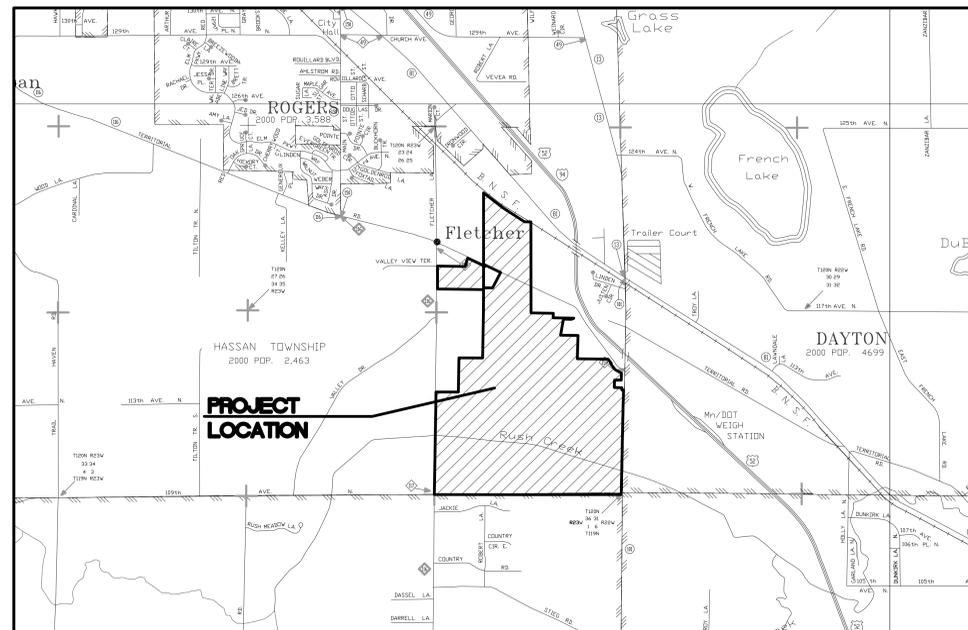


**MASTER DEVELOPMENT PLANS FOR
STONE'S THROW
CITY OF ROGERS, MINNESOTA
PREPARED FOR
HASSAN MAINSTREET, LLC.**



SHEET INDEX

SHEET	DESCRIPTION
TO.	TITLE SHEET
EO-E2.	EXISTING CONDITIONS PLAN
LU0.	MASTER LAND USE PLAN
OS0.	MASTER OPEN SPACE, PARKS AND COMMUNITY FACILITIES PLAN
GD0.	MASTER GRADING AND DRAINAGE PLAN
SU0.	MASTER STREET AND UTILITY PLAN
SX0.	MASTER STREET TYPE PLAN
PO.	MASTER PARKING PLAN
LA0.	MASTER LANDSCAPE PLAN
SO.	MASTER SIGNAGE PLAN
LI0.	MASTER LIGHTING PLAN
PH0.	MASTER PHASING PLAN
BU0.	TYPICAL BUILDING PLAN
DC1-DC4.	PUD DEVELOPMENT CODE
FP0-FP1.	MASTER FLOODPLAIN PLAN
WLO-WL1.	MASTER WETLAND PLAN

