



AGENDA

Rogers Planning Commission

May 4, 2026 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

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

3. CONSENT AGENDA

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

3.1 Approve Minutes from April 6, 2026 Planning Commission Meeting

4. JOINT PLANNING COMMISSION - CITY COUNCIL DISCUSSION

4.1 2050 Comprehensive Plan Update Kick-Off

5. PUBLIC HEARINGS

5.1 Consideration of a Site Plan and Variance Request for a Retail Center at 21355 136th Ave (Lot Adjacent to Maynards) by Cloutier Properties

6. NEW BUSINESS

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: May 4, 2026

Agenda Item: 3.1

Subject: Approve Minutes from April 6, 2026 Planning Commission Meeting
Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Approve Minutes from April 6, 2026 Planning Commission Meeting

Staff Recommendation

Approve Minutes from April 6, 2026 Planning Commission Meeting

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

A. April 6 2026 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission of the City of Rogers was called to order by Chair Lohr on Monday, April 6, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Commissioners present: Clark Lohr, Peter Mullin, Aaron Sattersten, Todd Kussman, Adam Hunt, Sean McDermid, Patrick Ruppe
Commissioners absent: Sarah Larson, Nick Auman

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner;
Also Present Patrick Brunner, Cardo (Consultant)
Council Liaison: Joel Brockman

2. APPROVE AGENDA

Commission Member Hunt moved, Commission Member Mullin seconded a motion to approve the agenda. Motion carried 7-0.

3. CONSENT AGENDA

The following items were considered on the Consent Agenda:

- Meeting Minutes from February 2, 2025
- Meeting Minutes from March 3, 2026

Commission Member Mullin moved, Commission Member Hunt seconded a motion to approve the Consent Agenda. Motion carried 7-0.

3.1 Motion to Approve:

- Meeting Minutes from February 2nd, 2025; and
- Meeting Minutes from March 3rd, 2026

4. PUBLIC HEARINGS

4.1 Consider Approval of Preliminary Plat for Northview Preserve 2nd Addition

City Planner Henderson presented the item. Summergate Development applied for preliminary plat approval for Northview Preserve 2nd Addition, a 10-lot single-family

residential subdivision on approximately 4.5 acres (PID 2212023330004, the Thompson Property). The site is zoned R2 – Single-Family Residential and guided Low Density Residential (2–5 units/acre) in the Comprehensive Plan. The proposal connects into the original Northview Preserve development. No variances or special approvals were requested; the plat meets all applicable zoning and subdivision standards, including a 10,000 sq. ft. minimum lot size, required setbacks, and all public roads. Stormwater management is handled via a single storm facility grading into the original Northview Preserve. A landscaping plan providing 42 trees throughout the site was submitted, with particular attention to Territorial Road frontage. Staff also noted that the original Northview Preserve plat will require a replat (Northview Preserve 3rd Addition) to shift Bluebird Way slightly southward to accommodate the connection, with a related right-of-way vacation to be processed by the City Council. Staff recommended approval of Resolution 2026-34.

Chair Lohr opened the public hearing. No members of the public spoke. The public hearing was closed.

Commissioners had no concerns or questions regarding the application.

Commission Member Lohr moved, Commission Member Mullin seconded a motion to recommend approval of Resolution 2026-34, approving the Northview Preserve 2nd Addition Preliminary Plat, subject to conditions set forth in the staff report. Motion carried 7-0.

4.2 Consider Amendments to Zoning Code Section 125-42 Variances

City Planner Henderson presented the item. Staff proposed amendments to Zoning Code Section 125-42 to align the City's variance standards with Minnesota Statute § 462.357, Subd. 6, as amended in 2011. The current code uses the term "undue hardship," which is no longer consistent with state law. The proposed amendments replace "hardship" with "practical difficulties" and apply the state-required three-factor practical difficulties test: (1) the property owner proposes to use the property in a reasonable manner not permitted by the ordinance; (2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (3) the variance, if granted, will not alter the essential character of the locality. Extra-statutory findings not required by state statute were removed, and general language was cleaned up for clarity. Staff recommended approval of Ordinance 2026-09.

Chair Lohr opened the public hearing. No members of the public spoke. The public hearing was closed.

In response to a commissioner question, Henderson confirmed that the language permitting access to sunlight for solar energy systems is mandated by state law and is therefore retained in the ordinance.

Commission Member Mullin moved, Commission Member Ruppe seconded a motion to recommend approval of Ordinance 2026-09. Motion carried 7-0.

4.3 Consider Amendments to Sec. 125-54, 125-55, and 125-84 Related to Accessory Structures and Fences

City Planner Henderson presented the item. Staff proposed amendments to the code sections governing accessory structures and fences. Key changes to accessory structures include: increasing the maximum accessory structure size in the R2 zoning district from 528 sq. ft. to 650 sq. ft.; lifting the prohibition on accessory structures in front yards if zoning setback requirements are met; clarifying ambiguous language; and adding a conditional use permit process for accessory structures exceeding size limits. R1 and agricultural size standards forwarded by the Council were supported and not changed. Fence amendments were largely consistent with existing regulations, including cleanup of language for clarity, maintenance of the same relaxations of regulation, and alignment of corner lot visibility requirements with other code sections. A fence handout summarizing residential fence requirements was shown.

Chair Lohr opened the public hearing.

Daniel Wolfert addressed the Commission, seeking clarification on R1 accessory building sizes and requirements for driveway access to accessory structures.

Henderson explained the size table and the conditional use permit process. No additional public comments were received.

The public hearing was closed.

Commissioners discussed the complexity of the ordinance and had no further suggestions for the amendment.

Commission Member Mullin moved, Commission Member Hunt seconded a motion to recommend approval of Ordinance 2026-04, amending Section 125054, 125-55, 125-84 related to accessory structures and fences. Motion carried 7-0.

5. NEW BUSINESS

5.1 Review a Concept Plan by Oasis Group, inc. for a Senior Residential Living Facility at 13020 Hawkins Drive

City Planner Henderson presented the concept plan. Oasis Group proposes a 160-unit senior residential living facility at 13020 Hawkins Drive (PID 22-120-23-0001), a 10.18-acre site currently used for agriculture. The site is zoned R3 – Mid Density Residential and guided Medium Residential (5–11 units/acre) in the Comprehensive Plan. The proposed use, a senior residential living facility, requires a Conditional Use Permit in the R3 district. The proposed development consists of 100 independent living units, 40 assisted living units, and 20 memory care units in a three-story, approximately 165,900 sq. ft. building, with 149 parking stalls (43 underground and 106 surface). A 1-acre park dedication is proposed. The proposed density of approximately 26.2 units/acre significantly exceeds the R3 maximum of 11.0 units/acre.

Henderson summarized the development history of the site, noting that a 2024 proposal

by Dean Johnson Homes for 53 townhome units was tabled and did not advance, and that the 2040 Comprehensive Plan supports medium-density and lifecycle housing at this location. Staff identified three potential application pathways:

- Option A: Acquire adjacent Weber land (~9 acres), reguide to R3, and proceed with a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and CUP — resulting in a density within R3 parameters.
- Option B: Pursue a Planned Unit Development (PUD) on the Hawkins parcel only, requiring the City Council to find the density deviation is in the public interest, with subsequent rezoning to PUD and a CUP.
- Option C (Hybrid): Incorporate a portion of the Weber land with a PUD, reducing the density deviation and allowing for a trail/greenway corridor along Hawkins Drive.

Henderson also noted that a neighborhood meeting was held on April 2, 2026. Approximately 6–10 residents attended. Concerns raised included the height of the proposed three-story building in proximity to single-family homes, traffic impacts on 129th Avenue, and 24-hour operations. Residents expressed positive reactions to the project's design and layout, but questioned its location. The developer offered full cutoff lighting, berming, and building step-backs to address concerns.

The applicant team (Corey Brunton, architect; Simeon Wiechmann and Serge Maretski described the community need for senior housing, citing a feasibility study supporting local demand. They also highlighted sustainable design features including solar and geothermal systems. The applicant proposed screening and berming along the building's perimeter to address compatibility concerns with adjacent single-family properties.

Commission discussion focused on density, building height relative to surrounding homes, traffic impacts on 129th Avenue, and compatibility with the neighborhood character. Commissioners requested that a traffic study be submitted as part of any future formal application. Questions were raised regarding the appropriateness of the site's R3 zoning designation and the history of prior land use decisions. Suggestions were offered regarding landscaping improvements and lighting mitigation measures. Commissioners expressed general support for the concept of senior housing, while indicating that key issues: particularly density, height, and traffic, would need to be addressed in a formal application.

As this was a concept plan review, no formal action was taken. Commission feedback was provided to the applicant for consideration in preparing a future PUD application.

5.2 Review and Consideration of the Main Street Master Plan

Patrick Brunner of Cardo presented the updated Main Street Master Plan. The plan was restarted to reflect recent changes including the civic campus development and a planned Main Street turn-back. The plan establishes a framework for pedestrian safety

improvements, business support, mixed-use zoning, and parking enhancements in the Main Street corridor. A key feature of the updated plan is a proposed "peanut" roundabout design at the railroad crossing to improve traffic flow and pedestrian safety. Commissioners discussed roundabout design, traffic flow, parking signage, and coordination with existing businesses. Concerns were raised regarding vehicle stacking at the railroad crossing, pedestrian safety, and public awareness of available parking in the area. The plan is intended to set the groundwork for the City's upcoming Comprehensive Plan update.

Commission feedback was noted to be forwarded to the City Council.

5.3 Consideration of Amendments to City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses

Community Development Director Angell summarized the proposed amendments. The item concerned potential modifications to buffer requirements for cannabis retailer licenses, specifically the 500-foot separation from daycares and the 1,000-foot separation from schools. Staff reported that an applicant had requested a reduction from 500 feet to 475 feet, or a change in how the buffer distance is measured. A separate property owner requested reevaluation of the 1,000-foot school buffer. Commissioners discussed measurement methods, the level of discretion available to the City, and the risks associated with buffer reductions. Following discussion, the Commission reached consensus to maintain the existing 500-foot separation requirement, while adjusting the measure from business to business adding a requirement that applicants provide scaled drawings clearly depicting lease boundaries and buffer distances.

Commission Member Ruppe moved, Commission Member Hunt seconded a motion to ecommend approval of the amendments to City Code Chapter 22-XIV maintaining the 500-foot buffer requirement, the buffer being measured from business to business, and requiring scaled drawings from license applicants. Motion carried 7-0.

6. CORRESPONDENCE AND REPORTS

Past Commission Items Review are online. No discussion.

6.1 Past Planning Commission Items Report

7. ADJOURN

Commission Member Ruppe moved, None seconded a motion to adjourn at 9:07 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: May 4, 2026

Agenda Item: 4.1

Subject: 2050 Comprehensive Plan Update Kick-Off
Prepared By: Brett Angell, Community Development Director

Recommended Council Action

Overview / Background / Analysis

On a decennial basis, Twin Cities metropolitan communities are required to complete an update to their comprehensive plans. A comprehensive plan is a long-term policy document which guides a city's growth over the next few decades. Comprehensive plans aid to ensure the thoughtful approach for cities to ensure all components of services are aligned as growth or redevelopment continues. Chapters within comprehensive plans commonly include: land use, housing, utilities, transportation, parks, implementation, and more. Comprehensive plans for the metropolitan area are guided by statutory and Metropolitan Council requirements, which the Metropolitan Council published via its Imagine 2050 system statements.

The City of Rogers adopted its 2040 Comprehensive Plan in mid-2020. The 2040 plan has served as the guiding document for the city since its adoption.

Earlier in 2026, the City of Rogers published a request for proposals (RFP) for a consultant(s) to assist with the 2050 Comprehensive Plan update. Following receipt of proposals, each was reviewed and scored. Ultimately, the City of Rogers selected and has entered in an agreement with TC2 (lead agency), SRF, and Landform for this item.

Kick-off meetings and initial information gathering have occurred with staff. The intention of this Planning Commission - City Council kick-off meeting is to go over the anticipated schedule, identify early priorities, review the community engagement plan, and provide the consultants with necessary information as they begin the more intensive work. The consultants presentation and community engagement plan are attached to this item for review in advance of the discussion.

In total, the update process is anticipated to take approximately 1.5–2 years with the intention of having the 2050 plan adopted by the city council in early 2028.

Staff Recommendation

Receive the presentation from the city's consultant and provide feedback and input.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Rogers 2050 CPU Engagement Plan
- B. May 4 2026 CCPC Presentation



City of
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City of Rogers

Our 2050 Community Guide

Comprehensive Plan Update | Engagement Plan

DRAFT FOR DISCUSSION



Table of Contents

Table of Contents

Table of Contents	1
Introduction	2
Process Overview	2
Central Themes	2
Engagement Approach	2
Public Outreach Methods	3
In-person engagement	3
Online engagement	4
Public Engagement Plan	4
Engagement Timeline	4
Phase 1: Goals, Issues and Opportunities	5
Phase 2: Strengthening the Plan.....	6
Phase 3: Finalizing the Plan	7

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Introduction

The Community Engagement Plan is intended to be a living, working document that will evolve as we collaborate with staff and elected officials throughout the course of the update. It will be refined and adjusted as we engage the community, gather feedback, and apply a range of engagement tools and techniques over time.

Process Overview

The City of Rogers is beginning the process of updating its Comprehensive Plan in alignment with the Metropolitan Council's 2050 planning cycle. This update presents an important opportunity to reflect on the community's evolving needs, respond to emerging regional and local trends, and ensure compliance with the Metropolitan Council's statutory requirements.

As of the 2020 census, 13,925 people live in Rogers. However, the population of Rogers is growing, with population forecasts predicting 21,300 people in the city by the year 2040, and 25,200 by the year 2050.

To create a livable community, which meets the needs and desires of present and future residents, the project team will bring community members along in the process of updating the City's Comprehensive Plan. By inviting community members into the update process early on, we are able to meaningfully incorporate their input into plan policies and implementation steps.

Central Themes

The project team currently understands the following topic areas to be central points of discussion for the 2050 Plan. As the planning process begins to evolve, these topics will be refined to best meet the vision and goals for the City of Rogers:

- Growth and Infrastructure Planning
- Resiliency and Sustainability
- Downtown Planning and Neighborhood Identity
- Economic Shifts

Engagement Approach

To make the broad and expansive nature of the comprehensive planning process accessible and approachable to community members, the project team will be tailoring



questions and activities to focus on community members' current lived experiences and how they want to live their daily life. Below is a sample of questions that could be asked throughout the engagement process. Attached is also a more detailed survey to be used as part of Phase I engagement.

- How do you travel to and from work/school/home? How would you like to travel to/from these places?
- Where in Rogers do you feel a sense of place and belonging?
- Where in Rogers do you feel a sense of community?
- Outside of work/school, where do you frequently visit in Rogers?
- What do you enjoy about living in Rogers?

Public Outreach Methods

Throughout the duration of engagement, the project team will be using a variety of methods to reach community members, recognizing that different communities are best reached through different methods of engagement. Below is a summary of the engagement methods that the project team will use to communicate with the public about the plan. More details on when and how each method will be used are further elaborated in the **Public Engagement Plan** section.

In-person engagement

[Planning Commission / City Council Workshops](#)

Small, facilitated discussions with members of the Planning Commission and City Council will be held to allow for deeper dialogue about key areas of the 2050 Plan. By actively engaging local elected leaders in the development of the 2050 Plan, it helps to empower them to confidently use the plan in their decision-making roles.

[Community Pop-Ups](#)

Tabling at community events provides us with the opportunity to meet community members where they are and reduces the barriers to engaging with the 2050 Plan. Pop-ups can be seen as “mini meetings” and will be leveraged to share information and gather feedback from community members who might not otherwise engage with the project.

[Community Focus Groups](#)

Small, facilitated discussions with community members which allow for deeper discussion about key areas of the 2050 Plan. Focus groups help to uncover uncovering nuanced



perspectives and local knowledge that might not surface in larger forums and are ideal for discussing localized impacts and fostering ongoing relationships.

[Open House](#)

An open house provides an opportunity to invite the community to learn about the 2050 Plan and provide feedback through a variety of activities. The project team is available to answer questions and dive into deeper discussion about the project with community members.

Online engagement

[Project Website](#)

An interactive online website will serve as a central hub for sharing project updates, documents, timelines, and opportunities for feedback. It provides 24/7 access to information and can host interactive features like comment forms, maps, and surveys.

[Online Survey](#)

Online surveys will be used to collect feedback from community members who may not be able to attend in-person events. Questions asked on the online surveys will mirror questions asked and activities at in-person events.

[Email Updates](#)

Community members will be able to sign up for email updates on the 2050 Plan development process through the project website and at in-person engagement events. Information about the plan, upcoming engagement events and ways to provide feedback will be provided through these email updates.

Public Engagement Plan

Engagement Timeline

Engagement for the 2050 Plan will occur in three phases:

- Phase 1 (*April – August 2026*) will focus on identifying issues and opportunities within the community and developing goals for the 2050 Plan.
- Phase 2 (*August – December 2026*) will focus on strengthening the plan by identifying topic areas or central themes that need to be integrated throughout the 2050 Plan.



- Phase 3 (*January – April 2027*) will focus on finalizing the plan and sharing the results with the community.

To meet the goals of each phase, the project team will be using a variety of engagement methods, as outlined in the **Public Outreach Methods** section. The plan below is subject to change as the project evolves.

Phase 1: Goals, Issues and Opportunities

This phase will first begin with the two workshops with the Planning Commission and City Council to develop a shared understanding of the purpose, goals and key topic areas of the 2050 Plan.

PC/CC Workshop #1

Audience	Planning Commission, City Council
Purpose	Kick-off the planning process and confirm the key topic areas for consideration.
Timing	May 4, 2026 – Confirmed

Online Survey

Audience	Community members
Purpose	Focus on lived experiences to help identify issues and opportunities within the community. Results will be used to update the plan’s vision and goals.
Timing	June 2026

PC/CC Workshop #2

Audience	Planning Commission, City Council
Purpose	Develop a consensus on a revised vision for the 2050 Plan and begin to develop goals that can be used to help the City reach the vision.
Timing	July 2026

After the Planning Commission and City Council have had an opportunity to provide a foundation for the future vision and goals of the City, the project team will take the vision and goals to the community to receive input on how they can be refined to reflect the community.



Pop-ups (3)

Audience	Community members
Purpose	<p>Confirm the City’s vision and goals and introduce central themes for discussion: Examples include</p> <ul style="list-style-type: none"> • Growth and Infrastructure Planning • Resiliency and Sustainability • Downtown Planning and Neighborhood Identity • Economic Shifts
Timing	July 2026
Potential locations	<ul style="list-style-type: none"> • Rogers Farmers Market • Movies in the Park • Entertainment in the Park • Summer Art Fair

Phase 2: Enhancing the Plan

This phase will first begin with one workshop with the Planning Commission and City Council to develop a series of action items, policies and strategies that could be used to achieve the goals identified in Phase 1.

PC/CC Workshop #3

Audience	Planning Commission, City Council
Purpose	Report back on community engagement activities and how participant input is shaping revised goals and informing the topic areas and central themes to be addressed as part of the focus group discussions.
Timing	August / September 2026

After the Planning Commission and City Council have identified what is needed to achieve the plan goals, these findings will be taken to the public for their feedback and thoughts on which actions should be prioritized.

Focus Groups Meetings (4)

Audience	Community members
Purpose	Discuss central themes and determine how they should be reflected in the 2050 Plan, focusing on stronger policies and actionable strategies. Each



	focus group will be organized around specific topics and structured in an open-house format to encourage group discussion and interactive activities.
Timing	September- December 2026

Online Survey

Audience	Community members
Purpose	Confirm revised goals, policies, and action items associated with new themes being integrated into the 2050 Plan. The survey will help prioritize what is most important to focus on over the next five to ten years.
Timing	September- December 2026

Phase 3: Finalizing the Plan

Once the plan is finalized the key outcomes of the plan and the overarching themes will be shared with the community.

Open House

Audience	Community members
Purpose	Share the finalized 2050 Plan and introduce the priority action items and policy topics that will be used to support the City’s vision and goals.
Timing	March – April 2027

Pop-ups (2)

Audience	Community members
Purpose	Share the finalized 2050 Plan and introduce the priority action items and policy topics that will be used to support the City’s vision and goals.
Timing	March – April 2027



Community Survey #1 – Draft Questions for Discussion

Daily Life & Community Experience

- 1) What do you like most about living or spending time in Rogers? (Select up to 3)
 - a) Quiet neighborhoods
 - b) Parks, trails, and open space
 - c) Schools and family-friendly environment
 - d) Sense of safety
 - e) Location and access to nearby cities
 - f) Local businesses and services
 - g) Community events and activities
 - h) Other (please specify)

- 2) What most often makes daily life harder than it should be? (Select one)
 - a) Traffic or congestion
 - b) Limited shopping, dining, or services nearby
 - c) Housing costs
 - d) Lack of transportation options
 - e) Limited recreational or social options
 - f) Access to childcare or schools
 - g) Nothing—daily life works well for me
 - h) Other (please specify)

- 3) Do you feel welcome and that you belong in Rogers? (Select one)
 - a) Yes, very much
 - b) Mostly yes
 - c) Neutral / not sure
 - d) Mostly no
 - e) No, not at all

- 4) What influences the most welcome or connected you feel? (Select up to 2)
 - a) Neighbors and social connections
 - b) Community events and activities
 - c) City services and communication



- d) Businesses and public spaces
- e) Schools or faith/community organizations
- f) Sense of diversity and inclusion
- g) Other (please specify)

Housing & Neighborhoods

- 5) How easy is it to find housing in Rogers that fits your needs and budget? (Select one)
- a) Very easy
 - b) Somewhat easy
 - c) Neither easy nor difficult
 - d) Somewhat difficult
 - e) Very difficult
- 6) What types of housing do you think Rogers needs more of? (Select all that apply)
- a) Starter homes / smaller single-family homes
 - b) Townhomes or condos
 - c) Apartments or rentals
 - d) Housing for seniors or aging in place
 - e) Affordable housing options
 - f) Larger family homes
 - g) No additional housing needed
 - h) Other (please specify)
- 7) What matters most to you in a neighborhood? (Select up to 3)
- a) Safety
 - b) Quiet streets
 - c) Walkability
 - d) Access to parks or trails
 - e) Nearby shopping and services
 - f) Good schools
 - g) Strong sense of community
 - h) Other (please specify)

Transportation & Getting Around

- 8) What helps you get around Rogers most easily today? (Select all that apply)
- a) Well-maintained roads



- b) Easy vehicle access and parking
 - c) Sidewalks or trails
 - d) Short travel distances
 - e) Low traffic volumes
 - f) I mainly drive and have few issues
 - g) Other (please specify)
- 9) What makes getting around Rogers difficult or frustrating? (Select up to 2)
- a) Traffic congestion
 - b) Gaps in sidewalks or trails
 - c) Feeling unsafe walking or biking
 - d) Limited transit options
 - e) Poor lighting or visibility
 - f) Confusing intersections
 - g) Nothing is particularly difficult
 - h) Other (please specify)
- 10) Do you feel unsafe traveling in any areas of Rogers? (Select one)
- a) Yes
 - b) No
 - c) Not sure
- 11) If yes, why? (Select all that apply)
- a) Speeding traffic
 - b) Lack of sidewalks or crossings
 - c) Poor lighting
 - d) High traffic volumes
 - e) Snow or ice conditions
 - f) Other (please specify)
- 12) Which improvement would most improve how you get around? (Select one)
- a) Safer streets and intersections
 - b) Better sidewalks and trails
 - c) Traffic congestion improvements
 - d) More transit or ride options
 - e) Better road maintenance
 - f) No changes needed



- g) Other (please specify)

Business & Economic Opportunity

13) Does Rogers have the kinds of jobs and businesses you want to see? (Select one)

- a) Yes, mostly
- b) Some, but more variety is needed
- c) Not really
- d) Not sure

14) What types of businesses or jobs would you like more of? (Select up to 3)

- a) Restaurants and entertainment
- b) Retail and everyday services
- c) Professional or office jobs
- d) Light industrial or trades
- e) Small/local businesses
- f) Remote-work or flexible spaces
- g) Not sure
- h) Other (please specify)

15) What would most support local businesses in Rogers? (Select up to 2)

- a) More customers and foot traffic
- b) Better locations or commercial spaces
- c) Easier regulations or permitting
- d) Workforce availability
- e) Better transportation access
- f) City promotion or events
- g) Other (please specify)

Parks, Public Spaces & Community Amenities

16) How often do you use parks, trails, or public spaces in Rogers? (Select one)

- a) Daily
- b) Weekly
- c) Monthly
- d) Rarely
- e) Never



17) What amenities or spaces would you like more of? (Select up to 3)

- a) Parks or playgrounds
- b) Trails or walking paths
- c) Community gathering spaces
- d) Recreation facilities
- e) Natural areas
- f) Cultural or event spaces
- g) No additional amenities needed
- h) Other (please specify)

Quality of Life & Sustainability

18) What does a “healthy and sustainable” future for Rogers mean to you? (Select up to 3)

- a) Clean air and water
- b) Affordable cost of living
- c) Well-maintained infrastructure
- d) Responsible growth
- e) Energy-efficient buildings and services
- f) Strong local economy
- g) Access to nature and open space
- h) Other (please specify)

19) What are your biggest concerns about Rogers’ future? (Select up to 2)

- a) Rising costs and affordability
- b) Traffic and congestion
- c) Loss of community character
- d) Environmental impacts
- e) Limited services or infrastructure
- f) Growth happening too fast
- g) No major concerns
- h) Other (please specify)

20) What should city leaders focus on most in the next 10–20 years? (Select up to 3)

- a) Transportation and infrastructure
- b) Housing options
- c) Economic development
- d) Parks and recreation



- e) Environmental protection
- f) Public safety
- g) Community character and quality of life
- h) Other (please specify)

21) Which statement best describes the future you want for Rogers? (Select one)

- a) A quiet suburban community that grows slowly
- b) A balanced city with steady growth and strong local services
- c) A more vibrant city with expanded jobs and amenities
- d) A city focused on sustainability and long-term resilience
- e) Not sure

Optional Closing Question

Is there anything else you'd like to share about your experience living or spending time in the city?

DRAFT



Our 2050 Community Guide

May 6, 2026
Comprehensive Plan Update



Discussion items

1. Setting the stage for the update
2. Share process and approach for the update
3. Start sharing ideas for central themes to be addressed



Who was part of the 2018
Comprehensive Plan Update?



What is a Comprehensive Plan?

The Comprehensive Plan is the City's long-range vision (year 2050 outlook)

It guides: Development and growth, infrastructure and capital planning, and policy and decision-making.

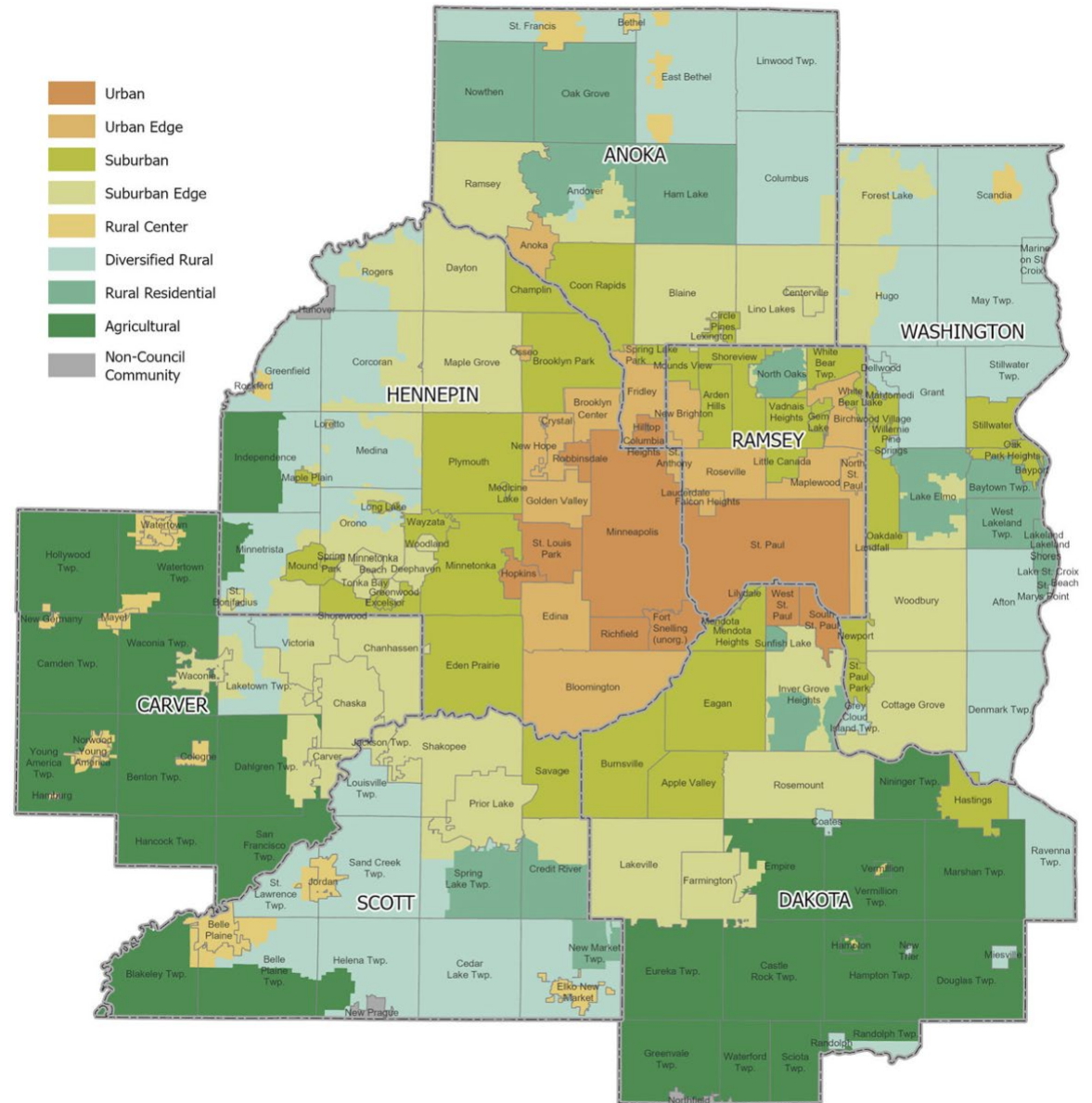
The update is a chance to:

- Revisit the community's priorities
- Address new challenges
- Make sure the plan works for how the City operates today

Regional Requirements

State law sets the stage for comprehensive planning requirements

The Metropolitan Council is the regional planning agency charged with planning and coordinating the growth and development of the seven-county metropolitan area.







Imagine 2050 is the Metropolitan Council’s 30-year regional development guide that sets shared policies for land use, transportation, housing, water, and parks to address large-scale issues and help local governments plan coordinated growth and infrastructure across the region.

2050 Policy and System Plans


Imagine 2050, includes five policy plans. Each plan includes objectives, policies, and actions that align with [regional vision, values, and goals](#).



Land Use
Transportation gives people and businesses access to the places they need to reach – and a choice in how to get there.

The image shows a man and a woman standing in front of a colorful mural that says "UNIVERSITY PARK". The mural features stylized flowers and a sun.


Water
High-quality water is essential for a healthy environment, thriving economy, and public health.

The image shows three people sitting on a wooden dock next to several white swan-shaped pedal boats on a body of water.

Regional Parks and Trails
Parks can connect people to the natural world and improve health and well-being.

The image shows a man and a woman standing in a grassy area with trees in the background.

Housing
Every person and family needs safe, stable, affordable housing to thrive.

The image shows two women smiling and hugging in front of a yellow house with a blue door.

Transportation
Transportation gives people and businesses access to the places they need to reach – and a choice in how to get there.

The image shows a woman standing next to a blue car on a street with a building in the background.

Continued growth is expected in Rogers, with population projections suggesting an additional 11,900 residents by 2050.

Forecasts	2020	2030	2040	2050
Population	13,295	18,300	21,300	25,200
Households	4,534	6,400	7,500	8,900
Employment	9,817	13,200	15,100	17,900

Requirements we will need to address together.

examples



Housing Density

Rogers is considered an “Emerging Suburban Edge” and “Diversified Rural” community. Sewered residential needs to meet 3.5 units per acre, and the diversified rural areas need to be 4 units per 40 acres.



Affordable Housing Goals

The regional need for future affordable housing units is 39,700. Rogers’ share of the region’s future need for low-income housing is 545 new units of affordable housing.



Pedestrian Infrastructure

Plans must support safe, accessible, and connected pedestrian networks that link neighborhoods to key destinations. Plans should incorporate design principles that accommodate walking and biking for all ages and abilities, and align local pedestrian systems with regional trails and transit.



Climate Action Integration

Cities must now incorporate statewide greenhouse gas reduction targets, aiming for a 50 percent reduction by 2030 and net zero emissions by 2050. This includes strategies for mitigation and adaptation across sectors.



Natural Systems and Water Supply Planning

Plans must address surface water, wastewater, and water supply systems with updated tools and examples provided by the Council.

Vision + Guiding Principles Chapter

update example



Rogers is a **community of choice** for living and learning with attainable housing for all persons, vibrant neighborhoods, and academically inclusive schools.

