



AGENDA

Rogers City Council

June 10, 2025 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. OPEN FORUM

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

3. PRESENTATIONS

3.1 Audit Presentation by Andrew Berg, CPA - Abdo and Acceptance of 2024 Audit

4. APPROVE AGENDA

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

5. CONSENT AGENDA

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

5.1 Approval of the May 27, 2025 Work Session Minutes and the May 27, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approve Change Order No. 9 (Labor) and Change Order No. 10 (Material), Indoor Turf Facility, City Project No. 2201

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7.1 Approve the Hiring of William Weicht as Building Inspector II

7.2 Consideration of a Resolution 2025-42 Approving a Site Plan Application by Franchise Concepts Unlimited, Inc. for the Property at Lot 1, Block 1, Uptown Rogers 3rd Addition (Little Caesars)

7.3 Consider Items related Rachel Development's Cowley Lake Preserve Proposal, either:

- Table Item at the request of the Developer with revisions to the preliminary plat per Council direction, or
- Consider Resolution 2025-30, Denial of Cowley Lake Preserve

7.4 Consider Items Related to Activity Center Staffing

8. OTHER BUSINESS

9. CORRESPONDENCE AND REPORTS

9.1 First Quarter 2025 Financial Reports

10. ADJOURN



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 3.1

Subject: Audit Presentation by Andrew Berg, CPA - Abdo and Acceptance of 2024 Audit

Prepared By: Bridget Bruska, Finance Director

Recommended Council Action

Motion to accept the 2024 Audited Financial Statements.

Overview / Background / Analysis

The City's 2024 Audited Financial Statements, Executive Governance Summary, and PowerPoint presentation have been provided to the City Council electronically for your review. Once accepted, the final audit report will be published on the City's website under the Finance Department and filed with the Office of the State Auditor by the June 30, 2025 deadline. As required by State Statute, a summary will also be published in the City's official newspaper.

We are pleased to report that the City once again received an unmodified opinion, the highest level of assurance that can be issued on financial statements. There were no audit findings, material adjustments, or internal control deficiencies identified. These results reflect the City's strong financial position, sound internal controls, and the continued diligence of City staff.

We greatly value our ongoing partnership with Abdo, whose professionalism, expertise, and collaborative approach continue to make the audit process smooth and productive. Their insight is an important part of our ongoing efforts to maintain financial transparency and accountability.

Andrew Berg, CPA and Partner at Abdo, will present the audit results at the upcoming Council meeting and is available to answer any questions you may have. Please feel free to reach out to me ahead of the meeting with any questions or comments regarding the audit documents.

Staff Recommendation

Motion to accept the 2024 Audited Financial Statements.

Financial Impact: N/A

Source Fund: N/A

Budgeted? N/A

Supporting Documentation
None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 5.1

Subject: Approval of the May 27, 2025 Work Session Minutes and the May 27, 2025 City Council Meeting Minutes

Prepared By: Stacie Brown, City Clerk

Recommended Council Action

Motion to approve the May 27, 2025 Work Session minutes and the May 27, 2025 City Council meeting minutes.

Overview / Background / Analysis

Staff Recommendation

Motion to approve the May 27, 2025 Work Session minutes and the May 27, 2025 City Council meeting minutes.

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

- A. 05.27.2025 Work Session
- B. 05.27.25 CC

1. CALL TO ORDER

The Work Session of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, May 27, 2025, at 6:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Council present: Shannon Klick, Mark Eiden, Kevin Jullie, Amy Enga, Joel Brockman
Council excused: None

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

2. GENERAL BUSINESS

2.1 Review of Professional Services Agreement for the City Hall/Police Department Architecture and Engineering

Public Works Director/City Engineer Cote recalled that in February 2025 City Council approved a Request for Proposals (RFP) for architectural and engineering services for a City Hall/Police Department campus, designed to be broken up in phases:

- Schematic design
- Concept plans
- Design development
- Detail plans and specifications
- Bid packages
- Construction services

The RFP was sent to eight different consulting firms with experience with city halls and police departments. All proposers were directed to submit a separate password-protected cost proposal, so all technical merits could be reviewed before costs were known. The RFP also indicated that the City may choose to do this project in phases, with the Police Department first, City Hall second (or vice versa). Proposals were received from three of the eight firms; BKV Group, Leo A. Daly and Wold Architects, Wold having done an initial schematic design for the City. A consultant selection team (comprised of the City Administrator and all Department Directors) subsequently rated the proposals, without knowing the costs. The Leo A. Daly submission was unanimously selected as the preferred proposal.

Cote noted that Leo A. Daly has a great deal of relevant experience, citing over 200 city hall and police department buildings across the country. They were also the only proposer who addressed doing the project in phases; and the ramifications of doing so. Leo A. Daly even went so far as to produce a preliminary schematic, which is included with the staff report on tonight's regular meeting agenda. Rankings from the consultant selection team were based on technical details, credentials, responses to RFP, number of city halls/police departments designed and any other special notes in the proposals. Once the rankings were all submitted, the cost proposals were opened. BKV Group had a \$1.65 million proposal, Wold Architects was \$1.48 million, and Leo A. Daly was \$2.4 million. The Facilities Task Force subsequently reviewed the proposals, and the entire group interviewed Leo A. Daly, concluding that their proposal was the best.

Cote stated that he did have several conversations with Leo A. Daly representatives regarding variances in the cost proposals. The suggestion is that prior to going into detail design development, the City could perhaps renegotiate the cost proposal, depending on design. Cote noted that in comparing the proposals, Leo A. Daly used a cost estimate for the facility of \$31 million, and the other two firms used a cost estimate of \$25 million. Though the Wold Architects estimate was based on a \$25 million cost, they have been estimating the cost at \$31 million all along.

Cote explained that the City's Professional Services Agreement was included in the RFP, which states that the City reserves the right to terminate the contract at any phase of the project, and Leo A. Daly has been further advised of that stipulation. Councilor Jullie asked if the \$31 million is just for the construction of the building, and Cote confirmed that is accurate as the City owns the property. Jullie inquired on the scoring differentiators. Cote stated that the Leo A. Daly proposal included more technical info, such as a breakdown of constructing in phases, and the drawbacks of phased construction. It was also very specific to this project, where another proposal was more generic and could have been used for any other City. Additionally, all points in RFP were addressed in the Leo A. Daly proposal. Leo A. Daly and Wold both rated the same for the number of city hall/police department campuses. The Wold proposal offered a credit of \$71,400 credit for the work they had already done. BKV had an expedited starting date in January, and the other two firms estimated bidding dates in March.

City Administrator Stahmer expressed that the Leo A. Daly proposal had more proactive thought and creativity behind it. They also have done projects which were more analogous to this, in terms of size and scope. In terms of cost, getting the preferred professional consultant should be worth the 1% - 2% differential in terms of cost or a better product in the end. Councilor Jullie stated that he appreciates the importance of quality, as long as it outweighs the cost difference. He asked for input from Chief of Police Wills, who shared that Leo A. Daly were the best prepared, and came with the best questions. He was completely comfortable with them, and appreciated their outside-of-the-box approach to the proposal.

Councilor Brockman stated that three things stood out to him when meeting with Leo A. Daly; their willingness to have communications during the project (openness to input),

their approach to tariffs as a single item (instead of on each item), and their "start-from-scratch" approach; wanting to use their own expertise. Assistant Administrator/HR Director Scharber noted that in working with Wold, staff's thoughts and questions were repeatedly dismissed, so it was interesting to see an architect listen. Councilor Enga noted the value of customer feedback, especially when the building will be in use long-term. Councilor Eiden asked if there were some elements here that could get better along the way, in terms of cost. Cote replied that Leo A. Daly assumes they are using their own process, rather than using the work that Wold had done; and have indicated they would be open to negotiating on that item. If they don't spend \$70,000, they won't bill \$70,000. After schematic design, they're willing to sit down and possibly negotiate further. Stahmer added that programming up-front space needs was included as a line item, and having a second set of eyes from another firm has value.

Cote shared that at the pre-proposal meeting with all the interested consultants, Leo A. Daly pointed out shortcomings in the programming done by Wold and asked for input from staff to determine the real numbers. Stahmer stated that this item is on the Consent agenda tonight for Council consideration. Brockman expressed that it would be a good idea to pull the item for discussion for the public to hear.

2.2 Ice Arena Expansion Cost Estimate Update

Public Works Director/City Engineer Cote shared that RJM Construction is at about the 70% design phase, and the bottom line is an estimated \$17.5 million in total project costs. RJM had previously provided an early estimate which came up at \$19 million. With more information now available, they are more confident in these numbers. Cote explained that Finance Director Bruska updated an exhibit which was included in the Memorandum of Understanding with Rogers Youth Hockey Association (RYHA); now showing a funding gap of \$9.8 million if financed, and \$6.9 million if cash on hand is used. With an additional half-million contribution towards the ice plant and an additional \$900,000 contribution for naming rights, the gap is reduced to \$8.2 million if financed, \$5.7 million if cash on hand is used. This is a rather substantial gap compared to the original estimates.

Cote stated that staff would like to gauge the Council's desire to proceed, but staff wanted to make sure Council are aware of the sizable gap. Councilor Jullie asked if RYHA is aware of the gap, and Cote replied that they are aware of the cost estimate, however he's not aware if they've received the updated gap calculation. Councilor Eiden inquired on the additional \$500,000 for the ice plant. Parks and Recreation Director Bauer explained that the ice plant would need to be done at some point either way, and \$1.5 is in the current Financial Management Plan. Stahmer added that with the naming rights revenues coming in stronger than anticipated, it was discussed having those funds help with the gap, had it not been this significant.

Councilor Enga inquired on the discussion of identifying additional partners for this project. Stahmer explained that the City of Otsego didn't sound optimistic or promising,

and the School District didn't express confidence in being able to contribute for the JV locker rooms. Enga stated she feels the conversation should happen, even if it doesn't result in additional funding. Council and staff discussed the possible deductions in the cost estimate, concluding that there would still a sizable funding gap. Mayor Klick inquired on clarifications for phone/data/security costs, and Bauer explained that to make sure they're all on the same system as the City, they've been held out. He stated that the costs don't go away, they're just not included in the RJM contract.

Mayor Klick stated that after multiple conversations with partners; she feels that a multiple-party meeting needs to happen, rather than just asking at the very end. She added that leaving the girls locker room unfinished is unfair, with a large contingent of girls hockey players. Bauer explained that the Booster Club asked to have the shell included to reserve the square footage. Stahmer noted that is exactly what happened with the first sheet of ice, and the funds never followed. Enga asked if the City was then pressured to put it in afterward, which Stahmer confirmed.

Councilor Jullie summarized the message has been to determine what the gap is, and now we've arrived at that. He would say the City has stretched pretty far with its commitment, and it's now up to other partners to come forward. Everyone should know that the City has done what it can. Klick mentioned that if a referendum is done, there may be funds, however, it would be five years from now. She added that coming to the table with everyone and asking for participation is the approach to take. It can't be done in a vacuum. Stahmer acknowledged that an update needs to be provided to both the School District and City of Otsego on the updated gap amount, and it would make sense to get all parties to the table. Staff will make arrangements for this.

3. ADJOURN

Mayor Klick adjourned the meeting at 6:51 p.m.

Respectfully submitted,

Stacie Brown
City Clerk

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, May 27, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Council present: Shannon Klick, Kevin Jullie, Mark Eiden, Amy Enga, Joel Brockman
Council excused: None

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

2. OPEN FORUM

No one came forward.

3. PRESENTATIONS

3.1 Recognize Former Plymouth Police Chief and Public Safety Director Mike Goldstein

- Approval of Resolution 2025-32MG; Recognizing Former Plymouth Police Chief and Public Safety Director Mike Goldstein

Chief of Police Wills shared a remembrance of former Plymouth Police Chief and Public Safety Director Mike Goldstein, who passed away unexpectedly on May 20, 2025. Wills acknowledged Chief Goldstein's significant contributions throughout his landmark career, which spanned more than three decades. Chief Goldstein's list of accomplishments includes developing inroads with schools, faith communities, community organizations and residents of all backgrounds. His areas of focus also included an elevated approach to officer hiring, wellness and training. He has bolstered the City of Plymouth's and the region's ability to prepare and respond to critical incidents and encouraged other city departments to become learned in emergency management and organized exercises in order to be prepared to handle large-scale disasters. Resolution 2025-32MG has been prepared in recognition of Chief Goldstein's outstanding achievements.

Mayor Klick moved, Councilor Eiden seconded a motion to approving Resolution 2025-32MG; Recognizing Former Plymouth Police Chief and Public Safety Director Mike Goldstein. Motion carried 5-0.

3.2 Presentation and Discussion with County Commissioner Kevin Anderson

Hennepin County Commissioner Kevin Anderson provided details on his credentials and rural perspective in his role, as well as an update on Public Works projects. He explained that the County has a number of resources to support the City with housing goals, adding that the entire continuum of housing in every community needs to be considered to address gaps. He shared details on various grant opportunities available through the County, adding that certain funds are on the chopping block this year, which will make meeting budgets harder. These are direct funds that help local governments meet budgets each year.

Councilor Jullie expressed the City's need for Commissioner Anderson's help on County Road projects. Councilor Enga inquired about initiatives covered under Good Steward Grants. Commissioner Anderson explained that these grants cover rehabilitation or preservation of natural spaces and smaller projects to include water quality (frequently done with individual homeowners). In closing, Commissioner Anderson noted that Chief Mike Goldstein was instrumental in Hennepin County's Embedded Social Worker Program.

4. APPROVE AGENDA

Councilor Brockman moved, Councilor Enga seconded a motion to approve the agenda as submitted. Motion carried 5-0.

5. CONSENT AGENDA

5.1 Approval of the May 13, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Approval of Application for Gambling Exempt Permit for Rogers Royals Tip Off Club to Conduct Bingo and a Raffle on November 8, 2025 at R Social on Main, Located at 12901 Main Street, Rogers

5.4 Approval of Newsletter Publishing Contract for Rogers Senior Center

5.5 Approval of Resolution 2025-39 Approving the Northdale Addition Final Plat (Northdale Blvd Light Industrial Development) and Authorization to Execute a Development Agreement.

5.6 Approve Items related to Northview Preserve Final Plat:

- Approve Resolution 2025-41, Approval of Final Plat for Northview Preserve.
- Authorize Execution of Subdivision Agreement and Stormwater Maintenance Agreements related to Northview Preserve.

- 5.7 Approve Change Order No. 1, South Community Park Buildings, City Project No. 2104
- 5.8 Approve Change Orders No. 5 (Labor), 6 (Materials), 7 (Labor) and 8 (Materials), Indoor Turf Facility, City Project No. 2201
- 5.9 Approve Purchase of Tennant Floor Scrubber for Public Works Maintenance Facility
- 5.10 Approve an Easement Encroachment Agreement for 22238 138th Ave N
- 5.11 Approve Professional Services Agreement with Leo A Daly for City Hall/Police Department Architecture and Engineering, City Project No. 2202
- 5.12 Approval of Special Event Permit Application Agreement with Rogers Lions Club for Rockin' Rogers Days

Councilor Brockman requested to pull Item 5.11 for separate discussion.

Councilor Jullie moved, Councilor Enga seconded a motion to approve Consent Agenda as amended. Motion carried 5-0.

Councilor Brockman wished to bring Item 5.11 to the public's attention, as the preliminary planning for a possible new Police/City Hall Campus begins. With a \$30 million budget estimated at this time, he feels it is necessary to acknowledge the work that's been done in selecting the architecture firm going into the design process. Brockman added that he would like the public to have time to provide input, and commended Public Works Director/City Engineer Cote and staff for their work on the selection process.

Councilor Brockman moved, Councilor Eiden seconded a motion to approve Item 5.11; approving a Professional Services Agreement with Leo A. Daly for City Hall/Police Department Architecture and Engineering, City Project No. 2202. Motion carried 5-0.

6. PUBLIC HEARINGS

- 6.1 Public Hearing and Consideration of Resolution 2025-40 Authorizing the Assignment and Amendments to the MyPlas MIF Grant and Loan Agreements with GDB Circular, Inc.

Community Development Director Angell recalled that in 2022, MyPlas received a Minnesota Investment Fund ("MIF") Grant through the Department of Employment and Economic Development ("DEED") to facilitate the creation of a new plastics recycling facility within the community. Within this process, the funds are awarded from DEED to the City for the business, and then from the City to the business itself. MyPlas received a \$1 million MIF award, \$450,000 which was repayable, and the remaining \$550,000 was

forgivable based on the company's ability to meet job counts indicated on their application. No city dollars are involved in this grant/loan.

In early 2024, MyPlas as an organization began to experience financial distress and chose to cease operations at the facility, leading to a default on the MIF loan with the city and a default with their two primary creditors and landlord. Through the default process, MyPlas entered a liquidation sale which ended early as a buyer came forward to take over the business. Said buyer was GDB International, who acquired MyPlas in mid-2024 and have renegotiated the debt with the primary creditors and landlord. Angell explained that he, representatives from DEED and the business have come to terms which could help ensure these public funds are properly used and repaid, and the business has a chance to thrive and add jobs as projected when the City backed the original MIF Grant application.

Angell explained that GDB Circular operates in the same business realm that MyPlas did; and they appear to know even more about how to operate such a facility. They have reached out to all the large corporate backers that MyPlas once had, which are now backing GDB's plan. The proposed amendments look to amend the timeline for job creation goals, slightly alter job numbers (based on more realistic expectations). The amount of the award stays consistent, with no additional public funds going from the State or City; it is simply restructuring the loan and giving GDB a one-year deferment period and having three compliance dates for job counts.

Per Minnesota Business Subsidy Law, a public hearing is required for the extension of time and amendments to the grant agreement and loan documents. This item and Public Hearing pertain to the assignment and amendments of the MyPlas MIF grant and loan agreements with GDB Circular, Inc. As mentioned previously, this project involves no city dollars/contribution. Councilor Enga inquired about the change in job counts; Angell stated that MyPlas was projecting approximately 90 employees at the facility within a two-year period. GDB is projecting approximately 55 full-time employees at a slightly higher wage count.

Councilor Jullie asked for confirmation of what the City has put into this process, and that there is no further risk. Angell stated that the only investment the City has is his time, adding that the funds come directly from DEED. Should it go into default, the City's only obligation is to try to recoup some of the funds but is not liable for any repayment in that scenario.

Councilor Eiden moved, Councilor Jullie seconded a motion to open the Public Hearing at 7:29 p.m. Motion carried 5-0.

No one came forward to address the Council.

Councilor Brockman moved, Councilor Eiden seconded a motion to close the Public Hearing at 7:30 p.m. Motion carried 5-0.

Councilor Eiden moved, Mayor Klick seconded a motion to approve Resolution 2025- 40; Authorizing the Assignment and Amendments to the MyPlas MIF Grant and Loan Agreements with GDB Circular, Inc. Motion carried 5-0.

7. GENERAL BUSINESS

7.1 Approve the Hire of Jesse (Jess) Hertwig as a Paid-on-Call Firefighter

Fire Chief Farrens shared that Jesse Hertwig is a fully certified Firefighter currently serving in Albertville, and moved to Rogers last year. The approval to hire Mr. Hertwig will bring the Department to 40 Paid-on-Call Firefighters, and he brings with him every certification needed. Chief Farrens provided additional details on Mr. Hertwig's educational and professional experience.

Councilor Brockman moved, Councilor Enga seconded a motion granting approval to hire Jesse Hertwig as a Paid-on-Call Firefighter. Motion carried 5-0.

7.2 Consider Applications by Rachel Development for Preliminary Plat and Planned Unit Development for Cowley Lake Preserve (169-lot Subdivision)

- Consider Ordinance 2025-03, Rezoning to PUD
- Consider Resolution 2025-32, Authorizing Summary Publication of Ordinance
- Consider Resolution 2025-30, Approval of Preliminary Plat and Master Development Plan for Cowley Lake Preserve

City Planner Henderson reviewed a presentation which was previously given at the April 22, 2025 City Council meeting. This item was tabled for full Council consideration at tonight's meeting. The presentation included details about the site location, existing conditions, land use and zoning. Henderson reviewed the background of the application being considered, including past actions, preliminary plat details, and requested rezoning to a Planned Unit Development (PUD) to deviate from R2. He shared the original Edgewater development plan, which would have included the majority of the Weber farm property, with a very similar single-family site planned, explaining that only phase one was completed due to developer financial issues. The first concept plan included 182 lots, which was reduced to 173 lots in the second concept, and 169 proposed with this Preliminary Plat application.

Henderson reviewed the purpose and standards for Planned Unit Developments, as well as Shoreland Overlay District requirements. The proposed PUD standards include single-family lots 2.3 units/acre, with four product types, and all lots sub-10,000 square feet. Henderson listed the proposed PUD benefits, including preservation of wetland and natural drainage features, trail and boardwalk extensions. He shared details on the landscape plan, and the results of a transportation study which showed an increase in traffic, but no safety or capacity issues based on road designs for adjacent streets. Turn

lanes are proposed by the developer, and the County has recommended a westbound right turn lane. Henderson acknowledged that traffic was brought up as a topic of concern at the previous Council meeting and shared additional information, with calculations based on different scenarios. He shared that the Planning Commission recommended approval.

Councilor Enga asked if it is standard for the City to do variances on right-of-way. Public Works Director/City Engineer Cote stated it has not been done since he's been with the City of Rogers. However, a policy was adopted accepting private streets as public, and the policy requires a minimum 50-foot right-of-way. Enga expressed that she could see accepting it after the fact but asked Cote if designing for it is recommended. Cote replied that with accommodations made by the developer for snow storage between driveways, the City's concerns have been addressed. Henderson noted that the other nearby location with a 50-foot right-of-way is in Edgewater 3rd Addition, on the north side of Industrial Boulevard. Councilor Jullie asked if the traffic study has been updated since the previous Council meeting, and Henderson stated that it hasn't been updated; however, the Traffic Engineer has reviewed trip generation based on different scenarios.

Jullie stated that one of his main concerns is the traffic on Oakwood, as well as the intersection of Willandale and Territorial. He asked what is being proposed for that intersection, and Henderson replied that the County has recommended a westbound right turn lane. Jullie noted that this is a skewed intersection today, which can be problematic for sight lines. This configuration could present challenges, and he would prefer to have it figured out now. Jullie asked if there would be a sidewalk in front of the villas, and how long the driveways would be. Henderson replied that there would be a sidewalk, and the driveways would have the same length as the other single-family lots, less the difference of the 50-foot right-of-way, with the front setback being the same.

Councilor Brockman asked if there would still be street parking, and Henderson confirmed there would. Jullie shared that several neighbors on Oakwood have concerns with the busy road, and people driving well over the 25 MPH speed limit referenced in the traffic study. Eiden commented that he has heard a lot of verbiage about concessions being made to meet density, and he would be more interested in concessions made to lower density and meet zoning requirements. Henderson noted that the City would have to change the land use plan to accommodate less than two units per acre and would be setting precedents by varying from what is in code now. Enga agreed with Eiden in wanting to see the zoning requirements met, with the City having higher-densities in other areas as an off-set. She also mentioned that concessions are sometimes made for infill lots; however, this is not an infill lot. Mayor Klick stated that between the traffic it would generate and the density, she feels too many concessions are being made, and the traffic really concerns her. With these neighborhoods, there is not a lot of room to park on the street, so it becomes very crowded. Enga added that with a homeowners' association, there will be landscaping vehicles to park as well, which is something to keep in mind with spacing on driveways.

Councilor Brockman asked where the City is going with development if developments

like this are denied. He noted that the City is always going to be developing moving out in that direction, and everyone who bought a house in that area knew that was in the Comprehensive Plan. He asked what the direction is to send out, and Eiden replied to meet the zoning requirements. Klick added that the guidance is for 10-foot side yard setbacks, and 10,000 square-foot lots. Brockman expressed that he wants to give developers direction to reach the goal and provide consistency. Eiden stated that over recent years, a very consistent message has been given, to meet zoning requirements. Klick added that if driving down Territorial, it can't be said that the City hasn't said yes to development. Brockman stated that a different message was sent in Edgewater Landing, and there needs to be unification in that message. Eiden expressed that the message is sent in the Zoning requirements, and Brockman replied that there was a deviation from zoning requirements in Edgewater Landing.

Eiden stated that there have been a few occurrences where he believes too many concessions were made. Brockman noted that the developer came back with a plan which was closer to what was asked for. Henderson explained that in his opinion, the largest concession in this plan is the carriage home area, with lot depth being the factor. Enga asked if there are not any 10,000 square foot lots. Henderson stated that the largest lot is 8,000 or 9,000, with the corner lots having the most square footage. Eiden asked how this plan compares to the historical original plan. Henderson replied that the land use plan showed 0-2 units per acre. The area involved in Edgewater would have been a total density of around 4 units per acre across the 400 acres. Henderson noted that Skye Meadows development did include five-foot setbacks. Jullie invited input from the developer on the process of reducing the number of lots, and the economics involved.

David Stradtman of Rachel Development came forward and shared the background on this plan. He has developed many properties in Rogers, including Edgewater Landing, which are 50-foot lots with five-foot side yards and 50-foot right-of-way. In the 2020/2021 timeframe, there were different staff members, and asked him to look at this property, because there was a need to extend the utilities to Territorial, and it had been in the Comprehensive Plan for 15 years (now 20). Based on that encouragement, he contracted with the landowners (Scherber, Weber and Casco). This was all encouraged by City Staff, which has since turned over. The plans were developed based on the City's Comprehensive Plan. The properties involved are guided as higher-density, and it would seem logical that it could be a little higher density in a specific area. In 2022, design work commenced, and work was done with M/I Homes. The initial plan had 182 lots, and the original concept review went before the Planning Commission and Council. Based on feedback from those meetings, 10 lots were cut from the plan. This equates to over seven figures in lost revenue, but with the same infrastructure. Additionally, the Shoreland Ordinance had to be updated, or nothing would be approved by the Department of Natural Resources. Updates to this code resulted in another four lots being lost, leaving 169.

Mr. Stradtman stated that he has incorporated Council and Planning Commission feedback in this plan and has invested almost 1/4 million in this project for design,

engineering and soil testing. He has gone forward in good faith working with staff and effectuating the feedback he's received from Council. In reference to traffic, if this were purely R2 compliant, it would still create increased traffic. But the data does not suggest that there are dangerous intersections in this area. The County brought up the possibility of straightening the skew of the intersection at Willandale and Industrial, however the consensus was it would make sense to do this when the Kemmetmueller property develops. Based on the traffic data, the County determined the need for a westbound right-hand turn lane as all that is needed. Mr. Stradtman stated he understands this effort has been at Rachel Development's risk; however, it has been done as a collaborative effort over the course of four years with City staff, and with feedback from the Council.

Mr. Stradtman commented that the 2050 Comprehensive Plan will need to manage to 3.5 units per acre blended instead of 3, and the conversations in the legislature regarding lot size and affordability will continue to take place. If the preemptive zoning legislation were to pass, this site could be 120 twin homes, or all carriage homes with 5,000 square feet and 5-foot side yards. He stated that is not what he wants to build; he wants to build a mix of product types to meet all market segments, while meeting Comprehensive Plan goals and what staff and Council have told him to do over the last four years. This is a very challenging site with a conservation easement, and more buffer is being included than is required under the alternative development standards. If someone comes forward in the future, it's not going to have fewer lots; it's going to have more.

Jullie asked if the carriage lots would have two car garages, and Mr. Stradtman confirmed they would, with room for two cars in the driveway outside the right-of-way. Jullie asked if there would be places to park on the street without blocking the driveway, and Mr. Stradtman confirmed there would, noting the roadway lineal footage is where the cost is, so it's a balancing act. Jullie asked if a wider lot would be more desirable from an economic standpoint, with the potential to sell the lot for more. Mr. Stradtman stated that he plans to sell that lot for more, but the builder doesn't want all the same. In this environment, that tends to be a move-up buyer, and with current interest rates, those buyers are not moving unless they must. Enga noted the flip side is that in the future, the larger lots would not be there. Mr. Stradtman stated there will still be 69 of the larger lots in this project, and customers are indicating they like the mix. He understands there are a lot of factors weighing on this decision. Enga stated that maybe now is just not the time. Mr. Stradtman expressed this sends a hard message to the development community when he collaborates and meets Comprehensive Plan goals and is still denied.

Jullie inquired about landscaping between the carriage homes, with only 10 feet of separation from wall-to-wall. Mr. Stradtman stated there is 12 feet of building separation, HOA maintained, with the ability to use a commercial mower between the houses. Rock and plantings may be done between the homes, but the HOA takes care of it all, and there is a cul-de-sac for snow movement. City Administrator Stahmer noted these are not easy policy decisions, and clarified that, in terms of the Comprehensive Plan and the

overall density, the City could absolutely require building to Code, however it could only take from 2.3 units per acre down to 2 units per acre without a Comprehensive Plan amendment. Anything less would require a Comprehensive Plan amendment and approval by Met Council, who may be in favor of higher density, not necessarily lower.

Brockman inquired about the penalty for going under density, and Stahmer replied that cities have been taken to court for that, with unfavorable judgments; Lake Elmo is one example. Enga asked if the Duffy development has been taken into consideration, and Angell replied that it is a blended average, with all future land use guidance being considered. Right now the city is sitting beneath the 3.5 mark, so it's anticipated that there will be a need to change existing policy to hit that rate. Enga asked if there is any additional interest in apartments, and Angell replied not in areas that are not already accounted for.

Councilor Brockman moved to approve Ordinance 2025-03. Councilor Enga seconded the motion. Council further discussed.

Jullie asked if there might be a solution to adjusting the intersection in the event that the development goes through and problems come up. Public Works Director/City Engineer Cote stated that he did not know that there is a way to condition the development to address a future problem, because as the developer indicated, to correct it and not go onto the property on the west side of Willandale would require changes to this development. Jullie inquired on another solution short of rebuilding the whole intersection.

Mr. Stradtman stated this would be a multi-phase development, and the intention is to phase from northeast to southwest. The Willandale end of the project would be done as the last phase. He proposed that at the time of final plat for the last phase, an updated traffic analysis could be done, potentially working with the County to add an eastbound left turn lane if necessary. This would be 2-3 years down the road, and straightening Willandale logically happens when the Kemmetmueller property eventually develops. This could be added as a condition, and if necessary, would be constructed by the developer as part of the last phase. Jullie stated he appreciates all the work and investment which has gone into this but has a hard time supporting anything that would make traffic on Oakwood worse than it is today. While it's good for the development, it's going to make the road almost unbearable for his neighbors.

Councilor Brockman moved to approve Ordinance 2025-03, An Ordinance Amending the Zoning Map of the City of Rogers; Rezoning the Subject Properties from Single-Family Residential (R2) to Planned Unit Development (PUD) for the Cowley Lake Preserve Development. The motion failed 1-4; opposed: Klick, Eiden, Jullie, Enga

City Attorney Vose explained that both types of applications are subject to different statutory rules, and if the approvals are to be denied, action needs to be taken to deny them. Staff should be directed to prepare a resolution denying the applications as the appropriate next step.

Councilor Enga moved, Mayor Klick seconded a motion directing staff to prepare a Resolution denying the PUD, Rezoning and Preliminary Plat for Cowley Lake Preserve. Motion carried 4-1; opposed: Brockman

8. OTHER BUSINESS

None.

9. CORRESPONDENCE AND REPORTS

None.

10. ADJOURN

Mayor Klick adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Stacie Brown
City Clerk



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 5.2

Subject: Approval of Bills and Claims

Prepared By: Bridget Bruska, Finance Director

Recommended Council Action

Motion to approve bills and claims as presented.

Overview / Background / Analysis

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

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

Staff Recommendation

Motion to approve bills and claims as presented.

Financial Impact: N/A

Source Fund: N/A

Budgeted? N/A

Supporting Documentation

- A. AP Cover Sheet
- B. 05-23-2025 Checks #95267-95335 95338-95339 & ACH Payments
- C. 05-30-2025 Checks #95340-95366 & ACH Payments

CITY OF ROGERS
06.10.2025 CITY COUNCIL MEETING
OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID

City Payroll Checks, Taxes & Misc Fees Paid

5/29/2025 ADP Child Support/Garnishment	124.62
5/29/2025 ADP Direct Deposits	266,753.72
5/29/2025 ADP Payroll Taxes	105,803.58
5/22/2025 Colonial Life (Employee Paid Supplemental Plan)	227.58
5/29/2025 Health Equity FSA/DCAP	669.69
5/27/2025 Group Health EAP Charges	153.70
6/2/2025 ICMA Deferred Compensation	2,778.83
6/2/2025 PERA	74,860.69
6/2/2025 State of MN HCSP	3,720.11
6/2/2025 State of MN - Deferred Comp	12,325.00
6/3/2025 Standard Life Insurance - June	1,829.45
Payroll & Misc Fee Expenditures	469,246.97

City Checks & ACH Paid

05.23.2025 City Checks & ACH Paid (95267-95335, 95338-95339)	309,563.24
05.30.2025 City Checks & ACH Paid (95340-95366)	338,584.16
City Check & ACH Expenditures	648,147.40

City Misc ACH/Wires Paid

6/2/2025 Credit Card Fees City	7,881.61
6/2/2025 Civic Pay Fees Utility Billing	5,027.08
5/28/2025 WT - Bond Trust Services - 2012A G.O Bond Payment	4,976.25
6/3/2025 Finnly Sports Payments Credit Card Fees RAC	1,023.65
6/3/2025 Payment Services Network Processing Fees	388.90
City ACH/Wire Expenditures	19,297.49

Liquor Misc ACH/Wires Paid

6/3/2025 Credit Card Processing Fees - RWAS	6,722.65
6/3/2025 Credit Card Processing Fees - RWAS	537.23
6/3/2025 Credit Card Interchange Fees- RWAS	143.93
Liquor ACH/Wire Expenditures	7,403.81

Liquor Total to Be Approved

7,403.81

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
 Printed: 05/22/2025 - 3:44PM
 Batch: 00005.05.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: actfl	Action Fleet Inc			Check Sequence: 1	ACH Enabled: False
17854	Squad 3-Lights	226.85	05/23/2025	100-420-2210-44040-0000	
17855	#35-047 Seat Covers -Ford Truck - W0523028-I'	193.50	05/23/2025	601-494-9440-42103-0000	
17855	#35-047 Seat Covers-Ford Truck - W0523028-IV	193.50	05/23/2025	602-495-9490-42103-0000	
	Check Total:	613.85			
Vendor: adain	Adam's Pest Control Inc			Check Sequence: 2	ACH Enabled: True
4109886	Pest Control 5/15/25	79.50	05/23/2025	205-450-5205-43100-0000	
	Check Total:	79.50			
Vendor: airgas	Airgas Inc			Check Sequence: 3	ACH Enabled: False
5515730673	Oxygen & Acetylene	125.50	05/23/2025	100-430-3000-42160-0000	
	Check Total:	125.50			
Vendor: aneso	Anchor Solar Investments, LLC			Check Sequence: 4	ACH Enabled: True
City Hall 20 #2	PW PPA June 2025	140.95	05/23/2025	100-430-3000-43810-0000	
City Hall 20 #2	City Hall PPA June 2025	60.40	05/23/2025	100-410-1940-43810-0000	
City Hall PW 20	City Hall Solar PPA - June 2025	59.60	05/23/2025	100-410-1940-43810-0000	
City Hall PW 20	PW Solar PPA - June 2025	139.05	05/23/2025	100-430-3000-43810-0000	
N. Comm. Park 3	NCP Solar PPA - June 2025	413.12	05/23/2025	100-450-5200-43810-0000	
PD 20	PD Solar PPA - June 2025	198.65	05/23/2025	100-420-2100-43810-0000	
PD 20 #2	PD Solar PPA - June 2025	201.35	05/23/2025	100-420-2100-43810-0000	
RAC 20	RAC Solar PPA - June 2025	198.65	05/23/2025	205-450-5205-43810-0000	
RAC 20 #2	RAC Solar PPA - June 2025	201.35	05/23/2025	205-450-5205-43810-0000	
	Check Total:	1,613.12			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: andto 3271	Todd Anderson Senior Entertainment Deposit-T. Anderson (Elvi	100.00	05/23/2025	Check Sequence: 5 100-450-5186-43443-0000	ACH Enabled: False
	Check Total:	100.00			
Vendor: arrpr 1408647	Arrowhead Engineered Products #10-038 362-618 Silver Streak Toothed Blade	88.30	05/23/2025	Check Sequence: 6 100-450-5200-42103-0000	ACH Enabled: False
	Check Total:	88.30			
Vendor: aspmi 354064	Aspen Mills Uniforms-Insp/Educator Nelson (Grandlund)	433.78	05/23/2025	Check Sequence: 7 100-420-2210-42180-0000	ACH Enabled: False
	Check Total:	433.78			
Vendor: austi Escrow Refund	Timothy Austin Refund Austin Lot Combination Escrow	820.00	05/23/2025	Check Sequence: 8 100-000-0000-22040-0000	ACH Enabled: False
	Check Total:	820.00			
Vendor: belco 0109815400 0207732600 0207732600 0207732600	Bellboy Corporation Mix Liquor Wine THC	121.55 2,102.87 581.45 1,269.45	05/23/2025 05/23/2025 05/23/2025 05/23/2025	Check Sequence: 9 609-497-9760-42540-0000 609-497-9760-42510-0000 609-497-9760-42530-0000 609-497-9760-42535-0000	ACH Enabled: True
	Check Total:	4,075.32			
Vendor: bouim 217140	Bourget Imports LLC Wine	530.00	05/23/2025	Check Sequence: 10 609-497-9760-42530-0000	ACH Enabled: True
	Check Total:	530.00			
Vendor: Wirbe 121456280 121456281 121456282 365686817	BreakThru Beverage Minnesota Wine & Sprirts Liquor Liquor Wine Liquor Credit	987.53 4,285.15 783.95 -13.77	05/23/2025 05/23/2025 05/23/2025 05/23/2025	Check Sequence: 11 609-497-9760-42510-0000 609-497-9760-42510-0000 609-497-9760-42530-0000 609-497-9760-42510-0000	ACH Enabled: True
	Check Total:	6,042.86			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: minnc 720603062025	Business Planning Concepts Inc June Life Insurance EE Reimbursed	336.00	05/23/2025	Check Sequence: 12 100-000-0000-21704-0000	ACH Enabled: False
	Check Total:	336.00			
Vendor: cabcl CC26655	Cable Cloud Station 1 Office Renovation	1,418.75	05/23/2025	Check Sequence: 13 449-420-2210-45200-2505	ACH Enabled: True
	Check Total:	1,418.75			
Vendor: callto 202548621	CallTower Inc Monthly Phone Service May	1,535.21	05/23/2025	Check Sequence: 14 100-410-1330-43250-0000	ACH Enabled: True
	Check Total:	1,535.21			
Vendor: capbe 3134826	Capitol Beverage Beer	7,172.65	05/23/2025	Check Sequence: 15 609-497-9760-42520-0000	ACH Enabled: True
3134827	THC	1,086.00	05/23/2025	609-497-9760-42535-0000	
3134827	N/A	30.50	05/23/2025	609-497-9760-42540-0000	
3135082	Beer	100.80	05/23/2025	609-497-9760-42520-0000	
3135958	Beer	170.20	05/23/2025	609-497-9760-42520-0000	
3136897	Beer	149.00	05/23/2025	609-497-9760-42520-0000	
	Check Total:	8,709.15			
Vendor: cdwgo AD87C8E	CDW Government Network Equipment For SCP	4,802.57	05/23/2025	Check Sequence: 16 410-450-5200-45200-2104	ACH Enabled: True
AD9KE9J	Computer Monitors & Accessories - P. Moen	3,291.57	05/23/2025	100-430-3000-42010-0000	
AE1681B	Ipad-Building Official	482.80	05/23/2025	100-420-2400-42010-0000	
AE1JY6Y	HPE Network 6200F Switch For SCP	2,780.35	05/23/2025	410-450-5200-45200-2104	
	Check Total:	11,357.29			
Vendor: cenen 13756829-1	CenterPoint Energy Resources Corp. ST 2-Generator Jan '25	2,533.52	05/23/2025	Check Sequence: 17 100-420-2210-43830-0000	ACH Enabled: False
13756829-1	ST 2-Generator Feb '25	2,533.52	05/23/2025	100-420-2210-43830-0000	
13756829-1	ST 2-Generator April '25	3,038.04	05/23/2025	100-420-2210-43830-0000	
13756829-1	ST 2-Generator March '25	2,617.07	05/23/2025	100-420-2210-43830-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	10,722.15			
Vendor: cenen 5478083-8	CenterPoint Energy Resources Corp. RWAS Gas April	280.89	05/23/2025	Check Sequence: 18 609-497-9760-43830-0000	ACH Enabled: False
	Check Total:	280.89			
Vendor: cenla 330963	Central Landscape Supply, Inc. (3) Straw Blanket Single White Net 8'x112.5	101.07	05/23/2025	Check Sequence: 19 601-494-9440-42100-0000	ACH Enabled: False
330963	(10) Straw Blanket Single White Net 8'x112.5	336.96	05/23/2025	100-430-3120-42100-0000	
330963	(10) Straw Blanket Single White Net 8'x112.5	336.96	05/23/2025	100-450-5200-42100-0000	
330963	(2) Straw Blanket Single White Net 8'x112.5	67.42	05/23/2025	602-495-9490-42100-0000	
	Check Total:	842.41			
Vendor: berbe 10353927	Chas. A. Bernick, Inc. THC	382.00	05/23/2025	Check Sequence: 20 609-497-9760-42535-0000	ACH Enabled: False
10353928	Liquor	54.00	05/23/2025	609-497-9760-42510-0000	
10353928	NA	26.20	05/23/2025	609-497-9760-42540-0000	
10353928	Beer	945.70	05/23/2025	609-497-9760-42520-0000	
10356678	THC	436.90	05/23/2025	609-497-9760-42535-0000	
10356679	Beer	887.20	05/23/2025	609-497-9760-42520-0000	
10356680	THC Credit	-66.24	05/23/2025	609-497-9760-42535-0000	
	Check Total:	2,665.76			
Vendor: cinco 4229731142	Cintas Corporation RWAS Mats & Towels 5/7/25	116.68	05/23/2025	Check Sequence: 21 609-497-9760-43100-0000	ACH Enabled: True
4230548147	Uniform - WTR 5/14/25	6.26	05/23/2025	601-494-9440-42180-0000	
4230548147	Uniform - Gen'l. Gov't. Bldgs. 5/14/25	2.95	05/23/2025	100-410-1940-42180-0000	
4230548147	Uniform - PW 5/14/25	25.51	05/23/2025	100-430-3000-42180-0000	
4230548147	Uniform - Janitorial 5/14/25	2.24	05/23/2025	100-410-1940-44060-0000	
4230548147	Mats & Towels 5/14/25	22.00	05/23/2025	100-430-3000-44060-0000	
4230548147	Uniform - SWR 5/14/25	6.26	05/23/2025	602-495-9490-42180-0000	
4230548147	Uniform - PK 5/14/25	18.39	05/23/2025	100-450-5200-42180-0000	
	Check Total:	200.29			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: citdi 63579	Cities Digital Inc Laserfiche License - H. Scharber	761.52	05/23/2025	Check Sequence: 22 100-420-2400-43190-0000	ACH Enabled: False
	Check Total:	761.52			
Vendor: citro CNC25-000005	City of Rogers CNC25-000005 - Park Pavilion Building Permit	2,917.94	05/23/2025	Check Sequence: 23 410-450-5200-45200-2104	ACH Enabled: False
	Check Total:	2,917.94			
Vendor: cit 403010	Computer Integration Technologies Inc Endpoint Detection Monthly Service June	423.00	05/23/2025	Check Sequence: 24 100-410-1330-43190-0000	ACH Enabled: True
	Check Total:	423.00			
Vendor: mnpip W953712	Core & Main LP Water Repairs At Community Gardens By Splas	446.15	05/23/2025	Check Sequence: 25 601-494-9440-42104-0000	ACH Enabled: False
	Check Total:	446.15			
Vendor: cusmo 211482	Cushman Motor Co Inc (5) Blades-Double Cut No-Lift #15-011	171.46	05/23/2025	Check Sequence: 26 100-450-5200-42103-0000	ACH Enabled: False
	Check Total:	171.46			
Vendor: dahdi 2428093	Dahlheimer Distributing Co. Beer	-15.50	05/23/2025	Check Sequence: 27 609-497-9760-42520-0000	ACH Enabled: True
2447305	Beer Credit	-30.00	05/23/2025	609-497-9760-42520-0000	
2470269	THC	83.00	05/23/2025	609-497-9760-42535-0000	
2470271	NA	296.45	05/23/2025	609-497-9760-42540-0000	
2470272	Beer	1,978.90	05/23/2025	609-497-9760-42520-0000	
2472304	Beer	14,408.35	05/23/2025	609-497-9760-42520-0000	
2472471	Beer Credit	-305.20	05/23/2025	609-497-9760-42520-0000	
	Check Total:	16,416.00			
Vendor: delde CNS0001849927	Delta Dental of Minnesota June EE Paid Dental Insurance	4,488.20	05/23/2025	Check Sequence: 28 100-000-0000-21707-0000	ACH Enabled: False
	Check Total:	4,488.20			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: desbr	Brock Desens			Check Sequence: 29	ACH Enabled: False
Reimbursement	Boot Allotment Reimbursement-B. Desens	8.24	05/23/2025	100-430-3000-42180-0000	
	Check Total:	8.24			
Vendor: worman	DEX Sustainables Inc			Check Sequence: 30	ACH Enabled: True
40276	THC	693.00	05/23/2025	609-497-9760-42535-0000	
	Check Total:	693.00			
Vendor: cldis	Dick Family Inc.			Check Sequence: 31	ACH Enabled: True
2100951	Beer	691.55	05/23/2025	609-497-9760-42520-0000	
	Check Total:	691.55			
Vendor: coywi	Divas Entertainment LLC			Check Sequence: 32	ACH Enabled: False
2025	Park Entertainment Dep.-Coyote Wild Divas 7/10	1,200.00	05/23/2025	100-450-5120-43445-0000	
	Check Total:	1,200.00			
Vendor: dunham	Dunham			Check Sequence: 33	ACH Enabled: False
20260447	Engineering-St 2 85% Complete	3,165.00	05/23/2025	449-420-2210-43030-2209	
	Check Total:	3,165.00			
Vendor: ecmptu	ECM Publishers, Inc.			Check Sequence: 34	ACH Enabled: True
1048818	PHN - 05.27.25 MIF - GDB Circular	88.00	05/23/2025	100-410-1910-43520-0000	
	Check Total:	88.00			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 35	ACH Enabled: False
128-216589	WIX WL10255 Oil Filter	42.24	05/23/2025	100-430-3000-42103-0000	
	Check Total:	42.24			
Vendor: gfaco	FAUL Psychological			Check Sequence: 36	ACH Enabled: True
2391	Pre-Employment Pysch	665.00	05/23/2025	100-420-2210-44080-0000	
	Check Total:	665.00			
Vendor: fireq	FES Inc			Check Sequence: 37	ACH Enabled: True
21505	Rental Gear-Knutson	531.18	05/23/2025	100-420-2210-42106-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	531.18			
Vendor: gatan	Anthony Gates			Check Sequence: 38	ACH Enabled: False
Reimbursement	Boot Allotment Reimbursement-A. Gates	29.49	05/23/2025	100-450-5200-42180-0000	
	Check Total:	29.49			
Vendor: mires	Global Reserve			Check Sequence: 39	ACH Enabled: True
ORD-16888	THC	1,470.00	05/23/2025	609-497-9760-42535-0000	
	Check Total:	1,470.00			
Vendor: grabe	Grape Beginnings, Inc.			Check Sequence: 40	ACH Enabled: False
MN00166211	Wine	1,660.00	05/23/2025	609-497-9760-42530-0000	
	Check Total:	1,660.00			
Vendor: grelaco	Great Lakes Coca Cola			Check Sequence: 41	ACH Enabled: False
46961228017	Mix	1,019.86	05/23/2025	609-497-9760-42540-0000	
	Check Total:	1,019.86			
Vendor: hagas	Ashley Hagen			Check Sequence: 42	ACH Enabled: False
Hagen	Instructor II-Mileage For A. Hagen	48.65	05/23/2025	100-420-2210-44360-0000	
	Check Total:	48.65			
Vendor: hassa	Hassan Sand & Gravel, Inc.			Check Sequence: 43	ACH Enabled: True
186021	Pulversized & Screened Topsoil To Repair Row	39.50	05/23/2025	100-430-3120-42240-0000	
186082	(36) Pulverized & Screened Topsoil	711.00	05/23/2025	100-450-5200-43180-0000	
186082	(24) Pulverized & Screened Topsoil For SCP	474.00	05/23/2025	410-450-5200-45300-2104	
	Check Total:	1,224.50			
Vendor: hawch	Hawkins Inc.			Check Sequence: 44	ACH Enabled: False
7066827	Chlorine Cylinders	30.00	05/23/2025	601-494-9440-42160-0000	
	Check Total:	30.00			
Vendor: hecoas	Hennepin County			Check Sequence: 45	ACH Enabled: False
1000245699	2025 Elevate Hennepin	5,000.00	05/23/2025	100-410-1910-43100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	5,000.00			
Vendor: hencofca 25-021	Hennepin County Fire Chiefs Assoc Blue Card Continuing Education	187.50	05/23/2025	Check Sequence: 46 207-420-2210-44360-0000	ACH Enabled: False
	Check Total:	187.50			
Vendor: henpu 1000246145	Hennepin County Recorder RecordEASE Web Transactions May	37.50	05/23/2025	Check Sequence: 47 100-410-1325-44300-0000	ACH Enabled: False
1000246145	RecordEASE Web Transactions May	37.50	05/23/2025	100-430-3000-44300-0000	
	Check Total:	75.00			
Vendor: hohen 821551	Hohensteins Inc Beer	588.30	05/23/2025	Check Sequence: 48 609-497-9760-42520-0000	ACH Enabled: False
	Check Total:	588.30			
Vendor: inbre 23834	Insight Brewing THC	615.00	05/23/2025	Check Sequence: 49 609-497-9760-42535-0000	ACH Enabled: False
	Check Total:	615.00			
Vendor: piopr 2401857P18	iPROMOTEu EE Logo Wear 2025	78.40	05/23/2025	Check Sequence: 50 100-410-1325-42000-0000	ACH Enabled: False
2401857P18	Logo Wear New Hire-A. Poythress	79.00	05/23/2025	100-410-1325-42000-0000	
2401857P18	EE Logo Wear 2025-A. Solum & L. Pettis	203.00	05/23/2025	100-410-1325-36233-0000	
	Check Total:	360.40			
Vendor: jeffi IN326382	Jefferson Fire & Safety, Inc. Hoses	2,398.64	05/23/2025	Check Sequence: 51 100-420-2210-42105-0000	ACH Enabled: False
IN326575	Thermal Imager-Mini Pumper	4,693.05	05/23/2025	400-420-2210-45500-0000	
IN326967	Holmatro Combi PCT50 Tool-Mini Pumper	14,267.00	05/23/2025	400-420-2210-45500-0000	
IN326972	TW21-Streamlight	411.42	05/23/2025	100-420-2210-42105-0000	
	Check Total:	21,770.11			
Vendor: jlgar 20166-19	JLG Architects Construction Administration - Indoor Turf Facilit	9,067.28	05/23/2025	Check Sequence: 52 410-450-5200-43030-2201	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	9,067.28			
Vendor: johda Johnson	Daniel Johnson Mileage Reimbursement 2025 MMBA - D. John	80.50	05/23/2025	Check Sequence: 53 609-497-9760-44360-0000	ACH Enabled: True
	Check Total:	80.50			
Vendor: johbr 6976353 7519048 2788688 2788690 2788729 2788730 2788731 3766938 3766939 6976321 6976351 6976352 6976354 7519042	Johnson Brothers Liquor Co. Mix Wine Liquor THC Liquor Wine Liquor Beer THC Wine Liquor Wine THC Wine	161.54 1,111.47 166.55 86.40 2,191.30 3,204.26 907.01 313.65 383.25 47.54 958.40 625.24 516.60 414.16	05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025 05/23/2025	Check Sequence: 54 609-497-9760-42540-0000 609-497-9760-42530-0000 609-497-9760-42510-0000 609-497-9760-42535-0000 609-497-9760-42510-0000 609-497-9760-42530-0000 609-497-9760-42510-0000 609-497-9760-42520-0000 609-497-9760-42535-0000 609-497-9760-42530-0000 609-497-9760-42510-0000 609-497-9760-42530-0000 609-497-9760-42535-0000 609-497-9760-42530-0000	ACH Enabled: False
	Check Total:	11,087.37			
Vendor: jusbr #5-2025	Just Breathing LLC Senior Fitness Classes March-May 2025	800.00	05/23/2025	Check Sequence: 55 100-450-5186-43443-0000	ACH Enabled: True
	Check Total:	800.00			
Vendor: shagr 122-00243	Kelbro Company Ice	253.52	05/23/2025	Check Sequence: 56 609-497-9760-42570-0000	ACH Enabled: False
	Check Total:	253.52			
Vendor: kephe Escrow Refund	Heidi Kephart Refund Kephart Lot Split Escrow	640.00	05/23/2025	Check Sequence: 57 100-000-0000-22040-0000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	640.00			
Vendor: kjoen	Kjolhaug Environmental Serv LLC			Check Sequence: 58	ACH Enabled: True
810076	2021-050-Rogers City-Laurel Creek CR117 Mor	985.00	05/23/2025	603-496-9495-43030-8150	
810077	2021-268-Rogers City-Summergate Knapp Delir	910.00	05/23/2025	603-496-9495-43030-8150	
	Check Total:	1,895.00			
Vendor: kripr	Kriss Premium Products, Inc			Check Sequence: 59	ACH Enabled: True
194675	Hypochlorite Biocide And Tolcide Biocide	537.01	05/23/2025	205-450-5205-42160-0000	
	Check Total:	537.01			
Vendor: lakre	Lake Restoration, Inc.			Check Sequence: 60	ACH Enabled: False
INV064754	Pond Treatment	389.00	05/23/2025	603-496-9495-43100-0000	
	Check Total:	389.00			
Vendor: laneq	Lano Equipment, Inc.			Check Sequence: 61	ACH Enabled: False
03-1150646	2025 Kubota RTVX2-PKLH24 SN: A5KP1HDE	19,931.87	05/23/2025	400-450-5200-45800-0000	
	Check Total:	19,931.87			
Vendor: lawpr	Lawson Products			Check Sequence: 62	ACH Enabled: False
9312490335	29126 5116-18 Wing Nut Grade 2 Zinc	53.40	05/23/2025	100-430-3000-42100-0000	
	Check Total:	53.40			
Vendor: leami	League of MN Cities Ins. Trust			Check Sequence: 63	ACH Enabled: False
10002863	2024 Workers Compensation Audit	9,499.00	05/23/2025	100-410-1325-41510-0000	
	Check Total:	9,499.00			
Vendor: mamun	M Amundson Cigar & Candy Co LLP			Check Sequence: 64	ACH Enabled: True
402294	Tobacco	2,193.53	05/23/2025	609-497-9760-42560-0000	
402294	Mix	58.18	05/23/2025	609-497-9760-42540-0000	
402294	Food	61.72	05/23/2025	609-497-9760-42550-0000	
	Check Total:	2,313.43			
Vendor: maceq	MacQueen Equipment, Inc.			Check Sequence: 65	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
P48479	4XR Gas Detector-Mini Pumper	440.60	05/23/2025	400-420-2210-45500-0000	
	Check Total:	440.60			
Vendor: marma	Martin Marietta Materials Inc			Check Sequence: 66	ACH Enabled: False
45819825	Utility Patch On Goldenrod	545.99	05/23/2025	601-494-9440-44050-0000	
	Check Total:	545.99			
Vendor: menar	Menards, Inc.			Check Sequence: 67	ACH Enabled: True
48922	10" FR CRV LCKG PLR W/CUT	16.98	05/23/2025	100-430-3120-42100-0000	
48922	MF-COMB WRN STD 3/4	5.97	05/23/2025	100-430-3120-42105-0000	
48922	MF-12" ADJ WRENCH	11.99	05/23/2025	100-430-3120-42105-0000	
48922	HANDY PAINT TRAY LINERS	9.94	05/23/2025	100-430-3120-42100-0000	
48922	PURDY 9"X3/8" C1ST 3PK	10.98	05/23/2025	100-430-3120-42100-0000	
48922	MASTER MNIWVN 4"X3/8" 6PK	8.99	05/23/2025	100-430-3120-42100-0000	
49029	Copper Pipe & Fittings To Repair Irrigation	130.00	05/23/2025	100-450-5200-42104-0000	
	Check Total:	194.85			
Vendor: midnur	Midwest Nursery Inc			Check Sequence: 68	ACH Enabled: False
CR051525	(5) Imperial Honey Locust 3"	988.20	05/23/2025	100-450-5200-43180-0000	
CR051525	(1) Imperial Honey Locust 2.5"	182.52	05/23/2025	100-450-5200-43180-0000	
CR051525	(6) Triumph Elm 3.5"	1,030.32	05/23/2025	100-450-5200-43180-0000	
CR051525	(1) Fall Fiesta Maple 3"	232.20	05/23/2025	100-450-5200-43180-0000	
CR051525	(4) Scarlet Jewell Maple 3"	730.08	05/23/2025	100-450-5200-43180-0000	
	Check Total:	3,163.32			
Vendor: mnccc	Minnesota Counties Computer Cooperative			Check Sequence: 69	ACH Enabled: False
2505027	SIEM Project 2025 - CyberForce Q	30,310.29	05/23/2025	400-410-1330-43190-0000	
2505027	SIEM Project 2025 - CyberForce Q	-30,310.29	05/23/2025	400-000-0000-10100-4005	
2505027	SIEM Project 2025 - CyberForce Q	30,310.29	05/23/2025	400-000-0000-10100-0000	
	Check Total:	30,310.29			
Vendor: minpu	Minnesota Pump Works			Check Sequence: 70	ACH Enabled: False
#INV027581	Emerg. Repair Of Lift Station -Justen Cir. & Bro	4,885.30	05/23/2025	602-495-9490-44040-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	4,885.30			
Vendor: mnlab	MN Dept of Labor & Industry			Check Sequence: 71	ACH Enabled: False
May 2025	2025 Rockin' Rogers Transient Operation Permit	105.00	05/23/2025	100-450-5200-43125-0000	
	Check Total:	105.00			
Vendor: schso	MN Equipment Inc.			Check Sequence: 72	ACH Enabled: True
P46493	TCA23144 Cover	192.20	05/23/2025	100-450-5200-42103-0000	
P46493	TY26268 Primer Spray	66.42	05/23/2025	100-450-5200-42103-0000	
P46567	41807903405 Loop Handle	26.90	05/23/2025	100-450-5200-42103-0000	
	Check Total:	285.52			
Vendor: moeza	Zachary Moen			Check Sequence: 73	ACH Enabled: False
Reimbursement	Boot Allotment Reimbursement-Z. Moen	50.00	05/23/2025	100-450-5200-42180-0000	
	Check Total:	50.00			
Vendor: napa	NAPA Auto Parts			Check Sequence: 74	ACH Enabled: False
389611	4L180 FHP Truflex V-Belt	8.51	05/23/2025	609-497-9760-42103-0000	
391036	#35-011 7652969 Instant Shudder Fix	8.63	05/23/2025	100-430-3120-42103-0000	
391167	90-380 Gauge	9.49	05/23/2025	100-430-3000-42103-0000	
391167	90-238 Housing	3.54	05/23/2025	100-430-3000-42103-0000	
391167	90-238 Housing	3.54	05/23/2025	100-430-3000-42103-0000	
	Check Total:	33.71			
Vendor: noramsaf	North American Safety, Inc.			Check Sequence: 75	ACH Enabled: True
#INV98244	GLO-8000 - FrogWear - Class 3 Rainsuit W/ Bib	46.00	05/23/2025	601-494-9440-42180-0000	
#INV98244	GLO-8000 - FrogWear - Class 3 Rainsuit W/ Bib	46.00	05/23/2025	100-410-1950-42180-0000	
#INV98244	GLO-8000 - FrogWear - Class 3 Rainsuit W/ Bib	92.00	05/23/2025	100-430-3000-42180-0000	
#INV98244	GLO-8000 - FrogWear - Class 3 Rainsuit W/ Bib	184.00	05/23/2025	100-450-5200-42180-0000	
#INV98244	GLO-8000 - FrogWear - Class 3 Rainsuit W/ Bib	46.00	05/23/2025	602-495-9490-42180-0000	
#INV98402	Safety Shirts	569.90	05/23/2025	100-450-5200-42180-0000	
#INV98402	Safety Shirts	500.50	05/23/2025	100-430-3000-42180-0000	
#INV98402	Safety Shirts	154.00	05/23/2025	100-410-1950-42180-0000	
#INV98402	Safety Shirts	192.50	05/23/2025	601-494-9440-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
#INV98402	Safety Shirts	192.50	05/23/2025	602-495-9490-42180-0000	
#INV98402	Safety Shirts	96.25	05/23/2025	100-410-1940-42180-0000	
	Check Total:	2,119.65			
Vendor: norsa	Northern Safety Technology, Inc.			Check Sequence: 76	ACH Enabled: True
59429	#35-025 L41 Encapsulated LED Beacon 12/24v	233.16	05/23/2025	100-450-5200-42103-0000	
59429	#35-025 L40 Series Branch Guard	29.00	05/23/2025	100-450-5200-42103-0000	
	Check Total:	262.16			
Vendor: norto	Northern Tool & Equipment			Check Sequence: 77	ACH Enabled: True
540501	M18 REDLI HO XC6.0 BAT 2-PAK & M18 GR	299.00	05/23/2025	100-450-5200-42105-0000	
	Check Total:	299.00			
Vendor: omabr	Omann Brothers Inc.			Check Sequence: 78	ACH Enabled: False
18610*	SPWEA240B	1,067.99	05/23/2025	100-430-3120-42240-0000	
18612*	SPWEA240B	271.32	05/23/2025	100-430-3120-42240-0000	
	Check Total:	1,339.31			
Vendor: orwjo	Joshua Orwig			Check Sequence: 79	ACH Enabled: False
5/16/2025	Reissue 5/16/25 Payroll - Joshua Orwig	76.51	05/23/2025	100-000-0000-21713-0000	
	Check Total:	76.51			
Vendor: pauso	Paustis & Sons			Check Sequence: 80	ACH Enabled: True
265696	Wine	359.00	05/23/2025	609-497-9760-42530-0000	
	Check Total:	359.00			
Vendor: pirpl	Pirtek Plymouth			Check Sequence: 81	ACH Enabled: False
PL-T00023920	#40-004 FAB NEW TUBES TO HAVE SWIVE	540.28	05/23/2025	100-430-3120-42103-0000	
	Check Total:	540.28			
Vendor: pomti	Pomp's Tire Service Inc.			Check Sequence: 82	ACH Enabled: True
700071721	#35-041 LT245/75R17/10 TRANSFORCE HT	250.90	05/23/2025	602-495-9490-42103-0000	
700071721	#35-041 LT245/75R17/10 TRANSFORCE HT	250.91	05/23/2025	601-494-9440-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	501.81			
Vendor: prelo	Premier Locating Inc			Check Sequence: 83	ACH Enabled: False
43074	Locates May	376.25	05/23/2025	601-494-9440-43150-0000	
43074	Locates May	122.50	05/23/2025	603-496-9495-43150-0000	
43074	Locates May	376.25	05/23/2025	602-495-9490-43150-0000	
	Check Total:	875.00			
Vendor: racde	Rachel Development Inc			Check Sequence: 84	ACH Enabled: False
Escrow Refund	Refund Norbella Escrow	21,069.47	05/23/2025	100-000-0000-22040-0000	
	Check Total:	21,069.47			
Vendor: rdoeq	RDO Equipment			Check Sequence: 85	ACH Enabled: False
R0886314	FS 1 Floor Covering Reno Prep-Rental: Hammer	1,545.01	05/23/2025	449-420-2210-45200-2505	
	Check Total:	1,545.01			
Vendor: tragr	RFS Enterprises Inc			Check Sequence: 86	ACH Enabled: True
304572	E22-E12 Partial Wrap	4,891.54	05/23/2025	100-420-2210-44040-0000	
	Check Total:	4,891.54			
Vendor: rogtr	Rogers True Value Hardware Inc			Check Sequence: 87	ACH Enabled: False
29513	FS 1 Reno Painting Supplies	34.27	05/23/2025	449-420-2210-45200-2505	
29516	FS 1 Reno Paint Roller	6.59	05/23/2025	449-420-2210-45200-2505	
29531	Pipe PVC 1"X10' Class 200	7.29	05/23/2025	100-450-5200-42104-0000	
29535	Pipe & Fittings To Repair Irrigation	25.31	05/23/2025	100-450-5200-42104-0000	
29564	Nipple Galv 1.25"X6"	9.49	05/23/2025	601-494-9440-42104-0000	
	Check Total:	82.95			
Vendor: rpmgr	RPM Graphics Incorporated			Check Sequence: 88	ACH Enabled: False
29862	Red Tahoe-Graphics	337.00	05/23/2025	100-420-2210-44040-0000	
	Check Total:	337.00			
Vendor: schbr	Brian Scharber			Check Sequence: 89	ACH Enabled: False
Reimbursement	Boot Allotment Reimbursement-B. Scharber	20.99	05/23/2025	100-430-3000-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	20.99			
Vendor: johla	SiteOne Landscape Supply			Check Sequence: 90	ACH Enabled: False
153393043-001	Hunter Heavy-Duty Swing Joint 1" MPT Single '	524.75	05/23/2025	100-450-5200-42104-0000	
153393043-001	Hunter FlexSG Swing Pipe 1/2"X100' Priced Per	26.10	05/23/2025	100-450-5200-42104-0000	
153393043-001	Hunter I-25 Adj. Rotor 4" Riser W/ Check Valve	956.71	05/23/2025	100-450-5200-42104-0000	
	Check Total:	1,507.56			
Vendor: smalo	Small Lot MN			Check Sequence: 91	ACH Enabled: True
MN94488	THC	522.00	05/23/2025	609-497-9760-42535-0000	
	Check Total:	522.00			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 92	ACH Enabled: False
2601950	Liquor	2,262.93	05/23/2025	609-497-9760-42510-0000	
2624131	Liquor	192.13	05/23/2025	609-497-9760-42510-0000	
2624132	Liquor	5,778.03	05/23/2025	609-497-9760-42510-0000	
2624133	Liquor	128.09	05/23/2025	609-497-9760-42510-0000	
2624134	Wine	960.80	05/23/2025	609-497-9760-42530-0000	
	Check Total:	9,321.98			
Vendor: stant	Stantec Consulting Services Inc			Check Sequence: 93	ACH Enabled: False
2397317	Asbestos/Reg Mat Surv. 12909-12913 Main St (l	8,533.30	05/23/2025	203-465-6500-43030-0000	
	Check Total:	8,533.30			
Vendor: strei	Streicher's Inc.			Check Sequence: 94	ACH Enabled: False
I1761951	EMS Jacket-Knutson	192.99	05/23/2025	100-420-2210-42106-0000	
	Check Total:	192.99			
Vendor: theam	The American Bottling Co.			Check Sequence: 95	ACH Enabled: False
4849604785	Mix	585.58	05/23/2025	609-497-9760-42540-0000	
4849604786	Mix Credit	-22.50	05/23/2025	609-497-9760-42540-0000	
	Check Total:	563.08			
Vendor: tshwill	The Sherwin Williams Co			Check Sequence: 96	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4746-6	B20W12651 PM 200 0 EG EXTRA - M. Albers	34.94	05/23/2025	100-430-3000-42102-0000	
	Check Total:	34.94			
Vendor: onene D-509684	theipguys.net LLC Monthly Fiber Data And Analog Services June	1,390.02	05/23/2025	Check Sequence: 97 100-410-1330-43250-0000	ACH Enabled: False
	Check Total:	1,390.02			
Vendor: trist 43350	Tri State Surplus Company Inc New MECO Series 1000 Cantilever	1,992.31	05/23/2025	Check Sequence: 98 100-430-3000-42103-0000	ACH Enabled: False
	Check Total:	1,992.31			
Vendor: tride Escrow Refund	Trident Development LLC Refund Trident Devel. Landscaping Escrow	8,250.00	05/23/2025	Check Sequence: 99 100-000-0000-22040-0000	ACH Enabled: False
	Check Total:	8,250.00			
Vendor: usdd 5269941613	US Digital Designs by Honeywell First Alerting-St 2	4,830.77	05/23/2025	Check Sequence: 100 449-420-2210-45200-2209	ACH Enabled: False
	Check Total:	4,830.77			
Vendor: verwi 6112639336	Verizon Wireless Services, LLC Mobile Broadband April	40.03	05/23/2025	Check Sequence: 101 601-494-9440-43250-0000	ACH Enabled: True
6112639336	Mobile Broadband April	40.01	05/23/2025	100-410-1950-43250-0000	
6112639336	Mobile Broadband April	35.01	05/23/2025	603-496-9495-43250-0000	
6112639336	Mobile Broadband April	40.01	05/23/2025	100-410-1950-43250-0000	
6112639336	Mobile Broadband April	40.02	05/23/2025	602-495-9490-43250-0000	
6112639336	Mobile Broadband April	75.02	05/23/2025	100-430-3000-43250-0000	
	Check Total:	270.10			
Vendor: vinin 0372583-IN	Vinocopia Inc Liquor	577.25	05/23/2025	Check Sequence: 102 609-497-9760-42510-0000	ACH Enabled: True
0372583-IN	Wine	384.00	05/23/2025	609-497-9760-42530-0000	
0373489-IN	Liquor	541.25	05/23/2025	609-497-9760-42510-0000	
0373489-IN	Mix	129.50	05/23/2025	609-497-9760-42540-0000	
0373489-IN	Wine	889.50	05/23/2025	609-497-9760-42530-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	2,521.50			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 103	ACH Enabled: True
9502993588	5W515 Pleated Air Filter 20X24X2 MERV 7	143.04	05/23/2025	100-410-1941-42102-0000	
9503289838	(2) Cases Paper Towels	235.90	05/23/2025	100-410-1940-42100-0000	
9503289846	(2) Cases Toilet Paper	221.32	05/23/2025	100-410-1940-42100-0000	
9505234493	5W511 Pleated Air Filter 20X20X1 MERV 7	30.71	05/23/2025	100-410-1940-42102-0000	
9505234493	5W511 Pleated Air Filter 20X20X1 MERV 7	24.13	05/23/2025	100-420-2210-42102-0000	
9507774470	(3) 5MU55 Trash Can 50 Gal. Blue Plastic For N	607.05	05/23/2025	100-450-5200-42100-0000	
9511516412	15E449 Trash Bag 44 Gal. Black PK100	171.09	05/23/2025	100-450-5200-42100-0000	
	Check Total:	1,433.24			
Vendor: watla	Water Laboratories, Inc.			Check Sequence: 104	ACH Enabled: True
10453	Water Testing April 2025	180.00	05/23/2025	601-494-9440-44080-0000	
	Check Total:	180.00			
Vendor: webal	Webaloo LLC			Check Sequence: 105	ACH Enabled: True
13598-17493	Communications Consultant 4/21/25 - 5/9/25	487.50	05/23/2025	100-410-1325-43100-0000	
	Check Total:	487.50			
Vendor: woohil	Wooden Hill Brewing Company			Check Sequence: 106	ACH Enabled: False
E-1283	Beer	340.80	05/23/2025	609-497-9760-42520-0000	
E-1310	Beer	131.40	05/23/2025	609-497-9760-42520-0000	
	Check Total:	472.20			
Vendor: wruse	Wruck Sewer & Portable Rental			Check Sequence: 107	ACH Enabled: False
I27473	Porta Potty Rental For Parks - April 2025	960.84	05/23/2025	100-450-5200-43100-0000	
	Check Total:	960.84			
Vendor: wulex	Wulf Excavating Inc			Check Sequence: 108	ACH Enabled: True
3223	Repair Hydrant Leak @ Splash Pad	1,895.00	05/23/2025	601-494-9440-44040-0000	
	Check Total:	1,895.00			
Vendor: xcele	Xcel Energy			Check Sequence: 109	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
51-6488911-0	Traffic Signal - S Diamond Lk Rd & Northdale A	43.31	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & James Rd April	85.41	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Northdale April	79.51	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Hwy 101 & S Diamond Lk Rd A	54.93	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 19285 Rogers Dr April	71.63	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Brockton Ln & S Diamond Lk R	51.30	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Median W Of 101 A	88.73	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & Memorial DR April	45.31	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - Rogers Dr. & S. Diamond Lk Rd	58.75	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st & High School April	93.06	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & John Deere Ln April	85.06	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - CSAH 81 & Industrial Blvd April	46.38	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 11841 Brockton Ln April	66.30	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - N. Ramp Hwy 101 & 94 April	38.23	05/23/2025	100-430-3120-43170-0000	
51-6488911-0	Traffic Signal - 141st Ave & Median E Of 101 A	41.65	05/23/2025	100-430-3120-43170-0000	
	Check Total:	949.56			
Vendor: xcele	Xcel Energy			Check Sequence: 110	ACH Enabled: False
51-0014705272-9	Electric-St 2 April '25	962.41	05/23/2025	100-420-2210-43810-0000	
	Check Total:	962.41			
Vendor: xcele	Xcel Energy			Check Sequence: 111	ACH Enabled: False
51-6488908-5	Lift Stations April	1,833.02	05/23/2025	602-495-9490-43810-0000	
	Check Total:	1,833.02			
Vendor: xcele	Xcel Energy			Check Sequence: 112	ACH Enabled: False
51-6488909-6	Lynch Park - 21901 137TH Ave N April	84.20	05/23/2025	100-450-5200-43810-0000	
51-6488909-6	Triangle Park/Veteran's Mem'l-12720 Main St April	40.72	05/23/2025	100-450-5200-43810-0000	
	Check Total:	124.92			
Vendor: xcele	Xcel Energy			Check Sequence: 113	ACH Enabled: False
51-6488907-4	Towers & Wells Electric Service April	10,074.94	05/23/2025	601-494-9440-43810-0000	
	Check Total:	10,074.94			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Total for Check Run:	309,563.24			
	Total of Number of Checks:	113			

Accounts Payable

Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov
Printed: 05/29/2025 - 9:28AM
Batch: 00006.05.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: advcom I-404	Advanced Commercial Flooring Inc FS 1 Floor Covering Reno Carpeting & Install	6,620.00	05/30/2025	Check Sequence: 1 449-420-2210-45200-2505	ACH Enabled: False
	Check Total:	6,620.00			
Vendor: ale360 16325926	Alert 360 RWAS Alarm May	47.94	05/30/2025	Check Sequence: 2 609-497-9760-43100-0000	ACH Enabled: False
16325926	RWAS Alarm April	47.94	05/30/2025	609-497-9760-43100-0000	
16325926	RWAS Alarm June	47.94	05/30/2025	609-497-9760-43100-0000	
	Check Total:	143.82			
Vendor: almed 4042	Allied Medical Training EMT Skills-Grandlund	1,215.00	05/30/2025	Check Sequence: 3 100-420-2210-44360-0000	ACH Enabled: False
	Check Total:	1,215.00			
Vendor: bnsf Fletcher Bypass	BNSF Railway Company Admin Fee & Easements (Perm+Temp) Fletcher	-24,770.00	05/30/2025	Check Sequence: 4 402-000-0000-10100-5000	ACH Enabled: False
Fletcher Bypass	Easements (Perm) Fletcher Bypass	19,845.00	05/30/2025	402-430-3121-45300-1409	
Fletcher Bypass	Admin Fee & Easements (Perm+Temp) Fletcher	24,770.00	05/30/2025	402-000-0000-10100-0000	
Fletcher Bypass	Admin Fee Fletcher Bypass	2,500.00	05/30/2025	402-430-3121-45300-1409	
Fletcher Bypass	Easements (Temp) (3-Yr Const Lic.) Fletcher By	2,425.00	05/30/2025	402-430-3121-45300-1409	
	Check Total:	24,770.00			
Vendor: brain B427231	Braun Intertec Corporation Civic Campus ERF Grant Review	1,765.40	05/30/2025	Check Sequence: 5 450-465-6500-43030-2304	ACH Enabled: False
	Check Total:	1,765.40			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Sprirts			Check Sequence: 6	ACH Enabled: True
121562293	Liquor	3,326.84	05/30/2025	609-497-9760-42510-0000	
121562294	Wine	475.25	05/30/2025	609-497-9760-42530-0000	
121562295	Mix	42.90	05/30/2025	609-497-9760-42540-0000	
	Check Total:	3,844.99			
Vendor: capbe	Capitol Beverage			Check Sequence: 7	ACH Enabled: True
2466848	Repayment For Beer Credit	26.50	05/30/2025	609-497-9760-42520-0000	
3136056	Beer	196.80	05/30/2025	609-497-9760-42520-0000	
3138046	Beer Credit	-62.85	05/30/2025	609-497-9760-42520-0000	
3138057	Liquor	496.40	05/30/2025	609-497-9760-42510-0000	
3138058	Mix	239.15	05/30/2025	609-497-9760-42540-0000	
3138058	Beer	8,393.80	05/30/2025	609-497-9760-42520-0000	
3138084	THC	96.00	05/30/2025	609-497-9760-42535-0000	
	Check Total:	9,385.80			
Vendor: berbe	Chas. A. Bernick, Inc.			Check Sequence: 8	ACH Enabled: False
10356681	Beer Credit	-22.72	05/30/2025	609-497-9760-42520-0000	
10359312	THC	263.00	05/30/2025	609-497-9760-42535-0000	
10359313	Liquor	84.00	05/30/2025	609-497-9760-42510-0000	
10359313	Beer	714.30	05/30/2025	609-497-9760-42520-0000	
	Check Total:	1,038.58			
Vendor: chell	Chet's Shoes LLC			Check Sequence: 9	ACH Enabled: True
LLC192439	Safety Boots - D. Tiemann	195.48	05/30/2025	100-430-3000-42180-0000	
S22021	B. Rotz To Reimburse City For Boot Inserts	30.00	05/30/2025	100-430-3000-42180-0000	
S22021	Safety Boots - M. Conner & T. Jarvi	140.50	05/30/2025	602-495-9490-42180-0000	
S22021	M. Conner To Reimburse City For Boot Inserts	30.00	05/30/2025	100-430-3000-42180-0000	
S22021	B. Ruter To Reimburse City For Boot Inserts	45.00	05/30/2025	100-430-3000-42180-0000	
S22021	Safety Boots - P. Moen B. Rotz & B. Ruter	561.00	05/30/2025	100-430-3000-42180-0000	
S22021	Safety Boots - M. Conner & T. Jarvi	140.50	05/30/2025	601-494-9440-42180-0000	
	Check Total:	1,142.48			
Vendor: cinco	Cintas Corporation			Check Sequence: 10	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
4231220958	Uniform - Janitorial 5/21/25	2.24	05/30/2025	100-410-1940-44060-0000	
4231220958	Uniform - PK 5/21/25	18.39	05/30/2025	100-450-5200-42180-0000	
4231220958	Uniform - WTR 5/21/25	6.26	05/30/2025	601-494-9440-42180-0000	
4231220958	Uniform - Gen'l. Gov't. Bldgs. 5/21/25	2.95	05/30/2025	100-410-1940-42180-0000	
4231220958	Uniform - SWR 5/21/25	6.26	05/30/2025	602-495-9490-42180-0000	
4231220958	Uniform - PW 5/21/25	25.51	05/30/2025	100-430-3000-42180-0000	
4231220958	Mats & Towels 5/21/25	63.24	05/30/2025	100-430-3000-44060-0000	
4231226415	RWAS Mats & Towels 5/21/25	212.93	05/30/2025	609-497-9760-43100-0000	
	Check Total:	337.78			
Vendor: citro	City of Rogers			Check Sequence: 11	ACH Enabled: False
05/21/25	P24-000075 1" Water Meter - Warming House	762.00	05/30/2025	410-450-5200-45200-2104	
05/21/25	P24-000076 1" Water Meter - Storage/Maint Bld	762.00	05/30/2025	410-450-5200-45200-2104	
	Check Total:	1,524.00			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 12	ACH Enabled: True
2466848	Beer Credit - Reissue	-26.50	05/30/2025	609-497-9760-42520-0000	
2476060	Beer	1,120.55	05/30/2025	609-497-9760-42520-0000	
2478513	Liquor	940.00	05/30/2025	609-497-9760-42510-0000	
2478515	Beer	12,485.10	05/30/2025	609-497-9760-42520-0000	
2478837	Beer Credit	-461.33	05/30/2025	609-497-9760-42520-0000	
2479138	Beer	150.00	05/30/2025	609-497-9760-42520-0000	
	Check Total:	14,207.82			
Vendor: cldis	Dick Family Inc.			Check Sequence: 13	ACH Enabled: True
2104914	Beer	531.85	05/30/2025	609-497-9760-42520-0000	
2104914	THC	347.40	05/30/2025	609-497-9760-42535-0000	
	Check Total:	879.25			
Vendor: facmo	Elliot Auto Supply Co, Inc.			Check Sequence: 14	ACH Enabled: False
128-216568	#6806 DEL 85153469 PAD KIT-FRT DIS (SLP	93.50	05/30/2025	100-420-2100-42103-0000	
128-216714	RETURN: (2) WIX 42845 Radial Seal Inner Air	-16.04	05/30/2025	100-450-5200-42103-0000	
128-Z18068	Core Credit	-11.20	05/30/2025	100-450-5200-42103-0000	
128-Z18068	Warranty Credit: Battery CCA840 RC145	-69.48	05/30/2025	601-494-9440-42103-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
128-Z18068	FVP31TXXHD Battery CCA1000 RC200	228.56	05/30/2025	601-494-9440-42103-0000	
128-Z18068	Core Credit	-18.00	05/30/2025	100-420-2100-42103-0000	
128-Z18068	Core Credit	-27.00	05/30/2025	601-494-9440-42103-0000	
128-Z18068	FVP31TXXHD Battery CCA1000 RC200	228.55	05/30/2025	602-495-9490-42103-0000	
128-Z18068	Warranty Credit: Battery CCA840 RC145	-69.48	05/30/2025	602-495-9490-42103-0000	
128-Z18068	Core Credit	-27.00	05/30/2025	602-495-9490-42103-0000	
	Check Total:	312.41			
Vendor: guape	Guardian Pest Solutions, Inc.			Check Sequence: 15	ACH Enabled: False
2661574	Hassan Town Tall Pest Control May	33.60	05/30/2025	100-410-1940-43100-0000	
2666557	Commercial Pest Control-St 2 May	78.41	05/30/2025	100-420-2210-43100-0000	
	Check Total:	112.01			
Vendor: heaeq	HealthEquity			Check Sequence: 16	ACH Enabled: False
24cms8t	FSA Participant Fees May	49.50	05/30/2025	100-410-1325-43015-0000	
	Check Total:	49.50			
Vendor: impda	Imperial Dade			Check Sequence: 17	ACH Enabled: False
4380489	(4) 12" Response Multi-Surface Upright Vacuum	1,199.96	05/30/2025	100-410-1940-42102-0000	
	Check Total:	1,199.96			
Vendor: piopr	iPROMOTEu			Check Sequence: 18	ACH Enabled: False
2415311P18	New Issue Logo Wear - C. Hansen	340.83	05/30/2025	100-420-2400-42000-0000	
	Check Total:	340.83			
Vendor: ixsys	iX Systems			Check Sequence: 19	ACH Enabled: False
10510	SAN Warranty - 1 Year	3,404.00	05/30/2025	100-410-1330-42010-0000	
	Check Total:	3,404.00			
Vendor: jeffi	Jefferson Fire & Safety, Inc.			Check Sequence: 20	ACH Enabled: False
IN326995	Holmatro Combi PCT14 Tool-Grass Rig	12,350.64	05/30/2025	400-420-2210-45500-0000	
IN327244	Water Can Bottle Holder	88.82	05/30/2025	100-420-2210-42105-0000	
	Check Total:	12,439.46			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 21	ACH Enabled: False
129959	THC Credit	-12.12	05/30/2025	609-497-9760-42535-0000	
130976	Liquor Credit	-13.50	05/30/2025	609-497-9760-42510-0000	
130977	Liquor Credit	-262.75	05/30/2025	609-497-9760-42510-0000	
133216	Liquor Credit	-20.00	05/30/2025	609-497-9760-42510-0000	
133217	Wine Credit	-227.50	05/30/2025	609-497-9760-42530-0000	
2773537	Wine Credit	-129.75	05/30/2025	609-497-9760-42530-0000	
2793430	Liquor	1.77	05/30/2025	609-497-9760-42510-0000	
2793464	Liquor	8,067.79	05/30/2025	609-497-9760-42510-0000	
2793465	Liquor	2,034.89	05/30/2025	609-497-9760-42510-0000	
2793466	Wine	2,133.39	05/30/2025	609-497-9760-42530-0000	
2793467	Liquor	136.77	05/30/2025	609-497-9760-42510-0000	
417265	THC Credit	-12.84	05/30/2025	609-497-9760-42535-0000	
418429	THC Credit	-13.08	05/30/2025	609-497-9760-42535-0000	
418605	Beer Credit	-36.88	05/30/2025	609-497-9760-42520-0000	
548677	Liquor Credit	-6.64	05/30/2025	609-497-9760-42510-0000	
548678	Liquor Credit	-11.50	05/30/2025	609-497-9760-42510-0000	
6980116	Wine	356.13	05/30/2025	609-497-9760-42530-0000	
6980152	Liquor	869.94	05/30/2025	609-497-9760-42510-0000	
6980153	Wine	381.39	05/30/2025	609-497-9760-42530-0000	
6980154	N/A	147.54	05/30/2025	609-497-9760-42540-0000	
7519898	Wine	943.09	05/30/2025	609-497-9760-42530-0000	
	Check Total:	14,326.14			
Vendor: shagr	Kelbro Company			Check Sequence: 22	ACH Enabled: False
122-00299	Ice	81.24	05/30/2025	609-497-9760-42570-0000	
	Check Total:	81.24			
Vendor: kengr	Kennedy & Graven, Chartered			Check Sequence: 23	ACH Enabled: True
RG135-00001	Naming Rights April 2025	659.60	05/30/2025	410-450-5200-43040-0000	
RG135-00001	General Municipal Matters April 2025	1,008.80	05/30/2025	100-410-1325-43040-0000	
RG135-00011	Police Department Matter April 2025	126.10	05/30/2025	100-420-2100-43040-0000	
RG135-00031	General Planning Matters April 2025	60.00	05/30/2025	100-410-1325-43040-0000	
RG135-00106	Garbage Haulers Matter April 2025	420.00	05/30/2025	100-410-1325-43040-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
RG135-00112	Northland Addition (Cote Property) April 2025	192.00	05/30/2025	100-410-1325-43040-8150	
RG135-00113	Fletcher Bypass Matter April 2025	1,168.50	05/30/2025	402-430-3121-43040-1409	
RG135-00113	Fletcher Bypass Matter April 2025	-1,168.50	05/30/2025	402-000-0000-10100-5000	
RG135-00113	Fletcher Bypass Matter April 2025	1,168.50	05/30/2025	402-000-0000-10100-0000	
RG135-00117	2025 City Council Meetings April 2025	873.00	05/30/2025	100-410-1325-43040-0000	
RG135-00119	Sale To Lariat Companies April 2025	530.00	05/30/2025	601-494-9440-43040-0000	
	Check Total:	5,038.00			
Vendor: btac 1040	Melanie Koenen Wellness Session 7	130.00	05/30/2025	Check Sequence: 24 100-420-2100-43140-0000	ACH Enabled: True
	Check Total:	130.00			
Vendor: konin 871670741	KONE Inc PD Elevator Maintenance - May	156.07	05/30/2025	Check Sequence: 25 100-420-2100-44010-0000	ACH Enabled: False
	Check Total:	156.07			
Vendor: lucli E-3896	Luce Line Brewing THC	402.00	05/30/2025	Check Sequence: 26 609-497-9760-42535-0000	ACH Enabled: False
	Check Total:	402.00			
Vendor: maceq P49168 P49426	MacQueen Equipment, Inc. Helmets & Hoods X2 SCBA Repair	871.85 12.24	05/30/2025 05/30/2025	Check Sequence: 27 100-420-2210-42106-0000 100-420-2210-44040-0000	ACH Enabled: True
	Check Total:	884.09			
Vendor: cleri 806769 806769 807897	McDonald Distributing Company Beer THC Beer	160.00 664.00 150.00	05/30/2025 05/30/2025 05/30/2025	Check Sequence: 28 609-497-9760-42520-0000 609-497-9760-42535-0000 609-497-9760-42520-0000	ACH Enabled: True
	Check Total:	974.00			
Vendor: mpca 10000217148	Minnesota Pollution Control Agency Petro Brownfields-21701 Ind Blvd+13013 Main	1,575.00	05/30/2025	Check Sequence: 29 450-465-6500-43030-2304	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,575.00			
Vendor: minhi 337900-11830	MN Highway Safety & Research EMS Hybrid Precision Driving - C. Crider	390.00	05/30/2025	Check Sequence: 30 100-420-2100-44360-0000	ACH Enabled: False
	Check Total:	390.00			
Vendor: norfa 31390	Northwest Family Physicians PA Inc Random Drug/Alcohol Testing	16.00	05/30/2025	Check Sequence: 31 601-494-9440-44080-0000	ACH Enabled: False
31390	Random Drug/Alcohol Testing	277.00	05/30/2025	100-430-3000-44080-0000	
31390	Random Drug/Alcohol Testing	70.00	05/30/2025	100-450-5200-44080-0000	
31390	Random Drug/Alcohol Testing	16.00	05/30/2025	602-495-9490-44080-0000	
	Check Total:	379.00			
Vendor: offde 422502734001	Office Depot Office Supplies - Tape & Batteries	113.54	05/30/2025	Check Sequence: 32 100-420-2100-42000-0000	ACH Enabled: False
422503756001	Office Supplies - USB Sticks - General Office	171.56	05/30/2025	100-420-2100-42000-0000	
	Check Total:	285.10			
Vendor: ohlsa INV131239	Ohlin Sales Inc (14) CP1270F2 12v 7Ah 5.94x2.56x3.7 .250	233.66	05/30/2025	Check Sequence: 33 602-495-9490-42100-0000	ACH Enabled: False
INV131239	(1) GP12170FR CSB 12v17Ah 7.13x3.0x6.57 P	47.89	05/30/2025	601-494-9440-42100-0000	
INV131239	(14) CP1270F2 12v 7Ah 5.94x2.56x3.7 .250	233.66	05/30/2025	601-494-9440-42100-0000	
INV131239	CP1250-F2FR 12v 5Ah 3.54x2.76x3.98 FR .250	6.40	05/30/2025	601-494-9440-42100-0000	
INV131239	CP1250-F2FR 12v 5Ah 3.54x2.76x3.98 FR .250	6.39	05/30/2025	602-495-9490-42100-0000	
INV131239	(1) GP12170FR CSB 12v17Ah 7.13x3.0x6.57 P	47.89	05/30/2025	602-495-9490-42100-0000	
	Check Total:	575.89			
Vendor: reaes 14562	Real Estate Publishing Corp 2025 S40 Sponsorship Marketing Plan	5,000.00	05/30/2025	Check Sequence: 34 203-465-6500-44601-0000	ACH Enabled: False
	Check Total:	5,000.00			
Vendor: redwi 20250515062893	Red Wing Business Advantage Safety Boots- J Reemts B Scharber B Desens M	820.99	05/30/2025	Check Sequence: 35 100-430-3000-42180-0000	ACH Enabled: True
20250515062893	Safety Boots - T. Williams J. Bendiske M. Alber	667.48	05/30/2025	100-410-1950-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
20250515062893	Safety Boots - W. Knapp M. Iwanok J. Abraham	329.49	05/30/2025	602-495-9490-42180-0000	
20250515062893	Safety Boots - W. Knapp M. Iwanok J. Abraham	329.49	05/30/2025	601-494-9440-42180-0000	
20250515062893	Safety Boots - Deluge Tong Moen Tillmann Gate	1,055.02	05/30/2025	100-450-5200-42180-0000	
	Check Total:	3,202.47			
Vendor: rogli	Rogers Lions Club			Check Sequence: 36	ACH Enabled: False
06/16/2025	Rogers Lions Golf Tournament Sponsorship 6/16	500.00	05/30/2025	609-497-9760-43420-0000	
	Check Total:	500.00			
Vendor: rogtr	Rogers True Value Hardware Inc			Check Sequence: 37	ACH Enabled: False
29576	MM 1/2"15/16 Deep Sockets(2354686) ACE 20%	14.98	05/30/2025	100-430-3120-42260-0000	
	Check Total:	14.98			
Vendor: tcpro	Sabot Promotional LLC			Check Sequence: 38	ACH Enabled: True
68410	Business Cards - J. Peterson	71.50	05/30/2025	100-420-2100-42000-0000	
68470	Business Cards - H. Tushar	71.50	05/30/2025	100-420-2100-42000-0000	
	Check Total:	143.00			
Vendor: schst	Stacy A. Scharber			Check Sequence: 39	ACH Enabled: True
5/16/2025	Reimburse Lodging for 2025 ADP Conference	719.96	05/30/2025	100-410-1325-44360-0000	
	Check Total:	719.96			
Vendor: souwi	Southern Glazers Wine & Spirits of Minnesota			Check Sequence: 40	ACH Enabled: False
2626835	Liquor	4,587.08	05/30/2025	609-497-9760-42510-0000	
2626836	Wine	443.45	05/30/2025	609-497-9760-42530-0000	
	Check Total:	5,030.53			
Vendor: strei	Streicher's Inc.			Check Sequence: 41	ACH Enabled: False
I1761220	Uniform Patches - New Logo	875.00	05/30/2025	100-420-2100-42180-0000	
I1761246	Uniforms - Vest - Peterson	323.98	05/30/2025	100-420-2100-42180-0000	
I1761449	Uniform - Boots - Blasko	219.99	05/30/2025	100-420-2100-42180-0000	
I1761451	Uniform Alterations - Beck	84.99	05/30/2025	100-420-2100-42180-0000	
I1761989	Uniforms - Updated Patches - All Sworn Staff	4,040.85	05/30/2025	100-420-2100-42180-0000	
I1762117	Uniforms - Detective Shirts And Pants	344.97	05/30/2025	100-420-2100-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
I1762700	Uniforms - Undercarrier - Officer Herold	120.00	05/30/2025	100-420-2100-42180-0000	
	Check Total:	6,009.78			
Vendor: sumla 9522	Summer Lakes Beverage LLC Mix	363.00	05/30/2025	Check Sequence: 42 609-497-9760-42540-0000	ACH Enabled: True
	Check Total:	363.00			
Vendor: verwi 6112639334	Verizon Wireless Services, LLC PD - April Verizon Wireless	1,655.66	05/30/2025	Check Sequence: 43 100-420-2100-43250-0000	ACH Enabled: True
	Check Total:	1,655.66			
Vendor: vinin 0373890-IN 0373891-IN	Vinocopia Inc Wine Wine	104.00 160.00	05/30/2025 05/30/2025	Check Sequence: 44 609-497-9760-42530-0000 609-497-9760-42530-0000	ACH Enabled: True
	Check Total:	264.00			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 45	ACH Enabled: True
9497108051	(12) 2W233 Pleated Air Filter 20X25X2 MERV 7	68.04	05/30/2025	100-420-2210-42102-0000	
9497108051	(12) 2W230 Pleated Air 16X20X2 MERV 7	53.52	05/30/2025	100-420-2210-42102-0000	
9497108051	(12) 2W231 Pleated Air 16X25X2MERV 7-Even	63.84	05/30/2025	100-410-1941-42102-0000	
9497108051	(12) 2W233 Pleated Air Filter 20X25X2 MERV 7	68.04	05/30/2025	100-420-2100-42102-0000	
9505234485	5W514 Pleated Air Filter 18X24X2 MERV 7	93.40	05/30/2025	100-430-3000-42102-0000	
9505234485	5W514 Pleated Air Filter 18X24X2 MERV 7	40.04	05/30/2025	100-410-1940-42102-0000	
9505234501	2W233 Pleated Air Filter 20X25X2MERV 7	20.42	05/30/2025	100-410-1940-42102-0000	
9505234501	2W233 Pleated Air Filter 20X25X2 MERV 7	47.62	05/30/2025	100-430-3000-42102-0000	
9505455627	2W233 Pleated Air Filter 20X25X2 MERV 7	68.04	05/30/2025	100-420-2100-42102-0000	
9505455627	2W233 Pleated Air Filter 20X25X2 MERV 7	82.62	05/30/2025	100-420-2100-42102-0000	
	Check Total:	605.58			
Vendor: wsbas R-017511-000-51 R-019314-000-35 R-019437-000-39 R-019805-000-34	WSB & Associates, Inc. Skye Meadows 2nd Addition March 2025 Towns At Fox Creek (Busch) March 2025 Skye Meadows 3rd Addition March 2025 Aster Mills (Pulte) March 2025	685.00 685.00 685.00 571.75	05/30/2025 05/30/2025 05/30/2025 05/30/2025	Check Sequence: 46 100-410-1950-43030-8150 100-410-1950-43030-8150 100-410-1950-43030-8150 100-410-1950-43030-8150	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
R-019812-000-32	Big Woods (Forestar) March 2025	708.75	05/30/2025	100-410-1950-43030-8150	
R-020120-000-34	Harvest View (Tamarack) March 2025	708.75	05/30/2025	100-410-1950-43030-8150	
R-020241-000-33	Grass Lake Preserve Development - March 2025	708.75	05/30/2025	100-410-1950-43030-8150	
R-020362-000-21	David Koch Reconstruction Project - March 2025	439.25	05/30/2025	401-430-3121-43030-2204	
R-022690-000-24	Skye Meadows 4th Addition March 2025	711.25	05/30/2025	100-410-1950-43030-8150	
R-022691-000-21	Skye Meadows 5th Addition March 2025	787.75	05/30/2025	100-410-1950-43030-8150	
R-023286-000-9	Fletcher Bypass Improvements March 2025	-196,672.12	05/30/2025	402-000-0000-10100-5000	
R-023286-000-9	Fletcher Bypass Improvements March 2025	196,672.12	05/30/2025	402-000-0000-10100-0000	
R-023286-000-9	Fletcher Bypass Improvements March 2025	196,672.12	05/30/2025	402-430-3121-43030-1409	
R-023609-000-20	Aster Mills 2nd Addition March 2025	985.25	05/30/2025	100-410-1950-43030-8150	
R-025295-000-11	Harvest View 2nd Addition March 2025	442.00	05/30/2025	100-410-1950-43030-8150	
Check Total:		204,790.62			
Vendor: yalme	Yale Mechanical, LLC			Check Sequence: 47	ACH Enabled: True
270690	Bag Of Condensate Neutralizer For FS2	354.96	05/30/2025	100-420-2210-42102-0000	
Check Total:		354.96			
Total for Check Run:		338,584.16			
Total of Number of Checks:		47			



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 5.3

Subject: Approve Change Order No. 9 (Labor) and Change Order No. 10 (Material), Indoor Turf Facility, City Project No. 2201

Prepared By: Doran Cote, Public Works Director/City Engineer

Recommended Council Action

Motion to Approve Change Order No. 9 (Labor) and Change Order No. 10 (Material), Indoor Turf Facility, City Project No. 2201

Overview / Background / Analysis

The City of Rogers is constructing a multi-purpose year around synthetic turf athletic facility that will be used for soccer, baseball, softball, lacrosse, football, walking and exercise. On August 27, 2024, the City Council awarded a contract for Bid Package 1 for the turf structure to Legacy Building Solutions for \$4,375,902 with two alternates totaling \$144,895 for a total construction cost of \$4,420,391 and an estimated total project cost of \$4,800,000. On October 22, 2024, The City Council awarded a contract for Bid Package 2 for the site work, entrance, restrooms, programming areas, electrical, mechanical, plumbing and the artificial turf for \$7,313,336 including Alternates #01 (precast mezzanine) and #06 (winter conditions) at an estimated total project cost of \$8,800,000. The total estimated project cost at the time of bid award including engineering, architecture, administration, CM contingency, permits, insurance, bonds, testing and fees was \$13,600,000.

On February 11, 2025, the City Council approved Change Order No. 1 (Labor) a credit in the amount of -\$19,567.00 and Change Order No. 2 (Material) in the amount of \$59,896.46. On April 8, 2025, the City Council approved Change Order No. 3 (Labor) in the amount of \$26,747.00 and Change Order No. 4 (Material) in the amount of \$40,445.00. On May 27, 2025 the City Council approved Change Order No. 5 (Labor) in the amount of \$50,153.48, Change Order No. 6 (Material) in the amount of \$31,666.09, Change Order No. 7 (Labor) in the amount of -\$250,000.00 and Change Order No. 8 (Material) in the amount of \$250,000.00.

Change Order No. 9 (Labor) in the amount of \$73,475.31 is for the following items:
COR047 PR005 Remove metal flashing, add weed barrier and install additional hydrant - Labor \$5,547.90
COR049 BP#2 Legacy ice breaker add - Labor \$7,311.00
COR053 BP#2 Legacy gutter and downspout add - Labor \$40,157.00
COR055 BP#2 Legacy scoreboard backing add - Labor \$1,423.00
COR057 BP#2 Legacy sidewall HVAC openings - Labor \$12,219.00
COR059 Legacy added in-wall framing - Labor \$0.00

COR061 Taracon Lull used instead of crane - Labor \$0.00
COR063 PR-009 - Parking lot island addition - Labor \$4,547.81
COR071 PR#011 Gas piping change - Labor \$2,269.60

Change Order No. 10 (Material) in the amount of \$82,402.63 is for the following items:

COR048 PR005 Remove metal flashing, add weed barrier and install additional hydrant - Material \$3,164.05

COR050 BP#2 Legacy ice breaker add - Material \$6,384.00

COR054 BP#2 Legacy gutter and downspout add - Material \$40,790.00

COR056 BP#2 Legacy scoreboard backing - Material \$1,508.00

COR058 BP#2 Legacy sidewall HVAC openings - Material \$26,817.00

COR060 Legacy added in-wall framing - Material \$0.00

COR064 PR-009 Parking lot island addition - Material \$2,006.58

COR072 PR#011 Gas piping change - Material \$1,733.00

The original contingency amount for this project was \$594,330.78. Approval of this Change Order will not negatively impact the remaining contingency for the project, which is now \$534,484.72 including Change Order No. 9 and Change Order No. 10.

Total contract changes to date are \$329,980.45 or 2.4% over the original contract amount and will be covered all or partially by any remaining contingency at the completion of the project. Any remaining contingency will be returned to the city.

Staff Recommendation

Motion to Approve Change Order No. 9 (Labor) and Change Order No. 10 (Material), Indoor Turf Facility, City Project No. 2201

Financial Impact: \$155,877.94

Source Fund: LOST

Budgeted? Yes

Supporting Documentation

- A. Change Order No. 9 - Labor
- B. Change Order No. 10 - Material

CHANGE ORDER NO. OCO-009

TITLE: 24.818 - OCO #009 - Labor

Date: May 28, 2025

PROJECT:
Rogers Indoor Turf Facility

PROJECT NO: 24-818

TO CONTRACTOR:
Terra Construction
21025 Commerce Blvd., Suite 1000
Rogers MN 55374

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR047	PR005 - Labor	\$5,547.90
COR049	BP#2 Legacy ice breaker ADD - Labor	\$7,311.00
COR053	BP#2 Legacy Gutter and Downspout Add - Labor	\$40,157.00
COR055	BP#2 Legacy Scoreboard Backing - Labor	\$1,423.00
COR057	BP#2 Legacy Sidewall HVAC Openings - Labor	\$12,219.00
COR059	Legacy Added In Wall Framing - Labor	\$0.00
COR061	Taracon Lull vs Crane - Labor	\$0.00
COR063	PR-009 - Labor	\$4,547.81
COR071	PR#011 - Labor	\$2,269.60

The original Contract Sum was	\$6,675,628.34
The net change by previously authorized Change Orders	-192,666.78
The Contract Sum prior to this Change Order was	\$6,482,961.56
The Contract Sum will be increased by this Change Order in the amount of	\$73,475.31
The New Contract Sum Including This Change Order	\$6,556,436.87
The Contract Time Will Not Be Changed	
The date of Substantial Completion as of the date of this Change Order	

	Terra Construction	City of Rogers
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
	21025 Commerce Blvd., Suite 1000 Rogers MN 55374	22350 South Diamond Lake Road Rogers MN 55374
ADDRESS	ADDRESS	ADDRESS
	Jake Dahlheimer	Doran Cote
(Typed Name)	(Typed Name)	(Typed Name)
BY (Signature)	BY (Signature)	BY (Signature)
DATE	DATE	DATE

CHANGE ORDER NO. OCO-010

TITLE: 24.818 - OCO #010 - Material

Date: May 28, 2025

PROJECT:
Rogers Indoor Turf Facility

PROJECT NO: 24-818

TO CONTRACTOR:
Terra Construction
21025 Commerce Blvd., Suite 1000
Rogers MN 55374

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR048	PR005 - Material	\$3,164.05
COR050	BP#2 Legacy ice breaker ADD - Material	\$6,384.00
COR054	BP#2 Legacy Gutter and Downspout Add - Material	\$40,790.00
COR056	BP#2 Legacy Scoreboard Backing - Material	\$1,508.00
COR058	BP#2 Legacy Sidewall HVAC Openings - Material	\$26,817.00
COR060	Legacy Added In Wall Framing - Material	\$0.00
COR064	PR-009 - Material	\$2,006.58
COR072	PR#011 - Material	\$1,733.00

The original Contract Sum was	\$6,861,067.12
The net change by previously authorized Change Orders	\$366,769.29
The Contract Sum prior to this Change Order was	\$7,227,836.41
The Contract Sum will be increased by this Change Order in the amount of	\$82,402.63
The New Contract Sum Including This Change Order	\$7,310,239.04
The Contract Time Will Not Be Changed	
The date of Substantial Completion as of the date of this Change Order	

	Terra Construction	City of Rogers
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
	21025 Commerce Blvd., Suite 1000 Rogers MN 55374	22350 South Diamond Lake Road Rogers MN 55374
ADDRESS	ADDRESS	ADDRESS
	Jake Dahlheimer	Doran Cote
(Typed Name)	(Typed Name)	(Typed Name)
BY (Signature)	BY (Signature)	BY (Signature)
DATE	DATE	DATE



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 7.1

Subject: Approve the Hiring of William Weicht as Building Inspector II

Prepared By: Patrick Farrens, Fire Chief

Recommended Council Action

Motion to Approve the Hiring of William (Willy) Weicht as Building Inspector II.

Overview / Background / Analysis

During the 2025 budget process, the City Council approved the creation of a Building Inspection Department. The next step in this process is the hiring of a Building Inspector, as the City continues to evaluate the workload and needs of the department. This position was approved at the May 13th Council Meeting and subsequently posted. The City received four applications for this position, and two applicants were selected for an interview. William (Willy) Weicht was unanimously chosen as the top candidate. Mr. Weicht is currently the Assistant Building Official with the City of White Bear Lake. His credentials include being a Certified Minnesota Building Official and holding a Bachelor of Science degree in Industrial Engineering. Mr. Weicht has met all of his pre-employment conditions and is expected to start around June 30.

Staff Recommendation

Approve the Hiring of William (Willy) Weicht as Building Inspector II.

Financial Impact:

Source Fund:

Budgeted? Yes

Supporting Documentation

None



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 7.2

Subject: Consideration of a Resolution 2025-42 Approving a Site Plan Application by Franchise Concepts Unlimited, Inc. for the Property at Lot 1, Block 1, Uptown Rogers 3rd Addition (Little Caesars)

Prepared By: Eric Burtness, Community Development Specialist

Recommended Council Action

Motion to approve Resolution 2025-42 approving the Site Plan by Franchise Concepts Unlimited Inc. for the property at the southeast corner of Northdale Boulevard and County Road 144, subject to the conditions listed in the resolution.

Overview / Background / Analysis

Franchise Concepts Unlimited Inc. ("Applicant") has submitted a Site Plan application for the construction of a new Little Caesars restaurant on Lot 1, Block 1 of the Uptown Rogers 3rd Addition. The parcel is currently owned by the City of Rogers and is located at the southeast corner of County Road 144 and Northdale Boulevard, adjacent to Ripple Effect Brewing and Ray J's American Grill.

The proposed project would construct a 1,061-square-foot freestanding quick-service restaurant with a walk-in pickup vestibule and a single-lane drive-through. The parcel is zoned RC – Regional Employment Center, which allows for restaurants with a drive-thru as a permitted use. The application does not include a variance request.

Property Details

The subject property is approximately 0.99 acres (43,375 square feet) and is currently undeveloped. It is guided for commercial use in the 2040 Comprehensive Plan and is located within a larger mixed-use commercial area. The proposed use is consistent with both zoning and comprehensive plan guidance.

Site Plan

The proposed development includes a compact Little Caesars restaurant with:

- A walk-in pickup lobby (149 square feet)
- A kitchen and food prep area (912 square feet)
- A drive-through lane with an escape lane

- Outdoor refuse enclosure
- Monument sign in the northwest corner
- One ADA-compliant parking stall and 15 additional stalls

All required 30-foot setbacks from County Road 144 and Northdale Boulevard have been met. Circulation through the site is one-way, entering from the west and exiting to the north. Sidewalks and pedestrian connections are provided from the public sidewalk network into the site.

Access and Parking

The site is designed with a shared access point via a private drive running between the subject parcel and adjacent businesses. The drive-through allows for appropriate vehicle queuing without impeding traffic. A total of 16 parking spaces are proposed, in compliance with City Code Sec. 125-86: one space per 15 square feet of lobby plus sit-down restaurant requirements. One ADA stall is provided.

Stormwater

Stormwater will sheet flow to the south and discharge into the private storm sewer network and existing infiltration basin on site. The plan has been reviewed in conformance with City of Rogers and Elm Creek Watershed District requirements. Erosion control includes silt fencing, rock construction entrances, and temporary seeding/stabilization.

Landscaping

The applicant proposes a landscaping plan that includes a mix of native grasses and traditional plantings. However, per Sec. 125-90(a)(1–3), open spaces not used for buildings or parking must be landscaped with sod or irrigated vegetation.

Currently:

- A landscape plan is provided showing plantings and screening of the refuse area and speaker box.
- At least one tree per 17 parking stalls is required; the plan appears to meet this.
- Landscape islands meet the required 9' x 18' size and include trees.
- An irrigation system for grass areas is not explicitly noted, and further clarification is needed to ensure compliance with the code's sod/irrigation requirement.

Staff recommends confirming the use of sod and inclusion of irrigation in all required landscaped areas as a condition of approval.

Architecture

The building incorporates neutral tones with Little Caesars' signature orange accents and includes masonry finishes, fiber cement panels, and storefront glass. The design is consistent with the RC zoning district requirements and complements nearby developments like Ripple Effect Brewing.

Fire Review Comments

The Rogers Fire Department has reviewed the site plan. Deputy Fire Marshal Jason Albers has confirmed that fire access routes have been verified and are acceptable.

Planning Commission Review

This item was reviewed at the June 2nd meeting of the Planning Commission. The Planning Commission unanimously recommended approval of the proposed resolution with the conditions as drafted.

Staff Recommendation

Staff recommends approval of Resolution 2025-42 approving the Site Plan by Franchise Concepts Unlimited Inc. for the property at the southeast corner of Northdale Boulevard and County Road 144, subject to the conditions listed in the resolution.

Financial Impact: Not Applicable

Source Fund: Not Applicable

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2025-42 Little Caesars Site Plan
- B. Location Map
- C. Applicant Narrative
- D. Civil Plans
- E. Turning Radius Exhibit
- F. Stormwater

RESOLUTION NO. 2025-42
APPROVING A SITE PLAN FOR LITTLE CAESARS PIZZA FOR THE PROPERTY
LOCATED AT LOT 1, BLOCK 1, UPTOWN ROGERS 3RD ADDITION

WHEREAS, Anderson Engineering of MN, LLC, on behalf of Brian Conneran (“Applicant”), has submitted an application to the City of Rogers (“City”) requesting approval of a Site Plan for the property located at Lot 1, Block 1, Uptown Rogers 3rd Addition (address currently unassigned). The proposed development includes a new 1,061-square-foot freestanding Little Caesars building and corresponding parking lot and drive-through improvements, as depicted in Exhibit B; and

WHEREAS, the property is 1.0 acre in size, zoned Regional Employment Center (RC), and located at the southeast intersection of Northdale Boulevard and County Road 144, legally described in Exhibit A (“Subject Property”) (PID: 14-120-23-21-0023); and

WHEREAS, Section 125-27 – Site Plan governs the procedures for site plan review, and subsection (b) states: “the Planning Commission shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to, compliance with the City’s Comprehensive Plan and provisions of this Ordinance”; and

WHEREAS, the subject property is served by a regional stormwater system for the entire Uptown Rogers development area; and

WHEREAS, the proposed use of the Subject Property as a single-tenant commercial building for Little Caesars Pizza is a permitted use in the RC zoning district (§125-50 Table 4E); and

WHEREAS, the proposed development generally meets zoning code requirements including setbacks and parking; landscaping and irrigation details are addressed through conditions of approval; and

WHEREAS, on June 2, 2025, the Planning Commission reviewed the Site Plan application and voted unanimously to recommend approval to the City Council, subject to the conditions listed in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Site Plan request from Franchise Concepts Unlimited Inc. is hereby approved for the development of a new 1,061-square-foot freestanding quick-service restaurant (Little Caesars Pizza) at Lot 1, Block 1, Uptown Rogers 3rd Addition, subject to the following conditions:

1. Applicant shall enter into all required agreements with the City prior to issuance of a building permit.
2. All Engineering, Community Development, and Fire Department comments shall be satisfied prior to issuance of a building permit.
3. Any necessary Elm Creek Watershed permitting and requirements shall be met prior to construction.

4. SAC determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.
5. All landscaped areas shall be irrigated. Additional details related to the native planting area shall be provided to staff for approval, including a maintenance plan.
6. Proposed monument sign and building signage shall require separate application and approval from the City of Rogers.
7. Trash enclosure shall generally match the primary structure, and architectural details of the trash enclosure must be provided for approval.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 10th day of June, 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Subject Property

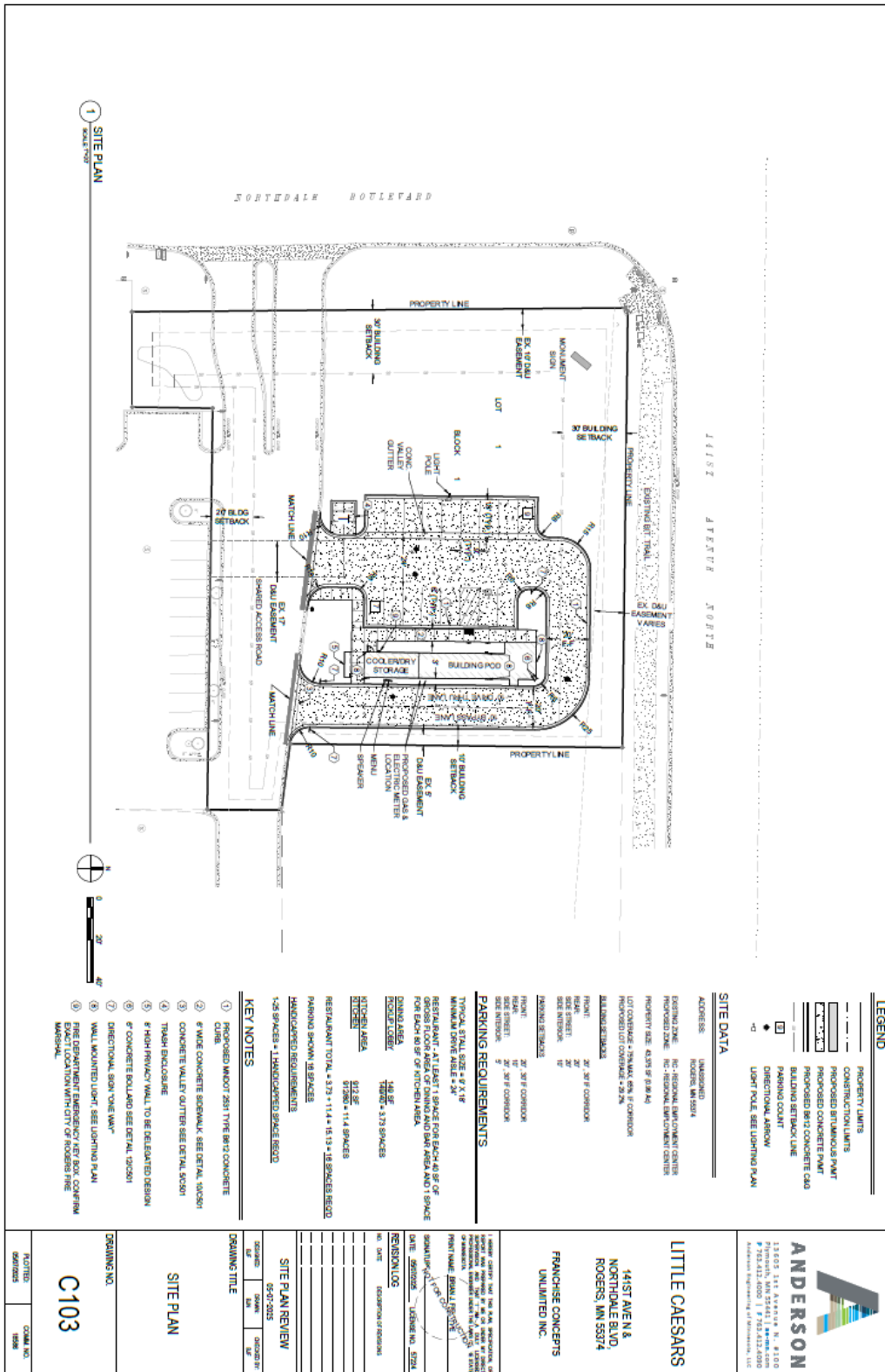
LOT 1, BLOCK 1, UPTOWN ROGERS 3RD ADDITION, HENNEPIN COUNTY,
MINNESOTA

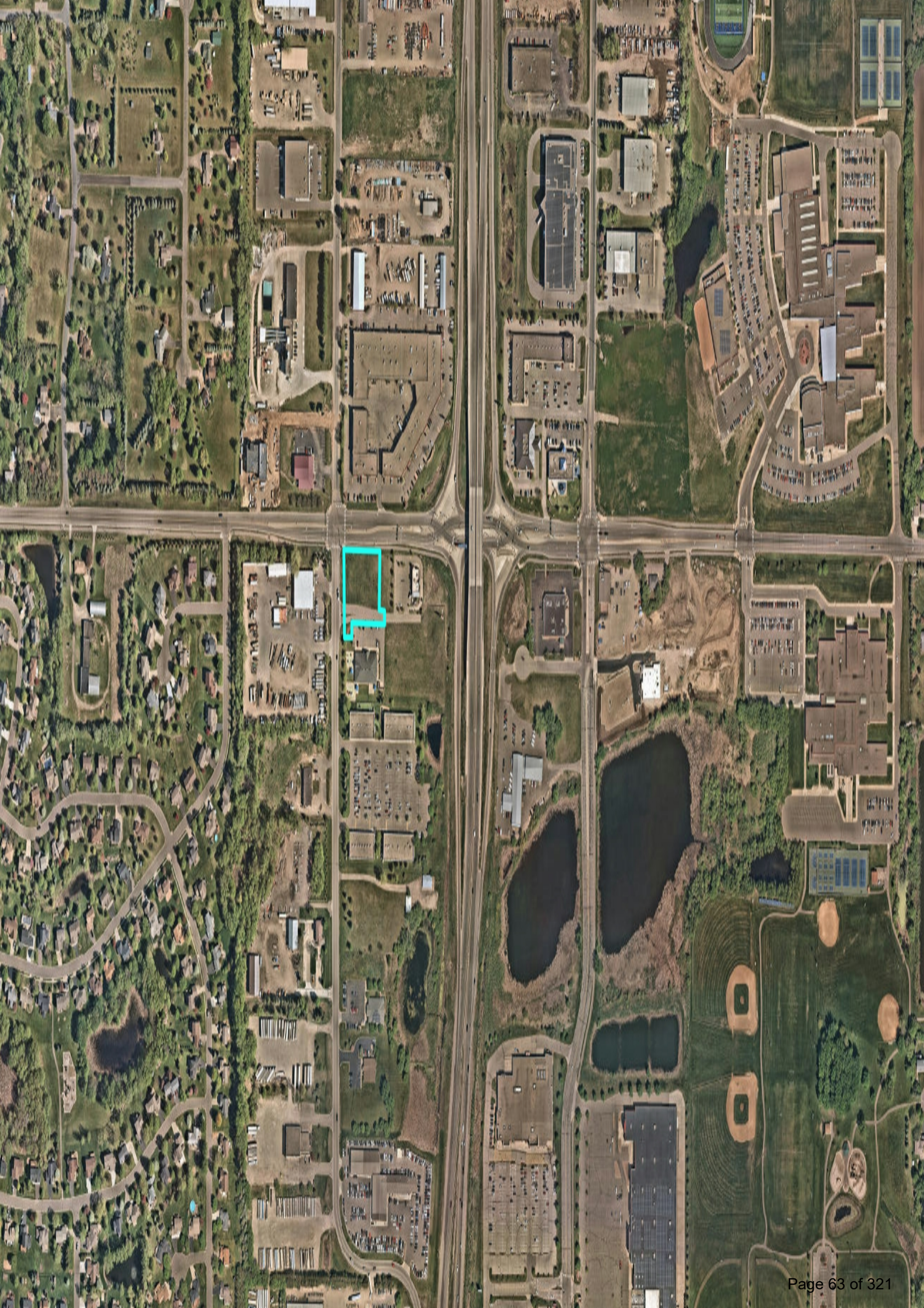
Abstract Property

PID #14-120-23-21-0023

EXHIBIT B

SITE PLAN





May 7, 2025

Rogers City Hall

Planning Department

Attn.: Brett Angell, Community Development Director

22350 S. Diamond Lake Rd

Rogers, MN 55374

Ph. 763-428-0915

bangell@rogersmn.gov

**Re: Franchise Concepts Unlimited
Proposed New Little Caesars**
SE Quadrant of 141st Ave N and Northdale Blvd
Rogers MN, 55374

Subject: Site Plan Approval Application

Lot: Lot 1, Block 1, UPTOWN ROGERS 3RD ADDITION

Below is a brief summary of the proposed operations, building design, image, and material selection.