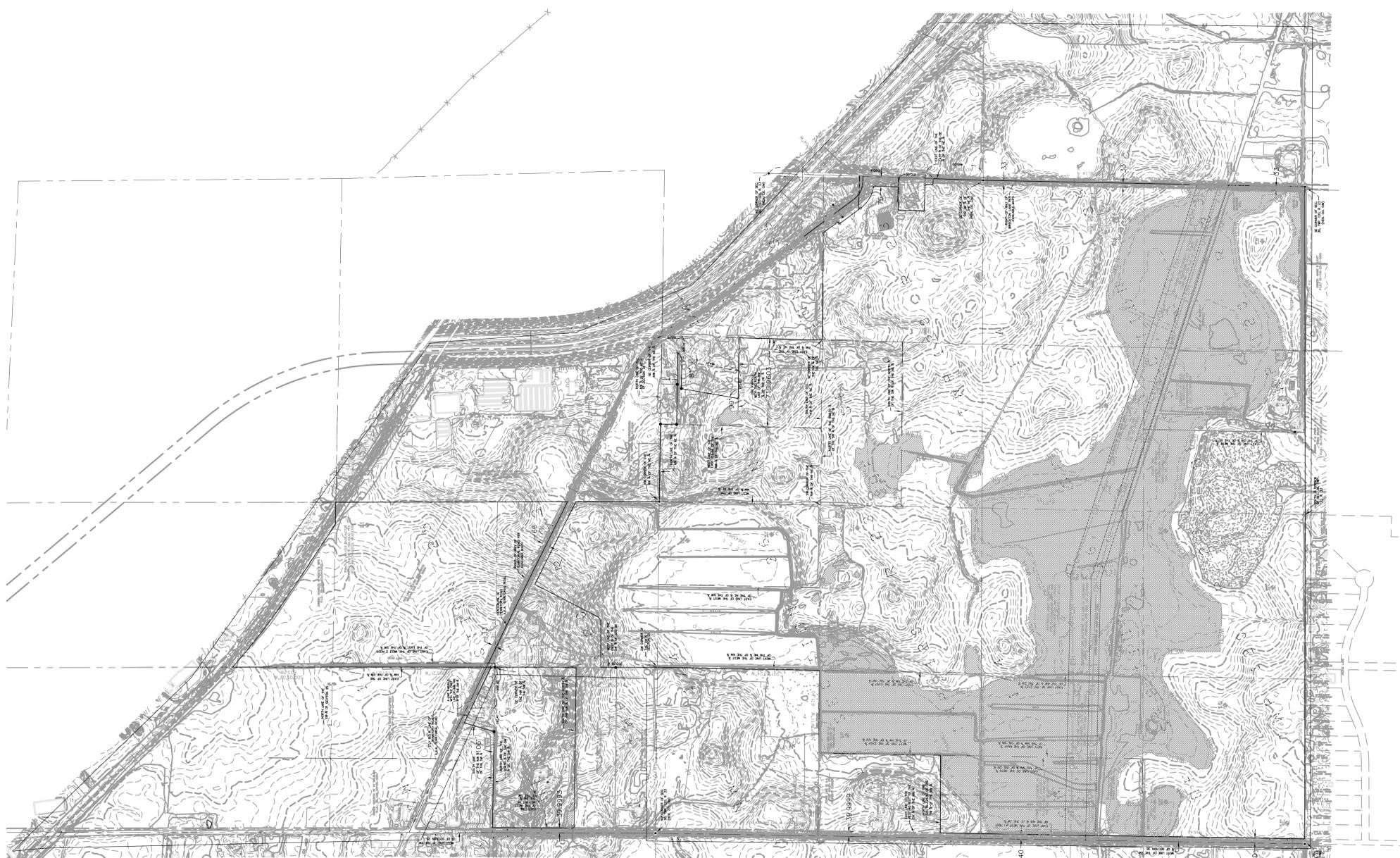
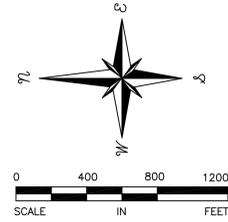
WARNING
THE CONTRACTOR SHALL CONTACT ALL PUBLIC UTILITIES FOR LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLE, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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

J.R.H.
Jay R. Hill
DATE April 14, 2009 REG. NO. 24552

HILL Engineering, Inc.
1585 Dunlap Street
St. Paul, Mn 55108
(612)987-4455

Revisions		
Date:	Description:	By:
03/27/09	City Resubmittal	JRH
04/14/09	P.C. Meeting	JRH