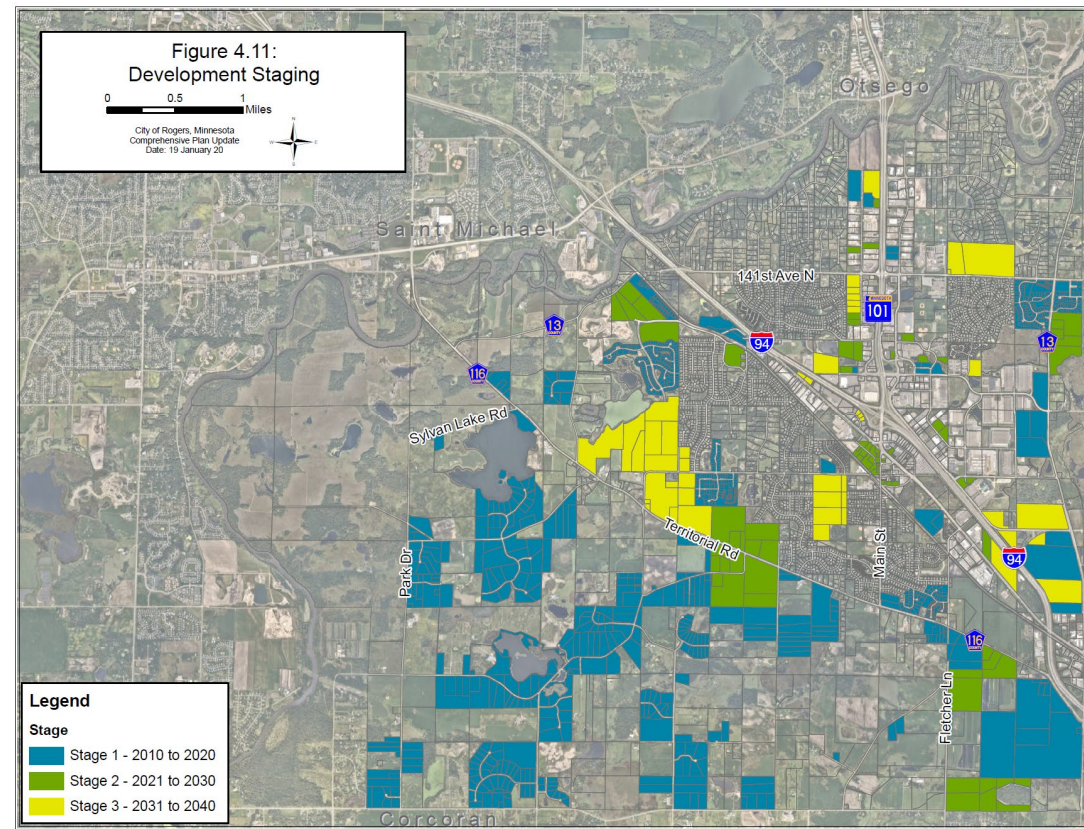
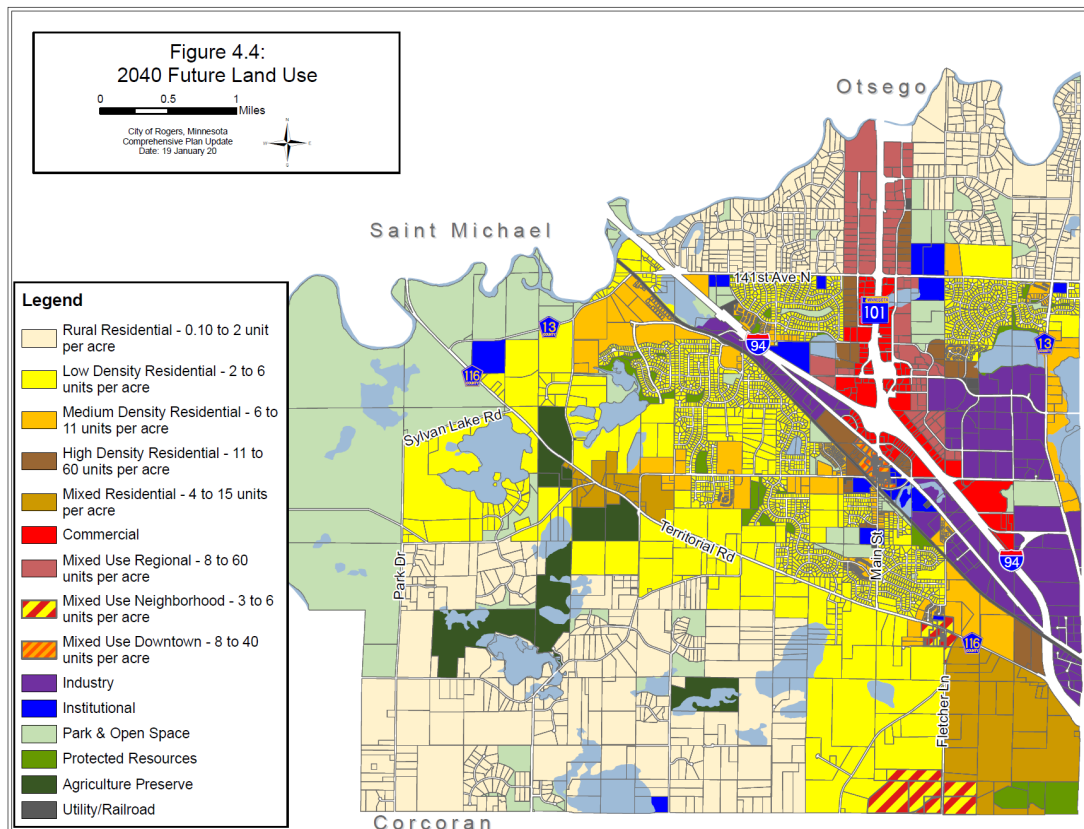
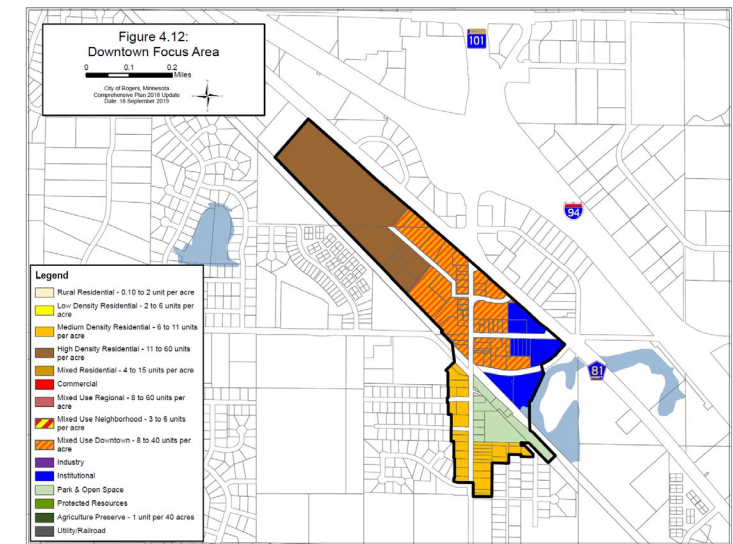
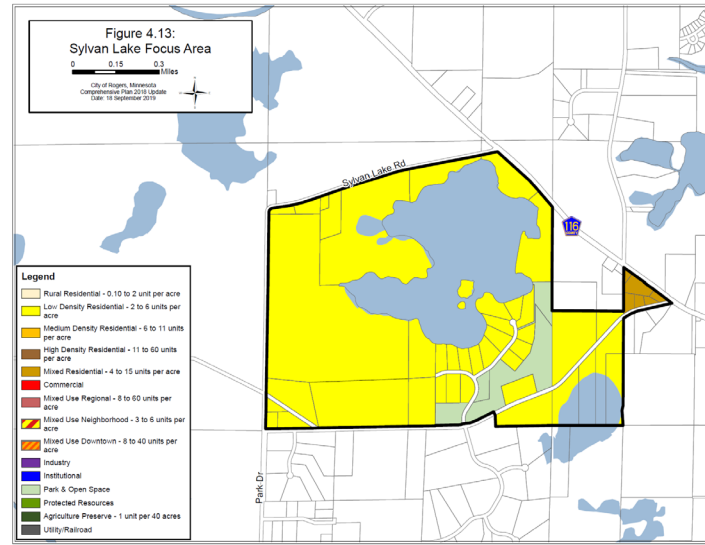


Rogers is a **community of equal economic opportunity** with a creative workforce and diverse employment options, and linked transport systems that enable job mobility for workers close to home.



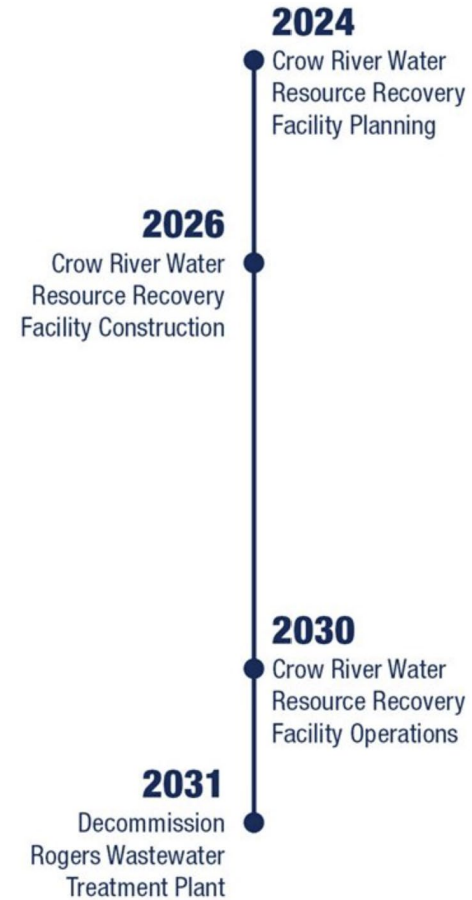
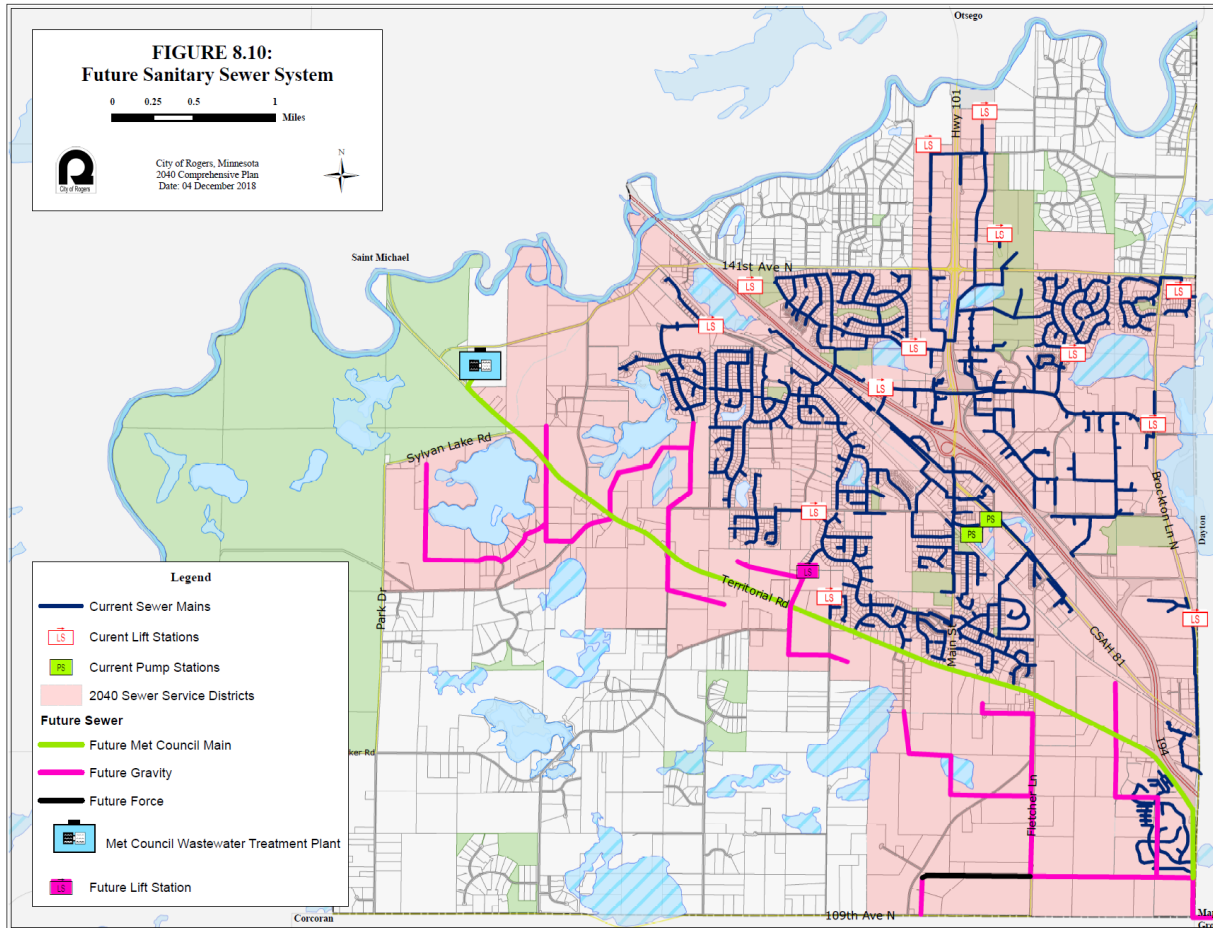
Rogers is a **community of quality environments** with treasured places and distinct open spaces that enrich our heritage and life experiences and contribute to our physical health and shape our social connections.

Land Use Chapter update example

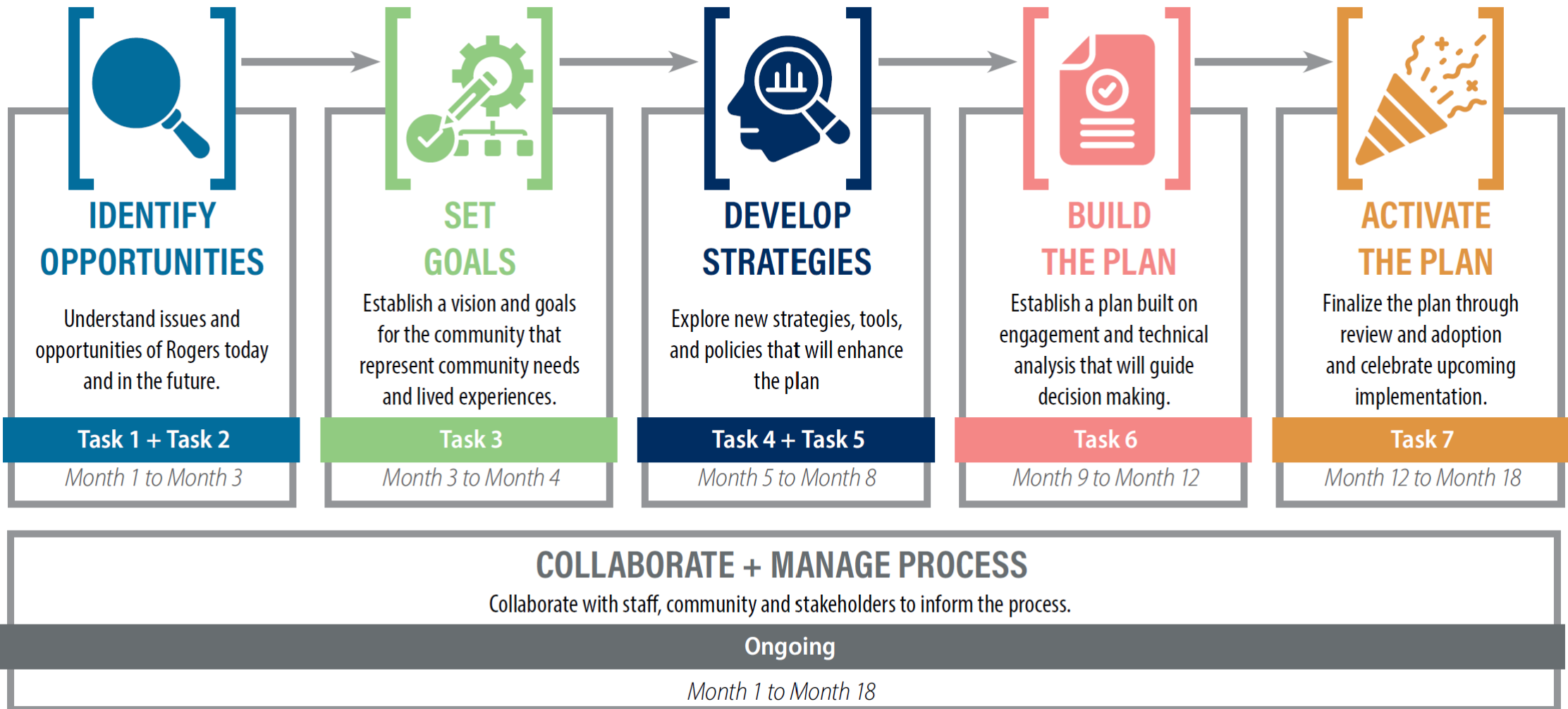


Water Resource Chapter

update example



**Process +
Approach**





Engagement Plan

- Online Tools and Project Website
- Pop-Up Events
- Focus Groups
- Workshops/Open Houses
- Community Survey

At the heart of the process are multiple workshops with you to create a plan that supports your decision-making roles.

Common Themes



Quality of Life Housing

- Missing middle shortage
- Build-to-rent and single-family rental
- Aging population + lifecycle housing
- Remote/hybrid work continues



Quality of Life Commercial/Retail

- Shrinking retail market
- Big-box market is saturated
- Grocery anchored centers remain strong
- Space is being redesigned to accommodate e-delivery and online shopping
- Tenant mix that focuses on essentials + value + convenience



Quality of Life Employment

- Office inventory reduction via conversions and demos
- Industrial demand remains strong with an emphasis on quality and efficiency
- Demand for data centers and tech space is on the rise
- Curb-side management and door-to-door deliveries



Quality of Life Recreation

- Third spaces
- After work or weekend adventures vs. week-long trips
- Safer connections for all modes, ages, and abilities
- Indoor space for socializing and light exercising

Group Discussion



What themes or trends do you want
this plan to address?



How do we now define sustainability or resiliency?

Resiliency: The ability to respond, adapt and thrive under changing circumstances, including changes to weather- and climate-related, environmental, economic or societal or other factors that can be addressed by accessing available resources to minimize the impacts of and recover quickly from the adversity facing the community.

Sustainability: Meeting the environmental, economic and societal needs of today without compromising the future needs of future generations.

Adaptation: Process of adjusting to actual or expected climate and its effects.

Mitigation: The intervention to reduce the sources and enhance the sinks* of greenhouse gases and other environmental impacts.

*Sinks are features or elements that consume or remove chemical from the atmosphere. Trees and vegetation are sinks for carbon dioxide as they grow - the vegetation absorbs CO2 and converts it to oxygen.



How can the comprehensive plan
better serve you in your decision-
making role?

Thank You!

Lance Bernard, Project Manager

lbernard@transportationcollaborative.com



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: May 4, 2026

Agenda Item: 5.1

Subject: Consideration of a Site Plan and Variance Request for a Retail Center at 21355 136th Ave (Lot Adjacent to Maynards) by Cloutier Properties

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

In 2025, the City of Rogers entered into a purchase agreement with Cloutier Properties ("Developer" or "Buyer") for the sale of city-owned property at 21355 136th Ave. The purchase agreement corresponded to the future development of the site into a new multi-tenant commercial building of approximately 10,000 square feet. The proposed development and site plan under consideration corresponds to this sale. The Developer has been pre-leasing to tenants and has had solid interest from prospective tenants. No leases have been signed to date, but there is an expectation the building will be fully leased around the time construction is completed of the building shell.

With the proposed development and property sale, the Developer and Theilen and Green Architecture (collectively referred to as the "Applicant") have submitted a site plan and variance request to the city for consideration. The proposed development includes the construction of a new multi-tenant commercial building of approximately 9,100 square feet that would be separated into four (4) tenant spaces. Of the four tenant spaces, it is anticipated that it will include two fast casual restaurants (one of which would have a drive-thru), a take-out space, and a retail/office tenant.

Property Details

The Subject Property is currently comprised of two parcels totaling approximately 1.31 acres and is located at the intersection of Rogers Drive and 136th Avenue, directly adjacent to Maynards restaurant. The property was originally acquired by the City of Rogers in 2006 for future city facility consideration. However, it was determined that the site would no longer be needed for future city functions. The site has not been developed in the past and has been maintained as an open grass area for the past several decades.

Directly to the east of the Subject Property includes excess right-of-way from a point in time at which the roads in the area were re-aligned. As a part of this development request, the excess right-of-way will be vacated and incorporated into the development parcel. The excess right-of-way provides additional opportunities for signage or other related development needs.

Zoning and Guidance

The Subject Property is zoned as RC - Regional Employment Center and guided as commercial within the 2040 Comprehensive Plan. The proposed use as a multi-tenant commercial building is consistent with the zoning and guidance for the property. The listed tenant uses are all consistent with the zoning and guidance as well. Adjacent uses to all sides include various commercial uses including: Maynards restaurant to the west, 21st Century Bank to the north, multi-tenant commercial (medical offices) to the east, and stormwater ponds and Dairy Queen to the south.

The proposed building meets all required building setback distances. The proposed development requires a setback to the required parking setbacks, as this property is within the corridor overlay district which has a 20 ft parking setback for front and side yards. Details related to the variance request can be found below. The proposed development meets all other zoning code requirements for landscaping, building height, and architectural materials.

Site Plan Details

The proposed development includes an approximately 9,100 square foot building sitting fairly centralized on the site. The front face of the building would face towards the east (towards Rogers Drive). Parking is situated around the edges of the site. The southern tenant space would be structured to allow for a drive-thru and stacking for the drive-thru would occur on the rear side of the building. The design for the drive-thru allows for the stacking of over 12 cars before impacting any drive lanes. The northern tenant space includes a small space for an outdoor patio space. The trash enclosure is located on the southwest corner of the property.

The north, east, and south drive aisles would allow for two-way traffic. The west (rear) drive lane would be a one-way, abutting the angled parking. The proposed drive lane widths meet the city standards for width.

Parking and Access

The proposed development includes two access points on the north and south sides of the property. The access points are pushed as far to the west as possible to ensure proper truck turning movements within the site. The proposed access points and truck turning movements exhibit have been reviewed by the Fire Department and they are comfortable with the proposed design.

The proposed development has a total of 93 parking stalls, five of which would be ADA-accessible and in the front of the building. Most of the stalls are located in the front and sides of the building for visitors/customers. Twenty of the stalls provided would be angled in the rear of the building, which are anticipated to be utilized primarily by the employees of the businesses. The proposed number of stalls is consistent with code requirements as the city code includes a provision corresponding to the total number of stalls being reduced for developments with cross parking agreements.

Stormwater Management

This area is served via regional stormwater ponding, which will be utilized for this

development and has adequate capacity. The development will have to meet all rules and regulations as required by the Elm Creek Watershed Management Commission (ECWMC). The development exceeds the 1-acre threshold for disturbance and will have to receive ECWMC approval. A copy of the stormwater management plan is included with this item.

Architecture

The proposed architecture includes a mix of brick, glazing, stone veneer, EIFS, and precast and metal accents. The colors are primarily different tones of gray. The proposed materials are consistent on all sides of the building. At its top height, the building would be about 22 feet in height, below the maximum height restriction. The proposed materials are consistent with the corridor overlay district standards.

Landscaping

The applicant is proposing to plant 20 trees along with additional shrubs and grasses. The trees are primarily focused on the north and south sides of the property. The site is currently undeveloped and there are no trees that would be removed as part of this development, so all would be newly planted. The proposed landscaping meets the requirements of city code.

Variance Request

The applicant is requesting a variance from the 20-ft parking setback on the north, south, and east property lines. The proposed variance would allow for a 10-ft parking setback from the south and north property lines and a 0-ft setback, at the minimum point, from the west. The requested parking setback variances are related to the irregular shape of the lot, multiple street frontages, and the existing right-of-way around the building allowing for a greater perceived setback. If the variance is granted, the south parking lot setback from the curb would be at approximately 25 feet. The north would be 20 feet, and the west would be at about 22 feet, at its closest points. The proposed distances would be aligned with many nearby properties, many of which have parking setback under 10 feet from property lines.

Variance requests require the Planning Commission to make findings of fact that the proposed variance is consistent with the regulations and criteria as defined in City Code section 125-42. This includes that the variances are in harmony with the comprehensive plan, there are non-economic practical difficulties present, and the circumstances requiring the variance are unique to the property and not created by the owner. Variance requests are reviewed on their own merits. Each request should be considered if it meets the code provisions for granting variances. Key factors in approving variances can be simplified to: Does the proposal put the property to use in a reasonable manner? Are there unique circumstances to the property? If the variance is granted, would it alter the essential character of the locality?

Staff Recommendation

Open the public hearing and take public comment on the proposed variance request to reduce the parking setbacks.

Staff recommends the Commission motion to recommend approval of Resolution 2026-49 approving the site plan and variance request for a retail center at 21355 136th Ave by Cloutier Properties.

A draft of Resolution 2026-49 is included for review.

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

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2026-49 136th Ave Site Plan and Variance
- B. Narrative
- C. Variance Narrative
- D. Civil and Architectural Plans
- E. Stormwater Management Plan

RESOLUTION NO. 2026-49

APPROVING A SITE PLAN AND VARIANCES RELATED TO CLOUTIER PROPERTIES MULTI-TENANT RETAIL DEVELOPMENT LOCATED AT 21355 136th AVENUE

WHEREAS, Theilen and Green and Cloutier Properties (collectively referred to as “Applicant”) have submitted applications to the City of Rogers (“City”), requesting approval of a Site Plan and Variances for a development on the property located at 21355 136th Avenue. The proposed development includes an approximately 9,100 square feet multi-tenant commercial building as depicted in Exhibit B. The proposed variances are related to parking setbacks; and

WHEREAS, the property is 1.31 acres and zoned Regional Employment Center (RC), located at 21355 136th Avenue and legally described in Exhibit A (“Subject Property”) (PIDs: 14-120-23-42-0015 and 14-120-23-42-0021); and

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

WHEREAS, the proposed use at the Subject Property for a multi-tenant commercial building comprised of an quick service restaurants, take out, and retail use are permitted uses in the RC zoning district (§125-50 Table 4E); and

WHEREAS, the proposed development includes an approved parking plan of 93 total spaces allocated via City Code 125-86 Parking. All parking shall be utilized as open to customers of any on-site tenant; and

WHEREAS, pursuant to Minnesota Statute §462.357, the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on May 4th, 2026, to consider and receive public comment on the variance requests; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, on May 4th, 2026, the Commission reviewed the request and voted unanimously to recommend approval to the City Council of the Site Plan Review, with the following conditions:

- a. Applicant entering into all required agreements with the City prior to issuance of a building permit.
- b. All engineering and community development comments shall be satisfied prior to construction.
- c. Any necessary Elm Creek Watershed Permitting and Requirements shall be met prior to construction.

- d. SAC Determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.
- e. The applicant shall receive approval for the vacation of public right-of-way directly adjacent to the property to be included in the overall development site.
- f. Applicant shall provide striping for individuals to cross the drive-thru aisleway.
- g. One-way signage shall be placed or marked near the northwest side of the property for the rear of the building.
- h. The trash enclosure shall match the general aesthetic of the principal structure.
- i. Permits shall be required to be issued within one year of the date of this approval or an extension to these approvals granted by the City Council.

WHEREAS, following the Hearing, the Commission recommended approval of the variance requests for the parking setback and impervious surface requirements provided based on the following findings of fact:

- 1. The subject property is legally described as found in Exhibit A; and
- 2. The Applicant has applied to the City for variances to City Code 125-57 related to the required 20-foot parking setback; and
- 3. The proposal would vary from the Code requirement via providing a 10-foot parking setback on the north and south sides and a 0-foot parking setback on the north side of the property; and
- 4. Following a public hearing on the application, the Rogers Planning Commission has recommended approval of the variance on May 4, 2026; and
- 5. The City Council of the City of Rogers reviewed the requested variance at its May 12th, 2026, meeting; and
- 6. Variances are guided by applicable State Statute Section 462.357 Subd. 6 and City Ordinance Section 125-42(c); and
- 7. The Applicant is in conformance with the existing neighboring properties due to the existing conditions of many of these properties being below the required setback; and
- 8. The Property has an effective 20-foot setback from back of curb to the property line due to the public right-of-way adjacent to this location;
- 9. The property is bound by roads on three of the sides and other structuring of the development would not be feasible;
- 10. The Property is served by regional stormwater systems which have the capacity to handle the excess impervious surface.
- 11. The Variance is in harmony with the general purpose and intent of City Code and is consistent with the character of other uses in the zoning district.
- 12. There are practical non-economic difficulties in complying with the zoning ordinance, and the Variance is the result of circumstances caused by the City Code requirements related to the development.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the Site Plan Review and Variance requests from Cloutier Properties are hereby approved for the proposed multi-tenant commercial building of approximately 9,100 square feet at 21355 136th Avenue, and variances from City Code 125-57 related to the reduction of the parking setback from 20 feet to 10 feet on the south and north side of the property and

reduction of the parking setback from 20 feet to 0 feet on the east side of the property, based on the conditions found in this resolution.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 4th day of May, 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Subject Property

LOT 1, BLOCK 2, DIAMOND LAKE VILLAGE, HENNEPIN COUNTY, MINNESOTA

AND

OUTLOT B, WALTER DEHN COMMERCE CENTER 5TH ADDITION, HENNEPIN
COUNTY, MINNESOTA

Abstract Property

PIDs #14-120-23-42-0021 and 14-120-23-42-0015

Legal Description: Lot 1, Block 2 Diamond Lake Village and Outlot B Walter Dehn Commerce Center 5th Addition according to the plat thereof on file and in the office of the County Recorder of Hennepin County, Minnesota

Narrative of the Project: The existing vacant lot located at 21355 136th Ave N. Rogers, MN is the site for a new +/- 9,620 SF single-story retail building for four (4) retail tenants and a drive thru “pickup window”. The current site is undeveloped grass field; and we are looking to revitalize the area by providing a new building that is complementary in both look and use. As the property is located in the RC – Regional Employment Center zoning district that allows all permitted, permitted accessory, or conditional uses contained in Sec 125-67 of the zoning code; as the tenant services that would occupy the building would include retail sales, personal service businesses, and essential services.

For the site layout the new building will be placed toward the center of the lot to allow site access on both sides of the property and allow maximum flow around the site. A drive thru “pickup” window is proposed to the South side as there is a shift in fast-casual dining as more customers use online apps to place orders ahead of time. As a result we are seeing a new concept being developed by those types of tenants that allow customers to notify their arrival and pick up their pre-made order at the window, reducing congestion on-site as there will not be a waiting period for the order to be made. The proposed drive thru includes a menu board and minimum 5 que stacking for vehicles.

The proposed building’s exterior façade will be a mixture of brick, stone, EIFS, and glazing with metal awning accents that provide a modern appeal to the retail building, while also including outdoor patio area for seating with landscaping along the east elevation facing Rogers Drive. The trash enclosure will occupy the northwest corner of the lot and will be finished in a complimentary material in brick and stone matching the building.



Hennepin County Property Map

Date: 4/3/2026



PARCEL ID: 1412023420015
 OWNER NAME: City Of Rogers
 PARCEL ADDRESS: 21355 136th Ave N,Rogers MN 55374
 PARCEL AREA: 1.24 acres, 54,202 sq ft
 A-T-B: Abstract
 SALE PRICE: \$821,702
 SALE DATE: 08/2006
 SALE CODE: Other
 ASSESSED 2025, PAYABLE 2026
 PROPERTY TYPE: Land-Commercial
 HOMESTEAD: Non-Homestead
 MARKET VALUE: \$0
 TAX TOTAL: \$0.00
 ASSESSED 2026, PAYABLE 2027
 PROPERTY TYPE: Land Commercial
 HOMESTEAD: Non-Homestead
 MARKET VALUE: \$0

Comments:

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

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We are requesting a variance from the 20-foot parking setback requirement on the north, south and eastern property line and the 10-foot setback requirement on the west property line. Due to the irregular corner lot with roadways on 3 sides of the building, a 20-foot set back is a hardship on the site. Strict enforcement would result in losing 10% of the required parking. We are proposing a 10-foot setback on both the north and south property line and a 5-foot set back on the west property line. Due to the irregular shape of the site at the corner of Rogers Dr. We are requesting a 0-foot setback at the corners of the triangular shaped wedge as shown on the site plan. This would still allow parking to be 30' from the curb line.