NARRATIVE

Project Summary

Franchise Concepts Unlimited Inc. proposes the development of a new Little Caesars quick-service restaurant at the corner of 141st Avenue North and Northdale Boulevard in Rogers, Minnesota. The project will introduce a freestanding, 1,061-square-foot building to a currently vacant parcel within the Uptown Rogers 3rd Addition. Designed with convenience and efficiency in mind, the building will include a dedicated walk-in mobile order pickup vestibule and a single-lane drive-through, complete with an escape lane. This development will provide a new dining option for the community, activating a high-visibility location within a growing commercial corridor. The design of the proposed building provides an image that is consumer friendly, warm, and elegant that reflects Little Caesars corporate branding.

Site Description

The subject site encompasses approximately 0.99 acres (43,375 square feet) and is legally described as Lot 1, Block 1, Uptown Rogers 3rd Addition. The parcel is currently undeveloped and is located within a commercial site that includes a mix of commercial and restaurant uses. The site is zoned RC – Regional Employment Center, which permits the proposed use. The property has access to municipal utilities and public roadways and does not present known development constraints related to environmental features or topography.

Development Proposal

The proposed Little Caesars restaurant is designed as a compact, high-efficiency facility with modern branding and site enhancements. The development includes:

- A 1,061-square-foot building with a pickup lobby and kitchen area
- A drive-through lane with an escape lane for operational safety
- An outdoor refuse enclosure, monument signage, and a privacy wall adjacent to the speaker box
- 16 code-compliant parking spaces, including one ADA stall
- Paved walkways for safe pedestrian access and integration with surrounding infrastructure

Vehicular access will be provided via a shared access point with adjacent parcels, and circulation through the site is designed to promote traffic flow and minimize conflicts. The building architecture reflects the national Little Caesars branding and will include neutral tones with the company's signature orange accents.

Building Area Summary

- Total Building Area: 1,061 square feet
 - Kitchen Area/cooler/dry storage: 912 square feet
 - Pickup Lobby (Dining/Waiting Area): 149 square feet

The building layout is optimized for efficient kitchen operations and quick customer service through the pickup vestibule and drive-through.

Fire Suppression System

The proposed Little Caesars restaurant will be equipped with a fully compliant fire suppression system designed in accordance with the Minnesota State Fire Code and NFPA standards. The commercial kitchen will be outfitted with a UL 300-compliant hood suppression system over all cooking equipment to mitigate grease fire risks. Fire department access routes have been incorporated into the site plan to ensure clear and safe emergency response access. All fire protection systems will be reviewed and approved by the local fire marshal prior to construction and final occupancy.

Zoning Compliance and Policy Alignment

The site is located in the RC (Regional Employment Center) zoning district and complies with all applicable zoning regulations.

- Meets required setbacks for front, side, and rear yards
- Provides appropriate parking ratios based on interior floor area (16 spaces required and provided)
- Maintains a lot coverage of only 29.2%, well below the district maximum of 65%–75%
- Conforms to site design and landscaping requirements set forth in the City's zoning and design standards

This project supports the City of Rogers' goals for economic development and infill of key commercial parcels and aligns with broader comprehensive planning goals for the area.

Utilities, Infrastructure, & Stormwater Management

The development will connect to existing municipal water and sanitary sewer systems, as illustrated on the utility and site plans. Stormwater will be managed through on-site grading and sheet flow south into the developments private storm sewer system network. It will then discharge into the existing (soon to be modified) infiltration basin located in the northeast corner of the development. Site grading and erosion control measures are outlined in detail on the construction drawings and have been designed in accordance with the City's requirements, the Elm Creek Watershed District Rules, and MPCA guidelines. Erosion control practices include silt fences, construction entrances, and seeding/stabilization. No adverse stormwater impacts are anticipated

because of this development. Utility infrastructure for electric, gas, and telecom will be coordinated with service providers, with meters and cabinets to be located along the rear façade of the building for minimal visibility.

Signage

A sign permit application will be submitted at a later date.

Preliminary locations of Signage:

- Exterior wall mounted signage is proposed on the east, north, and west elevation of the building
- A monumental sign will be located in the northwest corner of the lot
- Site directional signs to help customers navigate the site are also anticipated.

Community Benefits

This project brings new job opportunities, a nationally recognized food brand, and increased service options to the community. The mobile order vestibule promotes quick in-and-out service, reducing idling time and traffic congestion. The compact building and lot coverage preserve open space while maintaining commercial density and functionality. Landscaping features include native vegetation to improve aesthetics and environmental performance.

Construction Timeline and Phasing

Construction is scheduled to begin in Summer 2025, pending approval of the Site Plan and associated permits. Project completion and grand opening are targeted for Fall 2025. The project will be developed in a single phase.

Public Engagement

While no formal neighborhood meetings have been required or held to date, the applicant is available to meet with city staff or adjacent property owners upon request. The design is consistent with surrounding commercial development and is not expected to generate concerns related to compatibility or traffic.

Conclusion

This proposed Little Caesars restaurant is a high-quality, code-compliant development that will contribute positively to the commercial landscape of Rogers. It supports local economic development, complements surrounding land uses, and introduces an efficient, modern restaurant concept to the area. We respectfully request Site Plan Approval and look forward to partnering with the City of Rogers to bring this project to successful completion.

Enclosed you will find the Civil Engineering plans, Floor Plans and exterior elevations.

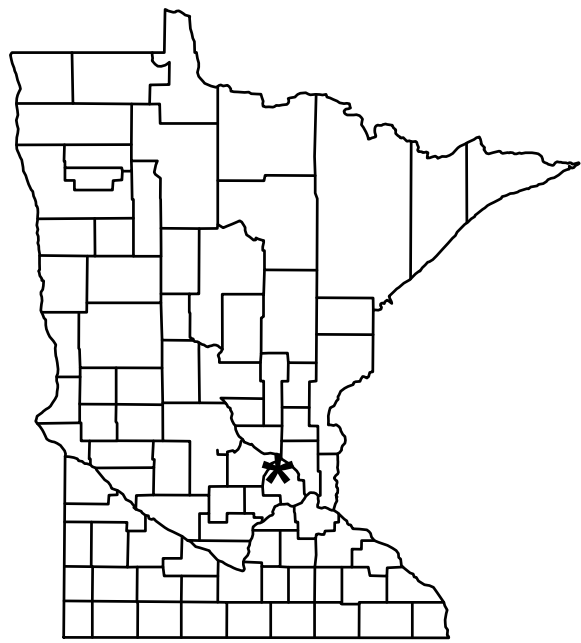
Please feel free to call me with any questions or concerns.

Sincerely,

Anderson Engineering of Minnesota, LLC

Brian J. Field P.E. (MN)
Project Manager

May 06, 2025 - 8:52am
Xref Filename: \\18596 22x34 AE Commercial Title Block
bnotheim
Y:\18500\18596 - FCU - LITTLE CAESARS - ROGERS MN\07 Civil\01 CAD files\01 SHEETS\18596 C COVER.dwg



SITE PLAN REVIEW DOCUMENTS

FOR

LITTLE CAESARS

ROGERS, MN

OWNER

FRANCHISE CONCEPTS UNLIMITED
28 SANDY HILLS LANE
GRAND FORKS ND 58201

SURVEY / ENGINEER

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



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

LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

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. FISHER

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

COVER SHEET

DRAWING NO.

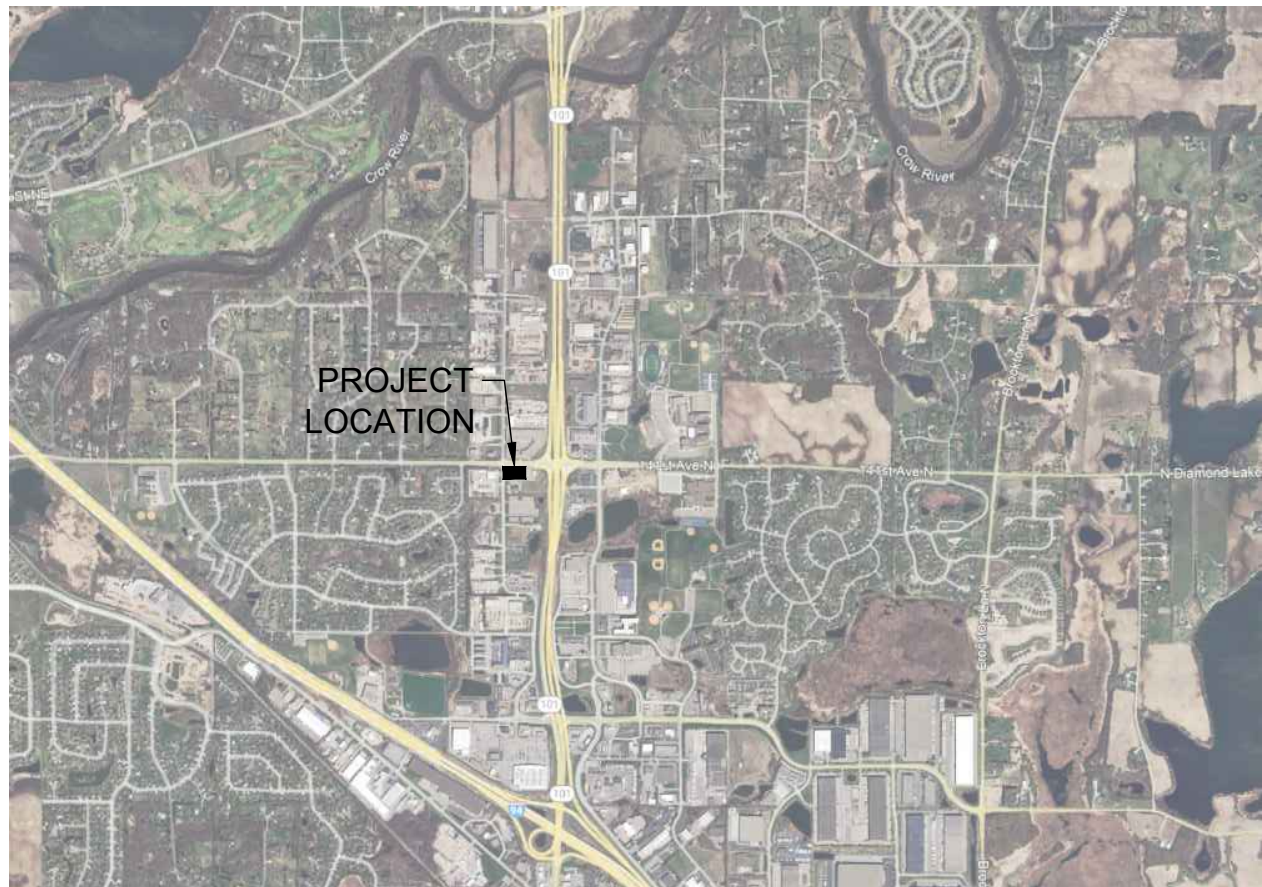
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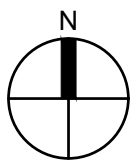
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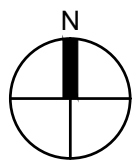
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1 SITE LOCATION MAP
SCALE: N.T.S.



2 VICINITY MAP
SCALE: N.T.S.



PERMITS & TEST REPORTS

- OWNER WILL SECURE CITY ENTITLEMENTS PRIOR TO CONSTRUCTION
- CONTRACTOR RESPONSIBLE TO SECURE ALL FEDERAL, STATE, COUNTY AND CITY PERMITS NECESSARY FOR CONSTRUCTION INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:
 - CITY PERMITS
 - DEMOLITION PERMITS
 - ROW PERMITS
 - MNDOT PERMITS
 - NPDES PERMIT
 - MINNESOTA DEPARTMENT OF HEALTH PERMITS

- ALL TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE INDEPENDENT TESTING LABORATORY.
- TEST REPORTS PROVIDED ARE TO COMPLY WITH THE GEOTECHNICAL REPORT.
- RE-TESTING DUE TO FIELD TEST FAILURE ARE AT NO ADDITIONAL COST TO THE OWNER.
- GEOTECHNICAL/CONCRETE TESTING MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER/INDEPENDENT TESTING LABORATORY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED GEOTECHNICAL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER/INDEPENDENT TESTING LABORATORY.

APPLICABLE SPECIFICATIONS

- CITY OF ROGERS (CITY) STANDARD SPECIFICATIONS AND REQUIREMENTS.
- MINNESOTA DEPARTMENT OF TRANSPORTATION (MN/DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION LATEST EDITION AND SUPPLEMENTS.
- CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS FOR UTILITIES LATEST EDITION.
- APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES
- 2020 MINNESOTA ACCESSIBILITY CODE

CONSTRUCTION OBSERVATIONS

- NOTIFY OWNER, ENGINEER, AND CITY IN WRITING A MINIMUM OF 5 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
 - PRE-CONSTRUCTION MEETING
 - UNDERGROUND PIPING AND UTILITIES INSTALLATION
 - UTILITY TESTING
 - STRUCTURES INSTALLATION
 - SUBGRADE PREPARATION AND TESTING
 - BASE INSTALLATION
 - CURB INSTALLATION
 - PAVEMENT INSTALLATION
 - STORMWATER BMP INSTALLATION

- UNTIL THE REVISION BLOCK INDICATES "ISSUED FOR CONSTRUCTION," THE PLAN SET IS NOT CERTIFIED FOR CONSTRUCTION, AND THE CONTRACTOR ASSUMES ALL RISKS ASSOCIATED WITH BUILDING.
- BASED ON AN EXISTING CONDITIONS SURVEY CONDUCTED BY ANDERSON ENGINEERING IN MARCH 2025, THE EXISTING CONDITIONS PRESENTED ARE SUBJECT TO VARIATION. THE CONTRACTOR MUST VERIFY SITE CONDITIONS AND PROMPTLY COMMUNICATE ANY DISPARITIES IN WRITING TO THE ENGINEER.
- UTILITY QUALITY LEVEL C IS APPLIED TO THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN, DETERMINED ACCORDING TO C/ASCE 38-2 GUIDELINES. THE PRECISE LOCATION AND DEPTH OF SUBSURFACE UTILITIES, INCLUDING GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPELINES, ELECTRICAL, AND CABLE TV, ARE UNKNOWN, AND THE INFORMATION SHOULD NOT BE RELIED UPON AS EXACT OR COMPLETE.
- PRIOR TO STARTING WORK, THE CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (1-800-252-1166) AT LEAST 48 HOURS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) TO DETERMINE THE LOCATIONS OF UNDERGROUND UTILITIES.
- PRIVATE UTILITY CONFLICTS SHOULD BE ANTICIPATED BY THE CONTRACTOR IN PROJECT SUBCUT AND TRENCH AREAS. THE CONTRACTOR MUST COORDINATE WITH UTILITY OWNERS FOR RELOCATION OR PROTECTION OF EXISTING UTILITIES, OR INSTALLATION OF NEW UTILITIES, WITH ALL ASSOCIATED COSTS BEING THE CONTRACTOR'S RESPONSIBILITY AND INCURRED WITH NO ADDITIONAL COST TO THE OWNER.
- QUANTITIES ARE APPROXIMATE AND MAY VARY TO ENSURE SUCCESSFUL COMPLETION OF THE WORK.
- COMPLIANCE WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES IS MANDATORY FOR ALL WORK AND MATERIALS.
- COORDINATION OF WORK WITH OTHER CONTRACTORS OPERATING AT OR NEAR THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR MUST COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES.

- THE CONTRACTOR IS TASKED WITH COORDINATING AND MAINTAINING MAIL, GARBAGE, AND RECYCLING SERVICES TO PROPERTIES DURING CONSTRUCTION.
- RESPONSIBILITY FOR COORDINATING AND MAINTAINING STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION, BOTH PIPED AND OVERLAND FLOW, LIES WITH THE CONTRACTOR.
- COORDINATION AND MAINTENANCE OF WATER AND SANITARY FLOW TO AND FROM PROPERTIES ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR MUST COORDINATE AND MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICE INTERRUPTION IS PERMITTED ONLY WITH APPROVAL FROM THE OWNER, CITY, AND ADJACENT PROPERTIES.
- COORDINATION WITH UTILITY SERVICES FOR SMALL UTILITY INSTALLATION FALLS UNDER THE CONTRACTOR'S RESPONSIBILITIES.
- UNLESS SHOWN OR NOTED OTHERWISE, CONSTRUCTION LIMITS EXTEND TO THE PROPERTY LINE. CONSTRUCTION ACTIVITIES MUST BE RESTRICTED TO DESIGNATED AREAS AS INDICATED ON THE PLANS.
- PRESERVATION AND PROTECTION OF EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR MUST DOCUMENT EXISTING CONDITIONS THROUGH PHOTOS OR VIDEOS BEFORE CONSTRUCTION BEGINS. THIS INCLUDES ITEMS DESIGNATED TO REMAIN THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS, ALONG WITH PLANS AND NOTATIONS, 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.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- BEFORE COMMENCING WORK, THE CONTRACTOR MUST NOTIFY THE OWNER AND

- ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS. NO FIELD CHANGES OR DEVIATIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. FAILURE TO NOTIFY THE OWNER AND ENGINEER OF IDENTIFIABLE CONFLICTS BEFORE INSTALLATION RELIEVES THE OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SPECIAL CONDITIONS AND PROVISIONS, ETC., MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- FULLY IMPLEMENTING AND ENFORCING SAFE WORK PRACTICES, INCLUDING BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING, MATERIALS HANDLING AND DRILLING, OPERATION OF EQUIPMENT, AND ENSURING PUBLIC SAFETY DURING WORK PROGRESS, IS THE CONTRACTOR'S RESPONSIBILITY.
- PLANNING FOR AND ENSURING PERSONNEL COMPLY WITH OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) IS PART OF THE CONTRACTOR'S RESPONSIBILITIES.
- INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS THROUGHOUT THE WORK PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ENSURING THE SAFETY OF EMPLOYEES ON THE PROJECT SITE AND OTHER AFFECTED PERSONS AND ORGANIZATIONS IS CRITICAL FOR THE CONTRACTOR. SAFETY DUTIES AND RESPONSIBILITIES EXTEND UNTIL ALL WORK IS COMPLETE, AND THE ENGINEER ISSUES NOTICE THAT THE WORK IS FINISHED.
- HAZARDOUS MATERIALS, SUCH AS OIL, GASOLINE, PAINT, AND OTHER HAZARDOUS SUBSTANCES, MUST BE PROPERLY STORED BY THE CONTRACTOR. THIS INCLUDES SECONDARY CONTAINMENTS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES. ACCESS TO STORAGE AREAS MUST BE RESTRICTED TO PREVENT VANDALISM. HAZARDOUS WASTE STORAGE AND DISPOSAL MUST COMPLY WITH MPCA REGULATIONS. IMMEDIATE REMOVAL OF SPILLS OF FUELS, OILS, OR OTHER CHEMICALS UPON DETECTION IS THE CONTRACTOR'S RESPONSIBILITY.

EXISTING CONDITIONS OF SURVEY

ADDRESS:

141st Ave N & Northdale Blvd, Rogers, Minnesota 55.

LEGAL DESCRIPTION:

Lot 1, Block 1, UPTOWN ROGERS 3RD ADDITION, Hennepin County, Minnesota.

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: May 1, 2025

Anderson Engineering of Minnesota, LLC

by: Nicholas Hillmer
Nicholas Hillmer
Minnesota License No. 45774

SURVEY NOTES:

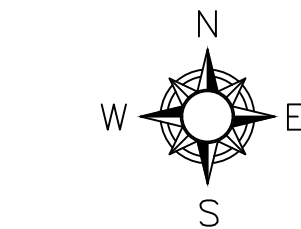
- The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83(2011).
- The vertical datum is NAVD 88. The site benchmark is the top nut of hydrant located 155ft East of Northdale Boulevard and 154ft South of 141st Ave N. Elevation = 913.87 feet.
- The area of the property described hereon is 43,375 square feet or 0.9958 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence and Gopher State One Call markings per ticket number 250930077. 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.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- The field work was completed in the month of April 2025.
- 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.

BUILDING SETBACKS

Front = 30ft
Side (Street) = 30ft
Side (Interior) = 10ft
Rear = 20ft

LEGEND

- CATCH BASIN
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- HANDHOLE
- HANDHOLE ELECTRIC
- HYDRANT
- MAILBOX
- PUSH BUTTON WALK
- SANITARY MANHOLE
- SEMAPHORE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SCRIBED "X" IN SURFACE
- BUILDING SETBACK
- COMMUNICATION
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOMES
- DECIDUOUS TREE



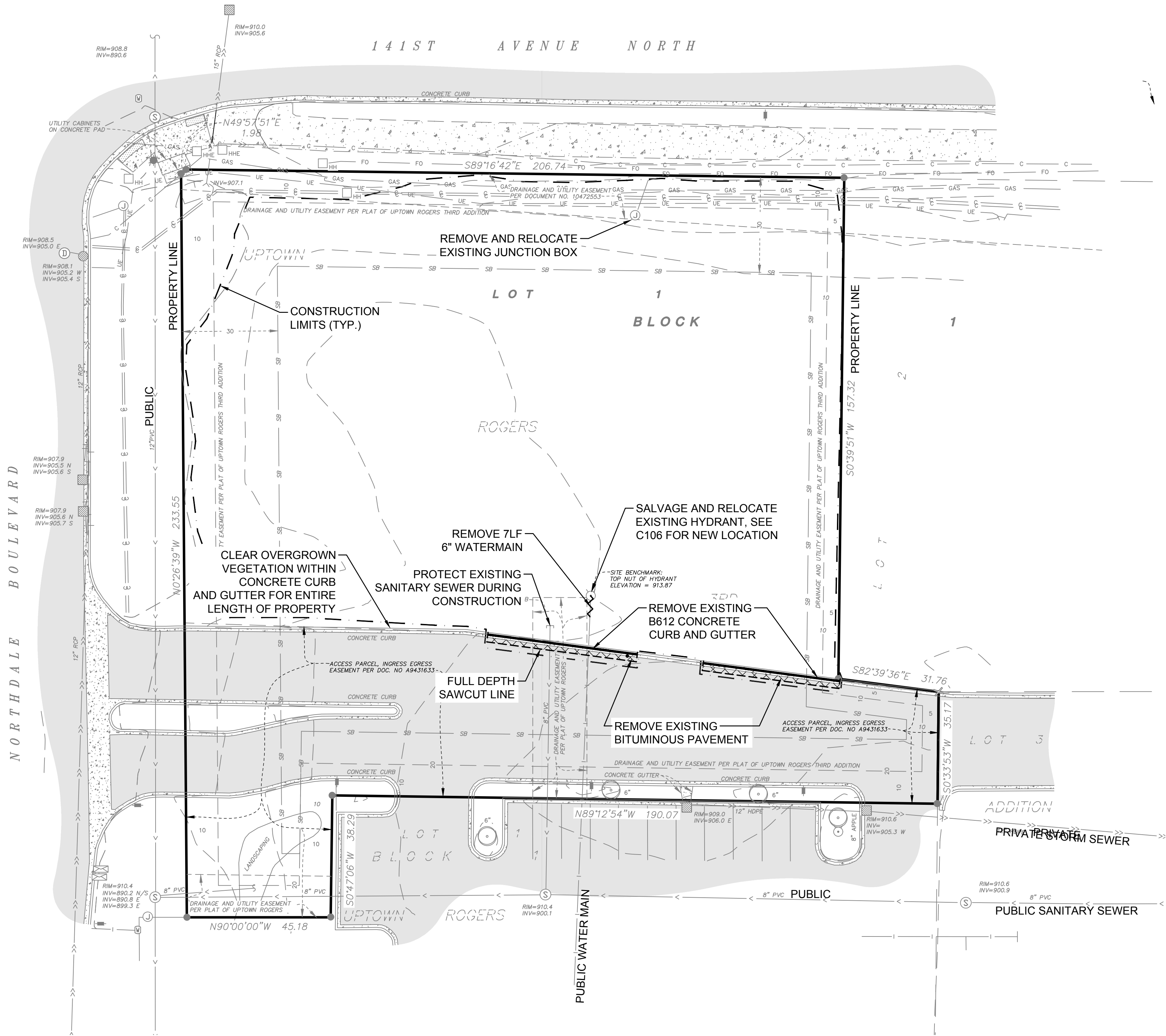
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ANDERSON
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

Anderson Engineering of Minnesota, LLC
13605 1st Avenue North, Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com

May 06, 2025 - 8:53am
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bnoirhem

1 DEMOLITION PLAN
SCALE: 1"=20'



LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STRM INLET
- EXISTING SAN/STRM MANHOLE
- EXISTING HYDRANT
- REMOVE EXISTING UTILITY
- EXISTING CONCRETE
- REMOVE EXISTING BITUMINOUS PAVEMENT
- REMOVE CONCRETE C&G
- EXISTING UNDERGROUND ELECTRIC
- EXISTING COMMUNICATIONS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE

DEMOLITION NOTES

- 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:
 - PROTECT ALL TREES AND PLANTS NOT DESIGNATED FOR REMOVAL.
 - CONDUCT OPERATIONS TO AVOID DAMAGE TO PROTECTED TREES AND VEGETATION.
 - CUT, REMOVE, AND DISPOSE OF TREES, BRUSH, SHRUBS, WINDFALLS, LOGS, STUMPS, ROOTS, FALLEN TIMBER, AND OTHER VEGETATION.
 - DISPOSE OF DEBRIS ACCORDING TO APPLICABLE REGULATIONS.
 - NO BURYING OF CLEARED AND GRUBBED WASTE WITHIN THE CONSTRUCTION LIMITS.
- UNLESS OTHERWISE STATED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DEMOLITION WITHIN ALL AREAS OF PROPOSED IMPROVEMENTS. REMOVAL LIMITS AS 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 MISCONSTRUED AS DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. ADEQUATELY DETAILED PHOTOGRAPHS OR VIDEO RECORDINGS, ALONG WITH PLANS AND NOTATIONS, 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.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL

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



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

LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

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. FINE

SIGNATURE:
DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

DEMOLITION PLAN

DRAWING NO.

C102

PLOTTED:
05/07/2025

COMM. NO.
18586

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
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PRINT NAME: BRIAN J. FIESTRO, PE

SIGNATURE _____

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

[illegible]

SITE PLAN REVIEW

05-07-2025

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

SITE PLAN

DRAWING NO.

C103

PLOTTED: 05/07/2025	COMM. NO. 18586
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	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	PROPOSED BITUMINOUS PVMT
	PROPOSED CONCRETE PVMT
	PROPOSED B612 CONCRETE C&G
	BUILDING SETBACK LINE
	PARKING COUNT
	DIRECTIONAL ARROW
	LIGHT POLE, SEE LIGHTING PLAN

ADDRESS: UNASSIGNED
ROGERS, MN 55374

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

PROPERTY SIZE: 43,375 SF (0.99 Ac)

LOT COVERAGE = 75% MAX, 65% IF CORRIDOR
PROPOSED LOT COVERAGE = 29.2%

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 = 24'

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.

<u>DINING AREA</u>	
<u>PICKUP LOBBY</u>	<u>149 SF</u>
	149/40 = 3.73 SPACES

KITCHEN AREA
KITCHEN 912 SF
 912/80 = 11.4 SPACES

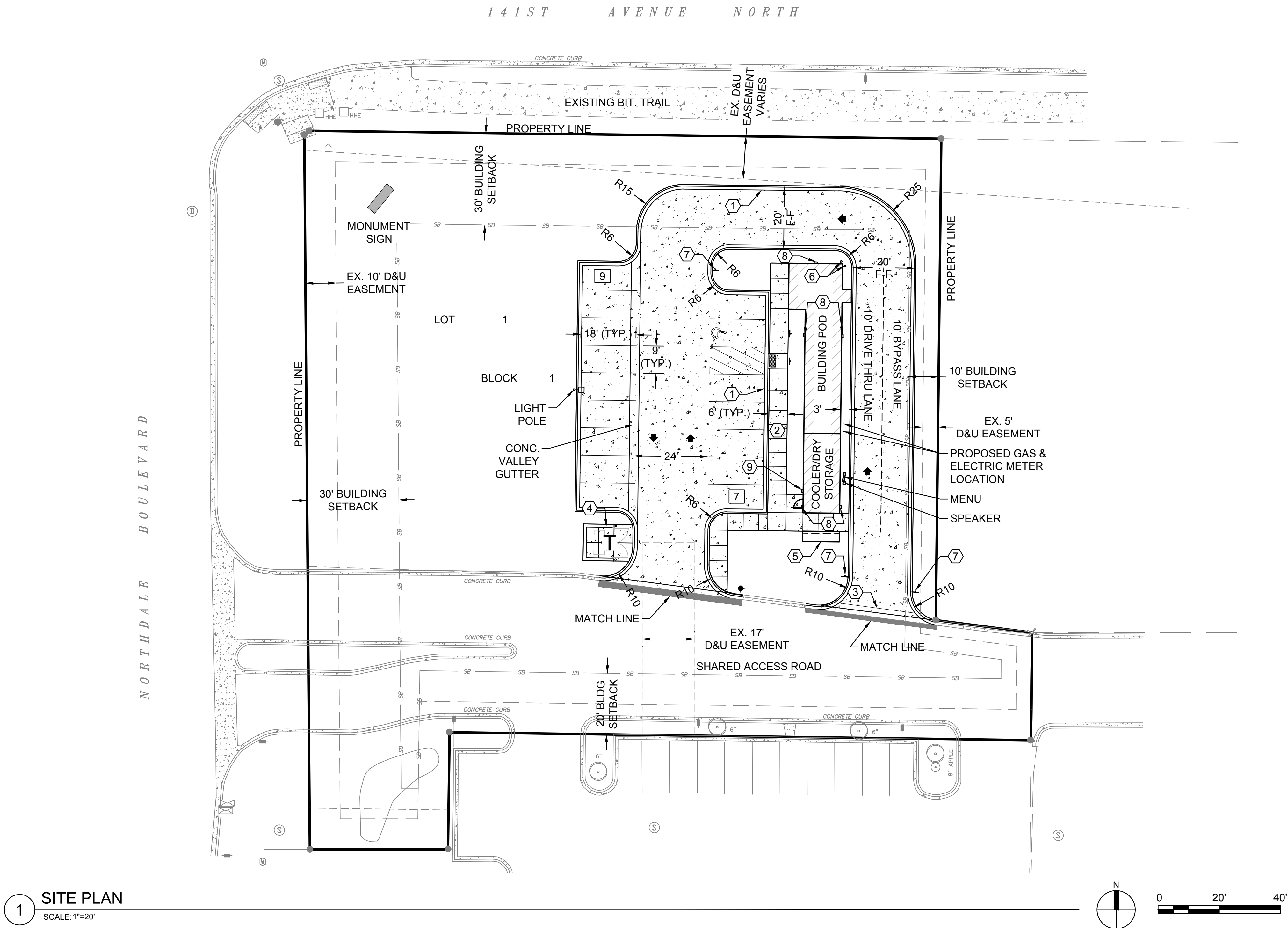
RESTAURANT TOTAL = $3.73 + 11.4 = 15.13 = 16$ SPACES REQ'D

PARKING SHOWN 16 SPACES

HANDICAPPED REQUIREMENTS

1-25 SPACES = 1 HANDICAPPED SPACE REQ'D

- ① PROPOSED MNDOT 2531 TYPE B612 CONCRETE CURB.
- ② 6' WIDE CONCRETE SIDEWALK. SEE DETAIL 10/C501
- ③ CONCRETE VALLEY GUTTER SEE DETAIL 5/C501
- ④ TRASH ENCLOSURE
- ⑤ 8' HIGH PRIVACY WALL TO BE DELEGATED DESIGN
- ⑥ 6" CONCRETE BOLLARD SEE DETAIL 12/C501
- ⑦ DIRECTIONAL SIGN "ONE WAY"
- ⑧ WALL MOUNTED LIGHT, SEE LIGHTING PLAN
- ⑨ FIRE DEPARTMENT EMERGENCY KEY BOX. CONFIRM EXACT LOCATION WITH CITY OF ROGERS FIRE MARSHAL.



1 SITE PLAN
SCALE: 1"=20'

May 06, 2025 - 8:53am
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ACCESSIBLE RAMP KEY NOTES

- 1

0" CURB HEIGHT AT PEDESTRIAN RAMP
- 2

FULL CURB HEIGHT
- 3

VARIABLE HEIGHT CURB
- 4

3" PREFORMED JOINT FILLER SHALL BE PLACED FLUSH WITH BACK OF CURB AND ADJACENT TO SIDEWALK.
- 5

RECTANGULAR DETECTABLE WARNING SHALL EXTEND 4' MIN. IN WIDTH AND 2' MIN IN THE PATH OF TRAVEL. DETECTABLE WARNING SHALL BE SET FROM THE BACK OF CURB IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBILITY.
- 6

5' BY 5' LANDING MIN WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
- 7

4" PAINTED DIAGONAL LINES 45° - 3" CENTER TO CENTER.
- 8

WHITE REFLECTIVE PAINT RECTANGLE CENTERED AROUND ACCESSIBILITY PARKING SYMBOL. LINE TO BE 3 INCHES WIDE, OVER A WIDTH OF 36 INCHES AND HEIGHT OF 41 INCHES PER 2010 ADA STANDARDS FOR ACCESSIBILITY.
- 9

HANDICAP STALL SIGN TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBILITY CODE 502.6. SEE DETAIL 3/C6.
- 10

NO PARKING SIGN TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBILITY CODE 502.6.

ACCESSIBILITY NOTES

1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND .
2. ALL CONSTRUCTION OF HANDICAP STALLS, ROUTES, & CURB RAMPS TO COMPLY WITH THE 2020 MN ACCESSIBILITY CODE.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL .
4. TO ENSURE RAMPS & LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
5. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
6. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED CONCRETE C&G

SPOT ELEVATION KEY

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

GRADING NOTES

1. 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.
2. IMPORTED SUITABLE FILL MATERIAL NEEDED MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
3. THE CONTRACTOR MUST COORDINATE REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHOULD PROMPTLY BACKFILL SUBGRADE AND TRENCH EXCAVATIONS AFTER EXCAVATION.
9. 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.
10. 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.
11. 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.
12. THE PROPOSED CONTOURS PERTAIN TO THE FINISHED SURFACE GRADE, UNLESS OTHERWISE INDICATED.
13. THE CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
14. IMPORTED SUITABLE FILL MATERIAL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DEWATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
16. 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.
17. GRADING ELEVATIONS SHALL CONFORM TO MNDOT SPEC 2106.3.1.



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Anderson Engineering of Minnesota, LLC

LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

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. FISTRICH

SIGNATURE:
DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

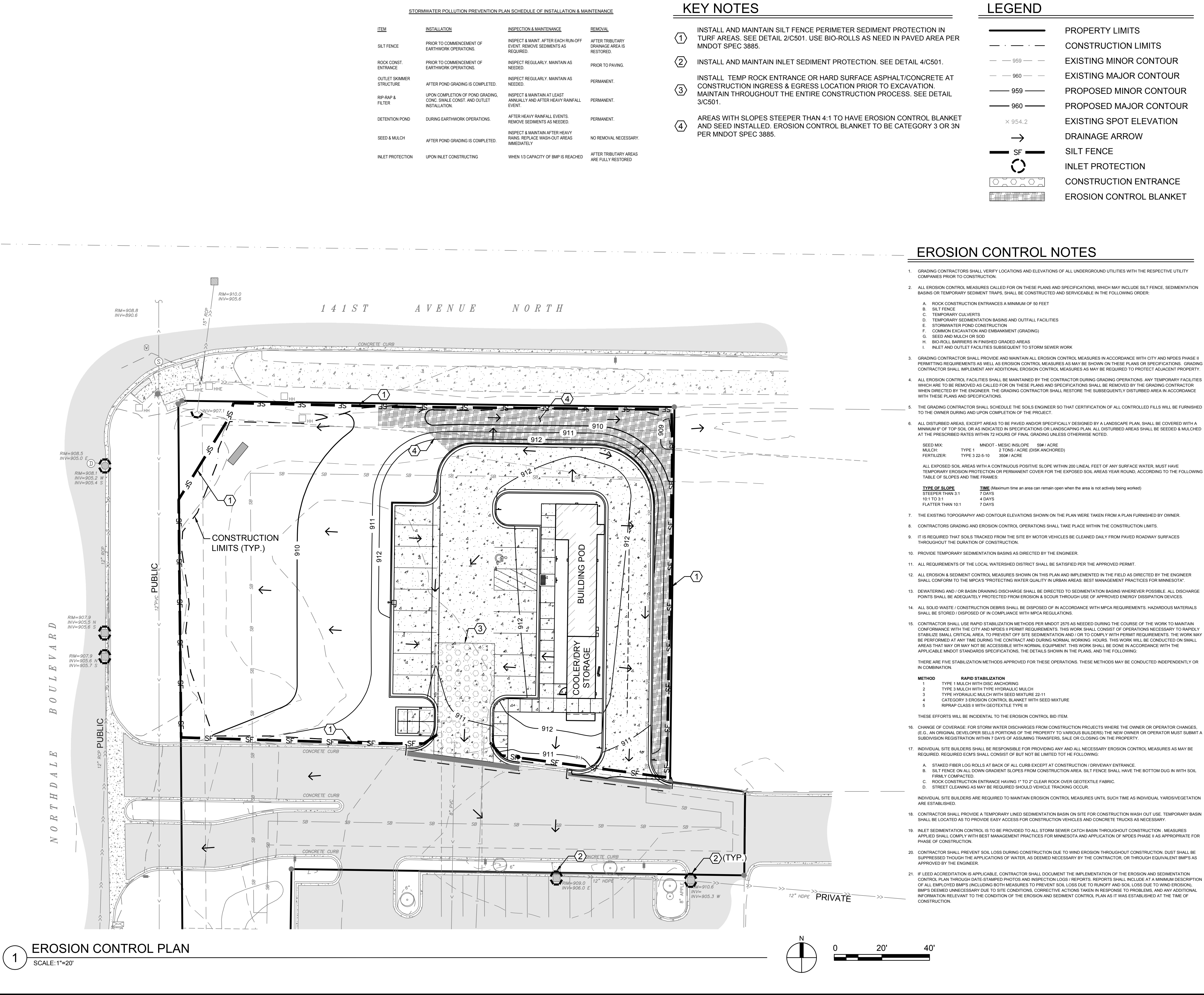
GRADING AND
DRAINAGE PLAN

DRAWING NO.

C104

PLOTTED: 05/07/2025	COMM. NO. 18586
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May 06, 2025 - 8:53am
Xref Filename: \\18596_c_base\\18596_22\\34 AE Commercial Title Block\\18596_s_base\\
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broheim



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PRINT NAME: BRIAN J. FIEBIGER

SIGNATURE: [Signature]
DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

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SITE PLAN REVIEW

05-07-2025

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

EROSION AND
SEDIMENT
CONTROL PLAN

DRAWING NO.

C105

PLOTTED: 05/07/2025	COMM. NO. 18586
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May 06, 2025 - 8:53am
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bnoirhem

UTILITY NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
- 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.

- 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.
- WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 10' HORIZONTAL AND 24" 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.
- WATER SERVICE MATERIALS SHALL BE AWWA C900/C901 AS SHOWN. CONTRACTOR SHALL VERIFY SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION.
 - 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.
 - 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.

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- PROPOSED SANITARY CLEANOUTS
- PROPOSED 6" HYDRANT W/ 6" GATE VALVE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT

KEY NOTES

- CONNECT TO EXISTING 6" WATER MAIN STUB.
- AWWA C901 2" DOMESTIC LINE
- 6" PVC AWWA C900 WATERMAIN
- 2" CURB STOP W/ SADDLE
- 6" HYDRANT W/ 6" GATE VALVE
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER
- EXISTING SANITARY SEWER ASSUMED TO SLOPE @ 2.0% UP FROM MAIN. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION PRIOR TO CONNECTION.

MN DOLI NOTES

- ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 MINNESOTA PLUMBING CODE, CHAPTER 4714. ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES IN THE PLUMBING SYSTEM SHALL MEET THEIR RELEVANT CODE SECTION REQUIREMENTS INCLUDING:
 - BE LISTED OR LABELED (THIRD PARTY CERTIFIED) BY A LISTING AGENCY.
 - COMPLY WITH THE APPROVED RECOGNIZED STANDARDS REFERENCED IN THE 2020 MINNESOTA PLUMBING CODE.
 - BE FREE OF DEFECTS.
- PVC SANITARY SEWERS MUST MEET ASTM D1785, D2665, D3034, F794, F891, F949, OR F1488 WITH APPROVED FITTINGS. SOLVENT WELDED JOINTS MUST USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT. THE SEWER MUST BE INSTALLED BY OPEN TRENCH ON A CONTINUOUS GRANULAR BED PER ASTM D2321.
- PE AND HDPE WATER SERVICES MUST MEET ASTM D2239, ASTM D2737, ASTM D3035, AWWA C901, OR CSA B137.1 INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS (SEE 2015 MN PLUMBING CODE TABLE 604.1, SECTION 605.7, AND INSTALLATION STANDARD 7). JOINTS MUST BE HEAT FUSED OR USE APPROVED INSERT FITTINGS WITH STAINLESS STEEL

CLAMPS, AN ACCESSIBLE BLUE 18 AWG MINIMUM TRACER WIRE SUITABLE FOR DIRECT BURY MUST BE PROVIDED (SEE SECTION 604.9).
- STORM SEWERS WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE MUST BE TESTED PER 2015 MN PLUMBING CODE SECTION 1109.0.
- HDPE STORM AND SANITARY SEWERS MUST MEET ASTM F714. WHEN APPROVED FOR USE AS A STORM OR SANITARY SEWER MATERIAL, INSTALLATION OF HDPE MUST MEET THE FOLLOWING REQUIREMENTS:
 - WATER TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS, INCLUDING STRUCTURES.
 - INSTALLATION MUST BE BY OPEN TRENCH ON A CONTINUOUS GRANULAR BED PER ASTM D2321.
 - THE CONNECTION BETWEEN HDPE TO A BUILDING SEWER OF DIFFERENT MATERIAL MUST BE MADE THROUGH AN APPROVED TRANSITION COUPLING FOR THE INTENDED MATERIALS.



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PRINT NAME: BRIAN J. FISCHER

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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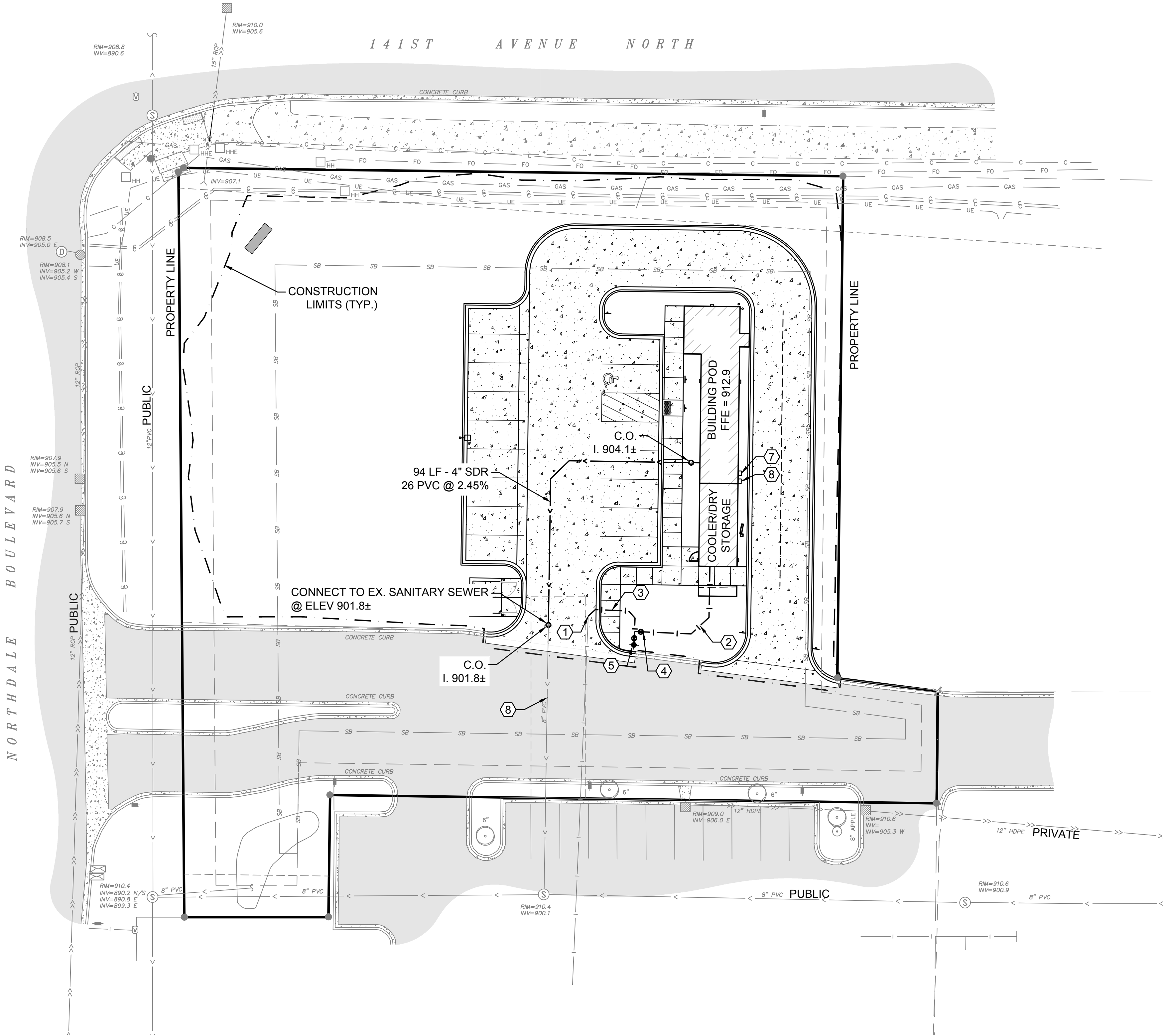
UTILITY PLAN

DRAWING NO.

C106

PLOTTED:
05/07/2025

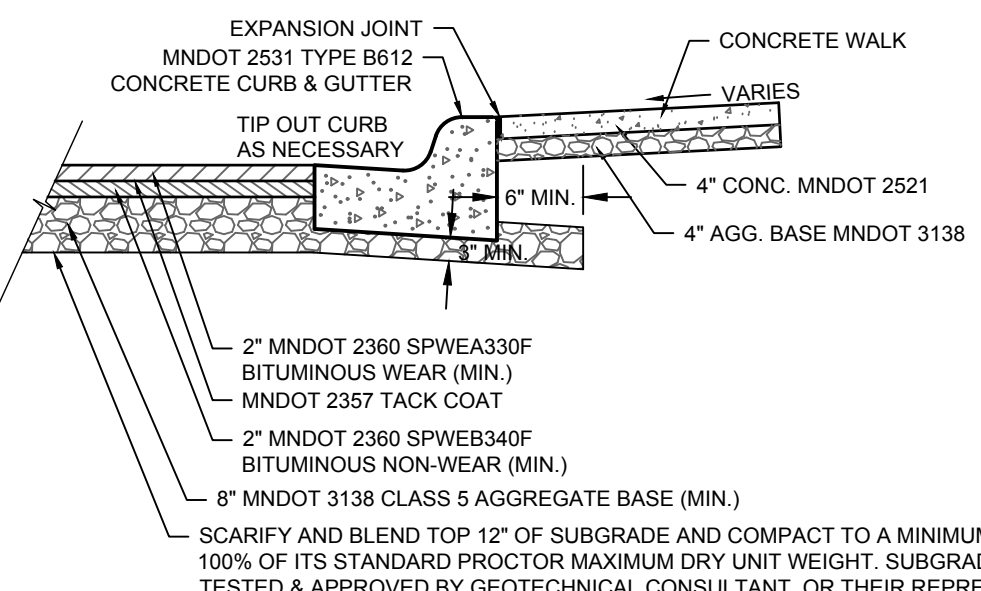
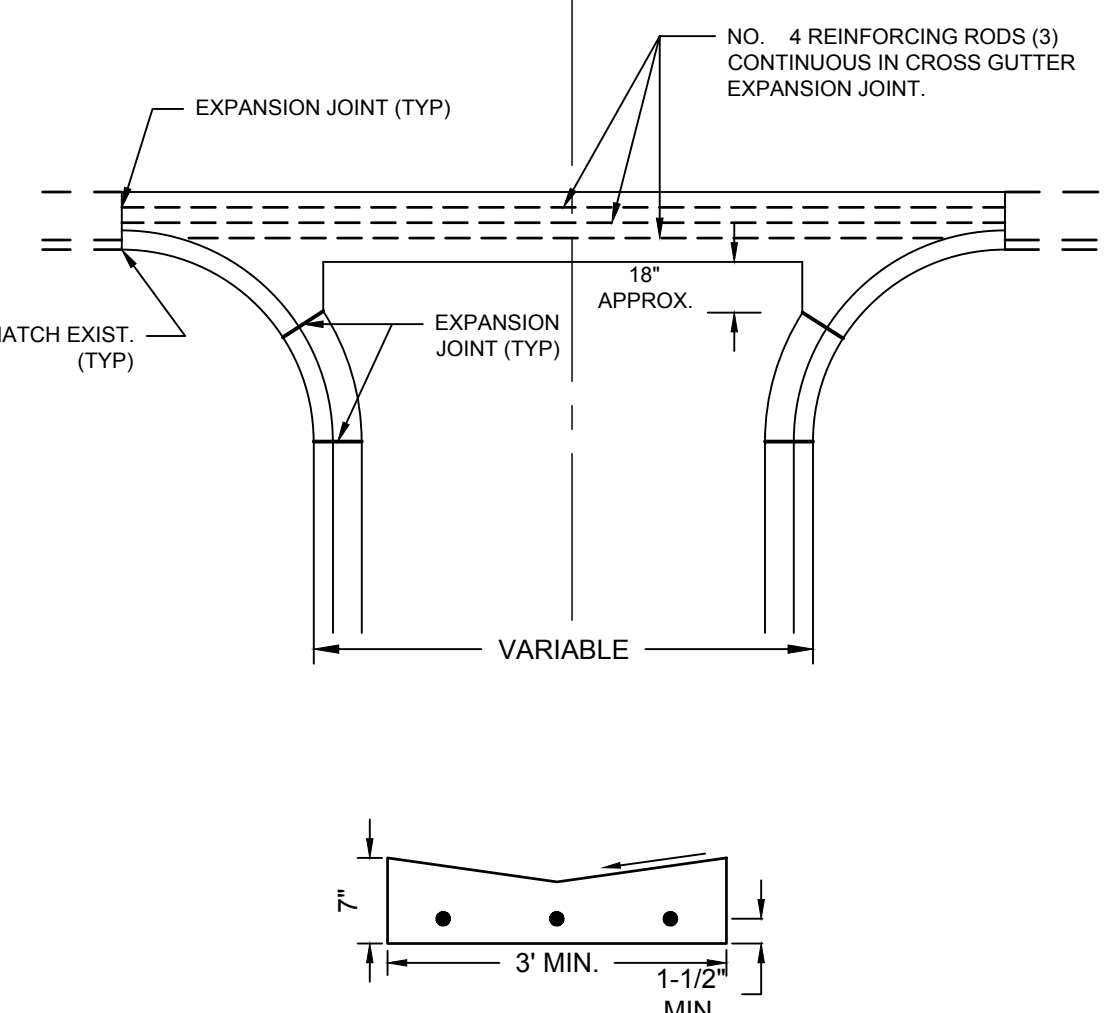
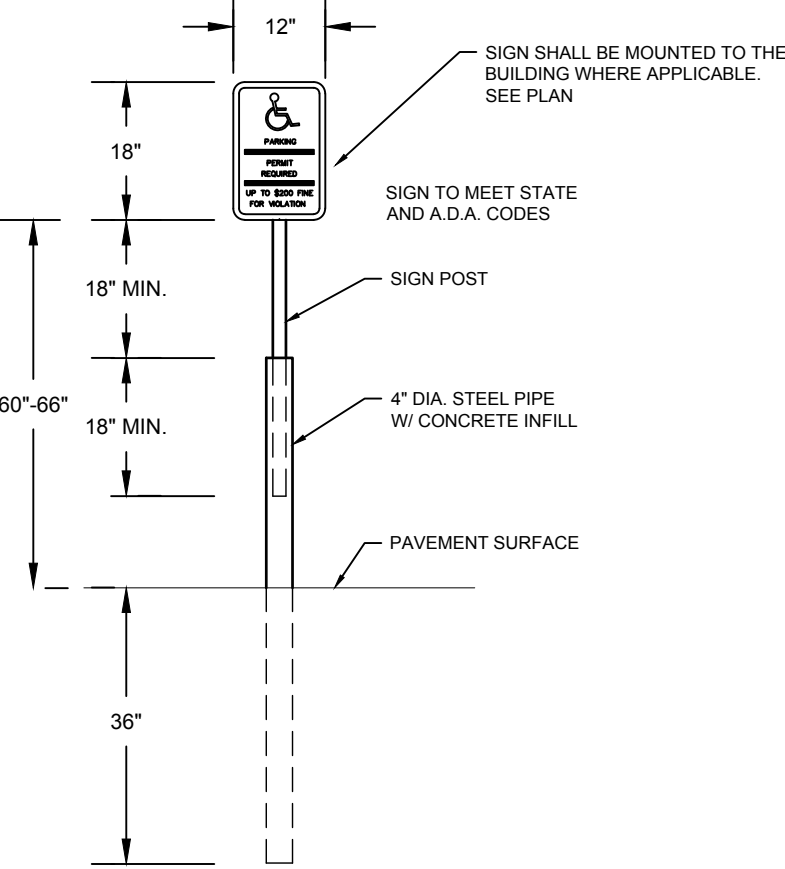
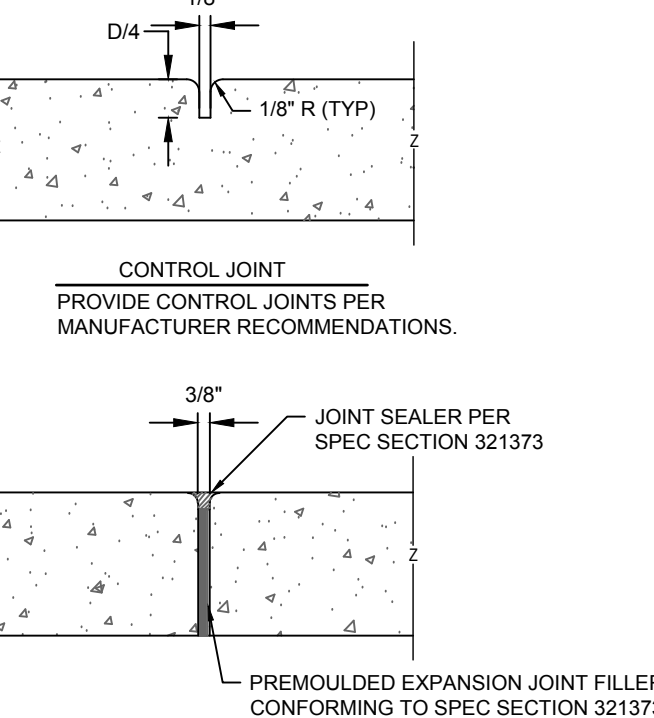
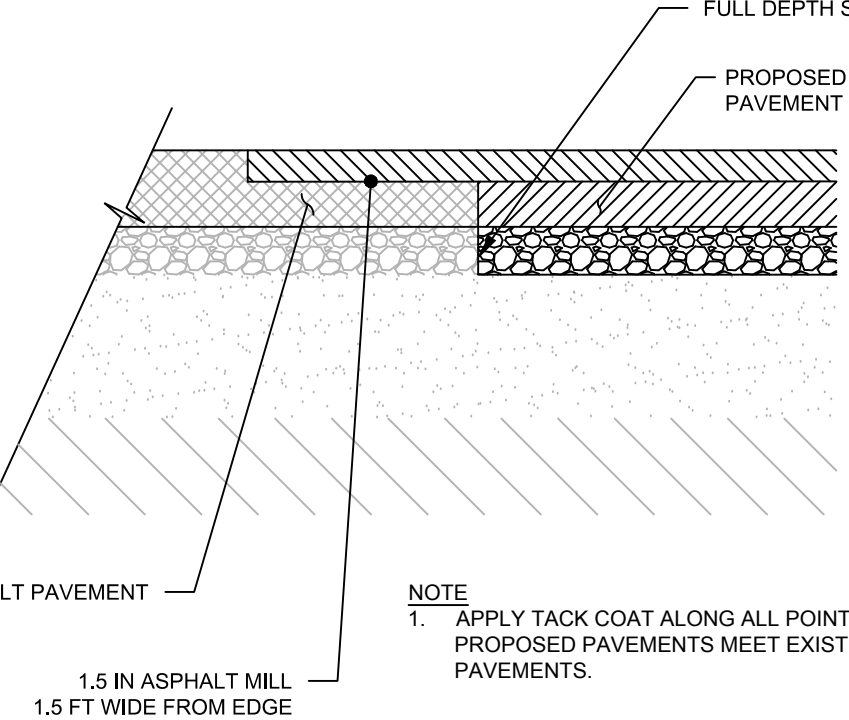
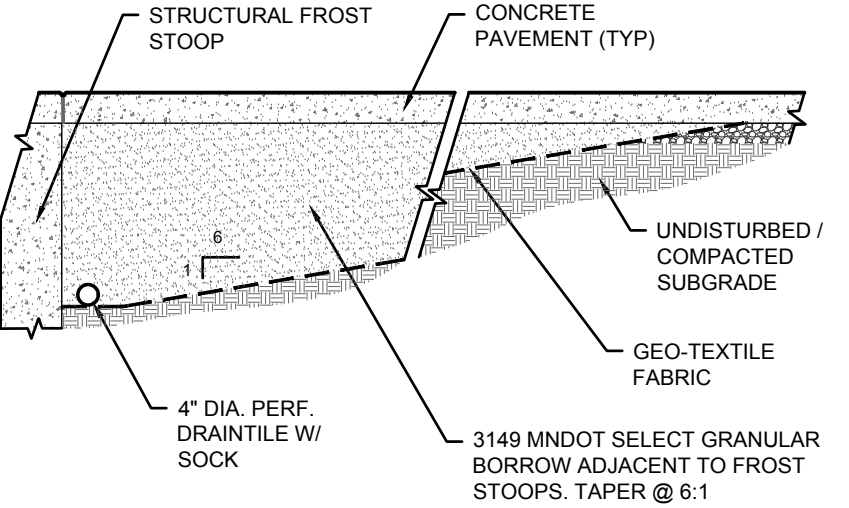
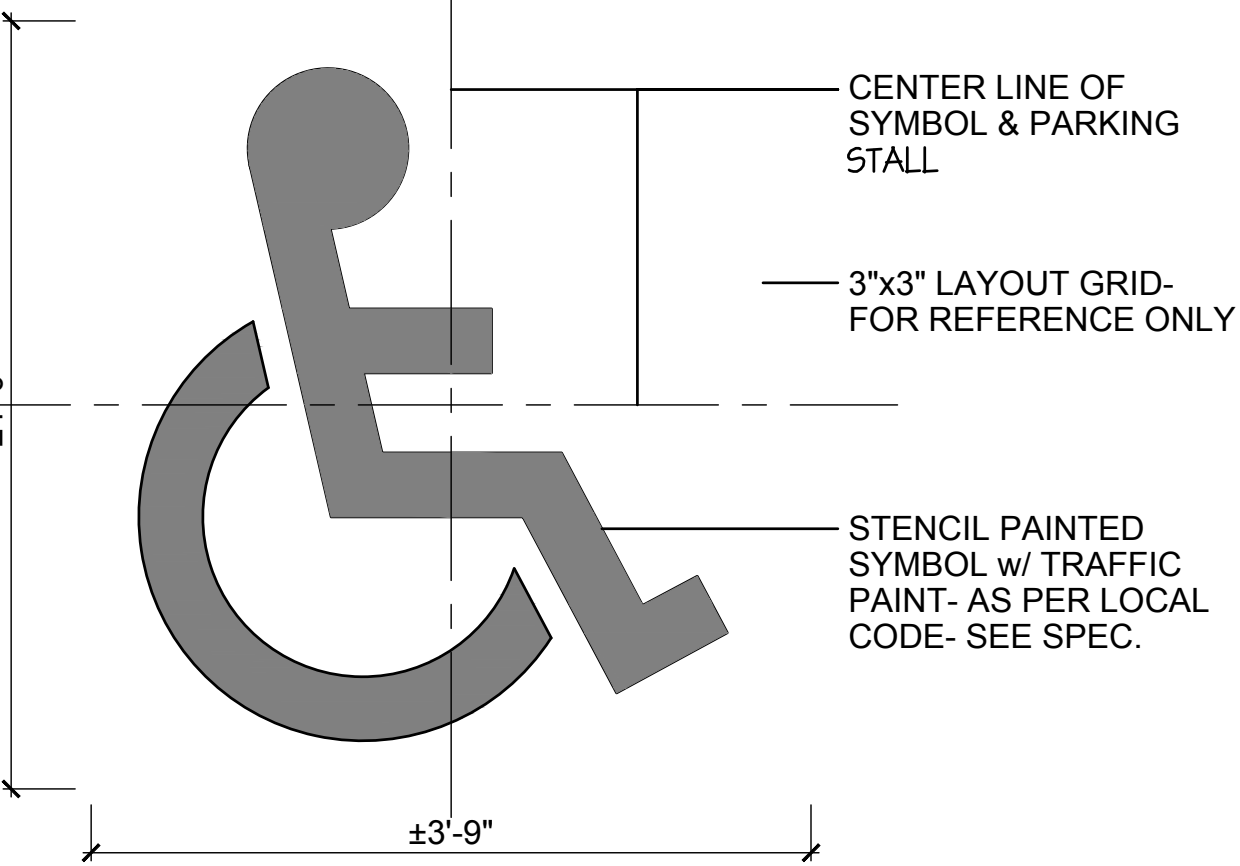
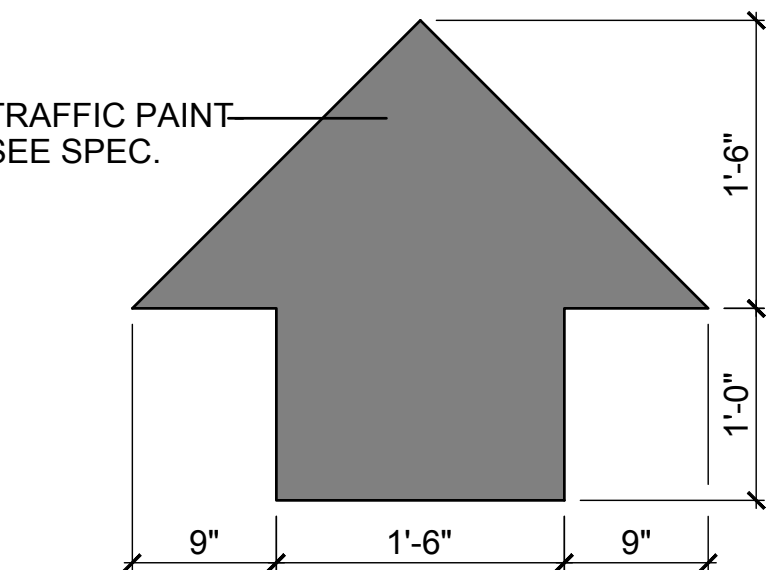
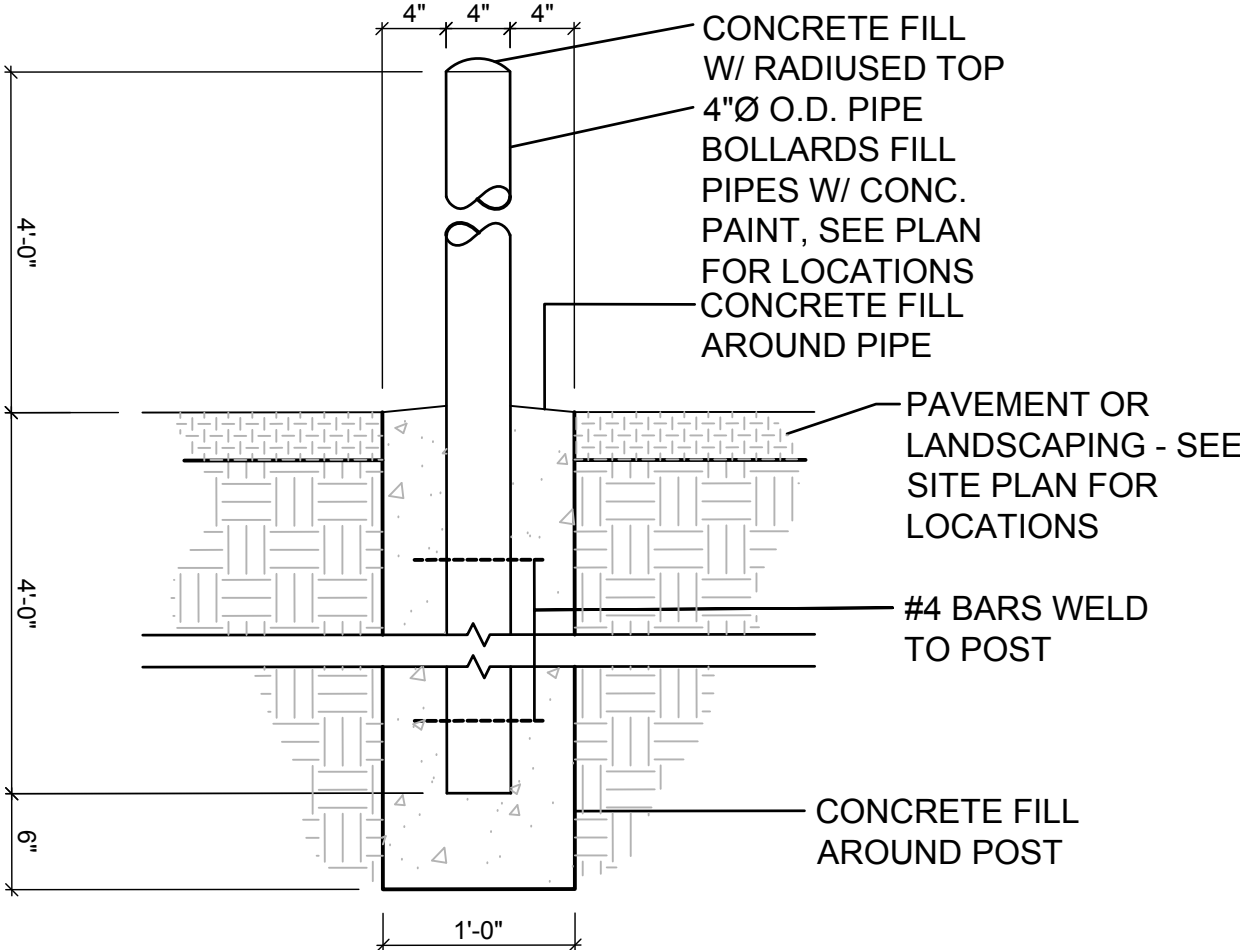
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UTILITY PLAN

SCALE: 1"=20'

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May 06, 2025 - 8:53am

 EXPANSION JOINT MNDOT 2531 TYPE B612 CONCRETE CURB & GUTTER TIP OUT CURB AS NECESSARY 6" MIN. CONCRETE WALK VARIES 4" CONC. MNDOT 2521 4" AGG. BASE MNDOT 3138 2" MNDOT 2360 SPWEA330F BITUMINOUS WEAR (MIN.) MNDOT 2357 TACK COAT 2" MNDOT 2360 SPWEB340F BITUMINOUS NON-WEAR (MIN.) 8" MNDOT 3138 CLASS 5 AGGREGATE BASE (MIN.) SCARIFY AND BLEND TOP 12" OF SUBGRADE AND COMPACT TO A MINIMUM 100% OF ITS STANDARD PROCTOR MAXIMUM DRY UNIT WEIGHT. SUBGRADE TO BE TESTED & APPROVED BY GEOTECHNICAL CONSULTANT, OR THEIR REPRESENTATIVE. NOT TO SCALE			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 BITUMINOUS PAVING & SIDEWALK SECTION	1		
 EXPANSION JOINT (TYP) MATCH EXIST. (TYP) EXPANSION JOINT (TYP) 18" APPROX. VARIABLE 3' MIN. 1-1/2" MIN.			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 CONCRETE VALLEY GUTTER	5		
 12" 18" 18" MIN. 60"-66" 18" MIN. 36" SIGN SHALL BE MOUNTED TO THE BUILDING WHERE APPLICABLE. SEE PLAN SIGN TO MEET STATE AND A.D.A. CODES SIGN POST 4" DIA. STEEL PIPE W/ CONCRETE INFILL PAVEMENT SURFACE NOTES: SEE ARCHITECTURAL PLANS FOR MORE INFORMATION. NOT TO SCALE			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 HANDICAPPED SIGN	6		
 1/8" D/4 1/8" R (TYP) CONTROL JOINT PROVIDE CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS. 3/8" JOINT SEALER PER SPEC SECTION 321373 PREMOULDED EXPANSION JOINT FILLER CONFORMING TO SPEC SECTION 321373 EXPANSION JOINT PROVIDE EXPANSION JOINTS AT BUILDING AND CONCRETE STOOP INTERFACE, AS WELL AS EVERY 24 FEET OF CONTINUOUS SIDEWALK AND AT SIDEWALK INTERSECTIONS. NOTE: JOINTS CAN BE SAW CUT.			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 JOINT DETAIL	7		
 FULL DEPTH SAWCUT EXISTING PAVEMENT PROPOSED ASPHALT PAVEMENT EXISTING ASPHALT PAVEMENT 1.5 IN ASPHALT MILL 1.5 FT WIDE FROM EDGE NOTE 1. APPLY TACK COAT ALONG ALL POINTS WHERE PROPOSED PAVEMENTS MEET EXISTING PAVEMENTS. NOT TO SCALE			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 BITUMINOUS LAP JOINT	8		
 STRUCTURAL FROST STOOP CONCRETE PAVEMENT (TYP) UNDISTURBED / COMPACTED SUBGRADE GEO-TEXTILE FABRIC 4" DIA. PERF. DRAIN TILE W/ SOCK 3149 MNDOT SELECT GRANULAR BORROW ADJACENT TO FROST STOOPS, TAPER @ 6:1 NOT TO SCALE			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 FROST STOOP DETAIL	9		
 ±4'-0" ±3'-9" CENTER LINE OF SYMBOL & PARKING STALL 3"x3" LAYOUT GRID- FOR REFERENCE ONLY STENCIL PAINTED SYMBOL w/ TRAFFIC PAINT- AS PER LOCAL CODE- SEE SPEC.			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 HANDICAP PARKING SYMBOL	10		
 TRAFFIC PAINT- SEE SPEC. 9" 1'-6" 9" 1'-6" 1'-0" 1'-6"			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 DIRECTIONAL ARROW	11		
 4" 4" 4" 4'-0" 4'-0" 6" CONCRETE FILL W/ RADIUS TOP 4"Ø O.D. PIPE BOLLARDS FILL PIPES W/ CONC. PAINT. SEE PLAN FOR LOCATIONS CONCRETE FILL AROUND PIPE PAVEMENT OR LANDSCAPING - SEE SITE PLAN FOR LOCATIONS #4 BARS WELD TO POST CONCRETE FILL AROUND POST 1'-0"			 18500 5th Ave. N. #100 Plymouth, MN 55441 P 763.412.4000 F 763.412.4000 ae-mn.com Anderson Engineering of Minnesota, LLC Page 8/2722 CONCRETE BOLLARD DETAIL	12		



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PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE
OF MINNESOTA.

PRINT NAME: BRIAN J. FINE

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

CIVIL DETAILS

DRAWING NO.

C501

PLOTTED: 05/07/2025	COMM. NO. 18586
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
DECIDUOUS TREES					
	Gi	1	SKYLINE® HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B	2 - 1/2" CAL.
	Tb	2	BOULEVARD AMERICAN LINDEN TILIA AMERICANA 'BOULEVARD'	B&B	2 - 1/2" CAL.
EVERGREEN TREES					
	Tb3	6	TECHNITO ARBORVITAE THUJA OCCIDENTALIS 'BAIL JOHN'	B&B	6' HT.
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE
DECIDUOUS SHRUBS					
	Rg	7	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	CONT.	5 GAL.
PERENNIALS					
	Ck	27	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	3 GAL.
	Nw	7	WALKER'S LOW CATMINT NEPETA X FAASSENII 'WALKER'S LOW'	CONT.	1 GAL.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SOD WITH IRRIGATION
	NATIVE GRASS SEED MIX
	WASHED RIVER ROCK MULCH

NOTES

- PER CITY OF ROGERS, IRRIGATION IS REQUIRED.
- IF A DISCREPANCY IS FOUND, THE PLANTING PLAN SHALL OVERRIDE THE PLANT SCHEDULE.
- SEE CIVIL FOR EROSION CONTROL BLANKET LOCATIONS.



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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: CURT CLARKE

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 45613

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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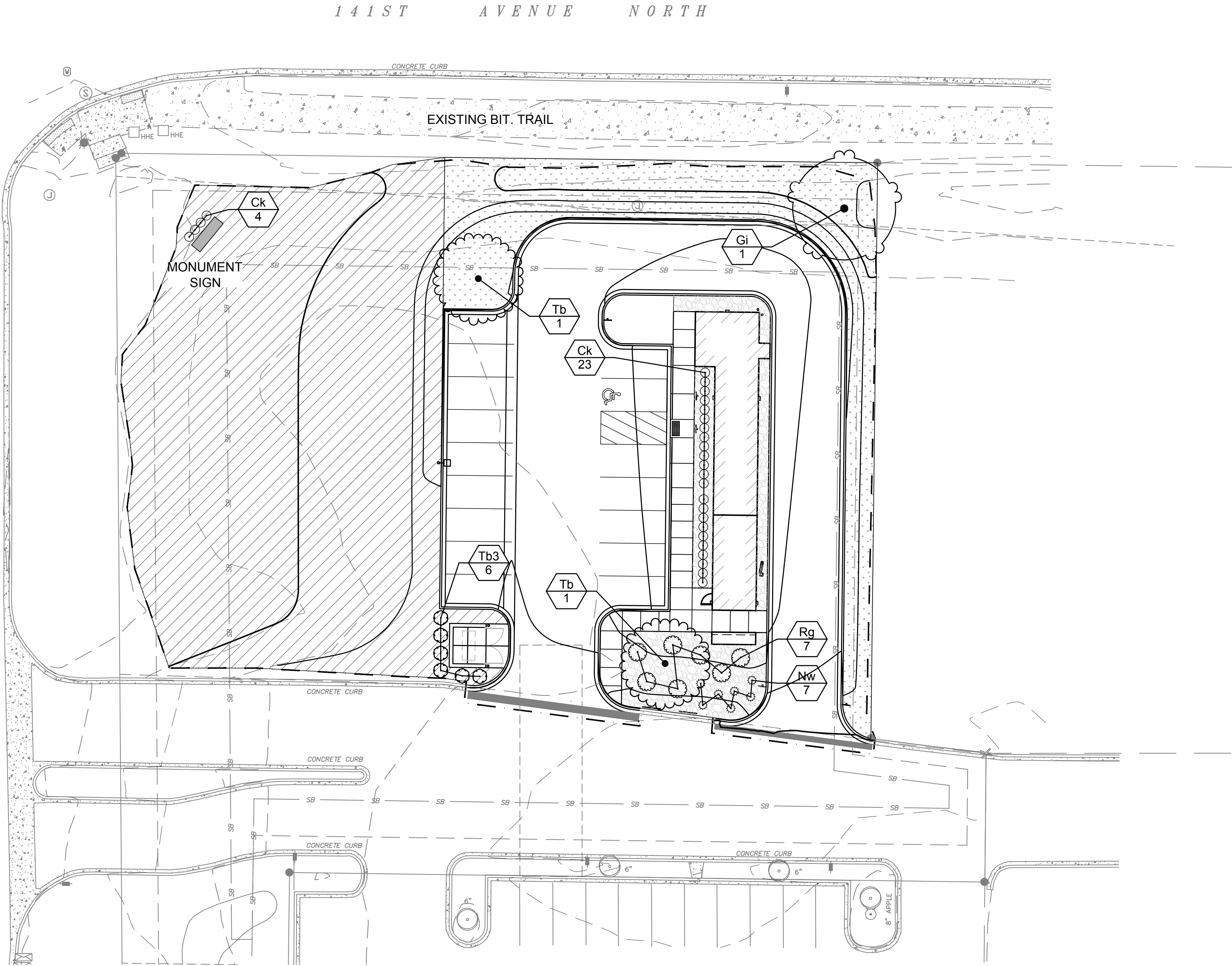
LANDSCAPE PLAN

DRAWING NO.

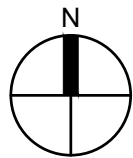
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PLOTTED:
05/07/2025

COMM. NO.
18586



1 LANDSCAPE PLAN
SCALE: 1"=20'



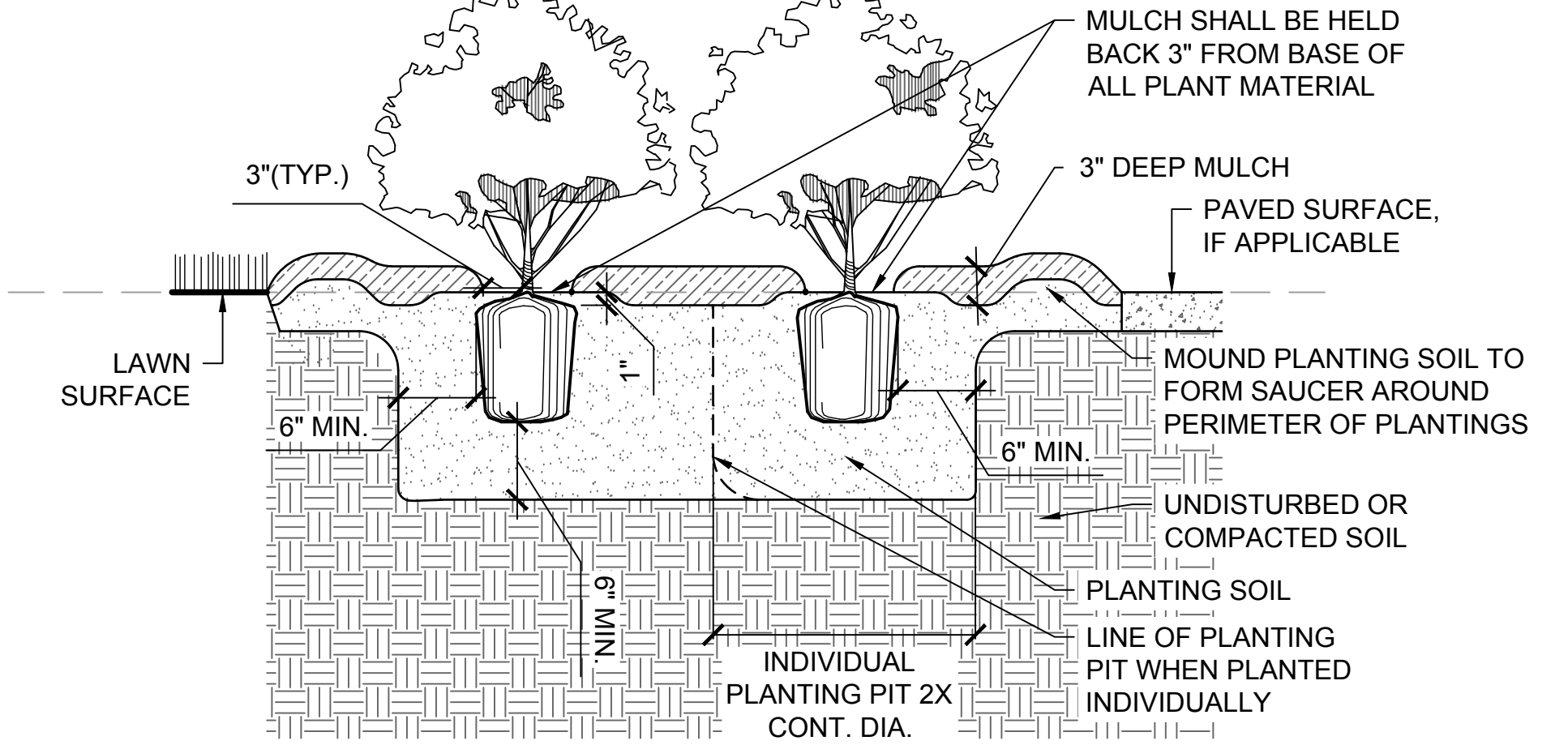
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bnoirhem
May 06, 2026 - 10:12am
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GENERAL LANDSCAPE NOTES:

- 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 LANDSCAPE ARCHITECT 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 WARRANTEE 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.
- 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 WARRANTEE 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 AND/OR LANDSCAPE ARCHITECT.
- 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.
- 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 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 PANS & 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.

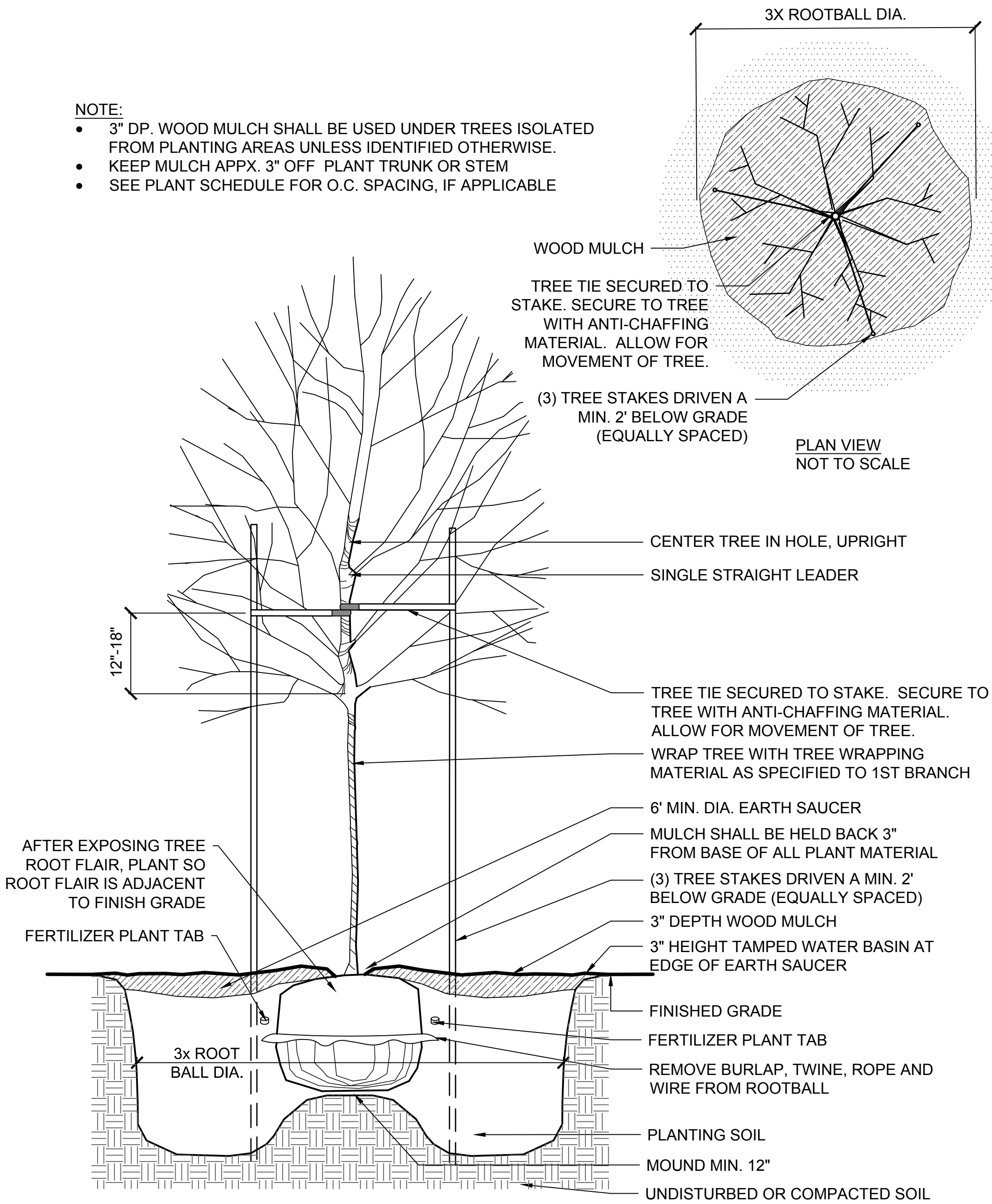
GENERAL IRRIGATION NOTES:

- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE A DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SPEARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
 - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
 - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
 - SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
 - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
 - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
 - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
 - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
 - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.



1 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: N.T.S.

- NOTE:
- 3" DP. WOOD MULCH SHALL BE USED UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.
 - KEEP MULCH APPX. 3" OFF PLANT TRUNK OR STEM
 - SEE PLANT SCHEDULE FOR O.C. SPACING, IF APPLICABLE



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.

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

LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

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: CURT CLARKE

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 45613

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

LANDSCAPE NOTES
& DETAILS

DRAWING NO.

L501

PLOTTED: 05/07/2025	COMM. NO. 18586
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SPEAKER ON 24"x24"x18" DEEP CONC. PAD - PROVIDE
(1) 3/4" CONDUIT W/ HOME RUN TO BUILDING FOR DATA

DRIVE-THRU MENU BOARD ON 36"x36"x24" DEEP
CONC. PAD - PROVIDE (2) 3/4" CONDUITS W/ 2"
SPACING BETWEEN RUNS, (1) FOR ELECTRICAL,
(1) FOR DATA W/ HOME RUN TO BUILDING

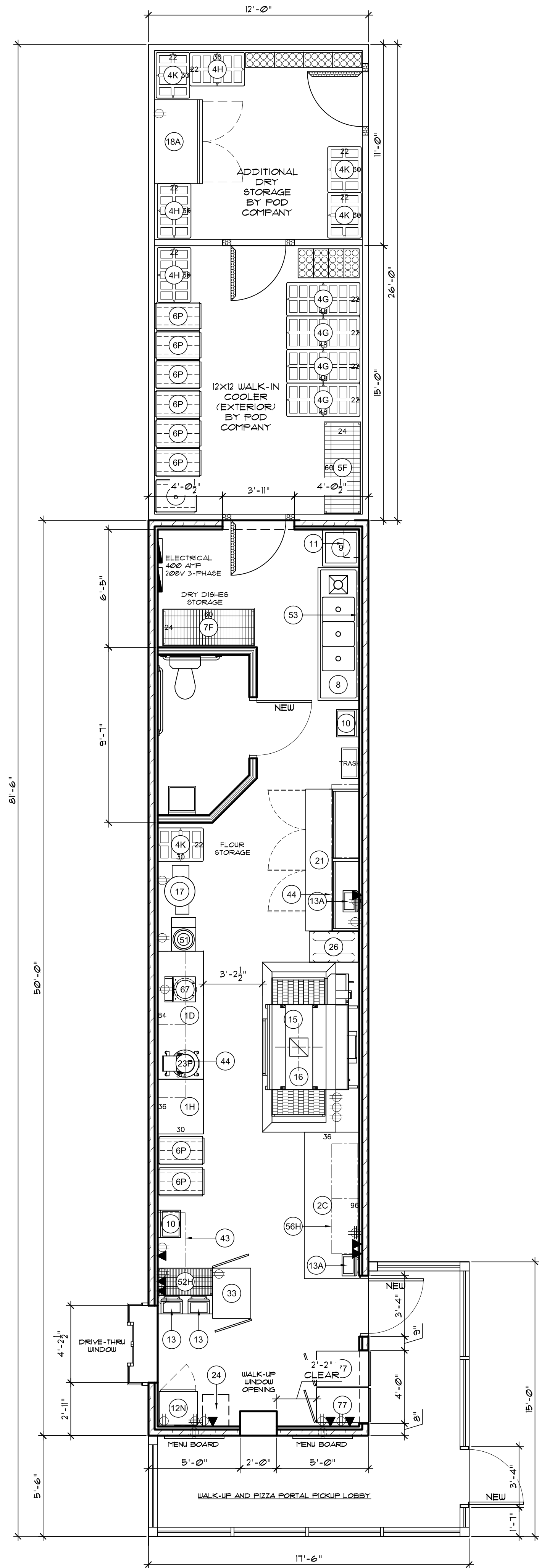
PROVIDE 20 AMP DEDICATED ELECTRICAL
CIRCUIT IN CONDUIT TO MENU BOARD

LOCATION OF MENU BOARD
AND SPEAKER PER LOCAL
ARCHITECT'S SITE PLAN

SPEAKER AND MENU BOARD

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

BLUE LINE EQUIPMENT		ELECTRICAL REQUIREMENTS							PLUMBING REQUIREMENTS					BLUELINE EQUIPMENT (800) 447-1933 (248) 448-6200 FAX: (248) 442-4657
A. 120" B. 108" C. 96" D. 84" E. 72" F. 60" G. 48" H. 36" J. 42" K. 30" L. 24" ○ INDICATES EQUIPMENT CALLOUT		NOTE: AMPS SHOWN ARE ACTUAL POWER USAGE.							WATER		DRAIN		GAS	
		AMPS (BY EQUIPMENT)	WATTS	H.P.	VOLTS	POLE	DIRECT	PLUG						
#	DESCRIPTION								HOT	COLD	DIRECT	IND.	BTU/S	COMMENTS
1D	S.S. WORK TABLE [30" x 84"]													WITH CASTERS
1H	S.S. WORK TABLE [30" x 36"]													WITH CASTERS
2C	S.S. LANDING TABLE [36" x 96"]													WITH CASTERS
4G	POLYMER DUNNAGE RACK [22" x 48"]													
4H	POLYMER DUNNAGE RACK [22" x 36"]													
4K	POLYMER DUNNAGE RACK [22" x 30"]													
5F	POLYPROPYLENE RACK [24" x 60"]													
6	DOUGH RACKS [22" x 27"]													
6P	PAN RACKS [18" x 30"]													
7F	SUPER ERECTA WIRE RACK [24" x 60"]													METROSEAL 3 FINISH
8	3 COMP. POT SINK W/2 DRAINBOARDS [BY POD COMPANY]								3/4"	3/4"		2"		COMPARTMENTS 16"W X 21" L X 14"D
10	HAND SINK [BY POD COMPANY]								1/2"	1/2"	1 1/2"			
15	GAS CONVEYOR OVEN [3 DECK BOFI XLT-3255-TS]	4.8	1728		120	1		X					420,000	4.8 AMPS & 140,000 BTUH PER DECK
16	HOOD SYSTEM [XLT-3255-TS AVI]													SUPPLY FAN
	EXHAUST FAN [VENT TECH VT-DU85HFA-AVI]	2.5	995	0.75	230	1	X							INTERLOCK WITH MAKE-UP AIR
	EXHAUST FAN ROOF CURB													ORDER PER ROOF TYPE & CODE
	TEMPERED SUPPLY FAN [AAON RO-006-8-V-FB09-352]	35	12594	1.0	208-240	3	X							INTERLOCK WITH EXHAUST FAN
	FAN ROOF CURB [XLT-3255-TS AAON]													ORDER PER ROOF TYPE & CODE
17	MIXER	27	9108	7.5	208-240	3	X							PROVIDE NON FUSED DISCONNECT
18A	FREEZER [53" 2 DOOR]	9	1080	3/4	120	1		X						NEMA 5-15P
21	PIZZA RETARDER [93"] W/OVERSHELF	7.1	816.5	3/4	115	1		X						NEMA 5-15P
23P	DOUGH PRESS													
24	SAFE													NEED 9V BATTERY
26	HOT & READY DOUBLE RACK													
33	HEATED HOLDING CABINET	16	1920		120	1		X						NEMA L5-20P
43	SINGLE WALL SHELVING UNIT [18" X 48"]													
44	DOUBLE WALL SHELVING UNIT [18" x 48"]													
47	4.5" x 9'-0" & 2" x 9'-0" STAINLESS STEEL END CAPS													
51	DOUGH ROUNDER	15	1800	1	120	1		X						AVAILABLE IN 3 PHASE
52H	36" BREAD STATION (DRIVE-THRU)													
53	DISHWASHING STATION STORAGE GRID													30" x 36" W/ACCESSORIES
56H	36" LANDING STATION SHELF & GRID													30" x 36" W/ACCESSORIES
67	PAN OILER	1.2	138		115	1		X						
77	PIZZA PORTAL	16			120	1		X						NEMA L5-20P, CAT-5 CABLE
EQUIPMENT BY OTHERS														
9	MOP SERVICE BASIN [BY POD COMPANY]								3/4"	3/4"	3"			
11	TANKLESS GAS WATER HEATER [RINNAI CU199]		84		120	1				3/4"				NATIONAL PRICING (866-383-0707)
12N	REACH-IN SODA COOLER - GDM 12	5.0	600	1/5	120	1		X						NEMA 5-15P
13	P.O.S.													EMAIL: CVSALES@LCECORP.COM
13A	TOUCH SCREEN	0.3	36		120	1		X						EMAIL: CVSALES@LCECORP.COM
45	12' x 15' WALK-IN COOLER + STORAGE [BY POD COMPANY]	20	7197	3	208-230	3	X							



LITTLE CAESARS
EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



Little Caesar Enterprises, Inc.
2211 Woodward Ave.
Detroit, Michigan 48201-3400
(313) 471-5000

Owner Review:
03-12-2025

Date Issued:
00-00-00

Revisions:
00-00-00
00-00-00

Drawn By:
J.B.

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Little Caesar Enterprises, Inc.
Detroit, Michigan. Neither receipt
nor possession, thereof confers or
grants any right to reproduce
or to use any design or technical
information therein without the
written agreement or with written
permission from the corporation.

Job:
Little Caesars

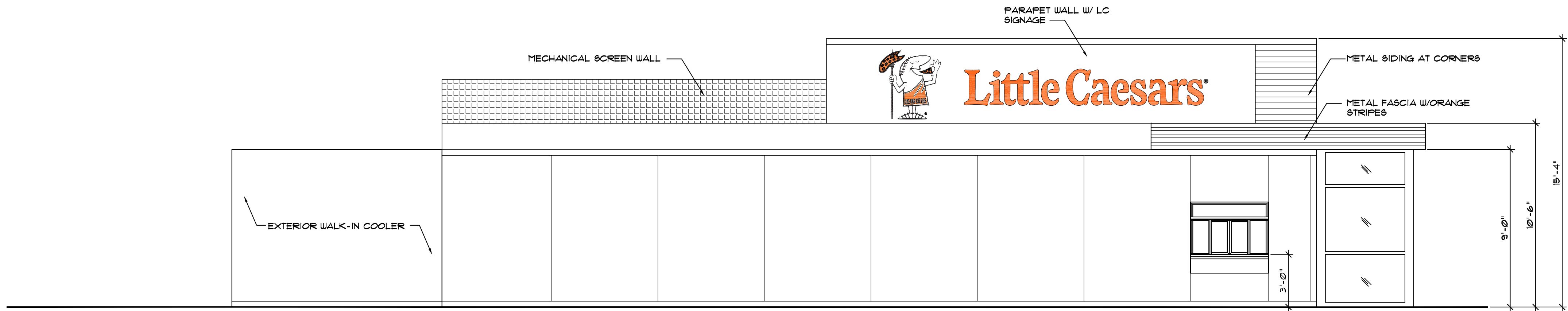
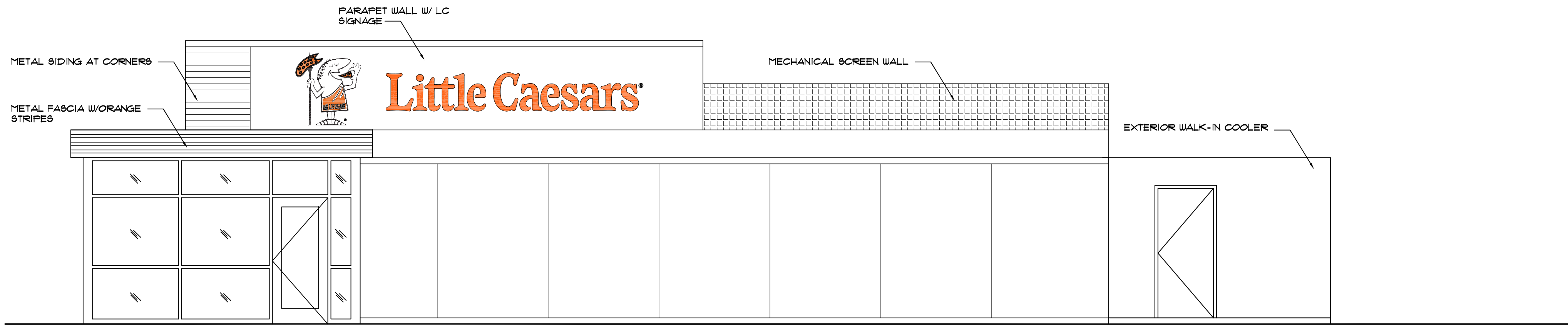
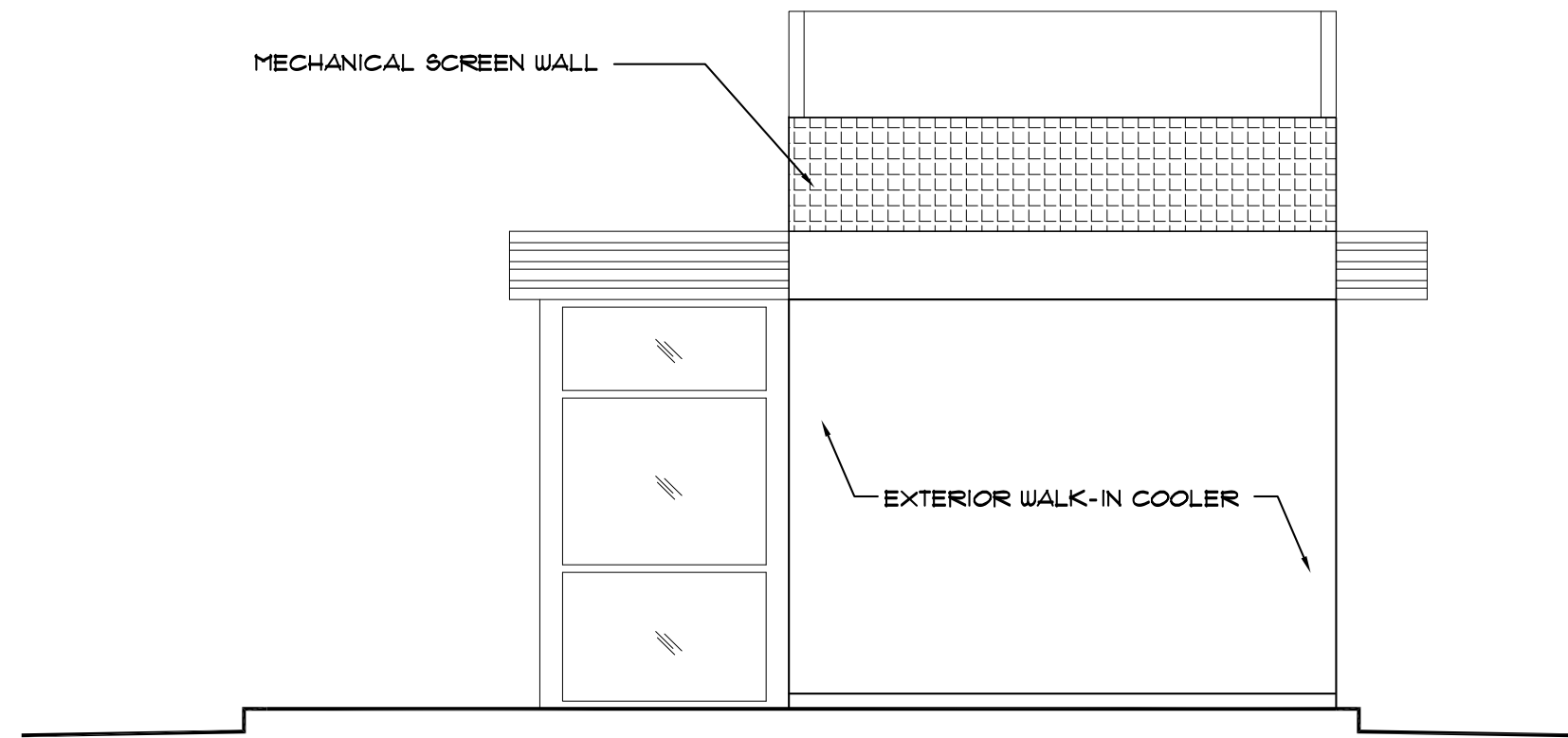
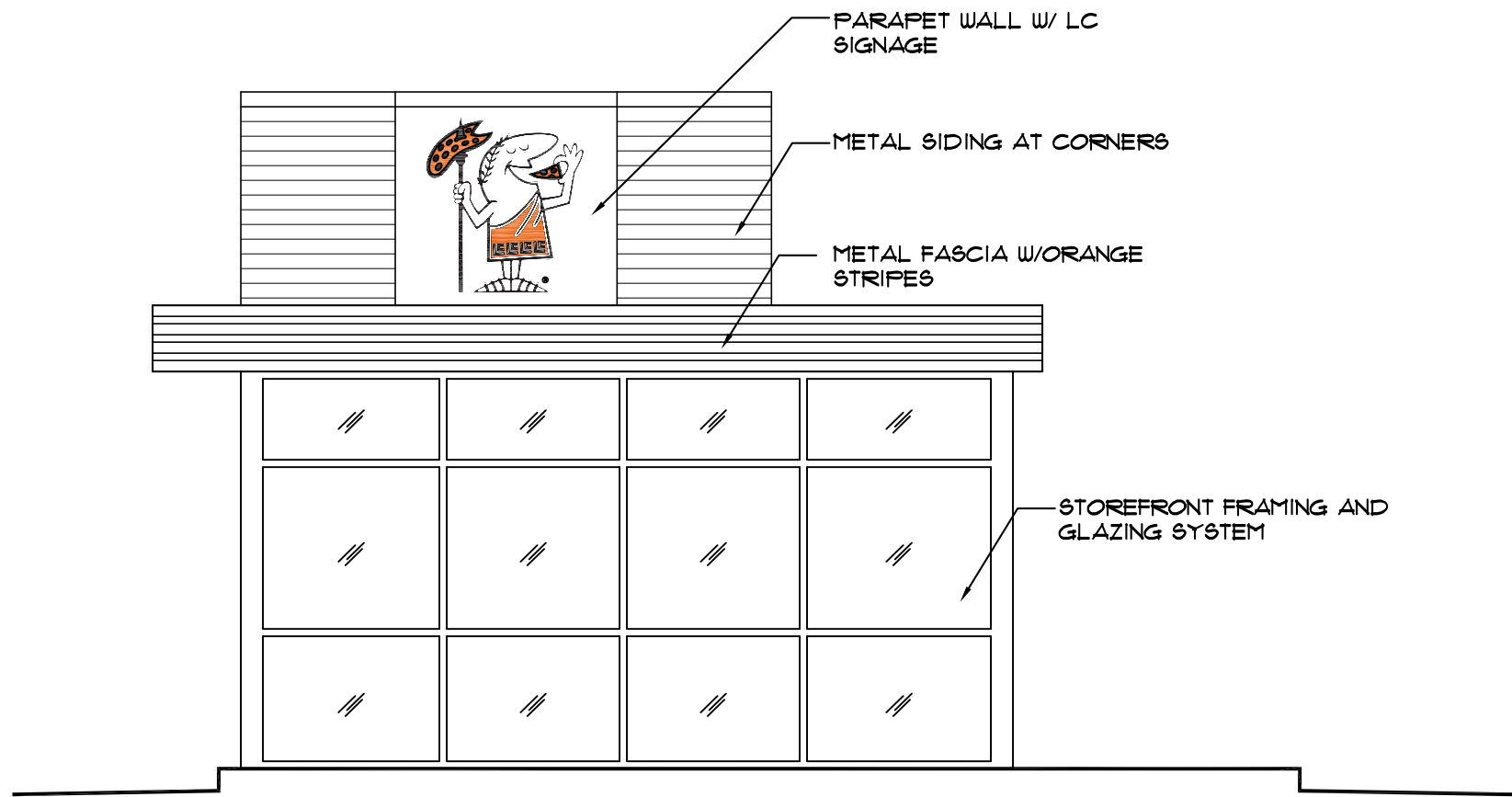
Name:
1111-XXXX
POD

Brian Conneran
141st Ave N & Northdale
Rogers, MN



1
1 of 1

NOTICE: Attention Little Caesars franchisees, licensee architects and contractors. These design intent drawings represent the approved layout of equipment and finishes for this Little Caesars location. Any reconfiguration or modification requires written approval from Little Caesars Architecture and Design Department. Modification without such approval may result in reconstruction or default.



Little Caesar Enterprises, Inc.
2211 Woodward Ave.
Detroit, Michigan 48201-3400
(313) 471-6000

Owner Review:
00-00-00

Date Issued:
02-16-2023

Revisions:
00-00-00
00-00-00

Drawn By:
J.B.

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Job:
Little Caesars
Name:
Kitchen Podular

Address:



2

2 of 2

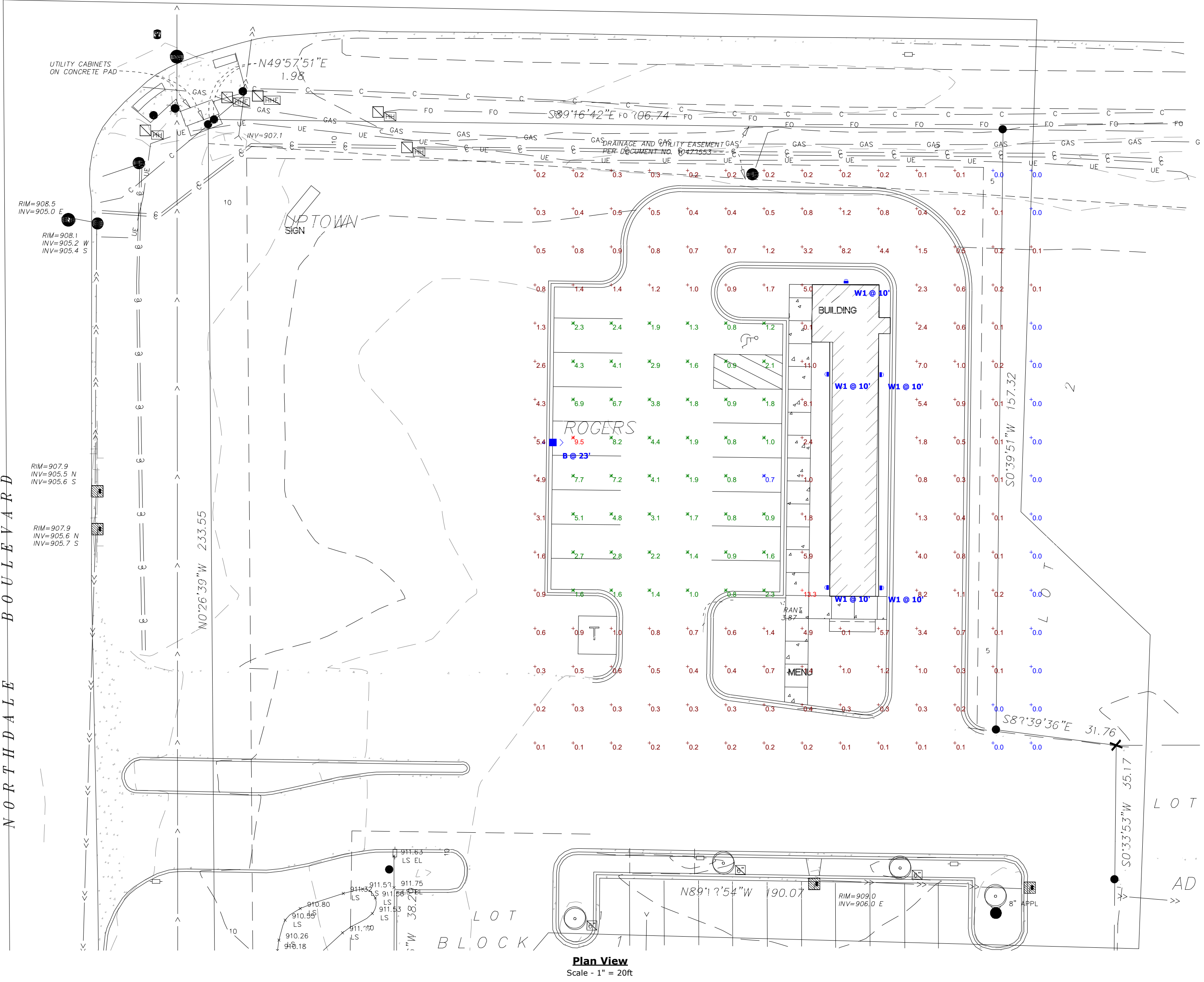
NOTICE: Attention Little Caesars franchisees, architects and contractors. These design intent drawings represent the approved layout of equipment and finishes for this Little Caesars location. Any reconfiguration or modification requires written approval from Little Caesars Architecture and Design Department. Modification without such approval may result in reconstruction or default.

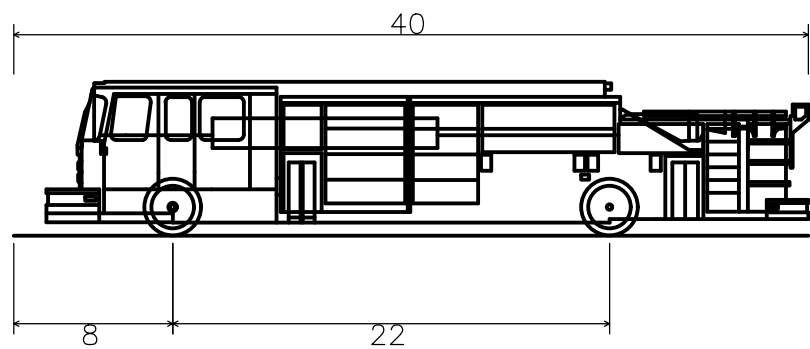
Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B	1	EVOLVE	EAP1150WLSGS_4000K Type4_150W	Vertically Adjustable Roadway Pole Mount Aimed at Nadir w/ Type IV Acrylic Lens; Set to: 150W, 4000K	1	22942	0.9	145.14	
	W1	5	GE LIGHTING SOLUTIONS	EWLS02_70AF740 -120-277V	EWLS02 WALL PACK	1	7000	0.9	52	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✖	2.8 fc	9.5 fc	0.7 fc	13.6:1	4.0:1
Site	+	1.6 fc	13.3 fc	0.0 fc	N/A	N/A

Note

- Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
- Calculation Points are taken at grade.
- Fixture Type B is mounted on a pole with a 3'-0" base.

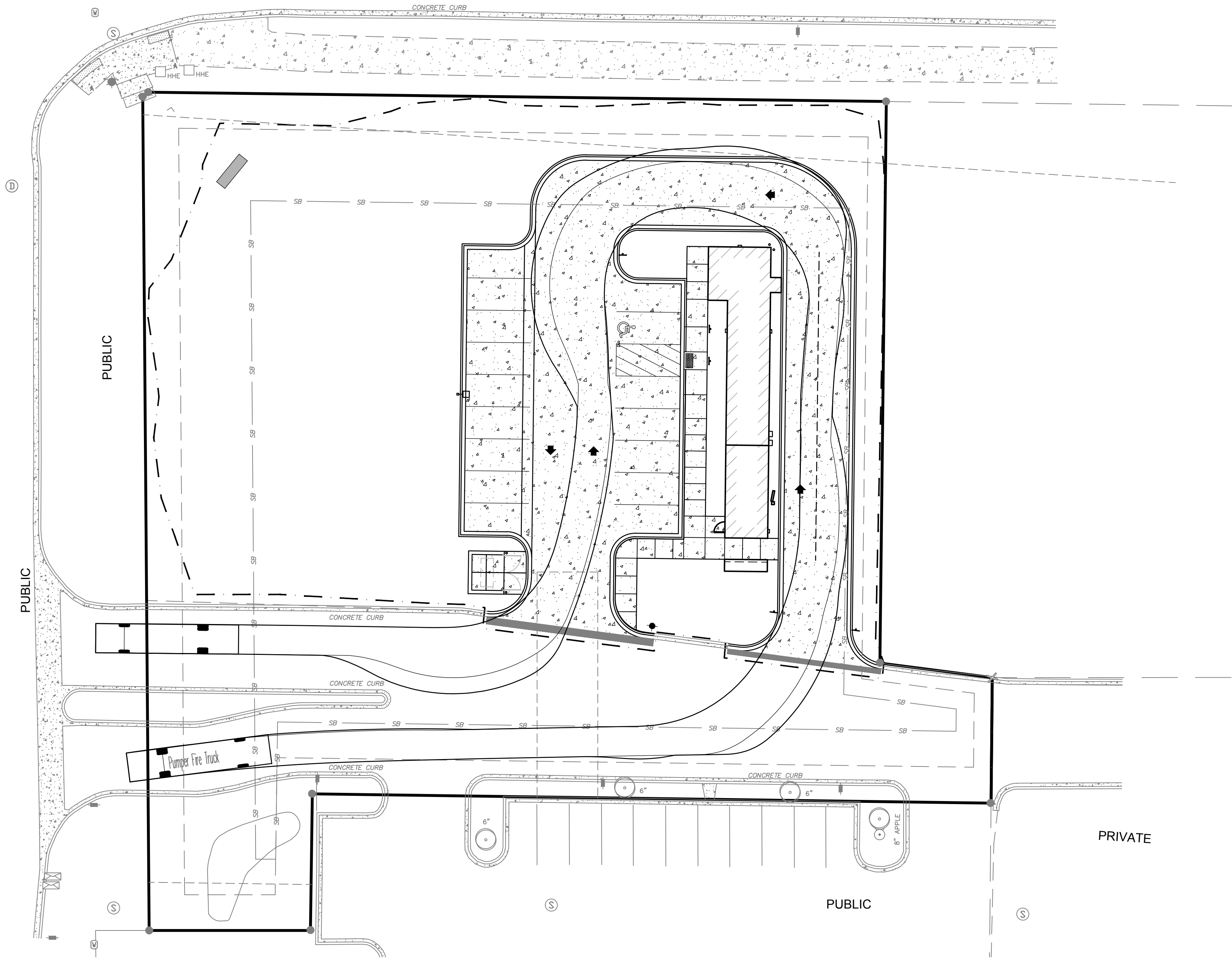




Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

141ST AVENUE NORTH

NORTHDAL E BOULEVARD



1 FIRE TRUCK TURNING EXHIBIT
SCALE: 1"=20'



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

LITTLE CAESARS

141ST AVE N &
NORTHDAL E BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

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. FIFE, P.E.

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

FIRE TRUCK
EXHIBIT

DRAWING NO.

A

PLOTTED: 05/07/2025	COMM. NO. 18586
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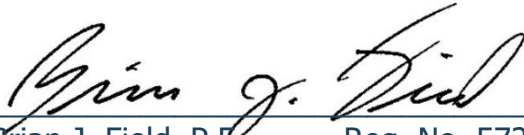
Storm Water Management Plan
Calculations & Summaries

**Little Caesar's
Rogers, MN**

Project No. 18586

May 7, 2025

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.



Brian J. Field, P.E. Reg. No. 57224

Prepared By:
Anderson Engineering of MN, LLC
13605 1st Avenue North, Suite 100
Plymouth, MN 55441
Ph: 763.412.4000
Fax: 763.412.4090

Prepared For:
Franchise Concepts Unlimited
28 Sandy Hills Lane
Grand Forks, ND 58201

Table of Contents

- Cover / Certification Page
- Table of Contents
- Project Overview
- Existing Site Conditions
- Phase 1 Construction – Ray J’s American Grill
- Phase 2 Construction – Little Ceasars
- Existing East Basin
- Soils
- Methodology
- Elm Creek Watershed District Rules & Regulations
- Summary

Appendix – Exhibits and Calculations

- A – Phase 1 Drainage Map (Ray J’s)
- B – Phase 2 Drainage Map (Little Caesar’s)
- C – Existing East Basin Drainage Map
- D – HydroCAD Report
 - C1 – Existing East Basin
 - C2 – Phase 1 Construction (Ray J’s)
 - C3 – Phase 2 Construction (Little Caesar’s)
- E – MIDS Calculations Report
 - D1 – Phase 1 MIDS Report
 - D2 – Phase 2 MIDS Report
- F – Storm Sewer Sizing
 - Storm Sizing Worksheet
 - Storm Sizing Map
- G – Civil Plans – Grading & Utility Sheets
- H – STS Consultants Historic SWMP
- I – Phase 1 Soil Boring Logs
- J – Killo Engineering Soils Report (Pending – Place Holder)

Project Overview

Franchise Concepts Unlimited is proposing to construct a new Little Caesars restaurant on Block 1, Lot 1 of the Uptown Rogers 3rd Addition Development in Rogers MN. The site is located at the corner of 141st Avenue North and Northdale Boulevard and encompasses approximately 0.99 acres in area. The new parking lot will have two access points connecting to the existing access road, including a dedicated lane for the drive through area. Utility services will be extended to the new building from the shared access road to the south.

The proposed Little Caesars restaurant is designed as a compact, high-efficiency facility with modern branding and site enhancements. The development includes:

- A 1,061-square-foot building with a pickup lobby and kitchen area
- A drive-through lane with an escape lane for operational safety
- An outdoor refuse enclosure, monument signage, and a privacy wall adjacent to the speaker box
- 16 code-compliant parking spaces, including one ADA stall
- Paved walkways for safe pedestrian access and integration with surrounding infrastructure

Vehicular access will be provided via a shared access point with adjacent parcels, and circulation through the site is designed to promote traffic flow and minimize conflicts. The building architecture reflects the national Little Caesars branding and will include neutral tones with the company's signature orange accents.

Existing Site Conditions

Lot 1 is part of a larger 6.29-acre development established in 2006. The site is bounded by 141st Avenue North to the north, retail property to the south, Northdale Boulevard to the west, and Highway 101 to the east. Of the four lots within the development, two have been built out: Rogers KinderCare to the south and Ripple Effect Brewing Company to the east.

A regional stormwater pond, constructed in 2006 with the Rogers KinderCare building, is located in the northeast corner of the site. This pond provides stormwater treatment for the entire development. It discharges via a 24-inch reinforced concrete pipe (RCP) that flows south along Highway 101. The pond's emergency overland outflow is situated near the intersection of 141st Avenue North and Highway 101.

Approximately 90% of the site drains into the existing pond. A small portion of the western area drains toward Northdale Boulevard, while a small eastern section drains directly into the Highway 101 ditch.

The southeast lot remains undeveloped but is planned for the construction of a Ray J's American Grill Restaurant, scheduled to begin in summer 2025. For the purposes of this report, this development will be referred to as "Phase 1 Construction."

Phase 1 Construction – Ray J's American Grill

The southeast lot of the development has been approved for construction by both the City and the Elm Creek Watershed District in early 2025. **The intent of this report is to update the existing SWMP developed by Anderson Engineering dated January 31, 2025.**

In 2006, the existing Kinder Care building was constructed. The regional stormwater pond was proposed as part of that project and was designed to be a NURP pond with retention capabilities. The historical SWMP can be found in **Exhibit H** (for reference only). The existing stormwater pond has been found to have soil that promotes infiltration.

Phase 1 Construction aims to convert the NURP pond into an infiltration basin to meet current stormwater rules. The bottom of the basin will be raised from an 896.0 elevation to an 899.40 elevation. All new building, parking lot, and other impervious areas will drain to the infiltration basin (11P), located in the northeast corner of the site. The **Phase 1 Drainage Map** can be found in the appendices of this report under **Exhibit A**.

For the purposes of this report for rate control and water quality, the pre-developed conditions prior to the 2006 development will be used. The previous Stormwater Management Plan by STS consultants can be seen in **Exhibit G** and existing drainage pattern can be seen in **Exhibit A** within the appendices of this report.

Phase 2 Construction – Little Caesars

“Phase 2 Construction” will be a new Little Caesars Restaurant located on the northwestern lot of the development. The construction will primarily be on the eastern side of said lot and will consist of a new 1,100SF restaurant, drive-through lane, and parking lot area. The existing lot’s drainage is generally split by a north/south Ridge that allows water to runoff to the east and west. The west side of the site drains to the Northdale Boulevard ditch and into a culvert draining north under 141st Ave N. The east side of the lot drains to the north and east into an existing basin located between the site and the existing brewery.

The Existing East Basin was not previously accounted for within the Anderson Engineering Stormwater Report developed for Phase 1 Construction and Anderson has not received any additional information regarding the basin. Therefore, the East Basin was not considered to provide long term treatment for the site. However, this report does provide modeling and calculations to ensure Phase 2 Construction does not cause any ill-effects to the East Basin. A summary of the East Basin can be found in the next section of this report.

The proposed site will have a high point located at the north end of the parking lot and drive through where surface drainage will sheet flow to the south and into the existing shared access drive. From there, stormwater will enter the local storm sewer network and outlet in the northeastern infiltration basin. The proposed drainage pattern can be seen in **Exhibit B: Phase 2 Drainage Map** within the appendices of this report.

