COTTAGE GROVE PLANNING COMMISSION

September 22, 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
   - 6.A 6219 Lamar Lot Split Variance - V2025-025
     Discussion: The Estate of Frances Ratzlaff, Benjamin Ratzlaff Personal Representative, applied for a variance to subdivide a 47.63-acre parcel located at 6219 Lamar Avenue South into two separate parcels resulting in one parcel under 5 acres, which will be under the 5-acre minimum lot size allowed in the AG-1, Agricultural Preservation District, for an existing dwelling. The remainder of the parcel will continue to be used for agricultural purposes.
   - 6.B NorthPoint Preliminary Plat - PP2025-023
     Discussion: Northpoint Development (NP BGO Cottage Grove Logistics Park, LLC) has applied for a preliminary plat to modify the south and east lot lines of the Cottage Grove Logistics Park plat. This request is being made to fully encompass the improvements on Lot 2 of the existing plat, including private stormwater management, drive access, and utility lines.
   - 6.C Highnorth Dispensary - CUP2025-023
     Discussion: Astraeus Investment Group, LLC (dba Highnorth) applied for a Conditional Use Permit to engage in cannabis retail sales and continue lower-potency hemp edible retail sales at their existing business at 8711 East Point Douglas Road South, Unit #108.
   - 6.D Grey Cloud Elementary - Case SP2025-024
     Discussion: KOMA Architects and Engineers, on behalf of South Washington School District ISD 833, has applied for a site plan review for building additions at Grey Cloud Elementary, located at 9525 Indian Boulevard South. The site improvements include approximately 6,505 square feet for a gymnasium/storm shelter and a 3,467 new classroom addition. The site plan review request also includes minor reworking of the drive lanes within the northeastern and northwestern parking areas and the relocation of a playground.
7. Approval of Minutes
   - A August 25, 2025, Planning Commission Meeting
     Staff Recommendation:
8. Reports
   - A Recap of September City Council Meetings
   - B Response to Planning Commission Requests
   - C Planning Commission Requests

9. Adjournment

STAFF REPORT CASE: V2025-025

ITEM: 6.1

PUBLIC MEETING DATE: 9/22/25 TENTATIVE COUNCIL REVIEW DATE: 10/15/25

APPLICATION

APPLICANT: The Estate of Frances Ratzlaff, Benjamin Ratzlaff Personal Representative

REQUEST: A variance to subdivide a 47.63-acre parcel into two separate parcels resulting in one parcel under 5 acres, which will be under the 5-acre minimum lot size allowed in the AG-1, Agricultural Preservation District, for an existing dwelling. The remainder of the parcel will continue to be used for agricultural purposes.

SITE DATA

LOCATION: 6219 Lamar Avenue South

ZONING: AG-1, Agricultural Preserve

GUIDED LAND USE: Rural Residential

LAND USE OF ADJACENT PROPERTIES:	CURRENT	GUIDED
NORTH:	Woodbury	Woodbury
EAST:	Agricultural	Agricultural Preservation
SOUTH:	Agricultural	Rural Residential
WEST:	Rural Residential	Rural Residential