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Date: 4/3/2026



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MARKET VALUE: \$0
TAX TOTAL: \$0.00
ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Land Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: \$0

Comments:

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SITE GIS DATA

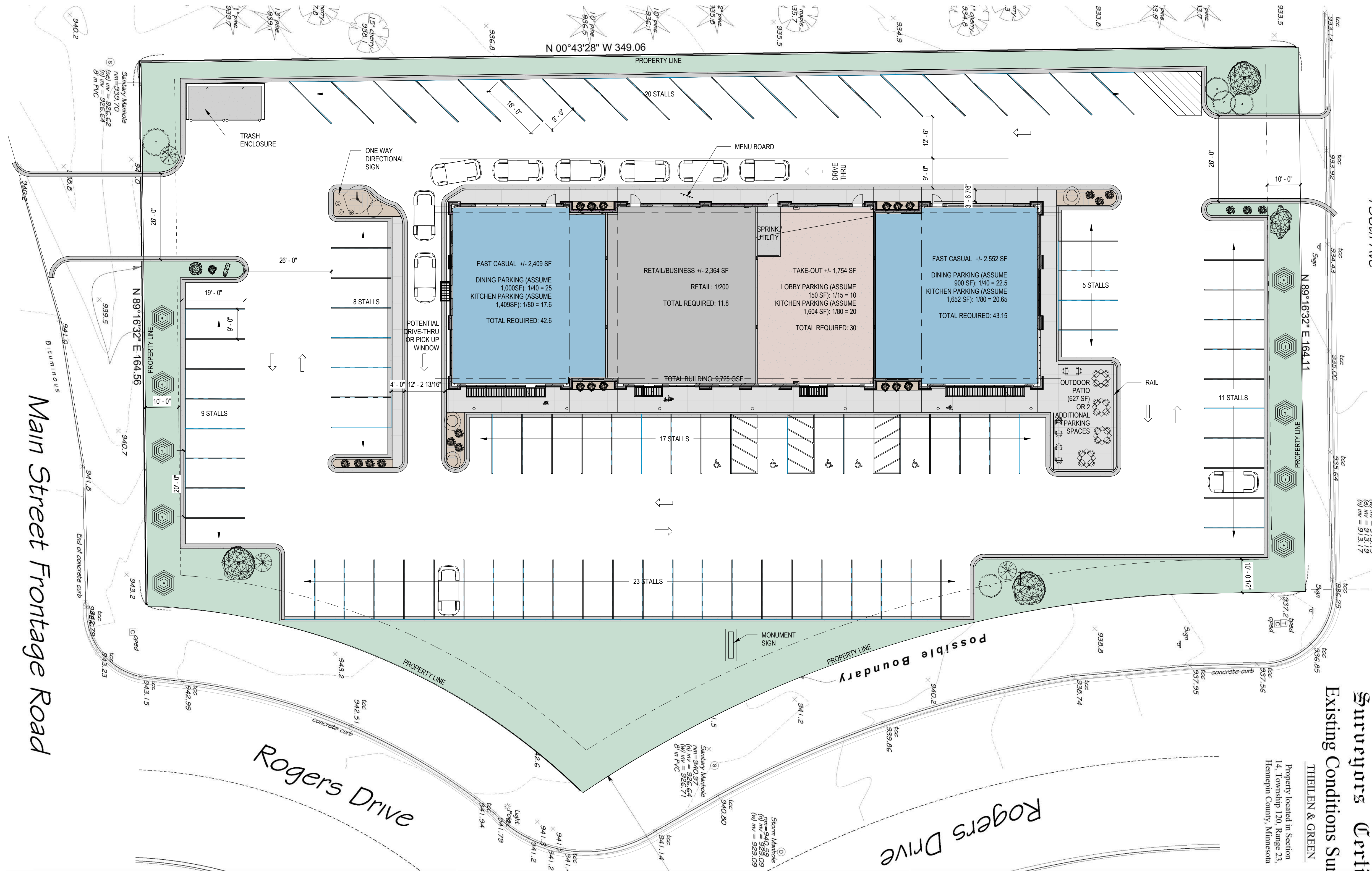


SITE PLAN NOTES

ZONING: RC - REGIONAL EMPLOYMENT CENTER
 THE FOLLOWING USES ARE PERMITTED WITHIN THIS DISTRICT:
 a. COMMERCIAL AND OFFICE USES
 b. RESTAURANT
 c. MAX IMPERVIOUS = 75%
 d. MAX HEIGHT = 45'-0" MAX
 e. BUILDING SETBACKS
 • FRONT = 30'-0" MIN
 • SIDE = 10'-0" MIN OR 30'-0" MIN. AT STREET
 • REAR = 20'-0"
 f. PARKING =
 1. FRONT = 20'-0"
 2. SIDE = 20'-0"
 3. SIDE = 20'-0"
 4. REAR = 10'-0"

PARKING

STALL SIZE = 9'-0" X 18'-0"
 DRIVE AISLES = 26'-0"
 REQUIREMENTS:
 1. DINING (SEATING): 1 SPACE FOR EACH 40 SF OF FLOOR AREA
 2. DINING (TAKE-OUT): 1 SPACE FOR EACH 15 SF OF FLOOR AREA
 3. KITCHEN: 1 SPACE FOR EACH 80 SF OF FLOOR AREA
 4. RETAIL: 1 SPACE FOR EACH 200 SF OF FLOOR AREA
 5. OFFICE/BUSINESS: 1 SPACE FOR EACH 200 SF OF FLOOR AREA
 6. HEALTH/FITNESS CLUB: 1 SPACE FOR EACH 200 SF OF FLOOR AREA
 7. MEDICAL/DENTAL CLINIC: 6 SPACES PER DOCTOR
 ESTIMATED REQUIRED PARKING: 128
 PROVIDED PARKING: 93
 PARKING CAN BE REDUCED TO NOT LESS THAN 60% OVERALL FOR SHARED PARKING



Surveyors **Thielen & Green**
 Existing Conditions Sur
 THEILEN & GREEN
 Property located in Section
 14, Township 120, Range 23,
 Hennepin County, Minnesota

1 CONCEPTUAL SITE PLAN
 1/16" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
 LINO LAKES, MN 55014
 763-553-7927
 WWW.TANDGARCH.COM



16505 75TH AVENUE NORTH
 MAPLE GROVE, MN 55311
 763-234-8108

ELM CREEK CENTER

ROGERS, MN

ISSUE	DATE
CONCEPTUAL SITE PLAN	02/18/26
CONCEPTUAL PLAN & ELEVATIONS	03/11/26
PERMIT & BID SET	TBD
?	TBD
?	TBD

PRELIMINARY
 NOT FOR CONSTRUCTION

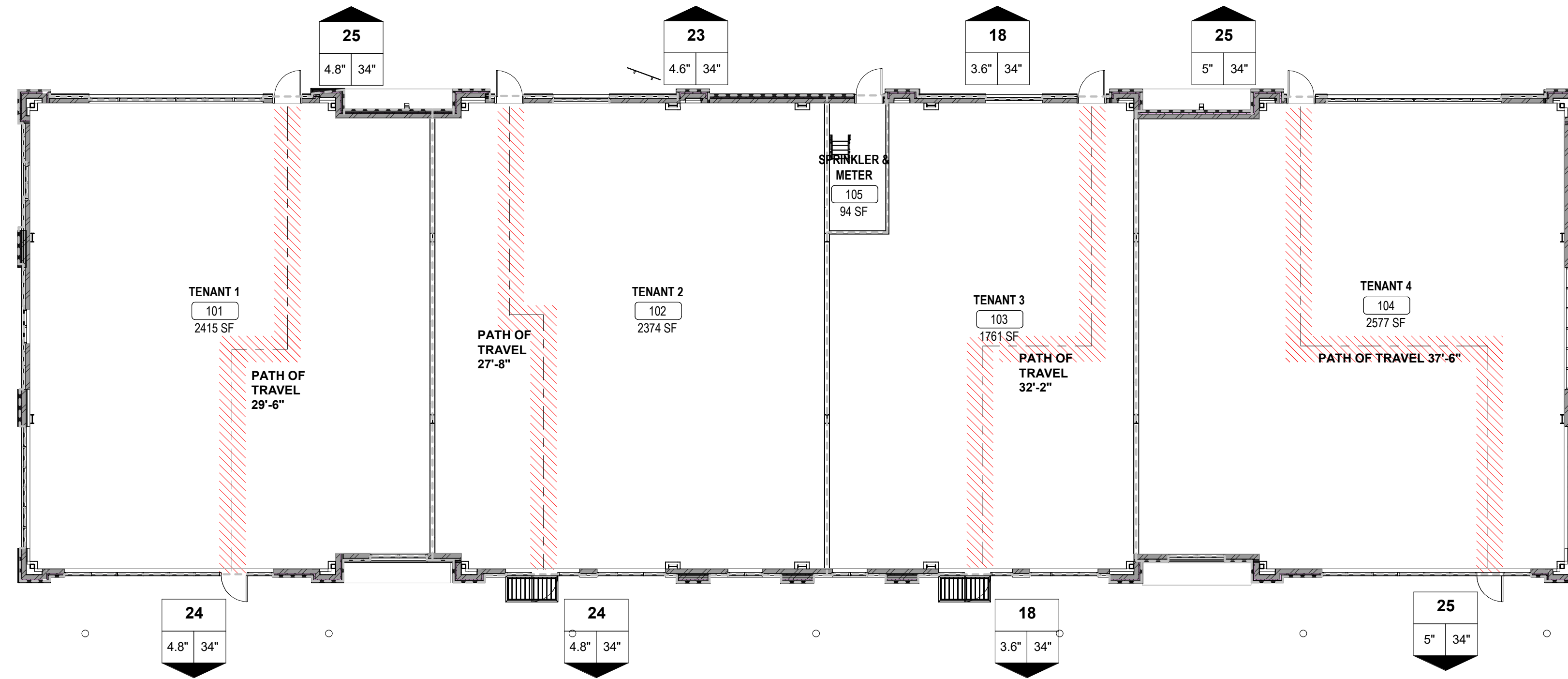
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NO.	DESCRIPTION	DATE

CONCEPTUAL SITE PLAN

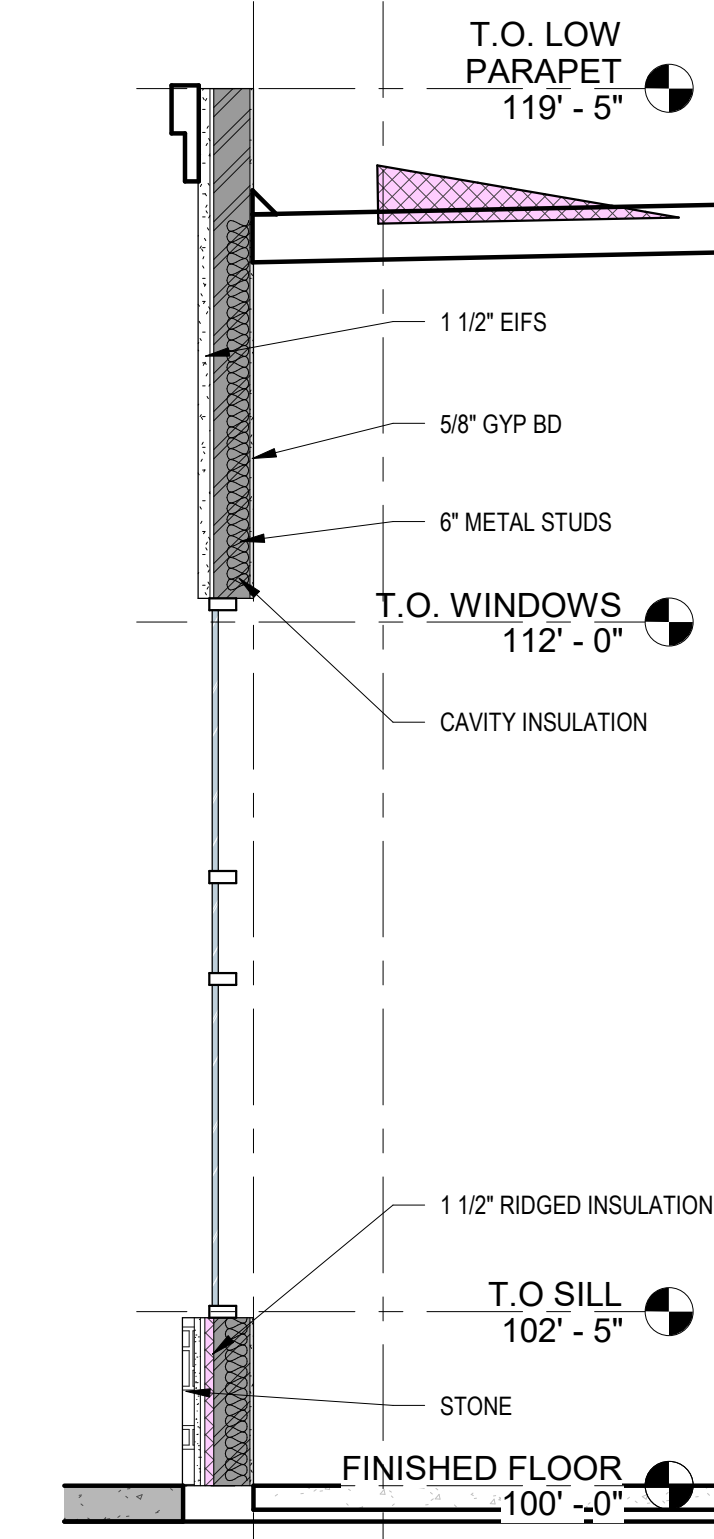
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Date	03/19/2026
Drawn By	?
Checked By	?

EX01

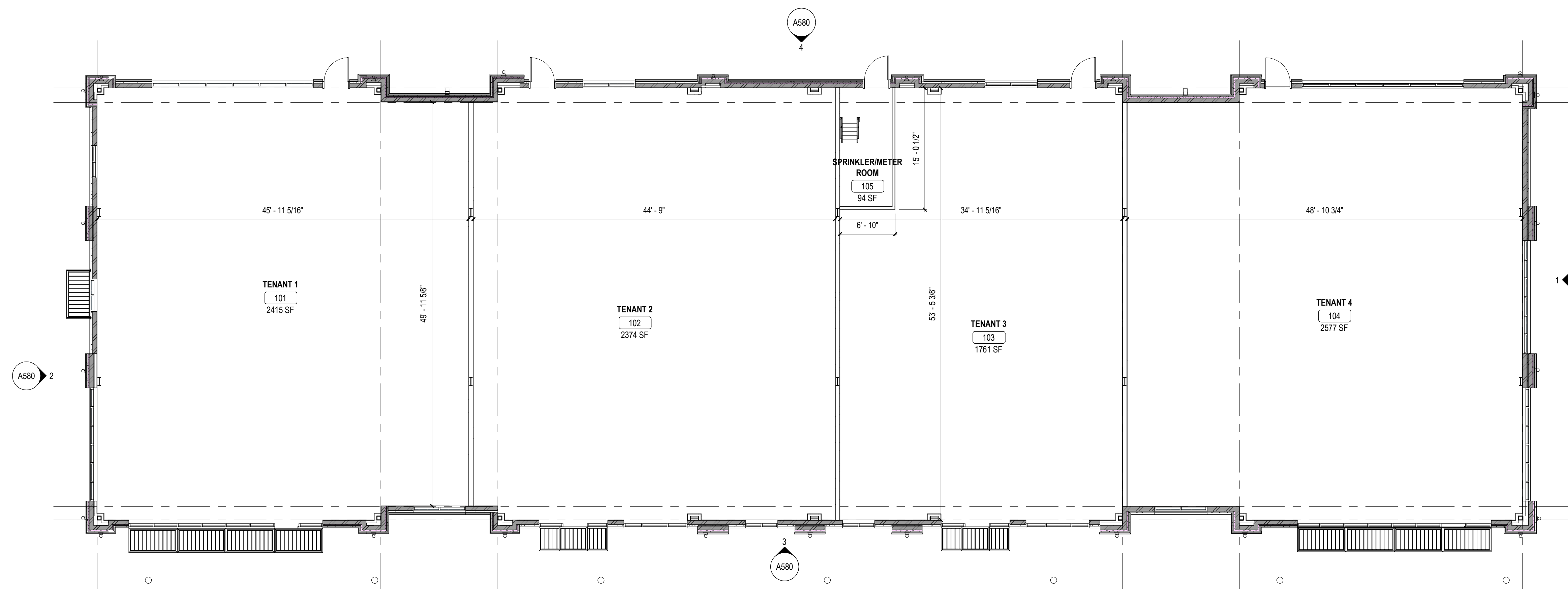
Scale **1/16" = 1'-0"**



3 LIFE SAFETY PLAN (AREA PLAN)
3/32" = 1'-0"



2 WALL SECTION
3/8" = 1'-0"



1 CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

CITY STAMP AREA
THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

16505 75TH AVENUE NORTH
MAPLE GROVE, MN 55311
763-234-8108

ELM CREEK CENTER
ROGERS, MN

ISSUE	DATE
CONCEPTUAL SITE PLAN	02/18/26
CONCEPTUAL PLAN & ELEVATIONS	03/11/26
PERMIT & BID SET	TBD
?	TBD
?	TBD

PRELIMINARY
NOT FOR CONSTRUCTION

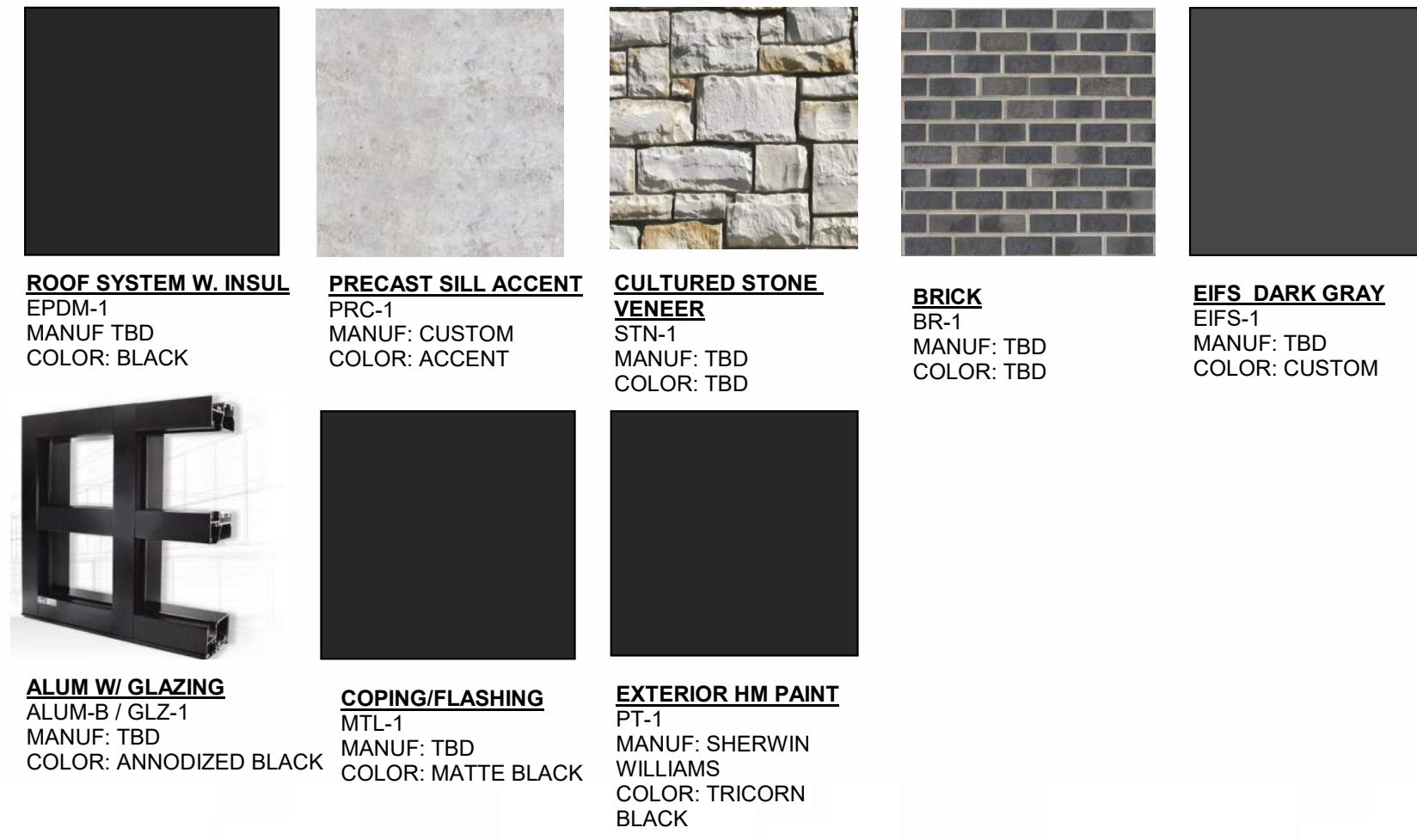
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL FLOOR PLAN

Project Number	498
Date	03/19/2026
Drawn By	?
Checked By	?

EX02
Scale **As indicated**

EXTERIOR MATERIALS



GENERAL EXT ELEV NOTES

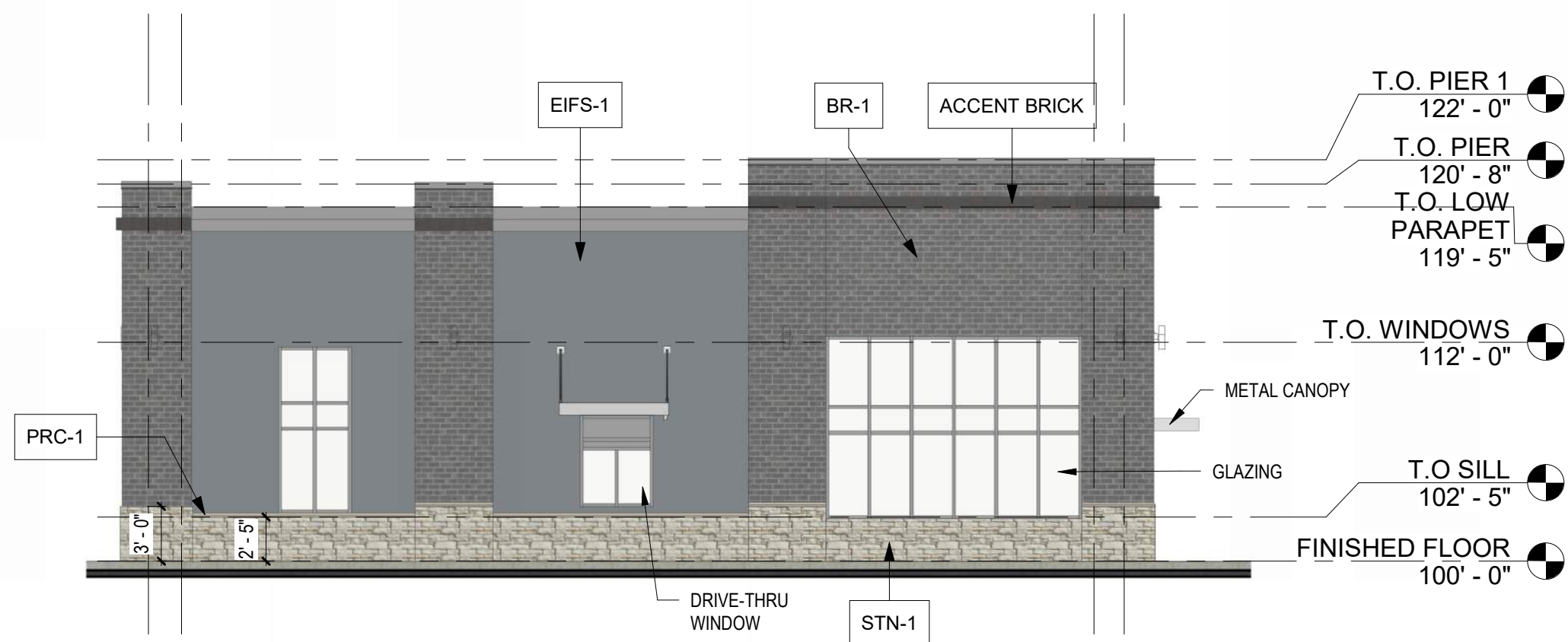
1. GENERAL EXTERIOR ELEVATION NOTES



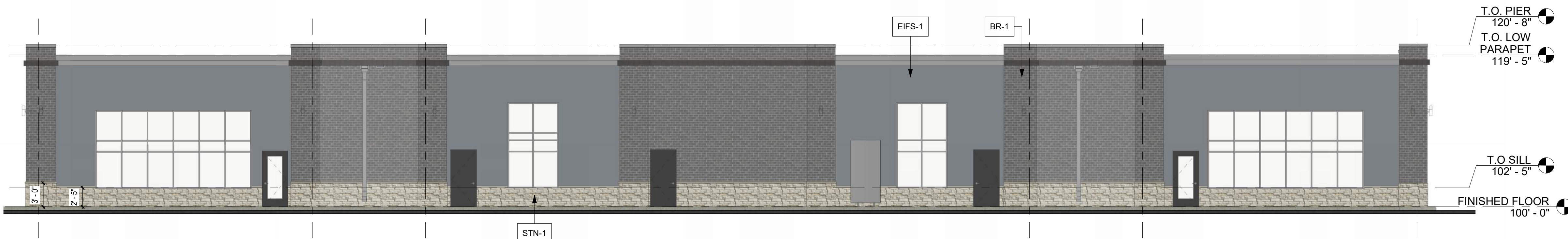
1 ELEVATION - NORTH
1/8" = 1'-0"



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



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



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

CITY STAMP AREA

THIELEN & GREEN

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MAPLE GROVE, MN 55311
763-234-8108

ELM CREEK CENTER

ROGERS, MN

ISSUE	DATE
CONCEPTUAL SITE PLAN	02/18/26
CONCEPTUAL PLAN & ELEVATIONS	03/11/26
PERMIT & BID SET	TBD
?	TBD
?	TBD

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL ELEVATIONS

Project Number	498
Date	03/19/2026
Drawn By	-
Checked By	KMT

EX03

Scale **As indicated**



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763-234-8108

ELM CREEK CENTER

ROGERS, MN

ISSUE	DATE
CONCEPTUAL SITE PLAN	02/18/26
CONCEPTUAL PLAN & ELEVATIONS	03/11/26
PERMIT & BID SET	TBD
?	TBD
?	TBD

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL RENDERINGS

Project Number	498
Date	03/19/2026
Drawn By	?
Checked By	?

EX04

Scale **12" = 1'-0"**



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MAPLE GROVE, MN 55311
763-234-8108

ELM CREEK CENTER

ROGERS, MN

ISSUE	DATE
CONCEPTUAL SITE PLAN	02/18/26
CONCEPTUAL PLAN & ELEVATIONS	03/11/26
PERMIT & BID SET	TBD
?	TBD
?	TBD

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL RENDERINGS

Project Number	498
Date	03/19/2026
Drawn By	?
Checked By	?

EX05

Scale **12" = 1'-0"**

SITE DEVELOPMENT PLANS

FOR

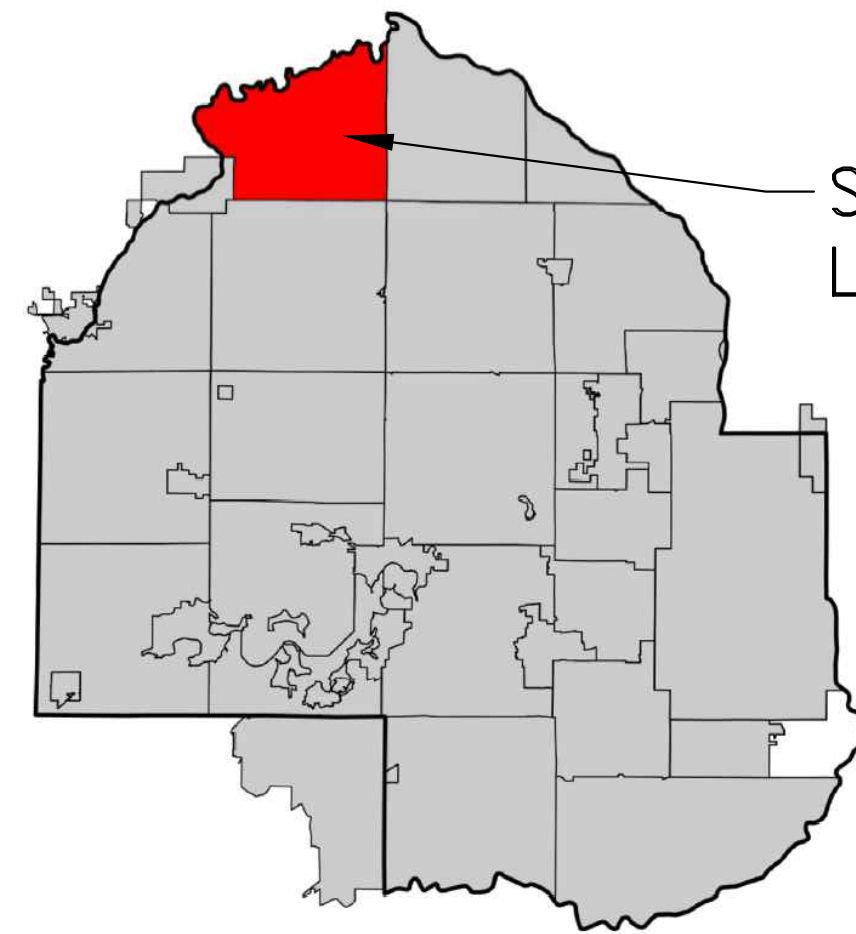
ELM CREEK CENTER

21355 136TH AVENUE N
ROGERS, MINNESOTA



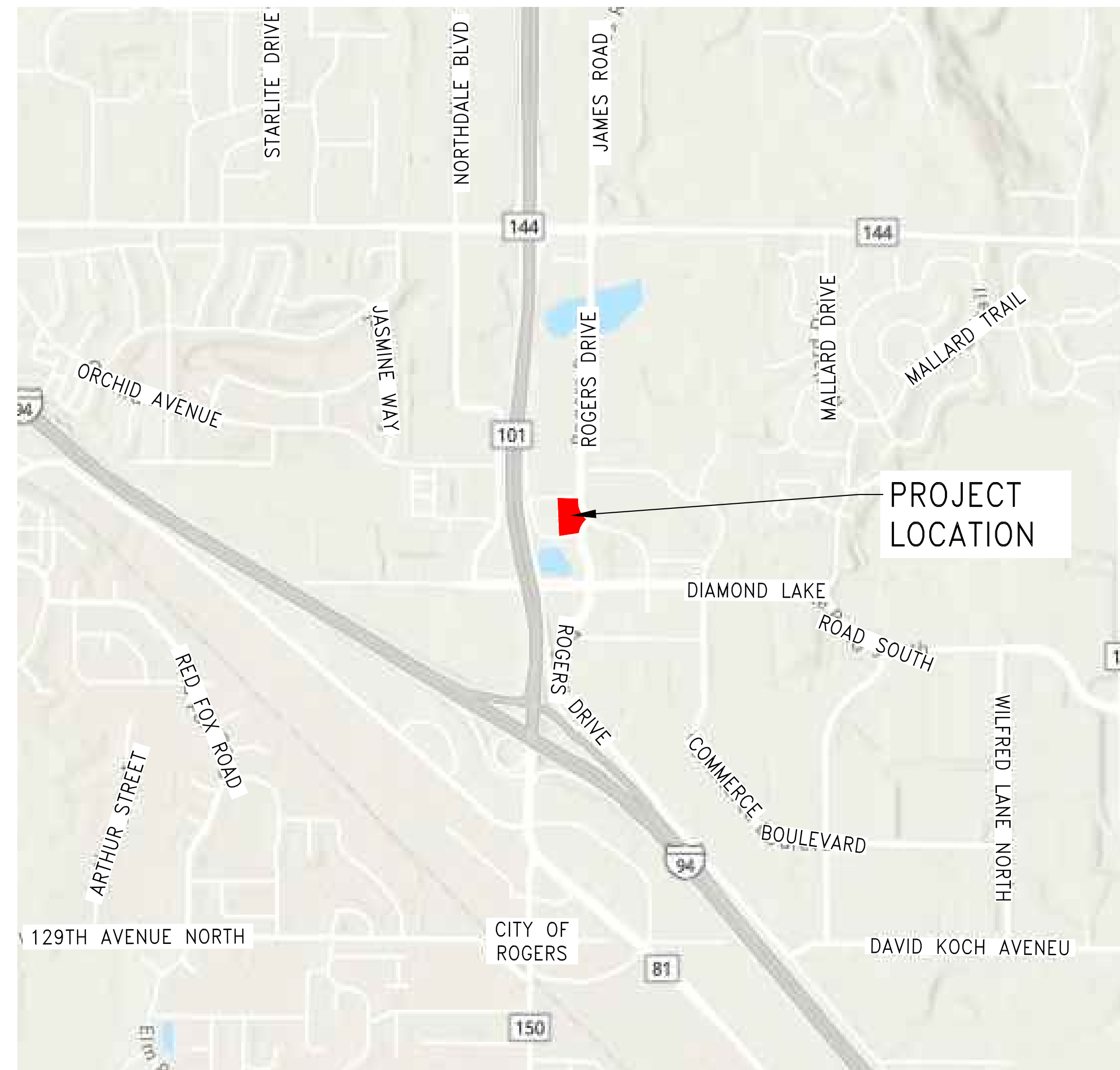
SITE LOCATION

HENNEPIN COUNTY, MINNESOTA



SITE LOCATION

CITY OF ROGERS, HENNEPIN COUNTY



PROJECT LOCATION

SHEET INDEX

THIS PLAN CONTAINS 10 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	DETAILS
C4	EXISTING CONDITIONS & REMOVALS
C5	SITE PLAN
C6	GRADING & DRAINAGE PLAN
C7	UTILITY PLAN
C8	STORMWATER POLLUTION PREVENTION PLAN
C9	STORMWATER POLLUTION PREVENTION PLAN NOTES
C10	TRUCK TURNING EXHIBIT




CALL BEFORE YOU DIG!

