Technical Memorandum

To: Nick Tomczik
District Administrator, RCWD

Cc: Tom Schmidt, RCWD
John Kolb, Rinke-Noonan

From: Chris Otterness, PE

Subject: JD 3 Petition for Partial Abandonment and Realignment at Frenchman Village -- Engineer's Findings

Date: September 16, 2026

HEI Project #: R005555-0082.014

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.

9/16/2026

Chris Otterness Date
Reg. No. 41961

BACKGROUND

On August 24, 2026, the Rice Creek Watershed District (RCWD) Board of Managers accepted for filing a petition submitted by SPQR Hugo, Inc. for the partial abandonment and realignment of Anoka/Washington Judicial Ditch (JD) 3. The purpose of the drainage system modifications is to avoid conflict with the infrastructure for the residential development proposed under RCWD Permit #26-069 (currently under review). The RCWD Board of Managers appointed Houston Engineering, Inc. (HEI) to investigate the effects of the proposed modification under MS 103E.227 and 103E.806 and file a report of findings. This memorandum documents the engineer's findings.

The petitioners have provided a narrative description of the project with associated figures and drainage system rerouting plans. The following is a summary of the proposed modifications.

- Partially abandon and realign approximately 1,700 linear feet of JD 3 Branch 2.
- All portions of the realigned ditch will be constructed consistent with the As-Constructed and Subsequently Improved Condition (ACSIC) grade by connecting to the existing open ditch at the upstream and downstream ends of the realignment.

The proposed realignment & abandonment is shown in **Figure 1**. All proposed modifications are within the property of the petitioners, will be constructed to the existing or ACSIC elevation, and will match the ACSIC capacity.

UTILITY OF SYSTEM / OUTLET ADEQUACY

In reviewing the utility of the system, we consider whether the petitioned modification will result in a decrease of capacity / outlet function for upstream landowners, the likelihood of the project affecting the adequacy of the outlet, and maintainability of the modified system into the future. The petitioners are proposing to realign the public drainage system with an equivalent cross-section, grade, and capacity as the existing open channel. As a new road is being proposed that crosses the drainage system, a culvert will be provided (48-inches in diameter) to allow flow under the road. The culvert proposed culvert has nearly twice the capacity of the upstream culvert under the railroad (36-inches in diameter) Therefore, the realignment will not adversely impact the drainage function for upstream benefitting landowners. The outlet of the altered portions of the public drainage system will not be changed, and the realignment does not propose to increase overall capacity (i.e. create an "improvement"). Thus, the realignment will not adversely affect downstream drainage function. Note that RCWD stormwater management rules (administered by the City of Hugo for projects with the City) require discharges into the ditch and other offsite discharges be limited to no more than current peak levels for the 2-, 10-, and 100-year rainfall event.

The petitioners are solely responsible for funding design, construction, and oversight costs associated with the public drainage system abandonment and realignment. The RCWD will retain administrative authority over the public drainage system and the responsibility to inspect and maintain the system, including the realigned portions. The system modification as proposed provides access points adequate for inspection and maintenance and will be within a public drainage system easement (see *Easements/Maintenance Corridor* below).

BENEFITS

The proposed realignment will provide benefit for the proposed Frenchman Village residential development. The proposed development would consist of multiple homes, paved surfaces, regional BMPs, and utilities being constructed over/under the alignment of the existing public drainage system. Therefore, realigning the public drainage system is necessary to accommodate the proposed development and provide for future maintenance of the public drainage system.

ENVIRONMENTAL IMPACTS

The petitioned partial abandonment and realignment does not impact floodplain or runoff rates. The petitioned partial abandonment and realignment may be occurring within wetlands. The completion of construction activities will need to meet RCWD Rules and the Wetland Conservation Act.

EASEMENTS/MAINTENANCE CORRIDOR

The RCWD, in its role as drainage authority under MN Statute 103E, requires the petitioners to convey and dedicate easements for the necessary width required to perform public drainage system maintenance. While the petition proposes to modify the public drainage system, RCWD's authority to access the system remains with or without a recorded easement over the unaltered and realigned segments. The petitioner is proposing to place the realigned ditch within an easement that will be recorded on the property, consistent with RCWD Rules.

No permanent structures, impervious surfaces, utilities, or landscape features are typically permitted within the drainage system easement except for approved road or trail crossings. No property within the public drainage system easement may be used for any alternative use such as wetland replacement, upland buffer, et cetera. Alternatively, the petitioner may place some impervious surfaces or semi-permanent features within the easement if they indemnify the District from any damage to the impervious surfaces or semi-permanent features that occur within the easement as part of activities completed under MN Statute 103.E. This indemnification would be documented as part of the District permitting process as part of recording of the new easement.

PERMITS

The petitioners must apply to the RCWD for approval under Rule I for the realignment of the public drainage system and other encroachments upon the JD 3 public drainage system right-of-way. The project not only includes work within the JD 3 Branch 2 right of way but also the Main Trunk and Branch 3 right of way, including placement of a culvert crossing on Branch 3. Proposed buildings, parking lots, and roadways may not encroach upon the public drainage system right-of-way. The petitioner shall provide record drawings of the public drainage system modifications, which include, but are not limited to, elevations of all ditches, culverts, and outlets.

The project may require approvals from other agencies, including but not limited to:

- City of Hugo (including compliance with RCWD stormwater management rules and the wetland conservation act)
- An NPDES Stormwater Permit for Construction from the Minnesota Pollution Control Agency; and
- A Section 404 permit per the Clean Water Act from the U.S. Army Corps of Engineers.

Note: This is not intended to be an exhaustive list of required permits/permissions. It is the petitioner's responsibility to confirm permit requirements with the regulatory authorities having jurisdiction over the work.

CONCLUSION

Minnesota Statute 103E.227, Subpart 3, requires the proposed project to provide public or private benefit and not impair the utility of the ditch or deprive affected landowners of its benefit. The Statute also requires that the proposed realignment be feasible, the outlet be adequate, and the public benefit be greater than the adverse environmental impact.

The proposed partial abandonment and realignment of portions of JD 3 Branch 2 will not impair the utility of the drainage system or deprive the affected landowners of its benefit. The realignment of the ditch will provide an identical level of service will be provided to upstream landowners compared to the originally constructed condition.

The proposed modifications, as a component of the Frenchman Village development, will not result in an adverse environmental impact due to the required mitigation features required through RCWD Rules. The project is to be contingent upon acquiring the required regulatory approvals for the construction of the Frenchman Village development, construction of the conceptual project features, and formal acceptance by the District.

The petitioners have met the requirements of Minnesota Statute 103E.227 and 103E.806. We recommend the RCWD Board of Managers notice and hold a public hearing on the partial abandonment and realignment of JD 3 Branch 2. We further recommend the Board adopt a findings and resolution to partially abandoned and realign JD 3 Branch 2, with the following conditions:

- Partial abandonment and realignment shall be contingent upon approval of an RCWD permit for the Frenchman Village development under RCWD Rule I.
- Petitioner shall notify District staff prior to start of construction of the ditch realignment and coordinate access for inspection of the ditch construction
- Petitioner shall provide the District record drawings of the realigned ditch, new culverts (including those proposed on other branches of JD 3) and surface water outlets into JD 3.

We recommend, at a minimum, that all landowners drainage to JD 3 Branch 2 be notified of the public hearing as potentially affected landowners. HEI will provide the District a mailing list of these landowners in advance of noticing for the hearing.

ATTACHMENTS

Petition from SPQR Hugo, Inc.
Figure 1 – Realignment

ATTACHMENT A – PETITION FROM SPQR HUGO, INC.

August 14, 2026

Public Ditch Authority
c/o Tom Schmidt, Rice Creek Watershed District
4325 Pheasant Ridge Drive
Blaine, MN 55449

Re: Petition for Realignment of Judicial Ditch 3 Branch 2 in Hugo, MN

Dear Mr. Schmidt:
With this letter and supporting documentation, SPQR Hugo, LLC (Petitioner) formally petitions the Rice Creek Watershed District (RCWD) as the drainage authority for Judicial Ditch 3, Branch 2, for permission to abandon and relocate a portion of the ditch that runs through the proposed Frenchman Village development. This petition is made pursuant to Minnesota Statutes, Section 103E and RCWD Rule I.