PROPOSED	EXISTING	
---	---	RIGHT-OF-WAY LINE
---	---	BOUNDARY LINE
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	EDGE OF WETLAND
---	---	WETLAND BUFFER
---	---	CURB LINE
---	---	TIP-OUT CURB LINE
---	---	SANITARY SEWER
---	---	W/ MANHOLE
---	---	SANITARY FORCE MAIN
---	---	SEWER CLEANOUT
---	---	WATER MAIN W/ FIRE
---	---	HYDRANT & AUX. VALVE
---	---	GATE VALVE
---	---	REDUCER
---	---	POST INDICATOR VALVE
---	---	STAND PIPE
---	---	WELL
---	---	WATERMAIN MANHOLE
---	---	CATCH BASIN/STORM
---	---	SEWER/MANHOLE
---	---	FLARED END SECTION
---	---	W/ RIPRAP
---	---	INLET PROTECTION
---	---	DRAINTILE
---	---	UNDERGROUND GAS MAIN
---	---	GAS VALVE
---	---	GAS METER
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD UTILITIES
---	---	ELECTRIC MANHOLE
---	---	ELECTRIC TRANSFORMER
---	---	ELECTRIC METER
---	---	UNDERGROUND TELEPHONE
---	---	TELEPHONE MANHOLE
---	---	UNDERGROUND TELEVISION
---	---	UNDERGROUND FIBER OPTIC
---	---	BARBED WIRE FENCE
---	---	CHAIN LINK FENCE
---	---	WOOD FENCE
---	---	MAJOR CONTOUR LINE
---	---	MINOR CONTOUR LINE
---	---	EDGE OF TREES
---	---	PERCENT GRADE/DRAINAGE SLOPE
---	---	EMERGENCY OVERFLOW DRAINAGE
---	---	RETAINING WALL
---	---	SILT FENCE-BEFORE
---	---	SILT FENCE-AFTER
---	---	CONCRETE
---	---	PAVEMENT
---	---	ROCK CONSTRUCTION
---	---	ENTRANCE
---	---	GUTTER ELEV.
---	---	PAVEMENT ELEV.
---	---	(BITUMINOUS OR CONCRETE)
---	---	WALL ELEVATION
---	---	TW=TOP OF RETAINING WALL
---	---	BW=BOTTOM OF RETAINING WALL
---	---	GROUND/FINISHED GRADE SPOT ELEV.
---	---	W/ DRAINAGE ARROW
---	---	DITCH CHECK
---	---	TRAFFIC CONTROL SIGN
---	---	TWIN BLADE STREET SIGN
---	---	TYPE III BARRICADE
---	---	STREET LIGHT
---	---	BUILDING
---	---	SOIL BORING
---	---	REMOVALS
---	---	UTILITY MANHOLE
---	---	FOUND IRON MONUMENT
---	---	SET IRON MONUMENT
---	---	CAST IRON MONUMENT
---	---	UTILITY POLE
---	---	COMMUNICATIONS RISER
---	---	POST
---	---	TRAFFIC SIGNAL BOX

Project Name/Location: STONES THROW - MASTER DEVELOPMENT PLAN CITY OF ROGERS, MINNESOTA	Date: 04/14/09	Sheet: EO	Client: HASSAN MAINSTREET, LLC. 7700 HOPKINS AVENUE, SUITE 55343 HOPKINS, MINNESOTA 55343 952-930-0630
Revisions: Date: 03/27/09 Description: CITY RESUBMITTAL	By: JRH JRH JRH	Town By: JRH Checked By: JRH	Date: 04/14/09 Pgs. No. 24532
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.			
Signature: Date: 04/14/09			



PARK, TRAIL AND GREENWAY PLAN
 HASSAN TOWNSHIP PLAN
 NO SCALE

PARKS

EXISTING PARKS & SCHOOLS

- Hassan Township Parks
 - Rogers Parks/ Crow Hassan Park
- ISD 728 Schools
- Existing Neighborhood Park Service Area
 1/2 mile (10 minute walk)

PROPOSED CONCEPTUAL PARKS
 (78-146 total acres)

- NU-# **URBAN NEIGHBORHOOD PARK**
 (42-56 acres for all urban neighborhood parks)
 6 to 8 acres of developable upland for some of the following (depending on size): playground, play fields, sport courts, and possible small natural area. Parks will be connected to the community-wide trail system and will be located, wherever possible, adjacent to the Greenway.
- NR-# **RURAL NEIGHBORHOOD PARK**
 (16-40 acres for all urban neighborhood parks)
 2-5 acres of developable land for a small sports field and playground. Located adjacent to the Greenway with connections to the community-wide trail system.
- **NEIGHBORHOOD PARK SERVICE AREA**
 1/2 mile (10 minute walk) for Urban Neighborhood Parks
 1/2 - 3/4 mile (10-15 minute walk) for Rural Neighborhood Parks (all service areas are depicted as 1/2 mile)
- C **COMMUNITY PARK**
 (20-50 acres)
 A large community park 20-50 acres, similar to North Community Park in Rogers. Located in the northwest portion of the Township with connections to the Greenway and community-wide trail system. The park will focus on active sports facilities.