The northeast infiltration basin has been sized to handle 72% impervious coverage of the remaining developable area on the lot. **Table 1** below is an area summary of Lot 1.

Table 1: Lot 1 Area Summary				
Total Lot Area	Remaining Buildable Area	72% Allowable Impervious	Phase 2 Impervious Surface	Allowable Future Imp.
1.0 AC	0.581 AC	0.418 AC	0.280 AC	0.138 AC

Rate control, volume control, and water quality for Phase 2 Construction will be compared to the established Phase 1 Construction thresholds provided in the Ray J’s Stormwater Management Plan. **The intent of this report is to update the existing SWMP developed by Anderson Engineering dated January 31, 2025.**

Existing East Basin

As previously mentioned in earlier sections, there is an existing basin to the east of the Phase 2 Construction site. Water from the existing brewery parking lot surface drains to a curb cut where it enters the basin. The basin does not have a piped outlet. The overflow of the basin is a curb low point in the southwestern corner of the brewery parking lot at an elevation of 908.60. From there, water is collected via the local storm sewer network and into the northeaster infiltration basin. The existing and proposed drainage pattern for the Eastern Basin can be seen in **Exhibit C** within the appendices of this report. Below is a summary of existing and proposed runoff rates and HWL of the existing East Basin.

Table 2: Existing East Basin Summary				
Strom Event	Runoff Rate (CFS) 16P	Ex. HWL 16P	Runoff Rate (CFS) 26P	Proposed HWL 26P
2-year	0.00	907.59	0.00	907.53
10-year	0.00	908.13	0.00	907.99
100-year	0.33	908.72	0.00	908.57

Soils

Killo Engineering Performed 4 subsurface soil borings at Lot 1 in May of 2025. The results of the field exploration are still pending. In September of 2024, American Engineering Testing performed 6 soil borings at the Phase 2 Construction site. Soil boring B-6 was conducted at the bottom of the existing pond and shows there is an existing 3' layer of fill over fine to medium grained SP sand. The layer of fill within the infiltration basin limits are planned to be removed and replaced with suitable sand found on site. An infiltration rate of 1.63 in/hr will be used for design of the infiltration basin. The soil borings can be found in **Exhibit I** of this report.

Methodology

HydroCAD

The Hydrologic characteristics of the site were modeled using HydroCAD software. TR55/TR20 methods were utilized. Pre-development and proposed drainage areas were determined via review of the previous HydroCAD model, as-built data, current land survey data, and aerial photos.

The 2, 10, & 100-year frequency events were analyzed for peak runoff rate control in the existing and proposed conditions. The MSE-3 24-hr distribution was used in analysis. Depths for the 2, 10, & 100-year storms were found to be 2.86", 4.26", and 7.32" respectively.

Runoff from pervious and impervious surfaces were calculated together in order to simplify the model for the runoff volume from the site surfaces. Time of Concentrations have been calculated using the HydroCAD program individually for each sub-catchment. Results of this analysis are summarized below, and a report can be seen in **Exhibit D: HydroCAD Report**.

Stormwater Conveyance

The storm sewer network was designed based upon the 10-year storm event. The rational method was employed to determine the flowrate into the storm sewer; pipe diameter, inlet elevations, and slopes were designed to accommodate the ten-year flow through the devices. **Exhibit F: Storm Sewer Sizing Worksheet** attached in the Appendix shows the individual calculations for the storm network.

A Manning's Coefficient of 0.013 was assumed, and overflow routes to drain low points along curb and gutter provide a minimum freeboard of 1 foot. All tributary area was considered for calculations.

Elm Creek Watershed District Rules

In addition to the rules described below, the proposed design and report will utilize those definitions and procedural requirements as described in Rule's A & B of the Elm Creek Watershed District Rules. The construction and stormwater management plans have also been designed to meet general standards described within Rule's C and J. **Table 3** below summarizes the watershed rules that are **not** applicable to this site and reasoning for exclusion:

Table 3: Non-Applicable Watershed Rules		
Rule F	Floodplain Alteration	Floodplain not located within construction site.
Rule G	Wetland Alteration	Wetland not located within construction site.
Rule H	Bridge and Culvert Crossing	Not Applicable.
Rule I	Buffer Strips	Wetland not located within construction site.
Rule K	Variances	Not applicable

Below is a summary of other applicable watershed rules and regulations that have been met for this project:

Rule D – Stormwater Management

3.b – Runoff Rate

Rate control was analyzed for the 2, 10, and 100-year storm event. The site was modeled with Phase 2 Construction conditions to get a baseline of runoff rate to be met by Phase 1 Construction. Phase 1 & Phase 2 rates were compared for the entire property area and at individual discharge points on the site. Runoff rates for Phase 2 Construction shall not exceed Phase 1 Construction rates for the 2, 10, and 100-year critical storm.

A full summary of the existing and proposed HydroCAD results can be found within **Exhibit D: HydroCAD Report** in the appendices of this report. Tabulations of peak runoff rates can be found in **Table 4.1. and 4.2** below:

Table 4.1: Phase 1 Rate Control			
Storm Event	Northdale Blvd (CFS) – 13S	HWY 101 (CFS) – 20R	Infiltration Basin 11P HWL
2-year	0.72	0.23	902.28
10-year	1.61	1.79	903.34
100-year	3.85	9.04	905.18

Table 4.2: Phase 2 Rate Control			
Storm Event	Northdale Blvd (CFS) – 26S	HWY 101 (CFS) – 30R	Stormwater Pond 21P - HWL
2-year	0.72	0.23	901.87
10-year	1.61	1.01	903.03
100-year	3.85	6.85	904.70

Table 4.3: Allowable Future CFS to Infiltration Basin 21P		
Storm Event	Δ Change In Rate (CFS)	Allowable Future CFS To 21P
2-year	0.00	0.00
10-year	-0.78	0.78
100-year	-2.19	2.19

3.b.i.3 – Low Floor Elevation – Infiltration Basin 21P

The proposed low floor elevation of the Phase 1 Building (Ray J's) is 912.60. The existing adjacent Brewery building has a low floor elevation of 909.10. Per the Elm Creek Watershed District Rules and regulations, the HWL of the infiltration basin is to be at least 2' below the finished floor of all adjacent buildings.

3.c.3.i – Runoff Volume

The Watershed requires a treatment volume of 1.1" over the total impervious surfaces of the development. Phase 1 Construction anticipated a total of 4.124 acres of impervious surface proposed for the whole development. Phase 2 Construction is anticipated to include 3.795 Acres of new impervious for the entire development. This will include existing, Phase 1, Phase 2, and all future impervious surfaces. The required treatment volume for Infiltration Basin 21P is therefore:

$$\text{Total Impervious Area (SF)} = 3.795(\text{AC}) \times 43,560(\text{CF}) = 16,5311 (\text{SF})$$

$$\text{Required Abstraction (CF)} = 165,311 (\text{SF}) \times \frac{1.1(\text{in})}{12(\text{in})} = \mathbf{15,154 (CF)}$$

$$\text{Required Abstraction (AC)} = \frac{15,154 (CF)}{43,560 (SF)} = \mathbf{0.348 (AF)}$$

Phase 2 Construction Area Summery

Area (acres)	CN	Description (subcatchment-numbers)
2.495	61	>75% Grass cover, Good, HSG B (22S, 23S, 24S, 25S)
1.749	98	Existing Impervious (22S, 23S, 25S)
1.628	98	Phase 1 Impervious (22S, 24S)
0.138	98	Phase 2 Future Impervious (22S)
0.280	98	Phase 2 Impervious (22S)
6.290	83	TOTAL AREA

Proposed:

Infiltration of the treatment volume of 1.1" over the impervious area is feasible for this site. The primary release of stormwater from Infiltration Basin 21P will be via infiltration. A new 18" pipe will also allow the release of storm water leading to an outlet structure. See **Table 5** below summarizes the 21P's storage volumes.

Table 5: Stormwater Pond (21P) Storage Summary			
Lowest Outlet	Volume Abstraction (AF)	Volume Abstraction (CF)	Available Volume to 21P (CF)
902.40	0.524	22,845	7691

Drawdown Time

Criteria: Design BMP's to have a drawdown time of 48 hours or less

Infiltration Basin (21P) has been sized to allow a drawdown time of less than 48 hours. The hydroCAD modeled the drawdown time to show the outflow at 0 cfs stopped at hour 47.0 which can be shown using the hydrograph table in **Exhibit D: HydroCAD Report**.

3.e.i – Water Quality

The proposed site met the pollution load reduction requirement through the infiltration practices provided by the Infiltration Basin (21P). Total Phosphorus (TP) and Total Suspended Solids (TSS) for Phase 1 Construction where compared to Phase 2 Construction. A full summary of the MIDS Calculator results can be found in **Exhibit E: MIDS Calculations** and a tabulation of pollutant loads can be found in **Table 5** below.

Table 5: MIDS Calculator Summary				
Pollutant	Removal Efficiency Proposed Conditions (%)	Pollutant Load Exiting Site		
		Phase 1 Conditions (lbs)	Phase 2 Conditions (lbs)	Net Difference (lbs)
TSS	84	225.2	142.2	83.0
Particulate Phosphorus	-	0.6814	0.4394	0.242
Dissolved Phosphorus	-	0.557	0.359	0.198
Total Phosphorus	84	1.2384	0.7984	0.44

Summary

The site layout and final grading is designed to take advantage of the existing terrain and impervious areas for drainage and will result in a gently rolling topography matching the surrounding landscape. Within the project boundary, some changes to the existing drainage patterns are expected due to the proposed structures and other site improvements. The project design does not propose making major changes to drainage divides.



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RAY J'S
AMERICAN
GRILL

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

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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BID SET
FEBRUARY 3RD, 2025

DESIGNED: BJF	DRAWN: DKV	CHECKED BY: BJF
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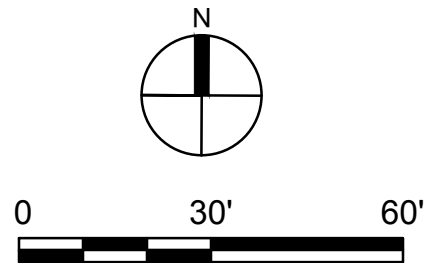
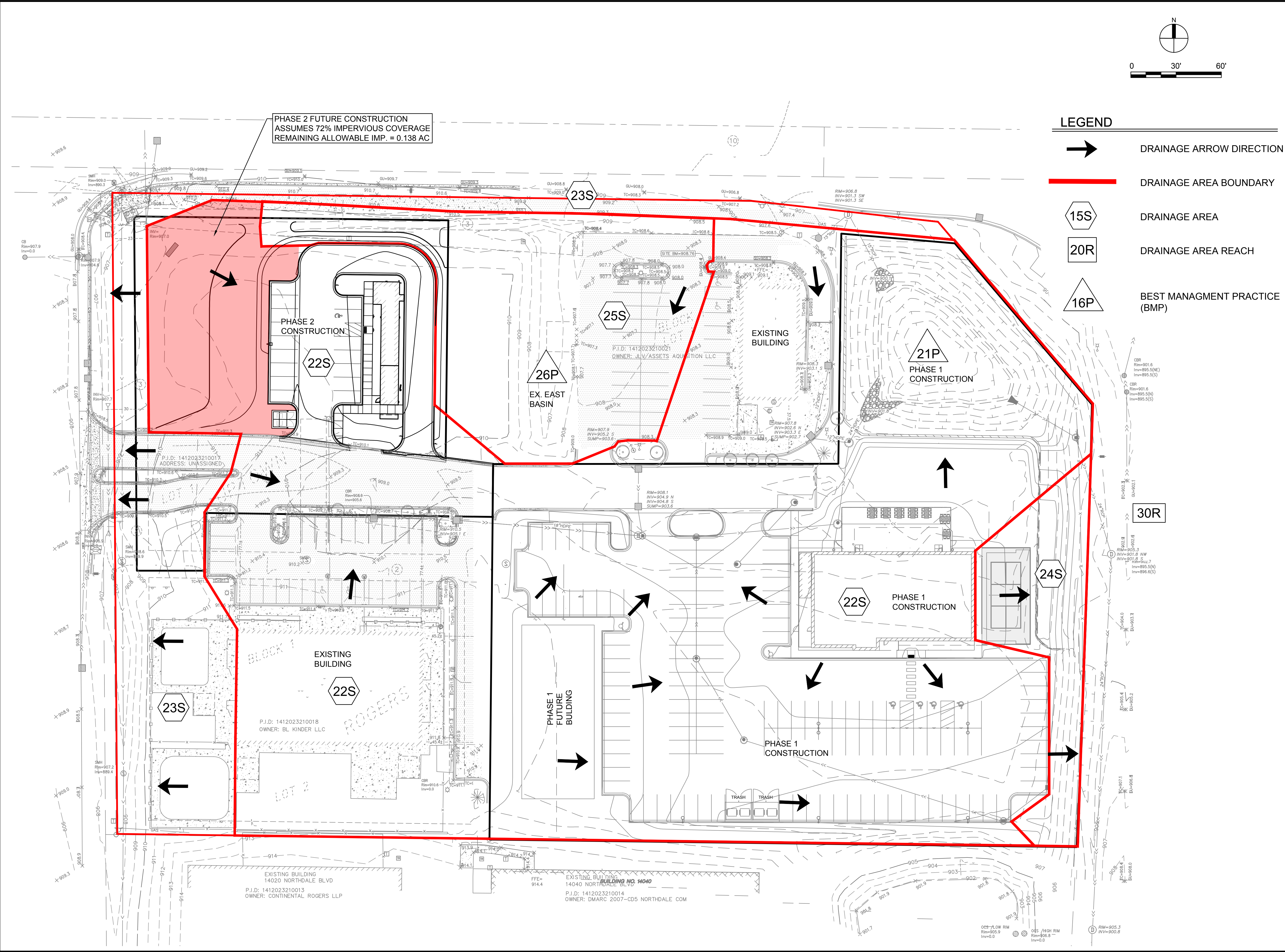
PHASE 1 CONSTRUCTION DRAINAGE MAP

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- LEGEND**
- DRAINAGE ARROW DIRECTION
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA
 - DRAINAGE AREA REACH
 - BEST MANAGMENT PRACTICE (BMP)



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LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

REVISION LOG		
NO.	DATE	DESCRIPTION OF REVISIONS

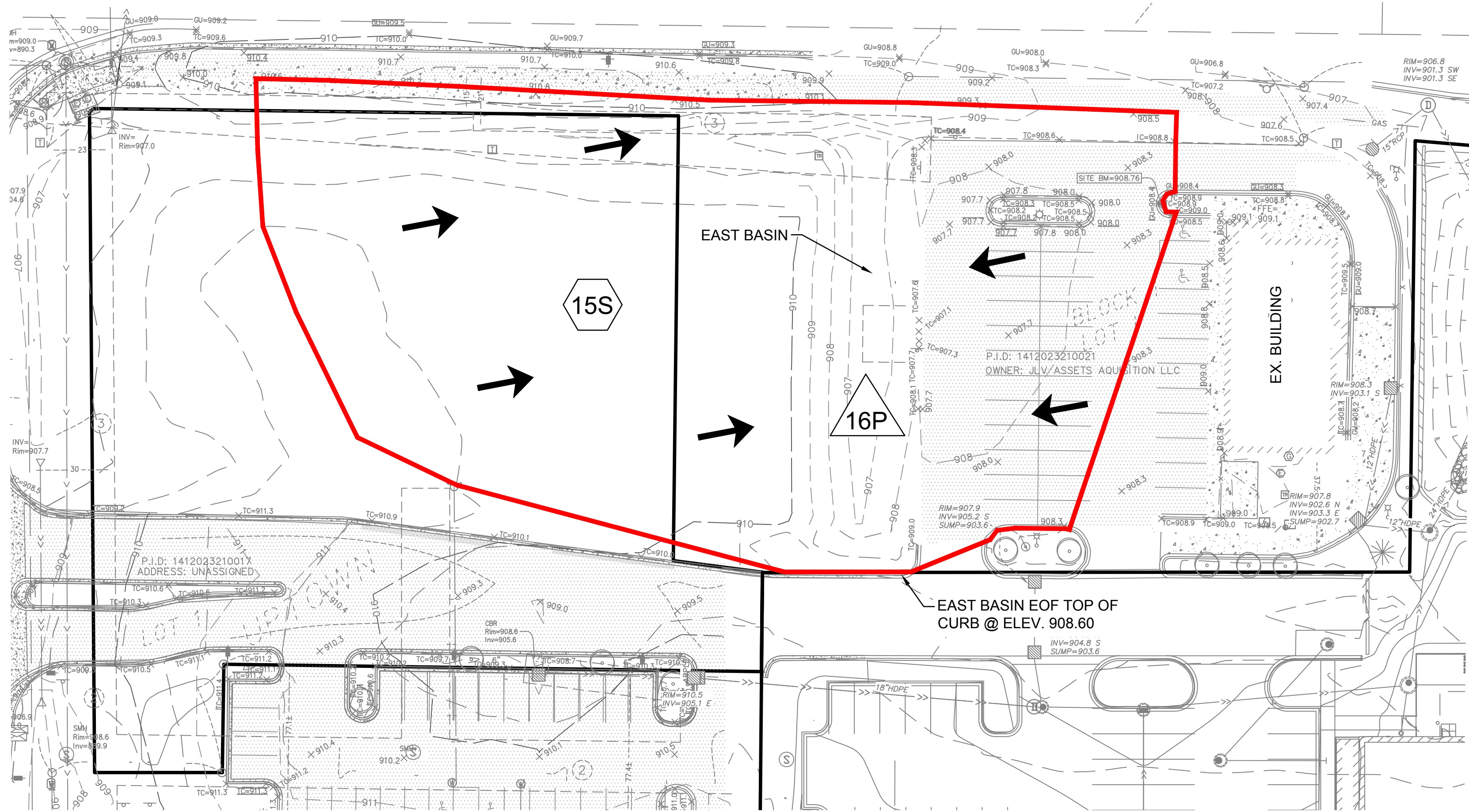
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05-07-2025		
DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF

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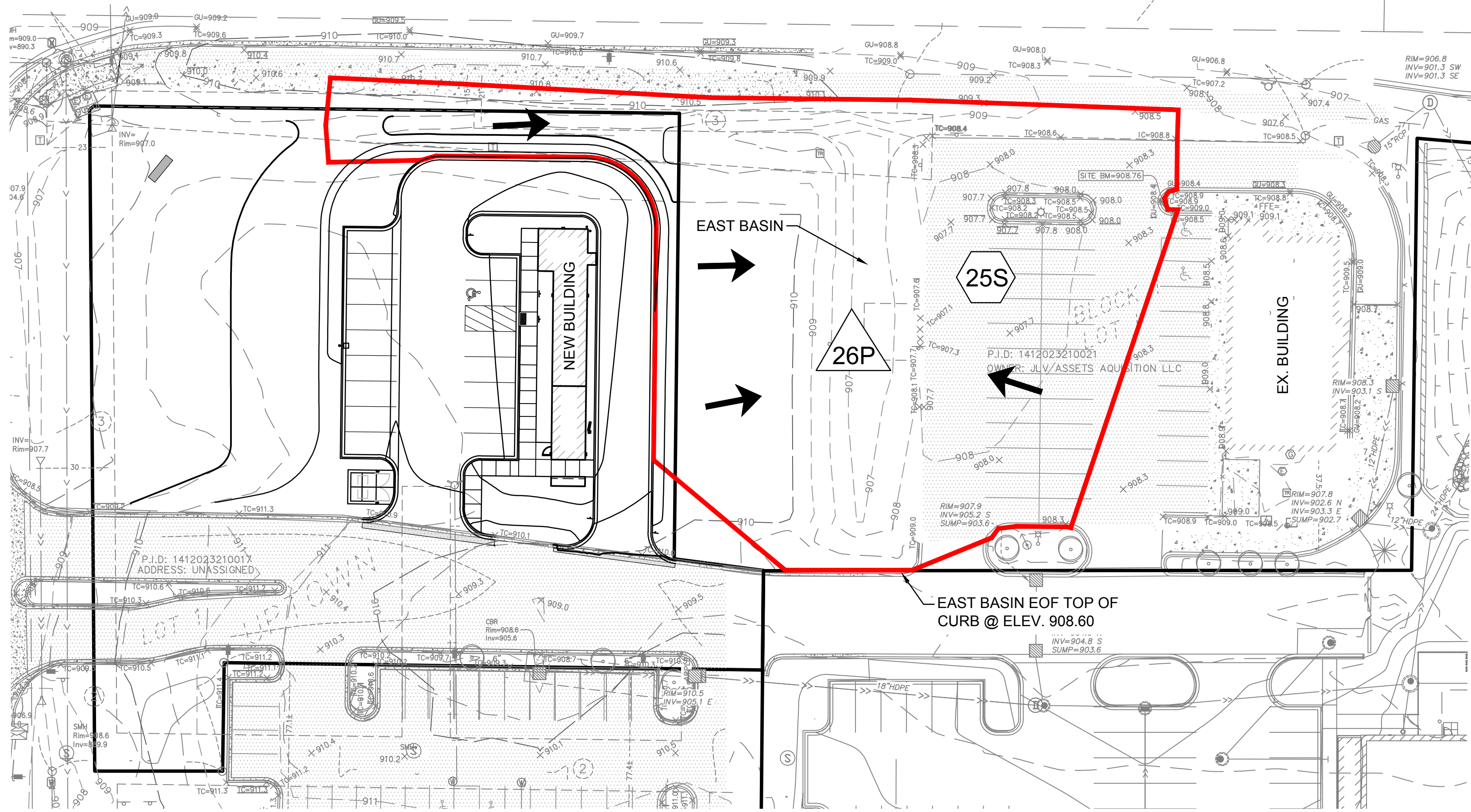
**PHASE 2
CONSTRUCTION
DRAINAGE MAP**

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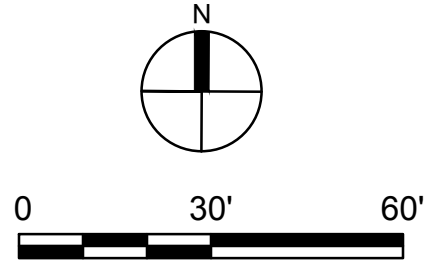
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1 EAST BASIN - EXISTING CONDITIONS
SCALE: 1"=30'



1 EAST BASIN - PROPOSED CONDITIONS (PHASE 2)
SCALE: 1"=30'



LEGEND

-  DRAINAGE ARROW DIRECTION
-  DRAINAGE AREA BOUNDARY
-  DRAINAGE AREA
-  DRAINAGE AREA REACH
-  BEST MANAGMENT PRACTICE (BMP)



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FRANCHISE CONCEPTS
UNLIMITED INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW
05-07-2025

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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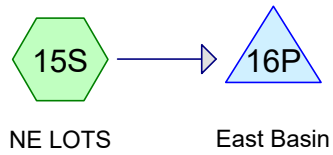
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EAST BASIN
DRAINAGE
MAP

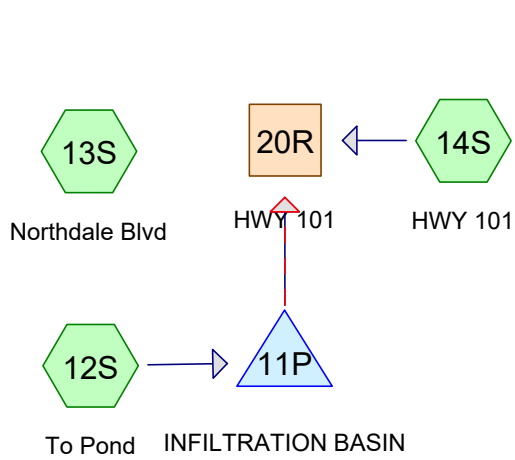
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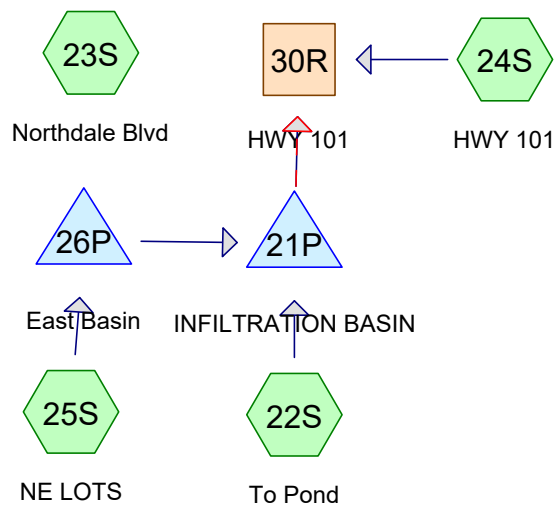
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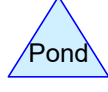
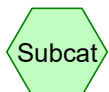
EXISTING EAST BASIN

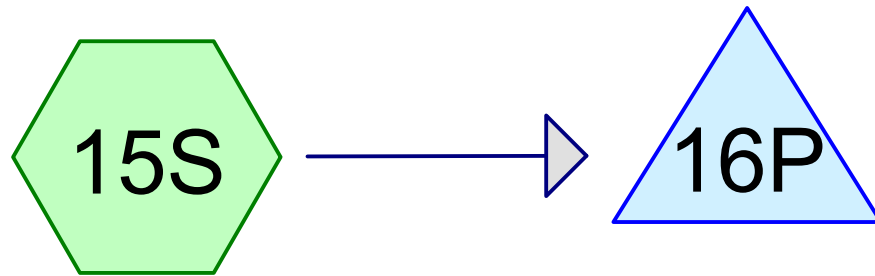


PHASE 1
CONSTRUCTION



PHASE 2
CONSTRUCTION

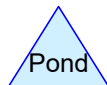
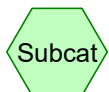




NE LOTS

East Basin

EXISTING EAST BASIN



Routing Diagram for 18586_HydroCAD
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18586_HydroCAD

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.793	61	>75% Grass cover, Good, HSG B (15S)
0.243	98	Existing Impervious (15S)

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.793	HSG B	15S
0.000	HSG C	
0.000	HSG D	
0.243	Other	15S

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.793	0.000	0.000	0.000	0.793	>75% Grass cover, Good	15S
0.000	0.000	0.000	0.000	0.243	0.243	Existing Impervious	15S

18586_HydroCAD

MSE 24-hr 3 2-Year Rainfall=2.86"

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Page 5

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment15S: NE LOTS

Runoff Area=1.036 ac 23.46% Impervious Runoff Depth=0.64"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=70 Runoff=0.64 cfs 0.055 af

Pond 16P: East Basin

Peak Elev=907.59' Storage=0.023 af Inflow=0.64 cfs 0.055 af
Discarded=0.10 cfs 0.055 af Primary=0.00 cfs 0.000 af Outflow=0.10 cfs 0.055 af

Summary for Subcatchment 15S: NE LOTS

Runoff = 0.64 cfs @ 12.34 hrs, Volume= 0.055 af, Depth= 0.64"
 Routed to Pond 16P : East Basin

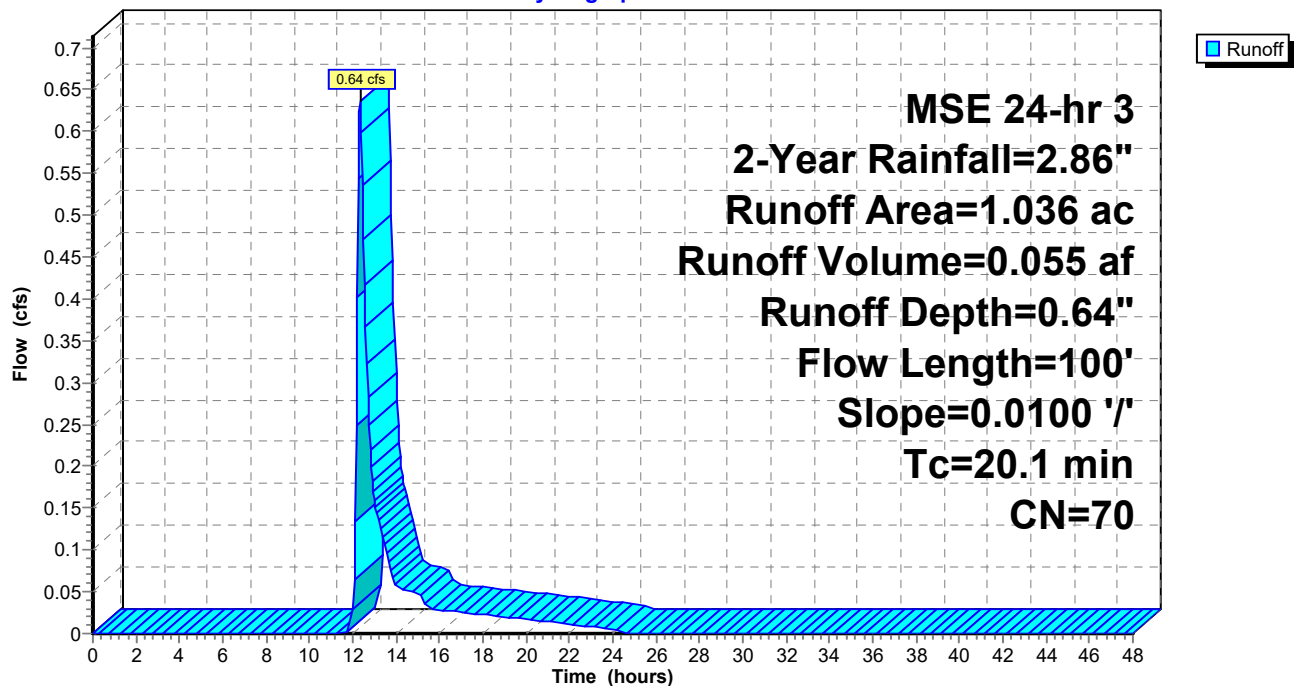
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.793	61	>75% Grass cover, Good, HSG B
1.036	70	Weighted Average
0.793		76.54% Pervious Area
0.243		23.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 15S: NE LOTS

Hydrograph



Summary for Pond 16P: East Basin

Inflow Area = 1.036 ac, 23.46% Impervious, Inflow Depth = 0.64" for 2-Year event
 Inflow = 0.64 cfs @ 12.34 hrs, Volume= 0.055 af
 Outflow = 0.10 cfs @ 13.54 hrs, Volume= 0.055 af, Atten= 84%, Lag= 72.3 min
 Discarded = 0.10 cfs @ 13.54 hrs, Volume= 0.055 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 907.59' @ 13.54 hrs Surf.Area= 0.061 ac Storage= 0.023 af

Plug-Flow detention time= 114.6 min calculated for 0.055 af (100% of inflow)
 Center-of-Mass det. time= 114.5 min (973.1 - 858.6)

Volume Invert Avail.Storage Storage Description

#1 907.00' 0.286 af **Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.500	0.142	0.286

Device Routing Invert Outlet Devices

#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.10 cfs @ 13.54 hrs HW=907.59' (Free Discharge)

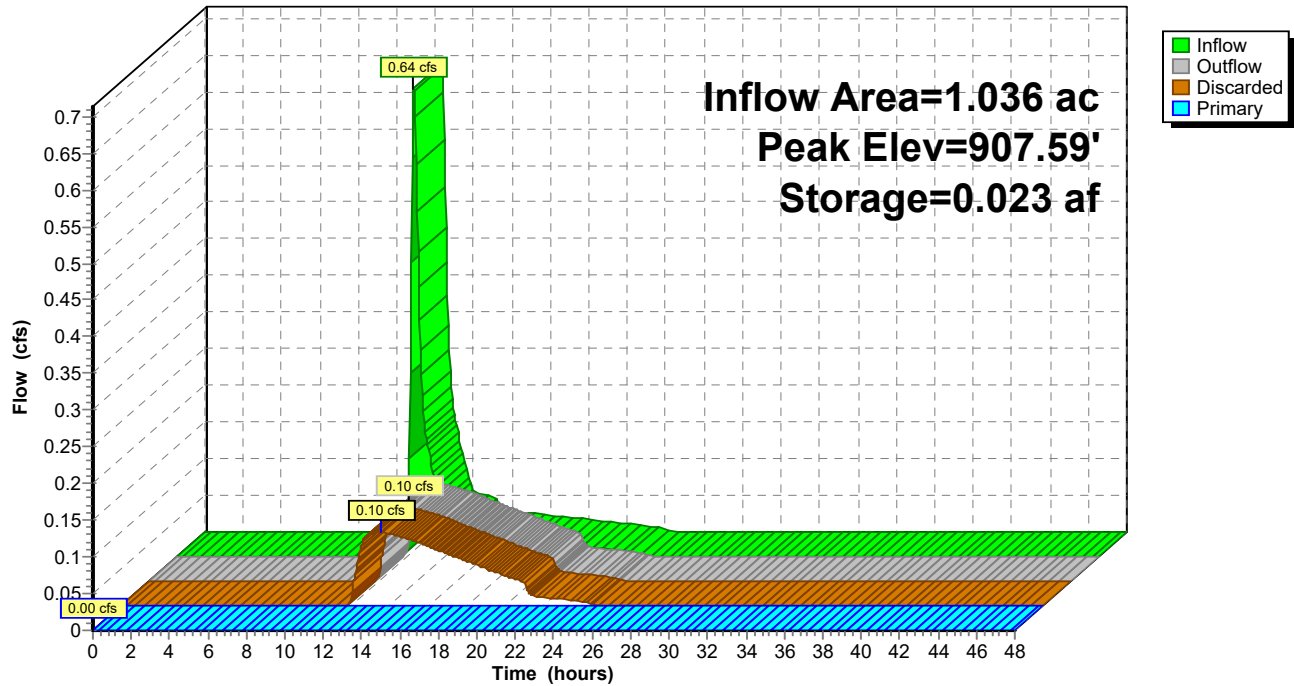
↑**2=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' (Free Discharge)

↑**1=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 16P: East Basin

Hydrograph



18586_HydroCAD

MSE 24-hr 3 10-Year Rainfall=4.26"

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Page 9

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment15S: NE LOTS

Runoff Area=1.036 ac 23.46% Impervious Runoff Depth=1.51"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=70 Runoff=1.68 cfs 0.130 af

Pond 16P: East Basin

Peak Elev=908.13' Storage=0.068 af Inflow=1.68 cfs 0.130 af
Discarded=0.19 cfs 0.130 af Primary=0.00 cfs 0.000 af Outflow=0.19 cfs 0.130 af

Summary for Subcatchment 15S: NE LOTS

Runoff = 1.68 cfs @ 12.31 hrs, Volume= 0.130 af, Depth= 1.51"
 Routed to Pond 16P : East Basin

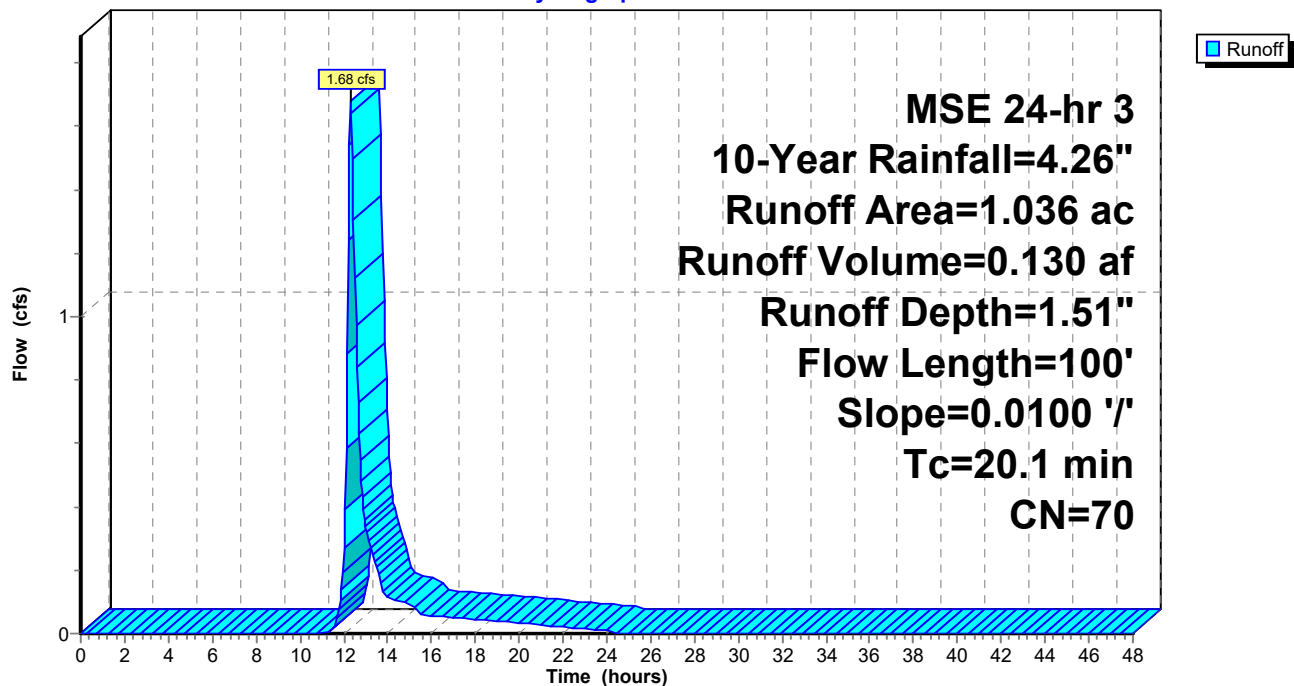
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.793	61	>75% Grass cover, Good, HSG B
1.036	70	Weighted Average
0.793		76.54% Pervious Area
0.243		23.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 15S: NE LOTS

Hydrograph



Summary for Pond 16P: East Basin

Inflow Area = 1.036 ac, 23.46% Impervious, Inflow Depth = 1.51" for 10-Year event
 Inflow = 1.68 cfs @ 12.31 hrs, Volume= 0.130 af
 Outflow = 0.19 cfs @ 13.60 hrs, Volume= 0.130 af, Atten= 89%, Lag= 76.9 min
 Discarded = 0.19 cfs @ 13.60 hrs, Volume= 0.130 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 908.13' @ 13.60 hrs Surf.Area= 0.117 ac Storage= 0.068 af

Plug-Flow detention time= 207.2 min calculated for 0.130 af (100% of inflow)
 Center-of-Mass det. time= 207.2 min (1,044.6 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	907.00'	0.286 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.500	0.142	0.286

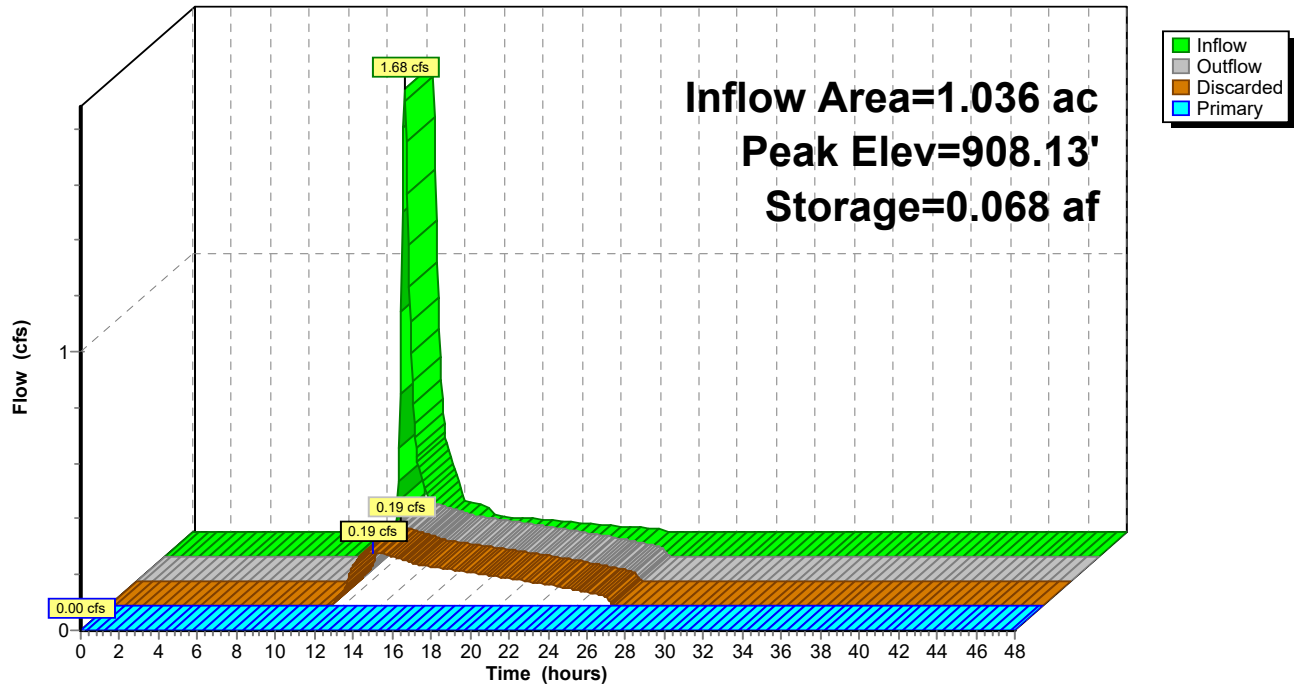
Device	Routing	Invert	Outlet Devices
#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.19 cfs @ 13.60 hrs HW=908.13' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.19 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 16P: East Basin

Hydrograph



18586_HydroCAD

MSE 24-hr 3 100-Year Rainfall=7.32"

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Page 13

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment15S: NE LOTS

Runoff Area=1.036 ac 23.46% Impervious Runoff Depth=3.89"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=70 Runoff=4.49 cfs 0.335 af

Pond 16P: East Basin

Peak Elev=908.72' Storage=0.175 af Inflow=4.49 cfs 0.335 af
Discarded=0.49 cfs 0.304 af Primary=0.33 cfs 0.031 af Outflow=0.82 cfs 0.335 af

Summary for Subcatchment 15S: NE LOTS

Runoff = 4.49 cfs @ 12.30 hrs, Volume= 0.335 af, Depth= 3.89"
 Routed to Pond 16P : East Basin

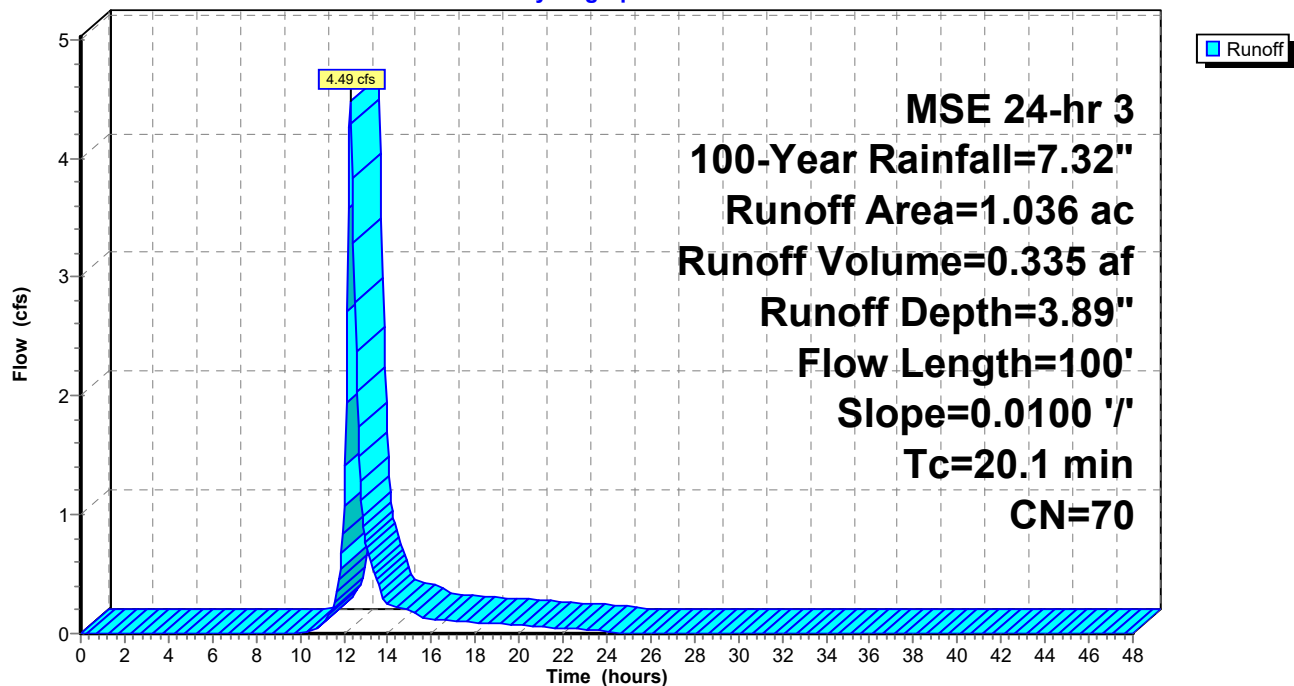
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.793	61	>75% Grass cover, Good, HSG B
1.036	70	Weighted Average
0.793		76.54% Pervious Area
0.243		23.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 15S: NE LOTS

Hydrograph



Summary for Pond 16P: East Basin

Inflow Area = 1.036 ac, 23.46% Impervious, Inflow Depth = 3.89" for 100-Year event
 Inflow = 4.49 cfs @ 12.30 hrs, Volume= 0.335 af
 Outflow = 0.82 cfs @ 12.96 hrs, Volume= 0.335 af, Atten= 82%, Lag= 39.3 min
 Discarded = 0.49 cfs @ 12.96 hrs, Volume= 0.304 af
 Primary = 0.33 cfs @ 12.96 hrs, Volume= 0.031 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 908.72' @ 12.96 hrs Surf.Area= 0.299 ac Storage= 0.175 af

Plug-Flow detention time= 227.0 min calculated for 0.335 af (100% of inflow)
 Center-of-Mass det. time= 227.2 min (1,044.6 - 817.5)

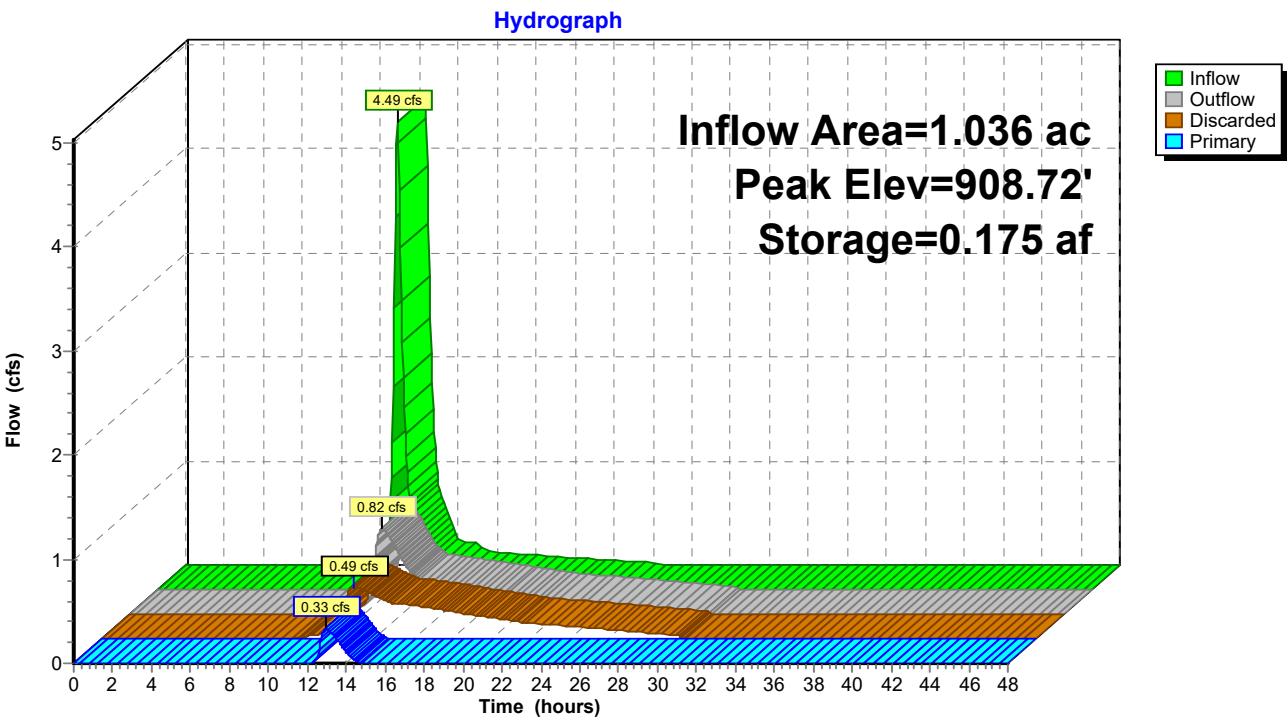
Volume	Invert	Avail.Storage	Storage Description
#1	907.00'	0.286 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.500	0.142	0.286

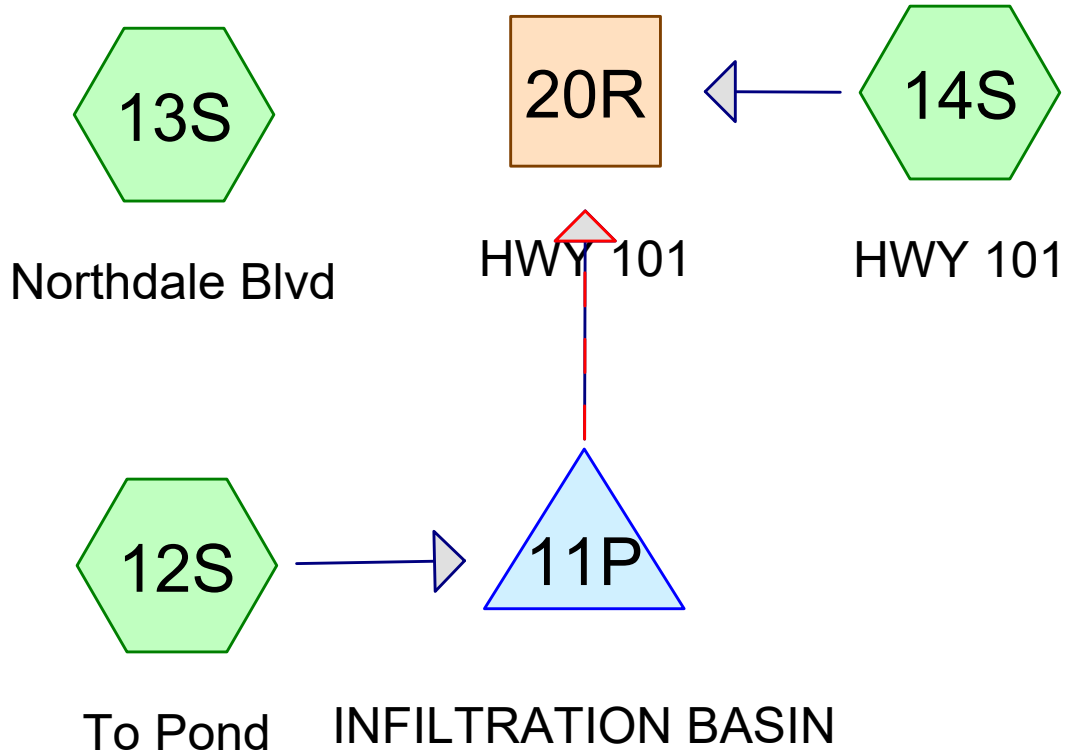
Device	Routing	Invert	Outlet Devices
#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.49 cfs @ 12.96 hrs HW=908.72' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.49 cfs)

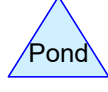
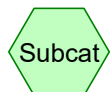
Primary OutFlow Max=0.33 cfs @ 12.96 hrs HW=908.72' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir**(Weir Controls 0.33 cfs @ 0.89 fps)

Pond 16P: East Basin





PHASE 1 CONSTRUCTION



Routing Diagram for 18586_HydroCAD
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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.166	61	>75% Grass cover, Good, HSG B (12S, 13S, 14S)
1.749	98	Existing Impervious (12S, 13S)
1.628	98	Phase 1 Impervious (12S, 14S)
0.747	98	Phase 2 Future Impervious (12S)

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
2.166	HSG B	12S, 13S, 14S
0.000	HSG C	
0.000	HSG D	
4.124	Other	12S, 13S, 14S

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	2.166	0.000	0.000	0.000	2.166	>75% Grass cover, Good	12S, 13S, 14S
0.000	0.000	0.000	0.000	1.749	1.749	Existing Impervious	12S, 13S
0.000	0.000	0.000	0.000	1.628	1.628	Phase 1 Impervious	12S, 14S
0.000	0.000	0.000	0.000	0.747	0.747	Phase 2 Future Impervious	12S

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Page 5

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	11P	902.20	901.80	81.0	0.0049	0.011	0.0	24.0	0.0	

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MSE 24-hr 3 2-Year Rainfall=2.86"

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Page 6

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment12S: To Pond

Runoff Area=5.397 ac 70.63% Impervious Runoff Depth=1.62"
Tc=15.0 min CN=87 Runoff=11.26 cfs 0.727 af

Subcatchment13S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=0.87"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=0.72 cfs 0.048 af

Subcatchment14S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=0.68"
Tc=10.0 min CN=71 Runoff=0.23 cfs 0.014 af

Reach 20R: HWY 101

Inflow=0.23 cfs 0.014 af
Outflow=0.23 cfs 0.014 af

Pond 11P: INFILTRATIONBASIN

Peak Elev=902.28' Storage=21,632 cf Inflow=11.26 cfs 0.727 af
Discarded=0.38 cfs 0.727 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.38 cfs 0.727 af

Summary for Subcatchment 12S: To Pond

Runoff = 11.26 cfs @ 12.24 hrs, Volume= 0.727 af, Depth= 1.62"
Routed to Pond 11P : INFILTRATION BASIN

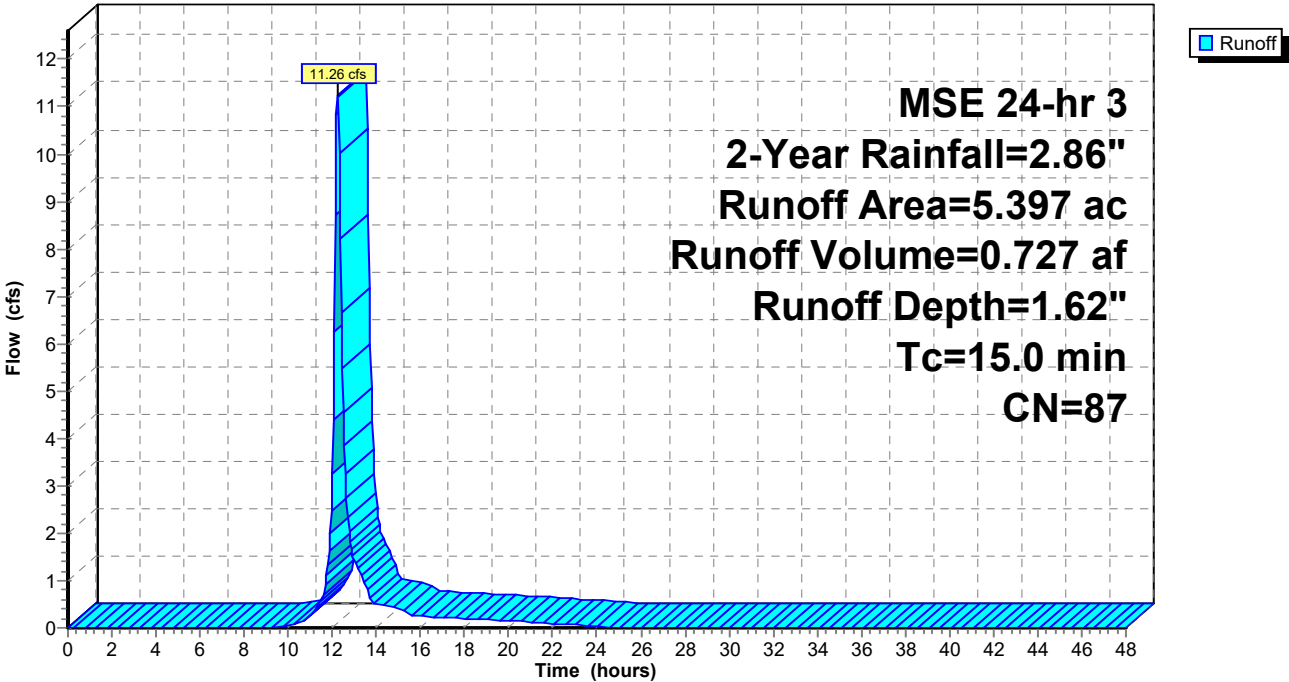
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
* 1.502	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.747	98	Phase 2 Future Impervious
1.585	61	>75% Grass cover, Good, HSG B
5.397	87	Weighted Average
1.585		29.37% Pervious Area
3.812		70.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 12S: To Pond

Hydrograph



Summary for Subcatchment 13S: Northdale Blvd

Runoff = 0.72 cfs @ 12.24 hrs, Volume= 0.048 af, Depth= 0.87"

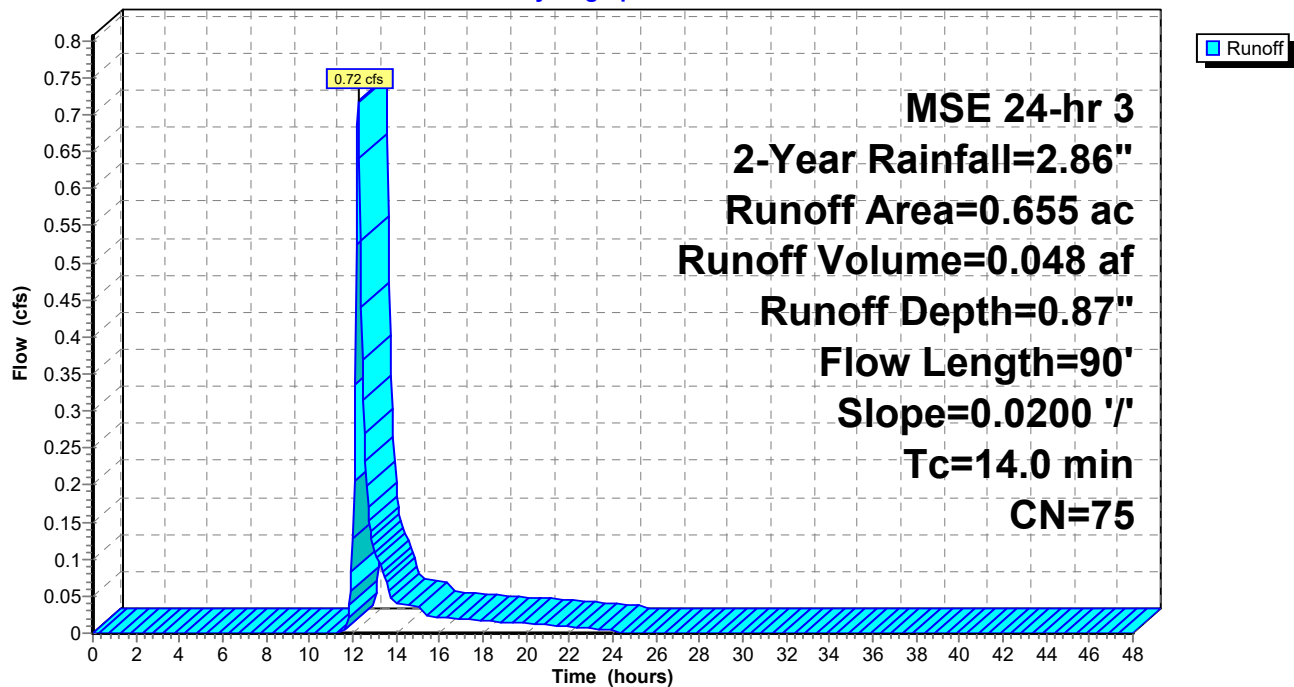
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 13S: Northdale Blvd

Hydrograph



Summary for Subcatchment 14S: HWY 101

Runoff = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af, Depth= 0.68"
 Routed to Reach 20R : HWY 101

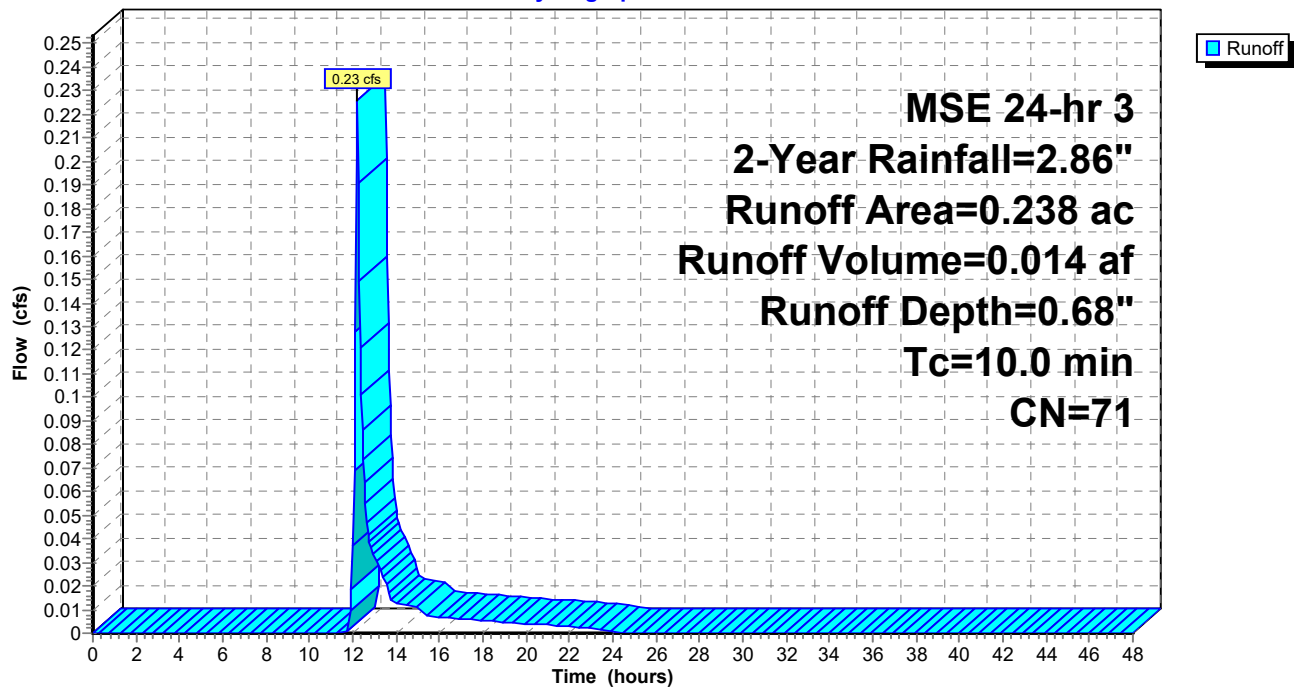
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 14S: HWY 101

Hydrograph



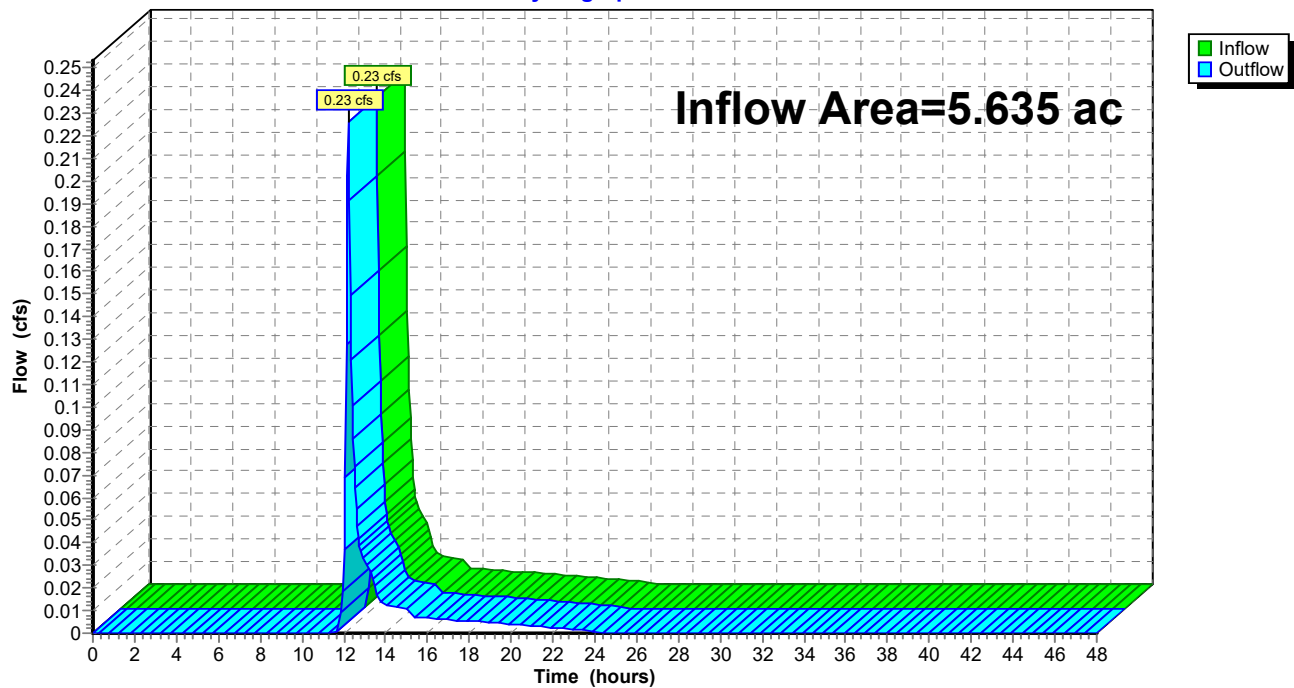
Summary for Reach 20R: HWY 101

Inflow Area = 5.635 ac, 68.80% Impervious, Inflow Depth = 0.03" for 2-Year event
Inflow = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af
Outflow = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 20R: HWY 101

Hydrograph



Summary for Pond 11P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 70.63% Impervious, Inflow Depth = 1.62" for 2-Year event
 Inflow = 11.26 cfs @ 12.24 hrs, Volume= 0.727 af
 Outflow = 0.38 cfs @ 15.16 hrs, Volume= 0.727 af, Atten= 97%, Lag= 175.1 min
 Discarded = 0.38 cfs @ 15.16 hrs, Volume= 0.727 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 20R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 20R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 902.28' @ 15.16 hrs Surf.Area= 10,107 sf Storage= 21,632 cf

Plug-Flow detention time= 640.5 min calculated for 0.727 af (100% of inflow)
 Center-of-Mass det. time= 640.9 min (1,450.1 - 809.2)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 ' / Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.38 cfs @ 15.16 hrs HW=902.28' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.38 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

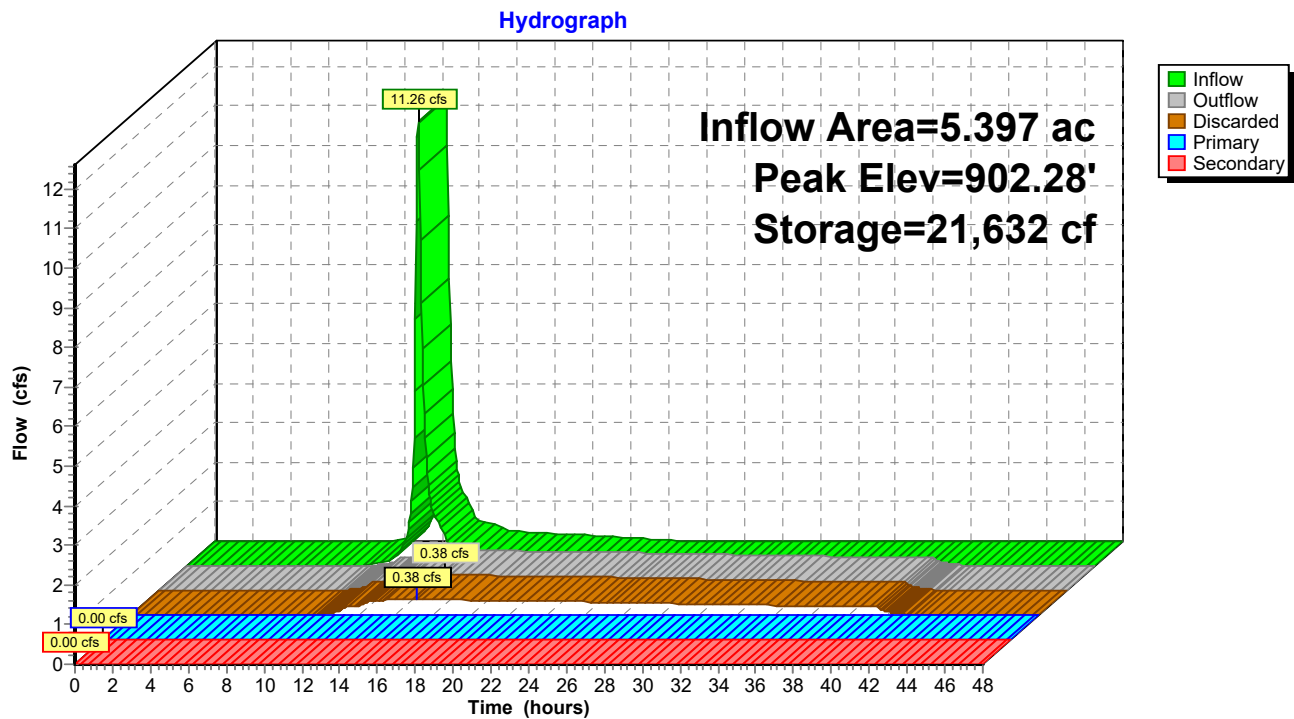
↑ **1=Culvert** (Controls 0.00 cfs)

↑ **4=Custom Weir/Orifice** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 11P: INFILTRATION BASIN



18586_HydroCAD*MSE 24-hr 3 10-Year Rainfall=4.26"*

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Page 13

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment12S: To Pond

Runoff Area=5.397 ac 70.63% Impervious Runoff Depth=2.88"
Tc=15.0 min CN=87 Runoff=19.74 cfs 1.294 af

Subcatchment13S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=1.86"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=1.61 cfs 0.102 af

Subcatchment14S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=1.57"
Tc=10.0 min CN=71 Runoff=0.56 cfs 0.031 af

Reach 20R: HWY 101

Inflow=1.79 cfs 0.419 af
Outflow=1.79 cfs 0.419 af

Pond 11P: INFILTRATIONBASIN

Peak Elev=903.34' Storage=33,460 cf Inflow=19.74 cfs 1.294 af
Discarded=0.47 cfs 0.906 af Primary=1.72 cfs 0.387 af Secondary=0.00 cfs 0.000 af Outflow=2.20 cfs 1.294 af

Summary for Subcatchment 12S: To Pond

Runoff = 19.74 cfs @ 12.23 hrs, Volume= 1.294 af, Depth= 2.88"
Routed to Pond 11P : INFILTRATION BASIN

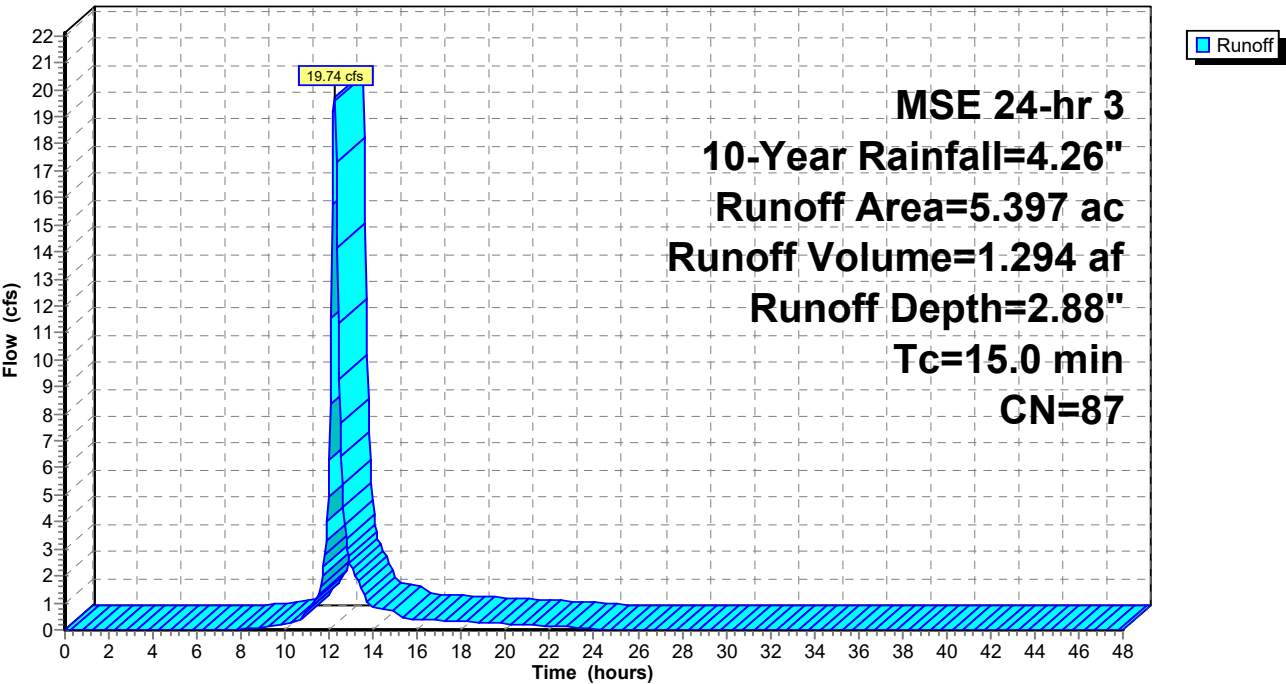
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
* 1.502	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.747	98	Phase 2 Future Impervious
1.585	61	>75% Grass cover, Good, HSG B
5.397	87	Weighted Average
1.585		29.37% Pervious Area
3.812		70.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 12S: To Pond

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=4.26"
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Page 15

Summary for Subcatchment 13S: Northdale Blvd

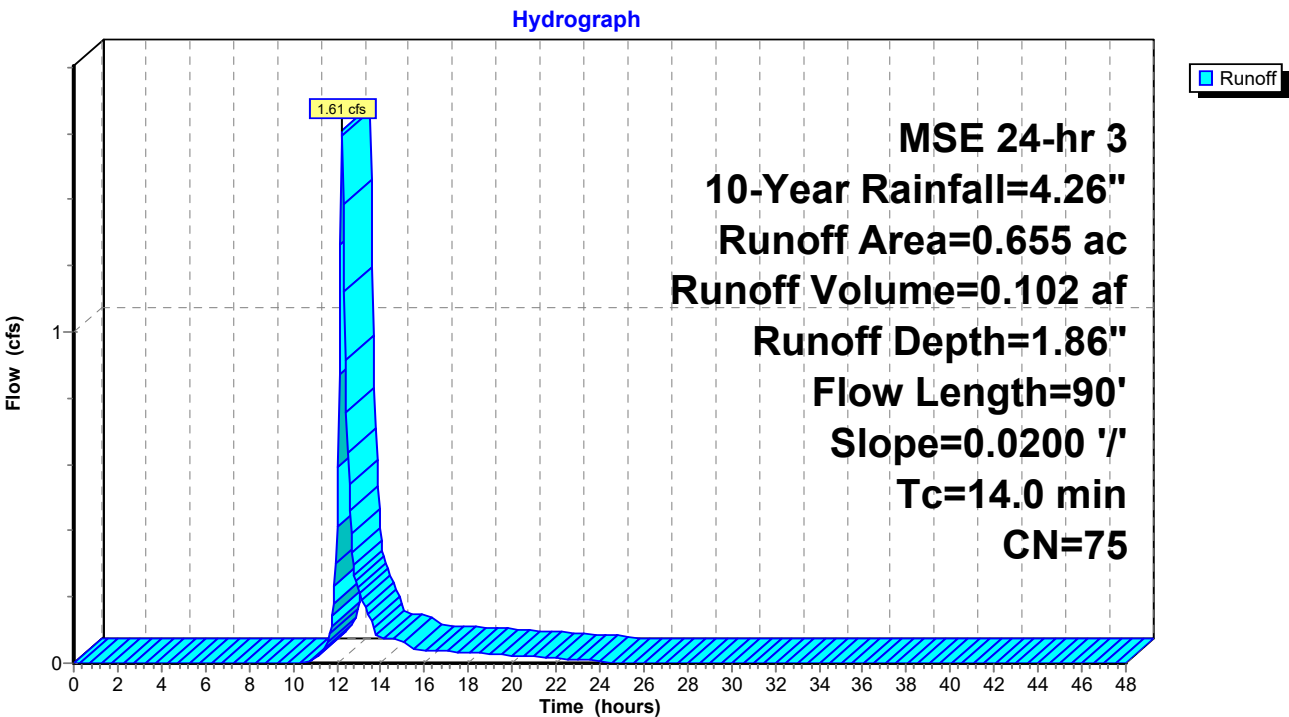
Runoff = 1.61 cfs @ 12.23 hrs, Volume= 0.102 af, Depth= 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 13S: Northdale Blvd



Summary for Subcatchment 14S: HWY 101

Runoff = 0.56 cfs @ 12.19 hrs, Volume= 0.031 af, Depth= 1.57"
Routed to Reach 20R : HWY 101

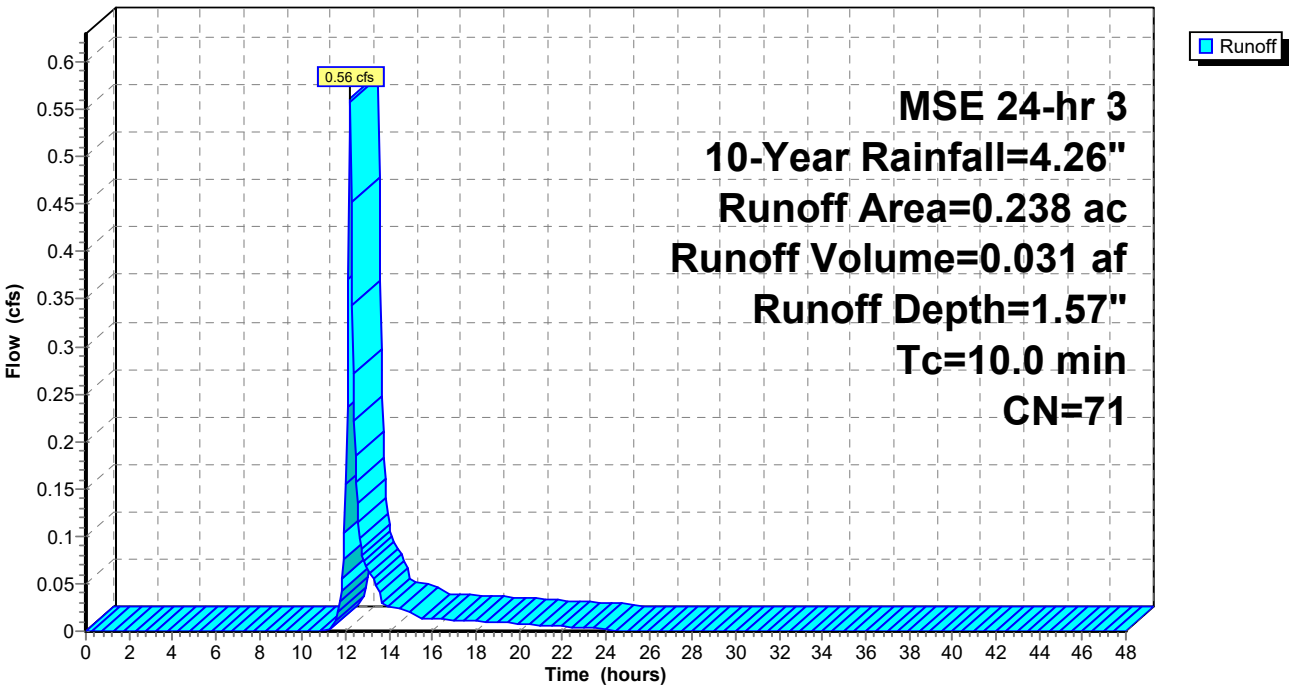
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 14S: HWY 101

Hydrograph



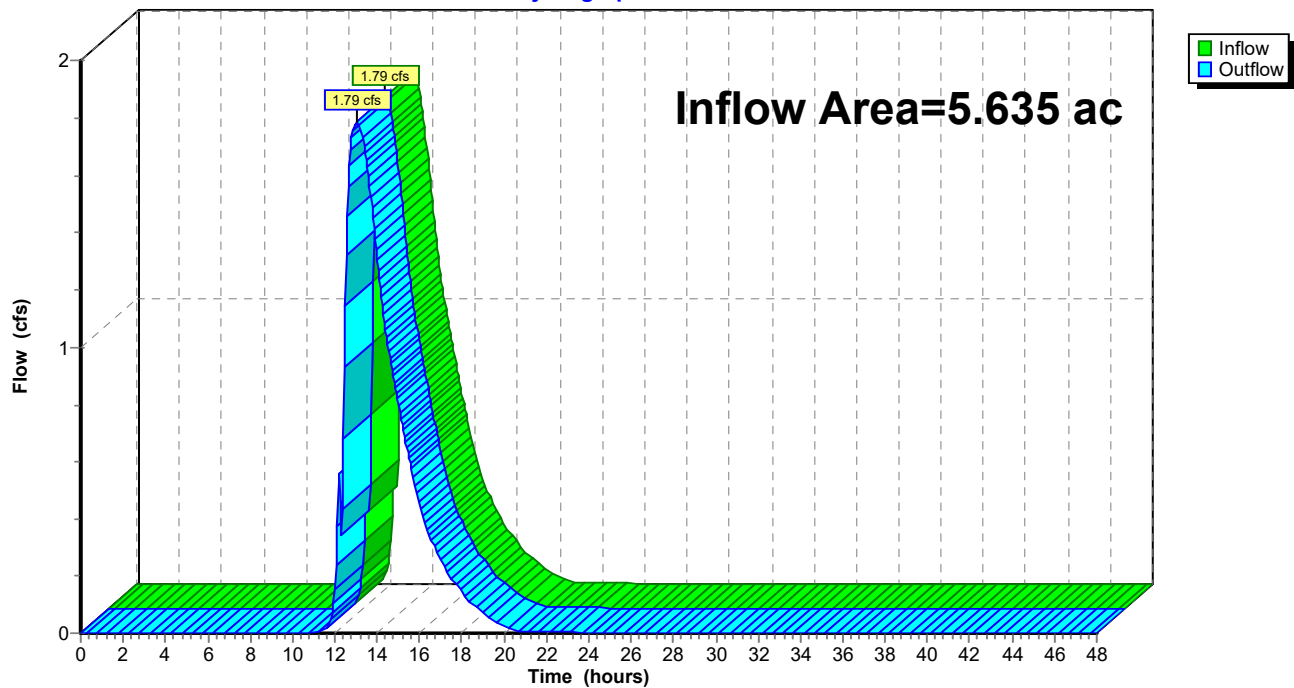
Summary for Reach 20R: HWY 101

Inflow Area = 5.635 ac, 68.80% Impervious, Inflow Depth = 0.89" for 10-Year event
Inflow = 1.79 cfs @ 13.03 hrs, Volume= 0.419 af
Outflow = 1.79 cfs @ 13.03 hrs, Volume= 0.419 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 20R: HWY 101

Hydrograph



Summary for Pond 11P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 70.63% Impervious, Inflow Depth = 2.88" for 10-Year event
 Inflow = 19.74 cfs @ 12.23 hrs, Volume= 1.294 af
 Outflow = 2.20 cfs @ 13.06 hrs, Volume= 1.294 af, Atten= 89%, Lag= 49.5 min
 Discarded = 0.47 cfs @ 13.06 hrs, Volume= 0.906 af
 Primary = 1.72 cfs @ 13.06 hrs, Volume= 0.387 af
 Routed to Reach 20R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 20R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 903.34' @ 13.06 hrs Surf.Area= 12,397 sf Storage= 33,460 cf

Plug-Flow detention time= 512.8 min calculated for 1.292 af (100% of inflow)
 Center-of-Mass det. time= 513.6 min (1,311.2 - 797.7)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 ' /' Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.47 cfs @ 13.06 hrs HW=903.34' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.47 cfs)

Primary OutFlow Max=1.72 cfs @ 13.06 hrs HW=903.34' (Free Discharge)

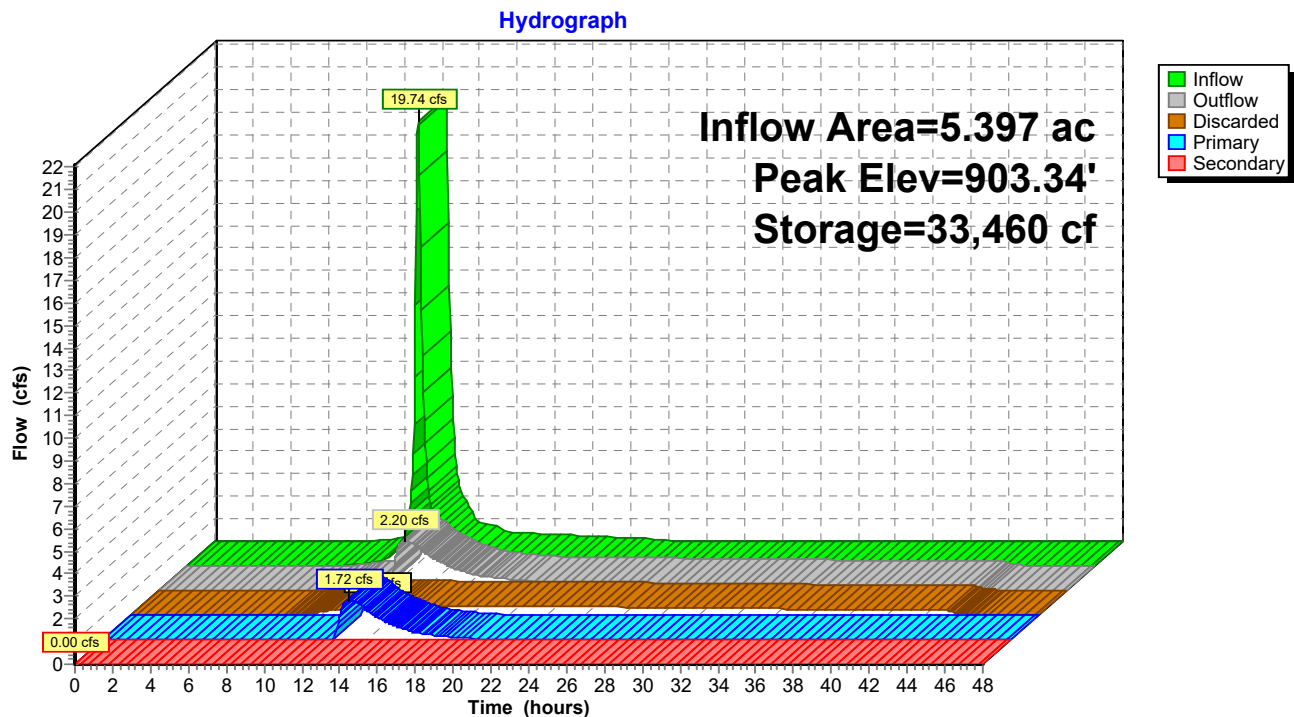
↑ **1=Culvert** (Passes 1.72 cfs of 5.33 cfs potential flow)

↑ **4=Custom Weir/Orifice** (Weir Controls 1.72 cfs @ 3.17 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 11P: INFILTRATION BASIN



18586_HydroCAD*MSE 24-hr 3 100-Year Rainfall=7.32"*

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Page 20

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment12S: To Pond

Runoff Area=5.397 ac 70.63% Impervious Runoff Depth=5.79"
Tc=15.0 min CN=87 Runoff=38.48 cfs 2.604 af

Subcatchment13S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=4.43"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=3.85 cfs 0.242 af

Subcatchment14S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=3.99"
Tc=10.0 min CN=71 Runoff=1.44 cfs 0.079 af

Reach 20R: HWY 101

Inflow=9.04 cfs 1.635 af
Outflow=9.04 cfs 1.635 af

Pond 11P: INFILTRATIONBASIN

Peak Elev=905.18' Storage=59,612 cf Inflow=38.48 cfs 2.604 af
Discarded=0.59 cfs 1.047 af Primary=8.79 cfs 1.556 af Secondary=0.00 cfs 0.000 af Outflow=9.38 cfs 2.604 af

Summary for Subcatchment 12S: To Pond

Runoff = 38.48 cfs @ 12.23 hrs, Volume= 2.604 af, Depth= 5.79"
Routed to Pond 11P : INFILTRATION BASIN

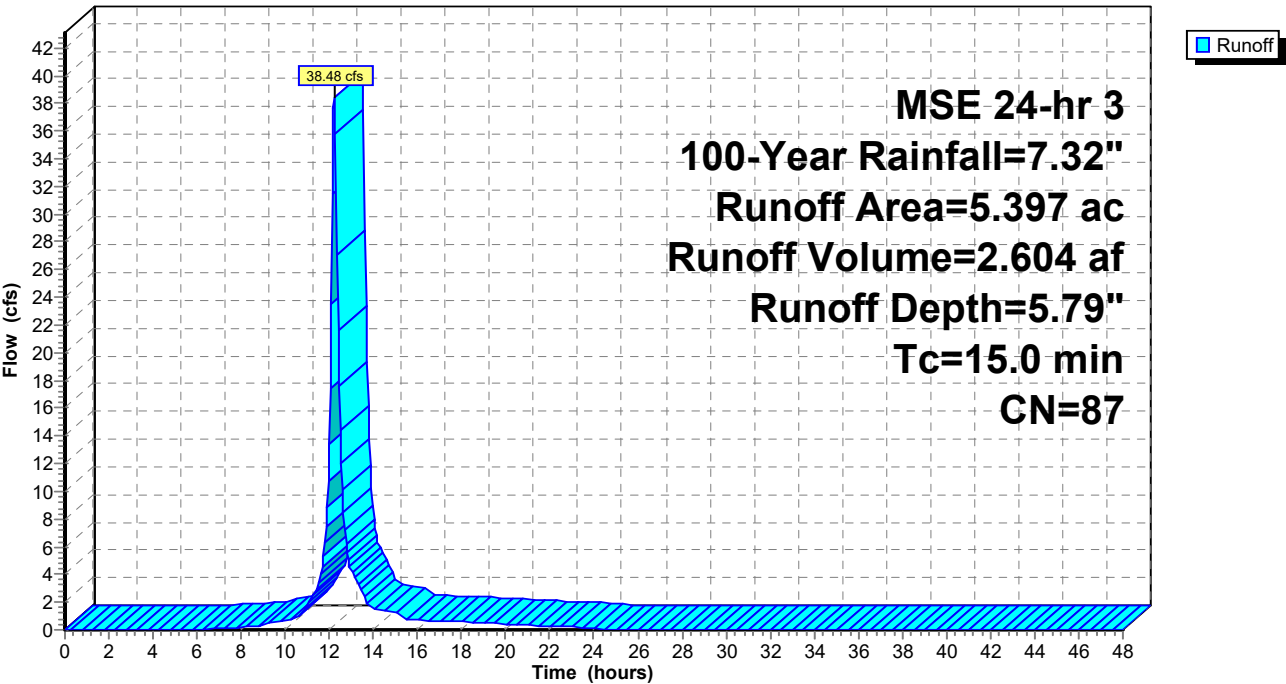
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
* 1.502	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.747	98	Phase 2 Future Impervious
1.585	61	>75% Grass cover, Good, HSG B
5.397	87	Weighted Average
1.585		29.37% Pervious Area
3.812		70.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 12S: To Pond

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=7.32"

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Page 22

Summary for Subcatchment 13S: Northdale Blvd

Runoff = 3.85 cfs @ 12.22 hrs, Volume= 0.242 af, Depth= 4.43"

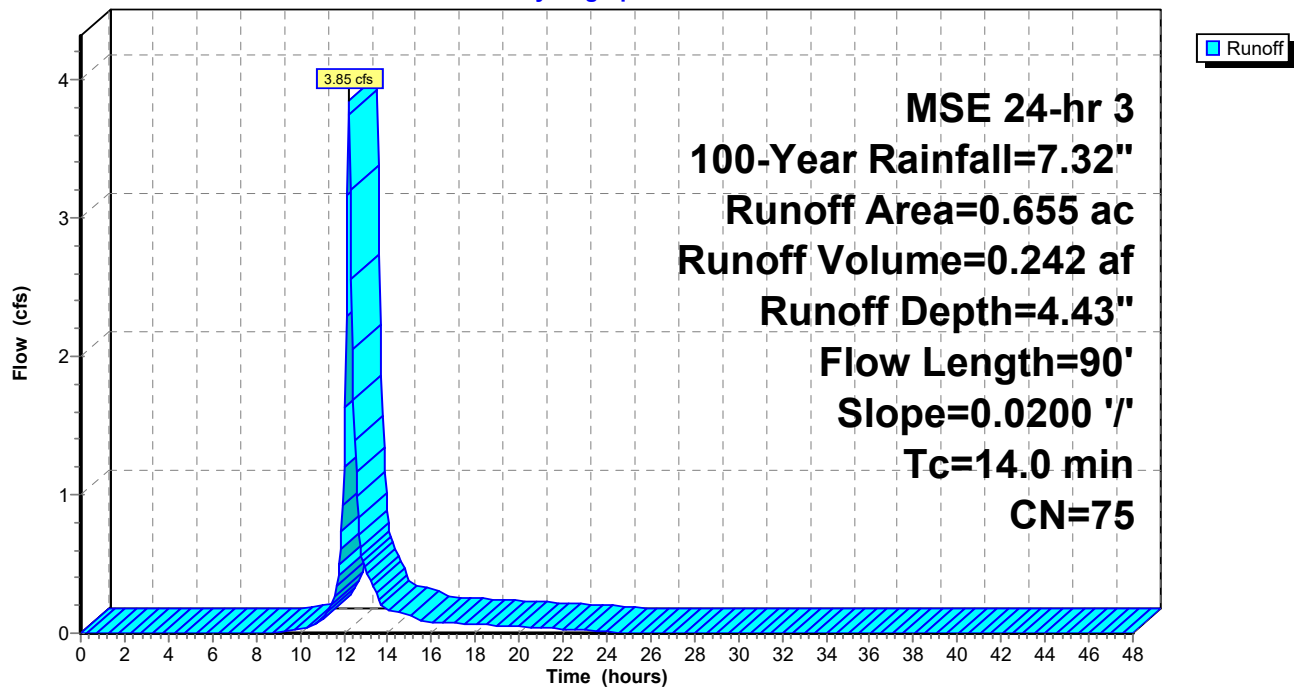
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 13S: Northdale Blvd

Hydrograph



Summary for Subcatchment 14S: HWY 101

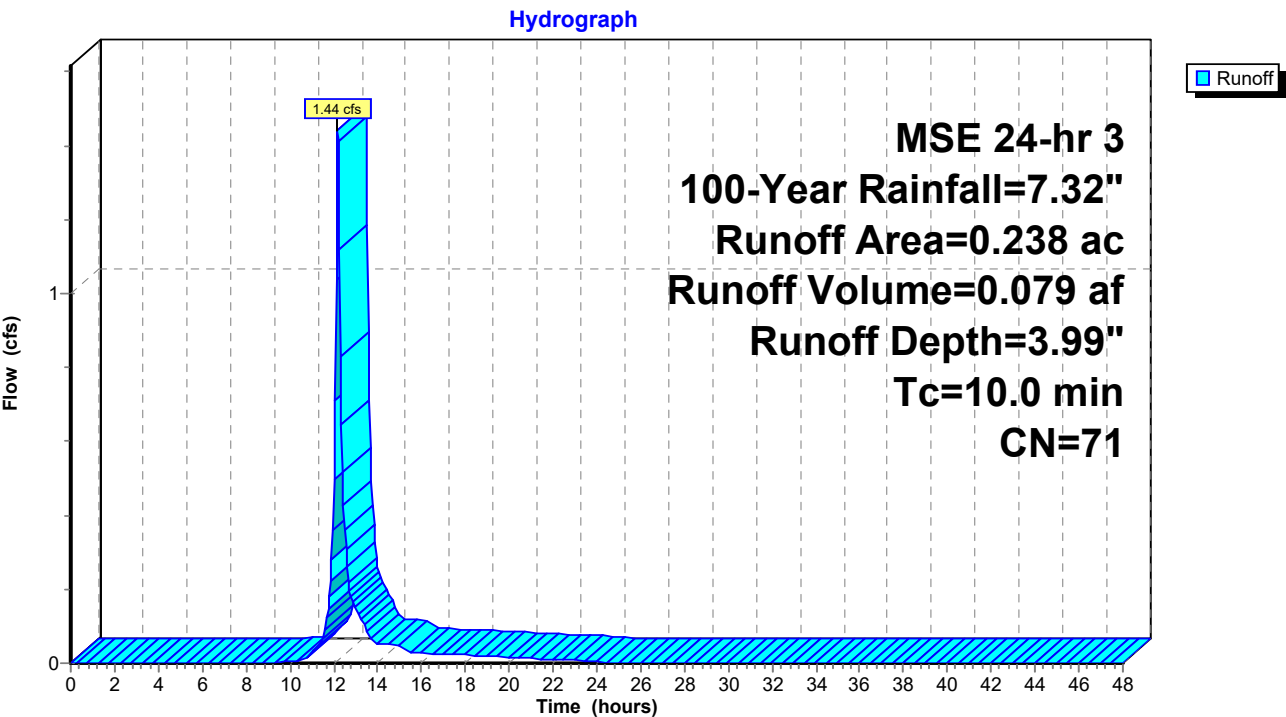
Runoff = 1.44 cfs @ 12.18 hrs, Volume= 0.079 af, Depth= 3.99"
Routed to Reach 20R : HWY 101

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

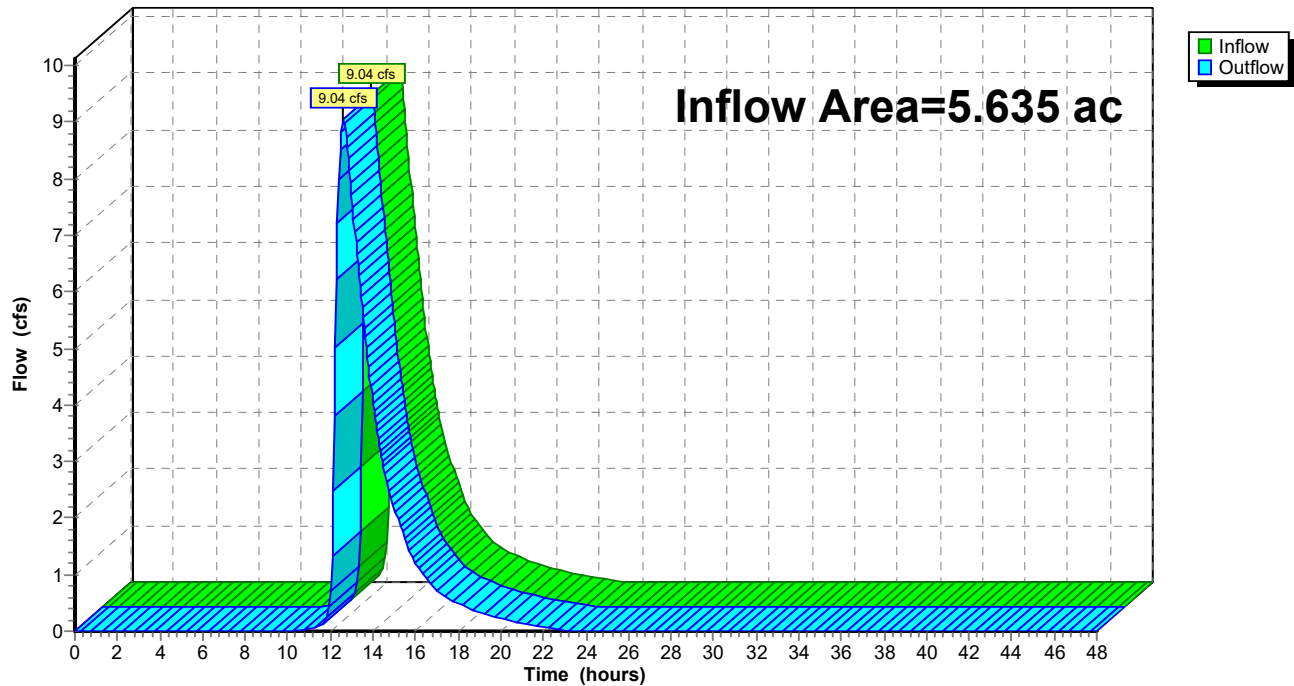
Subcatchment 14S: HWY 101



Summary for Reach 20R: HWY 101

Inflow Area = 5.635 ac, 68.80% Impervious, Inflow Depth = 3.48" for 100-Year event
Inflow = 9.04 cfs @ 12.60 hrs, Volume= 1.635 af
Outflow = 9.04 cfs @ 12.60 hrs, Volume= 1.635 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 20R: HWY 101**Hydrograph**

Summary for Pond 11P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 70.63% Impervious, Inflow Depth = 5.79" for 100-Year event
 Inflow = 38.48 cfs @ 12.23 hrs, Volume= 2.604 af
 Outflow = 9.38 cfs @ 12.62 hrs, Volume= 2.604 af, Atten= 76%, Lag= 23.6 min
 Discarded = 0.59 cfs @ 12.62 hrs, Volume= 1.047 af
 Primary = 8.79 cfs @ 12.62 hrs, Volume= 1.556 af
 Routed to Reach 20R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 20R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 905.18' @ 12.62 hrs Surf.Area= 15,434 sf Storage= 59,612 cf

Plug-Flow detention time= 320.2 min calculated for 2.604 af (100% of inflow)
 Center-of-Mass det. time= 320.1 min (1,103.9 - 783.8)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 '/' Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.59 cfs @ 12.62 hrs HW=905.17' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.59 cfs)

Primary OutFlow Max=8.78 cfs @ 12.62 hrs HW=905.17' (Free Discharge)

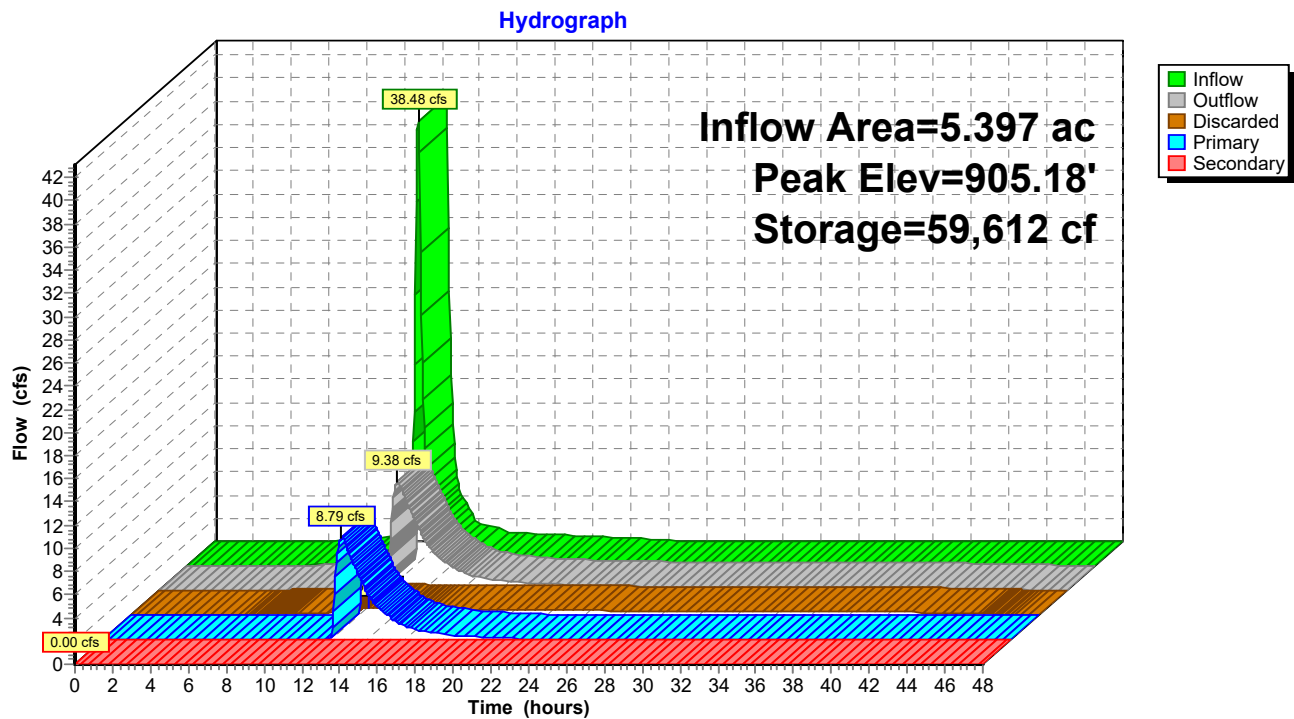
↑ **1=Culvert** (Passes 8.78 cfs of 18.76 cfs potential flow)

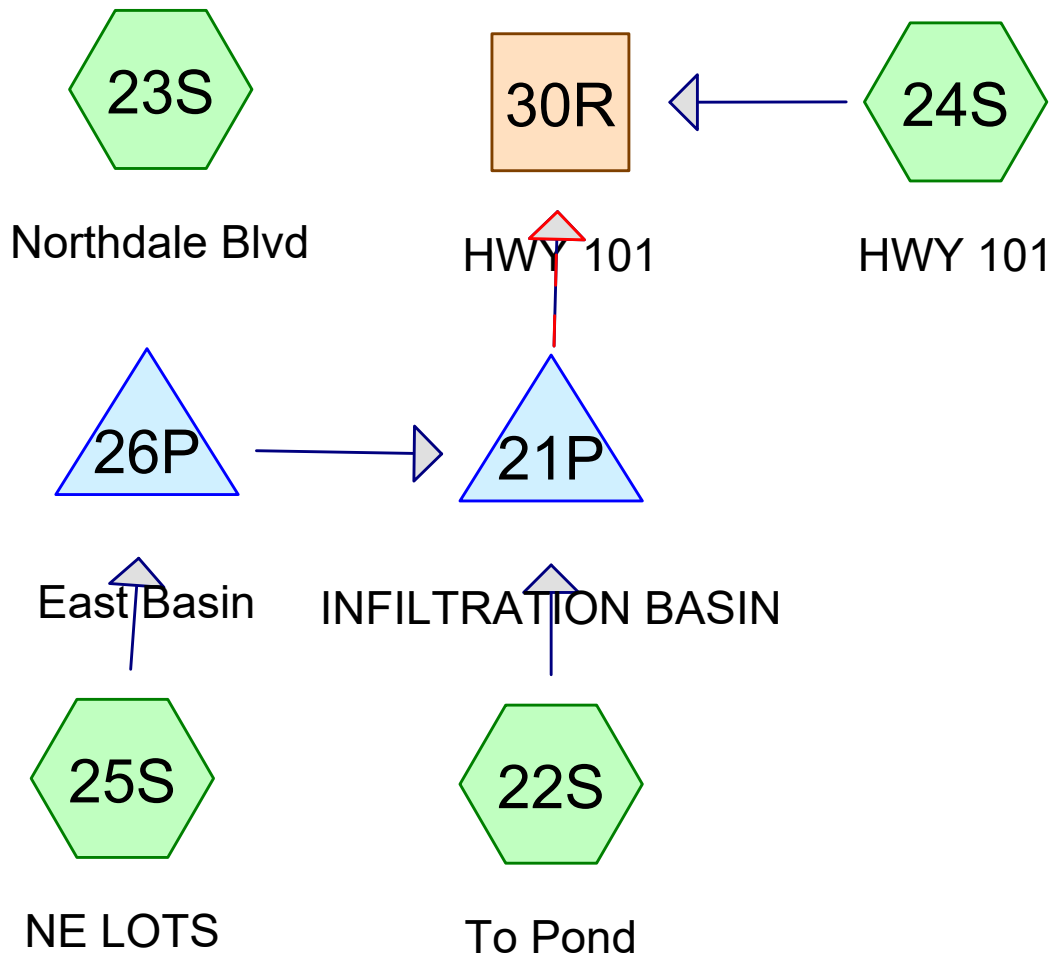
↑ **4=Custom Weir/Orifice** (Weir Controls 8.78 cfs @ 5.46 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

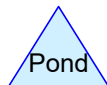
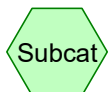
↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 11P: INFILTRATION BASIN





PHASE 2
CONSTRUCTION



Routing Diagram for 18586_HydroCAD
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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.495	61	>75% Grass cover, Good, HSG B (22S, 23S, 24S, 25S)
1.749	98	Existing Impervious (22S, 23S, 25S)
1.628	98	Phase 1 Impervious (22S, 24S)
0.138	98	Phase 2 Future Impervious (22S)
0.280	98	Phase 2 Impervious (22S)

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
2.495	HSG B	22S, 23S, 24S, 25S
0.000	HSG C	
0.000	HSG D	
3.795	Other	22S, 23S, 24S, 25S

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	2.495	0.000	0.000	0.000	2.495	>75% Grass cover, Good	22S, 23S, 24S, 25S
0.000	0.000	0.000	0.000	1.749	1.749	Existing Impervious	22S, 23S, 25S
0.000	0.000	0.000	0.000	1.628	1.628	Phase 1 Impervious	22S, 24S
0.000	0.000	0.000	0.000	0.138	0.138	Phase 2 Future Impervious	22S
0.000	0.000	0.000	0.000	0.280	0.280	Phase 2 Impervious	22S

18586_HydroCAD*MSE 24-hr 3 2-Year Rainfall=2.86"*

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Page 5

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment22S: To Pond

Runoff Area=4.722 ac 68.61% Impervious Runoff Depth=1.54"
Tc=15.0 min CN=86 Runoff=9.41 cfs 0.607 af

Subcatchment23S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=0.87"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=0.72 cfs 0.048 af

Subcatchment24S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=0.68"
Tc=10.0 min CN=71 Runoff=0.23 cfs 0.014 af

Subcatchment25S: NE LOTS

Runoff Area=0.675 ac 36.00% Impervious Runoff Depth=0.82"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=74 Runoff=0.58 cfs 0.046 af

Reach 30R: HWY 101

Inflow=0.23 cfs 0.014 af
Outflow=0.23 cfs 0.014 af

Pond 21P: INFILTRATIONBASIN

Peak Elev=901.87' Storage=17,604 cf Inflow=9.41 cfs 0.607 af
Discarded=0.35 cfs 0.607 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.35 cfs 0.607 af

Pond 26P: East Basin

Peak Elev=907.53' Storage=0.020 af Inflow=0.58 cfs 0.046 af
Discarded=0.09 cfs 0.046 af Primary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.046 af

Summary for Subcatchment 22S: To Pond

Runoff = 9.41 cfs @ 12.24 hrs, Volume= 0.607 af, Depth= 1.54"
 Routed to Pond 21P : INFILTRATION BASIN

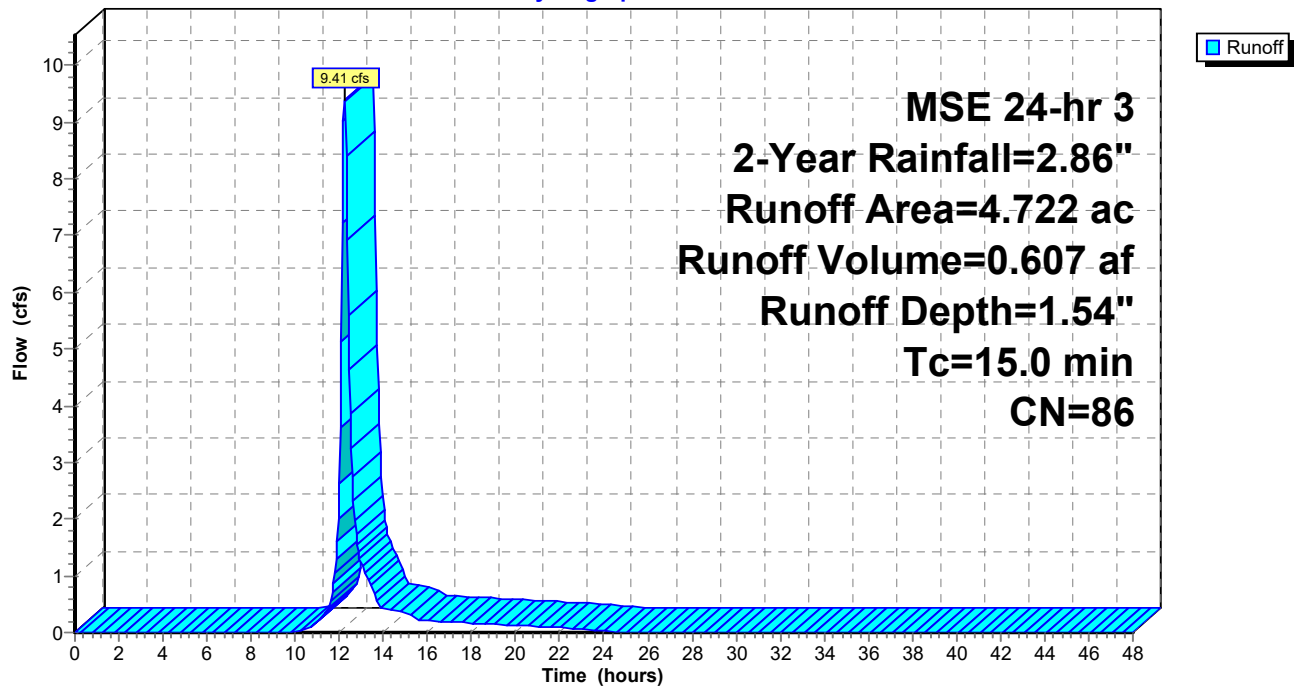
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
* 1.259	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.280	98	Phase 2 Impervious
* 0.138	98	Phase 2 Future Impervious
1.482	61	>75% Grass cover, Good, HSG B
4.722	86	Weighted Average
1.482		31.39% Pervious Area
3.240		68.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 22S: To Pond

Hydrograph



Summary for Subcatchment 23S: Northdale Blvd

Runoff = 0.72 cfs @ 12.24 hrs, Volume= 0.048 af, Depth= 0.87"

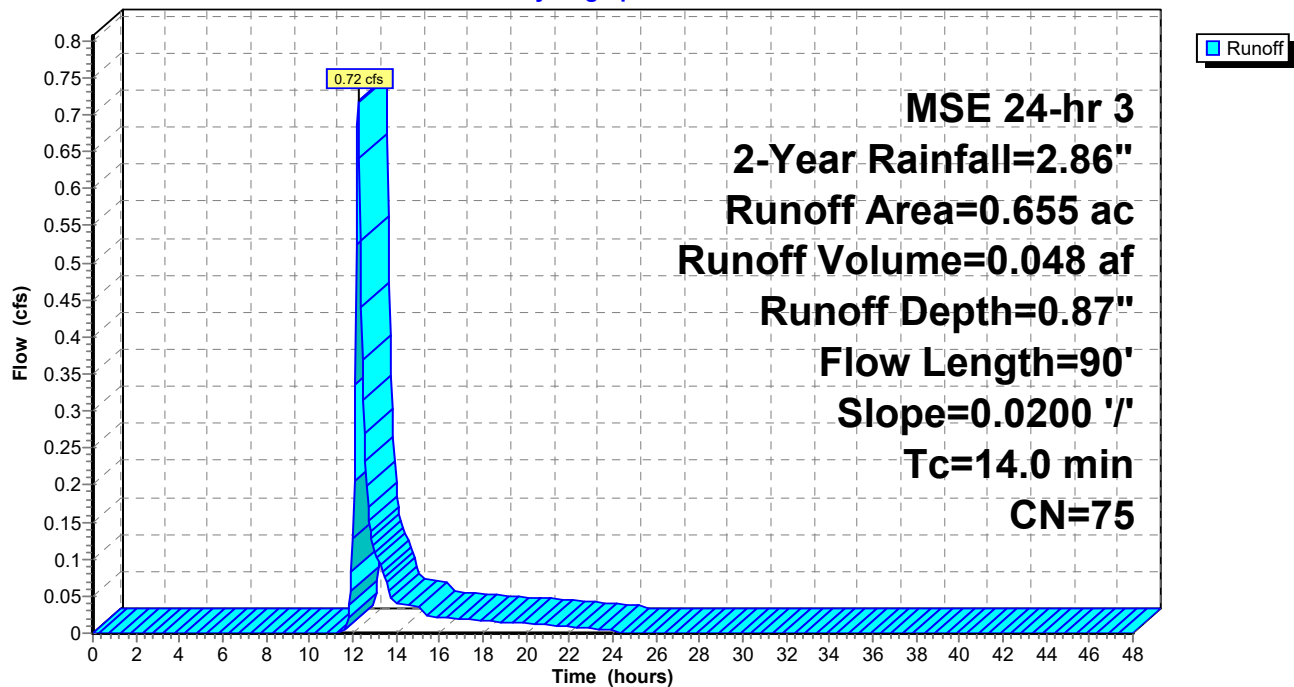
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 23S: Northdale Blvd

Hydrograph



Summary for Subcatchment 24S: HWY 101

Runoff = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af, Depth= 0.68"
 Routed to Reach 30R : HWY 101

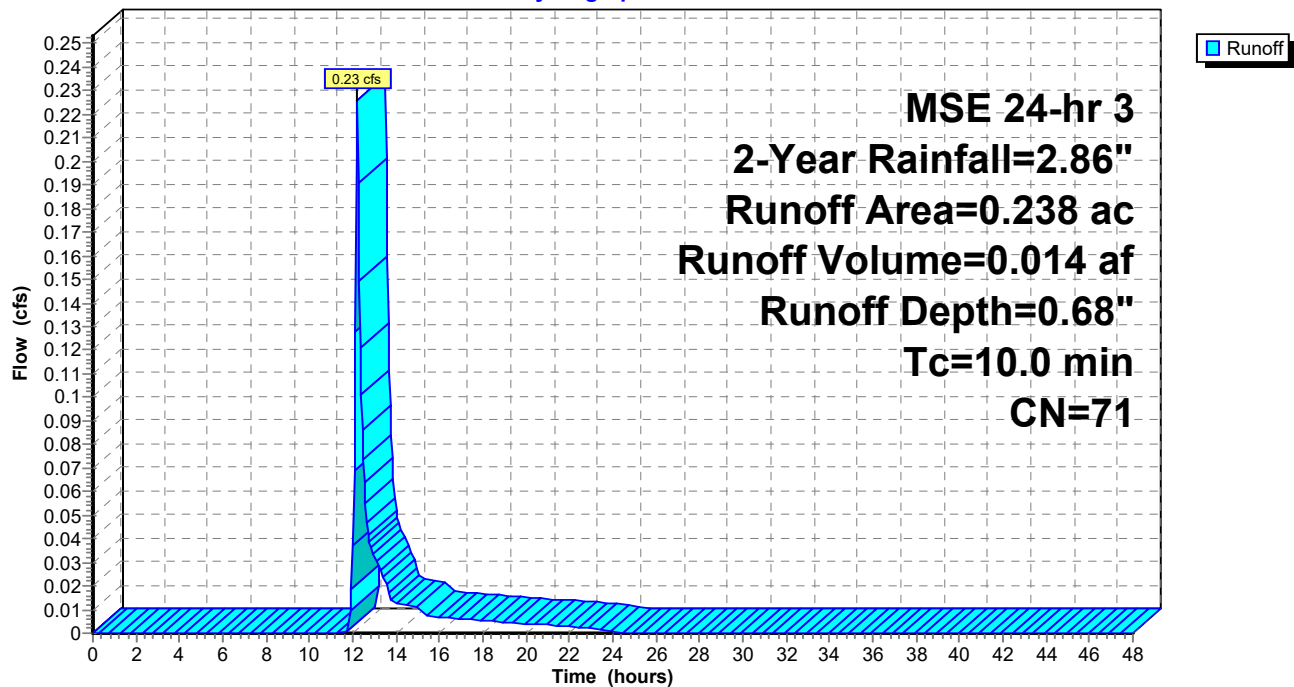
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 24S: HWY 101

Hydrograph



Summary for Subcatchment 25S: NE LOTS

Runoff = 0.58 cfs @ 12.32 hrs, Volume= 0.046 af, Depth= 0.82"
 Routed to Pond 26P : East Basin