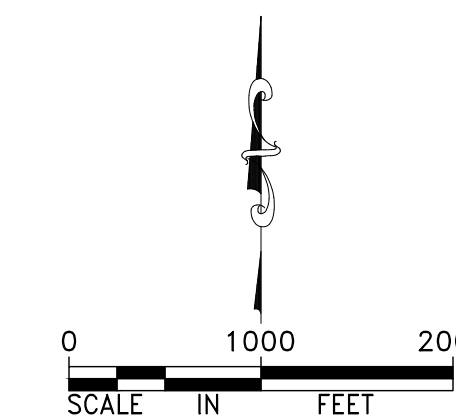
Gopher State One Call

Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

 IMPAIRED WATERS WITHIN ONE (1) MILE OF SITE



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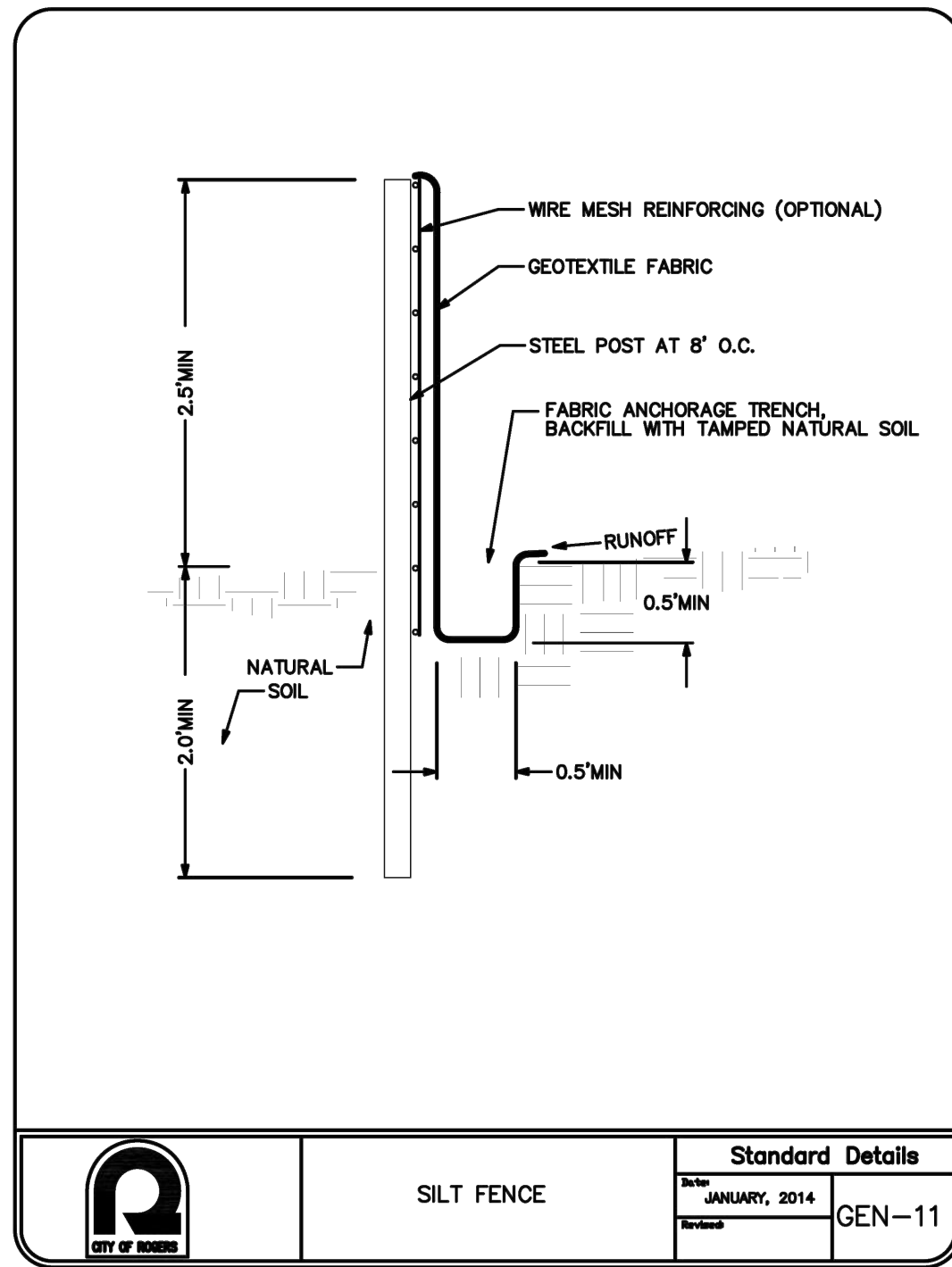
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ELM CREEK CENTER
21355 136TH AVENUE N
ROGERS, MINNESOTA

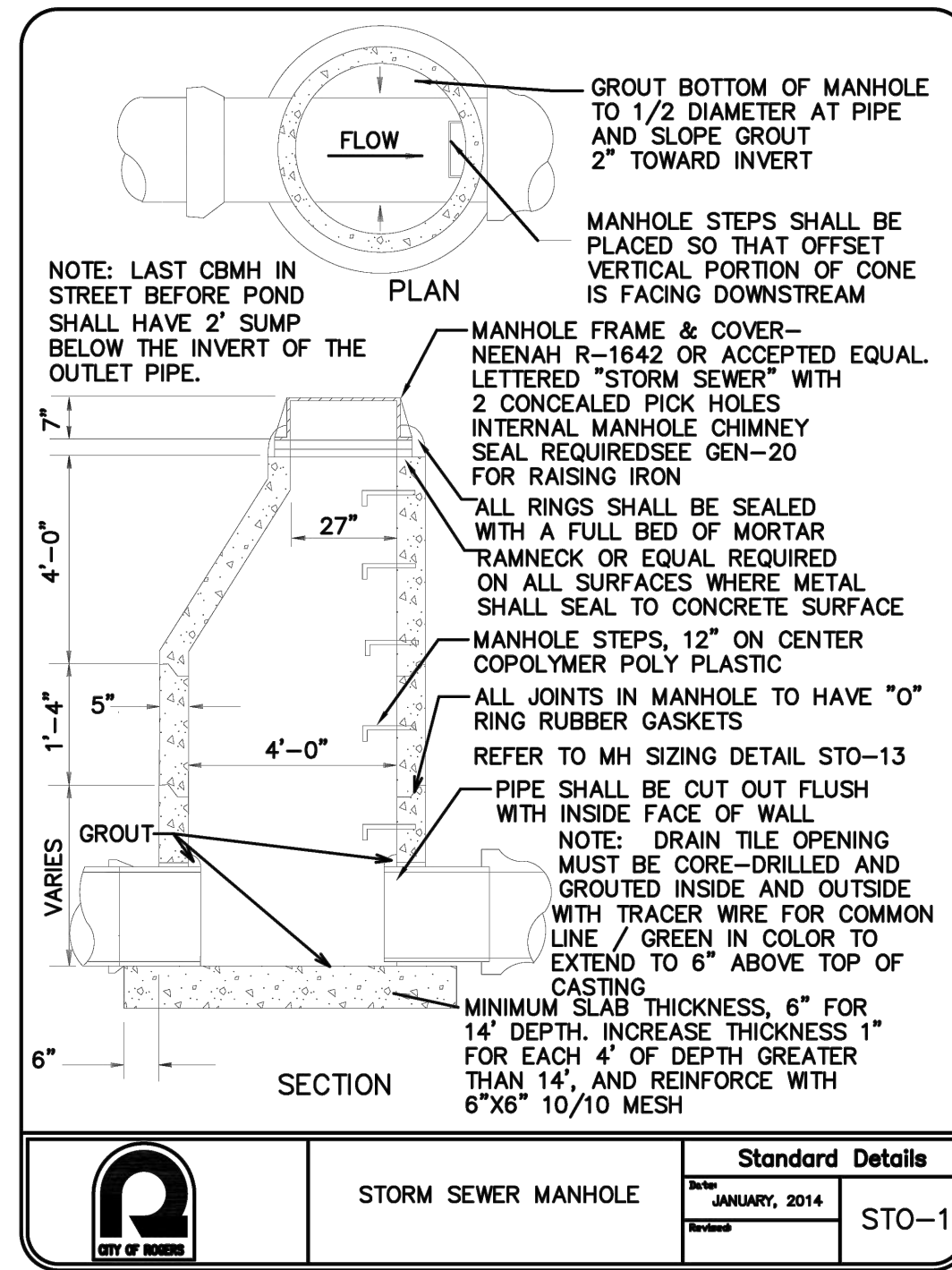
TITLE SHEET

PROJECT: 91228
SHEET NO. C1 of C10

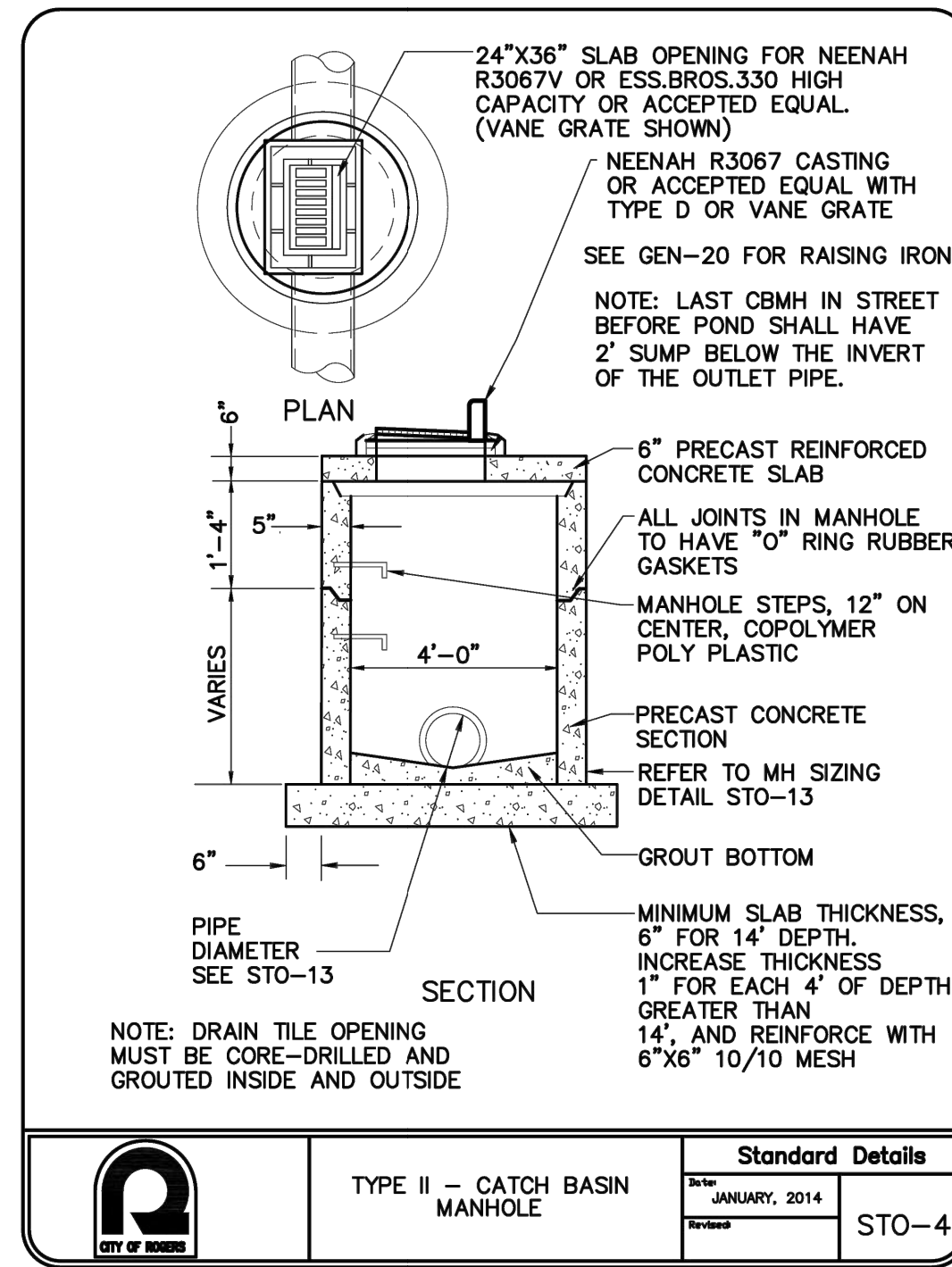
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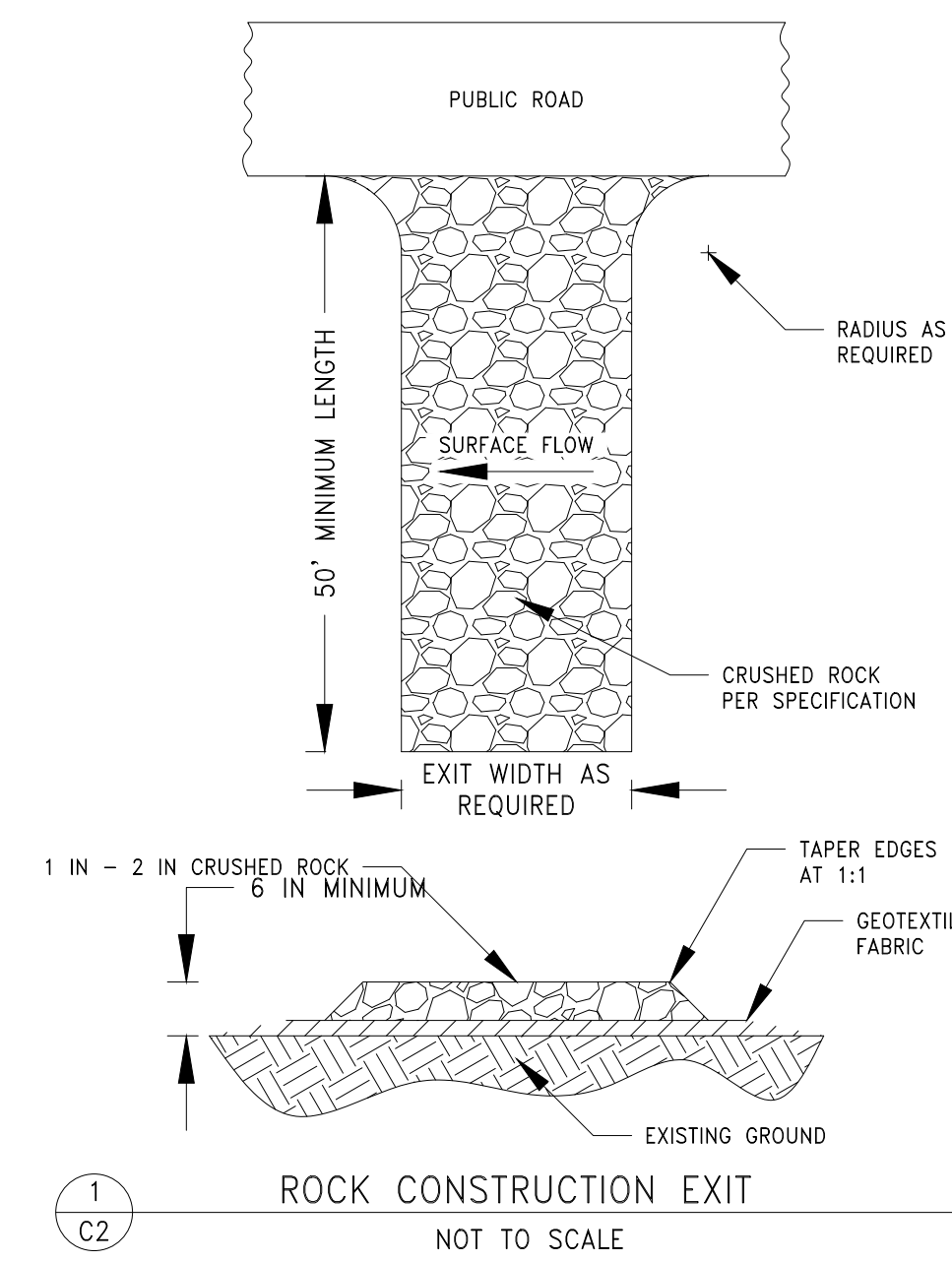
	SILT FENCE	Standard Details	
		Date: JANUARY, 2014	GEN-11



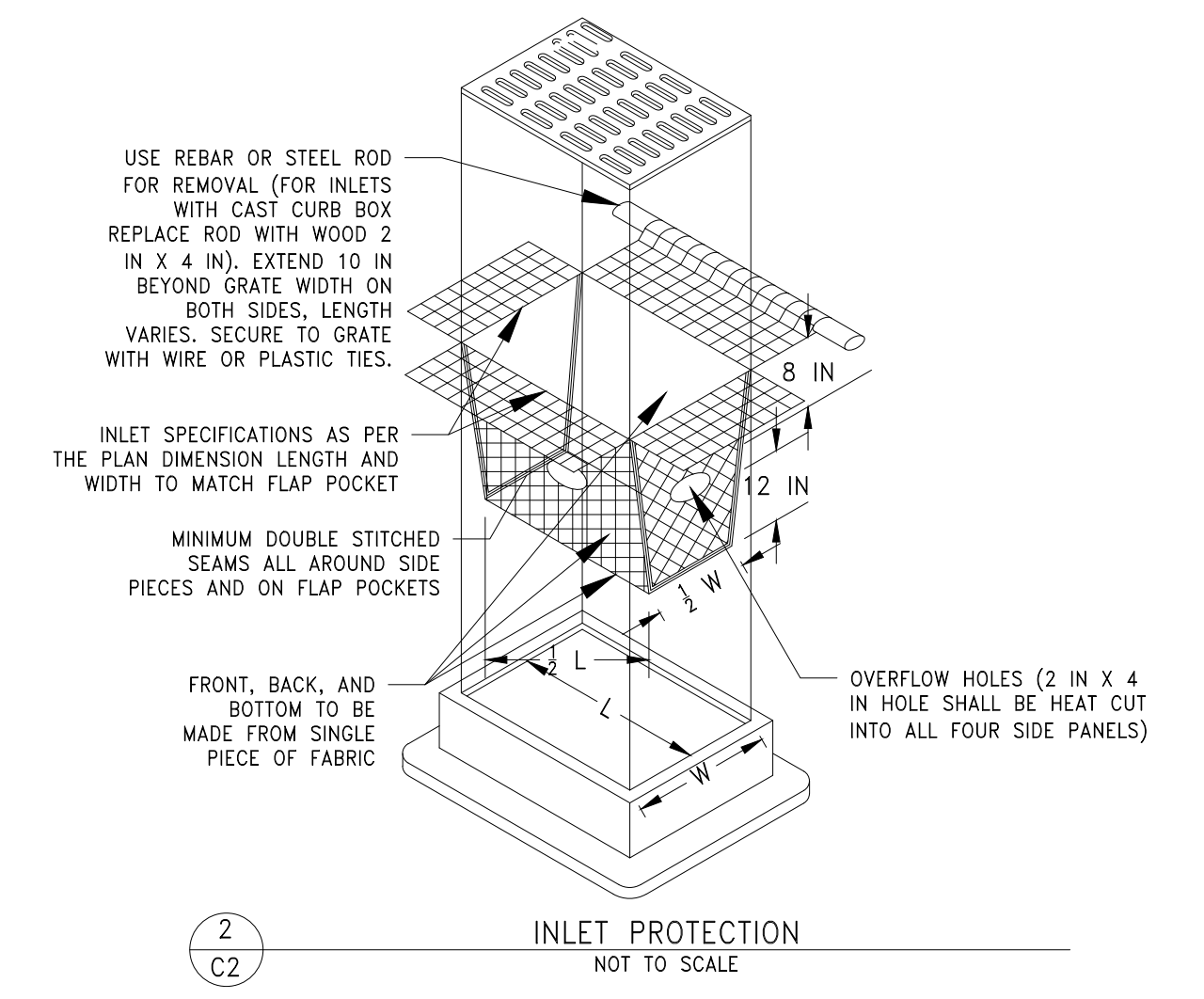
	STORM SEWER MANHOLE	Standard Details	
		Date: JANUARY, 2014	STO-1



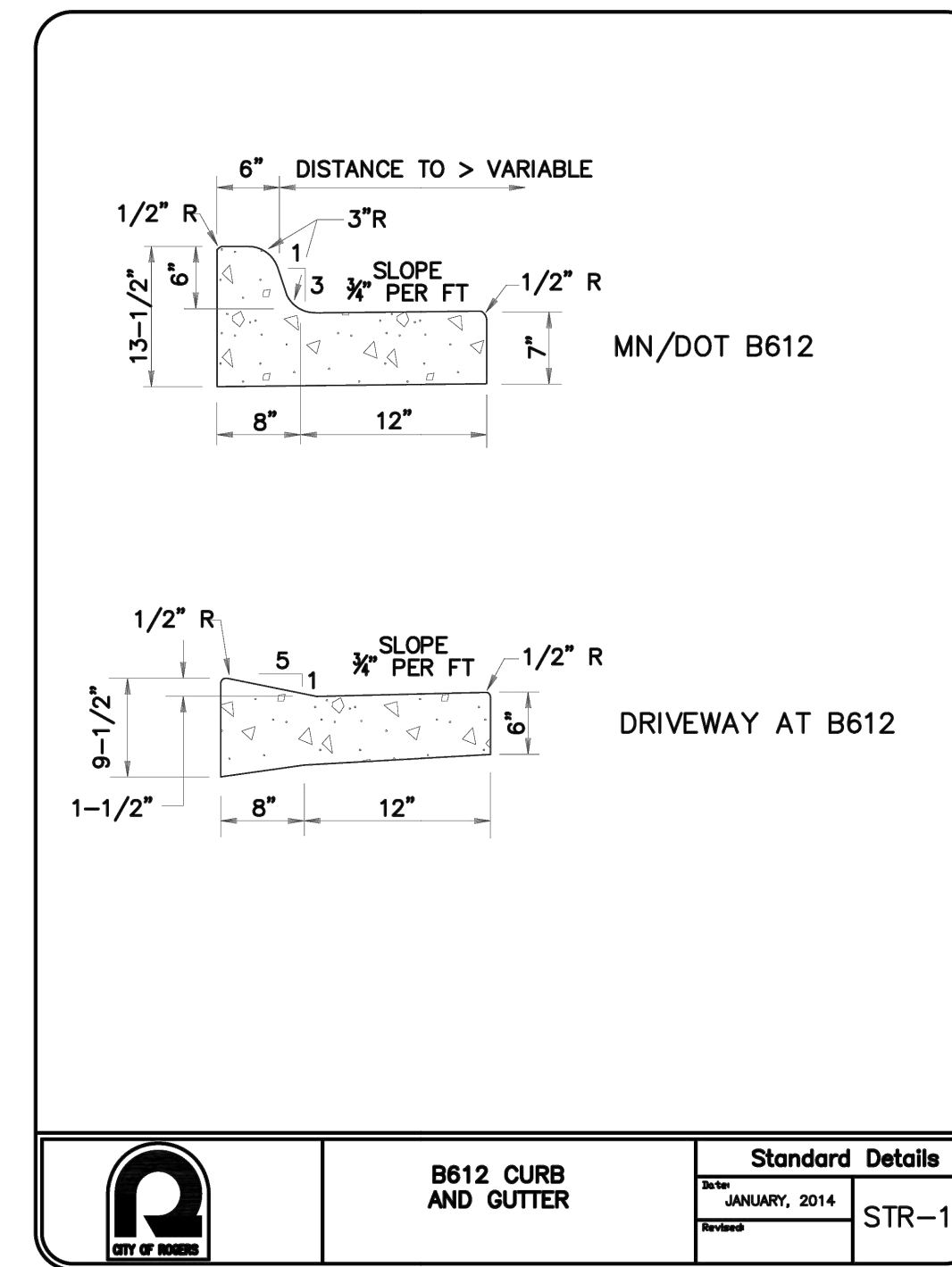
	TYPE II - CATCH BASIN MANHOLE	Standard Details	
		Date: JANUARY, 2014	STO-4



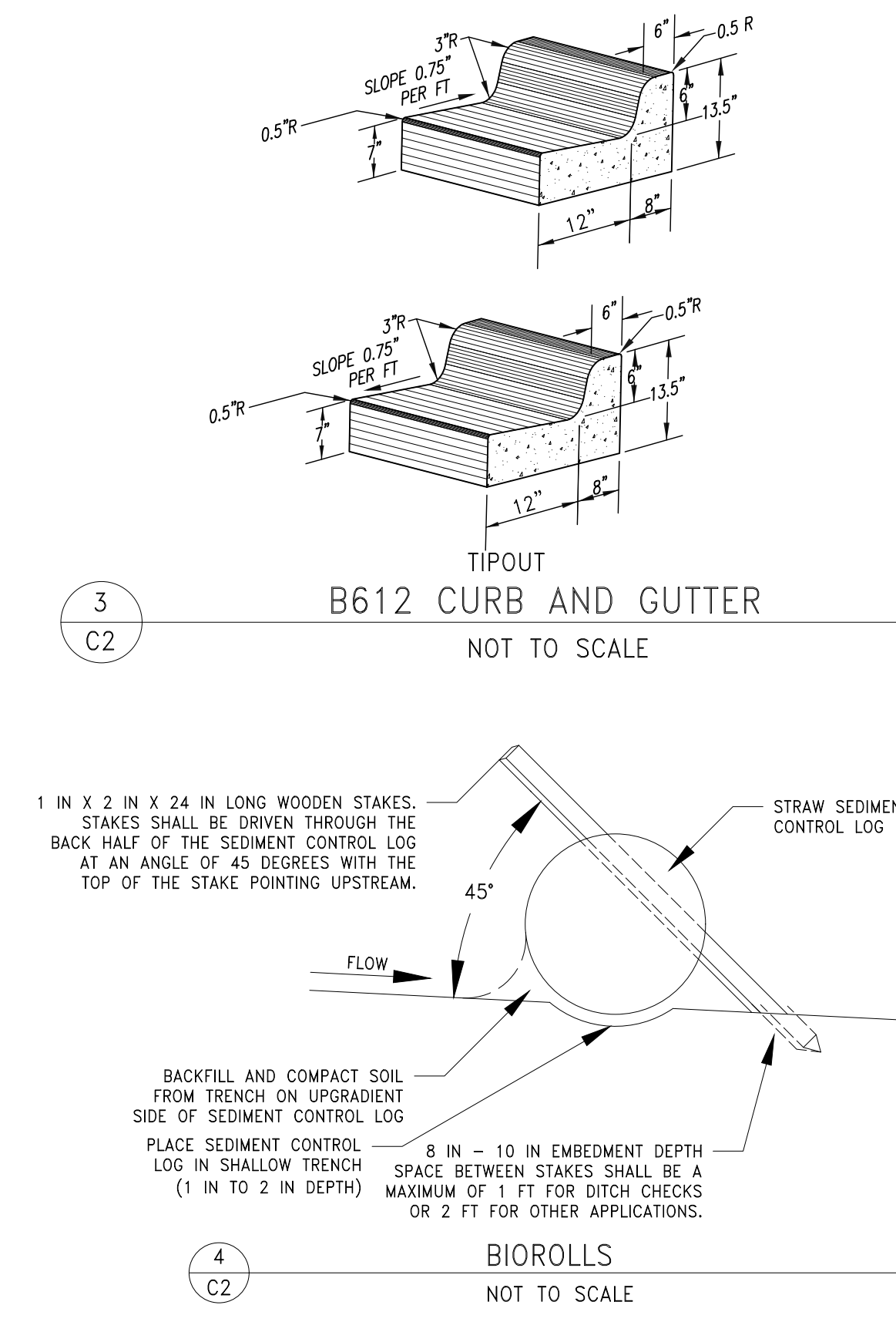
1	C2	ROCK CONSTRUCTION EXIT	NOT TO SCALE
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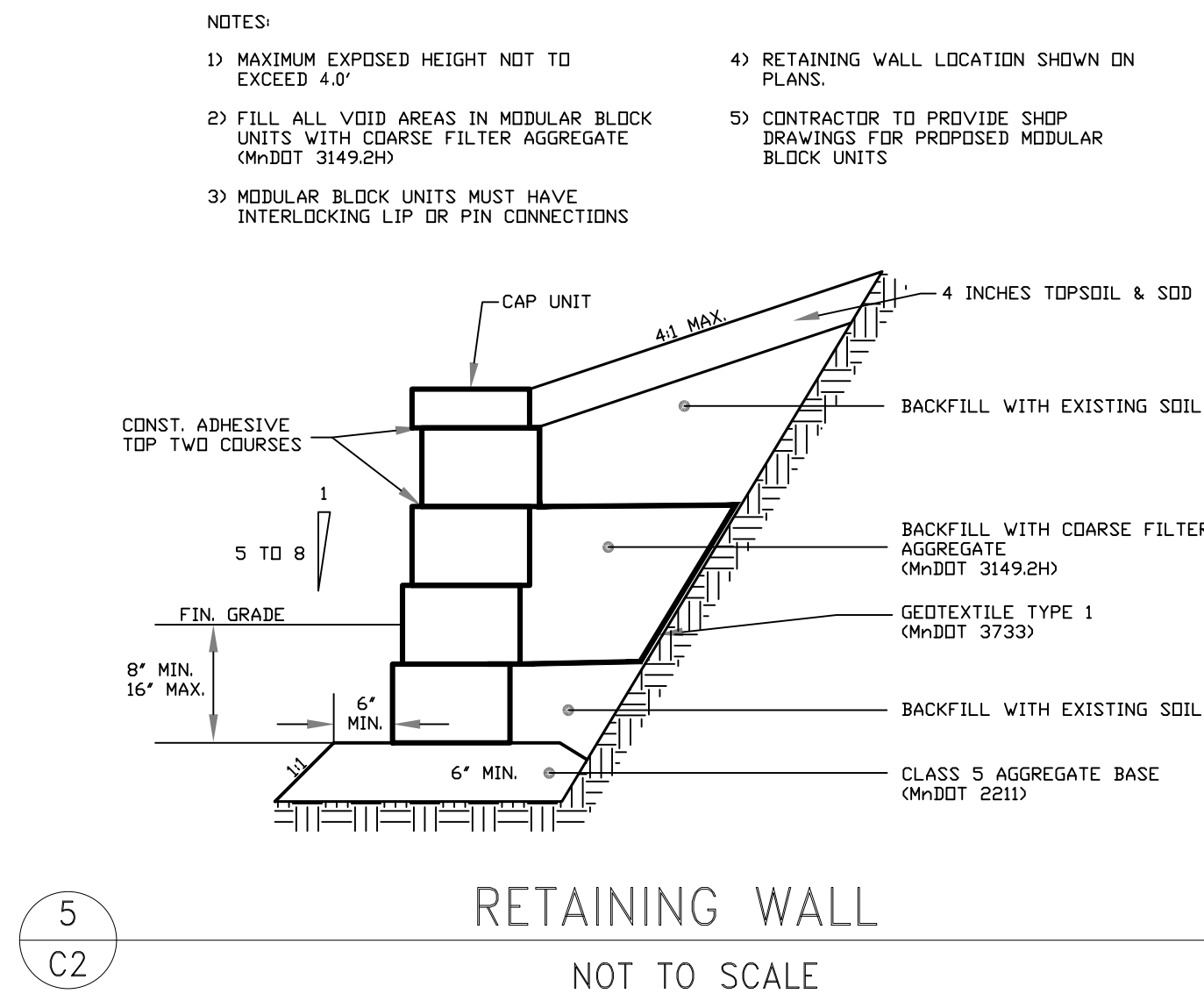
2	C2	INLET PROTECTION	NOT TO SCALE
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	B612 CURB AND GUTTER	Standard Details	
		Date: JANUARY, 2014	STR-1A



3	C2	B612 CURB AND GUTTER	NOT TO SCALE
4	C2	BIOROLLS	NOT TO SCALE



5	C2	RETAINING WALL	NOT TO SCALE
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GENERAL CONSTRUCTION AND SOILS NOTES:

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
- IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
- MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
- GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
- ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.
- ALL SEEDING OR PLANTING SHALL BE COMPLETED PRIOR TO REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES. IF CONSTRUCTION IS COMPLETED AFTER THE END OF THE GROWING SEASON, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEFT IN PLACE AND ALL DISTURBED AREAS SHALL BE MULCHED FOR PROTECTION OVER THE WINTER SEASON.

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DRAWN BY:	ABL	
CHECKED BY:	GRP	
DATE:	03.27.26	

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04.24.26	CITY COMMENTS

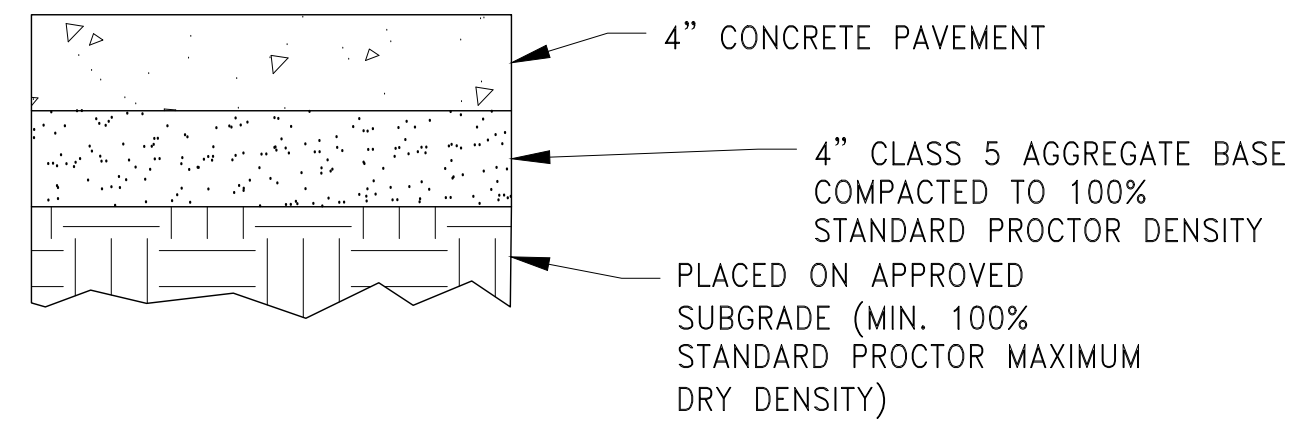
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 763.553.7927

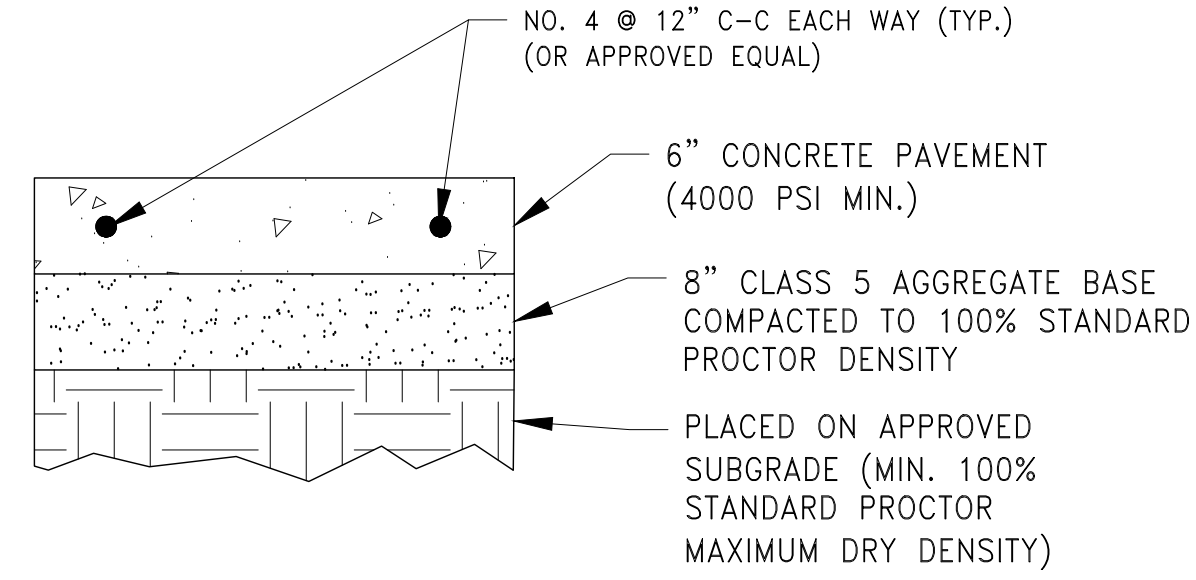
ELM CREEK CENTER
 21355 136TH AVENUE N
 ROGERS, MINNESOTA

DETAILS

PROJECT: 91228
 SHEET NO.
 C2 of C10

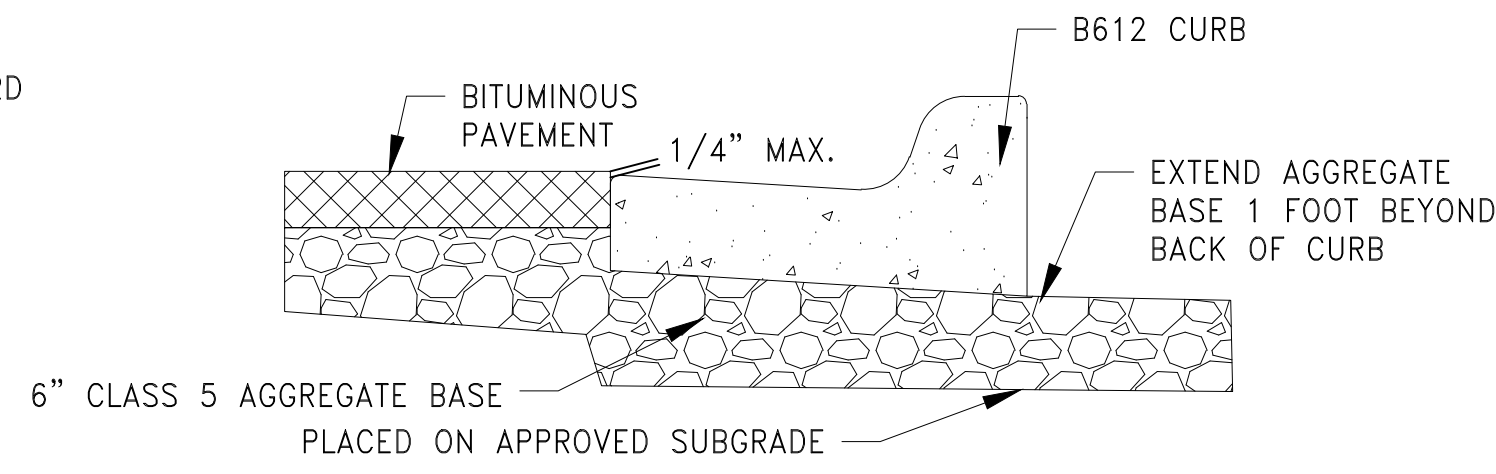


1
C3 CONCRETE SIDEWALK
NOT TO SCALE

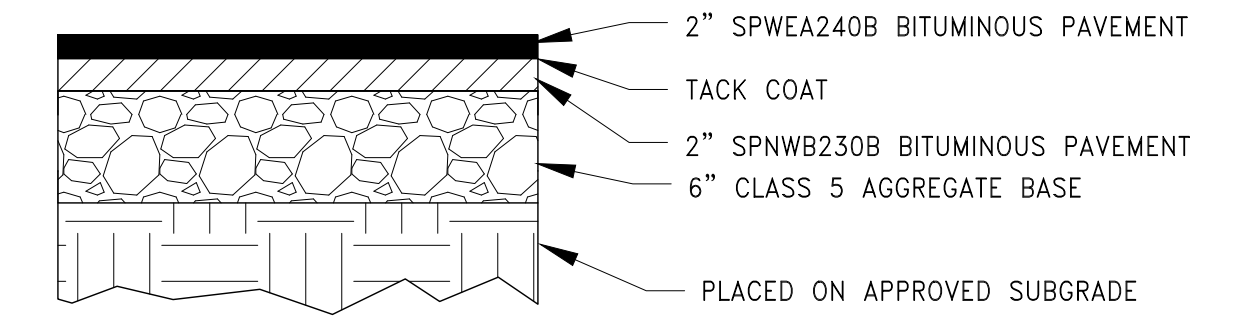


NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28-DAY STRENGTH = 4,000 PSI

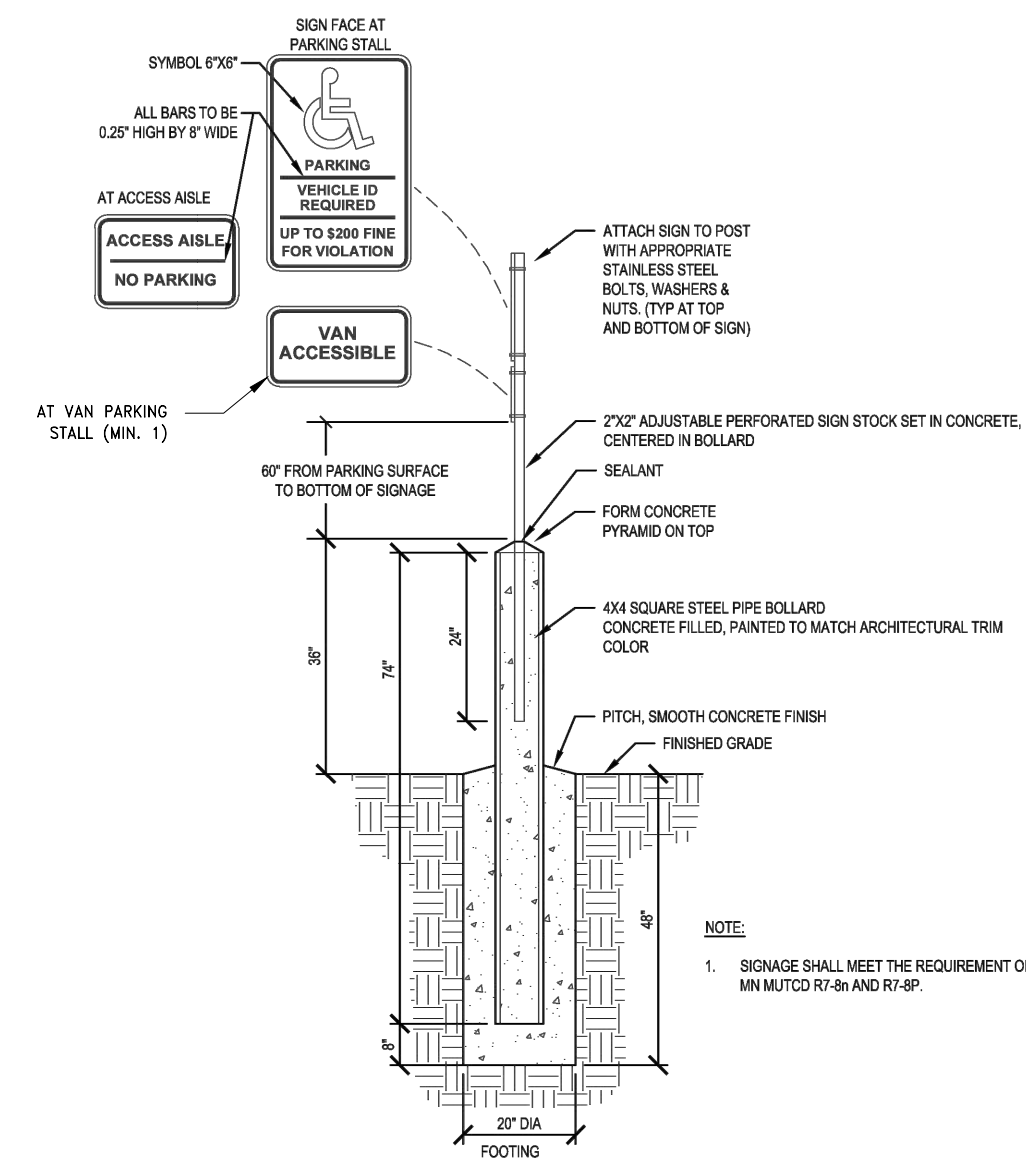
2
C3 CONCRETE PAVEMENT
NOT TO SCALE



3
C3 BITUMINOUS PAVEMENT
NOT TO SCALE



4
C3 BITUMINOUS PAVEMENT
NOT TO SCALE



NOTE:
1. SIGNAGE SHALL MEET THE REQUIREMENT OF MIN MUTCD R1-6H AND R1-6P.