TRAIL SYSTEM

- TRAILS IN ADJACENT COMMUNITIES**
 - Existing Trails and Sidewalk
 - Proposed Trails and Sidewalk
- HENNEPIN COUNTY TRAILS**
 - Existing Hennepin County Bike Route (paved shoulder)
 - Proposed Hennepin County Trail - Timeframe Unknown
- THREE RIVERS PARK DISTRICT TRAIL**
 - Planned Park Trail
- PROPOSED CONCEPTUAL TRAILS**
 Alignment of trails is conceptual to reflect connection goals not exact locations. Exact locations determined by studying field conditions and negotiations with land owners. A trail may not be developed until land is subdivided.
 - Independent Corridor Trail
 - - - - Trail Connection - independent trail corridors and adjacent but separated from roads.
 - Separated Trail Adjacent to Roadway
 - Bike Route (Paved Shoulder)

GREENWAY OPPORTUNITIES

Corridors of open space which follow natural features and include wildlife habitat and recreational trails.

- Upland
- Wetland

See Greenway Opportunities Plan for details.
 November 2004
 Updated: January 25, 2006



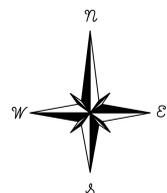
GREENWAY OPPORTUNITIES PLAN
 HASSAN TOWNSHIP "PARK, TRAIL & GREENWAY PLAN"
 NO SCALE

GREENWAY OPPORTUNITIES*

— Total Greenway	3,516 acres
PROTECTED	
— Existing Park Land	248 acres
SEMI-PROTECTED	
— High and Medium Quality Wetlands	(429 acres)
— Other Wetlands	(1,472 acres)
●	indicates a DNR Public Water or Wetland
UNPROTECTED NATURAL AREAS	
— High and Medium Quality Upland Natural Resources	(269 Acres)
— Other Significant Upland Natural Resources	(500 Acres)
— UNPROTECTED - OTHER	148 - 598 acres

- Other Greenway Opportunity Lands
- 300' Minimum Wildlife Habitat Links within Other Greenway Opportunity Lands (minimum 137 acres)
- 100' Minimum Trail Corridor Links within Other Greenway Opportunity Lands (minimum 11 acres)

* All acreages are estimates. Does not include Crow Hassan Park Reserve



Date: 04/14/09 Sheet: E1

Project Name/Location: STONE TOWER MASTER DEVELOPMENT PLAN CITY OF ROGERS, MINNESOTA