SIZE: 47.63 acres

DENSITY: N/A

RECOMMENDATION

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

COTTAGE GROVE PLANNING DIVISION

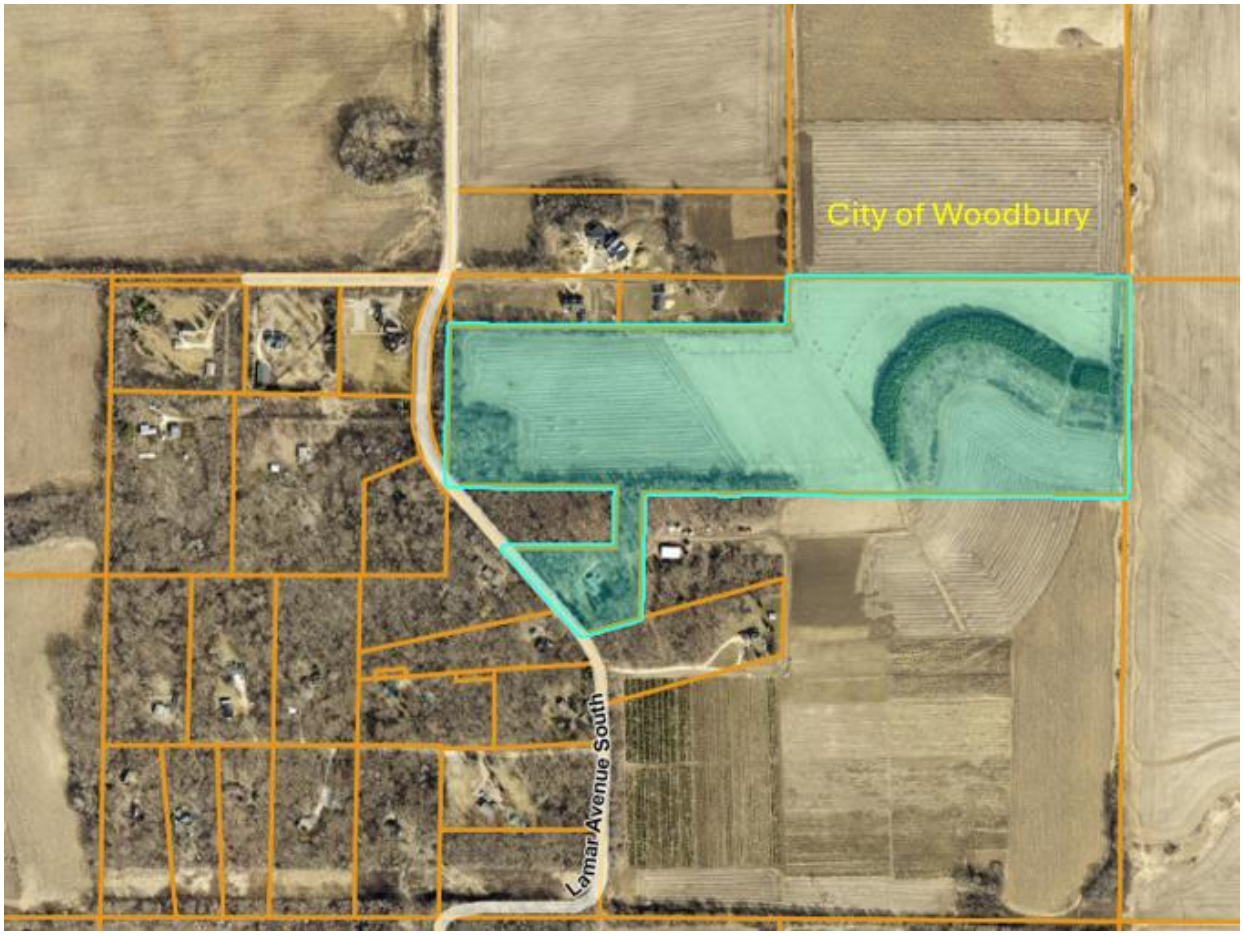
Planning Staff Contact: Samantha Pierret, Senior Planner; 651-458-2825; spierret@cottagegrovemn.gov

Application Accepted: 9/11/2025 60-Day Review Deadline: 11/10/2025

Planning Staff Report
6219 Lamar Avenue – Variance: Minimum Lot Size
Planning Case No.
September 22, 2025

Proposal

The Estate of Frances Ratzlaff, Benjamin Ratzlaff Personal Representative, has submitted an application for a variance to subdivide a 47.63-acre parcel located at 6219 Lamar Avenue South into two separate parcels: a 3-acre parcel that would include the existing house and a 44.34-acre parcel that would continue to be used for agricultural purposes. At a proposed size of 3 acres, the parcel with the existing dwelling would be under the 5-acre minimum lot size allowed in the AG-1, Agricultural Preservation District.