Background

This request is made to accommodate a mixed-use commercial/residential development of property by the Petitioner. The current plan proposes a mixed-use development consisting of single-family homes, town homes, and commercial/medical/retail development. Judicial Ditch 3 Branch 2 traverses the site from east to west, from State Highway 61 on the east to Clearwater Creek on the west edge of the property. Judicial Ditch 3 Branch 2 is currently located within the area of the proposed development, necessitating the realignment.

Existing Conditions

This property is approximately 97 acres comprised of 9 separate parcels. The property is bound by State Highway 61 to the east, CSAH 8 (Frenchman Road) to the north and residential development to the south and west. The property is currently used for agriculture but for a few acres of unused farm buildings. Site access will come from Oneka Parkway, the proposed Fenway Avenue Extension to Frenchman Road and a connection to Victor Path at the west side of the project.

Proposed Conditions

The proposed Frenchman Village development requires the relocation of a portion of Judicial Ditch 3 Branch 2 (JD 3 Branch 2) to accommodate the proposed development.

Approximately 1,600 feet of JD 3 Branch 2 will be reconstructed along a new alignment. The relocated ditch will continue to collect and convey drainage from the surrounding area and will be discharged to Clearwater Creek.

The new outlet to Clearwater Creek will be located approximately 320 feet south of the existing ditch outlet. The proposed realignment has been designed to maintain the drainage function of the public ditch system while allowing for the development of the property.

The project includes grading, stabilization, and drainage improvements associated with construction of the new ditch. Existing ditch segments and drainage features within the development area that are no longer needed will be abandoned and filled as part of the project.

Supporting engineering plans and analyses have been prepared to demonstrate that the proposed realignment will continue to provide adequate drainage and will not negatively affect upstream or downstream properties.

See Attachment 2 for the grading plan showing the proposed development and ditch realignment.

Funding

The Petitioner will provide 100% funding for design, construction, and oversight costs associated with the ditch realignment. No funding from RCWD or other public entities is being requesting for this project.

“Terms of the Funds”

The following language in the petition served as the “terms” of the bond/cash deposit. This is taken directly from state statute:

1. Accompanying this petition is the Petitioner’s escrow deposit of $10,000. Petitioner acknowledges and agrees that additional deposit may be required as additional costs are incurred in the proceedings. Petitioner agrees to pay all costs and expenses that may be incurred if the proceedings are dismissed.

2. Petitioner acknowledges that the costs incurred before the proposed drainage system modification is established may not exceed the amount in the amount of the Petitioner's deposit.

3. Petitioner acknowledges that a claim for expenses greater than the amount of the deposit may not be paid unless an additional deposit is filed.

4. Petitioner acknowledges that if the drainage authority determines that the cost of the proceedings will be greater than the Petitioner's deposit before the proposed drainage system modification is established, the drainage authority must require an additional deposit to cover all costs to be filed within a prescribed time.

5. Petitioner acknowledges that the proceeding will be stopped until the additional deposit prescribed by the drainage authority is filed.

6. Petitioner acknowledges that if the additional deposit is not filed within the time prescribed, the proceeding must be dismissed.

7. Petitioner acknowledges that the costs of the Rice Creek Watershed District in the proceedings will be paid from the deposit.

Maintenance

Ownership and maintenance of Judicial Ditch 3 Branch 2 shall continue to be the responsibility of the Rice Creek Watershed District. The Petitioner shall provide all easements necessary for operation, inspection, maintenance, and access to the relocated ditch alignment.

The Petitioner respectfully requests that the Rice Creek Watershed District establish a time and location for a public hearing on this petition and provide notice to all affected and benefited property owners in accordance with Minnesota Statutes Chapter 103E and applicable Rice Creek Watershed District procedures.

Please call me at 612-758-3080 with any questions or comments regarding stormwater issues for the this development.

Thank you,

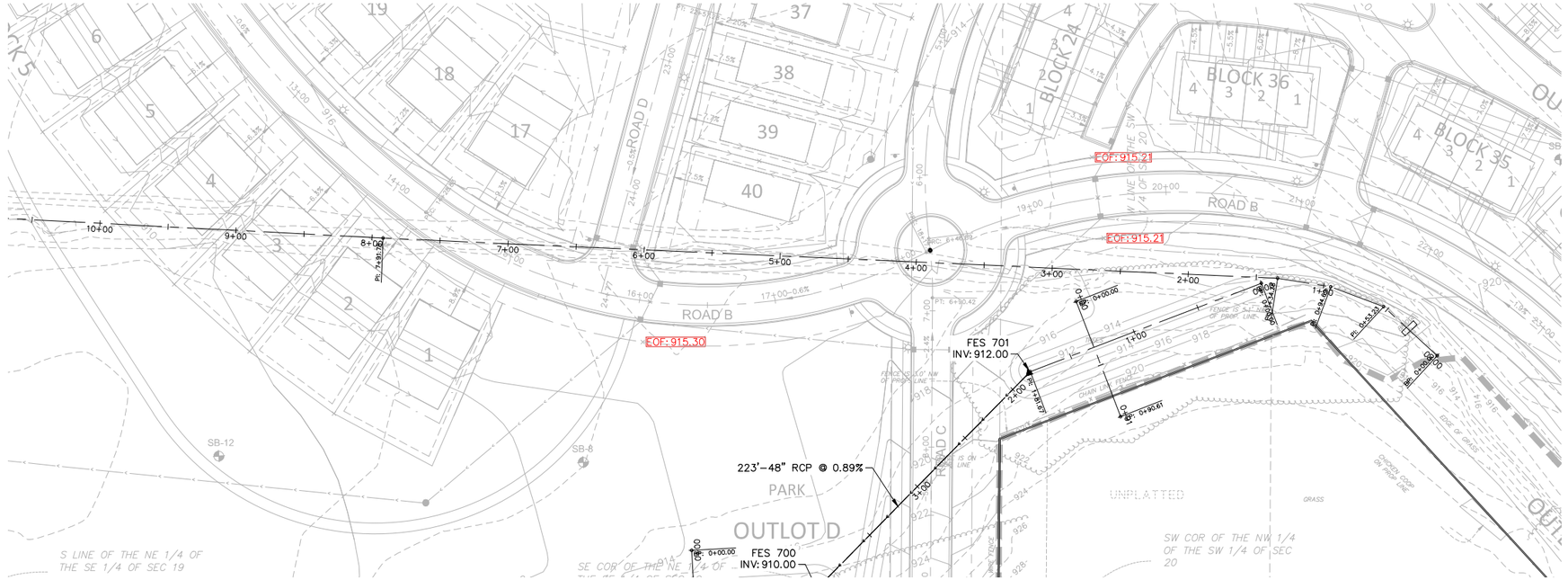
Clark Wicklund, PE #40922
Tim Chamberlain