Client: HASSAN MAINSTREET, LLC. HOPKINS, MINNESOTA 55343 952-930-0030

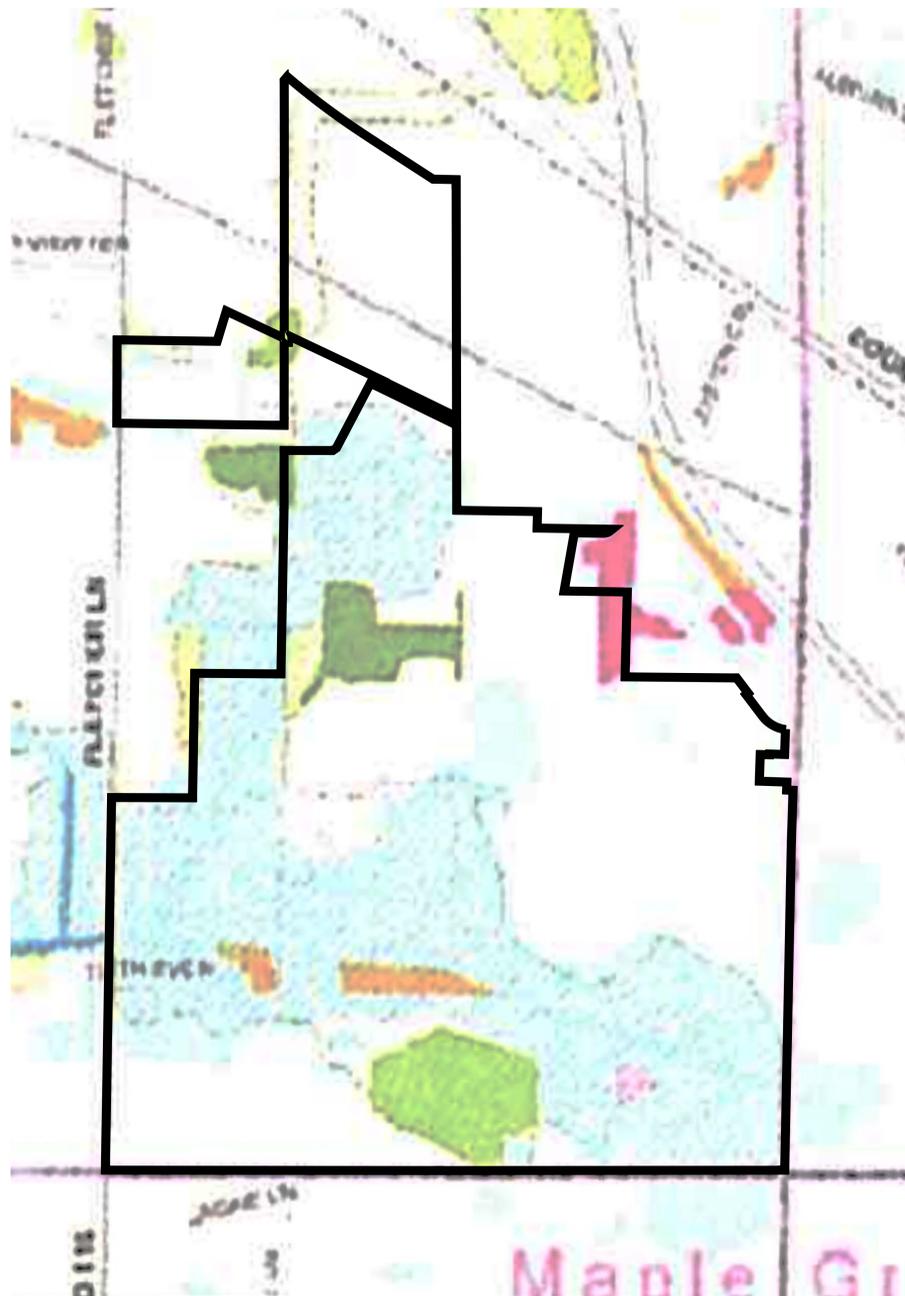
Engineer: JRH
 1686 Anthony Street
 Hopkins, MN 55343
 952-937-4455

Designed By: JRH
 Drawn By: JRH
 Checked By: JRH

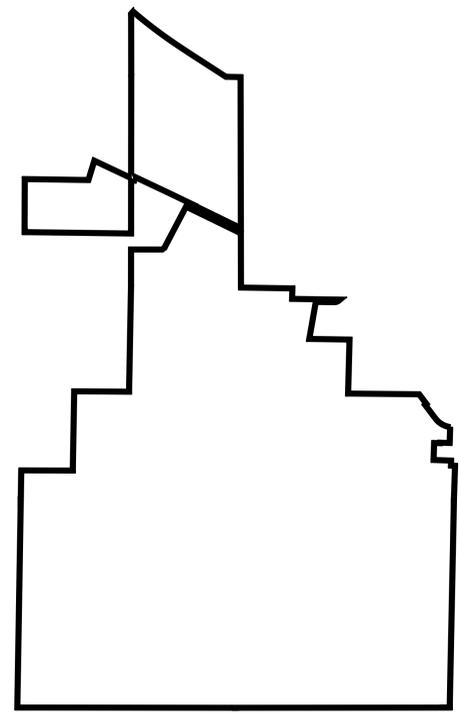
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. HILL
 Date: 04/14/09 Reg. No. 24652

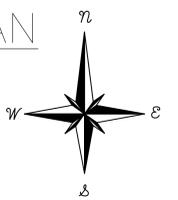
Revisions:
 Date: 03/27/09 City Resubmittal
 04/14/09 P.C. Meeting



- Forest - wet soils
- Eastern Red Cedar woodland
- Oak woodland-brushland
- Non-native deciduous woodland
- Non Native / disturbed shrubland
- Shrubland
- Grassland with sparse deciduous trees
- Non native / disturbed grassland with sparse trees
- Medium-tall grassland
- Non native/disturbed grassland
- Mesic prairie
- Native grassland - wet soils
- Non native /disturbed grassland - wet soils
- Open Water
- Greenway Corridor
- Wetland
- River
- Streams Network
- City Boundary

