COTTAGE GROVE PLANNING COMMISSION

May 19, 2025

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearing and Applications
   - A ISD #833 Transition Building - Cases SP/CUP/V2025-014
     Discussion: Koma Architects, on behalf of South Washington County School District ISD #833, has applied for a site plan review, conditional use permit, and variance for impervious surfaces for an addition to the current structure located at 7000 Jamaica Avenue South. The addition includes approximately 8,373 square feet for classrooms and other educational spaces. Additional site improvements include renovation of the current structure for a cafeteria, nurses office, conference rooms, and classrooms; landscaping for an outside activity area; and restructuring of the parking lot.
   - B Real Estate Equities (Hadley Ave Apartments) - Cases CP/ZA/SP2024-024
     Discussion: Real Estate Equities has applied for a comprehensive plan amendment to change the land use of a 4.7-acre parcel of land located on the southeast corner of 100th Street and Hadley Avenue from Medium Density Residential to High Density Residential; a zoning amendment to change the zoning from AG-2, Agricultural, to R-6, High Density Residential; and a site plan review of a proposed 164-unit affordable rate apartment building.
   - C Summer Woods - Cases ZA/PP2025-011 (Continue Public Hearing to June 23, 2025)
     Discussion: Summergate Development has applied for a zoning amendment and preliminary plat on four parcels totaling 34.99 acres of land located north of 65th Street, west of the Langdon Hills Development, and south of the Eastbrooke Development, which will rezone those parcels from R-2, Residential Estate District, to R-3, Single Family Residential District, to plat 56 single family lots.
7. Approval of Minutes
   - A March 24, 2024 Planning Commission Meeting Minutes
8. Reports
   - A Recap of April and May 2025 City Council Meetings
   - B Response to Planning Commission Inquiries
   - C Planning Commission Requests
9. Annual Organizational Meeting
   - A Accept 2025 Planning Commission Rules

10. Adjournment

STAFF REPORT CASE: SP/CUP/V2025-014

ITEM: 6.1

PUBLIC MEETING DATE: 5/19/25 **TENTATIVE COUNCIL REVIEW DATE: 6/4/25**

APPLICATION

APPLICANT: **Koma Architects,**
on behalf of South Washington County School District ISD #833

REQUEST: **A Site Plan Review, Conditional Use Permit, and Variance to the maximum impervious surface standard for an addition to the current structure. The proposed 8,373 square foot addition will provide space for classrooms and other educational spaces. Additional site improvements include the renovation of the interior and exterior of the current structure, landscaping to include an outside activity area, and restructuring of the parking lot.**

SITE DATA

LOCATION: **7000 Jamaica Avenue South**

ZONING: **R-3, Single Family Residential**

GUIDED LAND USE: **Public/Semi-Public**

LAND USE OF ADJACENT PROPERTIES:	**CURRENT**	**GUIDED**
NORTH:	**Public/Open Space**	**Public/Open Space**
EAST:	**Low Density Res.**	**Low Density Res.**
SOUTH:	**Low Density Res.**	**Low Density Res.**
WEST:	**Low Density Res.**	**Low Density Res.**

SIZE: **Addition = 8,373 square feet**

DENSITY: **N/A**

RECOMMENDATION

Approval, subject to the conditions stipulated in this staff report.

COTTAGE GROVE PLANNING DIVISION

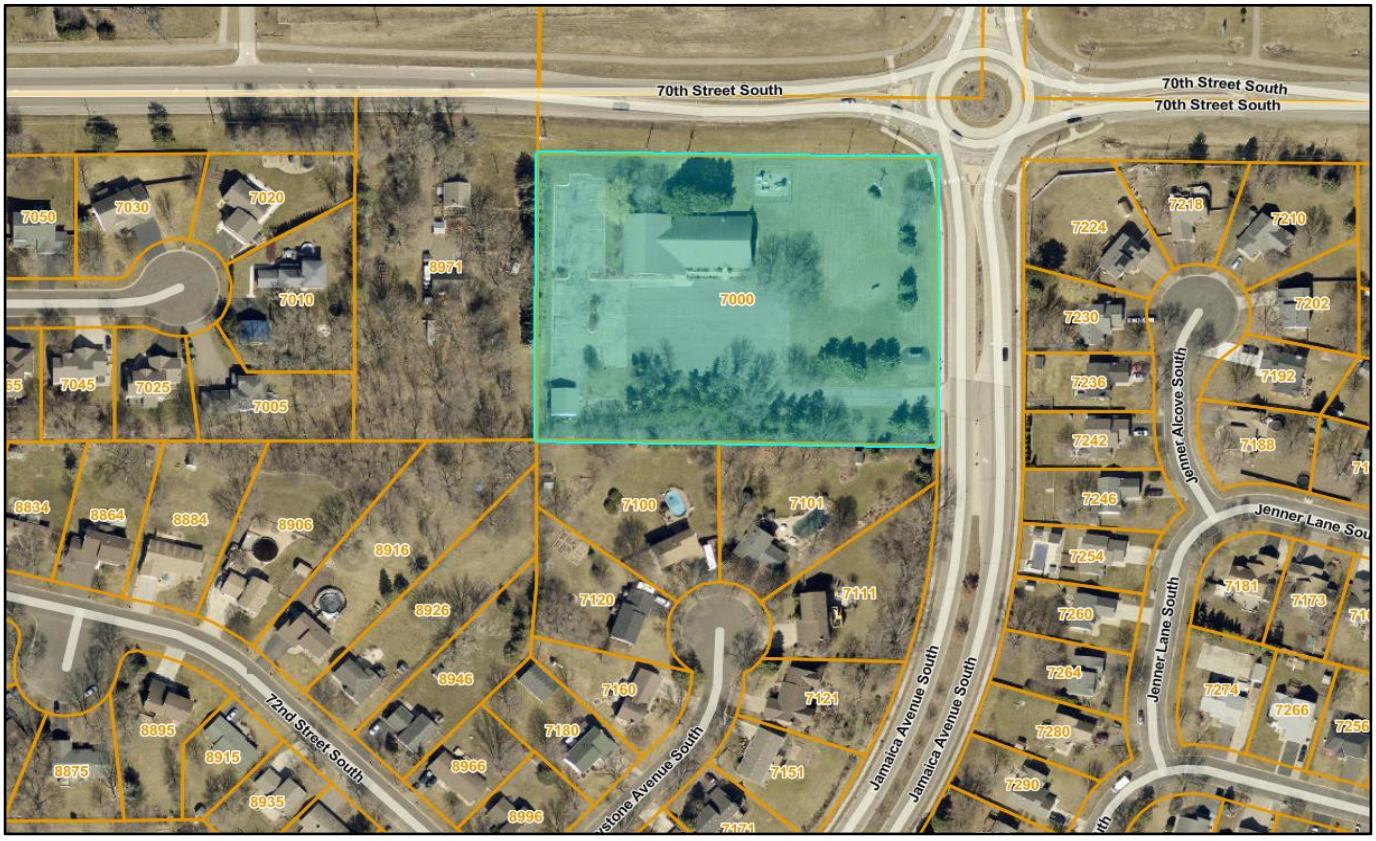
Planning Staff Contact: Max Erickson, Planner; 651-458-2868; merickson@cottagegrovemn.gov

Application Accepted: 4/2/2025 60-Day Review Deadline: 6/1/2025

Planning Staff Report
Transition Learning Facility
Planning Case No. SP/CUP/V2025-014
May 19, 2025

Proposal

Koma Architects (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has applied for a Site Plan Review, Conditional Use Permit and Variance to the maximum impervious surface standard to allow for an addition to the current structure located at 7000 Jamaica Avenue South. The proposed 8,373 square foot addition will provide space for class-rooms and other educational spaces. Additional site improvements include the renovation of the interior and exterior of the current structure, landscaping to include an outside activity area, and revision to parking lot layout.



Site Location

Review Schedule

Application Received: April 2, 2025
Application Accepted: April 2, 2025
Planning Commission Meeting: May 19, 2025
Tentative City Council Meeting: June 4, 2025
60-Day Review Deadline: June 1, 2025
120-Day Review Deadline: July 31, 2025

Background

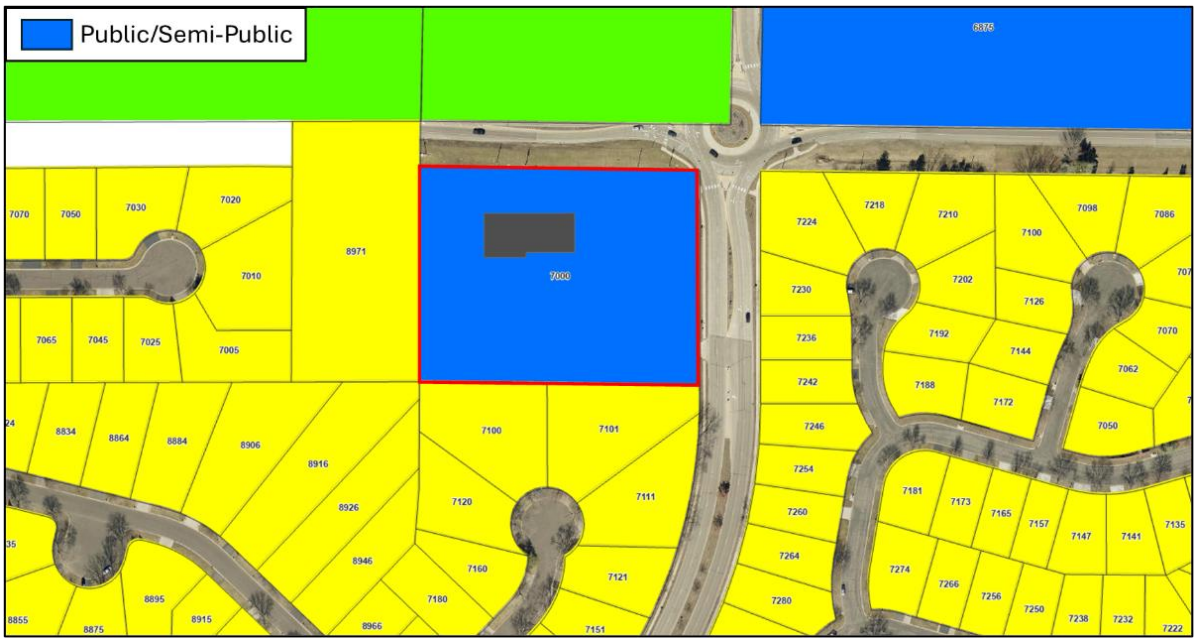
South Washington County School District successfully received approval through the Minnesota Department of Education (MDE) for the Transition Project and lease levy authority on July 23, 2024. School districts can apply for the levy authority for the cost to rent or lease space for any instructional purpose when the district's operating capital revenue is insufficient for the purpose under Minnesota Statue 126C.40. As part of the Lease Levy Authority from MDE, the school district has purchased the existing *Light the Way Church* to convert into a post-secondary learning facility that will be known as the Transition School.

The Transition School will be a facility dedicated to the "Next Step Transition Program" which provides special education programs for young adults aged 18-22 who are continuing their education to meet the goals of their Individualized Educational Plan (IEP). The Next Step Transition Program students are eligible to receive individualized education services beyond the 12th grade to help them gain skills and experience in the areas of career training, employment training, and independent living. This community-based program combines classroom learning with career training and life experiences with partners in our community. The proposed facility will host several classrooms, a cafeteria, and advanced learning spaces such as kitchen classrooms, conference rooms, and offices. The external use of the site will include a garden learning area and an outdoor activities space.

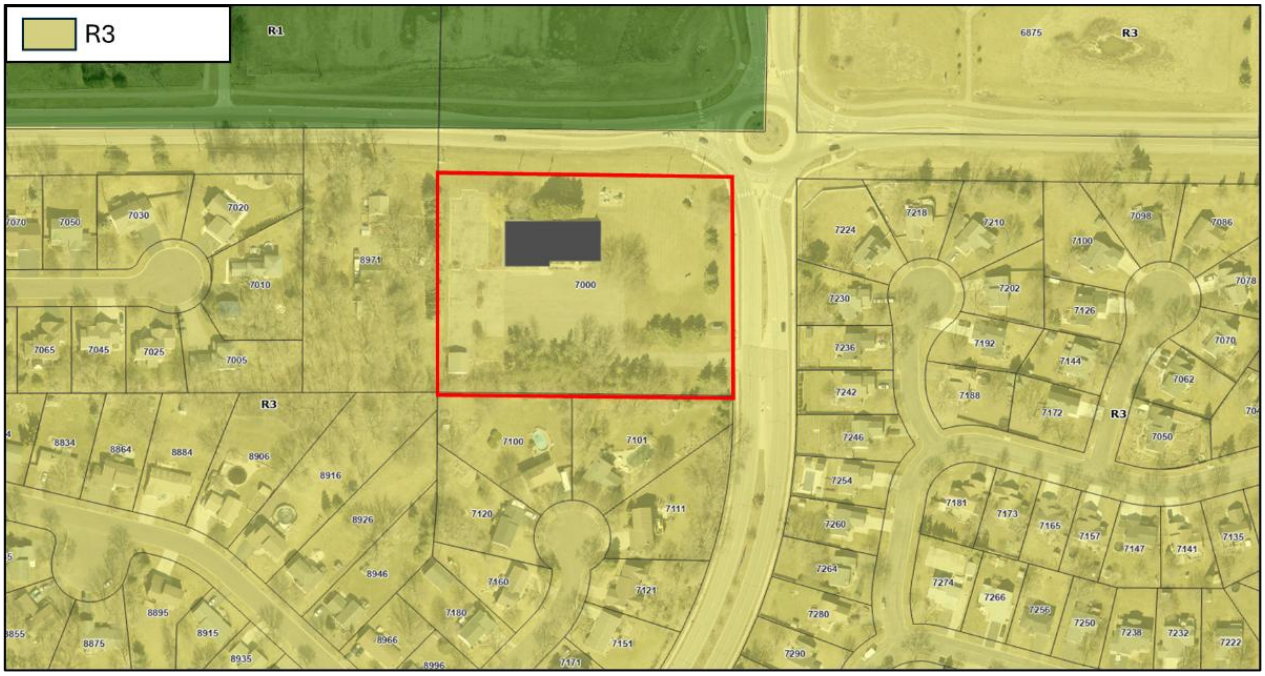
Planning Considerations

Zoning and Comprehensive Plan

The property is currently zoned R-3, Single-Family Residential, and is guided as Public/Semi-Public on the 2040 Comprehensive Plan Land Use Map. City Code Title 11-7-3D(5) allows for educational facilities within the R-3 district with a Conditional Use permit provided that no building shall be located within 50 feet of any lot line abutting a residential district. The current structure is roughly 100 feet from the closest abutting residential property line.



Future Land Use



Current Zoning

Conditional Use Permit

The permit shall be approved solely for the proposed use of a particular site, not for a particular person or firm. When granting a Conditional Use Permit, the City may impose conditions as it deems necessary to serve and protect the health, safety, convenience, and general welfare of the community.

When evaluating any proposed conditional use permit, the Planning Commission shall consider the following findings:

1. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*
2. *The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.*
3. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
5. *Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.*
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The conditional use complies with the general and specific performance standards as specified by the Zoning Code.

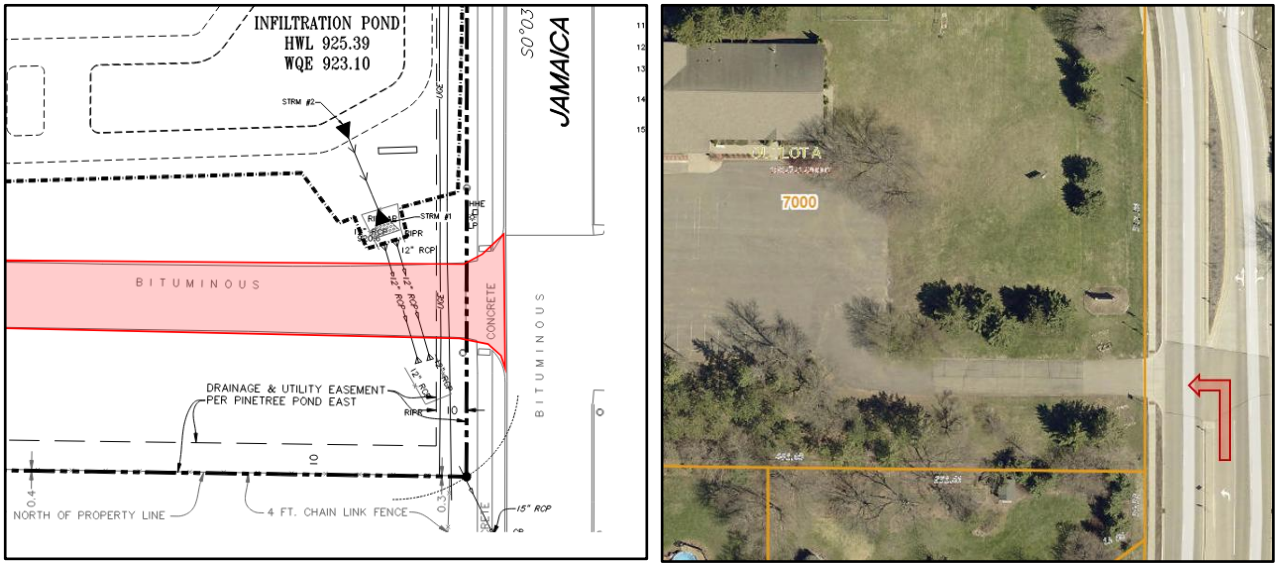
Site Plan

The Applicant is proposing an addition to the existing building and landscaping to the existing site. An 8,374 square foot addition on the east side of the existing building is proposed to be constructed with a variety of classrooms, a cafeteria, and advanced learning spaces such as kitchen classrooms, conference rooms, and offices. The existing space will be renovated internally to support the Next Step Transition Program. Additional outdoor spaces will be enhanced to support program activities, including the construction of a half-court basketball court, renovations of the existing gardening area, and fencing of open space at the northeast corner of the property.

Site Renderings

Site Access & Traffic

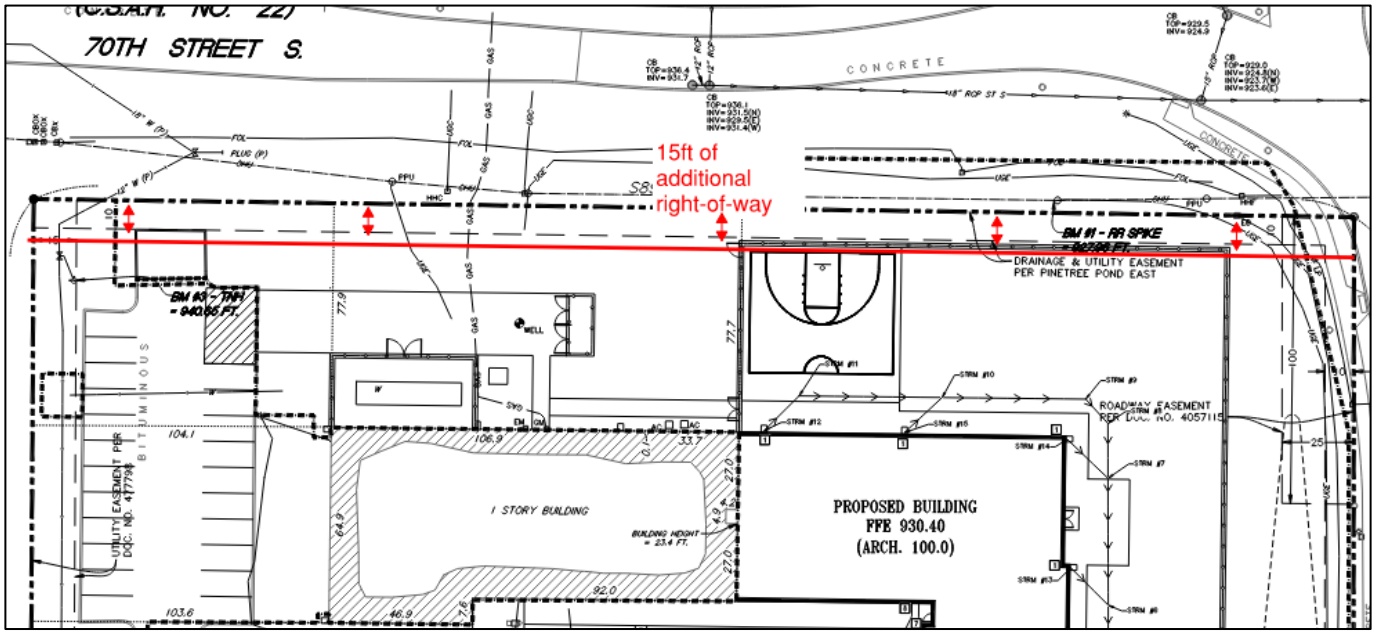
The site currently has one access with an existing curb cut off Jamacia Avenue. The existing access is planned to remain as entry to the site. There are no concerns with the proposed use and the existing access off Jamacia Avenue, and no additional accesses are needed.



Existing Site Access

Washington County has produced a letter dated May 7, 2025 indicating that they have reviewed the site plan as it relates to CSAH 22 along the north property line. CSAH 22, AKA 70th Street, is classified as an “A-Minor Expander Roadway.. Washington County’s 2040 comprehensive plan

indicates that at the time of development a 90-foot dedicated right-of-way from the centerline should be secured. Currently, the right-of-way at this location is 75 feet and an additional 15 feet may be required. The School District and the applicant are currently working with the County to work out the details and potential requirements should a new right-of-way be required. This will not affect the primary improvement and use of the site, but will affect accessory placement of basketball court fencing and apportion of planned pavement.

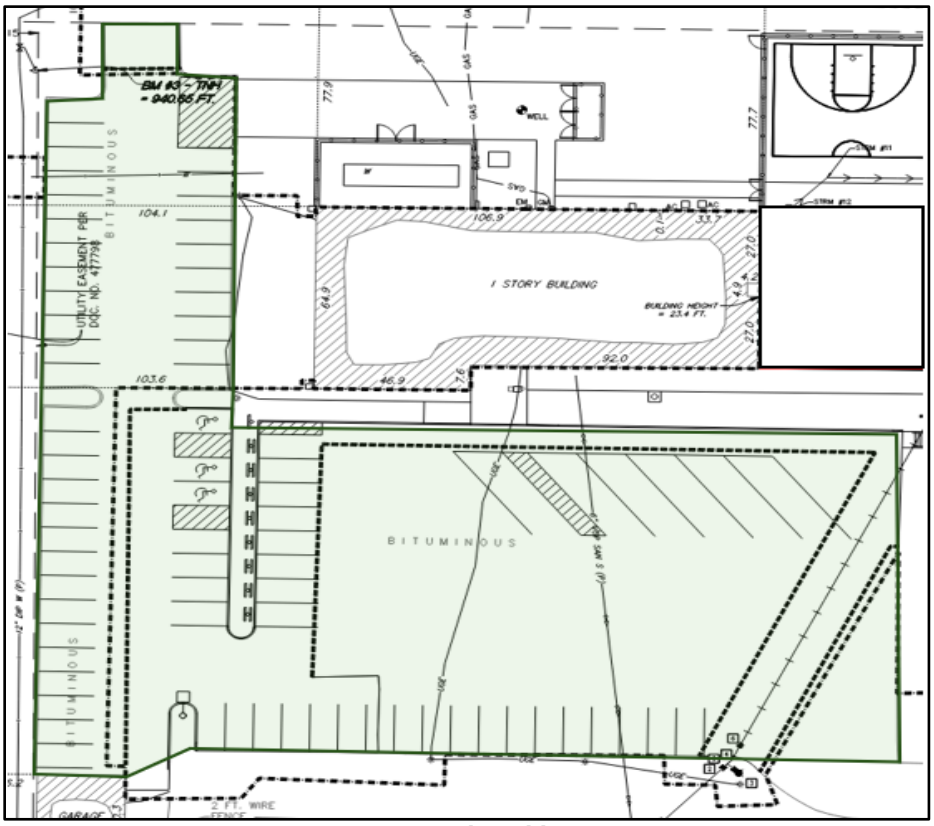


15-Foot Indication

Parking

Minimum parking requirements for secondary educational facilities require 1 space for each 10 students based on capacity design plus 1 space for each 2 classrooms, per City Code standards. With a student body totaling 95 students and 15 proposed classrooms, the site would require a minimum of 20 parking stalls. The existing site provides 88 parking spaces for patrons; however, with the internal re-design of the striping of the parking area, the applicant is proposing 70 spaces and 6 spaces for bus and van parking. Therefore, the proposed number of parking stalls exceeds City Code standards.

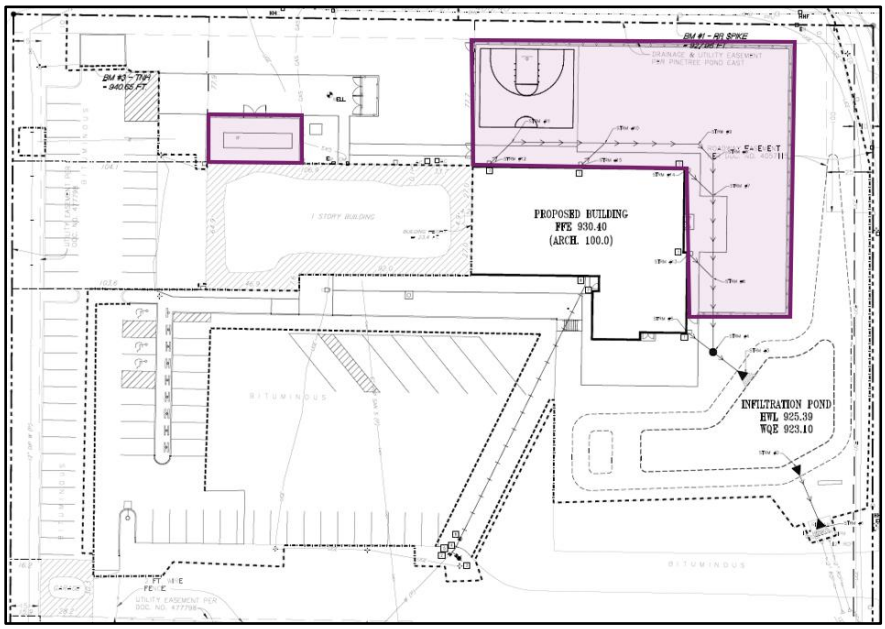
City Code Title 11-3-4E(3) requires a 30-foot setback for parking areas of schools and other educational facilities from all property lines. The western portion of the existing parking lot adjacent to the residential property at 8971 70th Street is roughly 15 feet from the property line. Given the parking lot was designed with the construction of the existing building (1984) prior to parking lot setback standards and no changes to the western section of the parking lot are proposed, the setbacks for the parking lot will remain legal non-conforming, and therefore does not require a variance.



Proposed Parking

Fencing

The Applicant is proposing fencing along the northeast corner surrounding the outdoor recreation area, as well as around the mechanical enclosure on the north side of the existing building. The proposed fencing includes a 4-foot ornamental metal fence. Fencing is permitted in residential districts at a height no greater than 6 feet.



Proposed Fenced Area

Signage
A monument sign is currently located adjacent to Jamacia Avenue. No modifications are proposed at this time to the sign; however, if modifications are proposed, a building permit is required to be secured.

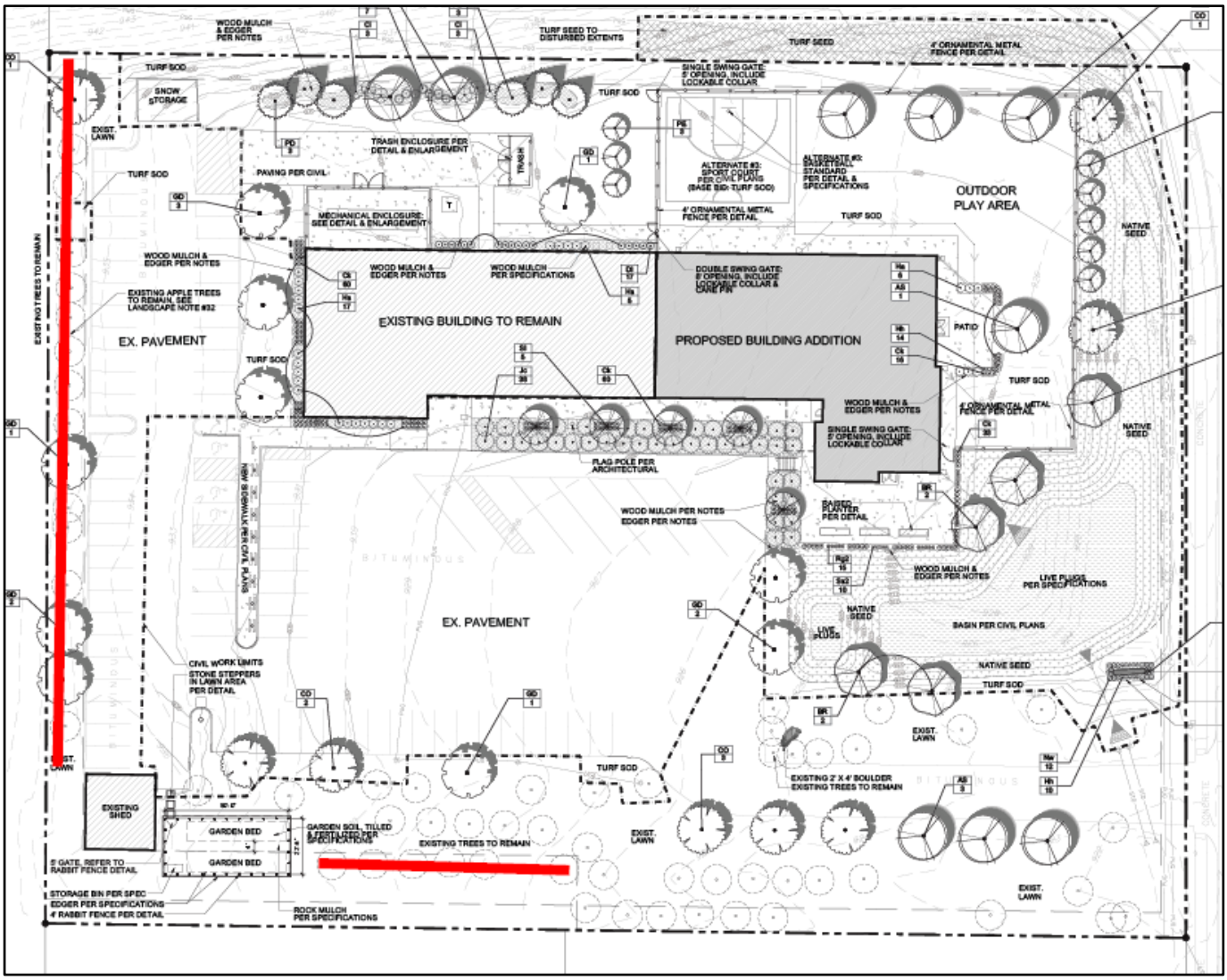
Photometric Plan
City code standards require less than 0.5-foot candles to be measured at property lines for proposed uses within residential zoning districts. The Applicant has provided a photometric plan indicating zero-foot candles measured at each property line.

Tree Preservation
City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) for the project area of a proposed development. For projects in residential districts, 40 percent of the qualifying caliper inches on a site are permitted to be removed without required mitigation. The Applicant is proposing removal of 113 qualifying inches, over the permitted 40 percent removal; therefore, mitigation is required. Per City Code requirements, the Applicant will be required to replace the number of removed inches that exceed the removal threshold (57 inches) at a replacement rate of 50 percent (28.5 inches or 12 trees). The Applicant is proposing to plant 46 trees which include those required to be planted to meet mitigation requirements.

Total Existing Qualifying Inches	***Permitted Removal Threshold***	***Inches Permitted to be Removed***	***Proposed Removal Inches***	***Excess Removal Inches***	***Replacement Rate***	***Required Replacement Inches***
141	*40%*	*56*	*113*	*57*	*50%*	*28.5 (12 trees)*

Review of the City's existing drainage and utility easements (D&U) identified 20 trees, a mix of coniferous and ornamental, within the easement area. Due to city infrastructure within the D&U easements, the trees are required to be removed as part of the development of the site to avoid impact to the city's infrastructure. With all new development, the city does not allow for the planting of trees within easements for drainage and utility purposes to avoid long term increased maintenance of the infrastructure. The trees to be removed do not alter the landscaping minimum requirements as the Applicant plans to plant and retain over the minimum required coniferous and ornamental trees. However, the required removal of the coniferous trees within the easement areas does increase the total inches removed and in turn would typically require additional mitigation. Given the City is requiring the removal of the additional trees within the D&U easements, no additional mitigation will be required.

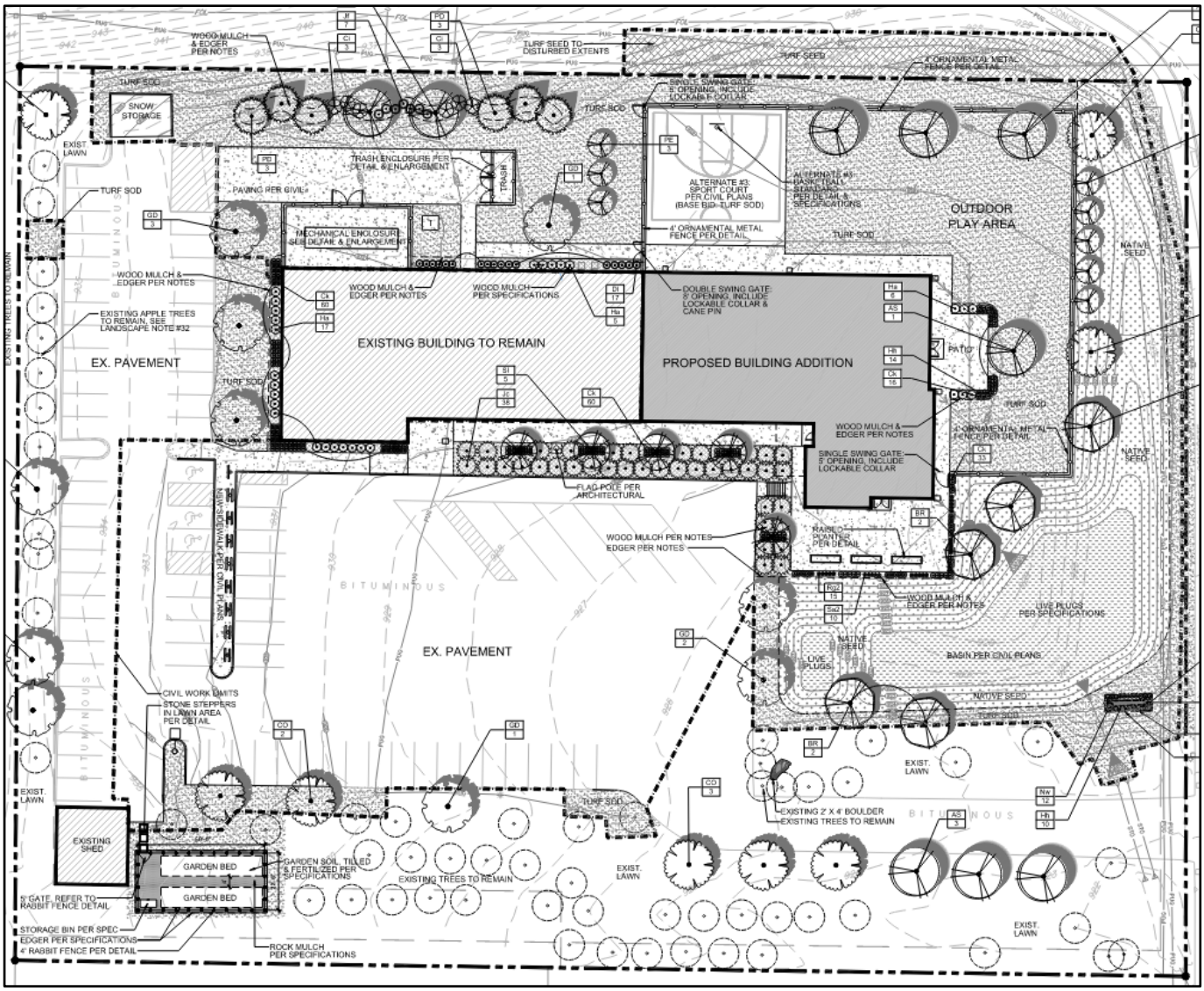
In addition, there are four trees proposed to be installed per the landscaping plan within a D&U easement. These trees are required to be relocated to another suitable area of the site as they are required to be planted to meet the landscaping requirements. The Applicant is required to submit an updated landscape plan prior to the issuance of permits for work on the site.



Landscaping

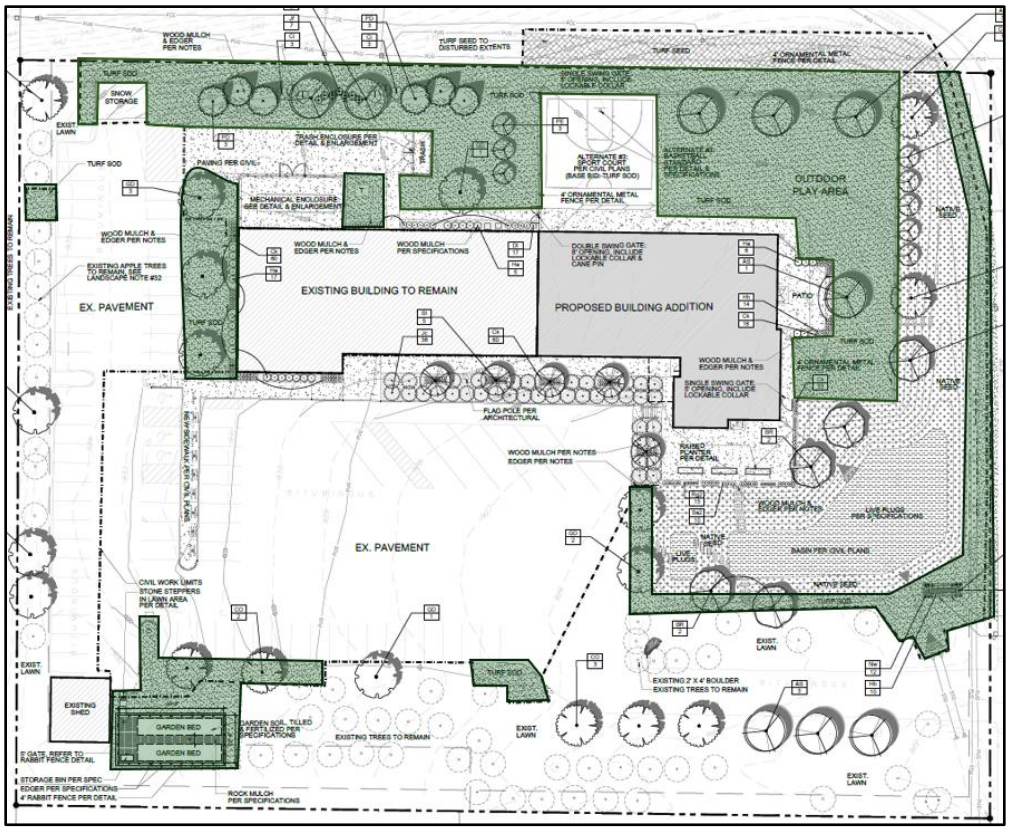
The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. City Code Title 11-3-12 requires a minimum number of trees and shrubs to be provided based on the disturbed area of the subject property. The total site area is 162,479 square feet or 3.73-acres. Subtracting the area of the stormwater basin below the high-water level (9,032 square feet) from the total site area results in a net area of 153,437 square feet, which is the area used for calculating the landscaping requirements.

Landscape Plantings	***District Standards***	***Proposed***	***Existing to Remain***	***Total***
Overstory Trees	*40*	*40*	*3*	*43*
Coniferous Trees	*6*	*6*	*28*	*34*
Shrubs	*92*	*92*	*0*	*92*



Proposed Landscaping

A majority of the existing sod will be maintained on-site. Installation of additional sod will be planted along the access drive, the eastern property line to Jamacia Avenue, inside the outdoor recreational area, as well as along the north and west side of the existing building. The turf and planting bed areas will be irrigated per city code standards.



Installed Sod Areas

Variance

The purpose of a variance is to allow variation from the application of City Code Title 11 if there are characteristics of the property that cause practical difficulties for the landowner/applicant to meet minimum code standards. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5. The Applicant has submitted a variance request for the maximum impervious surface standard.

The maximum impervious surface permitted within the R-3, Single Residential District, is 40 percent. The applicant is proposing an impervious surface coverage of 49 percent, while maintaining 51 percent as green/open space.

Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

A. The addition to the existing building, housing several classrooms and advanced learning spaces, is necessary to serve the Next Step Transition Program, a use permitted with a CUP in Residential Districts.

B. The proposed building does not alter the character of the residential neighborhood.

C. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition on the east side of the property.

D. The proposed use of the site requires additional site improvements as part of a CUP application for an educational use. The proposed use is permitted in a residential district with a CUP and typically requires additional impervious to support the use with parking areas. The additional proposed impervious does not stray from the intent of the ordinance and continues to provide a balance on the site of green/open space.

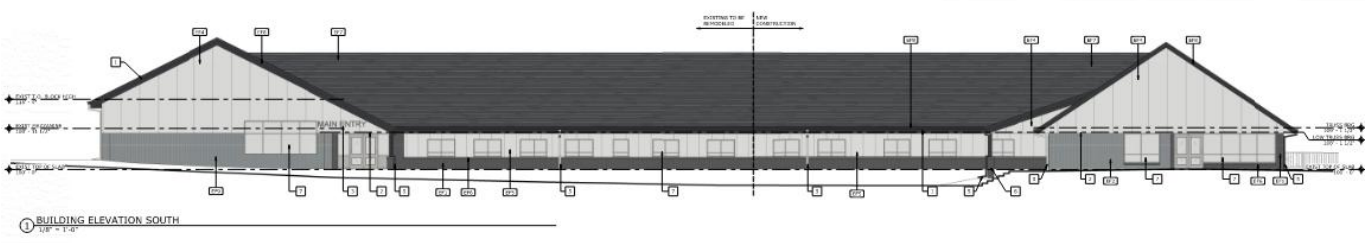
The proposed building provides an invaluable service to the community by providing a space for individuals to learn the skills and knowledge they need to be successful in life, thus supporting the health, safety, and welfare of residents.

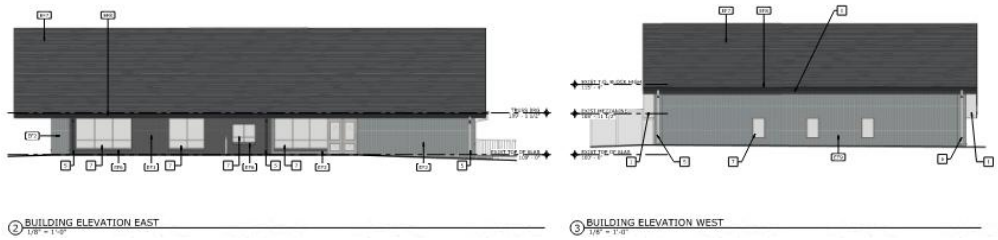
Architectural Materials

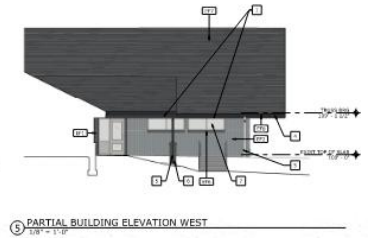
City code requires nonresidential buildings within residential districts to use a mix of no less than 65 percent Class I and 2 materials including brick, stone, and glazing. The proposed additions include the following percentages of material coverage with samples included below.

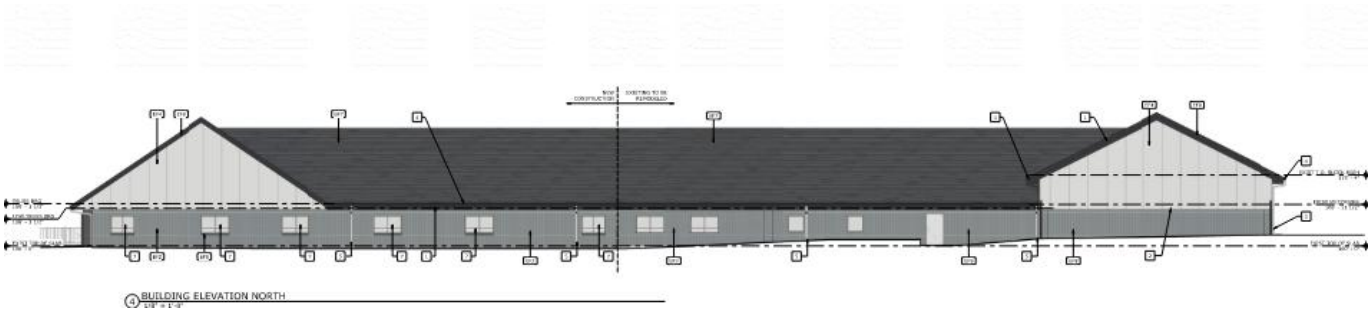
CLASS I – 44%	**CLASS II – 21%**	**CLASS III – 35%**
Brick – 8%	Concrete Brick – 21%	Engineered Wood Siding – 35%
Glass – 16%		
Painted Brick – 20%		

Exterior Material









Elevations

Grading and Surface Water Management

The Applicant is proposing grading in multiple areas of the site to account for the new addition and revised parking lot layout. Stormwater management on the site is through a filtration basin, curb and gutter, and stormwater sewer that connects to Jamacia Avenue where existing City infrastructure exists. The proposed grading and associated drainage are proposed to meet the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan. The applicant is also proposing grading within the County's right-of-way and will need to obtain a Work in Right-of-Way Permit from the County before proceeding.

Utilities

The Applicant is proposing to reconfigure their sanitary sewer service and storm sewer piping within the site. They also propose extending a new water service to the proposed addition. The changes will have minimal impact on the City infrastructure. Connections to the City infrastructure will be reviewed and approved by the Public Works Director and City Engineer.

Neighborhood Meeting

The Applicant held a neighborhood meeting on April 9, 2025. Notice of the neighborhood meeting was sent to the surrounding property owners within 500 feet of the project area. The intent of the meeting was to give the neighboring property owners the opportunity to ask questions and present concerns they might have to the Applicant in the early planning stages of the proposed project. Three property owners attended the meeting. Below are the comments heard from residents along with responses to each item:

- Will there be any summer or winter programs held at the proposed Transition Building that will extend past the standard academic school year?
    - A summer program will be held in July for three weeks ahead of the standard start to the academic school year in September.

- Will the school district assume ground maintenance?
    - The school district will maintain the property through a third-party vendor. Maintenance of the property, including mowing, will occur once every 7 to 10 business days.

- Will there be a fence installed along the southern property line?
    - The school district has not proposed fencing along the southern property boundary as fencing is not required by City Code through the site plan review process for the proposed project.

- How will students get to the site?
    - Most prospective students will be bused to the site by the school district, a few will be driven my parents, while others are able to drive themselves.

- What are the standard school hours?
    - The school day starts at 7:20 AM and ends at 2:20 PM. The site will be empty by 2:45-3:00 PM Monday through Friday.

- Will there be activities that the students will participate in outside?
    - The school district has proposed gardening, a playground, and an interpretive center outside. Students taking part in outdoor activities will be supervised by staff, a 4:1 staff to student ratio.

Public Hearing Notices
The public hearing notice for the April 28, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 58 property owners within 500 feet of the proposed project on April 15, 2025. A second public hearing notice for the May 19, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 58 property owners within 500 feet of the proposed project on May 7, 2025. Staff have not received any comments at the time of writing the report.

Recommendation

That the Planning Commission recommend that the City Council approve the Variance from the maximum impervious surface standard in the R-3 Zoning District based on the findings of fact, and the Site Plan Review and Conditional Use for an 8,374 square foot addition and site improvements for an Educational Facility located at 7000 Jamaica Avenue, subject to the conditions of approval listed below.

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.

2. Prior to the issuance of a grading permit, a right-of-way permit shall be obtained with the City and the final grading plan shall be approved by the City Engineer.

3. Prior to the issuance of a building permit, the Developer shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated April 21, 2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.

4. All applicable permits (i.e., building, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.

5. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of

150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed. At the time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the financial guarantee shall be released. One year from the date of the initial inspection a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.

6. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 9-7-1, Erosion Control During Construction, of the City's Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.

7. The Applicant must provide the City with an as-built survey of all utilities and grading plan.

8. Proposed trash enclosures shall be constructed using materials and patterns that complement those used on the building. Rubbish, waste, and recycling containers shall be stored within an appropriately sized enclosed structure compliant with City ordinance screening requirements and shall always be maintained so as not cause odors or other public nuisances.

9. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.

10. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.

11. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site's specific vegetation. The system shall be detailed on the final landscape plan.

12. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.

13. Prior to the issuance of a Certificate of Occupancy, all existing trees within the City's drainage and utility easement shall be removed, and the City Engineer shall verify that no new trees have been placed within the easement.

14. Grading within the County right-of-way will be reviewed by the County and may need a permit. Comments will be passed along when received from the County.