Petitioner Signature

Mario Cocciarella
SPQR Hugo, LLC

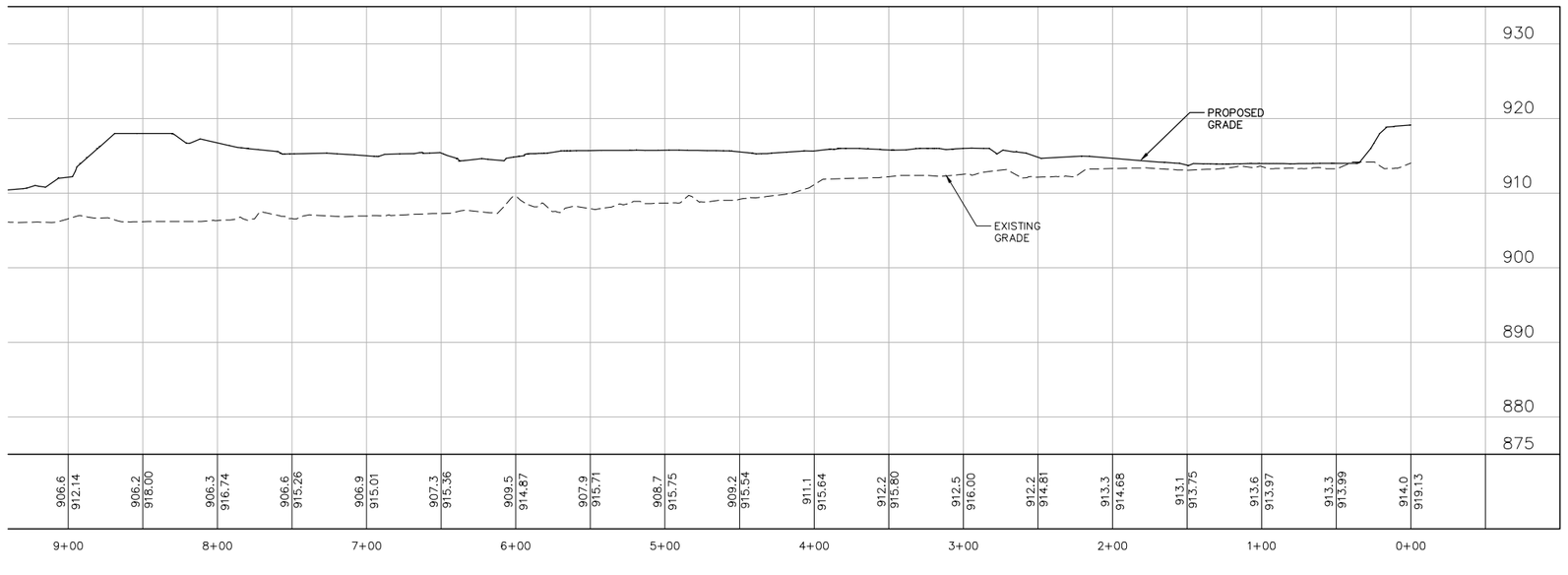
ATTACHMENT 1
RCWD DITCH FUNCTION PROFILES

MATCH LINE A



JUDICIAL DITCH 3 BRANCH 2 (EXISTING)

MATCH LINE B



N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Frenchman Village
Hugo, MN

Judicial Ditch 3 Branch 2

Existing Ditch Alignment

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 Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

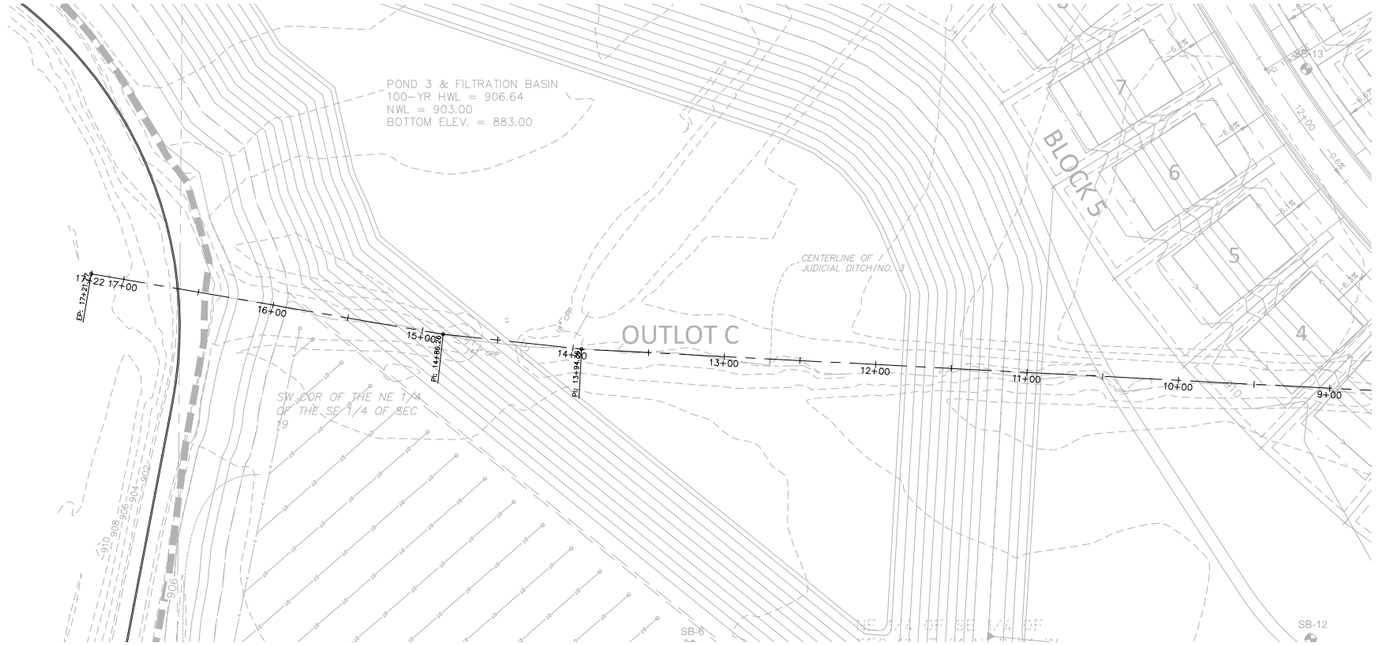
BY DATE

DATE	ISSUE

PROJECT TEAM DATA

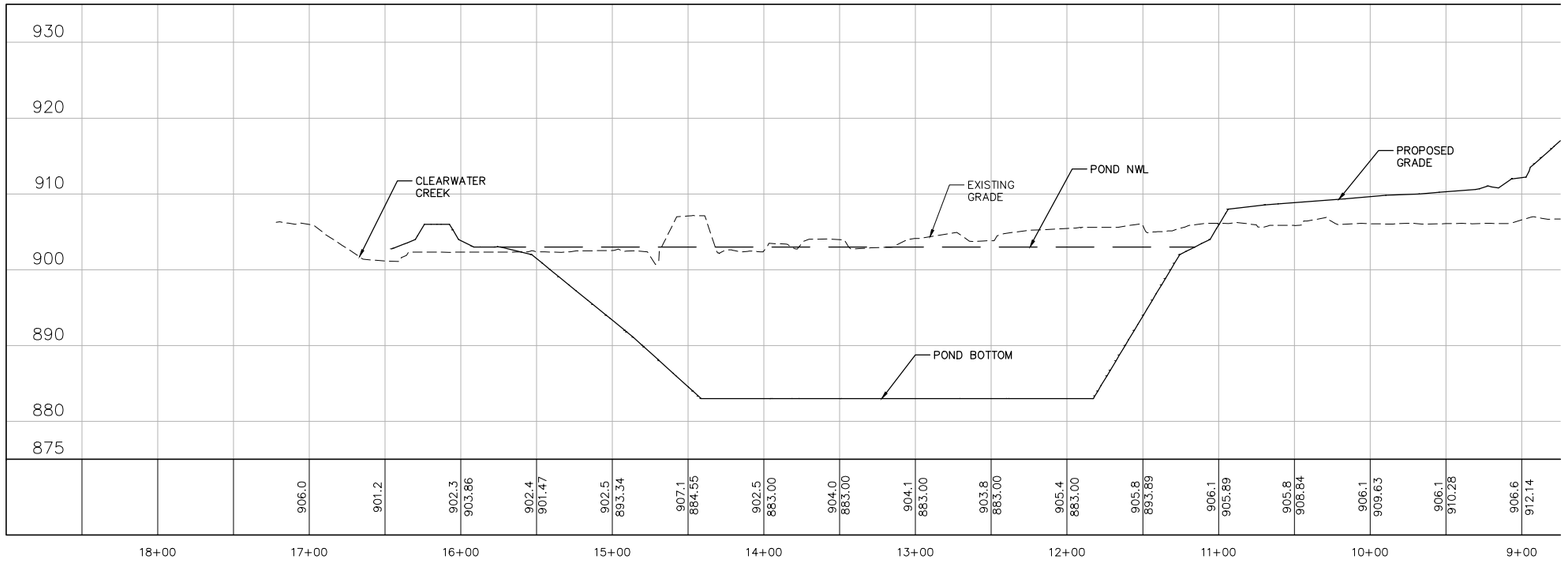
DESIGNED: TPC
DRAWN: TPC
PROJECT NO: 400880

Drawing name: X:\4000880-001\001\40 Design\45 Stormwater\DITCH PROFILES.dwg Sep 16, 2026 - 1:56pm



MATCH LINE A

JUDICIAL DITCH 3 BRANCH 2 (EXISTING)



MATCH LINE B

N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Frenchman Village
Hugo, MN

Judicial Ditch 3 Branch 2

Existing Ditch Alignment

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 Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE

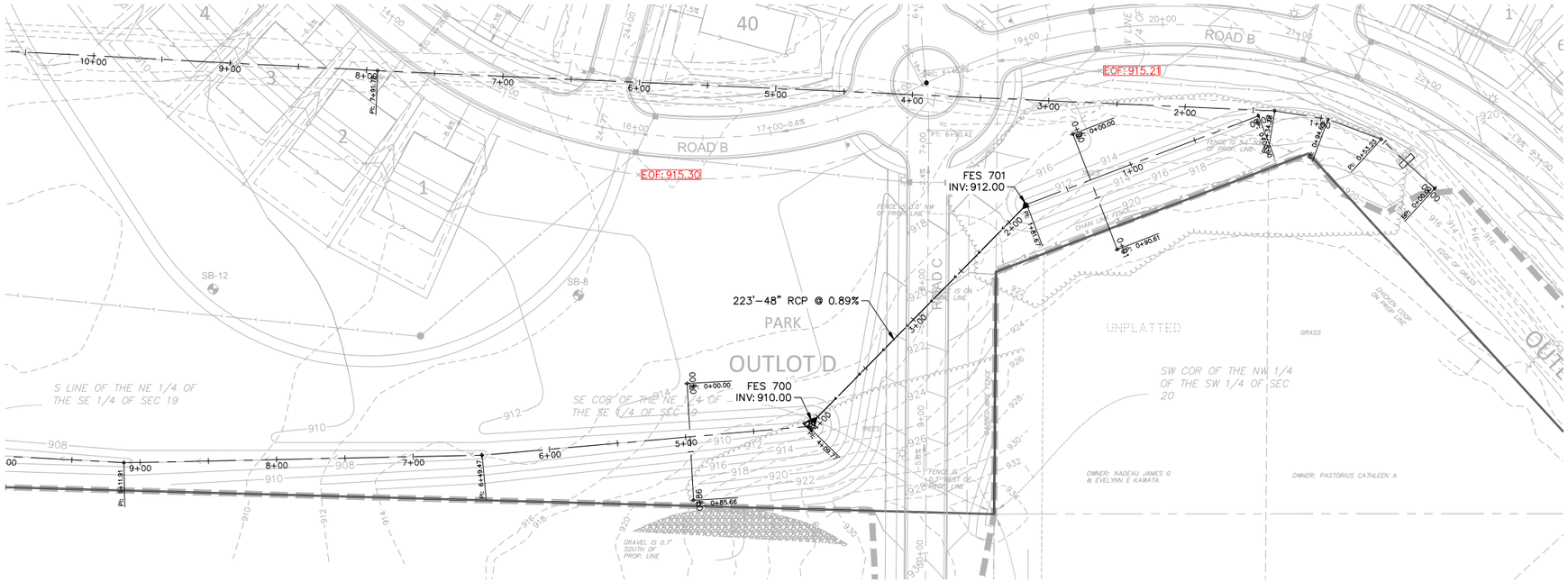
PROJECT TEAM DATA

DESIGNED:	TPC
DRAWN:	TPC
PROJECT NO:	400880

SHEET 2 of 5

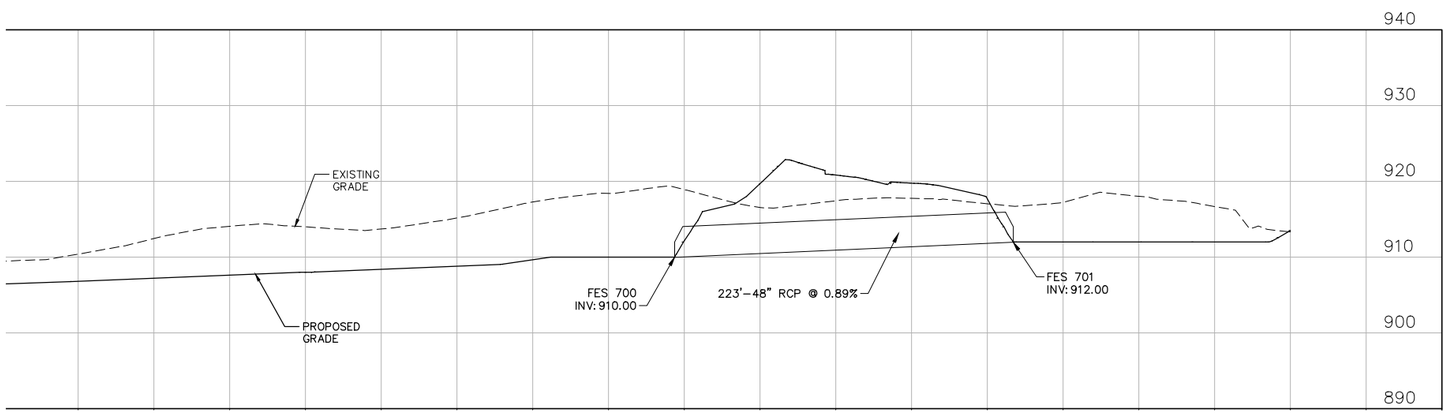
Drawing name: X:\4000880-001\001\40 Design\45 Stormwater\DITCH PROFILES.dwg Sep 16, 2026 - 1:56pm

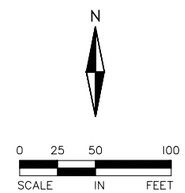
MATCH LINE C



JUDICIAL DITCH 3 BRANCH 2 (PROPOSED)

MATCH LINE D





FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Frenchman Village
Hugo, MN

Judicial Ditch 3 Branch 2

Proposed Ditch Realignment

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 Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