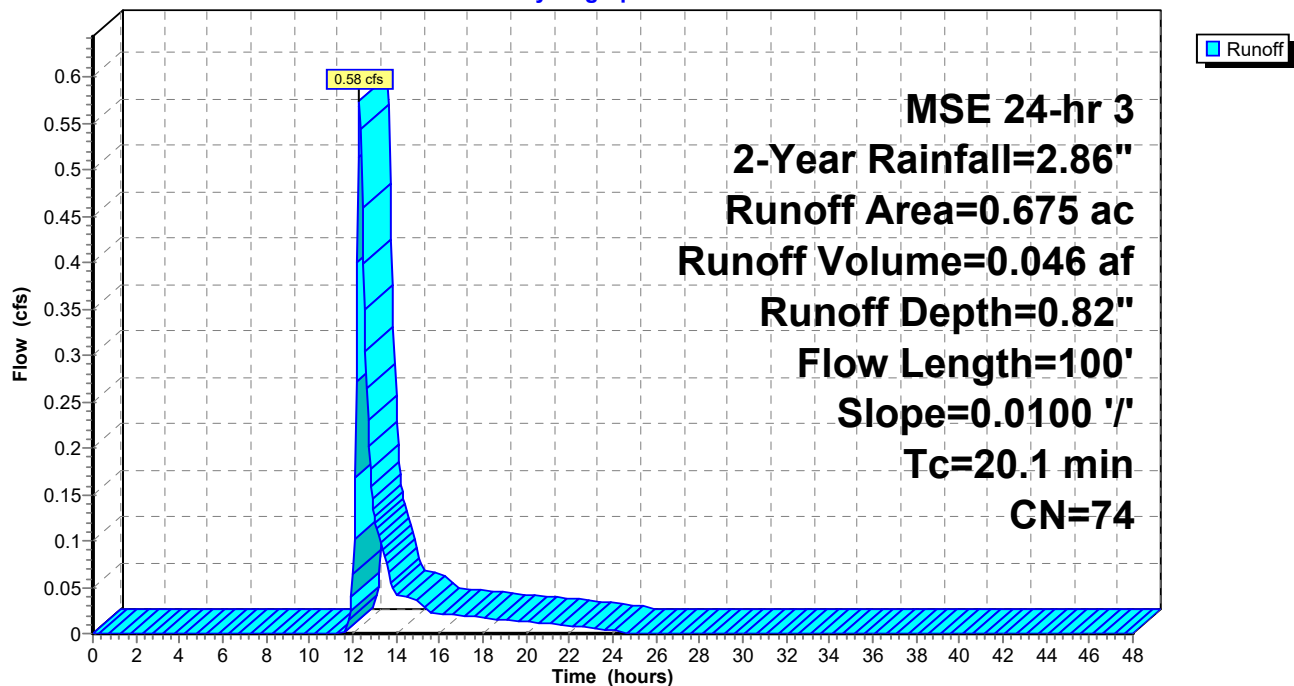
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.86"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.432	61	>75% Grass cover, Good, HSG B
0.675	74	Weighted Average
0.432		64.00% Pervious Area
0.243		36.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 25S: NE LOTS

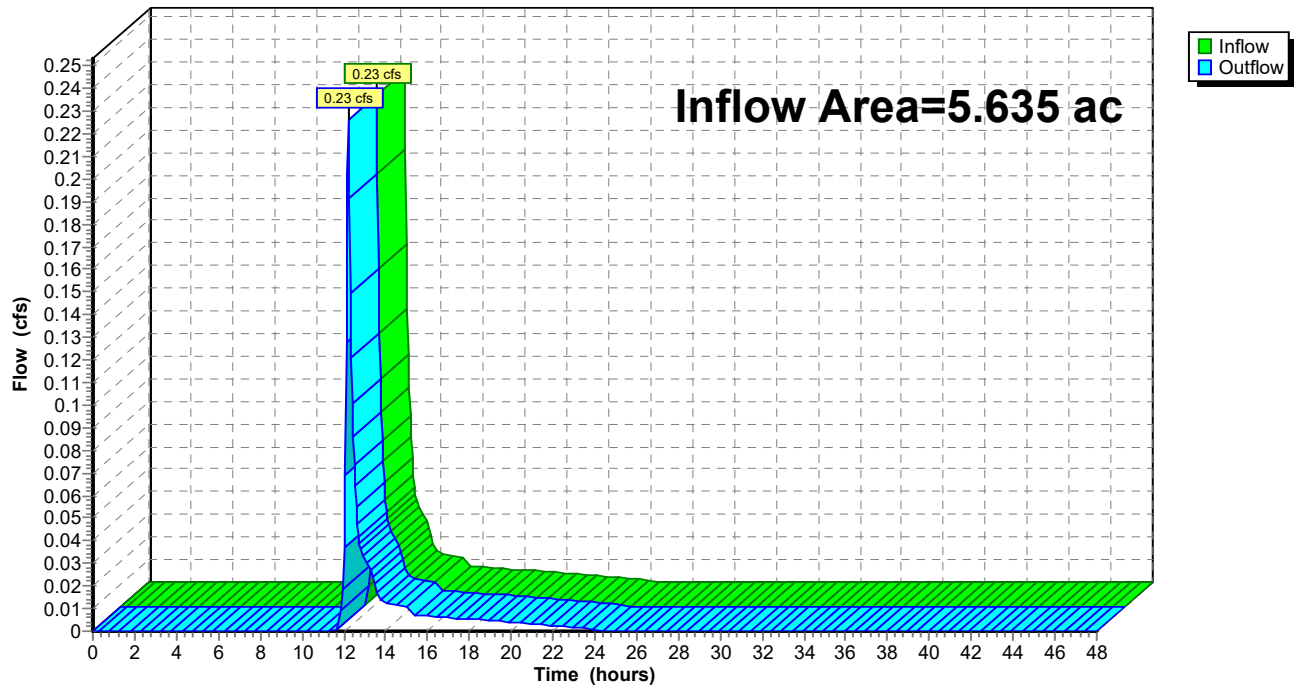
Hydrograph



Summary for Reach 30R: HWY 101

Inflow Area = 5.635 ac, 62.96% Impervious, Inflow Depth = 0.03" for 2-Year event
Inflow = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af
Outflow = 0.23 cfs @ 12.20 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 30R: HWY 101**Hydrograph**

Summary for Pond 21P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 64.54% Impervious, Inflow Depth = 1.35" for 2-Year event
 Inflow = 9.41 cfs @ 12.24 hrs, Volume= 0.607 af
 Outflow = 0.35 cfs @ 15.10 hrs, Volume= 0.607 af, Atten= 96%, Lag= 171.8 min
 Discarded = 0.35 cfs @ 15.10 hrs, Volume= 0.607 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 30R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 30R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 901.87' @ 15.10 hrs Surf.Area= 9,292 sf Storage= 17,604 cf

Plug-Flow detention time= 565.1 min calculated for 0.607 af (100% of inflow)
 Center-of-Mass det. time= 564.8 min (1,376.7 - 811.9)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 ' / Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.35 cfs @ 15.10 hrs HW=901.87' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.35 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

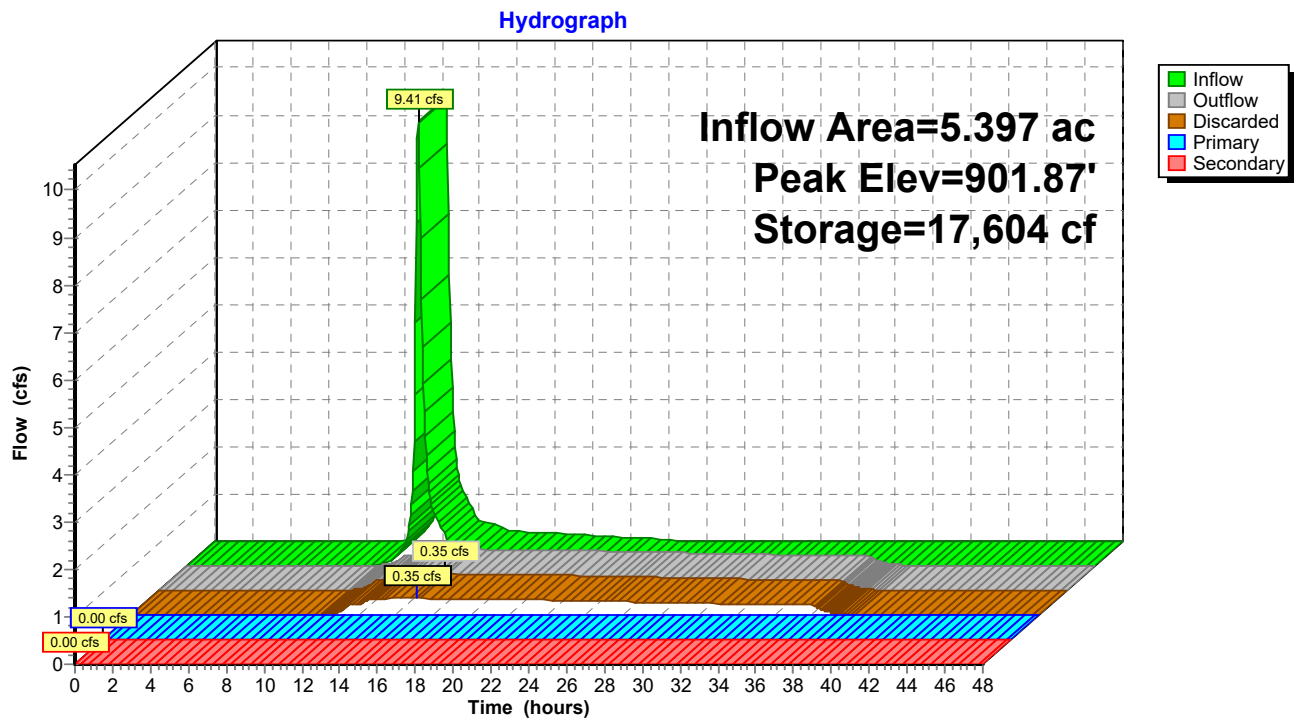
↑ **1=Culvert** (Controls 0.00 cfs)

↑ **4=Custom Weir/Orifice** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 21P: INFILTRATION BASIN



Summary for Pond 26P: East Basin

Inflow Area = 0.675 ac, 36.00% Impervious, Inflow Depth = 0.82" for 2-Year event
 Inflow = 0.58 cfs @ 12.32 hrs, Volume= 0.046 af
 Outflow = 0.09 cfs @ 13.34 hrs, Volume= 0.046 af, Atten= 84%, Lag= 60.9 min
 Discarded = 0.09 cfs @ 13.34 hrs, Volume= 0.046 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Pond 21P : INFILTRATION BASIN

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 907.53' @ 13.34 hrs Surf.Area= 0.056 ac Storage= 0.020 af

Plug-Flow detention time= 102.0 min calculated for 0.046 af (100% of inflow)
 Center-of-Mass det. time= 101.9 min (948.9 - 847.0)

Volume	Invert	Avail.Storage	Storage Description
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#1	907.00'	0.266 af	Custom Stage Data (Prismatic) Listed below (Recalc)
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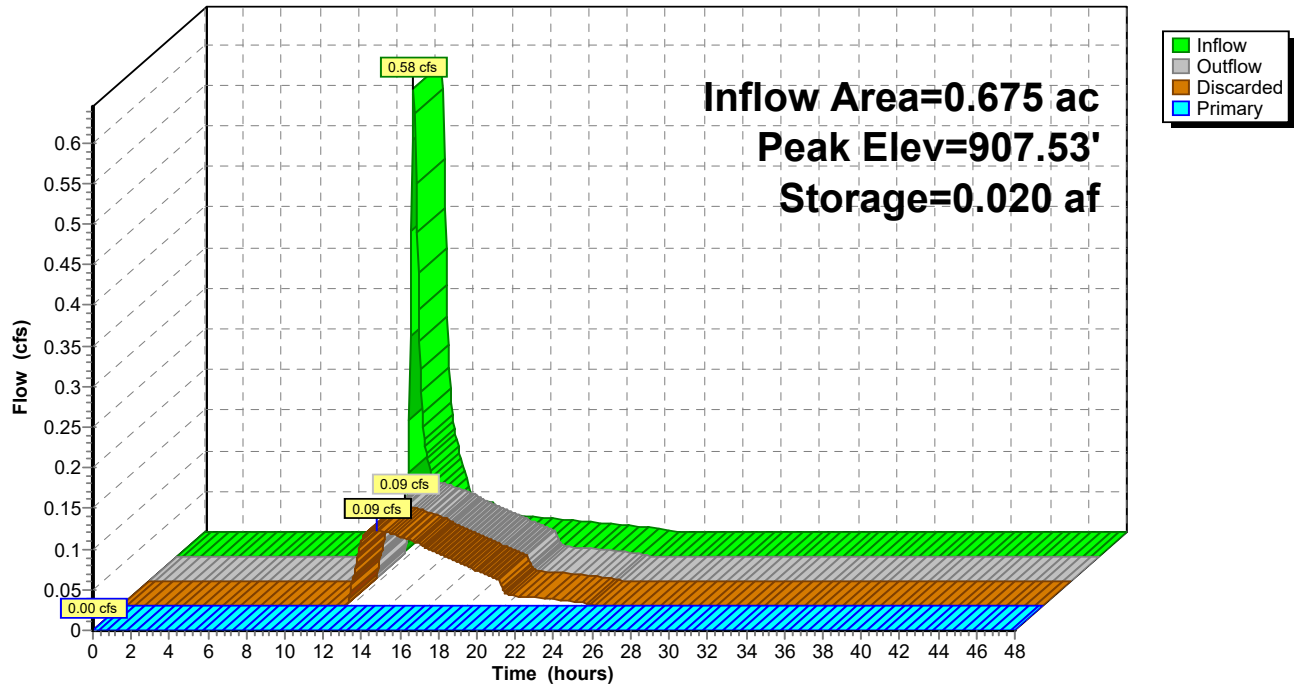
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.400	0.122	0.266

Device	Routing	Invert	Outlet Devices
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#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.09 cfs @ 13.34 hrs HW=907.53' (Free Discharge)
 ↑ **2=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 26P: East Basin**Hydrograph**

18586_HydroCAD*MSE 24-hr 3 10-Year Rainfall=4.26"*

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Page 15

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment22S: To Pond

Runoff Area=4.722 ac 68.61% Impervious Runoff Depth=2.78"
Tc=15.0 min CN=86 Runoff=16.78 cfs 1.095 af

Subcatchment23S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=1.86"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=1.61 cfs 0.102 af

Subcatchment24S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=1.57"
Tc=10.0 min CN=71 Runoff=0.56 cfs 0.031 af

Subcatchment25S: NE LOTS

Runoff Area=0.675 ac 36.00% Impervious Runoff Depth=1.79"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=74 Runoff=1.33 cfs 0.101 af

Reach 30R: HWY 101

Inflow=1.01 cfs 0.254 af
Outflow=1.01 cfs 0.254 af

Pond 21P: INFILTRATIONBASIN

Peak Elev=903.03' Storage=29,813 cf Inflow=16.78 cfs 1.095 af
Discarded=0.44 cfs 0.872 af Primary=0.96 cfs 0.223 af Secondary=0.00 cfs 0.000 af Outflow=1.40 cfs 1.095 af

Pond 26P: East Basin

Peak Elev=907.99' Storage=0.053 af Inflow=1.33 cfs 0.101 af
Discarded=0.15 cfs 0.101 af Primary=0.00 cfs 0.000 af Outflow=0.15 cfs 0.101 af

Summary for Subcatchment 22S: To Pond

Runoff = 16.78 cfs @ 12.23 hrs, Volume= 1.095 af, Depth= 2.78"
 Routed to Pond 21P : INFILTRATION BASIN

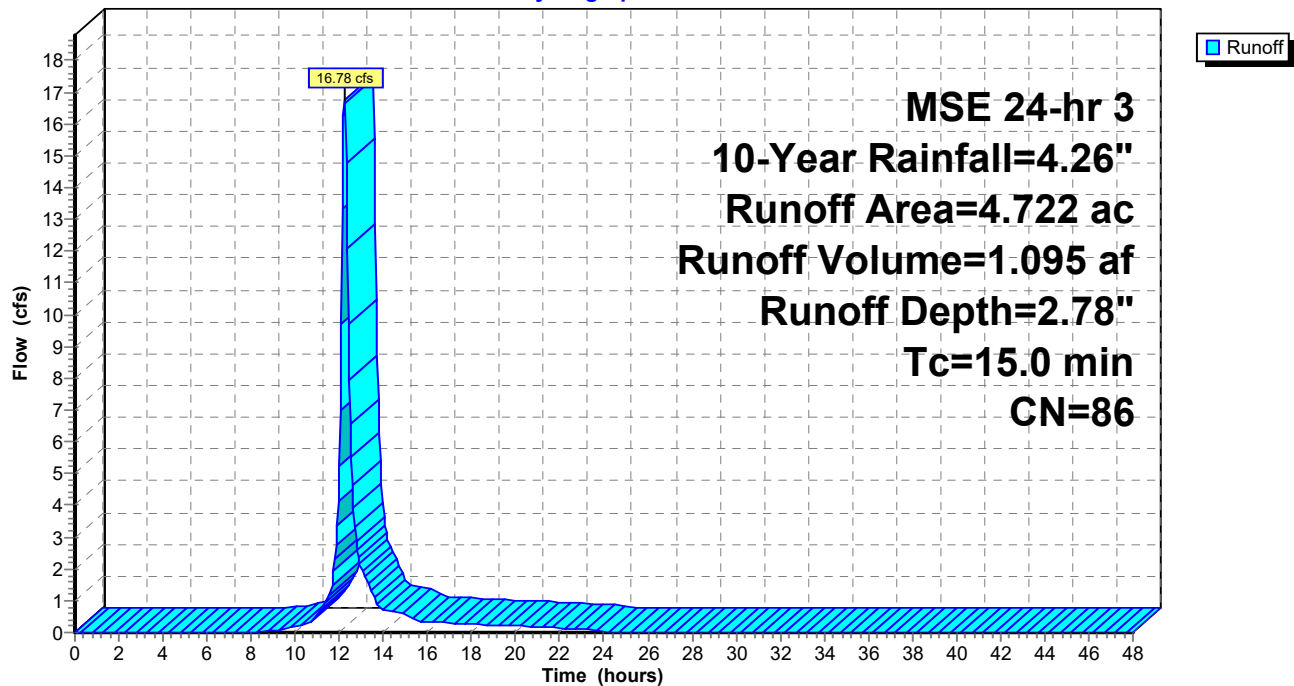
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
* 1.259	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.280	98	Phase 2 Impervious
* 0.138	98	Phase 2 Future Impervious
1.482	61	>75% Grass cover, Good, HSG B
4.722	86	Weighted Average
1.482		31.39% Pervious Area
3.240		68.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 22S: To Pond

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=4.26"
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Page 17

Summary for Subcatchment 23S: Northdale Blvd

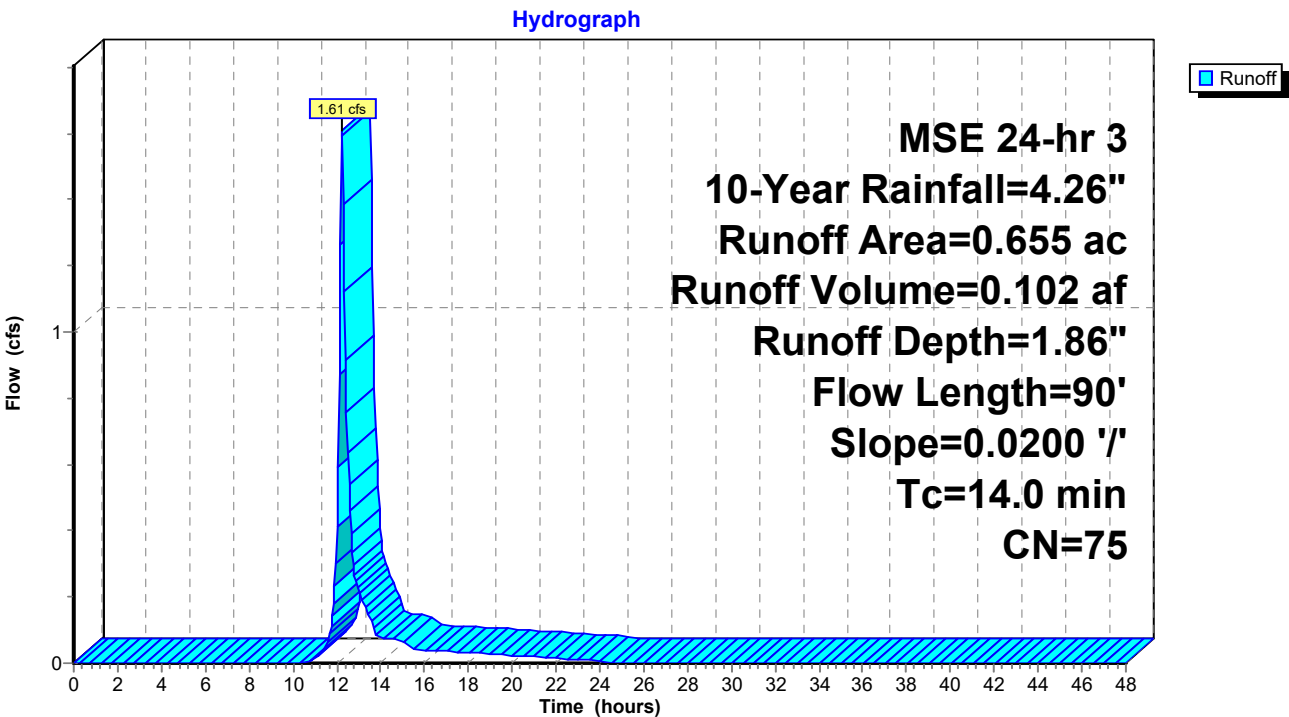
Runoff = 1.61 cfs @ 12.23 hrs, Volume= 0.102 af, Depth= 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 23S: Northdale Blvd



Summary for Subcatchment 24S: HWY 101

Runoff = 0.56 cfs @ 12.19 hrs, Volume= 0.031 af, Depth= 1.57"
 Routed to Reach 30R : HWY 101

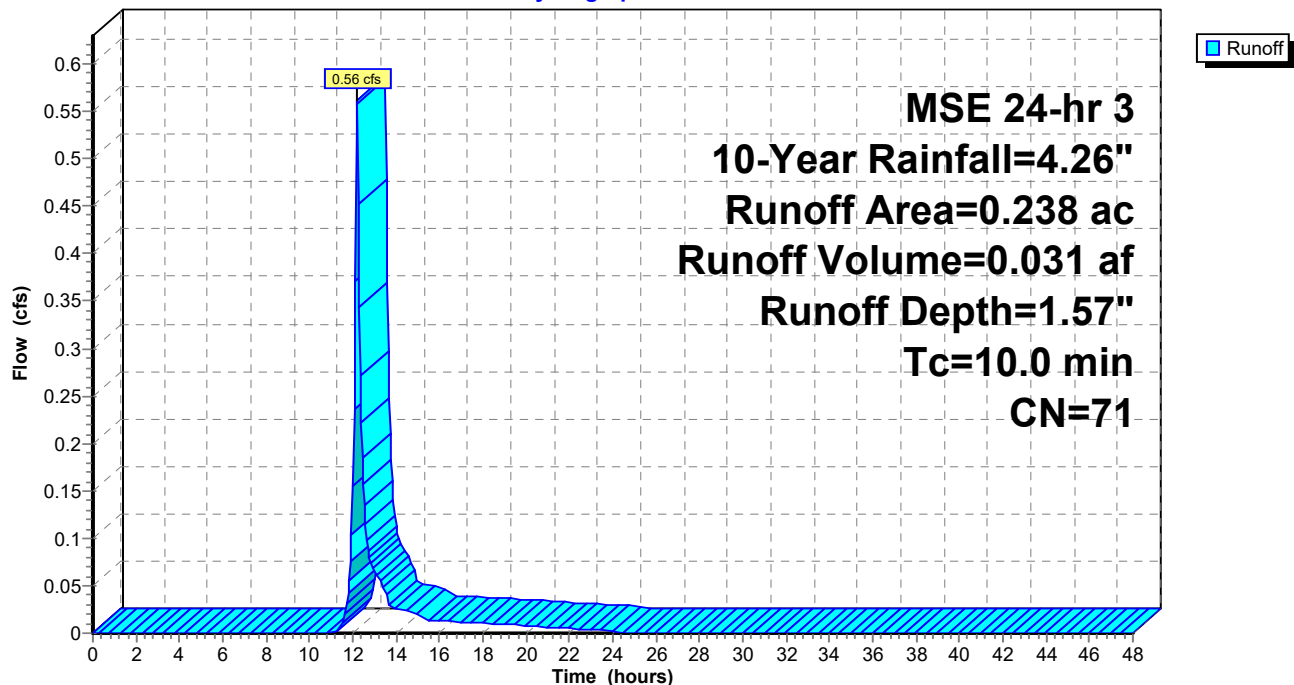
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 24S: HWY 101

Hydrograph



Summary for Subcatchment 25S: NE LOTS

Runoff = 1.33 cfs @ 12.31 hrs, Volume= 0.101 af, Depth= 1.79"
 Routed to Pond 26P : East Basin

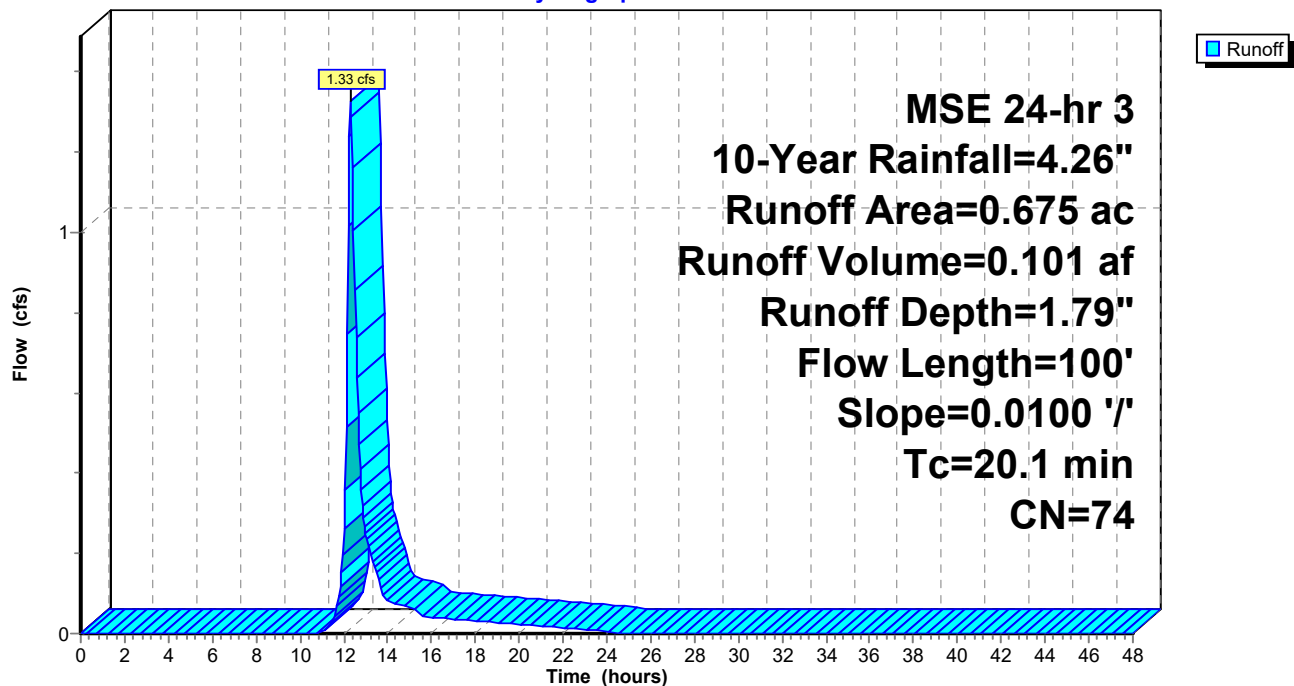
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.26"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.432	61	>75% Grass cover, Good, HSG B
0.675	74	Weighted Average
0.432		64.00% Pervious Area
0.243		36.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 25S: NE LOTS

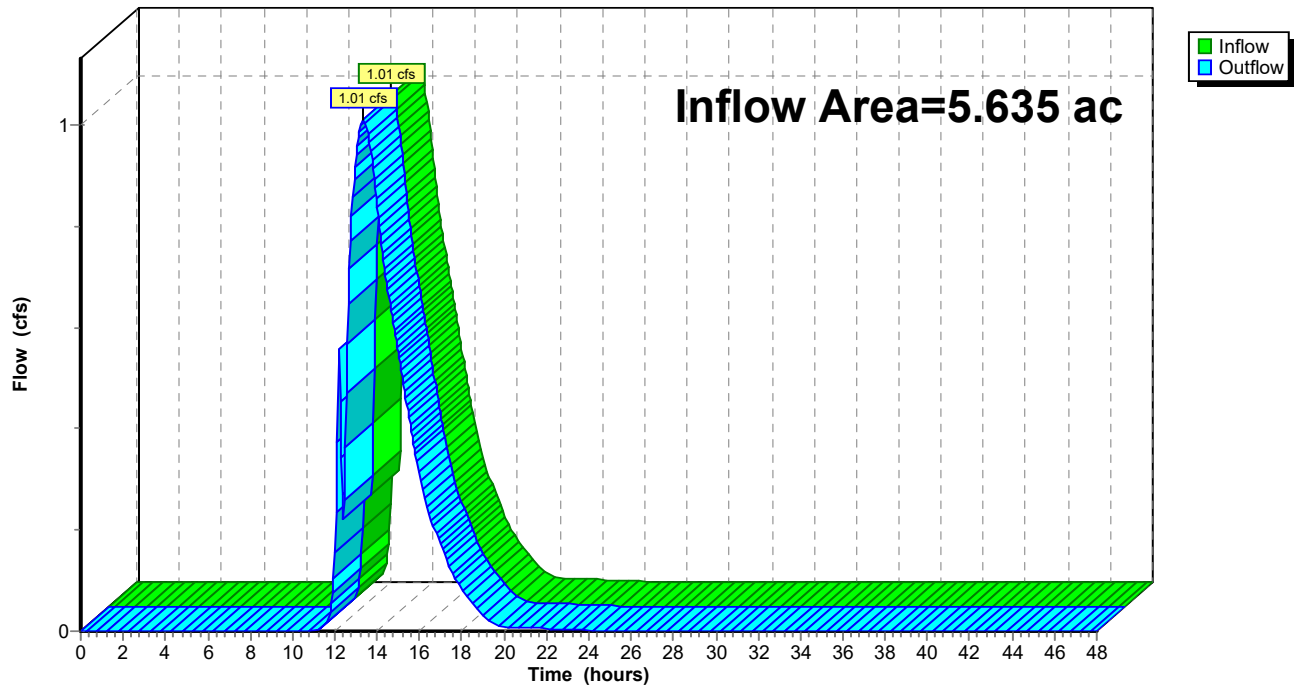
Hydrograph



Summary for Reach 30R: HWY 101

Inflow Area = 5.635 ac, 62.96% Impervious, Inflow Depth = 0.54" for 10-Year event
Inflow = 1.01 cfs @ 13.36 hrs, Volume= 0.254 af
Outflow = 1.01 cfs @ 13.36 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 30R: HWY 101**Hydrograph**

Summary for Pond 21P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 64.54% Impervious, Inflow Depth = 2.43" for 10-Year event
 Inflow = 16.78 cfs @ 12.23 hrs, Volume= 1.095 af
 Outflow = 1.40 cfs @ 13.41 hrs, Volume= 1.095 af, Atten= 92%, Lag= 70.6 min
 Discarded = 0.44 cfs @ 13.41 hrs, Volume= 0.872 af
 Primary = 0.96 cfs @ 13.41 hrs, Volume= 0.223 af
 Routed to Reach 30R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 30R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 903.03' @ 13.41 hrs Surf.Area= 11,661 sf Storage= 29,813 cf

Plug-Flow detention time= 571.3 min calculated for 1.094 af (100% of inflow)
 Center-of-Mass det. time= 572.0 min (1,372.0 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 '/' Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.44 cfs @ 13.41 hrs HW=903.03' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.44 cfs)

Primary OutFlow Max=0.96 cfs @ 13.41 hrs HW=903.03' (Free Discharge)

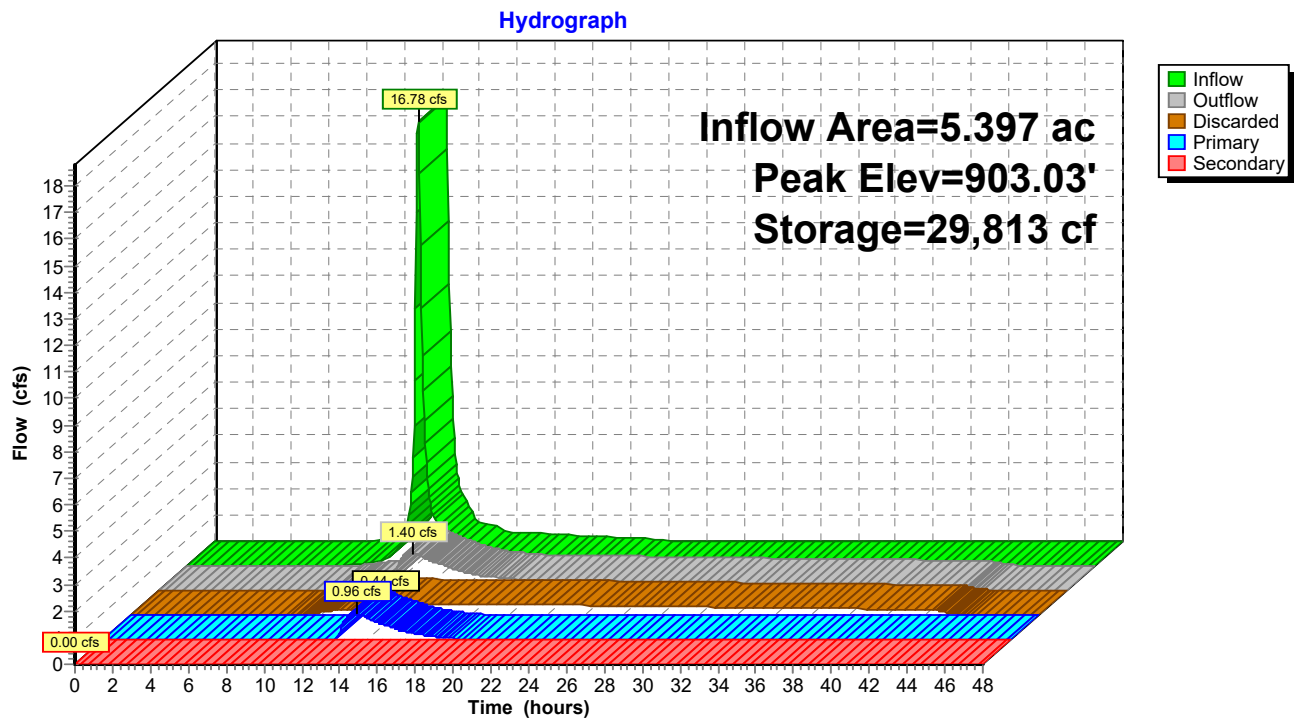
↑ **1=Culvert** (Passes 0.96 cfs of 3.11 cfs potential flow)

↑ **4=Custom Weir/Orifice** (Weir Controls 0.96 cfs @ 2.61 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 21P: INFILTRATION BASIN



Summary for Pond 26P: East Basin

Inflow Area = 0.675 ac, 36.00% Impervious, Inflow Depth = 1.79" for 10-Year event
 Inflow = 1.33 cfs @ 12.31 hrs, Volume= 0.101 af
 Outflow = 0.15 cfs @ 13.56 hrs, Volume= 0.101 af, Atten= 89%, Lag= 74.8 min
 Discarded = 0.15 cfs @ 13.56 hrs, Volume= 0.101 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Pond 21P : INFILTRATION BASIN

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 907.99' @ 13.56 hrs Surf.Area= 0.089 ac Storage= 0.053 af

Plug-Flow detention time= 185.3 min calculated for 0.101 af (100% of inflow)
 Center-of-Mass det. time= 185.3 min (1,014.7 - 829.4)

Volume	Invert	Avail.Storage	Storage Description
--------	--------	---------------	---------------------

#1	907.00'	0.266 af	Custom Stage Data (Prismatic) Listed below (Recalc)
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Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.400	0.122	0.266

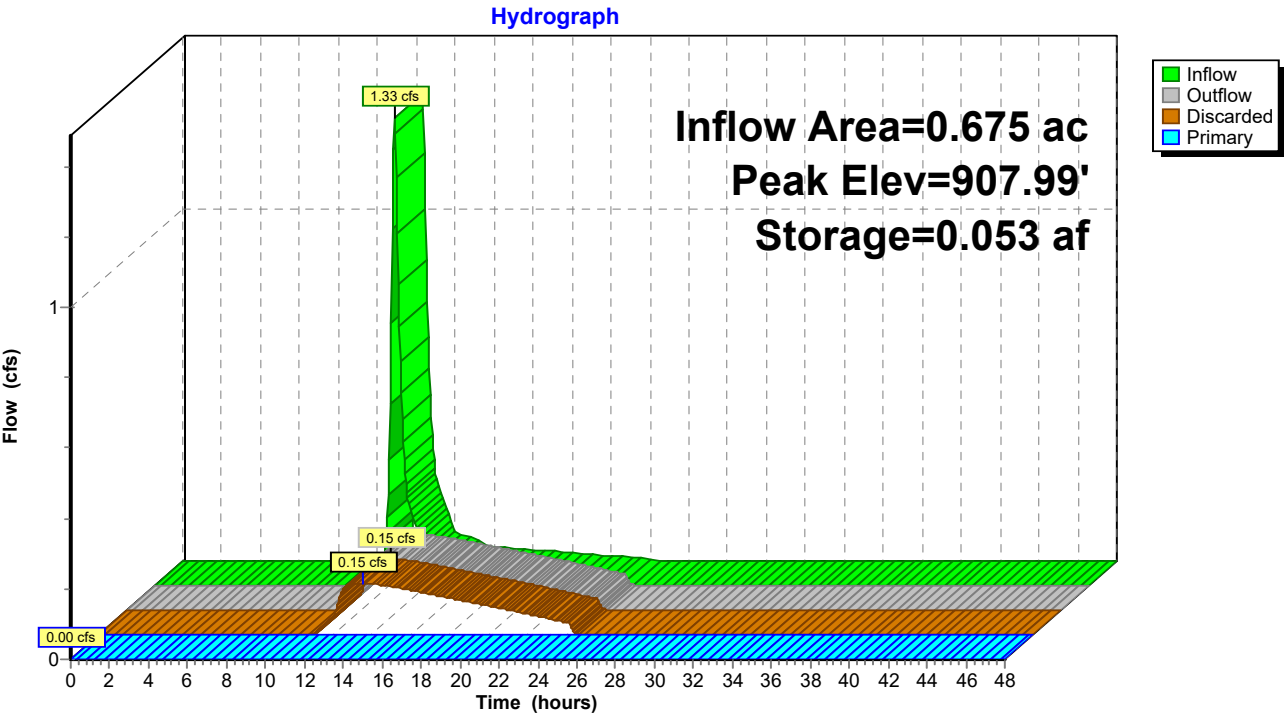
Device	Routing	Invert	Outlet Devices
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#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.15 cfs @ 13.56 hrs HW=907.99' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.15 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 26P: East Basin



18586_HydroCAD*MSE 24-hr 3 100-Year Rainfall=7.32"*

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Page 25

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment22S: To Pond

Runoff Area=4.722 ac 68.61% Impervious Runoff Depth=5.67"
Tc=15.0 min CN=86 Runoff=33.18 cfs 2.233 af

Subcatchment23S: Northdale Blvd

Runoff Area=0.655 ac 37.71% Impervious Runoff Depth=4.43"
Flow Length=90' Slope=0.0200 '/' Tc=14.0 min CN=75 Runoff=3.85 cfs 0.242 af

Subcatchment24S: HWY 101

Runoff Area=0.238 ac 27.31% Impervious Runoff Depth=3.99"
Tc=10.0 min CN=71 Runoff=1.44 cfs 0.079 af

Subcatchment25S: NE LOTS

Runoff Area=0.675 ac 36.00% Impervious Runoff Depth=4.32"
Flow Length=100' Slope=0.0100 '/' Tc=20.1 min CN=74 Runoff=3.25 cfs 0.243 af

Reach 30R: HWY 101

Inflow=6.85 cfs 1.295 af
Outflow=6.85 cfs 1.295 af

Pond 21P: INFILTRATIONBASIN

Peak Elev=904.70' Storage=52,365 cf Inflow=33.18 cfs 2.233 af
Discarded=0.57 cfs 1.017 af Primary=6.62 cfs 1.215 af Secondary=0.00 cfs 0.000 af Outflow=7.19 cfs 2.233 af

Pond 26P: East Basin

Peak Elev=908.57' Storage=0.139 af Inflow=3.25 cfs 0.243 af
Discarded=0.34 cfs 0.243 af Primary=0.00 cfs 0.000 af Outflow=0.34 cfs 0.243 af

Summary for Subcatchment 22S: To Pond

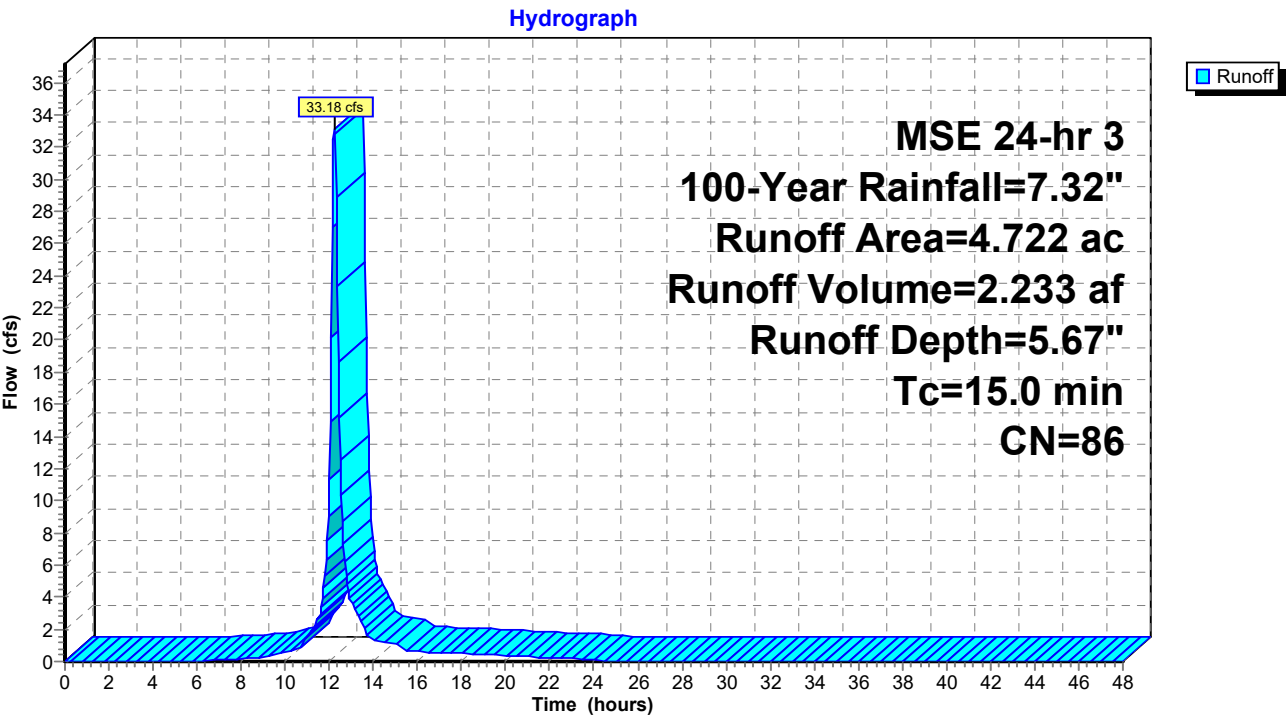
Runoff = 33.18 cfs @ 12.23 hrs, Volume= 2.233 af, Depth= 5.67"
Routed to Pond 21P : INFILTRATION BASIN

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
* 1.259	98	Existing Impervious
* 1.563	98	Phase 1 Impervious
* 0.280	98	Phase 2 Impervious
* 0.138	98	Phase 2 Future Impervious
1.482	61	>75% Grass cover, Good, HSG B
4.722	86	Weighted Average
1.482		31.39% Pervious Area
3.240		68.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 22S: To Pond



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MSE 24-hr 3 100-Year Rainfall=7.32"
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Page 27

Summary for Subcatchment 23S: Northdale Blvd

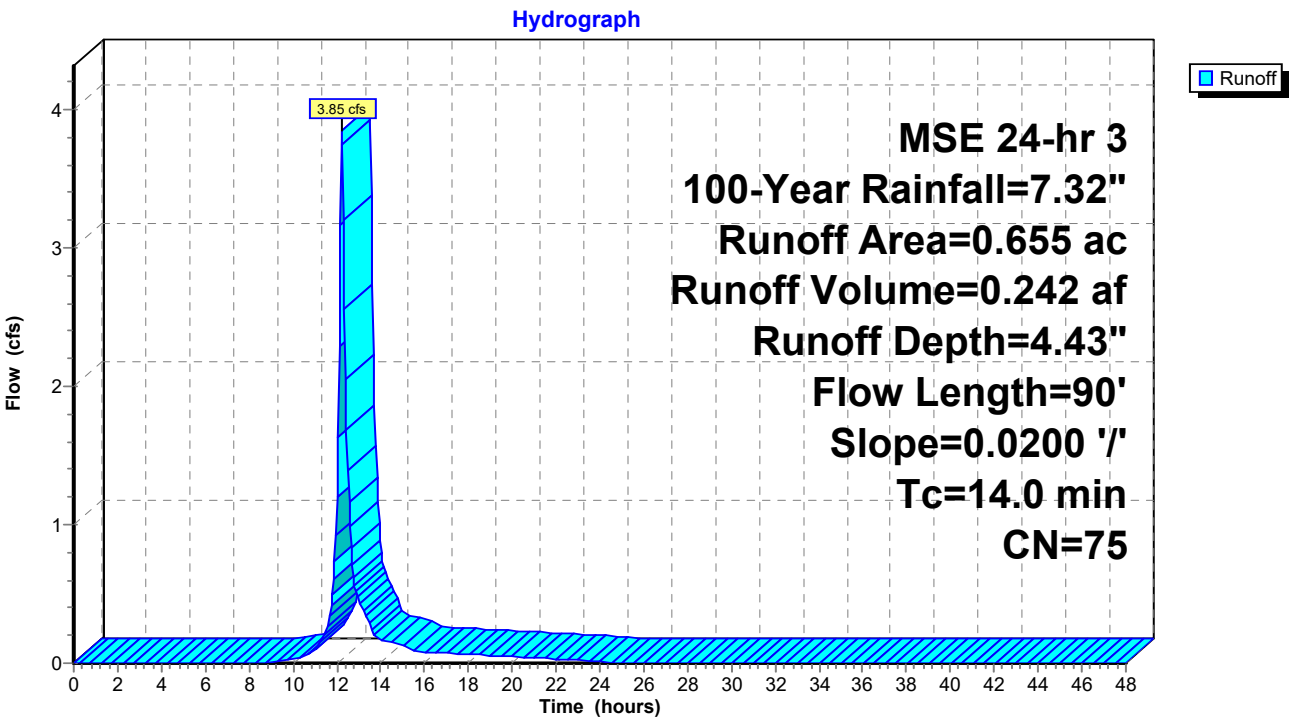
Runoff = 3.85 cfs @ 12.22 hrs, Volume= 0.242 af, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
0.408	61	>75% Grass cover, Good, HSG B
* 0.247	98	Existing Impervious
0.655	75	Weighted Average
0.408		62.29% Pervious Area
0.247		37.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.0	90	0.0200	0.11		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 23S: Northdale Blvd



Summary for Subcatchment 24S: HWY 101

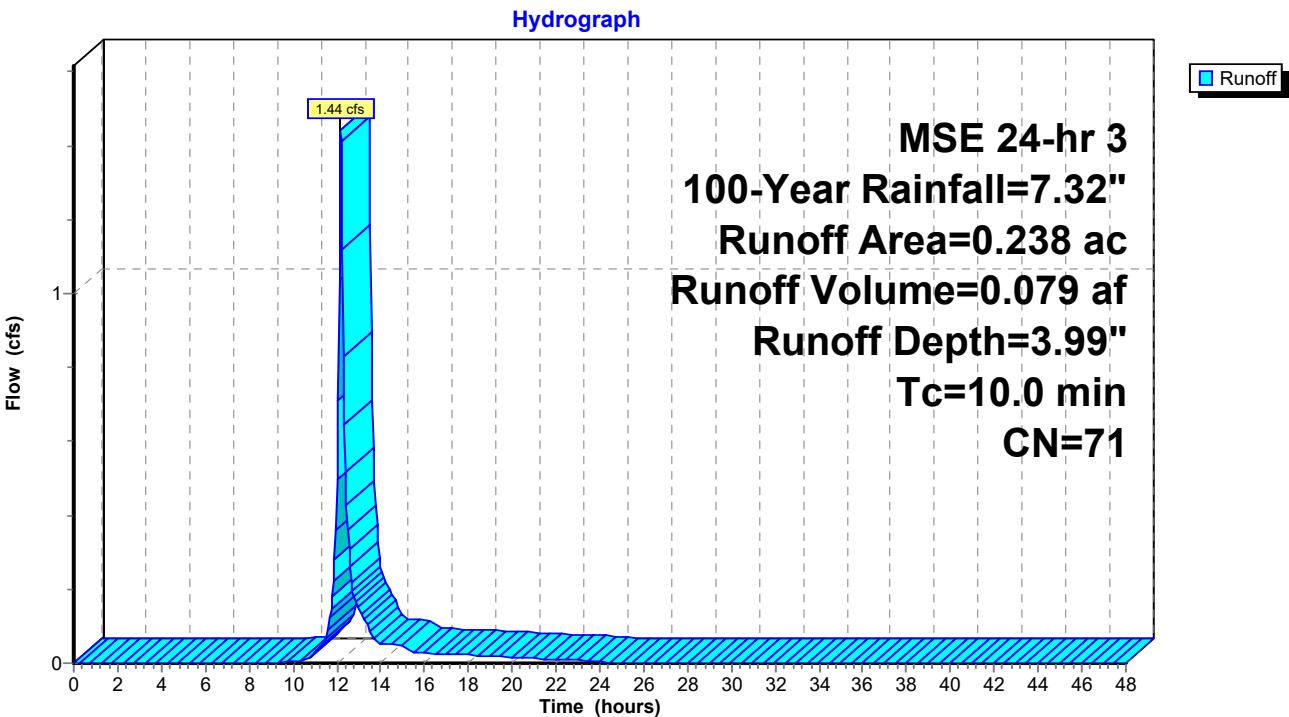
Runoff = 1.44 cfs @ 12.18 hrs, Volume= 0.079 af, Depth= 3.99"
Routed to Reach 30R : HWY 101

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
0.173	61	>75% Grass cover, Good, HSG B
* 0.065	98	Phase 1 Impervious
0.238	71	Weighted Average
0.173		72.69% Pervious Area
0.065		27.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 24S: HWY 101



Summary for Subcatchment 25S: NE LOTS

Runoff = 3.25 cfs @ 12.30 hrs, Volume= 0.243 af, Depth= 4.32"
 Routed to Pond 26P : East Basin

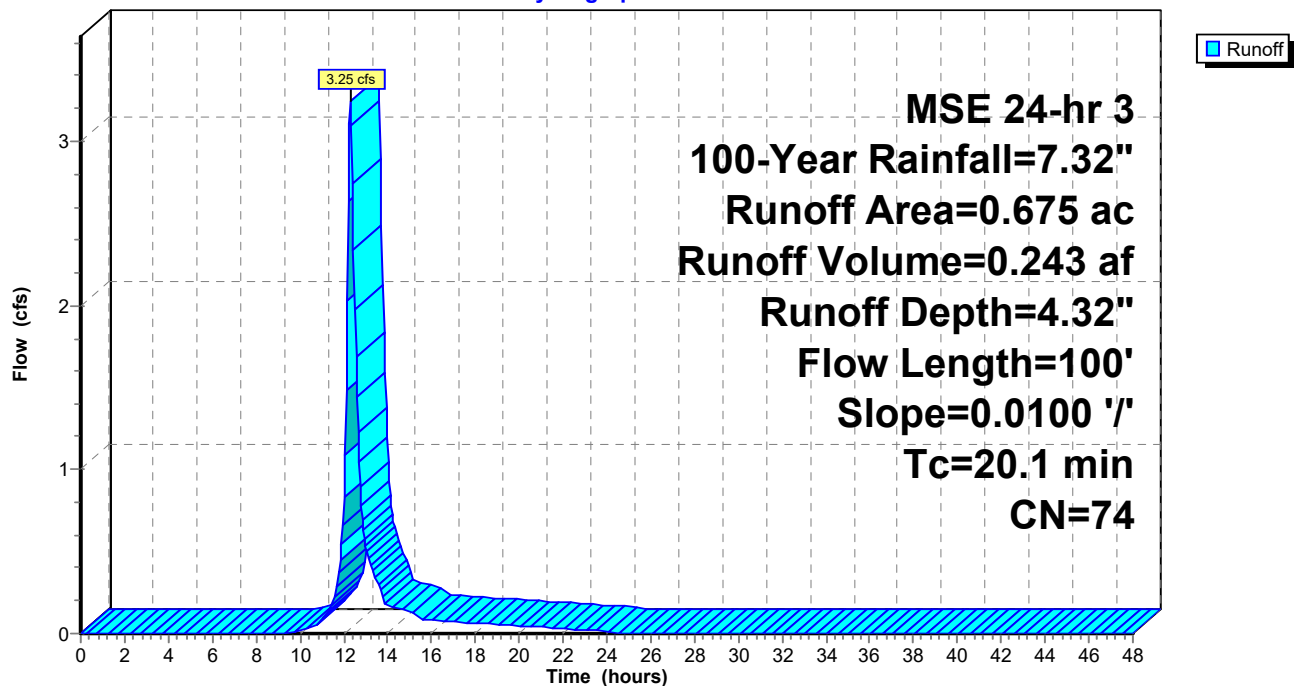
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.32"

Area (ac)	CN	Description
* 0.243	98	Existing Impervious
0.432	61	>75% Grass cover, Good, HSG B
0.675	74	Weighted Average
0.432		64.00% Pervious Area
0.243		36.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.1	100	0.0100	0.08		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment 25S: NE LOTS

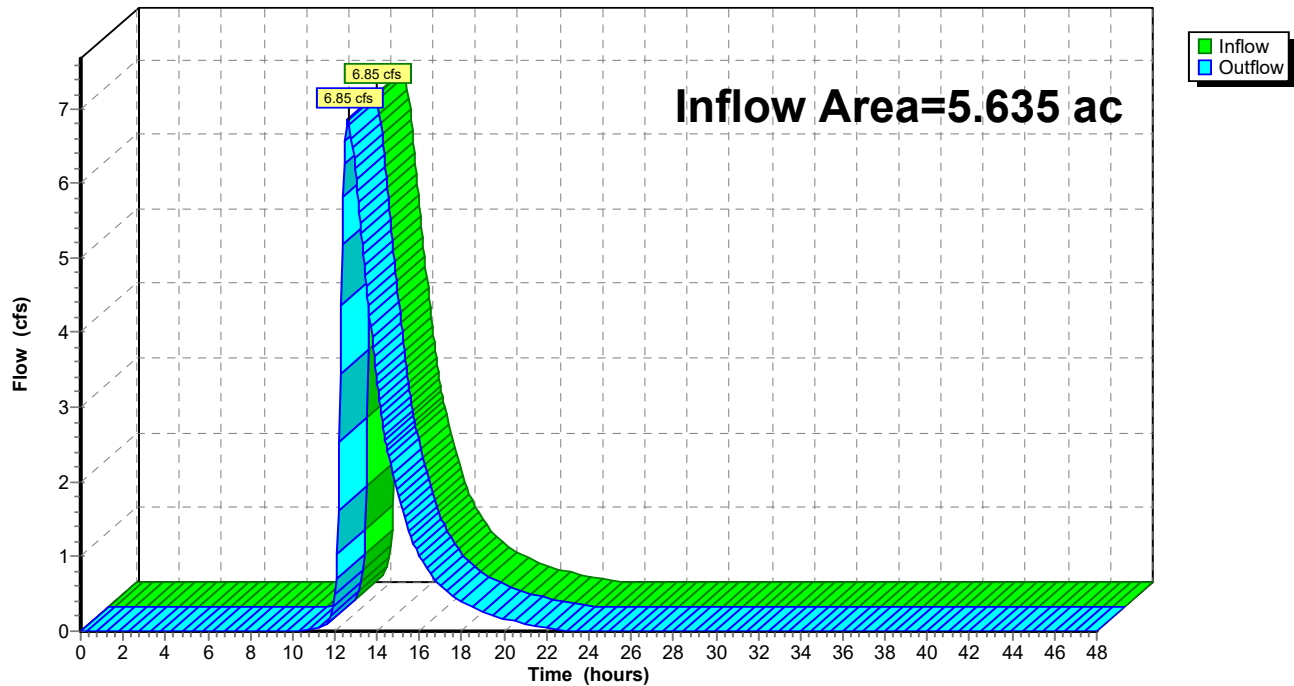
Hydrograph



Summary for Reach 30R: HWY 101

Inflow Area = 5.635 ac, 62.96% Impervious, Inflow Depth = 2.76" for 100-Year event
Inflow = 6.85 cfs @ 12.63 hrs, Volume= 1.295 af
Outflow = 6.85 cfs @ 12.63 hrs, Volume= 1.295 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 30R: HWY 101**Hydrograph**

Summary for Pond 21P: INFILTRATION BASIN

Inflow Area = 5.397 ac, 64.54% Impervious, Inflow Depth = 4.96" for 100-Year event
 Inflow = 33.18 cfs @ 12.23 hrs, Volume= 2.233 af
 Outflow = 7.19 cfs @ 12.66 hrs, Volume= 2.233 af, Atten= 78%, Lag= 25.8 min
 Discarded = 0.57 cfs @ 12.66 hrs, Volume= 1.017 af
 Primary = 6.62 cfs @ 12.66 hrs, Volume= 1.215 af
 Routed to Reach 30R : HWY 101
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 30R : HWY 101

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 904.70' @ 12.66 hrs Surf.Area= 14,892 sf Storage= 52,365 cf

Plug-Flow detention time= 353.8 min calculated for 2.230 af (100% of inflow)
 Center-of-Mass det. time= 354.8 min (1,140.7 - 785.9)

Volume	Invert	Avail.Storage	Storage Description
#1	899.40'	72,675 cf	Custom Stage Data (Conic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
899.40	5,453	0	0	5,453
900.00	6,032	3,444	3,444	6,054
901.00	7,660	6,830	10,274	7,708
902.00	9,558	8,592	18,865	9,634
903.00	11,580	10,553	29,418	11,689
904.00	14,085	12,812	42,230	14,226
905.00	15,245	14,661	56,891	15,463
906.00	16,328	15,783	72,675	16,634

Device	Routing	Invert	Outlet Devices
#1	Primary	902.20'	24.0" Round Culvert L= 81.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 902.20' / 901.80' S= 0.0049 ' / Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Secondary	905.40'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	899.40'	1.630 in/hr Exfiltration over Wetted area
#4	Device 1	902.40'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 3.00 3.00 6.00 Width (feet) 0.58 0.58 5.00 5.00

Discarded OutFlow Max=0.57 cfs @ 12.66 hrs HW=904.70' (Free Discharge)

↑ **3=Exfiltration** (Exfiltration Controls 0.57 cfs)

Primary OutFlow Max=6.62 cfs @ 12.66 hrs HW=904.70' (Free Discharge)

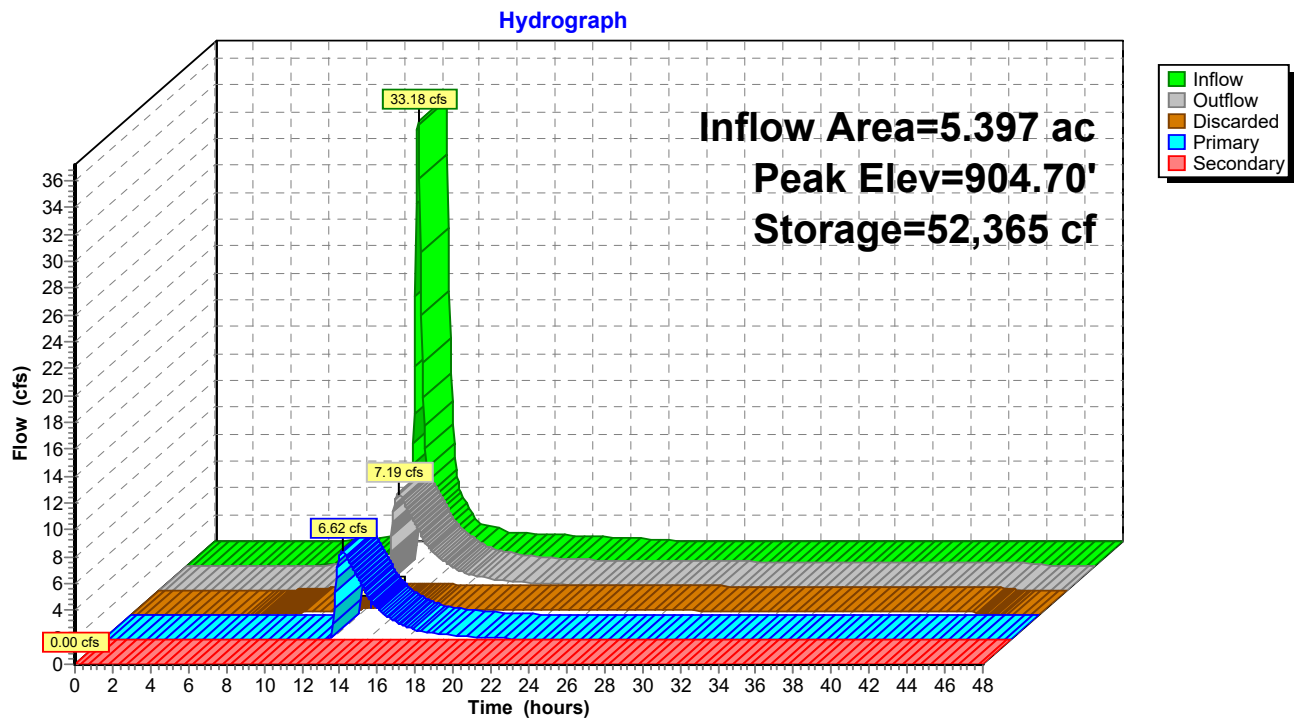
↑ **1=Culvert** (Passes 6.62 cfs of 16.34 cfs potential flow)

↑ **4=Custom Weir/Orifice** (Weir Controls 6.62 cfs @ 4.97 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=899.40' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 21P: INFILTRATION BASIN



Summary for Pond 26P: East Basin

Inflow Area = 0.675 ac, 36.00% Impervious, Inflow Depth = 4.32" for 100-Year event
 Inflow = 3.25 cfs @ 12.30 hrs, Volume= 0.243 af
 Outflow = 0.34 cfs @ 13.46 hrs, Volume= 0.243 af, Atten= 90%, Lag= 69.7 min
 Discarded = 0.34 cfs @ 13.46 hrs, Volume= 0.243 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Pond 21P : INFILTRATION BASIN

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 908.57' @ 13.46 hrs Surf.Area= 0.205 ac Storage= 0.139 af

Plug-Flow detention time= 244.5 min calculated for 0.243 af (100% of inflow)
 Center-of-Mass det. time= 244.5 min (1,055.8 - 811.3)

Volume	Invert	Avail.Storage	Storage Description
#1	907.00'	0.266 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
907.00	0.018	0.000	0.000
908.00	0.090	0.054	0.054
908.60	0.210	0.090	0.144
909.00	0.400	0.122	0.266

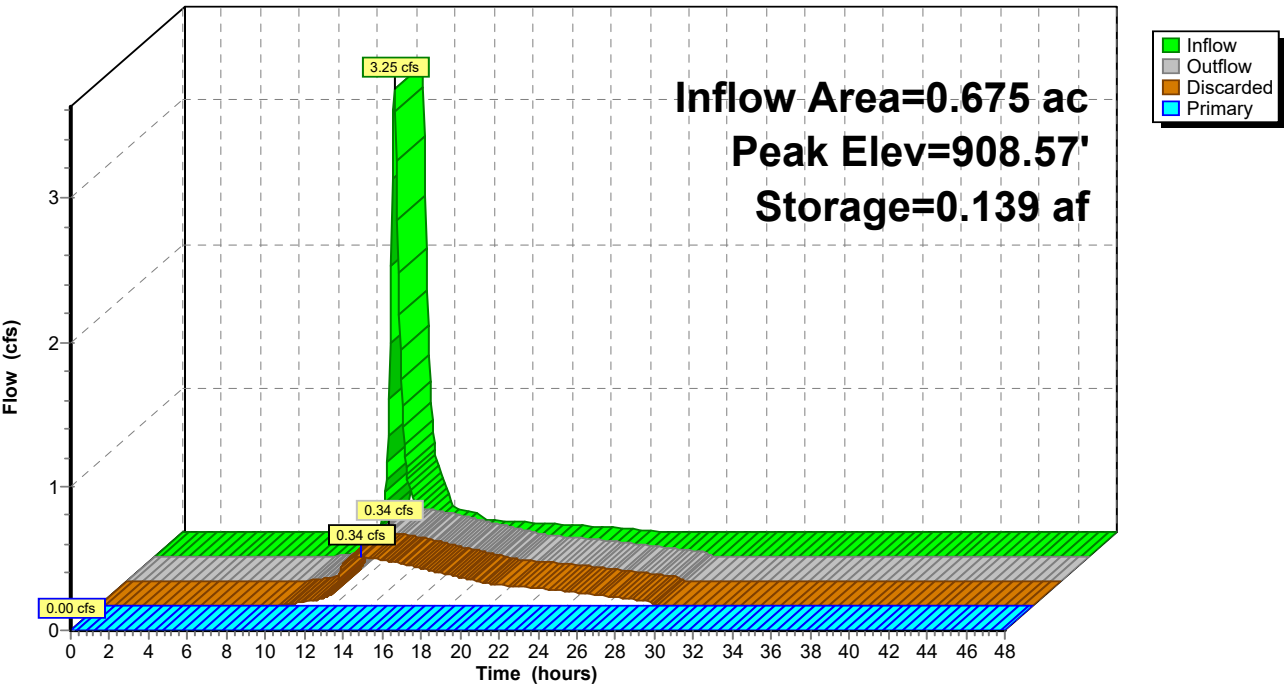
Device	Routing	Invert	Outlet Devices
#1	Primary	908.60'	3.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	907.00'	1.630 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.34 cfs @ 13.46 hrs HW=908.57' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.34 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 26P: East Basin

Hydrograph



Hydrograph for Pond 21P: INFILTRATION BASIN

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	899.40	0.00	0.00	0.00	0.00
1.00	0.00	0	899.40	0.00	0.00	0.00	0.00
2.00	0.00	0	899.40	0.00	0.00	0.00	0.00
3.00	0.00	0	899.40	0.00	0.00	0.00	0.00
4.00	0.00	0	899.40	0.00	0.00	0.00	0.00
5.00	0.00	0	899.40	0.00	0.00	0.00	0.00
6.00	0.03	23	899.40	0.01	0.01	0.00	0.00
7.00	0.10	142	899.43	0.06	0.06	0.00	0.00
8.00	0.18	311	899.46	0.13	0.13	0.00	0.00
9.00	0.27	508	899.49	0.21	0.21	0.00	0.00
10.00	0.64	1,501	899.67	0.22	0.22	0.00	0.00
11.00	1.64	3,966	900.09	0.23	0.23	0.00	0.00
12.00	11.67	16,777	901.78	0.35	0.35	0.00	0.00
13.00	3.70	50,549	904.58	6.67	0.56	6.10	0.00
14.00	1.28	40,227	903.86	3.86	0.52	3.34	0.00
15.00	1.11	33,859	903.37	2.29	0.48	1.81	0.00
16.00	0.63	30,002	903.05	1.44	0.45	1.00	0.00
17.00	0.57	27,812	902.86	1.02	0.43	0.59	0.00
18.00	0.50	26,488	902.74	0.80	0.42	0.38	0.00
19.00	0.43	25,558	902.66	0.66	0.41	0.25	0.00
20.00	0.37	24,808	902.59	0.56	0.41	0.16	0.00
21.00	0.30	24,130	902.52	0.49	0.40	0.09	0.00
22.00	0.24	23,454	902.46	0.43	0.40	0.03	0.00
23.00	0.17	22,716	902.39	0.39	0.39	0.00	0.00
24.00	0.10	21,803	902.30	0.39	0.39	0.00	0.00
25.00	0.00	20,512	902.17	0.38	0.38	0.00	0.00
26.00	0.00	19,176	902.03	0.37	0.37	0.00	0.00
27.00	0.00	17,877	901.90	0.36	0.36	0.00	0.00
28.00	0.00	16,616	901.76	0.35	0.35	0.00	0.00
29.00	0.00	15,392	901.62	0.34	0.34	0.00	0.00
30.00	0.00	14,203	901.48	0.33	0.33	0.00	0.00
31.00	0.00	13,051	901.35	0.32	0.32	0.00	0.00
32.00	0.00	11,933	901.21	0.31	0.31	0.00	0.00
33.00	0.00	10,851	901.07	0.30	0.30	0.00	0.00
34.00	0.00	9,802	900.94	0.29	0.29	0.00	0.00
35.00	0.00	8,786	900.80	0.28	0.28	0.00	0.00
36.00	0.00	7,801	900.66	0.27	0.27	0.00	0.00
37.00	0.00	6,848	900.53	0.26	0.26	0.00	0.00
38.00	0.00	5,926	900.39	0.25	0.25	0.00	0.00
39.00	0.00	5,034	900.25	0.24	0.24	0.00	0.00
40.00	0.00	4,172	900.12	0.24	0.24	0.00	0.00
41.00	0.00	3,338	899.98	0.23	0.23	0.00	0.00
42.00	0.00	2,528	899.85	0.22	0.22	0.00	0.00
43.00	0.00	1,736	899.71	0.22	0.22	0.00	0.00
44.00	0.00	963	899.57	0.21	0.21	0.00	0.00
45.00	0.00	277	899.45	0.12	0.12	0.00	0.00
46.00	0.00	60	899.41	0.03	0.03	0.00	0.00
47.00	0.00	13	899.40	0.01	0.01	0.00	0.00
48.00	0.00	3	899.40	0.00	0.00	0.00	0.00

Stage-Area-Storage for Pond 21P: INFILTRATION BASIN

Elevation (feet)	Surface (sq-ft)	Wetted (sq-ft)	Storage (cubic-feet)
899.40	5,453	5,453	0
899.60	5,643	5,650	1,110
899.80	5,836	5,850	2,257
900.00	6,032	6,054	3,444
900.20	6,342	6,369	4,681
900.40	6,660	6,692	5,981
900.60	6,985	7,023	7,346
900.80	7,319	7,362	8,776
901.00	7,660	7,708	10,274
901.20	8,023	8,076	11,842
901.40	8,394	8,453	13,484
901.60	8,774	8,838	15,200
901.80	9,162	9,232	16,994
902.00	9,558	9,634	18,865
902.20	9,947	10,029	20,816
902.40	10,344	10,432	22,845
902.60	10,748	10,843	24,954
902.80	11,160	11,262	27,144
903.00	11,580	11,689	29,418
903.20	12,061	12,176	31,782
903.40	12,553	12,674	34,243
903.60	13,054	13,181	36,804
903.80	13,564	13,698	39,466
904.00	14,085	14,226	42,230
904.20	14,313	14,469	45,070
904.40	14,543	14,715	47,956
904.60	14,775	14,962	50,888
904.80	15,009	15,211	53,866
905.00	15,245	15,463	56,891
905.20	15,459	15,694	59,962
905.40	15,674	15,926	63,075
905.60	15,890	16,160	66,231
905.80	16,108	16,396	69,431
906.00	16,328	16,634	72,675
906.20	16,328	16,634	72,675
906.40	16,328	16,634	72,675
906.60	16,328	16,634	72,675
906.80	16,328	16,634	72,675
907.00	16,328	16,634	72,675
907.20	16,328	16,634	72,675
907.40	16,328	16,634	72,675
907.60	16,328	16,634	72,675
907.80	16,328	16,634	72,675
908.00	16,328	16,634	72,675
908.20	16,328	16,634	72,675
908.40	16,328	16,634	72,675

Project Information

Calculator Version:	Version 4: July 2020
Project Name:	Ray J's American Grill - Rogers, MN
User Name / Company Name:	Doug Van Cura/ Anderson Engineering
Date:	1/14/2025
Project Description:	
Construction Permit?:	Yes

Site Information

Retention Requirement (inches):	1.1
Site's Zip Code:	55374
Annual Rainfall (inches):	29.5
Phosphorus EMC (mg/l):	0.3
TSS EMC (mg/l):	54.5

Total Site Area

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		2.17			2.17
			Impervious Area (acres)		4.12
			Total Area (acres)		6.29

Site Areas Routed to BMPs

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.585			1.585
			Impervious Area (acres)		3.81
			Total Area (acres)		5.395

Summary Information

Performance Goal Requirement

Performance goal volume retention requirement:	16451	ft ³
Volume removed by BMPs towards performance goal:	14217	ft ³
Percent volume removed towards performance goal	86	%

Annual Volume and Pollutant Load Reductions

Post development annual runoff volume	9.62	acre-ft
Annual runoff volume removed by BMPs:	8.1009	acre-ft
Percent annual runoff volume removed:	84	%

Post development annual particulate P load:	4.3174	lbs
Annual particulate P removed by BMPs:	3.636	lbs
Post development annual dissolved P load:	3.532	lbs
Annual dissolved P removed by BMPs:	2.975	lbs
Total P removed by BMPs	6.611	lbs
Percent annual total phosphorus removed:	84	%

Post development annual TSS load:	1426.1	lbs
Annual TSS removed by BMPs:	1200.9	lbs
Percent annual TSS removed:	84	%

BMP Summary

Performance Goal Summary

BMP Name	BMP Volume Capacity (ft ³)	Volume Recieved (ft ³)	Volume Retained (ft ³)	Volume Outflow (ft ³)	Percent Retained (%)
Infiltration Basin (11P)	14217	15213	14217	996	93

Annual Volume Summary

BMP Name	Volume From Direct Watershed (acre-ft)	Volume From Upstream BMPs (acre-ft)	Volume Retained (acre-ft)	Volume outflow (acre-ft)	Percent Retained (%)
Infiltration Basin (11P)	8.7095	0	8.1009	0.6086000000	93

Particulate Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (11P)	3.9088	0	3.6356	0.2732	93

Dissolved Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (11P)	3.1981	0	2.9746	0.2235	93

Total Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (11P)	7.1069	0	6.6102	0.4967	93

TSS Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (11P)	1291.1	0	1200.88	90.219999999	93

BMP Schematic



Infiltration Basin (11P)

Project Information

Calculator Version:	Version 4: July 2020
Project Name:	Little Caesar's - Rogers, MN
User Name / Company Name:	Benjamin Norheim/ Anderson Engineering
Date:	5/7/2025
Project Description:	
Construction Permit?:	No

Site Information

Retention Requirement (inches):	1.1
Site's Zip Code:	55374
Annual Rainfall (inches):	29.5
Phosphorus EMC (mg/l):	0.3
TSS EMC (mg/l):	54.5

Total Site Area

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		2.495			2.495
			Impervious Area (acres)		3.795
			Total Area (acres)		6.29

Site Areas Routed to BMPs

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed		1.914			1.914
			Impervious Area (acres)		3.483
			Total Area (acres)		5.397

Summary Information

Performance Goal Requirement

Performance goal volume retention requirement:	15153	ft ³
Volume removed by BMPs towards performance goal:	14217	ft ³
Percent volume removed towards performance goal	86	%

Annual Volume and Pollutant Load Reductions

Post development annual runoff volume	9.0807	acre-ft
Annual runoff volume removed by BMPs:	8.1009	acre-ft
Percent annual runoff volume removed:	84	%

Post development annual particulate P load:	4.0754	lbs
Annual particulate P removed by BMPs:	3.636	lbs
Post development annual dissolved P load:	3.334	lbs
Annual dissolved P removed by BMPs:	2.975	lbs
Total P removed by BMPs	6.611	lbs
Percent annual total phosphorus removed:	84	%

Post development annual TSS load:	1346.1	lbs
Annual TSS removed by BMPs:	1200.9	lbs
Percent annual TSS removed:	84	%

BMP Summary

Performance Goal Summary

BMP Name	BMP Volume Capacity (ft ³)	Volume Recieved (ft ³)	Volume Retained (ft ³)	Volume Outflow (ft ³)	Percent Retained (%)
Infiltration Basin (21P)	14217	15213	14217	996	93

Annual Volume Summary

BMP Name	Volume From Direct Watershed (acre-ft)	Volume From Upstream BMPs (acre-ft)	Volume Retained (acre-ft)	Volume outflow (acre-ft)	Percent Retained (%)
Infiltration Basin (21P)	8.1678	0	7.597	0.5707999999	93

Particulate Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (21P)	3.6657	0	3.6356	0.2732	99

Dissolved Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (21P)	2.9992	0	2.9746	0.2235	99

Total Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (21P)	6.6649	0	6.6102	0.4967	99

TSS Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Infiltration Basin (21P)	1210.79	0	1200.88	90.219999999	99

BMP Schematic

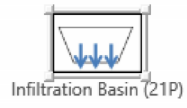




EXHIBIT F

Little Caecars - Rogers

STORM SIZING WORK SHEET

AE PROJ #

18586

DATE:

5/7/2025

"C" Values

Imp.

Per.

0.9

0.3

Project Location

Possible Regions

Minnesota

3,4

Designed For

Region

Storm (yr)

3

10

DESIGN
CHECKS

Pipe Run						Flow Calculation								Pipe Sizing						Pipe Properties	Cover				Pipe Capacity		
						Per. Area	Imp. Area	Total Area	Area	Cumm. Area	Time of Conc (T _c)	Intensity	Q = cIA	Q cumm Q10	Pipe size	Pipe Material	slope	k	Pipe		Length of	Invert Upstream	Invert Downstream	Depth Upstream	Depth Downstream	Pipe inc Flow as Perc. of Capacity (%)	Flow Capacity Condition?
Struc.	Rim	Struc.	Rim	(sf)	(sf)	(sf)	(acres)	"c" value	(min.)	l (in/24 hr)	(cfs)	(cfs)	(in.)	(material)	Slope (%)	Manning's	Capacity (cfs)	Velocity (fps)	Pipe Run (ft)	Upstream	(ft)	(ft)	(ft)				
CBMH	1	907.87	FES	0	901.80	0	0	0	0.00	-	7.00	5.67	0	17.53	24	RCP	0.80	226.2	20.23	6.48	20	902.80	902.64	5.07	-0.84	86.6%	GOOD
CBMH	2	911.19	CBMH	1	907.87	0	6,600	6,600	0.15	0.90	7.00	5.67	0.77	16.91	24	HDPE	0.55	267.4	19.83	6.31	54	903.10	902.80	8.09	5.07	85.3%	GOOD
CBMH	3	908.50	CBMH	2	911.19	225	4,625	4,850	0.11	0.87	7.00	5.67	0.55	16.14	24	HDPE	0.50	267.4	18.91	6.02	94	903.57	903.10	4.93	8.09	85.4%	GOOD
CBMH	4	909.30	CBMH	3	908.50	144	11,916	12,060	0.28	0.89	7.00	5.67	1.40	5.10	15	HDPE	0.45	76.3	5.12	4.30	81	903.93	903.57	5.37	4.93	99.7%	GOOD
CBMH	5	909.04	CBMH	4	909.30	1,169	7,705	8,874	0.20	0.82	7.00	5.67	0.95	3.70	15	HDPE	0.30	76.3	4.18	3.46	63	904.12	903.93	4.92	5.37	88.6%	GOOD
CBMH	6	907.83	CBMH	5	909.04	2,314	18,688	21,002	0.48	0.83	7.00	5.67	2.28	2.76	12	HDPE	0.45	42.1	2.82	3.73	180	904.93	904.12	2.90	4.92	97.5%	GOOD
CB	7	908.21	CBMH	6	907.83	335	3,965	4,300	0.10	0.85	7.00	5.67	0.48	0.48	12	HDPE	1.00	42.1	4.21	3.06	37	905.30	904.93	2.91	2.90	11.3%	GOOD
CBMH	8	908.98	CBMH	3	907.92	0	0	0	0.00	-	10.00	5.15	0	10.49	18	HDPE	1.30	124.1	14.15	7.66	36	904.46	903.99	4.52	3.93	74.1%	GOOD
EX	9	908.10	CBMH	8	908.98	2,243	11,202	13,445	0.31	0.80	7.00	5.67	1.40	3.12	12	HDPE	2.00	42.1	5.96	6.64	17	904.80	904.46	3.30	4.52	52.3%	GOOD
EX	101	910.50	CBMH	8	908.98	12,525	25,885	48,412	1.11	0.56	7.00	5.67	3.52	7.37	18	HDPE	0.50	124.1	8.78	4.94	123	905.10	904.49	5.40	4.50	84.0%	GOOD
EX	103	907.90	EX	9	908.10	11,344	10,883	22,227	0.51	0.59	7.00	5.67	1.72	1.72	12	HDPE	1.00	42.1	4.21	4.29	29	905.20	904.91	2.70	3.19	40.8%	GOOD
EX	104	907.80	CBMH	1	907.87	1,084	4,911	5,995	0.14	0.79	7.00	5.67	0.62	0.62	12	HDPE	3.00	42.1	7.29	4.78	23	903.40	902.71	4.40	5.16	8.5%	GOOD
EX	102	909.00	EX	101	910.50	6,063	30,871	5,995	0.14	4.94	7.00	5.67	3.85	3.85	12	HDPE	1.30	42.1	4.80	5.98	54	906.00	905.30	3.00	5.20	80.2%	GOOD



ANDERSON

13605 1st Avenue N. #100
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Anderson Engineering of Minnesota, LLC

LITTLE CAESARS

141ST AVE N &
NORTHDAL BLVD,
ROGERS, MN 55374

FRANCHISE CONCEPTS
UNLIMITED INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW 05-07-2025

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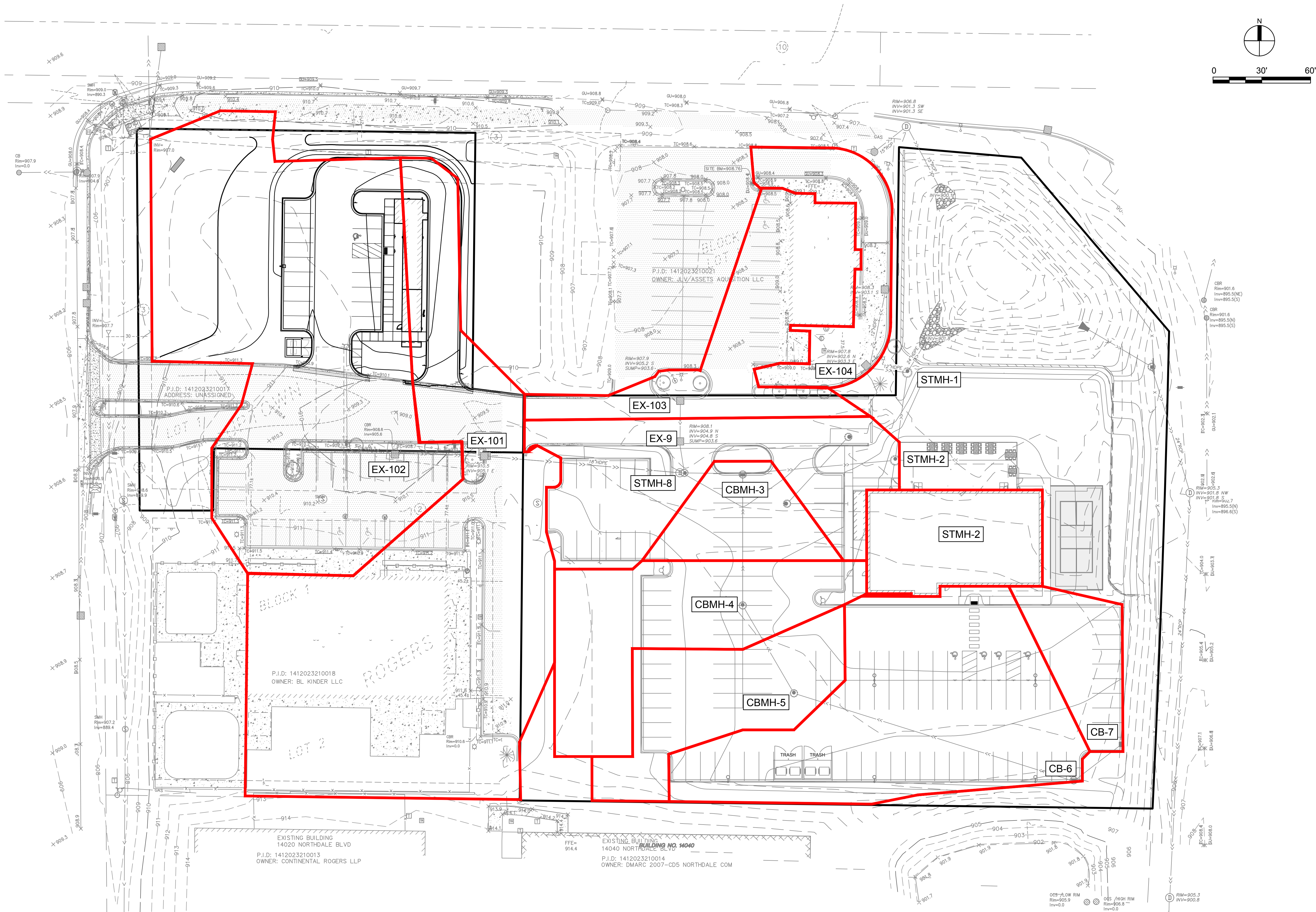
DRAWING TITLE

STORM SIZING MAP

DRAWING NO.

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PLOTTED: 05/07/2025	COMM. NO. 18586
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ACCESSIBLE RAMP KEY NOTES

- 1" 0" CURB HEIGHT AT PEDESTRIAN RAMP
- 2" FULL CURB HEIGHT
- 3" VARIABLE HEIGHT CURB
- 4" 3" PREFORMED JOINT FILLER SHALL BE PLACED FLUSH WITH BACK OF CURB AND ADJACENT TO SIDEWALK.
- 5" RECTANGULAR DETECTABLE WARNING SHALL EXTEND 4' MIN. IN WIDTH AND 2' MIN IN THE PATH OF TRAVEL. DETECTABLE WARNING SHALL BE SET FROM THE BACK OF CURB IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBILITY.

- 6" 5' BY 5' LANDING MIN WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
- 7" 4" PAINTED DIAGONAL LINES 45° - 3" CENTER TO CENTER.
- 8" WHITE REFLECTIVE PAINT RECTANGLE CENTERED AROUND ACCESSIBILITY PARKING SYMBOL. LINE TO BE 3 INCHES WIDE, OVER A WIDTH OF 36 INCHES AND HEIGHT OF 41 INCHES PER 2010 ADA STANDARDS FOR ACCESSIBILITY.
- 9" HANDICAP STALL SIGN TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBILITY CODE 502.6. SEE DETAIL 3/C6.
- 10" NO PARKING SIGN TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBILITY CODE 502.6.

ACCESSIBILITY NOTES

1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND .
2. ALL CONSTRUCTION OF HANDICAP STALLS, ROUTES, & CURB RAMPS TO COMPLY WITH THE 2020 MN ACCESSIBILITY CODE.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL .
4. TO ENSURE RAMPS & LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
5. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
6. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	DRAINAGE ARROW
	PROPOSED CONCRETE C&G

SPOT ELEVATION KEY

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

GRADING NOTES

1. 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.
2. IMPORTED SUITABLE FILL MATERIAL NEEDED MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
3. THE CONTRACTOR MUST COORDINATE REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHOULD PROMPTLY BACKFILL SUBGRADE AND TRENCH EXCAVATIONS AFTER EXCAVATION.
9. 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.
10. 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.
11. 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.
12. THE PROPOSED CONTOURS PERTAIN TO THE FINISHED SURFACE GRADE, UNLESS OTHERWISE INDICATED.
13. THE CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
14. IMPORTED SUITABLE FILL MATERIAL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BRINGING IT ON THE SITE.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DEWATERING MEASURES AS REQUIRED OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
16. 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.
17. GRADING ELEVATIONS SHALL CONFORM TO MNDOT SPEC 2106.3.1.



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FRANCHISE CONCEPTS
UNLIMITED INC.

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. FIEBIGER

SIGNATURE:
DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

DESIGNED: BJF	DRAWN: BJN	CHECKED BY: BJF
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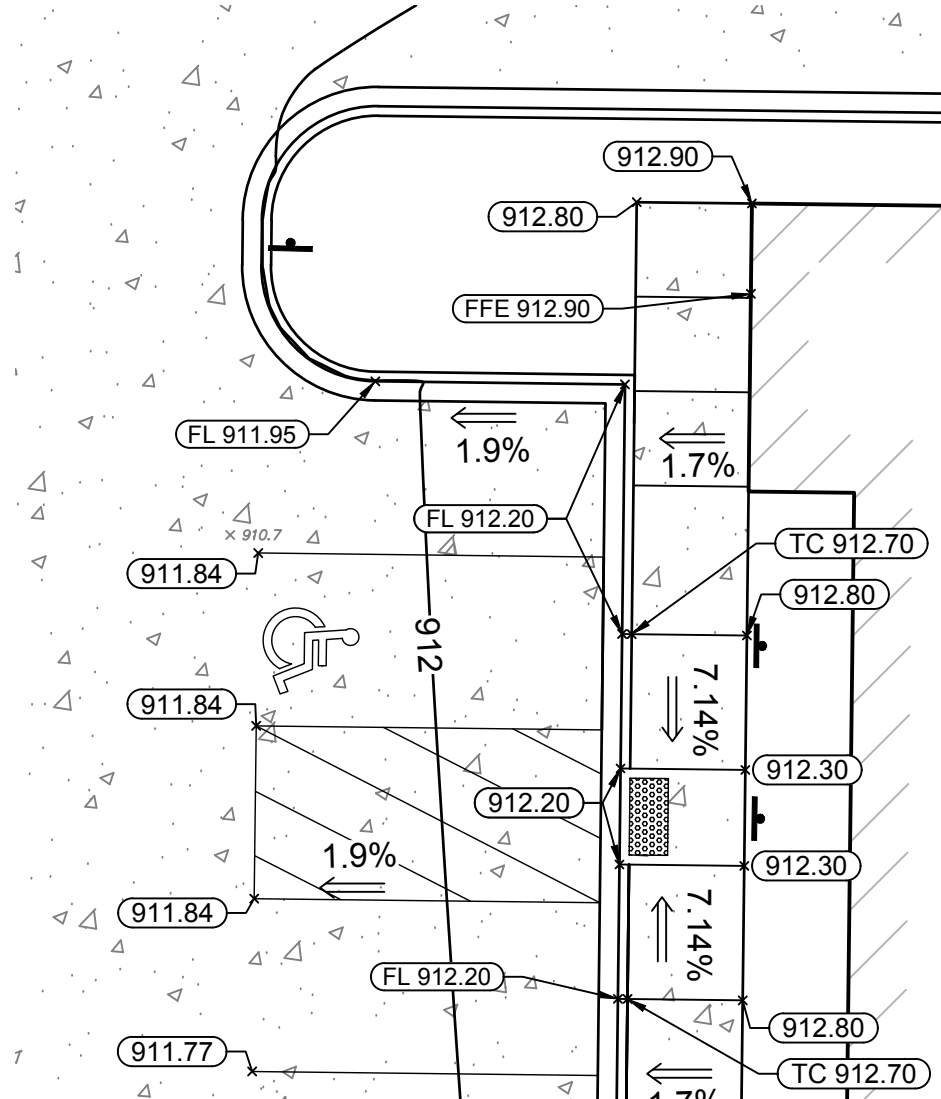
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GRADING AND
DRAINAGE PLAN

DRAWING NO.

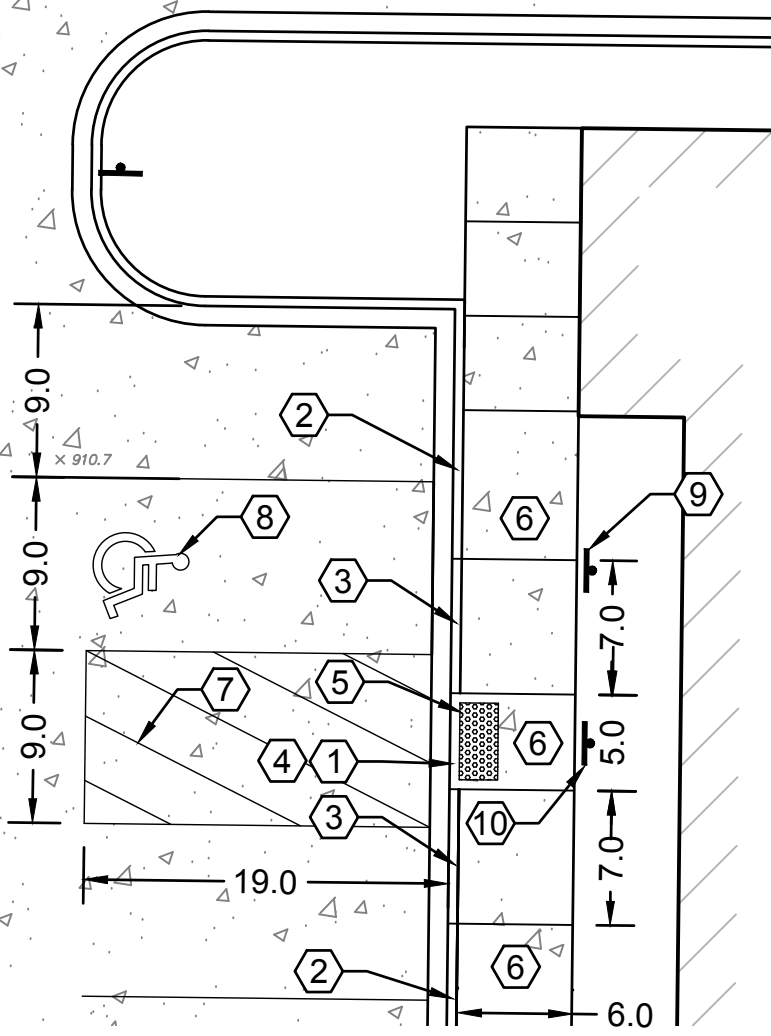
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PLOTTED: 05/07/2025	COMM. NO. 18586
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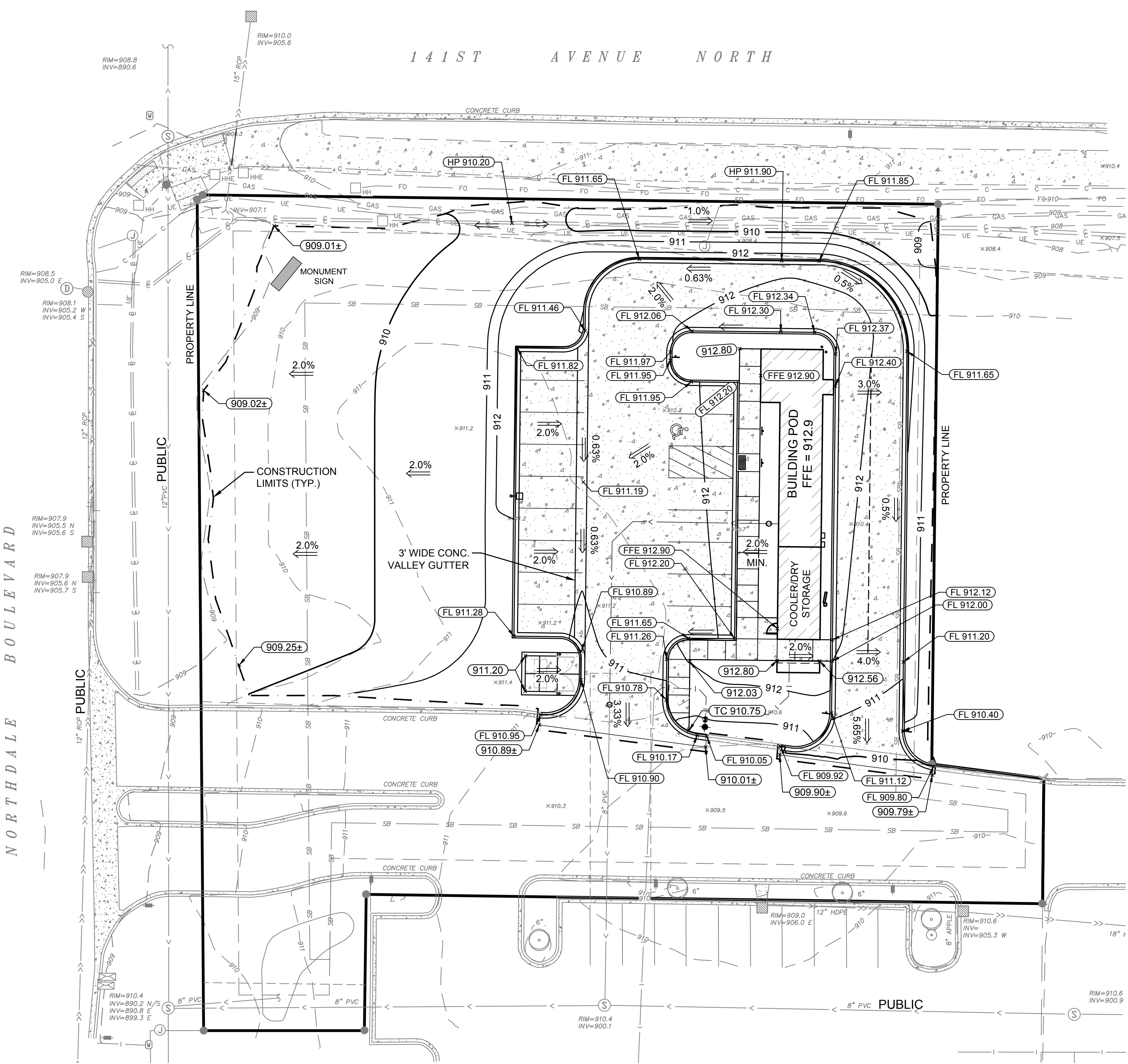
ACCESSIBLE GRADING

SCALE: 1"=10'



ACCESSIBLE DIMMENTIONAL

SCALE: 1"=10'



GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

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UTILITY NOTES

1. 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.

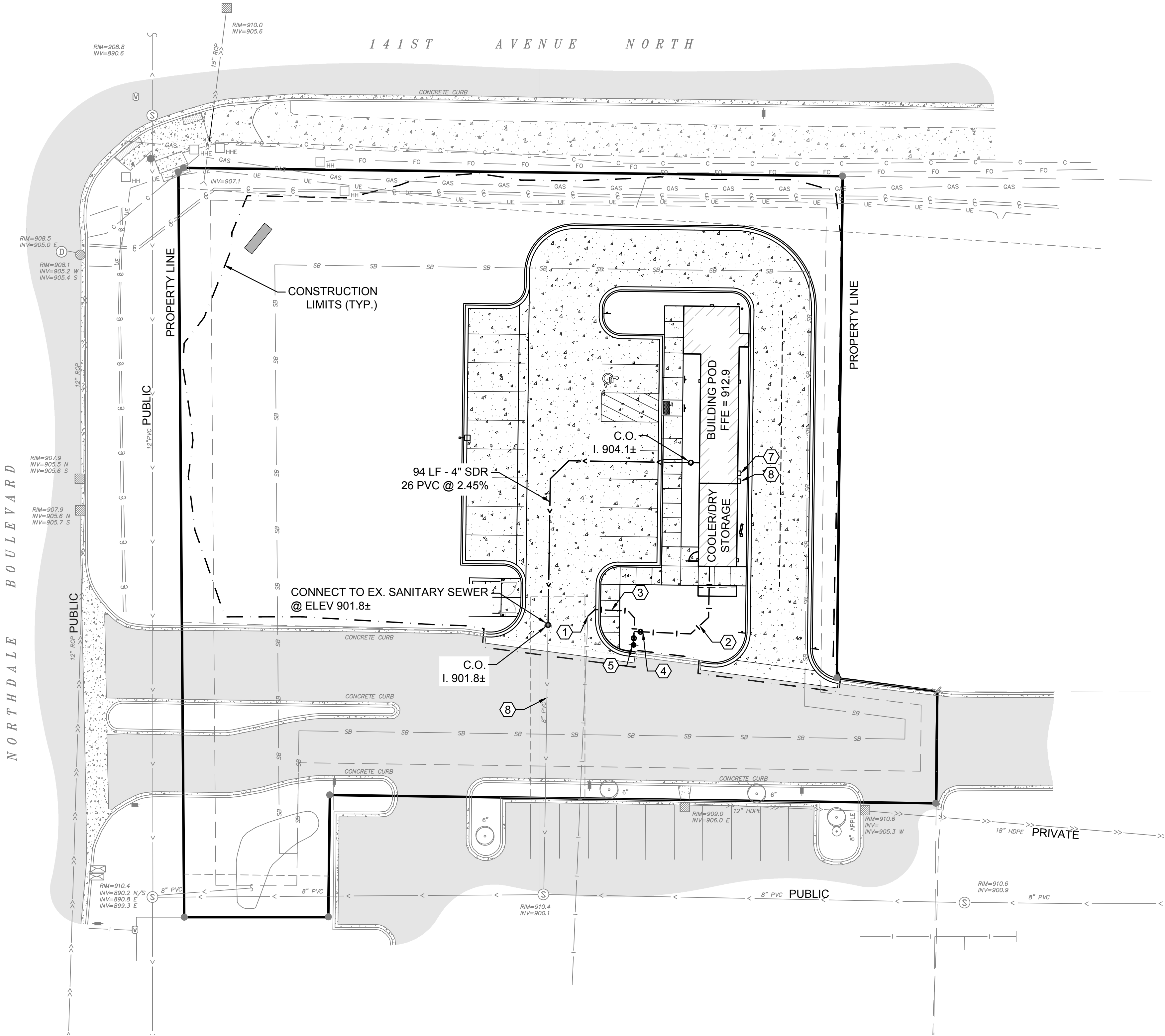
3. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE SPECIFICATIONS AND REGULATIONS SET FORTH BY THE CITY/UTILITY PROVIDER, CEAM, AND MINNESOTA PLUMBING CODE (MINNESOTA RULES CHAPTER 4714) CONCERNING THE MATERIALS, INSTALLATION, AND TESTING OF WATER AND SANITARY UTILITIES. VERIFY RECEIPT OF ALL REQUIRED PERMITS 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 24" 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/C901 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.



1 UTILITY PLAN
SCALE: 1"=20'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- PROPOSED SANITARY CLEANOUTS
- PROPOSED 6" HYDRANT W/ 6" GATE VALVE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT

KEY NOTES

- 1 CONNECT TO EXISTING 6" WATER MAIN STUB.
- 2 AWWA C901 2" DOMESTIC LINE
- 3 6" PVC AWWA C900 WATERMAIN
- 4 2" CURB STOP W/ SADDLE
- 5 6" HYDRANT W/ 6" GATE VALVE
- 6 PROPOSED GAS METER
- 7 PROPOSED ELECTRIC METER
- 8 EXISTING SANITARY SEWER ASSUMED TO SLOPE @ 2.0% UP FROM MAIN. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION PRIOR TO CONNECTION.

MN DOLI NOTES

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 MINNESOTA PLUMBING CODE, CHAPTER 4714. ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES IN THE PLUMBING SYSTEM SHALL MEET THEIR RELEVANT CODE SECTION REQUIREMENTS INCLUDING:

1.1. BE LISTED OR LABELED (THIRD PARTY CERTIFIED) BY A LISTING AGENCY.

1.2. COMPLY WITH THE APPROVED RECOGNIZED STANDARDS REFERENCED IN THE 2020 MINNESOTA PLUMBING CODE.

1.3. BE FREE OF DEFECTS.
2. PVC SANITARY SEWERS MUST MEET ASTM D1785, D2665, D3034, F794, F891, F949, OR F1488 WITH APPROVED FITTINGS. SOLVENT WELDED JOINTS MUST USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT. THE SEWER MUST BE INSTALLED BY OPEN TRENCH ON A CONTINUOUS GRANULAR BED PER ASTM D2321.
3. PE AND HDPE WATER SERVICES MUST MEET ASTM D2239, ASTM D2737, ASTM D3035, AWWA C901, OR CSA B137.1 INSTALLED PER THE MANUFACTURERS'S INSTRUCTIONS (SEE 2015 MN PLUMBING CODE TABLE 604.1, SECTION 605.7, AND INSTALLATION STANDARD 7). JOINTS MUST BE HEAT FUSED OR USE APPROVED INSERT FITTINGS WITH STAINLESS STEEL

CLAMPS, AN ACCESSIBLE BLUE 18 AWG MINIMUM TRACER WIRE SUITABLE FOR DIRECT BURY MUST BE PROVIDED (SEE SECTION 604.9).
4. STORM SEWERS WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE MUST BE TESTED PER 2015 MN PLUMBING CODE SECTION 1109.0.
5. HDPE STORM AND SANITARY SEWERS MUST MEET ASTM F714. WHEN APPROVED FOR USE AS A STORM OR SANITARY SEWER MATERIAL, INSTALLATION OF HDPE MUST MEET THE FOLLOWING REQUIREMENTS:

5.1. WATER TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS, INCLUDING STRUCTURES.

5.2. INSTALLATION MUST BE BY OPEN TRENCH ON A CONTINUOUS GRANULAR BED PER ASTM D2321.

5.3. THE CONNECTION BETWEEN HDPE TO A BUILDING SEWER OF DIFFERENT MATERIAL MUST BE MADE THROUGH AN APPROVED TRANSITION COUPLING FOR THE INTENDED MATERIALS.



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PRINT NAME: BRIAN J. FISHER

SIGNATURE: [Signature]

DATE: 05/07/2025 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW

05-07-2025

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

UTILITY PLAN

DRAWING NO.

C106

PLOTTED:
05/07/2025

COMM. NO.
18586

copy

STS CONSULTANTS, LTD.



**Storm Water
Management Report**

Uptown Rogers @ 101
Hassan Township, Minnesota

STS Project 200604509





STS CONSULTANTS

STS Consultants, Ltd.
10900 - 73rd Ave. N., Suite 150
Maple Grove, MN 55369-5547
763-315-6300 Phone
763-315-1836 Fax

November 3, 2006

KLC Holdings, LLC

Re: STS Project 200604509

To Whom it May Concern:

Included in this attachment is the Storm Water Management Report for the Uptown Rogers at 101 site, which consists of a proposed KinderCare site and future development. The site is located at the southeast quadrant of Northdale Boulevard and 141st Avenue North.

This report describes the existing and proposed on-site hydrologic conditions and includes modeling data of anticipated storm water runoff rates before and after development. The results show that the proposed runoff rates will be less than or equal to existing runoff rates, and that there will be approximately 1.8 feet of freeboard above the 100-year high water elevation (HWE).

If you have any questions or concerns, feel free to call us at 763-315-6300.

Sincerely,

STS CONSULTANTS, LTD.

Ryan Menter, E.I.T.
Assistant Project Engineer

Barry C. Morgan, P.E.
Associate Engineer

RM/dn
Encs.



Table of Contents

METHODOLOGY	1
EXISTING CONDITIONS	1
Table 1: Existing Conditions	1
DEVELOPED CONDITIONS.....	2
Table 2: Proposed Drainage Parameters	2
Table 3: Proposed Pond Parameters	2

Appendix A - HydroCAD Data

Appendix B - Existing and Proposed Drainage Basins

Appendix C - Graph of Existing Runoff and Proposed Runoff

KinderCare
 STS Project 200604509
 November 3, 2006

METHODOLOGY

The existing and proposed drainage parameters were calculated by first determining the individual sub-area boundaries along with their respective sizes, runoff curve numbers (CN), and times of concentration (T_c). The sub-area boundaries were defined by ground contours and drainage break points. The curve numbers were determined by the type of ground cover, hydrologic conditions and soil type. All soils for this project were assumed to be Group C soils.

Drainage analysis was performed to calculate the existing and proposed storm water runoff rates. Each sub-watershed was modeled using HydroCAD, which employs the methodology of the United States Soil Conservation Service Technical Release 55 Urban Hydrology for Small Watersheds. Technical Release 55, known as "TR-55," provides simplified procedures to calculate storm water runoff, peak rates of discharge, and required detention pond volumes. These procedures are applicable in watersheds less than 2000 acres, especially urbanizing watersheds. Using single-event rainfall data, TR-55 provides hydrologic analysis for watersheds with various land-use combinations. The HydroCAD data sheets for this project are found in Appendix A.

EXISTING CONDITIONS

The existing site is 6.31 acres, which is predominantly gradually sloping meadows with tall grass and small, sparse trees. It contains two drainage basins -- one that drains towards the west and one that drains towards the east. The west half drains into a ditch along Northdale Boulevard, where it then flows north into a culvert below 141st Avenue North. The east half of the existing site drains into a wetland adjacent to the site. A summary of the existing drainage parameters is shown in Table 1.

Table 1: Existing Conditions

Area I.D.	Area (ac.)	CN	T_c (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
E-1	3.33	70	32.4	1.35	3.78	7.35
E-2	2.96	70	24.7	1.46	4.04	7.81
TOTAL	6.29	70		2.7	7.58	14.76

KinderCare
STS Project 200604509
November 3, 2006

DEVELOPED CONDITIONS

The proposed site will be developed in phases. The initial phase will divide the site into two lots and one outlot. Lot 1 is located in the southwest corner of the site and will consist of a KinderCare facility. Lot 2 is proposed to include several commercial and retail buildings and paved parking areas. This conceptual plan was utilized in developing our model. The impervious surfaces such as the pavements and rooftops will greatly increase storm water volume and runoff from the site. A detention pond will be constructed in Outlot 1, on the east side of the property, to contain the additional runoff volume and reduce discharge flow rates.

Summaries of the proposed drainage parameters are shown in Table 2. The sum of the proposed peak discharge rates is less than the sum of the existing discharge rates.

Table 2: Proposed Drainage Parameters

Area I.D.	Area (ac.)	CN	T _c (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
P-1	4.82	95	4.6	18.30	28.54	40.81
P-2	0.47	92	7.3	1.49	2.43	3.55
P-3	0.70	76	30.1	0.49	1.13	1.99
P-4	0.30	70	16.4	0.19	0.52	1.00
TOTAL	6.29			1.79	3.29	11.84

Table 3 shows a summary of pond elevations and outflow rates.

Table 3: Proposed Pond Parameters

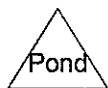
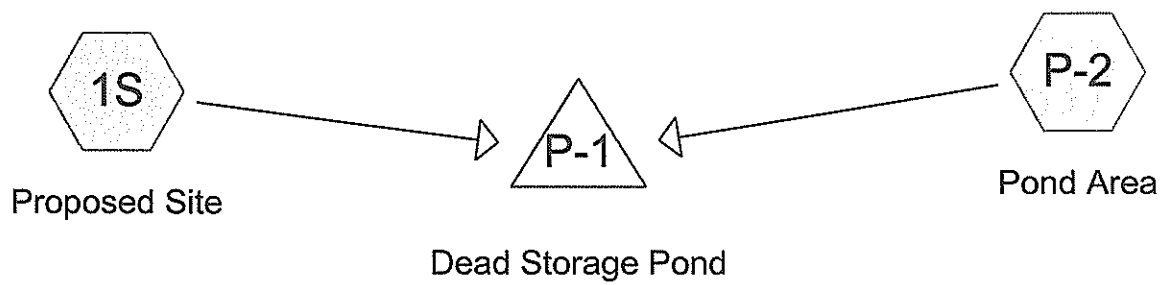
Rainfall Event	Water Elevation	Outflow Rate (cfs)
(NWL)	903.00	0.00
2-Yr	904.47	1.79
10-yr	905.25	3.29
100-yr (HWE)	905.91	11.84

APPENDIX

Appendix A - HydroCAD Model Data

Appendix B - Existing and Proposed Drainage Basins

Appendix C - Graph of Existing Runoff and Proposed Runoff



Drainage Diagram for Dead2
Prepared by STS Consultants, Ltd. 11/6/2006
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Dead2

Prepared by STS Consultants, Ltd.

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Page 2

11/6/2006

Area Listing (all nodes)

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
0.750	74	>75% Grass cover, Good, HSG C (1S,P-2)
4.220	98	Paved parking & roofs (1S)
0.320	100	Pond Area (P-2)
5.290		

Dead2*Type II 24-hr 2.5 Inch Event Rainfall=2.50"*

Prepared by STS Consultants, Ltd.

Page 3

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11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Site

Runoff Area=4.820 ac Runoff Depth>1.84"

Flow Length=480' Tc=4.8 min CN=95 Runoff=15.96 cfs 0.740 af

Subcatchment P-2: Pond Area

Runoff Area=0.470 ac Runoff Depth>1.58"

Flow Length=40' Slope=0.0200 '/' Tc=7.8 min CN=92 Runoff=1.27 cfs 0.062 af

Pond P-1: Dead Storage Pond

Peak Elev=902.29' Storage=34,901 cf Inflow=17.12 cfs 0.802 af

Outflow=0.00 cfs 0.000 af

Total Runoff Area = 5.290 ac Runoff Volume = 0.802 af Average Runoff Depth = 1.82"**14.18% Pervious Area = 0.750 ac 85.82% Impervious Area = 4.540 ac**

Dead2

Type II 24-hr 2.5 Inch Event Rainfall=2.50"

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Page 4

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11/6/2006

Subcatchment 1S: Proposed Site

[49] Hint: Tc<2dt may require smaller dt

Runoff = 15.96 cfs @ 11.95 hrs, Volume= 0.740 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2.5 Inch Event Rainfall=2.50"

Area (ac)	CN	Description
4.220	98	Paved parking & roofs
0.600	74	>75% Grass cover, Good, HSG C
4.820	95	Weighted Average
0.600		Pervious Area
4.220		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	300	0.0200	1.51		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.50"
1.5	180	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.8	480	Total			

Subcatchment P-2: Pond Area

Runoff = 1.27 cfs @ 11.99 hrs, Volume= 0.062 af, Depth> 1.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2.5 Inch Event Rainfall=2.50"

Area (ac)	CN	Description
0.320	100	Pond Area
0.150	74	>75% Grass cover, Good, HSG C
0.470	92	Weighted Average
0.150		Pervious Area
0.320		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.8	40	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.50"

Pond P-1: Dead Storage Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 5.290 ac, Inflow Depth > 1.82" for 2.5 Inch Event event
 Inflow = 17.12 cfs @ 11.95 hrs, Volume= 0.802 af
 Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Dead2*Type II 24-hr 2.5 Inch Event Rainfall=2.50"*

Prepared by STS Consultants, Ltd.