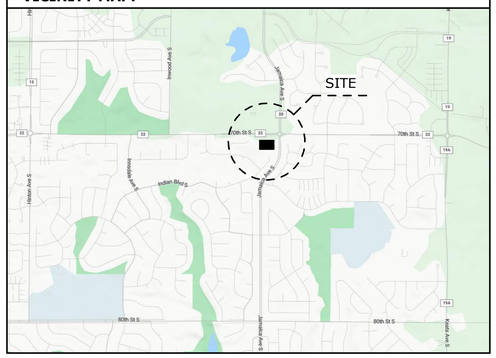
Prepared by
Max Erickson
Planner

Attachments
Civil Plans dated 4/2/2025
Plan Review Comment Letter dated 4/21/2025
Washington County Public Works Letter Dated 5/7/2025

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS

COTTAGE GROVE, MINNESOTA

VICINITY MAP:



ROSTER:

OWNER:	SOUTH WASHINGTON COUNTY SCHOOLS MN ISD 833 EAST RIDGE HIGH SCHOOL 4200 PIONEER DRIVE, WOODBURY, MN, 55125 KYLE UECKER: DIRECTOR OF FACILITIES 651-425-6299 KUECKER@SOWASHCO.ORG DAN HINES: ASSISTANT DIRECTOR FOR ENGINEERING AND INFRASTRUCTURE; DEPARTMENTS OF FACILITIES AND TECHNOLOGY 651-425-6276 DHINES@SOWASHCO.ORG
ARCHITECT:	KOMA 2051 KILLEBREW DRIVE, SUITE 680 BLOOMINGTON, MN 55425 MARC DUBOIS: PROJECT MANAGER 651-789-4130 MDUBOIS@KOMAINC.COM MEGHAN STRUNK: PROJECT ARCHITECT 651-789-4141 MSTRUNK@KOMAINC.COM
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CIVIL ENGINEER:	BKBM 6120 EARLE BROWN DR #700, MINNEAPOLIS, MN 55430 KEVIN BOHL 763-843-0427 KBOHL@BKBM.COM
LANDSCAPE ARCHITECT:	LANDSCAPE ARCHITECT CALYX DESIGN GROUP 475 CLEVELAND AVE N, SUITE 101A ST PAUL, MN 55104 BEN HARTBERG 651-788-9018 BEN@CALYXDESIGNGROUP.COM
CONSTRUCTION MANAGER:	KRAUS ANDERSON 501 S 8TH STREET MINNEAPOLIS, MN 55404 AJ LILLESVE 480-369-2079 AJ.LILLESVE@KRAUSANDERSON.COM
COMMISSIONING AGENT:	KFI ENGINEERS

SHEET SCHEDULE

SHEET NUMBER	SHEET NAME
GENERAL	
G1	COVER SHEET
CIVIL	
C1.0	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C2.0	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	PAVING AND GEOMETRIC PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C6.0	STORM WATER POLLUTION PREVENTION PLAN
LANDSCAPE ARCHITECTURE	
L1.001	LANDSCAPE LAYOUT PLAN
L2.001	LANDSCAPE DETAILS
L2.002	LANDSCAPE DETAILS
L3.001	TREE PRESERVATION & MITIGATION
L3.002	TREE PRESERVATION & MITIGATION
ARCHITECTURAL	
A1	FLOOR PLANS
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS AND BUILDING MATERIALS
A4	EXTERIOR ELEVATIONS

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

Marc R. DuBois

DATE: 04/02/2025 REG. NO.: 44698

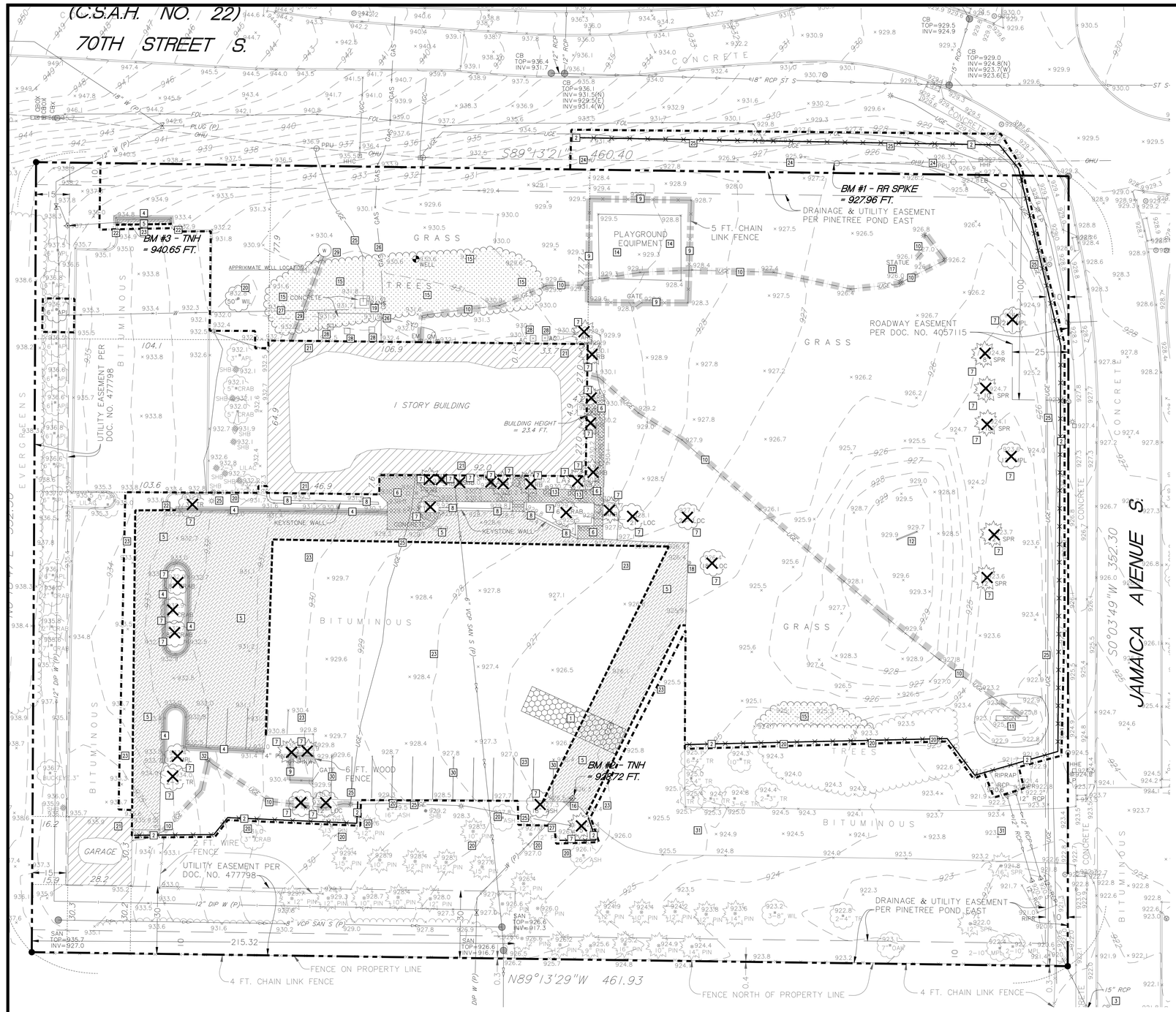
COVER SHEET

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT:	24177
DRAWN BY:	MDS
CHECKED BY:	MRD
DATE:	04/02/2025
REVISIONS:	

SITE PLAN REVIEW

G1



1 / C1.0 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- CONSTRUCTION ENTRANCE
- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- TREE REMOVAL LIMITS
- CURB REMOVAL
- PIPE REMOVAL
- FENCE REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL

ABBREVIATIONS

BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. CONTACT CIVIL ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.

N

20' 10' 0 20' 40'
SCALE 1" = 20'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C5.0 AND 3/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.0.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
8. REMOVE EXISTING KEYSTONE WALL IN ITS ENTIRETY.
9. REMOVE FENCE IN ITS ENTIRETY.
10. REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROXIMATE EXTENT SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
11. BID ALTERNATE 2: REMOVE EXISTING MONUMENT SIGN IN ITS ENTIRETY.
12. REMOVE EXISTING SIGN IN ITS ENTIRETY.
13. REMOVE EXISTING DRAIN GRATE IN ITS ENTIRETY.
14. REMOVE EXISTING PLAYGROUND EQUIPMENT AND WOODCHIPS IN THEIR ENTIRETY.
15. REMOVE ALL TREES AND VEGETATION TO THE APPROXIMATE EXTENTS SHOWN.
16. REMOVE WATERMAIN, HYDRANT, AND VALVE IN THEIR ENTIRETY TO THE APPROXIMATE EXTENTS.
17. REMOVE EXISTING STATUE INCLUDING ANY BELOW GRADE FOUNDATION IN ITS ENTIRETY.
18. REMOVE EXISTING BASKETBALL HOOP, INCLUDING ANY BELOW GRADE FOUNDATION, IN ITS ENTIRETY.
19. EXISTING TRANSFORMER TO REMAIN. PROTECT AT ALL TIMES.
20. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
21. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
22. EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
23. EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
24. EXISTING OVERHEAD UTILITY LINE TO REMAIN. PROTECT AT ALL TIMES.
25. EXISTING POWER POLE, LIGHT POLE, AND UNDERGROUND ELECTRICAL LINE TO REMAIN. PROTECT AL ALL TIMES.
26. EXISTING GAS LINE TO REMAIN. PROTECT AT ALL TIMES.
27. EXISTING WATERMAIN TO REMAIN. PROTECT AT ALL TIMES.
28. EXISTING MECHANICAL EQUIPMENT PADS TO REMAIN. PROTECT AT ALL TIMES.
29. ABANDON EXISTING WELL IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS. CONTRACTOR SHALL REMOVE WATER LINE FROM WELL TO THE BUILDING. LOCATION OF WELL AND WATER LINE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
30. REMOVE EXISTING STRIPING FROM PAVEMENT. BLACK COVER UP PAINT IS NOT ACCEPTABLE.
31. CONTRACTOR SHALL PROTECT BITUMINOUS DRIVE FROM DAMAGE DUE TO CONSTRUCTION EQUIPMENT. REPAIR/REPLACE BITUMINOUS DRIVE IF DAMAGED BY CONSTRUCTION TRAFFIC AND EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
32. CONTRACTOR SHALL SALVAGE EXISTING LIGHT POLE AND FIXTURE. REMOVE CONCRETE BASE AND FOUNDATION IN THEIR ENTIRETY. REFER TO ELECTRICAL DRAWINGS FOR RELOCATION.

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF COTTAGE GROVE. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT COPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
7. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT. ANY CURB AND GUTTER, SIDEWALK, AND PAVEMENT NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE AND UTILITY OWNER.
2. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
3. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF COTTAGE GROVE FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

SO WASH CO SCHOOLS

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER *under the laws of the State of MN*

Kevin A. Bohl
Date 03-28-2025 License Number: 52209

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BKBM Project No. 24222.50

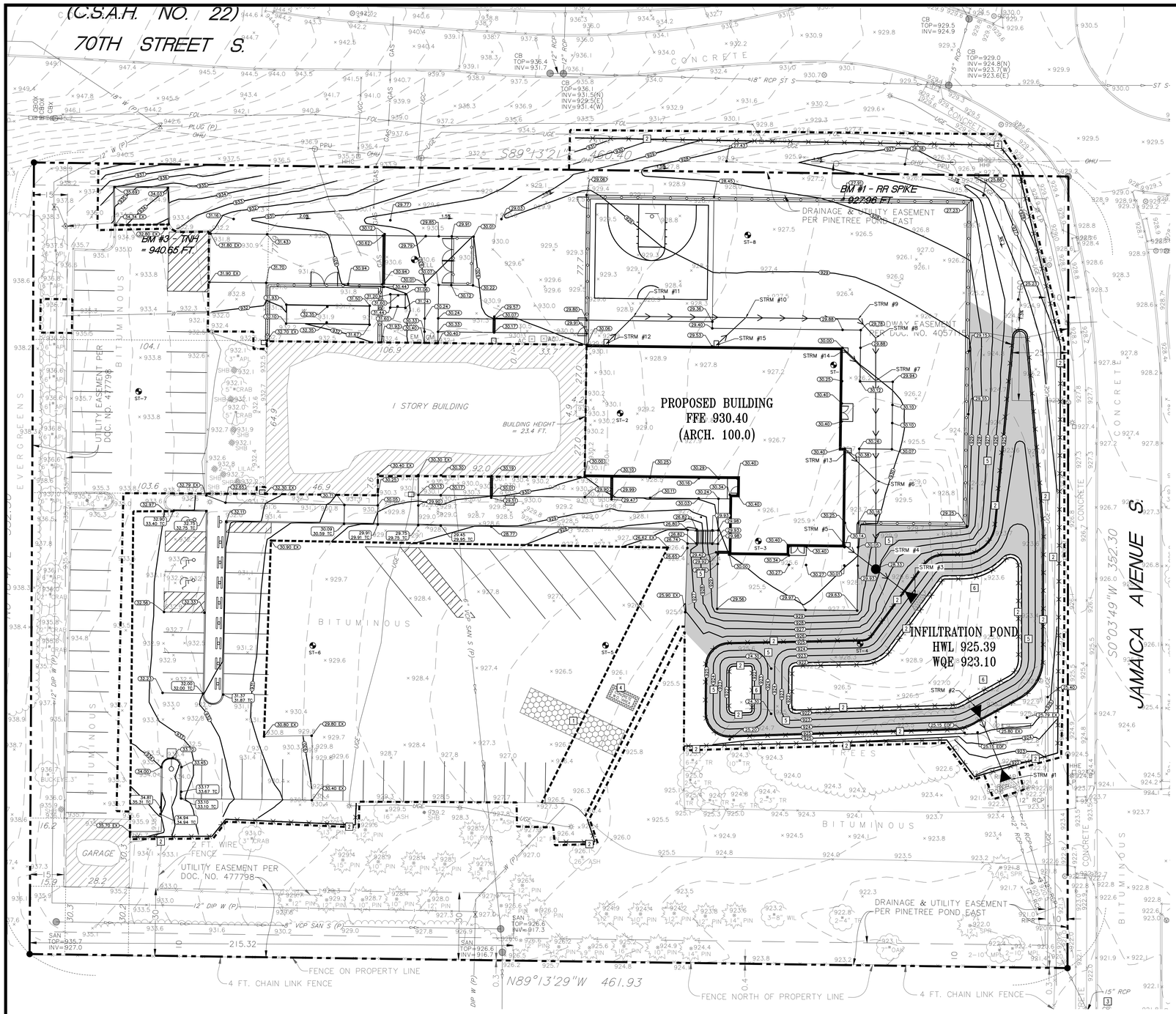
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	AMY
CHECKED BY:	KAB
DATE:	04.02.2025
REVISIONS:	

DD SET

C1.0



1 C2.0 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1"=20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (920)
- STORM SEWER
- FLARED END SECTION
- FLARED END SECTION WITH RIPRAP
- EROSION CONTROL BLANKET (TEMPORARY)
- ROCK CONSTRUCTION ENTRANCE (1.0Ø)
- DRAINAGE FLOW ARROW
- SPOT ELEVATION (29.85)
- SOIL BORING (ST-1)
- CONCRETE WASHOUT AREA (C.W. AREA)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

ABBREVIATIONS

BLDG	Building
BM	Benchmark
BS	Bottom of Step
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
NWL	Normal Water Level
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
TC	Top of Curb
TS	Top of Step
TW	Top of Wall
W.O.	Washout
WQE	Water Quality Elevation

APPROXIMATE DISTURBED AREA IS 1.78 ACRES

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20' 10' 0 20' 40'
SCALE 1" = 20'

WALKWAY NOTES:

1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

KEYED NOTES ARE DENOTED BY (NO) ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C5.0 AND 3/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.0.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
6. INFILTRATION BASIN AND WATER QUALITY TREATMENT POND(S) ARE TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 9/C5.1 FOR INFILTRATION BASIN CROSS SECTION.
CONSTRUCTION TRAFFIC IN INFILTRATION AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. INFILTRATION AREA IS NOT AN APPROVED BORROW SITE AND IS NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE OF 0.8-INCHES PER HOUR USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 29.85, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 929.85.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND WATERSHED DISTRICT) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS, SIX INCHES OF TOPSOIL – AFTER COMPACTION – SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
    - 17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED DISTRICT, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED DISTRICT WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY OR WATERSHED DISTRICT, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 (7 IF IMPAIRED) DAYS:
    - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
    - F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    - G. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
    - H. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL MEETING THE MNDOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
13. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS, AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND, OR WETLAND IS RESTORED.
14. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
15. ACCUMULATION OF ALL SEDIMENT OCCURRING IN LAKES, PONDS, WETLANDS, STORM SEWERS, AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
16. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED DISTRICT.

So Washco Schools

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BKBM Project No. 24222.50

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	AMY
CHECKED BY:	KAB
DATE:	04.02.2025
REVISIONS:	

DD SET

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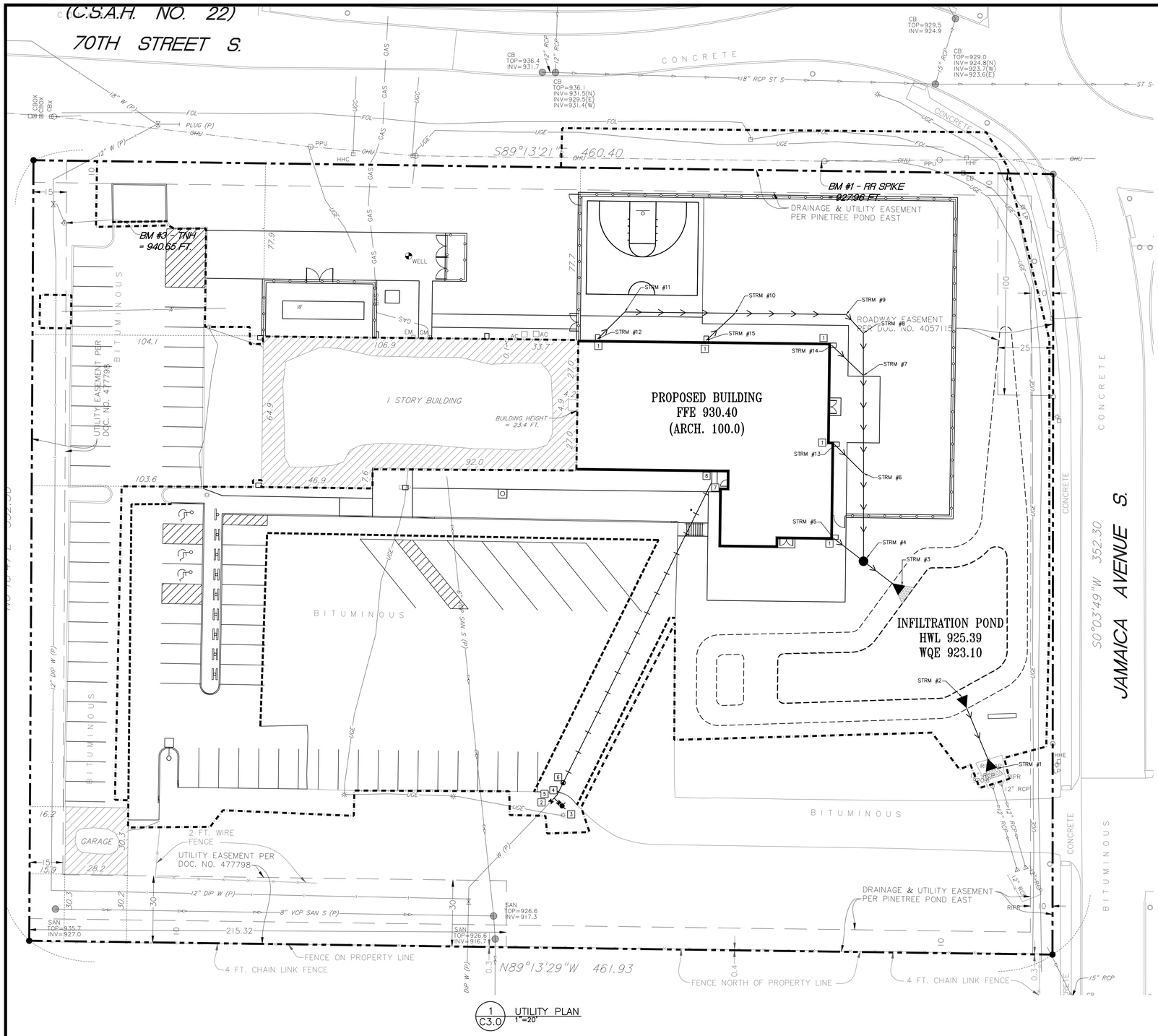

1 C3.0 UTILITY PLAN 1"=20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- WATER PIPE
- STORM SEWER
- GATE VALVE
- FLARED END SECTION
- FLARED END SECTION WITH RIPRAP
- REDUCER

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS

BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain
WQE	Water Quality Elevation

N

20' 10' 0 20' 40'

SCALE 1" = 20'

KEYED NOTES

KEYED NOTES ARE DENOTED BY (N) ON PLAN.

1. LOCATION OF PROPOSED DOWNSPOUT CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 8/C5.1. COORDINATE EXACT LOCATION AND SIZE WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL 6-INCH GATE VALVE. REFER TO DETAIL 10/C5.0.
3. INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 12/C5.0.
4. INSTALL 6-INCH 22.5 DEGREE BEND WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0.
5. INSTALL 6"X6" TEE WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0 FOR THRUST BLOCKING.
6. INSTALL 6"X4" REDUCER.
7. INSTALL 4-INCH 22.5 DEGREE BEND WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0 FOR THRUST BLOCKING.
8. STUB 4-INCH DOMESTIC WATERLINE TO WITHIN 5-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.

UTILITY NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS, SIZES, AND INVERTS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
4. ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF COTTAGE GROVE.
7. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
8. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
9. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF COTTAGE GROVE. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
10. STORM SEWER PIPING SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
11. ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
13. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
14. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
15. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	15" FES	NA		NW = 921.70	35 L.F. OF 15" RCP @ 4.63%, STRM #2
STRM #2	15" FES	NA		SE = 923.10	---------
STRM #3	12" FES	NA		NW = 923.20	22 L.F. OF 12" RCP @ 0.50%, STRM #4
STRM #4	48" MH	R-1733	928.33	SE = 923.31 NW = 924.29 N = 923.50	--------- 17 L.F. OF 8" PVC @ 1.05%, STRM #5 40 L.F. OF 8" PVC @ 0.50%, STRM #6
STRM #5	DOWNSPOUT CONNECTION	10" DURACAST IN-LINE GRATE	929.98	SE = 924.47	---------
STRM #6	8-INCH BY 8-INCH PVC WYE	NA		S = 923.70 N = 923.70 NW = 923.70	--------- 44 L.F. OF 8" PVC @ 0.50%, STRM #7 18 L.F. OF 8" PVC @ 1.05%, STRM #13
STRM #7	8-INCH BY 8-INCH PVC WYE	NA		S = 923.92 N = 923.92 NW = 923.92	--------- 19 L.F. OF 8" PVC @ 0.50%, STRM #8 20 L.F. OF 8" PVC @ 1.05%, STRM #14
STRM #8	8-INCH PVC 45 DEGREE BEND	NA		S = 924.01 NW = 924.01	--------- 11 L.F. OF 8" PVC @ 0.50%, STRM #9
STRM #9	8-INCH PVC 45 DEGREE BEND	NA		SE = 924.07 W = 924.07	--------- 50 L.F. OF 8" PVC @ 0.50%, STRM #10
STRM #10	8-INCH BY 8-INCH PVC WYE	NA		E = 924.32 W = 924.32 SW = 924.32	--------- 50 L.F. OF 8" PVC @ 0.50%, STRM #11 18 L.F. OF 8" PVC @ 1.05%, STRM #15
STRM #11	8-INCH PVC 45 DEGREE BEND	NA		E = 924.57 SW = 924.57	--------- 17 L.F. OF 8" PVC @ 1.05%, STRM #12
STRM #12	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.75	NE = 924.75	---------
STRM #13	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	930.18	SE = 923.89	---------
STRM #14	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.84	SE = 924.13	---------
STRM #15	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.36	NE = 924.51	---------

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BKBM Project No. 24222.50

UTILITY PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
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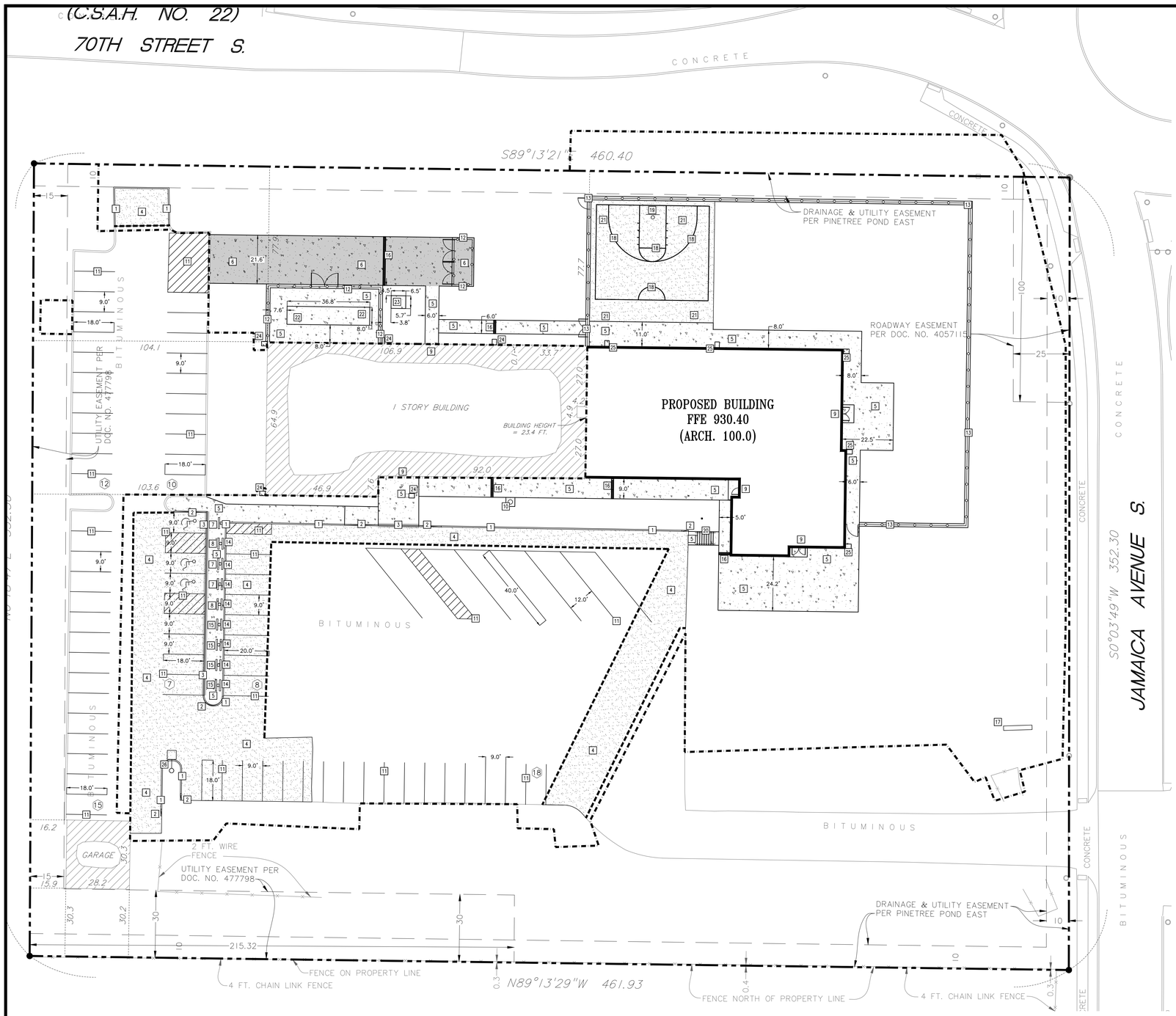


1 C4.0 PAVING AND GEOMETRIC PLAN
1"=20'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
SAWCUT LINE (APPROX.)	
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
CONCRETE PAVEMENT	
FLAT CURB AND GUTTER	
ACCESSIBLE PARKING SYMBOL	
SIGN	
PARKING STALL COUNT	XX

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
WMUTCD	Wisconsin Manual on Uniform Traffic Control Devices
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

N

20' 10' 0 20' 40'
SCALE 1" = 20'

KEYED NOTES

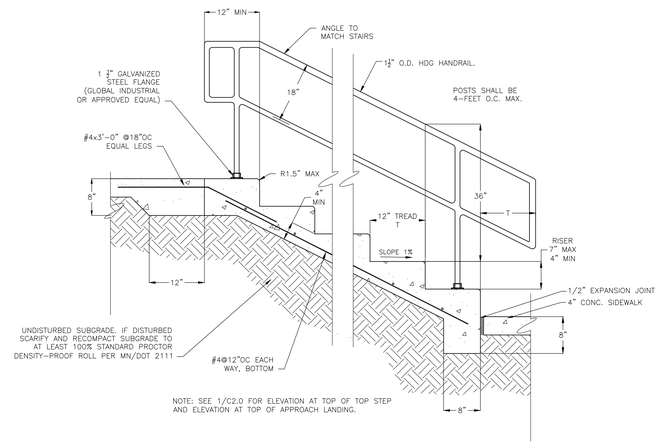
KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C5.1.
2. INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 2/C5.1.
3. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C5.1.
4. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C5.1.
5. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C5.1.
6. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 5/C5.1.
7. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 7/C5.1.
8. INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 7/C5.1.
9. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
10. INSTALL FLAG POLE. REFER TO ARCHITECTURAL PLANS.
11. PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
12. INSTALL CITYSCAPE SCREEN FENCE WITH CONCRETE MAINTENANCE STRIP. VERTICAL PLANK WITH STANDARD STIFFENER ASHWOOD TYPE. REFER TO LANDSCAPE PLANS AND DETAILS FOR FENCE. REFER TO DETAIL 13/C5.0 FOR MAINTENANCE STRIP.
13. INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 13/C5.0 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
14. INSTALL DISTRICT VAN PARKING SIGN. REFER TO DETAIL 7/C5.1.
15. INSTALL VISITOR PARKING SIGN. REFER TO DETAIL 7/C5.1.
16. INSTALL SIDEWALK CHASE. REFER TO DETAIL 11/C5.1.
17. BID ALTERNATE 2: INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
18. BID ALTERNATE 3: STRIPE BASKETBALL COURT, YELLOW IN COLOR. REFER TO DETAIL 10/C5.1.
19. BID ALTERNATE 3: INSTALL SINGLE POST GOALSETTER BASKETBALL STANDARD. SQ. IN-GROUND POLE & ACRYLIC BACKBOARD, PER SPECIFICATIONS. INCLUDE POLE & BACKBOARD PADDING. POLE FOOTING SIZE PER POLE MANUFACTURER'S RECOMMENDATIONS.
20. INSTALL CONCRETE STAIRS. REFER TO DETAIL 2/C4.0.
21. BID ALTERNATE 3: INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C5.1.
22. INSTALL MECHANICAL EQUIPMENT PAD. REFER TO DETAIL 12/C5.1.
23. INSTALL TRANSFORMER PAD. REFER TO DETAIL 12/C5.1.
24. INSTALL CONCRETE SPLASH PAD IN LINE WITH DOWNSPOUT. REFER TO DETAIL 6/C5.1 FOR CONCRETE SECTION.
25. INSTALL DOWNSPOUT COLLECTOR CONCRETE PAD. REFER TO DETAIL 8/C5.1.
26. APPROXIMATE LIGHT POLE LOCATION. REFER TO ELECTRICAL DRAWINGS.

PAVING NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
6. STRIPE PARKING LOTS AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18 FEET LONG, UNLESS NOTED OTHERWISE.
7. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
8. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
9. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
10. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
11. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
12. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
13. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

NOTES:
1. ALL REBAR TO BE COVERED BY 2" CONCRETE.
2. ALL REBAR TO BE EPOXY COATED.
3. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
4. HANDRAIL AND POSTS TO BE 1-1/2" O.D. SCHEDULE 40 HOT DIPPED GALVANIZED STEEL PIPE.
5. SUBMIT SHOP DRAWING FOR HANDRAILS.
6. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
7. PAINT HANDRAIL WITH ONE COAT OF PRIMER AND TWO FINISH COATS-BLACK IN COLOR. PAINT THICKNESS SHALL BE 6 MILS.
8. SET RAILING POSTS 6" FROM OUTSIDE EDGE OF STAIRS-BOTH SIDES.
9. 36" RAILING HEIGHT SHALL BE TAKEN FROM STAIR NOSING TO TOP OF RAILING.
10. LANDINGS SHALL ALSO HAVE RAILINGS.
11. REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.
12. MINIMUM CLEAR WIDTH BETWEEN RAILS OF 36".



2 C4.0 CONCRETE STAIR AND RAILING
NOT TO SCALE

SO WASH CO SCHOOLS

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PAVING AND GEOMETRIC PLAN

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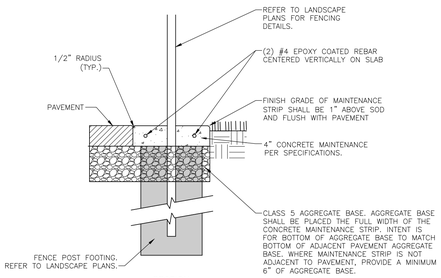
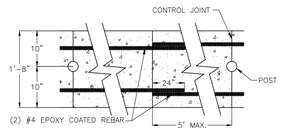
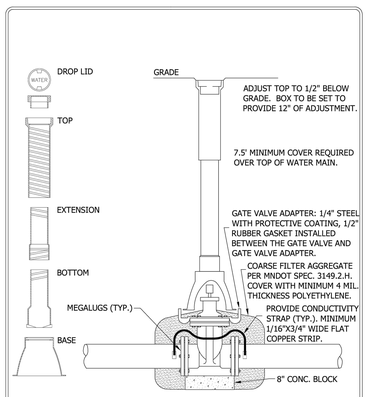




NOTE:
1) PROVIDE 6" MINIMUM CLASS 5 AGGREGATE BASE BENEATH CONCRETE MAINTENANCE STRIP.
2) PROVIDE CONTROL JOINTS AT EACH FENCE POST AND CENTERED BETWEEN FENCE POST, 5-FOOT MAXIMUM.

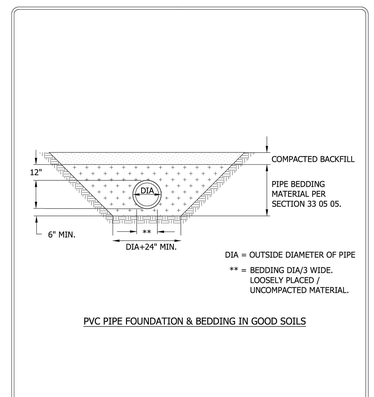
13 / C5.0 CONCRETE MAINTENANCE STRIP
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS GATE VALVE AND BOX INSTALLATION COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-3

4B_WAT3.DWG

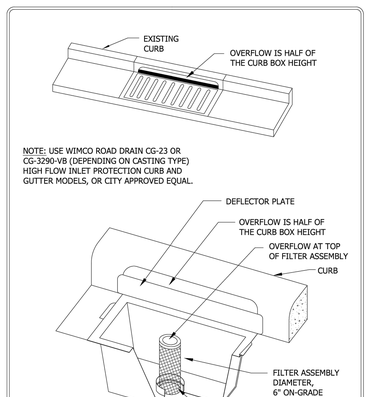
10 / C5.0 GATE VALVE AND BOX
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHOD FOR PVC COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. BED-1

4B_BED1.DWG

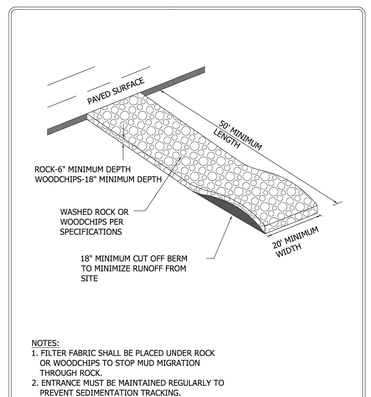
7 / C5.0 PIPE FOUNDATION & BEDDING METHOD FOR PVC
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS INLET PROTECTION CATCH BASIN INSERT COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-9

4B_ERO9.DWG

4 / C5.0 INLET PROTECTION CATCH BASIN INSERT
NOT TO SCALE



NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK OR WOODCHIPS TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION TRACKING.

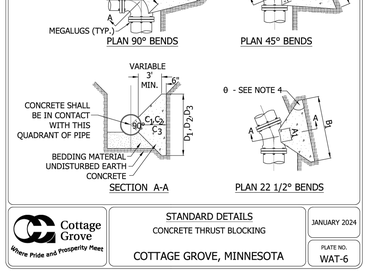
Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS CONSTRUCTION ENTRANCE ROCK AND WOODCHIP COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-12

4B_ERO12.DWG

1 / C5.0 CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. θ = 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.

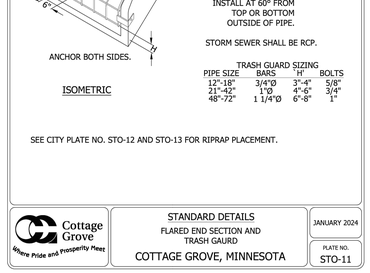
BUTTRESS DIMENSIONS								
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND			
	B_1	D_1	B_2	D_2	B_3	D_3		
6"	--	--	--	--	2'-1"	1'-6"		
8"	--	--	--	--	2'-8"	2'-0"		
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"		
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"		
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"		
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"		
30"	--	--	9'-3"	6'-0"	17'-0"	6'-0"		



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS CONCRETE THRUST BLOCKING COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-6

4B_WAT6.DWG

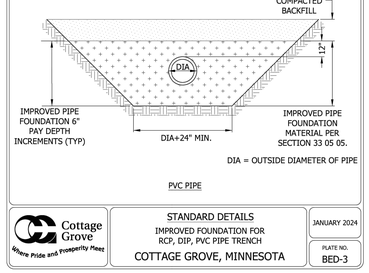
11 / C5.0 CONCRETE THRUST BLOCKING
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS FLARED END SECTION AND TRASH GAURD COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-11

4B_STO11.DWG

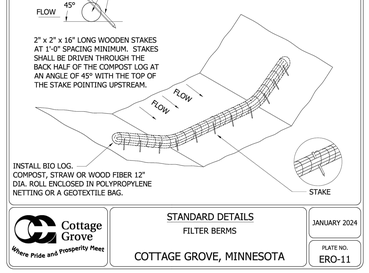
8 / C5.0 FLARED END SECTION AND GUARD
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. BED-3

4B_BED3.DWG

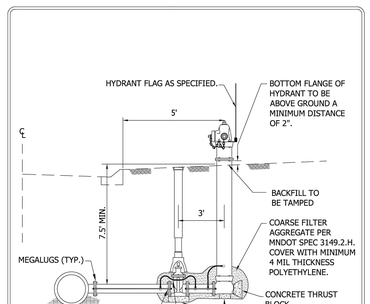
5 / C5.0 PIPE BEDDING
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS FILTER BERMS COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-11

4B_ERO11.DWG

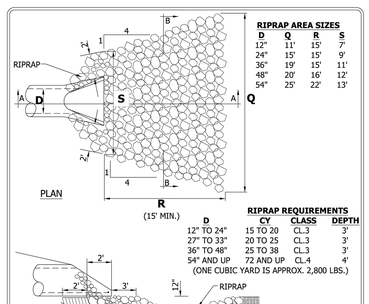
2 / C5.0 BIO LOG
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS HYDRANT DETAIL COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-1

4B_WAT1.DWG

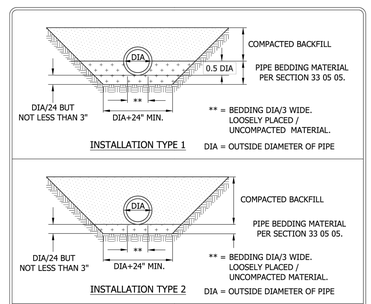
12 / C5.0 HYDRANT DETAIL
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS RIPRAP AT FLARED END SECTION COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-12

4B_STO12.DWG

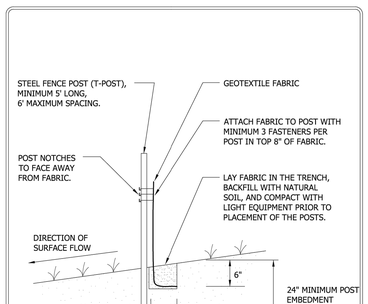
9 / C5.0 RIPRAP AT FLARED END SECTION
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. BED-2

4B_BED2.DWG

6 / C5.0 PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP
NOT TO SCALE



Cottage Grove "Where Pride and Prosperity Meet"	STANDARD DETAILS HAND INSTALLED SILT FENCE COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-2

4B_ERO2.DWG

3 / C5.0 HAND INSTALLED SILT FENCE
NOT TO SCALE

So Washco Schools

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

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 MN*

Kevin A. Bohl
Date 03-28-2025 License Number: 52209

BKBM Structural & Civil Engineers
6120 Earle Brown Drive Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420 bkbm.com

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BKBM Project No. 24222.50

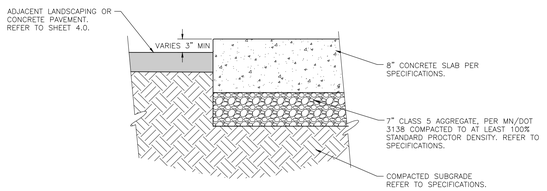
CIVIL DETAILS

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

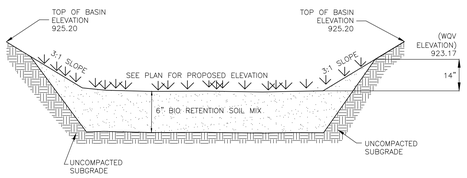
PROJECT:	25106
DRAWN BY:	AMY
CHECKED BY:	KAB
DATE:	04.02.2025
REVISIONS:	

DD SET

C5.0



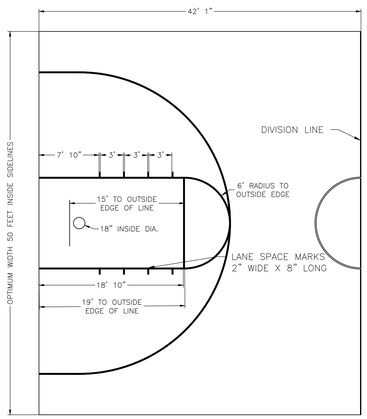
12 C5.1 MECHANICAL SLAB
NOT TO SCALE



BIORETENTION SOIL MIX :
- 85-88% SAND BY VOLUME (ASTM C33)
- 8-12% FINES BY VOLUME (SILT AND CLAY, MAX CLAY CONTENT 5%)
- 3-5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME

NOTES:
1. SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
2. CONSTRUCTION TRAFFIC IN BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.
3. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR SEEDING.

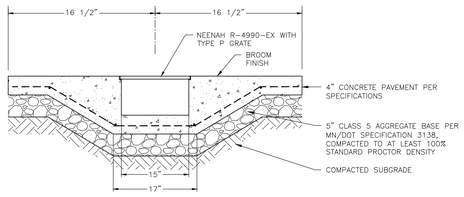
9 C5.1 BIOINFILTRATION BASIN SECTION
NOT TO SCALE

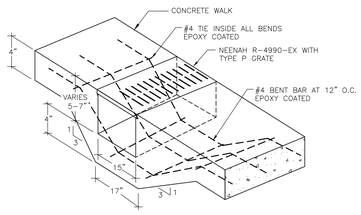


NOTE:
1) MINIMUM OF 3 FEET UNOBSTRUCTED SPACE OUTSIDE OF COURT. PREFERABLE 10 FEET OF UNOBSTRUCTED SPACE OUTSIDE. IF IMPOSSIBLE TO PROVIDE 3 FEET, A NARROW BROKEN 1-INCH LINE SHALL BE MARKED INSIDE THE COURT PARALLEL WITH AND 3 FEET INSIDE THE BOUNDARY.
2) IF COURT IS LESS THAN 74-FEET LONG, IT SHOULD BE DIVIDED BY TWO LINES, EACH PARALLEL TO AND 40 FEET FROM THE FARTHER END LINE.

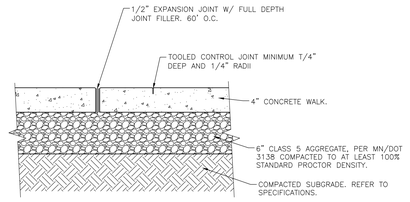
STRIPING NOTES:
1. STRIPING LINES 2" WIDE, YELLOW IN COLOR.
2. END LINES AND SIDELINES SHALL BE MINIMUM OF 2" WIDTH.
3. DIMENSIONS SHOWN ARE TO OUTSIDE OF LINE.
4. THE THREE-POINT LINE SHALL BE THE SAME COLOR AS THE FREE-THROW LANE LINE AND SEMICIRCLE.

10 C5.1 BASKETBALL COURT
NOT TO SCALE



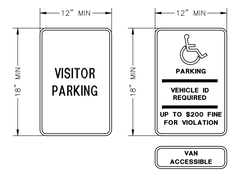


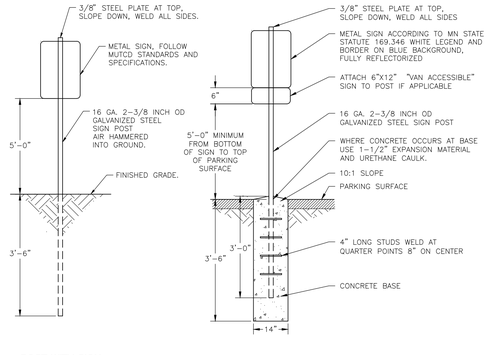
11 C5.1 SIDEWALK CHASE
NOT TO SCALE



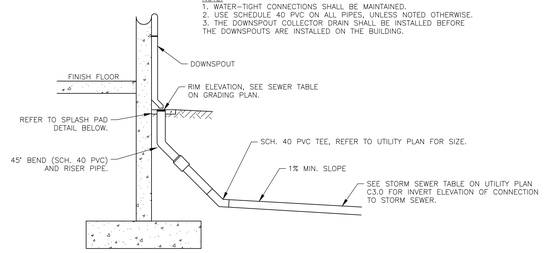
NOTE:
1: JOINT SPACING SHALL BE A MAXIMUM OF 6-FEET ON CENTER.

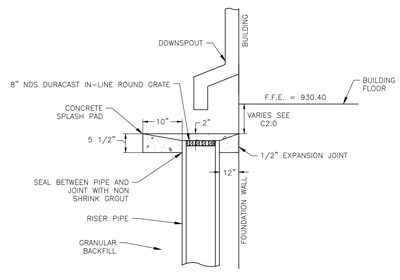
6 C5.1 CONCRETE SIDEWALK (TYP.)
NOT TO SCALE



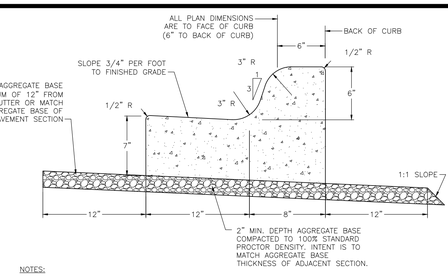


7 C5.1 SIGN AND POST
NOT TO SCALE



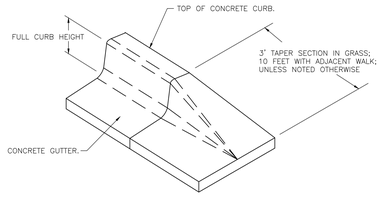


8 C5.1 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
NOT TO SCALE

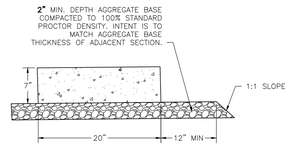


NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

1 C5.1 B612 CONCRETE CURB AND GUTTER
NOT TO SCALE

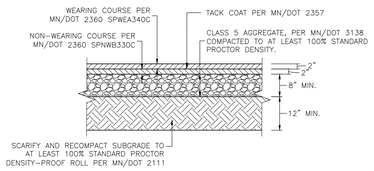


2 C5.1 NOSE-DOWN CURB SECTION
NOT TO SCALE

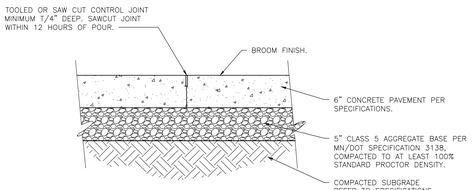


NOTE:
1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

3 C5.1 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



4 C5.1 BITUMINOUS PAVEMENT
NOT TO SCALE



NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 15 FEET.

5 C5.1 CONCRETE PAVEMENT
NOT TO SCALE

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

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 MN*

Kevin A. Bohl
Date 03-28-2025 License Number: 52209

BKBM Structural & Civil Engineers
6120 Earle Brown Drive Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

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BKBM Project No. 24222.50

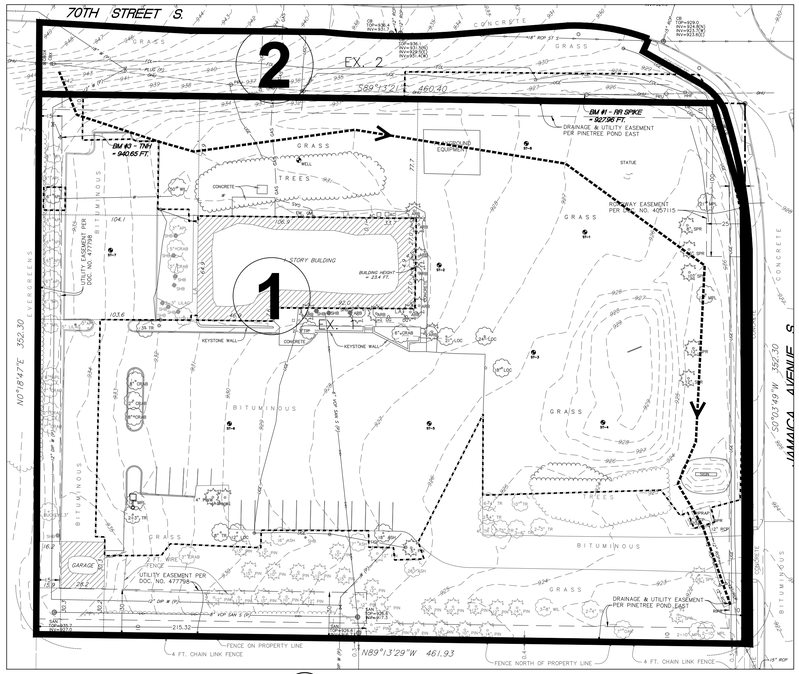
CIVIL DETAILS

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

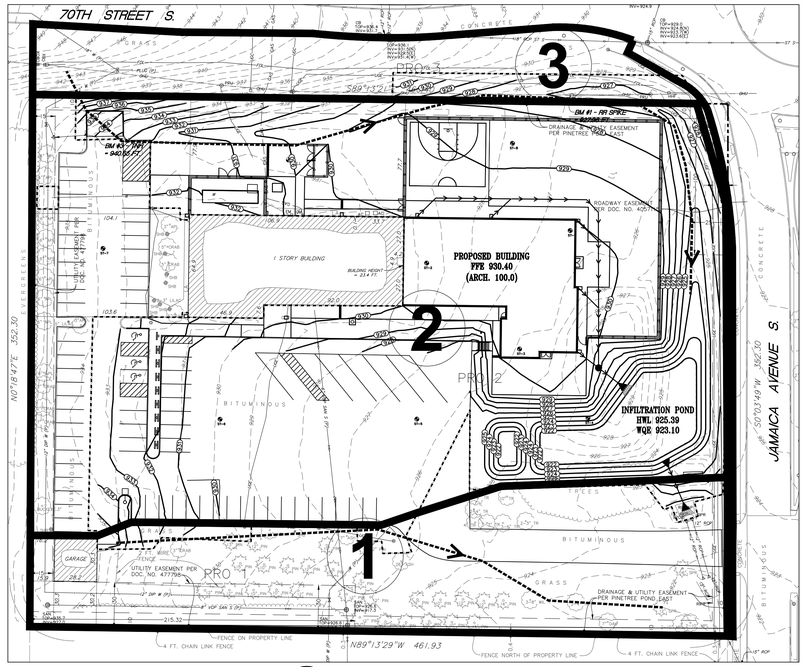
PROJECT:	25106
DRAWN BY:	AMY
CHECKED BY:	KAB
DATE:	04.02.2025
REVISIONS:	

DD SET

C5.1



1 C6.0 EXISTING CONDITIONS 1"=40'



2 C6.0 PROPOSED CONDITIONS 1"=40'

EXISTING DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.79")	10-YEAR (4.16")	100-YEAR (7.39")	ROUTING
1	1.35	2.36	3.71	4.38	8.29	19.67	SHEET FLOWS OFF SITE TO THE SOUTHEAST
2	0.00	0.45	0.45	0.10	0.45	1.72	SHEET FLOWS OFF SITE TO THE SOUTHEAST
TOTAL	1.35	2.81	4.16	4.48	8.74	21.39	

PROPOSED DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.79")	10-YEAR (4.16")	100-YEAR (7.39")	ROUTING
1	0.14	0.72	0.86	0.64	1.58	4.56	SHEET FLOWS OFFSITE TO THE SOUTHEAST
2	1.69	1.16	2.85	–	–	–	INFILTRATION BASIN
3	0.00	0.45	0.45	–	–	–	INFILTRATION BASIN
INFILTRATION BASIN	–	–	–	1.12	3.84	9.33	OFFSITE TO THE SOUTHEAST
TOTAL	1.83	2.33	4.16	1.76	5.42	13.89	

STORMWATER RUNOFF SUMMARY

	2-YR STORM (2.79") RUNOFF (CFS)	10-YR STORM (4.16") RUNOFF (CFS)	100-YR STORM (7.39") RUNOFF (CFS)
EXISTING SITE	4.48	8.74	21.39
PROPOSED SITE	1.76	5.42	13.89

IMPERVIOUS AND DISTURBED AREAS

	AREA (ACRES)
DISTURBED AREA	1.89
EXISTING IMPERVIOUS AREA	1.35
PROPOSED IMPERVIOUS AREA (TOTAL)	1.83
PROPOSED NEW IMPERVIOUS AREA	0.48

NOTE:
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR SHALL SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE, OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS
BASED ON SOIL BORING(S) PROVIDED BY BRAUN INTERTEC, SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SM SP

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SPECIAL AND IMPAIRED WATERS
THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMPS DESCRIBED IN SECTION 23 OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
NA	NA

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL

ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	1	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	1267	LF
EROSION CONTROL BLANKET	887	SY

NOTE: QUANTITIES SHOWN ARE THE MINIMUM REQUIRED, ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

PROJECT NARRATIVE
EXISTING SITE DESCRIPTION -- THE EXISTING SITE IS APPROXIMATELY 3.7 ACRES IN SIZE AND CONSISTS OF AN EXISTING BUILDING, BITUMINOUS PARKING LOT, CONCRETE SIDEWALKS, AND GREEN SPACE. STORMWATER RUNOFF GENERALLY SHEET FLOWS FROM NORTHWEST TO SOUTHEAST. THERE IS NO EXISTING STORMWATER MANAGEMENT ON SITE.