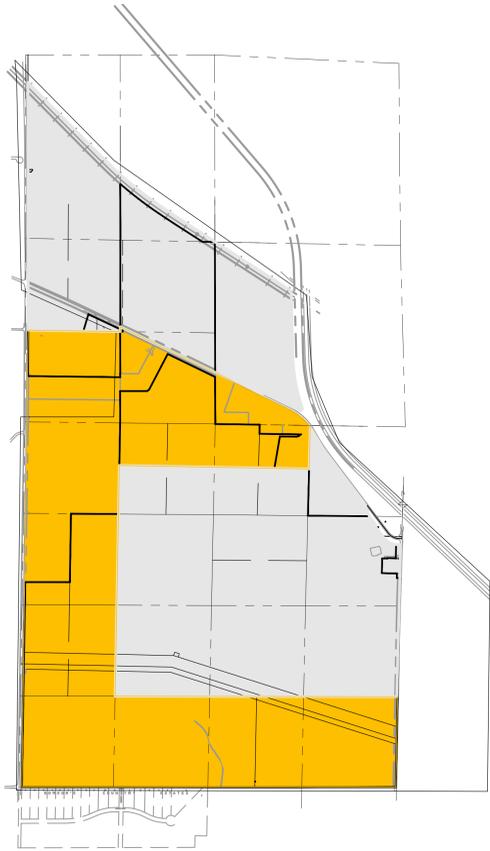


DRAFT COMPREHENSIVE & LAND USE PLAN
HASSAN TOWNSHIP
 NO SCALE

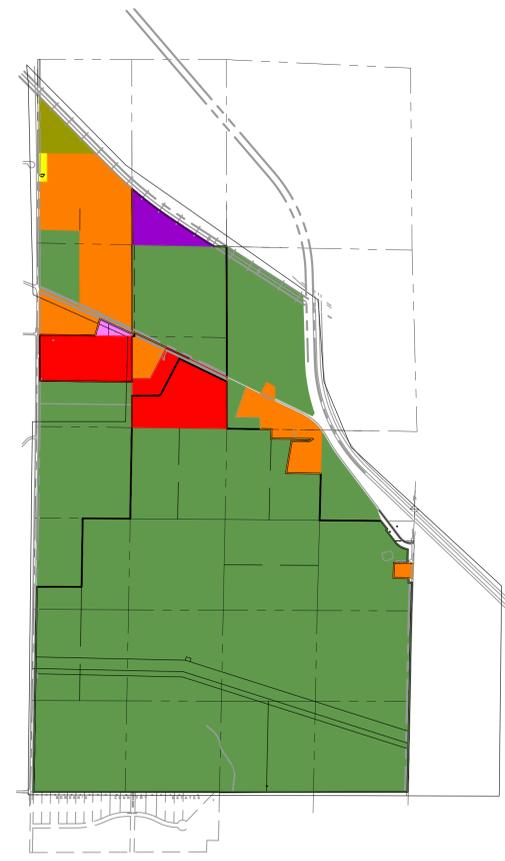


NATURAL RESOURCE INVENTORY
HASSAN TOWNSHIP "PARK, TRAIL & GREENSPACE PLAN"
 NO SCALE

- LEGEND**
- Urban Commercial/Industrial
 - Urban Single Family (0-3 units/acre)
 - Existing Parks: Parks and Schools
 - Natural Resource Inventory (Draft):
 - Agricultural and Cultivated Vegetation
 - Deciduous forest
 - Oak forest
 - Maple-basswood forest
 - Aspen forest
 - Non-native deciduous forest