Page 5

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11/6/2006

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

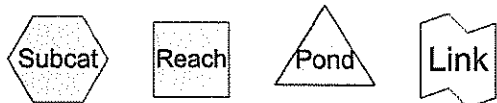
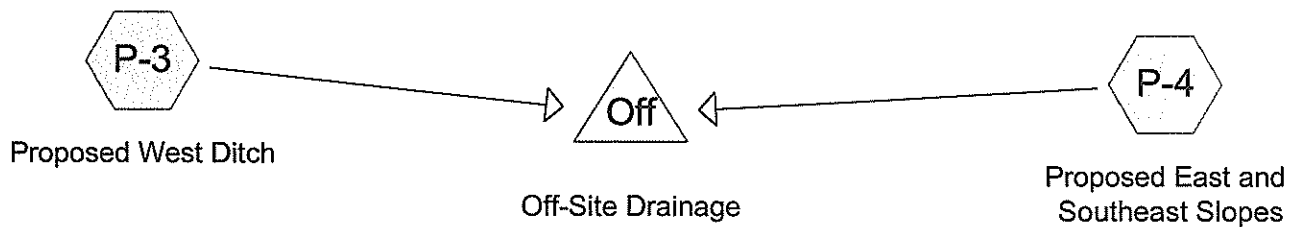
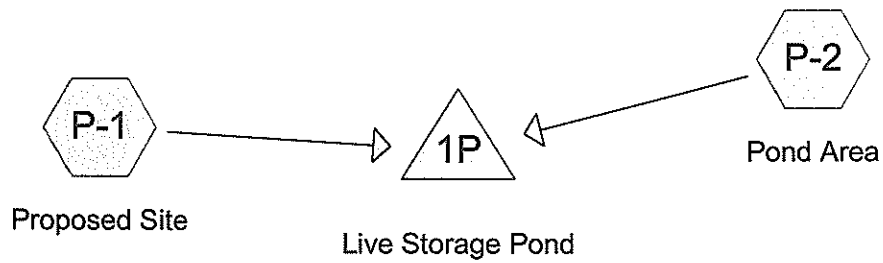
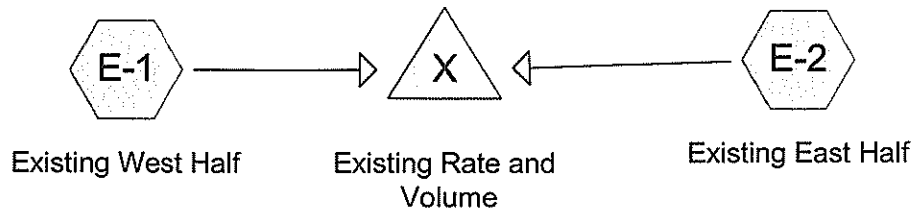
Peak Elev= 902.29' @ 20.00 hrs Surf.Area= 10,297 sf Storage= 34,901 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	893.00'	43,558 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
893.00	230	0	0
894.00	560	395	395
895.00	1,147	854	1,249
896.00	1,800	1,474	2,722
897.00	2,618	2,209	4,931
898.00	3,626	3,122	8,053
899.00	4,720	4,173	12,226
900.00	5,928	5,324	17,550
901.00	7,259	6,594	24,144
902.00	8,712	7,986	32,129
903.00	14,145	11,429	43,558



Drainage Diagram for Drainage
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Drainage

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Page 2

11/6/2006

Area Listing (all nodes)

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
6.590	70	Brush, Fair, HSG C (E-1,E-2,P-4)
1.390	74	>75% Grass cover, Good, HSG C (P-1,P-2,P-3)
4.280	98	Paved parking & roofs (P-1,P-3)
0.320	100	Pond Area (P-2)
12.580		

Drainage

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Type II 24-hr 2-Yr Rainfall=2.80"

Page 3

11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: Existing West Half

Runoff Area=3.330 ac Runoff Depth>0.53"

Flow Length=390' Tc=32.4 min CN=70 Runoff=1.35 cfs 0.146 af

Subcatchment E-2: Existing East Half

Runoff Area=2.960 ac Runoff Depth>0.53"

Flow Length=500' Tc=24.7 min CN=70 Runoff=1.45 cfs 0.131 af

Subcatchment P-1: Proposed Site

Runoff Area=4.820 ac Runoff Depth>2.11"

Flow Length=480' Tc=4.6 min CN=95 Runoff=18.30 cfs 0.849 af

Subcatchment P-2: Pond Area

Runoff Area=0.470 ac Runoff Depth>1.84"

Flow Length=40' Slope=0.0200 '/ Tc=7.3 min CN=92 Runoff=1.49 cfs 0.072 af

Subcatchment P-3: Proposed West Ditch

Runoff Area=0.700 ac Runoff Depth>0.79"

Flow Length=480' Tc=30.1 min CN=76 Runoff=0.49 cfs 0.046 af

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff Area=0.300 ac Runoff Depth>0.53"

Flow Length=240' Slope=0.0375 '/ Tc=16.4 min CN=70 Runoff=0.19 cfs 0.013 af

Pond 1P: Live Storage Pond

Peak Elev=904.47' Storage=23,082 cf Inflow=19.68 cfs 0.922 af

Outflow=1.79 cfs 0.765 af

Pond Off: Off-Site Drainage

Inflow=0.62 cfs 0.059 af

Primary=0.62 cfs 0.059 af

Pond X: Existing Rate and Volume

Inflow=2.70 cfs 0.277 af

Primary=2.70 cfs 0.277 af

Total Runoff Area = 12.580 ac Runoff Volume = 1.258 af Average Runoff Depth = 1.20"

63.43% Pervious Area = 7.980 ac 36.57% Impervious Area = 4.600 ac

Drainage

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Type II 24-hr 2-Yr Rainfall=2.80"

Page 4

11/6/2006

Subcatchment E-1: Existing West Half

Runoff = 1.35 cfs @ 12.32 hrs, Volume= 0.146 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Area (ac)	CN	Description			
3.330	70	Brush, Fair, HSG C			
3.330		Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.0	300	0.0090	0.16		Sheet Flow, Range n= 0.130 P2= 2.80"
1.4	90	0.0220	1.04		
32.4	390	Total			

Subcatchment E-2: Existing East Half

Runoff = 1.45 cfs @ 12.22 hrs, Volume= 0.131 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Area (ac)	CN	Description			
2.960	70	Brush, Fair, HSG C			
2.960		Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.3	300	0.0230	0.24		Sheet Flow, Range n= 0.130 P2= 2.80"
3.4	200	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
24.7	500	Total			

Subcatchment P-1: Proposed Site

[49] Hint: Tc<2dt may require smaller dt

Runoff = 18.30 cfs @ 11.95 hrs, Volume= 0.849 af, Depth> 2.11"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Drainage

Type II 24-hr 2-Yr Rainfall=2.80"

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Page 5

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Area (ac)	CN	Description
4.220	98	Paved parking & roofs
0.600	74	>75% Grass cover, Good, HSG C
4.820	95	Weighted Average
0.600		Pervious Area
4.220		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	300	0.0200	1.60		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.80"
1.5	180	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.6	480	Total			

Subcatchment P-2: Pond Area

Runoff = 1.49 cfs @ 11.98 hrs, Volume= 0.072 af, Depth> 1.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Area (ac)	CN	Description
0.320	100	Pond Area
0.150	74	>75% Grass cover, Good, HSG C
0.470	92	Weighted Average
0.150		Pervious Area
0.320		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	40	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment P-3: Proposed West Ditch

Runoff = 0.49 cfs @ 12.27 hrs, Volume= 0.046 af, Depth> 0.79"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Area (ac)	CN	Description
0.640	74	>75% Grass cover, Good, HSG C
0.060	98	Paved parking & roofs
0.700	76	Weighted Average
0.640		Pervious Area
0.060		Impervious Area

Drainage

Type II 24-hr 2-Yr Rainfall=2.80"

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Page 6

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.9	300	0.0170	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
3.2	180	0.0040	0.95		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
30.1	480	Total			

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff = 0.19 cfs @ 12.11 hrs, Volume= 0.013 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Yr Rainfall=2.80"

Area (ac)	CN	Description
0.300	70	Brush, Fair, HSG C
0.300		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	240	0.0375	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"

Pond 1P: Live Storage Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 5.290 ac, Inflow Depth > 2.09" for 2-Yr event
 Inflow = 19.68 cfs @ 11.95 hrs, Volume= 0.922 af
 Outflow = 1.79 cfs @ 12.40 hrs, Volume= 0.765 af, Atten= 91%, Lag= 27.2 min
 Primary = 1.79 cfs @ 12.40 hrs, Volume= 0.765 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 904.47' @ 12.40 hrs Surf.Area= 16,721 sf Storage= 23,082 cf

Plug-Flow detention time= 183.4 min calculated for 0.765 af (83% of inflow)
 Center-of-Mass det. time= 133.5 min (883.5 - 749.9)

Volume #1	Invert 903.00'	Avail.Storage 69,095 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
903.00	14,145	0	0
904.00	16,478	15,312	15,312
905.00	16,996	16,737	32,049
906.00	18,507	17,752	49,800
907.00	20,082	19,295	69,095

Drainage

Type II 24-hr 2-Yr Rainfall=2.80"

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Page 7

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Device	Routing	Invert	Outlet Devices
#1	Primary	905.05'	4.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	903.00'	8.0" x 1.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 903.00' S= 0.0000 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=1.79 cfs @ 12.40 hrs HW=904.47' (Free Discharge)

1=**Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

2=**Culvert** (Inlet Controls 1.79 cfs @ 5.13 fps)

Pond Off: Off-Site Drainage

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.000 ac, Inflow Depth > 0.71" for 2-Yr event
Inflow = 0.62 cfs @ 12.22 hrs, Volume= 0.059 af
Primary = 0.62 cfs @ 12.22 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond X: Existing Rate and Volume

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 6.290 ac, Inflow Depth > 0.53" for 2-Yr event
Inflow = 2.70 cfs @ 12.26 hrs, Volume= 0.277 af
Primary = 2.70 cfs @ 12.26 hrs, Volume= 0.277 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Drainage

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Type II 24-hr 10-yr Rainfall=4.20"

Page 8

11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: Existing West Half

Runoff Area=3.330 ac Runoff Depth>1.31"

Flow Length=390' Tc=32.4 min CN=70 Runoff=3.78 cfs 0.364 af

Subcatchment E-2: Existing East Half

Runoff Area=2.960 ac Runoff Depth>1.32"

Flow Length=500' Tc=24.7 min CN=70 Runoff=4.04 cfs 0.324 af

Subcatchment P-1: Proposed Site

Runoff Area=4.820 ac Runoff Depth>3.39"

Flow Length=480' Tc=4.6 min CN=95 Runoff=28.54 cfs 1.363 af

Subcatchment P-2: Pond Area

Runoff Area=0.470 ac Runoff Depth>3.10"

Flow Length=40' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=2.43 cfs 0.122 af

Subcatchment P-3: Proposed West Ditch

Runoff Area=0.700 ac Runoff Depth>1.72"

Flow Length=480' Tc=30.1 min CN=76 Runoff=1.13 cfs 0.100 af

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff Area=0.300 ac Runoff Depth>1.32"

Flow Length=240' Slope=0.0375 '/' Tc=16.4 min CN=70 Runoff=0.52 cfs 0.033 af

Pond 1P: Live Storage Pond

Peak Elev=905.25' Storage=36,346 cf Inflow=30.80 cfs 1.484 af

Outflow=3.29 cfs 1.259 af

Pond Off: Off-Site Drainage

Inflow=1.48 cfs 0.133 af

Primary=1.48 cfs 0.133 af

Pond X: Existing Rate and Volume

Inflow=7.58 cfs 0.688 af

Primary=7.58 cfs 0.688 af

Total Runoff Area = 12.580 ac Runoff Volume = 2.305 af Average Runoff Depth = 2.20"

63.43% Pervious Area = 7.980 ac 36.57% Impervious Area = 4.600 ac

Drainage

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Type II 24-hr 10-yr Rainfall=4.20"

Page 9

11/6/2006

Subcatchment E-1: Existing West Half

Runoff = 3.78 cfs @ 12.29 hrs, Volume= 0.364 af, Depth> 1.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.20"

Area (ac)	CN	Description
3.330	70	Brush, Fair, HSG C
3.330		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.0	300	0.0090	0.16		Sheet Flow, Range n= 0.130 P2= 2.80"
1.4	90	0.0220	1.04		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
32.4	390	Total			

Subcatchment E-2: Existing East Half

Runoff = 4.04 cfs @ 12.20 hrs, Volume= 0.324 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.20"

Area (ac)	CN	Description
2.960	70	Brush, Fair, HSG C
2.960		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.3	300	0.0230	0.24		Sheet Flow, Range n= 0.130 P2= 2.80"
3.4	200	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
24.7	500	Total			

Subcatchment P-1: Proposed Site

[49] Hint: Tc<2dt may require smaller dt

Runoff = 28.54 cfs @ 11.95 hrs, Volume= 1.363 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.20"

Drainage

Type II 24-hr 10-yr Rainfall=4.20"

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Page 10

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Area (ac)	CN	Description
4.220	98	Paved parking & roofs
0.600	74	>75% Grass cover, Good, HSG C
4.820	95	Weighted Average
0.600		Pervious Area
4.220		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	300	0.0200	1.60		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.80"
1.5	180	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.6	480	Total			

Subcatchment P-2: Pond Area

Runoff = 2.43 cfs @ 11.98 hrs, Volume= 0.122 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10-yr Rainfall=4.20"

Area (ac)	CN	Description
0.320	100	Pond Area
0.150	74	>75% Grass cover, Good, HSG C
0.470	92	Weighted Average
0.150		Pervious Area
0.320		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	40	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment P-3: Proposed West Ditch

Runoff = 1.13 cfs @ 12.25 hrs, Volume= 0.100 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10-yr Rainfall=4.20"

Area (ac)	CN	Description
0.640	74	>75% Grass cover, Good, HSG C
0.060	98	Paved parking & roofs
0.700	76	Weighted Average
0.640		Pervious Area
0.060		Impervious Area

Drainage

Type II 24-hr 10-yr Rainfall=4.20"

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Page 11

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.9	300	0.0170	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
3.2	180	0.0040	0.95		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
30.1	480	Total			

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff = 0.52 cfs @ 12.10 hrs, Volume= 0.033 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.20"

Area (ac)	CN	Description
0.300	70	Brush, Fair, HSG C
0.300		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	240	0.0375	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"

Pond 1P: Live Storage Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 5.290 ac, Inflow Depth > 3.37" for 10-yr event
 Inflow = 30.80 cfs @ 11.95 hrs, Volume= 1.484 af
 Outflow = 3.29 cfs @ 12.30 hrs, Volume= 1.259 af, Atten= 89%, Lag= 20.9 min
 Primary = 3.29 cfs @ 12.30 hrs, Volume= 1.259 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 905.25' @ 12.30 hrs Surf.Area= 17,374 sf Storage= 36,346 cf

Plug-Flow detention time= 189.1 min calculated for 1.259 af (85% of inflow)
 Center-of-Mass det. time= 142.4 min (884.1 - 741.7)

Volume #1	Invert 903.00'	Avail.Storage 69,095 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
903.00	14,145	0	0
904.00	16,478	15,312	15,312
905.00	16,996	16,737	32,049
906.00	18,507	17,752	49,800
907.00	20,082	19,295	69,095

Drainage

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Type II 24-hr 10-yr Rainfall=4.20"

Page 12

11/6/2006

Device	Routing	Invert	Outlet Devices
#1	Primary	905.05'	4.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	903.00'	8.0" x 1.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 903.00' S= 0.0000 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=3.29 cfs @ 12.30 hrs HW=905.25' (Free Discharge)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.96 cfs @ 1.20 fps)

└ **2=Culvert** (Inlet Controls 2.33 cfs @ 6.67 fps)

Pond Off: Off-Site Drainage

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.000 ac, Inflow Depth > 1.60" for 10-yr event

Inflow = 1.48 cfs @ 12.19 hrs, Volume= 0.133 af

Primary = 1.48 cfs @ 12.19 hrs, Volume= 0.133 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond X: Existing Rate and Volume

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 6.290 ac, Inflow Depth > 1.31" for 10-yr event

Inflow = 7.58 cfs @ 12.24 hrs, Volume= 0.688 af

Primary = 7.58 cfs @ 12.24 hrs, Volume= 0.688 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Drainage

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Type II 24-hr 100-Yr Rainfall=5.90"

Page 13

11/6/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: Existing West Half

Runoff Area=3.330 ac Runoff Depth>2.47"

Flow Length=390' Tc=32.4 min CN=70 Runoff=7.35 cfs 0.687 af

Subcatchment E-2: Existing East Half

Runoff Area=2.960 ac Runoff Depth>2.48"

Flow Length=500' Tc=24.7 min CN=70 Runoff=7.81 cfs 0.612 af

Subcatchment P-1: Proposed Site

Runoff Area=4.820 ac Runoff Depth>4.94"

Flow Length=480' Tc=4.6 min CN=95 Runoff=40.81 cfs 1.985 af

Subcatchment P-2: Pond Area

Runoff Area=0.470 ac Runoff Depth>4.65"

Flow Length=40' Slope=0.0200 '/' Tc=7.3 min CN=92 Runoff=3.55 cfs 0.182 af

Subcatchment P-3: Proposed West Ditch

Runoff Area=0.700 ac Runoff Depth>3.02"

Flow Length=480' Tc=30.1 min CN=76 Runoff=1.99 cfs 0.176 af

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff Area=0.300 ac Runoff Depth>2.49"

Flow Length=240' Slope=0.0375 '/' Tc=16.4 min CN=70 Runoff=1.00 cfs 0.062 af

Pond 1P: Live Storage Pond

Peak Elev=905.91' Storage=48,065 cf Inflow=44.13 cfs 2.168 af

Outflow=11.84 cfs 1.887 af

Pond Off: Off-Site Drainage

Inflow=2.69 cfs 0.239 af

Primary=2.69 cfs 0.239 af

Pond X: Existing Rate and Volume

Inflow=14.76 cfs 1.299 af

Primary=14.76 cfs 1.299 af

Total Runoff Area = 12.580 ac Runoff Volume = 3.705 af Average Runoff Depth = 3.53"

63.43% Pervious Area = 7.980 ac 36.57% Impervious Area = 4.600 ac

Drainage

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Type II 24-hr 100-Yr Rainfall=5.90"

Page 14

11/6/2006

Subcatchment E-1: Existing West Half

Runoff = 7.35 cfs @ 12.28 hrs, Volume= 0.687 af, Depth> 2.47"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 100-Yr Rainfall=5.90"

Area (ac)	CN	Description			
3.330	70	Brush, Fair, HSG C			
3.330		Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.0	300	0.0090	0.16		Sheet Flow, Range n= 0.130 P2= 2.80" Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.4	90	0.0220	1.04		
32.4	390	Total			

Subcatchment E-2: Existing East Half

Runoff = 7.81 cfs @ 12.19 hrs, Volume= 0.612 af, Depth> 2.48"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 100-Yr Rainfall=5.90"

Area (ac)	CN	Description			
2.960	70	Brush, Fair, HSG C			
2.960		Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.3	300	0.0230	0.24		Sheet Flow, Range n= 0.130 P2= 2.80" Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
3.4	200	0.0200	0.99		
24.7	500	Total			

Subcatchment P-1: Proposed Site

[49] Hint: Tc<2dt may require smaller dt

Runoff = 40.81 cfs @ 11.95 hrs, Volume= 1.985 af, Depth> 4.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 100-Yr Rainfall=5.90"

Drainage

Type II 24-hr 100-Yr Rainfall=5.90"

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Page 15

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Area (ac)	CN	Description
4.220	98	Paved parking & roofs
0.600	74	>75% Grass cover, Good, HSG C
4.820	95	Weighted Average
0.600		Pervious Area
4.220		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	300	0.0200	1.60		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.80"
1.5	180	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.6	480	Total			

Subcatchment P-2: Pond Area

Runoff = 3.55 cfs @ 11.98 hrs, Volume= 0.182 af, Depth> 4.65"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Yr Rainfall=5.90"

Area (ac)	CN	Description
0.320	100	Pond Area
0.150	74	>75% Grass cover, Good, HSG C
0.470	92	Weighted Average
0.150		Pervious Area
0.320		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	40	0.0200	0.09		Sheet Flow, Grass: Dense n= 0.240 P2= 2.80"

Subcatchment P-3: Proposed West Ditch

Runoff = 1.99 cfs @ 12.25 hrs, Volume= 0.176 af, Depth> 3.02"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Yr Rainfall=5.90"

Area (ac)	CN	Description
0.640	74	>75% Grass cover, Good, HSG C
0.060	98	Paved parking & roofs
0.700	76	Weighted Average
0.640		Pervious Area
0.060		Impervious Area

Drainage

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Type II 24-hr 100-Yr Rainfall=5.90"

Page 16

11/6/2006

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.9	300	0.0170	0.19		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"
3.2	180	0.0040	0.95		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
30.1	480	Total			

Subcatchment P-4: Proposed East and Southeast Slopes

Runoff = 1.00 cfs @ 12.09 hrs, Volume= 0.062 af, Depth> 2.49"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Yr Rainfall=5.90"

Area (ac)	CN	Description
0.300	70	Brush, Fair, HSG C
0.300		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	240	0.0375	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 2.80"

Pond 1P: Live Storage Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 5.290 ac, Inflow Depth > 4.92" for 100-Yr event
 Inflow = 44.13 cfs @ 11.95 hrs, Volume= 2.168 af
 Outflow = 11.84 cfs @ 12.09 hrs, Volume= 1.887 af, Atten= 73%, Lag= 8.8 min
 Primary = 11.84 cfs @ 12.09 hrs, Volume= 1.887 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 905.91' @ 12.09 hrs Surf.Area= 18,365 sf Storage= 48,065 cf

Plug-Flow detention time= 155.6 min calculated for 1.887 af (87% of inflow)
 Center-of-Mass det. time= 113.2 min (849.8 - 736.6)

Volume #1	Invert 903.00'	Avail.Storage 69,095 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
903.00	14,145	0	0
904.00	16,478	15,312	15,312
905.00	16,996	16,737	32,049
906.00	18,507	17,752	49,800
907.00	20,082	19,295	69,095

Drainage

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Type II 24-hr 100-Yr Rainfall=5.90"

Page 17

11/6/2006

Device	Routing	Invert	Outlet Devices
#1	Primary	905.05'	4.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	903.00'	8.0" x 1.0' long Culvert CPP, square edge headwall, Ke= 0.500 Outlet Invert= 903.00' S= 0.0000 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=11.78 cfs @ 12.09 hrs HW=905.90' (Free Discharge)

1=**Broad-Crested Rectangular Weir** (Weir Controls 9.09 cfs @ 2.66 fps)

2=**Culvert** (Inlet Controls 2.69 cfs @ 7.72 fps)

Pond Off: Off-Site Drainage

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.000 ac, Inflow Depth > 2.86" for 100-Yr event

Inflow = 2.69 cfs @ 12.17 hrs, Volume= 0.239 af

Primary = 2.69 cfs @ 12.17 hrs, Volume= 0.239 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond X: Existing Rate and Volume

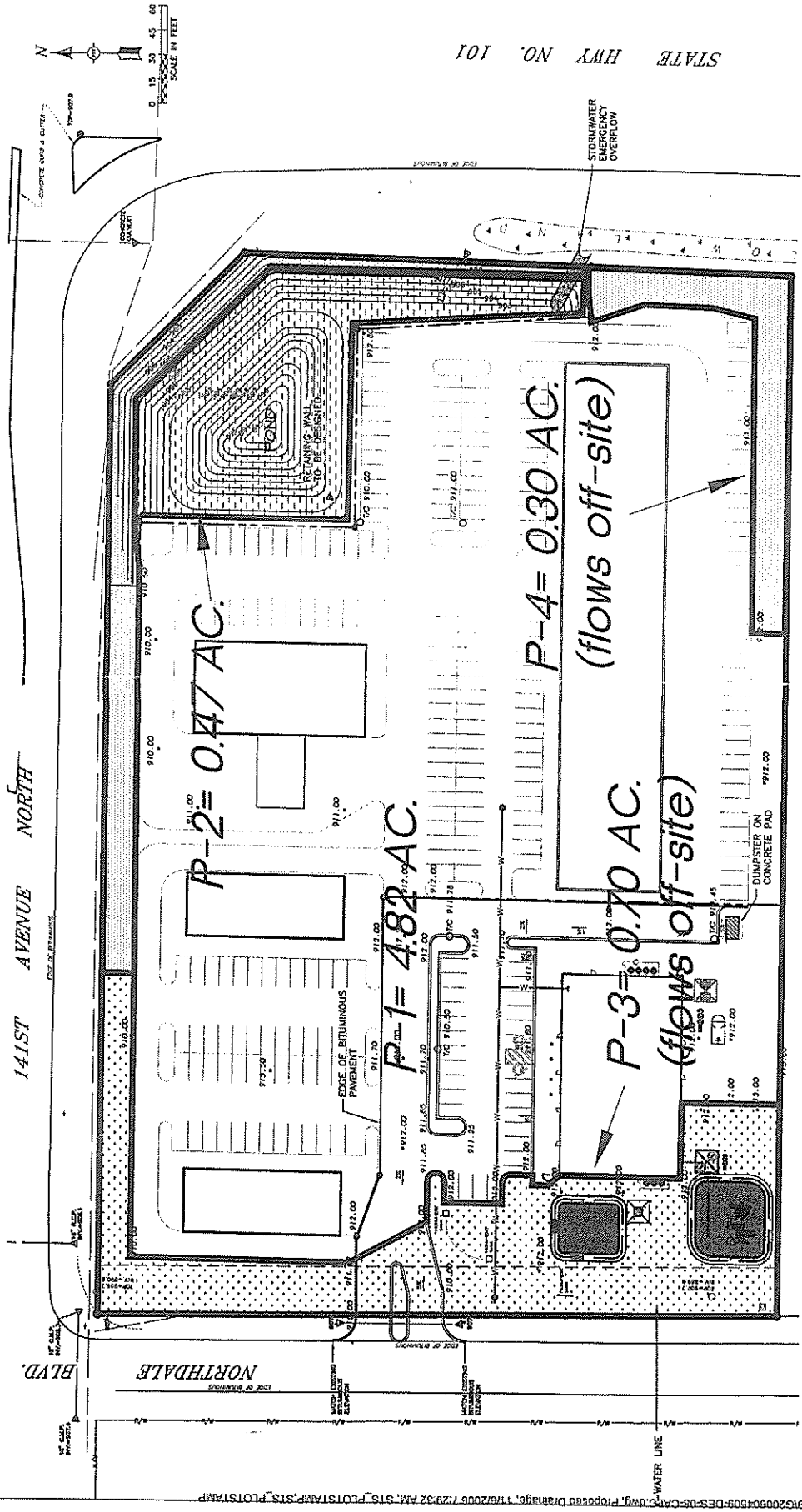
[40] Hint: Not Described (Outflow=Inflow)

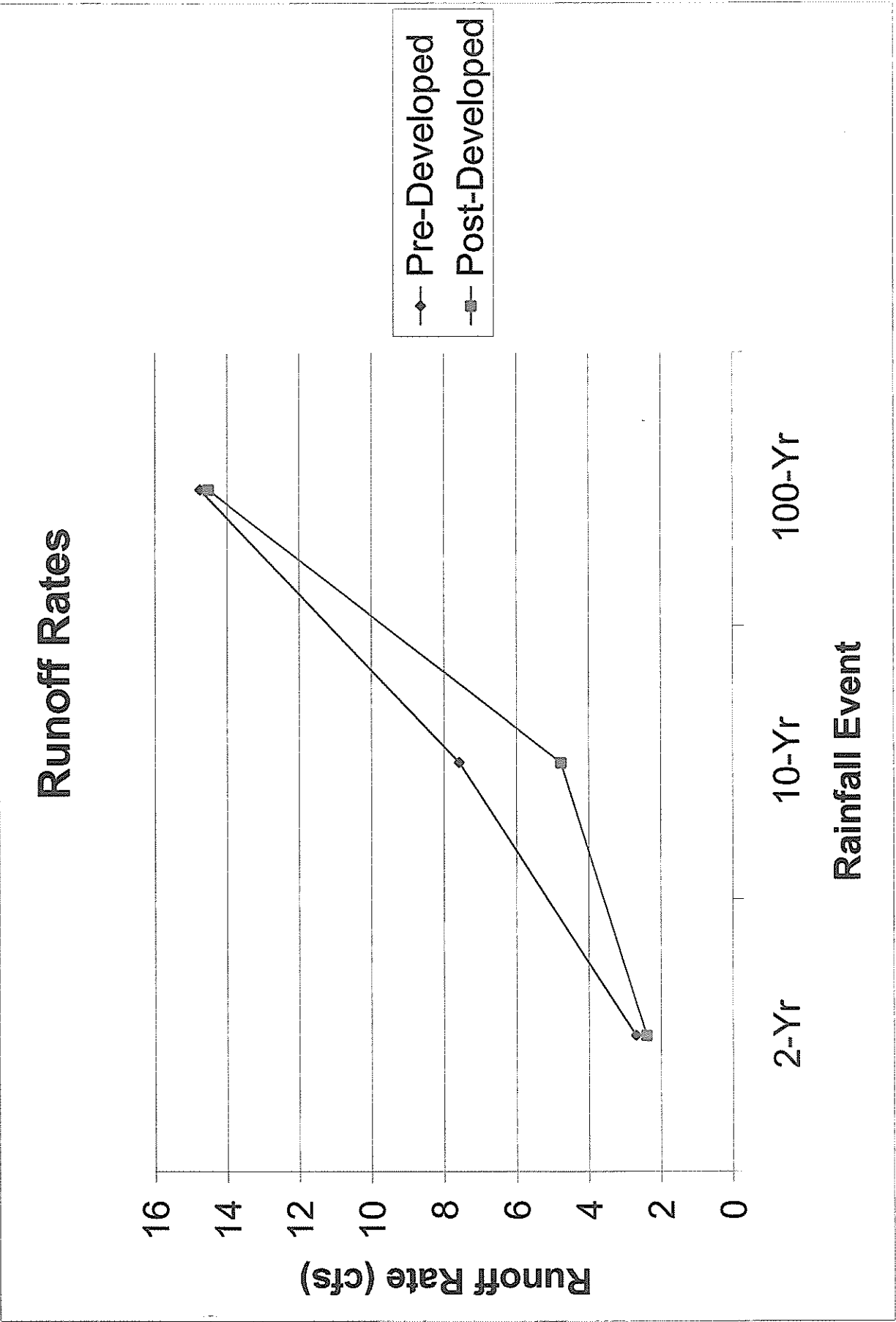
Inflow Area = 6.290 ac, Inflow Depth > 2.48" for 100-Yr event

Inflow = 14.76 cfs @ 12.22 hrs, Volume= 1.299 af

Primary = 14.76 cfs @ 12.22 hrs, Volume= 1.299 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs







Boring ID	Latitude	Longitude
B-1	45.209296	-93.554236
B-2	45.209471	-93.554505
B-3	45.209441	-93.553806
B-4	45.209546	-93.553442
B-5	45.209703	-93.553577
B-6	45.209957	-93.553541

Legend

 Approximate Boring Locations



AMERICAN
ENGINEERING TESTING

Map Reference:
MnGeo 2023

0

50

100

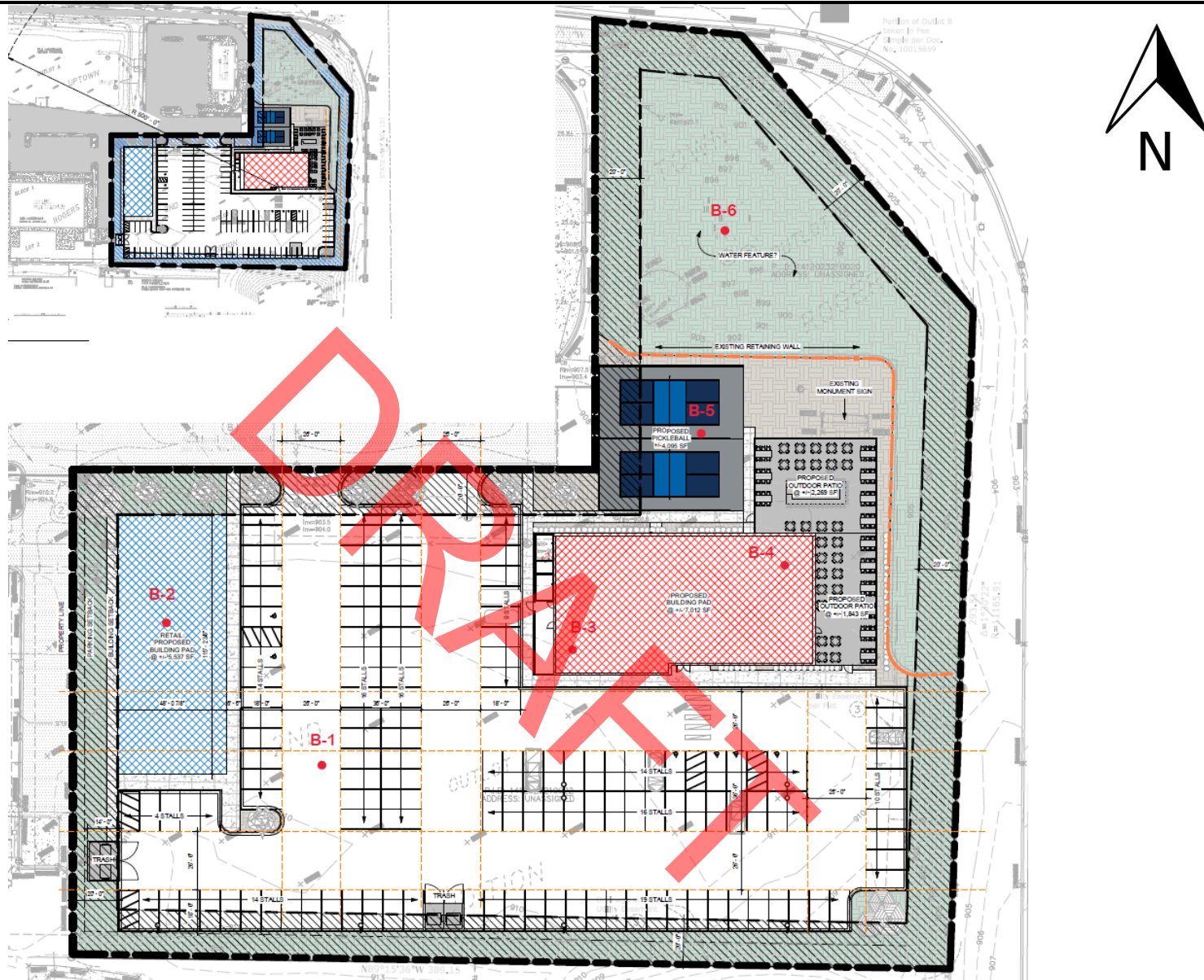
Feet



Figure 1
Boring Location Map

Ray J's Site Development
Rogers, MN 55374

Date: 10/4/2024AET Project No. P-0036458



Note: Image obtained from the Preliminary Conceptual Site Plan prepared by Thielen & Green Architects on July 15, 2024



PROJECT:
Ray J's Site Development – 14070 Northdale Boulevard; Rogers, MN

AET NO.
P-0036458

SUBJECT:
Proposed Site Layout

DATE:
October 15, 2024

SCALE:
Shown

DRAWN BY:
JRO

CHECKED BY:
RLF

FIGURE 2

SUBSURFACE BORING LOG



SUBSURFACE BORING LOG

AET No: **P-0036458** Log of Boring No. **B-2 (p. 1 of 1)**
 Project: **Ray J's Grill; 14070 Northdale Blvd.; Rogers, MN**

DEPTH IN FEET	Surface Elevation 911.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	OC	LL	PL	%-#200
1	FILL, mostly silty sand with gravel, trace roots, dark brown	FILL	11	M	SS	18					
2	FILL, mostly silty sand, brown										
3	SAND WITH GRAVEL, fine to medium grained, brown, moist, medium dense (SP)	COARSE ALLUVIUM	15	M	SS	18					
4											
5	SAND, a little gravel, medium to fine grained, brown, moist, medium dense (SP)		11	M	SS	20					
6											
7	SAND WITH GRAVEL, medium to fine grained, brown, moist, medium dense (SP)		19	M	SS	15					
8											
9											
10			21	M	SS	17					
11	SAND, fine to medium grained, light brown, moist, medium dense (SP)		19	M	SS	19					
12											
13											
14	SAND, a little gravel, medium to fine grained, light brown, moist, medium dense (SP)		26	M	SS	20					
15											
16											
17											
18											
19											
20			26	M	SS	20					
21											
22											
23											
24											
25											
26			22	M	SS	18					
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24½'	3.25" HSA	9/18/24	10:29	26.5	24.5	26.0		None	
BORING COMPLETED: 9/18/24									
DR: SB LG: TL/JR Rig: 1C									

AET CORP P-0036458 RAY JS GRILL ROGERS MN GPJ AET+CPT+WELL GDT 10/15/24



SUBSURFACE BORING LOG

AET No: **P-0036458** Log of Boring No. **B-3 (p. 1 of 1)**
 Project: **Ray J's Grill; 14070 Northdale Blvd.; Rogers, MN**

DEPTH IN FEET	Surface Elevation 910.5 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	OC	LL	PL	%-#200
1	FILL, mostly silty sand, trace roots, dark brown	FILL	12	M	SS	21					
2	FILL, mostly sand with silt with gravel, brown										
3	FILL, mostly silty sand, brown and dark brown		7	M	SS	20					12
4											
5											
6			3	M	SS	16		1.7			
7											
8	SAND WITH GRAVEL, medium to fine grained, brown, moist, loose (SP)	COARSE ALLUVIUM	5	M	SS	18					
9											
10	SAND, a little gravel, medium to fine grained, brown, moist, loose (SP)		9	M	SS	12					
11											
12											
13			10	M	SS	15					
14											
15											
16			11	M	SS	20					
17											
18	SAND WITH GRAVEL, medium grained, brown, moist, medium dense (SP)										
19											
20			25	M	SS	19					
21											
22											
23	SAND, a little gravel, medium to fine grained, brown, moist, medium dense (SP)										
24											
25											
26			23	M	SS	23					
	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24½'	3.25" HSA	9/18/24	11:42	26.5	24.5	26.1		None	
BORING COMPLETED: 9/18/24									
DR: SB LG: TL/JR Rig: 1C									

AET CORP P-0036458 RAY JS GRILL ROGERS MN GPJ AET+CPT+WELL GDT 10/15/24

SUBSURFACE BORING LOG

AET No: **P-0036458** Log of Boring No. **B-4 (p. 1 of 1)**
 Project: **Ray J's Grill; 14070 Northdale Blvd.; Rogers, MN**

DEPTH IN FEET	Surface Elevation 910.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	OC	LL	PL	%-#200
1	FILL, mostly silty sand, a little gravel, trace roots, dark brown	FILL	8	M	SS	20					
2	FILL, mostly sand with silt with gravel, brown										
3	FILL, mostly silty sand, dark brown and brown		17	M	SS	22					24
4											
5	SILTY SAND, fine grained, brown, moist, very loose to loose (SM) (possible fill)	COARSE ALLUVIUM OR FILL	4	M	SS	18					
6											
7											
8			6	M	SS	23					
9		COARSE ALLUVIUM									
10	SAND WITH GRAVEL, fine to medium grained, brown, moist, medium dense (SP)		14	M	SS	20					
11											
12											
13			15	M	SS	13					
14											
15			15	M	SS	16					
16											
17		SAND, fine grained, light brown, moist, medium dense (SP)									
18											
19											
20											
21			15	M	SS	22					
22											
23											
24											
25	SAND, fine to medium grained, brown, moist, medium dense (SP)										
26			26	M	SS	19					
	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24½'	3.25" HSA	9/18/24	1:20	26.5	24.5	26.0		None	
BORING COMPLETED: 9/18/24									
DR: SB LG: TL/JR Rig: 1C									

AET CORP P-0036458 RAY JS GRILL ROGERS MN GPJ AET+CPT+WELL GDT 10/15/24



SUBSURFACE BORING LOG

AET No: **P-0036458** Log of Boring No. **B-5 (p. 1 of 1)**
 Project: **Ray J's Grill; 14070 Northdale Blvd.; Rogers, MN**

DEPTH IN FEET	Surface Elevation 909.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	OC	LL	PL	%-#200
1	FILL, mostly silty sand, a little gravel, trace roots, dark brown	FILL	15	M	SS	21		1.6			
2	FILL, mostly silty sand, brown and dark brown										
3			15	M	SS	24					13
4											
5	SILTY SAND, fine grained, brown mottled, moist, very loose (SM) (possible fill)	COARSE ALLUVIUM OR FILL	4	M	SS	16					
6											
7	SAND WITH GRAVEL, medium to fine grained, brown, moist, medium dense (SP)	COARSE ALLUVIUM	12	M	SS	19					
8											
9											
10	SAND, a little gravel, medium grained, brown, moist, medium dense to loose, a lens of sand with silt at about 13' (SP)		11	M	SS	15					
11											
12											
13			10	M	SS	18					
14											
15	GRAVELLY SAND, medium to fine grained, brown, moist, medium dense (SP)		22	M	SS	14					
16											
	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-14½'	3.25" HSA	9/18/24	2:10	16.5	14.5	16.0		None	
BORING COMPLETED: 9/18/24									
DR: SB LG: TL/JR Rig: 1C									

AET CORP P-0036458 RAY JS GRILL ROGERS MN GPJ AET+CPT+WELL GDT 10/15/24



SUBSURFACE BORING LOG

AET No: **P-0036458**

Log of Boring No. **B-6 (p. 1 of 1)**

Project: **Ray J's Grill; 14070 Northdale Blvd.; Rogers, MN**

DEPTH IN FEET	Surface Elevation 902.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	OC	LL	PL	%-#200
1	FILL, mostly lean clay, trace roots, dark brown	FILL COARSE ALLUVIUM		M	HA		25				
2	FILL, mostly silty sand, a piece of concrete, brown			M	HA						
3	FILL, mixture of sand with silt and silty sand, a little gravel, brown			M	HA						
4	SAND, fine to medium grained, light brown, moist (SP)			M	HA						4
5	SAND WITH GRAVEL, medium to fine grained, brown, moist (SP)										
6				M	HA						
7	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-7' Hand Auger		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		9/19/24	2:03	7.0	0.0	7.0		None	
BORING COMPLETED: 9/19/24									
DR: SB LG: SD Rig: HA									

AET CORP P-0036458 RAY JS GRILL ROGERS MN.GPJ AET+CPT+WELL.GDT 10/15/24



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 7.3

Subject: Consider Items related Rachel Development's Cowley Lake Preserve Proposal, either:

- Table Item at the request of the Developer with revisions to the preliminary plat per Council direction, or
- Consider Resolution 2025-30, Denial of Cowley Lake Preserve

Prepared By: Alec Henderson, City Planner

Recommended Council Action

Motion to table the consideration of the Preliminary Plat and PUD request to allow for additional time to further revise plans to better fit the Council's direction. The Developer has also submitted a Waiver to the Statutory Review Period for an additional 30 days (to July 24, 2025).

OR

Motion to adopt Resolution 2025-30 denying the proposed Preliminary Plat and Planned Unit Development (PUD) requests for Cowley Lake Preserve.

Note: a denial does not prevent a resubmittal or future submittals.

Overview / Background / Analysis

Rachel Development has applied for Preliminary Plat and Planned Unit Development for a residential subdivision consisting of 169 lots. The development proposes a range of detached single-family home styles. The development is within the shoreland overlay district and proposes the Alternative Development Standards framework as outlined in the Shoreland ordinance. The Applicant also requests a Planned Unit Development Rezoning deviating from the standard R2 zoning performance standards.

The Council tabled this item at the 4/22/2025 meeting. Additional information regarding traffic the included traffic memo and other buildout scenarios was provided in the May 27th, 2025 report. At the May 27th, 2025 meeting the Council reviewed the additional information. Council at this meeting did not voice support for the proposal and directed staff to bring back a Resolution of Denial. This resolution is attached. The previous report (with attachments) is also attached to this report as a single item for reference.

The Applicant, Rachel Development, still wishes to work with the City on a development of the subject property and has requested additional time to revise the site plan based

on Council feedback at the past meetings. The developer requests tabling action on the proposal and has submitted a waiver to the Statutory Review Period for an additional 30 days (extended to July 24, 2025). The Developer requests direction as to which areas should be altered and what changes should be made to improve the application should a tabling be granted.

Staff Recommendation

Staff recommends the Council discuss if the option to table is something which the Council would like to allow for to accommodate revisions to plans, or if a denial is preferred.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Cowley Lake Preserve - Extension Letter 6-3-2025
- B. Resolution_No_2025-30_DENIAL_Cowley_Lake_Preserve (003)
- C. 05_27_25 Council - Cowley Lake Item Reduced

June 3, 2025

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

Via email only

Regarding: Cowley Lake Preserve – application tabling request and review period extension

Dear Brett,

Per our discussions over the last several days, Rachel Development hereby requests that the preliminary plat and PUD applications for Cowley Lake Preserve be tabled at the June 10th City Council meeting. We would like to continue to work with staff and the Council to determine a path for approval of our application.

Given this request, we are also providing the City of Rogers with a 30-day extension of the review period for these applications. The current review period expires on June 24, 2025. With this letter, Rachel Development authorizes the City to extend the statutory review period to July 24, 2025.

Thank you for your continued cooperation on this matter.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to be 'D. Stradtman', written over a horizontal line.

Rachel Development, Inc.
By: David Stradtman – VP
Dated: 6/3/2025
dstradtman@rachelddevelopment.com
763-424-1525

Cc:
Alec Henderson – City of Rogers
Peter Coyle – Larkin Hoffman Law Firm
Rick Osberg – JR Hill Engineering

RESOLUTION NO. 2025-30

**A RESOLUTION DENYING THE REZONING AND PRELIMINARY PLAT
APPLICATION FOR THE COWLEY LAKE PRESERVE SUBDIVISION**

WHEREAS, Rachel Development (“Applicant”) submitted an application to the City of Rogers (“City”) requesting rezoning of the subject properties to a Planned Unit Development (PUD) and approval of the Preliminary Plat of Cowley Lake Preserve (“Development”); and

WHEREAS, the proposed Development consists of a 169-lot residential subdivision located on properties legally described in Exhibit A; and

WHEREAS, the subject properties are guided for Low Density Residential in the Rogers 2040 Comprehensive Plan with a required density range of 2.0 to 5.0 units per net acre, and are currently zoned R2, Single-Family Residential; and

WHEREAS, the proposed Development sought to rezone the property to PUD to allow numerous deviations from R2 performance standards and accommodate lot clustering and infrastructure modifications; and

WHEREAS, a public hearing was held by the Planning Commission on April 7, 2025, pursuant to Minnesota Statutes §462.357 and §462.358 and the City Code, with notice provided as required by law; and

WHEREAS, public comments received at the hearing and in writing raised concerns regarding traffic impacts, compatibility with adjacent neighborhoods, and overall density and scale of the Development; and

WHEREAS, the Applicant provided a traffic study addressing the increased traffic volumes created by the proposed Development and the impact on safety at certain nearby intersections, and the study concludes that traffic safety at such intersections would not be reduced to unacceptable levels; and

WHEREAS, the City Council considered the public hearing input concerning the proposed Development at its April 22, 2025 meeting, and considered additional council member concerns regarding the Development including the reduced setbacks, close proximity of homes to one another and the street, the reduced width of public street rights-of-way, and increased traffic on Oakwood Drive; and

WHEREAS, the City Council voted to table the item for further review and consideration based on concerns raised during deliberation; and

WHEREAS, the City Council resumed consideration of the application at its meeting on May 27, 2025; and

WHEREAS, as provided in Section 125-102 of the City Code, in evaluating a rezoning to PUD the City Council is to consider whether a proposed development “provides development design, style, amenities, uses, or other elements which exceed the City's normally applicable zoning standards...”; and

WHEREAS, as provided in Section 125-29 of the City Code, the Purpose of a PUD is “to provide flexibility in the application of development code provisions to allow a more creative and effective approach to development which achieves the vision, goals, policies and land use guidance of the Comprehensive Plan”; and

WHEREAS, under Section 125-29, “[t]he various standards of the most closely related zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purposes of the PUD. The applicant shall demonstrate why departure from the standards is in the public interest”; and

WHEREAS, under Section 125-29(i)(4), the City has established criteria for considering approval of a PUD rezoning:

... the City Council shall consider how the proposed PUD will impact:

- a. The health, safety, and general welfare of the occupants of the surrounding lands.
- b. Existing and anticipated traffic conditions within the PUD and on adjacent streets and land.
- c. Parks, schools, and other public facilities and utilities.
- d. Natural resources, scenic views, and historic or cultural resources in the surrounding area.
- e. The reasonable enjoyment of neighboring property.

WHEREAS, the City Council finds that the proposed Development:

1. Would result in a significant increase in traffic volumes, particularly impacting Oakwood Drive. The proposed number, density, and arrangement of dwelling units including close proximity to the street along street F, is anticipated to increase traffic for adjacent roadways and create or exacerbate concerns for safety and neighborhood livability.
2. Deviates too substantially from the established R2 zoning district performance standards, including lot dimensions, and setbacks. While the PUD tool allows for flexibility, the significant departures from base R2 zoning standards is not

warranted by the public benefits proposed, and would conflict with the intent of the R2 district and existing neighborhood character.

3. Does not sufficiently demonstrate that the proposed benefits of the PUD, such as trail connections, stormwater management, and shoreland preservation, are adequate to justify the zoning flexibility requested. The proposal does not present a need for PUD approval when compared to standard subdivision alternatives consistent with R2 zoning.

WHEREAS, pursuant to Minnesota Statutes §15.99, any denial of the Applicant's rezoning request must include a written statement of the reasons for denial; and

WHEREAS, a rezoning to PUD is necessary in order for the Preliminary Plat of the Development to be legally feasible and permissible; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the application for a rezoning from R2 to a Planned Unit Development for Cowley Lake Preserve is hereby denied based on the above findings.

BE IT RESOLVED FURTHER, that the application for Preliminary Plat for Cowley Lake Preserve is denied because the proposed Development is, in numerous respects, inconsistent with the R2 zoning of the subject properties and the associated R2 performance standards.

Moved by Councilmember _____, seconded by Councilmember _____.

The following voted in favor of the resolution:

The following voted against the resolution:

The following abstained:

Whereupon the resolution was declared duly adopted this ____ day of June, 2025.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
COWLEY LAKE PRESERVE
LEGAL DESCRIPTIONS

Existing Legal Descriptions

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

Legal Description:

Beginning at a point on the East line of Government Three (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 7 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northwesterly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning.

Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

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

Legal Description:

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

24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

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

Legal Description:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating;

AND

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



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: May 27, 2025

Agenda Item: 7.2

Subject: Consider Applications by Rachel Development for Preliminary Plat and Planned Unit Development for Cowley Lake Preserve (169-lot Subdivision).

- Consider Ordinance 2025-03, Rezoning to PUD
- Consider Resolution 2025-32, Authorizing Summary Publication of Ordinance
- Consider Resolution 2025-30, Approval of Preliminary Plat and Master Development Plan for Cowley Lake Preserve

Prepared By:

Recommended Council Action

Motion to Approve Ordinance 2025-03, Approving a Rezoning from R2 to PUD for Cowley Lake Preserve.

Motion to Approve Resolution 2025-32, Authorizing Summary Publication of Ord. 2025-03.

Motion to Approve Resolution 2025-30, Approval of the Preliminary Plat and Master Development Plan for the Cowley Lake Preserve Subdivision.

Overview / Background / Analysis

Rachel Development has applied for Preliminary Plat and Planned Unit Development for a residential subdivision consisting of 169 lots. The development proposes a range of detached single-family home styles. The development is within the shoreland overlay district and proposes the Alternative Development Standards framework as outlined in the Shoreland ordinance. The Applicant also requests a Planned Unit Development Rezoning deviating from the Standard R2 Zoning Performance standards.

Concept Plan

The developer previously went through concept plan review and multiple meetings over a year ago preceding the recent Shoreland updates which were codified in early 2025. The Concept Plan initially showed 182 units with fewer lots meeting 10-ft setbacks. The feedback provided by the city included: reduction in units, increased setbacks and more consideration of the shoreline with regard to buffering and open space. The developer has since reworked the plan to increase setbacks for the majority of the lots to 10 ft side setbacks. A block of the development does differ more greatly from the standard R2 requirements with 42 ft wide lots with 6 ft side yard setbacks for a smaller single-family home product. The developer has increased the shoreland buffer area compared to the concept plan above what is required in Code.

Rachel Development submitted their application on February 24, 2025. Preliminary Plats follow a 120-day timeline per state statute and the PUD is tied to the preliminary plat plans. The applications have a mandatory deadline of June 24, 2025.

The Council tabled this item at the 4/22/2025 meeting. This report provides additional information in the transportation section of this report regarding the included traffic memo and other build-out scenarios.

Primary Issues to Consider

1. Land Use & Zoning
2. Development Plan
3. Conservation Easement

Analysis of Primary Issues

1. Land Use & Zoning

The development consists of two existing parcels (Scherber Trust 2112023240005 and Casco Ventures LLC 2112023130004) and a portion of a third parcel (Weber LP2112023110003). The subject area falls within the Low Density Residential (LDR) land use designation. The LDR designation permits **2-5 units per acre** and allows for single-family development.

Comprehensive Plan Goals

The Comprehensive Plan also includes goals beyond just simply meeting land use density thresholds. The Cowley Lake Preserve development is consistent with the Rogers 2040 Comprehensive Plan and advances City goals in the following ways:

Housing Diversity & Livability

- Provides three distinct lot types and housing sizes to serve a range of household sizes, income levels, and life stages, including first-time buyers, families, and seniors. [Chapter 5 – Housing, p. 66; Chapter 11 – Implementation, p. 175]
- Supports lifecycle housing and reinvestment through design flexibility and coordinated infrastructure that aligns with the City’s housing strategy. [Chapter 10 – Resiliency, p. 165]

Natural Resource Protection & Stewardship

- Preserves approximately 19 acres of wetlands, buffers, and conservation easements in accordance with the updated Shoreland Ordinance and impaired water body protections. [Chapter 8 – Water Resources, p. 105–109]

- Integrates stormwater BMPs and open space as functional and aesthetic design elements. [Chapter 10 – Resiliency, p. 164–165]

Transportation & Infrastructure Connectivity

- Extends Edgewater Parkway towards Territorial Road, supporting long-range transportation connectivity and circulation goals. [Chapter 9 – Transportation, p. 136–137]
- Prepares a logical and phased expansion of utilities and roads, maximizing efficiency of municipal infrastructure investments. [Chapter 11 – Implementation, p. 179–180]
- Plans for internal pedestrian routes and trail linkages to connect residents to adjacent neighborhoods and open spaces. [Chapter 11 – Implementation, p. 181]

Sustainable and Efficient Growth

- Employs compact, clustered lot design to balance density with environmental preservation and reduce land consumption while achieving density targets. [Chapter 10 – Resiliency, p. 164; Chapter 3 – Vision, p. 31]
- Promotes smart growth principles in a greenfield context by aligning development with existing and planned infrastructure corridors. [Chapter 11 – Implementation, p. 180]

Existing Zoning

The subject area currently falls within the R2 district which permits, by right (meaning without additional land use approvals), 10,000 square foot lots (65 ft wide minimum), 10 ft side setbacks, 25 ft front and corner setbacks and 20 ft rear setbacks. Additionally, the area falls within the Shoreland Overlay district, which applies additional development restrictions related to shoreland protection. Traditional R2 development can *generally* reach around, or slightly above 2 units an acre based upon lot requirements in the code. Anything above the minimum density of 2 units/acre – depending on the existing conditions – would generally require Planned Unit Development approvals. A PUD provides a new zoning district specific to a development plan. The unique physical characteristics of the parcels involved in this development make it unlikely that the site area would be able to meet the minimum density requirements of the R2 district (parcel shape and environmental constraints) without the use of a PUD. The Developer proposes a Planned Unit Development to deviate from the R2 standards which allows for the development to reach the required density range.

Proposed Zoning

The developer is requesting a Planned Unit Development (PUD) to deviate from the R2 zoning requirements for their development area. PUDs can be requested and reviewed

by the City. PUDs are typically an exchange where the developer proposes different performance standards and the city reviews the particulars of the development and how it would be in the public interest (or what the benefits are) to approve deviations. The benefits can be development-specific, are usually related to comprehensive plan goals, and can include offsite improvements. The theory behind PUDs is that the design/development outcomes proposed by the developer outweigh the benefits of keeping to the by-right zoning district standards. PUDs effectively rezone a property to allow different standards. Because PUDs rezone the property, this is a legislative or policy decision for the council with high discretion. PUDs have previously been approved for other residential developments within the community, including Skye Meadows, Grass Lake Preserve, and Laurel Creek.

The applicant is requesting PUD approval to deviate from R-2 standards in accordance with Section 125-29 of the Rogers Zoning Code. The PUD request could be justified for the following reasons:

- Better Design Outcome – The PUD enables clustering of lots and preservation of key natural resources that could not be achieved under strict R-2 compliance.
- Consistency with Comprehensive Plan – The project achieves the Low Density Residential net density range (2.32 units/acre) and reflects goals for housing variety, natural resource stewardship, and infrastructure efficiency.
- Public Benefit – The PUD facilitates key infrastructure extensions and improvements (Edgewater Parkway and trunk utilities) and includes wetland preservation, stormwater basins, public trail connectivity, and sediment load reduction for Cowley Lake.
- No Detriment to Surrounding Properties – The development provides appropriate transitions to adjacent uses, maintains tree buffers, and supports regional planning objectives without creating adverse impacts.

PUD Deviations

The proposed PUD includes three lot standards for four different single-family product types: a 70 ft wide lot (8,750 sq ft minimum) with 10 ft side setbacks; a 60 ft wide lot (7,500 sq ft minimum) with 10 ft side setbacks for a standard single-family home and a villa style home; and a 42 ft wide lot (5,460 sq ft minimum) with 6 ft side setbacks. All other setbacks are proposed to meet the minimum required (25 ft front/corner, 20 ft rear).

- 59 lots are proposed to be 70 ft-wide lots with standard single-family homes.
- 74 lots are proposed to be 60 ft-wide lots
 1. 48 lots are proposed to be 60 ft-wide lots with standard single-family homes.
 2. 26 lots are proposed to be 60 ft-wide lots with villa-style homes.
- 36 lots are proposed to be 42 ft-wide lots with carriage-style homes.

All lots are proposed to deviate from the R2 minimum lot size (59 exceed the lot width minimum but are shy of the 10,000 sq ft lot size only by reason of depth). However, 133 lots would meet the required R2 setbacks. The 74 proposed 60-ft-wide lots are under the 65 ft R2 minimum.

PUD Benefits

The narrative includes additional information regarding the proposed products and their identified benefits.

Developer Identified Benefits:

- Preservation of wetland and natural drainage features
- Ensuring a smooth transition to adjacent [planned] higher density properties – [The Land use plan shows higher density land uses to the south east of the subject property]
- Offer a variety of home types to serve diverse household sizes and price points

City Analysis of benefits

The development does preserve natural drainage features and wetlands. However, existing wetland regulations already accomplish much of the wetland protection. That being said, there are a number of benefits that could be argued that the developer is providing through this development.

- The shoreland ordinance Alternative Development Standards requires a 75 ft shoreline buffer to be dedicated to the city. The developer is proposing on average double that buffer which increases shoreland protection (ranges from 122 ft to 536 ft). This is identified as a benefit.
- **The shoreland ordinance would require 22.8 acres of open space for the development. The developer proposes 32.86 acres.** This exceeds the Alternative Development standards and is identified as a benefit.
- A trail and boardwalk within the buffer area, and pedestrian connections through the site are proposed for the development that would be usable by the public.
- The developer proposes the extension of trunk utilities to Willandale Rd through the development, which is a public benefit.
- The developer proposes turn lane improvements within Territorial Road which is a public benefit.
- Cowley Lake is currently classified as an impaired waterbody by the DNR. An impaired water body is one which does not meet established water quality standards. The subject site is currently agricultural and therefore has no formal sediment controls to protect Cowley Lake from sediment runoff. The Cowley Lake Preserve stormwater management and lake buffer areas now provide significant sediment controls. The stormwater management modeling suggests a reduction in total suspended solids in excess of 6,000lbs. The reduction in suspended solids and chemicals such as phosphorus aid in the potential improvement of water quality standards for the lake.

Shoreland Overlay

When within the shoreland overlay district, properties may be developed in two ways: traditional shoreland development, or Alternative Development Standards (ADS). Traditional shoreland development requires much larger minimum lot sizes – 20,000 to 40,000 square feet depending on the DNR-designated type of lake – and allows new riparian lot creation (meaning lots which touch the shoreland). Traditional shoreland development would not permit a development to reach the minimum density required by the Comprehensive Plan for LDR.

The Alternative Development Standards (as proposed in this application) would permit the lots created to match the underlying zoning in exchange for dedication of shoreland buffer land, decreased impervious surface, open space, and more stringent stormwater management requirements. The Alternative Shoreland Development Standards do permit Planned Unit Development which alter the underlying zoning provided the deviations requested only impact the performance standards of the zoning district and not the requirements of the shoreland overlay (e.g. open space requirements must be met, impervious surface limitations, shoreland setbacks, etc). All of the shoreland protections measures required by the Alternative Development Standards are being met as proposed by the developer: the site is under 25% impervious surface, open spaces have been provided, the shoreland buffer zone provided exceeds the minimum, the shoreline setbacks are met, and the stormwater management plan meets the increased standards required by the ADS.

The plans are consistent with the comprehensive plan, and shoreland ordinance. Planned Unit Developments are processes identified in ordinance which require Council authorization and approval. Assuming a PUD is approved, the plan would be consistent with land use and zoning requirements.

2. Development Plan

Transportation

The development plan includes the extension of Edgewater Parkway within the project boundary (two-lane divided by a median), and the extension of 133rd Ave to the west and South to Willandale. Three additional offshoots of proposed road ways end in cul-de-sacs. The plan also includes turn lane improvements on Territorial Road (left turn lane for east-bound traffic on Territorial and right turn lane for west-bound traffic). No turn lanes are proposed from Willandale Road. The Transportation Study did not identify additional roadway improvements. Hennepin County review has been completed.

It should be noted that Street F proposed 50 ft right of way as a public street. The City standard is 60 ft. This is a deviation from code and included in the deviations. The roadway as constructed would match what is required for public streets but the overall right-of-way would be less than standard.

A traffic study was completed for the proposed Cowley Lake Preserve development, which includes 169 new single-family homes in Rogers. The study evaluated both current traffic patterns and how they might change once the development and nearby properties are fully built out (2030 scenario using Land Use Densities). It found that all nearby intersections, including Territorial Road and Willandale Road, currently operate at good levels of service (LOS B or better) and are expected to continue functioning efficiently through 2030, even with the added traffic from new homes.

The development is projected to generate about 1,636 vehicle trips per day, including 120 during the morning peak hour and 163 during the evening peak hour. Despite this increase, the overall impact on area traffic operations is expected to be minimal. The only recommended improvement is the addition of a westbound right-turn lane at the intersection of Territorial Road and Willandale Road to enhance safety and flow. No other turn lanes or roadway expansions are warranted at this time. The plan also includes sidewalks and future roadway connections to improve local circulation and pedestrian access.

At the previous meeting there was considerable discussion related to traffic impacts of this PUD development vs a more standard development. The following is an overview of likely traffic counts based on different lot counts:

1. Trip Generation Recap for 169 Lots (Original Study):

- AM Peak Hour: 120 trips
- PM Peak Hour: 163 trips
- Daily Trips: 1,636 trips

2. 120-Lot Scenario Estimates & Reductions

- AM Peak Hour: 85 trips → ↓ 35 trips → 29.2% reduction
- PM Peak Hour: 115 trips → ↓ 48 trips → 29.4% reduction
- Daily Trips: 1,162 trips → ↓ 474 trips → 29.0% reduction

It should be noted that the net density of a 120-lot development would not meet the minimum density of 2 units/ac. The density would be 1.65 units/ac. This scenario would still require some other land use application that granted deviations (PUD or Variance).

3. 145-Lot Scenario Estimates & Reductions

- AM Peak Hour: 103 trips → ↓ 17 trips → 14.2% reduction
- PM Peak Hour: 139 trips → ↓ 24 trips → 14.7% reduction
- Daily Trips: 1,404 trips → ↓ 232 trips → 14.2% reduction

While may be possible to achieve exactly 145 lots, it is likely there would still need to be

some additional land use approvals (e.g. PUD) due to the shape of the site, the irregular nature of Cowley Lake, and the limited ROW and utility crossing over the conservation easement.

Regardless of the above three scenarios, the level of service for intersections would still operate at an A-/B+.

The traffic study indicates that the planned connection of Edgewater Parkway through the Cowley Lake Preserve development—and its potential future extension south to 129th Avenue—would provide important benefits to the surrounding transportation network. While specific traffic shifts from the southern extension were not modeled, the study suggests that improved connectivity would offer residents more direct travel routes, reduce reliance on Oakwood Drive as a cut-through street, and help distribute traffic more evenly across the local system. This enhanced network flexibility is expected to reduce traffic volumes on Oakwood Drive and improve overall circulation without requiring major infrastructure upgrades. The timeline of when Edgewater could fully extend depends on when the Weber family is a willing seller of the remainder of their property.

Hennepin County has reviewed the application and will require a westbound right turn lane.

Utilities

The Plan includes the construction of water, sewer, and stormwater facilities consistent with the Comprehensive Plan goals. Sewer and water are planned to go through a conservation easement through an established easement identified as a street and utility corridor within the easement. All public infrastructure proposed is planned within right of way and drainage and utility easements. The utility plans are under review by the Engineer and will require approval prior to final plat application and ultimately construction. The stormwater plans indicate that pre-construction and post-construction stormwater runoff rates and filtration are the same or improved as compared to the existing conditions. Additionally, the Elm Creek Watershed Management Commission reviews the development plans to ensure compliance with watershed rules.

Park and Trails

Trails are planned or accounted for through the construction or creation of Trail easement. A park search area is not in the subject property and lies generally to the south the east of the development area nearer to 129th Avenue. Park dedication is expected through fees in lieu of land dedication.

The Development adequately plans for utility and infrastructure delivery consistent with the needs for the development and meeting the goals of the Comprehensive Plan.

3. Conservation Easement

A conservation easement exists within the Casco Ventures Property. The plan identifies the extension of road and utilities through a corridor which is allowed for by the easement. However, some construction activities and stormwater infrastructure are shown outside of identified areas. The Developer and City are working with Hennepin County (owners of the Easement) on reviewing impacts and determining if these improvements meet the terms of the easement or if modifications to the easement are warranted. Continued coordination is required of the developer. If the County is not willing to amend terms, some revisions to the stormwater plan will be required. A condition of approval related to this item is included in the proposed motions.

4. Miscellaneous

Homeowners Association (HOA)

The villas and carriage homes will be under an HOA. HOA documentation will be required to be submitted with future final plats.

Eagle Nest

An eagle nest is within the site boundary but not within the construction area. Meaning no direct impacts are expected. However, disturbance from construction will need review by the US Fish and Wildlife. The Developer is in contact and coordination with the Wildlife Service and is in the process of gaining any required permits prior to construction activity. The permits include review of the nest, buffer requirements, review of mating season timing, and monitoring of the nest.

Planning Commission Review and Hearing

The Planning Commission reviewed the applications and held a public hearing on April 7th, 2025. Ultimately, the items were recommended for approval with staff conditions with a 5-2 vote.

The Commission, in recommending approval, identified the following:

- The development goes beyond code requirements for shoreland and wetland protection that wouldn't otherwise be possible through standard zoning.
- The development may not be able to meet minimum density requirements without a PUD (some 1.6 units/acre due to constraints with conservation easement, parcel shape, and shoreland).
- The multiple product types available may not be possible with standard zoning and the PUD proposes multiple products that have lower entry points than would otherwise be possible.
- The extension of utilities through this area is important for long-range plans.
- A few items came up regarding the development from the residents attending the hearing as well.

Concerns communicated by residents:

- Concerns with eagles nest and wildlife impact (pre construction vs post construction).
- Concerns about traffic (existing Territorial traffic is bad and increased development will impact territorial and adjacent streets).
- Desire for additional park land.
- Off-site drainage concerns.
- Impacts to schools.
- Xcel electrical capacity concerns.
- Drain Tiles through the property should be maintained.
- Taxes are too high
- There is generally too much development.

The Commission did also forward to the council recommendations (none related to the items' motion) to continue to review concerns about stormwater in adjacent neighborhoods, review traffic safety concerns on adjacent roadways, and to possibly explore acquiring additional park land nearby.

Staff have been in contact with Xcel Energy related to concerns voiced regarding the electrical grid which they are currently planning for upgrades in the coming years. Staff also continue to discuss population trends with the school district to ensure they have the resources needed to adequately plan for their facility needs, as the school district would be the entity to decide if and when an additional school would be needed.

Staff Recommendation

Planning Commission recommended approval of the PUD and Preliminary Plat applications. The following motions are recommended:

Motion to Approve Ordinance 2025-03, Approving a Rezoning from R2 to PUD for Cowley Lake Preserve.

Motion to Approve Resolution 2025-32, Authorizing Summary Publication of Ord. 2025-03.

Motion to Approve Resolution 2025-30, Approval of the Preliminary Plat and Master Development Plan for the Cowley Lake Preserve Subdivision.

The following are recommended conditions by staff and the commission and are found in the resolution.

1. The Applicant shall revise the preliminary plans (the development, civil plans, and preliminary plat) to the satisfaction of the Public Works Department, City Engineer, and City Planner.
2. The Applicant shall receive approval for the Stormwater Management Plan from Elm Creek Watershed Management Commission, and shall address and conform to all requirements of the Elm Creek Watershed Management

Commission, including but not limited to the requisite wetland approvals and delineations, and other conditions as established.

3. The Applicant shall continue to work with Hennepin County's Natural Resources Department regarding impacts to the Conservation Easement and ensuring the development meets the terms of the Conservation Easement. Revisions to the plan may be required to satisfy the requirements of Hennepin County.
4. The Applicant shall be responsible for constructing turn lane improvements at Territorial Road at their cost. The Applicant shall meet the requirements of the Hennepin County Transportation Department and improvements shall be permitted prior to construction.
5. The Applicant shall construct the proposed trail and boardwalk improvements within the shoreland buffer and conservation easement, and construct the public improvements as shown on the plans.
6. The Shoreland Buffer shall be dedicated to the City when the public improvements are accepted by the City.
7. The Applicant shall be responsible for constructing trunk utilities through the development to Willandale Road and shall continue to review options to extend water main to the east for potential watermain looping.
8. The Applicant shall ensure the public benefits outlined in the resolution are provided.
9. A Lot Split shall be processed prior to Final Plat approval for the approximate north 20 acres of PID 21-120-23-11-0003.
10. A vacation request shall be processed prior to the plat including the existing half right of way of Hawkins Drive within the subject property.
11. The Development shall conform to the PUD rezoning, Ord. No. 2025-03, as approved by Council on April 22, 2025.
12. The Applicant shall continue to work with the City to resolve issues related to Drain Tiles, and adequately maintain Drain Tile drainage through the site to the satisfaction of the City Engineer so as to not adversely impact drainage conditions of properties downstream of the development.
13. The Applicant shall submit current title work for the Preliminary Plat and shall conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
14. The Applicant shall form a Homeowner's Association to manage and maintain shared amenities and common areas, in a form satisfactory to both City staff and the City Attorney. Said Homeowner's Association and Protective Covenants must be provided prior to the first phase Final Plan and shall be recorded with Hennepin County.
15. The applicant shall enter into a Stormwater Maintenance Agreement for the development that shall identify the terms and conditions of the Development.
16. The applicant shall enter into and execute a Subdivision Development Agreement with the City governing each phase of development in conjunction with final plat approval, of which said Subdivision Development Agreement shall outline the terms and conditions and financial obligations of the Applicant for each phase of development.
17. The Applicant shall pay to the City all applicable fees and expenses incurred by

the City as related to the development.

18. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the development shall comply with all applicable state laws, city codes, ordinances, and regulations.

Financial Impact: NA

Source Fund: NA

Budgeted?

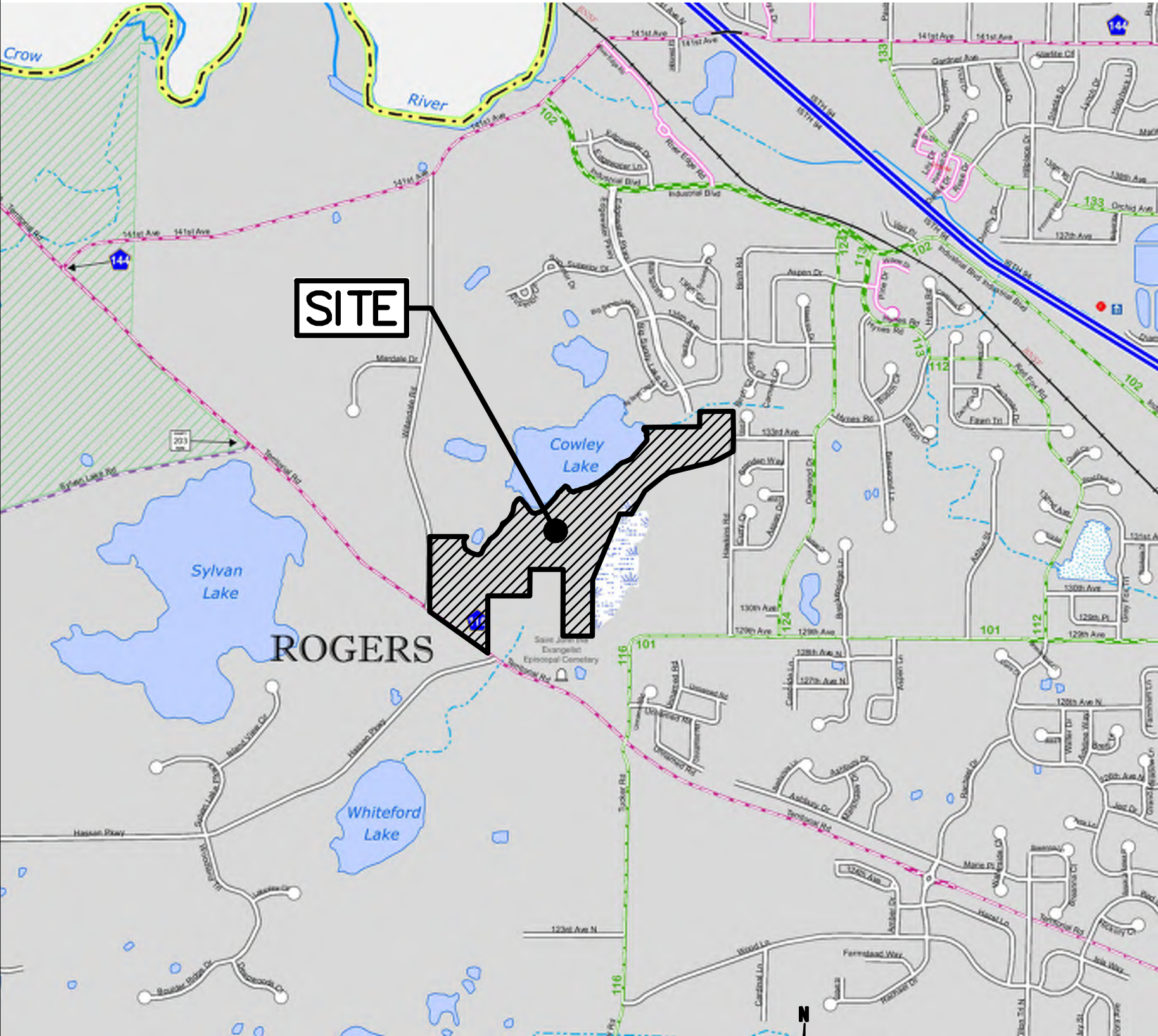
Supporting Documentation

- A. Ordinance 2025-03 Rezoning Cowley Lake Preserve to PUD
- B. Resolution 2025-32 Authorizing Summary Publication of Ordinance 2025-03
- C. Resolution No. 2025-30_Preliminary Plat_Cowley Lake Preserve
- D. Rachel Development - Cowley Lake Preserve Preliminary Plat-PUD
Narrative_FINAL
- E. Existing Conditions Survey
- F. Cowley Lake Preserve - Preliminary Plan Set 04-15-2025
- G. Cowley - Stormwater Mgmt Plan 04-15-2025
- H. Cowley Lake Preserve - Preliminary Plat - Outlot ownership plan
- I. Draft_ScherberPropertyDevelopment_TrafficStudy
- J. Henn. Co. Rev - Plat 4029 - Rogers - Cowley Lake Preserve (CSAH 159)

BENCHMARKS

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

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY PLAT EXHIBITS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376
PHONE: (763) 424-1525



PROJECT COORDINATES

N 45° 11' 30"
W 93° 35' 40"

LOCATION MAP

1" = 1600'

SITE DATA

70' WIDE LOTS - 59 LOTS
(BLOCKS 1-4 & 13)
MINIMUM LOT AREA - 8,750 S.F. (70'x125')

60' WIDE LOTS - 48 LOTS
(BLOCKS 5, 6, 8, & 12 & LOTS 21-23, BLOCK 9)
MINIMUM LOT AREA - 7,500 S.F. (60'x125')

60' WIDE VILLA LOTS - 26 LOTS
(BLOCK 7 & 11)
MINIMUM LOT AREA - 7,500 S.F. (60'x125')

42' WIDE CARRIAGE LOT - 36 LOTS
(BLOCK 10, & LOTS 1-20, BLOCK 9)
MINIMUM LOT AREA - 5,460 S.F. (42'x130')

TOTAL LOT COUNT - 169 LOTS

MAXIMUM IMPERVIOUS (ALL LOTS) = 50%

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA	±88.99 AC.
LOT AREA	35.64 AC.
-(70' WIDE LOTS)	(14.41 AC.)
-(60' WIDE LOTS)	(10.60 AC.)
-(60' WIDE VILLA LOTS)	(6.01 AC.)
-(42' WIDE CARRIAGE LOT)	(4.62 AC.)
OUTLOT AREA	±39.16 AC.
-(OPEN SPACE - OUTLOTS A-G)	(±36.98 AC.)
-(FUTURE DEVELOPMENT - OUTLOTS H-I)	(2.18 AC.)
RIGHT OF WAY AREA	14.19 AC.
-(EXISTING ROADS - WILLANDALE & TERRITORIAL)	(2.44 AC.)
-(SUBDIVISION ROADS)	(11.75 AC.)

MINIMUM SETBACKS - 60' & 70' WIDE STANDARD LOTS

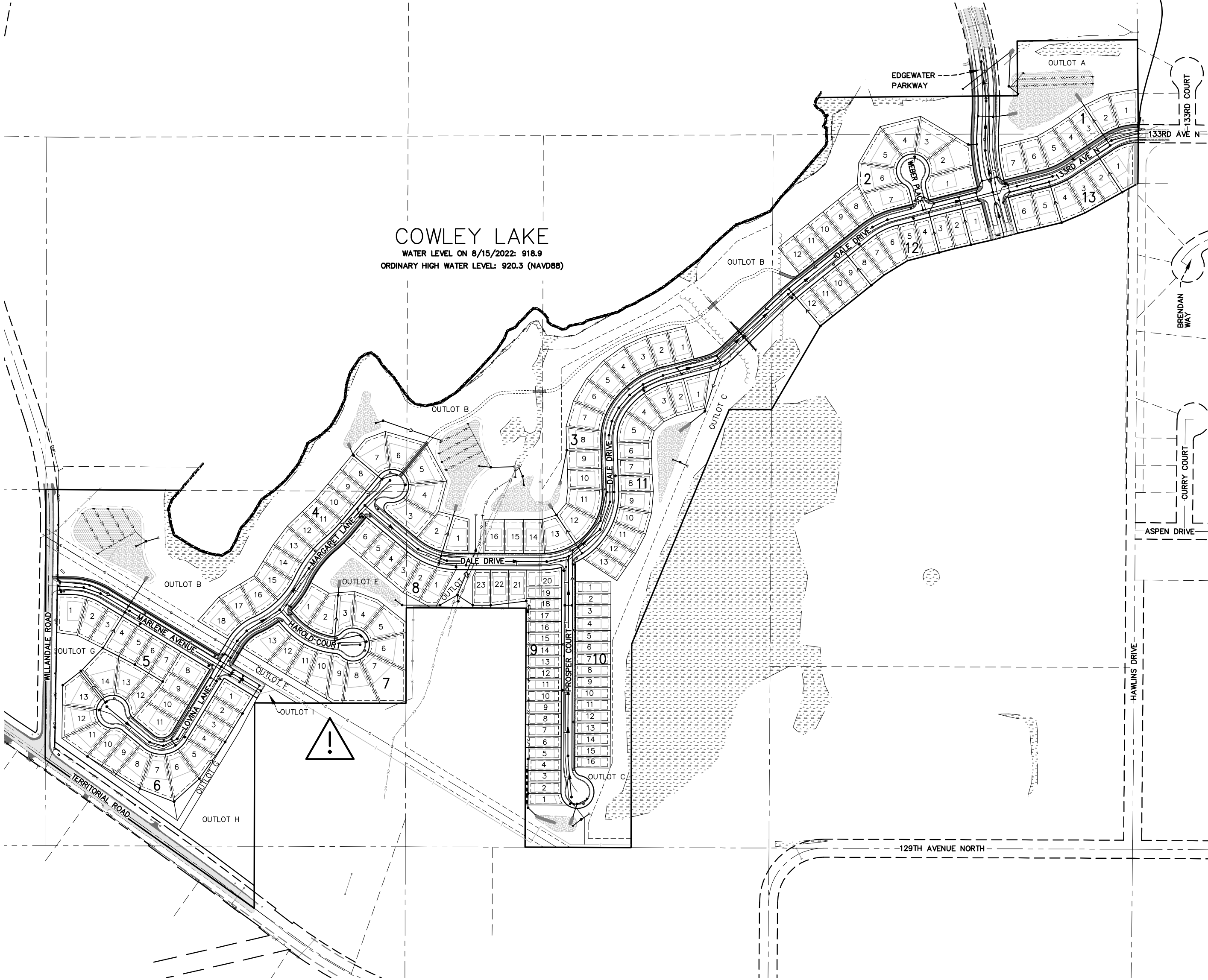
FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES)	150 FEET

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MINIMUM SETBACKS - 42' WIDE CARRIAGE LOTS

FRONT (RIGHT OF WAY)	25 FEET
SIDE (INTERIOR)	6 FEET
SIDE (STREET)	25 FEET
REAR	20 FEET
COWLEY LAKE - OHW (ALL STRUCTURES)	150 FEET



WARNING!

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

PROJECT CONTACTS

PROJECT ENGINEER:
DEVELOPER:
CITY ENGINEER:
NPDES OFFICER:
GENERAL CONTRACTOR REPRESENTATIVE:

RICK L. OSBERG, P.E. - JAMES R. HILL, INC.
DAVID STRADTMAN - RACHEL DEVELOPMENT
DORAN COTE
JOSH NORMAN - MPCA
TBD

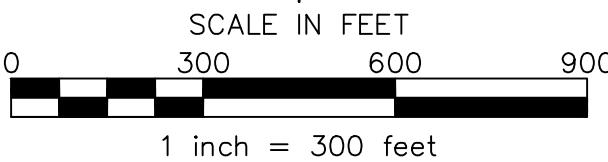
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763-424-1525 (O)
763-428-8580 (O)
651-757-2389 (O)

INDEX

TITLE SHEET	1.0
EXISTING CONDITIONS	1.1
OVERALL SITE PLAN	1.2
SHORELAND OVERLAY EXHIBIT	1.3
PRELIMINARY PLAT	2.0-2.6
EROSION & SEDIMENT CONTROL PLAN	3.0-3.1
EROSION & SEDIMENT CONTROL DETAILS	3.2-3.4
DRAINAGE MAPS	3.5
PRELIMINARY GRADING & DRAINAGE PLAN	4.0-4.7
OVERALL UTILITY PLAN	5.0
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN	5.1-5.7
PRELIMINARY STORM SEWER PLAN	5.8-5.14
EXISTING GAS MAIN EXHIBIT	5.15
CONSTRUCTION DETAILS	6.0-6.7
WETLAND IMPACTS AND BUFFERS EXHIBIT	7.0-7.1

LEGEND

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



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

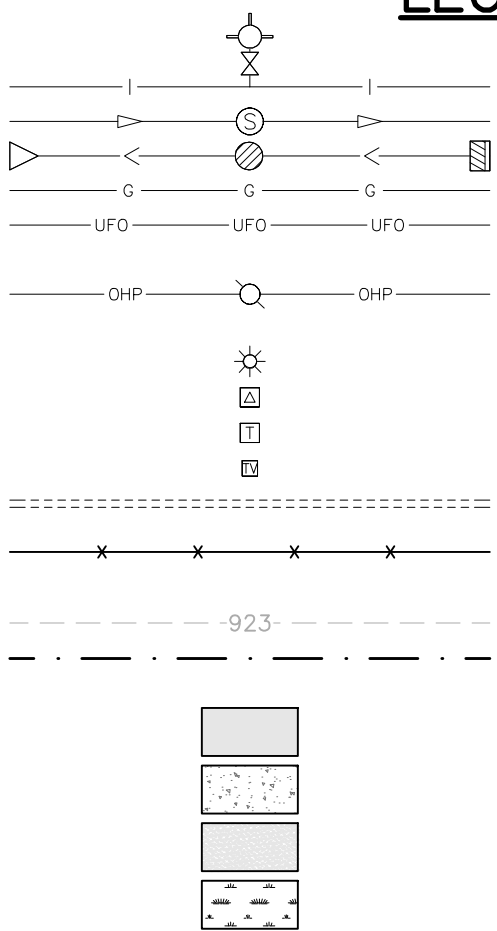
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: _____ Reg. No. _____

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

DRAWN BY VUN/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970TS
PROJECT NO. 23970
1.0



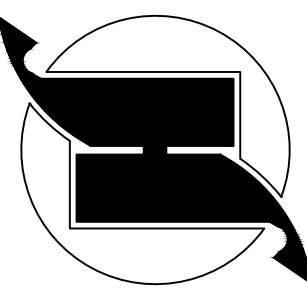
LEGEND



NOTE

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

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



Date: _____ Req.No.: _____

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

EXISTING CONDITIONS
FOR

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

DRAWN BY
VUN

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02/24/2025

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04/15/2025 WATERSHED COMMENTS

CAD FILE
23970EXC

PROJECT NO.
23970

1.1



Know what's below.
Call before you dig.



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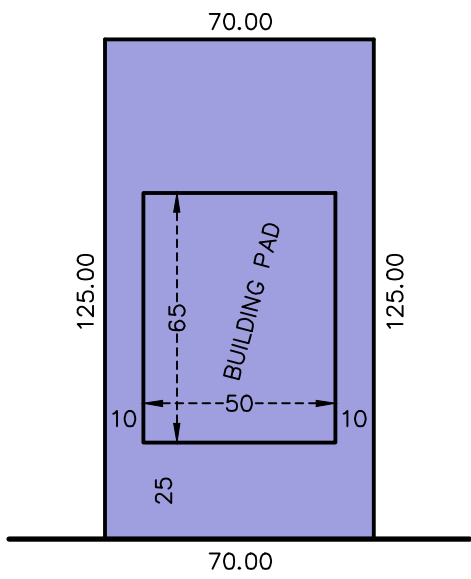
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1 inch = 200 feet

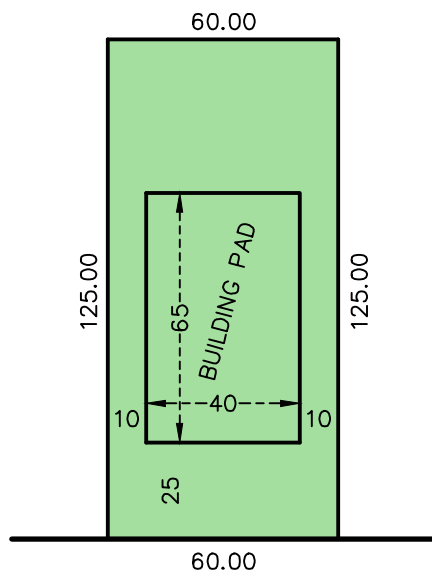
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TYPICAL MINIMUM LOT AND PAD DIMENSIONS

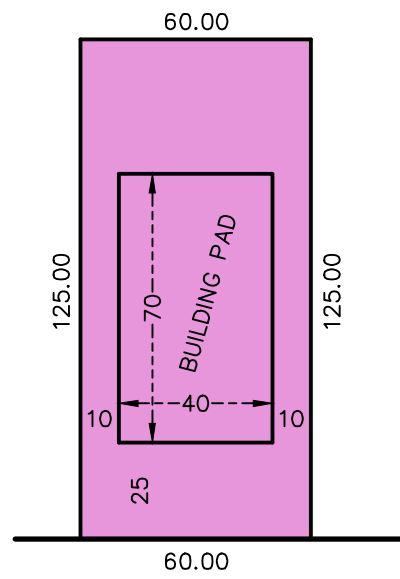
70' STANDARD LOTS



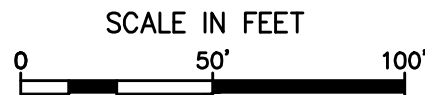
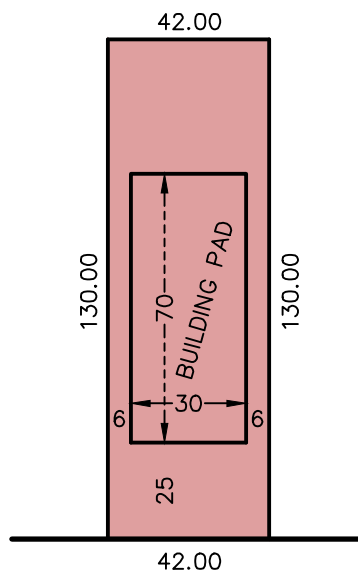
60' STANDARD LOTS



60' VILLA LOTS



42' CARRIAGE LOT



COWLEY LAKE
OHW=920.30

BOARDWALK

10' UNPAVED TRAIL

LEGEND

- 70' LOTS - STANDARD
- 60' LOTS - STANDARD
- 60' LOTS - VILLA
- 42' LOTS - CARRIAGE

SITE DATA

70' WIDE LOTS - 59 LOTS
(BLOCKS 1-4 & 13)
MINIMUM LOT AREA - 8,750 S.F. (70'x125')

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REAR 20 FEET
COWLEY LAKE - OHW (ALL STURCTURES) 150 FEET

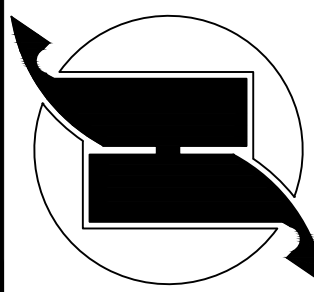
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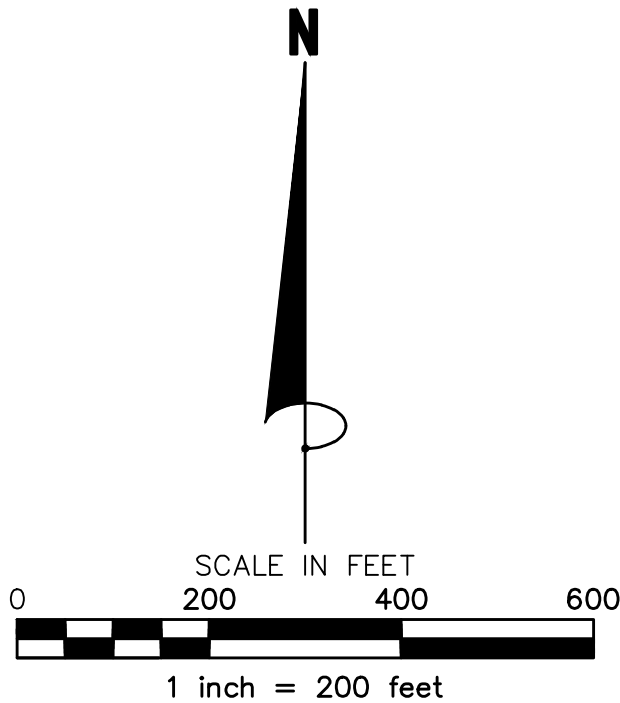
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: _____ Reg. No. _____

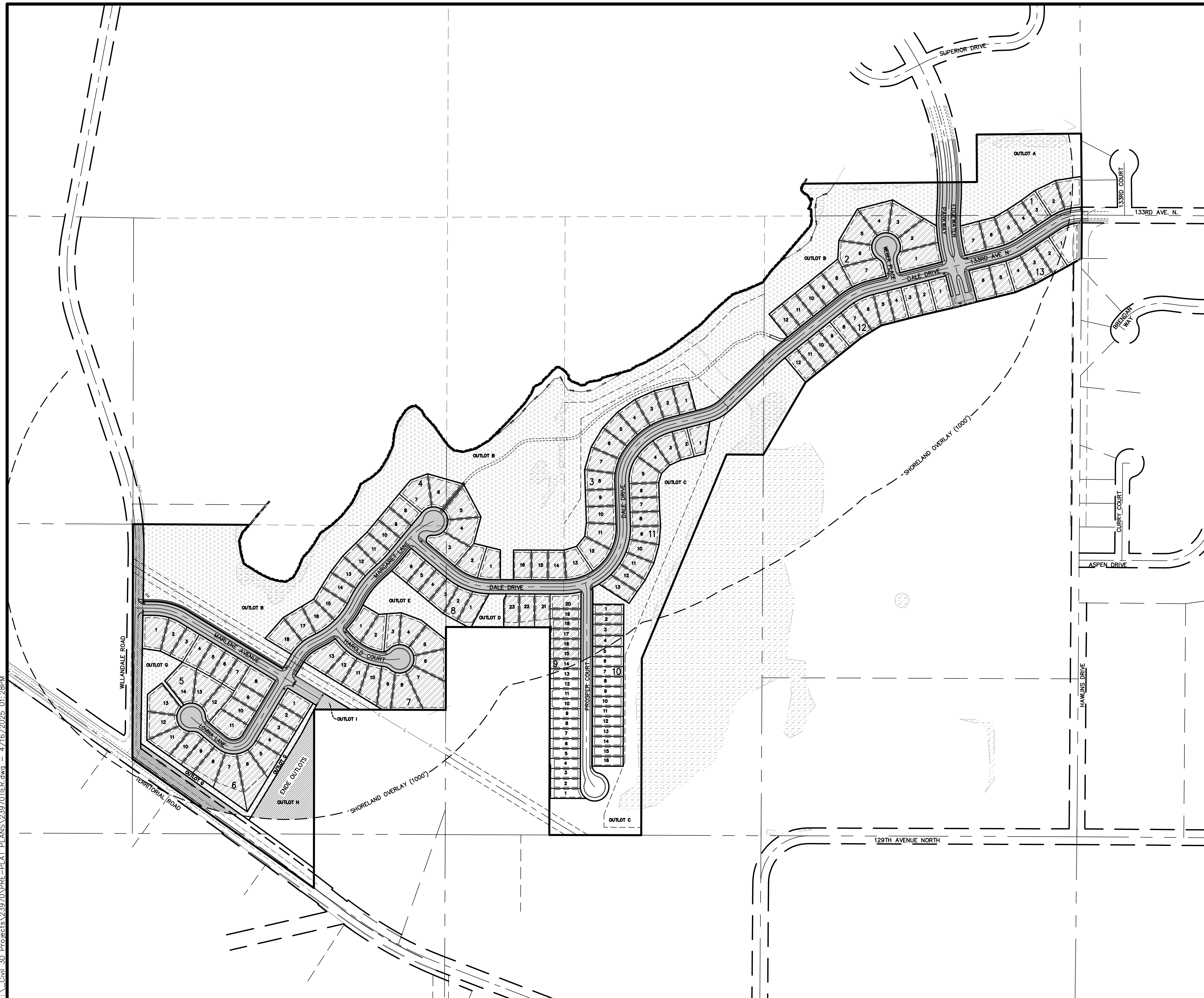
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
OVERALL SITE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/EPF
DATE
02/24/2025

REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

CAD FILE
23970SITE
PROJECT NO.
23970
1.2





LEGEND

- DELINEATED WETLAND (Pattern: Dotted)
- RIGHT-OF-WAY (TERRITORIAL/WILLANDALE) (Pattern: Diagonal lines)
- ENDE OUTLOTS (Pattern: Diagonal lines)
- OPEN SPACE (Pattern: Dotted)
- PROPOSED RIGHT-OF-WAY (Color: Light Gray)
- PROPOSED LOT AREA (Pattern: Diagonal lines)

PROJECT AREA SUMMARY

COMPUTE NET PROJECT AREA	
GROSS AREA (AREA WITHIN 1000 FT OF OHW AND HAVING AN ELEVATION ABOVE OT OHW.)	79.19 AC
SUBTRACT EXISTING ROW (WILLANDALE & TERRITORIAL)	-1.44 AC
SUBTRACT PROPOSED ROW	-11.04 AC
SUBTRACT OUTLOTS TO BE DEEDED TO ENDE	-1.51 AC
NET PROJECT AREA	65.20 AC
COMPUTE PROJECT IMPERVIOUS	
PROPOSED LOT AREA	32.01 AC
PROPOSED IMPERVIOUS (50% OF LOT AREA = 32.01 X 0.5)	16.01 AC
% IMPERVIOUS (IMPERVIOUS AREA / NET PROJECT AREA = 16.01/65.20)	24.6 %
MAXIMUM IMPERVIOUS ALLOWABLE	25.0 %
COMPUTE OPEN SPACE	
PROPOSED OPEN SPACE (NET PROJECT AREA - LOT AREA)	33.17 AC
% OPEN SPACE (OPEN SPACE AREA / NET PROJECT AREA = 33.17/65.20)	50.9 %
MINIMUM OPEN SPACE REQUIRED	35.0 %

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

Date: _____ Req.No. _____

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

SHORELAND OVERLAY EXHIBIT
FOR

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

DRAWN BY
VUN/EPF

DATE
02/24/2025

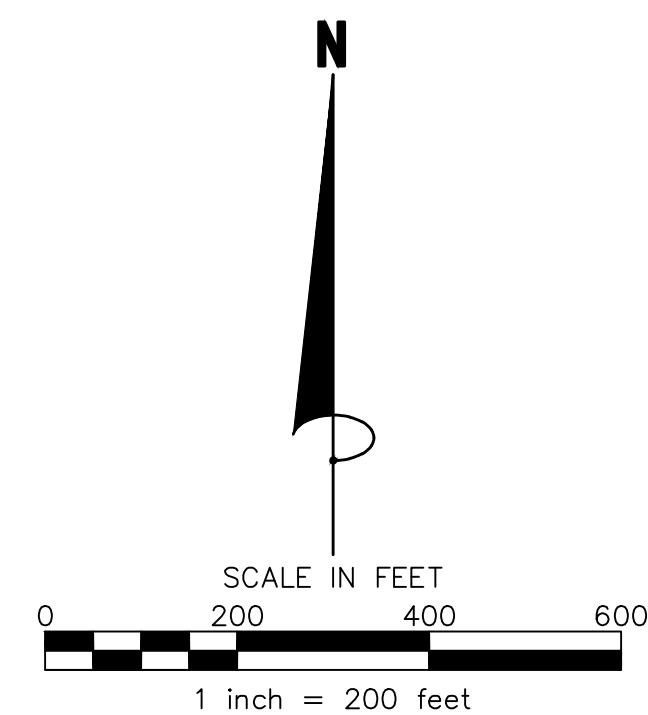
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CAD FILE
23970TIER

PROJECT NO.
23970

1.3



Scherber Parcel:

Parcel 1:
Beginning at a point on the East line of Government Tract (3) distant 525 feet North 0 degrees 14 minutes 28 seconds West from the Southeast corner thereof; thence South 89 degrees 44 minutes 2 seconds West parallel with the South line thereof distant 553.53 feet; thence South 0 degrees 21 minutes East to center line of county road; thence Northerly along said center line to the West line thereof; thence Northerly to the Northwest corner thereof; thence along the Northerly line thereof to the Northeast corner thereof; thence Southerly to the point of beginning. Also that part of the West 30 rods of Government Lot 2 lying North of the South 53 rods thereof, except roads, in Section Twenty-one (21), Township One Hundred Twenty (120), Range Twenty-three (23), Hennepin County, State of Minnesota.

Casco Parcel:

That part of Government Lot 2 in Section 21, Township 120, Range 23, described as commencing at the Southwest corner thereof, thence South 89 degrees 48 minutes 24 seconds East, assumed bearing along the South line of Government Lot 2, a distance of 438.00 feet to the point of beginning; thence North 00 degrees 13 minutes 06 seconds East parallel to the West line of Government Lot 2, a distance of 874.50 feet; thence South 89 degrees 48 minutes 24 seconds East a distance of 57.00 feet; thence North 0 degrees 13 minutes 06 seconds East a distance of 891.00 feet, more or less, to the shore of Crowley Lake; thence Northeasterly along said shoreline a distance of 1043.00 feet, more or less, to the East line of Government Lot 2; thence South 89 degrees 20 minutes 10 seconds West along said East line to a point which is 1604.32 feet North of the Southeast corner of Government Lot 2; thence North 89 degrees 39 minutes 40 seconds West a distance of 154.63 feet; thence South 22 degrees 32 minutes 57 seconds West a distance of 930.19 feet; thence South 00 degrees 13 minutes 06 seconds West distance 744.43 feet to the South line of Government Lot 2; thence North 89 degrees 48 minutes 24 seconds West along said South line a distance of 387.00 feet to the point of beginning, Hennepin County, Minnesota.

Weber Parcel:

That part of Government Lot 1, Section 16, Township 120 North, Range 23 West, Hennepin County, Minnesota, which lies southerly of a line, and its westerly extension, described as commencing at the southeast corner of said Government Lot 1; thence northerly along the east line of said Government Lot 1, a distance of 343.00 feet to the point of beginning of the line to be described; thence westerly, deflected to the left, 90 degrees 00 minutes 00 seconds a distance of 440.00 feet; thence southerly, deflecting to the left, 90 degrees 00 minutes 00 seconds a distance of 200 feet; thence westerly deflecting to the right, 90 degrees 00 minutes 00 seconds to the west line of said Government Lot 1 and said line there terminating; AND

That part of Government Lot 1, Section 21, Township 120, Range 23, Hennepin County, Minnesota, which lies northerly of a line described as commencing at the northeast corner of said Government Lot 1; thence on an assumed bearing of South 00 degrees 27 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 131.00 feet to the point of beginning of the line to be described; thence South 61 degrees 03 minutes 26 seconds West a distance of 222.02 feet; thence South 67 degrees 30 minutes 11 seconds West a distance of 91.95 feet; thence South 76 degrees 13 minutes 23 seconds West a distance of 165.87 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 100.00 feet; thence South 76 degrees 59 minutes 00 seconds West a distance of 124.04 feet; thence South 75 degrees 35 minutes 51 seconds West a distance of 191.00 feet; thence South 58 degrees 41 minutes 05 seconds West a distance of 100.13 feet; thence South 51 degrees 12 minutes 52 seconds West a distance of 298.78 feet; thence South 30 degrees 17 minutes 17 seconds West a distance of 353.33 feet to a point in the west line of said Government Lot 1 which is 1604.32 feet north of the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 21, and said line there terminating.

EXISTING ZONING IS R2
PROPOSED ZONING IS PUD

TOTAL SITE AREA	±88.99 AC.
LOT AREA	35.59 AC.
- (70' WIDE LOTS)	(14.37 AC.)
- (60' WIDE LOTS)	(10.60 AC.)
- (60' WIDE VILLA LOTS)	(6.00 AC.)
- (42' WIDE CARRIAGE LOT)	(4.62 AC.)
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- (FUTURE DEVELOPMENT - OUTLOTS H-I)	(2.18 AC.)
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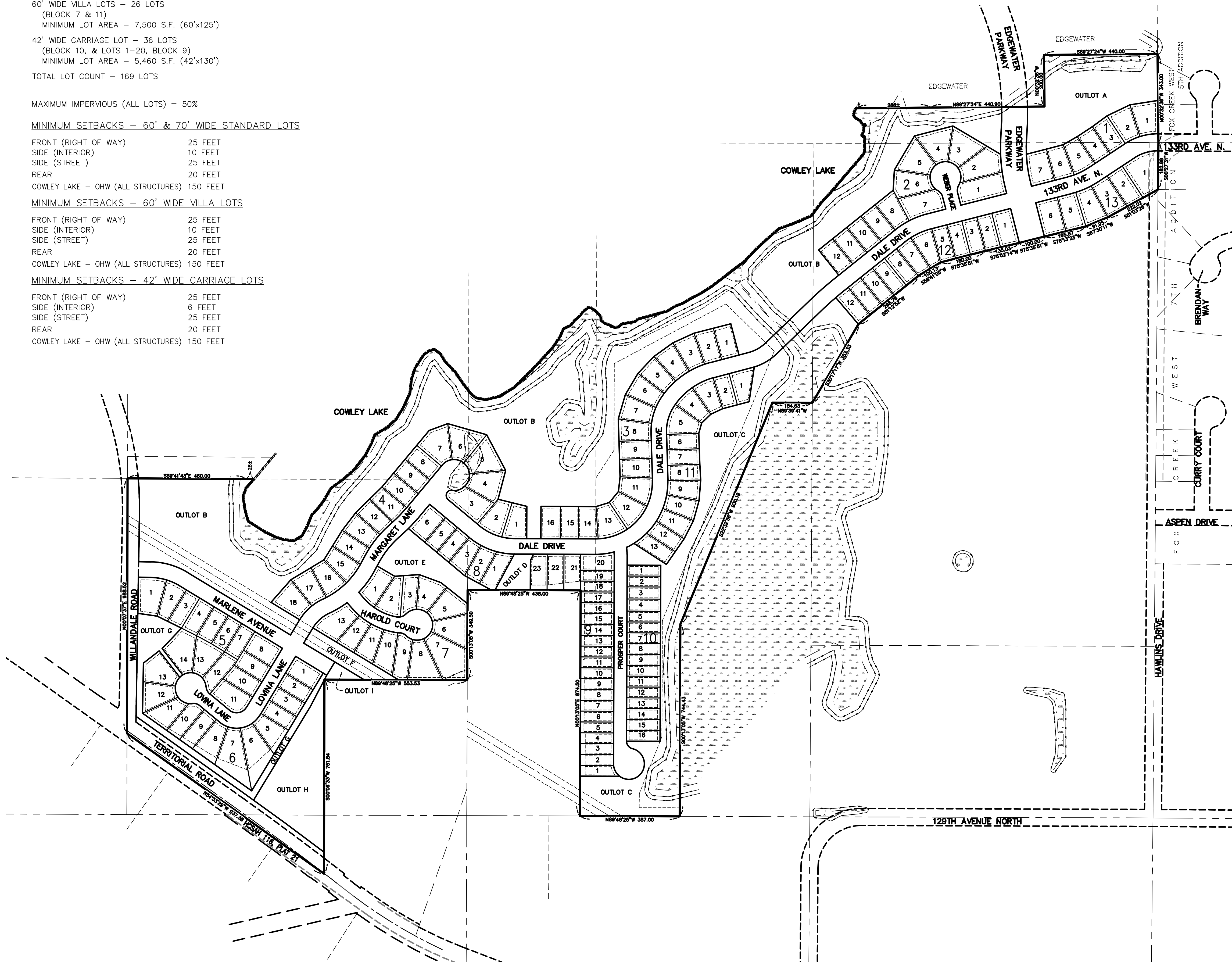
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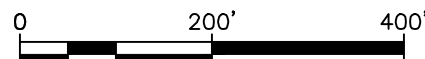
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SCALE IN FEET

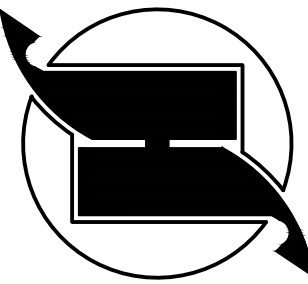


James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

99 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306

www.irhinc.com



COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY PLAT

FOR
PACIFIC DEVELOPMENT

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

DRAWN BY
P L M

DATE _____

24/2025

REVISIONS

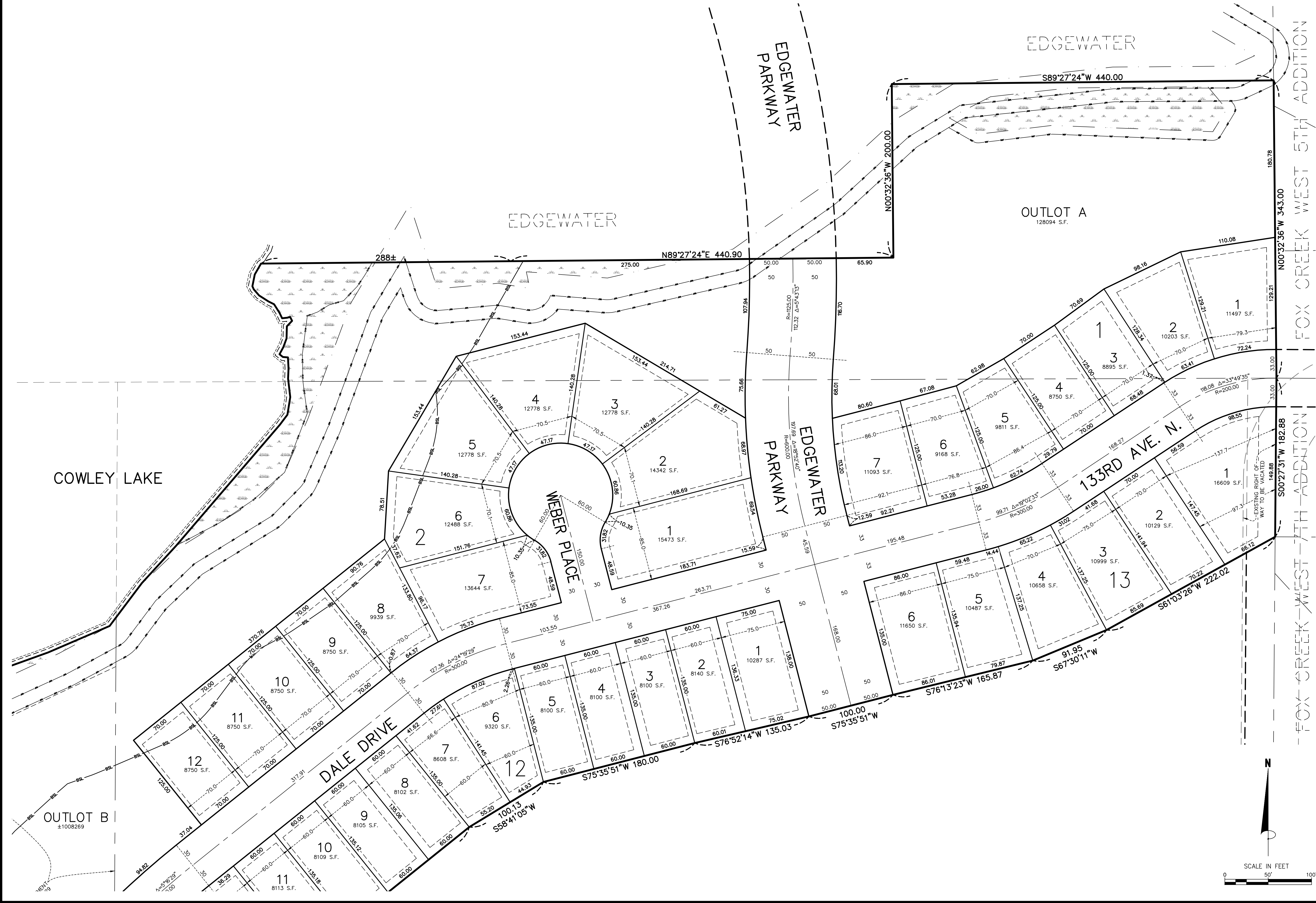
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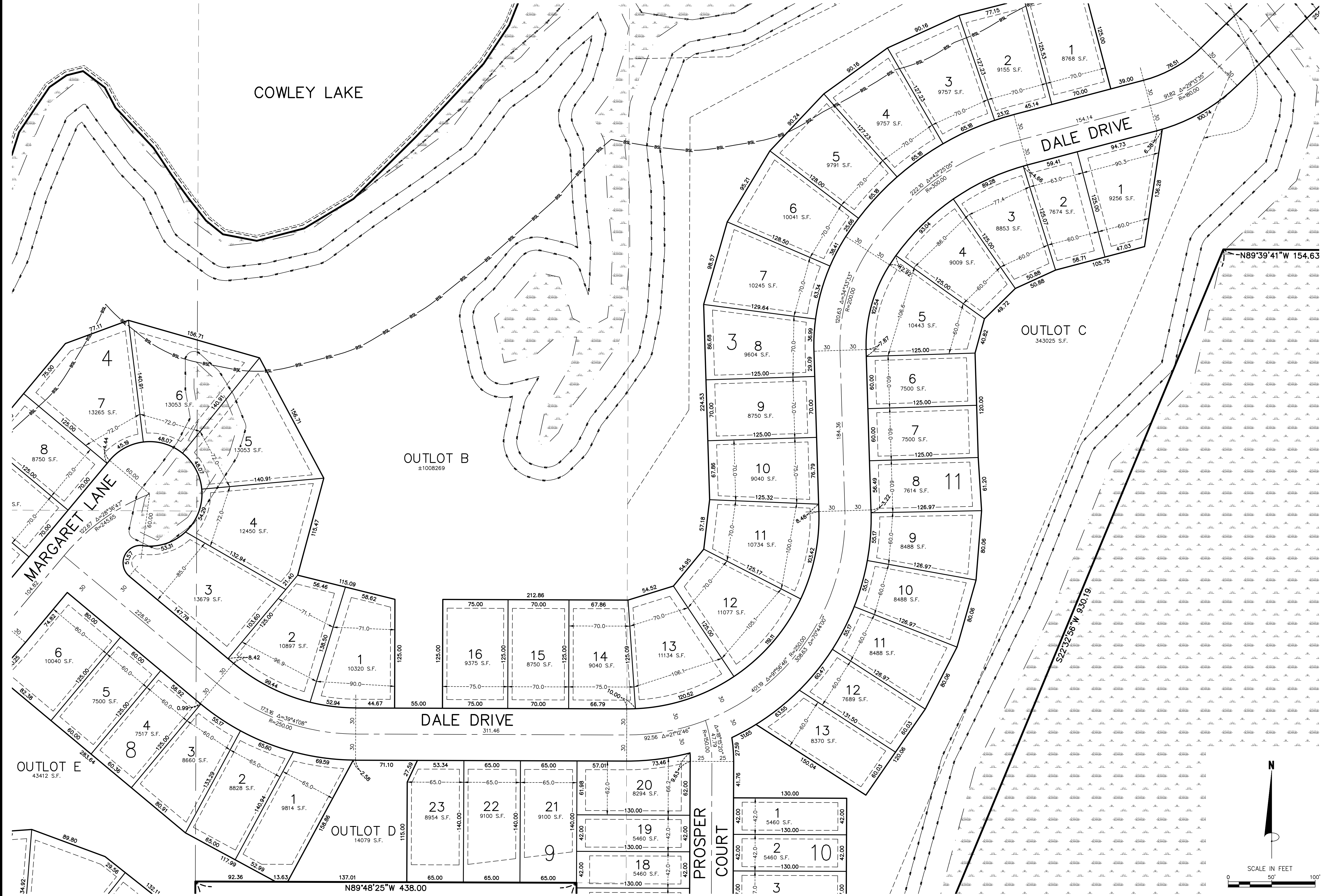


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PHONE: 952.890.6044 mhampton@jrhinc.com www.jrhinc.com

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 MAPER COURT, ST. MICHAEL, MN 55376

DRAWN BY	PLM
DATE	2/24/2025
REVISIONS	A. 04/04/25: STREET NAMES
CAD FILE	23970pp-2.dwg
PROJECT NO.	23970-00
	2.1

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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 MAPER COURT, ST. MICHAEL, MN 55376

DRAWN BY
PLM

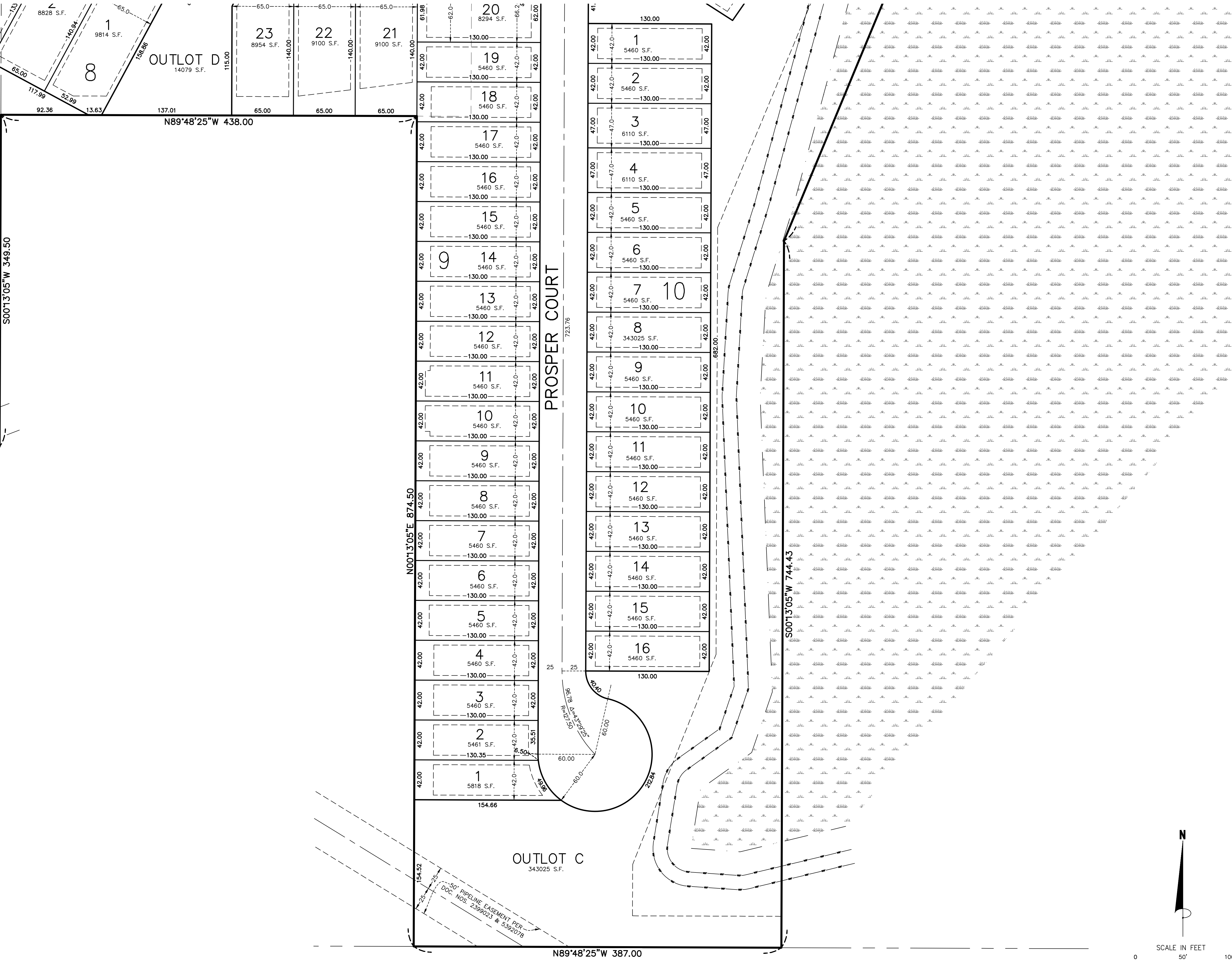
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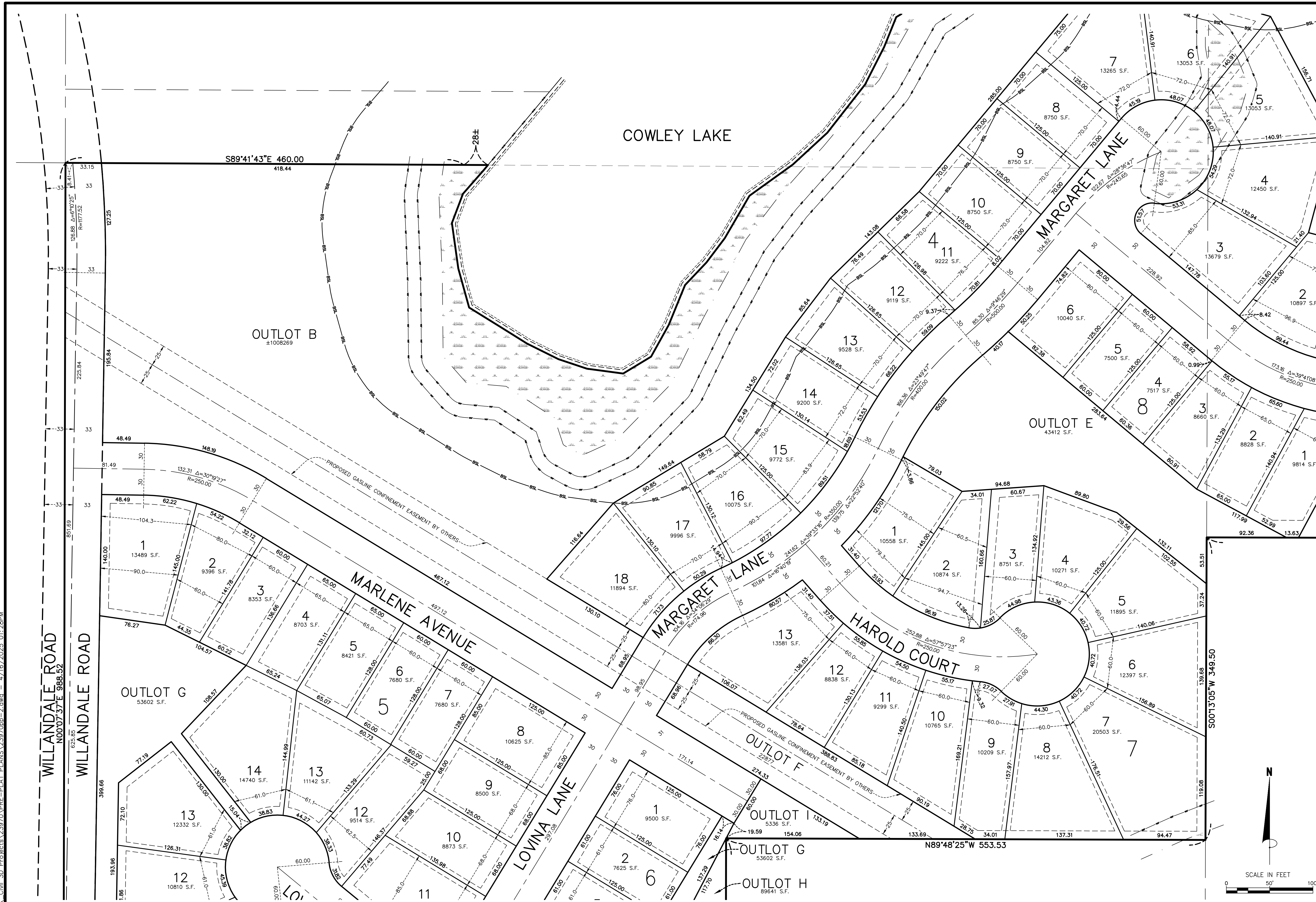
REVISIONS
A. 04/04/25: STREET NAMES

CAD FILE
23970pp-2.dwg

PROJECT NO.
23970-00

2.3



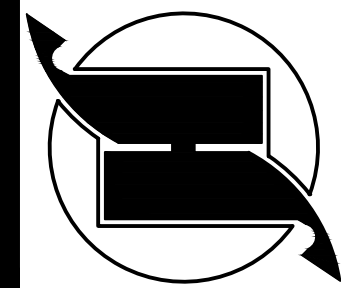


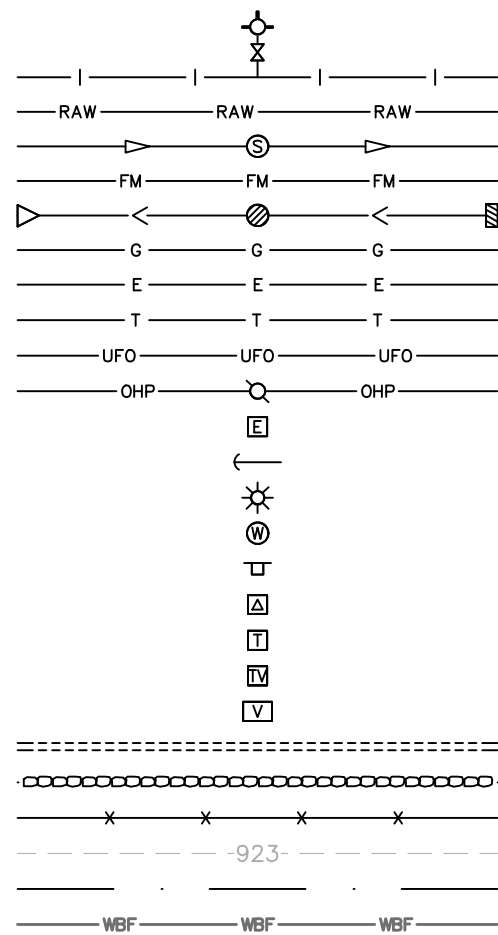
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

PRELIMINARY PLAT
FOR
RACHEL DEVELOPMENT
4180 NAPER COURT, ST. MICHAEL, MN 55376

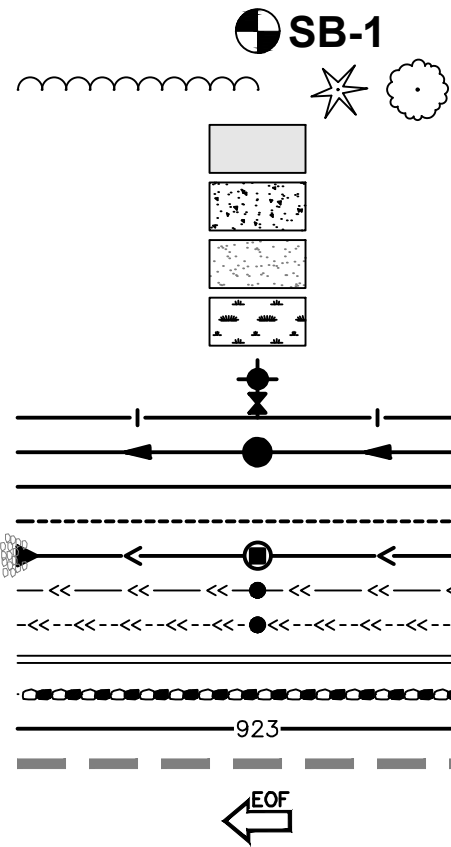
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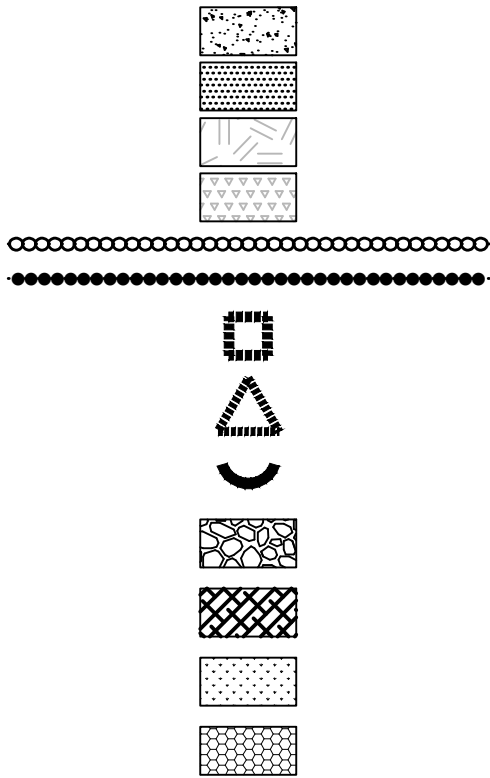




EXISTING WATERMAIN
EXISTING RAW WATERMAIN
EXISTING SANITARY SEWER
EXISTING SANITARY FORCEMAIN
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD POWER LINE
EXISTING ELECTRIC OUTLET POST
EXISTING GUY WIRE
EXISTING LIGHT POLE
EXISTING MANHOLE (WATER)
EXISTING SIGN
EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING VAULT
EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING CONTOUR
EXISTING WETLAND EDGE
EXISTING WETLAND BUFFER



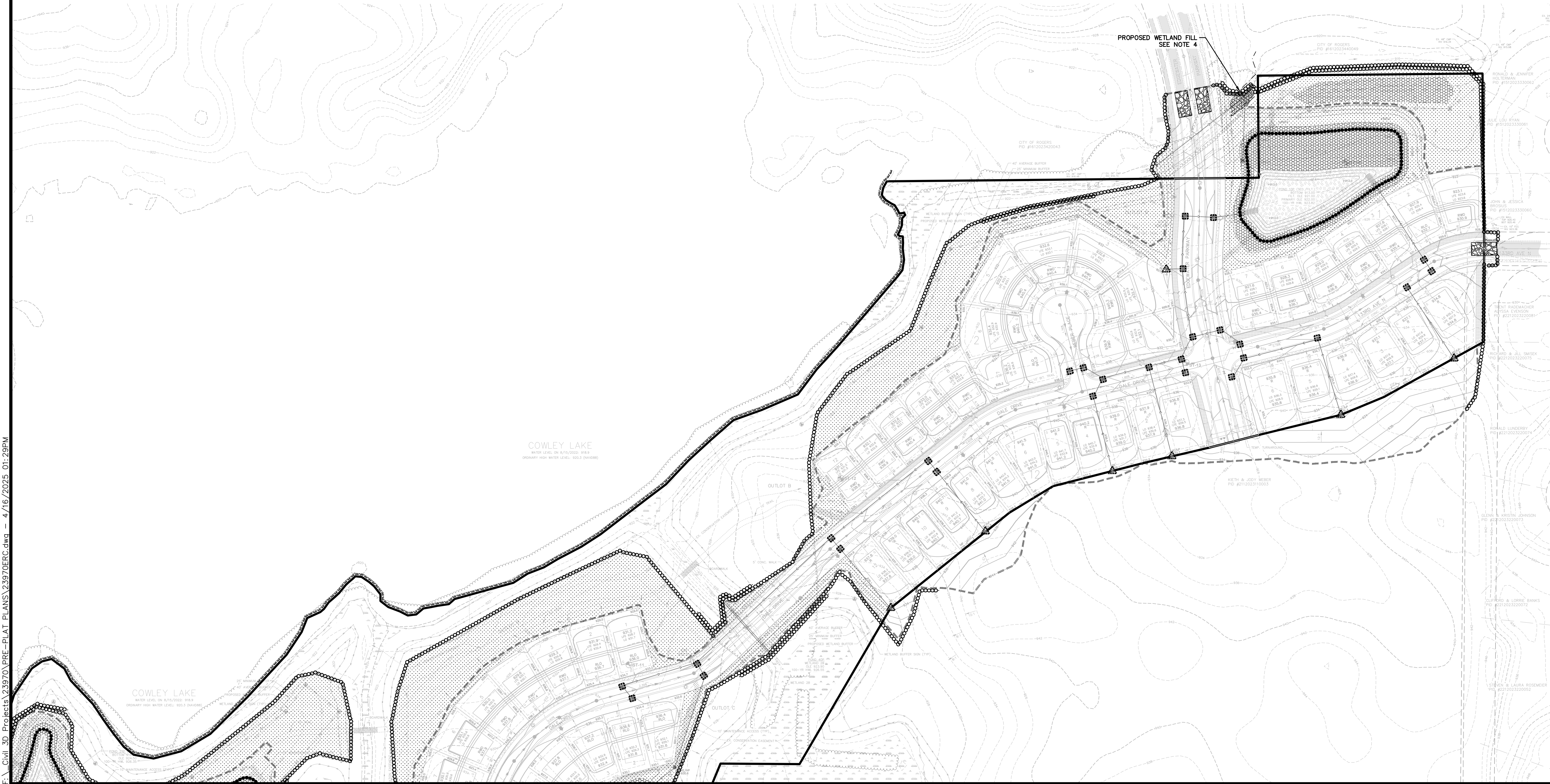
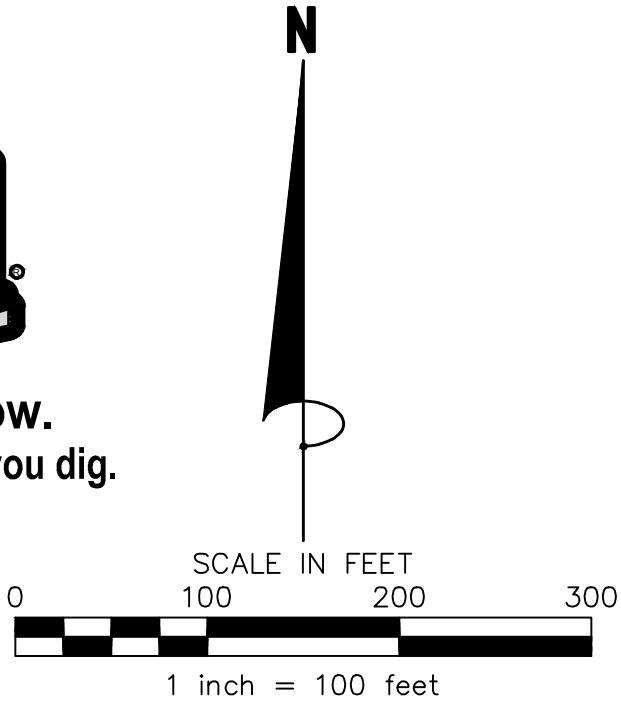
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EXISTING TREELINE/TREES
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING WETLAND
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED SANITARY SERVICE
PROPOSED WATER SERVICE
PROPOSED STORM SEWER
PROPOSED DRAINTILE
PROPOSED PERFORATED DRAINTILE
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL
PROPOSED CONTOUR
PROPOSED GRADING LIMITS
PROPOSED EMERGENCY OVERFLOW



PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED INFILTRATION BASIN
PROPOSED SILT FENCE
PROPOSED SILT FENCE POST CONSTRUCTION
PROPOSED WIMCO OR EQUAL
POST STORM SEWER CONSTRUCTION
PROPOSED YARD CB INLET PROTECTION
POST STORM SEWER CONSTRUCTION
PROPOSED DITCH CHECK - POST
GRADING/UTILITY CONSTRUCTION
PROPOSED TEMPORARY ROCK
CONSTRUCTION ENTRANCE
PROPOSED EROSION CONTROL BLANKET
PROPOSED BWSR SEED MIX 33-261
PROPOSED BWSR SEED MIX 32-231

NOTES

- ALL DISTURBED GREEN SPACE AREAS NOT NOTED ON THE PLAN SHALL BE SEEDED & MULCH WITH MNDOT "SOUTHERN BOULEVARD" SEED MIX.
- OUTLOTS AND FARMED AREAS OUTSIDE OF GRADING LIMITS SHALL BE RESTORED WITH MNDOT "SOUTHERN TALLGRASS ROADSIDE" SEED MIX. SEE PLAN FOR LOCATIONS.
- REDUNDANT PERIMETER CONTROL REQUIRED FOR ALL DISTURBANCES WITHIN 50' OF THE EXISTING WETLAND EDGE, SUCH AS DOUBLE ROW OF SILT FENCE. A SLASH MULCH BERM AT LEAST 12" HIGH IS ACCEPTABLE AS A SECONDARY PERIMETER CONTROL.
- PROPOSED WETLAND FILL PERMIT APPLICATIONS WITH BWSR AND ACOE ARE BEING PREPARED AS OF MARCH 13, 2025. NO GRADING WITHIN 10' OF WETLAND PRIOR TO OBTAINING WETLAND IMPACT APPROVAL. INTERIM PERIMETER CONTROL AROUND WETLAND TO BE INSTALLED AS TIMING REQUIRES.



