

elm creek Watershed Management Commission

ADMINISTRATIVE OFFICE
3235 Fernbrook Lane
Plymouth, MN 55447
PH: 763.553.1144
email: judie@jass.biz
www.elmcreekwatershed.org

Commerce Boulevard Development Rogers Project #2025-040

Project Overview:

Location: The project spans approximately 3.5 acres. The site is located northeast of Commerce Boulevard and west of George Weber Drive in Rogers, MN. PID: 2312023110016

Purpose: The project proposes to build two commercial buildings along with associated parking and driveways.

WMC Rules Triggered:	X	Rule D	Stormwater Management
	X	Rule E	Erosion and Sediment Control
		Rule F	Floodplain Alterations
		Rule G	Wetland Alteration
		Rule H	Bridge and Culvert Crossings
		Rule I	Buffer Strips
		Rule K	Variance

Applicant: CRCL Group
Address: 6012 Minnetonka Blvd, Minneapolis, MN, 55416

Attention: Joey Beuning
Phone: (612) 930-9845
Email: joey@crclgroup.com

Agent: Sambatek
Address: 12800 Whitewater Dr Suite 300, Minnetonka, MN, 55343

Attention: Trevor Conway
Phone: (763) 259-6674
Email: tconway@sambatek.com

Exhibits:	Description	Date Received
<i>Application</i>	<input checked="" type="checkbox"/> Complete ECWMC Application	October 14, 2025
	<input checked="" type="checkbox"/> ECWMC Request for Review and Approval	October 14, 2025
	<input checked="" type="checkbox"/> City authorization: Rogers, MN	October 14, 2025
	<input checked="" type="checkbox"/> Review fee: \$5,900	October 14, 2025
	<input checked="" type="checkbox"/> Project Documents (site plans, reports, models, etc.)	October 14, 2025

Submittals

- SWMP by Sambatek dated January 7, 2026
 - Stormwater Narrative.
 - Existing and Proposed Drainage Maps.
 - Existing and Proposed HydroCAD models.
 - Geotechnical Boring Logs by Braun Intertec, dated August 25, 2025
 - Regional Stormwater Pond plans by SEH, dated January 21, 2002
- Site development plans, dated December 30, 2025, prepared by Sambatek.
- Existing and proposed P8 models, received January 8, 2026

Findings

General

1. A complete application was received October 14, 2025. The initial 60-day decision period per MN Statute 15.99 has been extended an additional 60 days and expires February 11, 2025.
2. The existing site is approximately 3.5 acres and consists of wooded land and grassed, previously agricultural land. The existing impervious area is 0.1-acres from the driveway to the northwestern adjacent property. A topographic high point is located on the southwestern portion of the site, and a low point at northwestern portion of the site. The western portion of the site drains to northwest to the low point. The rest of the site drains offsite to a regional stormwater pond located Northeast of the site.
3. The proposed site includes two commercial buildings with associated parking and driveway access.
4. The total proposed impervious is 2.6 acres of new impervious surface, approximately 2.5 acres of which is new or reconstructed.
5. The project proposes one filtration basin for rate control and abstraction volume.
6. Geotechnical Report by Braun Intertec dated August 25, 2025, indicates the site subsurface is predominantly lean clay which is Type D according to USDA classification.

Rule D – Stormwater Management

General

1. The total proposed impervious surface is around 2.6 acre (74%) of new impervious surface.
2. Majority of the site drains northwest to an on-site filtration basin. Portions of the site near the parcel boundary drain offsite to existing storm sewer. Runoff from the site is ultimately routed to a regional stormwater pond northeast of the site.
3. One filtration basin is proposed for rate control and abstraction volume.

Rate Controls

1. Rate control **meets** Commission requirements.
2. The applicant provided Hydro CAD model output for the 2-year, 10-year, and 100-year events total outflow from each drainage from the site. The rates are summarized in Table 1.