5
C3 ADA SIGN DETAIL
NOT TO SCALE

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CHECKED BY: GRP	

REVISIONS	
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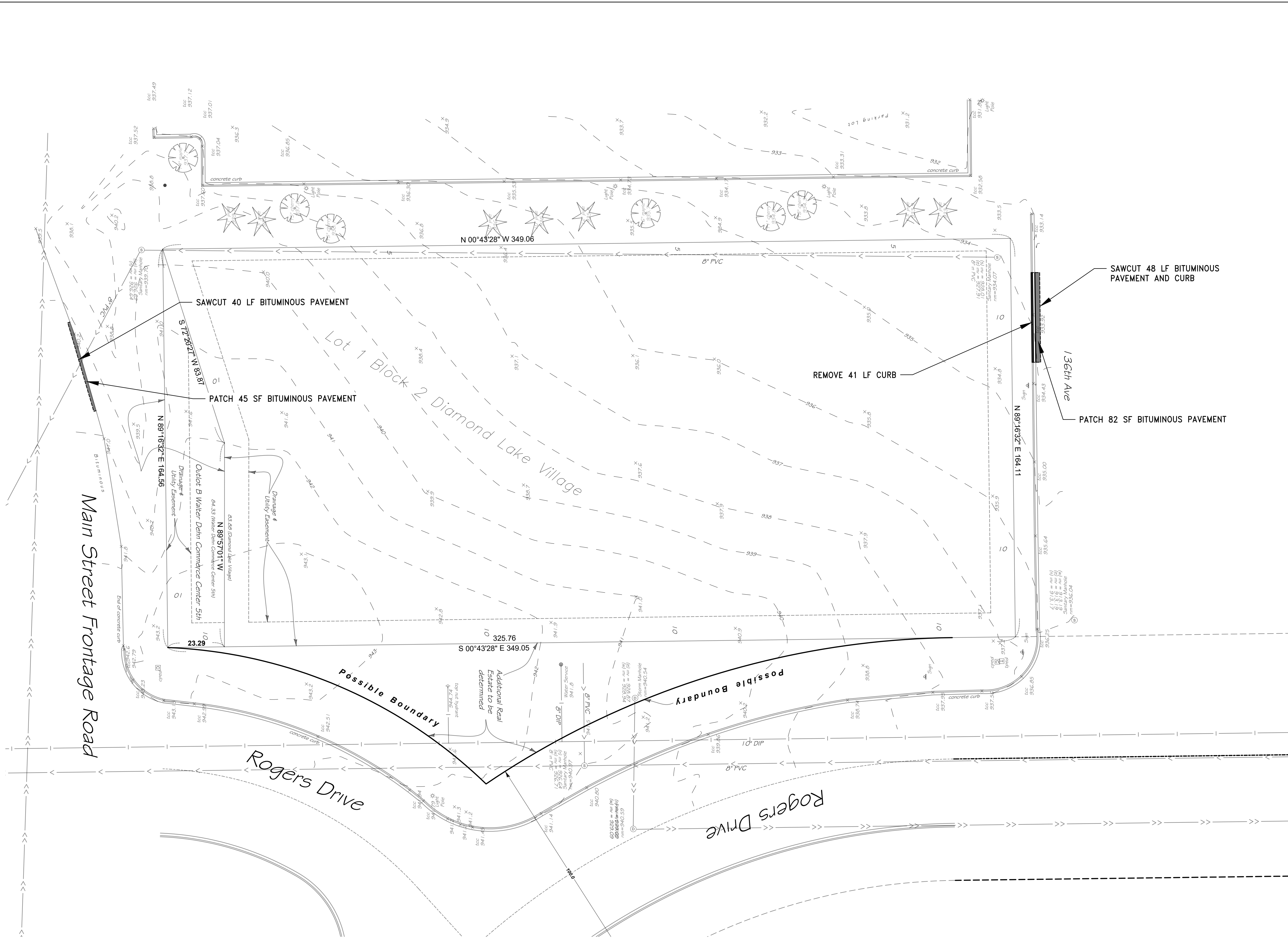
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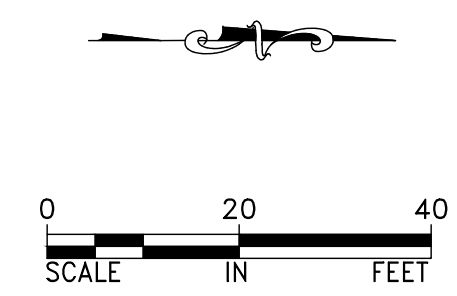
DETAILS

PROJECT: 91228
SHEET NO.
C3 of C10

F:\survey\diamond lake village - hennepin\1-2 diamond lake village\02 Engineering - 91228A\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg



- LEGEND**
- EXISTING CONTOUR
 - EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING CONCRETE PAVEMENT
 - EXISTING BITUMINOUS PAVEMENT
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING HYDRANT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FES
 - EXISTING CATCH BASIN
 - REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
 - REMOVE BITUMINOUS PAVEMENT
 - SAWCUT PAVEMENT



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DATE: 03.27.26	

REVISIONS	
04.24.26	CITY COMMENTS

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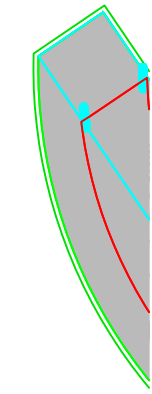
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EXISTING CONDITIONS & REMOVALS

PROJECT: 91228
SHEET NO. C4 of C10

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- REFERENCE NOTES:
- ① PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
 - ② PROPOSED TRASH ENCLOSURE
 - ③ B612 CURB & GUTTER PER DETAIL STR-1A
 - ④ CURB TRANSITION
 - ⑤ HANDICAP SIGN PER 5/C3
 - ⑥ BITUMINOUS PAVEMENT PER 3/C3 AND 4/C3
 - ⑦ 0" HEIGHT CURB
 - ⑧ B612 TIPOUT CURB & GUTTER PER 3/C2
 - ⑨ 8 FT WIDE PAINTED ACCESS AISLE 45° 4 INCH WHITE CROSS HATCHING
 - ⑩ CONCRETE SIDEWALK PER 1/C3
 - ⑪ PROPOSED RETAINING WALL PER 5/C2

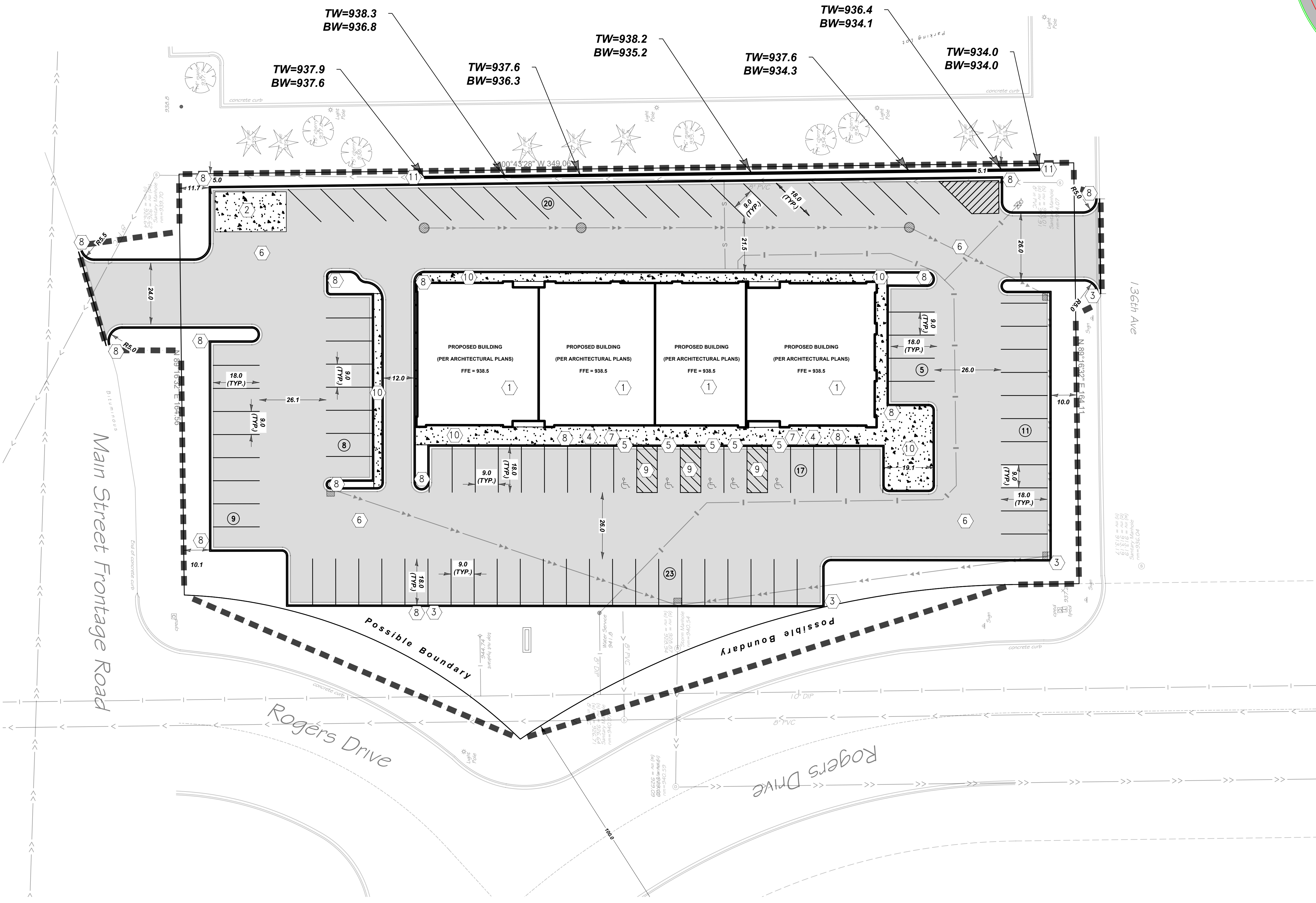
SITE DATA:
 LOT AREA = 1.46 ACRES
 DISTURBED AREA = 1.57 ACRES
 EXISTING IMPERVIOUS AREA = 0.00 ACRES
 EXISTING PERVIOUS AREA = 1.46 ACRES
 PROPOSED IMPERVIOUS AREA = 1.20 ACRES
 PROPOSED PERVIOUS AREA = 0.26 ACRES
 BUILDING COVERAGE = 0.21 ACRES = 14.4%
 EXISTING PARKING STALLS = 0 (INCLUDES 0 HANDICAP)
 PROPOSED PARKING STALLS = 93 (INCLUDES 5 HANDICAP)

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- NUMBER OF PARKING STALLS



0 20 40
SCALE IN FEET



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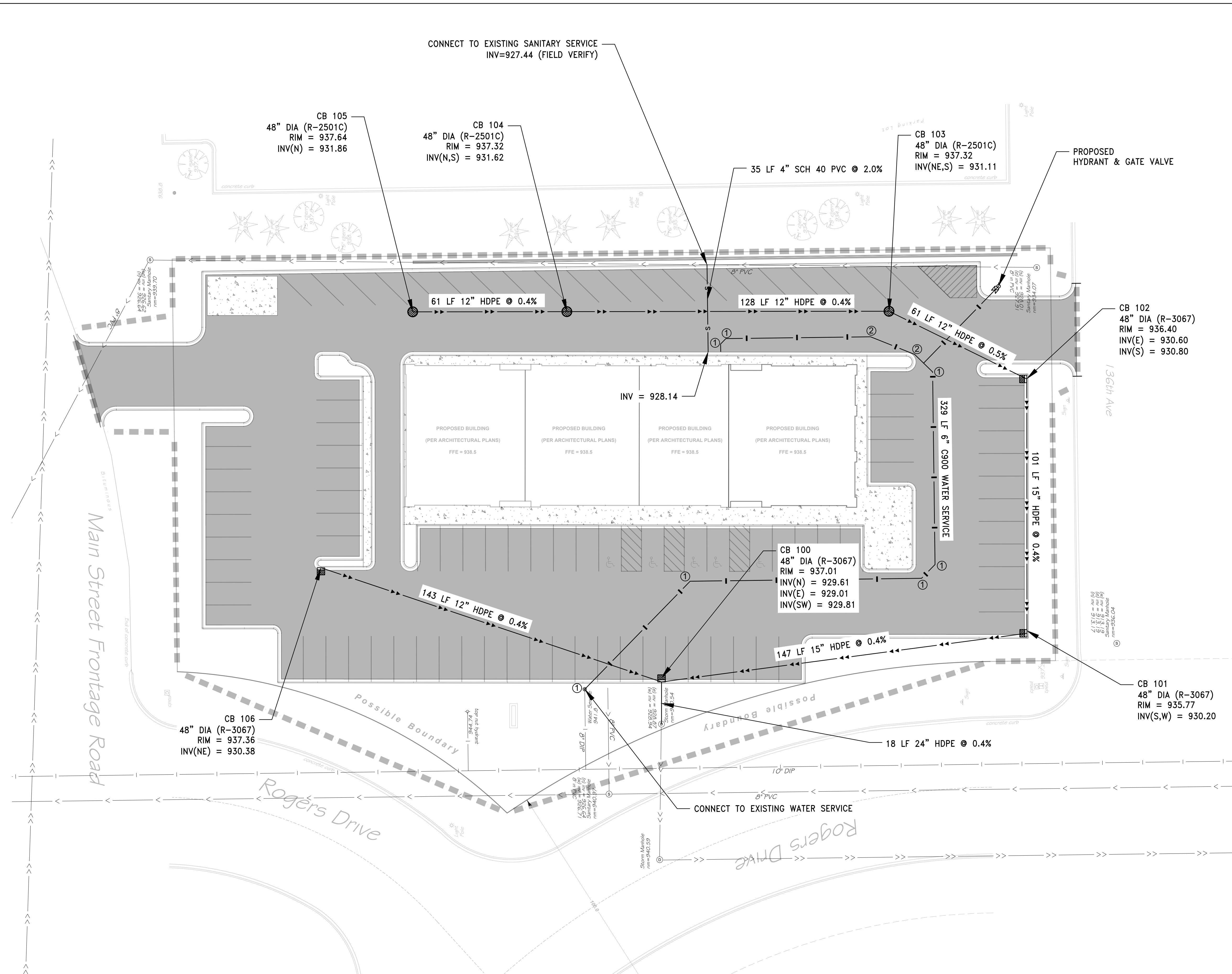
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SITE PLAN

PROJECT: 91228
 SHEET NO.
 C5 of C10

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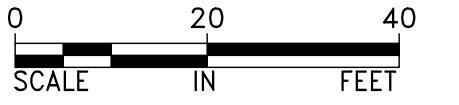


REFERENCE NOTES:
 ① 45' BEND
 ② 22.5' BEND

UTILITY NOTES:
 1. WATER SERVICES SHALL MAINTAIN A MINIMUM OF 8.0 FT OF COVER.
 2. STORM SEWER SHALL HAVE NO SEEMS WITHIN 10 HORIZONTAL FEET OF CROSSING UTILITIES.

LEGEND

- >>>->>- EXISTING STORM SEWER
- |-|-|-|-|- EXISTING WATERMAIN
- >->->- EXISTING SANITARY SEWER
- >>>->>- PROPOSED STORM SEWER
- s-s-s-s- PROPOSED SANITARY SERVICE
- ⊕ EXISTING HYDRANT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ PROPOSED CATCH BASIN
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FES
- ⊙ PROPOSED FES
- ⊙ PROPOSED VALVE



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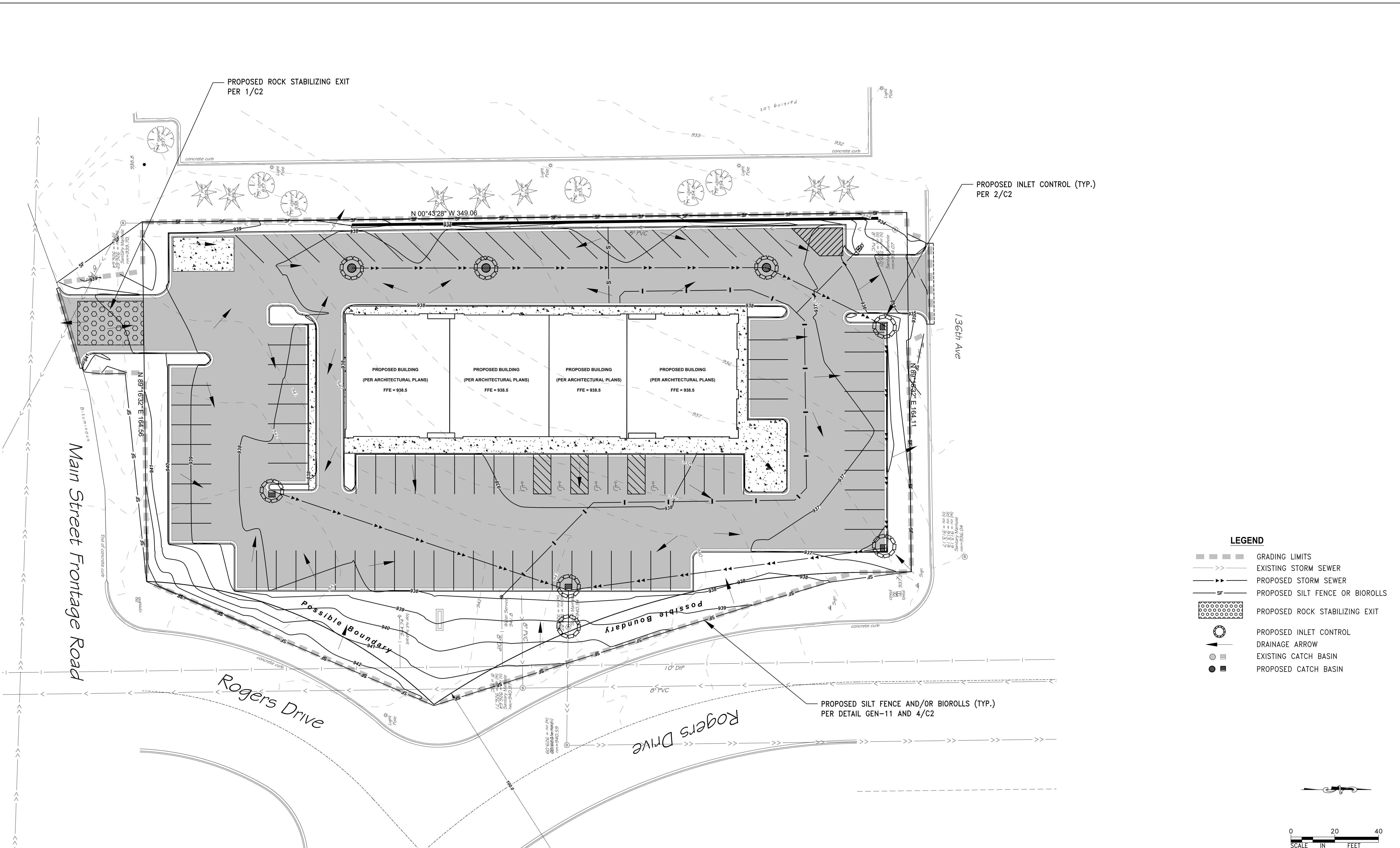
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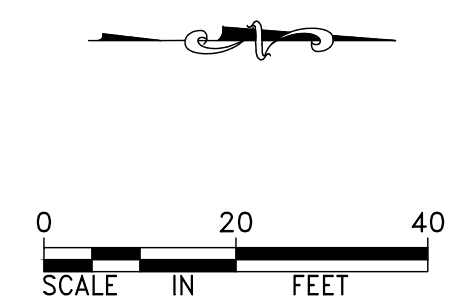
UTILITY PLAN

PROJECT: 91228
 SHEET NO.
 C7 of C10

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- LEGEND**
- GRADING LIMITS
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SILT FENCE OR BIOROLLS
 - PROPOSED ROCK STABILIZING EXIT
 - PROPOSED INLET CONTROL
 - DRAINAGE ARROW
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN



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	JEFFREY A. PRASCH, P.E. LIC. NO.: 52706

REVISIONS	
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 ROGERS, MINNESOTA

STORMWATER POLLUTION
 PREVENTION PLAN

PROJECT: 91228
 SHEET NO.
 C8 OF C10

PROJECT INFORMATION:

DISTURBED AREA: 1.57 ACRES
 EROSION CONTROL SUPERVISOR CONTACT: TBD
 IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: NONE

A BUILDING AND ASSOCIATED PARKING LOT IS PROPOSED AT 21335 136TH/ AVENUE NORTH IN ROGERS, MN. THE APPROXIMATE 1.5-ACRE SITE IS CURRENTLY VACANT THAT CONSISTS OF OPEN SPACE AND FEW TREES. THERE ARE COMMERCIAL BUILDINGS TO THE WEST AND MAIN STREET FRONTAGE ROAD TO THE SOUTH, 136TH/ AVENUE N TO THE NORTH, AND ROGERS DR TO THE EAST. CURRENTLY MOST OF THE STORMWATER RUNOFF IS DIRECTED VIA SURFACE FLOW TO THE WEST. THE REMAINING OF THE STORMWATER RUNOFF FLOWS TO THE STREETS TO THE SOUTH, EAST, AND NORTH. THE EXISTING DRAINAGE CONDITIONS ARE SHOWN IN FIGURE 1.

THE PROPOSED IMPROVEMENTS WILL INCLUDE A BUILDING AND PARKING LOT WITH A PROPOSED LAND DISTURBANCE OF 1.57 ACRES. REGIONAL PONDING HAS BEEN PROVIDED TO TREAT THE STORMWATER AND MEET RATE, VOLUME, AND WATER QUALITY REQUIREMENTS. THEREFORE, NO ON-SITE STORMWATER FACILITIES WILL BE REQUIRED. MAJORITY OF THE SITE WILL BE ROUTED VIA SURFACE FLOW AND STORM SEWER TO THE EXISTING STORM SEWER THAT WILL DISCHARGE TO OFF-SITE REGIONAL PONDING. THE REMAINING STORMWATER RUNOFF WILL CONTINUE TO RUN OFF TO THE NORTH AND WEST. FIGURE 2 SHOWS THE PROPOSED DRAINAGE CONDITIONS.

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

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

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

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
10. STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
11. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
12. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
13. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
14. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
15. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
16. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
17. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
18. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
19. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
20. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
21. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
22. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENEED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
23. SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) – "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2026.

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

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

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. REMOVE PAVEMENT AREAS TO BE RECONSTRUCTED.
3. RELOCATE PRIVATE UTILITIES.
4. COMPLETE SITE GRADING.
5. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
6. INSTALL CURB AND GUTTER, AND PAVING.
7. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
8. CONSTRUCT BUILDING EXPANSION.
9. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPs SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
 - B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
 - C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
 - D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
 - E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
 - A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
 - B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
 - C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
 - D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
 - E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
 - F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
 - G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	1050 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	8 EACH

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DESIGNED BY: JAP	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.	REVISIONS
DRAWN BY: ABL		04.24.26 CITY COMMENTS
CHECKED BY: GRP		JEFFREY A. PRASCH, P.E. DATE: 03.27.26 LIC. NO.: 52706

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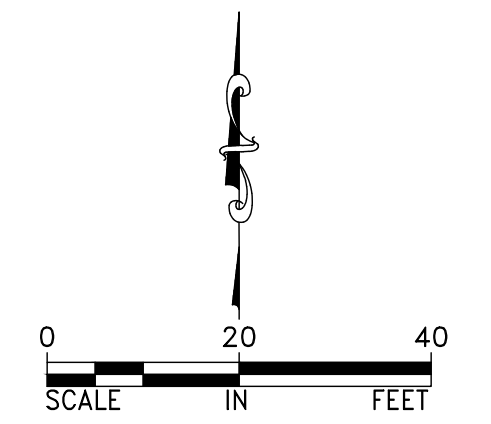
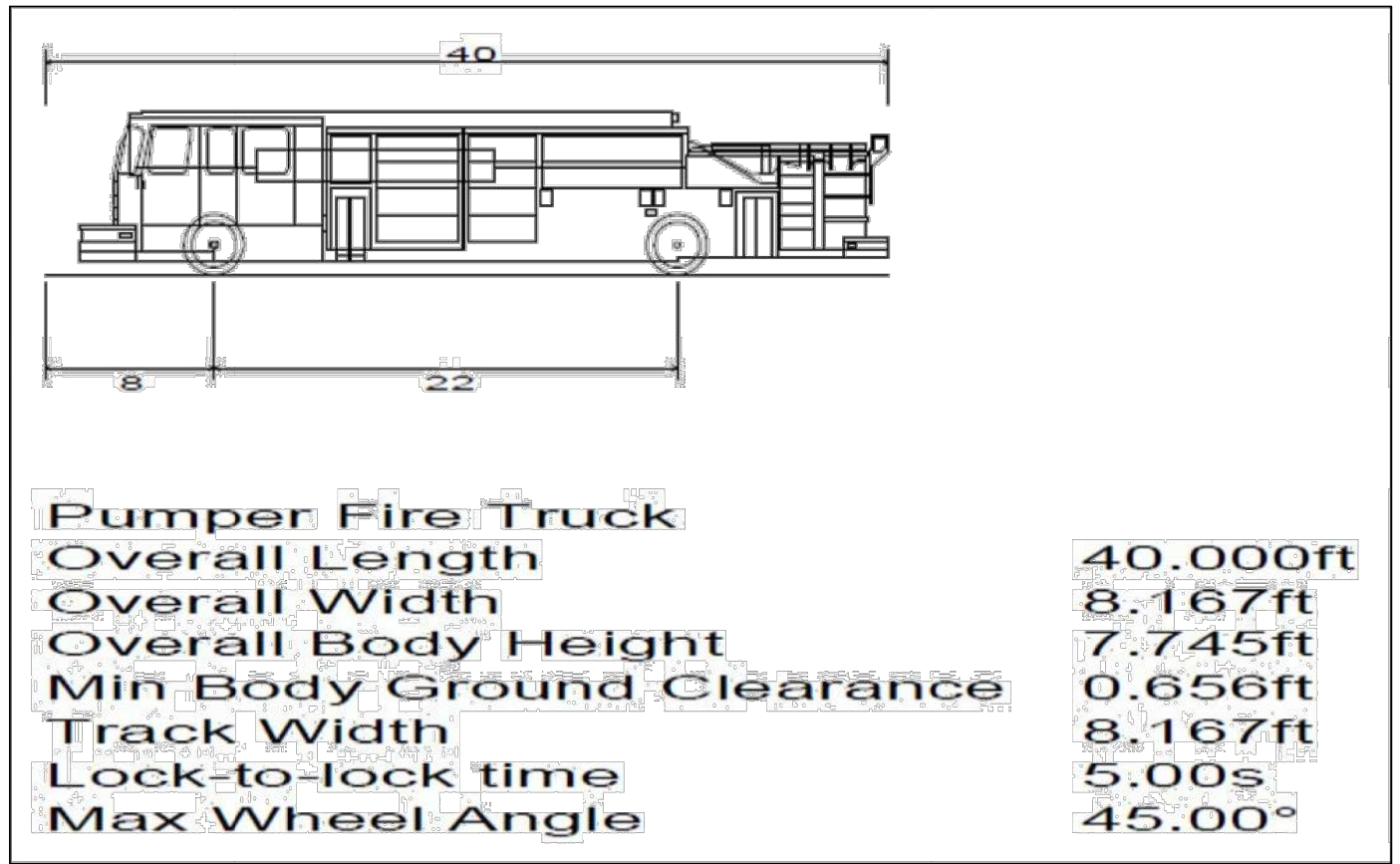
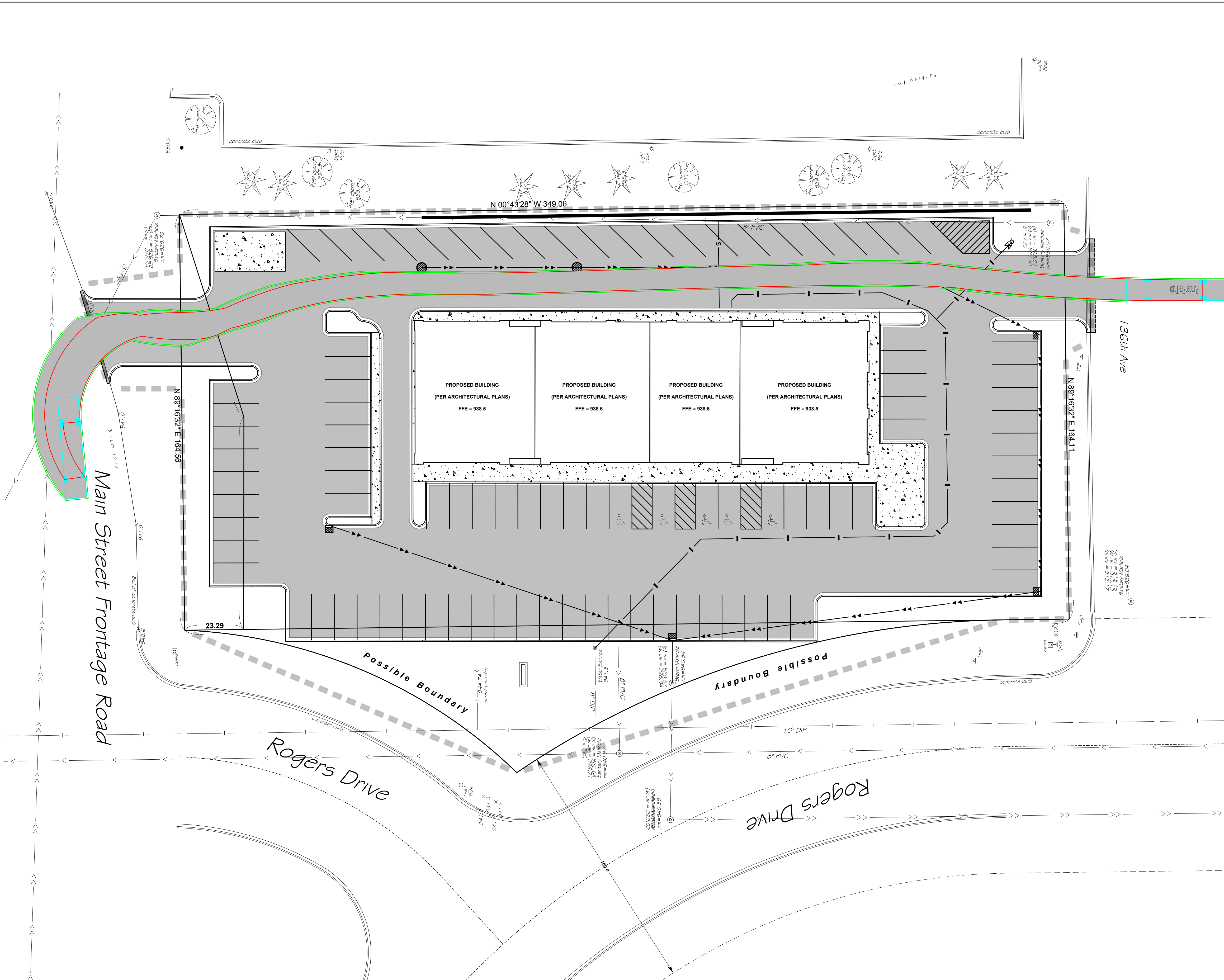
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 7455 VILLAGE DRIVE, SUITE #110
 LINO LAKES, MINNESOTA 55014
 763.553.7927

ELM CREEK CENTER
 21355 136TH AVENUE N
 ROGERS, MINNESOTA

STORMWATER POLLUTION
 PREVENTION PLAN NOTES

PROJECT: 91228
 SHEET NO.
 C9 of C10

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DESIGNED BY: JAP
 DRAWN BY: ABL
 CHECKED BY: GRP

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.