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PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: _____ Reg. No. _____

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

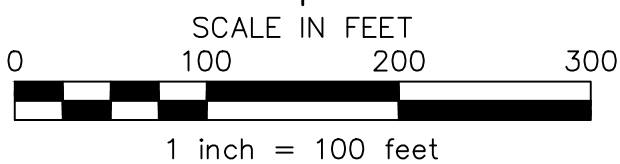
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04/15/2025 WATERSHED COMMENTS
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PROJECT NO.
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WARNING!
UNDERGROUND HIGH PRESSURE PIPELINE
CONTACT ENERGY TRANSFER REPRESENTATIVE
AT 1-800-753-5531 PRIOR TO PERFORMING WORK
WITHIN THE PIPELINE EASEMENT



Know what's below.
Call before you dig.



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LEGEND

	EXISTING RAW WATERMAIN
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	EXISTING SANITARY SEWER
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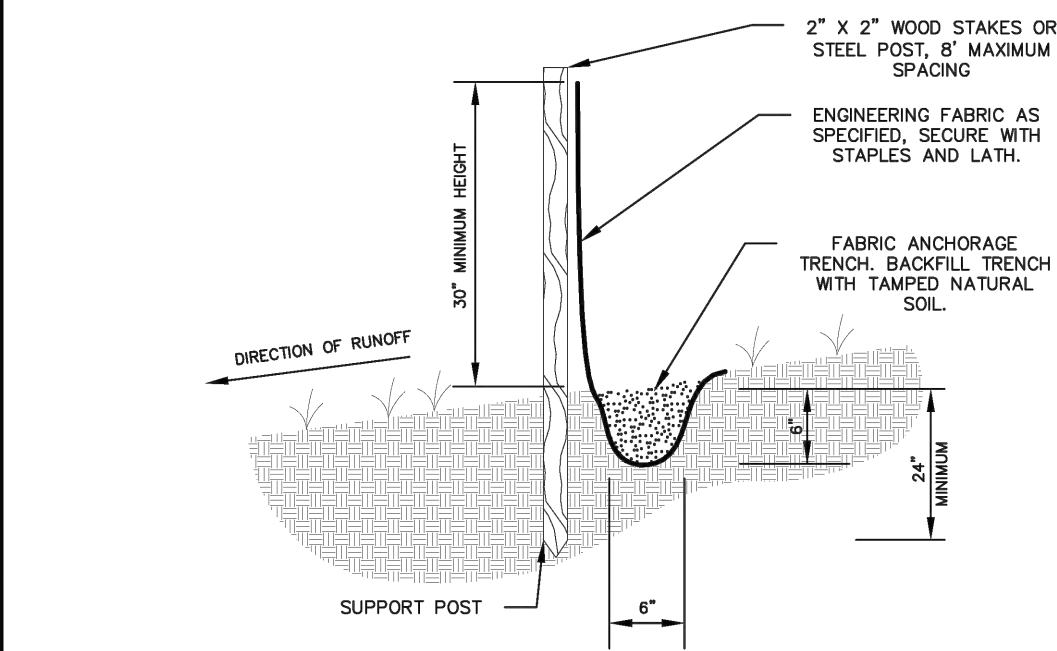
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: _____ Reg. No. _____

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

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CAD FILE
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PROJECT NO.
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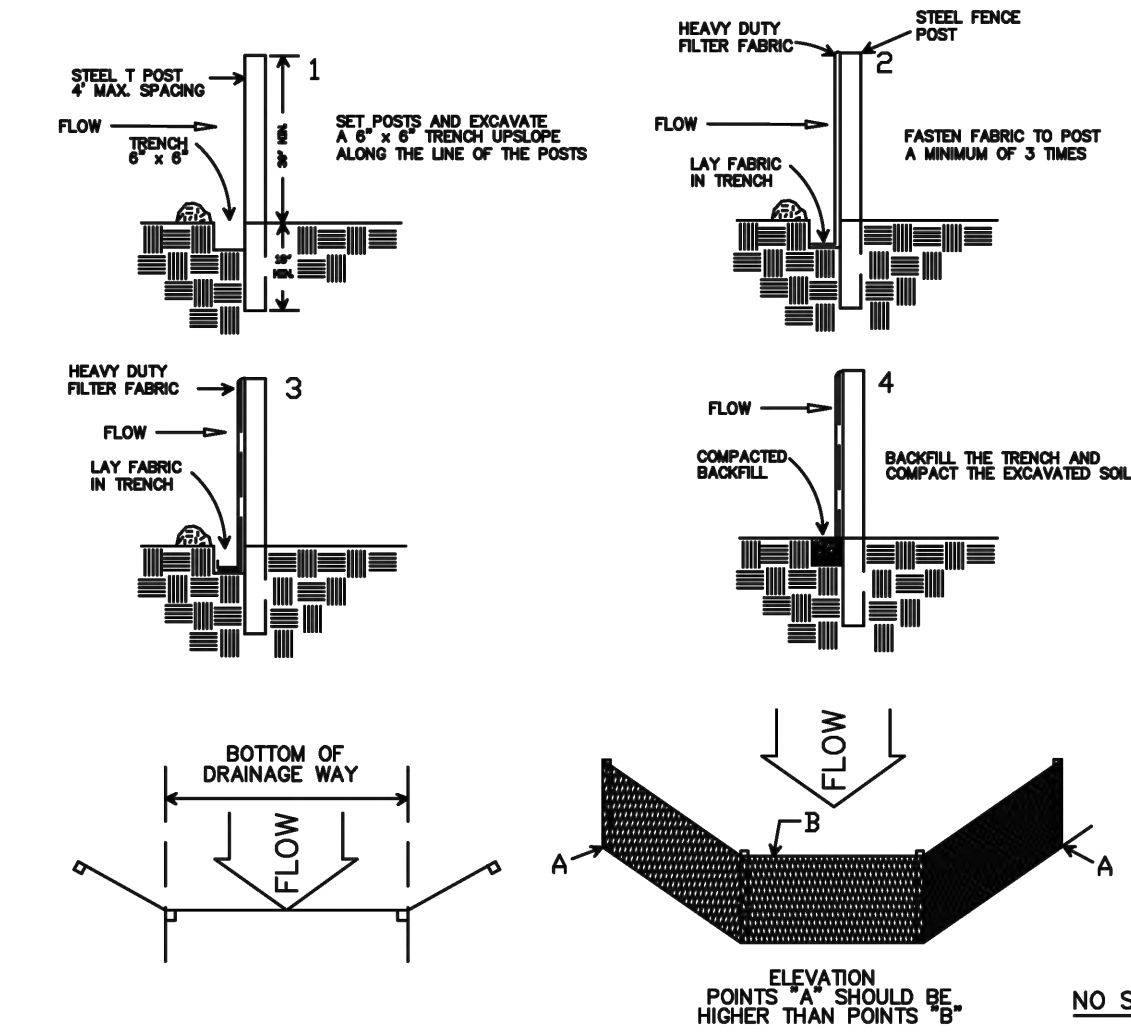


DOUBLE SILT FENCE TO BE REQUIRED NEAR WETLANDS



STANDARD SILT FENCE

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-1	



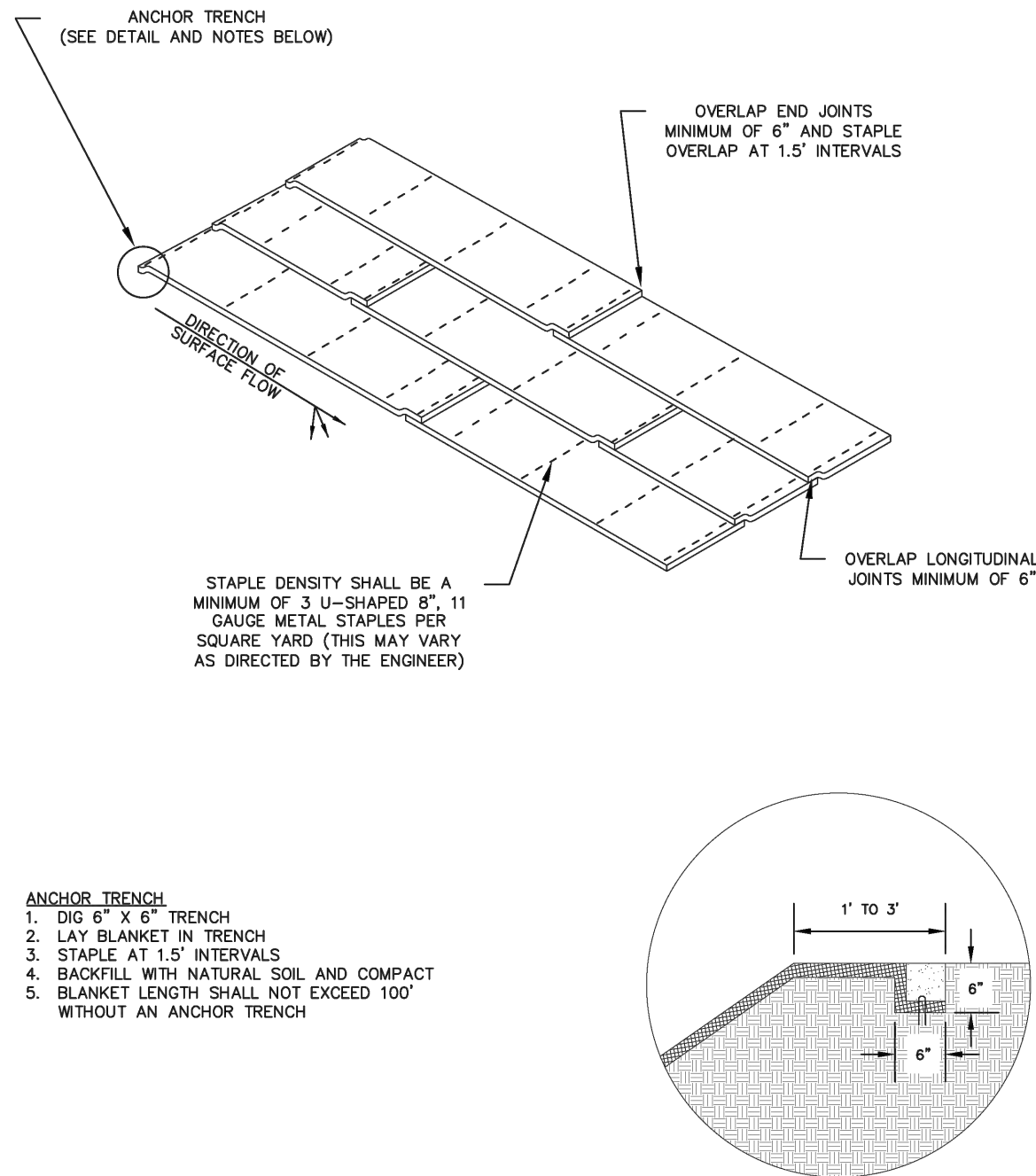
Maintenance

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE CRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3086-1.



SILT FENCE ALONG WETLAND

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-4	

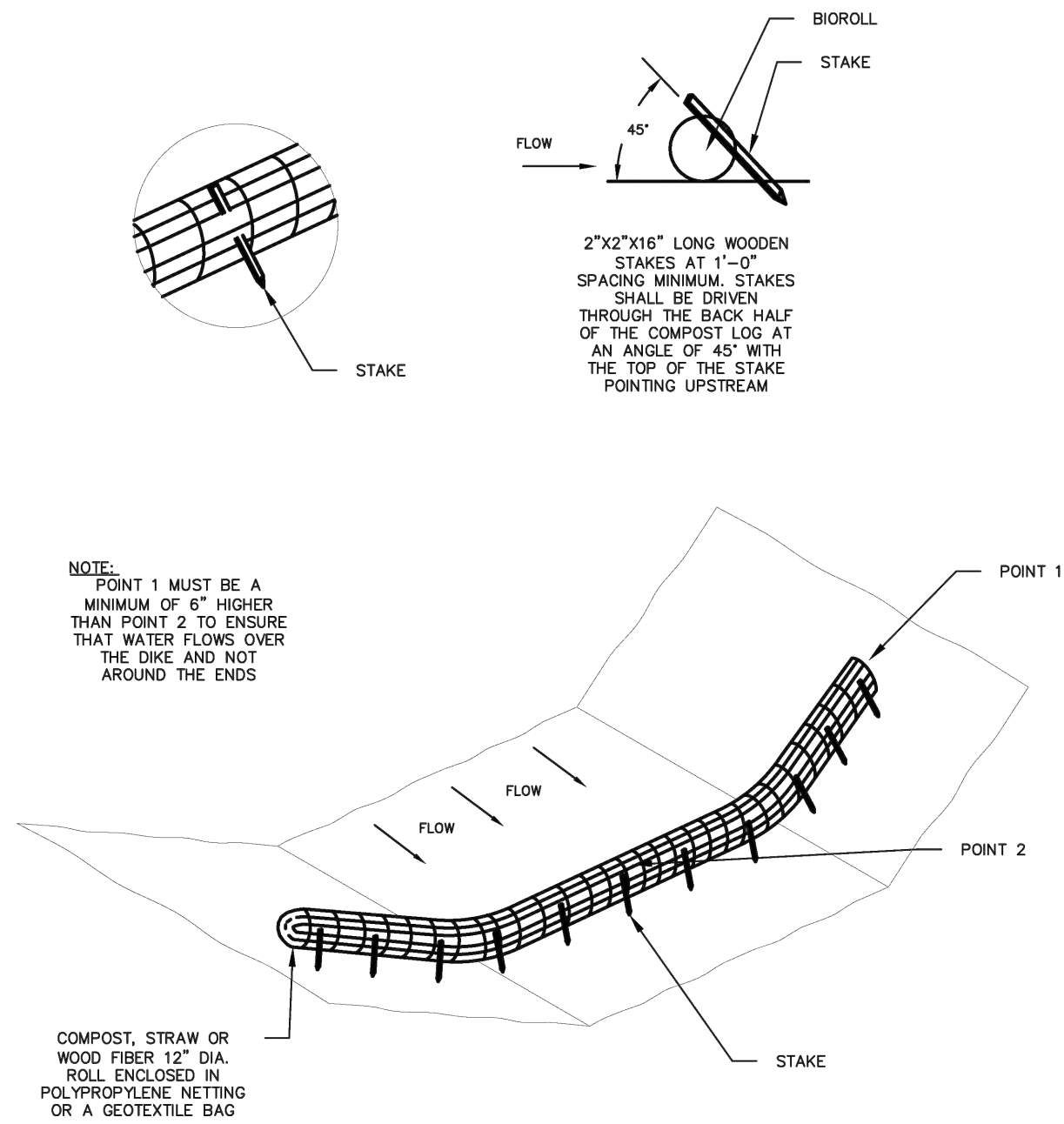


- ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
 2. LAY BLANKET IN TRENCH
 3. STAPLE AT 1.5' INTERVALS
 4. BACKFILL WITH NATURAL SOIL AND COMPACT
 5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



EROSION CONTROL BLANKET INSTALLATION

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-5	



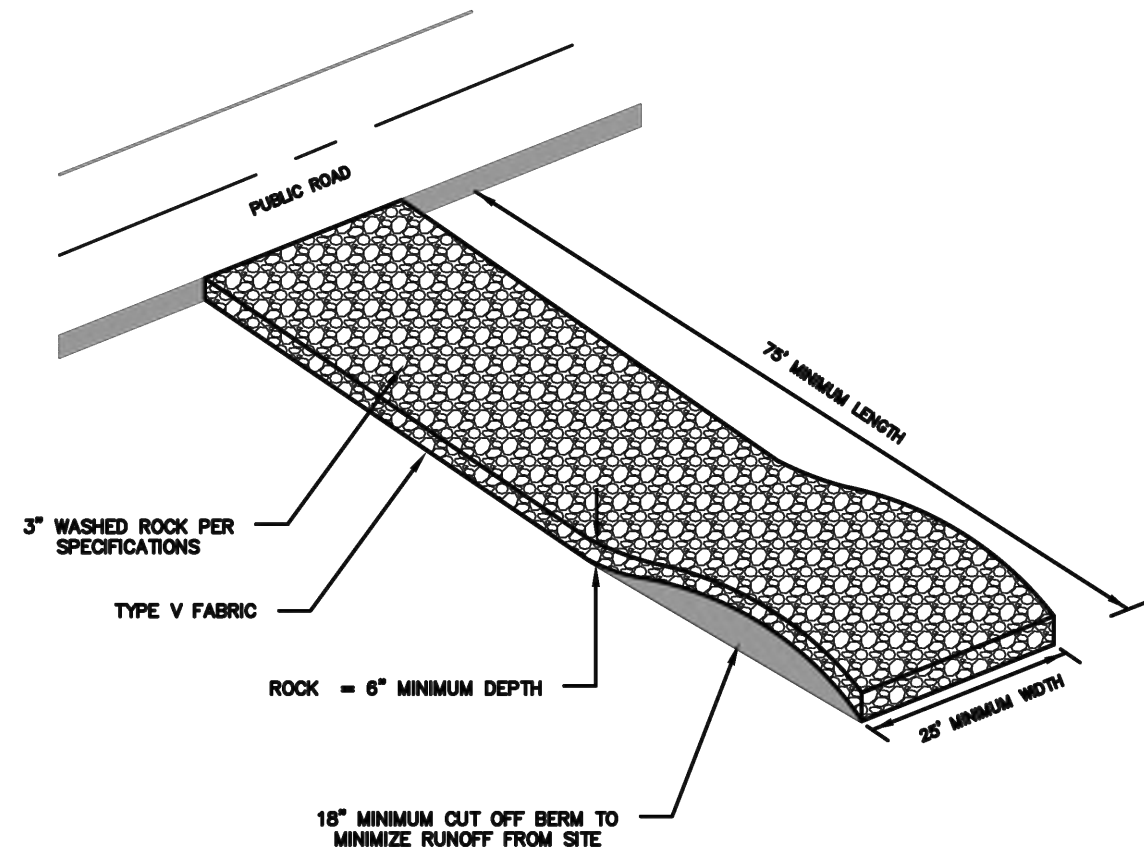
NOTE:
POINT 1 MUST BE A MINIMUM OF 6\"/>

COMPOST, STRAW OR WOOD FIBER 12\"/>



BIOLOG DITCH CHECK

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-8	



NOTE:
TYPE V FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH MATERIAL. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

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

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

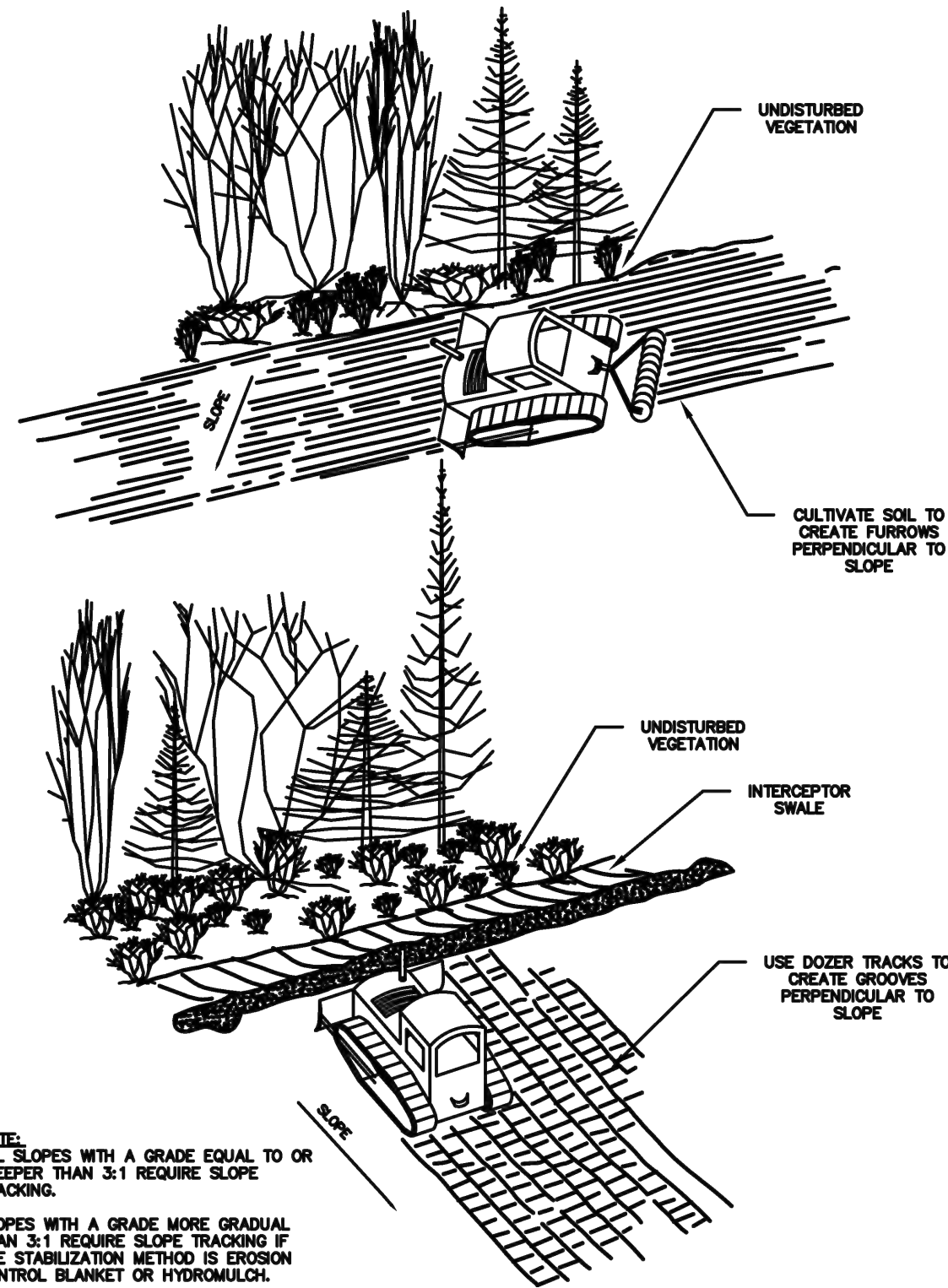
WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.

IN AREAS WITH CONCRETE WALK THERE SHALL BE 6\"/>



CONSTRUCTION ROCK ENTRANCE

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-10	



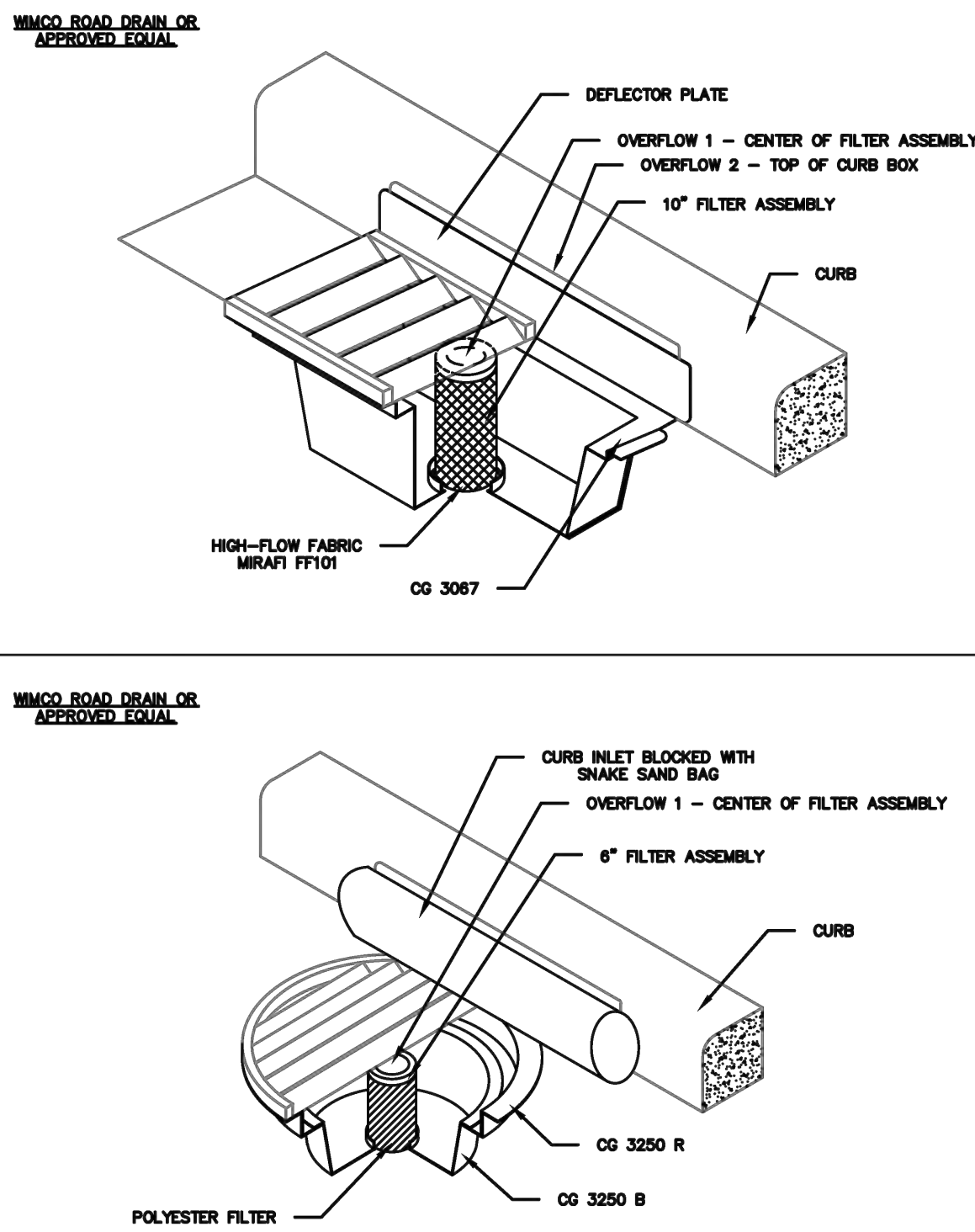
NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING.

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



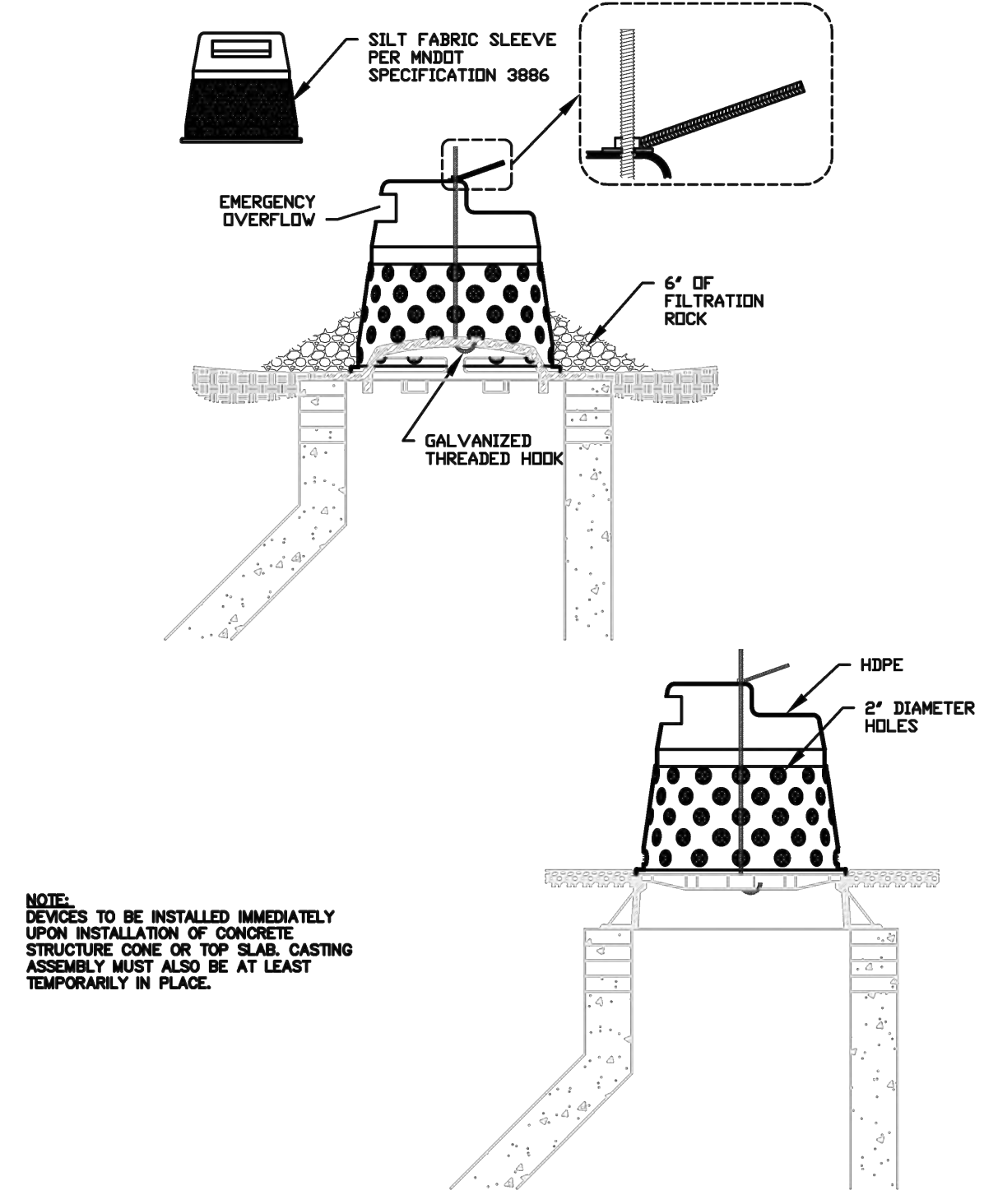
SLOPE TRACKING

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-12	



CURB INLET PROTECTION

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-15	



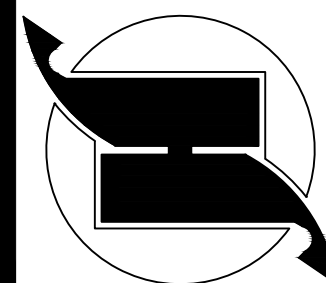
NOTE:
DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CURB OR TOP SLAB. CASTING ASSEMBLY MUST ALSO BE AT LEAST TEMPORARILY IN PLACE.



INFRSAFE - SEDIMENT CONTROL BARRIER

Standard Details	
Issue	SEPTEMBER, 2020
Revised	
EROS-16	

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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.

Date: _____ Reg. No. _____

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

DRAWN BY
JSO
DATE
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04/15/2025 WATERSHED COMMENTS

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PROJECT NO.
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discharge with rock-check dewatering sediment control practices only as appropriate for site conditions. [Minn. R. 7090.95.05 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a shoreline or below the waterline. Immediately after the construction activity (e.g., installation of rip rap along the shoreline) is completed, the permittees must install an upland perimeter control practice if exposed soils still drain to the shoreward water. [Minn. R. 7090.95]

9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities clearing or grubbing, or passage of vehicles, immediately after the short-term activity is completed. Permittees must re-install all sediment control practices before the next precipitation event even if the short-term activity is not complete. [Minn. R. 7090.95]

9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permeable cover on all areas with potential for discharging to the inlet. [Minn. R. 7090.95]

9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g., the jurisdiction/Freightway Authority requires the removal of the inlet protection) is identified. The permittees must notify the Department of Transportation engineer. Permittees must document the need for removal in the SWPPP. [Minn. R. 7090.95]

9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient perimeter prior to the initiation of stockpiling. Sediment controls must be managed in accordance with section 9.6. [Minn. R. 7090.95]

9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances or curb and gutter systems unless there is a bypass in place for the stormwater. [Minn. R. 7090.95]

9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or on paved roads within the site. [Minn. R. 7090.95]

9.12 Permittees must install vehicle tracking BMPs to minimize vehicle tracking BMPs if vehicle tracking BMPs alone are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090.95]

9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090.95]

9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment access to the area. [Minn. R. 7090.95]

9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090.95]

9.16 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090.95]

9.17 Permittees to preserve a 50-foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double parallel) vegetated, vegetated discharge, treatment basins (e.g., for drainage) discharge. Permittees must discharge turbid or sediment-laden water to the surface water. Permittees must install perimeter sediment controls at least a feet apart until limited by lack of available space. Natural buffers are not required adjacent to road rights-of-ways, judicial districts, county ditch stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons for the buffer loss. Sheet piling and other impermeable barriers installed in a manner that retains stormwater are considered redundant perimeter control. [Minn. R. 7090.95]

9.18 Any sediment control made of soil must be temporarily or permanently stabilized within 24 hours. [Minn. R. 7090.95]

9.19 Permittees must use polymers, flocculants, or other sediment treatment chemicals in accordance with accepted engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or approved by the Department of Transportation. Permittees must use chemical additives and must direct discharge to treated stormwater to a sediment control system for filtration or settlement of the floor prior to discharge. [Minn. R. 7090.95]

10.1 Dewatering and Basin Draining. [Minn. R. 7090.95]

10.2 Permittees must not cause nuisance conditions (see Minn. R. 7090.0210, subp. 2) in surface waters from dewatering activities. [Minn. R. 7090.95]

10.3 Permittees must use dewatering and basin draining practices to prevent sediment from being discharged turbid or sediment-laden waters related to dewatering or basin draining to a sediment control (e.g. sediment trap or basin, filter) designed to prevent discharges with visual turbidity. To the extent feasible, use well-vegetated (e.g., grass or wooded), upland areas of the site to infiltrate dewatering water before discharge. Permittees are prohibited from using receiving waters as part of the treatment area. Permittees must visually check and photograph the discharge at the beginning and end of each discharge event to ensure adequate treatment has been obtained and nuisance conditions will not occur from the discharge. [Minn. R. 7090.0210]

NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final ground cover is not required where the function of a specific area dictates no vegetation, such as impervious surfaces.

13.2 Permits must be submitted to the permittee's local jurisdiction for any sand filter or other water treatment device.

13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure systems meet all applicable requirements for Section 15 through 19 and is operating as designed. [Minn. R. 7090]

13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NMP. [Minn. R. 7090]

13.5 Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NMP. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7090]

13.6 For residential construction only, permit coverage terminates on individual lots if the lot is sold to the homeowner, structures are finished, and permanent cover has been established. For lots that are sold to the homeowner where permanent cover has not been established, coverage terminates if the permittee's erosion prevention and downgradient perimeter control is properly installed and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner. [Minn. R. 7090]

13.7 For construction projects on agricultural land (e.g., pipelines, across cropland), permittees must return the disturbed land to preconstruction agricultural use prior to submitting the NMP. [Minn. R. 7090]

13.8 Permittees must submit photographs of the construction site to the permittee showing the requirements of the NMP have been met. Permittees are not required to take photographs of every distinct part of the site, however the conditions portrayed must be substantially similar to those areas that are not photographed. Photographs must be clear and in focus and include the date the photo was taken. [Minn. R. 7090]

14.4 Temporary Sediment Basins

14.2 Where ten (10) or more acres of disturbed or 5 acres for sites discharging to special or impaired waters, see Section 14.1, drain to a common location, permittees must provide a temporary sediment basin to provide treatment of the runoff before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has been established or storage of disturbed soil is less than ten (10) acres draining to a common location. [Minn. R. 7090]

14.3 The temporary basin must provide live storage for a calculated volume of runoff from a two (2)-year, 24-hour storm event each acre determined to the basin or 1,800 cubic feet of live storage per acre drained, whichever is greater. [Minn. R. 7090]

14.4 Where permittees have not calculated the two (2)-year, 24-hour storm runoff amount, the temporary basin must provide live storage of live storage of the basin's design acre of the basin's design acre. [Minn. R. 7090]

14.5 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. [Minn. R. 7090]

14.6 Permittees must design the outlet structure to withdraw water from the surface to minimize the discharge of pollutants. Permittees may temporarily suspend the use of a surface withdrawal mechanism during frozen conditions. The basin must include a stabilized emergency overflow to prevent failure of pond integrity. [Minn. R. 7090]

14.7 Permittees must provide energy dissipation for the basin outlet within 24 hours after connection to a surface water. [Minn. R. 7090]

14.8 Permittees must locate temporary basins outside of surface waters and any buffer zone required in item 23.11. [Minn. R. 7090]

14.9 Permittees must construct the temporary basins prior to disturbing 10 or more acres of soil draining to a common location. [Minn. R. 7090]

14.10 Where a temporary sediment basin meeting the requirements of item 14.3 through 14.9 is infeasible, permittees must install effective sediment controls such as smaller sediment basins and/or sediment traps, silt fences, vegetative buffer strips or any appropriate combination of measures as dictated by individual site conditions. In determining whether a sediment basin is infeasible, permittees may consider factors such as site slope, soil type, and available area on-site. Permittees must document this determination of infeasibility in the SWPPP. [Minn. R. 7090]

15.1 Permanent Stormwater Treatment System

15.1.1 Permanent Stormwater Treatment System. [Minn. R. 7090]

15.2 Permittees must design and implement the project of soil stormwater discharged from the project during and after construction activities does not cause a violation of state water quality standards, including nuisance conditions, erosion in receiving waters, or on or near the property, or a significant adverse impact to wetlands caused by inundation or decrease of flow. [Minn. R. 7090]

17.6 Permittees must design filtration systems to treat a water quality volume (calculated as an instantaneous volume of 1/6 inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase in impervious surface created by the project). [Minn. R. 7090]

17.7 Permittees must design the filtration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Additional flows that the system cannot filter within 48 hours must bypass the system or discharge through an emergency overflow. [Minn. R. 7090]

17.8 Permittees must design the filtration system to provide a means to visually verify the system is discharging through surface or filter media within 48 hours. [Minn. R. 7090]

17.9 Permittees must employ appropriate on-site testing to ensure a minimum of three (3) feet of separation between the seasonally saturated soils (or from bedrock) and the bottom of the proposed filtration system. [Minn. R. 7090]

17.10 Permittees must ensure that filtration systems with less than three (3) feet of separation between seasonally saturated soil or from bedrock are constructed with an impermeable liner. [Minn. R. 7090]

17.11 Permittees must design a maintenance access, typically eight (8) feet wide, for the filtration system. [Minn. R. 7090]

18.1 Wet Sedimentation Basin. [Minn. R. 7090]

18.2 Permittees using design sedimentation basins to meet the permanent stormwater treatment requirements of this permit must incorporate the design parameters in Item 18.3 through 18.10. [Minn. R. 7090]

18.3 Permittees must design the basin to have a permanent volume of 1,800 cubic feet of storage below the outlet pipe and above that drains to the basin. The basin's permanent volume must reach a minimum depth of at least three (3) feet and must have no depth greater than 10 feet. Permittees must configure the basin to minimize scour or resuspension of solids. [Minn. R. 7090]

18.4 Permittees must design the basin to provide live storage for a water quality volume (calculated as an instantaneous volume of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the increase in impervious surfaces created by the project). [Minn. R. 7090]

18.5 Permittees must design sedimentation basins to store the water quality volume discharges at no more than 5.66 cubic feet per square acre of surface area of the basin. [Minn. R. 7090]

18.6 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. Basin outlets must have energy dissipation. [Minn. R. 7090]

18.7 Permittees must design the basin to include a stabilized emergency overflow to accommodate storm events in excess of the basin's hydraulic design. [Minn. R. 7090]

18.8 Permittees must design a maintenance access, typically eight (8) feet wide, for the basin. [Minn. R. 7090]

18.9 Permittees must locate basins outside of surface waters and any buffer zone required in item 23.1. Permittees must basins to avoid draining water from wetlands unless the impact to the wetland complies with the requirements of Section 4610. [Minn. R. 7090]

18.10 Permittees must design basins using an impermeable liner if located within active karst terrain. [Minn. R. 7090]

19.1 Regional Wet Sedimentation Basins. [Minn. R. 7090]

19.2 When the entire water quality volume cannot be treated by volume reduction practices on-site, permittees can use critical regional wet sedimentation basins provided they are constructed basins, not a natural wetland or water body (wetlands used as regional basins must be mitigated for, see Section 22). The owner must ensure the regional basin conforms to all the requirements for a wet sedimentation basin as described in Items 18.3 through 18.10 and must be large enough to account for the entire area that drains to the regional basin. Permittees must verify that the regional basin will store no more than 5.66 cubic feet per square acre of the basin and must provide a live storage volume of one or more times all the impervious area draining to the basin. Permittees cannot significantly degrade waterways between the project and the regional basin. The owner must obtain written authorization from the applicable LGU or private entity that owns and maintains the regional basin. [Minn. R. 7090]

23.13 discharges or constructed wetland treatment cells that limit temperature increases. The pond must be designed as a dry
 and should drain within 24 hours of less.
 e. Other methods that minimize any increase in the temperature of the trout stream. [Minn. R. 7090]
 23.13 Permittees must conduct routine site inspections once every three (3) days as described in item 11.2 for projects to
 discharge to prohibited waters. [Minn. R. 7090]
 23.14 If discharges to prohibited waters cannot provide volume reduction equal to one (1) inch times the net increase of
 impervious surfaces as required in item 15.4 and 15.5, permittees must develop a permanent stormwater treatment system
 that will result in no net increase of TSS or phosphorus to the prohibited water. Permittees must keep the plan of
 SWPPP for the project. [Minn. R. 7090]
 24.1 General Provisions. [Minn. R. 7090]
 24.2 If the MPCA determines that an individual permit would more appropriately regulate the construction activity, the
 permit may require an individual permit to continue the construction activity. Coverage under this general permit will remain in
 effect until the MPCA issues an individual permit. [Minn. R. 7001.0210, subp. 6]
 24.3 If the permittee cannot meet the terms and conditions of this general permit, an owner may request an individual p
 accordance with Minn. R. 7001.0210 subp. 6. [Minn. R. 7001.0210, subp. 6]
 24.4 For a restricted project, the permittee must submit a SWPPP to require an individual NPDES/SDS permit in accordance with 40 CFR
 122.28(b)(3). [40 CFR 122.28(b)(3)]
 24.5 In addition to the requirement found in section 20, permittees must make the SWPPP, including all inspection report
 maintenance records, training records and other information required by this permit, available to federal, state, and local
 officials for review three (3) years upon request for the duration of the permit and for three (3) years following the NOT.
 [Minn. R. 7090]
 24.6 Permittees may not assign or transfer this permit except when the transfer occurs in accordance with the applicable
 requirements of item 3.7 and 3.8. [Minn. R. 7090]
 24.7 Nothing in this permit must be construed to relieve the permittees from civil or criminal penalties for noncompliance
 or for any other violations of applicable law. Nothing in this permit must be construed to preclude the initiation of any legal
 or relieve the permittees from any responsibilities, liabilities, or penalties to which the permittees is/are or may be subject
 under Section 311 of the Clean Water Act and Minn. Stat. Section 115 and 116, as amended. Permittees are not
 liable for permit requirements for activities occurring on those portions of a site where the permit has been transferred
 or ends early as required by this permit. If the permittees have submitted the NOT as required in Section 4. [Minn. R. 7090]
 24.8 The provisions of this permit are severable. If any provision of this permit or the application of any provision of this
 any circumstances is held invalid, the application of such provision to other circumstances, and the remainder of this per
 not be affected thereby. [Minn. R. 7090]
 24.9 The permittees must comply with the provisions of Minn. R. 7001.0150, subp. 3 and Minn. R. 7001.1090, subp. 3(A).
 11C, 11D, 11J, 11K, and 11L, herein. [Minn. R. 7090]
 24.10 The permittees must allow access as provided in 40 CFR 122.41(a) and Minn. Stat. Section 115.04. The permittees r
 allow representatives of the MPCA or any member, employee or agent thereof, when authorized by it, upon presentation
 credentials, to enter upon any property, public or private, for the purpose of obtaining information or examination of
 records or conducting investigations or inspections. [Minn. R. 7090]
 24.11 For the purposes of Minn. R. 7090 and other documents that reference specific sections of this permit, "Stormwater
 Discharge Design Requirements" corresponds to Sections 5, 6 and 14 through 21; "Construction Activity Requirements"
 corresponds to Sections 7 through 13; and "Appendix A" corresponds to Sections 22 and 23. [Minn. R. 7090]

CC EROST	DRAWN BY JSO
	DATE 02/24/2025
	REVISIONS
	03/19/2025 MPCA REVIEW SUBMITTAL
	04/04/2025 PARTIAL CITY COMMENTS
	04/15/2025 WATERSHED COMMENTS
	CAD FILE 23970ERD
	PROJECT NO. 23970
	3.4

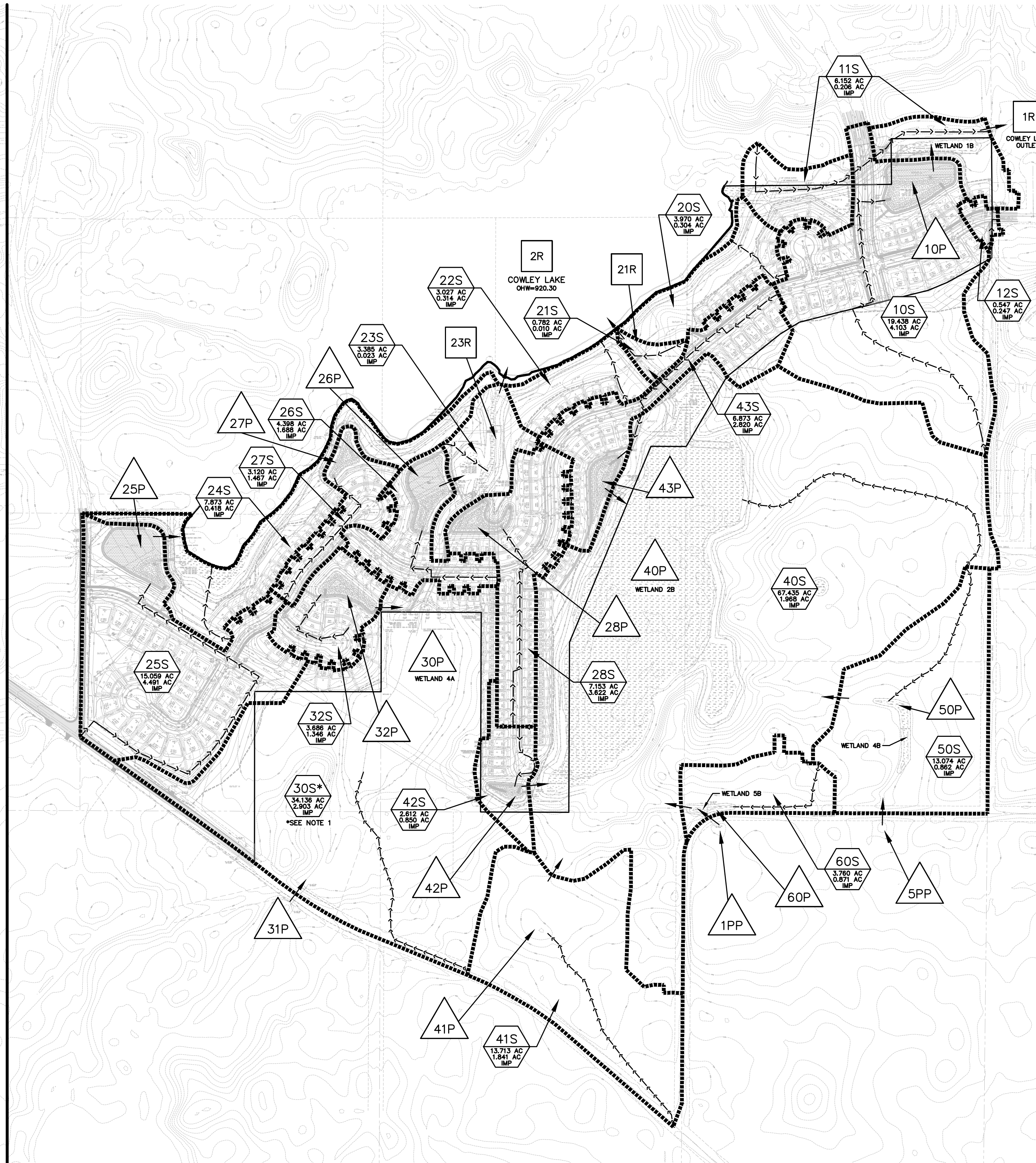
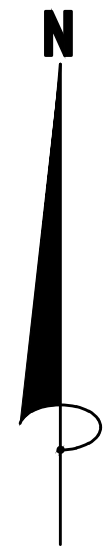
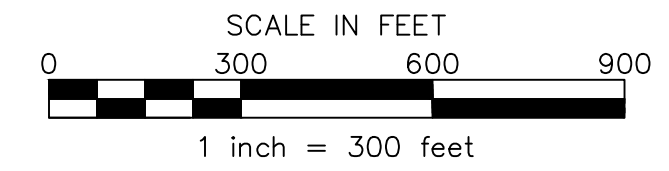
1. SUBCATCHMENT 30S: REAR ROOF DRAINAGE FROM LOTS 11-23, BLOCK 9 WILL BE COLLECTED BY STORM SEWER. LOTS 5-7, BLOCK 7 AND LOTS 1-2, BLOCK 8 REAR ROOFS, FOR AN ESTIMATED TOTAL OF 9,550 SF (0.22 AC) IMPERVIOUS, ARE PROPOSED TO RUNOFF DIRECTLY TO ADJACENT LAND.

Legend:

- 1P POND AREA
- 1S DRAINAGE AREA
- 1R REACH
- FLOW DIRECTION
- ToC PATH
- DRAINAGE BOUNDARY

Additional labels for the hexagon symbol:

- TOTAL DRAINAGE AREA: 1.234 AC
- IMPERVIOUS AREA: 0.123 AC IMP

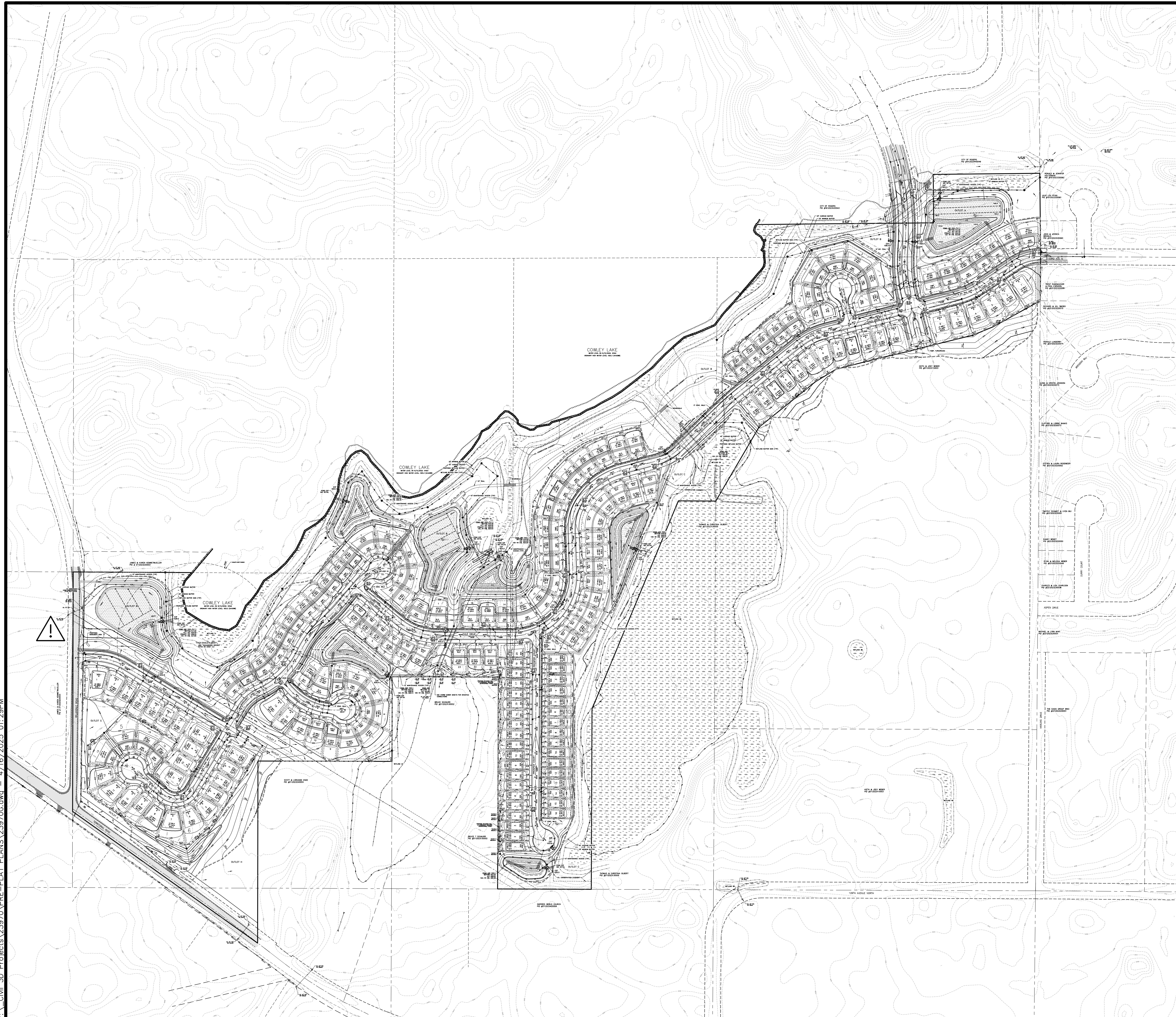


PROPOSED DRAINAGE MAP

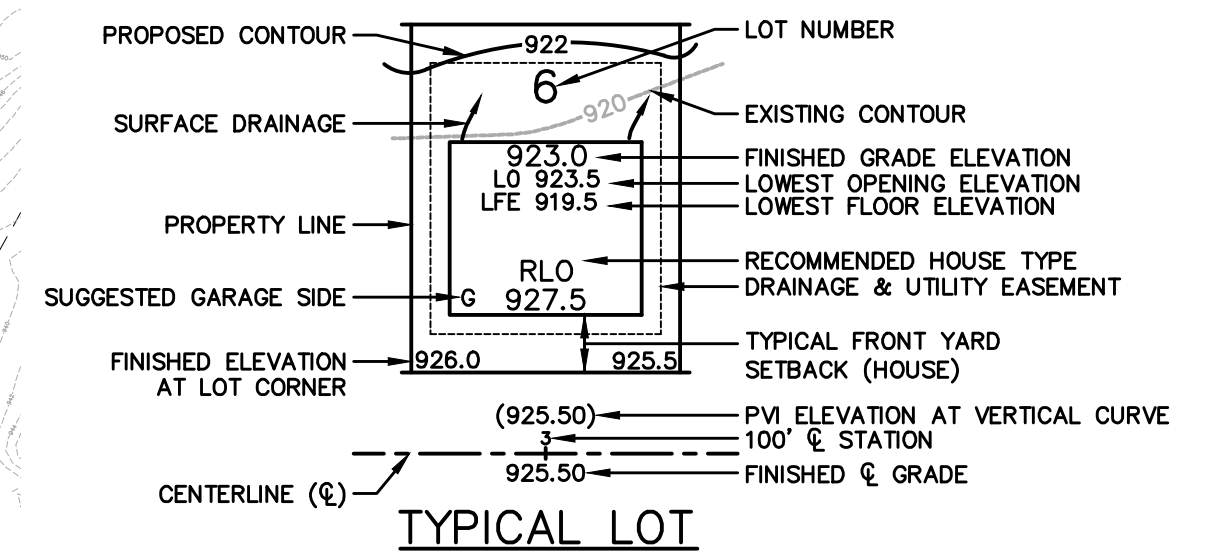
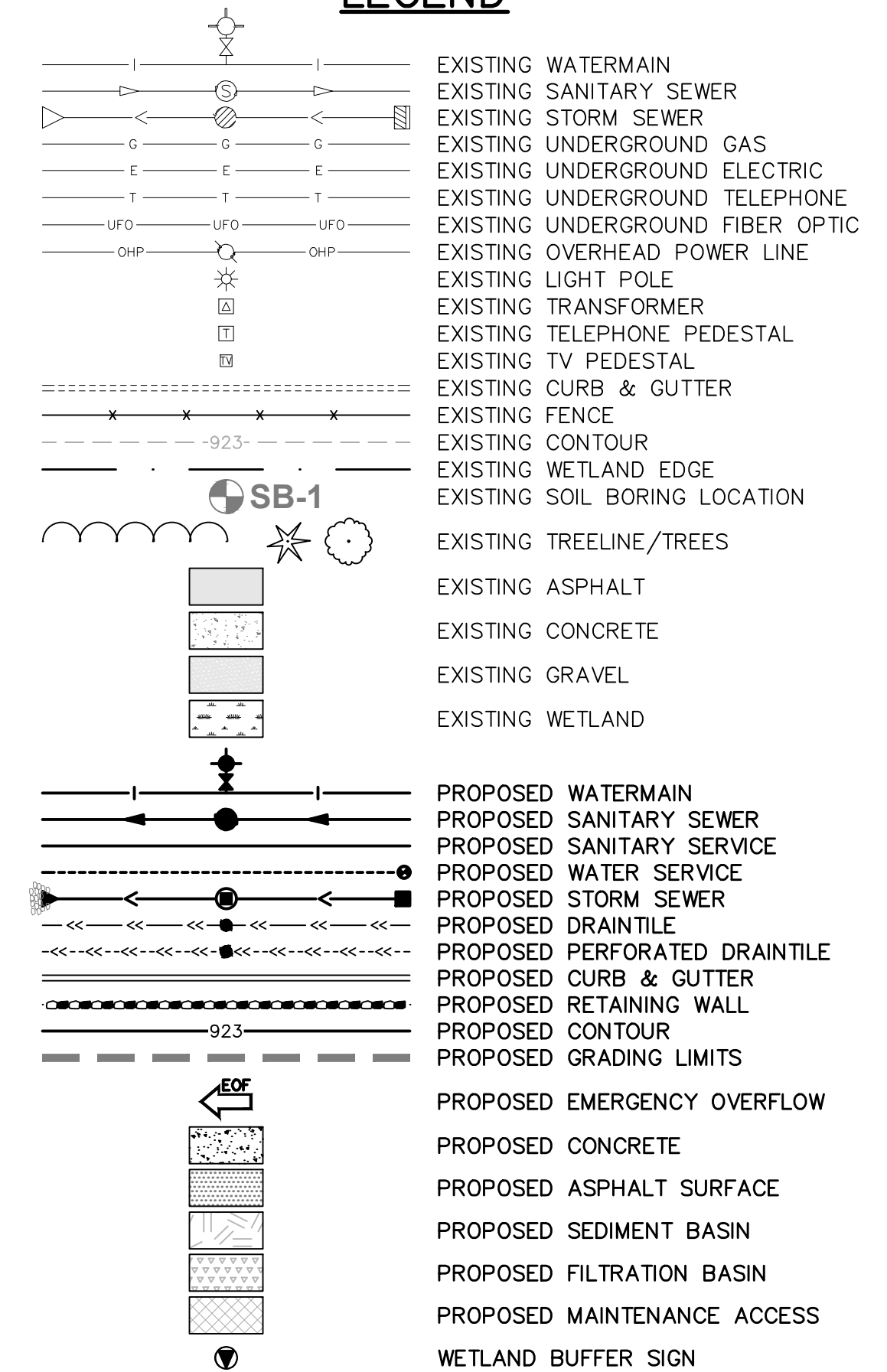
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specification or report was
prepared by me or under my
direct supervision and that I am
a duly Licensed Professional
Engineer under the laws of the
State of Minnesota.

Date: _____ Reg. No. _____

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CAD FILE 23970DRN
PROJECT NO. 23970
3.5



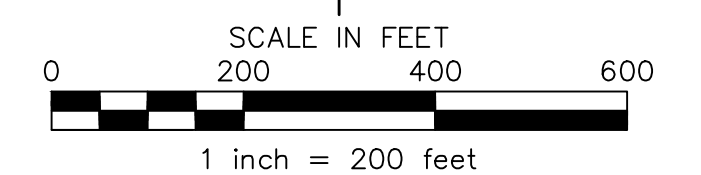
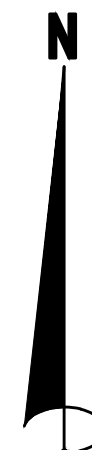
LEGEND



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



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Date: _____ Reg.No. _____

COWLEY LAKE PRESERVE
ROGERS, MINNESOTA

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
VUN/JSO

DATE
2/24/2025

REVISIONS

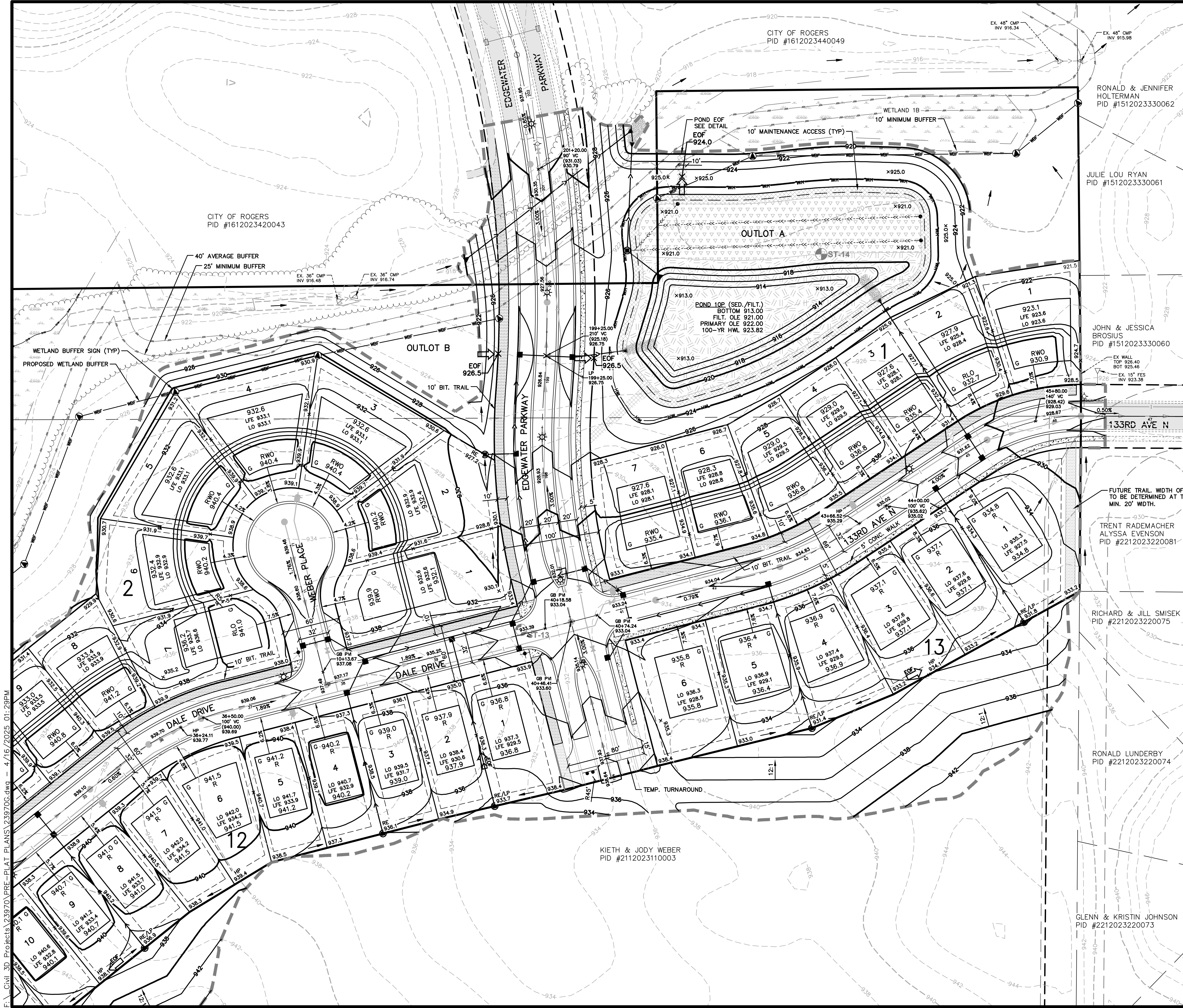
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04/2025 PARTIAL CITY COMMENTS
5/2025 WATERSHED COMMENTS

CAD FILE
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OBJECT NO.
23970

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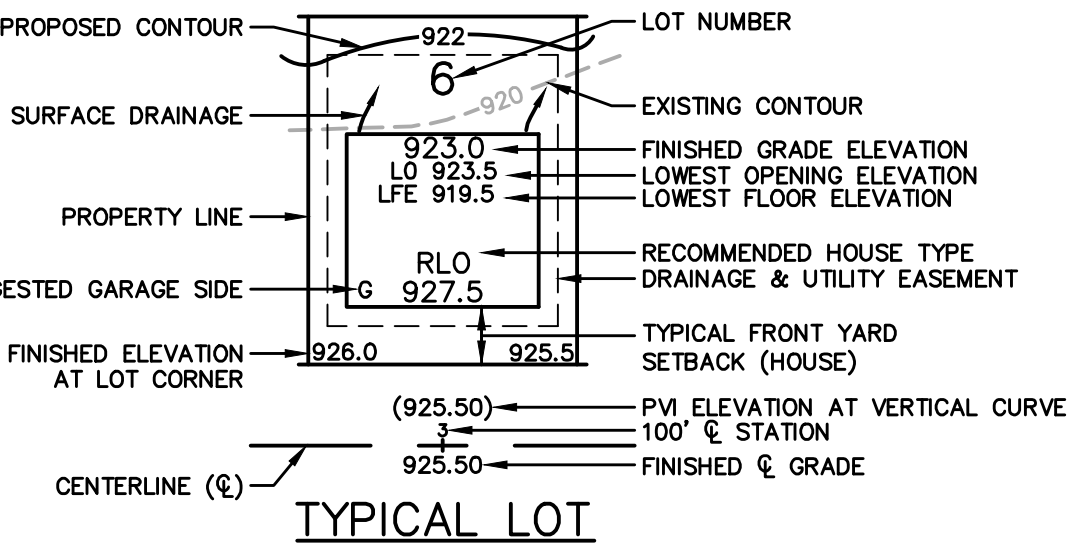


LEGEND

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

TYPICAL LOT

PROPOSED CONTOUR	LOT NUMBER
SURFACE DRAINAGE	EXISTING CONTOUR
PROPERTY LINE	FINISHED GRADE ELEVATION
SUGGESTED GARAGE SIDE	LOWEST OPENING ELEVATION
FINISHED ELEVATION AT LOT CORNER	RECOMMENDED HOUSE TYPE DRAINAGE & UTILITY EASEMENT
CENTERLINE (C)	TYPICAL FRONT YARD SETBACK (HOUSE)
	PVI ELEVATION AT VERTICAL CURVE
	100' STATION
	FINISHED & GRADE



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SCALE IN FEET

0 50 100 150

1 inch = 50 feet

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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY GRADING & DRAINAGE PLAN

FOR

RACHEL DEVELOPMENT

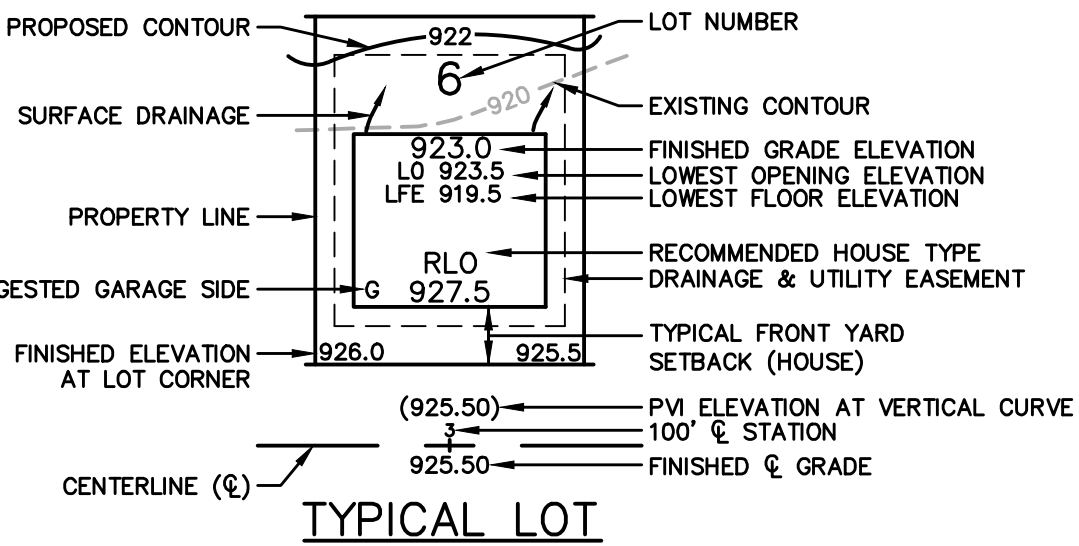
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CAD FILE	23970G
PROJECT NO.	23970
	4.1

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

LEGEND

- EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
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PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN
PROPOSED MAINTENANCE ACCESS
WETLAND BUFFER SIGN



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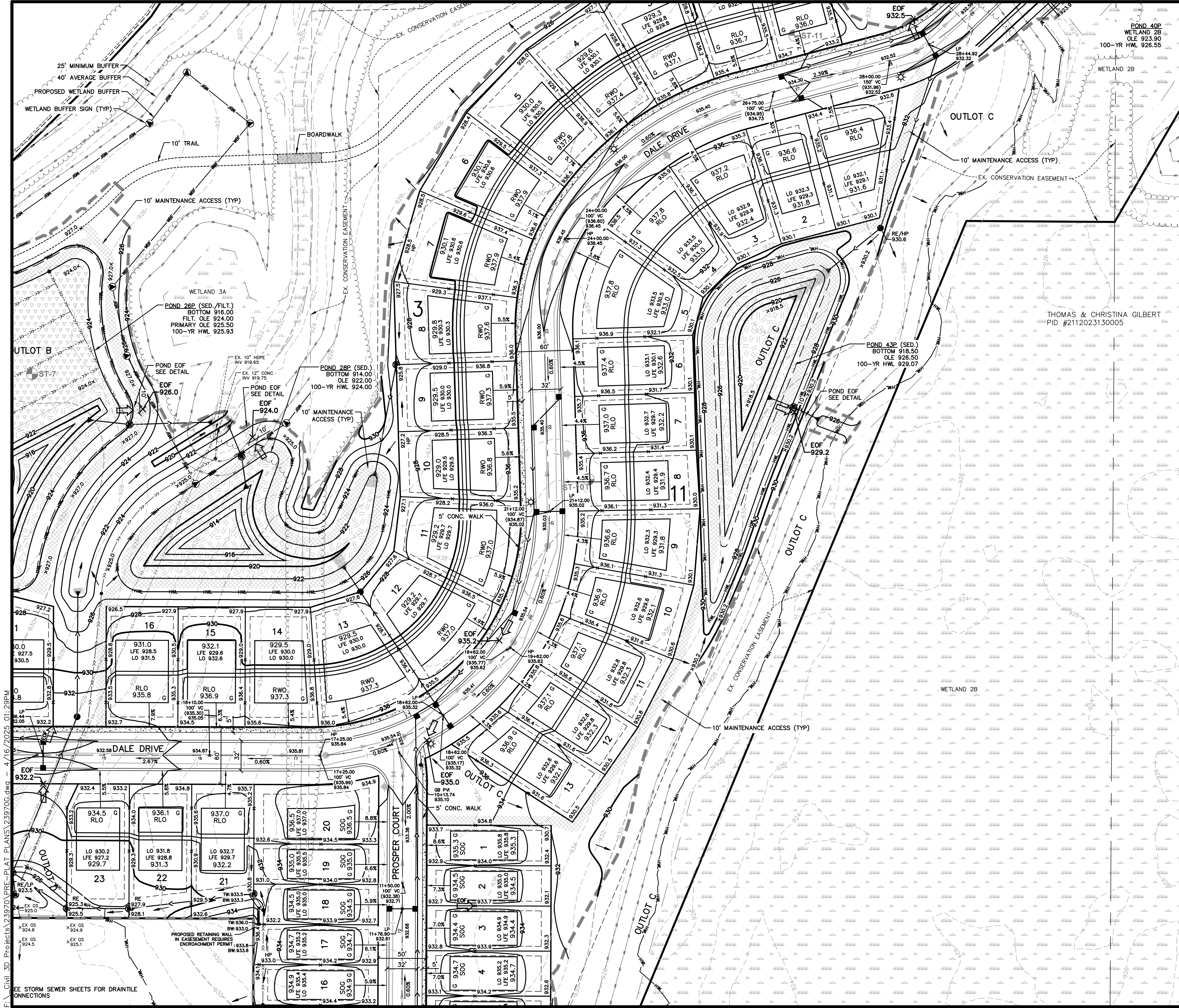
SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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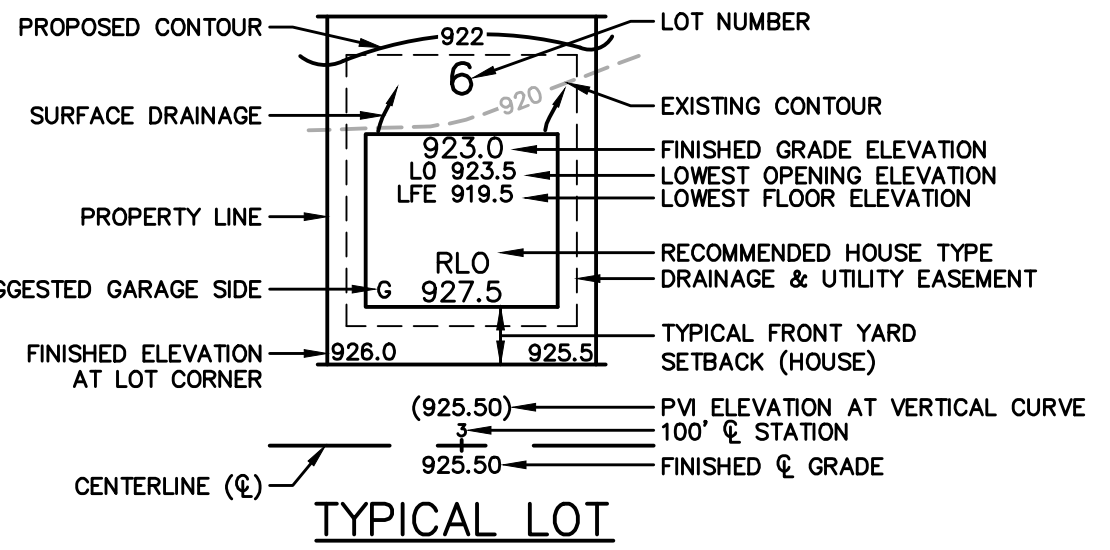
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE
23970G
PROJECT NO.
23970
4.2

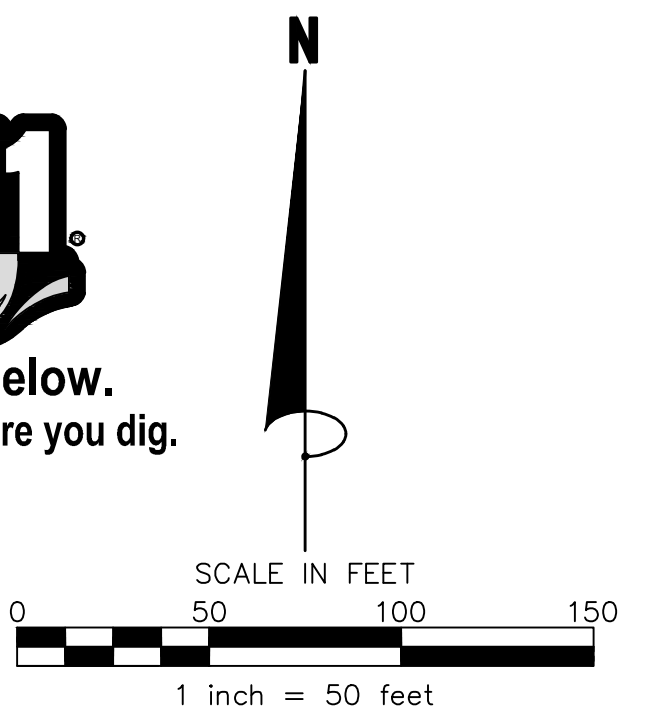


LEGEND

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



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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

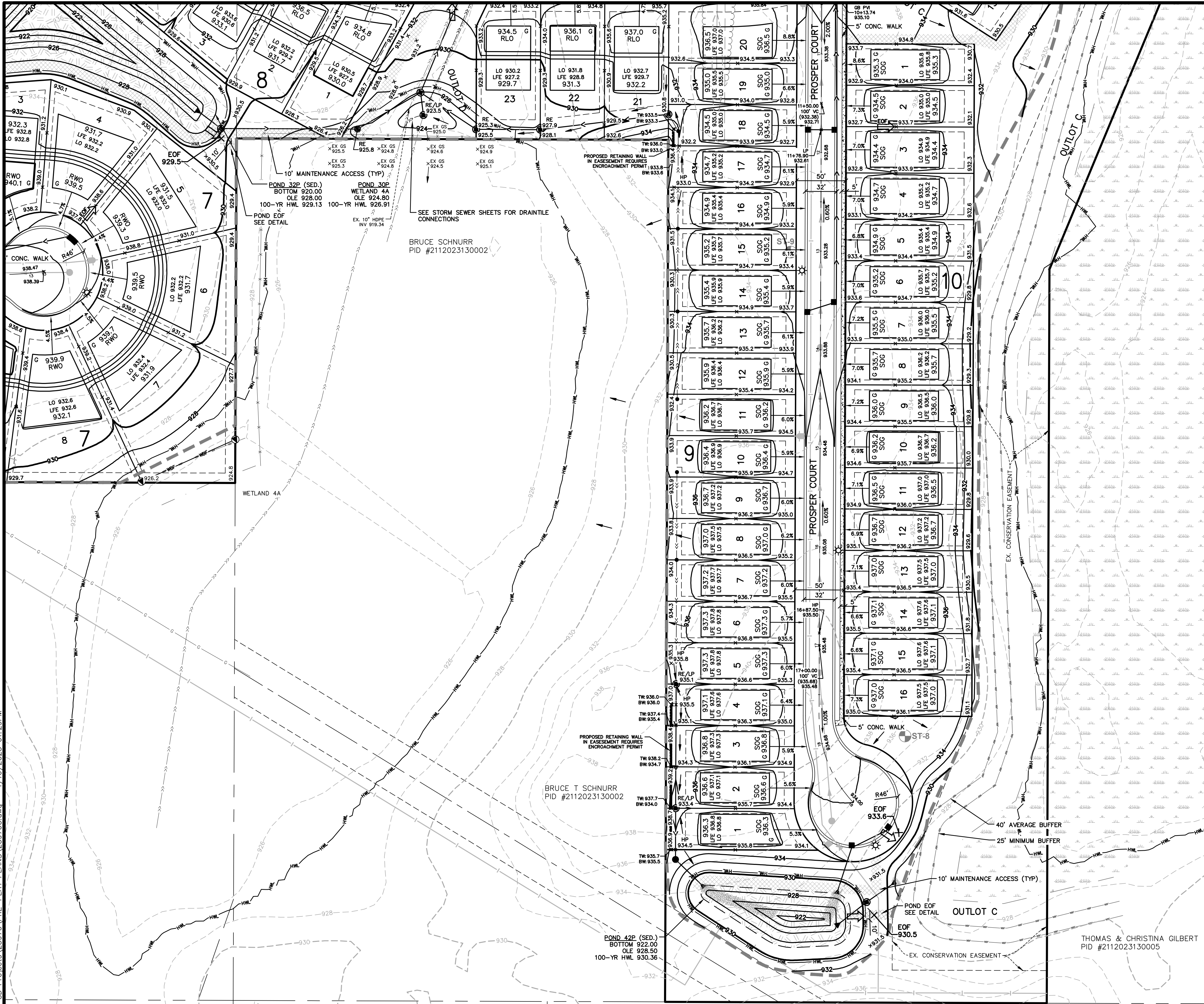
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FOR

RACHEL DEVELOPMENT

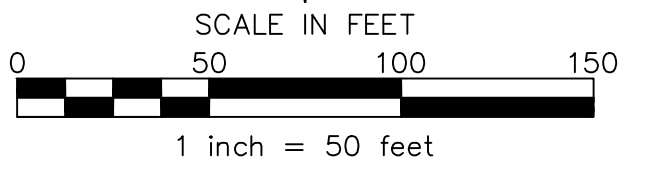
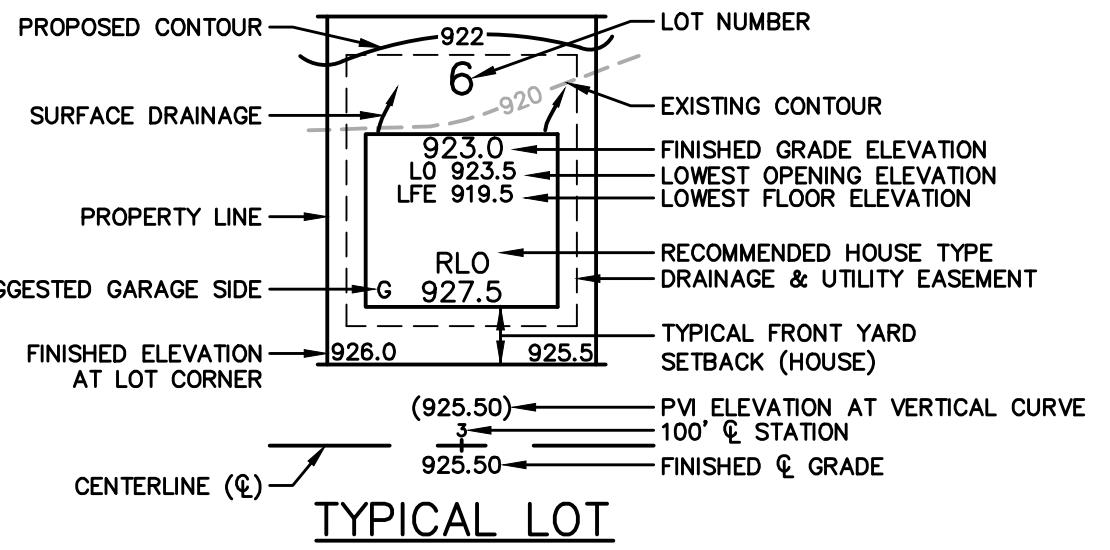
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04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS
CAD FILE	23970G
PROJECT NO.	23970
	4.3



LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
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	WETLAND BUFFER SIGN



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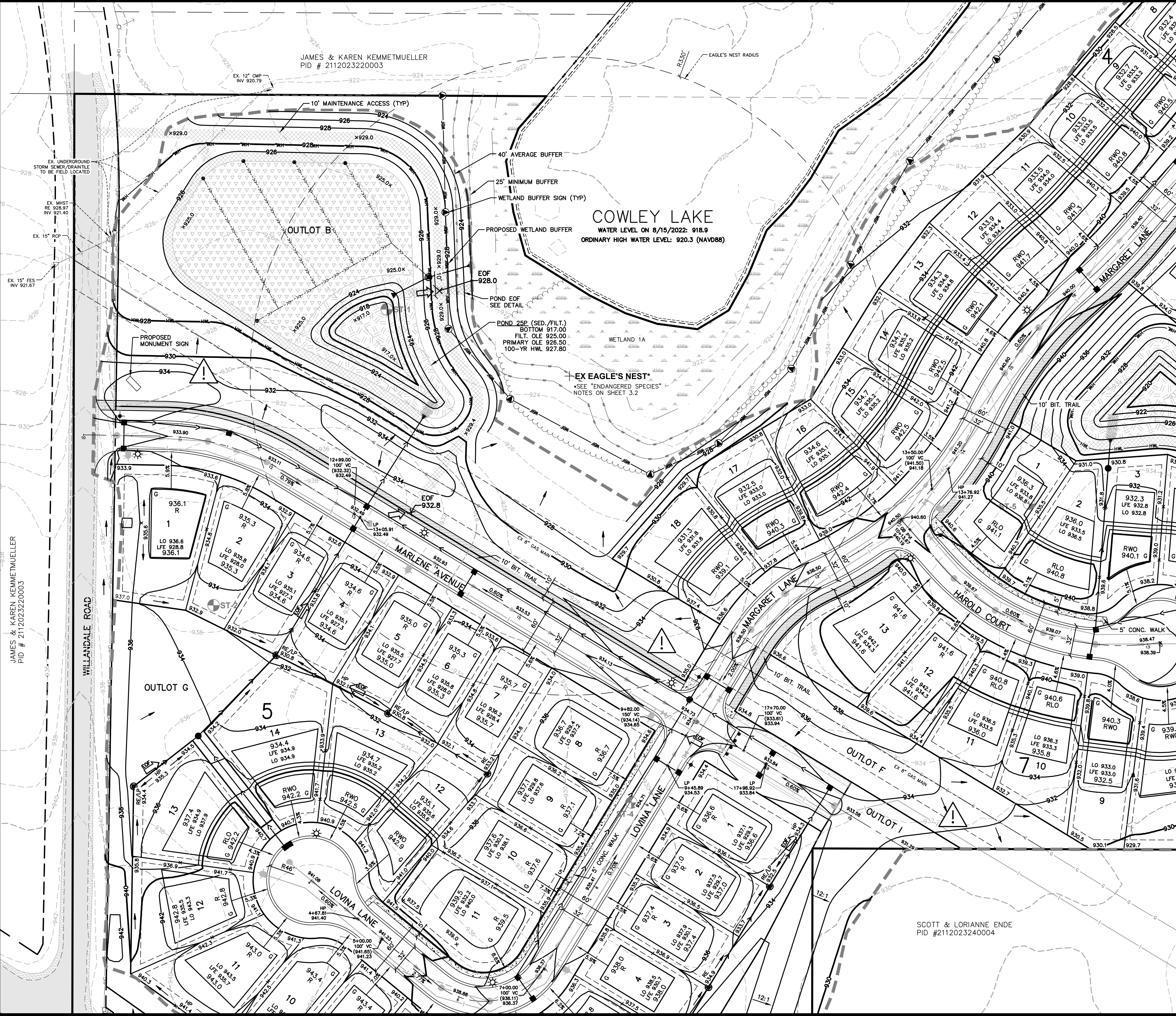
ROGERS, MINNESOTA

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FOR
RACHEL DEVELOPMENT
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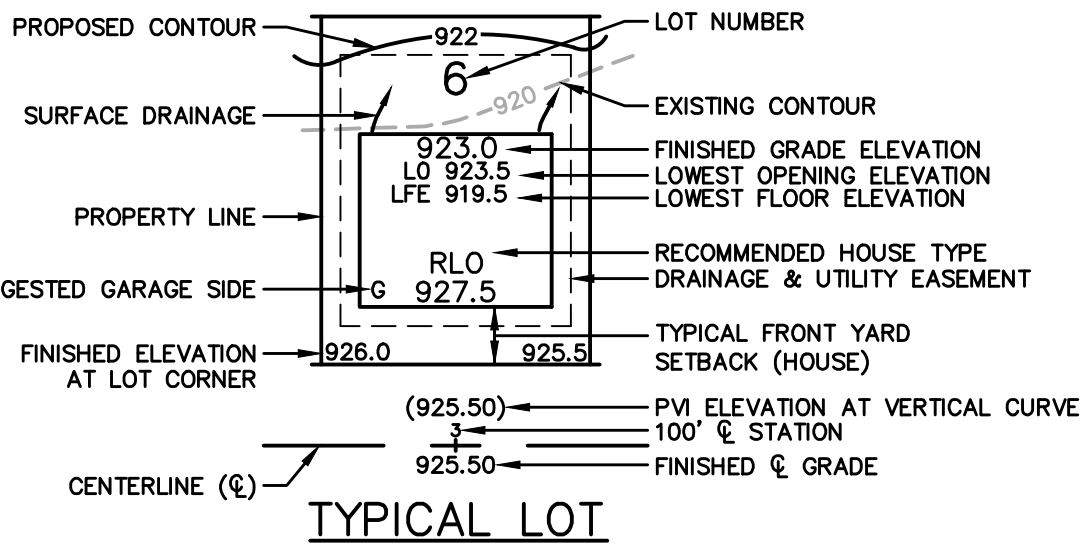
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04/15/2025	WATERSHED COMMENTS
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PROJECT NO.	23970
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JAMES & KAREN KEMMETMUELLER
PID # 2112023220003



LEGEND

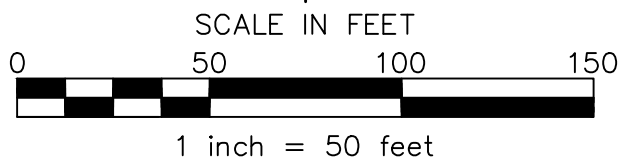
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| | PROPOSED FILTRATION BASIN |
| | PROPOSED MAINTENANCE ACCESS |
| | WETLAND BUFFER SIGN |



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



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Date: _____ Reg. No. _____

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

DRAWN BY
VUN/JSO
DATE
02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE
23970G
PROJECT NO.
23970
4.6

JAMES & KAREN KEMMETWUELLER
PID # 2112023220003

WILLANDALE ROAD

OUTLOT G

TERRITORIAL ROAD

MARLENE AVENUE

LOVINA LANE

MARGARET LANE

HAROLD COURT

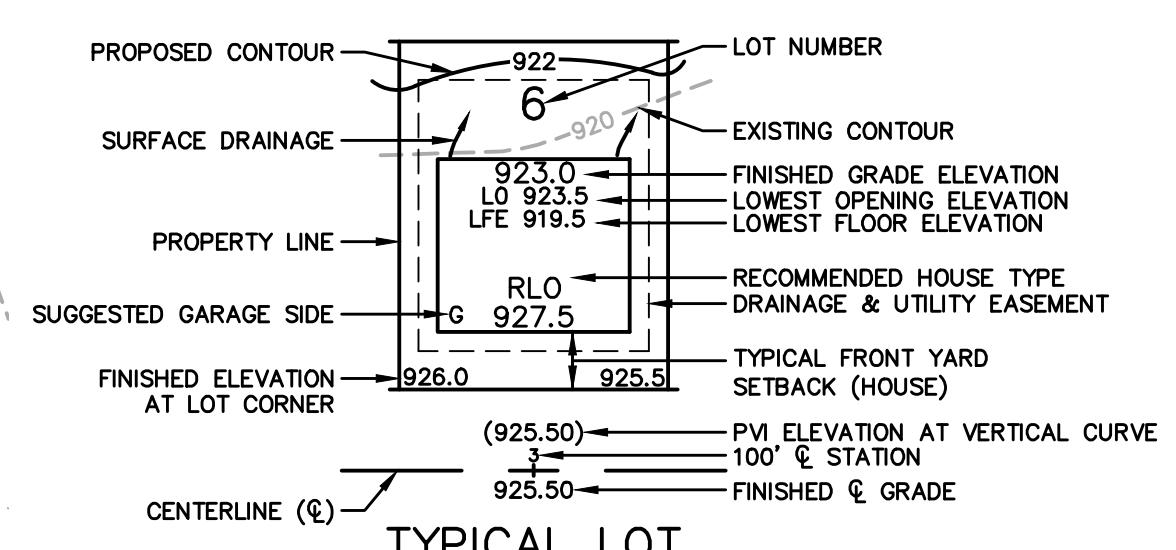
OUTLOT F

OUTLOT H

SCOTT & LORIANNE ENDE
PID #2112023240004

LEGEND

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



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

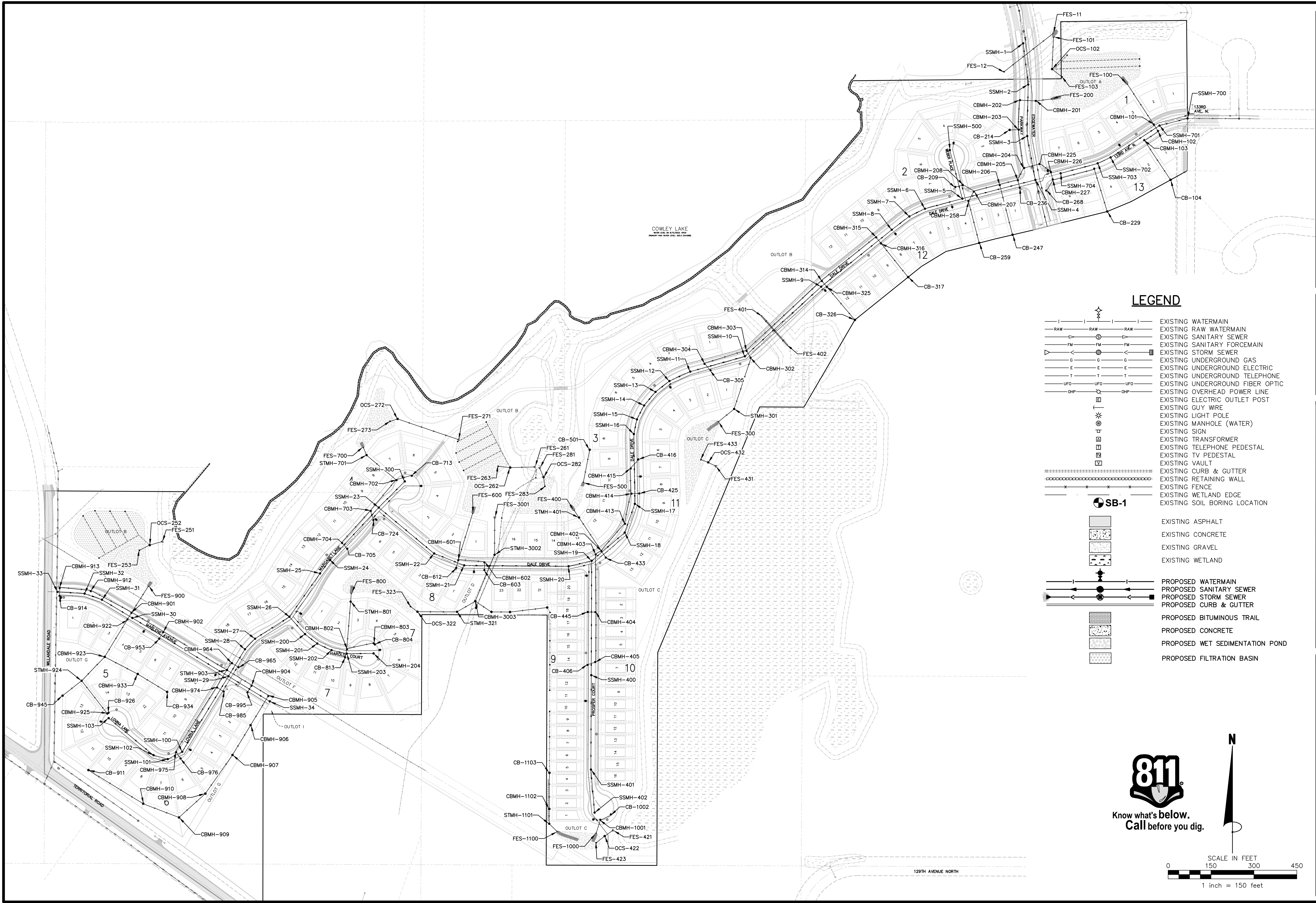
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ROGERS, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

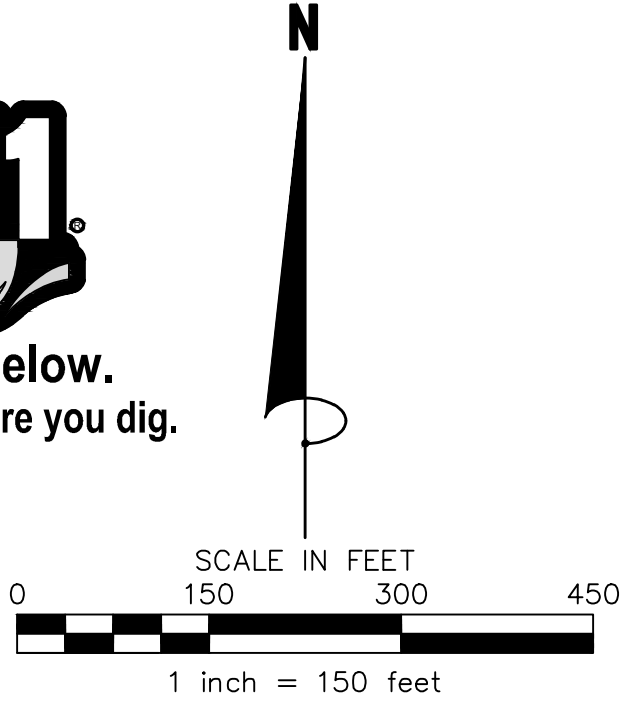
DRAWN BY VUN/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970G
PROJECT NO. 23970
4.7

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LEGEND

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



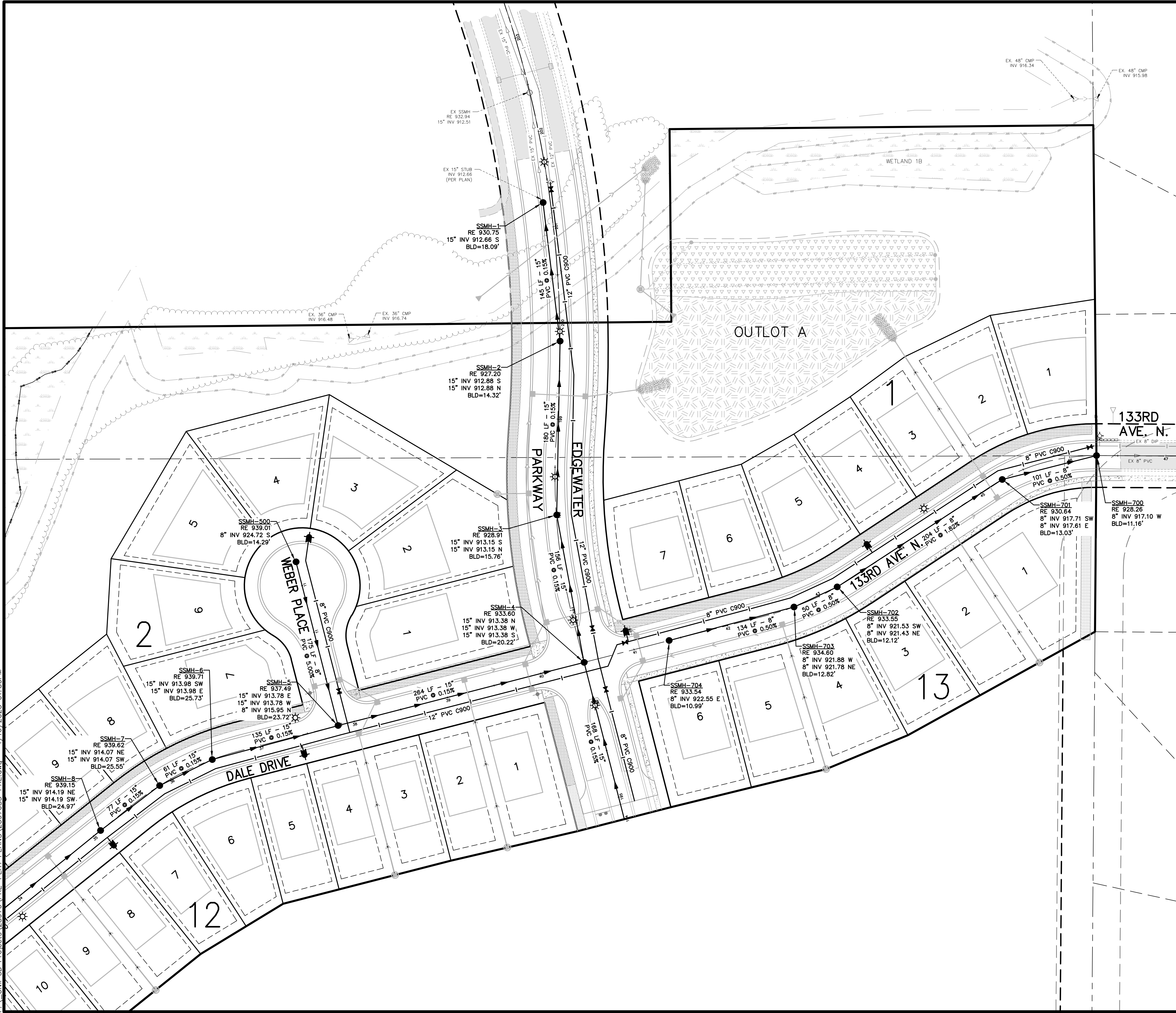
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
OVERALL UTILITY PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY	VUN/EPF/JSO
DATE	02/24/2025
REVISIONS	
03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS
CAD FILE	23970SS-PRE
PROJECT NO.	23970
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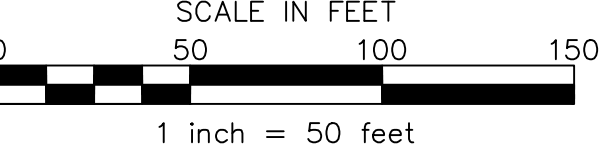
LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



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Call before you dig.