PROPOSED SITE DESCRIPTION -- THE PROPOSED WORK WILL CONSIST OF A BUILDING ADDITION, CONCRETE SIDEWALKS, AND OUTDOOR PLAY AREAS. THE PROPOSED WORK IS EXPECTED TO CREATE APPROXIMATELY 0.43 ACRES OF NEW IMPERVIOUS AREA. DRAINAGE PATTERNS WILL BE MAINTAINED; THE MAJORITY OF THE SITE RUNOFF WILL SHEET FLOW TO A PROPOSED INFILTRATION BASIN IN THE SOUTHEAST CORNER OF THE SITE. PRETREATMENT FOR RUNOFF FROM THE PARKING LOT WILL BE PROVIDE BY A FOREBAY ON THE WEST SIDE OF THE BASIN. PRETREATMENT FOR THE REST OF THE SITE WILL BE PROVIDED BY A VEGETATED SWALE LOOPING AROUND THE NORTH AND EAST SIDES OF THE BUILDING ADDITION.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES
CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 (7 IF IMPAIRED) CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 (7 IF IMPAIRED) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE
PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

PORTABLE TOILET NOTES:
1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
   - 2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
   - 2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHERN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
   - 2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
   - 2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
   - 2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
   - 2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

OTHER NOTES:
1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER, INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
   - 1.1. REMOVE SEDIMENT AND DEBRIS FROM INFILTRATION BASIN AS NEEDED.
   - 1.2. RESTORE/REPLACE RIPRAP AT INFILTRATION BASIN OUTLET AS NEEDED.
   - 1.3. RESTORE ANY ERODED AREAS AS NEEDED.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS, COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES
SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

NO EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

STORAGE HANDLING AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES:

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.

PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.

HAZARDOUS MATERIALS, TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:
IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH, AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED
1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. AIR CONDITIONING CONDENSATION

AGENCY CONTACTS
CITY OF COTTAGE GROVE
ENGINEERING DEPARTMENT
PHONE: (651) 458-2800

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

SOUTH WASHINGTON WATERSHED DISTRICT
PHONE: (651) 714-3714

OWNER
ISD #833
7362 E POINT DOUGLAS ROAD
COTTAGE GROVE, MN 55016
PHONE: (651) 425-6300

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:
ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS:
TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO EXCAVATION FOR FILTRATION BASINS, CONTRACTOR WILL USE PROPOSED FILTRATION BASIN AREA AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

IN LIEU OF USING TEMPORARY SEDIMENT BASINS, THE CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS.

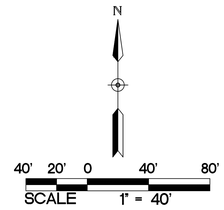
SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: _____

CERTIFICATION #:_____

DATE: _____

NOTE:
AN AS-BUILT SURVEY OF ALL STORMWATER BMPS (INFILTRATION BASIN, ETC...) SHALL BE SUBMITTED TO SOUTH WASHINGTON WATERSHED DISTRICT PRIOR TO PROJECT CLOSEOUT. THE AS-BUILT SURVEY SHALL INCLUDE THE INFILTRATION BASIN LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY.



KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

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 MN*

Kevin A. Bohl

Date 03-28-2025 License Number: 52209

BKBM Structural & Civil Engineers
6120 Earle Brown Drive
Suite 700 Minneapolis, MN 55430 Phone: 763.843.0420
bkbm.com

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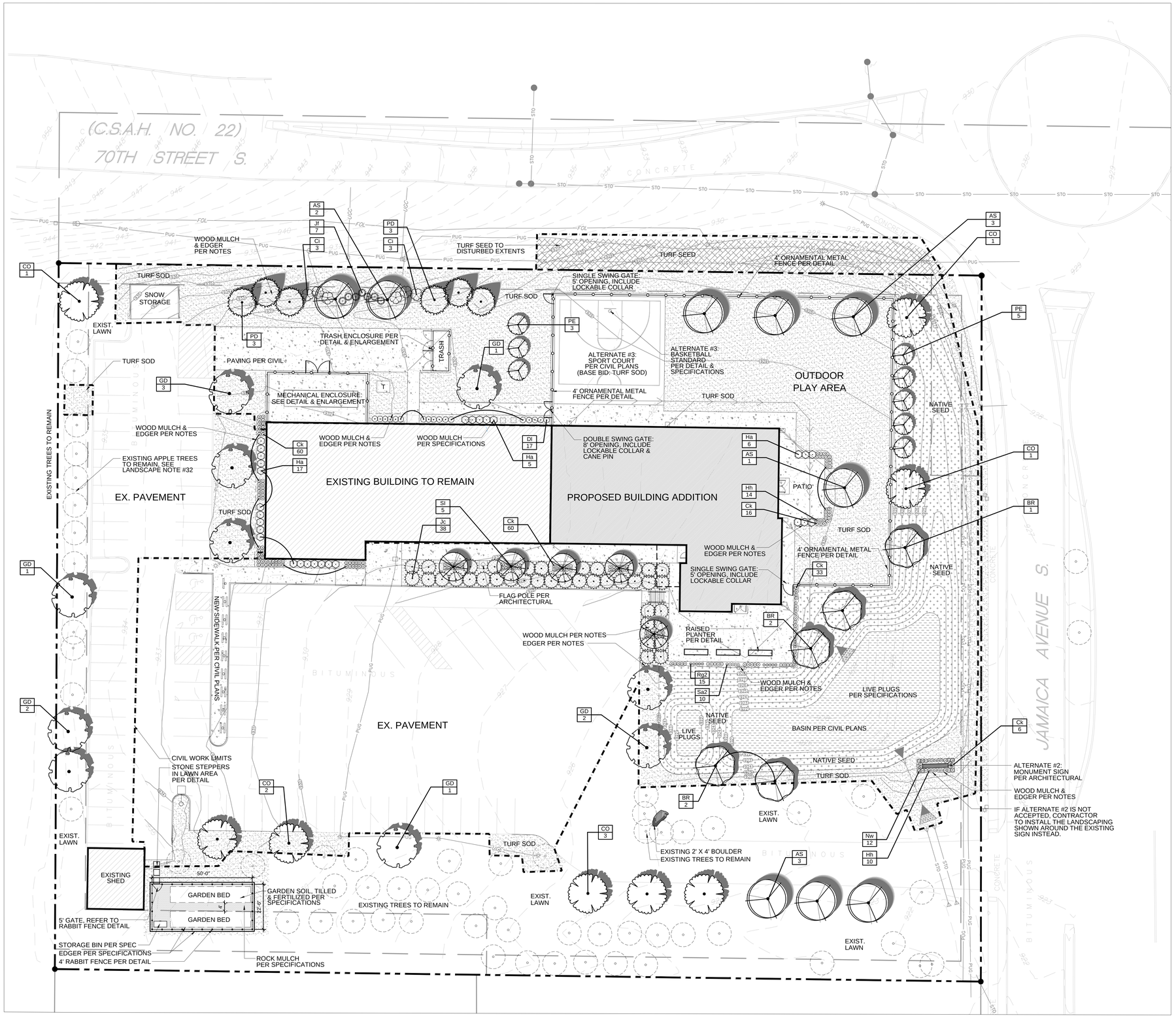
BKBM Project No. 24222.50

STORM WATER POLLUTION PREVENTION PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	AMY
CHECKED BY:	KAB
DATE:	04.02.2025
REVISIONS:	

C6.0



General Notes:

01. See Civil Engineer's plans for site plan layout and dimensions.
02. Protect adjacent areas from damage during construction.
03. See Civil Engineer's details for paving and curb information.
04. Refer to Sheets L1.000-L1.004 for Landscape Plans, L2.001-L2.002 for Landscape Details, L3.000-L3.005 for Tree Preservation Plans, and L3.006 for Tree Preservation Notes & Schedules

Landscape Symbols Legend:

- Existing Tree To Remain
- Turf Sod per Specifications
- Turf Seed per Specifications
- Rock Mulch per Specifications
- Wood Mulch per Specifications
- Native Seed per Specifications
- Live Plug Plants per Specifications

Municipal Landscape Requirements:

Property Area: 162,469 sq ft
(-)
Stormwater Basin Area: 9,032 sq ft
(=)
Site Area Eligible for Landscape Requirement: 153,437 sq ft

New Overstory Deciduous Trees Required: 40
(.0002786) x 153,437 = 43
(-)
Existing Trees to Remain: 3

New Coniferous Trees Required: 6
(.0002600) x 153,437 = 40
(-)
Existing Trees to Remain: 34

New Shrubs Required: 92
(.0006) x 153,437 = 92

0' 20' 40'
SCALE: 1" = 20'-0"

NORTH

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

LANDSCAPE LAYOUT PLAN

So Washco Schools

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

PRELIMINARY

Benjamin D. Hartberg, PLA
MN License Number: 48084 Date:

BKBM
Structural & Civil Engineers
6120 Earle Brown Dr., Suite 700
Minneapolis, MN 55340
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

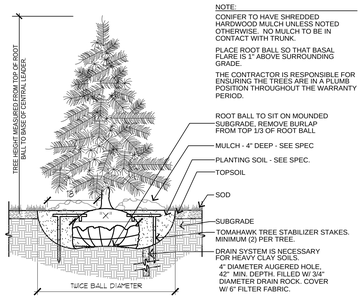
LANDSCAPE LAYOUT PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

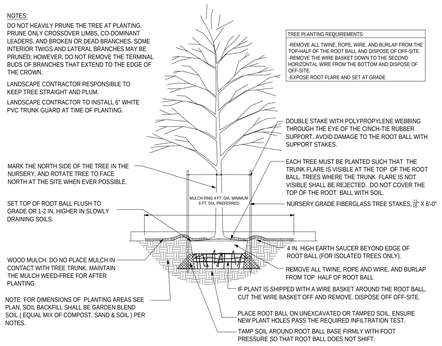
PROJECT:	25106
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	04.02.2025
REVISIONS:	

SPR

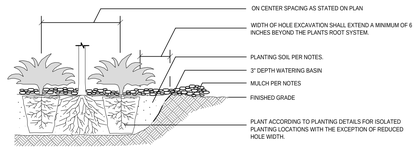
L1.001



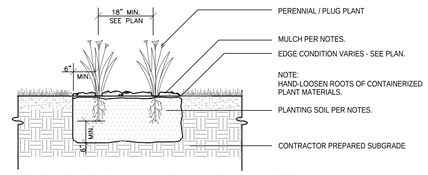
1 CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 TYP. SHRUB PLANTING DETAIL
NOT TO SCALE



4 TYP. PERENNIAL PLANTING DETAIL
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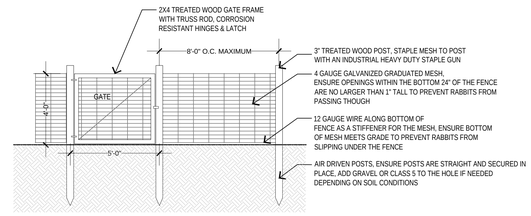
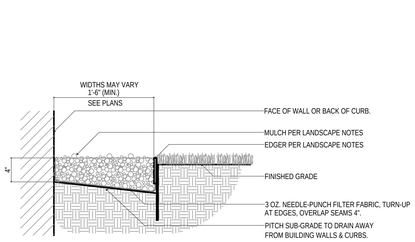
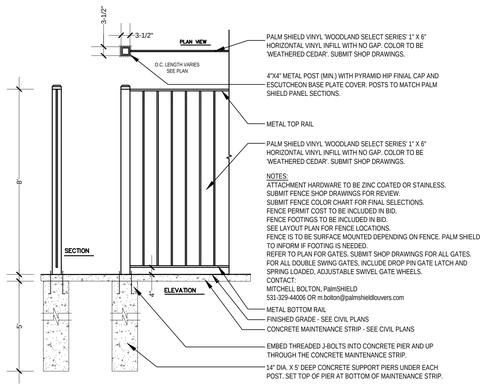


5 4'-0" GARDEN RABBIT FENCE DETAIL
NOT TO SCALE



6 TYPICAL MULCH & EDGER DETAIL
NOT TO SCALE



7 8' SCREEN FENCE DETAIL
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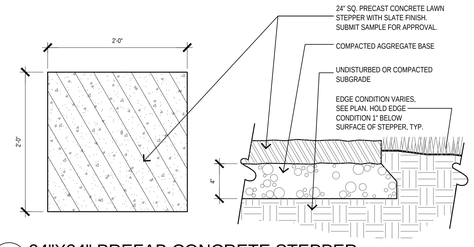
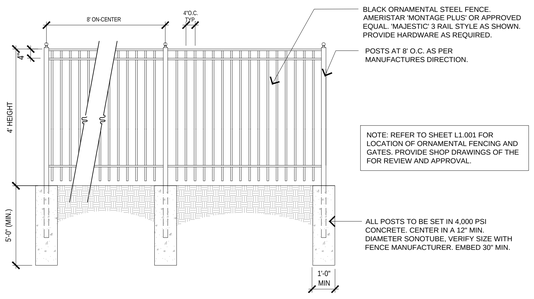
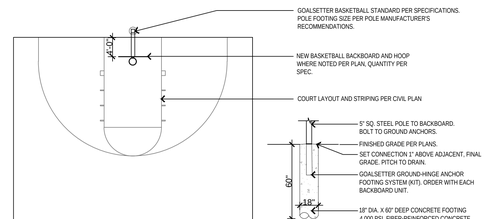


8 24"X24" PREFAB CONCRETE STEPPER
NOT TO SCALE

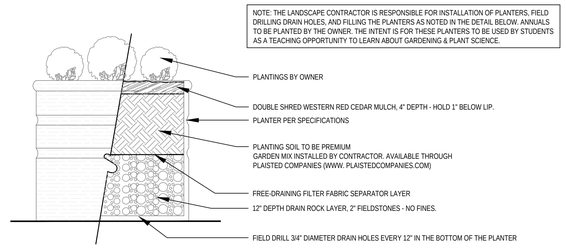


9 4'-0" ORNAMENTAL METAL FENCE DETAIL
NOT TO SCALE

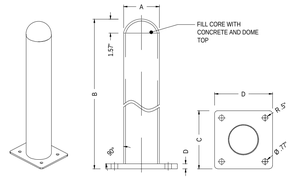


10 BASKETBALL COURT DETAIL
NOT TO SCALE

NOTE: THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANTERS, FIELD DRILLING DRAIN HOLES, AND FILLING THE PLANTERS AS NOTED IN THE DETAIL BELOW. ANNUALS TO BE PLANTED BY THE OWNER. THE INTENT IS FOR THESE PLANTERS TO BE USED BY STUDENTS AS A TEACHING OPPORTUNITY TO LEARN ABOUT GARDENING & PLANT SCIENCE.

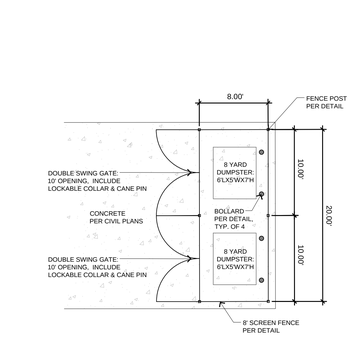


11 TYPICAL RAISED PLANTER DETAIL
NOT TO SCALE



PRODUCT	A DIAMETER	B HEIGHT	C BASE WIDTH	D BASE LENGTH	E BASE THICKNESS
4" X 42"	6"	42"	8"	8"	1/2"

12 PROTECTIVE BOLLARD DETAIL
NOT TO SCALE



13 TRASH ENCLOSURE ENLARGEMENT
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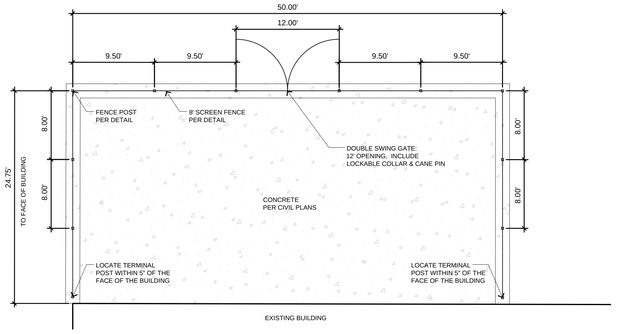

14 MECHANICAL ENCLOSURE ENLARGEMENT
NOT TO SCALE

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605
KOMAINC.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

PRELIMINARY

Benjamin D. Hartberg, PLA
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LANDSCAPE DETAILS

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	04.02.2025
REVISIONS:	

SPR

L2.001

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Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth Western Red Cedar wood mulch. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch. Dyed or Colorized mulch is strictly prohibited.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be located and staked as shown. Install 6" diameter perforated white PVC trunk guards on all new deciduous trees by November 1st. Remove tree watering bags at this time.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material, per specifications. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of punch list inspection. Plants that exhibit more than 30% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide 6" dia. PVC trunk guards on deciduous trees. Prune dead wood prior to the warranty review meeting.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. Irrigation & Watering: No permanent irrigation system is planned for this project. However, the landscape contractor shall provide temporary irrigation. Refer to the Turf and Grasses Specification Section 32 92 00 for temporary irrigation requirements. Additionally, all trees planted outside of the temporary irrigation coverage area shall receive tree watering bags. Tree watering bags to be installed and filled with water by the Contractor. Refer to spec section 32 93 00 for more information. In addition, provide the Owner with a cost for a new in-ground permanent irrigation system to cover all of the landscape areas on property.

18. Landscape edger (if noted on plan) to be 5.5" Professional Grade Polyvinyl, Black Color, 1" Bullnose.

19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

20. Unless otherwise noted/indicated, all new landscape beds to be 4" depth Western Red Cedar mulch with the exception of vegetable garden area, which will receive 3/8" trap rock chips over weed mat per spec.

21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.

22. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2024 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. An acceptable stand of seeded turf is lush, full, and weed-free. See specifications for maintenance requirements.

23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.

29. Topsoil Requirements: 4" (minimum) depth of topsoil is required on all projects. See Specifications for additional requirements. Specifications supersede this note if a deeper topsoil depth is listed.

30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

32. Existing Apple Trees On Site: Leaf-on existing conditions of these apple trees were not observed. However, there was evidence of substantial rodent damage and fungal infection. The Owner reserves the right to selectively remove any of the existing apple trees on property.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	6
ORNAMENTAL TREES						
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	5
OVERSTORY TREE						
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	9
	BR	Betula nigra	River Birch	6` Hgt.	B&B	5
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	8
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	10
	PE	Populus tremula `Erecta`	Columnar Swedish Aspen	2.5" Cal.	B&B	8
SHRUBS						
	Ci	Cornus sericea `Isanti`	Isanti Redosier Dogwood	3 gal.	Pot	6
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	17
	Ha	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	5 gal.	Pot	28
	Jf	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal.	Pot	7
	Jc	Juniperus sabina `Calgary Carpet` TM	Calgary Carpet Juniper	3 gal.	Pot	38
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	Pot	24
	Nw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal.	Pot	12
	Rg2	Rudbeckia fulgida `Goldstrum`	Black Eyed Susan	1 gal.	Pot	15
	Sa2	Sedum x `Autumn Joy`	Autumn Joy Sedum	1 gal.	Pot	10
GRASSES						
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	175

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term
Maintenance:
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
Shooting Star Native Seeds 'Dry Short Prairie Mix', drop seeded into the topsoil layer at 30.0 lbs per acre, plus 10.0 lbs per acre of additional Annual Oats (Avena sativa). Add an additional 1.0 lb per acre of Shooting Star Native Seeds 'Dry Forbs Enhancement Mix'. Submit seed mix for approval. See specifications, Grading and Erosion Control per Civil Plans and Specifications.

Description: SSNS Dry Short Prairie Mix
Seeding Rate: 10 lb/acre (64.4 seeds/square foot)
Notes: Soil - Dry Mesic to Dry. Sun - Full

Common Name	Scientific Name	% of Mix	Seeds/ft²	Total
Grasses				
Sideoats Grama	Bouteloua curtipendula	32.00%	7.1	3.200 PLS lb
Blue Grama	Bouteloua gracilis	5.00%	7.3	0.500 PLS lb
Prairie Brome	Bromus kalmii	2.00%	0.6	0.200 PLS lb
Slender Wheatgrass	Elymus trachycaulus	5.00%	1.3	0.500 PLS lb
June Grass	Koeleria macrantha	1.00%	7.3	0.100 PLS lb
Little Bluestem	Schizachyrium scoparium	25.00%	13.8	2.500 PLS lb
Rough Dropseed	Sporobolus compositus	8.00%	8.8	0.800 PLS lb
Sedges & Rushes				
Bicknell's Sedge	Carex bicknellii	1.20%	0.7	0.120 PLS lb
Plains Oval Sedge	Carex brevior	0.80%	0.9	0.080 PLS lb
Forbs				
Prairie Onion	Allium stellatum	0.80%	0.3	0.080 PLS lb
Lead Plant	Amorpha canescens	2.00%	1.2	0.200 PLS lb
Common Milkweed	Asclepias syriaca	1.40%	0.2	0.140 PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.80%	0.1	0.080 PLS lb
White Wild Indigo	Baptisia alba	1.00%	0.1	0.100 PLS lb
New Jersey Tea	Ceanothus americanus	0.40%	0.1	0.040 PLS lb
Partridge Pea	Chamaecrista fasciculata	4.00%	0.4	0.400 PLS lb
White Prairie Clover	Dalea candida	0.60%	0.4	0.060 PLS lb
Purple Prairie Clover	Dalea purpurea	1.60%	1.1	0.160 PLS lb
Prairie Cinquefoil	Drymocallis arguta	0.20%	1.7	0.020 PLS lb
Stiff Sunflower	Helianthus pauciflorus	0.40%	0.1	0.040 PLS lb
Round-headed Bush Clover	Lespedeza capitata	0.60%	0.2	0.060 PLS lb
Rough Blazing Star	Liatris aspera	0.40%	0.2	0.040 PLS lb
Wild Lupine	Lupinus perennis	0.40%	0.0	0.040 PLS lb
Wild Bergamot	Monarda fistulosa	0.40%	1.0	0.040 PLS lb
Wild Quinine	Parthenium integrifolium	0.40%	0.1	0.040 PLS lb
Foxglove Beardtongue	Penstemon digitalis	0.20%	1.0	0.020 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	0.60%	0.3	0.060 PLS lb
Prairie Wild Rose	Rosa arkansana	0.80%	0.1	0.080 PLS lb
Black-eyed Susan	Rudbeckia hirta	0.60%	2.0	0.060 PLS lb
Gray Goldenrod	Solidago nemoralis	0.20%	2.2	0.020 PLS lb
Stiff Goldenrod	Solidago rigida	0.20%	0.3	0.020 PLS lb
Heath Aster	Symphyotrichum ericoides	0.20%	1.5	0.020 PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.40%	1.2	0.040 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.40%	0.1	0.040 PLS lb
Hoary Vervain	Verbena stricta	0.60%	0.6	0.060 PLS lb
Heartleaf Alexanders	Zizia aptera	0.40%	0.2	0.040 PLS lb

BASIN BOTTOM: LIVE PLUG SCHEDULE:

Plug Spacing:	Scientific Name	Common Name	Size	Root
24" On-Center	Bolboschoenus fluviatius	River Bullrush	FLAT	PLUG
(Provide a random and equal mixture of the plants listed)	Calamagrostis canadensis	Blue Joint Grass	FLAT	PLUG
	Carex pellita	Wooley Sedge	FLAT	PLUG
	Carex bebbi	Bebb's Sedge	FLAT	PLUG
	Carex vulpinoidea	Fox Sedge	FLAT	PLUG
	Carex comosa	Bottle Brush Sedge	FLAT	PLUG
	Carex lacustris	Lake Sedge	FLAT	PLUG
	Carex stricta	Tussock Sedge	FLAT	PLUG
	Juncus effusus	Common Rush	FLAT	PLUG
	Scirpus atrovirens	Green Bulrush	FLAT	PLUG
	Scirpus cyperinus	Woolgrass	FLAT	PLUG
	Spartina pectinata	Cord Grass	FLAT	PLUG

* Contractor is to evenly distribute the allocated amount of prairie plugs throughout the basin areas located within the site accordingly.

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So Washco Schools

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

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LANDSCAPE DETAILS

SPCSD SPED
TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	HL
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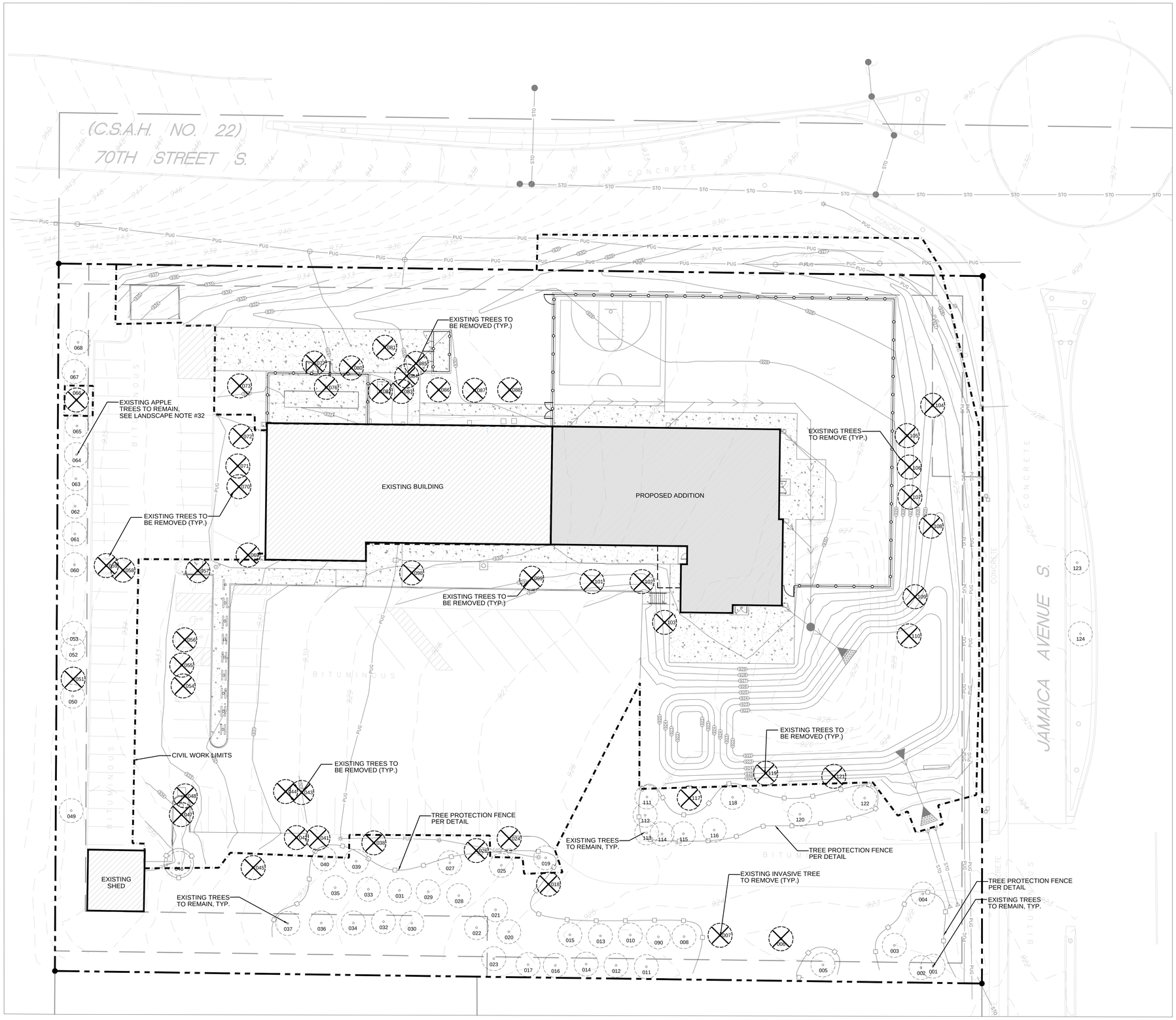
REVISIONS:	

SPR

L2.002



General Notes:

01. See Civil Engineer's plans for site plan layout and dimensions.
02. Protect adjacent areas from damage during construction.
03. See Civil Engineer's details for paving and curb information.
04. Refer to Sheets L1.000-L1.004 for Landscape Plans, L2.001-L2.002 for Landscape Details, L3.000-L3.005 for Tree Preservation Plans, and L3.006 for Tree Preservation Notes & Schedules

Landscape Symbols Legend:

Existing Tree To Remain

Existing Tree To be Removed

Tree Protection Fence

TREE PRESERVATION CHART
ON SHEET L3.002

MITIGATION CALCULATIONS
ON SHEET L3.002

SCALE: 1" = 20'-0"

NORTH

Know what's below. Call before you dig.

TREE PRESERVATION & MITIGATION PLAN

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
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TREE PRESERVATION & MIITIGATION PLAN

SPCSD SPED
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7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

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SPR

L3.001

Tree Preservation & Protection Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by others.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone:
  Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail for fencing required around trees to remain.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

Table Key	
YES	Tree to be Removed
NO	Tree to be Preserved
YES	Tree Significant
NO	Tree Not Significant
GOOD	Tree Condition "Good"
FAIR	Tree Condition "Fair"
POOR	Tree Condition "Poor"
	Ornamental Trees
	Excluded Trees
	Trees Not Surveyed

Evergreen Calculation (Approx.)	
DBH	HEIGHT
20"	32.5'
18"	30'
16"	27.5'
14"	25'
12"	22.5'
10"	20'
8"	17.5'
6"	15'
4"	12.5'

City of Cottage Grove Tree Preservation Policy
§11-3-13: TREE PRESERVATION

Qualifying Tree: a healthy tree meeting one (1) of the following deffinitions; a hardwood deciduous tree at least six inches (6") DBH, a softwood deciduous tree at least eight inches (8") DBH, or a coniferous tree at leastten feet (10') in height, but no treesconsisting of the following species: any trees on the Minnesota Department of Natural Resources invasive species list, ash, or elm. *(DBH :Diameter of a tree measured four and one-half feet (4- 1/2') above the ground.)*

Hardwood Deciduous Tree: a tree of one (1) of the following species: ironwood, oak, maple (hard), walnut, hickory, birch, black cherry, hackberry, or locust.

Softwood Deciduous Tree: a tree of one (1) of the following species: cottonwood, poplar, aspen, silver maple, basswood, or willow.

Coniferous Tree: A wood plant which, at maturity, is at least 12' or more in height, and which retains its gren color year-round and does not drop its needles in the winter.

Healthy Tree: A healthy tree has:
1. A live top (live crown) that is greater than one-third (1/3) the total tree height,
2. Newly dead branches that make up less than fifteen percent (15%) of the total crown,
3. Less than fifteen percent (15%) of the tree crown with missing branches,
4. Foliage that is dense throughout the live portion of the crown,
5. A tree trunk with open wounds that are less than one-third (1/3) the diameter of the tree, no wounds in contact with the ground, and no wounds that have soft, punky wood or other indication of decay.

City of Cottage Grove Tree Preservation Policy
§11-3-13: TREE REPLACEMENT SCHEDULE

Quantity: Qualifying tree inches removed beyond the permitted thresholds shall be replaced at a rate of fifty percent (50%), equaling one (1) replacement caliper inch for two (2) removed diamter inches.

Size: Deciduous trees planted in a mitigation of excessive tree loss shall have a minimum caliper of two and one-half inches (2-1/2") and coniferous trees shall be a minimum of six feet (6') tall.

Species: Coniferous trees or hardwood deciduous trees as defined and descibed in section B are the only tree species permitted to be used as replacement trees. one (1) new conifer six feet (6') in height shall be credited as contributing two (2) caliper inches to the total of required replacement inches. Where ten (10) or more replacement trees are required, not more than thirty-three percent (33%) or the replacement trees shall be of the same species of the tree. Applicants are encouraged to plant trees indigenous to the area. In no case shall a tree of a species listed on the DNR invasive species list to be planted as a replacement tree.

Coniferous Tree Calculation: Every two feet (2') in height of a removed qualifying coniferous tree is equal to one (1) qualifying inch.

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Tag ID	Survey ID	Common Name	Botanical Name	Caliper	Height	Condition	Significant?	Remove?	Notes:
1	5464	SILVER MAPLE	*ACER SACCHARINUM*	10		FAIR	YES	NO	2 Trunks @ 10 Inches
2	5465	SILVER MAPLE	*ACER SACCHARINUM*	10		FAIR	YES	NO	2 Trunks @ 10 Inches
3	5492	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		22.5	FAIR	YES	NO	
4	5493	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		27.5	FAIR	YES	NO	
5	6133	WHITE OAK	*QUERCUS ALBA*	8		GOOD	YES	NO	
6	6134	PURPLE LEAF SAND CHERRY	*PRUNUS x CISTENA*	4		FAIR	NO	YES	2 Trunks @ 4 Inches
7	6135	RUSSIAN OLIVE	*ELEAGNUS ANGUSTIFOLIA*	8		POOR	NO	YES	3 Trunks @ 8 Inches
8	6136	RED PINE	*PINUS RESINOSA*		25.0	GOOD	YES	NO	
9	6137	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
10	6138	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
11	6140	RED PINE	*PINUS RESINOSA*		25.0	GOOD	YES	NO	
12	6141	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
13	6142	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
14	6143	RED PINE	*PINUS RESINOSA*		27.5	GOOD	YES	NO	
15	6144	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
16	6145	RED PINE	*PINUS RESINOSA*		17.5	GOOD	YES	NO	
17	6146	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
18	6147	GREEN ASH	*FRAXINUS PENNSYLVANICA*	26		VERY POOR	NO	YES	EAB Present
19	6148	RED PINE	*PINUS RESINOSA*		12.5	GOOD	YES	NO	
20	6157	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
21	6158	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
22	6159	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
23	6160	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
24	6162	GREEN ASH	*FRAXINUS PENNSYLVANICA*	18		VERY POOR	NO	YES	EAB Present
25	6161	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
26	6163	GREEN ASH	*FRAXINUS PENNSYLVANICA*	7		VERY POOR	NO	YES	EAB Present
27	6164	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
28	6166	RED PINE	*PINUS RESINOSA*		25.0	GOOD	YES	NO	
29	6165	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
30	6172	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
31	6171	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
32	6174	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
33	6176	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
34	6175	RED PINE	*PINUS RESINOSA*		20.0	GOOD	YES	NO	
35	6188	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		25.0	FAIR	YES	NO	
36	6189	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
37	6191	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
38	6177	GREEN ASH	*FRAXINUS PENNSYLVANICA*	16		VERY POOR	NO	YES	EAB Present
39	6187	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
40	6186	RED PINE	*PINUS RESINOSA*		22.5	GOOD	YES	NO	
41	6183	THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*	12		FAIR	YES	YES	
42	6185	THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*	13		FAIR	YES	YES	
43	6236	COLUMNAR WHITE PINE	*PINUS STROBUS*		15.0	GOOD	YES	YES	Approximately 15' Tall
44	6235	COLUMNAR WHITE PINE	*PINUS STROBUS*		15.0	GOOD	YES	YES	Approximately 15' Tall
45	6239	BUCKTHORN	*RHAMNUS CATHARTICA*	5		POOR	NO	YES	
46	N/A	BRADFORD PEAR	*PYRUS CALLERYANA*	2		FAIR	NO	NO	
47	6314	AMUR CHOKECHERRY	*PRUNUS MAACKII*	4		FAIR	NO	YES	
48	6313	COLUMNAR WHITE SHREOAK	*QUERCUS ROBUR 'FASTIGIATA'*	7		GOOD	YES	YES	2 Trunks @ 7 Inches
49	5565	OHIO BUCKEYE	*AESCULUS GLABRA*	2		GOOD	NO	NO	
50	5550	PLUM TREE	*PRUNUS DOMESTICA*	3		FAIR	NO	NO	
51	5549	CRAB APPLE	*MALUS SSP*	2		DEAD	NO	YES	
52	5548	AMERICAN BEECH	*FAGUS GRANDIFOLIA*	2		FAIR	NO	NO	
53	5547	PLUM TREE	*PRUNUS DOMESTICA*	2		FAIR	NO	NO	
54	5531	CRAB APPLE	*MALUS SSP*	8		FAIR	NO	YES	
55	5532	CRAB APPLE	*MALUS SSP*	2		DEAD	NO	YES	
56	5533	CRAB APPLE	*MALUS SSP*	8		FAIR	NO	YES	
57	6300	CRAB APPLE	*MALUS SSP*	3		FAIR	NO	YES	
58	5534	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	YES	Measured @ DBH, Severe Rodent/ Deer Damage
59	5535	JAPANESE TREE LILAC	*SYRINGA RETICULATA*	4		POOR	NO	YES	GRAFTED
60	5546	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
61	5545	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
62	5544	APPLE TREE	*MALUS DOMESTICA*	2		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
63	5543	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
64	5542	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
65	5541	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
66	5540	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	YES	Measured @ DBH, Severe Rodent/ Deer Damage
67	5539	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
68	5538	APPLE TREE	*MALUS DOMESTICA*	3		POOR	NO	NO	Measured @ DBH, Severe Rodent/ Deer Damage
69	6302	CRAB APPLE	*MALUS SSP*	4		FAIR	NO	YES	
70	5594	CRAB APPLE	*MALUS SSP*	2		FAIR	NO	YES	
71	5592	NORTHERN PIN CHERRY	*PRUNUS PENSYLVANICA*	3		FAIR	NO	YES	
72	5590	APPLE TREE	*MALUS DOMESTICA*	2		FAIR	NO	YES	
73	5582	WHITE WILLOW	*SALIX ALBA*	50		POOR	NO	YES	5 Trunks Between 16 and 19 Inches - Signs of Rot Present, Limbs over building.
74	N/A	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		FAIR	NO	YES	
75	N/A	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		FAIR	NO	YES	
76	N/A	SILVER MAPLE	*ACER SACCHARINUM*	18		POOR	YES	YES	
77	N/A	CRAB APPLE	*MALUS SSP*	6		FAIR	NO	YES	
78	N/A	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		FAIR	NO	YES	
79	N/A	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		FAIR	NO	YES	
80	N/A	CRAB APPLE	*MALUS SSP*	7		FAIR	NO	YES	
81	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
82	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
83	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
84	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
85	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
86	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
87	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
88	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		32.5	FAIR	YES	YES	
89	6056	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
90	6023	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
91	6022	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
92	6021	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
93	6020	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
94	6052	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
95	6110	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
96	6279	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
97	6288	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
98	6289	PLUM TREE	*PRUNUS DOMESTICA*	4		FAIR	NO	YES	
99	6051	CRAB APPLE	*MALUS SSP*	6		FAIR	NO	YES	
100	6019	AMERICAN ARBORVITAE	*THUJA OCCIDENTALIS*	ARB		GOOD	NO	YES	
101	6035	THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*	21		GOOD	YES	YES	
102	6036	THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*	24		GOOD	YES	YES	
103	6037	THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*	18		GOOD	YES	YES	
104	7271	NORWAY MAPLE	*ACER PLATANOIDES*	21		DEAD	NO	YES	
105	7270	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		17.5	VERY POOR	NO	YES	2/3 Tree Dead
106	7269	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		20.0	FAIR	YES	YES	
107	7268	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		20.0	FAIR	YES	YES	
108	7267	NORWAY MAPLE	*ACER PLATANOIDES*		22.5	DEAD	NO	YES	
109	7266	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		22.5	FAIR	YES	YES	
110	7265	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		22.5	FAIR	YES	YES	
111	6117	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	6@4, Flare @ Base
112	6118	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	2@4, Flare @ Base
113	6119	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	Flare @ Base
114	6120	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	5@3, Flare @ Base
115	6121	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	3@6, Flare @ Base
116	6122	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		FAIR	NO	NO	2@3, Flare @ Base
117	6123	CRAB APPLE	*MALUS SSP. 'RED SPLENDOR'*	3		DEAD	NO	YES	Flare @ Base
118	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		25.0	FAIR	YES	NO	
119	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		25.0	FAIR	YES	YES	
120	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		27.5	FAIR	YES	NO	
121	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		27.5	FAIR	YES	YES	
122	N/A	BLACK HILLS SPRUCE	*PICEA GLAUCA 'DENSATA'*		30.0	FAIR	YES	NO	
123	5264	CRAB APPLE	*MALUS SSP*	2	.	FAIR	NO	NO	
124	5257	CRAB APPLE	*MALUS SSP*	3		FAIR	NO	NO	

	Caliper Inches
Total Existing Significant Inches (Any Qualifying Tree defined by § 11-3-13)	141
Insignificant Inches (Any Unhealthy, Invasive or Diseased Tree defined by § 11-3-13)	286
Total Significant Inches Removed	113
40% Allowed Permittal Removal	56
Net Proposed Removal	57
Tree Inches Preserved	28
Replacement Inches Required*	0

CALYX
CALYX DESIGN GROUP
LANDSCAPE ARCHITECTURE

So wash co SCHOOLS

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
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2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

PRELIMINARY

Benjamin D. Hartberg, PLA
MN License Number: 48084 Date:

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6120 Earle Brown Dr., Suite 700
Minneapolis, MN 55340
Phone: (763) 843-0420
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www.bkbm.com

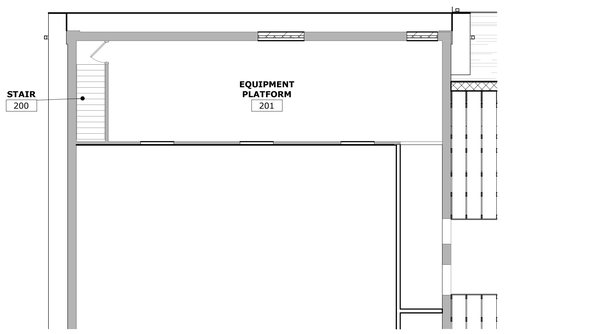
TREE PRESERVATION & MITIGATION

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT:	25106
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	04.02.2025
REVISIONS:	

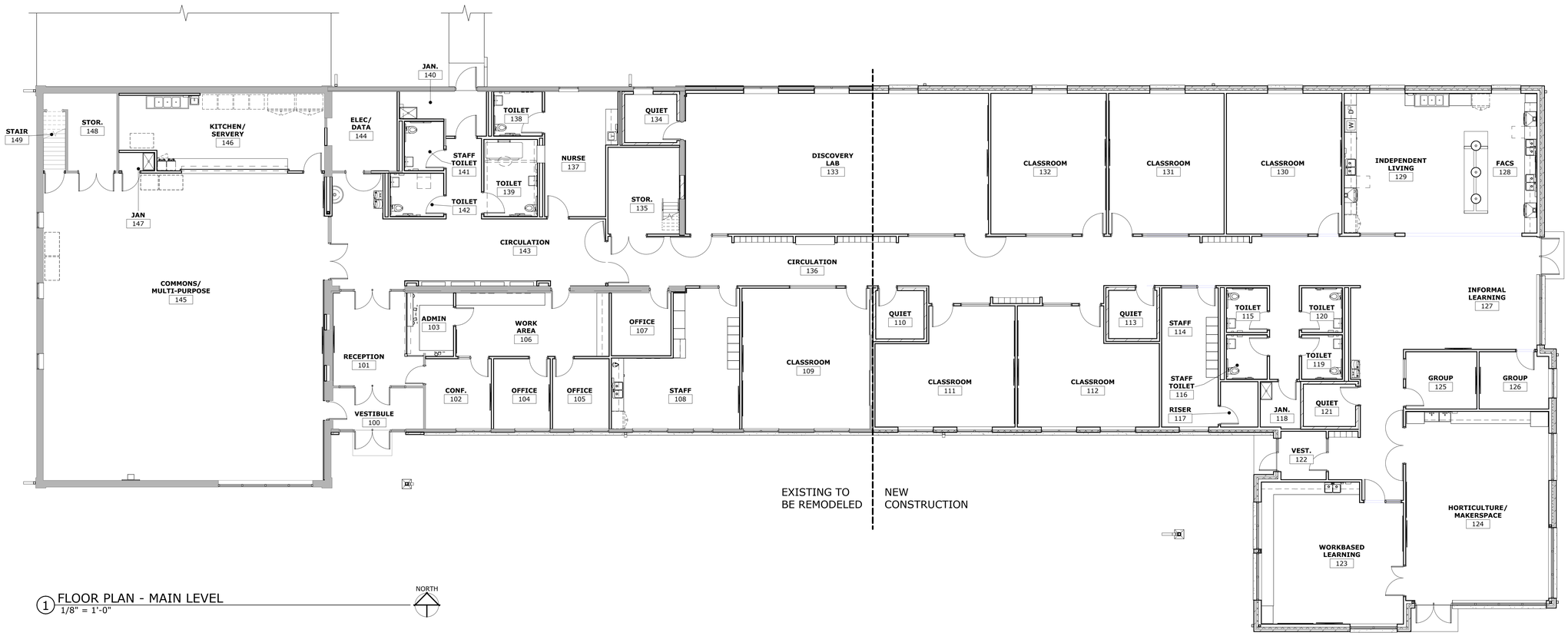
SPR

L3.002



2 FLOOR PLAN - MEZZANINE
1/8" = 1'-0"

NORTH



1 FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"

NORTH

so wash co SCHOOLS

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Marc R. DuBois

DATE: 04/02/2025 REG. NO.: 44898

FLOOR PLANS

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT:	24177
DRAWN BY:	MDS
CHECKED BY:	MRD
DATE:	04/02/2025
REVISIONS:	

SITE PLAN REVIEW

A1

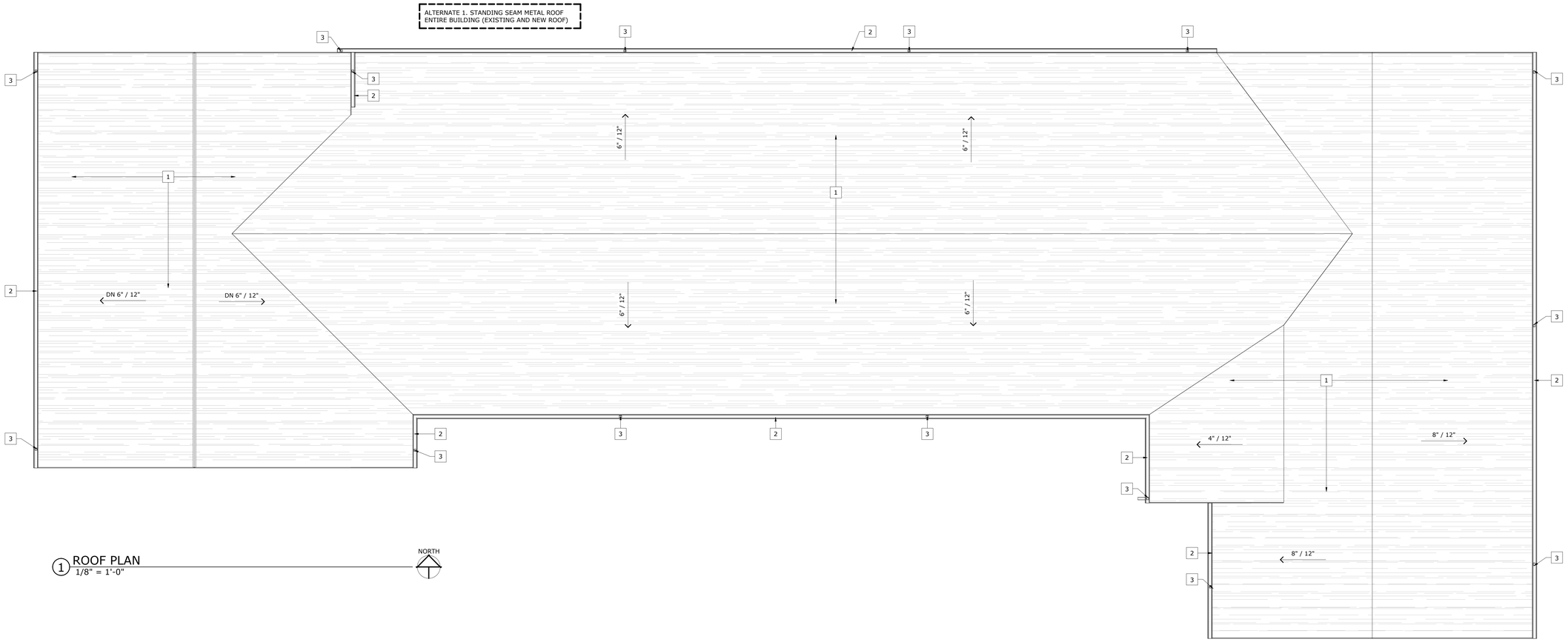
KEYNOTES

MARK	NOTE
1	ARCHITECTURAL ASPHALT ROOFING
2	NEW PREFINISHED METAL GUTTERS
3	NEW PREFINISHED METAL DOWNSPOUT

GENERAL NOTES - ROOF PLAN:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL, SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS, AND DETAILS
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS; REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING; THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE GENERAL CONTRACTOR
4. ALL VENT STACKS AND MISC MECHANICAL/ELECTRICAL ITEMS TO EXTEND 1" ABOVE FINISHED ROOF SURFACE
5. CONSTRUCTION STAGING AREA TO BE COORDINATED WITH AND APPROVED BY OWNER

ALTERNATE 1. STANDING SEAM METAL ROOF
ENTIRE BUILDING (EXISTING AND NEW ROOF)



1 ROOF PLAN
1/8" = 1'-0"

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Marc R. DuBois

DATE: 04/02/2025 REG. NO.: 44898

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

ROOF PLAN

PROJECT:	24177
DRAWN BY:	MDS
CHECKED BY:	MRD
DATE:	04/02/2025
REVISIONS:	

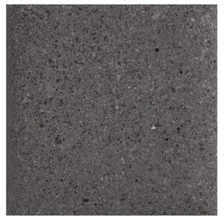
SITE PLAN REVIEW

A2

EF1: HEBRON - OPUS COOL CHARCOAL BRICK

EF2 AND EF3: GRAY PAINTED BRICK

EF4 AND EF5: SOFT WHITE PAINTED ENGINEERED WOOD PANEL WITH ALUMINUM TRIM REVEALS



EF6: CAST STONE

EF7: CHARCOAL ASPHALT SHINGLES

EXTERIOR FINISH SCHEDULE

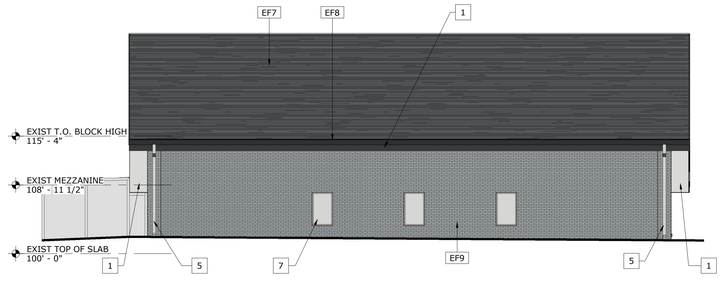
LEGEND CODE	ITEM	COMMENTS
EF1	BRICK - RUNNING BOND	HEBRON OPUS
EF2	BRICK - RUNNING BOND	PAINTED BENJAMIN MOORE 1606
EF3	THIN BRICK VENEER - RUNNING BOND	PAINTED BENJAMIN MOORE 1606
EF4	ENGINEERED WOOD PANEL	4'-0" WIDE PANELS
EF5	ENGINEERED WOOD PANEL	2'-8" WIDE PANELS
EF6	CAST STONE	AMERICAN ARTSTONE 77-03 MAE
EF7	ASPHALT SHINGLES	COLOR: CHARCOAL
EF8	PREFINISHED METAL FLASHING	COLOR: CHARCOAL
EF9	EXISTING EMBOSSED CMU	PAINTED BENJAMIN MOORE 1606

KEYNOTES

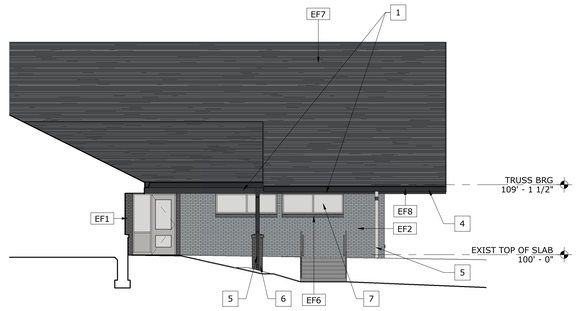
MARK	NOTE
1	ENGINEERED WOOD FASCIA & SOFFIT PANEL
2	ENCLOSE UNDERSIDE OF OVERHANG W/ ENGINEERED WOOD SOFFIT PANELS
3	CAST ALUMINUM HALO LIT SIGNAGE
4	PREFINISHED ALUMINUM GUTTER
5	PREFINISHED ALUMINUM DOWNSPOUT
6	BRICK COLUMN WRAP
7	THERMALLY BROKEN ALUMINUM WINDOWS

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

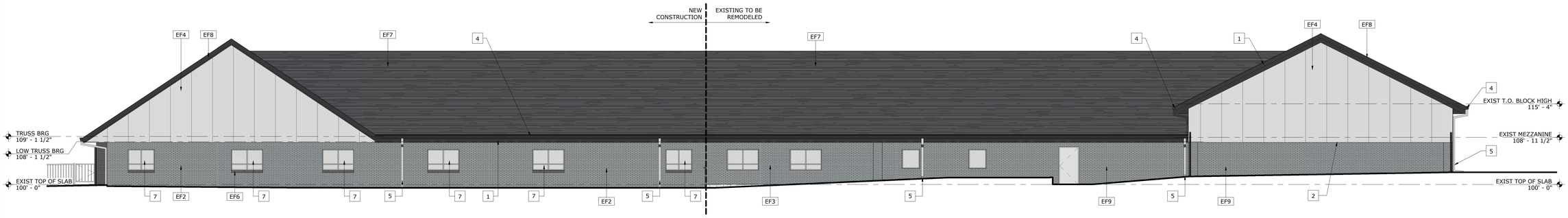
2 BUILDING ELEVATION EAST
1/8" = 1'-0"



3 BUILDING ELEVATION WEST
1/8" = 1'-0"



5 PARTIAL BUILDING ELEVATION WEST
1/8" = 1'-0"



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

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Marc R. DuBois

DATE: 04/02/2025 REG. NO.: 44898

EXTERIOR ELEVATIONS AND BUILDING MATERIALS

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATION
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT:	24177
DRAWN BY:	MMC
CHECKED BY:	MRD
DATE:	04/02/2025
REVISIONS:	

SITE PLAN REVIEW

A3

MATERIAL AREAS LEGEND:

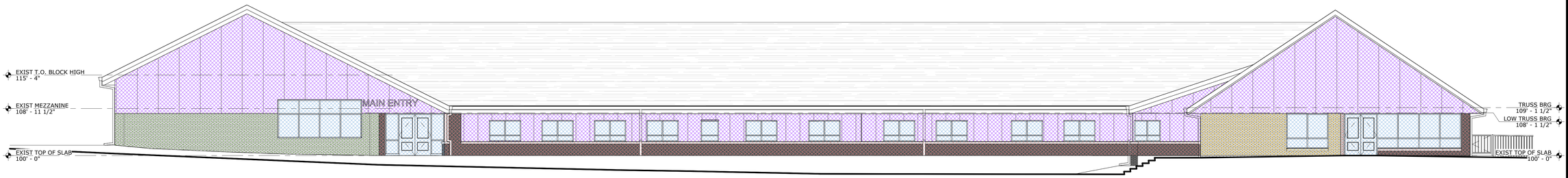
CLASS I:
- BRICK
- PAINTED BRICK
- GLASS

CLASS II
- PAINTED CONCRETE BRICK

CLASS III:
- ENGINEERED WOOD SIDING

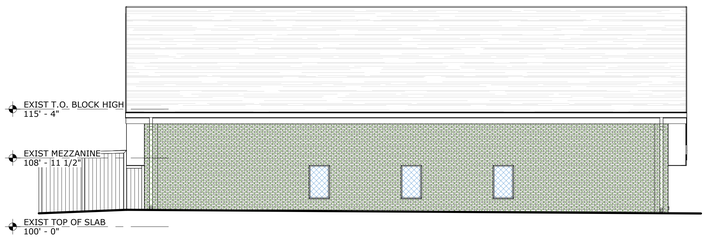
BUILDING MATERIAL AREA

BUILDING MATERIAL AREAS			
CLASS I	BRICK	675 SF	8%
CLASS I	GLASS	1303 SF	16%
CLASS I	PAINTED BRICK	1652 SF	20%
		3631 SF	44%
CLASS II	CONCRETE BRICK	1712 SF	21%
		1712 SF	21%
CLASS III	ENGINEERED WOOD SIDING	2834 SF	35%
		2834 SF	35%
BUILDING MATERIAL AREA TOTAL		8177 SF	100%



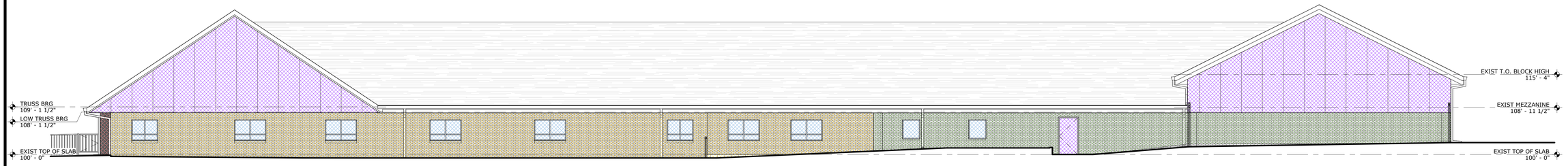
1 BUILDING ELEVATION SOUTH
1/8" = 1'-0"

2 BUILDING ELEVATION EAST
1/8" = 1'-0"



3 BUILDING ELEVATION WEST
1/8" = 1'-0"

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



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

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMAINC.COM

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

Marc R. DuBois

DATE: 04/02/2025 REG. NO.: 44898

EXTERIOR ELEVATIONS

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT:	24177
DRAWN BY:	MMC
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DATE:	04/02/2025
REVISIONS:	

SITE PLAN REVIEW

A4

BOLTON & MENK
Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: 04/21/2025

To: Ryan Burfeind, PE

From: Mike Boex, PE

Subject: SWCS Transition Program Building
City of Cottage Grove, MN
Project No.: 24X.138536.000

This memo summarizes the review of site plan documents submitted by BKBM Engineers, dated 04/02/25 (received 04/04/2025).