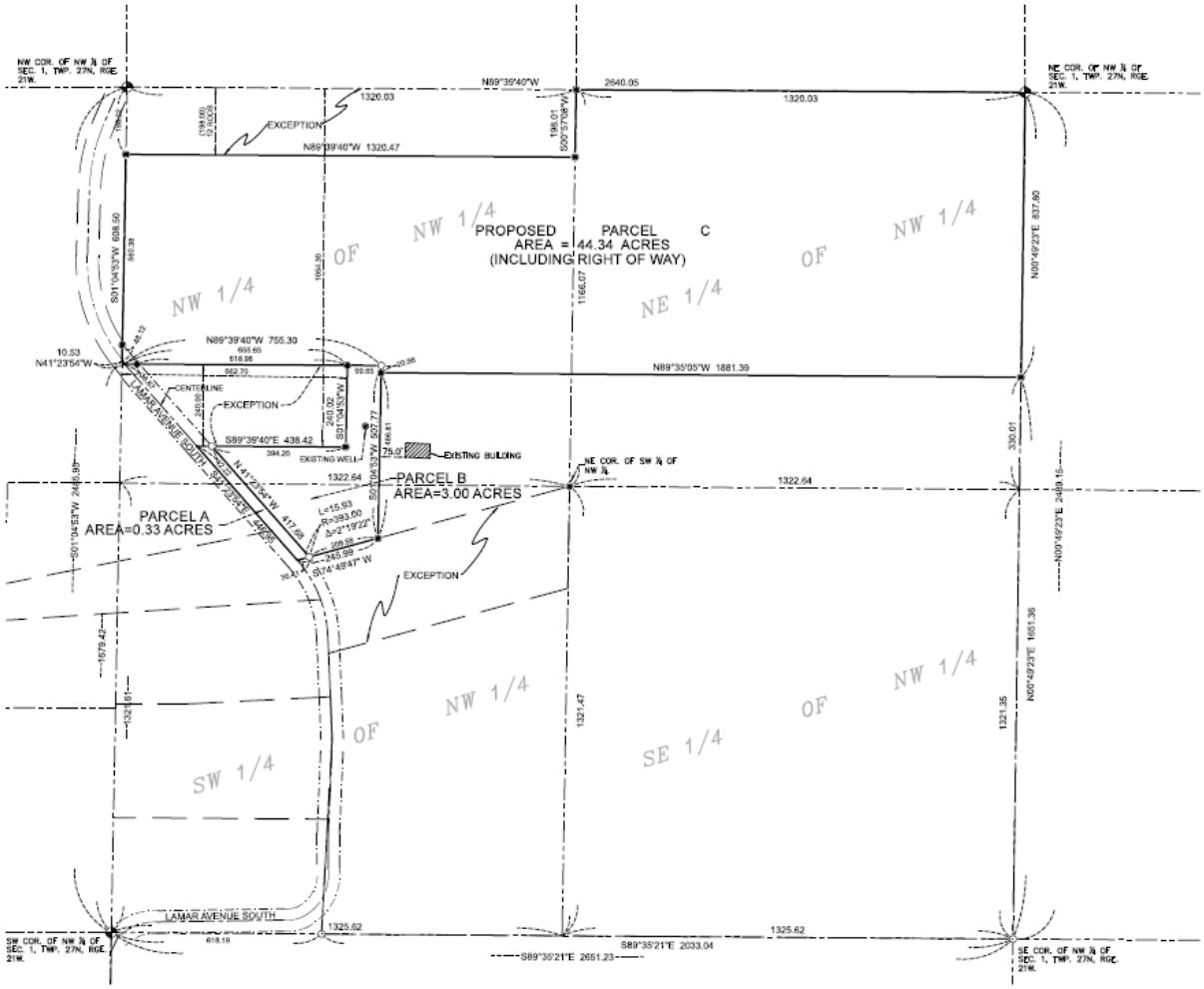
Location Map

Review Schedule

Application Received: August 29, 2025
Acceptance of Completed Application: September 11, 2025
Planning Commission Meeting: September 22, 2025
Tentative City Council Meeting: October 15, 2025
60-Day Review Deadline: November 10, 2025

Lot Split

The parcel located at 6219 Lamar Avenue currently contains a single-family residence and tilled agricultural land. The existing dwelling would remain on the proposed 3-acre parcel after the proposed land subdivision. Current access to the parcel is off Lamar Avenue. The existing dwelling is separated from the tilled field by a wooded area.