N



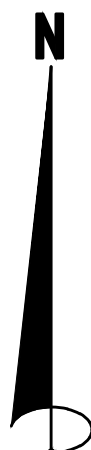
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY VUN/EPF/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970SS-PRE
PROJECT NO. 23970
5.1

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAINTILE
	PROPOSED PERFORATED DRAINTILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN

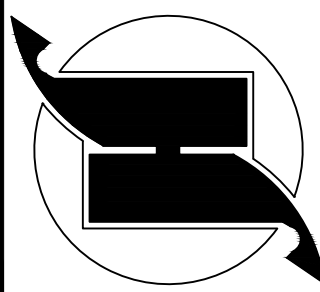


SCALE IN FEET

0 50 100 150

1 inch = 50 feet

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ROGERS, MINNESOTA
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT. ST. MICHAEL, MN 55376

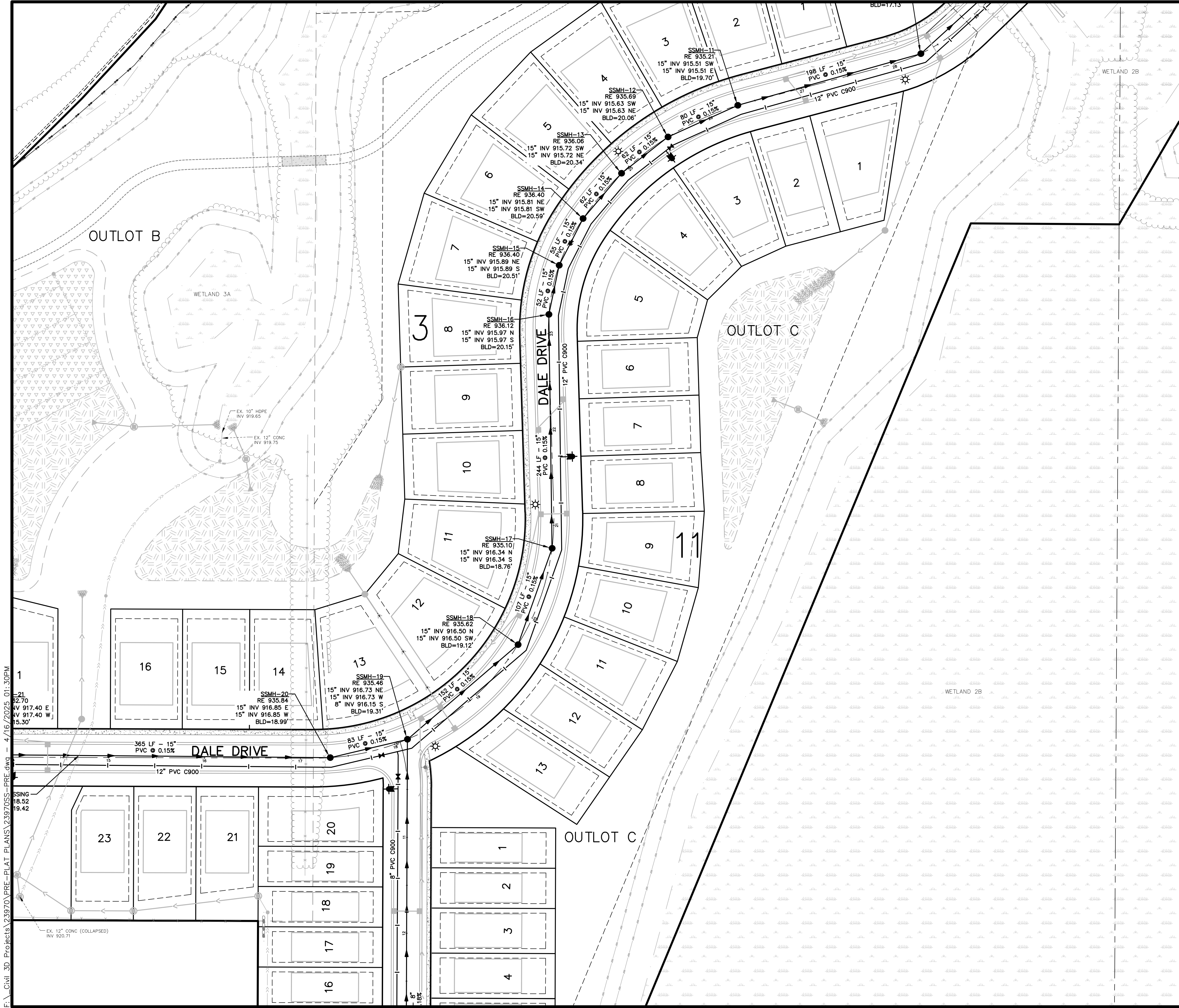
DRAWN BY VUN/EPF/JSO
DATE 02/24/2025

REVISIONS

03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS

CAD FILE 23970SS-PRE
PROJECT NO. 23970
5.2

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LEGEND

EXISTING WATERMAIN

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING UNDERGROUND ELECTRIC

EXISTING UNDERGROUND FIBER OPTIC

EXISTING UNDERGROUND GAS

EXISTING OVERHEAD POWER LINE

EXISTING GAS VALVE

EXISTING GUY WIRE

EXISTING HANDHOLE

EXISTING LIGHT POLE

EXISTING MANHOLE (ELECTRIC)

EXISTING MANHOLE (WATER)

EXISTING SEMAPHORE

EXISTING SIGN

EXISTING TELEPHONE PEDESTAL

EXISTING TRANSFORMER

EXISTING TV PEDESTAL

EXISTING VAULT

EXISTING CURB & GUTTER

EXISTING RETAINING WALL

EXISTING FENCE

EXISTING SOIL BORING LOCATION

EXISTING TEST PIT LOCATION

EXISTING TREELINE/TREES

EXISTING ASPHALT

EXISTING CONCRETE

EXISTING GRAVEL

PROPOSED WATERMAIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED DRAIN TILE

PROPOSED PERFORATED DRAIN TILE

PROPOSED CURB & GUTTER

PROPOSED RETAINING WALL

PROPOSED CONCRETE

PROPOSED ASPHALT SURFACE

PROPOSED SEDIMENT BASIN

PROPOSED FILTRATION BASIN

SB-1

TP-1

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

DRAWN BY
VUN/EPF/JSO

DATE
02/24/2025

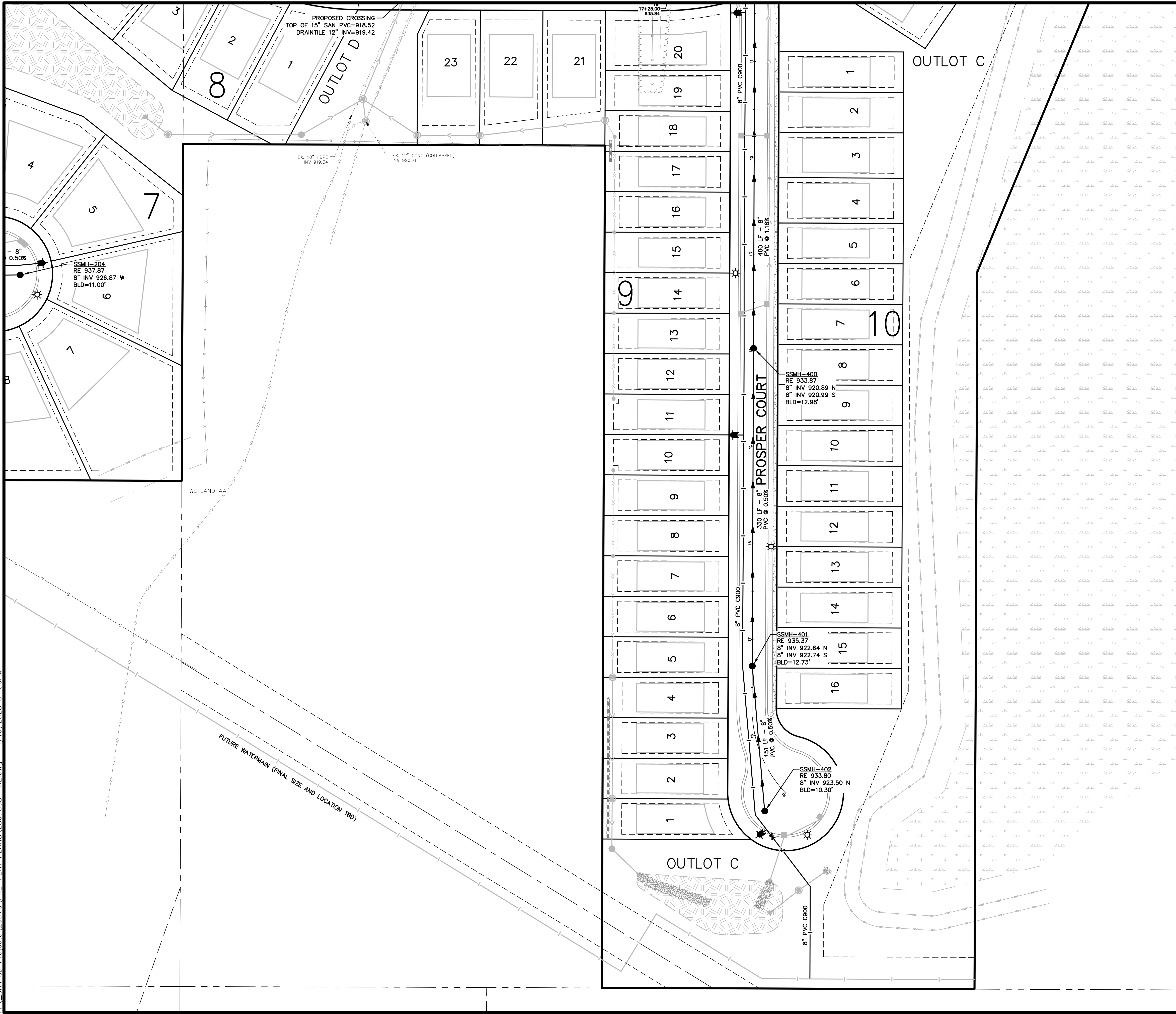
REVISIONS

03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS

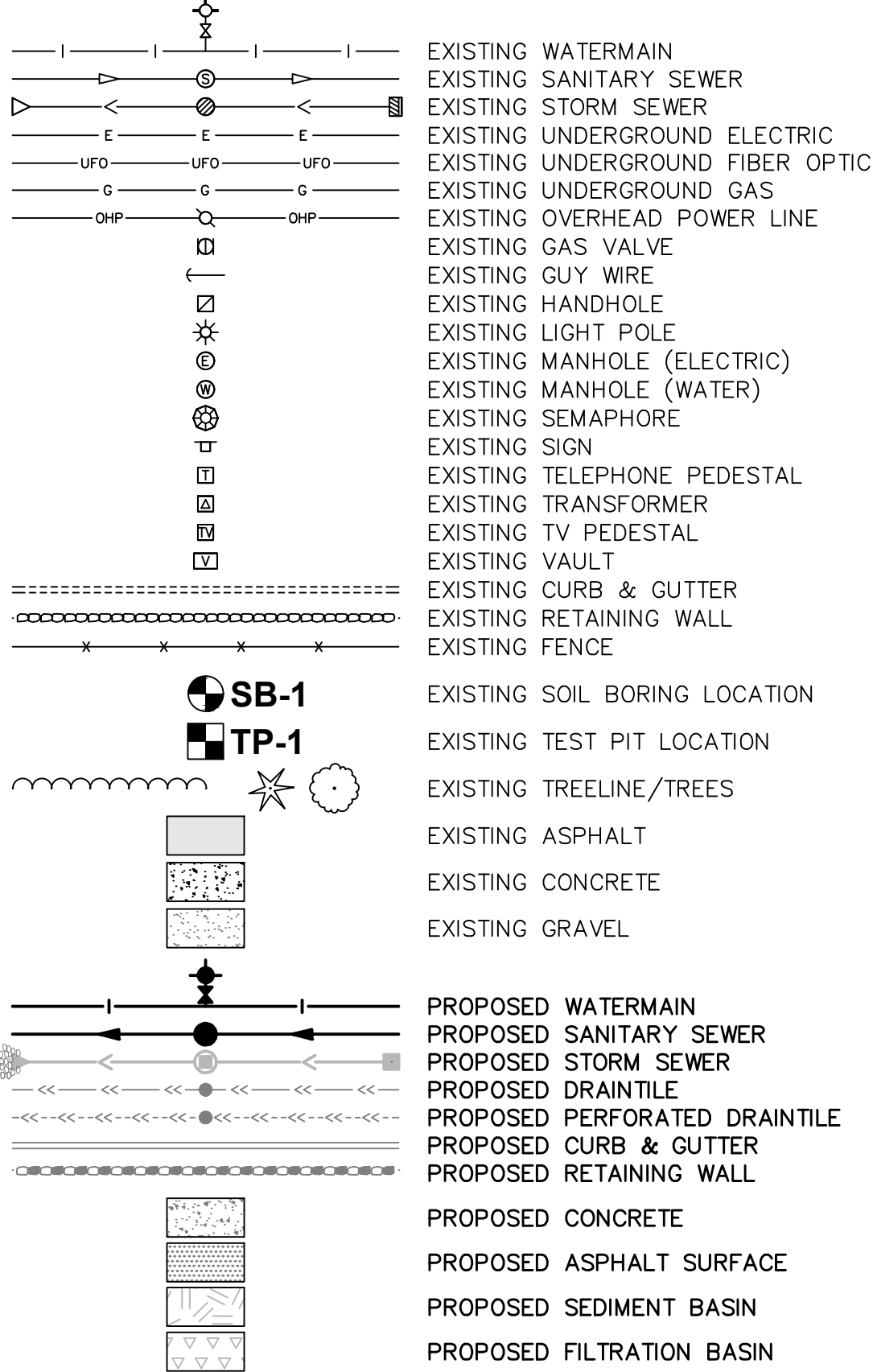
CAD FILE
23970SS-PRE

PROJECT NO.
23970

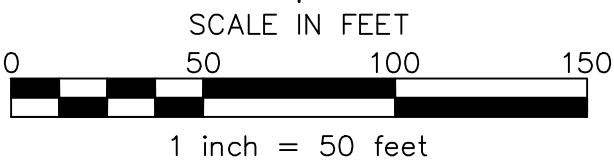
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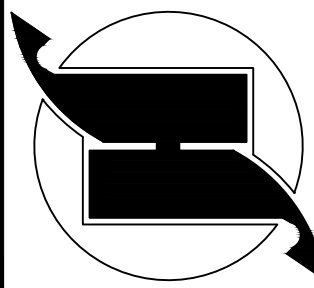
LEGEND



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ROGERS, MINNESOTA
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
FOR
RACHEL DEVELOPMENT
4180. NAPIER COURT, ST. MICHAEL, MN. 55376

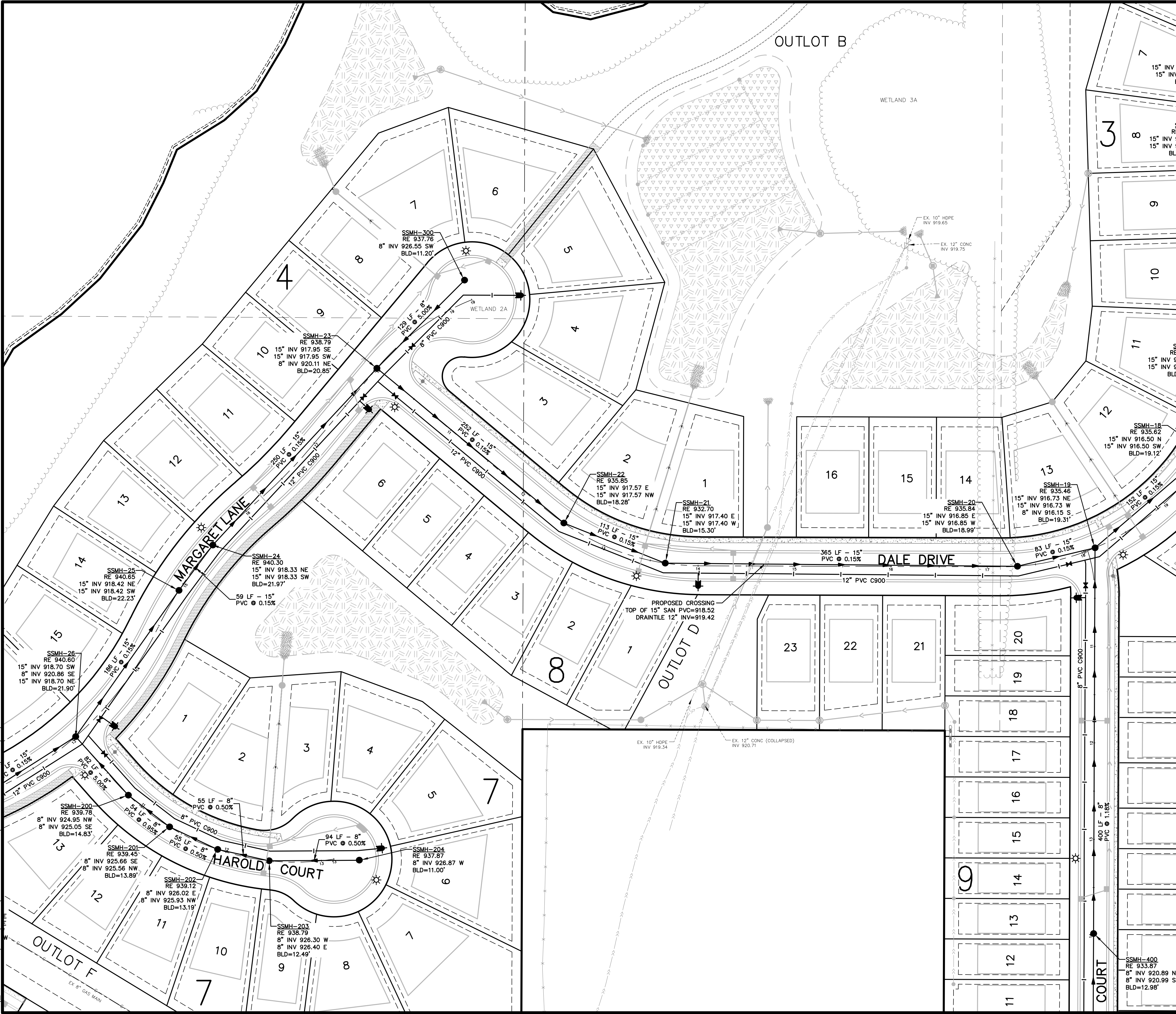
DRAWN BY VUN/EPF/JSO
DATE 02/24/2025

REVISIONS

03/19/2025	MPCA REVIEW SUBMITTA
04/04/2025	PARTIAL CITY COMMENT
04/15/2025	WATERSHED COMMENTS

CAD FILE 23970SS-PRE
PROJECT NO. 23970
5.4

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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN

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COWLEY LAKE PRESERVE

ROGERS, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

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

DRAWN BY
VUN/EPF/JSO

DATE
02/24/2025

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03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
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CAD FILE
23970SS-PRE

PROJECT NO.
23970

5.5

WILLANDALE ROAD

OUTLOT G

OUTLOT B

LOVINA LANE

MARLENE AVENUE

HAROLD COURT

OUTLOT F

OUTLOT I

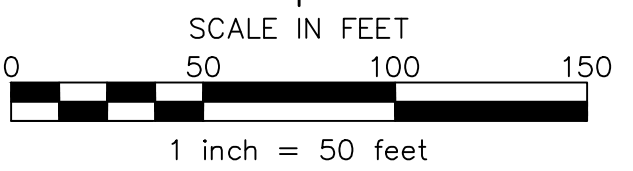
FUTURE WATERMAIN (FINAL SIZE AND LOCATION TBD)

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING GUY WIRE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
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5.6

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WILLANDALE ROAD

OUTLOT G

TERRITORIAL ROAD

MARLENE AVENUE

LOVINA LANE

OUTLOT F

OUTLOT I

FUTURE WATERMAIN (FINAL SIZE AND L

LEGEND

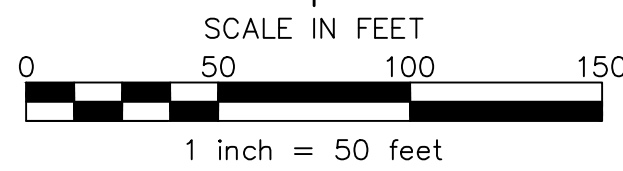
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	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
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	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



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



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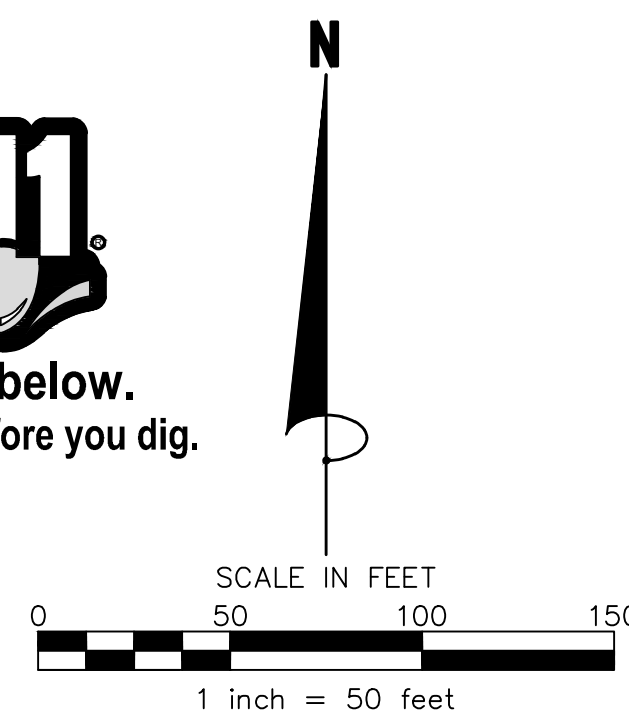
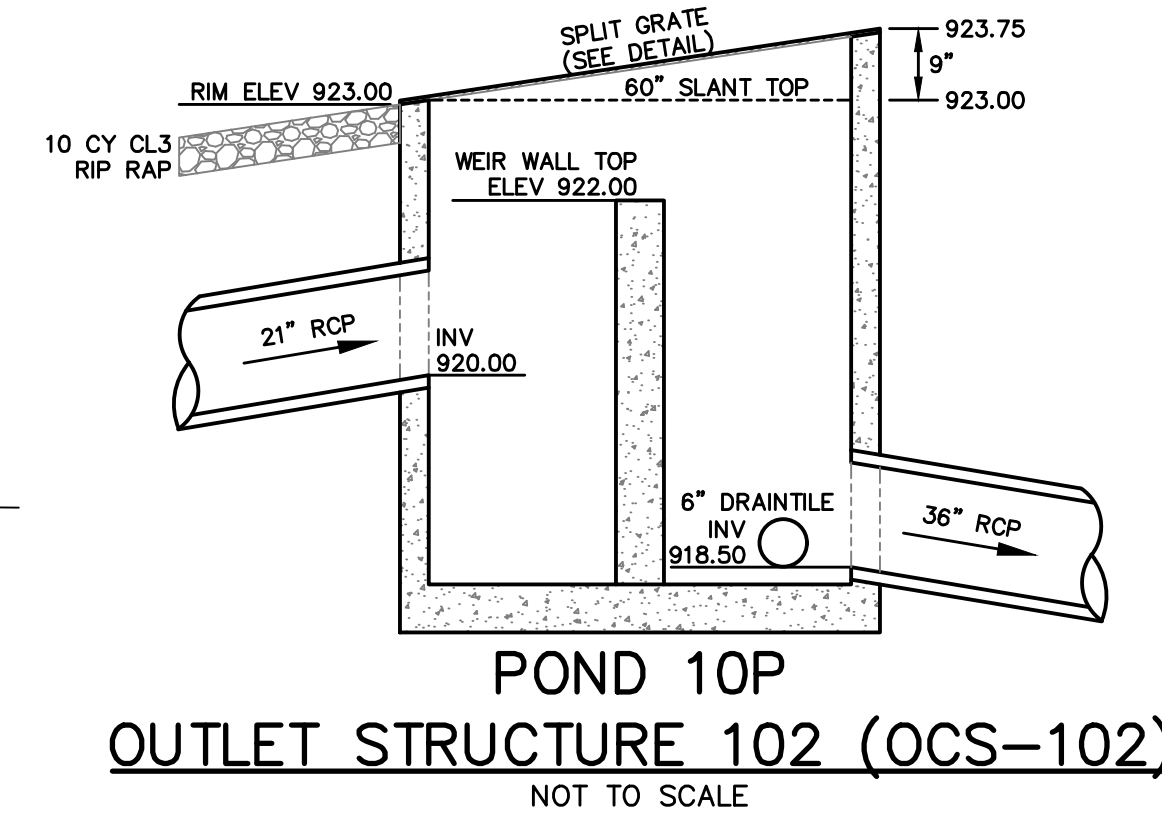
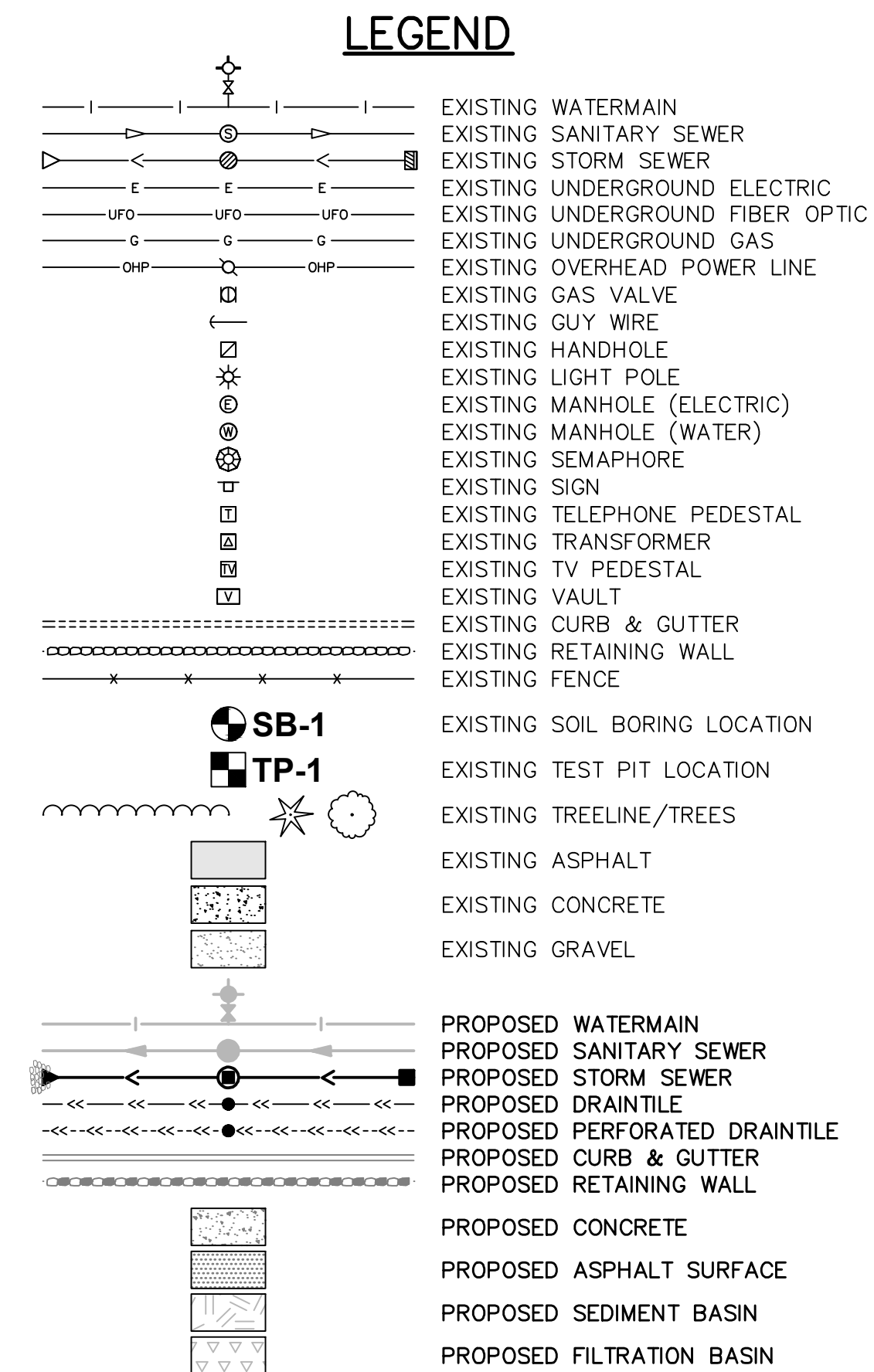
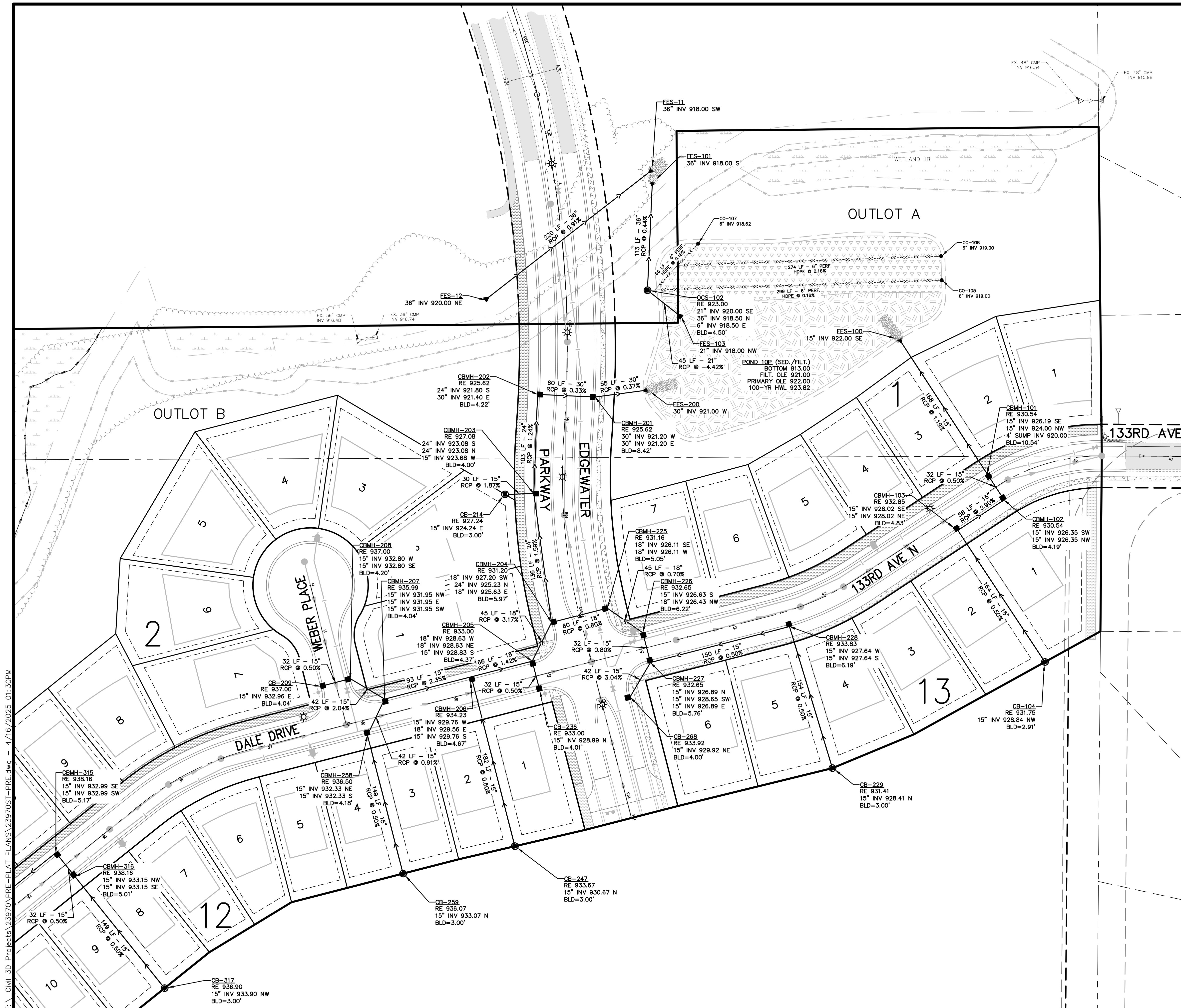


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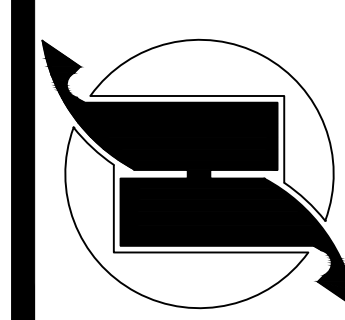
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Date: _____ Reg. No. _____

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

DRAWN BY VUN/EPF/JSO
DATE 02/24/2025
REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS
CAD FILE 23970SS-PRE
PROJECT NO. 23970
5.7



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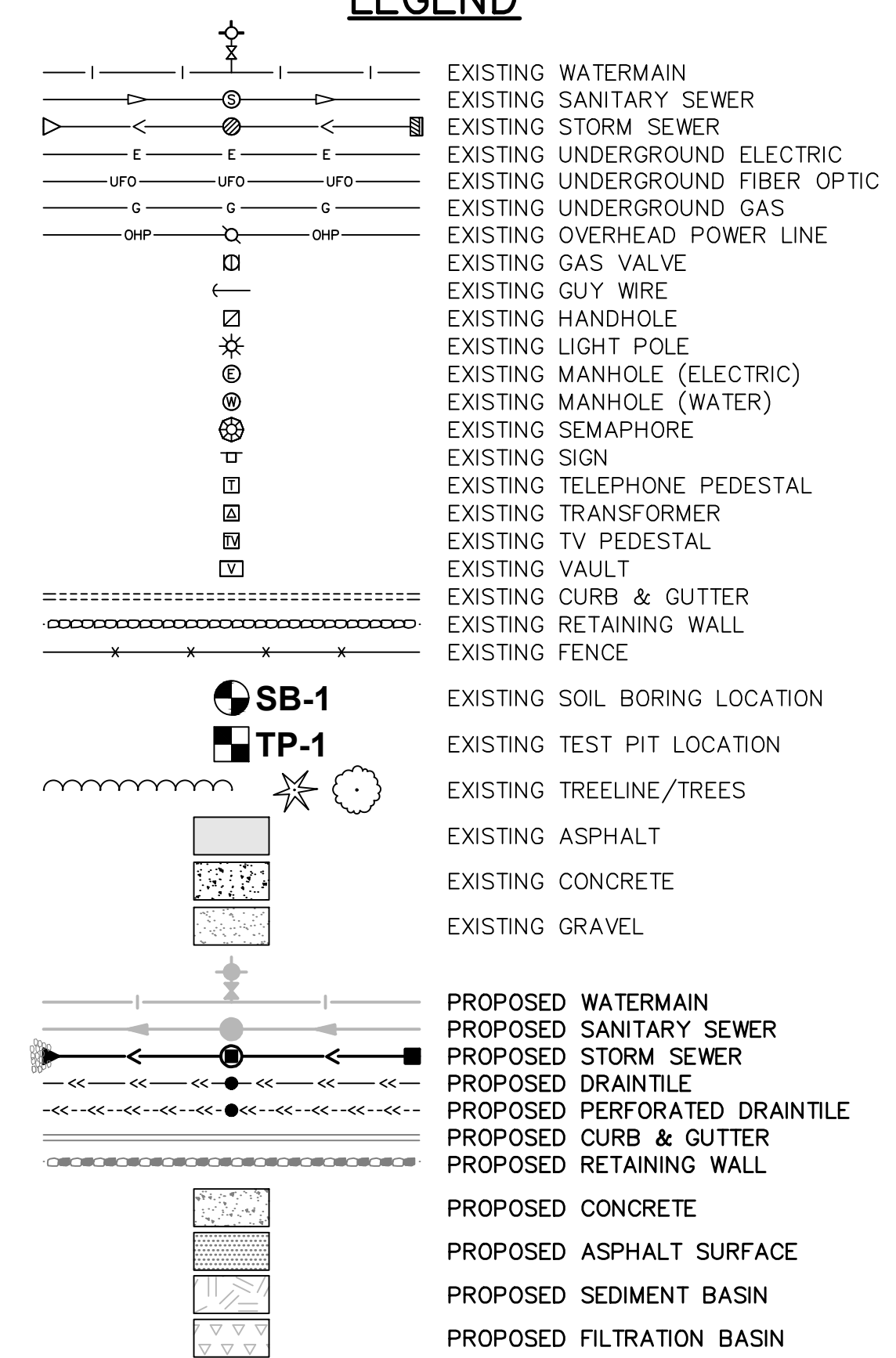
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY STORM SEWER PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

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CAD FILE 23970ST-PRE
PROJECT NO. 23970
5.8

F:_Civil 3D Projects\23970\PRE-PLAT PLANS\23970ST-PRE.dwg - 4/16/2025 01:30PM



	EXISTING WATERMAIN EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING UNDERGROUND ELECTRIC EXISTING UNDERGROUND FIBER OPTIC EXISTING UNDERGROUND GAS EXISTING OVERHEAD POWER LINE EXISTING GAS VALVE EXISTING GUY WIRE EXISTING HANDHOLE EXISTING LIGHT POLE EXISTING MANHOLE (ELECTRIC) EXISTING MANHOLE (WATER) EXISTING SEMAPHORE EXISTING SIGN EXISTING TELEPHONE PEDESTAL EXISTING TRANSFORMER EXISTING TV PEDESTAL EXISTING VAULT EXISTING CURB & GUTTER EXISTING RETAINING WALL EXISTING FENCE EXISTING SOIL BORING LOCATION EXISTING TEST PIT LOCATION EXISTING TREELINE/TREES EXISTING ASPHALT EXISTING CONCRETE EXISTING GRAVEL PROPOSED WATERMAIN PROPOSED SANITARY SEWER PROPOSED STORM SEWER PROPOSED DRAIN TILE PROPOSED PERFORATED DRAIN TILE PROPOSED CURB & GUTTER PROPOSED RETAINING WALL PROPOSED CONCRETE PROPOSED ASPHALT SURFACE PROPOSED SEDIMENT BASIN PROPOSED FILTRATION BASIN
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	EXISTING WATERMAIN EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING UNDERGROUND ELECTRIC EXISTING UNDERGROUND FIBER OPTIC EXISTING UNDERGROUND GAS EXISTING OVERHEAD POWER LINE EXISTING GAS VALVE EXISTING GUY WIRE EXISTING HANDHOLE EXISTING LIGHT POLE EXISTING MANHOLE (ELECTRIC) EXISTING MANHOLE (WATER) EXISTING SEMAPHORE EXISTING SIGN EXISTING TELEPHONE PEDESTAL EXISTING TRANSFORMER EXISTING TV PEDESTAL EXISTING VAULT EXISTING CURB & GUTTER EXISTING RETAINING WALL EXISTING FENCE EXISTING SOIL BORING LOCATION EXISTING TEST PIT LOCATION EXISTING TREELINE/TREES EXISTING ASPHALT EXISTING CONCRETE EXISTING GRAVEL PROPOSED WATERMAIN PROPOSED SANITARY SEWER PROPOSED STORM SEWER PROPOSED DRAIN TILE PROPOSED PERFORATED DRAIN TILE PROPOSED CURB & GUTTER PROPOSED RETAINING WALL PROPOSED CONCRETE PROPOSED ASPHALT SURFACE PROPOSED SEDIMENT BASIN PROPOSED FILTRATION BASIN
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	EXISTING WATERMAIN EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING UNDERGROUND ELECTRIC EXISTING UNDERGROUND FIBER OPTIC EXISTING UNDERGROUND GAS EXISTING OVERHEAD POWER LINE EXISTING GAS VALVE EXISTING GUY WIRE EXISTING HANDHOLE EXISTING LIGHT POLE EXISTING MANHOLE (ELECTRIC) EXISTING MANHOLE (WATER) EXISTING SEMAPHORE EXISTING SIGN EXISTING TELEPHONE PEDESTAL EXISTING TRANSFORMER EXISTING TV PEDESTAL EXISTING VAULT EXISTING CURB & GUTTER EXISTING RETAINING WALL EXISTING FENCE EXISTING SOIL BORING LOCATION EXISTING TEST PIT LOCATION EXISTING TREELINE/TREES EXISTING ASPHALT EXISTING CONCRETE EXISTING GRAVEL PROPOSED WATERMAIN PROPOSED SANITARY SEWER PROPOSED STORM SEWER PROPOSED DRAIN TILE PROPOSED PERFORATED DRAIN TILE PROPOSED CURB & GUTTER PROPOSED RETAINING WALL PROPOSED CONCRETE PROPOSED ASPHALT SURFACE PROPOSED SEDIMENT BASIN PROPOSED FILTRATION BASIN
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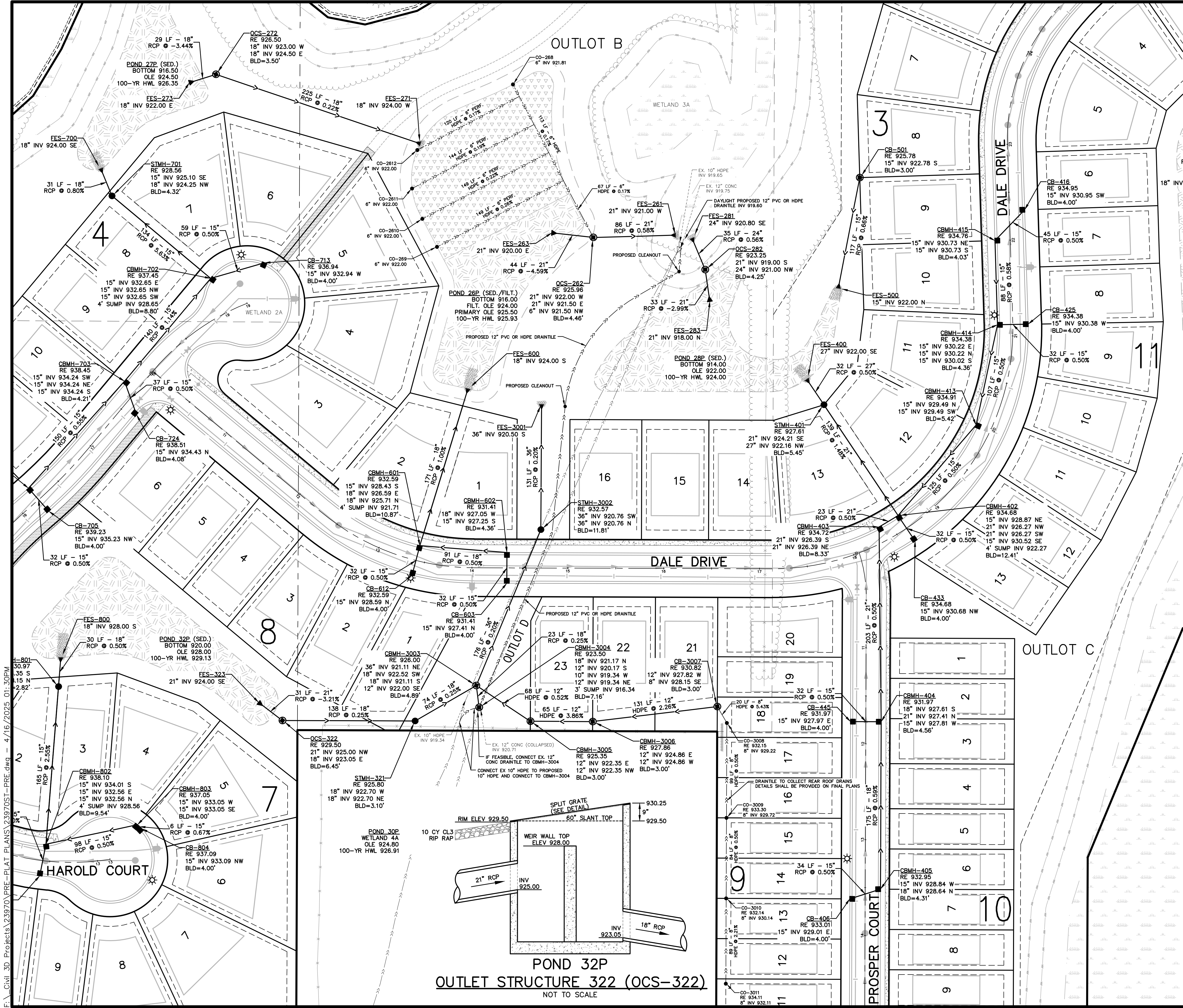
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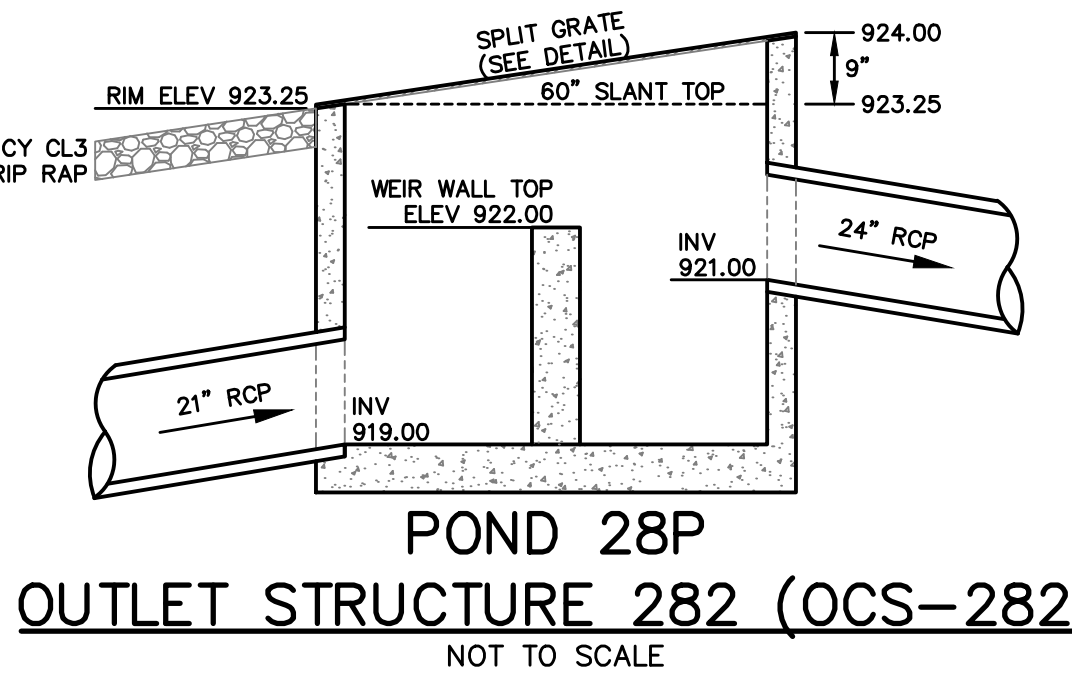
Date: _____ Reg. No. _____

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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING UNDERGROUND GAS
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS VALVE
	EXISTING HANDHOLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE (ELECTRIC)
	EXISTING MANHOLE (WATER)
	EXISTING SEMAPHORE
	EXISTING SIGN
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRANSFORMER
	EXISTING TV PEDESTAL
	EXISTING VAULT
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING SOIL BORING LOCATION
	EXISTING TEST PIT LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



811
Know what's below.
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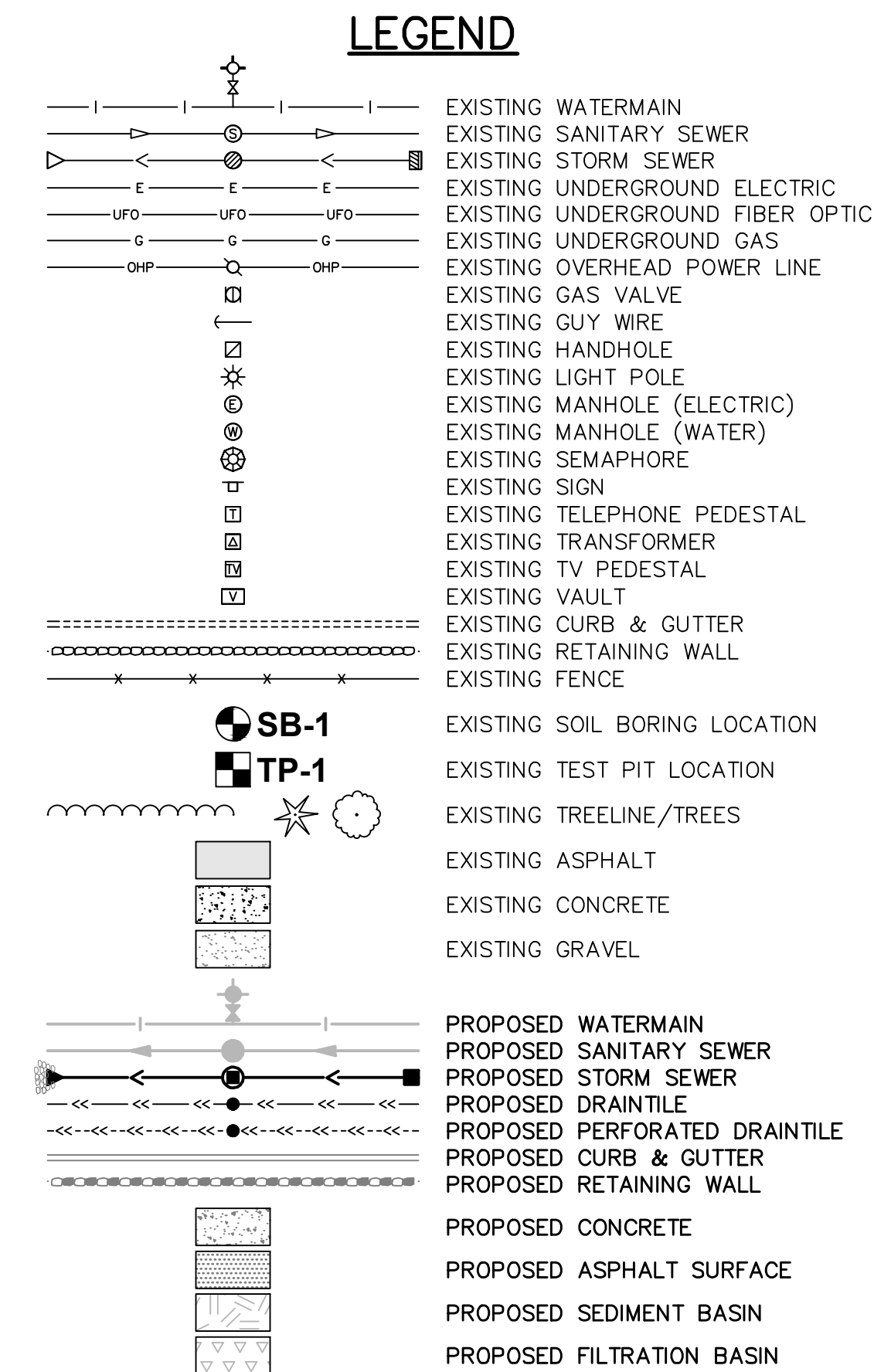
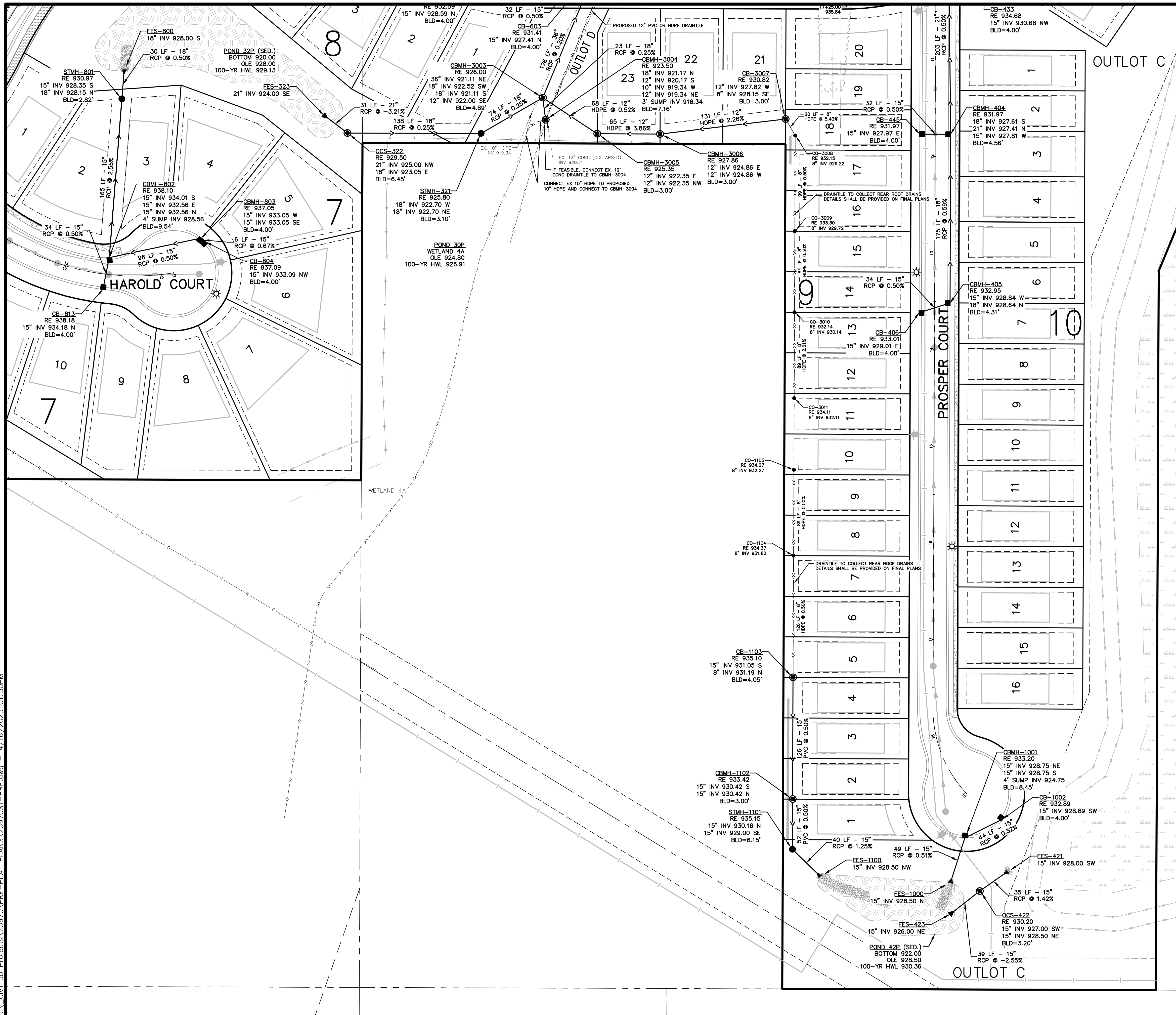
SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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

DRAWN BY
VUN/EPF/JSO
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PROJECT NO.
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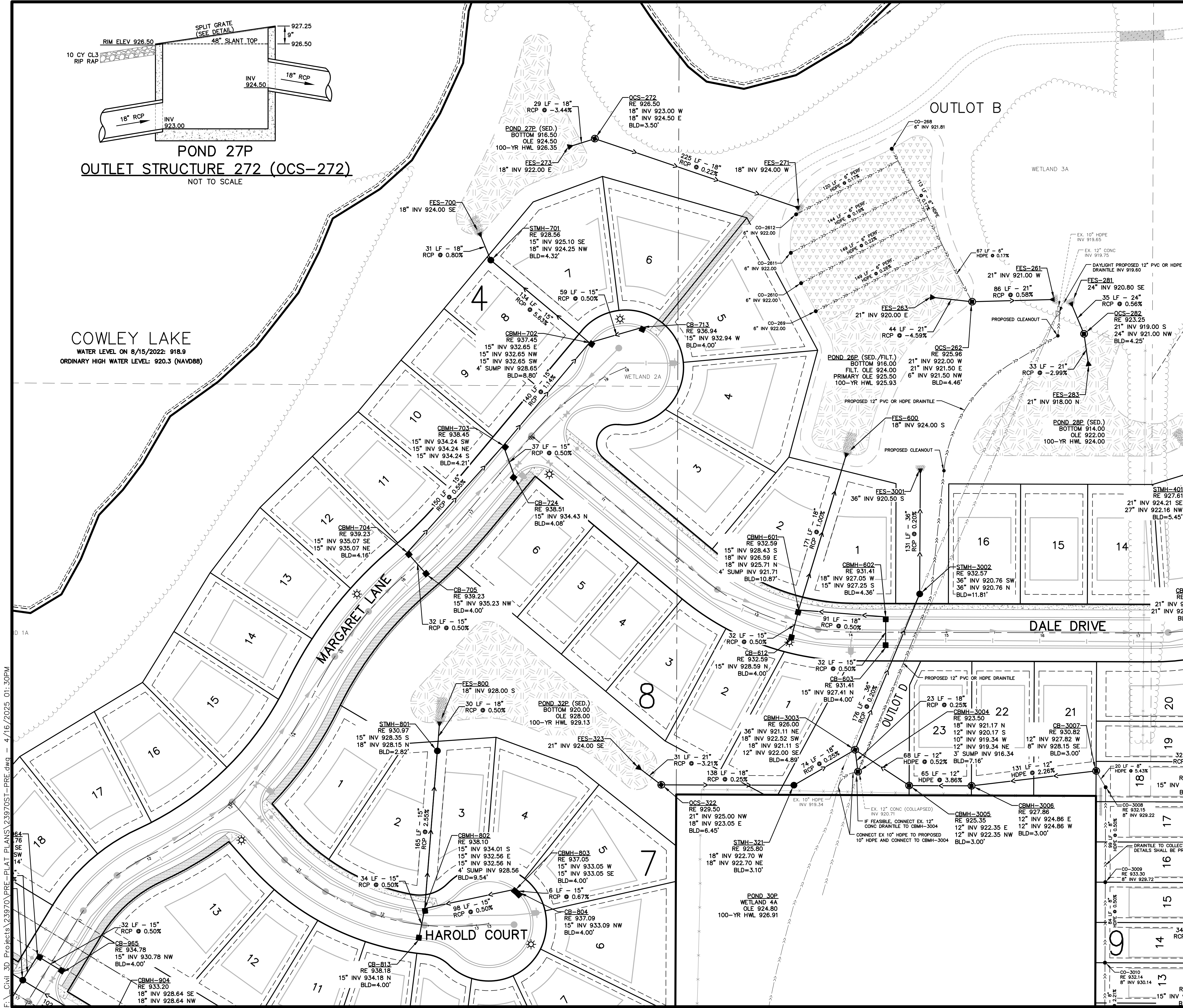
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COWLEY LAKE PRESERVE
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PRELIMINARY STORM SEWER PLAN
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RACHEL DEVELOPMENT
4180 NAPIER COURT ST. MICHAEL, MN 55376

DRAWN BY VUN/EPF/JSO
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04/15/2025	WATERSHED COMMENTS

CAD FILE 23970ST-PRE
PROJECT NO. 23970
5.11



LEGEND

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND FIBER OPTIC
EXISTING UNDERGROUND GAS
EXISTING OVERHEAD POWER LINE
EXISTING GAS VALVE
EXISTING GUY WIRE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING MANHOLE (ELECTRIC)
EXISTING MANHOLE (WATER)
EXISTING SEMAPHORE
EXISTING SIGN
EXISTING TELEPHONE PEDESTAL
EXISTING TRANSFORMER
EXISTING TV PEDESTAL
EXISTING VAULT
EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE

EXISTING SOIL BORING LOCATION
EXISTING TEST PIT LOCATION
EXISTING TREELINE/TREES
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL

PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED DRAIN TILE
PROPOSED PERFORATED DRAIN TILE
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL

PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN

POND 26P
OUTLET STRUCTURE 262 (OCS-262)
NOT TO SCALE

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

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PRELIMINARY STORM SEWER PLAN
FOR
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4180 NAPIER COURT, ST. MICHAEL, MN 55376

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VUN/EPF/JSO

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02/24/2025

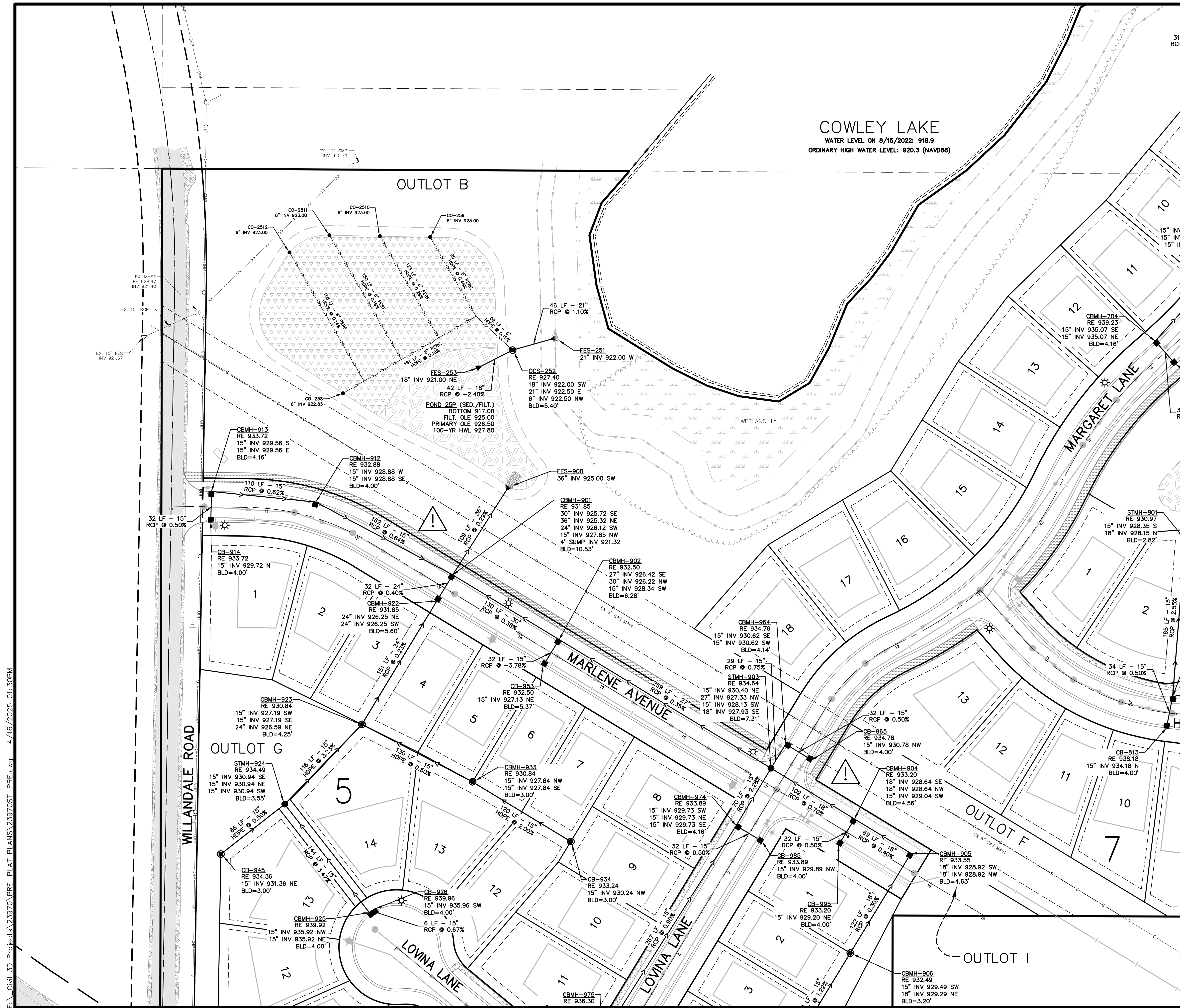
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CAD FILE
23970ST-PRE

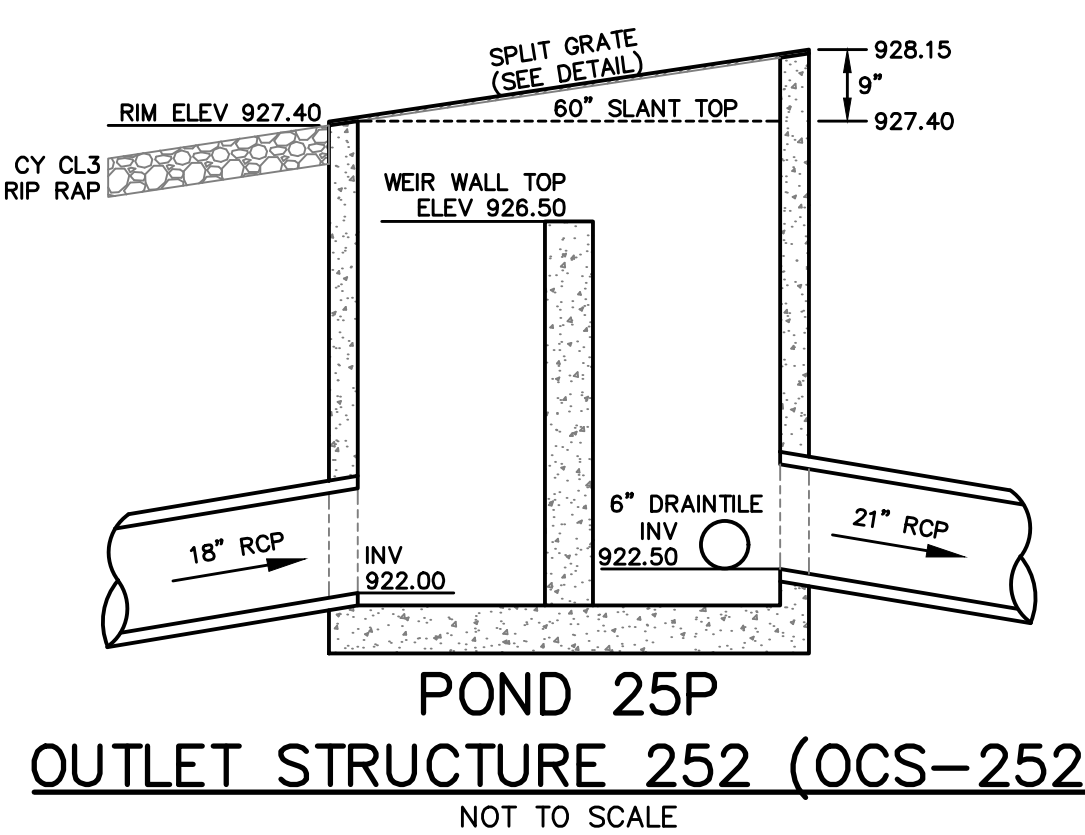
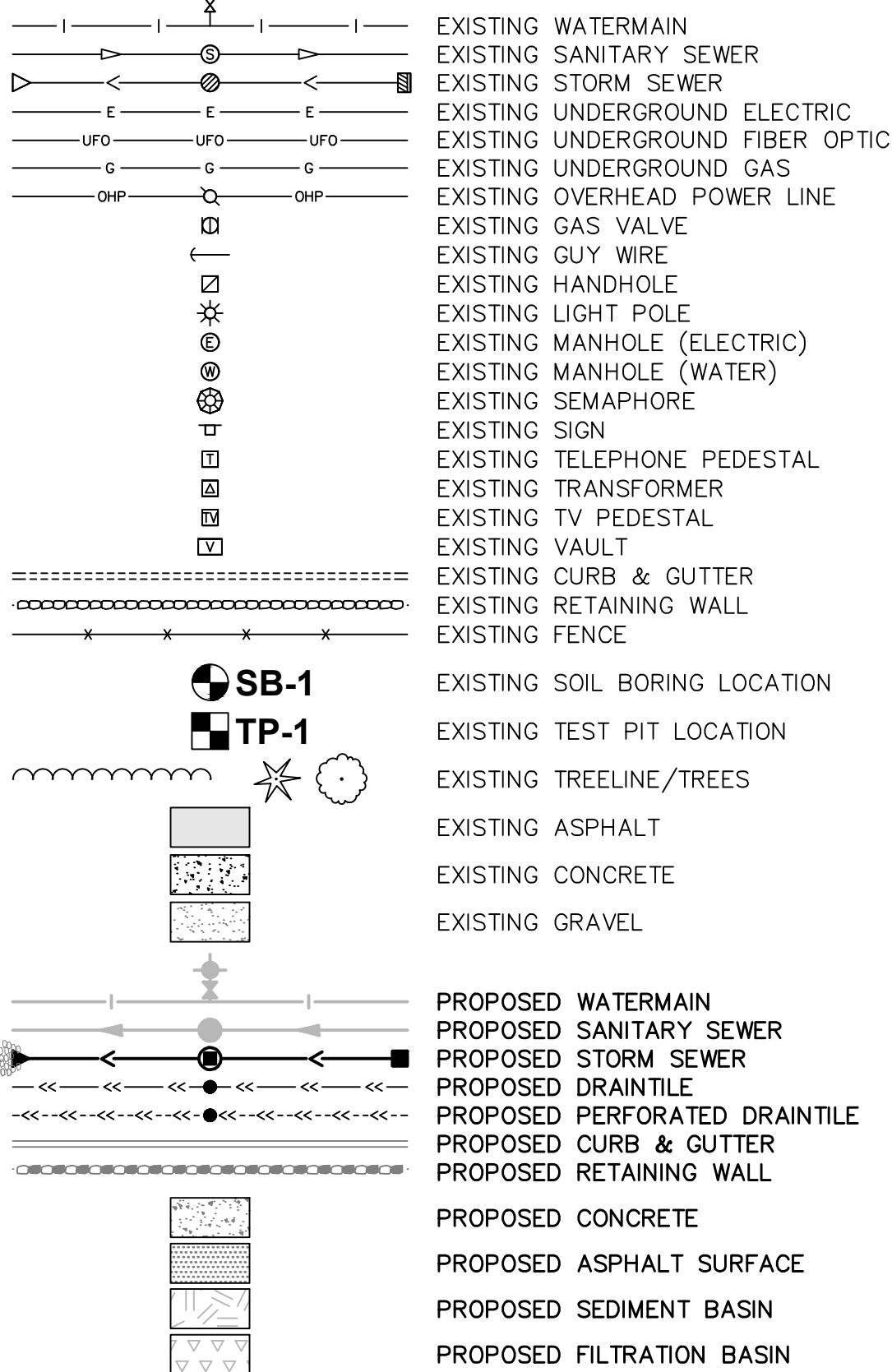
PROJECT NO.
23970

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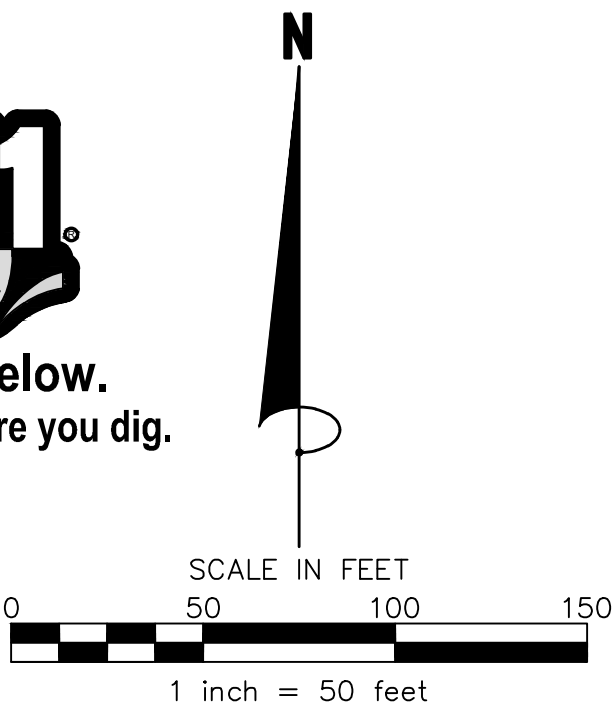


COWLEY LAKE
WATER LEVEL ON 8/15/2022: 918.9
ORDINARY HIGH WATER LEVEL: 920.3 (NAVD88)

LEGEND



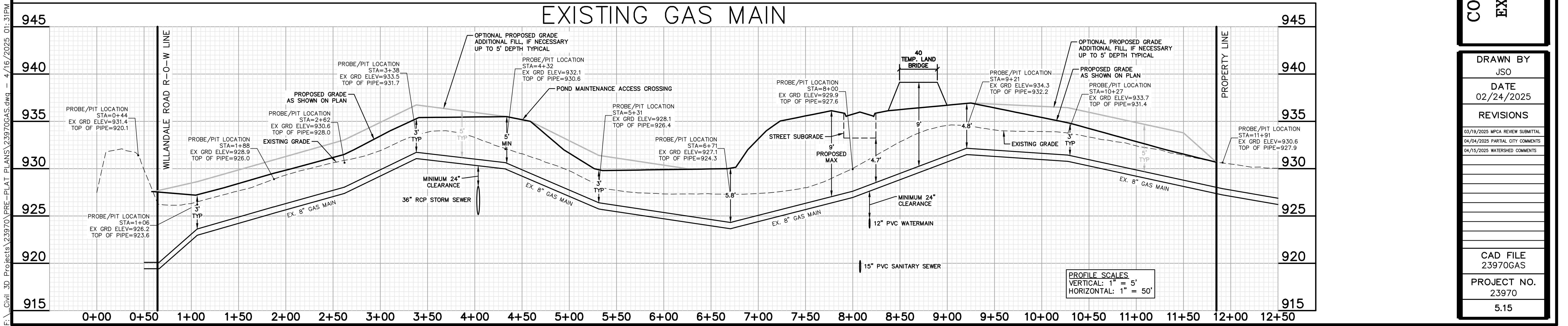
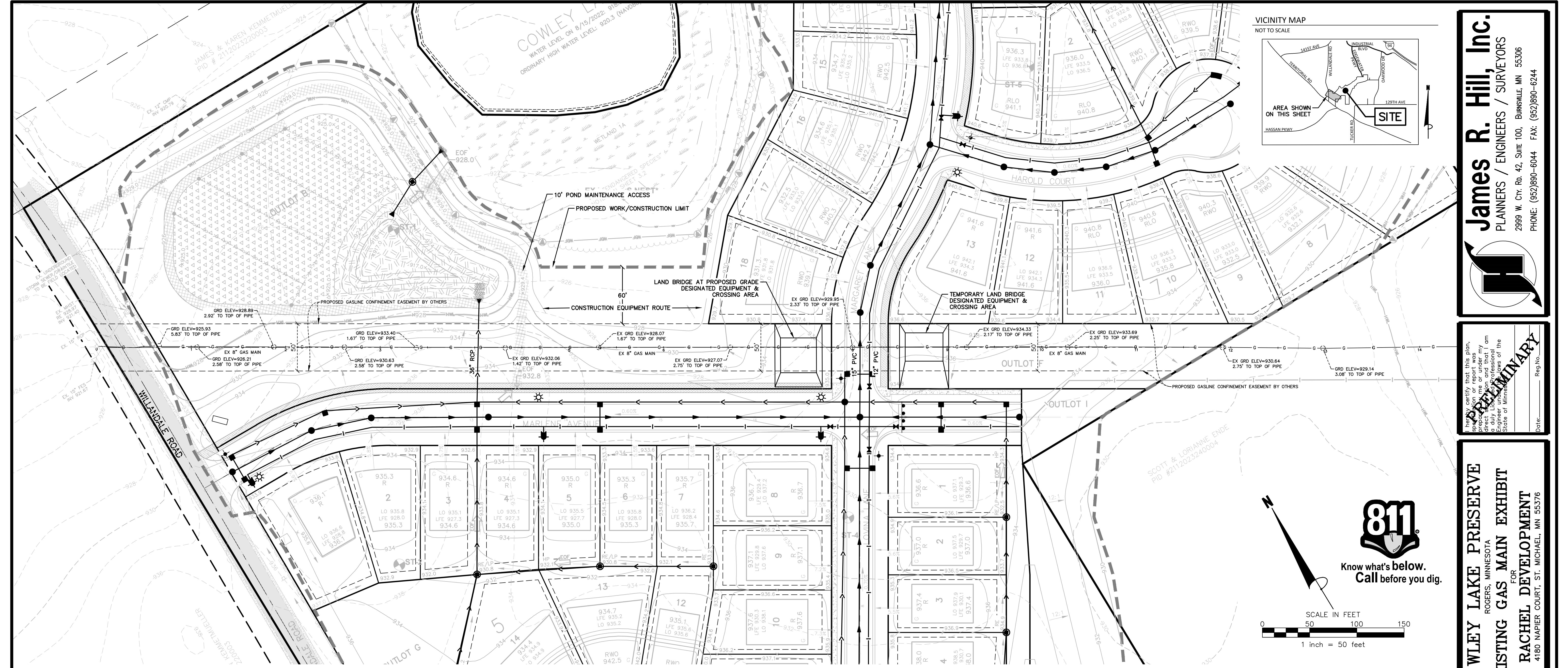
Know what's **below**.
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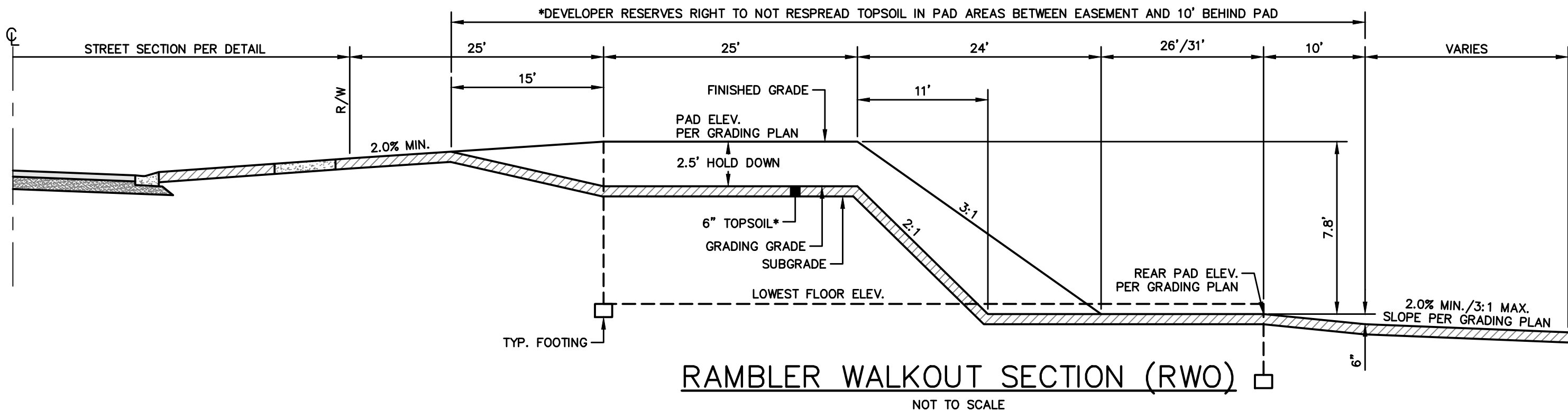
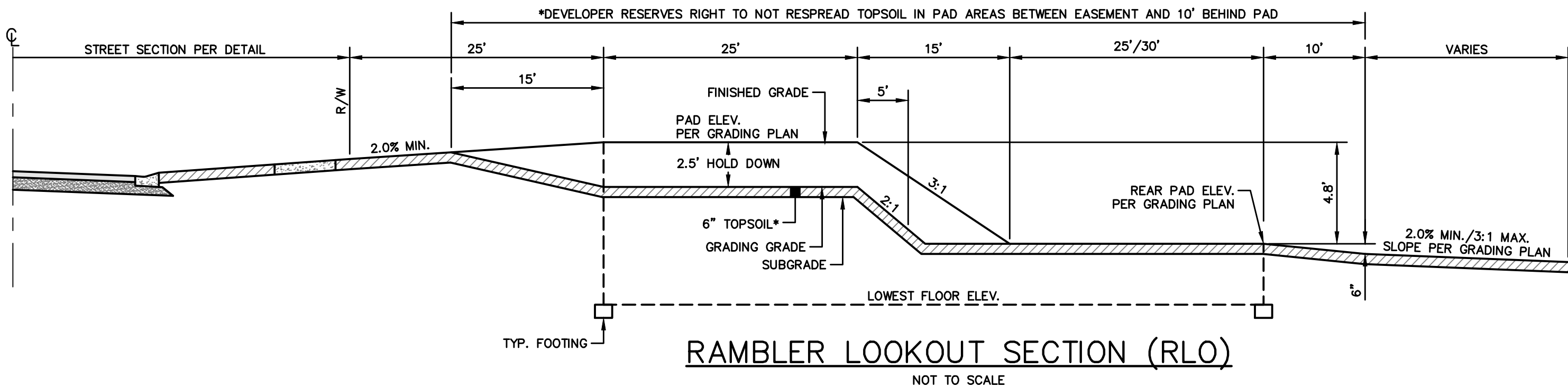
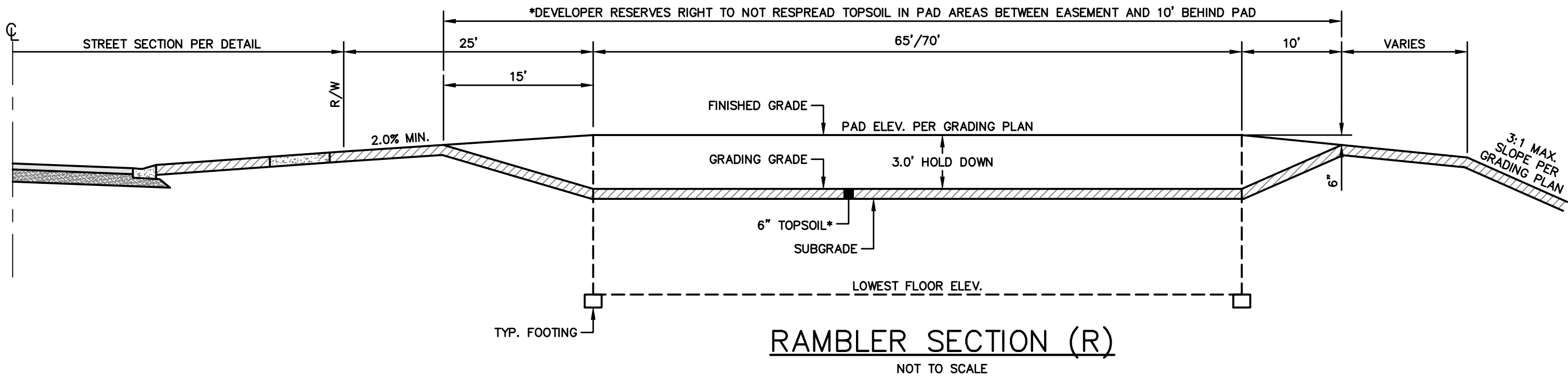
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COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
PRELIMINARY STORM SEWER PLAN
FOR
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4180 NAPIER COURT. ST. MICHAEL, MN 55376

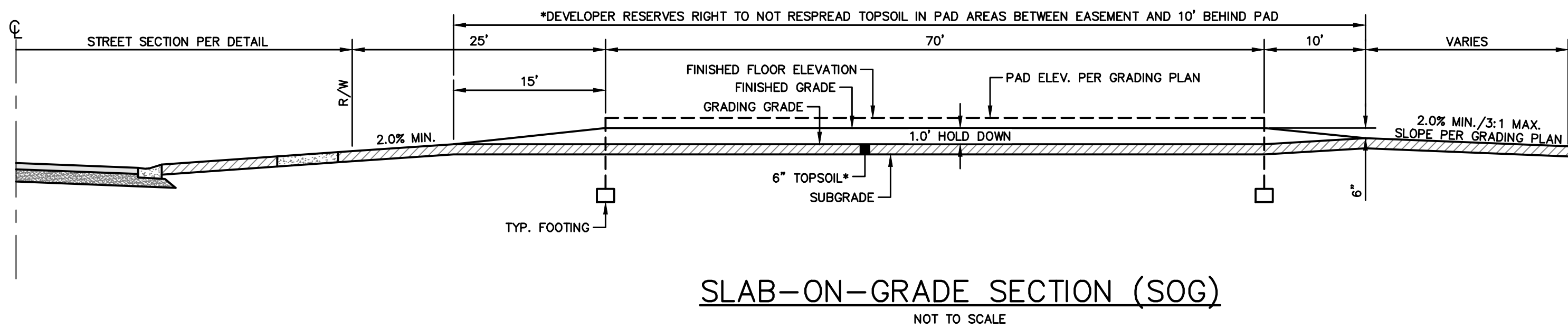
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PROJECT NO.
23970
5.13



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



CARRIAGE LOTS



RECOMMENDED HOUSE TYPES

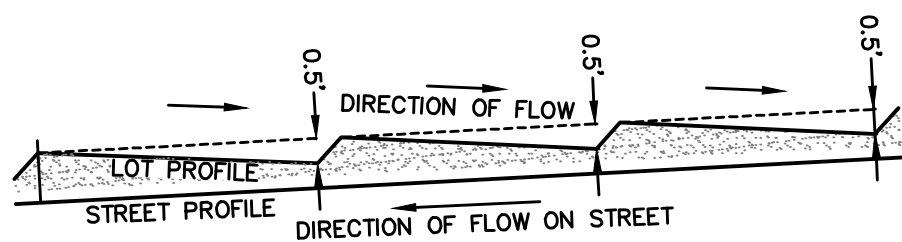
- SOG** SLAB ON GRADE LOT – ELEVATION IS THE SAME AT THE FRONT AND REAR OF THE HOUSE. LOT CAN ACCOMMODATE A SLAB ON GRADE HOME. LOWEST FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN.
- R** STANDARD LOT – FINISHED GROUND ELEVATION IS THE SAME AT THE FRONT AND REAR OF HOUSE. LOT CAN ACCOMMODATE RAMBLER, SPLIT ENTRY OR TWO STORY HOME. BASEMENT FLOOR ELEVATION IS 7.3' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.
- RLO** LOOKOUT LOT – FINISHED GROUND ELEVATION FOR LOOKOUT IS 4.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. WINDOW OPENINGS ARE 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT LOOKOUT.
- RWO** WALKOUT LOT – FINISHED GROUND ELEVATION FOR WALKOUT IS 7.8' LOWER THAN FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. BASEMENT FLOOR ELEVATION/OPENING IS 0.5' ABOVE FINISHED GROUND ELEVATION SHOWN AT WALKOUT.
- NOTE:** FOR ALL RECOMMENDED HOUSE TYPES, GARAGE FLOOR ELEVATION IS 0.3' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. TOP OF BLOCK ELEVATION IS 0.7' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.

STANDARD GRADING NOTES:

- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
 - GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
 - ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
 - IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
 - THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- MINIMUM DENSITY REQUIREMENTS NOTES 8-10 (REFER TO GEOTECHNICAL REPORT FOR DENSITY RECOMMENDATIONS)**
- DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS, WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
 - LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 790 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 - IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
 - BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
 - THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
 - TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

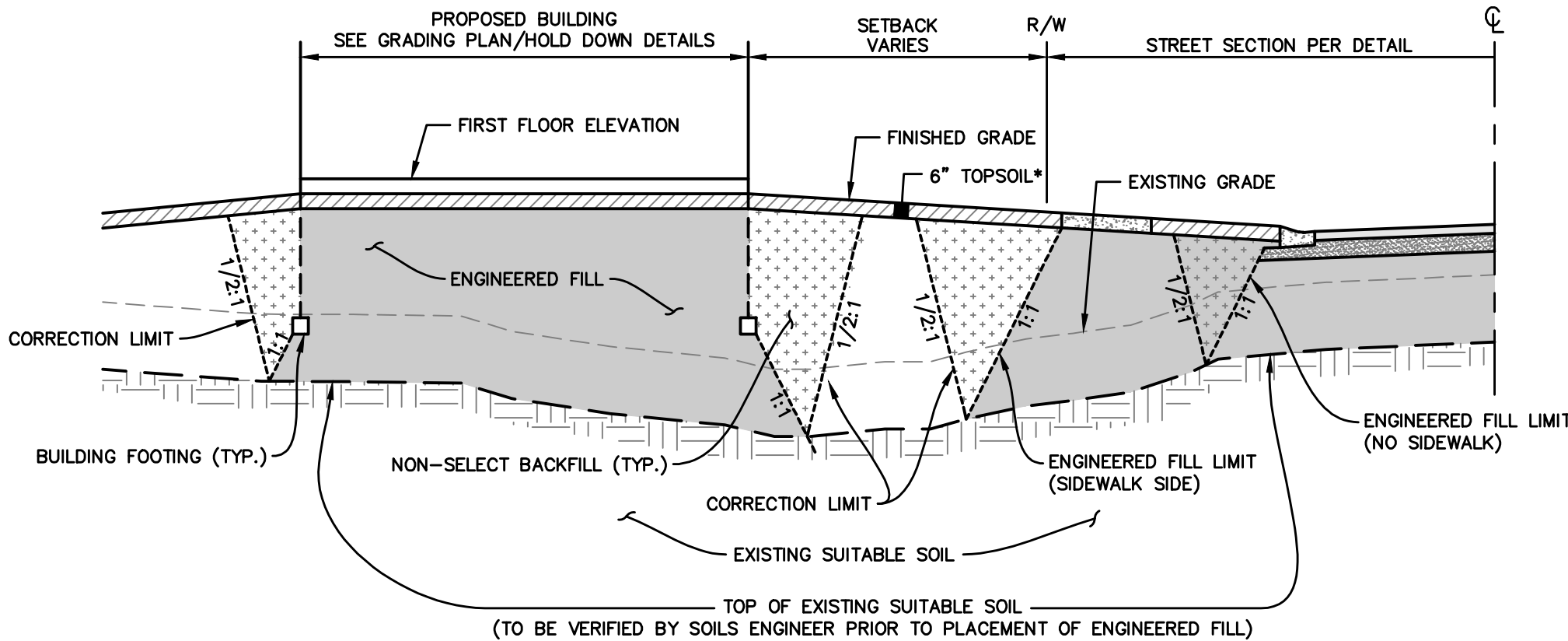
SPECIFIC GRADING NOTES:

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



LOT BENCHING DETAIL

NOT TO SCALE



SUBGRADE CORRECTION DETAIL

NOT TO SCALE

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

DRAWN BY
JSO

DATE
02/24/2025

REVISIONS

03/19/2025	MPCA REVIEW SUBMITTAL
04/04/2025	PARTIAL CITY COMMENTS
04/15/2025	WATERSHED COMMENTS

CAD FILE
23970D

PROJECT NO.
23970

6.0



POND 10P STABILIZED EMERGENCY OVERFLOW

POND 25P STABILIZED EMERGENCY OVERFLOW

POND 26P STABILIZED EMERGENCY OVERFLOW

POND 27P STABILIZED EMERGENCY OVERFLOW

POND 28P STABILIZED EMERGENCY OVERFLOW

POND 32P STABILIZED EMERGENCY OVERFLOW

POND 42P STABILIZED EMERGENCY OVERFLOW

POND 43P STABILIZED EMERGENCY OVERFLOW



GENERAL UTILITY CONSTRUCTION NOTES:

1. **SPECIFICATIONS:** THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ROGERS GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.
2. **EXISTING FACILITIES:** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

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

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

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

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

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

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

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

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

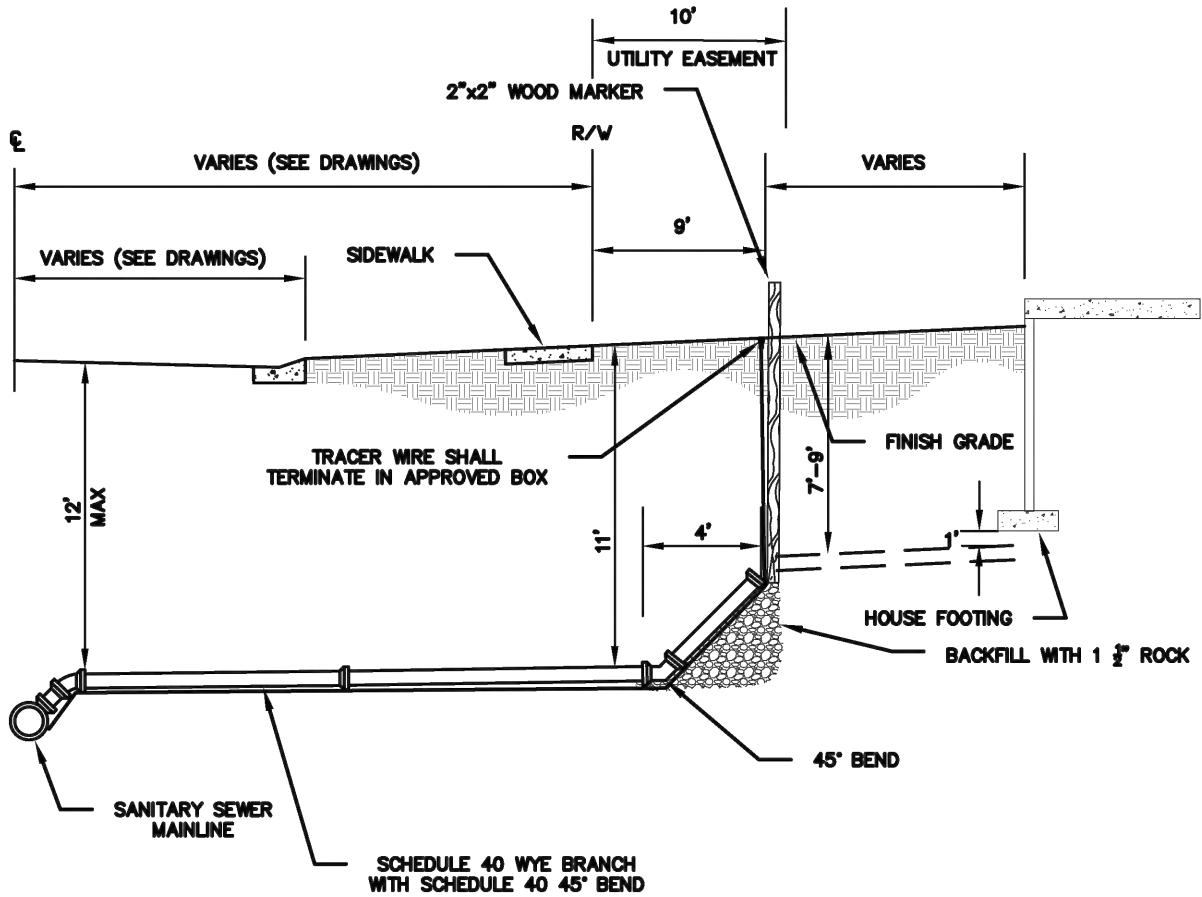
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

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

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

3. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.
4. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C900 PVC W/ TRACER WIRE.

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



NOTES:

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

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

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

END OF SERVICE SHALL BE 7' TO 9' DEEP AT END OF SERVICE. THE END SHALL BE A FACTORY JOINT WITH PLUG, USING A FACTORY MANUFACTURED ADAPTOR WHERE NECESSARY



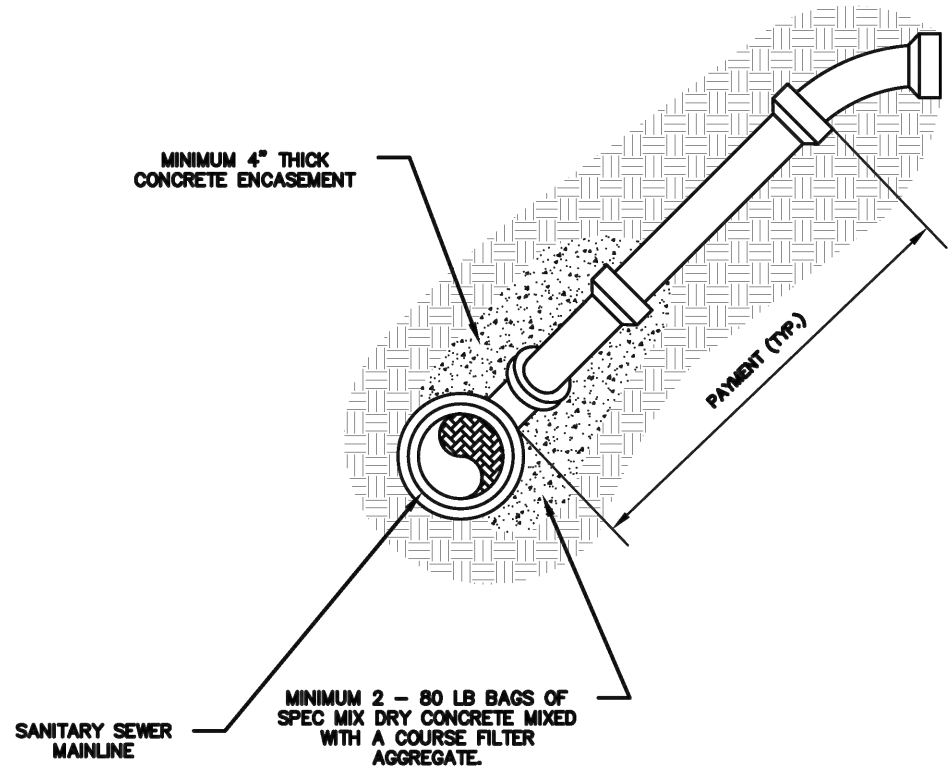
SANITARY SEWER SERVICE

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-1



NOTES:

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

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

SCHEDULE 40 PVC SERVICES



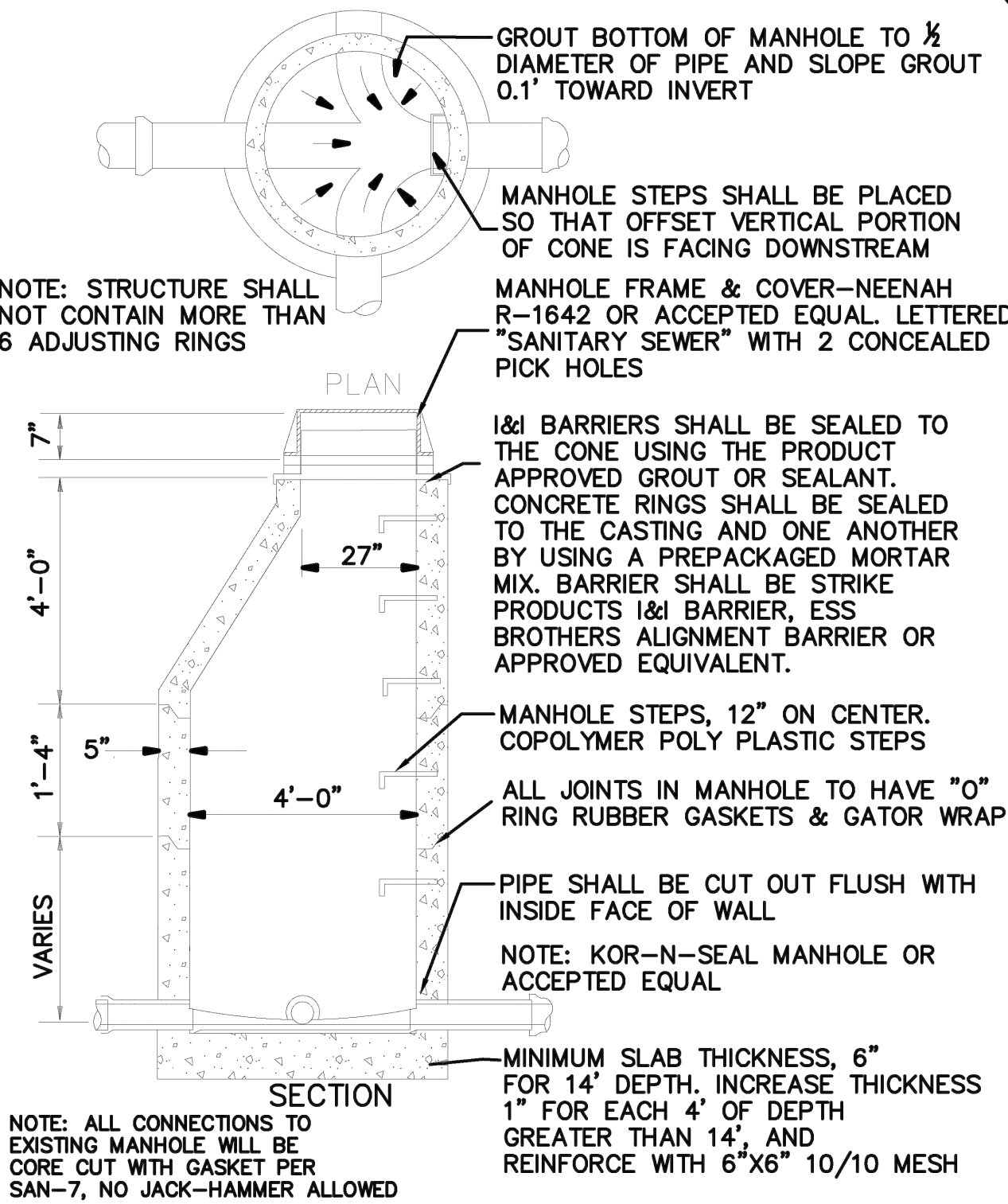
SANITARY SEWER SERVICE RISER

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-2



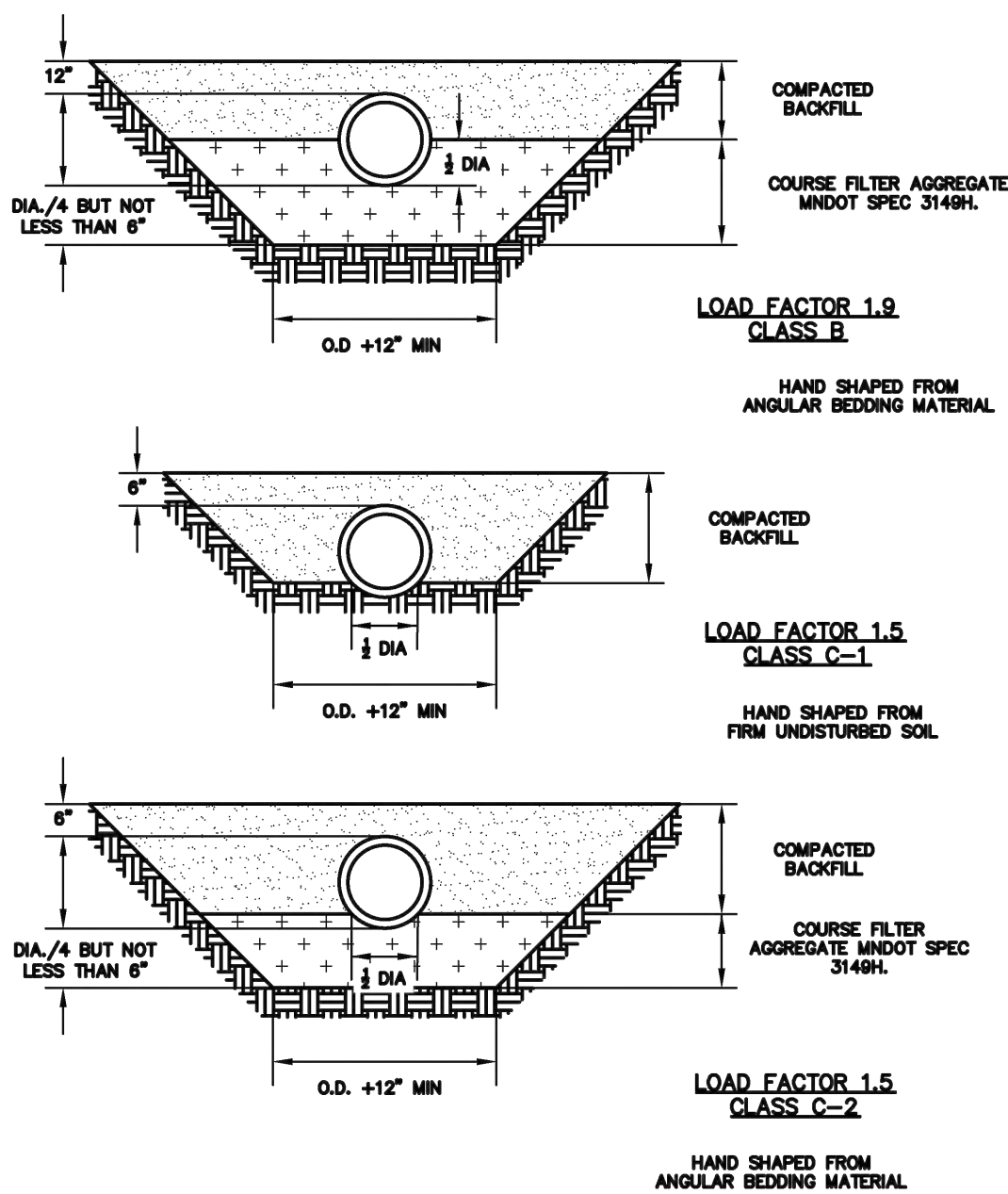
STANDARD SANITARY MANHOLE

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-4



NOTES:

"DIA" DENOTES OUTSIDE DIAMETER OF PIPE



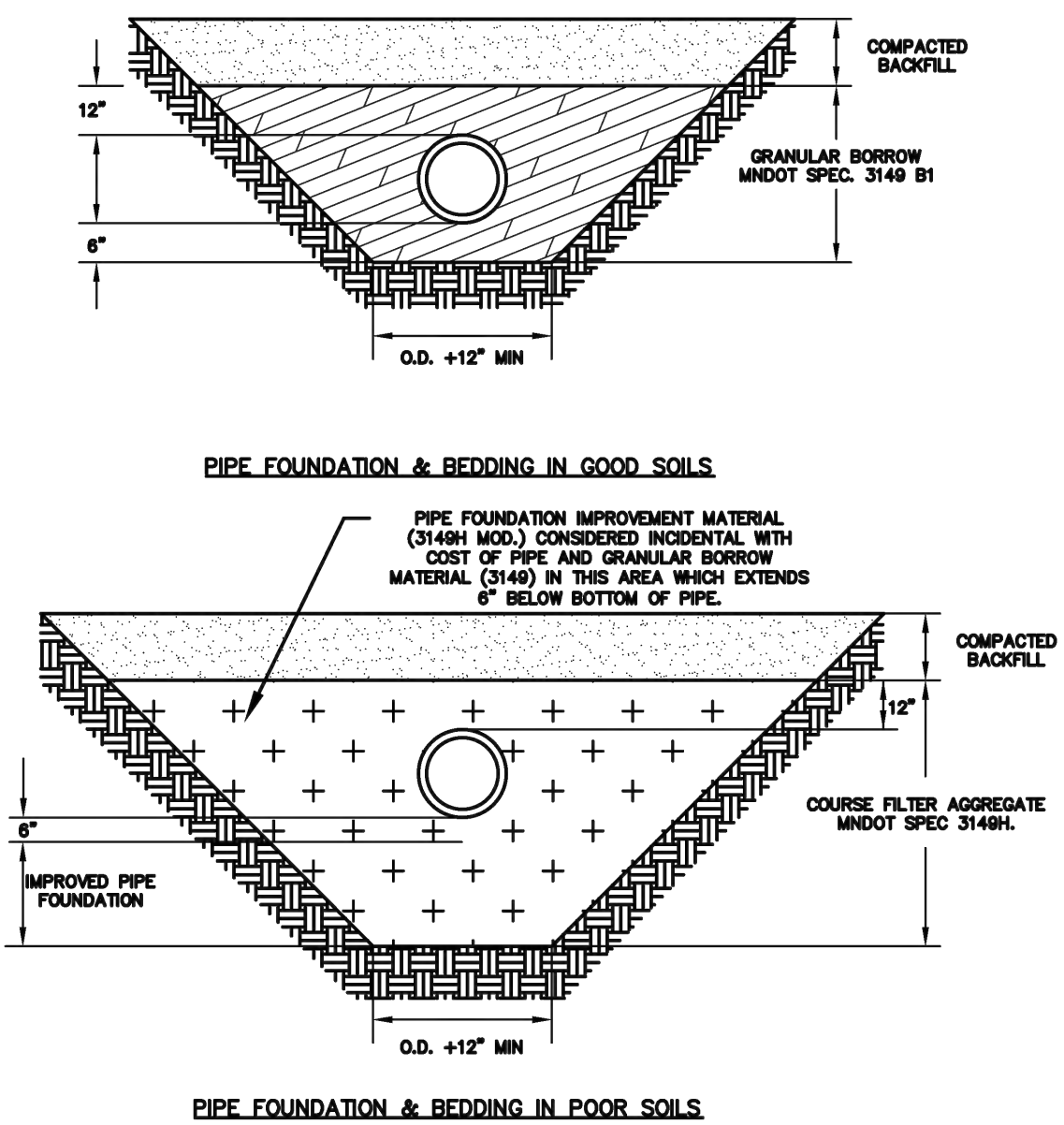
PIPE BEDDING METHODS FOR RCP OR DIP

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-11



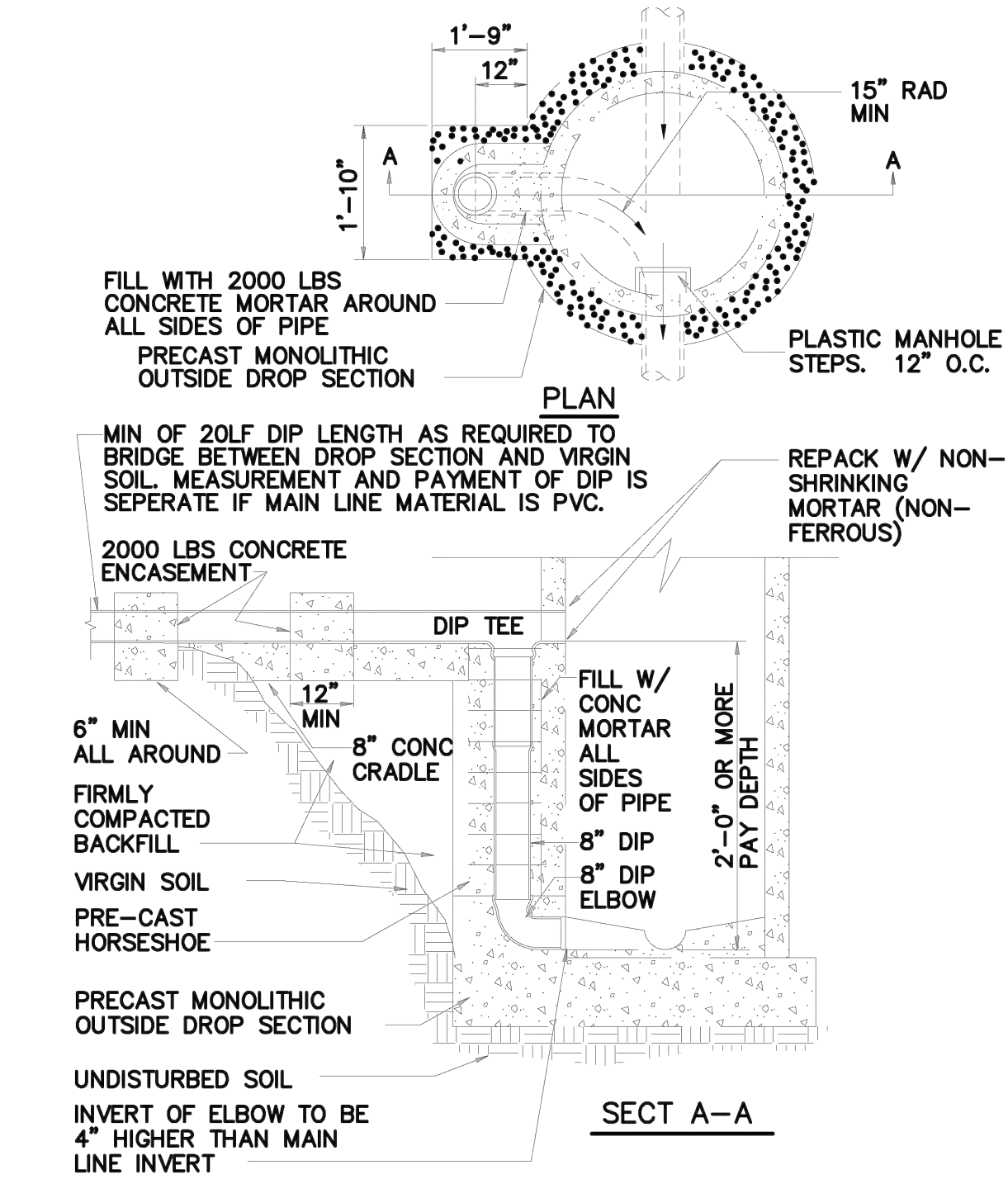
PIPE BEDDING METHODS FOR PVC

Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-12



SANITARY MANHOLE OUTSIDE DROP SECTION

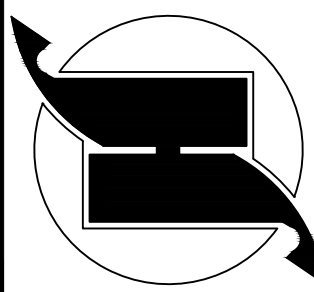
Standard Details

Date: SEPTEMBER, 2020

Revised:

SAN-13

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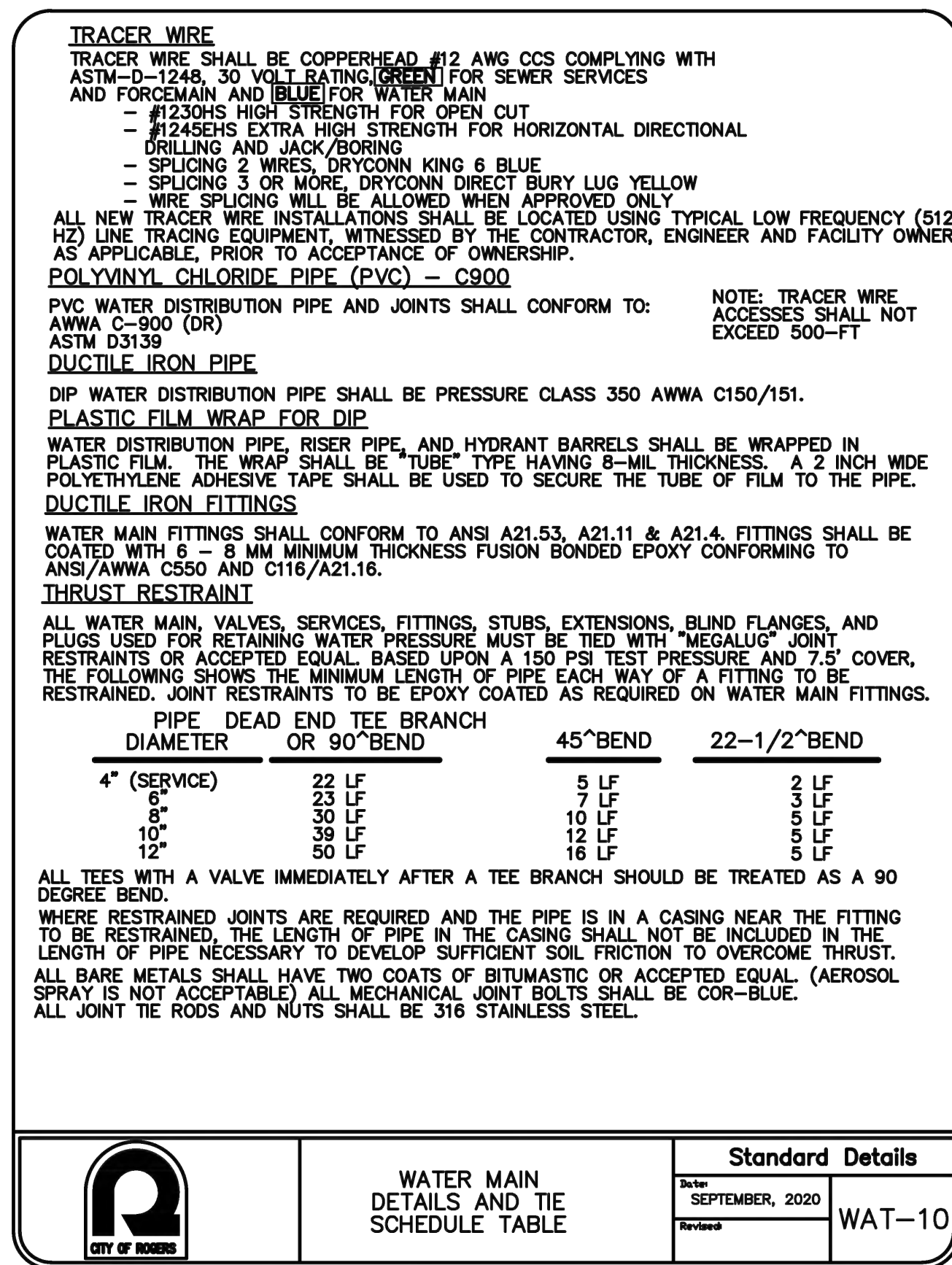
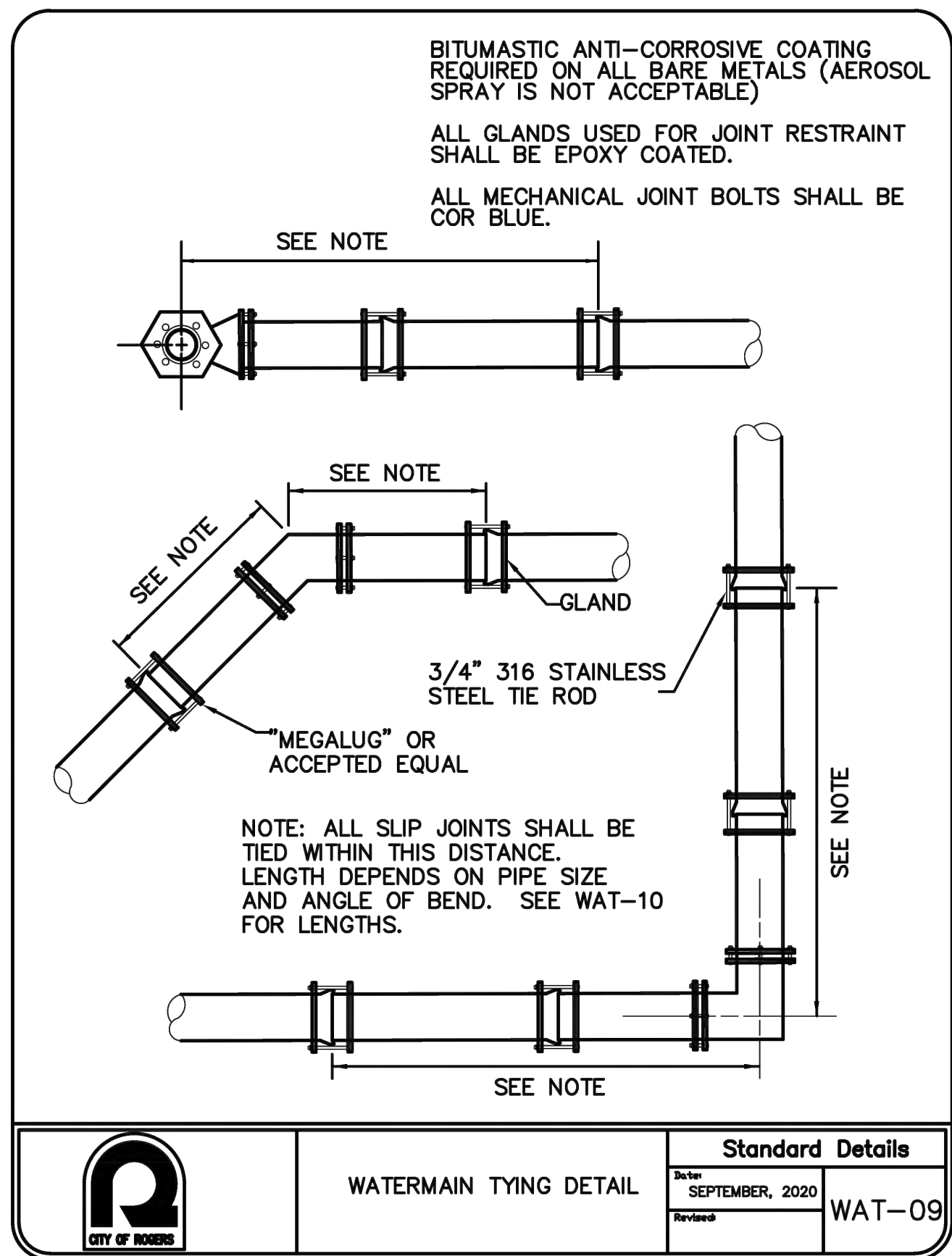
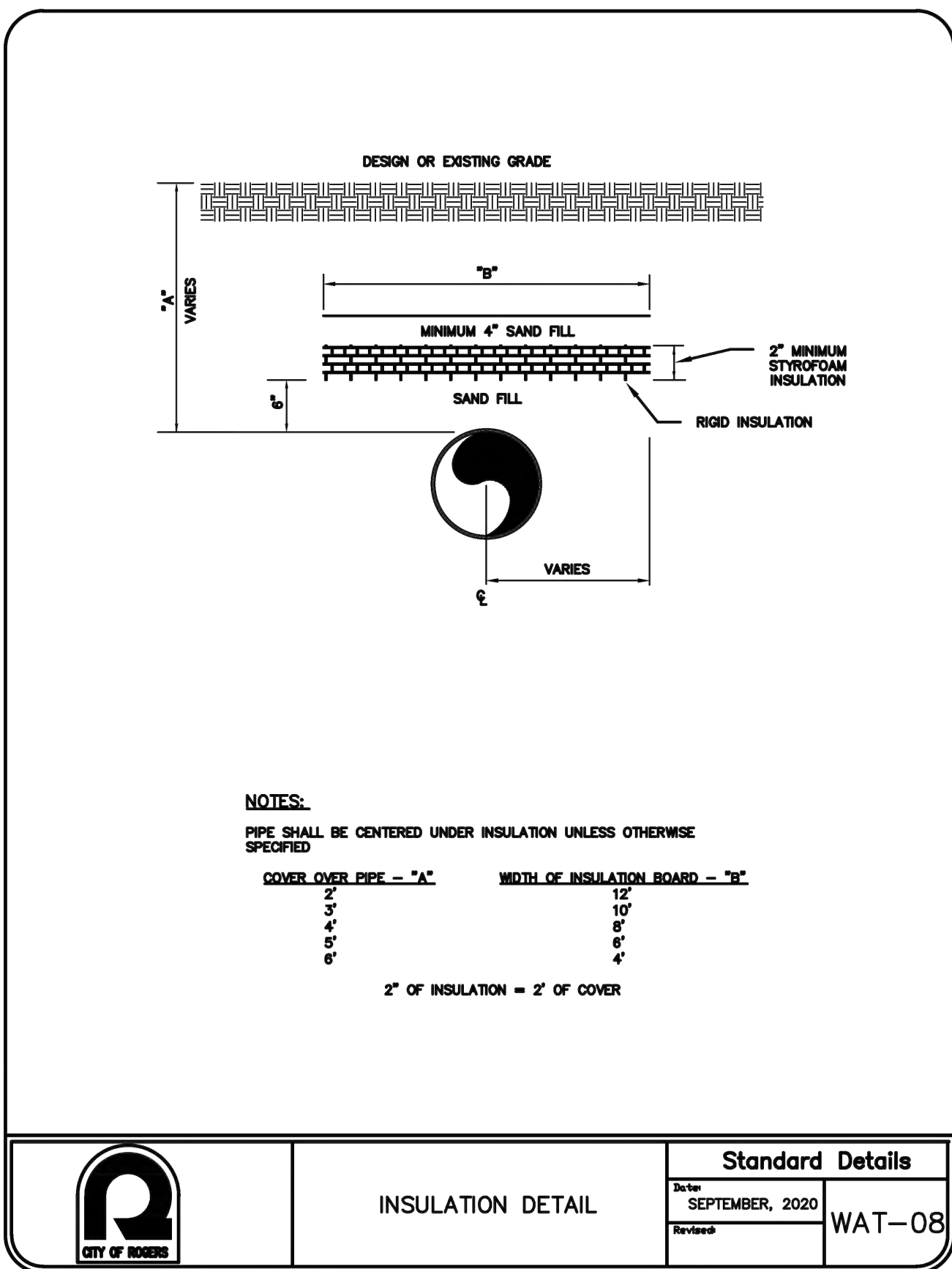
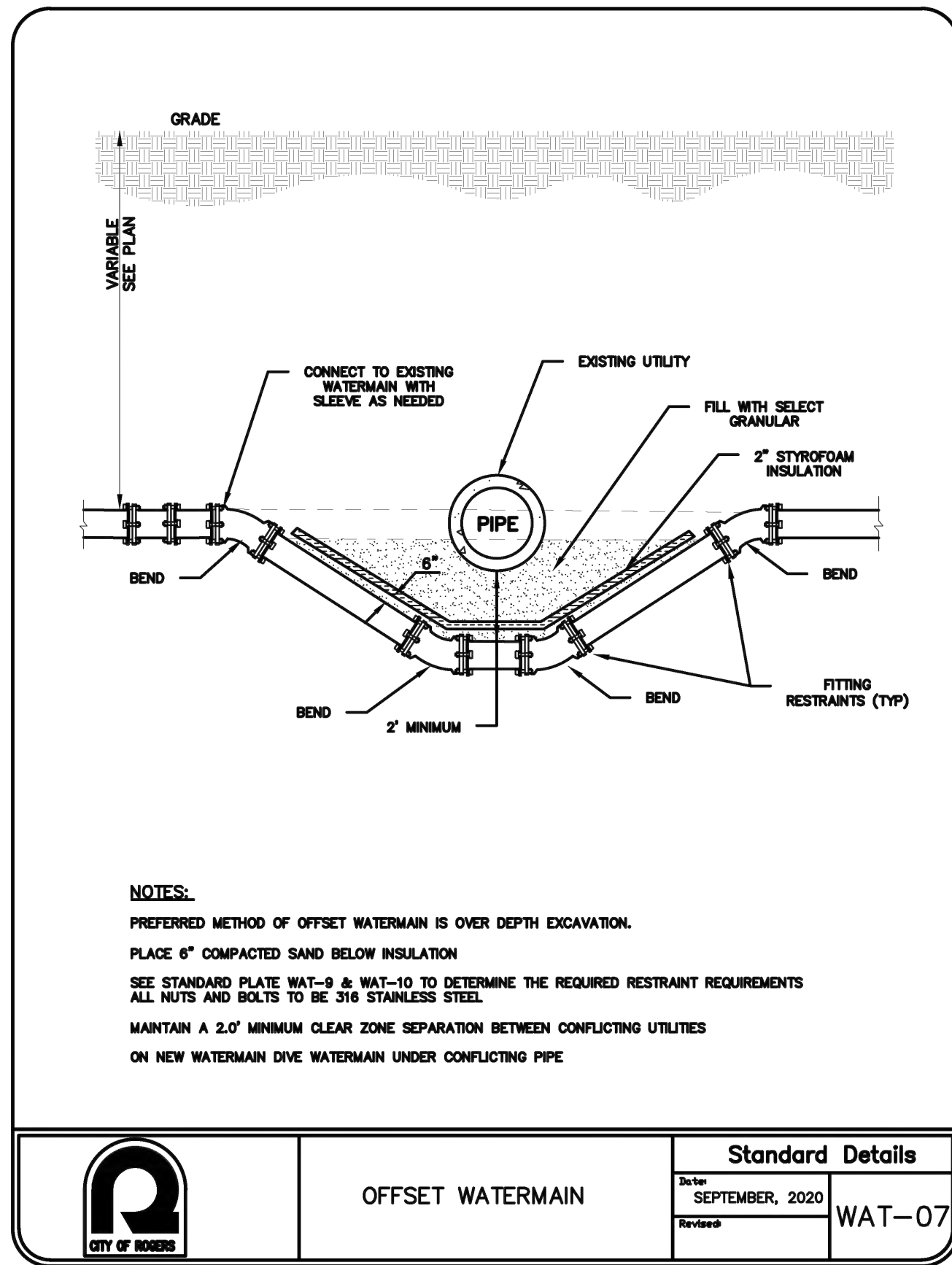
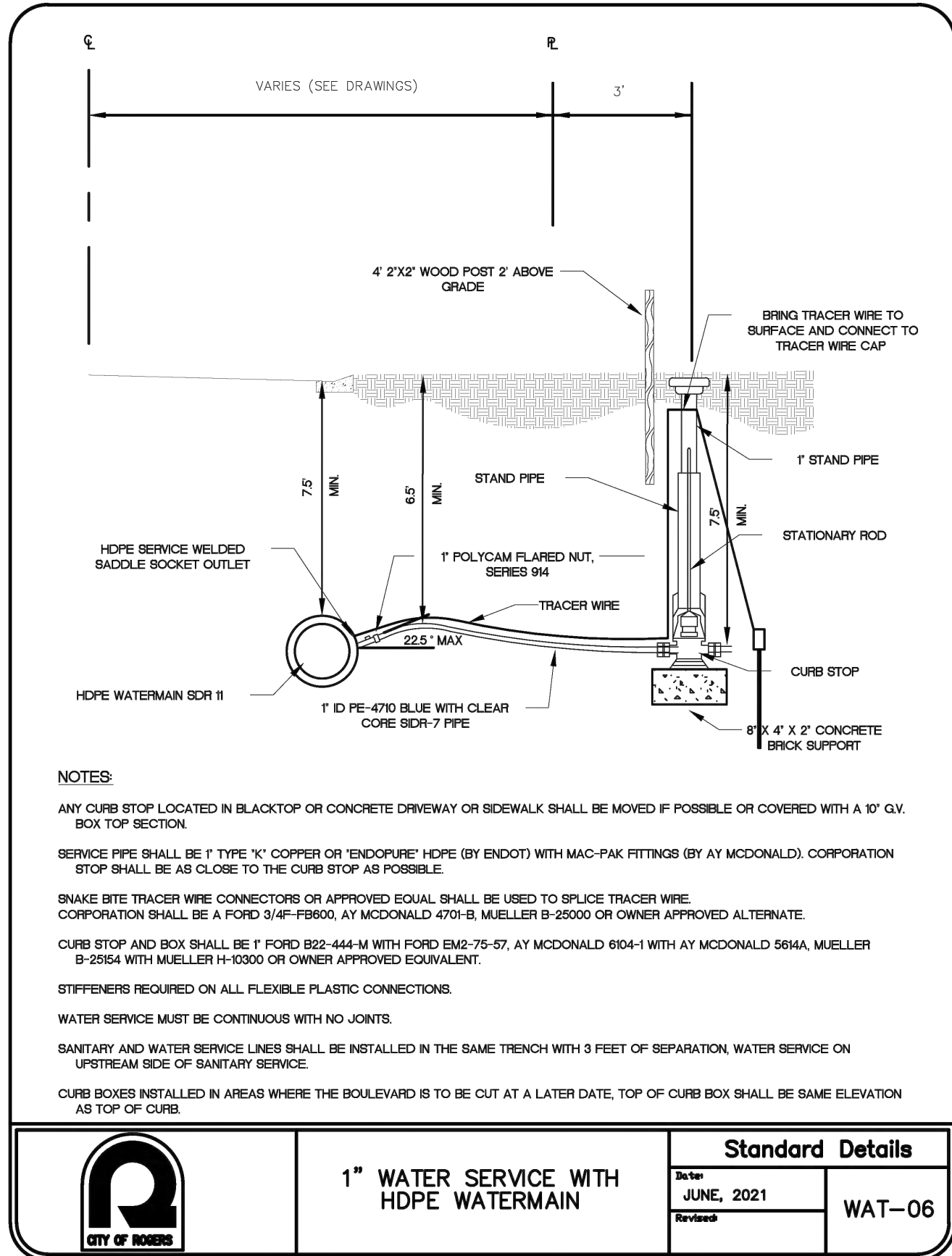
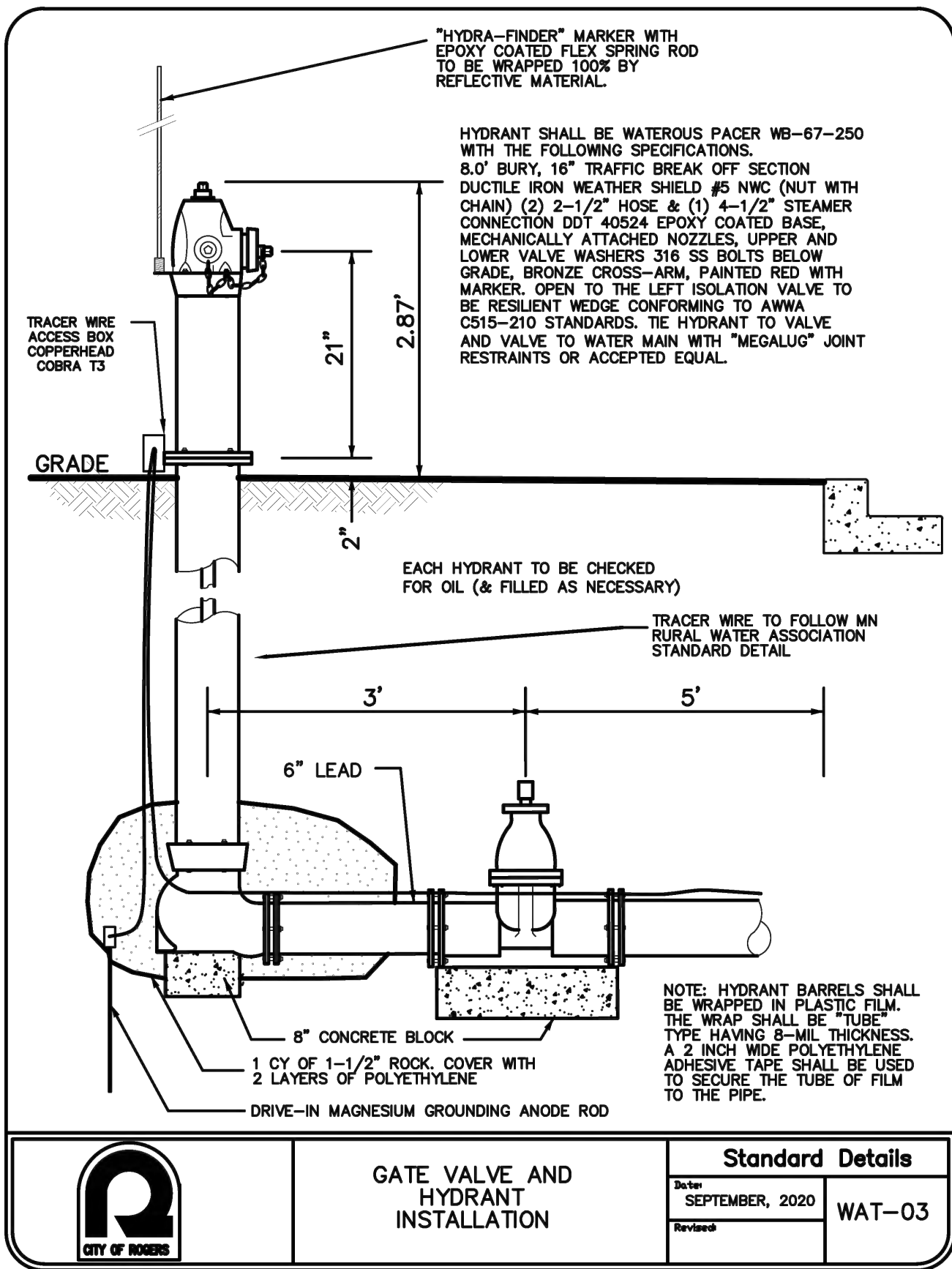
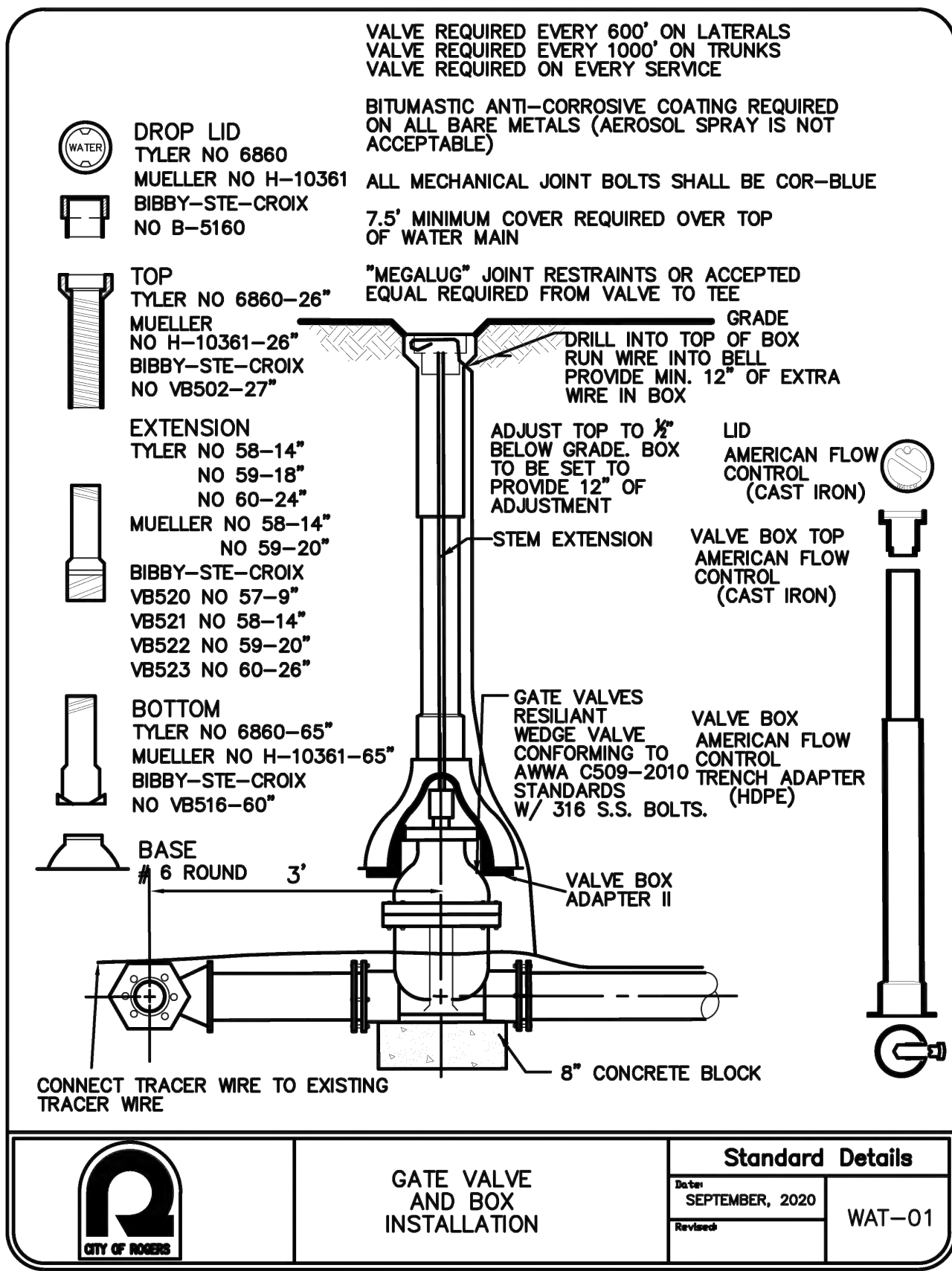
COWLEY LAKE PRESERVE
ROGERS, MINNESOTA
FOR
CONSTRUCTION DETAILS
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT, ST. MICHAEL, MN 55376