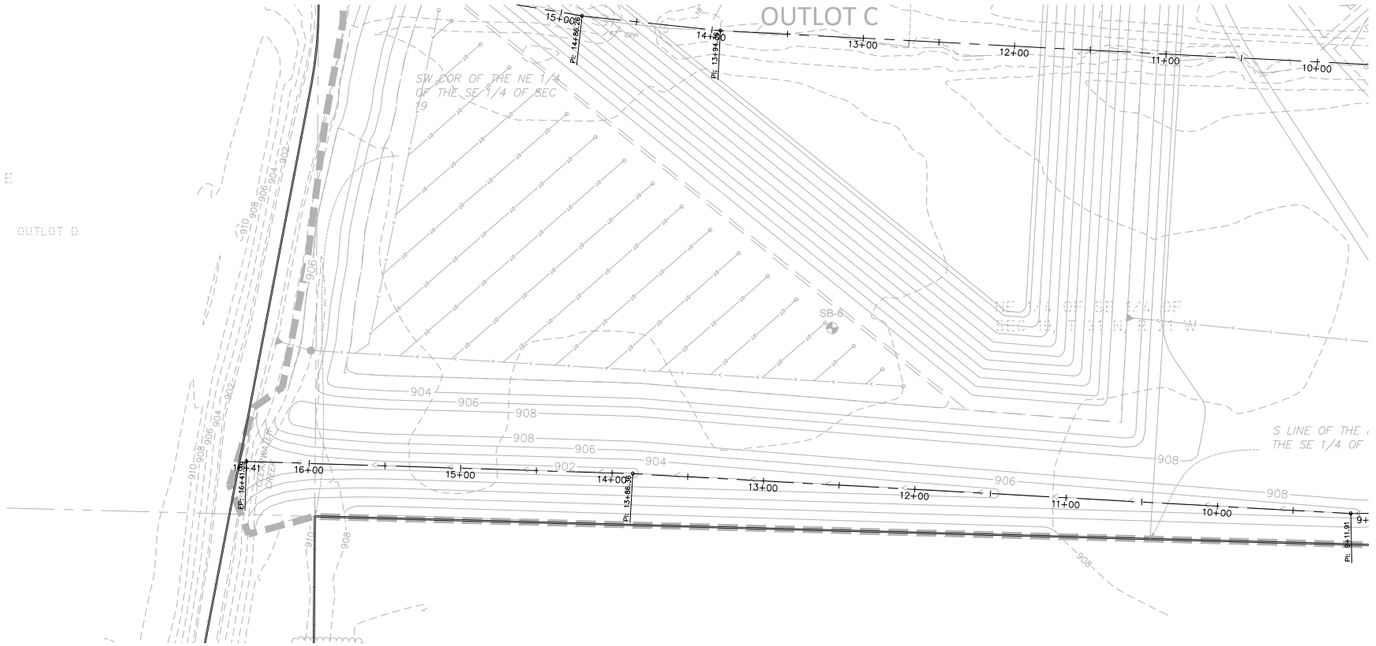
DATE	ISSUE

PROJECT TEAM DATA

DESIGNED:	TPC
DRAWN:	TPC
PROJECT NO:	400880

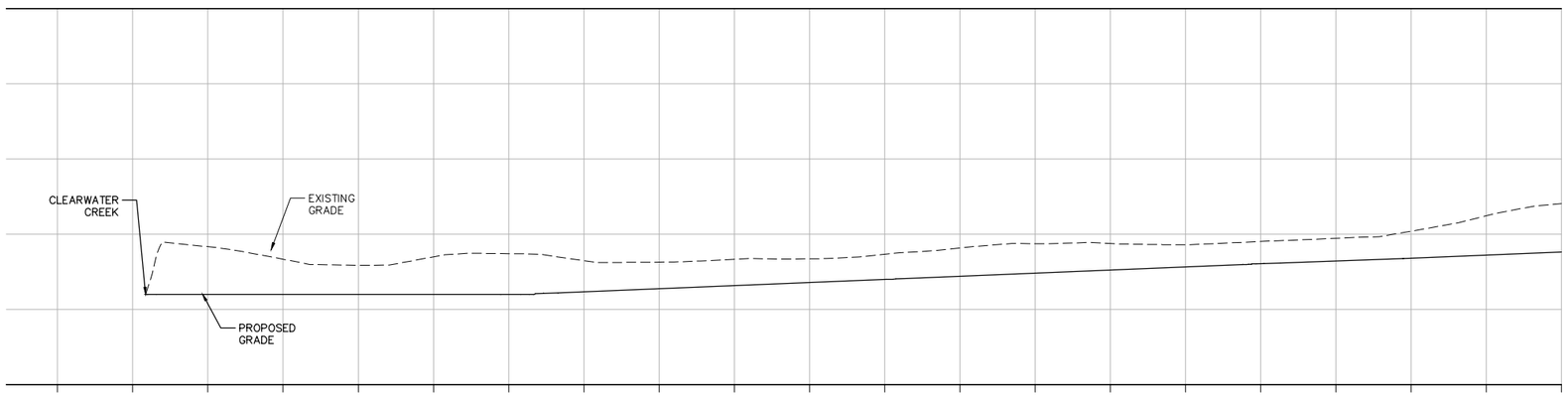
SHEET 3 of 5

Drawing name: X:\4000880-00\001\40 Design\45 Stormwater\DITCH PROFILES.dwg Sep 16, 2026 - 1:56pm



MATCH LINE C

JUDICIAL DITCH 3 BRANCH 2 (PROPOSED)



MATCH LINE D

N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Frenchman Village
Hugo, MN
Judicial Ditch 3 Branch 2
Proposed Ditch Realignment

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 Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

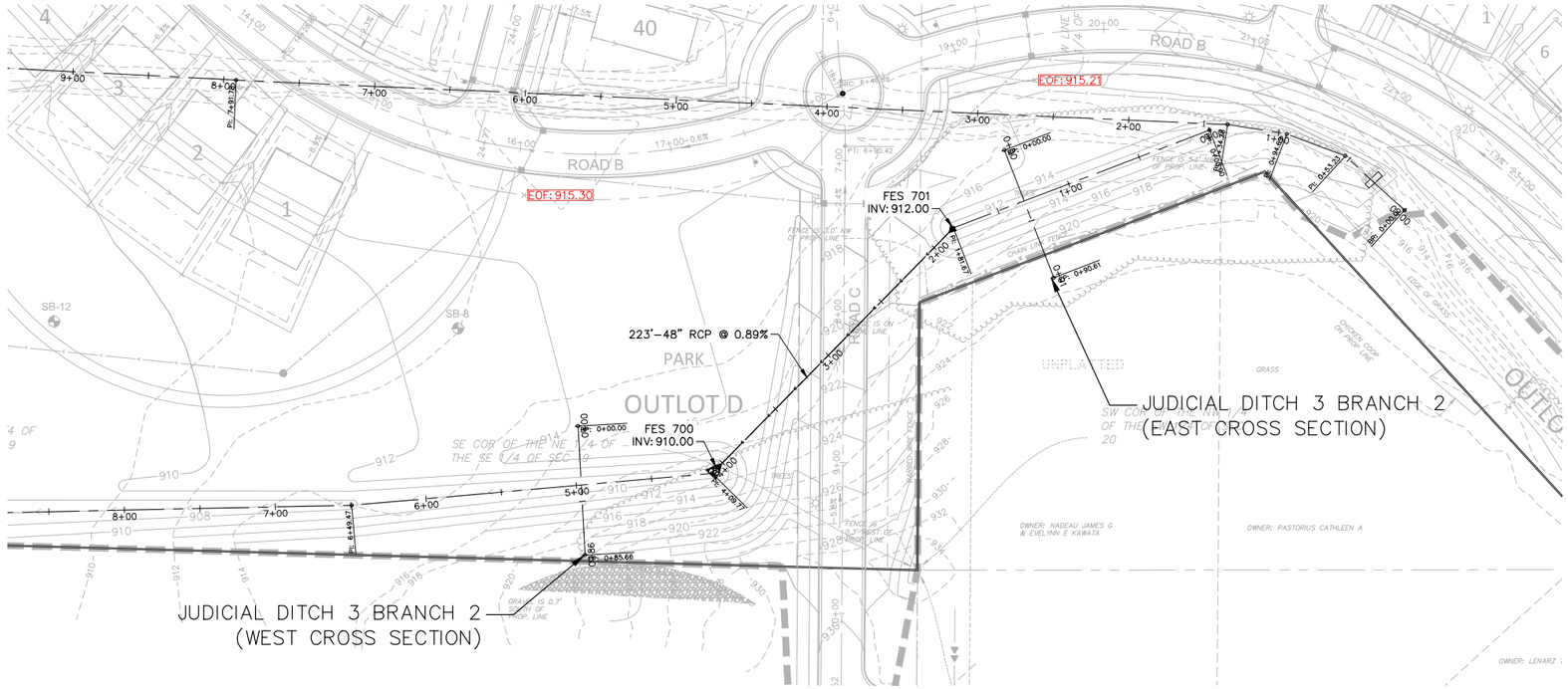
DATE	ISSUE

PROJECT TEAM DATA

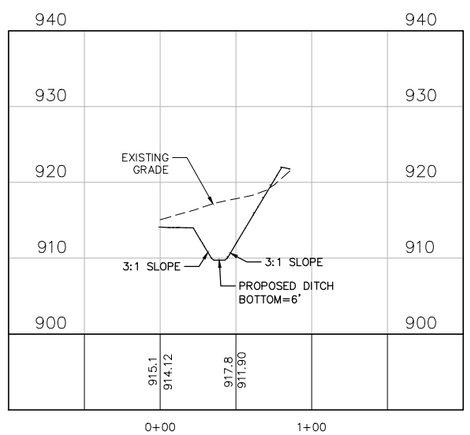
DESIGNED:	TPC
DRAWN:	TPC
PROJECT NO:	400880

SHEET 4 of 5

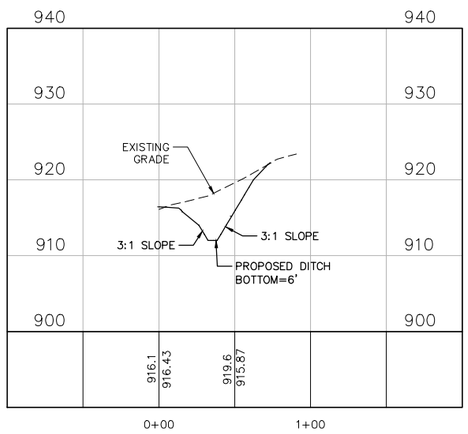
Drawing name: X:\4000880-00\001\40 Design\45 Stormwater\DITCH PROFILES.dwg Sep 16, 2026 - 1:56pm



JUDICIAL DITCH 3 BRANCH 2 (WEST CROSS SECTION)



JUDICIAL DITCH 3 BRANCH 2 (EAST CROSS SECTION)