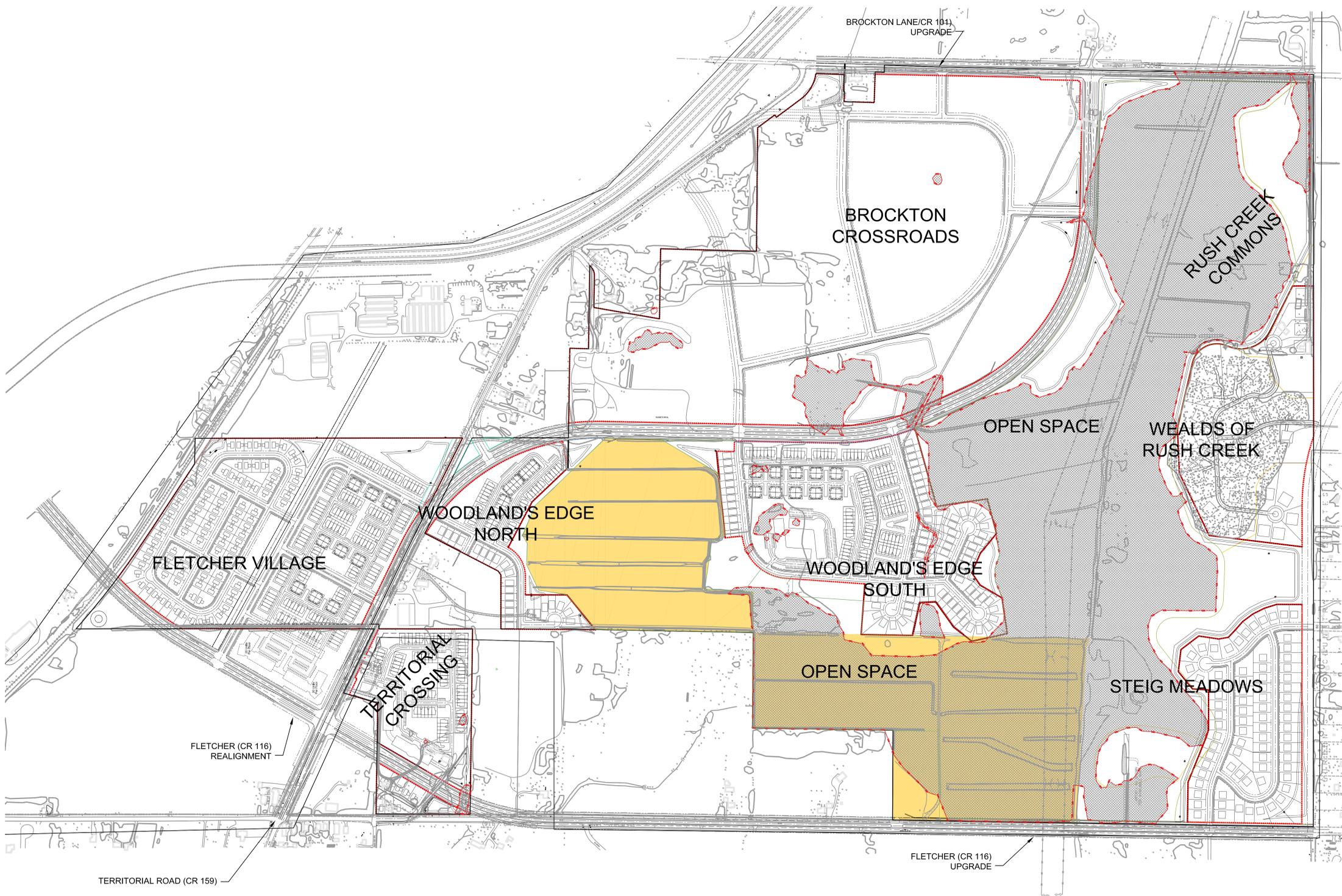
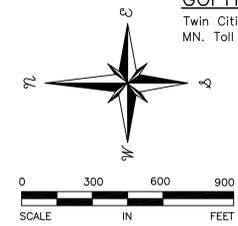


EXISTING COMPREHENSIVE & LAND USE PLAN
 NO SCALE



- AG - AGRICULTURAL DISTRICT
- C-1 COMMERCIAL 1 DISTRICT
- C/I COMMERCIAL - INDUSTRIAL DISTRICT
- RE-2 RURAL ESTATE 2-ACRE DISTRICT
- RE-4 RURAL ESTATE 4-ACRE DISTRICT
- RE-5 RURAL ESTATE 5-ACRE DISTRICT
- R-SF RESIDENTIAL SINGLE FAMILY