Table 1 Rate of Discharge Leaving Site

Direction	Condition	2-year	10-year	100-year
Southeast	Pre-Project	(cfs)	(cfs)	(cfs)
	Pre-Project	2.57	4.72	9.54
	Proposed	0.41	0.90	2.11
Northwest	Change	-2.16	-3.82	-7.43
	Pre-Project	3.5	6.68	14.65

	Proposed	1.75	7.4	16.41
Northeast	Change	-1.75	0.72	1.76
	Pre-Project	0.67	1.54	3.70
	Proposed	0.10	0.23	0.56
Total	Change	-0.57	-1.31	-3.14
	Pre-Project	4.18	8.21	17.96
	Proposed	1.77	7.51	16.94

The project does not increase overall site discharge rates from existing to proposed conditions; however, a point source discharge rate increase is proposed at the northwest storm sewer. The City of Rogers has acknowledged and approved the point source increase at the northwest storm sewer.

Abstraction Controls and Water Quality

1. Abstraction and Water Quality controls meet Commission requirements.
2. The total net new impervious is 2.5 acres. The required 1.1" abstraction volume is 9,990 cf.
3. Infiltration from 1.1 inches of runoff from impervious areas is not feasible due to the presence of Type C and D Soils. The applicant proposes a filtration basin with underdrain.
4. Pretreatment for the filtration basin is provided by two four-foot catch basin sumps immediately upstream of the basin inlets.
5. P8 modeling indicates the net TSS and TP discharge from site is reduced after development. The P8 model submitted by the applicant was revised by Commission staff to reflect conservative loading values as shown in the Table below.

Table 2 Water Quality Summary

	Abstraction Vol. (cubic feet)	TP (lbs/year)	TSS (lbs/year)
Pre-Project	N/A	123.8	8,636
Proposed	9,990 (required) 11,180 (provided)	123.6	8,625
Change	+1,190 (excess)	-0.2	-11

Low Floor Elevations

1. Low floors **meet** Commission requirements.
2. The proposed structures fall under the category of section d of the low floor elevation requirements. The low floor shall be higher than 1 ft above the NWL, 2 ft above 100-year flood elevation and 1 ft above EOF requirements.

3. HydroCAD modeling for the regional retention pond indicates that at least 2 feet of vertical separation is provided between the 100-year flood elevation and the low opening of adjacent structures.
4. The on-site filtration basin is designed to contain the 100-year flood elevation. HydroCAD modeling for the filtration basin overflow indicates that the emergency flowpath has adequate capacity to direct runoff away from adjacent structures in the 500-year storm event.

Operation and Maintenance

The applicant will need to enter into a stormwater maintenance agreement with the City of Rogers.

Rule E – Erosion and Sediment Control (plans)

1. Plans **meet** Commission requirements for erosion and sediment control.
2. The erosion and sediment control plans are consistent with current best management practices, including:
 - a. Rock construction entrance
 - b. Catch basin inlet protection
 - c. Stabilization of disturbed soil areas using erosion blanket.
 - d. Concrete washout location.
 - e. Flared end outlets with rip rap.

Recommendation

Conditional Approval

Conditions for Approval

1. Approval is contingent upon final application escrow fee balance. Additional payment or refund of the fees will be determined when all conditions for approval are met.
2. Approval is contingent upon an operation and maintenance plan that is approved by the City of Rogers.