N

0 25 50 100
SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Frenchman Village
Hugo, MN

Judicial Ditch 3 Branch 2

Proposed Ditch Cross Sections

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 Civil Engineer under the laws of the State of Minnesota

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE

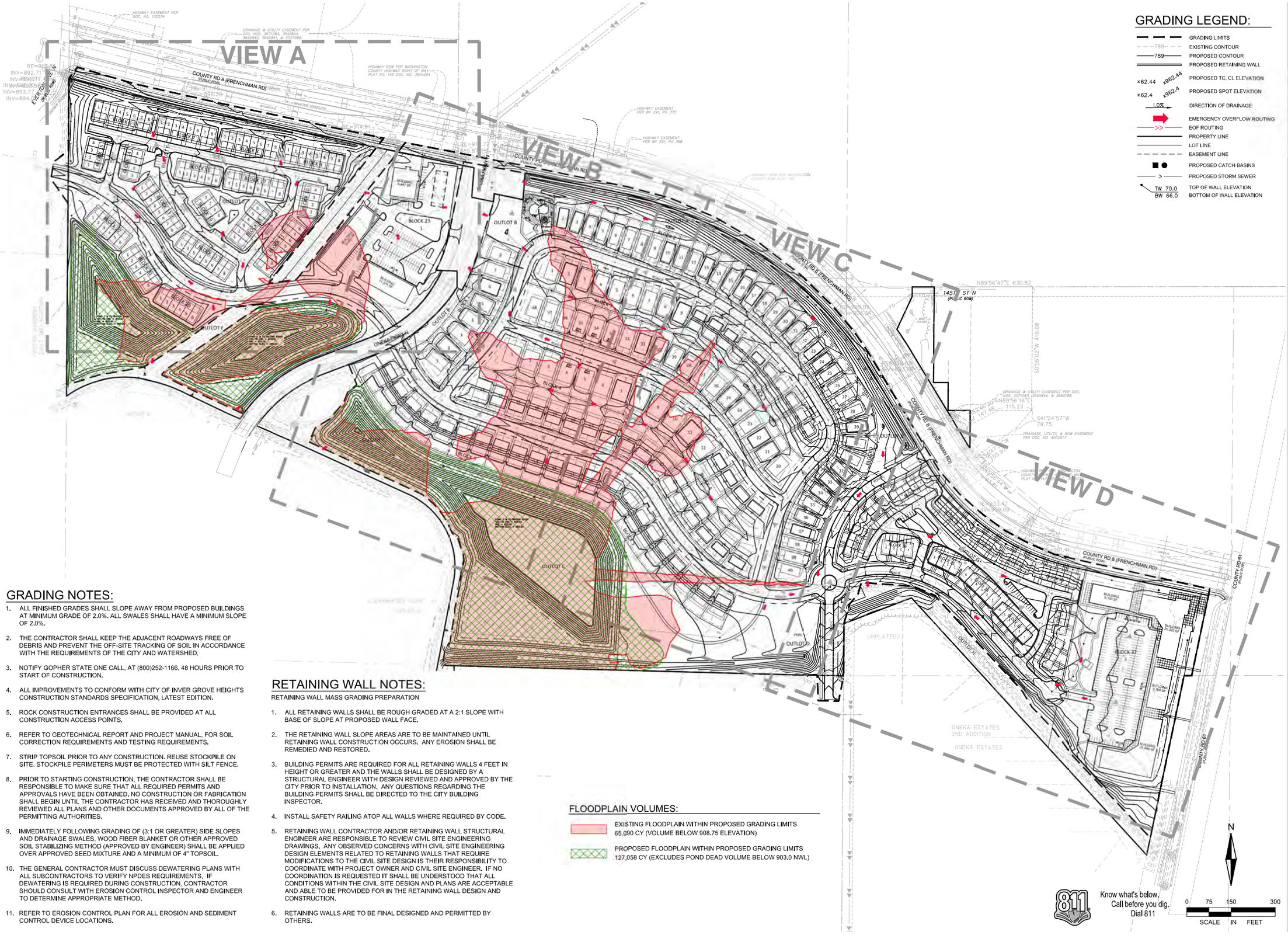
PROJECT TEAM DATA

DESIGNED:	TPC
DRAWN:	TPC
PROJECT NO:	400880

SHEET 5 of 5

Drawing name: X:\4000880-00\001\40 Design\45 Stormwater\DITCH PROFILES.dwg Sep 16, 2026 - 1:56pm

ATTACHMENT 2
PRELIMINARY GRADING PLAN



GRADING LEGEND:

- GRADING LIMITS
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- ×62.44 ×962.44 PROPOSED TC, CL ELEVATION
- ×62.4 ×962.4 PROPOSED SPOT ELEVATION
- 1.0% DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- EOF ROUTING
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- TW 70.0 / BW 66.0 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF INVER GROVE HEIGHTS CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.

RETAINING WALL NOTES:

RETAINING WALL MASS GRADING PREPARATION

1. ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WALL FACE.
2. THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIED AND RESTORED.
3. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.
4. INSTALL SAFETY RAILING ATOP ALL WALLS WHERE REQUIRED BY CODE.
5. RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DESIGN ELEMENTS RELATED TO RETAINING WALLS THAT REQUIRE MODIFICATIONS TO THE CIVIL SITE DESIGN IS THEIR RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO COORDINATION IS REQUESTED IT SHALL BE UNDERSTOOD THAT ALL CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
6. RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.

FLOODPLAIN VOLUMES:

EXISTING FLOODPLAIN WITHIN PROPOSED GRADING LIMITS
65,090 CY (VOLUME BELOW 908.75 ELEVATION)

PROPOSED FLOODPLAIN WITHIN PROPOSED GRADING LIMITS
127,058 CY (EXCLUDES POND DEAD VOLUME BELOW 903.0 NWL)

811 Know what's below. Call before you dig. Dial 811

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village

Hugo, Minnesota

Preliminary Plat & PUD Submittal

Grading & Drainage Plan - Overview

DATE	DESCRIPTION
5-11-2026	City Submittal
6-29-2026	City Resubmittal
7-22-2026	City Resubmittal

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Chad Leqve
Date
40922
License no.

QA/QC CHECK

By
Date

PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

19

Sheet 19 of 63

File Location: X:\4000880\d30\01\40 Design\20 Sheets - Preliminary\PP\ARMS.dwg | Plotted By: Jorgen Holt on July 22, 2026 at 12:

COUNTY RD 8 (FRENCHMAN RD)
(PUBLIC ROW)

GRADING LIMITS

ROAD G (PRIVATE)

ROAD A (PRIVATE)

ROAD F (PRIVATE)

ROAD I (PRIVATE)

ROAD H (PRIVATE)

OUTLOT E

OUTLOT F

OUTLOT B

BLOCK 16

BLOCK 17

BLOCK 18

BLOCK 20

BLOCK 21

BLOCK 22

BLOCK 23

BLOCK 1

L BLOCK

OCI

POND 1 & FILTRATION BASIN
100-YR HWL = 905.92
NWL = 903.00
BOTTOM ELEV. = 883.00

POND 2 & FILTRATION BASIN
100-YR HWL = 904.56
NWL = 903.00
BOTTOM ELEV. = 883.00

BUILDING
8,447 SF

BUILDING
15,600 SF

BUILDING
11,375 SF

ONEKA PKWY N
(PUBLIC ROW)

HIGHWAY ROW PER WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 146 DOC. NO. 3504254

Know what's below.
Call before you dig.
Dial 811

N

0 25 50 100
SCALE IN FEET

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village
Hugo, Minnesota

Preliminary Plat & PUD Submittal
Grading & Drainage Plan - View A

DESCRIPTION	DATE
City Submittal	5-11-2026
City Resubmittal	6-29-2026
City Resubmittal	7-22-2026

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Signature
Chad Ellingson
Date
40922
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

20

Sheet 20 of 63

File Location: X:\4000880\00\00\16\Drawings\03 Sheets - Preliminary\GRADING.dwg Plotted By: Jurgen Holt on July 22, 2026 at 8:

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village

Hugo, Minnesota

Preliminary Plat & PUD Submittal

Grading & Drainage Plan - View B

DATE	DESCRIPTION
5-11-2026	City Submittal
6-29-2026	City Resubmittal
7-22-2026	City Resubmittal