Site Plan:

Sheet C1.0:

1. There is believed to be a valve on the lead to the hydrant to be removed, just off the city main. Therefore, the city main should not be shut down when the site hydrant and watermain are removed as proposed. Please refer to the attached record plan and attempt to locate and depict the valve.
2. Provide well copies of the sealing records to the City once complete.
3. Keynote 12: It was not apparent where this keynote was used, please clarify.

Sheet C2.0:

4. There are flat grades such as 1.3% depicted in the swale on the north and east sides of the site, and it appears the proposed grading will make things flatter in certain areas vs. the existing condition. 2% minimum greenspace grades should be provided; please evaluate ways to improve drainage.
5. Grading within the County right-of-way will be reviewed by the County and may need a permit. Comments will be passed along when received from the County.
6. Stormwater basin: The proposed HWL should be contained within the basin footprint.
    a. The EOF near STRM #2 should be located at or just above the basin HWL.
    b. There are not enough spot elevations along the south side of the basin to demonstrate the HWL will be contained within the basin. As shown, the HWL would escape to the southern part of the site.
    c. It appears there may have been an effort to create a pretreatment cell on the west side of the basin. However, there is no storm sewer routed to this feature, and based on the existing contours it appears most of the surface flow may not be directed to this cell. Please clarify the intent of this feature.

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Sheet C3.0:

7. Please provide pretreatment measures, such as sumps, prior to discharging stormwater into a stormwater BMP (e.g. sump at STRM #4).
8. The fire marshal has reviewed hydrant coverage and found the layout to be acceptable.
9. Manage overland discharge velocities to 4fps or less; STRM-2 to STRM-1 appears to have a design grade that would lead to higher velocities.

Sheet C4.0:

10. Keynote #12, trash enclosure and equipment screening: The enclosures shall be consistent with materials found on the principal structure. Refer to city code § 11-3-8 & § 11-3-9. Please include design detail sheet on the proposed fencing around the trash enclosure and mechanical equipment for staff review

Sheet L1.001:

11. There is an existing City trunk watermain on the west and south sides of the site:
    a. No new trees shall be placed within the City's drainage and utility easement.
    b. Remove any existing trees within the City's drainage and utility easement.

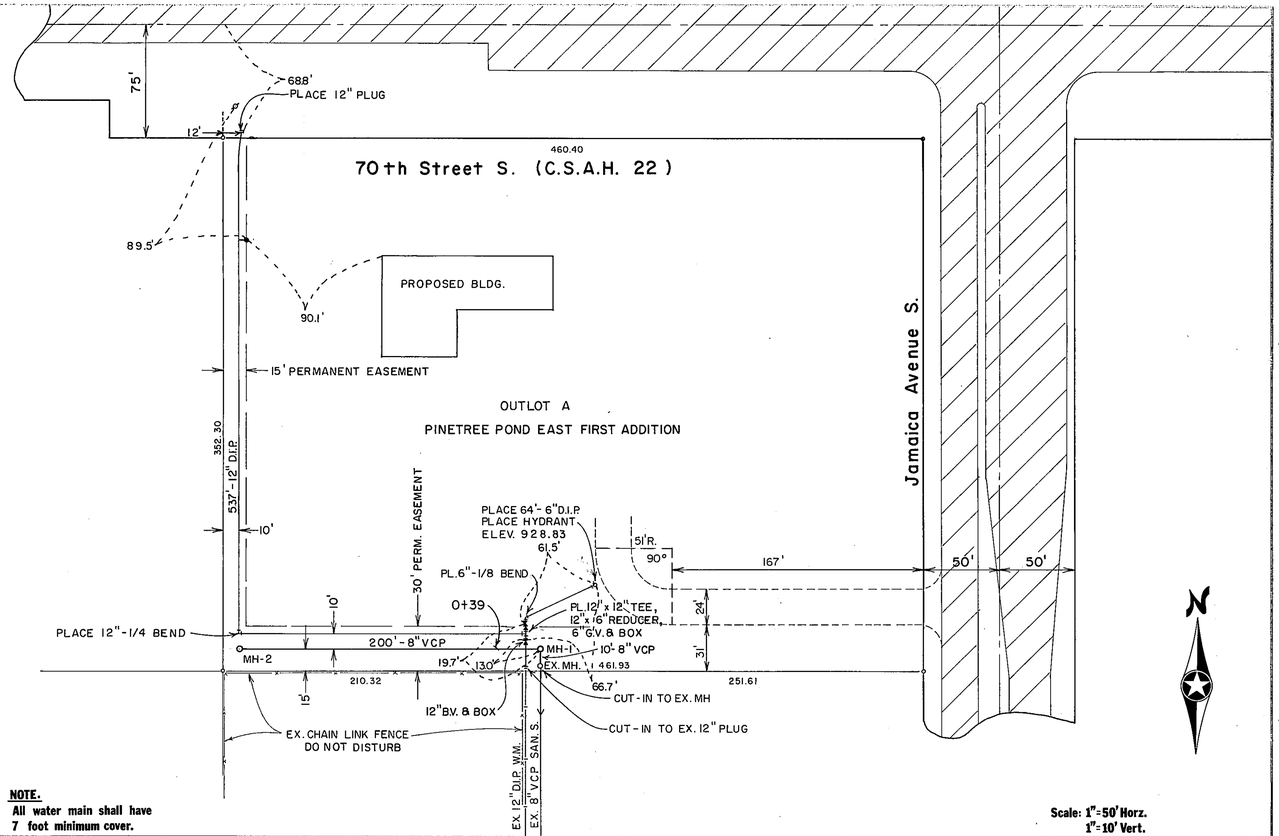
Sheet L2.002:

12. Note 17 indicates no irrigation system is planned. The site should be irrigated, including the right-of-way of Jamaica Avenue.

Stormwater:

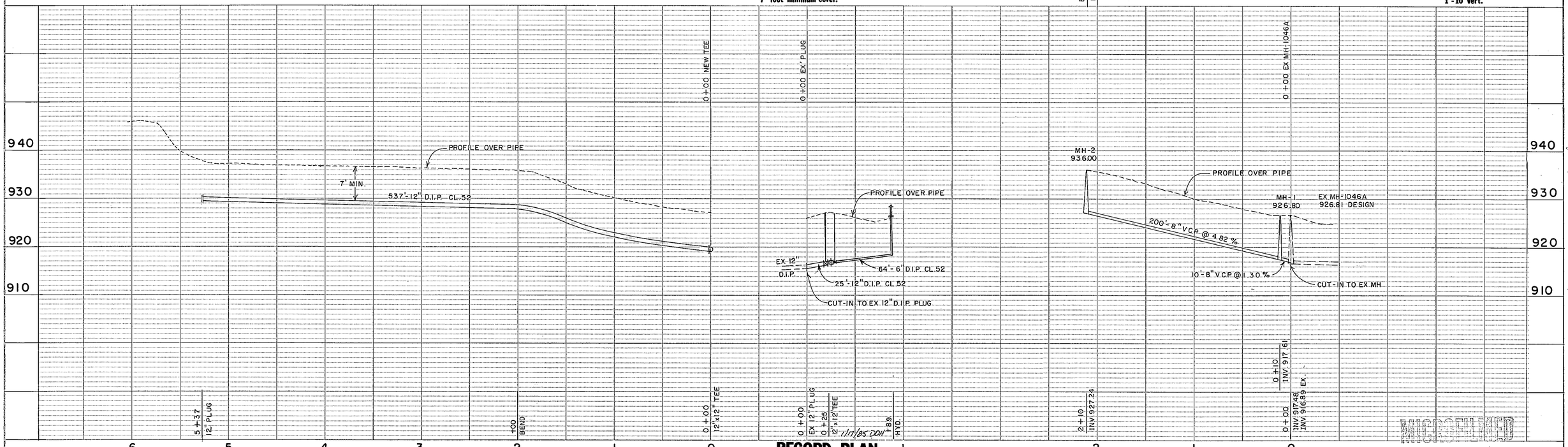
13. A revised stormwater summary for the site is attached.
    a. Please note the project area lies within the Wellhead Protection 10-year Composite Groundwater Capture Zone, so stormwater infiltration BMPs are prohibited by the city. Please use alternate stormwater BMPs such as filter basins, or wet sediment ponds, with impermeable liners.
    b. Since the proposed disturbed area now exceeds 1-acre, Watershed District Rules apply and call for a Total Phosphorus (TP) loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less, since the project sites drain to the Mississippi River (refer to memo).
14. HydroCAD:
    a. Per previous comment #6c, it is not clear that the south parking lot runoff will flow into the stormwater BMP in proposed conditions. Neither Sheet C2.0 or C6.0 show how the south parking lot runoff will be directed into the sediment forebay of the stormwater BMP, based on the depicted contours. Please show on the plans and in the HydroCAD model how the south parking lot runoff is directed into the stormwater BMP.
    b. Please include the inflow and outflow hydrograph plots in the HydroCAD report so the model routings and stability can be reviewed.
    c. Please consider using HydroCAD to sum the hydrographs from the existing and proposed subwatersheds of the site to demonstrate rate control rather than summing the peak flows arithmetically.

15. Models and CAD Files: Please note that digital copies of the final version stormwater models (HydroCAD) and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.



NOTE.
All water main shall have 7 foot minimum cover.

Scale: 1"=50' Horz.
1"=10' Vert.



RECORD PLAN

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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE 10-19-83 REG. NO. 6971 Joseph R. Anderlik

SURVEY
DRAWN JAB
DESIGN JRA
APPROV'D JRA

REVISIONS

BONESTROO, ROSENE, ANDERLIK & ASSOC., INC.
CONSULTING ENGINEERS
St. Paul, Minnesota

COTTAGE GROVE, MINNESOTA
DATE: OCTOBER 19, 1983 COMM. 48129

PARK GROVE CHRISTIAN CENTER

SHEET 2/2

37511

RECORD DRAWING

BOLTON & MENK
Real People. Real Solutions.

2035 County Road D East
Maplewood, MN 55109-5314

Ph: (651) 704-9970
Fax: (651) 704-9971
Bolton-Menk.com

MEMORANDUM

Date: April 10, 2025

To: Mike Boex, PE

From: Brent Johnson, PE

Re: Stormwater Rules Summary Update; Light the Way Church, 7000 Jamaica Avenue, City of Cottage Grove
Project No.: N15.103963

Redevelopment is being planned at the Light the Way Church, located at 7000 Jamaica Avenue S. near the intersection of Jamaica Avenue South and 70th Street S. The site includes a parcel with an area of 4.16 acres. Proposed work includes 20,900 square foot of new and redeveloped impervious surfaces involving a building addition.

The following notes regarding the Cottage Grove stormwater rules and standards are excerpts from the City's Surface Water Management Plan and the South Washington Watershed District rules. The future conditions land use map indicates public semi/public land uses.

Rate Control: Peak flow rates after redevelopment shall not exceed pre-project peak flow rates for the critical 2-year, 10-year, and 100-year recurrence interval precipitation events. Use 24-hour NOAA Atlas 14 Precipitation events and MSE3 distribution for rate control analyses.

The project site is located primarily within the East Draw drainage within the subwatershed area identified as ED-A2.1. A small portion of the site lies within the Central District and the C-A5 subwatershed.

Volume Control: Since the project area will involve 0.48 acres of new and redeveloped impervious surface, which is less than one acre of new and fully reconstructed impervious surfaces; volume control will not be required.

Stormwater Infiltration:
The project area lies within the Wellhead Protection 10-year Composite Groundwater Capture Zones, so stormwater infiltration BMPs are prohibited by the city.

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Water Quality: The city Surface Water Management Plan states:

"*For re-development projects, a net reduction from pre-project conditions (on an annual average basis) shall be obtained for the stormwater discharge volume and the stormwater discharges of total suspended solids (TSS) and total phosphorus (TP). The net reduction will apply to the impervious areas that are redeveloped. New impervious area of redevelopments, which is the difference between the total impervious area of the site before the re-development activity and total impervious area for the post-re-development condition, shall meet the full requirements of the volume control, TSS and TP rules (*i.e. for the proposed new impervious a post-development reduction in TP and TSS by 50% and 80%, respectively*)."*

Since the proposed disturbed area exceeds 1 acre, Watershed District Rules apply and call for a Total Phosphorus (TP) loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less, since the project sites drain to the Mississippi River.

When project information is submitted for City review, please include the proposed acreage of disturbance and the existing & proposed impervious areas as well as the impervious areas that will be fully reconstructed and any impervious areas that will be milled and overlayed without disturbance of underlying soils. These acreages will be needed to determine the volume control and water quality treatment requirements.

Submit a water quality analysis using a method such as the P8 or MIDS models. For water quality analyses using the MIDS or P8 models, the South Washington Watershed District (SWWD) Standards Manual (November 2023) includes required adjustments to the MIDS and P8 models:

Model	*Parameter*	*Required*
MIDS	*Retention Requirement*	*1.0 inch*
MIDS	*Total Phosphorus EMC, Change from Default 0.3 mg/l*	*0.31 mg/l*
P8	*Precipitation and Temperature Files*	*Download modified .pcp and .tmp files from District website*
P8	*Start Date*	*1-1-1971*
P8	*Keep Date*	*1-1-1971*
P8	*Stop Date*	*12-31-2000*
P8	*Number of passes through the storm file*	*5*
P8	*Impervious Depression Storage*	*0.1*
P8	*Impervious Runoff Coefficient*	*0.9*
P8	*Max infiltration rate*	*0.8 inch/hour*
P8	*Phosphorus Event Mean Concentration*	*Nurp50 particle file*
P8	*Total Suspended Solids Event Mean Concentration*	*Nurp50 particle file*

The Standards Manual is available at the link below:
SWWD_Standards-Guidance-Manual_Final_11062023.pdf (swwdmn.org)

If on-site BMPs, such as infiltration or filtration, are not sufficient to meet the water quality total phosphorus loading rates, the purchase of off-site mitigation credits is an option.

Curve Numbers: The South Washington Watershed District Standards Manual specifies: *Project proposers shall use runoff curve numbers (CN) based on land cover and HSG as published in the Minnesota Stormwater Manual: Stormwater runoff coefficients/curve numbers for different land uses – Minnesota Stormwater Manual (state.mn.us)* Section 6.1.2 of the city Surface Water Management Plan includes the following guidance on curve numbers for pervious areas:

Pervious Area Curve Numbers

Hydrologic Soils Group (HSG)	*Pervious Areas Land Use Type*	*Curve Number (CN)*
A	*Bluff/Ravine*	*55-58**
A	*Public/Park/Open Space*	*61**
A	*Rural Residential and ROW*	*66**
A	*Pervious Surfaces for Urban land Use Types (Urban Residential, Commercial/Industrial)*	*61*
B	*Bluff/Ravine*	*55-58*
B	*Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good*	*61*
B	*Rural Residential*	*66*
C	*Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good*	*74*
D	*Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good*	*80*

*-Note: For areas within the city containing primarily HSG A soils, the CN values within the table for Bluff/Ravine, Park/Open Space, Rural Residential and ROW may be lowered to reflect soils with higher infiltration rates. However, it is assumed that the pervious surfaces for more urban land use types (Urban Residential and Commercial/Industrial) and HSG A soils will actually generate runoff depths similar to that of HSG B soils, due to factors such as:

- Compaction of the soil surface layer during construction
- Placement of topsoil and sod to retain soil moisture and promote healthy turf establishment.
- Efficiently graded lots, limiting the amount of runoff allowed to pool on the landscape and infiltrate.

Therefore, assume a CN value of 61 for pervious surfaces within urban land use types (Urban Residential, Commercial/Industrial). The site soils include primarily hydrologic soil group A and B so we expect that proposed conditions pervious areas for urban land use types will be simulated with curve numbers of 61.

Pretreatment: The city requires adequate pretreatment of stormwater runoff from development and redevelopment activities prior to discharge into all waterbodies. The city will require that infiltration and filtration basins be constructed to be "off-line" so that the basins fill along with their pretreatment basins, but higher flood flows are not routed through the infiltration or filtration basins, to have better long-term operation and less maintenance. If wet sediment ponds are used for pretreatment, they should include equalizer pipes to carry flow into the infiltration or filtration basins.

Permanent Pools in Stormwater Ponds:-In an effort to ensure that wet ponds are designed in a way to improve the probability of maintaining a normal water level, the following should be applied:

Permanent pool volume should be greater than or equal to the volume of runoff from a 2.5-inch rainstorm under full projected watershed development. This value has been derived from design

criteria developed under National Urban Runoff Program (NURP), with a 25% increase in volume to allow for roughly 25 years of sediment accumulation. In the summer, this sizing rule provides a mean hydraulic residence time of about 15 days.

Additional items to help ponds achieve a normal water level:

1. Maximum depth of permanent pool shall be 8 feet or less.
2. 12" (minimum) of topsoil will be placed over the clay liner
3. 12" (minimum) clay liner shall be provided:
    a. Maximum permeability of $1x10^{-6}$ cm/s
    b. Liner to extend 1-foot vertically above the pond normal water level.
4. For ponds with permanent pools 1-2 times the volume of the 2.5" rain runoff:
    a. 3:1 slopes below the NWL will be allowed per city detail STO-15
5. For ponds with permanent pools 2-4 times the volume of the 2.5" rain runoff:
    a. 4:1 slopes below the NWL will be provided
6. No pond with a permanent pool greater than 4 times the volume of the 2.5" rain runoff will be allowed.

Wetlands: The South Washington Watershed District will act as the Local Government Unit (LGU) for administration of the Wetland Conservation Act (WCA). Please provide copies of wetland delineation and permitting correspondence to the city. The South Washington Watershed District rules call for wetland buffers and other requirements based on wetland management classification and size.

Freeboard standards: For stormwater facilities with emergency overflows, the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin. For backyard and side-yard conveyance and temporary ponding areas, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.

Rational Storm Sewer Design: On-site storm sewer should be sized to a 5-year rational method design. Submit design calculations for the storm sewer system and a drainage area map showing each catchment with manholes and catch basins labeled. Include individual pipe segment velocities with calculations for review. Trunk facilities should be analyzed and designed to accommodate the 100-year ponded discharges plus 5-year rational flows from areas that enter the trunk to be carried to the next storage area downstream.

a. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
b. Maximum storm sewer velocities should be kept at 10 feet per second or less.
c. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
d. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
e. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.

Soil Borings: Soil borings are required in the vicinity of proposed volume control BMPs. Borings are needed to identify soil conditions and the presence of groundwater or bedrock. Soil borings should extend a minimum of 5 feet below the lowest constructed elevation of proposed BMPs.

Control Erosion at Construction Sites:
The city requires that applications for new or redevelopment activity include in their applications for City review, a SWPPP as required under the NPDES construction permit in effect at the time of review. Construction sites will be inspected to ensure compliance with the existing erosion and sediment control ordinance, Watershed District requirements, and with the construction site permit under NPDES Phase II MS4 rules. The city completes quality assurance inspections on all NPDES permits in the city (where the city is not the owner) twice each month. Erosion and sediment control best management practices as outlined in the Minnesota Stormwater Manual will be required and must be shown on required submittals to the City for approval. Any street sweeping conducted by the City to remove erosional debris from streets will be charged to the owner of the property.

Testing: The city will require post-construction testing to verify the infiltration rates and drawdown periods of any infiltration or filtration basins.

Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.

NPDES Construction Stormwater Permit

When the disturbed area of development exceeds 1 acre, an NPDES Construction Stormwater Permit is required.

Washington County

PUBLIC WORKS
Wayne Sandberg, P.E., Director, County Engineer
Frank D. Ticknor, P.E., Deputy Director

May 7, 2025

Angela Popenhagen
Interim City Engineer
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Dear Angela,

Thank you for the opportunity to review and provide comments on the South Washington County School District's proposal to convert a former church located in the southwest corner of Jamaica and 70th (CSAH 22) into a transition school. Washington County's Department of Public Works has completed its review and offers the following comments.

County State Aid Highway 22 at this location is classified as an A-Minor Expander roadway. Washington County's 2040 Comprehensive Plan outlines access criteria, including spacing, sight lines, and local road connections to ensure safe and efficient transportation. The Washington County Comprehensive Plan indicates that 90 feet of right-of-way from the centerline should be secured at the time of development along CSAH 22. The current dedication of right-of-way is 75 feet, leaving another 15 feet to be dedicated.

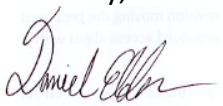
The site plan shows a basketball court which would be located within the County's ROW. The County would ask that it be relocated to be outside of the ROW and further recommends that it be reoriented and/or fenced to reduce the likelihood of basketballs leaving the site into the county Highway. Additionally, the extension of the existing trail would help improve pedestrian connectivity in the area for the future. We recommend that, at a minimum, the developer install the trail to the edge of their property along CSAH 22 connecting to the existing trail at the intersection.

Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC), where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

All utility connections to County highway right of way for the development require Washington County Right of Way permits. Typically, these utility connection permits are the responsibility of the utility companies.

Thank you again for this opportunity to review the South Washington County School District proposal. We look forward to continuing to work with the City of Cottage Grove and South Washington County School District to ensure that development in this area is successful and well-served by the transportation network.

Sincerely,



Daniel Elder
Planner II

Cc (email only):

Wayne Sandberg, Public Works Director/County Engineer
Frank Ticknor, Deputy Director Public Works
Lyssa Leitner, Public Works Planning Director
Joe Gustafson, Traffic Engineer
Kevin Peterson, Design Engineer

STAFF REPORT CASE: CP/ZA/SP2024-024

ITEM: 6.2

PUBLIC MEETING DATE: 5/19/25 **TENTATIVE COUNCIL REVIEW DATE: 6/18/25**

APPLICATION

APPLICANT: **Real Estate Equities**

REQUEST: **A comprehensive plan amendment to change the land use of a 4.7-acre parcel of land from Medium Density Residential to High Density Residential; a zoning amendment to change the zoning from AG-2, Agricultural, to R-6, High Density Residential; and a site plan review of a proposed 164-unit affordable rate apartment building.**

SITE DATA

LOCATION: **Southeast corner of 100th Street and Hadley Avenue**

ZONING: **AG-2, Agricultural**

GUIDED LAND USE: **Medium Density Residential**

LAND USE OF ADJACENT PROPERTIES:	CURRENT	GUIDED
NORTH:	Townhomes	Medium Density Residential
EAST:	Agricultural	Industrial
SOUTH:	Townhomes	Medium Density Residential
WEST:	Agricultural	Medium Density Residential

SIZE: **4.7 acres**

DENSITY: **21.03 units per acre**

RECOMMENDATION

Approval, based on the findings of fact and subject to the conditions stipulated in this staff report.

COTTAGE GROVE PLANNING DIVISION

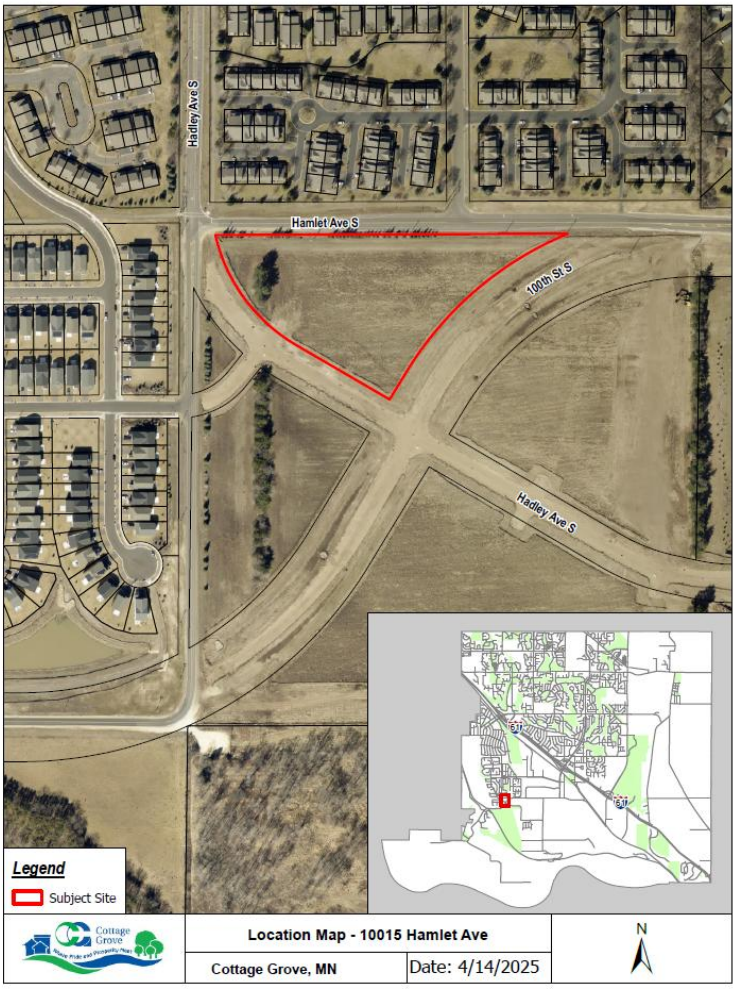
Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; spierret@cottagegrovemn.gov

Application Accepted: 4/21/2025 60-Day Review Deadline: 6/20/2025

Planning Staff Report
Real Estate Equities
Comprehensive Plan Amendment, Rezoning, and Site Plan Approval
Planning Case No. CPA, ZA, SP2024-024
May 19, 2025

Proposal

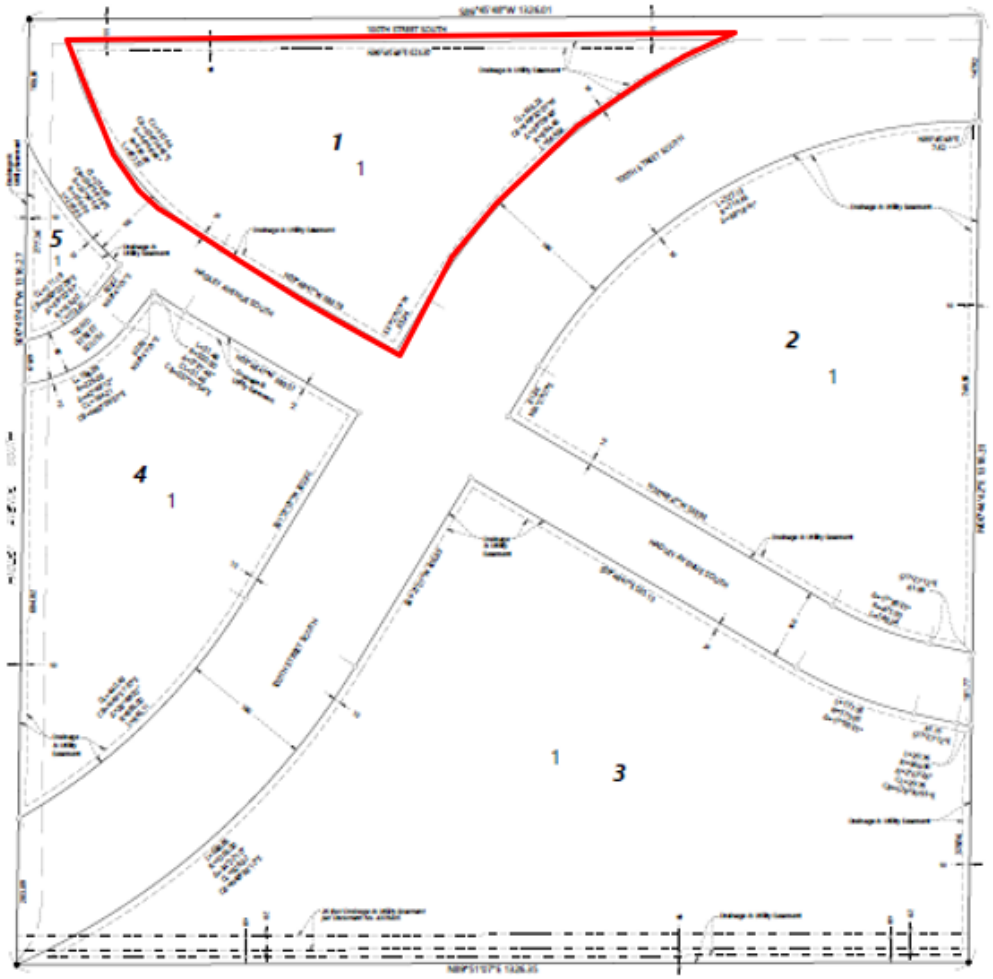
Real Estate Equities has submitted a planning application for a Comprehensive Plan Amendment, Zoning Amendment, and Site Plan Review for a proposed 164-unit affordable rate apartment building to be built on a 4.7-acre parcel located in the northeast corner of the 100th Street and Hadley Avenue intersection (10015 Hamlet Avenue).



Review Schedule
Application Accepted: April 21, 2025
Neighborhood Meeting: October 29, 2024
Planning Commission: May 19, 2025
Tentative City Council: June 18, 2025
60-Day Deadline: June 20, 2025

Background

The subject site consists of a single parcel in the Preserve at Prairie Dunes plat (Lot 1, Block 1). The Preserve at Prairie Dunes plat was approved in 2022 (Resolution 2022-158) and created five new lots at the realigned 100th Street/Hadley Avenue intersection. The parcel is currently zoned AG-2, Agricultural District. Real Estate Equities has been working on a proposal for an affordable rate apartment building on the site since early 2024. The project requires state bonding dollars to move forward. Real Estate Equities did not receive these dollars in 2024 and is returning in 2025 at a higher priority spot on the state's funding list.



Preserve at Prairie Dunes Plat

Neighborhood Meeting

As part of preliminary consideration in 2024, a neighborhood meeting was held on October 29, 2024. Proposed development plans have not significantly changed since this meeting. Approximately ten residents from the Pine Glen and Mississippi Dunes neighborhoods were present. Concerns were heard on the scope and scale of the project on a small lot in an area that has been undeveloped. There were also concerns about increased traffic in the area including vehicle lights as they exit the proposed parking garage.

Planning Considerations

Use

The Applicant is proposing an affordable rate, workforce apartment complex with 164 units. All units will be affordable to those making on average 60 percent of the area median income (AMI). The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. The unit types proposed include one-, two-, and three-bedroom units.

2025 Income Limits by Household Size: Washington County		
AMI	1 Persons	Family (4 Persons)
60%	$55,620	$79,440
2025 HUD maximum gross rents by bedroom size: Washington County		
AMI	1 Bedroom	3 Bedroom
60%	$1,389	$2,065

The 2024 Housing study completed by Maxfield Research and Consulting shows that affordable rental units have a 0 percent vacancy rate in the City of Cottage Grove. This has resulted in pent up demand for affordable units. The study also showed that two-bedroom units constitute the largest share of affordable rental units in Cottage Grove (51 percent) with three-bedroom units at 24 percent and one- bedroom units at 23 percent. It was estimated that Cottage Grove could support up to 177 subsidized rental housing units.

Proposed amenities include a dog run, tot lot, community patio that will connect to an interior clubroom, and fitness center. Each unit will have granite countertops, LVP flooring, stainless steel appliances, and in-unit laundry.

Land Use Amendment

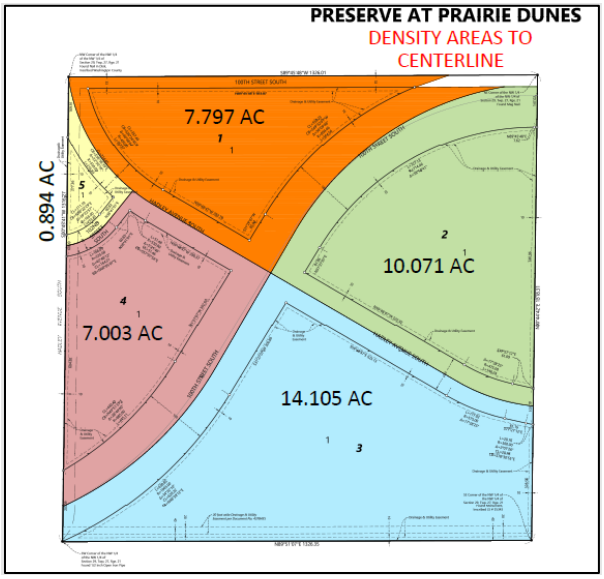
The Applicant is proposing a minor land use modification to the Comprehensive Plan to re-guide the area as High Density Residential. Permitted density in Medium Density Residential is 5 to 13 units per acre. High Density Residential allows density of 14 to 30 units per acre.

At the time the 2040 Land Use Plan was approved, the former Mississippi Dunes golf course driving range was guided for Medium Density Residential. In June 2024 the Minnesota Department of Natural Resources acquired the former driving range, thereby preserving the land from future development. To account for the appropriate density for the proposed Real Estate Equities development, the density allocated for the driving range land is proposed to be transferred to Lot 1, Block 1 of the Preserve at Prairie Dunes plat. This density transfer would support the proposed High Density (21.03 units per acre) on the parcel in question while preserving the DNR property which will be guided Park/Open Space in the 2050 Comprehensive Plan and would not use the allocated density.

Proposed Density Transfer **Proposed Land Use Classification**

Lot 1 Block 2 was re-guided as High Density Residential in 2023 in anticipation of the Norhart apartment development; however, the Norhart project is not moving forward. Given the triangular shape of the Real Estate Equities lot, High Density Residential development would fit the area where Medium Density Residential is the predominant land use. The intent behind this re-guidance is to allow the best use of the existing parcel, allow the development of affordable multi-family housing, and create a buffer between single family residential and industrial uses.

The applicant is proposing a density of 21.03 units per acre (164 units divided by 7.797 acres). A maximum of 30 units per acre is permitted within the High-Density Residential Land Use District (7.797 acres times 30 maximum units per acre equals a maximum of 233.91 total units). The acreage used for density calculation of the proposed project included the road right-of-way of both Hadley Avenue, Hamlet Avenue, and 100th Street, to centerline of roadway. Given the large amount of required right-of-way dedication, those areas are included for density calculation purposes for all developable lots in the final plat. This density calculation method is unique to these five parcels in the Preserve at Prairie Dunes plat. The map below will be used for the density calculation of all future development on the remaining parcels in the Preserve at Prairie Dunes final plat and was used for calculating density for the Norhart development.



Density Area Calculation Map

The Metropolitan Council is required to review and approve all Comprehensive Plan amendments. The City's Metropolitan Council Sector Representative verified that the review and approval can be administrative and does not require adjacent community review or full Metropolitan Council approval. Administrative review is permissible when the proposed amendment satisfies the following criteria:

1. Conformance to regional systems plans
2. Consistent with Metropolitan Council policies
3. Consistent with local controls or the jurisdiction submits evidence that the local controls will be modified to be consistent with the proposed amendment
4. Consistent with Metropolitan Urban Service Area Implementation Guidelines
5. Compatible with the plans of affected and adjacent jurisdictions
6. Proposes a changed forecast that falls within five percent of the Met Council's current forecasts
7. Proposes a land use change resulting in an increase or decrease in development capacity of less than 250 housing units, determined by using the midpoint density to calculate the difference between proposed allowable units and current allowable units (this project will increase midpoint density by approximately 66.32 units)
8. Proposes a land use change affecting less than 80 acres
9. Does not have the potential for a cumulative impact

The proposed land use amendment from Medium Density Residential to High Density Residential in the City's 2040 Comprehensive Plan is consistent in the following ways:

- The proposed development helps provide the City with a diverse mix of housing types that are needed to serve all income levels and stages in the life cycle.
- The proposed development provides opportunities for alternative housing types that increase density and is responsive to the site and surrounding areas.
- Trail and sidewalk connections are proposed and acceptable to the City.
- The proposed density of 21.03 units per acre is consistent with the 2040 Comprehensive Plan High Density Residential classification.

Zoning

The parcel is currently zoned AG-2, Agricultural. As part of the proposed project, the developer is proposing to rezone the 4.7 acres to R-6, High Density Residential, which is consistent with the proposed Comprehensive Plan amendment to re-guide the site to High Density Residential.

Development Standards

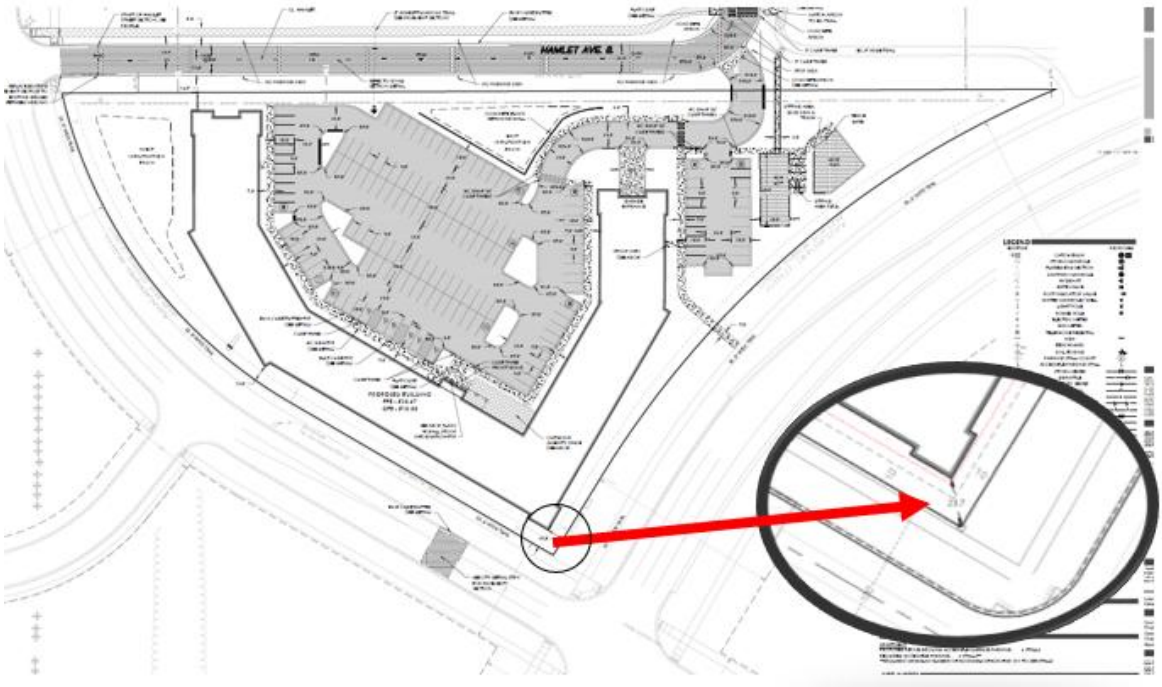
Setbacks/Height

The four-story building is proposed at a height of 47 feet 10 ¾ inches from finished grade, which aligns with the code maximum of 55 feet. Rooftop mechanical equipment is permitted; however, it is required to be screened from public view at grade by additional screening infrastructure.

Building Elevation

The Developer is proposing for the building and parking area to meet the minimum building set-backs. Development Standards for the project are:

Lot Development Performance Standards		
Standard	**Zoning R-6**	**Proposed Development**
Maximum Building Height	55 feet	47 feet 10 ¾ inches
Minimum front yard setback (north)	15 feet	16.3 feet
Minimum side yard (southwest and southeast)	15 feet	15 feet
Minimum corner yard setback (south)	20 feet	20 feet
Setbacks from other districts	30 feet abutting R-1, R-2, R-3, R-4, and R-5 Districts (right-of-way included)	102 feet (right-of-way of Hamlet Avenue included)
Maximum Site Coverage	65%	56%



Site Plan

Parking

Minimum parking per the City's Zoning Code requires 1.6 spaces per unit (164 units x 1.6 spaces = 262 spaces). The developer will meet this requirement by providing 164 surface parking spaces and 148 underground parking stalls for a total of 312 stalls.

Tree Preservation/Mitigation

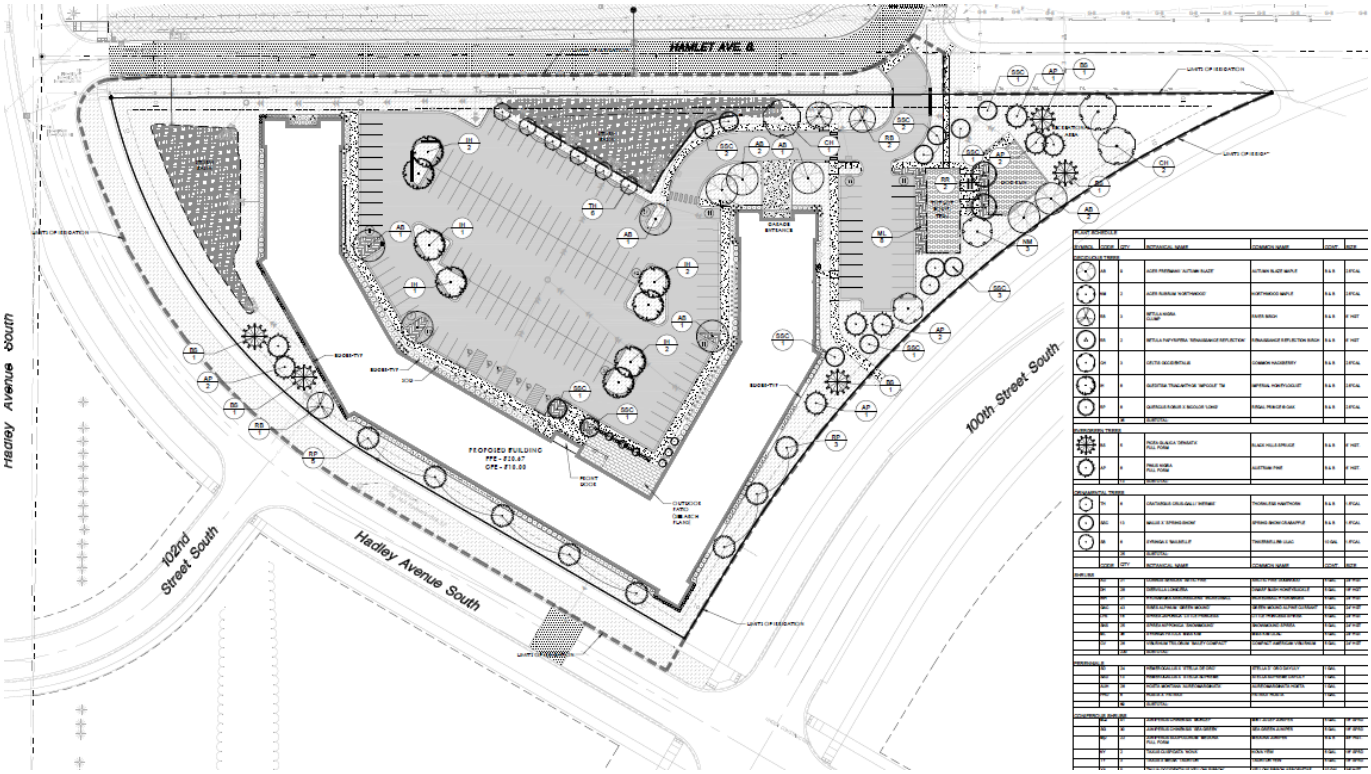
The Developer conducted a tree inventory of all qualifying trees on the site and found that there are 437 existing qualifying inches. The developer is proposing to remove all 437 inches from the site. City Code permits the removal of 40 percent (174.8 inches) of the qualifying inches on a site with no mitigation required. Given the developer is proposing to remove excess inches, mitigation is required. Excess inches must be mitigated at a rate of 50 percent via either planting replacement trees or paying a cash mitigation fee. The developer will plant 30 inches on-site as mitigation and pay cash in lieu of planting for the remaining 101.1 inches. Per City Code Title 11-3-13, replacement trees planted in accordance with the tree preservation plan and related mitigation shall be credited against City landscaping requirements.

Total Existing Qualifying Inches	Permitted Removal Threshold	Inches Permitted to be Removed	Inches Removed	Excess Inches Remove	Replacement Rate	Replacement Inches Required	Replacement Inches Provided	Replacement Costs	Total Costs
437	40%	174.8	437	262.2	50%	131.1	30	$150/1"	$15,165

Landscaping

The Developer is proposing to meet the City's Zoning Ordinance for landscaping within all the required yards of the site including the number of overstory trees and shrubs to be planted. At least thirty percent of the required overstory trees must be coniferous trees, sixteen coniferous trees must be planted on site. The Developer's landscaping plans show that thirteen coniferous trees will be planted. These plans must be updated to show at least sixteen coniferous trees before any building permits will be issued.

	Overstory Deciduous Trees (1 per 40 linear feet of site perimeter)	Coniferous Trees (minimum of 30% of required overstory trees must be coniferous)	Shrubs (1 per 5 linear feet of site perimeter)
Required	55	16	457
Provided	60	13	458



Landscape Plan

The zoning ordinance requires that a parking lot with greater than 25 spaces have a minimum of 8 percent of the interior be landscaped, which for this project would require 4,380 square feet of interior landscaping. The developer is proposing 4,576 square feet of the surface parking lot area to be landscaped islands and/or bump outs. All areas that are not landscaped will be required to be maintained as sodded/turf areas aside from any storm ponding. All turf and landscaped areas are required to be irrigated.

There is approximately 200 feet of distance between the parking garage entrance/exit and the nearest residential structure and patio to the north. The developer is restricted on the number and type of plantings that can be planted on the north property line along Hamlet Avenue due to the presence of utilities and the requirement that no landscaping be planted within the right of way.