2025 Proposed Site Survey

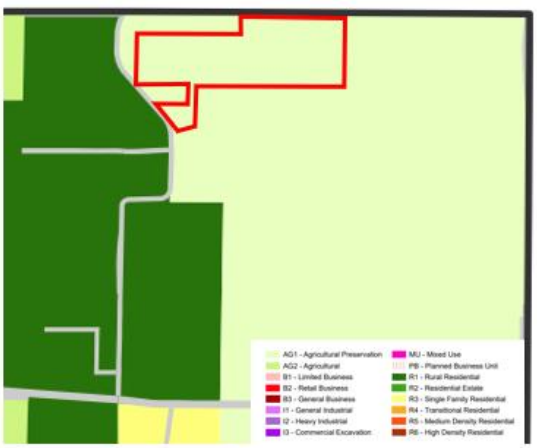


Proposed Split Configuration

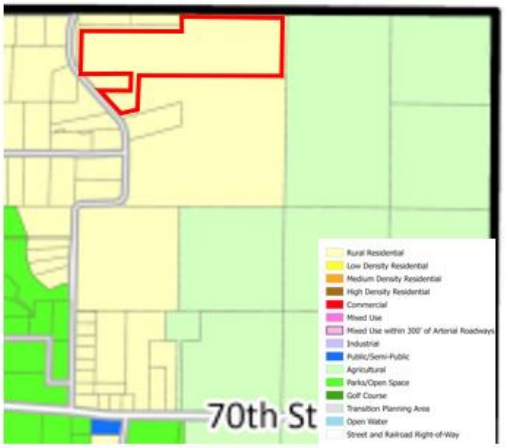
Property Characteristics

Land Use and Zoning

The future land use for this property is designated as Rural Residential in the 2040 Comprehensive Plan. The proposed request is consistent with the land use plan designation. The property is zoned AG-1, Agricultural Preservation District, which has a minimum lot size of 40 acres.



Current Zoning



2040 Future Land Use

Per City Code Title 11-6-1, a parcel of more than five acres and less than ten acres may be created as a minor subdivision if the following criteria are met:

a. The initial parcel is 40 acres or more in size and must be a parcel of record as of the date of this Chapter.

The initial parcel is approximately 47.63 acres and is a parcel of record. A parcel of record is a parcel that existed at the time the amended code was adopted in 2023.

b. Only one minor subdivision from the initial parcel is allowed until the property receives full public utilities.

This will be the only subdivision of this parcel allowed. The parcel was not subdivided after the 2023 Code updates.

c. Two hundred feet of street frontage is required for each parcel.

The dwelling parcel will have 446.95 feet of road frontage on Lamar Avenue. A separate parcel, approximately 0.33 acres, will be established along Lamar Avenue and deeded to the City of Cottage Grove as right of way. The 44.34-acre agricultural parcel abuts a commonly owned property to the west along Lamar Avenue. Since the parcels are under common ownership, this qualifies as street frontage meeting City Code. The parcels cannot be combined without formally platting because the sliver of land along Lamar Avenue is part of the Lila and Franks Orchards Plat (1984) and the agricultural field is not platted (metes and bounds description). Land that is not platted (metes and bounds) cannot be combined with land that is platted without re-platting the property.



Commonly Owned Parcel with Road Frontage



ROW to be dedicated to City

d. Lots created solely for municipal utility facilities shall not be subject to minimum lot width, depth, and area requirements.

The property is not being created for municipal utility facilities.

e. Both lots must comply with the minimum setback requirements.

The existing dwelling meets side yard property line setbacks of 25 feet and rear yard property line setbacks of 50 feet. The front yard setback of 100 feet will be met from the new property line for right of way. There are no structures on the agricultural parcel.