JEFFREY A. PRASCH, P.E.
 DATE: 04.24.26 LIC. NO.: 52706

REVISIONS

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ELM CREEK CENTER
 21355 136TH AVENUE N
 ROGERS, MINNESOTA

TRUCK TURNING EXHIBIT

PROJECT: 91228
 SHEET NO. C10 OF C10

STORM WATER MANAGEMENT PLAN

Elm Creek Center

21355 136th Avenue N

Rogers, Minnesota

March 27, 2026

Revised – April 24, 2026

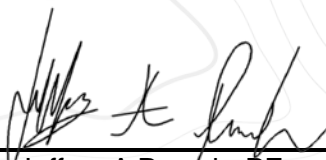
Prepared By:

Demarc Land Surveying & Engineering
7601 73rd Avenue North
Brooklyn Park, Minnesota 55428
763.560.3093

Prepared For:

Thielen & Green
7455 Village Drive, Suite #110
Lino Lakes, MN 55014

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.



Jeffrey A Prasch, PE
Project Engineer

52706

License Number

03.27.26

Date

Table of Contents

Table of Contents.....	i
1.0 Project Overview.....	ii
2.0 Design Considerations.....	ii
3.0 Rate, Volume, and Water Quality Control.....	ii
<i>Table 3.1 – Discharge Rate Summary.....</i>	<i>ii</i>
4.0 Storm Sewer Design.....	ii
Appendix A – Figures	
<i>Figure 1 – Drainage Areas Existing Conditions</i>	
<i>Figure 2 – Drainage Areas Proposed Conditions</i>	
<i>Figure 3 – Precipitation Data</i>	
<i>Figure 4 – Rational Method</i>	
Appendix B – Existing Conditions 2-Year Summary.....	1-6
Appendix C – Existing Conditions 10-Year Summary.....	7-9
Appendix D – Existing Conditions 100-Year Summary.....	10-18
Appendix E – Proposed Conditions 2-Year Summary.....	1-5
Appendix F – Proposed Conditions 10-Year Summary.....	6-7
Appendix G – Proposed Conditions 100-Year Summary.....	8-14
Appendix H – Soils Summary.....	1-5

1.0 Project Overview

A building and associated parking lot is proposed at 21335 136th Avenue North in Rogers, MN. The approximate 1.5-acre site is currently vacant that consists of open space and few trees. There are commercial buildings to the west and Main Street Frontage Road to the south, 136th Avenue N to the north, and Rogers Dr to the east. Currently most of the stormwater runoff is directed via surface flow to the west. The remaining of the stormwater runoff flows to the streets to the south, east, and north. The existing drainage conditions are shown in **Figure 1**.

The proposed improvements will include a building and parking lot with a proposed land disturbance of 1.57 acres. Regional ponding has been provided to treat the stormwater and meet rate, volume, and water quality requirements. Therefore, no on-site stormwater facilities will be required. Majority of the site will be routed via surface flow and storm sewer to the existing storm sewer that will discharge to off-site regional ponding. The remaining stormwater runoff will continue to run off to the north and west. **Figure 2** shows the proposed drainage conditions.

2.0 Design Considerations

The City of Rogers (City) and the Elm Creek Watershed Management Commission (ECWMC) dictate the rate, volume, and water quality requirements for this site. There is off-site regional ponding that was sized to meet the rate, volume, and water quality requirements for the existing stub and storm sewer on the site. The on-site storm water system is based on their guidelines. The following design tools, methods, and considerations were used in the design of the on-site stormwater system:

- ▲ Rate and Volume Modeling Software – HydroCAD 10.20
- ▲ Rainfall Distribution – MSE 24-hour Type III
- ▲ Rainfall Data – NOAA Atlas 14 rainfall data as shown in **Figure 3**.
- ▲ Soil Conditions – Hydrologic Soil Group C based on Web Soil Survey shown in **Appendix H**.
- ▲ Infiltration Rate = 0.20 in/hr

3.0 Rate, Volume, and Water Quality Control

The existing regional pond has been designed to account for the development of this site per the City of Rogers and ECWMC. **Table 3.1** summarizes the discharge rates for each storm event.

Table 3.1 – Discharge Rate Summary

Discharge Node	Discharge Rate [cfs]					
	Storm Event					
	2-Year		10-Year		100-Year	
	Pre-	Post-	Pre-	Post-	Pre-	Post-
Total Offsite (6L)	2.06	5.25	4.64	8.15	10.67	14.19

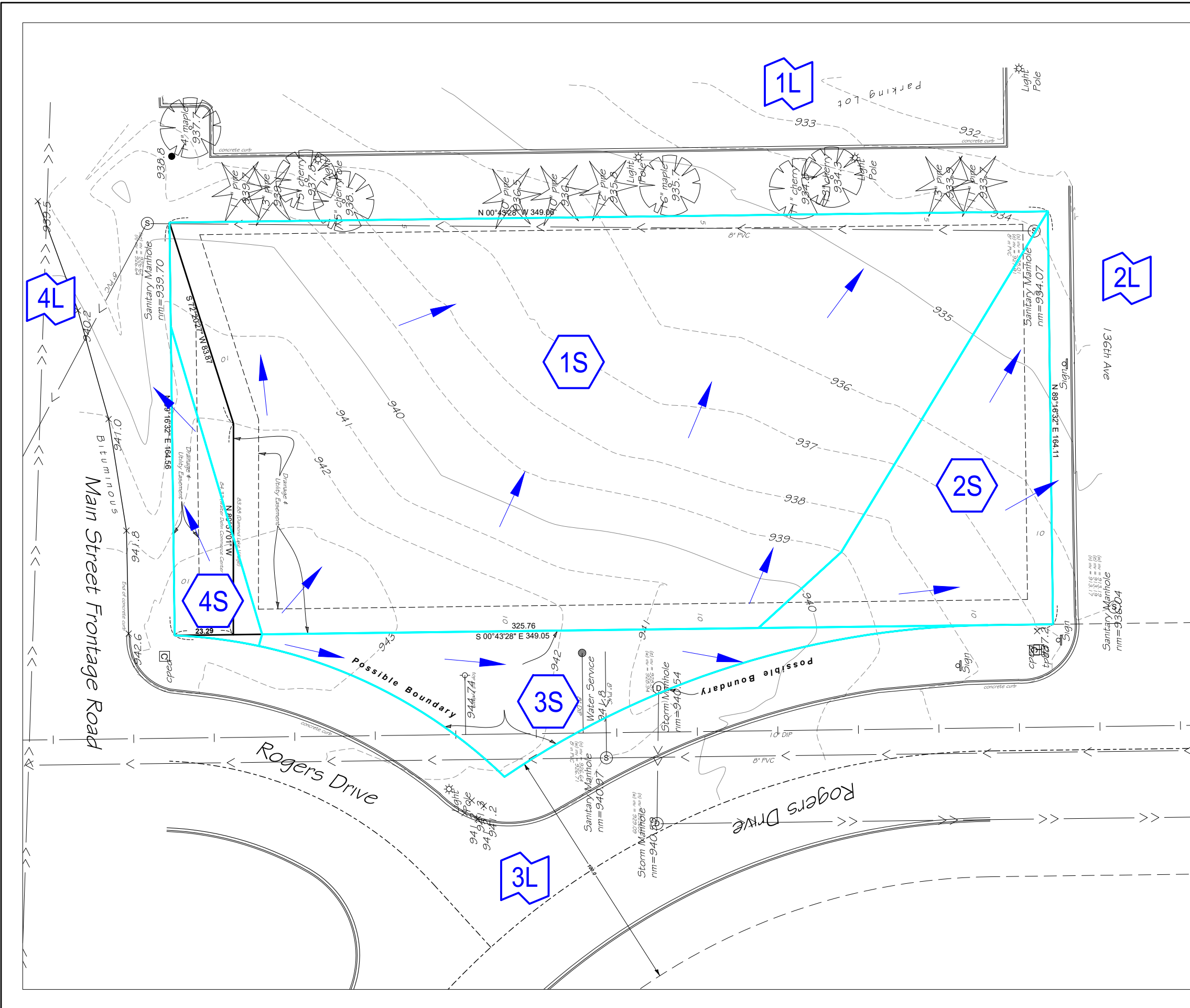
The HydroCAD results for the rate control are included in **Appendices B-G**.

4.0 Storm Sewer Design






The storm sewers were designed to convey the 10-year storm event peak discharge. The Rational Method Storm Sewer Calculations are shown in **Figure 4**.

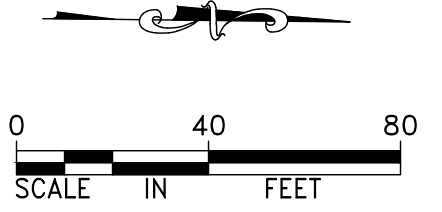
Appendix A

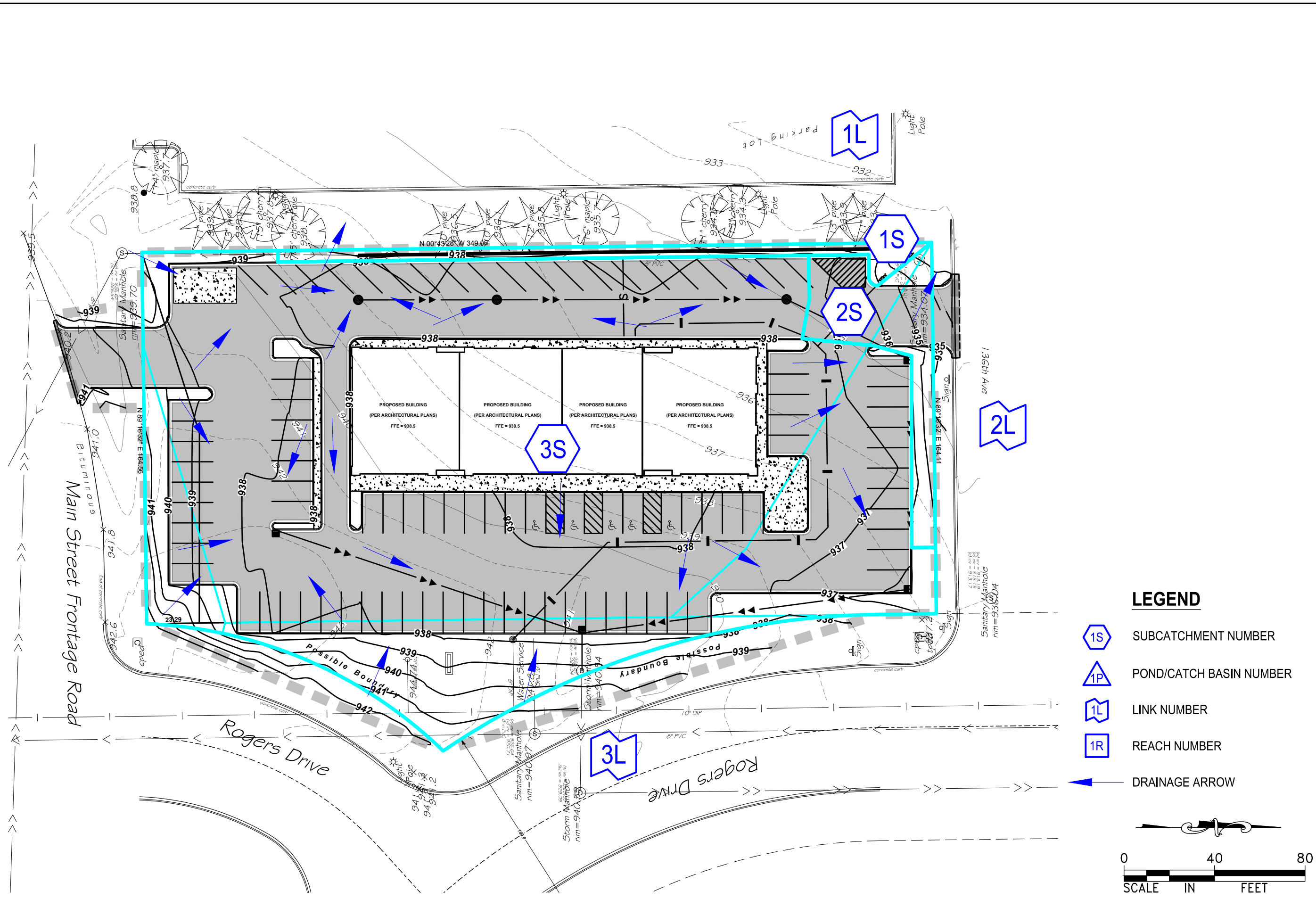
Figures



LEGEND

-  SUBCATCHMENT NUMBER
-  POND/CATCH BASIN NUMBER
-  LINK NUMBER
-  REACH NUMBER
-  DRAINAGE ARROW







POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.363 (0.283-0.468)	0.427 (0.332-0.551)	0.535 (0.415-0.691)	0.627 (0.484-0.813)	0.758 (0.570-1.00)	0.862 (0.636-1.15)	0.969 (0.694-1.31)	1.08 (0.747-1.48)	1.23 (0.824-1.72)	1.35 (0.882-1.90)
10-min	0.531 (0.414-0.686)	0.625 (0.487-0.807)	0.783 (0.608-1.01)	0.918 (0.709-1.19)	1.11 (0.835-1.47)	1.26 (0.931-1.68)	1.42 (1.02-1.92)	1.58 (1.09-2.17)	1.81 (1.21-2.52)	1.98 (1.29-2.78)
15-min	0.648 (0.505-0.836)	0.762 (0.594-0.985)	0.955 (0.741-1.24)	1.12 (0.865-1.45)	1.35 (1.02-1.80)	1.54 (1.14-2.05)	1.73 (1.24-2.34)	1.93 (1.33-2.65)	2.20 (1.47-3.07)	2.41 (1.58-3.39)
30-min	0.903 (0.704-1.17)	1.07 (0.832-1.38)	1.34 (1.04-1.74)	1.58 (1.22-2.05)	1.91 (1.44-2.54)	2.18 (1.61-2.91)	2.45 (1.75-3.31)	2.73 (1.89-3.75)	3.12 (2.08-4.34)	3.41 (2.23-4.80)
60-min	1.17 (0.910-1.51)	1.38 (1.07-1.78)	1.74 (1.35-2.25)	2.06 (1.59-2.67)	2.53 (1.92-3.38)	2.92 (2.16-3.92)	3.33 (2.39-4.53)	3.77 (2.61-5.20)	4.38 (2.94-6.13)	4.87 (3.18-6.84)
2-hr	1.43 (1.13-1.83)	1.68 (1.32-2.15)	2.13 (1.67-2.72)	2.54 (1.98-3.25)	3.15 (2.41-4.18)	3.66 (2.74-4.88)	4.21 (3.06-5.69)	4.81 (3.36-6.59)	5.65 (3.82-7.86)	6.33 (4.16-8.83)
3-hr	1.59 (1.26-2.02)	1.86 (1.48-2.37)	2.37 (1.87-3.01)	2.83 (2.23-3.61)	3.55 (2.75-4.71)	4.17 (3.14-5.54)	4.84 (3.54-6.52)	5.57 (3.92-7.62)	6.62 (4.50-9.19)	7.48 (4.94-10.4)
6-hr	1.87 (1.50-2.34)	2.18 (1.75-2.74)	2.78 (2.22-3.49)	3.34 (2.65-4.21)	4.22 (3.30-5.55)	4.98 (3.80-6.57)	5.81 (4.30-7.78)	6.73 (4.79-9.15)	8.06 (5.53-11.1)	9.14 (6.09-12.6)
12-hr	2.14 (1.74-2.66)	2.51 (2.04-3.12)	3.20 (2.58-3.97)	3.84 (3.08-4.78)	4.82 (3.80-6.26)	5.66 (4.35-7.38)	6.58 (4.90-8.70)	7.58 (5.43-10.2)	9.02 (6.24-12.3)	10.2 (6.84-14.0)
24-hr	2.47 (2.02-3.02)	2.86 (2.34-3.51)	3.59 (2.93-4.41)	4.26 (3.46-5.25)	5.30 (4.22-6.80)	6.18 (4.80-7.96)	7.13 (5.36-9.34)	8.17 (5.91-10.9)	9.67 (6.74-13.1)	10.9 (7.36-14.8)
2-day	2.88 (2.39-3.49)	3.26 (2.70-3.95)	3.97 (3.27-4.82)	4.64 (3.80-5.65)	5.68 (4.58-7.22)	6.58 (5.17-8.41)	7.57 (5.75-9.84)	8.66 (6.33-11.5)	10.2 (7.20-13.8)	11.5 (7.86-15.6)
3-day	3.15 (2.63-3.79)	3.54 (2.95-4.26)	4.26 (3.54-5.14)	4.94 (4.08-5.98)	6.00 (4.87-7.57)	6.92 (5.46-8.78)	7.92 (6.05-10.2)	9.02 (6.62-11.9)	10.6 (7.49-14.2)	11.9 (8.16-16.0)
4-day	3.36 (2.82-4.03)	3.78 (3.16-4.53)	4.54 (3.79-5.45)	5.25 (4.36-6.32)	6.34 (5.16-7.95)	7.28 (5.76-9.18)	8.29 (6.35-10.6)	9.39 (6.92-12.3)	11.0 (7.78-14.7)	12.3 (8.44-16.5)
7-day	3.88 (3.28-4.60)	4.40 (3.72-5.22)	5.31 (4.48-6.32)	6.13 (5.14-7.31)	7.34 (6.00-9.06)	8.34 (6.65-10.4)	9.40 (7.24-11.9)	10.5 (7.80-13.6)	12.1 (8.64-16.1)	13.4 (9.28-17.9)
10-day	4.37 (3.72-5.15)	4.96 (4.22-5.86)	5.98 (5.07-7.07)	6.87 (5.79-8.14)	8.15 (6.68-9.98)	9.20 (7.36-11.4)	10.3 (7.96-13.0)	11.4 (8.49-14.7)	13.0 (9.31-17.1)	14.3 (9.93-19.0)
20-day	5.95 (5.12-6.92)	6.66 (5.73-7.76)	7.83 (6.72-9.15)	8.83 (7.53-10.3)	10.2 (8.45-12.3)	11.3 (9.14-13.8)	12.4 (9.71-15.5)	13.6 (10.2-17.3)	15.2 (10.9-19.7)	16.4 (11.5-21.6)
30-day	7.34 (6.37-8.49)	8.17 (7.08-9.46)	9.53 (8.23-11.0)	10.6 (9.14-12.4)	12.2 (10.1-14.5)	13.3 (10.8-16.1)	14.5 (11.3-17.8)	15.7 (11.8-19.7)	17.2 (12.4-22.2)	18.3 (12.9-24.0)
45-day	9.16 (8.00-10.5)	10.2 (8.91-11.7)	11.9 (10.3-13.7)	13.2 (11.4-15.3)	15.0 (12.5-17.6)	16.3 (13.3-19.4)	17.5 (13.8-21.4)	18.7 (14.1-23.4)	20.2 (14.7-25.9)	21.3 (15.1-27.8)
60-day	10.7 (9.42-12.3)	12.0 (10.6-13.8)	14.1 (12.3-16.1)	15.6 (13.6-18.0)	17.7 (14.7-20.7)	19.1 (15.6-22.7)	20.5 (16.1-24.8)	21.7 (16.4-27.0)	23.3 (16.9-29.6)	24.3 (17.2-31.6)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

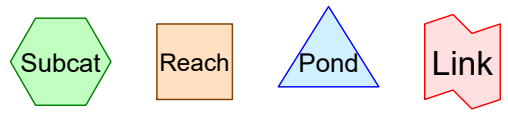
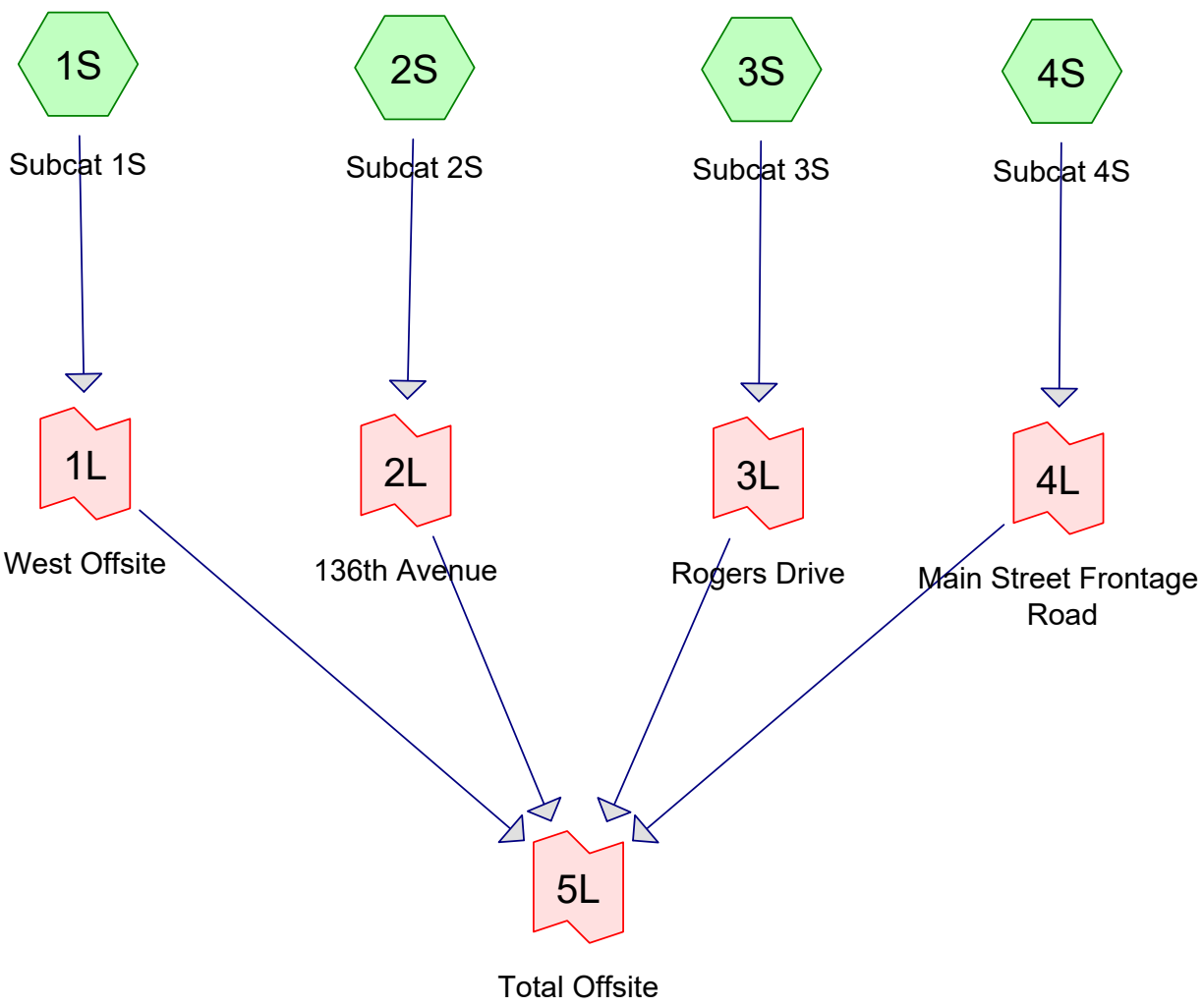
Figure 4: Rational Method Storm Sewer Calculations
Elm Creek Center - Rogers, Minnesota

Storm Frequency: 10-Year
Atlas 14 MNDOT IDF Region: Hennepin
Type of Pipe: RCP
Manning's Roughness Coefficient (n), RCP: 0.0120

Structure			Pipe		Area of Subcatchment, A (acre)	Runoff Coefficient, C	C x A	Σ C x A	Time of Concentration (min)				Intensity (in/hr)	Runoff, Q (cfs)	Capacity Full (cfs)	Minimum Required Pipe Diameter (in)	Design Pipe Diameter (in)	Velocity of Design Full Pipe, V (fps)
Sewer Inlet	To Node	Subcatchment for T _{inlet}	Length, L (ft)	Slope (ft/ft)					T _{inlet}	T _{pipe}	T _{controlling for Intensity}	T _{downstream node [T_{controlling} + T_{pipe}]}						
Proposed Storm Sewer to Existing Storm																		
CB 105	CB 104	1S	61	0.0040	0.17	0.90	0.15	0.15	7.00	0.33	7.00	7.33	7.23	1.10	2.45	8.90	12	3.12
CB 104	CB 103	1S	128	0.0040	0.16	0.90	0.14	0.29	7.00	0.68	7.33	8.01	7.10	2.08	2.45	11.30	12	3.12
CB 103	CB 102	1S	61	0.0050	0.10	0.90	0.09	0.39	7.00	0.29	8.01	8.30	6.85	2.64	2.74	11.85	12	3.48
CB 102	CB 101	1S	101	0.0040	0.09	0.90	0.08	0.47	7.00	0.47	8.30	8.77	6.74	3.16	4.44	13.22	15	3.62
CB101	CB100	1S	147	0.0040	0.19	0.90	0.17	0.63	7.00	0.68	8.77	9.45	6.58	4.18	4.44	14.68	15	3.62
CB 106	CB 100	1S	143	0.0040	0.27	0.90	0.24	0.24	7.00	0.76	7.00	7.76	7.23	1.76	2.45	10.61	12	3.12
CB 100	CB EXISTING	1S	18	0.0040	0.48	0.90	0.43	1.31	7.00	0.06	9.45	9.51	6.35	8.33	15.54	19.01	24	4.95

Appendix B

Existing Conditions 2-Year Summary



Routing Diagram for Existing Conditions
 Prepared by Gregory Group DBA Demarc, Printed 3/27/2026
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Existing Conditions

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
63,380	74	>75% Grass cover, Good, HSG C (1S, 2S, 3S, 4S)
63,380	74	TOTAL AREA

Existing Conditions

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

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Page 3

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Subcat 1S	Runoff Area=46,534 sf 0.00% Impervious Runoff Depth=0.82" Tc=7.0 min CN=74/0 Runoff=1.51 cfs 3,182 cf
Subcatchment 2S: Subcat 2S	Runoff Area=8,615 sf 0.00% Impervious Runoff Depth=0.82" Tc=7.0 min CN=74/0 Runoff=0.28 cfs 589 cf
Subcatchment 3S: Subcat 3S	Runoff Area=6,031 sf 0.00% Impervious Runoff Depth=0.82" Tc=7.0 min CN=74/0 Runoff=0.20 cfs 412 cf
Subcatchment 4S: Subcat 4S	Runoff Area=2,199 sf 0.00% Impervious Runoff Depth=0.82" Tc=7.0 min CN=74/0 Runoff=0.07 cfs 150 cf
Link 1L: West Offsite	Inflow=1.51 cfs 3,182 cf Primary=1.51 cfs 3,182 cf
Link 2L: 136th Avenue	Inflow=0.28 cfs 589 cf Primary=0.28 cfs 589 cf
Link 3L: Rogers Drive	Inflow=0.20 cfs 412 cf Primary=0.20 cfs 412 cf
Link 4L: Main Street Frontage Road	Inflow=0.07 cfs 150 cf Primary=0.07 cfs 150 cf
Link 5L: Total Offsite	Inflow=2.06 cfs 4,335 cf Primary=2.06 cfs 4,335 cf

Total Runoff Area = 63,380 sf Runoff Volume = 4,335 cf Average Runoff Depth = 0.82"
100.00% Pervious = 63,380 sf 0.00% Impervious = 0 sf

Existing Conditions

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

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Page 4

Summary for Subcatchment 1S: Subcat 1S

Runoff = 1.51 cfs @ 12.15 hrs, Volume= 3,182 cf, Depth= 0.82"
Routed to Link 1L : West Offsite

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
46,534	74	>75% Grass cover, Good, HSG C
46,534	74	100.00% Pervious Area

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

Summary for Subcatchment 2S: Subcat 2S

Runoff = 0.28 cfs @ 12.15 hrs, Volume= 589 cf, Depth= 0.82"
Routed to Link 2L : 136th Avenue

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
8,615	74	>75% Grass cover, Good, HSG C
8,615	74	100.00% Pervious Area

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

Summary for Subcatchment 3S: Subcat 3S

Runoff = 0.20 cfs @ 12.15 hrs, Volume= 412 cf, Depth= 0.82"
Routed to Link 3L : Rogers Drive

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
6,031	74	>75% Grass cover, Good, HSG C
6,031	74	100.00% Pervious Area

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

Existing Conditions

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

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Page 5

Summary for Subcatchment 4S: Subcat 4S

Runoff = 0.07 cfs @ 12.15 hrs, Volume= 150 cf, Depth= 0.82"
Routed to Link 4L : Main Street Frontage Road

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
2,199	74	>75% Grass cover, Good, HSG C
2,199	74	100.00% Pervious Area

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

Summary for Link 1L: West Offsite

Inflow Area = 46,534 sf, 0.00% Impervious, Inflow Depth = 0.82" for 2-Year event
Inflow = 1.51 cfs @ 12.15 hrs, Volume= 3,182 cf
Primary = 1.51 cfs @ 12.15 hrs, Volume= 3,182 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 2L: 136th Avenue

Inflow Area = 8,615 sf, 0.00% Impervious, Inflow Depth = 0.82" for 2-Year event
Inflow = 0.28 cfs @ 12.15 hrs, Volume= 589 cf
Primary = 0.28 cfs @ 12.15 hrs, Volume= 589 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 3L: Rogers Drive

Inflow Area = 6,031 sf, 0.00% Impervious, Inflow Depth = 0.82" for 2-Year event
Inflow = 0.20 cfs @ 12.15 hrs, Volume= 412 cf
Primary = 0.20 cfs @ 12.15 hrs, Volume= 412 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 4L: Main Street Frontage Road

Inflow Area = 2,199 sf, 0.00% Impervious, Inflow Depth = 0.82" for 2-Year event
Inflow = 0.07 cfs @ 12.15 hrs, Volume= 150 cf
Primary = 0.07 cfs @ 12.15 hrs, Volume= 150 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Existing Conditions

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

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Page 6

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 5L: Total Offsite

Inflow Area = 63,380 sf, 0.00% Impervious, Inflow Depth = 0.82" for 2-Year event
Inflow = 2.06 cfs @ 12.15 hrs, Volume= 4,335 cf
Primary = 2.06 cfs @ 12.15 hrs, Volume= 4,335 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Appendix C

Existing Conditions 10-Year Summary

Existing Conditions

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

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Page 7

Summary for Subcatchment 1S: Subcat 1S

Runoff = 3.41 cfs @ 12.15 hrs, Volume= 6,940 cf, Depth= 1.79"
Routed to Link 1L : West Offsite

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
46,534	74	>75% Grass cover, Good, HSG C
46,534	74	100.00% Pervious Area

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

Summary for Subcatchment 2S: Subcat 2S

Runoff = 0.63 cfs @ 12.15 hrs, Volume= 1,285 cf, Depth= 1.79"
Routed to Link 2L : 136th Avenue

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
8,615	74	>75% Grass cover, Good, HSG C
8,615	74	100.00% Pervious Area

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

Summary for Subcatchment 3S: Subcat 3S

Runoff = 0.44 cfs @ 12.15 hrs, Volume= 900 cf, Depth= 1.79"
Routed to Link 3L : Rogers Drive

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
6,031	74	>75% Grass cover, Good, HSG C
6,031	74	100.00% Pervious Area

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

Existing Conditions

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

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Page 8

Summary for Subcatchment 4S: Subcat 4S

Runoff = 0.16 cfs @ 12.15 hrs, Volume= 328 cf, Depth= 1.79"
Routed to Link 4L : Main Street Frontage Road

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
2,199	74	>75% Grass cover, Good, HSG C
2,199	74	100.00% Pervious Area

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

Summary for Link 1L: West Offsite

Inflow Area = 46,534 sf, 0.00% Impervious, Inflow Depth = 1.79" for 10-Year event
Inflow = 3.41 cfs @ 12.15 hrs, Volume= 6,940 cf
Primary = 3.41 cfs @ 12.15 hrs, Volume= 6,940 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 2L: 136th Avenue

Inflow Area = 8,615 sf, 0.00% Impervious, Inflow Depth = 1.79" for 10-Year event
Inflow = 0.63 cfs @ 12.15 hrs, Volume= 1,285 cf
Primary = 0.63 cfs @ 12.15 hrs, Volume= 1,285 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 3L: Rogers Drive

Inflow Area = 6,031 sf, 0.00% Impervious, Inflow Depth = 1.79" for 10-Year event
Inflow = 0.44 cfs @ 12.15 hrs, Volume= 900 cf
Primary = 0.44 cfs @ 12.15 hrs, Volume= 900 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 4L: Main Street Frontage Road

Inflow Area = 2,199 sf, 0.00% Impervious, Inflow Depth = 1.79" for 10-Year event
Inflow = 0.16 cfs @ 12.15 hrs, Volume= 328 cf
Primary = 0.16 cfs @ 12.15 hrs, Volume= 328 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Existing Conditions