Following the R-6 zoning district standards, the site may not exceed 65 percent impervious surface (including the building footprint). The site plan is proposed at 56 percent impervious coverage meeting the maximum standard. The remaining 44 percent of the site area will be maintained as green/open space.

Site Lighting

Per the City's Zoning Ordinance, any lighting used to illuminate an off-street parking area, sign, building, or yard shall direct light away from any adjoining property or from the public streets. The Developer has submitted a preliminary photometric plan outlining the location of onsite exterior lighting. An updated plan will be required to be submitted prior to issuance of a building permit verifying no greater than 0.5-foot candles of light spill at all property lines.

Architecture

The City's Zoning Code requires residential buildings of more than six units to utilize at least three different Class 1 materials and be composed of at least 65 percent Class 1 or 2 materials and not more than 10 percent of Class 4 materials. The Applicant has proposed utilizing 65 percent Class 1 materials and 35 percent Class 3 materials.

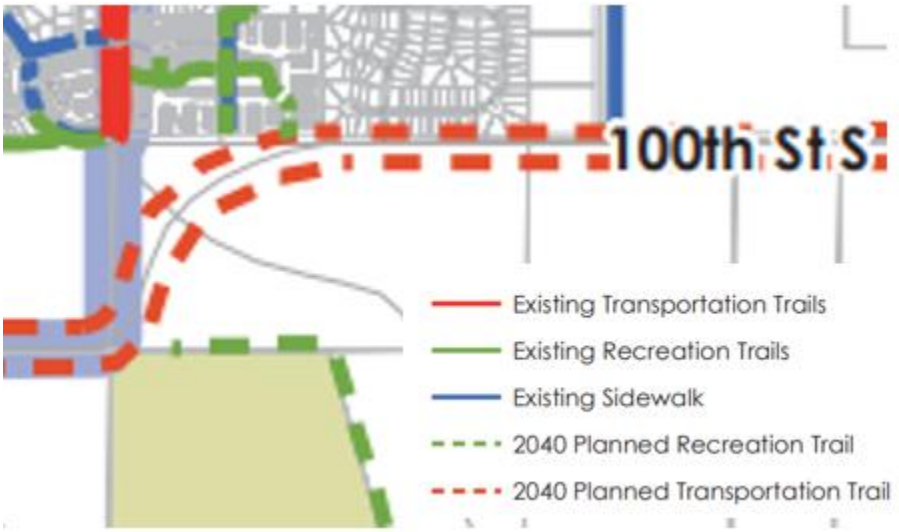
Type of Material	Class	Square Footage	Percent of Total
Masonry Adhered Stone Veneer	Class 1	29,283	36%
Windows (Glass)	Class 1	16,471	20%
Splitface CMU	Class 1	7,320	9%
CFB Lap Siding & Panel	Class 3	28,470	35%

Northeast Exterior Wall (Hamlet Avenue) **Northeast Interior Walls**

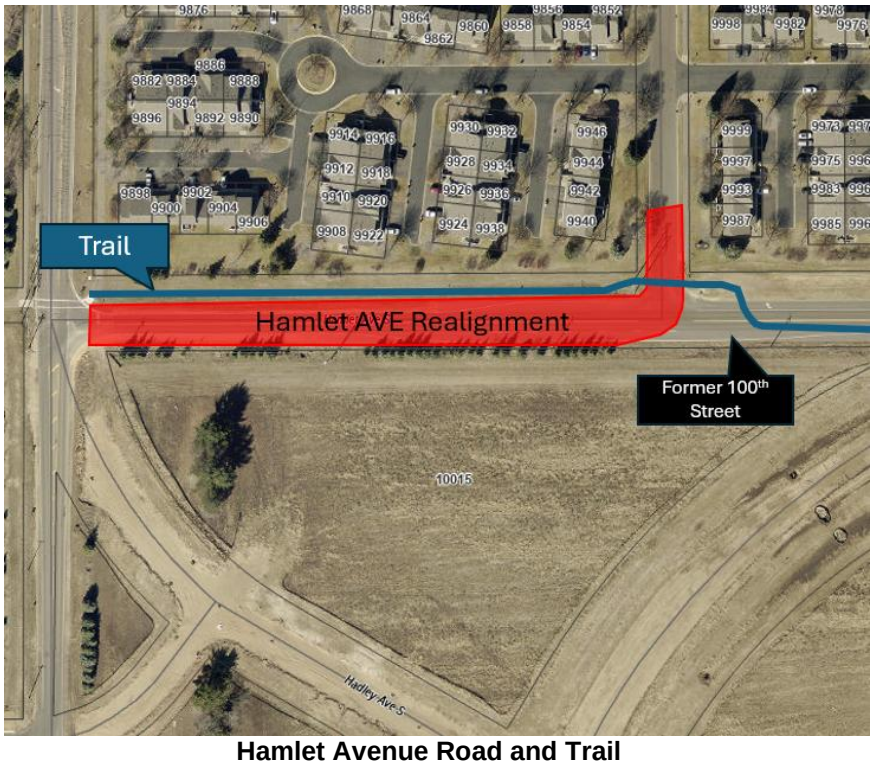
South Exterior Wall (Hadley Avenue)

Sidewalk and Trails

An 8-foot-wide trail was constructed along 100th Street and Hadley Avenue during the 2024 re-construction project. An 8-foot-wide bituminous trail will be constructed by the developer on the north side of Hamlet Avenue facilitating a pedestrian connection to the trails in Settlers Bluff and Mississippi Landing. Pedestrian connections will also be provided from the proposed parking lot and tot lot to the adjacent public pedestrian paths north and south of the site. The proposed trails match the 2040 Comprehensive Plan's Planned Parks, Open Space, and Trails map.



2040 Comprehensive Plan

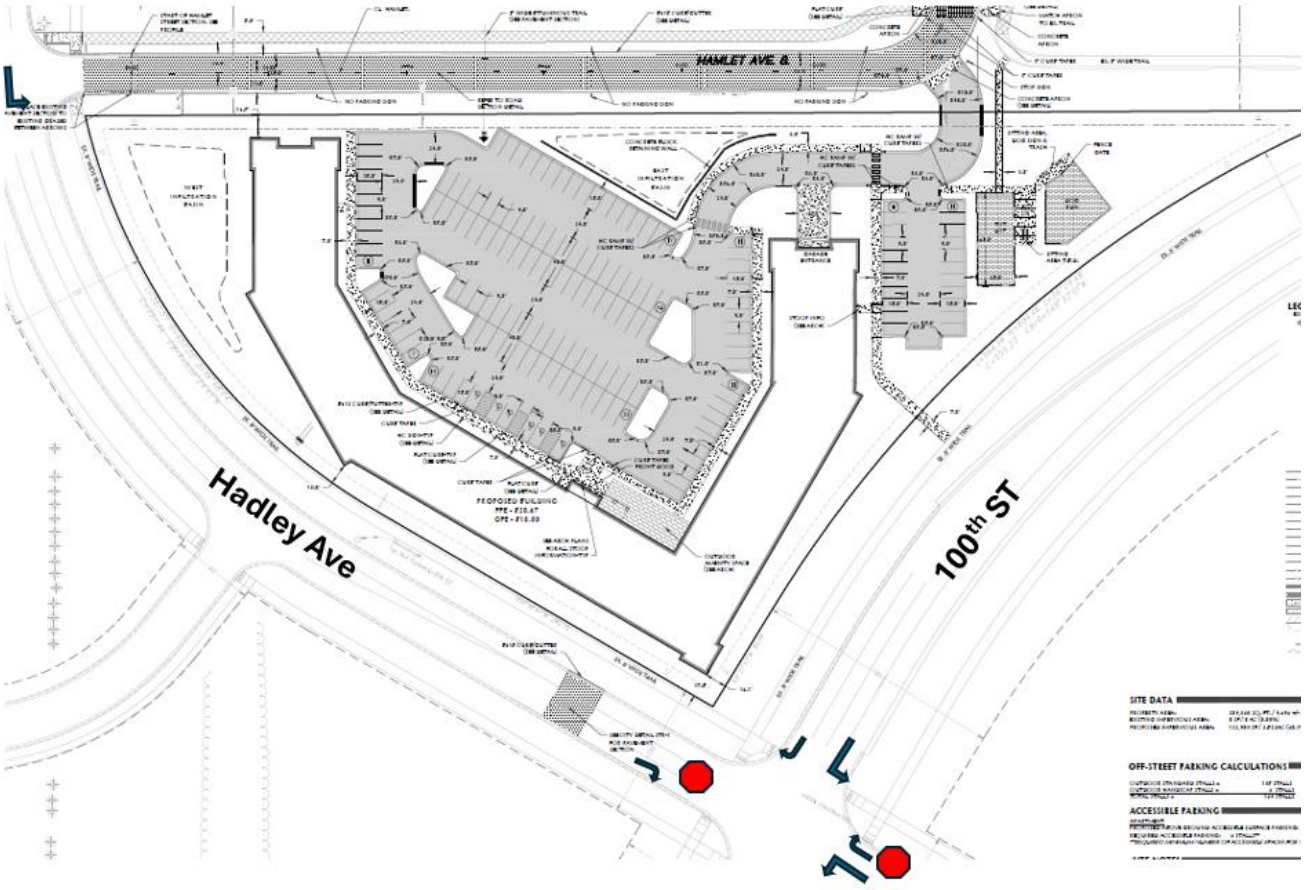


Hamlet Avenue Road and Trail

Transportation and Utilities

Following the Comprehensive Plan and the County's Southwest Arterial Study, the South District Street and Utility project was developed. The project included the extension of utilities to this area and the realignment of Hadley Avenue. The realignment project was substantially completed in 2024. Access to the property will be from the north via Hamlet Avenue. The developer will be responsible for reconstruction of Hamlet Avenue to an urban street section with curb and gutter as well as pedestrian facilities.

The South District Street and Utility project was designed with growth in mind. The newly constructed roadway system includes a stop control for Hadley Avenue at 100th Street and it incorporates turn lanes from all directions. A southbound left turn lane has been provided from Hadley Avenue onto Hamlet Avenue. A northbound right turn lane is not anticipated however, right of way exists if a turn lane were to be warranted in the future. Northbound Hadley traffic volumes are low with the new South District realignment with 100th Street. Pedestrian facilities were also provided on both sides of all streets. The rights of way are large enough to accommodate roadway expansion if needed in the future.

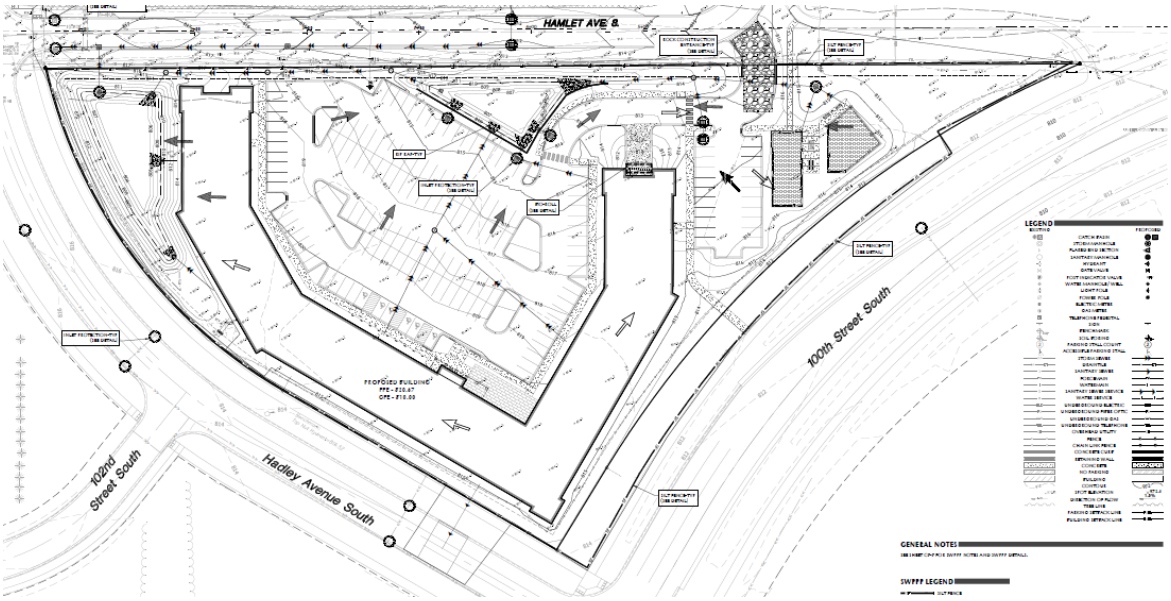


Given the roadway realignments and utility extensions served multiple properties, the South District Street and Utility Project was built as a City project through the 429 process, with assessments to the benefiting parcels. The 429 process gives municipalities the authority to levy special assessments for public improvement projects to the benefitting properties. On April 20, 2022, the City Council approved the deferred assessment waivers. The assessment for the parcel will be required to be paid in full at time of sale of any portion of the parcel for development.

The sanitary sewer and watermain infrastructure to serve the site were installed for connection along the realigned Hadley Avenue corridor. However, due to the size of the apartment building, a second connection to the new sanitary main in Hadley may be required.

Stormwater

Stormwater management is proposed to be addressed with ponding on the west and north sides of the site shown as the West Infiltration Basin and the East Infiltration Basin on the plans. Stormwater infrastructure on the site will be privately owned and maintained; therefore, a stormwater maintenance agreement will be required prior to the issuance of a building permit.



SWPPP Plan

The site meets city and watershed stormwater rules for discharge rate, volume control, and water quality. The site design does not meet all freeboard requirements. Freeboard is the elevation difference between a pond's high water level (HWL) and the lowest exposed part of any adjacent building. The city's freeboard standards are based on the desire to protect against property damage in the case of extreme rain events. An extreme event would be a rainfall greater than the 100-year storm (7.4-inches in 24 hours) or a situation where the storm sewers are plugged by ice or other debris. Freeboard standards are similar to factors of safety.

The east basin does not meet city standards for freeboard but city staff recommends approval of the site design due to several mitigating factors:

- The site has constraints that would make any development difficult. It sits in a depression that makes discharging stormwater a challenge and the triangular shape of the parcel limits options; it is difficult to use the full parcel effectively. Due to these site restrictions, larger stormwater basins are not possible.
- Because of the constraints of this low area, the Developer was asked to model back-to-back 100-year storms (equivalent of 14.8 inches of rain in 48-hours). In the back-to-back 100-year storm, the east basin would just barely overtop into Hamlet Avenue. Hamlet Avenue offers some ponding capacity if the storm sewers were full. (The site does not overtop into Hamlet Avenue in the 100-year storm.)
- The infiltration rate in the sandy soils is very high and the stormwater modeled rate was very conservative; in most cases, stormwater will infiltrate quickly.

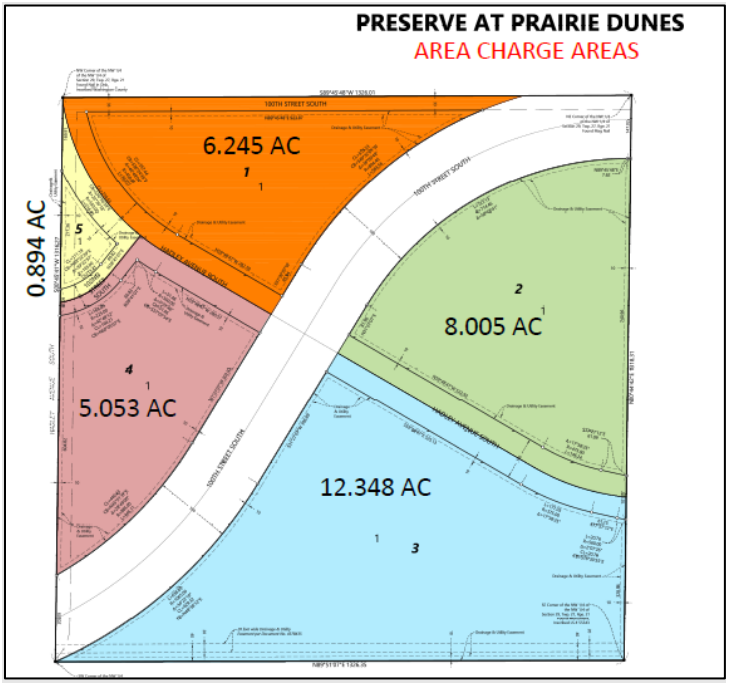
- The site is privately owned and maintained. Any long-term basin or site maintenance issues that arise from the stormwater design will be rectified by the owners and not the City.
- The finished floor elevation of the proposed apartment building is well above all modeled flood elevations. Residents and their units would remain dry even in the worst storms.
- The building owners are aware of the situation and are willing to sign a letter stating that they understand the risks.

Freeboard Analysis

100-Yr HWL:	811.55 (West), 812.59 (East)
Required Adjacent Grade per Standards:	816.25 (West), 815.59 (East)
Low Adj. Grade per Design:	815.25 (West), 815.50 (East)
Adjacent Building Grade – North Side	815.5 - 820.67
Finished Floor Elevation:	820.67
Back-to-Back 100-Yr HWL:	813.79 (West & East)
East Pond Overtop to Parking Lot:	814.00
East Pond Overtop to Hamlet ROW:	813.50
West Pond Overtop to Hadley ROW:	814.25

Area Charges and Development Fees

The related development fees for this project will be based on the acreage measured to the center of the road of Hadley Avenue (100th Street right-of-way area has been removed given its major roadway status) as agreed upon and outlined on the acreage map on the following page. The acreage outlined on this map will also be used for area charge calculations of future development on the remaining parcels (parcels 2, 3, 4, and 5). These fees will be accurately adjusted based on the final unit counts and will be required to be paid prior to the issuance of a building permit on any of these lots.



Area Charge Acreage Calculation

Park Land and Open Space
A minimum of 10 percent of the developable land area shall be required to provide residents with public recreation facilities, including parks and open spaces, as part of development projects per City Code Title 10-4-3. Multi-family projects must have a minimum of fifty percent of the total lot area that is devoted to open space consisting of landscaping, lawn area, or noncommercial outdoor recreational facilities incidental to the residential development. The City's Comprehensive Plan does not guide a portion of this project area for future park and open space; therefore, no park dedication land is required. The Applicant would be required to pay a park dedication fee in lieu of dedicated lands for open space.

Public Hearing Notices
Notices announcing this public hearing were published in the St. Paul Pioneer Press and mailed to 170 property owners within 500 feet of the proposed development property on May 7, 2025.

Recommendation

That the Planning Commission recommends that the City Council approve the following three applications:

A. A 2040 Comprehensive Plan amendment to re-guide the 4.7-acre parcel from Medium Density Residential to High Density Residential.

B. A zoning amendment to change the zoning of the subject property from AG-2, Agriculture, to R-6, High Density Residential.

C. A site plan review for a 164-unit, four-story, affordable rate multi-family apartment building on an approximately 4.7-acre parcel located on the north side of the 100th Street and Hadley Avenue intersection.

Approval is subject to the following conditions:

<u>General Development</u>

1. Approval of the Rezoning and Site Plan Review is contingent upon Metropolitan Council approval of the Comprehensive Plan Amendment. Prior to the issuance of a building permit, the proposed 2040 Comprehensive Plan amendment must be approved by the Metropolitan Council.

2. Area charges, including park dedication, as calculated based on the "Area Charge Area" map, shall be paid prior to the issuance of a building permit. The Real Estate Equities project site is Lot 1 on the map with a total area of 6.245 acres.

3. At time of sale and closing on the property, all assessments are required to be paid unless otherwise agreed upon and documented through an amendment between the City and the current landowner.

4. The applicant shall reconstruct Hamlet Avenue between Hadley Avenue and the site entrance to an urban roadway section with a drainage system and pedestrian accommodations. The applicant shall be solely responsible for the costs to design and reconstruct this section of Hamlet Avenue.

5. The project shall be completed in accordance with the plans submitted and as amended by the conditions of approval. Any significant changes to the plans, as determined by the planning staff, shall require review and approval by the Planning Commission and City Council.

6. All applicable permits (i.e., building, electrical, grading, and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.

7. The applicant shall receive appropriate permits or approvals from other regulatory agencies including, but not limited to: South Washington Watershed District, Minnesota Department of Health, Minnesota Department of Natural Resources, and Minnesota Pollution Control Agency.

8. Signage is not approved as part of this application. All signage shall meet the requirements of the sign ordinance, including a monument sign with a base wrapped in the similar materials as found on the principal structure, per City Code.

9. Site Plan Review approval shall expire one year from the date of City Council approval unless a building permit has been requested or a time extension has been granted by the City Council. The City Council may extend the expiration date of such approval upon written application by the person to whom the approval was granted.

10. The developer shall enter into a stormwater management agreement prior to the issuance of a building permit with the City for the ownership and maintenance of the private stormwater basins.

11. The developer shall enter into a sidewalk encroachment and maintenance agreement for sidewalk connections within the rights of way of 100th Street and Hamlet Avenue.

<u>Landscaping</u>

12. Irrigation shall be provided for all sodded and mulched landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site’s specific vegetation. The system shall be detailed on the final landscape plan and shall not be located within the right of way or within any drainage and utility easements.

13. All areas of the site, where practical, shall be sodded and maintained. The development shall mow and maintain all site boulevards to the curb line of public streets.

14. Prior to the issuance of a building permit, the Applicant shall submit to the City a letter of credit in the amount of 150 percent of the landscape estimate of the landscape estimate

as required by City Ordinance. The financial guarantee shall auto renew annually from the date of installation to ensure installation, survival, and replacement of the landscaping improvements.

15. The developer shall be responsible for snow removal for all sidewalks, parking areas, etc. within the development property.

16. Prior to the issuance of a building permit, planning staff and the City Forester shall review and approve a final landscaping plan in writing.

17. Prior to the issuance of a building permit, a revised landscaping plan shall be submitted to planning staff showing at least sixteen coniferous trees will be planted on site.

Construction and Grading

18. A grading permit and financial guaranty are required for grading activity related to the project.

19. All grading, drainage, erosion control, and utilities must conform to the final plans approved by the City Engineer.

20. The Developer must submit for staff review and approval a final construction management plan that includes erosion control measures, project phasing for grading work, areas designated for preservation, a crushed-rock construction entrance, and construction-related vehicle parking. All emergency overflow swales must be identified on the grading and erosion control plan.

21. A pre-construction meeting with City staff and the contractor must be held before site work begins. The contractor will provide the City with a project schedule for the various phases of construction.

22. Erosion control devices must be installed prior to commencement of any grading activity and must be in accordance with the “Minnesota Construction Site Erosion and Sediment Control Planning Handbook” and the conditions stipulated in Title 9-7-1, Erosion Control During Construction of the City’s Subdivision Ordinance.

Performance Standards

23. All site lighting must meet City Code requirements. All light fixtures must be downward directed with flush lenses. In addition, any lighting under canopies (building entries) shall be recessed and use a flush lens. The specifications of all light fixtures must be provided with the application for a building permit. The light poles and fixtures shall be consistent in design and color with the development.

24. An updated Photometric Plan showing foot candles at 0.5 or less at property lines shall be submitted prior to issuance of a building permit.

25. Street lighting shall be provided per city standard detail LGT-7 in the north boulevard of the new Hamlet Avenue.

26. Final architectural plans, lighting details, and exterior construction materials and colors must be reviewed and approved by the Community Development Department prior to the issuance of a building permit.

27. All mechanical units shall be screened as required in Title 11-3-9 of the City's Zoning Ordinance, be consistent with the building architecture, and be reviewed and approved by the Community Development Department prior to the issuance of a building permit.

28. Rubbish, garbage, and recycling containers shall be stored indoors unless pickup is occurring.

29. No exterior storage shall be permitted.

30. Prior to the issuance of a building permit, planning staff shall approve all site fencing materials.

Utilities

31. The Applicant is responsible for providing the necessary easements and costs associated with road and utility improvements serving the site. All drainage and utility easements as recommended by the City Engineer and dedicated to the City for public purposes, if needed.

32. Water main, sanitary sewer, and storm sewer improvements shall be constructed per the final approved construction drawings and the city's standard specifications and details.

33. The Applicant must make all necessary adjustments to the curb stops, gate valves, and metal castings to bring them flush with the topsoil (after grading).

34. The city has allowed a wet tap connection to the 18-inch city main. The lead from the city main to the private hydrant will be considered a private pipe. A maintenance and access agreement shall be executed for the private hydrant. An encroachment agreement shall be executed for the private watermain in the Hamlet Avenue right of way.

Onsite Infrastructure Improvements

35. The Applicant shall contact the electric, telephone, gas and cable companies that are authorized to provide service to the property to ascertain whether any of those utility provides intend to install underground lines within the development.

36. The developer is responsible for all street maintenance; upkeep, and repair of curbs, boulevards, and sod and street sweeping until the project is complete. The developer hereby agrees to indemnify and hold the City harmless from any and all claims for damages of any nature whatsoever arising out of the Applicant's acts or omissions in performing the obligations imposed upon the Applicant by this paragraph.

37. The Applicant will provide to the City copies of test results, suppliers, subcontractors, etc., relating to the work to be performed by the developer.

38. Applicant will be required to conduct all major activities to construct the improvements during the following hours of operation:

Monday through Friday	7:00 A.M. to 7:00 P.M.
Saturday	9:00 A.M. to 7:00 P.M.
Sunday	Not Allowed

This does not apply to activities that are required on a 24-hour basis such as dewatering or bypass pumping, etc. Any deviations from the above hours are subject to approval of the City.

39. The Applicant shall within 24 hours, or more often if required by the City Engineer, clear from the public streets and property any soil, earth, or debris resulting from construction work by the Applicant or its agents or assigns. All debris, including brush, vegetation, trees, and demolition materials, shall be properly disposed of off-site; burying construction debris, trees, and other vegetation is prohibited. Burning of trees and structures is prohibited, except for fire training only.

40. The Applicant grants the City, its agents, employees, officers, and contractors, permission to enter the site to perform all necessary inspections during grading and construction activities.

41. The Applicant will be responsible for vacation, addition, and recording of any needed easements for site utilities.

42. The Applicant must provide the City with an as-built survey of all private and public utilities and grading plan prior to issuance of a certificate of occupancy.

43. The Applicant must provide the City with a stormwater model reflecting as-built elevations and an acknowledgement from the building owner that the site, as constructed, may not comply with the City's freeboard standards prior to issuance of a certificate of occupancy.

44. Adequate dumpsters must be on site during construction. When the dumpsters are full, they must be emptied immediately or replaced with an empty dumpster. The builder is responsible for cleaning up debris onsite and on adjacent properties.

45. Adequate portable toilets must be on-site at all times during construction of development. Toilets must be regularly emptied.

46. After the site is rough graded, but before any utility construction commences or building permits are issued, the erosion control plan shall be implemented by the developer and inspected and approved by the City. The City may impose additional erosion control requirements if it is determined that the methods implemented are insufficient to properly control erosion.

47. All areas disturbed by the excavation and back-filling operations shall be fertilized, mulched, and disc anchored as necessary for seed retention. Time is of the essence in controlling erosion. If the developer does not comply with the erosion control plan and

schedule, or supplementary instructions received from the City, or in an emergency determined at the sole discretion of the City, the City may take such action as it deems appropriate to control erosion immediately. The City will notify the developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and the City's rights or obligations. If the developer does not reimburse the City for any costs of the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay such costs.

48. The Developer is responsible for erosion control inspection fees at the current rates. If the developer does not reimburse the City for the costs the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay such costs.

49. Dust control measures must be in place to prevent dust and erosion, including, but not limited to daily watering, silt fences, and seeding. The City Engineer may impose reasonable measures to reduce dust at the site.

50. Construction parking on 100th Street, Hamlet Avenue, and Hadley Avenue is prohibited.

Prepared by:

Samantha Pierret, AICP
Senior Planner

Attachments:
– Architectural Renderings
– April 2, 2025 Civil Plans
– Engineering Review Memorandum dated May 14, 2025

REAL ESTATE EQUITIES

April 2, 2025

Samantha Pierret
Senior Planner
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Re: Hadley Avenue Apartments – Planning Application and request for Zoning Amendment, Comprehensive Plan Amendment, and Site Plan Approval

Dear Ms. Pierret,

This narrative is being provided in conjunction with Real Estate Equities' planning application for a proposed 164-unit development on the southeast corner of 100th Street S and Hadley Ave S, which will be financed with low-income housing tax credits (LIHTC) from the Washington County CDA, and which will be affordable to those making, on average, 60% of the Area Median Income.

Residents will enjoy granite countertops, LVP flooring, stainless steel appliances, and in-unit laundry. Common area amenities will include a clubroom with connected outdoor patio, fitness center, playground, dog run, and outdoor recreational space. The development will meet the City standard of 65% Class I Materials and follow the Minnesota Overlay to Enterprise Green Communities.

In order to develop the property as contemplated, the zoning designation must be changed from Agricultural (AG-2) to High Density Residential (R-6), and the land use designation changed from Medium Density Residential to High Density Residential. It will also require a site plan approval.

Zoning Amendment
Real Estate Equities is seeking the R6 density due to the following requirements of the proposed project:

- Building Height
  - The R5 district restricts building heights to 35 feet, whereas the building is designed to be 48 feet tall

- Impervious Coverage
  - The R5 district restricts the allowable impervious surface coverage to 40%, whereas the development needs the 65% allowed by the R6 district

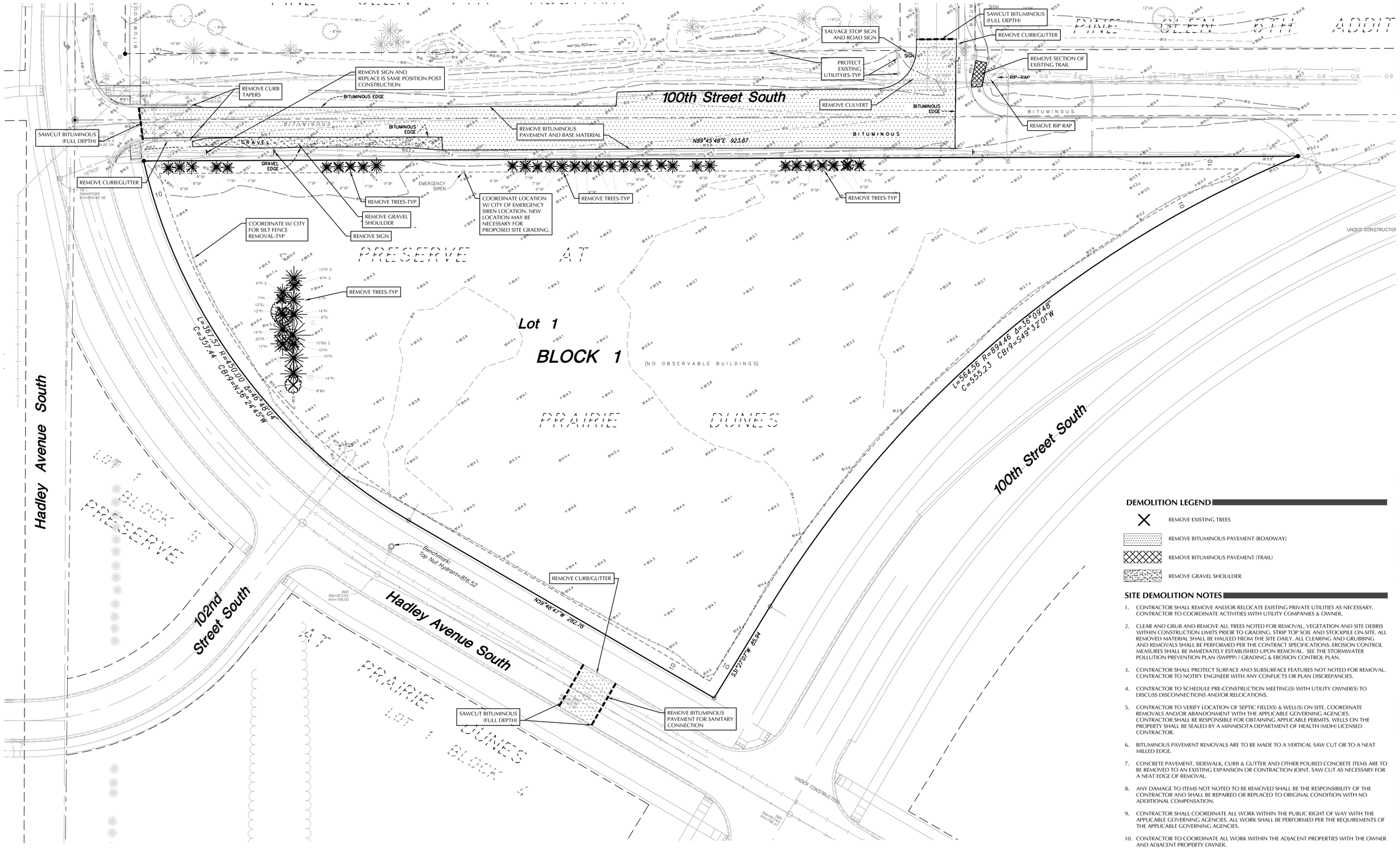
- Building Setbacks
  - The R6 district provides less stringent building setbacks that are more conducive to the planned development, including 15 foot front, rear, and side yard setbacks.

Land Use Amendment

The existing Medium Density Residential land use designation allows for no more than 15 units per acre for affordable housing properties. This does not allow for enough units to be built on the site as planned with the proposed development. The High Density Residential land use designation allows for up to 36 units per acre for affordable housing developments, which the proposed development would adhere to.

Site Plan Approval

Section 11-2-4 of City code requires and building plan review for all proposed new construction.



TREE PRESERVATION INFORMATION

TREES TO REMOVE	49
TREES TO SAVE	0
TREES THAT DON'T QUALIFY	2
TOTAL TREES ON SITE	51

TOTAL QUALIFYING INCHES	437
PERMITTED REMOVAL THRESHOLD	40%
INCHES PERMITTED TO BE REMOVED	174.8
INCHES REMOVED	437
EXCESS INCHES REMOVED	262.2

(437 X 40% = 174.8)
437 - 174.8 = 262.2)

REPLACEMENT REATE	50.00%
REPLACEMENT INCHES REQUIRED	131.10

(262.2 X 50% = 131.10)

NOTE:
SEE SHEET L1-1 LANDSCAPE PLAN FOR INFORMATION ON PROPOSED REPLACEMENT CALIPER INCHES.

COUNT	SURVEY #	CAL. INCH	SPECIES	STATUS	QUALIFY
1	45046	7	SPRUCE	REMOVE	YES
2	45047	5	ELM	REMOVE	NO
3	45048	6	SPRUCE	REMOVE	YES
4	45050	7	SPRUCE	REMOVE	YES
5	45051	8	SPRUCE	REMOVE	YES
6	45052	7	SPRUCE	REMOVE	YES
7	45053	8	SPRUCE	REMOVE	YES
8	45055	7	SPRUCE	REMOVE	YES
9	45090	8	SPRUCE	SAVE	YES
10	45091	8	SPRUCE	SAVE	YES
11	45092	8	SPRUCE	SAVE	YES
12	45093	6	SPRUCE	SAVE	YES
13	45094	7	SPRUCE	SAVE	YES
14	45120	8	SPRUCE	SAVE	YES
15	45121	7	SPRUCE	SAVE	YES
16	45122	7	SPRUCE	SAVE	YES
17	45123	8	SPRUCE	REMOVE	YES
18	45124	8	SPRUCE	REMOVE	YES

COUNT	SURVEY #	CAL. INCH	SPECIES	STATUS	SIGNIFICANT
19	45125	8	SPRUCE	REMOVE	YES
20	45127	9	SPRUCE	REMOVE	YES
21	45128	7	SPRUCE	REMOVE	YES
22	45152	7	SPRUCE	REMOVE	YES
23	45153	9	SPRUCE	REMOVE	YES
24	45154	6	SPRUCE	REMOVE	YES
25	45473	9	PINE	REMOVE	YES
26	45474	13	PINE	REMOVE	YES
27	45475	9	PINE	REMOVE	YES
28	45476	7	PINE	REMOVE	YES
29	45477	11	PINE	REMOVE	YES
30	45478	12	ELM	REMOVE	YES
31	45479	12	PINE	REMOVE	YES
32	45480	9	ELM	REMOVE	NO
33	45481	14	PINE	REMOVE	YES
34	45482	14	PINE	REMOVE	YES
35	45483	20	PINE	REMOVE	YES
36	45484	10	BOXELDER	REMOVE	YES

COUNT	SURVEY #	CAL. INCH	SPECIES	STATUS	SIGNIFICANT
37	45485	13	PINE	REMOVE	YES
38	45486	10	PINE	REMOVE	YES
39	45487	15	PINE	REMOVE	YES
40	45488	14	PINE	REMOVE	YES
41	45489	8	BOXELDER	REMOVE	YES
42	45503	8	SPRUCE	REMOVE	YES
43	45504	8	SPRUCE	REMOVE	YES
44	45505	8	SPRUCE	REMOVE	YES
45	45506	7	SPRUCE	REMOVE	YES
46	45508	7	SPRUCE	REMOVE	YES
47	45511	7	SPRUCE	REMOVE	YES
48	45512	8	SPRUCE	REMOVE	YES
49	45513	6	SPRUCE	REMOVE	YES
50	45514	7	SPRUCE	REMOVE	YES
51	45516	9	SPRUCE	REMOVE	YES

DEMOLITION LEGEND

- REMOVE EXISTING TREES
- REMOVE BITUMINOUS PAVEMENT (ROADWAY)
- REMOVE BITUMINOUS PAVEMENT (TRAIL)
- REMOVE GRAVEL SHOULDER

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
9. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
10. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
11. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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0 30 60
SCALE IN FEET

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10/22/24	CITY SUBMITTAL
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	RESPONSE TO
04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE
License No. 49933
Date -

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/02/25

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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
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L1-2	LANDSCAPE DETAILS

DEMOLITION PLAN
C1-1

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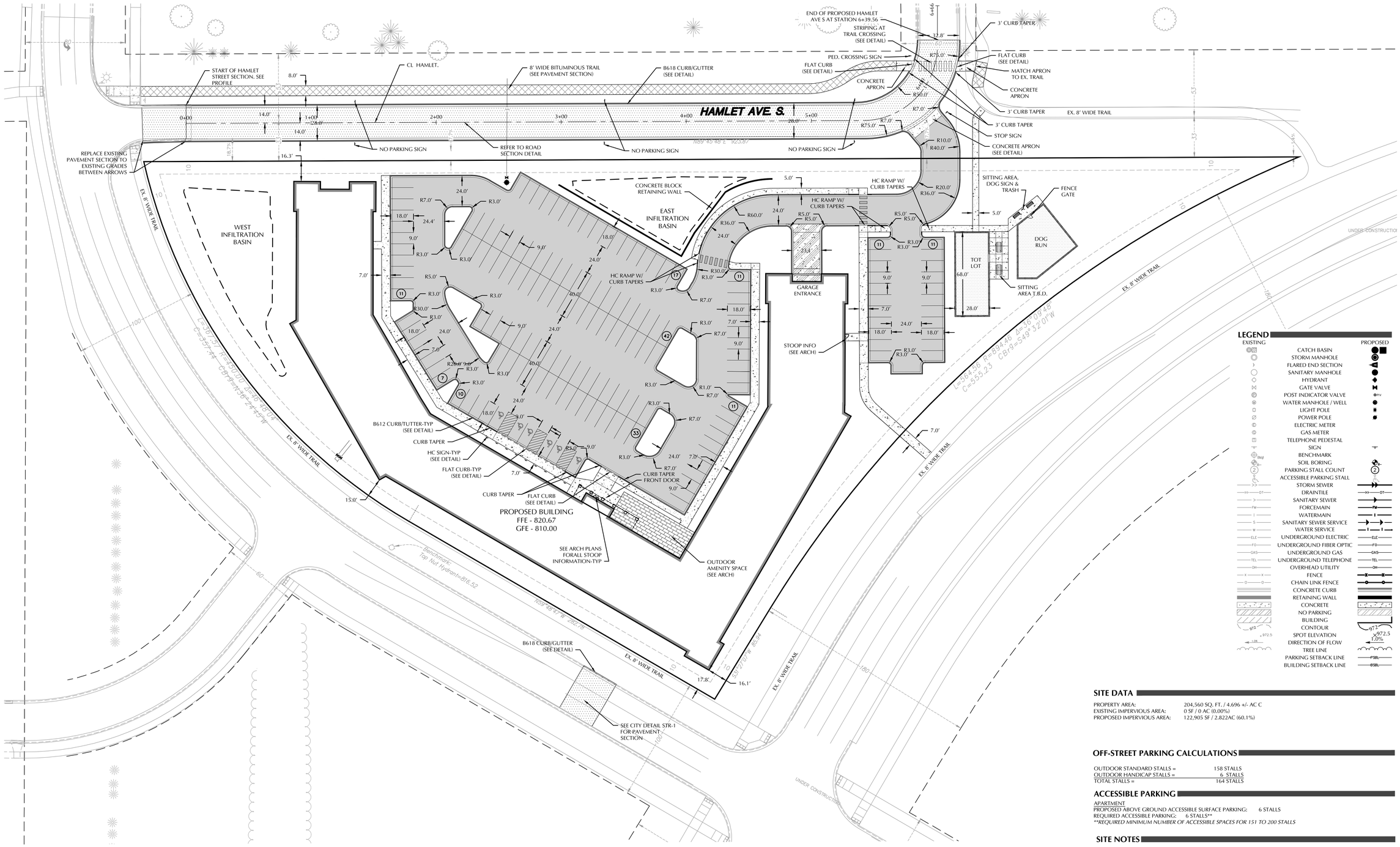

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

PAVEMENT TYPES

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

SITE DATA

PROPERTY AREA:	204,560 SQ. FT. / 4.696 +/- AC C
EXISTING IMPERVIOUS AREA:	0 SF / 0 AC (0.00%)
PROPOSED IMPERVIOUS AREA:	122,905 SF / 2.822AC (60.1%)

OFF-STREET PARKING CALCULATIONS

OUTDOOR STANDARD STALLS =	158 STALLS
OUTDOOR HANDICAP STALLS =	6 STALLS
TOTAL STALLS =	164 STALLS

ACCESSIBLE PARKING

APARTMENT
PROPOSED ABOVE GROUND ACCESSIBLE SURFACE PARKING: 6 STALLS
REQUIRED ACCESSIBLE PARKING: 6 STALLS**
***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 151 TO 200 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
6. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING AREAS, DIMENSIONS, UNIT COUNTS, STRUCTURED PARKING STALL TOTALS, FLOOR AREA RATIOS, ETC.

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SITE PLAN
C2-1

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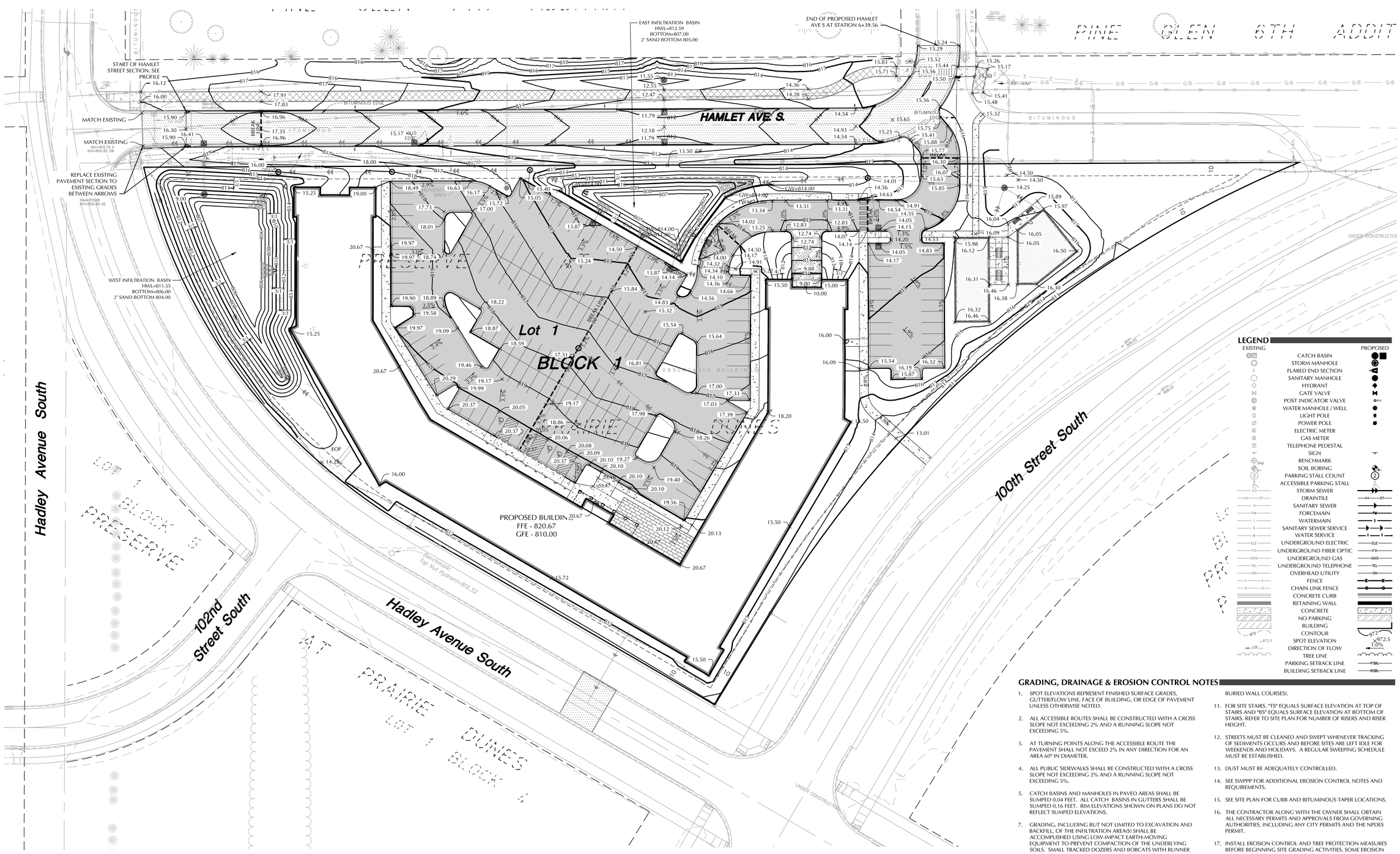

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	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
7. GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
8. SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
9. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
10. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
11. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
12. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
13. DUST MUST BE ADEQUATELY CONTROLLED.
14. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
17. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
18. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
19. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED." POST CONSTRUCTION TESTING SHOULD YIELD RESULTS OF APPROXIMATELY TWICE THE DESIGN RATE, PROVIDING A SAFETY FACTOR CONSISTENT WITH SECTION 16.11 OF THE NPDES CONSTRUCTION STORMWATER PERMIT. IF TEST RESULTS EXCEED 8.3 INCHES PER HOUR, SECTION 16.16 REQUIRES THAT SOILS BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR

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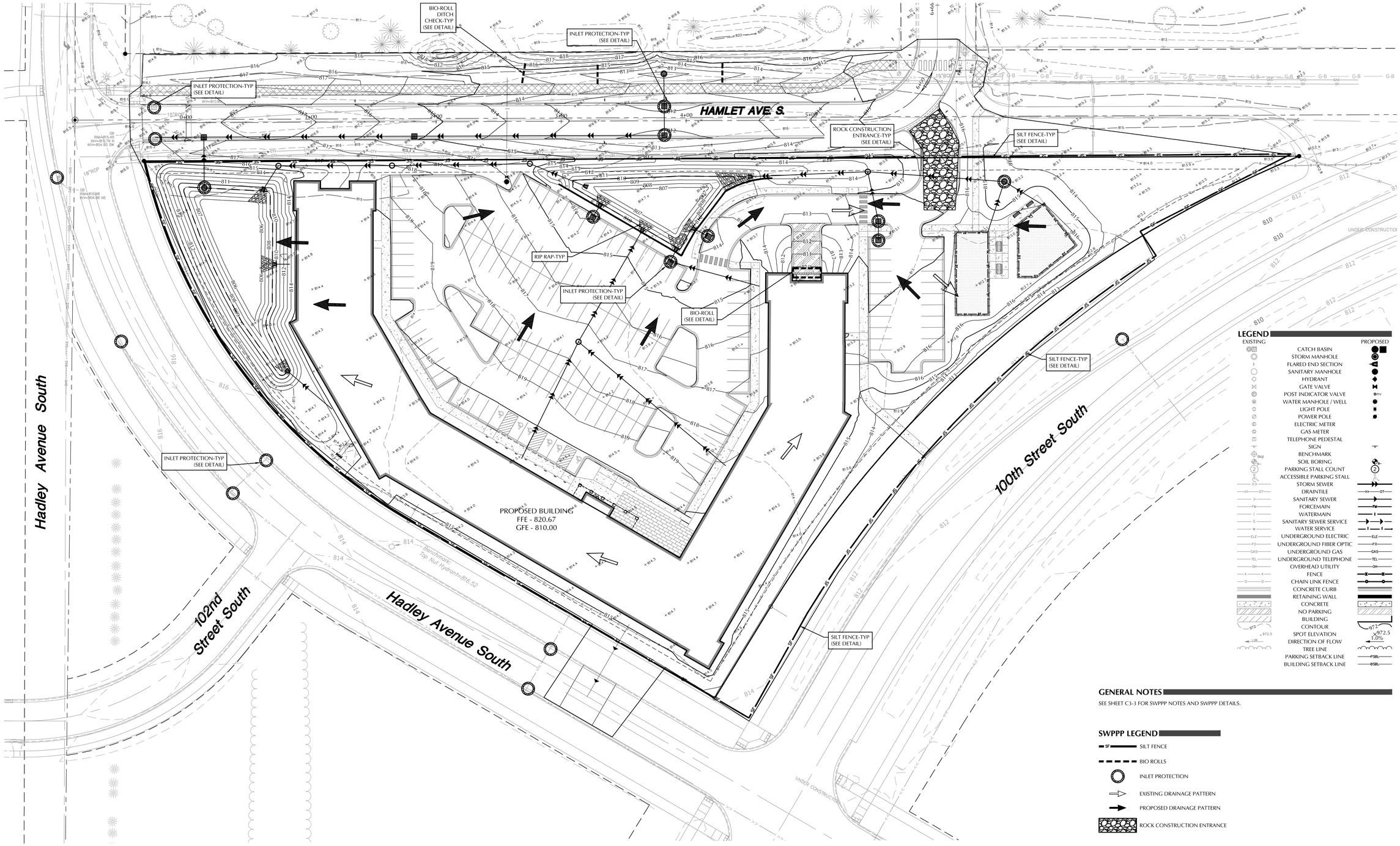
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	STORM SEWER PLAN
C4-2	WATERMAIN & SANITARY PLAN
C5-1	STREET PLAN & PROFILES
C5-2	STORM PLAN & PROFILES
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

GRADING PLAN

C3-1

Plotted: 04 /02 / 2025 11:23 AM W:\2024\24227A\CADD DATA\CIVIL\ dwg Sheet Files\C3.1 GRADING PLAN



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES AND SWPPP DETAILS.

SWPPP LEGEND

- SF — SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- ROCK CONSTRUCTION ENTRANCE

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, 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.