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Chad T. Cramer — 40922
Date — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

21

Sheet 21 of 63

File Location: X:\4000880\20251\40 Design\03 Sheets - Preliminary\GRADING.dwg Plotted By: Jorgen Holt on July 22, 2026 at 8:

Know what's below.
Call before you dig.
Dial 811

0 25 50 100
SCALE IN FEET

N

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village

Hugo, Minnesota

Preliminary Plat & PUD Submittal

Grading & Drainage Plan - View C

DATE	DESCRIPTION
5-11-2026	City Submittal
6-29-2026	City Resubmittal
7-22-2026	City Resubmittal

CERTIFICATION

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.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Chad Hoffman — 40922
Date — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

22

Sheet 22 of 63

Know what's below. Call before you dig. Dial 811

SCALE IN FEET 0 25 50 100

File Location: X:\4000880\20260140\Design\3D Sheets - Preliminary\GRADING.dwg Plotted By: Jorgen Holt on July 22, 2026 at 3:

OUTLOT C
OUTLOT A
OUTLOT D
PARK
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
ROAD B
ROAD C
ROAD D
ROAD E
COUNTY HWY 8 (LIMITS OF GRADING SHOWN)
CENTERLINE OF JUDICIAL DITCH NO. 1
14TH ST N

811 Know what's below. Call before you dig. Dial 811

N

0 25 50 100
SCALE IN FEET

COUNTY RD 8 (FRENCHMAN RD)
GRADING LIMITS
(PUBLIC ROW)

COUNTY RD 61
(PUBLIC ROW)

OUTLOT A
OUTLOT G
OUTLOT H
OUTLOT D
PARK
ROAD B
ROAD C
BLOCK 2
BLOCK 37
BUILDING 9,100 SF
BUILDING 20,393 SF
BUILDING 9,100 SF
BUILDING 21,088 SF
GRADING LIMITS
UNPLATTED
ONEKA ESTATES
ONEKA ESTATES 2ND ADDITION

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village
Hugo, Minnesota

Preliminary Plat & PUD Submittal
Grading & Drainage Plan - View D

DATE	DESCRIPTION
5-11-2026	City Submittal
6-29-2026	City Resubmittal
7-22-2026	City Resubmittal

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Chad E. Rasmussen
Name

40922
Date License no.

QA/QC CHECK

By Date

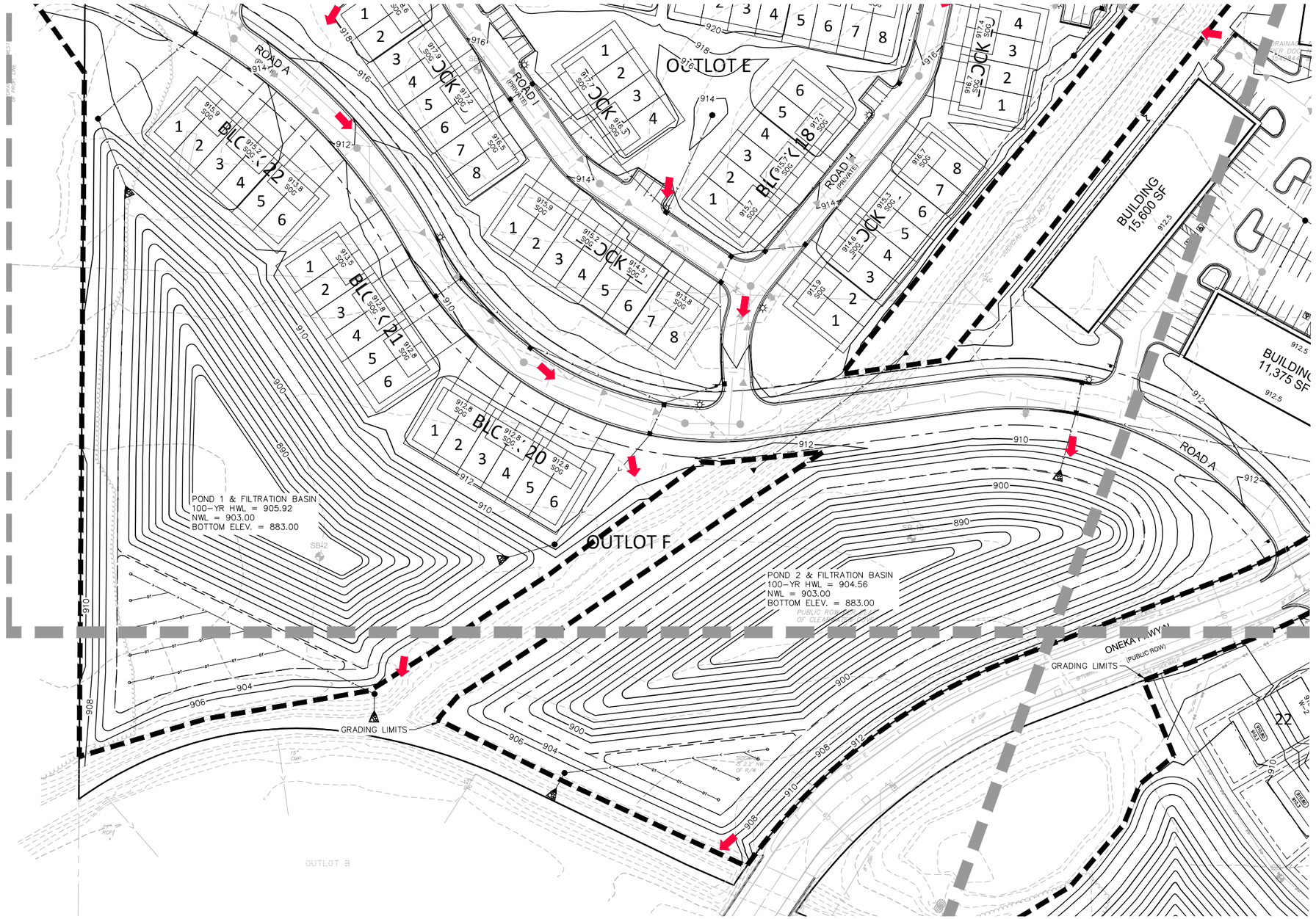
PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

23

Sheet 23 of 63

File Location: X:\4000880\C00\301\40 Design\20 Sheets - Preliminary\GRADING.dwg Plotted By: Jorgen Holt on July 22, 2026 at 4:



GRADING LEGEND:

- GRADING LIMITS
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- ×62.44 ×962.44 PROPOSED TC, CL ELEVATION
- ×62.4 ×962.4 PROPOSED SPOT ELEVATION
- 1.0% DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- EOF ROUTING
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- TW 70.0 / BW 66.0 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION

N

0 25 50 100
SCALE IN FEET

Know what's below. Call before you dig. Dial 811

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village
Hugo, Minnesota

Preliminary Plat & PUD Submittal

Grading & Drainage Plan - Ponds 1 & 2

DATE	DESCRIPTION
5-11-2026	City Submittal
6-29-2026	City Resubmittal
7-22-2026	City Resubmittal

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Signature
Printed or Typed Name
Date
40922
License no.