ZONING MAP
 NO SCALE



EXISTING WETLAND PER JUNE, 2006 WETLAND DELINEATION REPORT

LAYOUTS SUBJECT TO APPROVAL AND CHANGE DURING FINAL DEVELOPMENT PLAN REVIEW

FLETCHER VILLAGE
 MIXED-USE RESIDENTIAL
 TOTAL ACRES: 53.33
 DENSITY RANGE = 4-6 UNITS PER ACRE
 # OF SMALL LOT SINGLE FAMILY = 102 UNITS
 # OF ROW TOWNHOMES = 84 UNITS
 # OF REAR LOADED TOWNHOMES = 54 UNITS
 # OF 4-PLEX TOWNHOMES = 36 UNITS
 TOTAL # OF UNITS SHOWN: 276 UNITS (5.17 U/A)

WOODLANDS EDGE NORTH
 MIXED-USE RESIDENTIAL AREA
 TOTAL ACRES: 13.61
 DENSITY RANGE = 4-8 UNITS PER ACRE
 # OF SMALL LOT SINGLE FAMILY = 24 UNITS
 # OF ROW TOWNHOMES = 36 UNITS
 # OF B/B TOWNHOMES = 32 UNITS
 TOTAL # OF UNITS SHOWN = 92 UNITS (6.76 U/A)

STEIG MEADOWS
 SINGLE FAMILY AREA
 TOTAL ACRES: 24.51
 DENSITY RANGE = 1-4 UNITS PER ACRE
 # OF UNITS SHOWN: 77 UNITS (3.14 U/A)

BROCKTON CROSSROADS
 MIXED-USE COMMERCIAL AREA
 TOTAL ACRES: 139.94
 ASSUMED BUILDING COVERAGE: 30% MAX.
 S.F. OF COMMERCIAL BUILDING: 1,830,000 S.F. MAX

TERRITORIAL CROSSING
 MIXED-USE RESIDENTIAL
 TOTAL ACRES: 18.75
 DENSITY RANGE = 6-12 UNITS PER ACRE
 # OF SMALL LOT SINGLE FAMILY = 8 UNITS
 # OF ROW TOWNHOMES = 78 UNITS
 # OF APARTMENT/CONDO = 96 UNITS (3 STORIES)
 TOTAL # OF UNITS SHOWN = 182 UNITS (9.71 U/A)

WOODLANDS EDGE SOUTH
 MIXED-USE RESIDENTIAL AREA
 TOTAL ACRES: 43.12
 DENSITY RANGE = 6-10 UNITS PER ACRE
 # OF SMALL LOT SINGLE FAMILY = 81 UNITS
 # OF ROW TOWNHOMES = 114 UNITS
 # OF 4-PLEX TOWNHOMES = 40 UNITS
 # OF APARTMENT/CONDO = 120 UNITS (3 STORIES)
 TOTAL # OF UNITS SHOWN = 355 UNITS (8.23 U/A)

WEALDS OF RUSH CREEK
 SINGLE FAMILY CONSERVATION AREA
 TOTAL ACRES: 28.87
 DENSITY RANGE = 0.5-1 UNITS PER ACRE
 # OF UNITS SHOWN: 26 UNITS (0.90 U/A)

TOTALS
 TOTAL ACRES: 628.00
 TOTAL NON-DEVELOPED ACRES: 305.87
 TOTAL DEVELOPED ACRES: 322.13
 COMMERCIAL BUILDING: 1,525,00-1,830,000 S.F.
 RESIDENTIAL UNITS: 1,008 UNITS

Date: 05/04/09		Sheet: LU0	
Project Name/Location: STONES THROW - MASTER DEVELOPMENT PLAN CITY OF ROGERS, MINNESOTA		Sheet Title: MASTER LAND USE PLAN	
HASSAN MAINSTREET, LLC. 7700 MAIN STREET, SUITE 56343 HOPKINS, MINNESOTA 55343 952-930-0930			
Designed By: JRH	Town By: JRH	Checked By: JRH	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER UNDER MY SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERING BOARD OF THE STATE OF MINNESOTA. AY R. HILL Date: 05/04/09 Pgs. No. 24532			
Revisions:	By:	JRH	JRH
Date:	03/27/09	City Resubmittal	
	04/14/09	P.C. Meeting	
	05/04/09	L.C. Meeting - APPROVAL CONDITIONS	
Hill Engineering Project Number: 10001			