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

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Page 9

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 5L: Total Offsite

Inflow Area = 63,380 sf, 0.00% Impervious, Inflow Depth = 1.79" for 10-Year event

Inflow = 4.64 cfs @ 12.15 hrs, Volume= 9,452 cf

Primary = 4.64 cfs @ 12.15 hrs, Volume= 9,452 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Appendix D

Existing Conditions 100-Year Summary

Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 10

Summary for Subcatchment 1S: Subcat 1S

Runoff = 7.84 cfs @ 12.14 hrs, Volume= 16,115 cf, Depth= 4.16"
 Routed to Link 1L : West Offsite

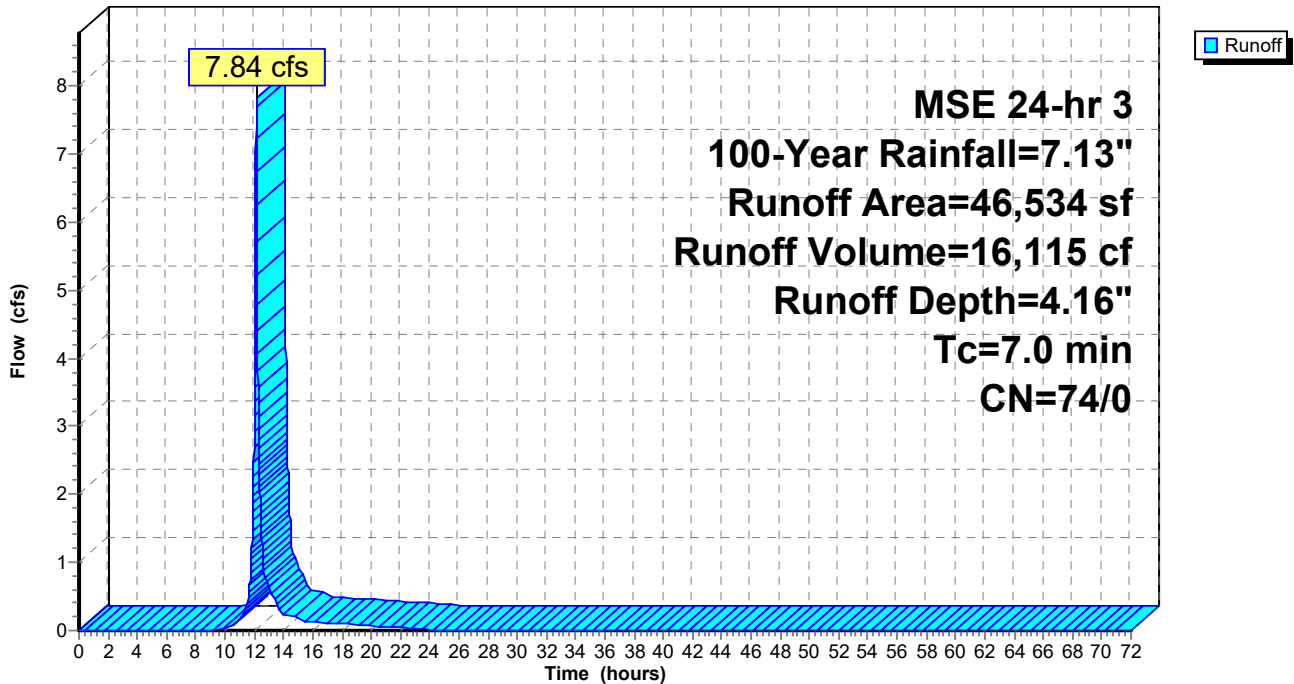
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 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
46,534	74	>75% Grass cover, Good, HSG C
46,534	74	100.00% Pervious Area

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

Subcatchment 1S: Subcat 1S

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 11

Summary for Subcatchment 2S: Subcat 2S

Runoff = 1.45 cfs @ 12.14 hrs, Volume= 2,983 cf, Depth= 4.16"
 Routed to Link 2L : 136th Avenue

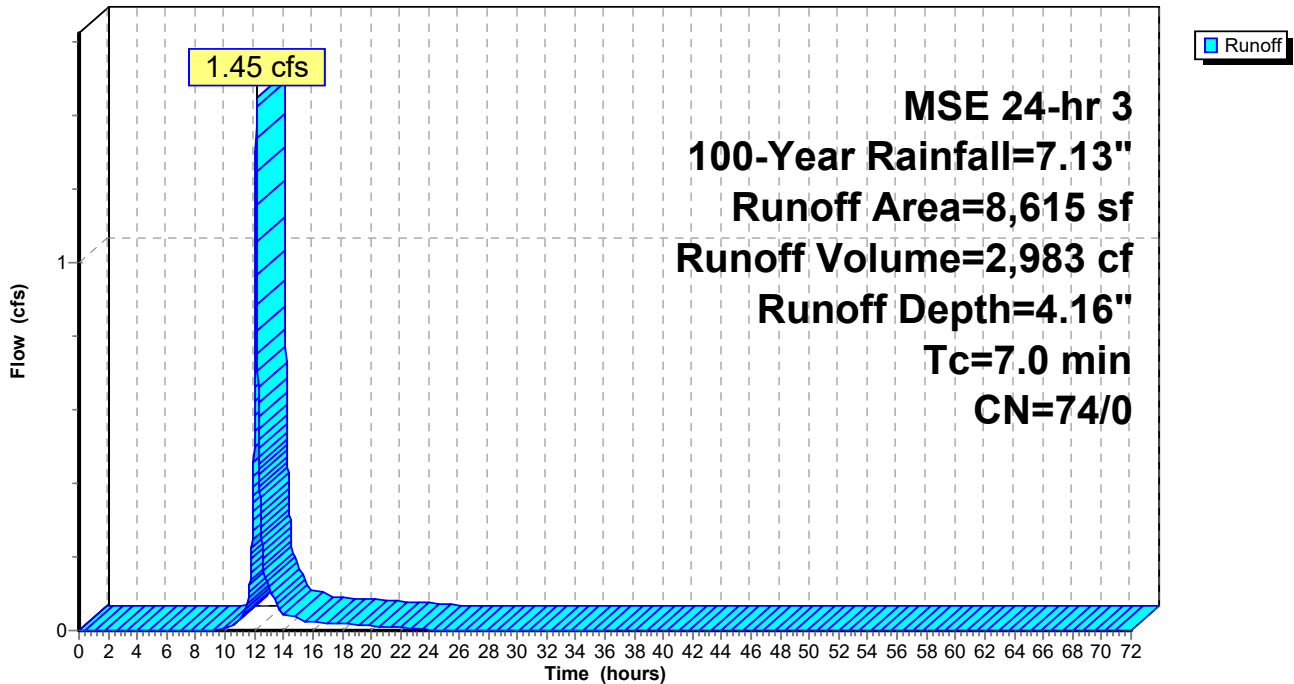
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
8,615	74	>75% Grass cover, Good, HSG C
8,615	74	100.00% Pervious Area

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

Subcatchment 2S: Subcat 2S

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 12

Summary for Subcatchment 3S: Subcat 3S

Runoff = 1.02 cfs @ 12.14 hrs, Volume= 2,089 cf, Depth= 4.16"

Routed to Link 3L : Rogers Drive

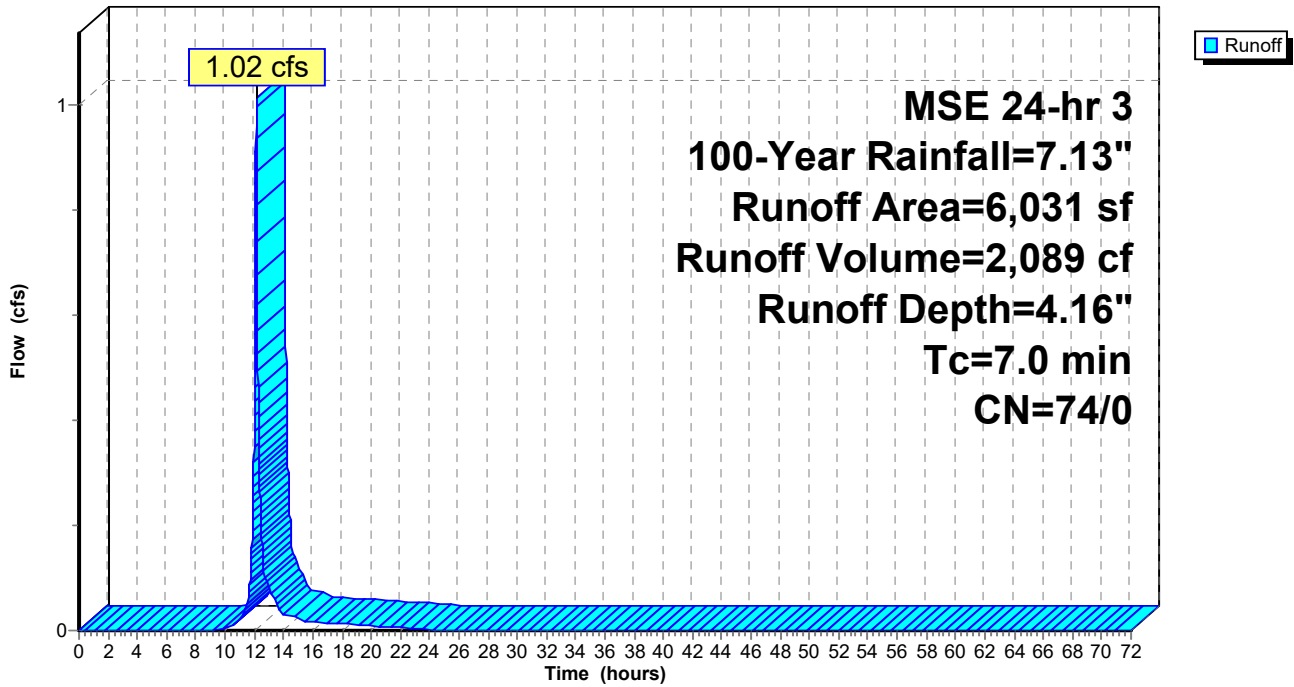
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
6,031	74	>75% Grass cover, Good, HSG C
6,031	74	100.00% Pervious Area

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

Subcatchment 3S: Subcat 3S

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 13

Summary for Subcatchment 4S: Subcat 4S

Runoff = 0.37 cfs @ 12.14 hrs, Volume= 762 cf, Depth= 4.16"
 Routed to Link 4L : Main Street Frontage Road

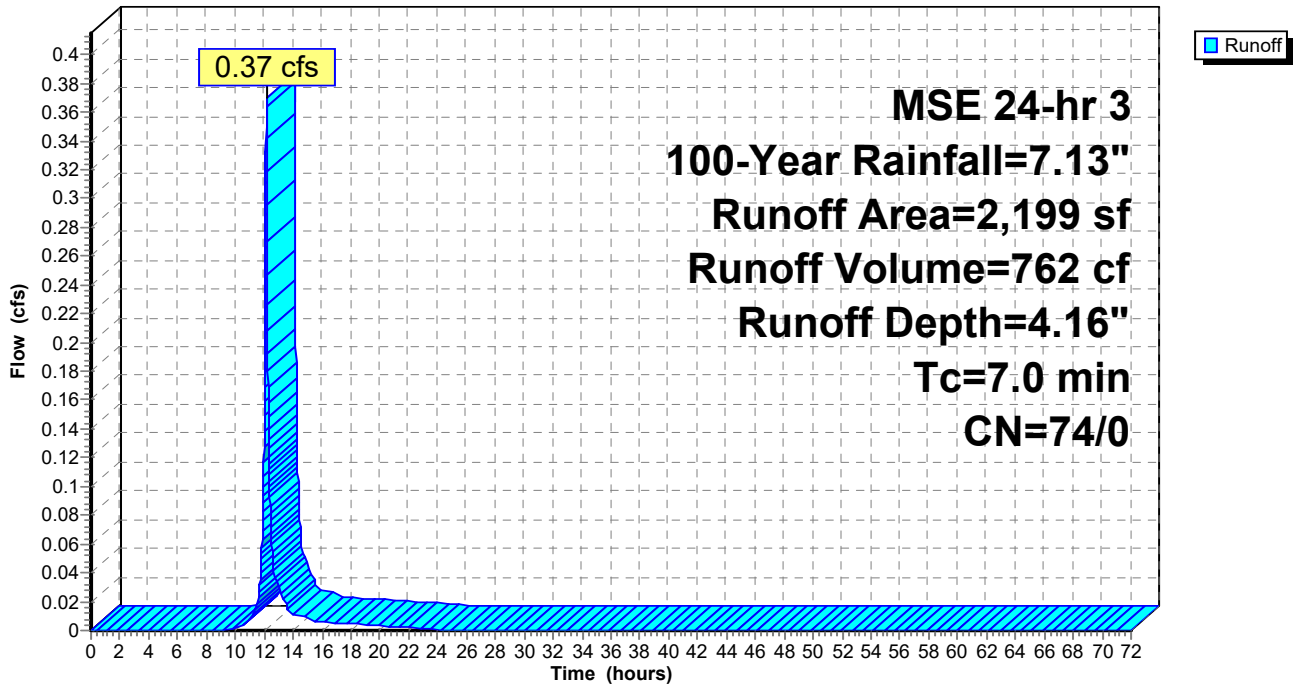
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
2,199	74	>75% Grass cover, Good, HSG C
2,199	74	100.00% Pervious Area

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

Subcatchment 4S: Subcat 4S

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 14

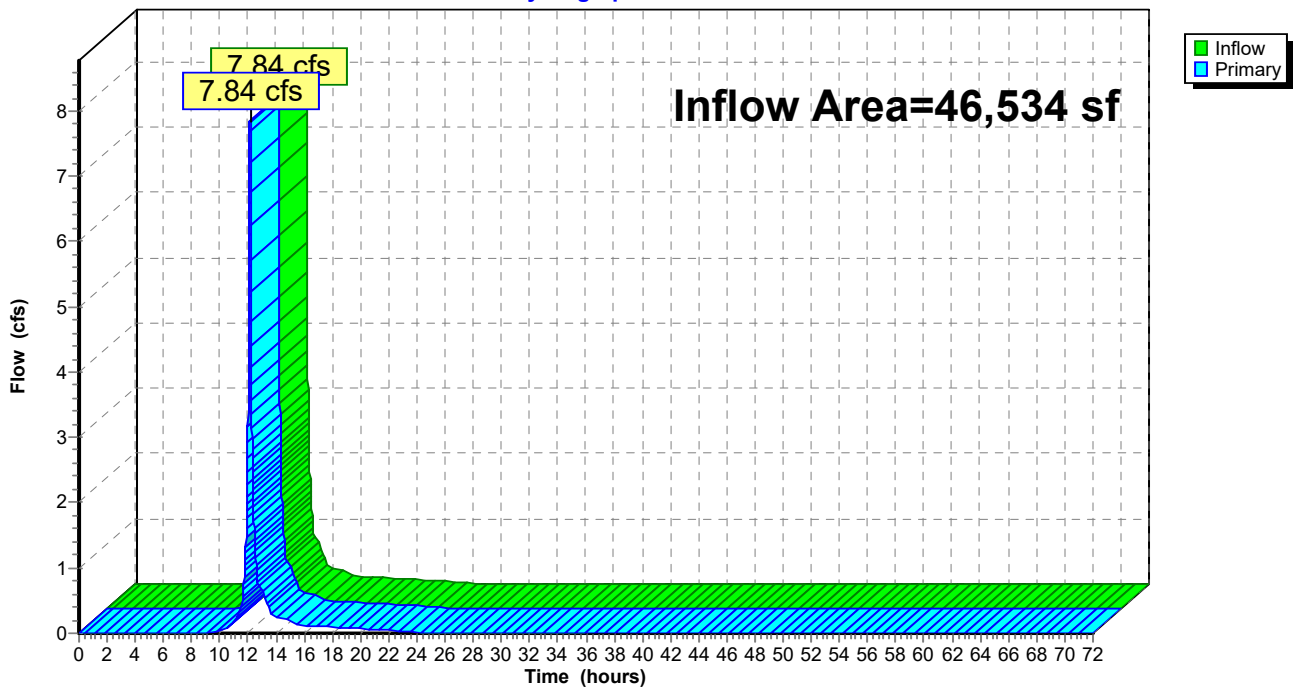
Summary for Link 1L: West Offsite

Inflow Area = 46,534 sf, 0.00% Impervious, Inflow Depth = 4.16" for 100-Year event
Inflow = 7.84 cfs @ 12.14 hrs, Volume= 16,115 cf
Primary = 7.84 cfs @ 12.14 hrs, Volume= 16,115 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: West Offsite

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 15

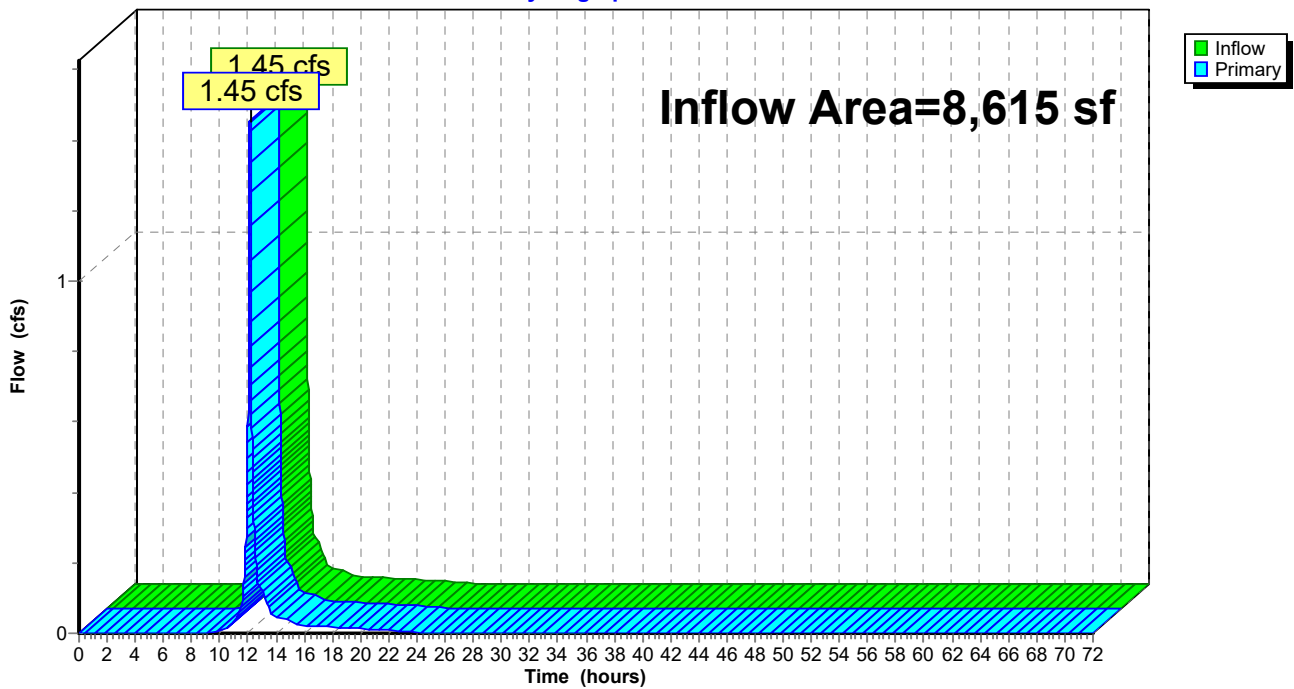
Summary for Link 2L: 136th Avenue

Inflow Area = 8,615 sf, 0.00% Impervious, Inflow Depth = 4.16" for 100-Year event
Inflow = 1.45 cfs @ 12.14 hrs, Volume= 2,983 cf
Primary = 1.45 cfs @ 12.14 hrs, Volume= 2,983 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 2L: 136th Avenue

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 16

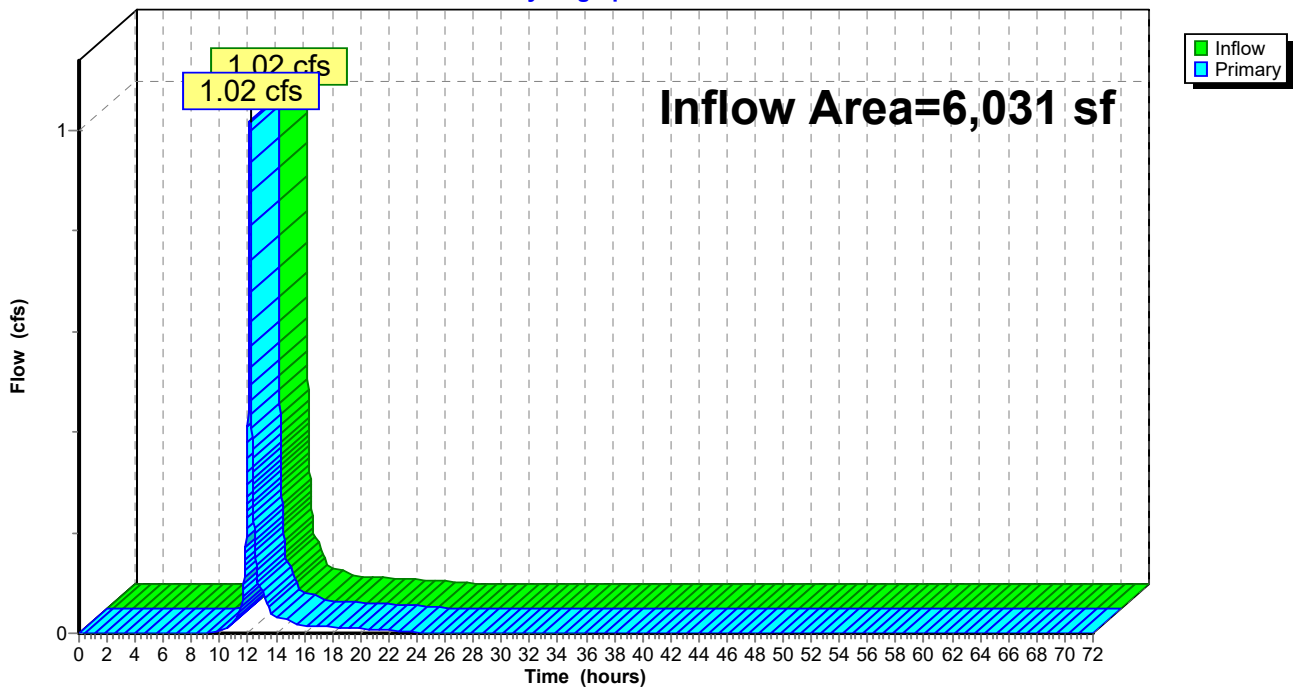
Summary for Link 3L: Rogers Drive

Inflow Area = 6,031 sf, 0.00% Impervious, Inflow Depth = 4.16" for 100-Year event
Inflow = 1.02 cfs @ 12.14 hrs, Volume= 2,089 cf
Primary = 1.02 cfs @ 12.14 hrs, Volume= 2,089 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 3L: Rogers Drive

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 17

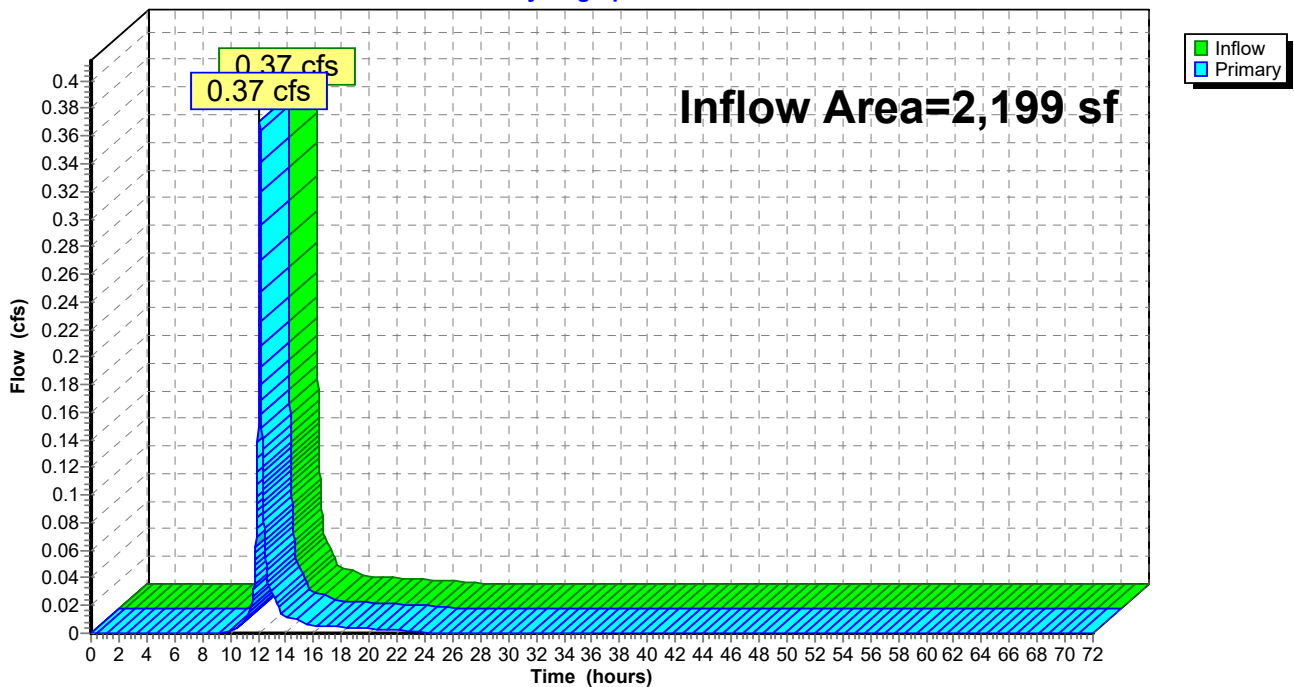
Summary for Link 4L: Main Street Frontage Road

Inflow Area = 2,199 sf, 0.00% Impervious, Inflow Depth = 4.16" for 100-Year event
Inflow = 0.37 cfs @ 12.14 hrs, Volume= 762 cf
Primary = 0.37 cfs @ 12.14 hrs, Volume= 762 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 5L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 4L: Main Street Frontage Road

Hydrograph



Existing Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 18

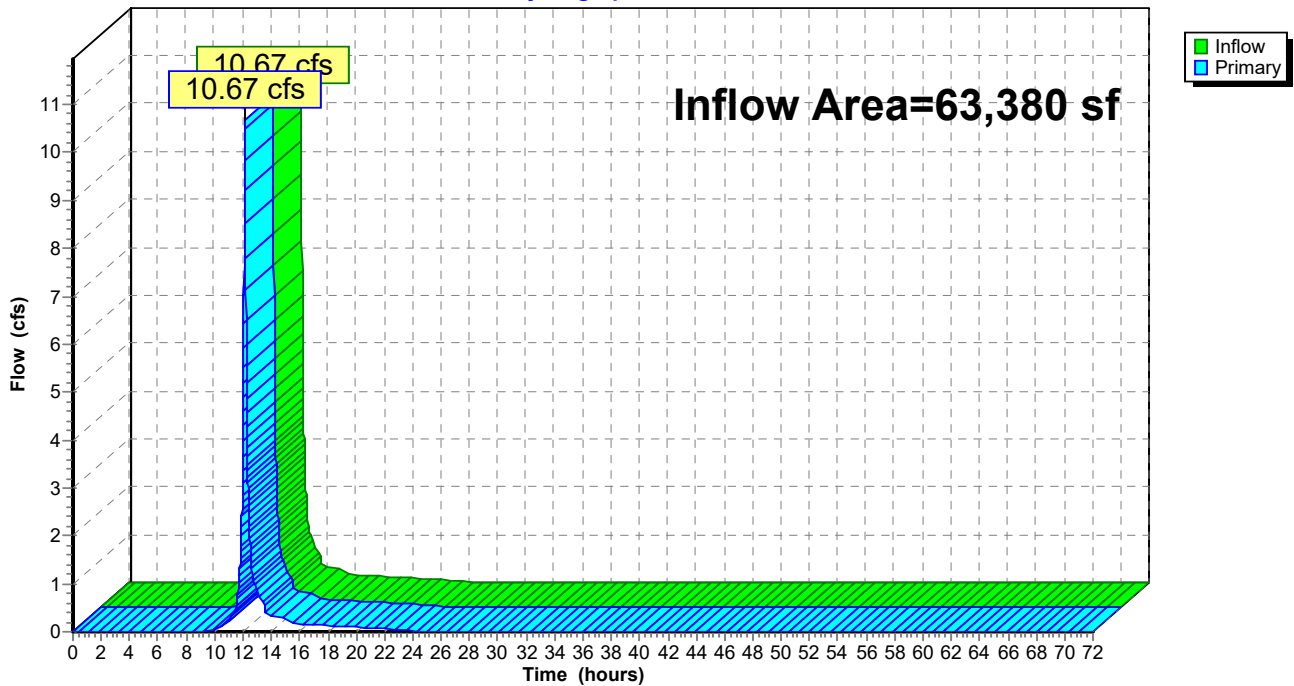
Summary for Link 5L: Total Offsite

Inflow Area = 63,380 sf, 0.00% Impervious, Inflow Depth = 4.16" for 100-Year event
Inflow = 10.67 cfs @ 12.14 hrs, Volume= 21,948 cf
Primary = 10.67 cfs @ 12.14 hrs, Volume= 21,948 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

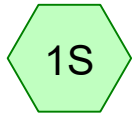
Link 5L: Total Offsite

Hydrograph

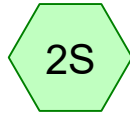


Appendix E

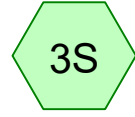
Proposed Conditions 2-Year Summary



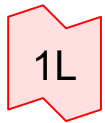
Subcat 1S



Subcat 2S



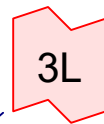
Subcat 3S



West Offsite



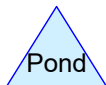
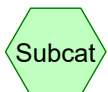
136th Avenue



Rogers Drive



Total Offsite



Routing Diagram for Proposed Conditions
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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
10,794	74	>75% Grass cover, Good, HSG C (1S, 2S, 3S)
42,719	98	Paved parking, HSG C (1S, 2S, 3S)
9,867	98	Roofs, HSG C (3S)
63,380	94	TOTAL AREA

Proposed Conditions

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

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Page 3

Time span=0.00-72.00 hrs, dt=0.01 hrs, 7201 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Subcat 1S Runoff Area=1,610 sf 14.91% Impervious Runoff Depth=1.09"
Tc=7.0 min CN=74/98 Runoff=0.07 cfs 146 cf

Subcatchment 2S: Subcat 2S Runoff Area=2,950 sf 61.21% Impervious Runoff Depth=1.93"
Tc=7.0 min CN=74/98 Runoff=0.21 cfs 474 cf

Subcatchment 3S: Subcat 3S Runoff Area=58,819 sf 85.92% Impervious Runoff Depth=2.37"
Tc=7.0 min CN=74/98 Runoff=4.98 cfs 11,638 cf

Link 1L: West Offsite Inflow=0.07 cfs 146 cf
Primary=0.07 cfs 146 cf

Link 2L: 136th Avenue Inflow=0.21 cfs 474 cf
Primary=0.21 cfs 474 cf

Link 3L: Rogers Drive Inflow=4.98 cfs 11,638 cf
Primary=4.98 cfs 11,638 cf

Link 4L: Total Offsite Inflow=5.25 cfs 12,258 cf
Primary=5.25 cfs 12,258 cf

Total Runoff Area = 63,380 sf Runoff Volume = 12,258 cf Average Runoff Depth = 2.32"
17.03% Pervious = 10,794 sf 82.97% Impervious = 52,585 sf

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

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Page 4

Summary for Subcatchment 1S: Subcat 1S

Runoff = 0.07 cfs @ 12.15 hrs, Volume= 146 cf, Depth= 1.09"
Routed to Link 1L : West Offsite

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
1,370	74	>75% Grass cover, Good, HSG C
240	98	Paved parking, HSG C
1,610	78	Weighted Average
1,370	74	85.09% Pervious Area
240	98	14.91% Impervious Area

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

Summary for Subcatchment 2S: Subcat 2S

Runoff = 0.21 cfs @ 12.14 hrs, Volume= 474 cf, Depth= 1.93"
Routed to Link 2L : 136th Avenue

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Area (sf)	CN	Description
1,144	74	>75% Grass cover, Good, HSG C
1,806	98	Paved parking, HSG C
2,950	89	Weighted Average
1,144	74	38.79% Pervious Area
1,806	98	61.21% Impervious Area

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

Summary for Subcatchment 3S: Subcat 3S

Runoff = 4.98 cfs @ 12.14 hrs, Volume= 11,638 cf, Depth= 2.37"
Routed to Link 3L : Rogers Drive

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.86"

Proposed Conditions

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

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Page 5

Area (sf)	CN	Description
8,280	74	>75% Grass cover, Good, HSG C
40,673	98	Paved parking, HSG C
9,867	98	Roofs, HSG C
58,819	95	Weighted Average
8,280	74	14.08% Pervious Area
50,539	98	85.92% Impervious Area

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

Summary for Link 1L: West Offsite

Inflow Area = 1,610 sf, 14.91% Impervious, Inflow Depth = 1.09" for 2-Year event
 Inflow = 0.07 cfs @ 12.15 hrs, Volume= 146 cf
 Primary = 0.07 cfs @ 12.15 hrs, Volume= 146 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 2L: 136th Avenue

Inflow Area = 2,950 sf, 61.21% Impervious, Inflow Depth = 1.93" for 2-Year event
 Inflow = 0.21 cfs @ 12.14 hrs, Volume= 474 cf
 Primary = 0.21 cfs @ 12.14 hrs, Volume= 474 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 3L: Rogers Drive

Inflow Area = 58,819 sf, 85.92% Impervious, Inflow Depth = 2.37" for 2-Year event
 Inflow = 4.98 cfs @ 12.14 hrs, Volume= 11,638 cf
 Primary = 4.98 cfs @ 12.14 hrs, Volume= 11,638 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 4L: Total Offsite

Inflow Area = 63,380 sf, 82.97% Impervious, Inflow Depth = 2.32" for 2-Year event
 Inflow = 5.25 cfs @ 12.14 hrs, Volume= 12,258 cf
 Primary = 5.25 cfs @ 12.14 hrs, Volume= 12,258 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Appendix F

Proposed Conditions 10-Year Summary

Proposed Conditions

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

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Page 6

Summary for Subcatchment 1S: Subcat 1S

Runoff = 0.13 cfs @ 12.14 hrs, Volume= 285 cf, Depth= 2.12"
Routed to Link 1L : West Offsite

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
1,370	74	>75% Grass cover, Good, HSG C
240	98	Paved parking, HSG C
1,610	78	Weighted Average
1,370	74	85.09% Pervious Area
240	98	14.91% Impervious Area