QA/QC CHECK

By Date

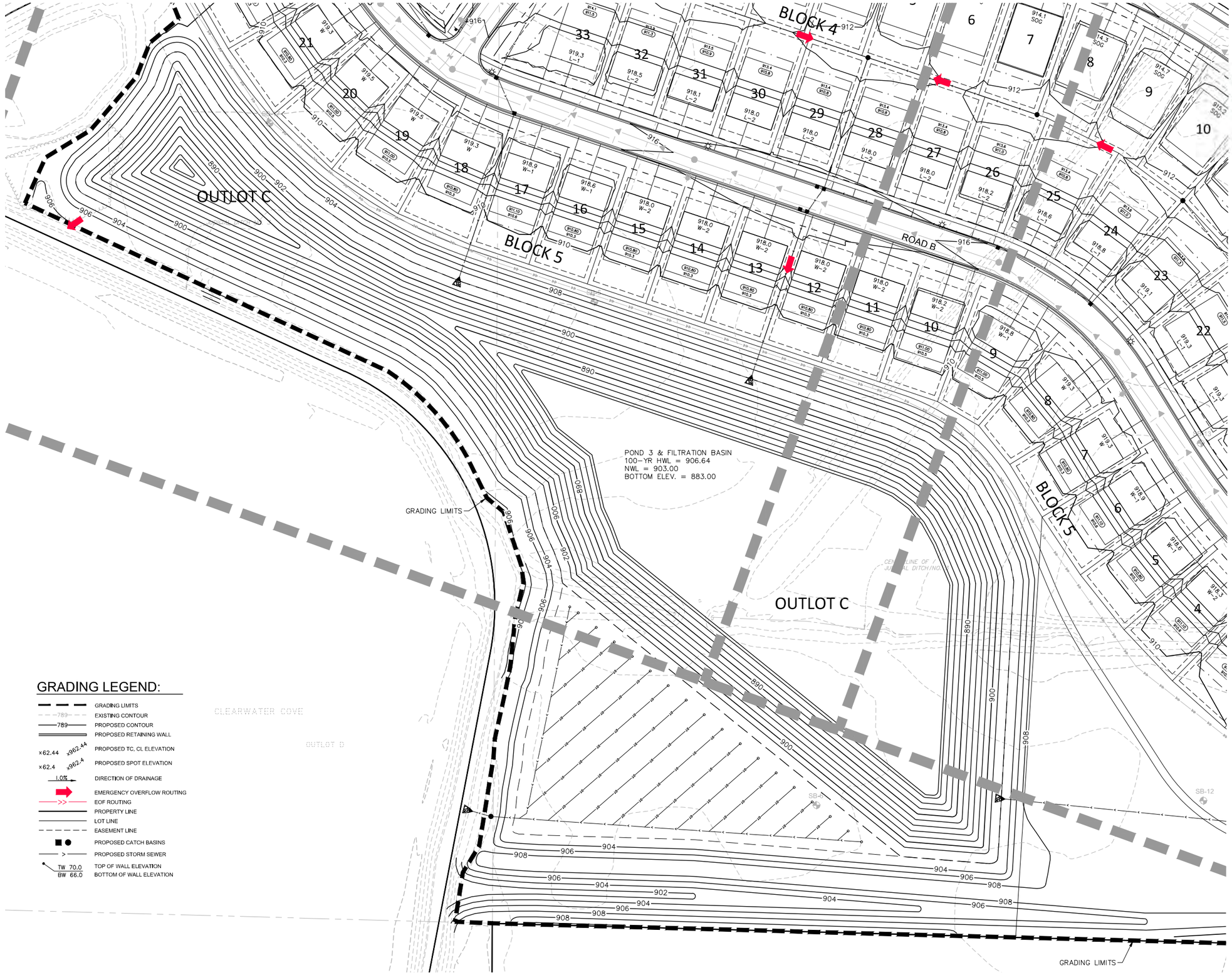
PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, JJR
Project No.: 4000880-00

24

Sheet 24 of 63

File Location: X:\4000880\c02\001-60 Design\20 Sheets - Preliminary\GRADING.dwg Plotted By: Jurgen Holt on July 22, 2026 at 1:



GRADING LEGEND:

- GRADING LIMITS
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- ×62.44 x962.44 PROPOSED TC, CL ELEVATION
- ×62.4 x962.4 PROPOSED SPOT ELEVATION
- 1.0% DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- EOF ROUTING
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- TW 70.0 / BW 66.0 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION

N

0 25 50 100

SCALE IN FEET

811 Know what's below. Call before you dig. Dial 811

ALLIANT
www.alliant-inc.com

Maplewood Development, Inc.

Frenchman Village
Hugo, Minnesota

Preliminary Plat & PUD Submittal
Grading & Drainage Plan - Pond 3

DESCRIPTION	DATE
City Submittal	5-11-2026
City Resubmittal	6-29-2026
City Resubmittal	7-22-2026

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Client Approval

Date 40922 License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: JCH, TPC
Drafted By: ELL, IJR
Project No.: 4000880-00

25

Sheet 25 of 63

File Location: X:\4000880\20260140 Design\00 Sheets - Preliminary\GRADING.dwg Plotted By: Jorgen Holt on July 22, 2026 at 4:

FIGURE 1 – JD 3 BRANCH 2 REALIGNMENT EXHIBIT

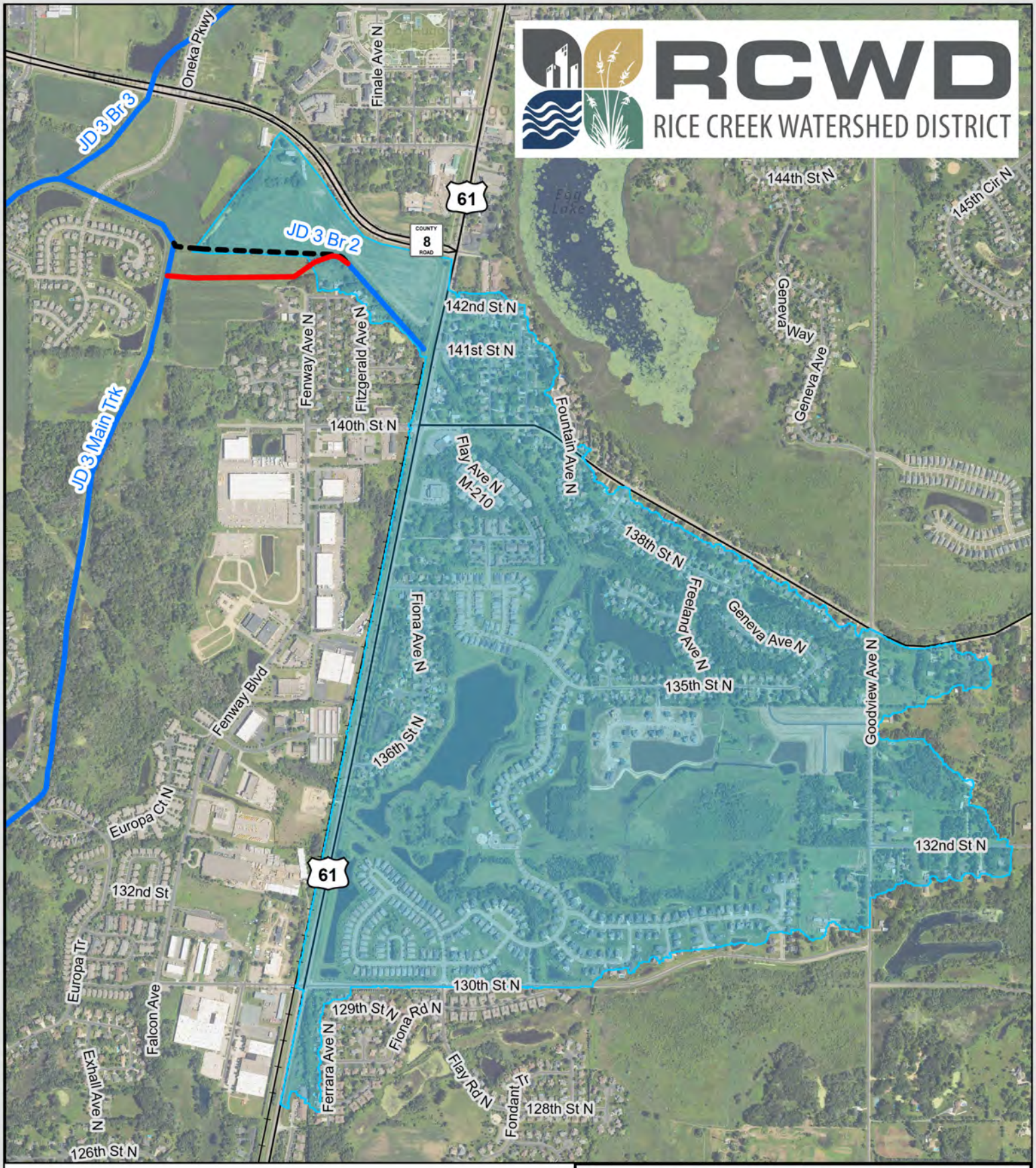


Figure 1: JD 3 Branch 2 Proposed Realignment

Scale:	Drawn by:	Checked by:	Project No.:	Date:	Sheet:
AS SHOWN	DRO	CCO	5555-0082	9/16/2026	

HOUSTON engineering, inc.