N

0 30 60
SCALE IN FEET

HADLEY WORKFORCE APARTMENTS

COTTAGE GROVE, MN

REAL ESTATE EQUITIES
579 Selby Avenue
St. Paul, MN 55102

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

08/28/24	CITY SUBMITTAL
10/22/24	CITY SUBMITTAL
10/31/24	CITY SUBMITTAL
	RESPONSE TO
04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE
License No. 49933
Date

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/02/25

SHEET INDEX

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SWPP PLAN
C3-2

Plotted: 04 /02 / 2025 11:24 AM W:\2024\24227A\CADD DATA\CIVIL dwg Sheet Files\C3-2 SWPPP PLAN

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED APARTMENT BUILDING, SURFACE PAVEMENTS, UTILITIES, LANDSCAPING, AND UNDERGROUND STORMWATER MANAGEMENT SYSTEMS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

   A. INSTALL VEHICLE TRACKING BMP (DATE)
   B. INSTALL INLET PROTECTION (DATE)
   C. INSTALL SILT FENCE AROUND SITE (DATE)
   D. CLEAR AND GRUB SITE (DATE)
   E. STRIP AND STOCKPILE TOPSOIL (DATE)
   F. REMOVE PAVEMENTS ROUGH GRADE SITE (DATE)
   G. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
   H. INSTALL UTILITIES (DATE)
   I. INSTALL BUILDING FOUNDATIONS (DATE)
   J. INSTALL CURB AND GUTTER (DATE)
   K. INSTALL PAVEMENTS AND WALKS (DATE)
   L. FINAL GRADE SITE (DATE)
   M. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
   N. SEED AND MULCH (DATE)
   O. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

DISTURBED AREA:	6.60 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC PROPOSED PARCEL
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.60 AC PUBLIC RIGHT OF WAY
POST-CONSTRUCTION IMPERVIOUS AREA:	2.86 AC PROPOSED PARCEL
POST-CONSTRUCTION IMPERVIOUS AREA:	0.62 AC PUBLIC RIGHT OF WAY
GENERAL SOIL TYPE:	SEE GEOTECHNICAL EVALUATION REPORT BY BRAUN
HYDROLOGY INFORMATION:	SEE HYDROLOGY REPORT PREPARED BY LOUCKS

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. WASHINGTON COUNTY RECEIVES AN AVERAGE OF 33 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	2.80 INCHES
10-YR	4.16 INCHES
100-YR	7.20 INCHES

6. SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.

7. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

8. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

9. GROUNDWATER & DEWATERING
   A. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
   C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:

   A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
   F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
   B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.
   C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
   B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

24. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

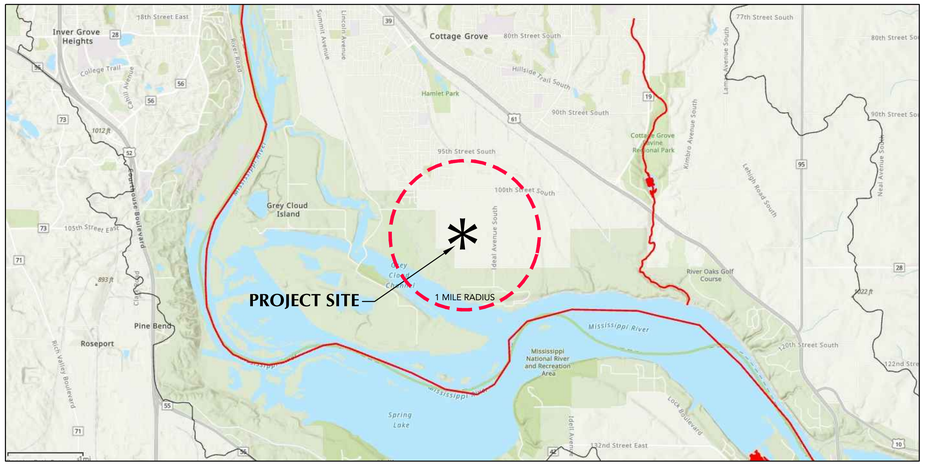
25. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: XXX
   COMPANY: XXX
   PHONE: XXX

   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
   CONTACT: XXX
   COMPANY: XXX
   PHONE: XXX

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

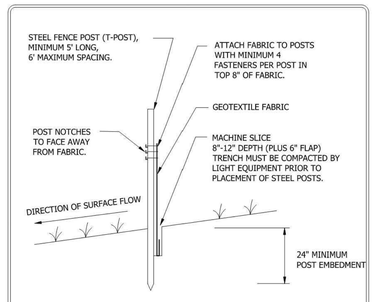
34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
EROSION CONTROL BLANKET	SY	NA
SILT FENCE	LF	2,220
INLET PROTECTION	EA	18
BIO-ROLLS	LF	105



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO. ERO-1

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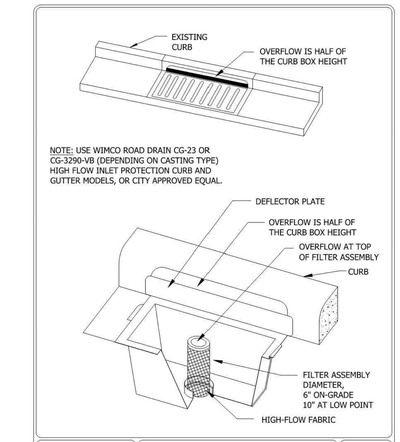


Cottage Grove — Where Pride and Prosperity Meet

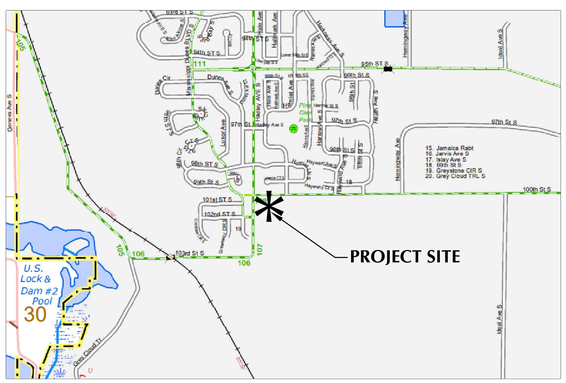
STANDARD DETAILS
INLET PROTECTION CATCH BASIN INSERT
COTTAGE GROVE, MINNESOTA

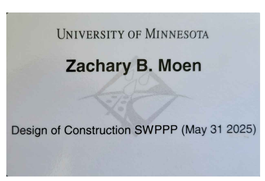
JANUARY 2024

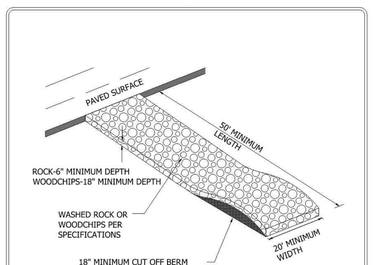
PLATE NO. ERO-9

48_ERO9.DWG

SITE VICINITY MAP







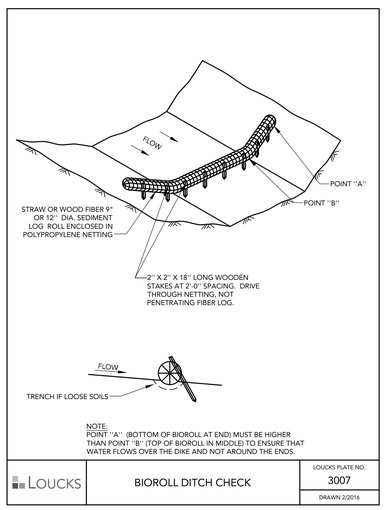
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO. ERO-12

48_ERO12.DWG

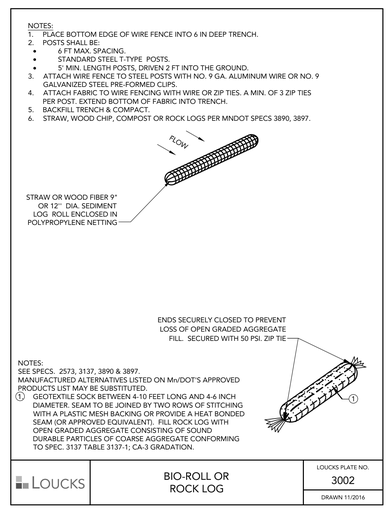


LOUCKS

BIOROLL DITCH CHECK

LOUCKS PLATE NO. 3007

DRAWN 2/2016



LOUCKS

BIO-ROLL OR ROCK LOG

LOUCKS PLATE NO. 3002

DRAWN 11/2016

HADLEY WORKFORCE APARTMENTS

COTTAGE GROVE, MN

REAL ESTATE EQUITIES

579 Selby Avenue
St. Paul, MN 55102

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	RESPONSE TO
04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Dach - PE
License No. 49933
Date -

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/02/25

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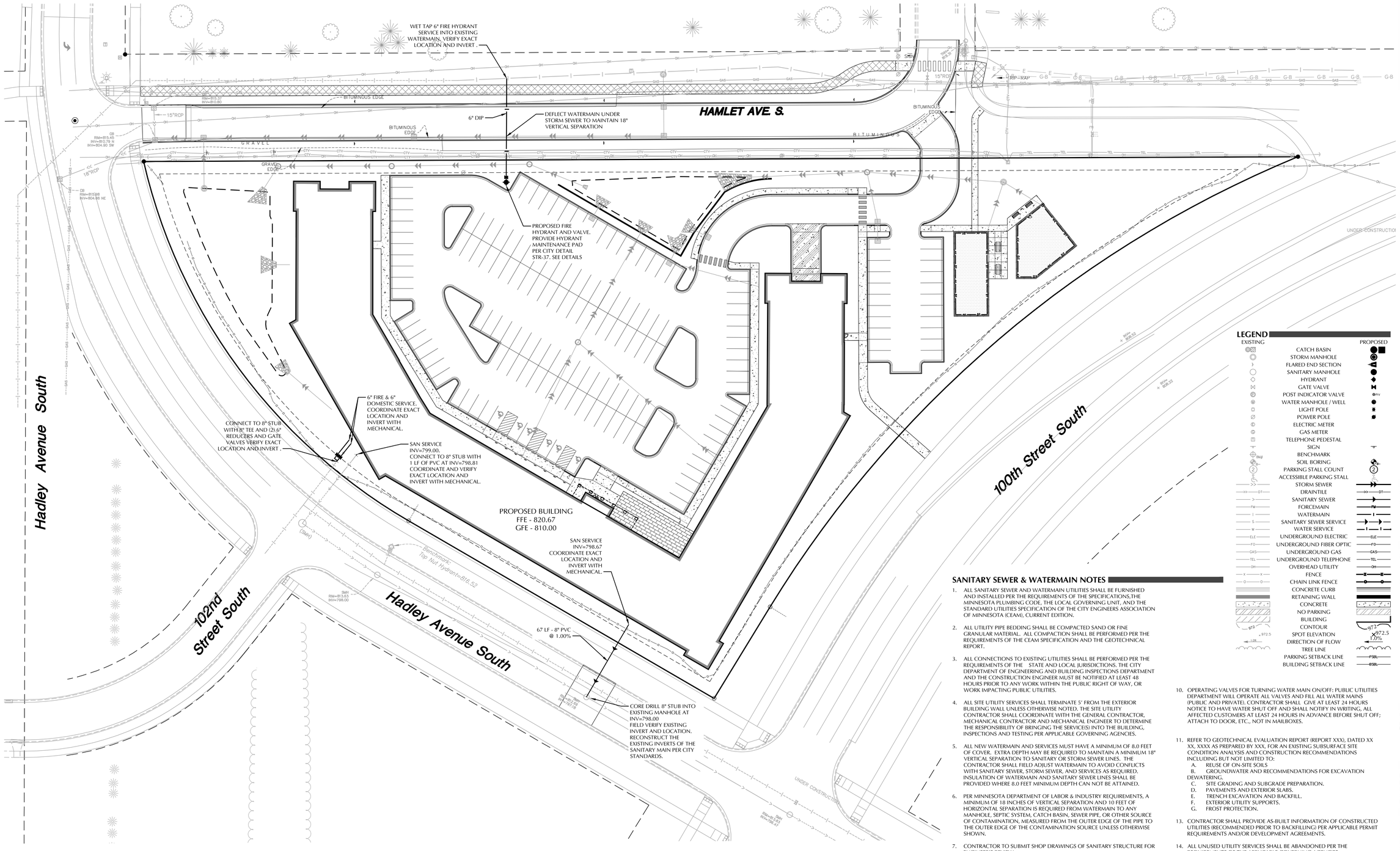
L1-2	LANDSCAPE DETAILS

SWPPP NOTES

C3-3

Plotted: 04 /02 / 2025 11:16 AM W:\2024\24227A\CADD DATA\CIVIL\ dwg Sheet Files\C3.3 SWPPP NOTES



SANITARY SEWER & WATERMAIN NOTES

1. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH, HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    - A. REUSE OF ON-SITE SOILS
    - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    - C. SITE GRADING AND SUBGRADE PREPARATION.
    - D. PAVEMENTS AND EXTERIOR SLABS.
    - E. TRENCH EXCAVATION AND BACKFILL.
    - F. EXTERIOR UTILITY SUPPORTS.
    - G. FROST PROTECTION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
16. CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION SHALL GOVERN FOR ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR DRAINAGE AND UTILITY EASEMENT (UTILITY AND OTHER IMPROVEMENTS)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

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L1-2	LANDSCAPE DETAILS

SANITARY SEWER AND WATERMAIN PLAN

C4-1

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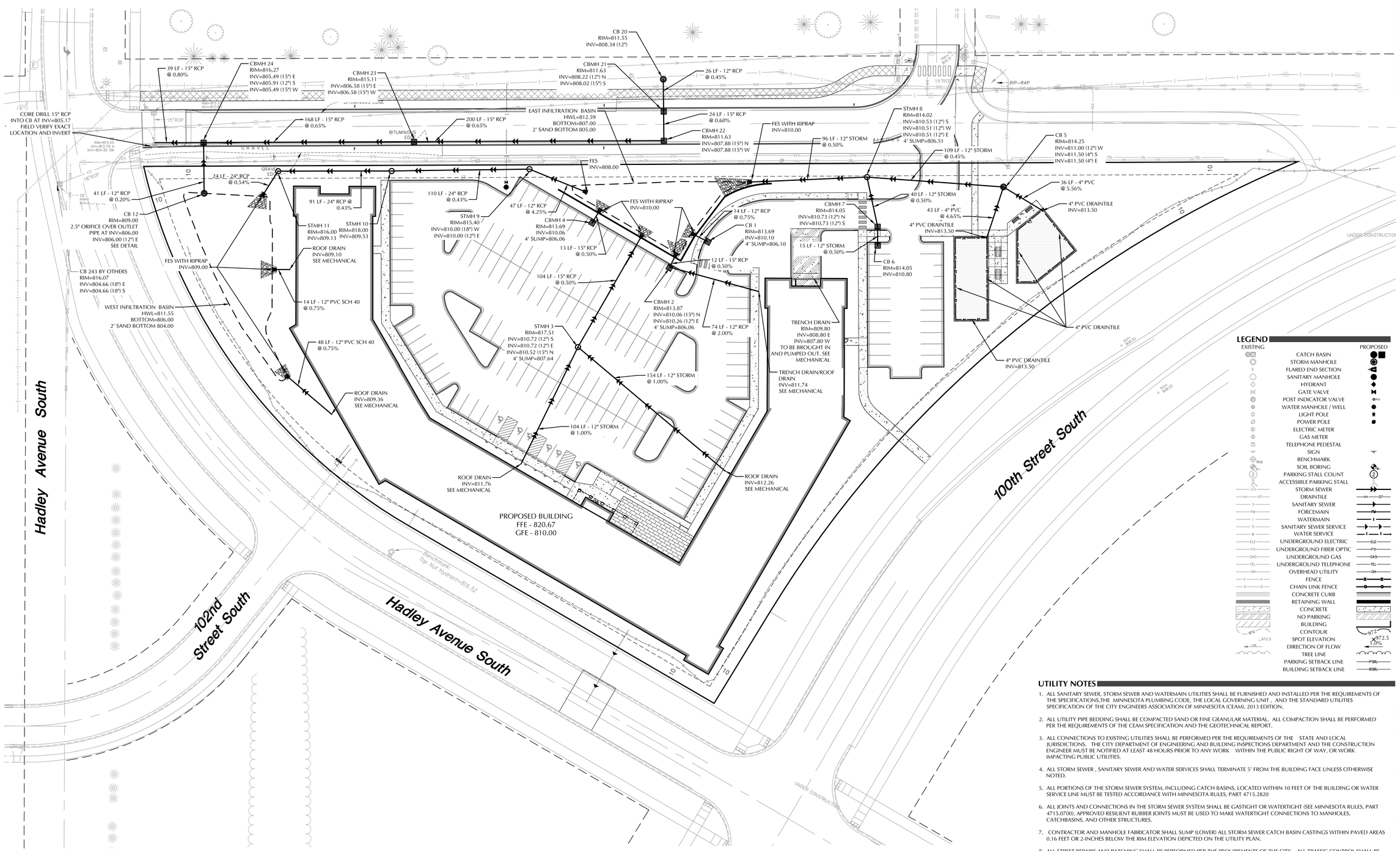

STORM SEWER SCHEDULE

STRUCTURE NO.	CASTING	MANHOLE SIZE	
CB1	R-3067	48" PRECAST	
CBMH 2	R-3067	48" PRECAST	
STMH 3	R-1642	60" PRECAST	
CB 4	R-3067	48" PRECAST	
CBMH 5	R-2560-EA	27" PRECAST	
CB 6	R-3067	2'x3'	
CBMH 7	R-3067	48" PRECAST	
STMH 8	R-1642	48" PRECAST	
STMH 9	R-1642	48" PRECAST	
STMH 10	R-1642	48" PRECAST	
STMH 11	R-1642	48" PRECAST	
CB 12	R-2560-EA	48" PRECAST	
TRENCH DRAIN	NEENAH R-4990-EX		CITY DETAIL PLATE
CB 20	R-4342	48" PRECAST	STO-09
CBMH 21	R-3067-VB	48" PRECAST	STO-01
CBMH 22	R-3067-VB	48" PRECAST	STO-01
STMH 23	R-3067-VB	48" PRECAST	STO-01
STMH 24	R-3067-VB	48" PRECAST	STO-04

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
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	GAS METER	
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	SIGN	
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	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
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	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
6. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
7. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
9. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
10. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
11. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.
12. CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION SHALL GOVERN FOR ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR DRAINAGE AND UTILITY EASEMENT (UTILITY AND OTHER IMPROVEMENTS)
13. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED." POST CONSTRUCTION TESTING SHOULD YIELD RESULTS OF APPROXIMATELY TWICE THE DESIGN RATE, PROVIDING A SAFETY FACTOR CONSISTENT WITH SECTION 16.11 OF THE NPDES CONSTRUCTION STORMWATER PERMIT. IF TEST RESULTS EXCEED 8.3 INCHES PER HOUR, SECTION 16.16 REQUIRES THAT SOILS BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR

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L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

STORM SEWER PLAN

C4-2

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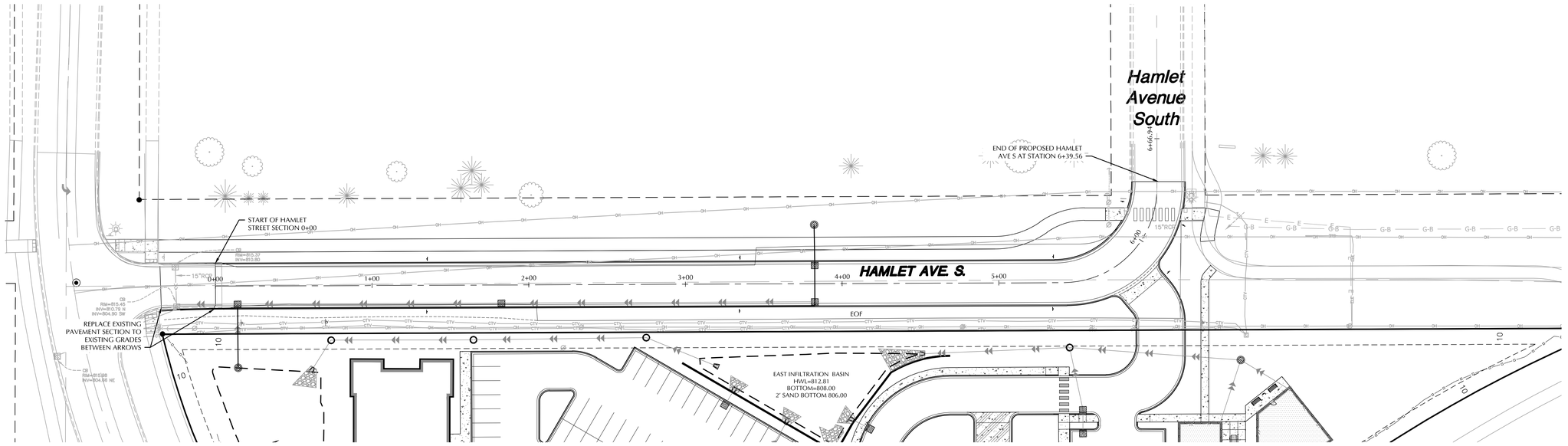

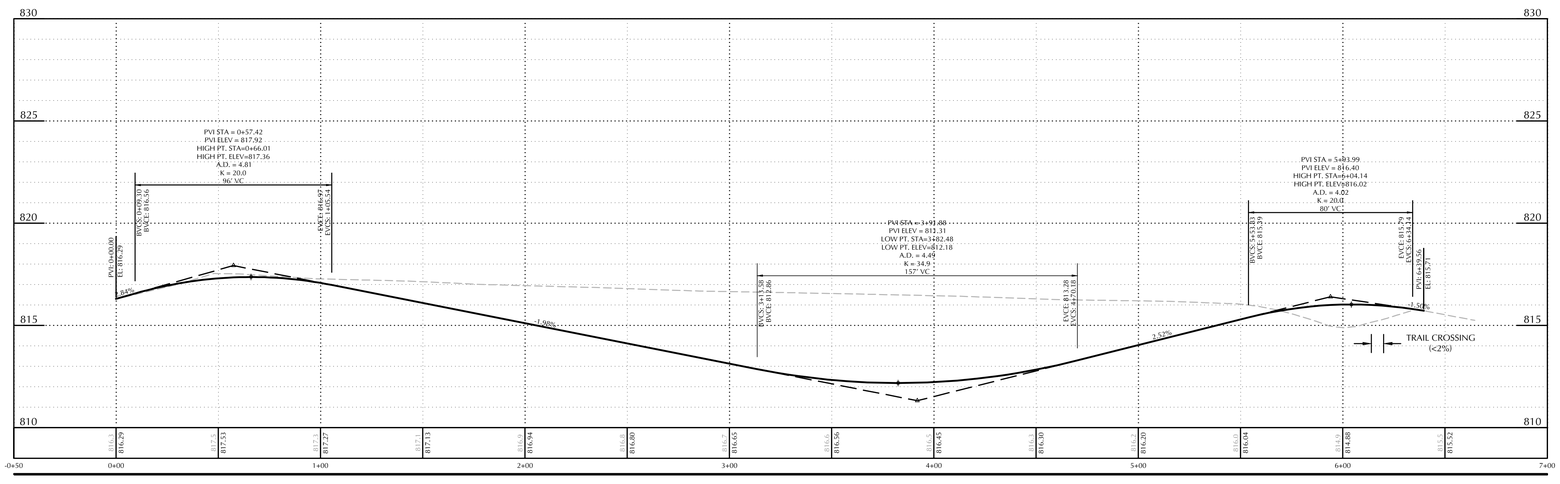

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STREET PLAN & PROFILE

C5-1

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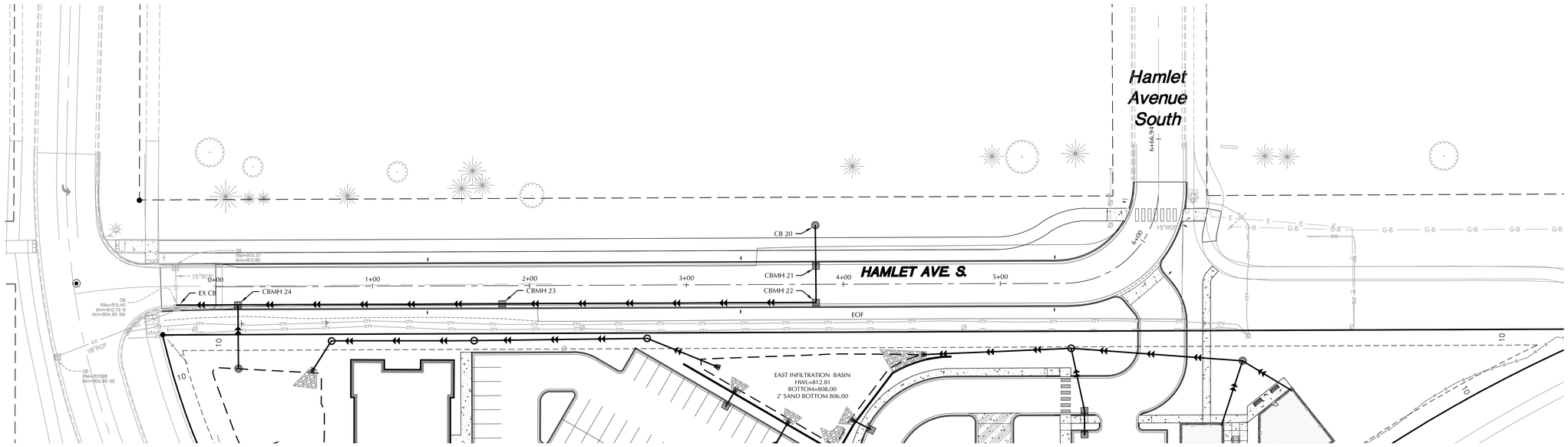

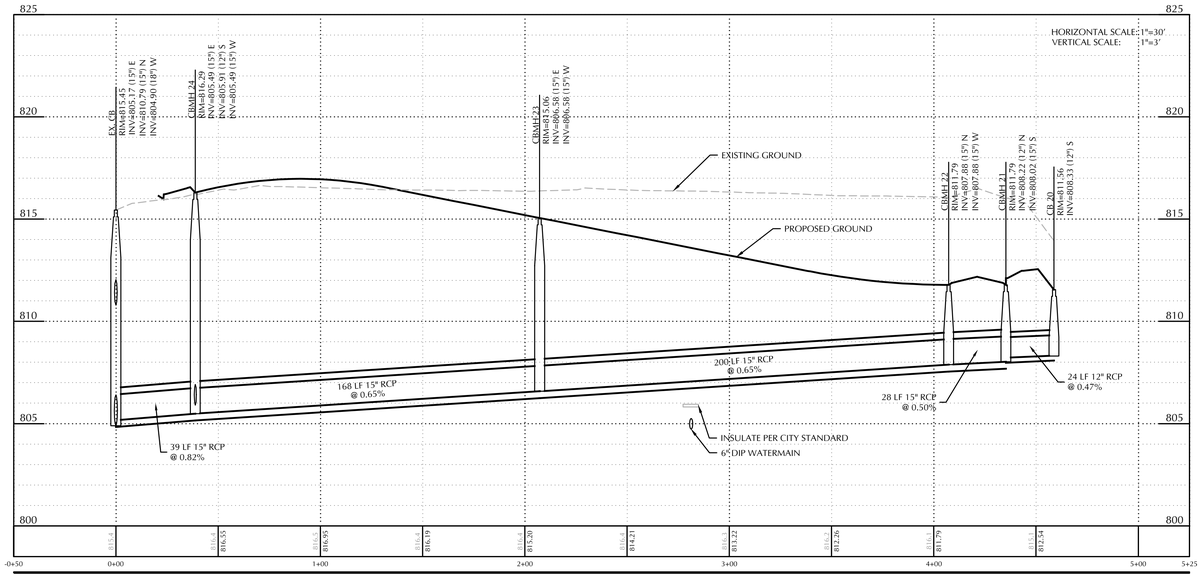

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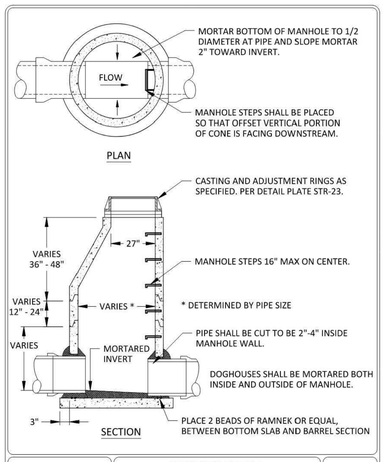
STORM SEWER PLAN & PROFILE

C5-2

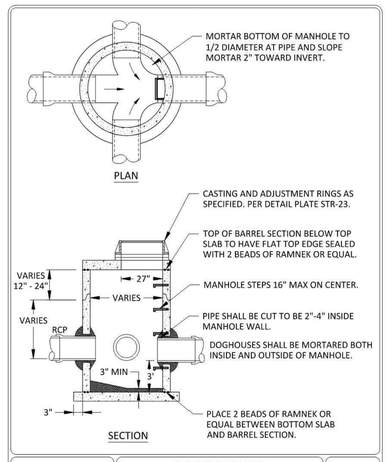
Plotted: 04 /02 / 2025 11:19 AM W:\2024\24227A\CADD DATA\CIVIL\ dwg Sheet Files\C5-2 STORM PLAN AND PROFILE



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2024
STORM SEWER MANHOLE COTTAGE GROVE, MINNESOTA	PLATE NO. STO-1

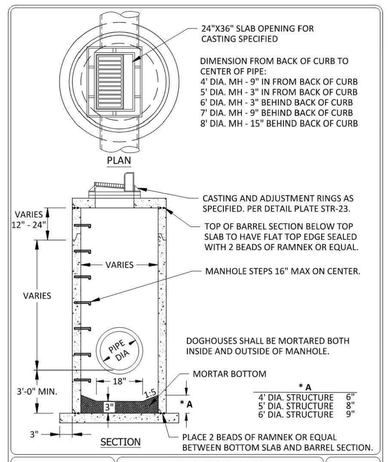
48_STO1.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2024
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB AND SUMP COTTAGE GROVE, MINNESOTA	PLATE NO. STO-4

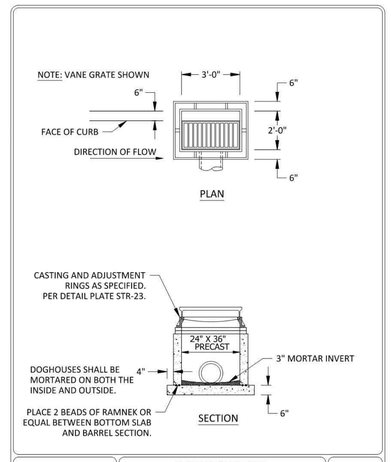
48_STO4.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2024
CATCH BASIN MANHOLE WITH SUMP COTTAGE GROVE, MINNESOTA	PLATE NO. STO-6

48_STO6.DWG



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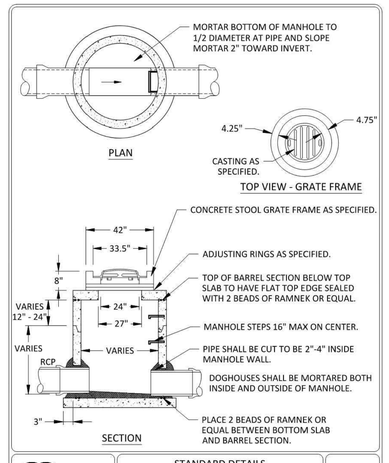
STANDARD DETAILS CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-7

48_STO7.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-9

48_STO9.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS RIPRAP AT FLARED END SECTION COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-12

48_STO12.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS OUTLET STRUCTURE COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO-19

48_STO19.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS HYDRANT DETAIL COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-1

48_WAT1.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS GATE VALVE AND BOX INSTALLATION COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-3

48_WAT3.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS CONCRETE HYDRANT PAD COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-37

48_STR37.DWG

BITUMINOUS PAVEMENT
SECTION FOR HADLEY AVE
PTCH

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS B618 CURB AND GUTTER CONSTRUCTION AT CATCHBASIN COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-14

48_STR14.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-9

48_STR9.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS CONCRETE DRIVEWAY APRON COMMERCIAL COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-17

48_STR17.DWG

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F) COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-1

48_STR1.DWG

Plotted: 04 /02 / 2025 11:17 AM W:\2024\24227A\CADD DATA\CIVIL\ dwg Sheet Files\Cib-1 CIVIL DETAILS

HADLEY WORKFORCE APARTMENTS
COTTAGE GROVE, MN

REAL ESTATE EQUITIES
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CIVIL ENGINEERING
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CADD QUALIFICATION

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08/28/24	CITY SUBMITTAL
10/22/24	CITY SUBMITTAL
10/31/24	CITY SUBMITTAL
	RESPONSE TO
04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE
License No. 49933
Date -

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/02/25

SHEET INDEX

C1-1	DEMOLITION PLAN
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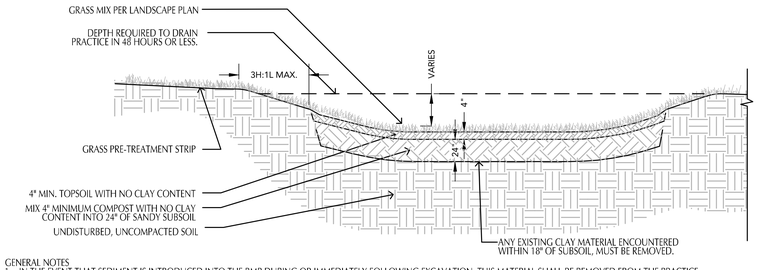
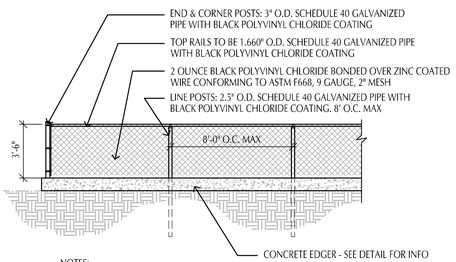
CIVIL DETAILS
C8-1



GENERAL NOTES
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS. ALL CONSTRUCTION OF BIORETENTION DEVICES SHOULD BE DONE FROM LOCATIONS OUTSIDE OF THE BIORETENTION DEVICE TO REDUCE COMPACTION OF SOILS, IF POSSIBLE.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. FABRIC SHALL BE EXCLUDED FROM THE BOTTOM OF THE INFILTRATION PRACTICE.

CONSTRUCTION SEQUENCING
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
3. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
4. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
5. PERFORM ALL OTHER SITE IMPROVEMENTS. PLANT ALL AREAS AFTER DISTURBANCE.
6. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
7. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
8. PLANT AND MULCH BIORETENTION DEVICE.
9. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
10. CONTRACTOR TO MONITOR THE ESTABLISHMENT FOR 5 YEARS

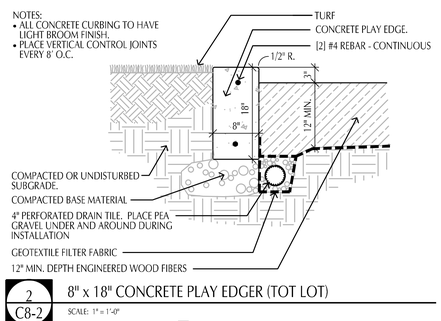
INFILTRATION BASIN	LOUCKS PLATE NO. C8-2/7
	DRAWN 2/2016



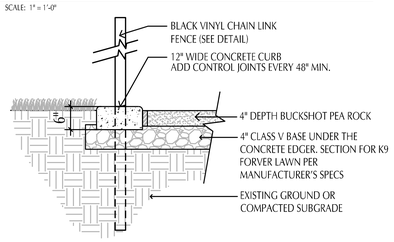
NOTES:
1. END & CORNER POSTS SHALL BE SET 48" INTO A 12" DIA. CONCRETE FOOTING
LINE POSTS SHALL BE SET 42" INTO A 8" DIA. CONCRETE FOOTING.
2. ALL FITTINGS SHALL BE GALVANIZED BLACK POLYVINYL CHLORIDE COATED PRESSED STEEL.

3 / C8-2 — 42" BLACK VINYL COATED CHAINLINK FENCE (DOG RUN/TOT LOT)
SCALE: 1/4" = 1'-0"

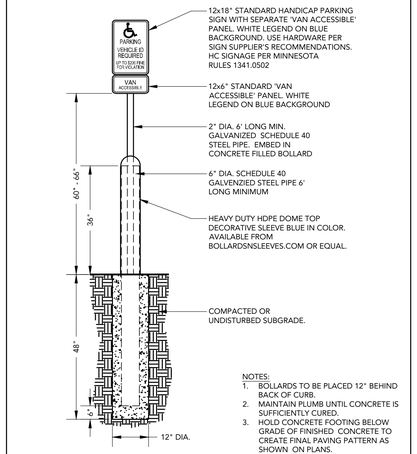
NOTES:
- ALL CONCRETE CURBING TO HAVE LIGHT BROOM FINISH.
- PLACE VERTICAL CONTROL JOINTS EVERY 8' O.C.



2 / C8-2 — 8" x 18" CONCRETE PLAY EDGER (TOT LOT)
SCALE: 1" = 1'-0"

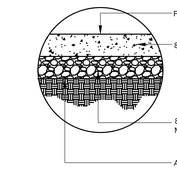


1 / C8-2 — CONCRETE CURB EDGER (AT DOG RUN)
SCALE: 3/4" = 1'-0"



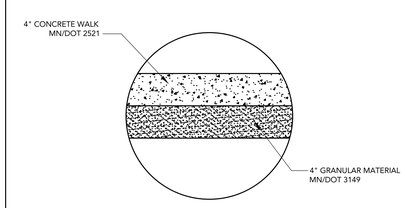
NOTES:
1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB.
2. MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED.
3. HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS.

LOUCKS	TYPICAL ADA PARKING SIGN / BOLLARD COMBO	LOUCKS PLATE NO. 2038
		DRAWN 12/2016

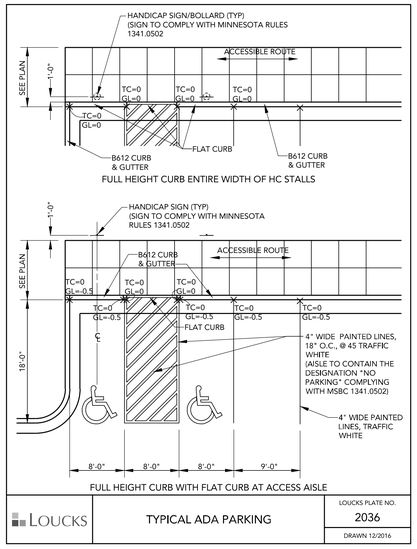


NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

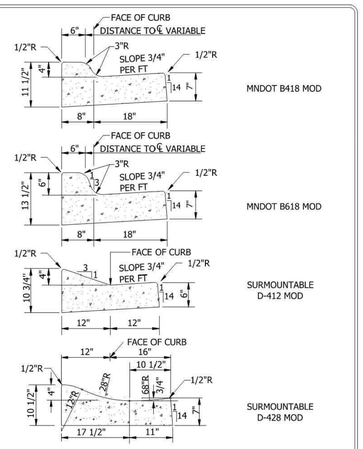
LOUCKS	CONCRETE PAVEMENT SECTION	LOUCKS PLATE NO. 2033
		DRAWN 12/2016



LOUCKS	CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034
		DRAWN 12/2016



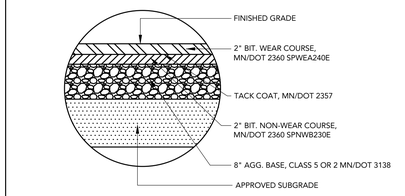
LOUCKS	TYPICAL ADA PARKING	LOUCKS PLATE NO. 2036
		DRAWN 12/2016



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS CURB AND GUTTER COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STR-10

48_STR10.DWG



LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031
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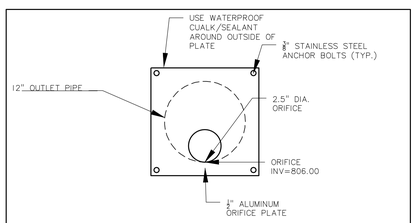
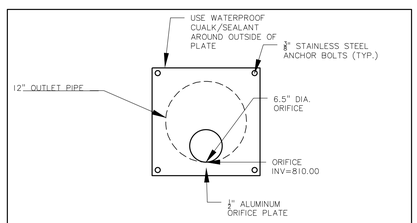
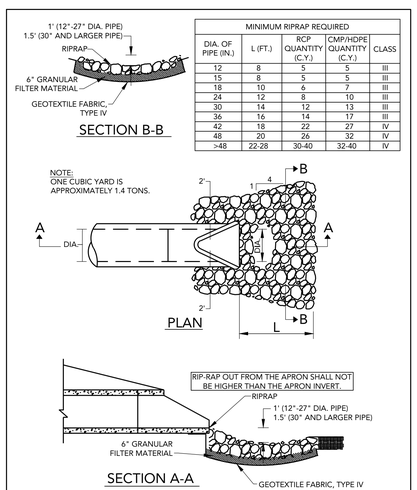


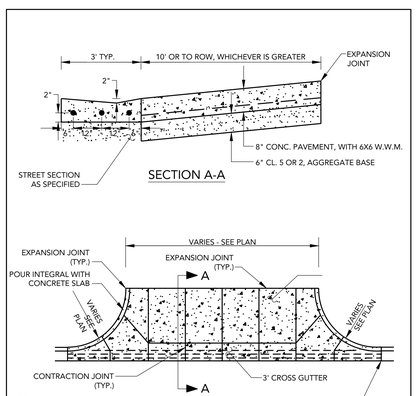
LOUCKS	STMH 11	LOUCKS PLATE NO. -
		DRAWN 02/2017



LOUCKS	STMH 8	LOUCKS PLATE NO. -
		DRAWN 02/2017

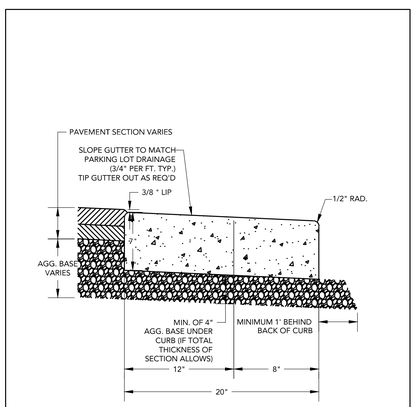


LOUCKS	RANDOM / HAND PLACED RIPRAP	LOUCKS PLATE NO. 4308
		DRAWN 2/2016



NOTES:
1. DRIVEWAY SHALL BE CONSTRUCTED AS A MONOLITHIC POUR. CURB SHALL NOT BE RUN THROUGH THE DRIVE BUT STOPPED AT THE BEGIN AND END RADII.
2. CONSTRUCT CONC. CONTROL JOINTS SUCH THAT NO PANEL IS GREATER THAN 100 SQ. FT.
3. 3 #4 EPOXY COATED REINFORCING RODS CONTINUOUS IN CROSS GUTTER FROM EXPANSION JOINT TO EXPANSION JOINT.

LOUCKS	CONCRETE DRIVEWAY ENTRANCE COMMERCIAL	LOUCKS PLATE NO. 2000
		DRAWN 2/2016



SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012
		DRAWN 2/2016

HADLEY WORKFORCE APARTMENTS
COTTAGE GROVE, MN

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PROFESSIONAL SIGNATURE
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.

PJ Disch - PE
License No. 49933
Date -

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Project Lead	PJD
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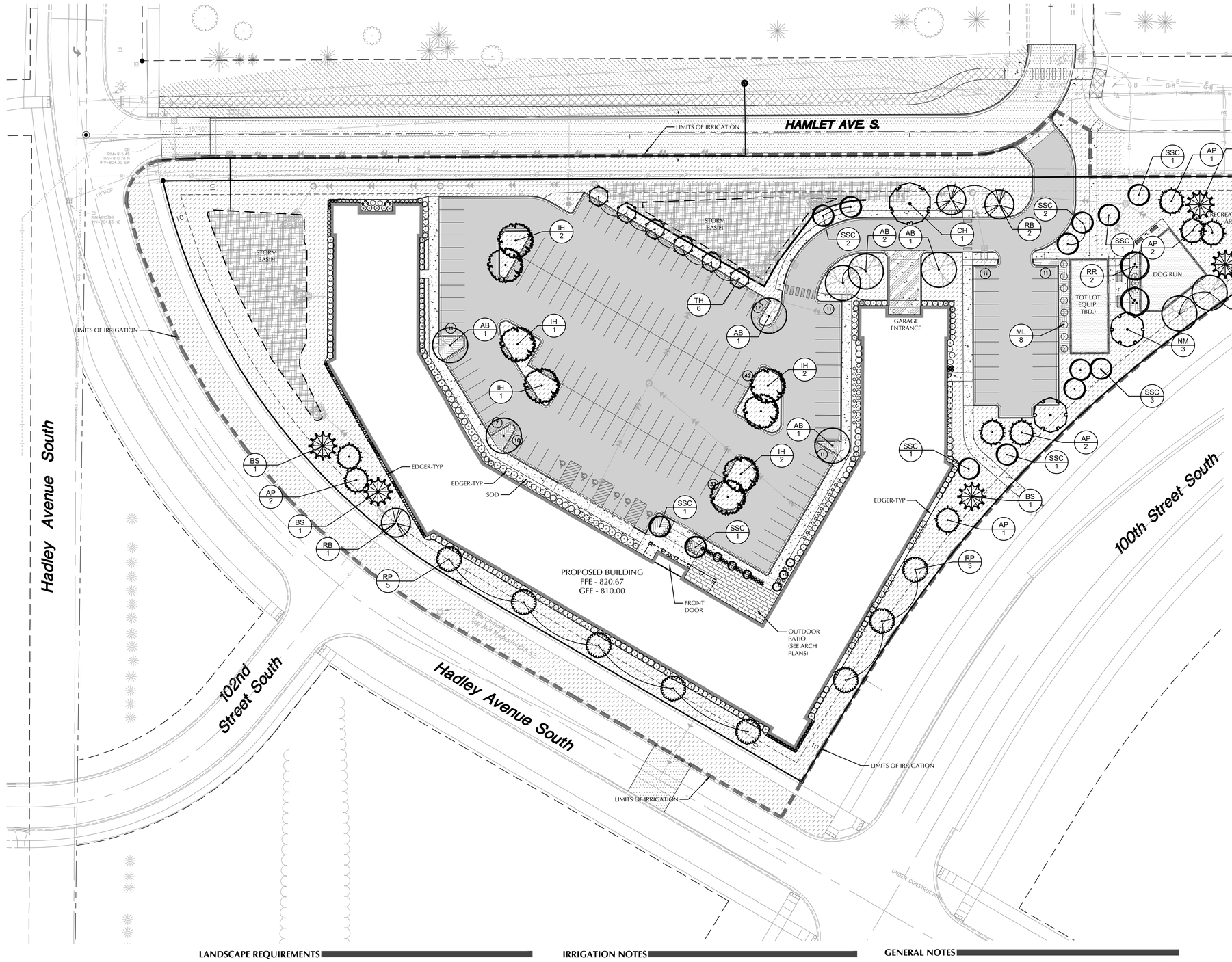
L1-2	LANDSCAPE DETAILS

CIVIL DETAILS
C8-2

Plotted: 04 /02 / 2025 11:17 AM W:\2024\24227A\CADD DATA\CIVIL\ dwg\ Sheet Files\C8-2 CIVIL DETAILS



LANDSCAPE REQUIREMENTS

PARKING LOT PERIMETER: THE AREA WITHIN 15 FEET OF A PARKING LOT PERIMETER SHALL BE LANDSCAPED WITH CLUSTERED LANDSCAPED MATERIALS.
-SITE IS PLANNING TO RETAIN AN EXISTING ROW OF CONIFER TREES TO MEET THIS REQUIREMENT.

PARKING LOT INTERIOR: >25 STALLS ISLANDS TO BE LANDSCAPED.
-SITE IS PROPOSING 2 TREES PER ISLAND.

BUILDING PERIMETER: THE SIDES OF A BUILDING THAT FACE A PUBLIC STREET OR PARKING LOT SHALL BE LANDSCAPED FOR A LENGTH EQUAL TO 1/2 OF THE BUILDING DIMENSION, WITH A MIN. DEPTH OF 4 FEET.
-SITE IS PROPOSING FOUNDATION PLANTINGS THAT MEET THIS REQUIREMENT.

CONIFEROUS TREES: MIN. OF 30% OF REQUIRED OVERSTORY TREES MUST BE CONIFEROUS.
SITE IS PROPOSING 35% OF CONIFEROUS TREES.

ORNAMENTAL TREES: 2 MAY BE SUBSTITUTED FOR 1 OVERSTORY

OVERSTORY DECIDUOUS TREES: 1 PER 40 LINEAR FEET OF SITE PERIMETER, NOT INCLUDING THE STREET TREE.
-SITE PERIMETER = 2,225 L.F. 2,225 / 40 = 55 TREES 2,225 / 5 = 445 SHRUBS=
-TREES REQUIRED: 55 OVERSTORY TREES

-TREES PROPOSED: 48 OVERSTORY TREES (35 DECIDUOUS & 13 CONIFEROUS)
24 ORNAMENTAL TREES (24 / 2 = 12 OVERSTORY)
60 TOTAL OVERSTORY

-SHRUBS REQUIRED: 445 SHRUBS

-SHRUBS PROPOSED: 469 SHRUBS

PARKING LOT LANDSCAPE AREA: (54,748 SF OF PARKING AREA)
-REQUIRED: 4,380 SF 8%
-PROPOSED: 4,576 SF 8.4%

IRRIGATION NOTES

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

TREE PRESERVATION

SEE SHEET C1-1 DEMOLITION PLAN FOR TREE INVENTORY AND TREE PRESERVATION INFORMATION.

REQUIRED TREE INCHES TO REPLACE = 131 CALIPER INCHES
PROPOSED TREE INCHES = 30 (12 OVERSTORY TREES X 2.5)

NOTE: REMAINING INCHES (101 INCHES) TO BE PAID FOR IN CASH IN LIEU OF TREE CALIPER INCHES.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5 FEET OFF ANY UTILITY PIPE. CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT. TREE LOCATIONS ARE TO BE STAKED PRIOR INSTALLATION TO TO ENSURE THEY FOLLOW PLANTING RESTRICTION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
DECIDUOUS TREES						
	AB	9	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5"CAL
	NM	2	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD MAPLE	B & B	2.5"CAL
	RB	3	BETULA NIGRA CLUMP	RIVER BIRCH	B & B	8' HGT
	RR	2	BETULA PAPYRIFERA 'RENAISSANCE REFLECTION'	RENAISSANCE REFLECTION BIRCH	B & B	8' HGT
	CH	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL
	IH	8	GLEDITSIA TRIACANTHOS 'IMPCOLE' TM	IMPERIAL HONEYLOCUST	B & B	2.5"CAL
	RP	8	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE ® OAK	B & B	2.5"CAL
		35	SUBTOTAL:			
EVERGREEN TREES						
	BS	5	PICEA GLAUCA 'DENSATA' FULL FORM	BLACK HILLS SPRUCE	B & B	6' HGT.
	AP	8	PINUS NIGRA FULL FORM	AUSTRIAN PINE	B & B	6' HGT.
		13	SUBTOTAL:			
ORNAMENTAL TREES						
	TH	6	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	1.5"CAL
	SSC	13	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	1.5"CAL
	SB	6	SYRINGA X 'BAILBELLE'	TINKERBELLE® LILAC	10 GAL	1.5"CAL
		25	SUBTOTAL:			
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
SHRUBS						
	AD	21	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	24" HGT
	DH	28	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	18" HGT
	INH	21	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL HYDRANGEA	5 GAL	24" HGT
	GAC	43	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	24" HGT
	LPS	18	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL	24" HGT
	SNS	25	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL	24" HGT
	ML	38	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	24" HGT
	CV	26	VIBURNUM 'TRILOBUM' BAILEY COMPACT	COMPACT AMERICAN VIBURNUM	5 GAL	24" HGT
		220	SUBTOTAL:			
PERENNIALS						
	SD	24	HEMEROCALLIS X 'STELLA DE ORO'	STELLA D' ORO DAYLILY	1 GAL	
	SSD	13	HEMEROCALLIS X 'STELLA SUPREME'	STELLA SUPREME DAYLILY	1 GAL	
	AUH	26	HOSTA MONTANA 'AUREOMARGINATA'	AUREOMARGINATA HOSTA	1 GAL	
	PHO	6	HOSTA X 'PATRIOT'	PATRIOT HOSTA	1 GAL	
		69	SUBTOTAL:			
CONIFEROUS SHRUBS						
	MJJ	41	JUNIPERUS CHINENSIS 'MONLEP'	MINT JULEP JUNIPER	5 GAL	18" SPRD
	SG	30	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	18" SPRD
	MJ2	22	JUNIPERUS SCOPULORUM 'MEDORA' FULL FORM	MEDORA JUNIPER	B & B	48" HGT.
	NY	2	TAXUS CUSPIDATA 'NOVA'	NOVA YEW	5 GAL	18" SPRD
	TY	3	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	5 GAL	18" SPRD
	YA	9	THUJA OCCIDENTALIS YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	10 GAL	36" HGT
		107	SUBTOTAL:			
GRASSES						
	FG	73	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
		73	SUBTOTAL:			
SYMBOL		QTY	BOTANICAL NAME	COMMON NAME		
GROUND COVERS						
		7,009 SF	CRUSHED GRAY ROCK 3" DEPTH	STONE MULCH		
		1,936 SF	COCO BROWN SHREDDED HARDWOOD MULCH 3" DEPTH	HARDWOOD MULCH		
		13,277 SF	MNDOT 33-261 SEED MIXTURE RATE: 44 LBS./ACRE MULCH: STRAW	NATIVE SEED MIX - STORM BASIN		
		18,125 SF	MNDOT 25-131 RATE: 22 LBS/ACRE MULCH: HYDROSEED	TURF SEED		
		48,562 SF		TURF SOD		
		88,909 SF	SUBTOTAL:			

CALL BEFORE YOU DIG!

Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, 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.

N

0 30 60
SCALE IN FEET

HADLEY WORKFORCE APARTMENTS

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Maple Grove, MN 55369
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www.loucksinc.com

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CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. It is the responsibility of each party to whom the CADD drawing files are furnished to verify all of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/28/24 ..... CITY SUBMITTAL
10/22/24 ..... CITY SUBMITTAL
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RESPONSE TO
04/02/25 ..... CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Douglas D. Loken - LA
License No. 45591
Date -

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	DDL
Review Date	04/02/25

SHEET INDEX

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C3-1 ..... GRADING PLAN
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C3-3 ..... SWPPP NOTES
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C5-1 ..... STREET PLAN & PROFILES
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C8-2 ..... CIVIL DETAILS
L1-1 ..... LANDSCAPE PLAN
L1-2 ..... LANDSCAPE DETAILS

LANDSCAPE PLAN

L1-1

Plotted: 04 /02 / 2025 11:26 AM W:\2024\24227A\CADD DATA\LANDSCAPE\L dwg Sheet Files\L1-1 LANDSCAPE PLAN

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERVISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST; SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD OR ROCK MULCH AND FIBER MAT WEED BARRIER. (SEE HATCH AND LEGEND)

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

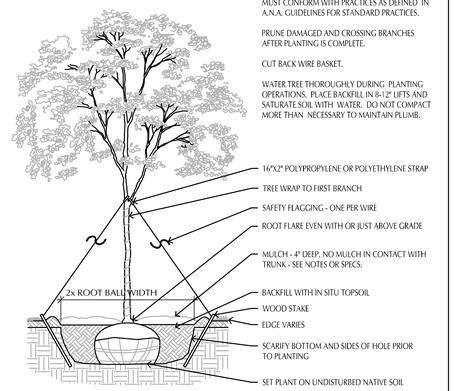
WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.



NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

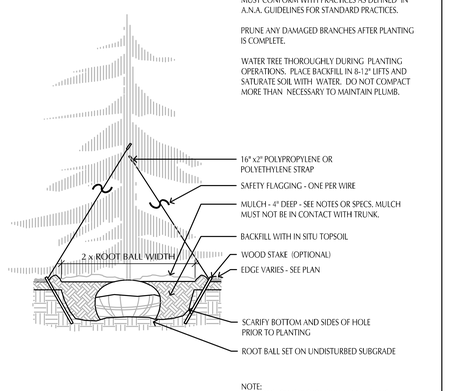
PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"
Deciduous Tree Planting.dwg



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PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

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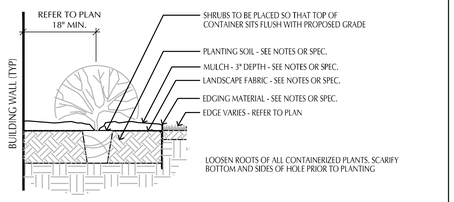
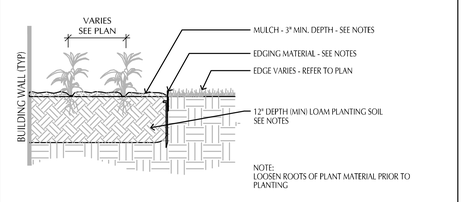
2 CONIFEROUS TREE PLANTING
SCALE: 1/2" = 1'-0"
Coniferous Tree Planting.dwg



3 SHRUB PLANTING
SCALE: 3/4" = 1'-0"
Shrub Planting.dwg



4 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"
Perennial Planting.dwg

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10/22/24	CITY SUBMITTAL
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04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Douglas D. Loken - LA

License No. 45591
Date -

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	DDL
Review Date	04/02/25

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L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

LANDSCAPE DETAILS

L1-2

Plotted: 04 /02 / 2025 11:18 AM W:\2024\24227A\CADD DATA\LANDSCAPE_dwg Sheet Files\L1-2 LANDSCAPE DETAILS

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MEMORANDUM

Date: 05/14/2025

To: Ryan Burfeind, PE

From: Mike Boex, PE
Andrew Olson, PE

Subject: REE Hadley Avenue Apartments
City of Cottage Grove, MN
Project No.: 24X135990000

This memo summarizes the review of site plan documents submitted by Loucks Inc., dated 04/02/2025.

ALTA Comments:

1. Please show the 75' NSP Easement that crosses over the 100th Street Right of Way.

Civil Plans:

Sheet C2-1:

2. An Encroachment Agreement will be needed for improvements within the Xcel Transmission Easement through the 100th Street Right of Way. The City will coordinate the agreement.
3. Provide street lighting per city standard detail LGT-7 in the north boulevard of new Hamlet Avenue. Refer to the City's Engineering Guidelines for more detail.
4. Please label the surrounding street names.
5. The crosswalk should be 12" transverse white lines (paint) rather than zebra striped.
6. Please clarify the pedestrian crossing signage with sign types and sizes. The signs should be W11-2 (30"x30") with a W16-7P arrow (24"x18").
    a. The signs should be located behind the crosswalk so the signage does not block the pedestrian.
    b. Please include advanced warning signage (W11-2) with AHEAD for the eastbound lane.
7. Provide the sign designation and sizes for all signs in the Right of Way.
8. Clarify the pavement sections for Hamlet Avenue and the Hadley Avenue patch.
    a. The Heavy-Duty Bituminous Pavement Section referenced on Sheet C8-1 should be used for the Hadley Avenue patch and where this is being used.
    b. STR-1 should be used for Hamlet Avenue.

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Sheet C3-1:

9. Show tie-in elevations of the southeastern sidewalk to the existing 100th Street bituminous trail so longitudinal grades of new sidewalk can be understood.
10. Freeboard Standards:
    a. For stormwater facilities with emergency overflows, the low adjacent grade (LAG) elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin.
        i. For backyard and side-yard conveyance and temporary ponding areas, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.
    b. East Infiltration Basin (North Basin):
        i. It is acknowledged that the developer recognizes the Freeboard Requirements for the HWL or Overland EOF are not met. The developer/owner has agreed to sign a letter acknowledging they are not meeting city rules, and they are accepting those risks.
        ii. Should a storm sewer pipe on Hamlet Avenue or Hadley Avenue become obstructed, the EOF labeled north of the East Infiltration Basin would not function properly. It should be recognized that overtopping of the basin and Hamlet Avenue low point immediately to the north would occur around an 815.5 along Hamlet Avenue near the entrance drive to the site.
        iii. Evaluate if freeboard can be provided from the back-to-back 100-year recurrence to the low adjacent grade (entry into the garage). Please resubmit the back-to-back 100-year recurrence for review based on changes made from this memo.
    c. West Basin: the depicted EOF (14.25) does not have the required 2-ft freeboard to the LAG on the west side of the building (15.25). However, 1-ft has been provided.
        i. It is acknowledged that the developer recognizes the Freeboard Requirements for the Overland EOF are not met. The developer/owner has agreed to sign a letter acknowledging they are not meeting city rules, and they are accepting those risks.
11. Existing contours are missing in some areas on Sheets C1-1, C3-1, and C3-2. Show how proposed contours tie into existing contours surrounding the site.

Sheet C4-1:

12. The city has allowed a wet tap connection to the 18" city main. The lead from the city main to the private hydrant will be considered private pipe, and a maintenance and access agreement will need to be executed.
    a. Please label the 18" main to be wet tapped and a 6" gate valve at the connection.
13. It appears two sanitary sewer services are proposed for the site. In the previous review, the city requested the developer to document why two services are necessary, as the second service will require cutting into the new city street.

a. The applicant stated that Interior Plumbing Code requires two services. Please explain the Code requirement for the second service. Generally, two services are not required unless the number of fixtures exceeds the allowable capacity of the provided service stub.

14. Note 11 should be filled in with the Geotechnical Evaluation Report company name and date.

Sheet C4-2:

15. Revise the Storm Sewer Schedule as follows:
    a. CBMH 21, 22, and 23 should reference STO-5 for a catch basin manhole rather than a manhole.
    b. CBMH 24 should reference STO-5 for a catch basin manhole rather than a sump structure.
16. CBMH-23 & 24: casting R-3067-V should be identified per the city's specifications.

Sheet C5-1:

17. Hamlet Ave:
    a. The profile for Hamlet Avenue should show the existing grades past the tie in point to ensure the road grade is continued. The South District Plans show Hamlet Avenue at a 0.83% grade at the connection just east of Hadley Avenue and the Hadley Workforce Apartments plans show connecting with a 2.84% grade. Please match the existing grade at the tie in point.
        i. An approach of 100-ft at under 2.0% should be provided leading up to the stop condition.

Sheet C5-2:

18. Show the watermain on the plan view for reference for the crossing.
19. Please show the watermain crossing between CBMH 21 and CB 20.
20. Please provide minimum cover of 3-ft or more for storm sewer within the street. The storm sewer between CBMH 21 and CBMH 22 only possesses 2.52-ft of cover.

Sheet C8-2:

21. Review the storm manhole details for STMH 8 and 11 as the storm sewer design appears to have been modified and identification numbers have been changed.

Sheet L1- 1:

22. List the following restrictions on the plan such that they can be adhered to during installation. Generally, the proposed planting locations appear acceptable.
    a. Deciduous trees should be located a minimum of 5' off any utility pipe.
    b. Coniferous trees should be located a minimum of 15' off any utility pipe.
    c. No tree should be located within 10' of a hydrant or 15' from a streetlight.
    d. No trees should be located within a storm pond HWL.

e. No trees should be located within a storm pond's 20-ft access route, and no coniferous trees within 5' of the 20' pond access route.

f. No coniferous trees within 20' of a proposed sidewalk/trail.

g. No deciduous trees within 5' of sidewalk/trail/driveways.

h. Trees should not be planted within drainage and utility easements.

23. It appears the legend is blank for the Stone Mulch. Please revise to indicate where the Stone Mulch will be used.

Stormwater Comments:

24. The City will require an executed stormwater maintenance agreement for the proposed stormwater features on the site.
    a. This agreement should be executed after review and approval of post-construction stormwater infiltration testing and modelling.
25. HydroCAD:
    a. Please update the pervious surface curve numbers for DA-1P and DA-2P from CN = 39 to CN = 61. A curve number equal to 61 should be used for those pervious sub watersheds having grassed urban land use types.
        i. DA-3P: We expect to see less compaction around the edges of the project, therefore the pervious surface curve number of 39 for the untreated drainage area is appropriate.
    b. Sheet C4-2 shows a 12" RCP @ 4.25% from the East Infiltration Basin to STMH-9. The HydroCAD model indicates this pipe is a 24" RCP @ 0.43%. Please adjust the plan or model for consistency.
    c. As previously discussed, infiltration rates of 1.6 in/hr. for each infiltration basin versus the infiltration rate of 0.8 in/hr. may be used.
        i. The design infiltration rate of 1.6 in/hr. will be allowed by the City should be supported by post-construction infiltration testing results. Per the Construction Stormwater Permit, the testing must show a rate at least twice the design rate.
26. Water Quality Analysis: Please provide a copy of the existing and proposed MIDS models.
27. Rational Storm Sewer Design:
    a. Please include the storm sewer reach from the East to the West Infiltration Basins in the rational design table.
    b. STMH-11 to the FES appears to have a design outlet velocity exceeding 4 ft/sec Please adjust the design to reduce outlet velocities to 4 ft/sec or less.
    c. Please update catch basin invert CB-1 in rational table to match the invert listed on Sheet C4-2 (813.69).
28. Please update the SWPPP sheets to match the stormwater narrative Volume Control Calculations and the MIDS model proposed impervious surface area.
29. Please add the following statement to the SWPPP: "Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases."

Planning Comments:

30. Structure setbacks shall be a minimum of 20 feet from corner property lines. There are corner setbacks at 16.1 and 17.8 feet. Please revise to meet setback minimum requirements.
31. There is not a trash enclosure identified. Please indicate if the trash collection will occur inside of the structure.
32. Photometric Plan: Updated the plan to show 0.5 foot candles or less and the property lines, not just the parking lot.
33. Please show the sod extending into the northeast corner of the property.
34. Sheet C1-1 shows 7 spruce trees being saved but the calculations and demo plan show no trees being saved on site. Please correct this discrepancy.
35. There must be at least 17 coniferous trees (11-3-12 D minimum 30% of required overstory trees must be coniferous). 55 overstory trees required, 30% of 55 = 17 coniferous trees. Sheet L1-1 shows 13 evergreen trees.
36. City Code Section 10-4-3-G indicates that multifamily projects must have a minimum 50% of the total lot area that is devoted to open space consisting of landscaping, lawn area, or noncommercial outdoor recreational facilities such as swimming pools, common space patio areas, basketball courts, etc. Please clarify this is met.
37. Parking lot must be 15 feet from property lines. Currently it is 10 feet.

HADLEY WORKFORCE APARTMENTS

COTTAGE GROVE, MN

REAL ESTATE EQUITIES

579 Selby Avenue
St. Paul, MN 55102

LOUCKS

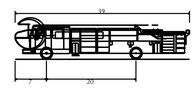
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

HAMLET AVE. S.

PROPOSED BUILDING
FFE - 820.67
GFE - 810.00

Benchmark:
Top Nut Hydrant=816.52



Cottage Grove E-ONE Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	9.249ft
Min Body Ground Clearance	0.822ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

0 30 60
SCALE IN FEET

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. It is the Consultant's policy to release CADD files to permitted recipients of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/28/24	CITY SUBMITTAL
10/22/24	CITY SUBMITTAL
10/31/24	CITY SUBMITTAL
	RESPONSE TO
04/02/25	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Disch - PE

License No.	49933
Date	-

QUALITY CONTROL

Loucks Project No.	24227A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/02/25

SHEET INDEX

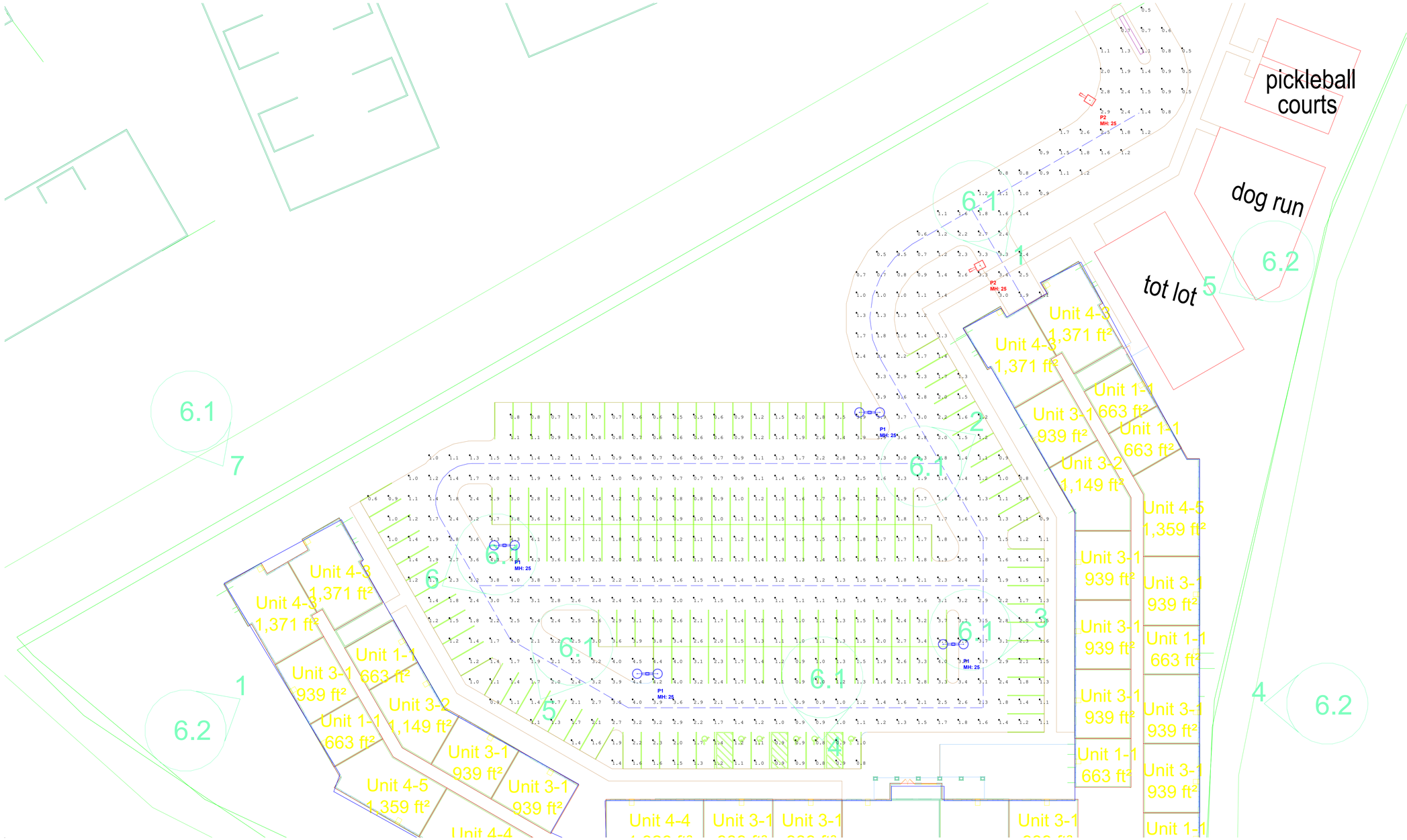
C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	STORM SEWER PLAN
C4-2	WATERMAIN & SANITARY PLAN
C5-1	STREET PLAN & PROFILES
C5-2	STORM PLAN & PROFILES
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

FIRE TRUCK TURNING MOVEMENT EXHIBIT

Plotted: 04 /02 / 2025 11:9 AM W:\2024\24227A\CADD DATA\CIVIL\..dwg Sheet Files\C2.1 SITE PLAN

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	4	P1	25	122.2	19315	0.900	OPF-S-A06-740-T5W	SIGNIFY CANADA LTD
	2	P2	25	63.59	11035	0.900	OPF-S-A03-740-T2M	SIGNIFY CANADA LTD

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	1.83	4.5	0.5	3.66	9.00



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rick Roelofs
Date:8/26/2024

Scale: 1" = 25'

Real Estate Equities Cottage Grove

PLANNING/ZONING METRICS

	CURRENT:	ALLOWED:
ZONING:	AG-2, Agriculture Preserve	§ 11-7-5: R-5 MEDIUM DENSITY RESIDENTIAL (Comp. Plan 2040)

ZONING (PROPOSED):	§ 11-7-6: R-6 HIGH DENSITY RESIDENTIAL ZONING DISTRICT:	
	ALLOWED:	PROPOSED:
BUILDING HT.:	55'	48' (ABOVE FIRST FLOOR)
SETBACKS:	- Front yard: 15' - Rear yard: 15' - Side yard: 15' - Max Structure HT: 55' - Setbacks between Bldgs: 15' - Setbacks from other Districts: 30' (abutting 'R' districts)	(no exceptions taken)
PARKING:	1.6 paved off-street parking spaces per dwelling unit	UNIT/PARKING STALL RATIO = 1:1.9
MAXIMUM SITE COVERAGE:	65% total impervious	56% total impervious

SITE METRICS

ADDRESS/LOCATION:	100TH ST. S & HADLEY AVE. S - COTTAGE GROVE, MN
PLAT NAME:	PRESERVE AT PRAIRIE DUNES, BLOCK 1, LOT 1
COUNTY:	WASHINGTON COUNTY
PARCEL I.D.:	2902721220002
PARCEL AREA:	4.7 ACRES (204,599 SF)
APPLICATIONS:	

GROSS AREA - TOTAL

Level	Area
Level 4	48,243 ft²
Level 3	48,243 ft²
Level 2	48,243 ft²
Level 1	48,441 ft²
Level -1	48,946 ft²
Grand total	242,116 ft²

PARKING

Level	Type	Count
Level -1		148
Level 1		164
		312

UNIT NET AREA

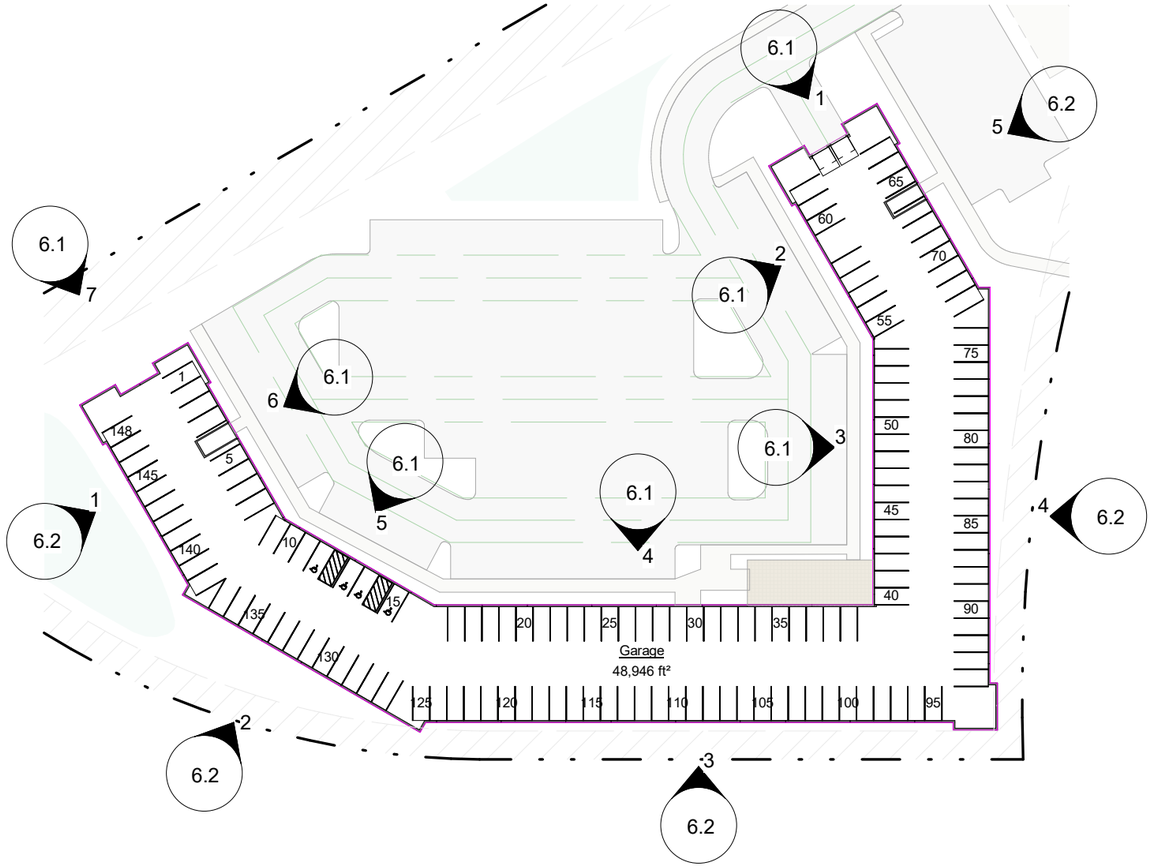
Name	Area
Unit 3-1	870 ft²
Unit 3-2	1,021 ft²
Unit 4-3	1,266 ft²
Unit 4-4	1,241 ft²

UNIT MIX - GROSS AREA

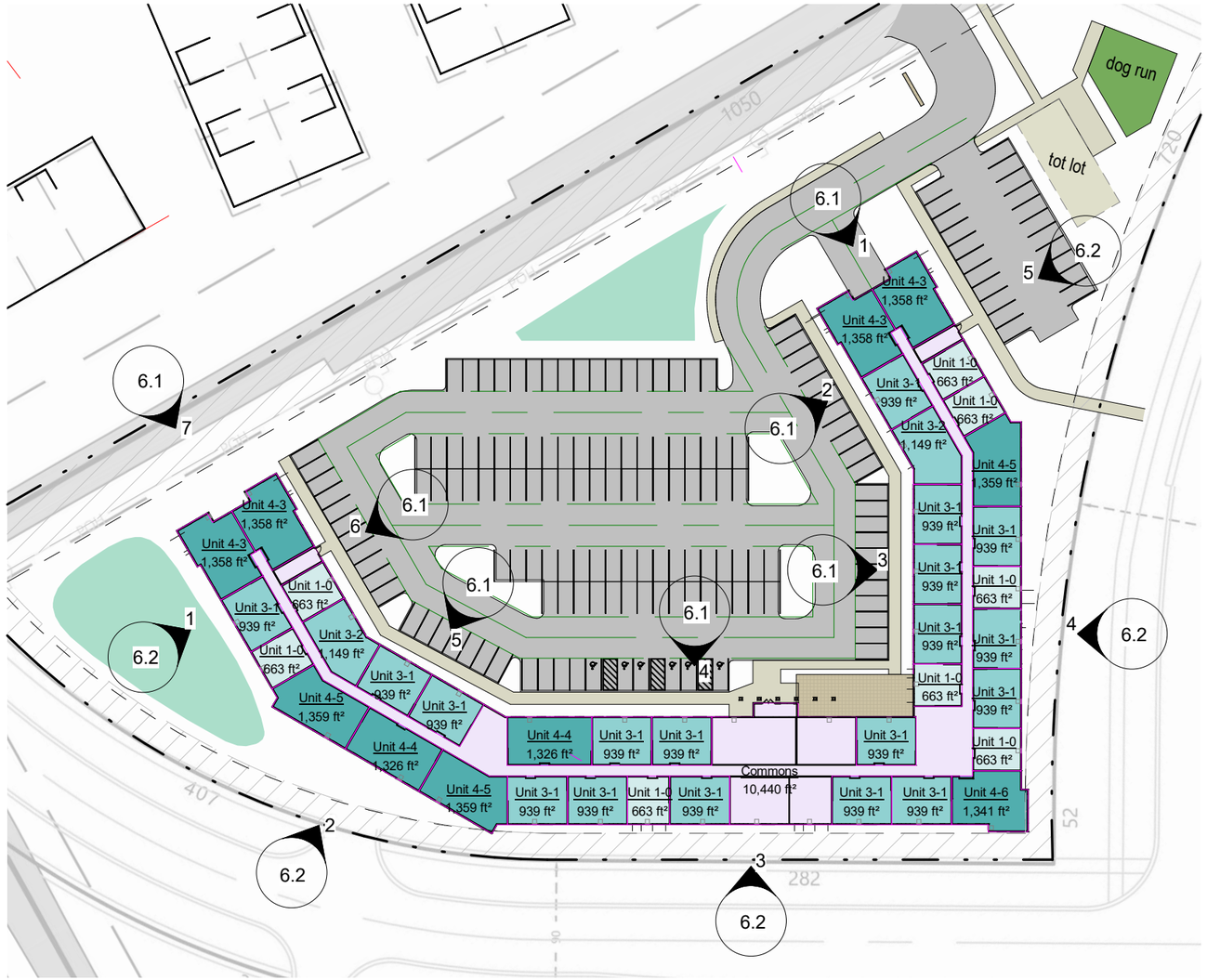
Name	Count	Unit Gross Area: Main Floor	Total Area	%
1BR				
Unit 1-0	35	663 ft²	23,196 ft²	21%
	35		23,196 ft²	21%
2BR				
Unit 3-1	78	939 ft²	73,234 ft²	48%
Unit 3-2	8	1,149 ft²	9,188 ft²	5%
	86		82,422 ft²	52%
3BR				
Unit 4-3	16	1,358 ft²	21,732 ft²	10%
Unit 4-4	11	1,326 ft²	14,581 ft²	7%
Unit 4-5	12	1,359 ft²	16,309 ft²	7%
Unit 4-6	4	1,341 ft²	5,362 ft²	2%
	43		57,984 ft²	26%
Grand total	164		163,602 ft²	100%

1 SD Site Plan
1" = 80'-0"

N



1 Level -1
1" = 80'-0"



2 Level 1
1" = 80'-0"

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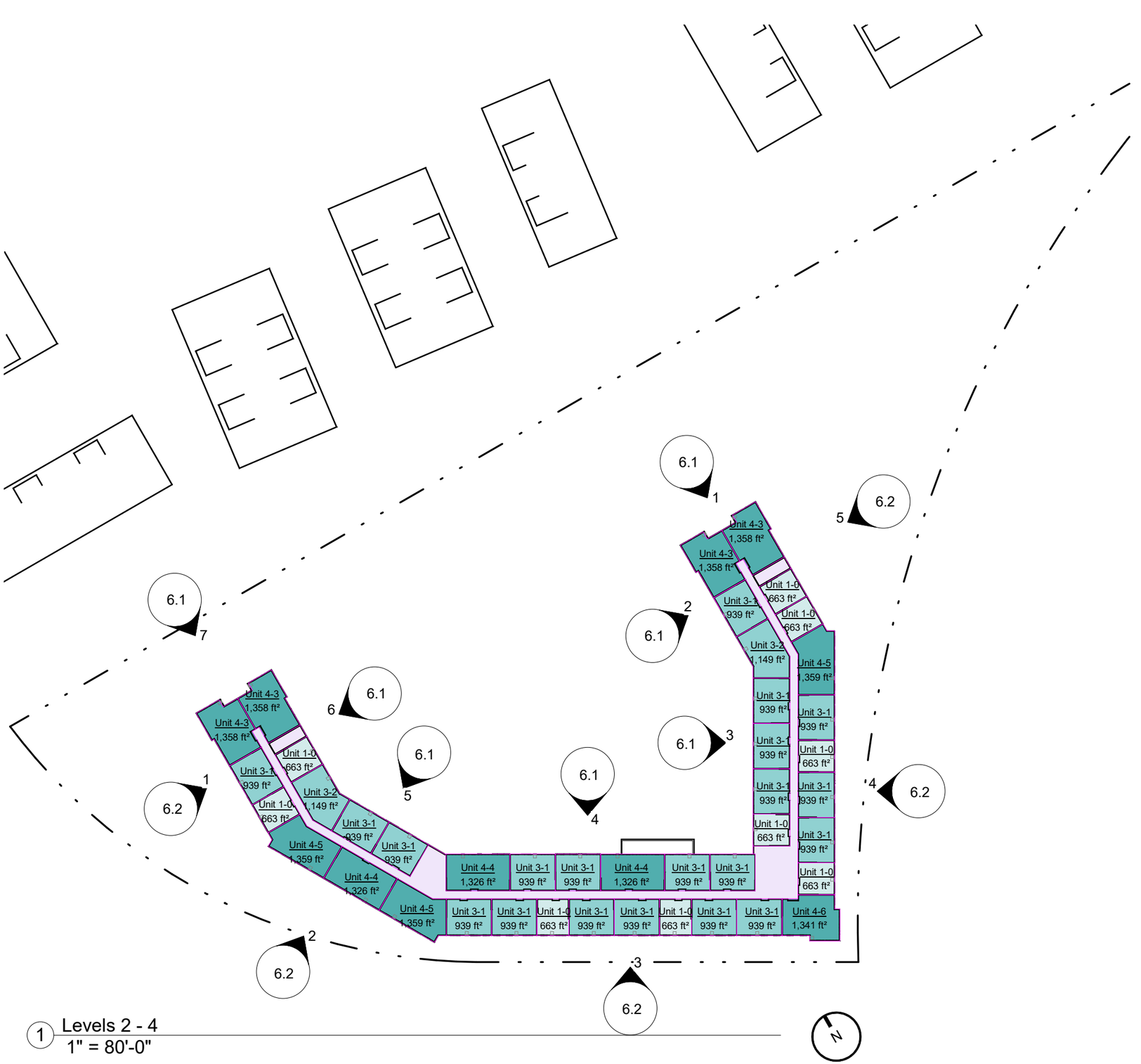
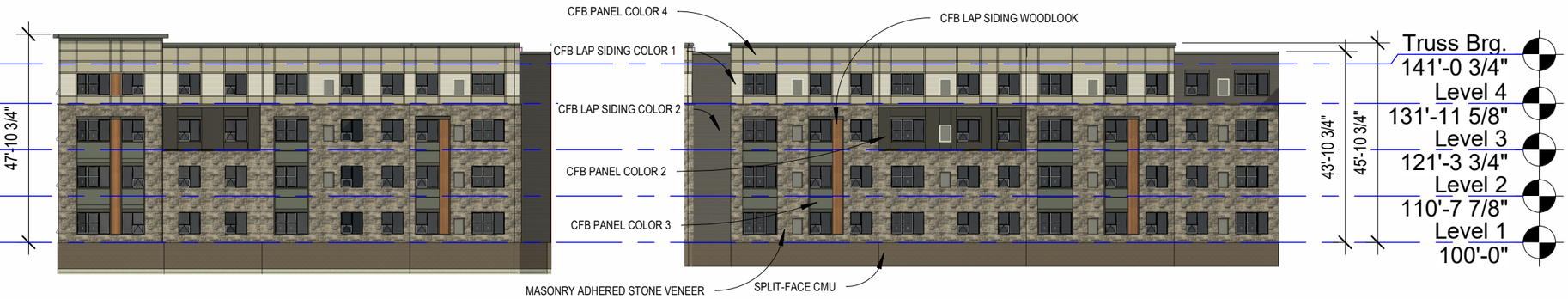


1 Levels 2 - 4
1" = 80'-0"

1 Exterior Elevation - 1
1" = 30'-0"



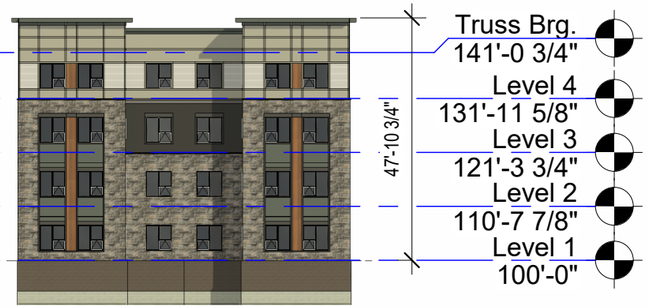
2 Exterior Elevation - 2
1" = 30'-0"

3 Exterior Elevation - 3
1" = 30'-0"

4 Exterior Elevation - 4
1" = 30'-0"

5 Exterior Elevation - 5
1" = 30'-0"

6 Exterior Elevation - 6
1" = 30'-0"

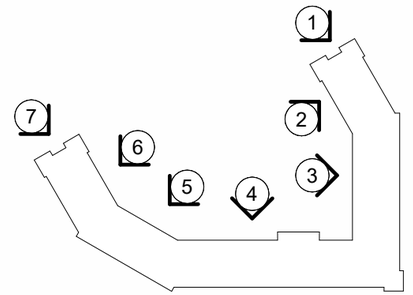


7 Exterior Elevation - 7
1" = 30'-0"

TOTAL SQ FT. - 81,344

MASONRY ADHERED STONE VENEER - 29,283 SQ FT. - 36%
WINDOWS - 16,471 SQ FT. - 20%
SPLITFACE CMU - 7,320 SQ FT. - 9%
CLASS 1 MATERIALS TOTAL - 65%

CFB LAP SIDING & PANEL- 28,470 SQ FT. - 35%
CLASS 3 MATERIALS TOTAL 35%



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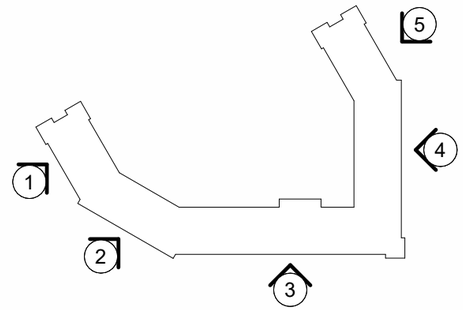
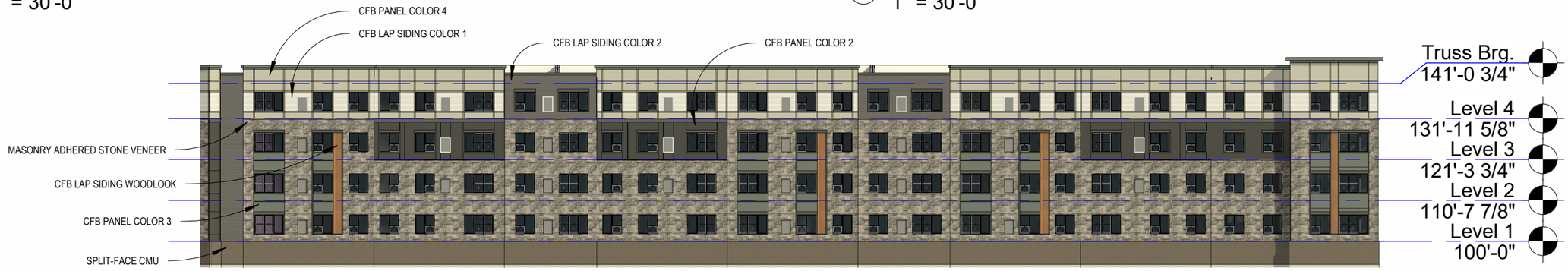


1 Exterior Elevation - 8
1" = 30'-0"

2 Exterior Elevation - 9
1" = 30'-0"



3 Exterior Elevation - 10
1" = 30'-0"

4 Exterior Elevation - 11
1" = 30'-0"

5 Exterior Elevation - 12
1" = 30'-0"

STAFF REPORT CASE: ZA/PP2025-011

ITEM: 6.3

PUBLIC MEETING DATE: 5/19/25 TENTATIVE COUNCIL REVIEW DATE: 6/18/25

APPLICATION

APPLICANT: **Summergate Development**

REQUEST: **A zoning amendment and preliminary plat on four parcels totaling 34.99 acres of land, which will rezone those parcels from R-2, Residential Estate District, to R-3, Single Family Residential District, to plat 56 single family lots.**

SITE DATA

LOCATION: **North of 65th Street, West of the Langdon Hills Development, and South of the Eastbrooke Development**

ZONING: **R-2, Residential Estate**

GUIDED LAND USE: **Low Density Residential**

LAND USE OF ADJACENT PROPERTIES:	CURRENT	GUIDED
NORTH:	Residential	Low Density Residential
EAST:	Residential	Low Density Residential
SOUTH:	Residential	Low Density Residential
WEST:	Residential	Low Density Residential

SIZE: **34.99 acres**

DENSITY: **2.0 units per acre**

RECOMMENDATION

Continue public hearing to June 23, 2025, Planning Commission meeting.

COTTAGE GROVE PLANNING DIVISION

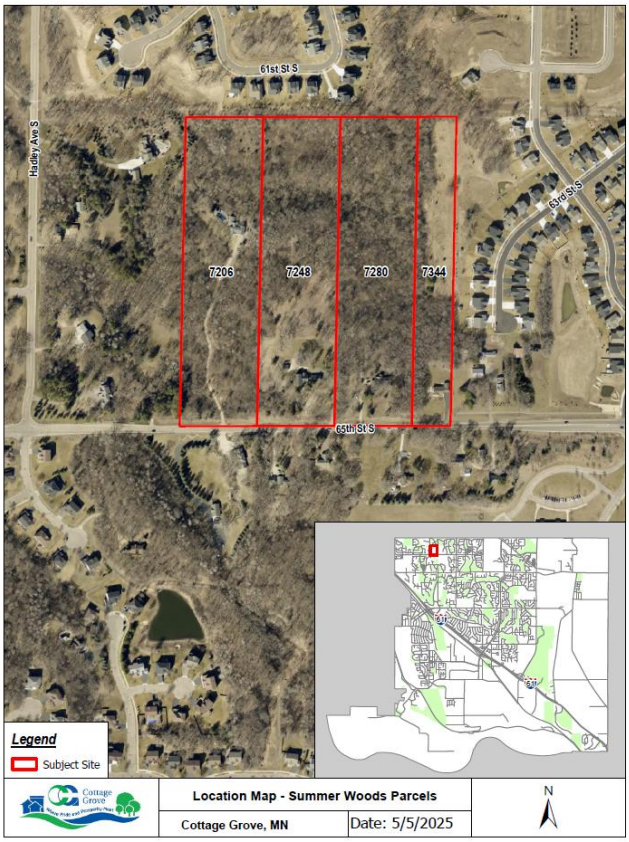
Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; spierret@cottagegrovemn.gov

Application Accepted: 3/11/2025 60-Day Review Deadline: 5/9/2025 120-Day Review Deadline: 7/9/2025

Request to Continue Consideration
Summer Woods
Planning Case Nos. ZA2025-011 & PP2025-011
May 19, 2025

Proposal

Summergate Development (Applicant) is requesting approval of a Zoning Amendment and Preliminary Plat on four parcels totaling 34.99 acres of land zoned R-2, Residential Estate District, located north of 65th Street, west of the Langdon Hills Development, and south of the Eastbrooke Development. The Applicant is proposing to rezone these parcels to R-3, Single Family Residential District, to plat 56 single family lots to be called Summer Woods.



Review Schedule
Application Accepted: March 11, 2025
Applicant 120-day Extension Requested: May 13, 2025

Continuing Consideration

The Applicant submitted preliminary plans for the proposed Summer Woods development on March 11, 2025. City staff and consultant Bolton & Menk have reviewed the plans and continue to work with the developer on various items that must be addressed to ensure the development meets City standards. Due to the timeline necessary for the applicant to amend their plans and give staff ample time to review changes, the Applicant has requested that the 120-day timeline for consideration be extended per MN Statute, Chapter 15.99.

Public hearing notices were sent on May 7, 2025, and the public hearing notice was published in the St. Paul Pioneer Press.

Recommendation

That the Planning Commission recommend continuing the public hearing for the Summer Woods application to the June 23, 2025, Planning Commission meeting.

Prepared by:

Samantha Pierret, AICP
Senior Planner

COTTAGE GROVE PLANNING COMMISSION **March 24, 2025**
12800 Ravine Parkway South
Cottage Grove, MN 55016

COUNCIL CHAMBER - 7:00 P.M.

The Regular Meeting of the Planning Commission was held in the Council Chamber and telecast on Local Government Cable Channel 16.

1. CALL TO ORDER

Frazier called the Planning Commission meeting to order at 7:00 p.m.

2. ROLL CALL

Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Here; Evan Frazier-Here; Eric Knable-Here; Emily Stephens-Here; Terrence Woodman-Here.

Members Absent: None

Staff Present: Emily Schmitz, Community Development Director; Samantha Pierret, Senior Planner; Max Erickson, Planner; Kori Land, City Attorney; Justin Olsen, City Council Liaison

3. APPROVAL OF AGENDA

Stephens made a motion to approve the agenda. Fisher seconded. The motion was approved unanimously (7-to-0 vote).

4. OPEN FORUM

Frazier opened the Open Forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Frazier closed the Open Forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

Frazier explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and that the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should go to the podium and state their full name and address for the public record.

6. PUBLIC HEARINGS AND APPLICATIONS

A. Zoning Code Updates - Case TA2025-010

The City of Cottage Grove has applied for a zoning text amendment to amend sections of City Code Title 11, Zoning Regulations, and Title 12, Sign Regulations. Changes to Title 12 are for informational purposes only and do not require Planning Commission action.

Erickson and Pierret summarized the staff report and recommended approval.

Frazier asked if there were any questions for staff.

Stephens said starting with the last one, the trees only being required for the disturbed area, I think that makes a ton of sense for developers. Have we been giving a lot of variances for that, in general? Like, has that been happening a lot where only a portion is disturbed? Pierret replied being new, I'll toss this over to Emily. Schmitz stated we've generally tried to find a way to make it applicable to the project at hand, right? When we have just an addition or only disturbing a small area of the site, we've evaluated our landscape code to generally use that calculation instead of using the entire site when they're not disturbing the entire site. So, this has been our standard practice, we want it to be very clear in the Code. Stephens said okay, that's kind of what I figured. I guess my question is just in some sense, so it makes sense on the developer's side, on the environmental side, it's kind of a nice blanket for making up for the loss of some trees, right? Like over time, maybe before we had a tree ordinance, but if you weren't enforcing it that way anyways, it just doesn't really make sense, so. Schmitz replied I'll also add that we do have a maximum impervious standard and a minimum open space that's required as well for project sites. So, even if we're doing a minor addition, we're still making sure that that green space or open space is maintained on the site just the same. Stephens said and then also about the trees, so, I think it's awesome to take them out of the boulevard. With them coming out of the boulevard, so that requirement's removed, what about when you have like a park or something else adjacent to the boulevard? Then are we like reducing the amount of trees overall that will be required with that change by no longer requiring them like every 3 feet in the boulevard, right? Now it's just per lot, and if you're taking away lots and having a park, does that make sense? Schmitz replied I think it does. So, we're specifically talking about the boulevard trees for an individual lot, which was our standard, we've also had a boulevard tree for each new home lot. We're adjusting that to say no boulevard tree in the Right-of-Way, a front yard tree in the front yard. Open spacing, common lot landscaping is calculated a little bit differently in residential projects, so those will still be permitted and required, generally speaking; however, on individual residential lots, we're adjusting to remove those street trees or boulevard trees. Did I catch your question? Stephens replied I think that makes sense. I'm just kind of thinking like in a development, the boulevard, you usually have your sidewalk, runs all the way along whether there's a park or a lot. And, so, I guess my thought is just maybe there's going to be a few less trees required because that boulevard requirement is gone, but the open space requirement stays the same. Schmitz replied correct. Stephens said okay, all right, thank you; that was my only question.

Bhat said so, regarding the first item, removal of Planning Commission review, is it just the review part, or is it that we won't be hearing any such applications for permits? Are we just not being asked to review the documents, or if any application comes, which would involve certain environmental let's say consequences, then the permit or the application, does it come to us with those documents? That is what I couldn't understand. Pierret replied so, I will try to answer it to my best. With the EAW and EIS and AUARs, so State Statute does not require the Planning Commission to review those or make a decision on those; you are not making a decision on those items if currently one were to come to you. As the Planning Commission, you are very much welcome to participate in that process, but the Council is the Regulatory Government Unit (RGU). They are the ones making the decision and everything, removing the formal having the applicant come to the Planning Commission meeting, present this to all of you, it's just taking one meeting step out of the process that is just another kind of timeline thing in a very long timeline that is required by these applicants. Bhat said just a quick follow up: So, what kind of applications are these, what kind of permit applications would those be? Pierret replied Environmental Assessment Worksheets (EAW), Environmental Impact Statements (EIS), and the AUAR, which the Area Urban, I haven't learned what that one means yet, my apology; so, those are the lengthy ones, currently our mining site is undergoing an EIS right now and study and everything. So, those large, long documents are what is not going to need to come to the Planning Commission for your review and approval or recommendation. Bhat said okay, thank you. Frazier said just to clarify in the EIS, EAW, AUARs, I forgot what AUAR means, too, so anytime there is like a project that's going to be proposed, so a new development, the mining site, there is a determination about whether there is enough potential impact on the land and the surrounding environment where they may have to undergo one of these assessments, correct? Pierret replied correct. Frazier said all right, and so then if there was a determination that one of these was appropriate, then they'd have to go through that process; and as it stands right now, part of the process is come and present this to the Planning Commission where there then is a Public Hearing on it, correct? Pierret replied correct. Frazier said so then, as it stands now, they still then go to City Council, do that all over again because City Council is the RGU and then City Council makes the decision after a second Public Hearing, correct? Pierret replied yes. Frazier said all right, so, this is just taking away one of the Public Hearings, allowing City Council to have the Public Hearing and make the decision on those statements. Pierret replied right, and it's not required by Statute, Mr. Chair, for the Planning Commission to have it; so, we're not doing anything that's out of bounds or anything. Frazier said but if we were hearing the underlying application, let's say for a new housing development where there was an EIS or an EAW, we would still get that information about what the findings were on that as part of the application that comes before us. Pierret replied yes, correct. Frazier said okay, thank you.

Fisher said in that same vein, I guess, I think our biggest job here is to have a Public Hearings and to let people speak about applications. And, so, I guess, if we aren't allowed to do that for certain applications, does that affect our ability to make recommendations? Like, the big one I think about is Mississippi Dunes, like that's the big one that we've been through, and we've gone, you know, a lot of us up here went through that process and so we understand that. And I think that the Public Hearings were really valuable for us to look at the whole project and give recommendations on the whole thing; so, I guess, is there a benefit to that being deleted from this? I mean, the City Council, like the one, I think we were here for 3 hours, right, that one night; does City Council sit that long and go through all of those, too, or? Schmitz replied so, two things: These environmental documents are triggered by the size of a development, right? And, so, they dig into the potential impacts of a development from a variety of different environmental perspectives, and then they identify if mitigation efforts are required. Now, those mitigation efforts would be included, then, in a proposed planning application, right, but it would come before this group ahead of a Council review and action, right? So, as a part of these environmental review documents, there are multiple different levels, for lack of a better way to put it. They would actually require several Public Hearings, so, they would require a Public Meeting and then the Council, as the RGU, would also hold that Public Meeting as well; so, there's already two in the State Statute process. Fisher replied okay, perfect. I think that's what I was looking for is what is required. Thank you.

Woodman said a quick question just on the going back, actually, a little bit to the fuel pump, that being available as one of their required parking spaces; is there any consideration for like EV parking/charging in that? Because I know it's very specifically written for fuel pump, which if you think about it, EVs sit there for a much longer time and it might be an incentive for fuelers, that type of thing, to put in EV chargers if those were considered as one of the parking spaces that were required. Pierret replied that was actually not a consideration as part of that; this really spawned out of the Kwik Trip proposal where their surface parking was technically under our requirements, but at the pumps they were providing enough parking. If they were to be EV spaces, I would say we would definitely be looking at those as more of a longer-term space, where like mentioned in this, the fuel pumps are more of a quick turnover, as we all know.

Frazier asked if there were any further questions; none were asked, and he said the City is the applicant, so let's go ahead with the Public Hearing.