DRAWN BY
JSO
DATE
02/24/2025

REVISIONS
03/19/2025 MPCA REVIEW SUBMITTAL
04/04/2025 PARTIAL CITY COMMENTS
04/15/2025 WATERSHED COMMENTS

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PROJECT NO.
23970
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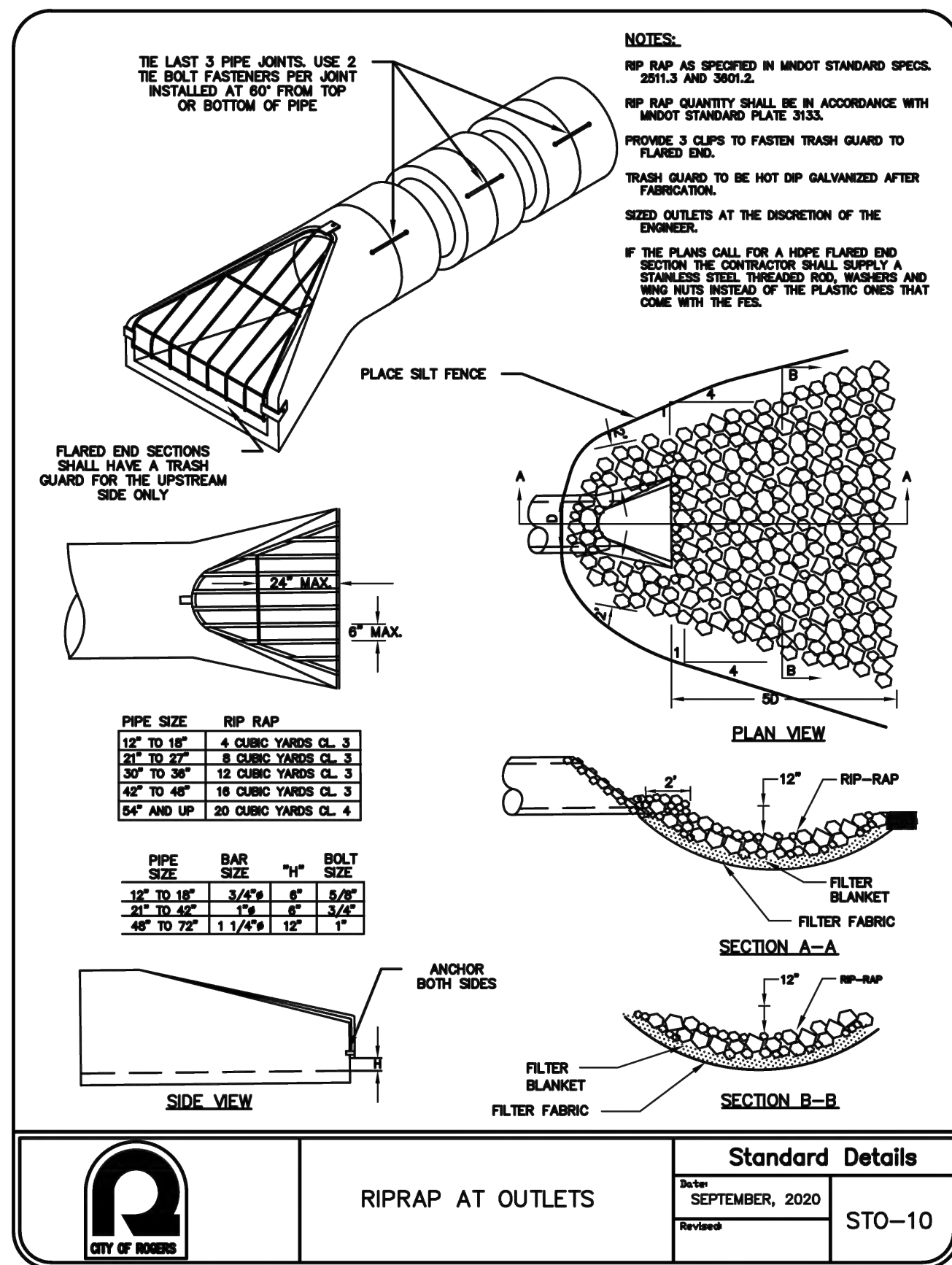
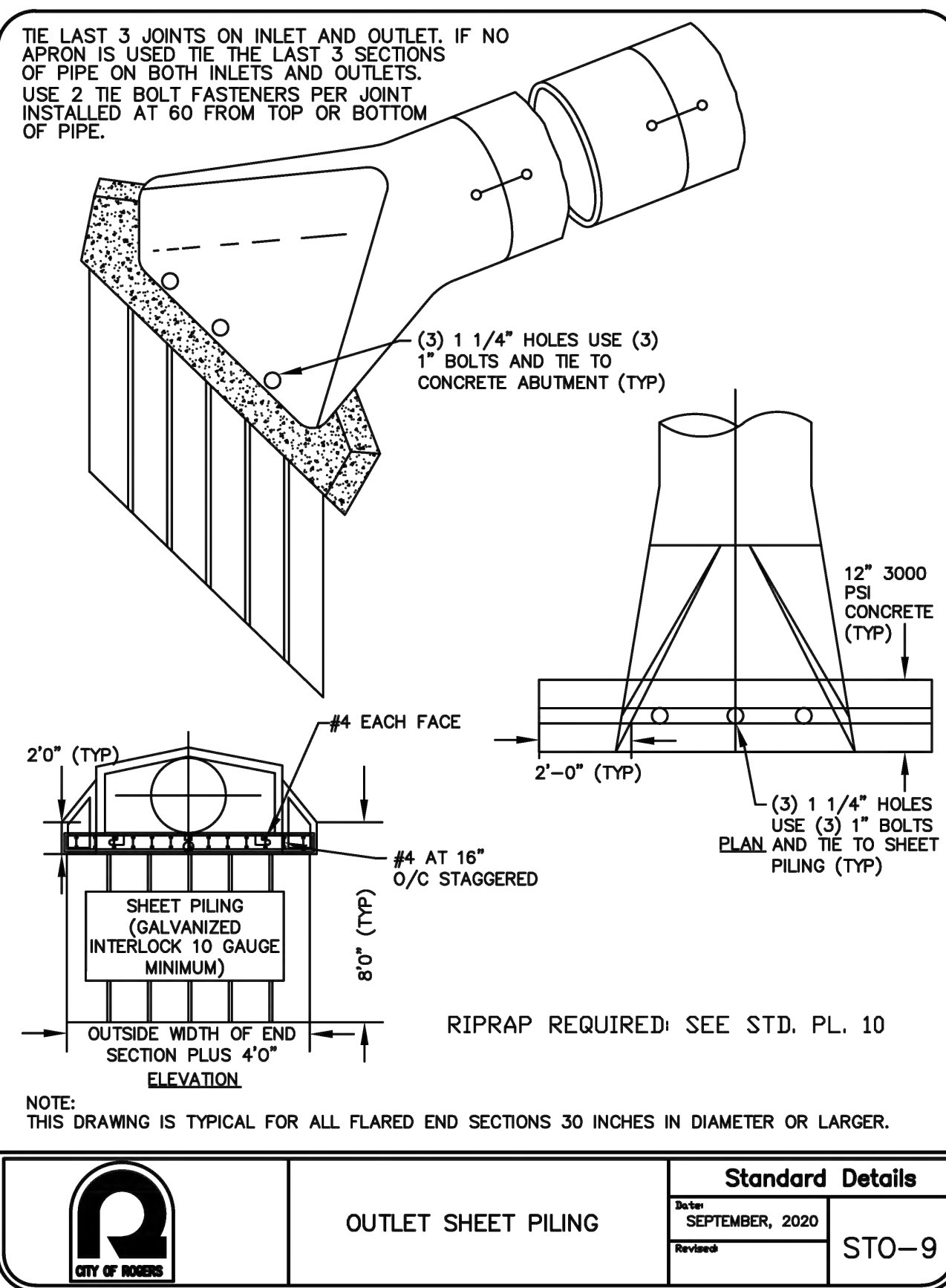
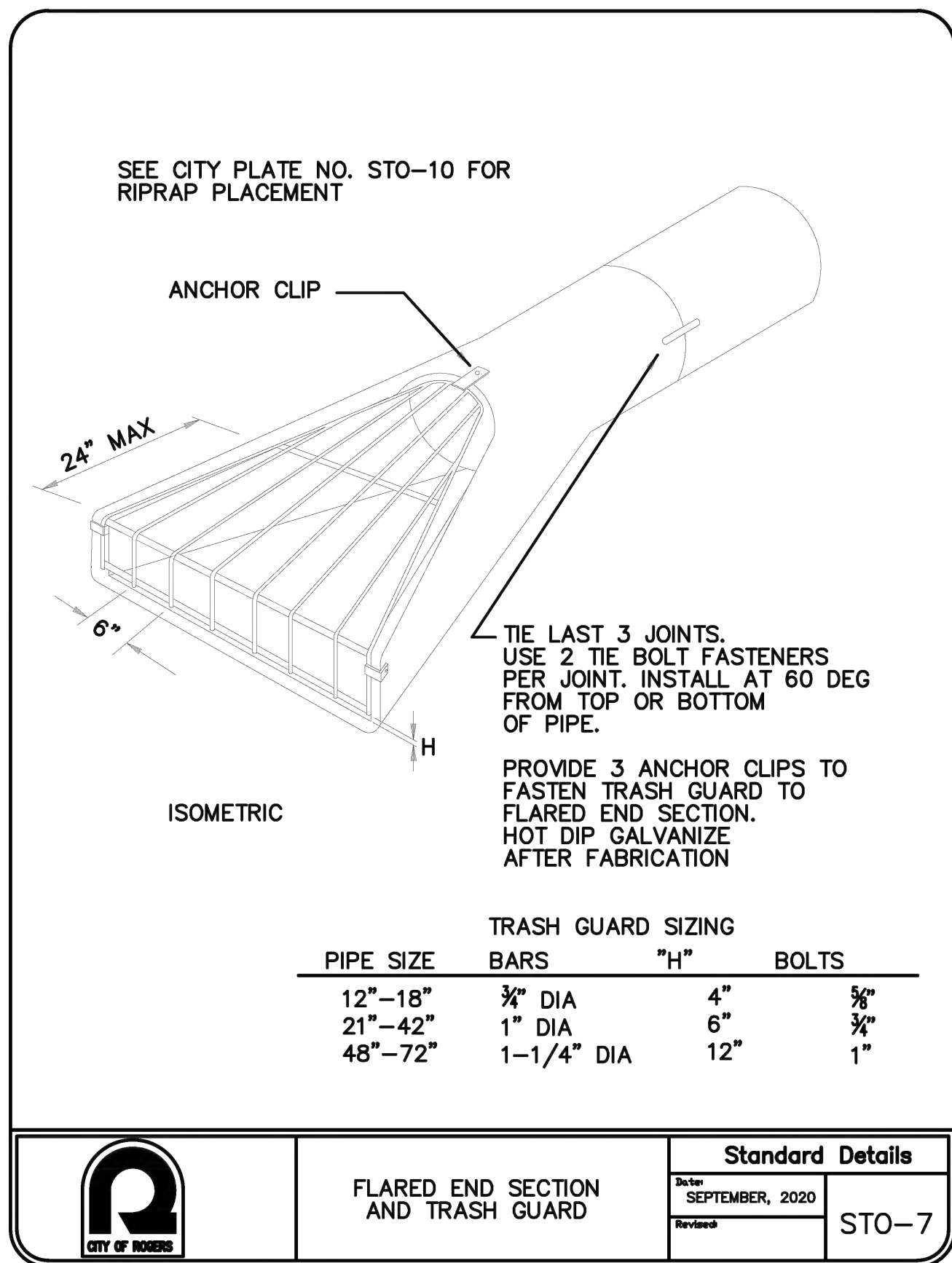
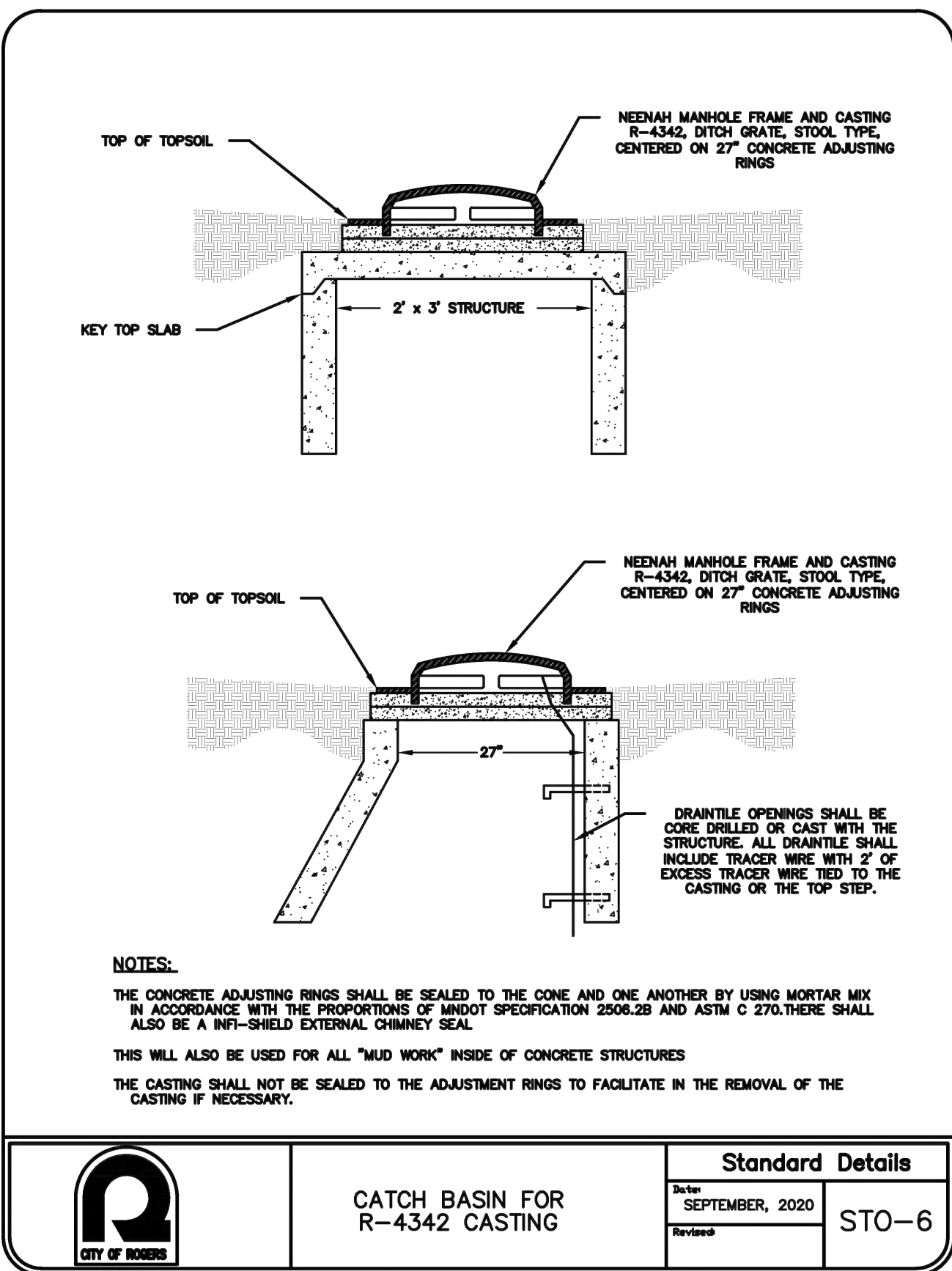
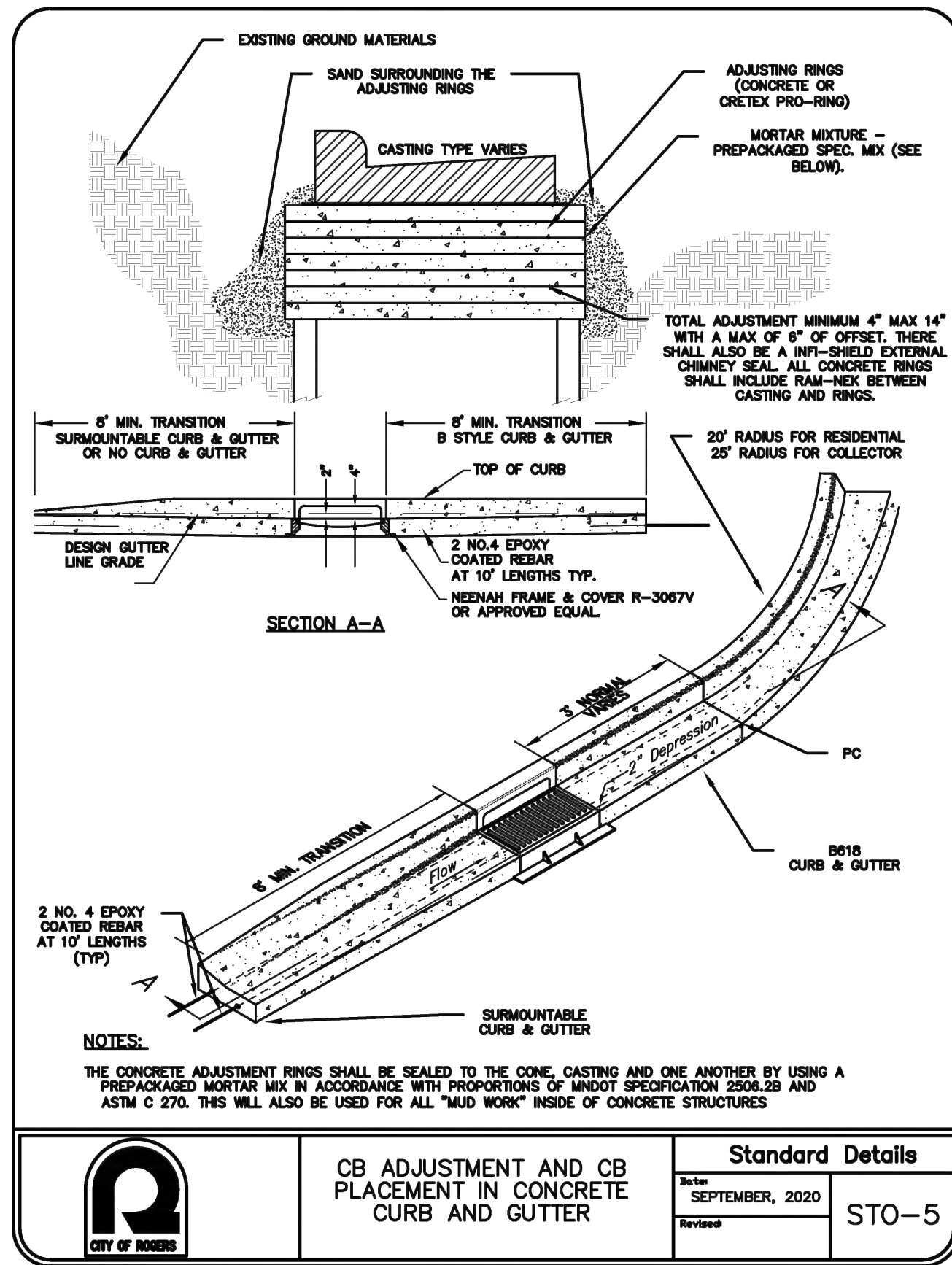
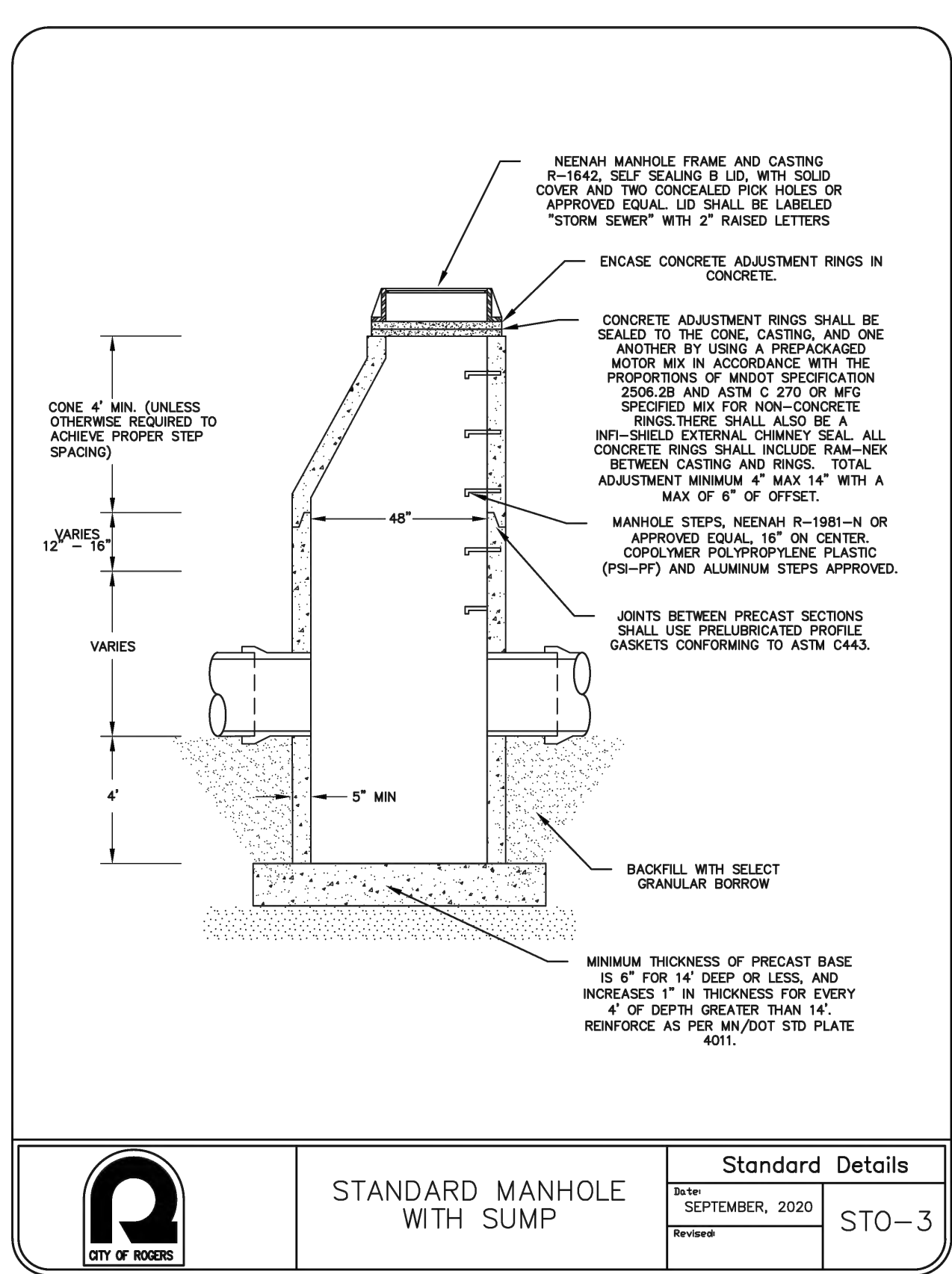
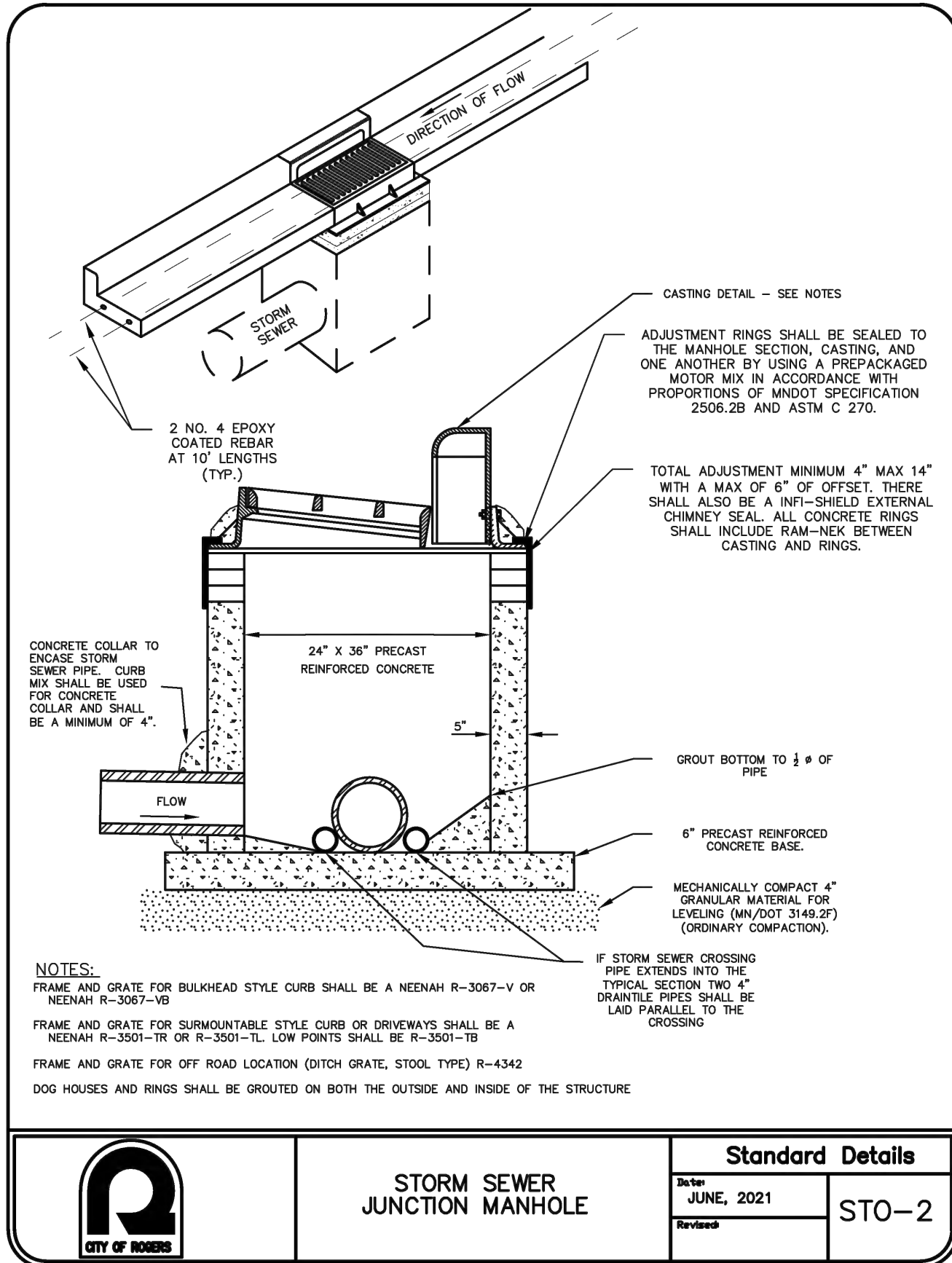
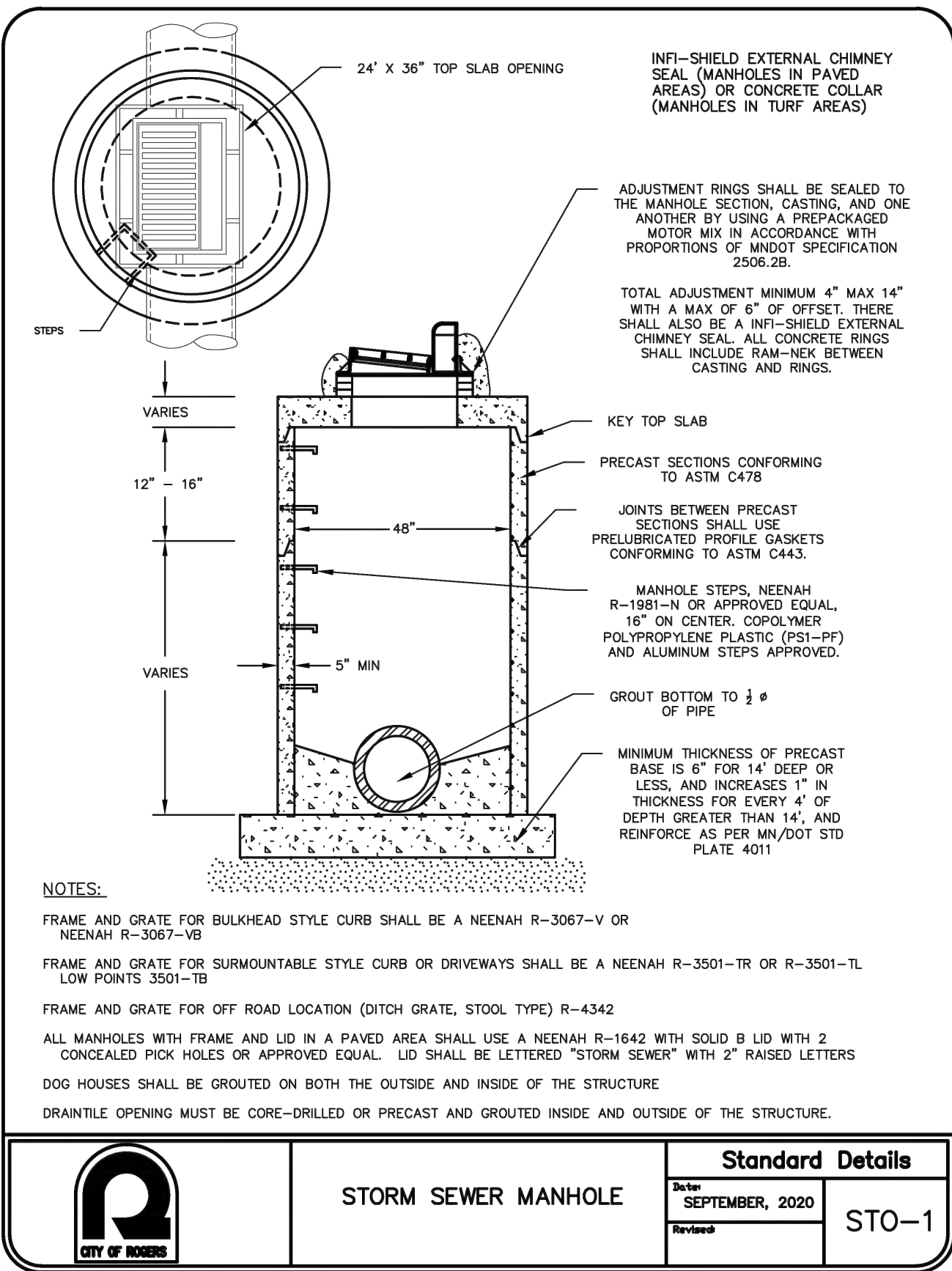
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ROGERS, MINNESOTA
FOR
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RACHEL DEVELOPMENT
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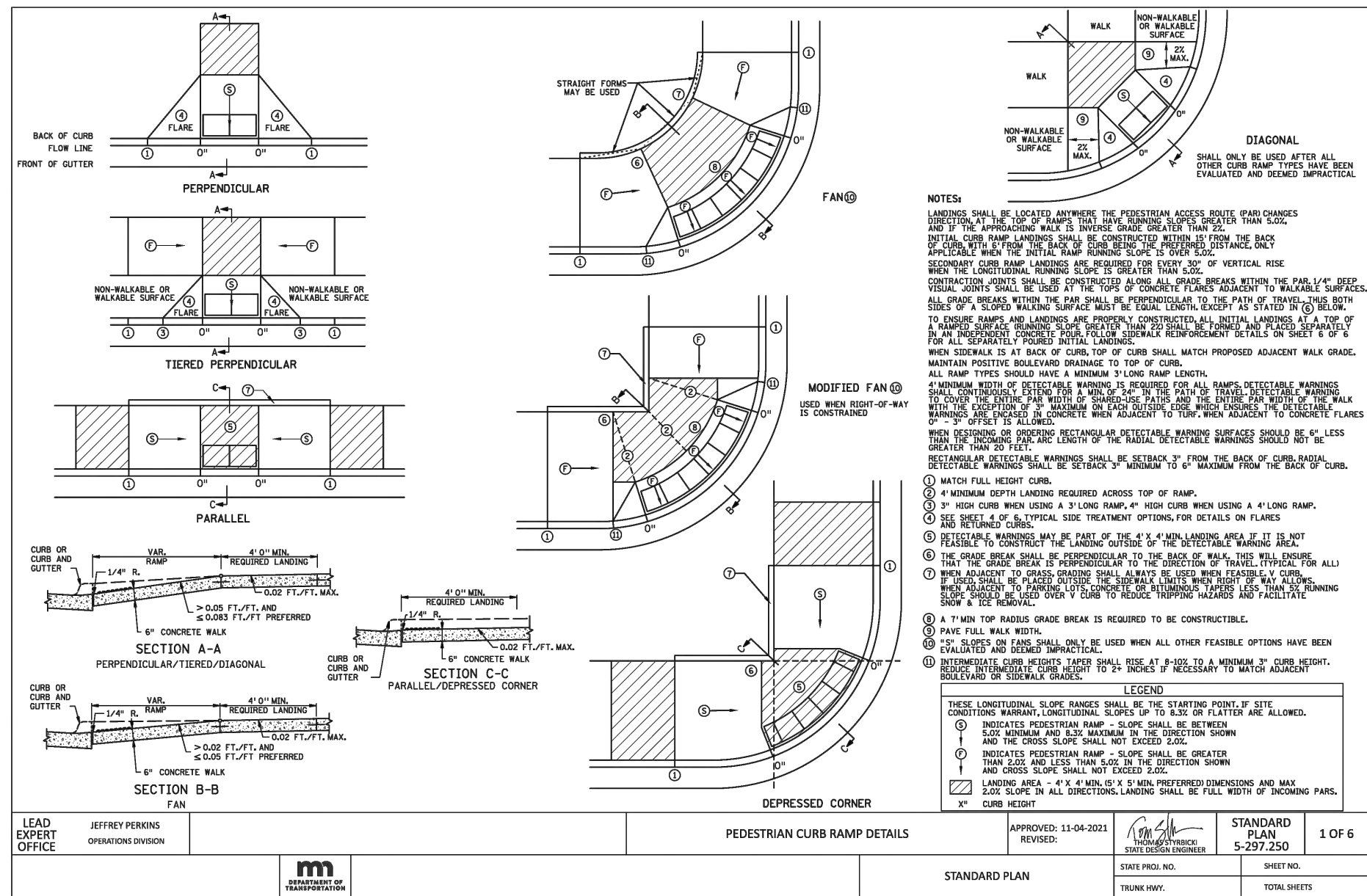
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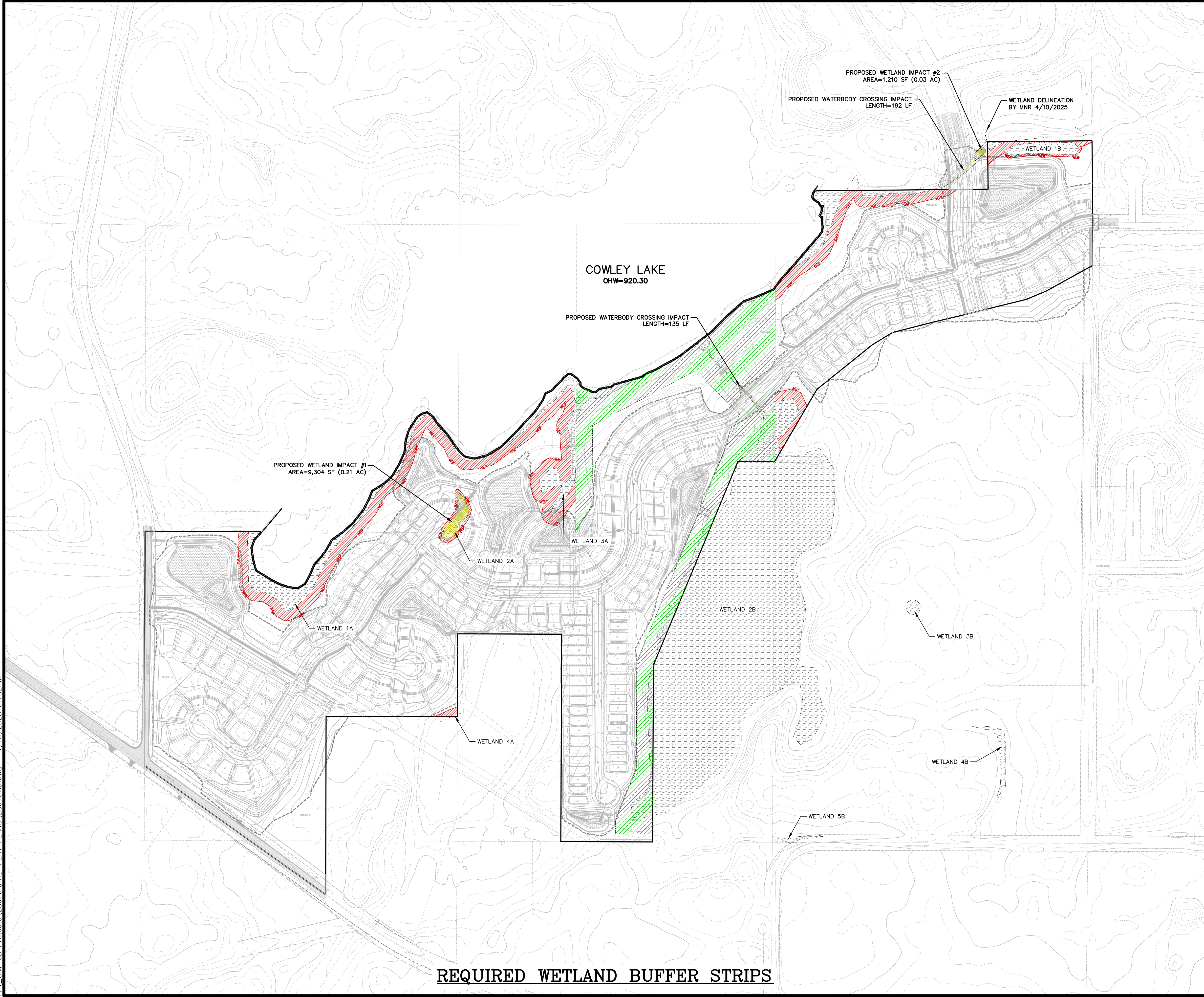
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LEGEND

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

WETLAND SUMMARY

TOTAL PROPOSED WETLAND IMPACT AREA	10,514 SF (0.24 AC)
TOTAL PROPOSED WATERBODY CROSSING IMPACT	327 LF
REQUIRED BUFFER AREA	194,755 SF (4.47 AC)
PROPOSED BUFFER AREA	254,103 SF (5.83 AC)

NOTES

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

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PRELIMINARY

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

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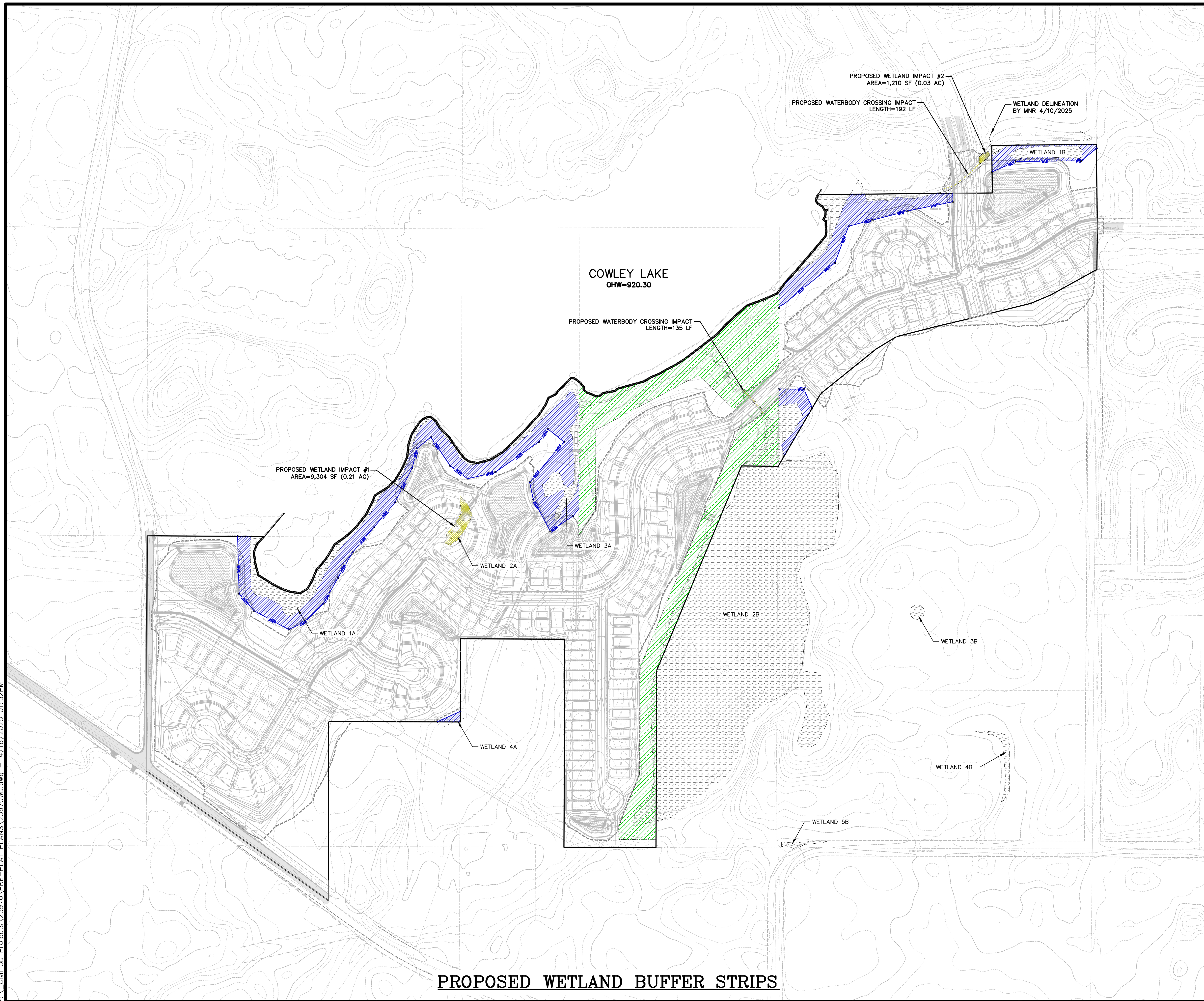
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SCALE IN FEET
0 200 400 600
1 inch = 200 feet



LEGEND

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

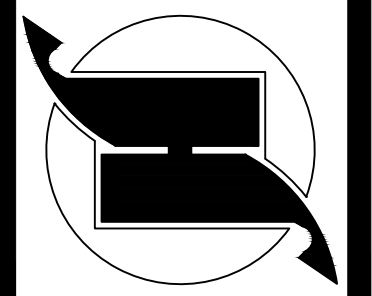
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ROGERS, MINNESOTA

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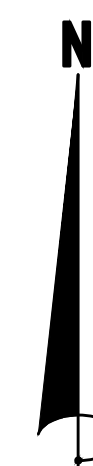
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STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 7.4

Subject: Consider Items Related to Activity Center Staffing

Prepared By: Mike Bauer, Parks & Recreation Director, Stacy Scharber, Assistant Administrator/HR Director

Recommended Council Action

1. *Motion to approve the Operations Supervisor (Fieldhouse) position and authorize staff to post the position.*
2. *Motion to approve the reclassification of the Activity Center Assistant Manager to Operations Supervisor (Ice Arena) and appoint Travis Goodrich to the position.*

Overview / Background / Analysis

Approval of Operations Supervisor (Fieldhouse) and Authorization to Post Position

As the City of Rogers prepares to bring its new Fieldhouse component online, the need for dedicated operational leadership and scheduling coordination is vital. The *Operations Supervisor (Fieldhouse)* position will oversee the day-to-day operation and use of the Fieldhouse, including staff scheduling, coordination with partner agencies, and assisting with the facility's final construction phases. This position will also help ensure high-quality service delivery through oversight of rentals, programs, and event support.

This position is budgeted for one quarter of the year, aligning with the anticipated October 2025 opening of the Fieldhouse. The full-time staffing plan for the facility includes two positions: the *Operations Supervisor* and an *Administrative Assistant*. At this time, staff recommend proceeding with the hiring of the *Operations Supervisor* and delaying the hiring of the *Administrative Assistant* until later in the year. This staggered approach offers several efficiencies:

- The *Operations Supervisor* can participate in the hiring and onboarding process for the *Administrative Assistant*.
- Having the *Operations Supervisor* on-site during the final months of construction provides valuable support in the procurement of furniture and equipment, hiring

part-time staff, and developing operating procedures and schedules.

- Early hiring helps avoid the challenges of onboarding new staff while simultaneously opening a significant new facility.

The role is designed to work collaboratively with the Operations Supervisor (Ice Arena) position to ensure smooth operation across all RAC components (Ice Arena 1, Activity Room, and Fieldhouse), allowing for greater operational flexibility and schedule coverage.

Reclassification of the Activity Center Assistant Manager to Operations Supervisor (Ice Arena)

With the ongoing growth of the Activity Center and the upcoming expansion of services, the technical demands and facility oversight responsibilities of the former Assistant Manager role have outgrown the existing job description. The newly revised *Operations Supervisor (Ice Arena)* position more accurately reflects the current and future scope of responsibilities, including oversight of mechanical systems, ice maintenance, and increased staffing and program coordination.

Travis Goodrich, who has been with the City of Rogers for over ten years as RAC Assistant Manager, is recommended for the position. His extensive experience and technical aptitude—particularly in managing HVAC and other mechanical systems city-wide—make him ideally suited for this upgraded role.

Both the *Fieldhouse* and *Ice Arena Operations Supervisor* positions will work collaboratively to manage overlapping facility schedules and operations, ensuring consistent service quality and enabling redundancy during evenings, weekends, or staff absences.

Staff Recommendation

Staff recommends that the City Council approve the creation of the Operations Supervisor (Fieldhouse) position and authorize the start of recruitment, with a target start date of mid-July.

Staff recommends that the City Council approve the reclassification of the Activity Center Assistant Manager position to Operations Supervisor (Ice Arena) and appoint Travis Goodrich to the position.

Financial Impact:

Source Fund: 205-450-5207-Turf Facility
205-450-5205-Activity Center

Budgeted? Yes

Supporting Documentation

- A. Operations Supervisor (Fieldhouse)
- B. Operations Supervisor (Ice Arena)

CITY OF ROGERS**Job Description**

Title: Operations Supervisor (Fieldhouse)	FLSA Status: Non-Exempt
Department: Recreation	Position Status: Regular Full-Time
Accountable To: Parks and Recreation Director	Salary Grade: Level 11
Supervision of Others: Various Part-Time and Volunteers	Revision Date: April 2025

POSITION SUMMARY

Manage the Rogers Activity Center's Fieldhouse, including facility rentals, volunteers, and arranging for and maintaining good relationships with other agencies, organizations and the public. Provide services necessary to meet the standards for all park and athletic facilities, meet the goals and objectives for the facilities, and represent the facilities to clients, City and the community at large. Assist in providing activities, programs, and services for the Rogers community. Assist in operations of the Rogers Activity Center as a whole and specifically a high-quality artificial turf and community recreation facility. Plan, direct, and coordinate all activities about the maintenance, repair, remodeling, renovation, and operations of the facility and component systems, including HVAC, electrical, plumbing, lighting, fire safety systems, elevators, interior treatments, building envelope, etc. to ensure continuity of operations.

ESSENTIAL DUTIES AND RESPONSIBILITIES

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

- Manages daily operations of the Fieldhouse
- Reporting: Keep records and statistics of recreation programs and facility usage
- Coordinating with other agencies: Form partnerships and work with other local groups
- Budgeting: Assist in keeping Community Recreation and Activity Center funds at a desired level while properly maintaining programs
- Public relations and promotion: Keep the public aware of programs and activities through newsletters, fliers, and social media
- Recruitment, training, and supervision of part-time staff and volunteers: Oversee all recreation programming staff and volunteers while recruiting and training new ones
- Client meetings and scheduling: Ability to meet with clients and schedule services they request
- Facilitate the onboarding process for new employees: interview, hire, and train new part-time staff as necessary
- Part of the rotation to oversee facility operations and programing with a strong focus on safety, facility cleanliness, customer service, and staff productivity to ensure the highest quality of services. Provide management support to all Activity Center staff during the

night and weekend hours

- Schedule and staff facilities for recreation programming usage
- Coordinates with other City departments on the needs of facilities
- Attend various programmed events, including nights and weekends
- Develops and maintains good working relations with local athletic organizations and School District personnel
- Create purchase orders: Keep count of supplies and order as necessary
- Prepare deposits and maintain petty cash
- Operates the facilities in compliance with OSHA and other regulatory standards.
- Assists Recreation program staff to provide events and programs for the community at the facilities, as needed or necessary
- Ability to multitask and remain calm in stressful situations
- Ability to problem solve and exercise independent judgement
- Ability to identify and assess hazards and unsafe practices and formulate recommendations for effective remediation
- Ability to think in the abstract, instruct, evaluate and supervise staff and act as a role model
- Must be available to work evenings, weekends and holidays

COMMON PERFORMANCE STANDARDS

Communications

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

Decision Making

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

Interpersonal Relationships

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

Professional Attitude

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

Quality of Work

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

Technical Knowledge

- Must have knowledge of related City business functions
- Must be able to operate a computer and be familiar with scheduling software
- Must have the ability to establish successful working relationships

WORK ENVIRONMENT

Indoor and outdoor environments; exposure to noise from machinery; exposure to water, dust, dirt and cleaning chemicals; work with moving objects/vehicles.

PHYSICAL REQUIREMENTS

- Must have the ability to read and discern visual images on a variety of media
- Must have the ability to operate a personal computer and exhibit proficiency with Microsoft Word, Excel, Outlook, PowerPoint point of sale, and registration software
- Must be able to sit and stand for long periods of time
- May occasionally have to lift or move 25 pounds or more

MINIMUM REQUIREMENTS

- Associate degree in Facility Management, Recreation or a related field
- 2 years of experience working in/with indoor turf facilities or other indoor athletic facilities and one year of demonstrated leadership experience
- Basic understanding of HVAC mechanical systems and components
- Must have knowledge of basic Microsoft computer programs
- Must have familiarity with recruitment, training, and supervision of others

CITY OF ROGERS**Job Description**

Title: Operations Supervisor (Ice Arena)	FLSA Status: Non-Exempt
Department: Recreation	Position Status: Regular Full-Time
Accountable To: Parks and Recreation Director	Salary Grade: Level 11
Supervision of Others: Various Part-Time and Volunteers	Revision Date: May 2025

POSITION SUMMARY

Manage the Rogers Activity Center's Ice Arena, including facility rentals, volunteers, and arranging for and maintaining good relationships with stakeholders, and the public. Provide services necessary to meet the standards for meeting and athletic facilities, meet the goals and objectives for the facilities, and represent the facilities to clients, City and the community at large. Assist in providing activities, programs, and services for the Rogers community. Assist in operations of the Rogers Activity Center as a whole and provide a quality skating surface to the customers. Plan, direct, and coordinate all activities about the maintenance, repair, remodeling, renovation, and operations of the facility and component systems, including HVAC, electrical, plumbing, lighting, fire safety systems, elevators, interior treatments, building envelope, etc. to ensure continuity of operations.

ESSENTIAL DUTIES AND RESPONSIBILITIES

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

- Manages daily operations of the Ice Arena and Activity Room
- Reporting: Keep records and statistics of recreation programs and facility usage
- Coordinating with other agencies: Form partnerships and work with other local groups
- Budgeting: Assist in keeping Community Recreation and Activity Center funds at a desired level while properly maintaining programs
- Public relations and promotion: Keep the public aware of programs and activities through newsletters, fliers, and social media
- Recruitment, training, and supervision of part-time staff and volunteers: Oversee all recreation programming staff and volunteers while recruiting and training new ones
- Client meetings and scheduling: Ability to meet with clients and schedule services they request
- Facilitate the onboarding process for new employees: interview, hire, and train new part-time staff as necessary
- Part of the rotation to oversee facility operations and programming with a strong focus on safety, facility cleanliness, customer service, and staff productivity to ensure the highest quality of services. Provide management support to all Activity Center staff during the night and weekend hours
- Schedule and staff facilities for recreation programming usage

- Coordinates with other City departments on the needs of facilities
- Attend various programmed events, including nights and weekends
- Develops and maintains good working relations with local athletic organizations and School District personnel
- Create purchase orders: Keep count of supplies and order as necessary
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PHYSICAL REQUIREMENTS

- Must have the ability to read and discern visual images on a variety of media
- Must have the ability to operate a personal computer and exhibit proficiency with Microsoft Word, Excel, Outlook, PowerPoint point of sale, and registration software
- Must be able to sit and stand for long periods of time
- May occasionally have to lift or move 25 pounds or more

MINIMUM REQUIREMENTS

- Post Secondary degree in Facility Management, Recreation or a related field
- 3 years of experience working in/with ice arenas or other indoor athletic facilities and one year of demonstrated leadership experience
- Basic understanding of HVAC mechanical systems and components
- Must have knowledge of basic Microsoft computer programs
- Must have familiarity with recruitment, training, and supervision of others



STAFF REPORT

ROGERS CITY COUNCIL

Meeting Date: June 10, 2025

Agenda Item: 9.1

Subject: First Quarter 2025 Financial Reports

Prepared By: Matthew Rathlisberger, Assistant Finance Director

Recommended Council Action

No action required.

Overview / Background / Analysis

Please find the attached First Quarter 2025 Financial Reports. The information is unaudited.

Staff Recommendation

No action required.

Financial Impact: N/A

Source Fund: N/A

Budgeted? N/A

Supporting Documentation

A. Q1 2025 Financial Reports

City of Rogers, Minnesota
Financial Reports
For the Quarter Ended March 31, 2025

Table of Contents

Description	Page Number
Cash Balances	
Cash Balances Report	1
Cash Balances - Chart and Graph	4
Brokered Investments	
Brokered Investments Report	5
Brokered Investments - Chart and Graph	8
Financial Reports for Budgeted Funds	
General Fund Financial Report	10
Economic Development Authority (EDA) Financial Report	11
Rogers Activity Center (RAC) Financial Report	12
Multi-Purpose Turf Facility Financial Report	13
Water Utility Fund Financial Report	14
Sewer Utility Fund Financial Report	15
Storm Sewer Utility Fund Financial Report	16
Liquor Fund Financial Report	17

Finance Department

Position	Name
Finance Director	Bridget Bruska
Assistant Finance Director	Matthew Rathlisberger
Accountant	Lee-Ann Pettis
Accounting Clerk I - Payroll	Andrea Poythress
Accounting Clerk I - Utility Billing	Heather Parker
Accounting Clerk I - Cash Receipts/Accounts Payable	Amy Solum

City of Rogers, Minnesota
Cash Balances
For the Quarter Ended March 31, 2025

Account Number	Description	Beginning Balance	Debits	Credits	Ending Balance
General Fund					
100-000-0000-10100-0000	Cash & Investments	13,120,195.61	2,316,113.48	5,385,710.05	10,050,599.04
100-000-0000-10100-4002	Cash & Invest-Warning SirenFee	201,500.00	5,700.00	0.00	207,200.00
100-000-0000-10100-4006	Cash&Invest-PublBldgEnergyCons	24,479.60	0.00	0.00	24,479.60
100-000-0000-10100-4020	Cash & Investments - Rec Prog	750.00	0.00	0.00	750.00
Total General Fund		13,346,925.21	2,321,813.48	5,385,710.05	10,283,028.64
Revolving Loan					
200-000-0000-10100-0000	Cash & Investments	296,367.27	0.00	0.00	296,367.27
Tower & Billboard Leases					
201-000-0000-10100-0000	Cash & Investments	1,749,062.02	69,089.60	0.00	1,818,151.62
Police Forfeitures					
202-000-0000-10100-0000	Cash & Investments	29,019.07	0.00	0.00	29,019.07
Economic Development					
203-000-0000-10100-0000	Cash & Investments	147,257.87	0.00	83,489.44	63,768.43
203-000-0000-10100-4019	Cash & Investments - Facade	20,000.00	0.00	0.00	20,000.00
Total Economic Development		167,257.87	0.00	83,489.44	83,768.43
Rogers Activity Center (Arena)					
205-000-0000-10100-0000	Cash & Investments	1,741,615.99	226,443.68	217,733.60	1,750,326.07
205-000-0000-10100-4018	Cash - RAC Sinking Fund	959,494.61	0.00	9781.20	949,713.41
Total Rogers Activity Center (Arena)		2,701,110.60	226,443.68	227,514.80	2,700,039.48
2023 Public Safety Aid					
207-000-0000-10100-0000	Cash & Investments	237,779.21	0.00	61,737.14	176,042.07
Local Affordable Housing Aid					
208-000-0000-10100-5012	Cash & Investments	32,446.39	0.00	0.00	32,446.39
Multi-Purpose Turf Facility					
209-000-0000-10100-0000	Cash & Investments	0.00	0.00	916.00	-916.00
2015A AbatementBnds(2006 Refi)					
330-000-0000-10100-0000	Cash & Investments	97,137.49	0.00	0.00	97,137.49
2014A G.O. Bonds (CIP&EqCert)					
340-000-0000-10100-0000	Cash & Investments	133,417.52	0.00	0.00	133,417.52
2015A GO Bnds RD Ext&Int					
341-000-0000-10100-0000	Cash & Investments	127,473.69	0.00	0.00	127,473.69
2021A Street Reconstruction					
342-000-0000-10100-0000	Cash & Investments	540,987.75	168,787.50	298,704.36	411,070.89
2024A GO CIP Bond					
343-000-0000-10100-0000	Cash & Investments	513,677.54	0.00	477,575.00	36,102.54
Capital Improvement Projects					
400-000-0000-10100-0000	Cash & Investments	3,254,543.84	89,536.82	598,405.38	2,745,675.28
400-000-0000-10100-4005	Cash & Invest - IT SinkingFund	178,362.61	0.00	24,204.00	154,158.61
400-000-0000-10100-4010	Cash - Equipment Snkg Fund	1,561,695.42	0.00	0.00	1,561,695.42
400-000-0000-10100-4012	Cash - Gen Govt Bldgs SnkgFund	705,419.72	0.00	35,209.54	670,210.18
400-000-0000-10100-4014	Cash - Facilities Cap Reserves	313,211.75	0.00	0.00	313,211.75
400-000-0000-10100-5009	Cash & Invest-UMD	874,897.58	0.00	0.00	874,897.58
Total Capital Improvement Projects		6,888,130.92	89,536.82	657,818.92	6,319,848.82

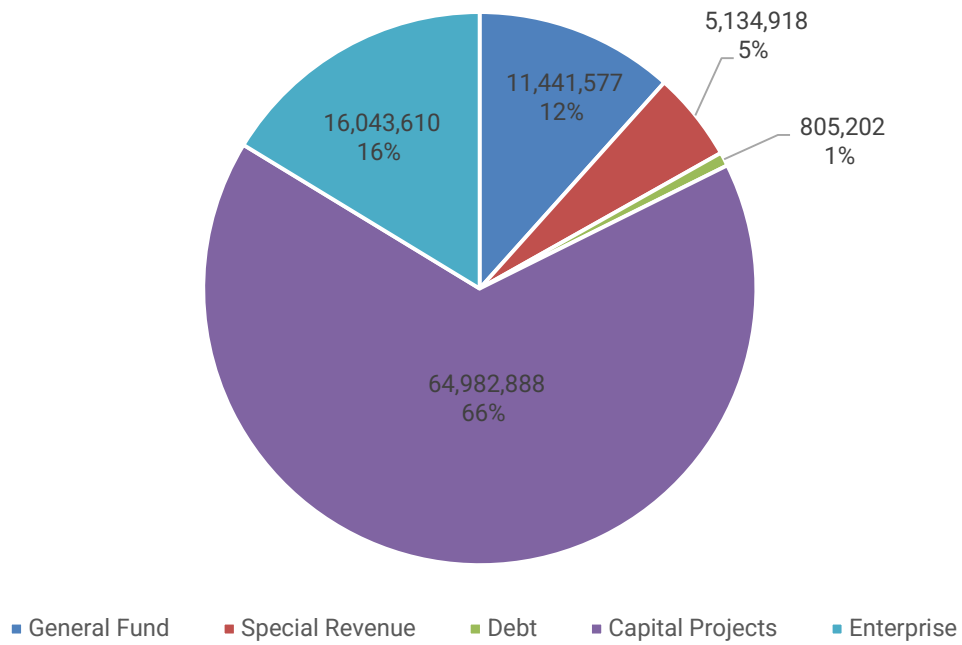
City of Rogers, Minnesota
Cash Balances
For the Quarter Ended March 31, 2025

Account Number	Description	Beginning Balance	Debits	Credits	Ending Balance
Pavement Mgmt Program (PMP)					
401-000-0000-10100-0000	Cash & Investments	1,587,796.06	384,548.75	274,083.02	1,698,261.79
Revolving Capital					
402-000-0000-10100-0000	Cash & Investments	2,563,676.90	5,958.52	332,233.82	2,237,401.60
402-000-0000-10100-4009	Cash - KinghornDev Trnsp&Util	15,000.00	0.00	0.00	15,000.00
402-000-0000-10100-4015	Cash Unpvd Streets Snkg Fund	1,261,528.68	0.00	0.00	1,261,528.68
402-000-0000-10100-4999	Cash&Inv-429 AssmtProjCloseout	1,321,883.10	0.00	6.00	1,321,877.10
402-000-0000-10100-5000	Cash & Inv-Trnsprtn Infrastruc	2,105,323.63	0.00	5952.52	2,099,371.11
Total Revolving Capital		7,267,412.31	5,958.52	338,192.34	6,935,178.49
Fire Department Capital Outlay					
403-000-0000-10100-0000	Cash & Investments	716,933.61	26,084.00	11,418.50	731,599.11
Park Dedication					
404-000-0000-10100-0000	Cash & Investments	6,207,195.07	13,000.00	31,681.80	6,188,513.27
404-000-0000-10100-4016	Cash - Parks Sinking Fund	744,211.44	0.00	0.00	744,211.44
404-000-0000-10100-4017	Cash - Trail Sinking Fund	885,262.03	0.00	0.00	885,262.03
Total Park Dedication		7,836,668.54	13,000.00	31,681.80	7,817,986.74
Water Trunk					
405-000-0000-10100-0000	Cash & Investments	1,848,806.78	0.00	0.00	1,848,806.78
405-000-0000-10100-5011	Cash & Inv - Bond Proceeds	299,106.55	3,251.97	0.00	302,358.52
Total Water Trunk		2,147,913.33	3,251.97	0.00	2,151,165.30
Sewer Trunk					
406-000-0000-10100-0000	Cash & Investments	2,632,893.98	16,800.00	3,478.51	2,646,215.47
WAC					
407-000-0000-10100-0000	Cash & Investments	10,529,043.64	309,129.00	58,580.98	10,779,591.66
407-000-0000-10100-5011	Cash & Inv - Bond Proceeds	3,194,318.85	34,370.56	105,929.00	3,122,760.41
Total WAC		13,723,362.49	343,499.56	164,509.98	13,902,352.07
RSAC					
408-000-0000-10100-0000	Cash & Investments	1,288,349.97	241,200.00	159,838.76	1,369,711.21
2019 Local Option Sales Tax					
410-000-0000-10100-0000	Cash & Investments	1,314,677.40	3,716,733.02	2,956,374.32	2,075,036.10
410-000-0000-10100-5011	Cash & Inv - Bond Proceeds	15,701,192.83	150,573.53	2,944,576.91	12,907,189.45
Total 2019 Local Option Sales Tax		17,015,870.23	3,867,306.55	5,900,951.23	14,982,225.55
RAC Expansion					
411-000-0000-10100-0000	Cash & Investments	370,896.75	0.00	36,270.20	334,626.55
Storm Sewer Trunk					
438-000-0000-10100-0000	Cash & Investments	1,633,931.92	0.00	0.00	1,633,931.92
438-000-0000-10100-5010	Cash&Invest129th AveWetIndPipe	138,809.54	0.00	0.00	138,809.54
Total Storm Sewer Trunk	Storm Sewer Trunk	1,772,741.46	0.00	0.00	1,772,741.46
Fire Station #2					
449-000-0000-10100-0000	Cash & Investments	1,838,133.80	27,104.16	538,489.98	1,326,747.98
TIF #1 CBD Redevelopment					
450-000-0000-10100-0000	Cash & Investments	1,567,388.61	0.00	12,120.25	1,555,268.36
TIF #12 202 Housing					
458-000-0000-10100-0000	Cash & Investments	176,975.91	0.00	650.39	176,325.52

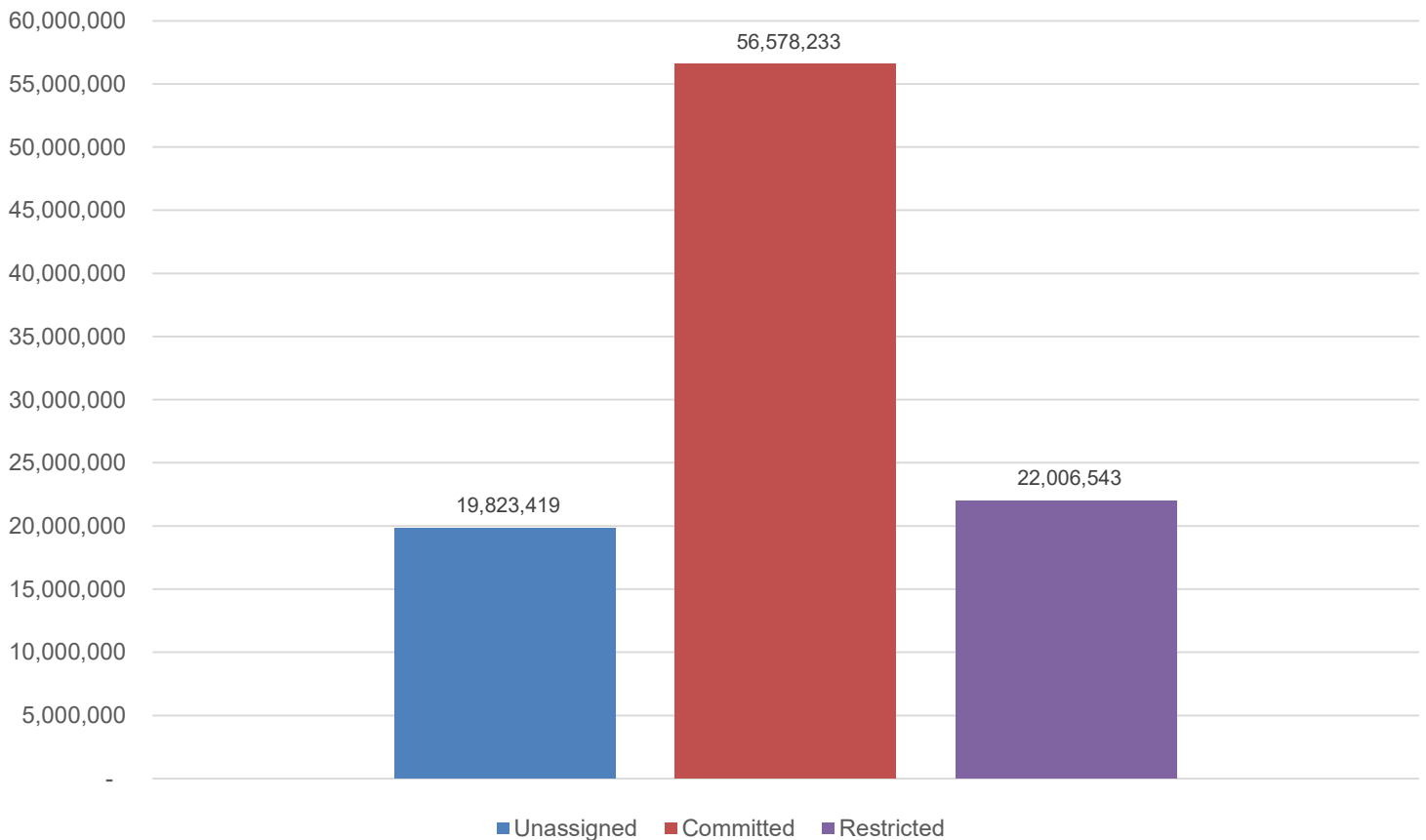
City of Rogers, Minnesota
Cash Balances
For the Quarter Ended March 31, 2025

Account Number	Description	Beginning Balance	Debits	Credits	Ending Balance
TIF #13 Rogers Plaza 459-000-0000-10100-0000	Cash & Investments	25,109.12	0.00	0.00	25,109.12
TIF #14 Sand Senior Housing 460-000-0000-10100-0000	Cash & Investments	756,092.03	0.00	862.89	755,229.14
TIF #15 Wellstead Housing 461-000-0000-10100-0000	Cash & Investments	371,825.30	0.00	1,015.83	370,809.47
TIF #16 Graco 462-000-0000-10100-0000	Cash & Investments	480,670.50	0.00	369,185.48	111,485.02
Water 601-000-0000-10100-0000	Cash & Investments	7,688,918.55	517,030.86	776,610.76	7,429,338.65
Sewer 602-000-0000-10100-0000	Cash & Investments	3,226,237.60	790,375.99	578,223.82	3,438,389.77
Storm Sewer 603-000-0000-10100-0000	Cash & Investments	2,983,958.51	189,125.40	143,967.91	3,029,116.00
Municipal Liquor 609-000-0000-10100-0000	Cash & Investments	1,909,503.67	1,825,017.68	1,587,755.28	2,146,766.07
Investment Control 999-000-0000-10100-0000	Cash & Investments	0.00	1,158,548.57	0.00	1,158,548.57
Asset Total		104,246,444.88	12,284,523.09	18,122,772.64	98,408,195.33

Ending Cash Balance



Cash by Classification



City of Rogers
Brokered Investments
For the Quarter Ended March 31, 2025

Type	Location	Broker	FDIC	CUSIP	Purchase Date	Maturity Date	Rate	3/31/2025 Market Value
MM	First Am Govt Ob Fd Cl X	MCM	N/A	31846V328	N/A	N/A	4.260%	176,584.95
MM	First Am Govt Ob Fd Cl X	MCM2	N/A	31846V328	N/A	N/A	4.260%	3,425,118.93
MM	First Am Govt Ob Fd Cl X	MCM3	N/A	31846V328	N/A	N/A	4.260%	1,538,376.94
Total Money Market Accounts								5,140,080.82
4M	4M Plus	PMA	N/A	Portfolio	N/A	N/A	4.317%	21.39
4M	4M	PMA	N/A	Portfolio	N/A	N/A	4.289%	1,671,064.70
4M	4M	PMA2	N/A	Portfolio	N/A	N/A	4.289%	12,907,189.45
Total 4M Fund								14,578,275.54
4M	4M LTD	PMA	N/A	Portfolio	09/09/21	N/A	N/A	1,661,137.20
Total Collateralized Bank Deposits								1,661,137.20
MUNI	Addison Il Fire Protn Dist No1	MCM	N/A	006541DC7	09/27/23	12/30/26	1.121%	331,688.00
MUNI	Azusa Ca Uni Sch Dist Go Taxable Ref	MCM	N/A	055033RK2	08/21/23	08/01/29	2.163%	333,182.95
MUNI	Bayonne N J Taxable Sch Ref Bds 2021	MCM	N/A	0728875D0	01/12/23	08/01/29	1.792%	224,492.50
MUNI	California St Taxable Var Purp	MCM	N/A	13063DC48	07/29/22	02/01/28	1.700%	701,362.50
MUNI	California St Taxable Var Purp Go Bds	MCM	N/A	13063DMA3	12/16/19	04/01/26	2.650%	231,578.40
MUNI	Cape May County NJ Taxable GO Bonds 2021B	MCM	N/A	139501RZ5	08/21/23	09/15/28	2.000%	158,135.70
MUNI	Chartiers Valley Pa Sch Dist Taxable	MCM	N/A	161398KC5	07/28/21	10/15/26	1.370%	123,944.60
MUNI	Connecticut St Ser A	MCM	N/A	20772KAG4	07/29/22	01/15/25	3.230%	-
MUNI	Connecticut St Txbl Ser A	MCM	N/A	20772KAH2	12/16/19	01/15/26	3.310%	148,978.50
MUNI	Evesham Twp Nj Taxable Gen Obli	MCM	N/A	300471QR3	09/02/21	05/01/27	4.000%	304,164.30
MUNI	Lakota Ohio Loc Sch Dist Butler Cnty Go Ltd Tax Taxable Ref B	MCM	N/A	51280UDJ3	07/28/21	12/01/26	3.000%	127,712.00
MUNI	Lavalette Nj Gen Impt Taxable Ref	MCM	N/A	519390GH5	09/02/21	12/01/27	1.450%	251,464.50
MUNI	Murrieta Vy Ca Uni Sch Dist	MCM	N/A	626905PR8	06/21/23	09/01/26	1.199%	225,470.75
MUNI	Oregon Cmnty College Dist Taxable B	MCM	N/A	68583RCV2	11/16/21	06/30/26	5.680%	509,315.00
MUNI	Papillion La Vista Ne Sch Dist No 27	MCM	N/A	698873G75	08/21/23	12/01/29	1.568%	221,135.00
MUNI	San Jose Evergreen Ca Cmnty College Dist Taxable Go Ref	MCM	N/A	798189RX6	07/28/21	09/01/25	0.921%	641,075.50
MUNI	Santa Barbara Ca Uni Sch Dist	MCM	N/A	801315KU5	06/21/23	08/01/29	1.653%	202,061.25
MUNI	Texas St Ref Taxable Pub Fin Auth	MCM	N/A	882724XL6	11/16/21	10/01/25	5.000%	501,540.00
MUNI	Vacaville Calif Uni Sch Dist Taxable	MCM	N/A	918608UP3	08/28/24	08/01/28	1.559%	96,357.45
MUNI	Velasco Tx Drain Dist Taxable Unltd	MCM	N/A	922561LR4	08/24/21	08/01/25	5.000%	195,294.45
MUNI	Vista Ca Uni Sch Dist Txbl Unltd	MCM	N/A	928346PZ2	07/29/22	08/01/28	1.521%	456,800.00
MUNI	Winchester Va Taxable Go Pub Impt Ref 2021A	MCM	N/A	973126VA0	07/28/21	08/01/25	0.850%	98,900.00
MUNI	Worcester Ma Taxable Go Ref Bds B	MCM	N/A	981306A94	09/27/23	11/15/26	1.010%	474,380.00
MUNI	Fort Bend Cnty Tx Mun Util Dist No 134E Unltd Tax Bds 2021	MCM	N/A	34683TCF4	08/19/21	09/01/25	3.500%	395,221.20
MUNI	New York NY Taxable Go Bds 2022 Taxable - A-2-TXBL	PMA	N/A	64966QWV8	09/13/21	08/01/25	0.600%	741,112.50
MUNI	Gladewater Cnty Line Indpt Sch Dist Tx Taxable Unltd Tax Ref	PMA	N/A	376470DC1	06/01/23	08/15/25	4.750%	206,560.20
MUNI	San Jose Evergreen Ca Cmnty College Dist Taxable Go Ref	PMA	N/A	798189RX6	04/08/22	09/01/25	3.000%	729,839.80
MUNI	Massachusetts St Taxable Go Ref Bds 2020 E	PMA	N/A	57582RK88	06/30/22	11/01/25	3.350%	685,720.00
MUNI	Vestavia Hills Al Taxable Go Wts 2020 B	PMA	N/A	925479RS8	06/02/23	02/01/26	4.700%	210,184.00
MUNI	California St Taxable Var Purp Go Bds	PMA	N/A	13063DMA3	08/08/22	04/01/26	3.275%	344,904.00
MUNI	Multnomah Cnty Or Go Taxable Bds 2021 B	PMA	N/A	625506QP8	05/18/23	06/15/26	4.000%	201,990.60
MUNI	San Jose Ca Uni Sch Dist Santa Clara Cnty Taxable Go Ref Bds	PMA	N/A	798186N99	09/11/23	08/01/26	4.920%	253,817.00
MUNI	Sunnyvale Ca Sch Dist Taxable Go Ref Bds 2021	PMA	N/A	867578VG8	09/05/23	09/01/26	4.750%	399,483.15
MUNI	New York Ny Txbl Ser E 2	PMA	N/A	64966MWN5	08/08/22	03/01/27	3.300%	1,137,085.50
MUNI	Cedar Rapids Iowa Taxable Go Ref Bds	PMA	N/A	150528K22	11/17/23	06/01/28	4.850%	417,411.00
MUNI	Denison Tx Indpt Sch Dist Ref	PMA	N/A	248415XT3	05/20/24	08/01/28	4.490%	233,397.50
MUNI	Montgomery Cnty Md Taxable Go Consolidated 2020 C	PMA	N/A	61334PDE0	05/20/24	11/01/28	4.530%	226,490.00
MUNI	Texas St Taxable Pub Fin Auth Go 2020	PMA	N/A	882724RE9	06/04/24	10/01/29	4.510%	770,406.00
MUNI	Will Cnty Il Cmnty Unit Sch Dist No 365 U Vy View Go Ref Taxa	PMA	N/A	969078UR3	01/29/24	11/01/29	4.450%	1,230,408.00
Total Municipal Bonds								14,743,063.80
TNOTE	US TREASURY N/B	PMA	N/A	912828ZF0	04/07/22	03/31/25	2.652%	-
TNOTE	US TREASURY N/B	PMA	N/A	912828ZW3	04/07/22	06/30/25	2.686%	1,068,238.10
TNOTE	US TREASURY N/B	PMA	N/A	91282CBZ3	04/24/24	04/30/28	4.660%	783,865.78
TNOTE	US TREASURY N/B	PMA	N/A	91282CDF5	04/24/24	10/31/28	4.610%	783,407.19
TNOTE	US TREASURY N/B	PMA	N/A	91282CFLO	10/18/24	09/30/29	3.781%	395,433.71
TNOTE	US TREASURY N/B	PMA	N/A	91282CBS9	12/26/24	03/31/28	4.259%	506,210.04
TNOTE	US TREASURY N/B	PMA	N/A	912833WR7	02/03/25	11/15/28	4.250%	760,786.03

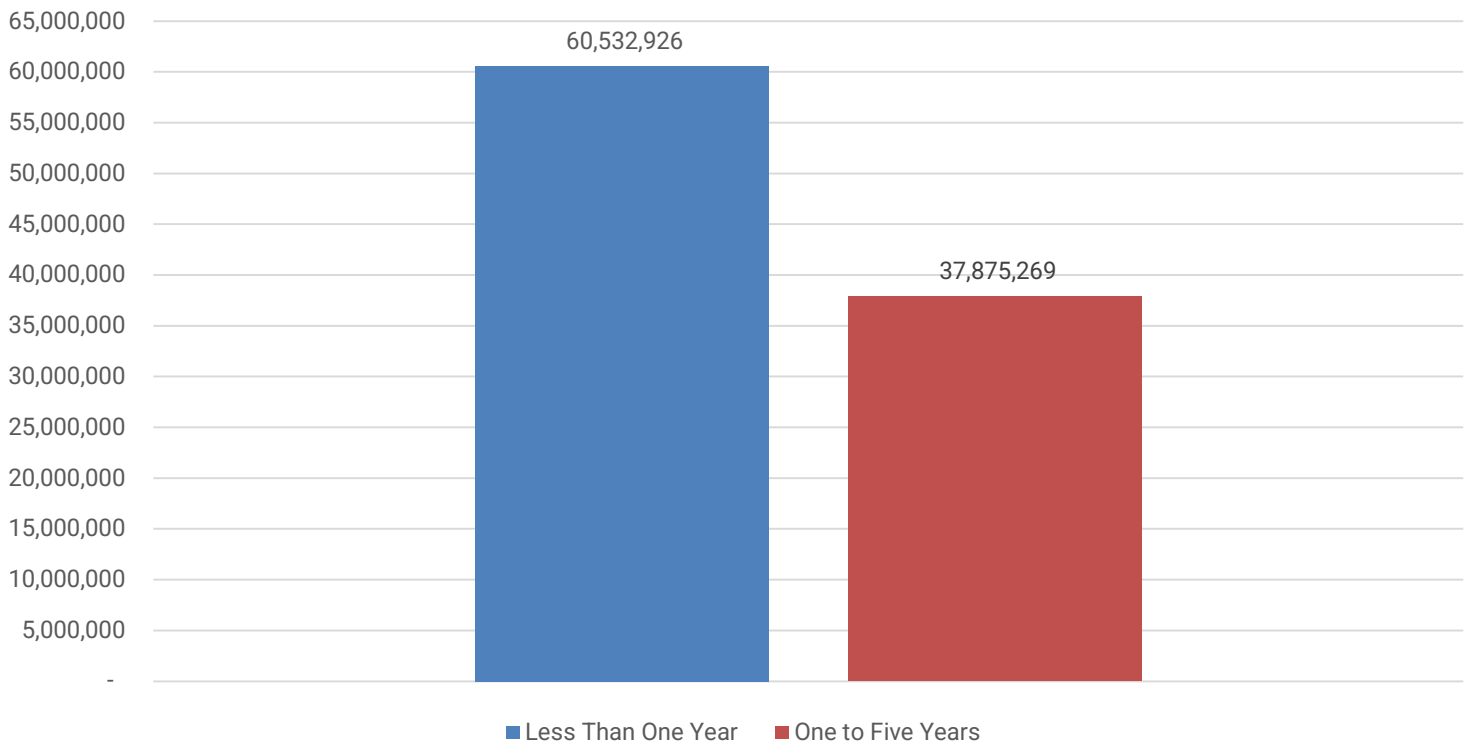
City of Rogers
Brokered Investments
For the Quarter Ended March 31, 2025

Type	Location	Broker	FDIC	CUSIP	Purchase Date	Maturity Date	Rate	3/31/2025 Market Value
TNOTE	US TREASURY N/B	MCM	N/A	912828J27	01/09/24	02/15/25	2.000%	-
TNOTE	US TREASURY N/B	MCM	N/A	91282CJT9	11/26/24	01/15/27	4.000%	500,530.00
TNOTE	US TREASURY N/B	MCM	N/A	91282CHH7	1/2024, 01/06	06/15/26	4.125%	540,820.80
TNOTE	US TREASURY N/B	MCM	N/A	91282CJP7	12/16/24	12/15/26	4.375%	276,933.25
TNOTE	US TREASURY N/B	MCM	N/A	91282CLH2	01/16/25	08/31/26	3.750%	249,237.50
TNOTE	US TREASURY N/B	MCM	N/A	91282CKJ9	02/25/25	04/15/27	4.500%	758,640.00
Total U.S. Treasury Notes								6,624,102.40
AGY	F H L M C M T N	MCM	N/A	3134GWCV6	07/21/20	07/21/27	1.000%	933,800.00
AGY	F N M A	MCM	N/A	3135G05X7	01/21/21	08/25/25	0.375%	1,476,945.00
AGY	F N M A	MCM	N/A	3135G06G3	02/04/21	11/07/25	0.500%	488,655.00
AGY	F N M A	MCM	N/A	3136G46H1	10/29/20	10/29/27	0.850%	828,747.00
AGY	F N M A M T N	MCM	N/A	3135GA5N7	11/19/20	05/30/28	1.000%	1,821,760.00
AGY	F F C B DEB	MCM	N/A	3133ELY32	07/22/20	07/22/26	0.550%	956,020.00
AGY	F F C B DEB	MCM	N/A	3133EMAC6	09/23/20	09/21/27	0.750%	1,384,680.00
AGY	F F C B DEB	MCM	N/A	3133EMJW3	12/09/20	12/09/27	0.860%	1,376,820.00
AGY	F F C B DEB	MCM	N/A	3133EL4D3	08/26/20	08/19/27	0.900%	929,260.00
AGY	F F C B DEB	MCM	N/A	3133EKF3	04/08/19	04/08/26	2.820%	986,270.00
AGY	F H L B DEB	MCM	N/A	3130AKPQ3	01/28/21	01/28/26	0.580%	728,722.50
AGY	F H L B DEB	MCM	N/A	3130ALFF6	02/18/21	12/10/25	0.650%	975,600.00
AGY	F H L B DEB	MCM	N/A	3130AKLK0	12/31/20	12/30/27	0.800%	780,555.00
AGY	F H L B DEB	MCM	N/A	3130AJW21	08/04/20	07/30/27	0.870%	1,397,250.00
AGY	F H L B DEB	MCM	N/A	3130AJLR8	07/09/20	06/11/27	0.875%	702,345.00
AGY	F H L B DEB	MCM	N/A	3130AKHM1	12/09/20	11/30/27	0.875%	1,384,095.00
AGY	F H L B DEB	MCM	N/A	3130AK5Y8	09/23/20	09/21/28	0.970%	902,170.00
AGY	F H L B DEB	MCM	N/A	3130AKLU8	12/30/20	01/08/29	1.000%	1,339,770.00
AGY	F H L B DEB	MCM	N/A	3130AKNU6	01/28/21	07/28/28	1.000%	679,500.00
AGY	F H L B	MCM	N/A	3130AJ3V9	02/13/20	02/10/27	1.900%	1,193,004.00
AGY	F H L B	MCM	N/A	3130AXU63	12/16/24	11/17/26	4.625%	504,905.00
AGY	F N M A DEB	PMA	N/A	3135G03U5	09/28/22	04/22/25	4.350%	1,092,514.20
Total U.S. Government Agencies								22,863,387.70
CD	First National Bank, ME	PMA	4256	N/A	01/13/23	01/14/25	4.658%	-
CD	Cornerstone Bank, NE	PMA	5496	N/A	01/02/24	05/30/25	5.008%	200,000.00
CD	Financial Federal Bank, TN	PMA	31840	N/A	01/02/24	05/30/25	5.450%	200,000.00
CD	First National Bank, AR	PMA	3887	N/A	11/14/23	03/31/26	5.037%	223,150.00
CD	The Federal Savings Bank, IL	PMA	35518	N/A	11/08/23	05/29/26	4.920%	221,100.00
CD	Bank of Wisconsin Dells, WI	PMA	15136	N/A	11/14/23	05/29/26	4.937%	222,050.00
CD	Manufacturers Traders Tr Co CD	PMA	588	564759RR1	01/20/23	01/20/26	4.200%	244,143.55
CD	Popular Bk New York Brh In	PMA	34967	73317ACK6	09/06/23	09/04/26	4.850%	249,622.40
CD	BNY Mellon NA	PMA	7946	05584CJG2	09/07/23	09/08/26	4.750%	246,261.73
CD	Optum Bk Draper Utah	PMA	57408	68405VAP4	09/13/23	09/14/26	4.850%	246,631.76
CD	Peoples Tr Bk Hamilton Ala	PMA	57569	712608AA6	09/15/23	09/15/26	4.800%	250,490.39
CD	Customers Bk Phoenixville Pa	PMA	N/A	23204HPQ5	06/27/24	06/27/29	4.550%	246,955.51
CD	Bank 7, OK	PMA	N/A	N/A	09/13/24	01/31/25	4.920%	-
CD	CIBC Bank USA, MI	PMA	N/A	N/A	09/13/24	01/31/25	4.718%	-
CD	Western Alliance Bank, CA	PMA	N/A	N/A	09/13/24	02/28/25	4.897%	-
CD	Veritex Community Bank, TX	PMA	N/A	N/A	09/13/24	07/31/25	4.538%	240,200.00
CD	BOM Bank, LA	PMA	N/A	N/A	09/13/24	10/31/25	4.449%	237,800.00
CD	West Virginia Central Federal Union, WV	PMA	N/A	N/A	09/13/24	05/29/26	3.765%	234,800.00
CD	American Plus Bank, N.A., CA	PMA	N/A	N/A	09/13/24	05/29/26	3.648%	235,200.00
CD	First Capital Bank, SC	PMA	N/A	N/A	09/13/24	10/30/26	3.691%	231,700.00
CD	First Internet Bank of Indiana, IN	PMA	N/A	N/A	09/13/24	10/30/26	3.988%	230,000.00
CD	Ally Bk Sandy Utah	MCM	57803	02007GRK1	08/28/24	05/19/25	3.100%	245,574.42
CD	Bank Amer Na Charlotte Nc	MCM	3510	06051XGS5	08/28/24	03/02/26	4.050%	243,939.00
CD	Bank First Natl Manitowoc Wis	MCM	5304	062114AW3	08/28/24	08/22/29	3.700%	217,251.84
CD	Barclays Bk Del Retail Ctf Dep	MCM	57203	06740KSV0	08/28/24	02/27/26	4.100%	244,041.48
CD	Capital One Bk USA Natl Assn	MCM	33954	14042THX8	07/29/22	07/28/25	3.400%	244,289.50
CD	Capital One Natl Assn McLean	MCM	4297	14042RRS2	08/28/24	06/02/27	3.200%	240,469.95
CD	Discover Bk Greenwood Del	MCM	5649	254673N28	07/29/22	07/29/25	3.350%	244,220.90
CD	First Gty Bk Hammond La	MCM	14028	320437AH9	08/28/24	03/06/26	4.150%	243,980.48

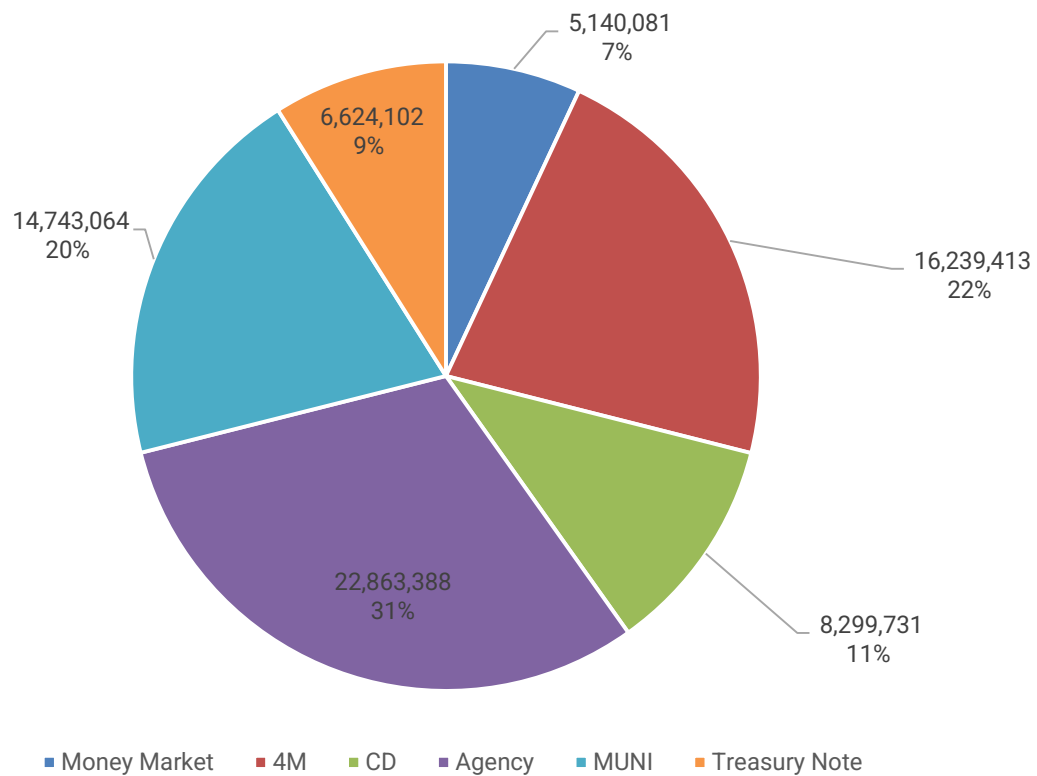
City of Rogers
Brokered Investments
For the Quarter Ended March 31, 2025

Type	Location	Broker	FDIC	CUSIP	Purchase Date	Maturity Date	Rate	3/31/2025 Market Value
CD	First Merchants Bk Muncie	MCM	4365	32082BGA1	08/28/24	03/10/28	3.700%	242,077.15
CD	Goldman Sachs Bk USA	MCM	33124	38149MXK4	07/28/21	07/28/26	1.000%	143,932.50
CD	Goldman Sachs Bk USA New York	MCM	33124	38149MXU2	08/11/21	08/04/26	1.000%	91,190.50
CD	Morgan Stanley Private Bk Natl	MCM	34221	61768EJV6	08/28/24	05/27/25	3.100%	245,530.14
CD	M1 Bk MacKs Creek Mo	MCM	9797	55316CDA1	08/28/24	07/03/25	4.400%	240,985.54
CD	Prospect Bank	MCM	3722	74349KEL0	09/06/24	10/14/25	4.250%	248,940.24
CD	Raymond James Bk Natl Assn	MCM	33893	75472RBD2	02/08/23	02/10/25	4.550%	-
CD	Sallie Mae Bank	MCM	58177	7954506V2	08/28/24	07/22/25	0.650%	246,198.75
CD	UBS Bk USA Salt Lake City UT	MCM	57565	90348JR93	08/11/21	08/11/26	0.950%	234,837.40
CD	United Fid Bk FSB Evansville I	MCM	29566	910286HY2	09/06/24	03/13/26	4.150%	249,089.64
CD	Van Wert Fed Svgs Bk Ohio	MCM	29495	921303AH6	09/06/24	02/19/26	4.050%	227,831.28
CD	First Fed Bk Lake City Fla	MCM	31313	32022WDR4	12/16/24	12/07/26	4.150%	245,245.00
Total Certificates of Deposit								8,299,731.05
TOTAL INVESTMENTS								73,909,778.51

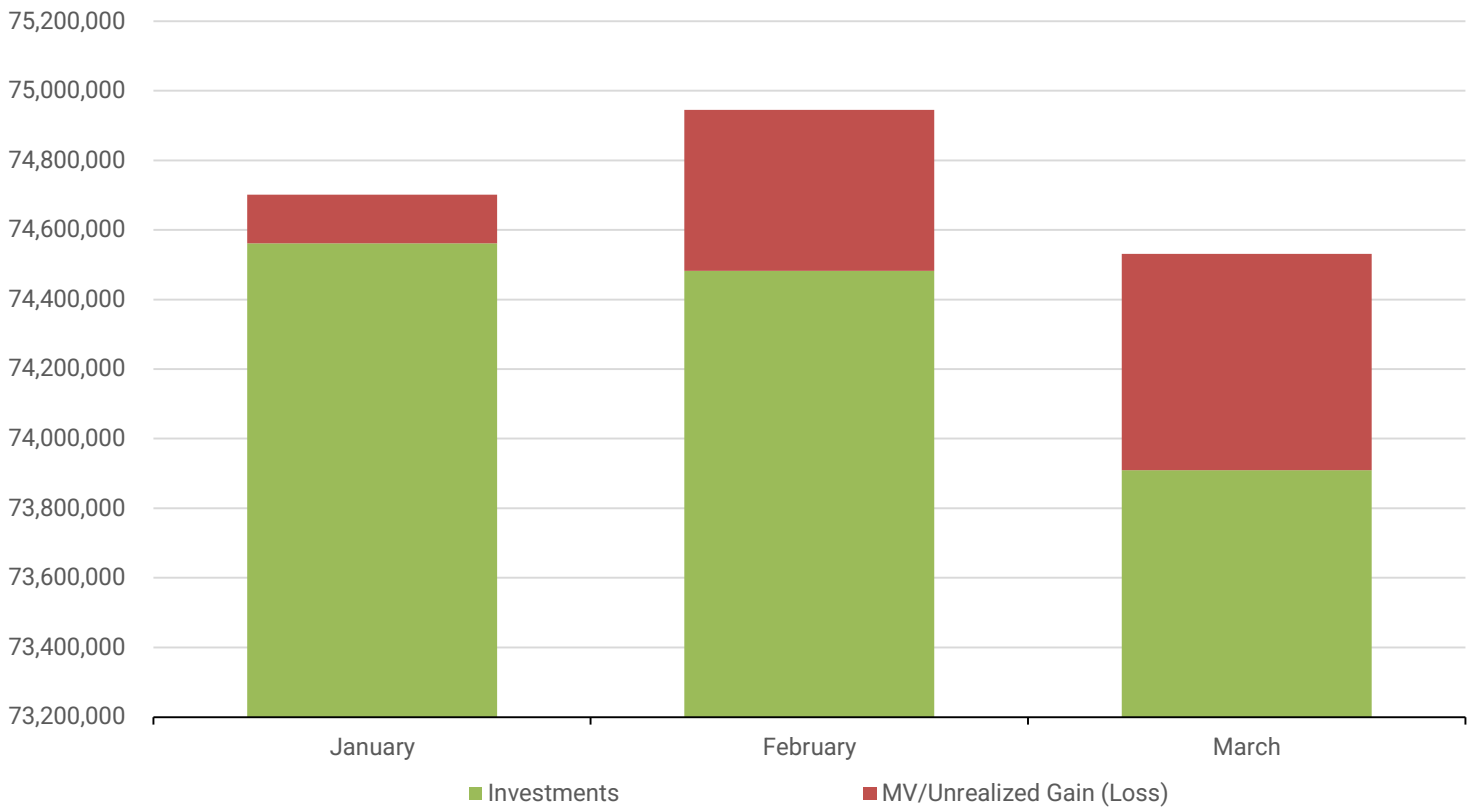
Cash and Investments by Maturity Date



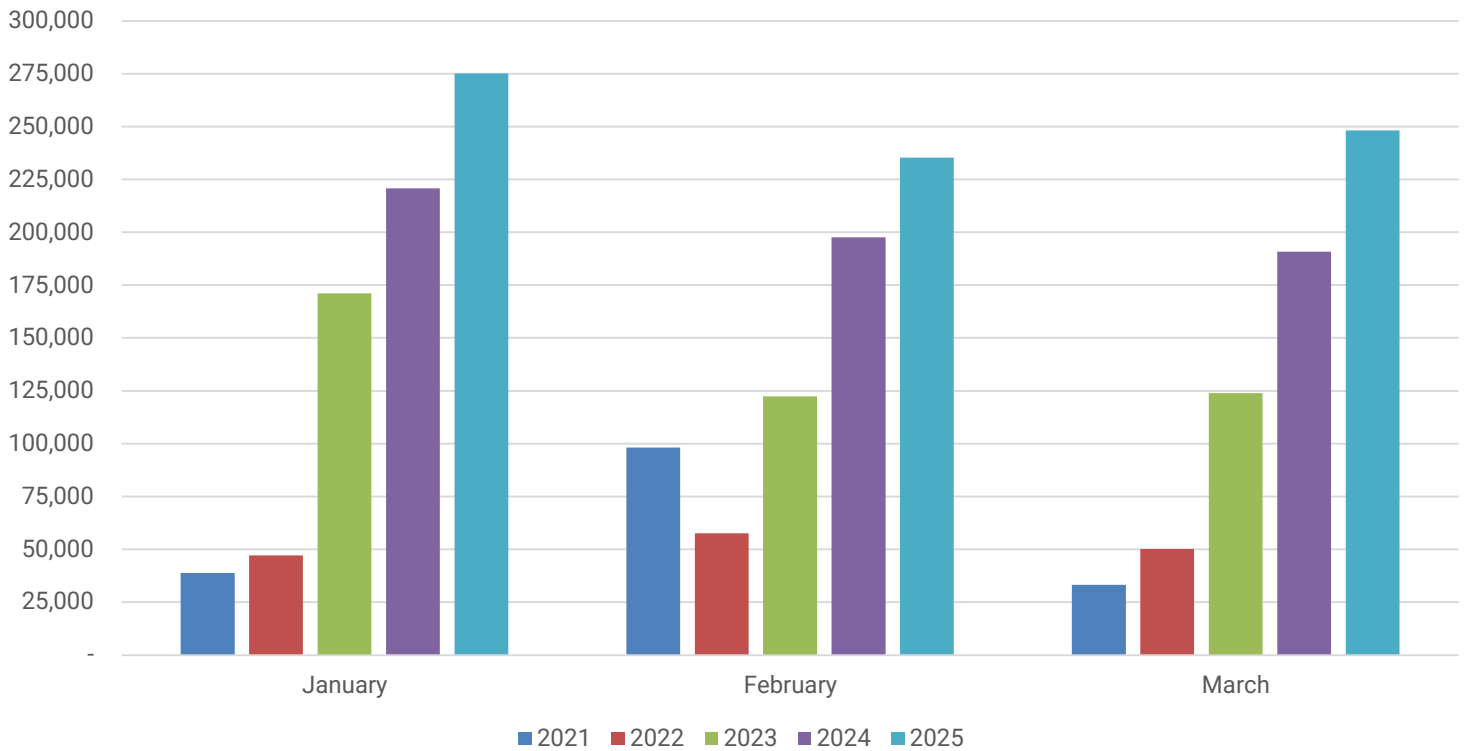
Investment by Type



Market Value of Investments



Interest Revenue



City of Rogers, Minnesota
General Fund Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Revenue					
Taxes	\$ 10,141,856	\$ 11,104,495	\$ -	\$ (11,104,495)	0.00% (1)
Licenses & Permits	3,192,738	1,875,360	527,526	(1,347,834)	28.13%
Intergovernmental	873,166	781,893	152,335	(629,558)	19.48%
Charges for Services	1,721,833	1,666,416	865,539	(800,877)	51.94% (2)
Fines & Forfeits	90,118	80,000	18,178	(61,822)	22.72%
Interest Earnings	450,887	150,000	-	(150,000)	0.00% (3)
Miscellaneous	967,327	604,050	113,843	(490,207)	18.85%
Total Revenues	<u>17,437,924</u>	<u>16,262,214</u>	<u>1,677,420</u>	<u>(14,584,794)</u>	
Expenditures					
General Government	3,905,785	3,809,657	923,137	2,886,520	24.23%
Public Safety	8,212,255	9,060,695	2,053,878	7,006,817	22.67%
Public Works	1,710,392	1,928,843	380,785	1,548,058	19.74%
Culture & Recreation	1,653,436	1,768,019	348,496	1,419,523	19.71%
Total Expenditures	<u>15,481,868</u>	<u>16,567,214</u>	<u>3,706,296</u>	<u>12,860,918</u>	
Excess (Deficiency) or Revenues Over (Under) Expenditures	<u>1,956,056</u>	<u>(305,000)</u>	<u>(2,028,876)</u>	<u>(27,445,712)</u>	
Other Financing Sources (Uses)					
Operating Transfers In	225,000	225,000	-	(225,000)	0.00% (4)
Sale of Fixed Assets	10,090	-	-	-	N/A
Operating Transfers Out	(10,000)	-	-	-	N/A
Total Other Financing Sources (Uses)	<u>225,090</u>	<u>225,000</u>	<u>-</u>	<u>(225,000)</u>	
Net Change in Fund Balances	<u>\$ 2,181,146</u>	<u>\$ (80,000)</u>	<u>\$ (2,028,876)</u>	<u>\$ (27,670,712)</u>	

As of March 31, revenues and expenditures are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Tax collections do not occur evenly throughout the year. The first half tax settlement is typically received in June and July. The second half settlement is received in December.
- (2) Fire protection services are fully billed at the beginning of the year making this category ahead of budgeted projections. Engineering fees, security fees, and recreation programming are also tracking ahead of budget.
- (3) Interest income is allocated twice throughout the year based on average cash balances (in June and December).
- (4) Operating transfers are made at year-end.

City of Rogers, Minnesota
Economic Development Authority (EDA) Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Revenue					
Taxes	\$ 280,000	\$ 320,000	\$ -	\$ (320,000)	0.00% (1)
Interest Earnings	2,650	4,000	-	(4,000)	0.00% (2)
Miscellaneous	2,076	-	-	-	N/A
Total Revenues	<u>284,726</u>	<u>324,000</u>	<u>-</u>	<u>(324,000)</u>	
Expenditures					
Personal Services	20,516	57,434	12,979	(44,455)	22.60%
Other Services & Charges	<u>242,753</u>	<u>163,000</u>	<u>3,619</u>	<u>(159,381)</u>	2.22% (3)
Total Expenditures	<u>263,269</u>	<u>220,434</u>	<u>16,598</u>	<u>(203,836)</u>	
Excess (Deficiency) or Revenues Over (Under) Expenditures	<u>21,457</u>	<u>103,566</u>	<u>(16,598)</u>	<u>(120,164)</u>	
Net Change in Fund Balances	<u>\$ 21,457</u>	<u>\$ 103,566</u>	<u>\$ (16,598)</u>	<u>\$ (120,164)</u>	

As of March 31, revenues and expenditures are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Tax collections do not occur evenly throughout the year. The first half tax settlement is typically received in June and July. The second half settlement is received in December.
- (2) Interest income is allocated twice throughout the year based on average cash balances (in June and December).
- (3) Other services and charges is currently lower than budgeted. This is due to expenditures for the tax abatement reimbursement to a local business that has not yet occurred as of quarter-end.

City of Rogers, Minnesota
Rogers Activity Center (RAC) Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Revenue					
Taxes	\$ 255,904	\$ 254,907	\$ -	\$ (254,907)	0.00% (1)
Charges for Services	722,832	623,500	95,529	(527,971)	15.32%
Interest Earnings	108,092	20,000	-	(20,000)	0.00% (2)
Miscellaneous	38,804	20,200	3,050	(17,150)	15.10%
Total Revenues	<u>1,125,632</u>	<u>918,607</u>	<u>98,579</u>	<u>(820,028)</u>	
Expenditures					
Personal Services	404,389	440,469	104,063	(336,406)	23.63%
Supplies	84,743	85,450	22,764	(62,686)	26.64%
Other Services & Charges	232,478	248,375	33,246	(215,129)	13.39% (3)
Capital Outlay	108,063	166,809	9,781	(157,028)	5.86% (4)
Total Expenditures	<u>829,672</u>	<u>941,103</u>	<u>169,855</u>	<u>(771,248)</u>	
Excess (Deficiency) or Revenues Over (Under) Expenditures	<u>295,960</u>	<u>(22,496)</u>	<u>(71,276)</u>	<u>(48,780)</u>	
Other Financing Sources (Uses)					
Sale of Fixed Assets	550	-	-	-	N/A
Total Other Financing Sources (Uses)	<u>550</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Net Change in Fund Balances	<u>\$ 296,510</u>	<u>\$ (22,496)</u>	<u>\$ (71,276)</u>	<u>\$ (48,780)</u>	

As of March 31, revenues and expenditures are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Tax collections do not occur evenly throughout the year. The first half tax settlement is typically received in June and July. The second half settlement is received in December.
- (2) Interest income is allocated twice throughout the year based on average cash balances (in June and December).
- (3) Facility utilities (electric, water/sewer, gas, trash disposal) are generally paid one-month behind. Additionally, building and equipment repairs and maintenance expenditures occur sporadically and as needed throughout the year and are under budget as of March 31.
- (4) Building HVAC replacements are budgeted for 2025 and have not been purchased as of March 31.

City of Rogers, Minnesota
Multi-Purpose Turf Facility Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Revenue					
Charges for Services	\$ -	\$ 157,269	\$ -	\$ (157,269)	0.00% (1)
Total Revenues	<u>-</u>	<u>157,269</u>	<u>-</u>	<u>(157,269)</u>	
Expenditures					
Personal Services	-	65,878	632	(65,246)	0.96% (1)
Supplies	-	16,200	-	(16,200)	0.00% (1)
Other Services & Charges	-	43,300	284	(43,016)	0.66% (1)
Total Expenditures	<u>-</u>	<u>125,378</u>	<u>916</u>	<u>(124,462)</u>	
Excess (Deficiency) or Revenues Over (Under) Expenditures	<u>-</u>	<u>31,891</u>	<u>(916)</u>	<u>(32,807)</u>	
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ 31,891</u>	<u>\$ (916)</u>	<u>\$ (32,807)</u>	

As of March 31, revenues and expenditures are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Effective for the 2025 budget and as of March 31, the Multi-Purpose Turf Facility is not yet operational and, therefore, budget to actual variances are to be expected.

City of Rogers, Minnesota
Water Utility Fund Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Operating Revenues					
Charges for Services	\$ 2,412,394	\$ 2,360,150	\$ 436,288	\$ (1,923,862)	18.49%
Miscellaneous	78,257	5,000	225	(4,775)	4.50% (1)
Total Operating Revenues	<u>2,490,651</u>	<u>2,365,150</u>	<u>436,513</u>	<u>(1,928,637)</u>	
Operating Expenses					
Personal Services	720,883	778,100	170,462	(607,638)	21.91%
Supplies	415,273	267,900	154,366	(113,534)	57.62% (2)
Other Services & Charges	491,084	617,950	78,327	(539,623)	12.68% (3)
Depreciation	559,836	590,000	-	(590,000)	0.00% (4)
Total Expenditures	<u>2,187,075</u>	<u>2,253,950</u>	<u>403,155</u>	<u>(1,850,795)</u>	
Operating Income (Loss)	<u>303,576</u>	<u>111,200</u>	<u>33,358</u>	<u>(77,842)</u>	
Nonoperating Revenues (Expenses)					
Income on Investments	303,628	130,000	-	(130,000)	0.00% (5)
Gain on Sale of Capital Assets	2,038	-	-	-	N/A
Interest Expense	(66,239)	(70,698)	(31,393)	39,305	44.40% (6)
Total Nonoperating Revenues (Expenses)	<u>239,428</u>	<u>59,302</u>	<u>(31,393)</u>	<u>(90,695)</u>	
Income (Loss) Before Contributions and Transfers	<u>543,004</u>	<u>170,502</u>	<u>1,965</u>	<u>(168,537)</u>	
Contributions from Developers	1,306,502	1,155,000	-	(1,155,000)	0.00% (4)
Transfers In	<u>201,813</u>	<u>134,953</u>	<u>31,123</u>	<u>(103,831)</u>	23.06%
Change in Net Position	<u>\$ 2,051,319</u>	<u>\$ 1,460,455</u>	<u>\$ 33,087</u>	<u>\$ (1,427,368)</u>	

As of March 31, revenues and expenses are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Refunds and reimbursements are received periodically throughout the year. Few have been recorded as of March 31.
- (2) Supplies are purchased sporadically and as needed throughout the year. However, water meter purchases through March 31 have exceeded the budgeted amounts and is due to the replenishment of stock and related City development activity in 2025.
- (3) Utilities such as electric and gas are generally paid one-month behind. Additionally, vehicle equipment repairs and maintenance occur sporadically through the year and are under budget as of March 31.
- (4) Capital related items are adjusted at year-end when capital asset activity is recorded for the audit.
- (5) Interest income is allocated twice throughout the year based on average cash balances (in June and December).
- (6) Debt payments are not made evenly through the year. There are two interest payments left in 2025, which will be made in August and December.

City of Rogers, Minnesota
Sewer Utility Fund Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Operating Revenues					
Charges for Services	\$ 3,014,012	\$ 2,819,400	\$ 801,504	\$ (2,017,896)	28.43%
Miscellaneous	75,562	-	-	-	N/A
Total Operating Revenues	<u>3,089,574</u>	<u>2,819,400</u>	<u>801,504</u>	<u>(2,017,896)</u>	
Operating Expenses					
Personal Services	640,609	726,500	157,580	(568,920)	21.69%
Supplies	18,832	28,500	2,654	(25,846)	9.31% (1)
Other Services & Charges	1,509,103	1,531,908	507,149	(1,024,759)	33.11%
Depreciation	458,233	460,000	-	(460,000)	0.00% (2)
Total Expenditures	<u>2,626,776</u>	<u>2,746,908</u>	<u>667,384</u>	<u>(2,079,524)</u>	
Operating Income (Loss)	<u>462,798</u>	<u>72,492</u>	<u>134,119</u>	<u>61,627</u>	
Nonoperating Revenues (Expenses)					
Income on Investments	119,354	45,000	-	(45,000)	0.00% (3)
Gain on Sale of Capital Assets	2,038	-	-	-	N/A
Total Nonoperating Revenues (Expenses)	<u>121,392</u>	<u>45,000</u>	<u>-</u>	<u>(45,000)</u>	
Income (Loss) Before Contributions and Transfers	584,190	117,492	134,119	16,627	
Contributions from Developers	1,537,461	1,302,000	-	(1,302,000)	0.00% (2)
Contributions from Other Funds	<u>252,634</u>	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Change in Net Position	<u>\$ 2,374,285</u>	<u>\$ 1,419,492</u>	<u>\$ 134,119</u>	<u>\$ (1,285,373)</u>	

As of March 31, revenues and expenses are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Supplies are purchased sporadically throughout the year, as needed. Fuel is allocated at year-end.
- (2) Capital related items are adjusted at year-end when capital asset activity is recorded for the audit.
- (3) Interest income is allocated twice throughout the year based on average cash balances (in June and December).

City of Rogers, Minnesota
Storm Sewer Utility Fund Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Operating Revenues					
Charges for Services	\$ 754,453	\$ 747,800	\$ 192,335	\$ (555,465)	25.72%
Miscellaneous	57,891	5,000	3,915	(1,085)	78.30% (1)
Total Operating Revenues	<u>812,344</u>	<u>752,800</u>	<u>196,250</u>	<u>(556,550)</u>	
Operating Expenses					
Personal Services	184,659	262,575	65,927	(196,648)	25.11%
Supplies	9,252	14,100	1,683	(12,417)	11.94% (2)
Other Services & Charges	171,416	160,935	65,840	(95,095)	40.91% (3)
Depreciation	297,305	300,000	-	(300,000)	0.00% (4)
Total Expenditures	<u>662,632</u>	<u>737,610</u>	<u>133,449</u>	<u>(604,161)</u>	
Operating Income (Loss)	<u>149,711</u>	<u>15,190</u>	<u>62,800</u>	<u>47,610</u>	
Nonoperating Revenues (Expenses)					
Income on Investments	130,974	50,000	-	(50,000)	0.00% (5)
Gain on Sale of Capital Assets	2,038	-	-	-	N/A
Total Nonoperating Revenues (Expenses)	<u>133,012</u>	<u>50,000</u>	<u>-</u>	<u>(50,000)</u>	
Income (Loss) Before Contributions and Transfers	282,723	65,190	62,800	(2,390)	
Contributions from Developers	924,962	1,769,000	-	(1,769,000)	0.00% (4)
Contributions from Other Funds	<u>264,021</u>	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Change in Net Position	<u>\$ 1,471,706</u>	<u>\$ 1,834,190</u>	<u>\$ 62,800</u>	<u>\$ (1,771,390)</u>	

As of March 31, revenues and expenses are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Refunds and reimbursements are received periodically throughout the year. Current amounts relate to reimbursements for escrow related activity.
- (2) Minimal operating expenses purchased year-to-date. Storm water work is generally completed in warmer months with few projects started or complete as of March 31.
- (3) Professional service expenses and related support charges for vegetation and watershed management have had significant activities through March 31.
- (4) Capital related items are adjusted at year-end when capital asset activity is recorded for the audit.
- (5) Interest income is allocated twice throughout the year based on average cash balances (in June and December).

City of Rogers, Minnesota
Liquor Fund Financial Report
For the Quarter Ended March 31, 2025

	Audited 2024	Approved Budget 2025	YTD March 2025	Variance	% Collected or Expended
Rogers Wines and Spirits (RWAS)					
Operating Revenues					
Sales	\$ 4,210,641	\$ 4,301,500	\$ 842,277	\$ (3,459,223)	19.58%
Cost of Sales	(2,956,151)	(3,069,500)	(573,669)	2,495,831	18.69%
Gross Profit	<u>1,254,489</u>	<u>1,232,000</u>	<u>268,608</u>	<u>(963,392)</u>	
Operating Expenses					
Personal Services	665,784	754,395	171,082	(583,313)	22.68%
Supplies	11,811	19,500	6,425	(13,075)	32.95%
Other Services & Charges	263,761	197,220	53,008	(144,212)	26.88%
Depreciation	22,867	25,000	-	(25,000)	0.00% (1)
Total Expenditures	<u>964,222</u>	<u>996,115</u>	<u>230,514</u>	<u>(765,601)</u>	
Operating Income (Loss) - RWAS	<u>290,267</u>	<u>235,885</u>	<u>38,093</u>	<u>(197,792)</u>	
Muni (2024) & Event Center (2025)					
Operating Revenues					
Sales	454,838	100,000	4,686	(95,314)	4.69% (2)
Cost of Sales	(148,924)	(35,000)	(1,122)	33,878	3.21% (2)
Gross Profit	<u>305,913</u>	<u>65,000</u>	<u>3,564</u>	<u>(61,436)</u>	
Operating Expenses					
Personal Services	299,736	53,559	5,559	(48,000)	10.38% (2)
Supplies	10,714	-	2,647	2,647	100.00% (2)
Other Services & Charges	118,769	-	3,564	3,564	100.00% (2)
Depreciation	3,889	-	-	-	N/A (1)
Total Expenditures	<u>433,108</u>	<u>53,559</u>	<u>11,771</u>	<u>(41,788)</u>	
Operating Income (Loss) - Muni/Event Center	<u>(127,194)</u>	<u>11,441</u>	<u>(8,207)</u>	<u>(19,648)</u>	
Nonoperating Revenues (Expenses)					
Income on Investments	77,353	30,000	20,973	(9,027)	69.91% (3)
Gain on Sale of Capital Assets	1,043,458	-	820	820	100.00% (1)
Other Income	46,029	300	964	664	321.23% (4)
Total Nonoperating Revenues (Expenses)	<u>1,166,840</u>	<u>30,300</u>	<u>22,756</u>	<u>(7,544)</u>	
Income (Loss) Before Contributions and Transfers	1,329,913	277,626	52,643	(224,983)	
Transfers Out	<u>(241,359)</u>	<u>(225,000)</u>	<u>-</u>	<u>225,000</u>	0.00% (5)
Change in Net Position	<u>\$ 1,088,554</u>	<u>\$ 52,626</u>	<u>\$ 52,643</u>	<u>\$ 17</u>	

As of March 31, revenues and expenses are expected to be at 25% of budgeted amounts. Variances greater or less than 10% from expected amounts are detailed below:

- (1) Capital related items are adjusted at year-end when capital asset activity is recorded for the audit.
- (2) Effective for the 2025 budget, the Event Center was included for budgetary purposes for the hosting of events that involved on-sale liquor sales. Such variances from budget are to be expected as of March 31.
- (3) The Liquor Fund has its own checking account. Interest earned is only on that account and pays interest on the interfund loan balance with the General Fund. Interest rates remain elevated compared to historical average.
- (4) ATM commissions and Event Center staff time reimbursements are higher than expected as of March 31.
- (5) Operating transfer to the General Fund made at year-end. Pull tab transfers are made monthly.