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

Summary for Subcatchment 2S: Subcat 2S

Runoff = 0.34 cfs @ 12.14 hrs, Volume= 776 cf, Depth= 3.16"
Routed to Link 2L : 136th Avenue

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Area (sf)	CN	Description
1,144	74	>75% Grass cover, Good, HSG C
1,806	98	Paved parking, HSG C
2,950	89	Weighted Average
1,144	74	38.79% Pervious Area
1,806	98	61.21% Impervious Area

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

Summary for Subcatchment 3S: Subcat 3S

Runoff = 7.68 cfs @ 12.14 hrs, Volume= 18,185 cf, Depth= 3.71"
Routed to Link 3L : Rogers Drive

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.26"

Proposed Conditions

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

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Page 7

Area (sf)	CN	Description
8,280	74	>75% Grass cover, Good, HSG C
40,673	98	Paved parking, HSG C
9,867	98	Roofs, HSG C
58,819	95	Weighted Average
8,280	74	14.08% Pervious Area
50,539	98	85.92% Impervious Area

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

Summary for Link 1L: West Offsite

Inflow Area = 1,610 sf, 14.91% Impervious, Inflow Depth = 2.12" for 10-Year event
 Inflow = 0.13 cfs @ 12.14 hrs, Volume= 285 cf
 Primary = 0.13 cfs @ 12.14 hrs, Volume= 285 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 2L: 136th Avenue

Inflow Area = 2,950 sf, 61.21% Impervious, Inflow Depth = 3.16" for 10-Year event
 Inflow = 0.34 cfs @ 12.14 hrs, Volume= 776 cf
 Primary = 0.34 cfs @ 12.14 hrs, Volume= 776 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 3L: Rogers Drive

Inflow Area = 58,819 sf, 85.92% Impervious, Inflow Depth = 3.71" for 10-Year event
 Inflow = 7.68 cfs @ 12.14 hrs, Volume= 18,185 cf
 Primary = 7.68 cfs @ 12.14 hrs, Volume= 18,185 cf, Atten= 0%, Lag= 0.0 min
 Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 4L: Total Offsite

Inflow Area = 63,380 sf, 82.97% Impervious, Inflow Depth = 3.64" for 10-Year event
 Inflow = 8.15 cfs @ 12.14 hrs, Volume= 19,246 cf
 Primary = 8.15 cfs @ 12.14 hrs, Volume= 19,246 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Appendix G

Proposed Conditions 100-Year Summary

Proposed Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 8

Summary for Subcatchment 1S: Subcat 1S

Runoff = 0.29 cfs @ 12.14 hrs, Volume= 612 cf, Depth= 4.56"
 Routed to Link 1L : West Offsite

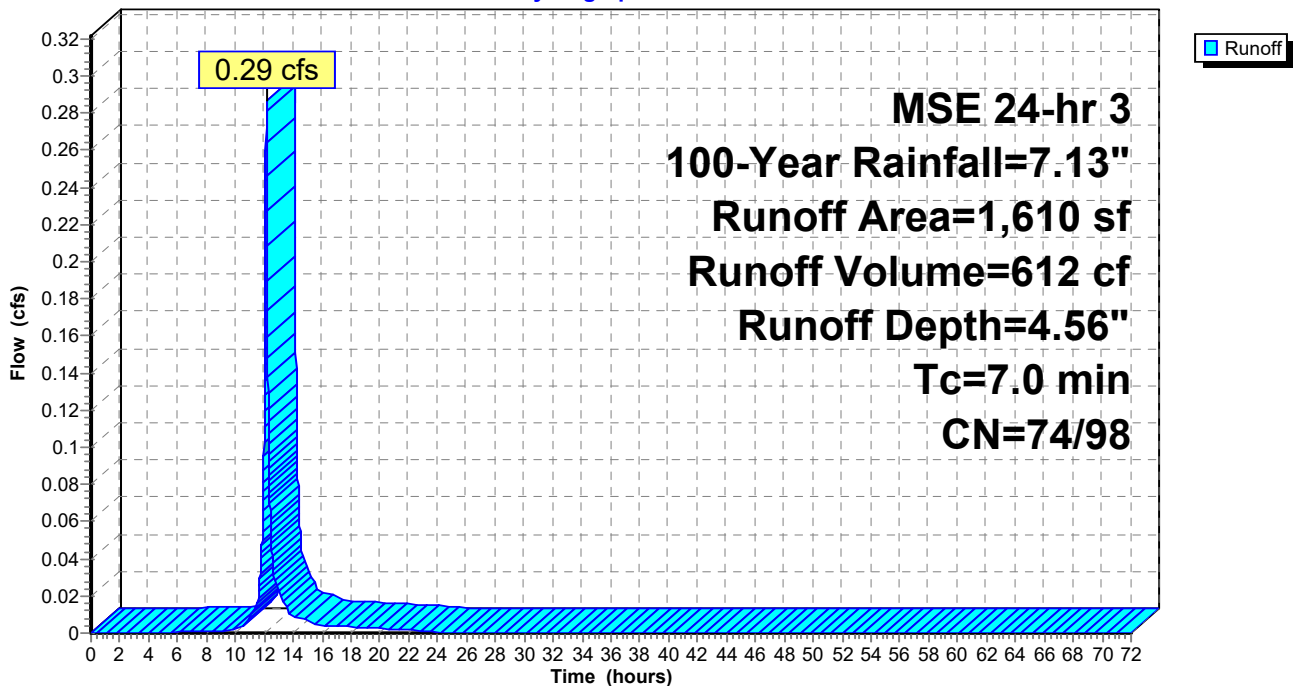
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
1,370	74	>75% Grass cover, Good, HSG C
240	98	Paved parking, HSG C
1,610	78	Weighted Average
1,370	74	85.09% Pervious Area
240	98	14.91% Impervious Area

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

Subcatchment 1S: Subcat 1S

Hydrograph



Proposed Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 9

Summary for Subcatchment 2S: Subcat 2S

Runoff = 0.62 cfs @ 12.14 hrs, Volume= 1,433 cf, Depth= 5.83"
 Routed to Link 2L : 136th Avenue

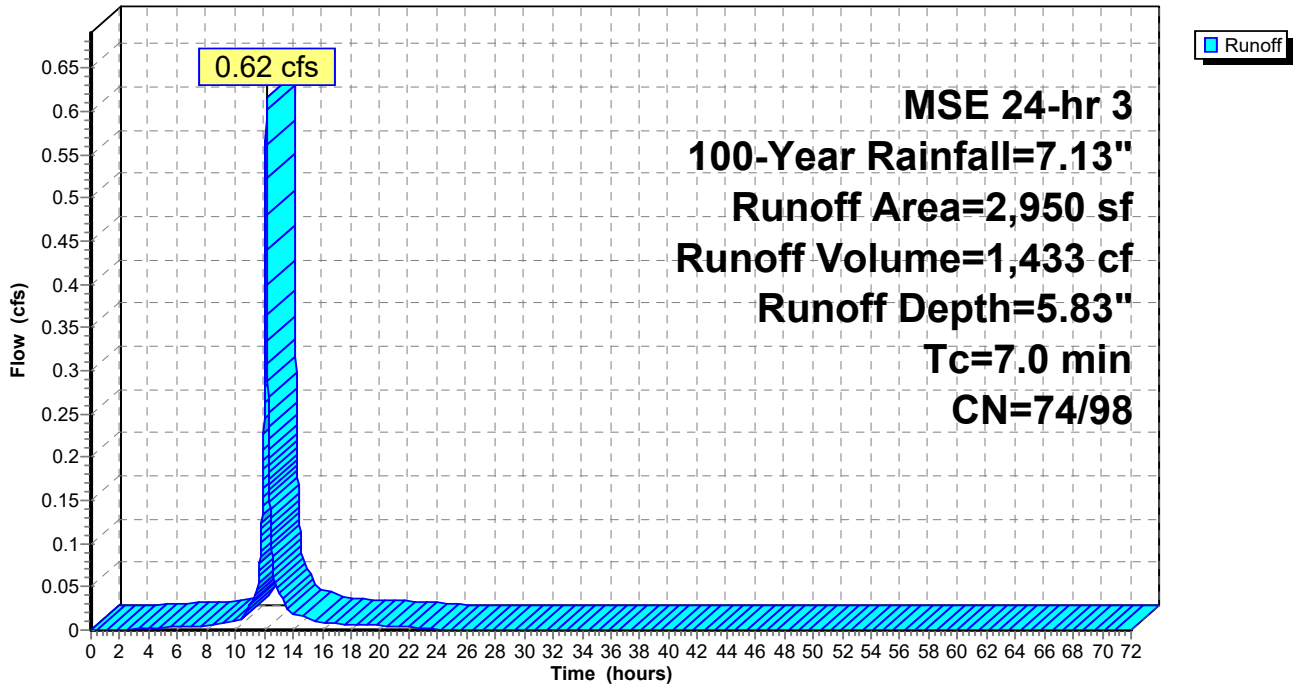
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
1,144	74	>75% Grass cover, Good, HSG C
1,806	98	Paved parking, HSG C
2,950	89	Weighted Average
1,144	74	38.79% Pervious Area
1,806	98	61.21% Impervious Area

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

Subcatchment 2S: Subcat 2S

Hydrograph



Proposed Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 10

Summary for Subcatchment 3S: Subcat 3S

Runoff = 13.28 cfs @ 12.14 hrs, Volume= 31,889 cf, Depth= 6.51"

Routed to Link 3L : Rogers Drive

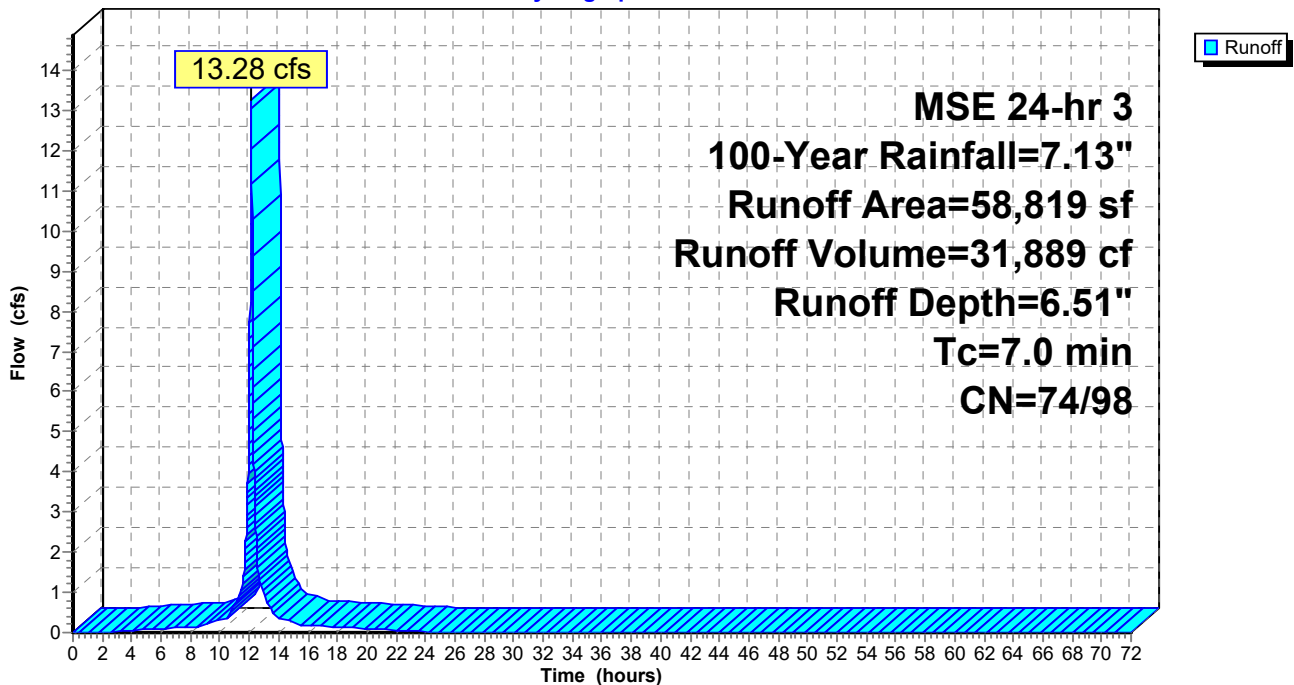
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-Year Rainfall=7.13"

Area (sf)	CN	Description
8,280	74	>75% Grass cover, Good, HSG C
40,673	98	Paved parking, HSG C
9,867	98	Roofs, HSG C
58,819	95	Weighted Average
8,280	74	14.08% Pervious Area
50,539	98	85.92% Impervious Area

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

Subcatchment 3S: Subcat 3S

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 11

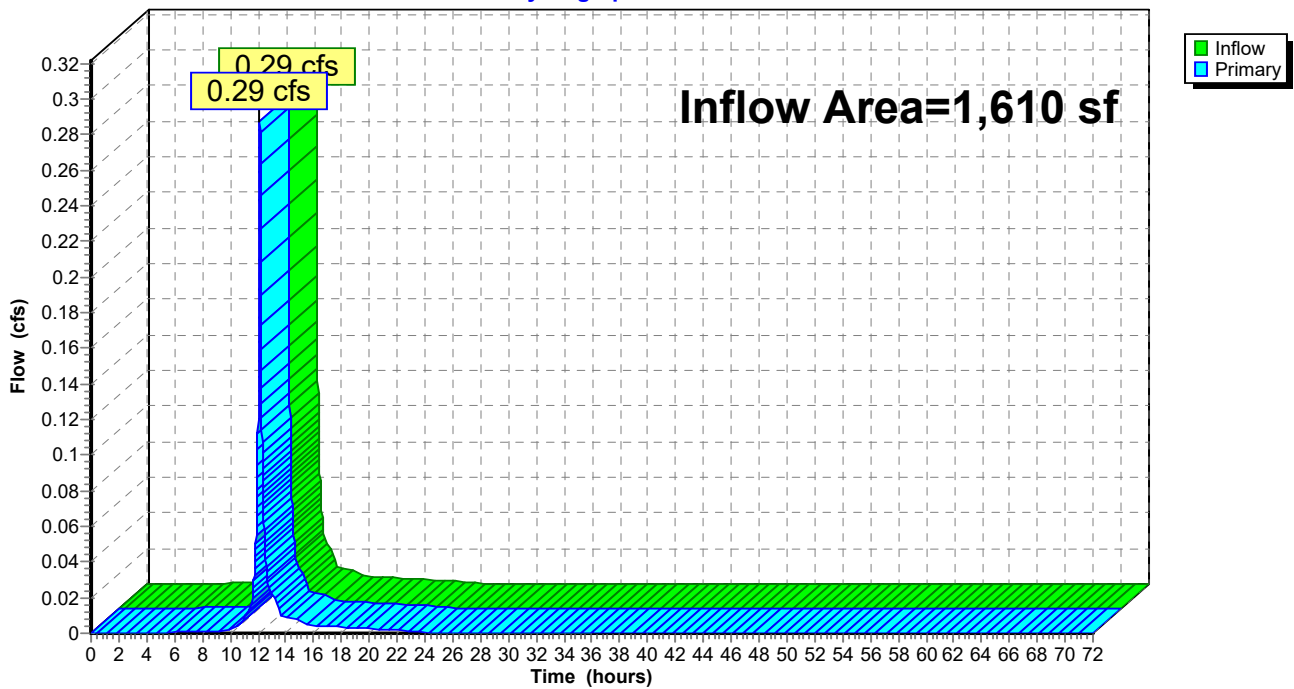
Summary for Link 1L: West Offsite

Inflow Area = 1,610 sf, 14.91% Impervious, Inflow Depth = 4.56" for 100-Year event
Inflow = 0.29 cfs @ 12.14 hrs, Volume= 612 cf
Primary = 0.29 cfs @ 12.14 hrs, Volume= 612 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 1L: West Offsite

Hydrograph



Proposed Conditions

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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 12

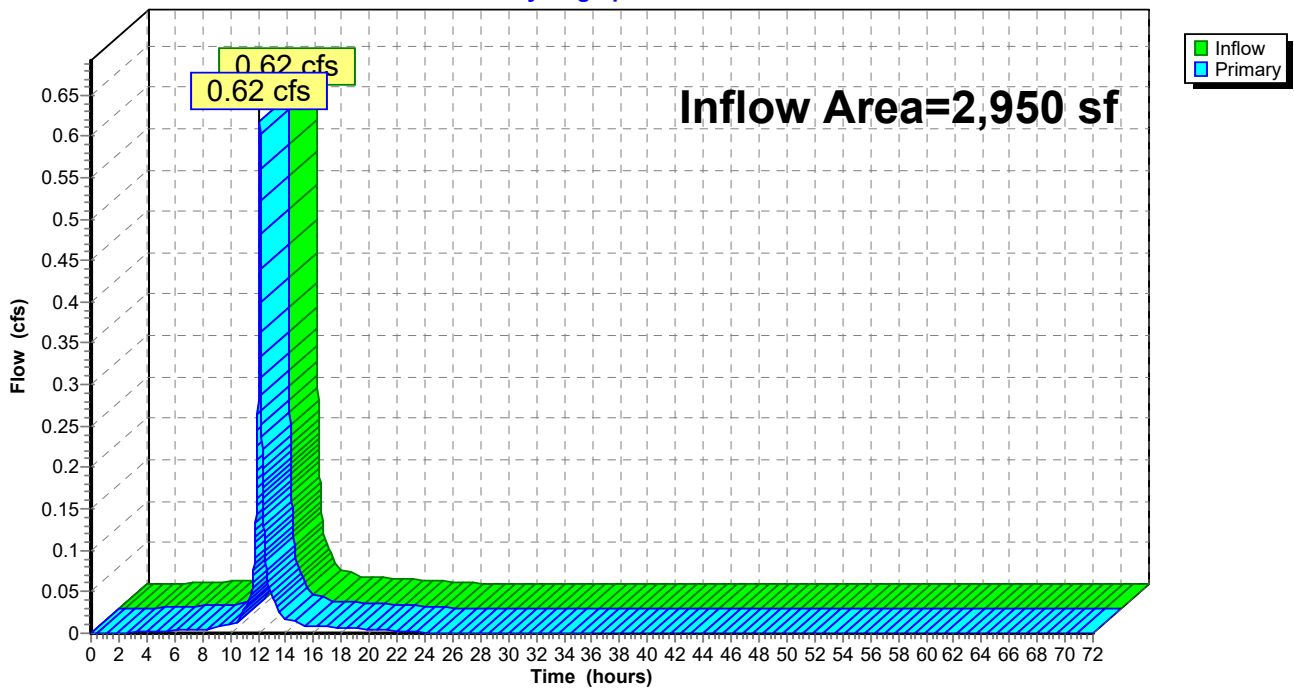
Summary for Link 2L: 136th Avenue

Inflow Area = 2,950 sf, 61.21% Impervious, Inflow Depth = 5.83" for 100-Year event
Inflow = 0.62 cfs @ 12.14 hrs, Volume= 1,433 cf
Primary = 0.62 cfs @ 12.14 hrs, Volume= 1,433 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 2L: 136th Avenue

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=7.13"

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Page 13

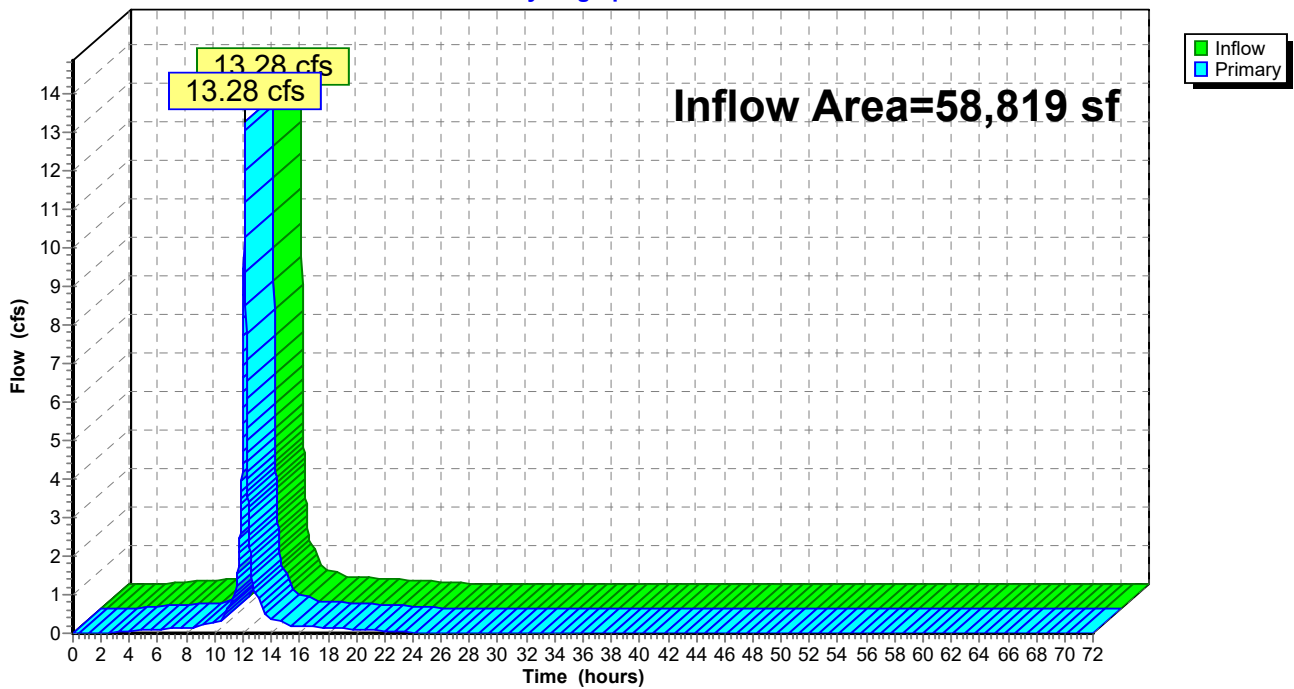
Summary for Link 3L: Rogers Drive

Inflow Area = 58,819 sf, 85.92% Impervious, Inflow Depth = 6.51" for 100-Year event
Inflow = 13.28 cfs @ 12.14 hrs, Volume= 31,889 cf
Primary = 13.28 cfs @ 12.14 hrs, Volume= 31,889 cf, Atten= 0%, Lag= 0.0 min
Routed to Link 4L : Total Offsite

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 3L: Rogers Drive

Hydrograph



Proposed Conditions

Prepared by Gregory Group DBA Demarc

HydroCAD® 10.20-5c s/n 09313 © 2023 HydroCAD Software Solutions LLC

MSE 24-hr 3 100-Year Rainfall=7.13"

Printed 4/24/2026

Page 14

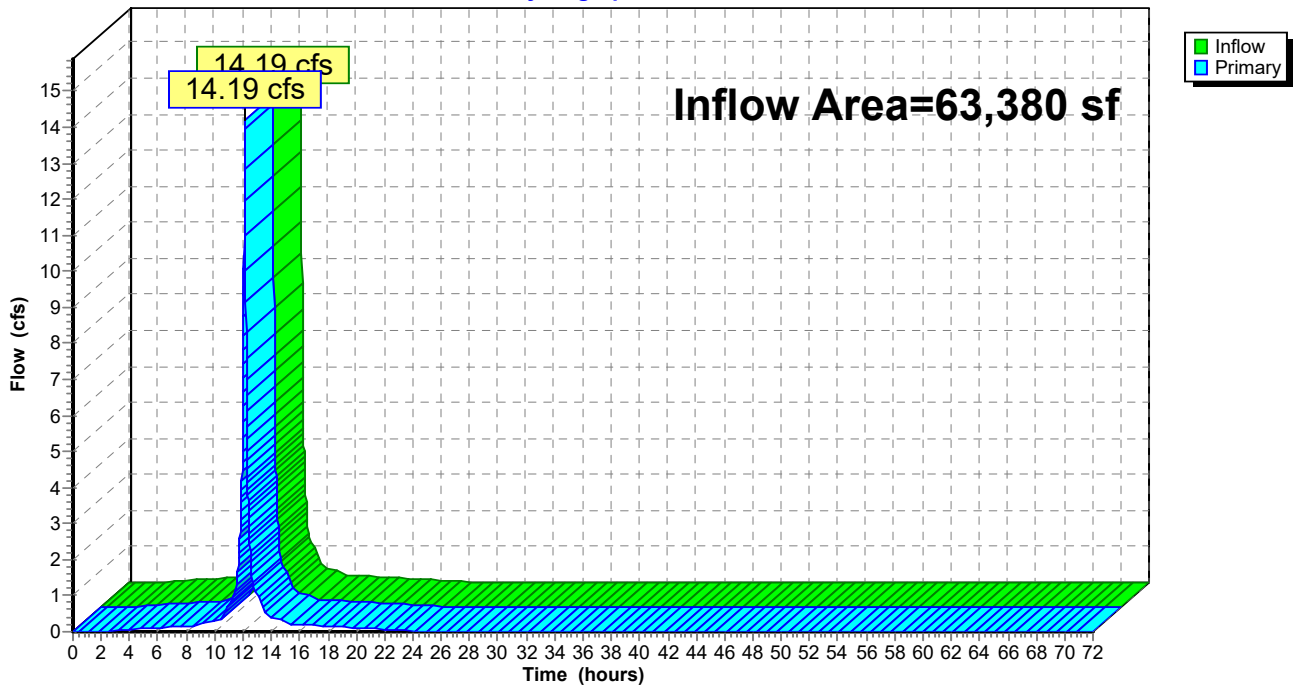
Summary for Link 4L: Total Offsite

Inflow Area = 63,380 sf, 82.97% Impervious, Inflow Depth = 6.42" for 100-Year event
Inflow = 14.19 cfs @ 12.14 hrs, Volume= 33,934 cf
Primary = 14.19 cfs @ 12.14 hrs, Volume= 33,934 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Link 4L: Total Offsite

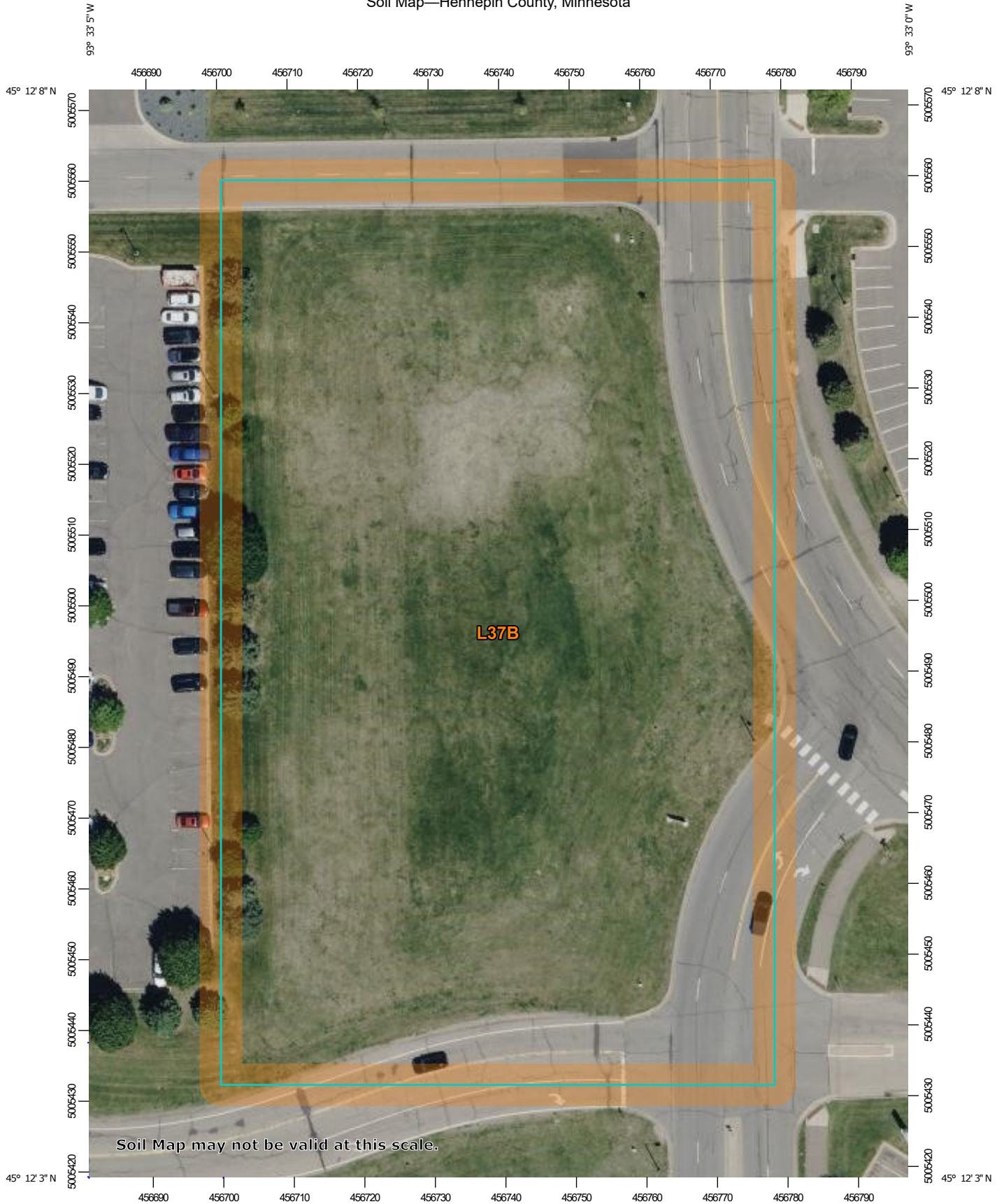
Hydrograph



Appendix H

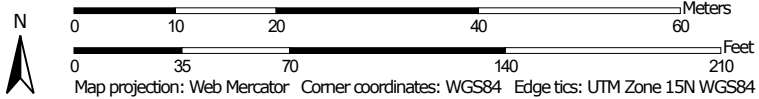
Soil Summary

Soil Map—Hennepin County, Minnesota



Soil Map may not be valid at this scale.

Map Scale: 1:748 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/26/2026
Page 1 of 3
Page 125 of 131

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L37B	Angus loam, 2 to 6 percent slopes	2.5	100.0%
Totals for Area of Interest		2.5	100.0%

Hennepin County, Minnesota

L37B—Angus loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2syrq

Landscape: Till plains

Elevation: 690 to 1,840 feet

Mean annual precipitation: 24 to 37 inches

Mean annual air temperature: 43 to 52 degrees F

Frost-free period: 140 to 180 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Angus and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Angus

Setting

Landscape: Till plains

Landform: On leeward side of drainages hillslopes, Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Convex, linear

Parent material: Fine-loamy till

Typical profile

Ap - 0 to 7 inches: loam

Bt - 7 to 37 inches: clay loam

BC - 37 to 50 inches: clay loam

C - 50 to 79 inches: loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: About 39 to 51 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: R103XY020MN - Loamy Upland Savannas

Forage suitability group: Sloping Upland, Neutral (G103XS002MN)

Other vegetative classification: Sloping Upland, Neutral
(G103XS002MN)

Hydric soil rating: No

Minor Components

Angus, moderately eroded

Percent of map unit: 10 percent

Landscape: Till plains

Landform: On leeward side of drainages hillslopes, Ground moraines

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, rise

Down-slope shape: Convex

Across-slope shape: Convex, linear

Ecological site: R103XY020MN - Loamy Upland Savannas

Other vegetative classification: Sloping Upland, Neutral
(G103XS002MN)

Hydric soil rating: No

Cordova

Percent of map unit: 5 percent

Landscape: Till plains

Landform: Ground moraines

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: F103XY027MN - Loamy Wet Forests

Other vegetative classification: Level Swale, Neutral
(G103XS001MN)

Hydric soil rating: Yes

Le sueur

Percent of map unit: 5 percent

Landscape: Till plains

Landform: On leeward side of drainages hillslopes, Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Ecological site: R103XY020MN - Loamy Upland Savannas

Other vegetative classification: Level Swale, Neutral
(G103XS001MN)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hennepin County, Minnesota

Survey Area Data: Version 21, Sep 10, 2025



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: May 4, 2026

Agenda Item: 7.1

Subject: Past Planning Commission Items Report

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

The Planning Commission last met on Monday, April 6th with numerous items on the agenda. The items below highlight the discussion and current status of each.

Northview Preserve 2nd Addition

The Planning Commission held a public hearing and reviewed a preliminary plat for Northview Preserve 2nd Addition for a small extension of the Northview Preserve development following getting an additional property that would be added into the overall development. This item went to the City Council on April 14th and was approved.

Section 125-42 Variances Code Amendments

The Commission held a public hearing and reviewed code amendments for the section on variances and review process. The proposed amendments were to bring the existing code into compliance with statute. The commission recommended approval on the proposed amendments. This item went to Council on April 14th and was approved.

Section 125-54, 55, and 84 — Accessory Structures and Fences Code Amendments

Earlier in 2026, the Planning Commission and City Council review potential changes to the city code sections on fences and accessory structures. Following these reviews, changes based upon feedback were made to the proposed amendment. The Commission reviewed the proposed changed code and recommended approval. This item went to City Council on April 14th where it was approved.

Main Street Master Plan

The Planning Commission reviewed the proposed final draft of the Main Street Master Plan, which was developed throughout 2025 and early 2026. The item went to the City Council on April 14th, where the new plan was adopted by the City Council. With this adoption, it will serve as a baseline for the downtown area for the 2050 Comprehensive Plan update.

Cannabis Business Licensing Regulations Code Amendments

The Planning Commission reviewed numerous amendments to the cannabis licensing regulations. Many of the changes related to clean-up items following additional information from the Office of Cannabis Management or from operational observations from staff. Additionally, the commission provided guidance on the measuring of buffer

lines following a request from a property owner. The City Council approved the amendments as recommended by the Commission on April 14th.

Hawkins Drive Senior Living Concept Plan

The Planning Commission reviewed a concept plan for a proposed senior living facility on Hawkins Drive that consisted of assisted living, memory care, and independent living units. This item went to the City Council for review at the April 14th meeting where feedback was shared. As this item was a concept plan, there were no formal votes on the item. The developer now has the ability to adjust plans based on the feedback and determine if they would like to move forward with additional applications.

Additional items that have previously come before the Planning Commission that may be of interest:

Little Caesars Update

In 2025, a site plan was approved for a new Little Caesars to be built on a city-owned lot adjacent to Ripple Effect Brewing. Unfortunately, the purchase agreement has expired, and it does not appear likely that Little Caesars will be built on the lot for the foreseeable future.

Northdale Light Industrial

In 2024, the Planning Commission reviewed a proposed 3-building light industrial development on the north end of Northdale Blvd abutting the Crow River. In 2025, the development received final plat approval. The development will be in two phases- phase one including two buildings and phase two with one building. A pre-construction meeting recently took place and work on the site is anticipated to begin within the next few weeks.

Staff Recommendation

No action required. This item is for informational purposes.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None