Transportation Access and Right-of-Way

This section of Lamar Avenue is designated as a Minor Collector Roadway in the 2040 Comprehensive Plan. The existing property lines run to the center of Lamar Avenue. Since the property is being split, it is appropriate for the City to obtain public right of way from the owner as part of the rural subdivision.

Rural Subdivision

City Code Title 10-2-1 (Subdivision Ordinance) allows rural subdivisions to be exempted from platting. Rural Subdivisions are the division of a single parcel into two separate parcels. The new parcels must meet all requirements of the Subdivision Ordinance and be located in the R-1, R-2, AG-1, or AG-2 Districts. The proposed property split qualifies as a rural subdivision as two parcels

will be created, and the right of way will be dedicated to the City. The Applicant has had a professional survey prepared to split the property, and staff will administratively approve this survey prior to the Applicant recording it with the County.

Utilities
The dwelling has a private septic system and well. The septic system was recently replaced with a mound system. There is room on the proposed 3.0-acre residential parcel for a replacement septic system if/when replacement is needed.

Park Dedication and Stormwater Area Charges
The proposed lot split will create one parcel with an existing dwelling and one parcel over 40 acres. Park dedication is required upon the creation of a residential lot.

	Number of lots	Total due prior to subdivision approval
Park dedication fee (per lot) – $4,600.00	1	$4,600.00

Payment of the storm water facility charge for the 3-acre residential parcel is required prior to the city stamping the deed for the rural subdivision. The 2025 stormwater facility area charge rate is $7,940.00 per acre. This rate would be collected prior to the recording of any deeds finalizing the lot split and is calculated based on the City's Rural Friendly approach. The Rural Friendly approach divides the proposed acreage of the residential parcel by 2.5 (2.5 units per acre). The resulting number is used to calculate the storm sewer area charge.

	Acres	Total due prior to recording of any deeds
Storm Sewer Area Charge – $7,940.00 per acre	1.2	$9,528

The 40+ acre agricultural parcel will be eligible for one dwelling under AG-1 rules. Park Dedication fees and storm sewer charges for a future dwelling will be collected prior to any building permits on the 40+ acre agricultural parcel. The Applicant does not plan to construct a dwelling on the agricultural land at this time. Any future development or subdivision beyond the proposed split will be required to pay Park Dedication fees and Area Charges at the time of development. Future development is not allowed until public utilities are available.

Variance
The proposed subdivision creates a new parcel that will be 3 acres in size where the minimum lot size is 5 acres. To attain 5 acres on the residential parcel, some of the tilled field would need to be included with the residential parcel or an odd-shaped parcel would need to be created that includes some wooded areas around the tilled field. The Applicant desires to keep all of the tilled field as one parcel while maintaining a logically shaped dwelling parcel to separate the residential property.

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

A. The variance is in harmony with the purposes and intent of the City Code.

Attaining 5 acres or more for the residential parcel would result in agricultural tilled field on the residential parcel or an odd-shaped parcel incorporating wooded areas. To split the property logically for familial landholdings, the Applicant desires to keep all tilled field together and separate the residential land.

The existing lot configuration has a logical spot to split the property on the north side without creating an odd shaped lot or taking tilled fields to meet the 5-acre minimum lot size.

The proposed split will avoid complications for future development opportunities with odd-shaped lots and preserve agricultural land in conformance with Title 11-6-1 for long-term agricultural use and preserving the rural character of outlying areas of the city.

B. The variance is consistent with the Comprehensive Plan.

The future land use for this property is designated as Rural Residential per the 2040 Comprehensive Plan. The proposed request is consistent with the land use plan designation.

C. The Applicant has established there are practical difficulties in complying with City Code as seen in their application narrative. Practical difficulties mean all of the following must be found to apply:

    a. The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls;
    b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and
    c. The variance, if granted, will not alter the essential character of the neighborhood.