On Behalf of Stantec Consulting Services, Inc.
Advisor to the Commission

SIGNATURE HERE

Date 01/08/2026

Attachments

- Figure 1 Project Location
- Figure 2 Existing Drainage Map
- Figure 3 Proposed Drainage Plan
- Figure 4 Grading and Erosion Control Plan

Figure 1 Project Location



Figure 2 Existing Drainage Map

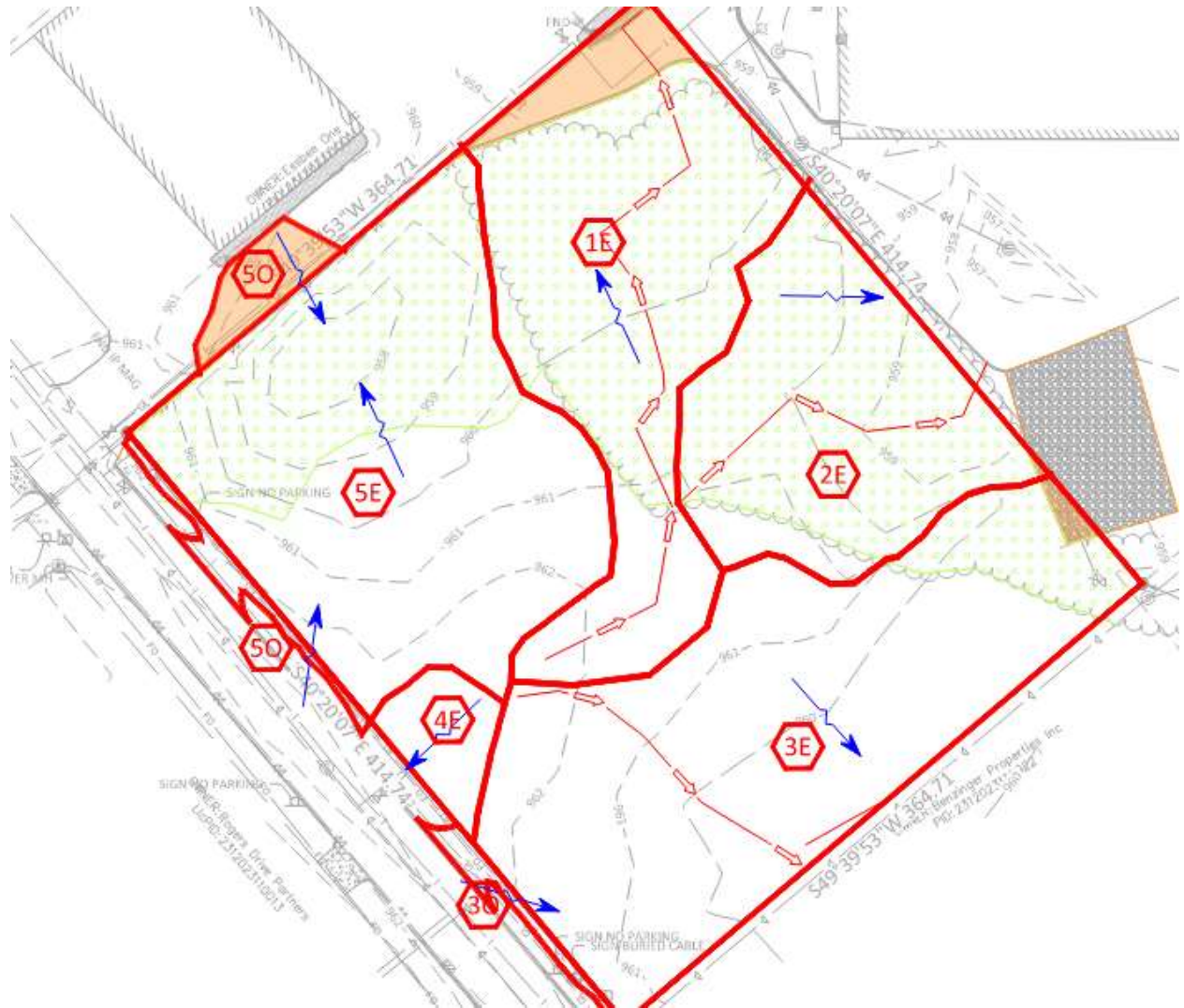


Figure 3 Proposed Drainage Plan



Figure 4 Grading and Erosion Control Plan