Frazier opened the Public Hearing.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said a couple of things, I have two buckets: My first bucket is a question about why the Planning Commission would no longer be part of the EAW, EIS, and AUAR. I found it very helpful to be able to come and share or learn about some of these things; these are big deals, I mean they impact our community, they impact our residents, and it's a way for the residents to find out about what's going on and learn more about it during that period, and then go before the City Council. So, I personally would feel better if the Planning Commission was also involved. The other concern I have about it is there'll be things where there will be a development and it will also involve the environmental piece of it, and I don't know how you can't not be involved in the environmental piece of it; it has to be figured out, I don't think they can go ahead and develop and then be doing the EAW on the side. So, those are my concerns, but that's really not why I'm here, but that is one that was on my bucket. The reason I'm here is because of the environmental assessment worksheets (EAWs) and impact statements (EISs). The Minnesota Environmental Quality Board, it's called the EQB if you're not familiar with it, you probably are, provides very detailed instructions on the process for handling environmental documents, such as the EAW, the EIS, and an Alternative Urban Areawide Review (AUAR). So, I provided the information where you can locate these documents so that you can look at them. My main concern for being here is I would like to see the City regulation updated to incorporate the Minnesota EQB instructions, following the Minnesota Statutes and Rules provided. For example, the EQB has a distribution list, as well as these statements that go beyond the property owners within 500 feet. The RGU shall promptly publish notice of the completion of an EAW by 1) Publishing the Notice in at least one newspaper of general circulation in the geographic area where the project is proposed; or 2) Posting the Notice on a website that has been designated as the official publication site for publication of proceedings, Public Notices, and summaries of a political subdivision in which the product is proposed; and C) Within 5 days of the date of submission of the EAW to the EQB staff, the RGU shall provide a press release containing notice of the availability of the EAW for public review to at least one newspaper of general circulation within the area where the project is proposed. The press release shall include the name and location of the project, a brief description of the project, the location at which copies of the EAW are available for review, the date that the comment period expires, and the procedures for commenting. The RGU shall publish legal notice or advertisement of the availability of the EAW if the proposer requests and agrees to pay for the notice or advertisement. The notice or advertisement shall contain the information required in the press release. There is a very, very long distribution list in addition to those requirements for the RGU. The other thing that I would like to say is that hopefully the other governmental units, they just refer to governmental units in the distribution list; I would hope

that at the very least that would include the South Washington Watershed District and any adjacent cities that may be impacted. We haven't been real good about doing that, so that would be helpful if we let other cities know what we're doing, and I would appreciate the following: I'd appreciate a written response to the letter, I would like the updated regulation copy, and I would like inclusion of this letter and the City's response in the meeting minutes. Please let me know if you have any questions or concerns. Thank you very much.

Frazier replied thank you, I'll take a copy of that letter if you have it; Matter replied yeah, got it, and handed it to Frazier. Frazier said without objection, I'll make that part of the record of the meeting. Matter also provided copies of the letter to staff members.

No one else spoke. Frazier closed the Public Hearing.

Frazier said I don't know who would like to take some of the concerns that were raised. He said I guess my first question I think one of the big concerns was publishing any EIS, EAWs; just from doing this in the past, and Emily can correct me if I'm wrong, but when we do those, we do send them to the EQB to be published as part of their kind of publication that goes out. Schmitz replied we follow the State Statute rules for any environmental document, EAW, EIS, AUAR; a part of that is publishing it in the EQB, Environmental Quality Board monitor, and there's certain timelines that we're required to meet to do those publications. Frazier said there was another concern about just timing of if these environmental assessments are going on, there's a planning document that's also kind of on a parallel track, can the planning document be ahead of any environmental work that's going on, and does that make sense based on the fact that they kind of need to be working together? Schmitz replied yes, sometimes they can be happening congruently; however, we wouldn't be able to act on a development proposal application, the official application, until that environmental work is complete, for lack of a better way to put it. So, they can run congruently, however, we would need those actions to line up appropriately. Frazier said and that's because as part of the recommendations and conditions of approval for any application on the planning side, we would need to know what the EIS says or what the EAW says to include those as part of the conditions of approval. Schmitz replied correct. If there were mitigation efforts required as a result of that work or that EAW, EIS, whatever it is, those would be required to be included in those conditions.

Frazier asked if there were any further questions, comments, discussion from the commission.

Stephens asked when you do an EIS or an EAW, do you have neighborhood meetings to discuss any of that as part of like a newer subdevelopment or anything like that? Because like Bonnie was saying, it's helpful for residents to come, they can ask questions, the Planning Commission can ask questions; are there any other workshops that happen as part of the process that might help with that? Schmitz replied yep, a Public Meeting is typically required as a part of those processes, so that applicant is holding a Public Meeting to which we invite the Planning Commission, sometimes other commissions if they would hold an interest, and ensure that those folks have the opportunity to hear more about the project at the early stages, right? That helps them to be involved and informed. Stephens said okay, thank you.

Bhat said so, who conducts these impact surveys; I mean, what is the party or competent body, which would be conducting these impact surveys? Schmitz replied so, typically, the applicant, whether it's a developer, builder who's proposing a project will hire a consultant to do the work; however, as the RGU, we are required to review all of that work and ensure that it meets our standards. Typically, we do hire a consultant, who is a professional in the field, whether it's specific to the impact to mussels in the Mississippi River or ensuring we're protecting a bat or a bird, right? We review that work that comes from the consultant on the applicant side. Bhat said my second question is it automatically together, these impact surveys or assessments, or is it triggered during these Public Hearings or Meetings? Schmitz replied an EAW or an EIS is triggered by State Statute for different levels or sizes of development; it's typically based on the number of units in a residential development or the square footage of a commercial or industrial project that triggers the need for this additional review. Bhat said and that is specified in the Zoning Code or no? Schmitz replied it states that; Bhat said it states, okay. Thank you.

Frazier asked if there were any further comments, questions, or discussion; otherwise, I would look for someone to make a motion.

Brittain made a motion to approve the Zoning text amendments. Woodman seconded. The motion was approved unanimously (7-to-0 vote).

B. Leafline Labs - CUP2025-009

Leafline Labs has applied for a Conditional Use Permit to allow the property at 8235 97th Street South to grow, manufacture, and process adult use cannabis as a Medical Cannabis Combination Business.

Pierret summarized the staff report and recommended approval subject to the conditions stipulated in the staff report.

Frazier asked if there were any questions for staff.

Brittain said you mentioned that Level 7 was smells, and this was not to exceed 7, but 7 smells, so why wouldn't we have something lower than where it actually smells? Pierret replied the measurement of 7 is commonly used in the scientific measurement where other industries even in this area have used that measurement of 7, which is considered to be, like I mentioned, you can still smell it, but it is not considered to be harmful to health effects, things like that. So, the measurement of 7 is giving kind of an idea that there will still be smells present and is much like other industries in the area. They will be required to ensure it, to measure that. Brittain replied okay, that's a concern for me. Land said unfortunately, I've become kind of an expert on smell because one of the other cities I represent has a rendering plant, and it can't seem to stop smelling. So, we use this company that is known, I would say nationwide, but it's actually around the world, as an expert in this kind of technology; so, they're the ones that developed the nasal ranger. They are scientific experts in this field, and they have determined, based on a very objective analysis, that has withstood the Federal Court of Appeals scrutiny on being constitutional as an objective measurement for odor. So, I strongly support the scientific methodology that stands behind it because we have experts that can testify to it, which is why I suggest we keep 7. Brittain said well, I agree that having a scientific method for measuring is extremely important and valid. My question is the measurement is set to the point where it still smells; so, if we're measuring it, and we're measuring it and saying this still smells, but it's okay, that's what confuses me is why we're not setting to the point where the smell for whatever product is contained within the building. So, I guess that's what I'm looking for, why are we picking 7? I agree with the scientific method in setting a level, but it sounds like it should be 6 if I can smell it at 7, I don't want to smell it. Land replied I think every property has an odor; sometimes it's the smell of grass, sometimes there are properties, we have a bread shop in town that smells wonderful, but it still has an odor, and at some point, it becomes subjective. So, everybody's sense of smell is different, not every person, and I'm sure Leafline has discovered this, can be a nasal ranger technology user because their sense of smell is too sensitive. I was crossed off the list because my nose is too sensitive. So, there needs to be an objective measurement, and it will smell, things just do; and so, we can't keep all sound completely quiet, we can't keep all smell completely contained, but there becomes a level of nuisance that we have to measure it by. So, that's the part that exceeds where we can then say now you have to address it, but we have to have a threshold, we can't be at 0 because it's not reasonable and it's not realistic. Brittain said okay, thank you.

Stephens said I'm just curious about the Level 7 and the fact that people were complaining about the smell, but their nasal ranger said there was no smell. What is that about, wouldn't it be a 7 on the nasal ranger? Land replied we didn't have this 7 level obviously, we're putting it in this particular condition. We didn't know enough about the nasal ranger in the 2014 Conditional Use Permit (CUP), we didn't know enough about odor, frankly, as we do today. And so now we know there can be an objective test; we also know these nasal rangers have to be calibrated, we know that the operators have to be certified, we know so much more about the technology we know the questions to ask. So, it's very possible that they were producing these results at places where it wouldn't have mattered or wouldn't have measured the appropriate level of odor or by maybe the machine had not been tested or calibrated lately; we didn't ask for all of the backup, we just took their reports at face value. Now we know, we're putting a lot better odor mitigation conditions, there will be an Odor Mitigation Plan that will have to be approved by the City; so, we're getting smarter about it as we go. Stephens said okay, thank you.

Knable said I have a non-smell question. Under Performance Standards, about the hours of operation and retail sales of cannabis, all that, is Leafline selling cannabis to other locations? I was wondering why that's in there. Pierret replied Leafline is not retail selling their products on site, and they are not allowed to sell retail products on site in the Industrial District. Knable said so, then under G, Performance, that's just a part of the CBD, THC law that we have? Pierret replied correct; Knable said it just mentioned retail sales and all that, I was just kind of curious.

Bhat said my question is actually related, so when presenting, you indicated that this application is for a transition from an existing license to a different kind of license, and then the new license is a combination business license. What's the existing license again? Pierret replied their existing license is just as a medical cannabis; in our ordinance at the time, around 2014, it was considered like pharmaceutical manufacturing. This medical cannabis combination license it has been brought about by the legislature, the new Statutes, the new license types that are required to be permitted in all municipalities across the State. So, there really is, like I mentioned in the report, no change to what they propose to do except allocate products to the recreational

market and they need to be licensed as the medical cannabis combination business with the State. Bhat said I see. So, as of today, all the product is going for pharmaceutical application, but in the future, it's going to go for recreational also; Pierret replied correct. Bhat said okay, thanks.

Woodman said I noticed on the, and this goes back to the original plan, again going back to odor, where the monitoring locations are, it shows that to the west of the building is where they have the 2 downwind sensors. In Cottage Grove, our dominant winds are out of the northwest, generally, and follow down the river, so it feels like that's somewhat inverse of downwind. I'm just wondering if that's based on the physical location, or if we're maybe not sampling where we should be, knowing that wind is most likely pushing it down towards Andersen, in that area? Pierret replied I would say in the presentation, those monitoring stations were from 2014, so you will notice that they were up against the buildings themselves. In our conditions that we have proposed for you tonight, we proposed that they are required to monitor from 3 property lines to get that out, away from the structures' property lines, odors, we don't want those at the property lines. So, instead of being right up against the building in those locations, that is one thing that is changing as recommended. Woodman replied thank you.

Frazier asked if the applicant would like to approach and add anything additional.

Tiffany Newbern Johnson told Frazier I do have just a bit of information about our company I would like to share and handed that to him and each of the commissioners. She said I serve as Director of Government Affairs for Leafline Labs and Green Thumb Industries, which also owns and operates the RISE Dispensaries, located throughout Minnesota. I'm joined today by Deke Fischer, our General Manager of Production, who will be able to answer any specific questions about our manufacturing and production facility. Also here is Mark Byers from Byers Scientific, who will be able to answer questions about what's included in your packet, his recommendations, and the proposal that they put forth for some of the products that we are procuring. Leafline has proudly called Cottage Grove home since 2015 and is one of only two licensed medical cannabis companies authorized by the State to cultivate, manufacture, and dispense medical cannabis. Over the past decade, Leafline has invested tens of millions of dollars into building out our cultivation and manufacturing operations right here in Cottage Grove, ensuring that safe, high-quality cannabis products reach medical cannabis patients across our 8 medical dispensaries statewide. We currently employ over 240 Minnesotans in union-represented positions, including over 70 employees at our Cottage Grove cultivation and manufacturing facility. Included in your packet there is one small typo, and I apologize, but we started off with just about 10 employees; so, we grew from 10 to over 240 at this point. We proudly serve over 52,000 Minnesota medical patients statewide, many of whom are minors, who rely on specialized medical-grade cannabis products, such as tinctures, topicals, and pill capsules for relief. As required by law, Leafline submitted its application for a medical cannabis combination business license to operate under the new adult-use program on February 21, and we have already received positive feedback from the Office of Cannabis Management (OCM) on its contents. We are required to apply for a new license under the new law in order to maintain our current operations and continue serving Minnesota's medical community. We do remain committed to full compliance with all applicable State laws and regulations.

Newbern Johnson stated that they are aware that the odors from our cultivation and manufacturing operations have been detected in the community, and we want to be clear that we take those concerns very seriously. Leafline has demonstrated a longstanding commitment to being a good neighbor and minimizing odor and traffic at our facility, responding to any community complaints and proactively complying with the City's requirements. We submitted an approved Odor Control Monitoring Protocol and have a trained employee taking daily odor readings, using the nasal ranger as required by the City. To further strengthen our odor mitigation commitment, we voluntarily retained Byers Scientific, an independent odor mitigation expert, to conduct a comprehensive inspection and analysis of our facility. On February 19, 2025, Byers conducted an on-site evaluation of our facility and identified both immediate and long-term mitigation steps. Following the report, we took immediate action to establish an internal odor task force that is responsible for inspecting all engineering controls and exhaust and immediately investigating and addressing any sources of odor upon notice of a community complaint. We took the additional immediate step to inspect all exhaust and air-handling units to ensure they are properly installed and operating under the correct settings, including turning off the economizer mode for some of our rooftop unit and taking the sanitation room exhaust out of service, which had been identified by Byers as one of the sources of odor. We also purchased a meteorological station to better assess the source of exterior odor upon a community complaint. We are committed to taking the additional steps to mitigate sources of odor and are working with Byers Scientific to source the necessary products and components. We are in the process of procuring several molecular filtration units that will be installed to capture and remove odor, as well as procuring Byers' patented waterless vapor phase odor control unit. These specialized systems are custom built with extended lead times due to supply-chain constraints and the proprietary nature of the technology. The capital investment exceeds $125,000 with ongoing maintenance and operating costs of more than $100,000. These are extraordinary commitments but ones that Leafline is willing

to make to uphold our responsibility under the City's ordinance and remain a trusted business in the community. We have reviewed the proposed requirements for an Odor Mitigation and Maintenance Plan and may have questions about certain points, and we do look forward to meeting with the City staff to discuss such points and working with them in the future. Odor mitigation is not a one-time fix, it is an ongoing effort that requires monitoring, adjustment, and partnership; we are committed to this process. We remain steadfast in our commitments to our employees, patients, and the City of Cottage Grove, and we will continue working closely with the City to address any odor complaints and mitigate the source of odor. Thank you for the opportunity to speak tonight and for considering the critical role that Leafline has played in supporting the medical patients across the State and our community.

Frazier thanked Newbern Johnson and asked if there were any questions for the applicant.

Bhat asked who are they on this Odor Mitigation Task Force, what is the composition of this Task Force? Newbern Johnson replied it includes some of our production employees, including our General Manager of Production, Deke Fischer; she asked Fischer if he wanted to step up and give the additional persons involved.

Fischer said thank you. The Odor Task Force is made up of a combination of hourly employees and leadership employees, and basically, it is to identify as simple as did we smell odor when we came to work today? We start that off with an 8:15 a.m. meeting, and it's one of our agenda items when we talk about safety and quality. From there, if any odor is detected in the parking lot, we automatically go and investigate. The investigation includes as simple as hey, let's check all of our HVAC, our building controls, mechanical controls in the system, are they all functioning as normal? Do we have any doors ajar or breached or anything like that where we might have odor coming through the operation? And we also make note then of the meteorological outside, and we also take notes as to what part of the process is operating at that point of the day; are we in the middle of harvest, are we transporting a product from one room to the next? So, it's a very kind of immediate check of all of the things that we can control, monitor all of the things that we have identified through kind of the Byers' report and/or previously known what I'll call odor creators; but it's really about capturing in our notes so we can kind of further understand what's happening and what might be contributing to the odor.

Fisher said I was just curious if you are planning or are anticipating an uptick in production when you're able to provide for recreational use as well as medical? I mean, I know it sounds like you, I appreciate your presentation, thank you for kind of explaining the people that you serve and your numbers, but are you expecting some pretty major growth, or do you have any insight into that? Newbern Johnson replied the answer is yes. I think when you look at the overall facility, we talked a little bit about footprint, nothing's going to change from the outside building; but changing the product mix from a demand standpoint as to what that looks like, we have some general information as to what we can experience in other I'll call it "states" as they've gone to AU. But a lot of it, some of it is changing some sizes, changing some of the products to a different size quantity and so on, but the full intent is to convert the biomass that we have into whatever that saleable mix is going to look like. I'll be honest, I can't forecast what the mix is going to be; you know, I think we're waiting from the standpoint of what are the final regulations going to be from the State. We are kind of a little bit in a holding pattern to understand what that final license is going to be, and then understanding what that forecasted demand is going to be. So, it's a little gray right now, but the answer is we will try to maximize our canopy. Fisher replied sure, okay, thank you.

Stephens said I just wanted to clarify at the end of your letter statement, you said that there's probably going to be some questions on what I think is in our packet; did I understand that correctly? Newbern Johnson replied no, no, no. So, Byers Scientific created a recommendation, which we included in the packet, so if there is any questions about the specific recommendations, the science behind it, just wanted to let you all know that he is here to answer those. Stephens said oh, okay, I completely heard that wrong. All right, I just wanted to clarify. Thank you.

Frazier asked if there were any further questions; none were asked. Frazier said all right, thank you both.

Bhat said I do have one. So, you talked about the biomass, are there any regulations on how much of a biomass, how much can you cultivate? Does that define your capacity to produce a certain number of let's say production units, for the lack of a better word? Newbern Johnson replied I can answer that. So, the State has a limitation law as to how much we can manufacture or produce. They also include a canopy cap that we cannot go above. So, there are limitations in place, set by law. Bhat said and one other question is you mentioned about purchasing a meteorological station; where is this meteorological station, is it in the same site or outside? Fischer asked are you talking about odor mitigation or the? Newbern Johnson said the meteorological.

Bhat replied it's the meteorological station that you; Fischer replied its outside. Bhat asked it's outside? Fischer replied yes. Bhat said yeah, thank you.

Brittain said you mentioned that the amount of recreational that you might produce would be, it sounded like determined by supply and demand, something along those lines. Would that negatively impact the amount of medical product that you guys are currently, since there's only two of you in the State? Newbern Johnson replied so, the State also placed a restriction on that. So, right now, in the law, there is a ratio as to how much we can output for adult use; that ratio is dependent on how much we sell in medical. So, there is a limit to how much we can actually produce for adult use if that is also a concern. Brittain said so it won't take over and we no longer have a medical supply? Because there's that balance in the rules. Newbern Johnson replied no, there is actually a requirement that we must continue selling medical, which we would do anyway, but that's in there. Brittain said thank you.

Frazier said all right, last call, are there any questions for the applicant? As there were none, Frazier said thank you both very much, and Newbern Johnson and Fischer thanked Frazier.

Bhat asked, can I? Sorry. So, were your odor combinations based on the quota levels that we talked about, below 7 or above 7? So, the recommendations that you put in, was it based on that, or some other metric? Mark Byers replied no, those are really two different things, I'll address a few things. He introduced himself as the owner of Byers Scientific, we're in the industrial odor mitigation space, so that includes solid waste and other, we work with Exxon Mobil, for example. We just have a particular expertise in the cannabis space. If you associate a particular animal with cannabis, we all know skunk, we were the first entity in the world to identify why that is; I have 2 Ph.D. chemists who are teaching professors, they're also shareholders, I made them shareholders for a reason. We set out to understand the science because the literature, science, everyone said cannabis odor is from terpenes; terpenes are about 99% of the plant in reality, but that's not how odor works, and it's actually a sulfur, it's a FIO for any chemists, but it's a sulfur and, so, that informs a lot of what we do. So, Ms. Land nailed it, the 7 D/T (detection over threshold) that's not arbitrary, but also it doesn't; there's a lot of history behind D/T, and to your concern of a 7, I'll tell you from what I do, I'll take 7 D/T all day long, if that's what my threshold is. Because that's not, we work in Santa Barbara County in California, for instance, which is the largest concentration of cannabis cultivation in the United States; we're talking about millions of square feet, we measure it in acres, we didn't even measure it in square feet it's so much. And we have receptors, we say sensitive receptors within 100 feet of a facility, and 7 D/T is our threshold there, and we're successful. So, that said, that's an experience on the periphery, that really has nothing to do with how we go in and assess a building. So, the first thing we do is and you know, like any business, we've evolved our science as we've become more understanding, this is a very niche industry, of course, and so, we want to be data driven, exclusively data driven. We never want to be the fox guarding the henhouse, so we sit next to our client, not across from them, and we show them what we discovered, and so every building, this building, including cultivation space, they're living, sort of breathing animals almost; and so, we just go in and initially we just want to understand how does it work, how does it breathe, how does it behave, and that's simply going around and really understanding where the air-cooling units are, what does air handling look like, where are the egress points, things like this. Then it does get very science driven, we use gas chromatography, mass spectrometry, we take a lot of samples, we have our own lab, but we actually sub out all of our results to a third-party lab just for intellectual honesty. They're delivering the results, then we sit down with the results, and we go this is what we see that your building is doing; some of it's intuitive, sometimes some of it's counterintuitive. I will say this is a fairly light lift, I don't want to get over my ski tips here, but this building doesn't have a lot of egress points, but it has a lot of capacity for recirculation. So, we rely on a couple of different techniques, at the end of the day activated carbon is the single most efficient source of adsorbing odors. We live in a physical world, so, as you know, nothing ever goes away, we keep thinking it just goes away, it doesn't. We can't make mass disappear, but what we can do is trap it essentially, indefinitely in activated carbon, a very specific carbon substrate, a very specific size that our science evolved to understand. We've actually instructed the largest carbon companies in the world, actually the right carbon that they should be using for cannabis, and then so that's a physical reaction called adsorption if anyone wants to wonk out. We also developed what we know is pretty much the rate that a canopy exhausts; we were the first in the world to develop what we call the gas phase emission rate, and so that instructs how many circulations we want to get internally. So, theoretically, if I had a box in here and I turned it on, at some point every bit of air in here would have to go through that box. Now, if we size that up and deploy those properly, now we're going to move air through carbon and sequester essentially in that carbon any of the odorous gases, right? We know that they're going to, we can't stay ahead of everything because there's diminishing marginal return, we'd take up all the space with equipment, right? And, so, we built a model or a system of scrubbing, basically, in select areas in their particular facility, and then actually 2 of the larger units that we've ever done will go on their exhaust hoods; they're not hoods, I misspoke, they're exhaust points, and then I have a patent on a system to essentially take an odor neutralizer, any liquid, really any liquid, and put it into its vapor state, that will be on the roof. So, that is a last line of defense, for instance. Sometimes we say belt and suspenders, to me, that

implies redundancy; this isn't redundancy, this is a third polishing step that is necessary, but the combination of all that, well, I say this all the time and it sounds hokey, maybe, but my last name is on the company, and that's not because of ego, maybe a little bit. No, it's not Acme Scientific, so if we fail, my name's on it, and we don't grow our business, and I've been doing this since 2014. We work with the largest cannabis companies in the world, we're in the Middle East, and we don't achieve that without being successful. So, that's a long answer to your 7 D/T or whatever it was.

Bhat said okay, follow up question; I mean, do you have a set pattern for recycling or scrubbing that activated carbon, or do you replace your carbon at a certain data point? Is it automatic, or how do you do it? Byers replied that's a really good question. So, well, I get too long winded, yes, we will go in, what we'll initially do is a somewhat arbitrary, at about 6 months, we'll take carbon samples, and we'll take a nice mixture of them. Those go to a lab, and the lab does a butane life assessment and a humidity assessment, and that'll basically spit out what the remaining active life is, but that's one data point. So, that doesn't tell us a lot, it just gives us an idea, and then in another; well, it's part art, part science, probably within about 4 more months, so at about 10 months, we'll take another set of samples. Now we'll start to get a plot, but if we're starting to experience anything, then we'll know maybe we're getting, going through carbon a little quicker than we anticipated. But that's a whole program, and that's something that the applicant has agreed to as our, it's a whole service and maintenance plan; we will take over everything, we'll ensure that the carbon is constantly replaced, but again, it's data driven. We're not doing a wet finger in the air, we see what the data is telling us.

Frazier asked if there were any further questions; none were asked. Frazier said thank you very much for being here, Byers responded thanks.

Frazier opened the Public Hearing.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said what I would like to know is will this change have any impact as far as increased water usage, increased energy usage, or increased waste water? Thank you. Frazier replied thank you.

No one else spoke. Frazier closed the Public Hearing.

Frazier said I don't know if the applicant wants to take that or if staff; I know during the presentation, there were comments about this is not going to change the footprint, so I'm assuming the answer to Ms. Matter's concern is no, it's not going to, but. Pierret replied I would have the applicant speak to that probably if they are inclined, one minute, please. Frazier said and I guess I'll just say while you're, go ahead if you have an answer for us on that; I was just going to say if you don't know because this is an issue that's going to be decided based on what the business looks like going forward, then that's the answer. Fischer said the answer is yes, you're pretty close, and again, it's based on supply and demand from that standpoint. I think the other part to kind of think about is all of the process is kind of a closed cell, so it's constantly recirculating moisture and everything within the room. So, it's a really low water footprint, I would say overall, in the entire process; so, we aren't evaporating anything out to the outside atmosphere, it's all being contained inside. Frazier said okay, thank you.

Frazier asked if there were any further comments, discussion by commission; seeing none, I would look for a motion.

Fisher made a motion that the City Council rescind the previous Resolution noted, approve a new Conditional Use Permit, subject to the conditions stipulated in the staff report with the noted amendment. Knable seconded. Motion passed unanimously (7-to-0 vote).

7. PRESENTATIONS

A. 2025 HOUSING NEEDS ANALYSIS-Presented by Maxfield Research & Consulting

Mary Bujold from Maxfield Research introduced herself, said our firm conducted the Housing Needs Analysis for the City of Cottage Grove. I was told tonight that I had about 10-to-15 minutes to present the study, so I endeavor to keep very close to that. I know that there's a lot of information and I know you have the full study in your packets. Its a rather lengthy study with a lot of data, but I'm going to try and just highlight some of the things that we identified in the analysis for you tonight, and then, of course, I'll take questions.

Objective: We were asked to provide an analysis of housing needs for the City. We've done a number of these, we actually started doing them and we've evolved our methodology and our analysis since the time we started, but we first did one for the City of Brooklyn Center in 1985. We've continued to do them for cities, counties, larger areas.

Approach: Was generally to provide a guide and framework to consider key housing priorities and current housing gaps.

Project Deliverables: Essentially short and long term housing needs and then recommendations to guide the future housing development.

Data Collection: 2nd/3rd Quarters of 2024; we delivered a draft in October, and of course the presentation is now.

Primary Market Area: We identified a primary market area from which essentially 70% of the demand for housing in that market area would be generated, and that includes the cities of Cottage Grove, Woodbury, Newport, St. Paul Park, Grey Cloud Island Township, Denmark Township, and Hastings; 30% of demand is expected to be generated outside of that primary market area. That can include a number of different reasons, people relocating, people just deciding that they want to live in the area; sometimes it's generated by a lot of new housing or housing that people are looking for. So, demand is somewhat fluid between adjacent communities, and it may affect the realized demand over the period of time.

Population Growth: Cottage Grove experienced its greatest growth between 1960 and 1970, in terms of population, with a second growth spurt between 1990 and 2000. This isn't unusual for a community such as Cottage Grove, in terms of like when housing development started in the community and its trajectory over time. Some communities grow more rapidly than others, and some start their process sooner and then maybe take a pause, and then start again. I just want to comment that since 2000, growth has been at a very steady but generally decelerating pace in terms of the rate of growth. So, it's consistent with most other expanding metro area suburban cities, especially as those cities become more fully developed. Also, I want to comment that some of what we're seeing, too, is related to general demographic trends that we're seeing both in the metro area and across Minnesota, as well as also throughout the nation.

For-Sale Home Prices Continue to Climb: I don't think it's really a surprise to anyone that we do have a general housing shortage in a number of different areas, and this has occurred primarily since the 2000s. So, we went through that period of a housing recession, and then what happened is we experienced during the recovery, a period where we had declining housing mortgage rates; and we had tremendous development occur, and that occurred primarily up until about just recently, actually. So, mortgage interest rates started to rise, but what really happened, too, even with that, despite the fact that we had mortgage interest rates rise, because of the housing shortage that we already had, then we continued to see home values rise even though we've seen some declines in market activity. The days on market has continued to be very low. We do not have enough homes on the market in terms of being able to satisfy the demand and being able to have what we consider to be a balanced housing market; that has continued to be the case for more than 5-to-6 years, where our months of supply has continued to be very, very low. So, that increase in pricing of course has knocked out a number of entry-level buyers on the market and move-up buyers, since the higher mortgage interest rates a lot of them are staying put and not moving up; we were also relying on that move up to be able to create more housing for the entry-level buyer. So, we've really started to see kind of a period of stagnancy in the housing market at this point because of the situation; new construction is also suppressed because of a slowdown in the demand, again due to those higher mortgage interest rates. Land prices have not decreased, so we're having difficulties in terms of having developers being able to make numbers work and be able to buy land at an affordable rate, and then we also still have supply-chain challenges.

Average Rents/Market Rate Rental Properties: A lot of people who were priced out of the housing market often shift to rental properties. During the 1990s and 2000s, we had a dearth of new apartment construction in the Twin Cities metro area, but then new construction post the recession just increased dramatically. So, we had a number of new rental units come into the market, we've also had just even within the past 5 years, a lot of new rental construction, and that has helped, I would say in terms of being able to satisfy some of the housing demand. What we're seeing now is again in this situation, too, we're seeing a lot of significant increases in rents, not only among new construction, but we're seeing existing rental housing also dramatically increase its rents, of course, again due to shortages. Again, this has led to kind of an exacerbation of affordability in not only the For-Sale market, but also the rental market, so we're really kind of getting hit hard in terms of how we're trying to be able to satisfy housing demand among a number of different housing segments. New multifamily construction has slowed due to higher mortgage interest rates; again, demand does remain strong. I will tell you that we continue to work with a lot of private developers who are looking to try and put new housing into the market. They are struggling a little bit because of trying to balance

the financial end of it with land prices and with construction costs. So, we've seen a lot of public-private partnerships in trying to get new housing accomplished. We've also seen, of course, developers out there trying to increase their capital and equity because of the mortgage interest rates and lending requirements, so, there are those situations. I will also say that we are seeing developments move forward, so not all is lost yet, it's just more difficult. I would say we're seeing the same type of thing, I'll talk a little bit about that in the next slide, but in terms of affordability, we're seeing the State step up in terms of a lot more housing dollars to try and assist new construction of affordable development.

Affordable Rental Properties: So, I would say along with that rise in rents that we're seeing among market-rate properties, that does also affect what we're seeing in terms of affordable rents. So, the affordability, even though affordability is lower, those rents are also starting to creep up. So, what we're seeing there, too, even though new market-rate development is at this level and affordable rents are at this level, we're still seeing a number of households struggle to be able to even make that affordable rent at new affordable properties, most of which are developed through the Federal Tax Credit Program. We are seeing some alternate types of things, so there is some bonding going on, there are some other niche financing programs that are being used to try and get rents at a more-affordable level than just using the Tax Credit Program. So, the Tax Credit funding resources are a highly-competitive situation, not only in Minnesota but elsewhere, and so developers sometimes try 2-or-3 times to be able to be awarded those Tax Credits before a project gets funded. The State of Minnesota did provide a significant amount of funding through a Workforce Funding program, and as I understand, they are looking at providing additional dollars through that same program. Unfortunately, there were so many projects that were trying to obtain that funding that there really weren't enough dollars to go around, and there are some Workforce Housing developments, particularly in greater Minnesota, that are still kind of waiting for new funding.

Cottage Grove General Occupancy Housing Demand: This kind of focuses more on Cottage Grove, specifically. So, we did project demand for both owned housing, so detached and attached, and then there is strong demand again for market-rate rental housing. There is a need for all housing products across the spectrum. I would say if we could just create a situation where we would provide affordable housing that didn't have significant income restrictions, then we would definitely see much higher demand for that type of product. So, sometimes we call just generally market-affordable housing NOAH, Naturally Occurring Affordable Housing; most of the time what that is in the market is our older properties that have lower sale prices or lower rents, and they just are that way because of the fact that they're older, not because of the fact that they may be new and have affordable rents or affordable prices. We are seeing some areas of the State that are trying some different, more-innovative products, so like a housing cooperative that's for sale and just generally, so, not targeted to seniors, although senior cooperatives have been very popular in the State. So, and then we are seeing some smaller lot size development, some development where it's modular based, which can get some of the pricing down; so, we are seeing some options for products, most of those are not being developed actually in the Twin Cities metro area.

Senior Housing Demand: There is demand for senior housing, and it's going to continue to increase over the next 20 years, thanks to a lot of us Baby Boomers. I would say, though, that as we go along, originally when we first started doing senior housing, I think that people had thought that everybody was just going to automatically move into senior housing, and so there was a sense of how senior housing, all the Baby Boomers, all the seniors, they're all just going to go to senior housing. Well, over time, we found that that isn't true, and the market has expanded and started to develop other types of housing products that continue to appeal to a very broad age group and different needs of seniors. I think you're probably familiar with Assisted Living and Memory Care, and those two products are still recovering from a significant downturn during the pandemic for a lot of different reasons. One of those reasons, though, is that labor shortages continue to negatively affect their ability to satisfy demand in the service levels. So, while there was quite a bit of pullback in Assisted Living and Memory Care during the pandemic, we have started to see that demand come back, but because of labor shortages, we're still seeing a number of facilities not be able to serve the demand adequately because they can't find workers to be able to staff appropriately. So, this graph does show demand by service level. We looked at Shallow Subsidy, which is what we call Affordable Senior, then Subsidized Senior, Memory Care, Assisted Living, and Independent Living; lots of times Independent Living is attached in a campus, so attached to Independent with Assisted Living and Memory Care, so that there is a transition for people who may move in at an Independent Living stage and they can transition if they need to. Some people never need to, but some people may need to transition to higher levels of care. Then we have what we call Adult Rental and then Adult Owner. I think we are seeing more Adult Owner occupied types of products, even though the Senior Cooperative has been the most prevalent, especially in Minnesota, but we are starting to see more Age 55 townhome developments as well as Age 55 townhome rentals, so we are seeing those products in the market. The primary adult rental product has been kind of that 3-story apartment building, although early on, in the 1980s, there were a number of affordable Cottage-style developments that were put into the market, which proved to be extremely popular; and they still are very, very popular, but we haven't seen a lot of that type of product come in new to the market.

Why is the Entry-Level and Middle Market Missing? So, I put this slide in kind of to just talk a little bit about some of the impacts and the factors that we're seeing that have led especially to when I talk about entry level and middle market, I'm talking specifically about the For-Sale market. So, a number of different things have impacted our ability to really provide affordable For-Sale housing: Zoning regulations; Density requirements; Design & Material requirements; Permits; Impact fees; Infrastructure costs; Building Code changes; Increasing labor and material costs; Land acquisition costs; Financing challenges for smaller developers and builders. So, I will say that unfortunately, during the recession, we lost a lot of our small builders during that period of time; some have come back, but a lot of them have not, and the ones that have come back, they began to focus primarily on just luxury custom-built homes. Lenders, of course, have tightened underrating standards, developers are having to put higher equity into their developments. Bank regulation is also increasing with some recent bank failures, and of course, we need economies of scale. So, we tend to see that we are needing larger-sized developments or many more homes to be able to make the numbers work.

Key Takeaways

- Population and Household Growth was strong last decade, there has been an increase in family households, but not enough to overshadow those without children and singles living alone. I will say, though, that Cottage Grove is a community where we have generally in this past decade seen a fairly strong increase in family households. So, that is atypical of what we've seen in a lot of other communities, especially communities nearby but also other communities in the Twin Cities metro area.
- Cottage Grove's near-term growth is primarily led by Millennials and Baby Boomers that's resulting in a demand for housing products, somewhat at the opposite ends of the spectrum, although there is some overlap in market-rate rental housing and For-Sale townhomes where you can satisfy kind of both of those groups with similar products.
- Growth in the 65+ cohort will dominate in the next 15-to-20 years, what housing products are needed? So, I say this kind of tongue in cheek a little bit because about 20 years ago, I was having this same conversation with a number of my colleagues, who were senior housing developers and multi-housing developers, and they were all trying to figure out what the Baby Boomers were going to want in the next 15-to-20 years. I know we didn't have an answer then, and I don't know that we have a really good answer now. I will say that I think Baby Boomers have truthfully redefined the housing market in every single decade that they've passed through, and I think that they will continue to do that as they age.
- For-Sale and rental housing will combine to increase the housing stock in Cottage Grove; as low-density land supply decreases, it will be important to target locations for higher-density development.
- For senior housing, active adult products, rental and For Sale, will continue to be popular. High home prices enable seniors to sell and relocate to more convenient housing products.
- Between 2024 and 2030, demand is estimated for 1,910 For-Sale units, 933 rental units, including market rate, affordable, and subsidized, and then about 1,023 senior units, across all service levels.

Bujold said that was it. Frazier asked if there were any questions from the commission; none were asked. Frazier thanked Bujold very much for the presentation.

8. APPROVAL OF PLANNING COMMISSION MINUTES OF FEBRUARY 24, 2025

Stephens made a motion to approve the minutes of the February 24, 2025, Planning Commission meeting. Bhat seconded. Motion passed unanimously (7-to-0 vote).

9. REPORTS

A. RECAP OF MARCH CITY COUNCIL MEETINGS

Schmitz summarized the actions taken at the March 5 and 19, 2025, City Council meetings.

Schmitz asked if Council Member Olsen had anything to add this evening or if there were any questions from the commissioners.

Council Member Olsen said I don't think I have anything to add, but I'll certainly entertain questions on anything that you may have heard this evening or heard through the proverbial grapevine. I know that social media is usually pretty busy with all kinds of things that may or may not be true, so what can I help you with?

Frazier thanked Schmitz and Council Member Olsen, and asked if there were any questions for Council Member Olsen. None were asked.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES

The commission received a memorandum from Pierret regarding signage.

C. PLANNING COMMISSION REQUESTS - None.

10. ANNUAL ORGANIZATIONAL MEETING

A. ADOPT 2025 PLANNING COMMISSION RULES

Frazier stated that this item will be tabled to the April 28 meeting to update the rules based on ordinance changes.

Fisher made a motion to table the 2025 Planning Commission Rules until the April meeting. Second by Brittain. Motion passed unanimously (7-to-0 vote).

B. ELECTION OF OFFICERS

Frazier asked if there were any nominations for Vice Chair and Secretary. Vice Chair would take over and run the meeting in the event that the Chair can't be here for the meeting. Currently, Brittain is Vice Chair.

Fisher asked if Brittain wants to continue to be the Vice Chair or if he would like to be relinquished of his duties; Brittain replied I would be happy to continue to serve as Vice Chair. Frazier said it needs to be approved by unanimous consent.

Frazier said with no objection, we'll make Brittain our Vice Chair for the next year.

Frazier asked if there were any nominations for Secretary; Rasmussen had served as the Secretary. The Secretary does the Roll Call and takes over to run the meeting if both the Chair and the Vice Chair can't be here.

Fisher made a motion to nominate herself for Secretary. Frazier said with without objection, Fisher will be our Secretary for the next year.

Frazier thanked Brittain and Fisher for their willingness to serve.

11. ADJOURNMENT

Brittain made a motion to adjourn the meeting. Bhat seconded. Motion passed unanimously (7-to-0 vote). The meeting was adjourned at 8:43 p.m.

Cottage Grove
Where Pride and Prosperity Meet

April 3, 2025

Bonnie Matter
6649 Inskip Ave S
Cottage Grove, MN 55016

Ms. Matter,

During the March 24th, 2025, Planning Commission Meeting, the City of Cottage Grove held a public hearing on zoning code amendments. Your comments were received during the public hearing at the March 24th, 2025 Planning Commission public hearing as well as at the April 2, 2025 Open Forum at the City Council meeting.

When an Environmental Assessment Worksheet (EAW), Alternative Urban Areawide review (AUAR), or Environmental Impact Statement (EIS) is triggered by a proposed project, the rules outlined in Minnesota State Statute 4410 are required to be followed by the project proposer and the designated Regulatory Governmental Unit (RGU). Title 11-2-10 of the City of Cottage Grove's Zoning Code requires that environmental documents are reviewed pursuant to 4410 which includes a required public meeting be held and the proposed document be published for public comment in the Environmental Quality Board Monitor for no less than 30 days.

Different from standard planning applications received at the city, environmental review processes triggered by State Statute require transparency processes which are unique. The proposed amendment to the city's zoning code is not intended to reduce transparency and continues to require applicants to follow the public outreach processes. The proposed amendment aligns with the State process and maintains the transparency of the public process.

Sincerely,

Emily Schmitz
Community Development Director

CITY OF COTTAGE GROVE
2025 PLANNING COMMISSION RULES

A. Authority

1. State of Minnesota – Municipal Planning Act as amended.

2. Name – The name of this Commission is the Planning Commission of the City of Cottage Grove, hereafter referred to as the Commission, and is authorized to adopt rules of procedure according to Title 11 of the City Code of the City of Cottage Grove, Washington County, State of Minnesota.

3. Governing Regulations – The laws of the State of Minnesota and the ordinances of the City of Cottage Grove supersede any part of these rules.

4. Rules of Order – In matters not covered in these rules of procedure, the conduct of the Commission shall be guided by "Robert's Rules of Order, Newly Revised."

5. Open Meeting Law – The Commission and all Committees thereof are subject to the Minnesota Open Meeting Law.

B. Enablement and Amendments

1. These rules of procedure, hereafter referred to as the Rules, take effect upon adoption by a two-thirds affirmative vote of the entire Commission appointed at the time.

2. These rules may be amended only at regular meetings of the Commission and by not less than two-thirds of the Commission members consenting to any amendment, and with any amendment to these rules receiving consideration for at least two (2) consecutive regular meetings before adoption and inclusion in these rules. Amendments will normally be given consideration at the annual Planning Commission organizational meeting.

C. Purpose

1. The primary purpose of the Commission shall be to formulate and implement a master plan for the development of the community and to conduct municipal planning activities for guiding the future development and improvement of the municipality through the preparation, adoption and amendments of the Comprehensive Plan.

2. The Commission serves as the Board of Appeals and Adjustments.

3. The Commission serves as an advisory board to the City Council for matters concerning zoning, the subdivision of land, and the general development of the community. The Commission considers and reports on every matter referred to the Commission by the City Council.

D. Membership

1. Number and Term – The Commission will consist of seven (7) members, each appointed by the City Council for terms of two (2) years, beginning March 1. No member may serve more than four (4) consecutive two (2) year terms on any one commission. Appointments to fill vacancies will be only for the unexpired portion of such vacancy; filling an unexpired term of one year or less shall not be counted against the limit of two consecutive terms.

2. Qualifications – All members of the Commission must meet the following qualifications:

    a. Be a resident of the City of Cottage Grove for one year.

3. Attendance and Resignation

    a. Resignation from the Commission shall be in writing to the Chair of the Commission who will notify the City Council and request a new appointment.

    b. Unexcused absences from three consecutive regular meetings of the Commission or four meetings in any one-year period is deemed to constitute a resignation of a member and the vacancy thus created will be filled thereafter by the City Council. To be excused, an absence must be requested in writing by the affected member, granted by the commission chairperson (or the vice-chair if the chairperson makes the request), and filed with the city clerk. Absences may be excused for extenuating circumstances that prevent the member's attendance, such as business demands, state of health, or personal emergencies.

    c. An appointment of any member may be recalled for cause by a majority vote of the City Council.

4. Ex-Officio Members – The Council may appoint ex officio, non-voting members to the Commission when such appointment, in the sole discretion of the appointing authority, is deemed beneficial to aiding the Commission in fulfilling its assigned duties. Ex officio members of the Commission may be the Mayor or other members of the City Council.

E. Procedures

1. Meetings

    a. Annual Meeting – The Planning Commission's annual meeting will be held at the first regular meeting in March of each year, at which time appointments will be received, officers elected, rules adopted, committees appointed, and such other business transacted as the Commission decides.

    b. Regular Meetings – The Commission shall have regular meetings on the fourth Monday (if the fourth Monday falls on a City holiday, the preceding Monday shall be the regular meeting for that month) of each month at 7:00 p.m. The Commission may elect not to consider any item of new business on the agenda after 11:00 p.m.

c. Special Meetings – The Commission may hold special meetings any time outside of the regular meetings by: 1) the call of the Chair of the Commission, 2) by call of the City Administrator, or 3) the call of the City Council. Special meetings require notice to all Commission members in writing and mailed at least five days prior to such meeting or personal notice at least twenty-four (24) hours in advance.

2. Quorum and Voting

a. A simple majority of the appointed and voting members constitutes a quorum for any meeting of the Commission.

b. A majority of the Commission present and voting decides all questions except extra requirements for amending the Rules, suspending the Rules, and regulations superseding the Rules.

c. A roll call vote must be taken when there is division on any question. The members will be polled with the Chair voting last.

d. Every member will vote for or against the motions before the Commission, unless he/she has declared a conflict of interest or by a majority vote of the commission members present a member is determined to be immediately in the question, in which case the member shall not vote.

e. When a member declines to vote on a motion, he/she is required to give his/her reasons. The Chair then will put the question to the Commission, "Shall the member, for the reasons given by him/her be excused from voting?" which will be decided without debate.

f. The order of voting on the previous question shall each be voted upon in reverse order of receiving the amendments and then upon the main question.

3. Motions

a. No motion can be debated until there is a second to the motion.

b. No motion can be debated until that motion is restated by the Chair or upon the direction of the Chair restated by the recording staff from his/her notes.

c. A motion to adjourn must always be in order except during roll call. When a motion to adjourn is made, it shall be in order for the Chair to permit any member to state any fact to the Commission relative to the condition or amount of business before the Commission which would seem to render it improper to adjourn at that time. Such statement, however, is not be debatable and should not in any case, occupy more than two (2) minutes.

d. A motion to adjourn shall always be in order, also a motion to adjourn to a time certain. The latter motion is debatable. When either motion is rejected, it cannot be renewed until further business has been transacted or further discussion has taken place.

e. After a motion is stated by the Chair or read by the recording staff, it will be considered to be in possession of the Commission, but may be withdrawn by the author at any time before decision or amendment.

f. A motion or amendment will be written out and presented to the Commission if the Chair, the recording staff, or any members so request.

g. When a question has once been made and carried in the affirmative or negative, it shall be in order for any member who voted with the prevailing side to move for the reconsideration thereof; but no motion for the reconsideration of any vote shall be in order after the motion, resolution, report, or other official action upon which the vote was taken shall have gone to the Council, announcing the Commission's decision.

h. Precedence of Motions – When a question is under debate, no motion will be received, but:

1) To adjourn to a time certain.
2) To adjourn.
3) To lay on the table.
4) Call for the question.
   Motions 2, 3, and 4 will be decided without debate.
5) To commit to committee.
6) To postpone to a certain day.
7) To amend, or
8) To postpone indefinitely

The above motions have precedence in order from 1 through 8.

4. Agenda and Order of Business

a. The business at a regular meeting includes such items as:

- ⇨ Call to Order
- ⇨ Roll Call for Attendance
- ⇨ Approval of Agenda
- ⇨ Presentations
- ⇨ Open Forum
- ⇨ Chair's Explanation of Hearing Process
- ⇨ Public Hearings
  – Consent Items
  – Old Business
  – New business
- ⇨ Applications and Requests
  – Consent Items
  – Other Items
- ⇨ Secretary's Report (minutes, agenda, etc.)

- ⇨ Staff Reports
- ⇨ Committee Reports
  – Rules Committee
  – Regulations Committee
  – Planning Committee
- ⇨ Non-agenda Items
- ⇨ Adjournment

5. Initiation of Business

   a. The City Council may direct other business to the consideration of the Commission for report to the City Council.

   b. The Planning Commission may initiate any business within the scope and meaning of the State of Minnesota Municipal Planning Act, Sign Ordinance, or Subdivision Ordinance.

   c. Applications for zoning changes, zoning variations, conditional use and interim conditional use permits, site plans, subdivision plats, or proposed changes and additions to ordinances must be submitted to the Commission in writing, indicating payment of applicable fees, and including all available details and information with maps, charts, diagrams, and pictures in detail when any description question is concerned. Timetables for submittals will be those provided to the Commission prior to the start of each calendar year.

6. Types of Action by the Commission

   a. All recommendations of the Commission are subject to review and final action by the City Council.

   b. Adoption of and changes to the Rules in accordance with Item B, Enablement and Amendments, noted herein.

   c. Adoption of and changes to resolutions or motions of the Commission with the direction or recommendation within the authority of the Commission.

   d. Initiation of studies on matters within the authority of the Commission with reports to the Commission required of every committee or sub-committee of all activities and results.

7. Public Participation

   a. All meetings of the Commission must be open to the Public.

   b. If the applicant is not present, the item may be moved to the end of the agenda. If the applicant has not arrived, the item may be continued to the next available public hearing.

F. Officers

1. Officers – The officers of the Commission for 2025 are and their duties include:

    a. Chair

        1) Presides over the Commission, and charged with all powers and duties pertaining to such presiding officers.

        2) Preserves order and decorum, and in case of disorderly conduct or disturbance in the audience, may order the area to be cleared.

        3) Have general control, except as provided by rule or law of the portion of the municipal building being used by the Planning Commission at the time of Commission meetings.

        4) Will, from time to time, represent the Commission at City Council meetings, other organizations, and to the public, subject to the implied direction set by the Commission and representing both majority and minority points of view on applicable issues.

        5) Appoints members to the committees of the Commission, if necessary.

        6) Appoints acting officers of the Commission and to generally supervise and direct the work of the Commission.

        7) May prepare and present an annual report to the City Council.

    b. Vice-Chair

        1) During the absence, disability, or disqualification of the Chair, the Vice-Chair will exercise or perform all the duties and be subject to all the responsibilities of the Chair.

    c. Secretary

        1) Ensures minutes and records are kept of all proceedings of the Commission.

        2) Ensures attendance records are kept of the official meetings and report his/her findings to the City Council prior to the first regular City Council meeting in January of each year.

        3) Serves as Acting Chair of the Commission in the absence of the Chair and Vice Chair.

2. Appointment and Election of Officers

    a. Chair – The Chair of the Commission is appointed by the City Council.

b. Term – Each officer will be elected by the Commission at the annual meeting to serve a term of one (1) year or until a successor is duly elected.

c. Vacancy – Should any officer, other than the Chair, vacate his/her office by resignation or other valid reason, the Chair may appoint a member to act in and carry out the duties of the vacated office until the Commission fills the vacancy by election.

3. Appointment of Commission Members

a. Notify other city commissions of openings.

b. Contact and invite interested citizens.

c. All applications of citizens interested in serving on a commission will be kept on file in the office of the Administrator for at least two (2) years and shared with all other city commissions.

d. Commission Chair or appropriate Commission Officer and the City Council liaison will interview candidates and make recommendations to the City Council.

G. Committees

1. General Provisions

a. Types of Committees – The Commission or the Chair of the Commission may direct the appointment of standing and special committees.

b. Appointments – The Chair of the Commission shall appoint members of the Commission to committees subject to the approval of the Commission and the consent of each member for the committee on which he/she is to serve.

c. Substitutes – The Chair of the Commission or the Chair of the Committee may appoint substitute and additional commission members subject to the appointment procedures of these Rules.

d. Attendance – All meetings of any committees are open to any member of the Commission; all members of the Commission must be notified of Committee meetings.

e. Committee Actions

1) Committees will work on assignments as directed by the Commission, the Rules Committee, or the Chair of the Commission.

2) All committee Chairs shall file written reports or minutes as directed by the Commission or as requested by the Secretary or recording staff for historical background on issues.

3) All committees may appoint special sub-committees for specific purposes.

2. Standing Committees

   a. Service – Standing committees may be appointed at each annual meeting and may serve in a permanent status during the following year.

   b. Quorum – Each standing committee must have a quorum of two (2) members to transact business.

3. Special Committees & Liaisons

   a. Special committees for specific purposes may be appointed by the Commission or the Chair of the Commission, subject to the appointment procedures of these Rules, to serve for less than a period of one (1) year or until a project is completed.

   b. The Commission should appoint a representative to the Advisory Committee on Historical Preservation.

Adopted this 24th day of March, 2025, by the City of Cottage Grove Planning Commission.