The Applicant desires to split the land for familial landholdings, separating tilled agricultural land from the residential dwelling site. The existing property configuration does not lend itself to splitting the dwelling parcel into 5 acres without taking tillable land or creating an unconventional parcel configuration. The circumstances are unique to this property and were not caused by the landowner. There are other properties in the vicinity with dwelling sites that are three acres or less in size. The proposed lot split would not alter the essential character of the neighborhood.

D. Economic considerations alone do not constitute practical difficulties.

The variance request is not for economic reasons alone.

Public Hearing Notices

The public hearing notice was mailed to 17 property owners within 500 feet of the proposed variance and published in the *St. Paul Pioneer Press* on September 10, 2025.

Recommendation

That the Planning Commission recommends that the City Council approve a variance to split a 47.63-acre parcel of land (PIN 0102721210004) into one 3-acre parcel when a minimum of 5-acres is required and one 44.34-acre parcel, based on the findings of fact and subject to the conditions listed below:

1) Stormwater area charges in the amount of $9,528 shall be paid to the City of Cottage Grove prior to administrative approval of the proposed rural subdivision.

2) The park dedication fee in lieu of land dedication ($4,600.00/unit) shall be paid to the City prior to administrative approval of the proposed rural subdivision.

3) The 0.33-acre right-of-way parcel shall be deeded to the City of Cottage Grove upon recording of the deeds creating one 3.0-acre parcel and one 44.34-acre parcel.

Prepared by:
Samantha Pierret, AICP
Senior Planner

Attachment:
Submitted Application and Narrative
Survey

Variance Application

12800 Ravine Parkway South
Cottage Grove, MN 55016
www.cottagegrovemn.gov

1. The variance is in harmony with the purposes and intent of this title.

Yes

2. The variance is consistent with the comprehensive plan.

Yes

3. The proposal puts the property to a reasonable use. Please explain.

The proposal is to separate a homestead from agricultural land due to the passing of the owner in order to resolve the estate into different ownership. The homestead would be on a 3 acre lot instead of a 5 acre lot.

4. There are unique circumstances to the property not created by the landowner. Please identify these circumstances.

The homestead and well are connected to the agricultural in a thin area due to prior lot partitions. A simple and logical partition would create a 3 acre lot for the homestead including the well. This would provide simple borders and potentially reduce complications in the future.

If the requirements to fulfill the 5 acre lot partition is followed, the new lot would have an awkward salient in to the agricultural land that may impact future development. Additionally, fulfilling the 5 acre requirement would take more resources accomplish and provide a less desirable future outcome to both the homestead and the agricultural land due to a cumbersome shape.

The local area also has several lots that are 3 acres, and this variance would conform to the local community.

5. The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique.

The parcel of land has both a homestead and agricultural land which are awkwardly connected by a small area due to former partitions.

The property owner is deceased and the ownership of the homestead is to be different from the agricultural ownership.

In order to both settle the ownership and create a straight-forth partition, a simple partition would make current and future planning more efficient.

6. The purpose of the variance is not based exclusively upon a financial hardship.

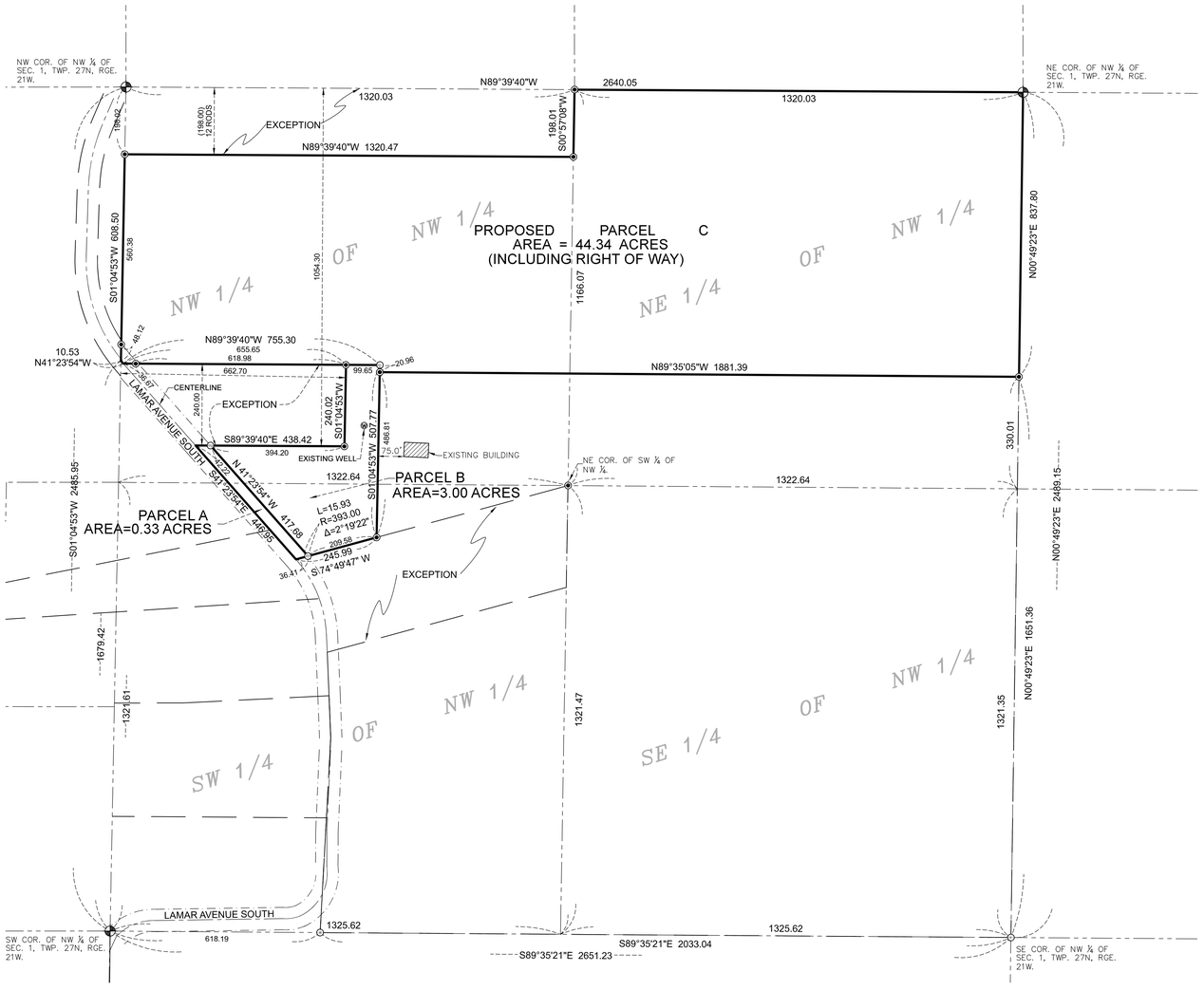
Yes. The variance is not based on a financial hardship

7. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located.

Yes. The variance will not be detrimental to public welfare or injurious to other land or improvements.

8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.

The proposed variance would have no effect on any property. The variance will allow a homestead to have different ownership than adjacent agricultural land. There will be no impact to light, streets, air, or adjacent property.



EXISTING PROPERTY DESCRIPTION

That part of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, Washington County, Minnesota, which lies easterly and northeasterly of the center line of Lamar Avenue South, and which lies northerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet to the point of beginning of the line to be described; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet; thence South 01 degrees, 04 minutes, 53 seconds West, a distance of 486.81 feet; thence South 74 degrees 49 minutes 47 seconds West, a distance of 245.99 feet to the centerline of Lamar Avenue South and there terminating.

EXCEPT:

The south 240.00 feet of the North 1054.30 feet of the West 662.70 feet of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, lying easterly of Lamar Avenue South as now established.

ALSO EXCEPT:

The North 12 rods of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

PARCEL A PROPOSED PROPERTY DESCRIPTION

The southwesterly 33.00 feet of the following described parcel:

That part of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, Washington County, Minnesota, which lies easterly and northeasterly of the center line of Lamar Avenue South, and which lies northerly and westerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet to the point of beginning of the land to be described; thence South 01 degrees, 04 minutes, 53 seconds West, a distance of 486.81 feet; thence South 74 degrees 49 minutes 47 seconds West, a distance of 245.99 feet to the centerline of Lamar Avenue South and there terminating.

And southerly and westerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet to the point of beginning of the line to be described; thence North 01 degrees, 04 minutes, 53 seconds East, a distance of 20.96 feet; thence North 89 degrees 39 minutes 40 seconds West, a distance of 755.30 feet to the centerline of Lamar Avenue South and there terminating.

EXCEPT:

The south 240.00 feet of the North 1054.30 feet of the West 662.70 feet of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, lying easterly of Lamar Avenue South as now established.

PARCEL B PROPOSED PROPERTY DESCRIPTION

That part of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, Washington County, Minnesota, which lies easterly and northeasterly of the center line of Lamar Avenue South, and which lies northerly and westerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet to the point of beginning of the land to be described; thence South 01 degrees, 04 minutes, 53 seconds West, a distance of 486.81 feet; thence South 74 degrees 49 minutes 47 seconds West, a distance of 245.99 feet to the centerline of Lamar Avenue South and there terminating.

And southerly and westerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet to the point of beginning of the line to be described; thence North 01 degrees, 04 minutes, 53 seconds East, a distance of 20.96 feet; thence North 89 degrees 39 minutes 40 seconds West, a distance of 755.30 feet to the centerline of Lamar Avenue South and there terminating.

EXCEPT:

The southwesterly 33.00 feet thereof.

ALSO EXCEPT:

The south 240.00 feet of the North 1054.30 feet of the West 662.70 feet of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, lying easterly of Lamar Avenue South as now established.

PARCEL C PROPOSED PROPERTY DESCRIPTION

That part of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, Washington County, Minnesota, which lies easterly and northeasterly of the center line of Lamar Avenue South, and which lies northerly of the following described line:

Commencing at the southeast corner of said Northwest Quarter, thence North 00 degrees 49 minutes 23 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 1651.36 feet to the point of beginning of the line to be described; thence North 89 degrees 35 minutes 05 seconds West, a distance of 1881.39 feet; thence North 01 degrees, 04 minutes, 53 seconds East, a distance of 20.96 feet to the north line of the south 240.00 feet of the north 1054.30 feet of the Northwest Quarter of said Section 1; thence North 89 degrees 39 minutes 40 seconds West, along said north line, a distance of 755.30 feet to the centerline of Lamar Avenue South and there terminating.

EXCEPT:

The North 12 rods of the Northwest Quarter of the Northwest Quarter of Section 1, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

○ DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.
◉ DENOTES FOUND IRON MONUMENT.
DENOTES FOUND COUNTY MONUMENT.

0 200 400 600

NORTH

BEARINGS SHOWN HEREON ARE ORIENTED TO THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

CERTIFICATE OF SURVEY FOR:

BEN RATZLAFF

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
755 WESTVIEW DRIVE, HASTINGS, MN 55033
(651)438-0000

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

Mitchell A. Scofield
Minnesota License No. 48634
Date: September 11, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		22-644	S-12076

STAFF REPORT CASE: PP/FP 2025-023

ITEM: 6.3

PUBLIC MEETING DATE: 9/22/25 TENTATIVE COUNCIL REVIEW DATE: 10/15/25

APPLICATION

APPLICANT: NP BGO Cottage Grove Logistics Park, LLC

REQUEST: A Preliminary Plat to modify the south and east lot lines of the Cottage Grove Logistics Park plat.

SITE DATA

LOCATION: PID: 29.027.21.12.0002, 29.027.21.24.0107, 29.027.21.11.0004, 29.027.21.14.0001, 29.027.21.42.0005

ZONING: I-1, Industrial

GUIDED LAND USE: Industrial

LAND USE OF ADJACENT PROPERTIES:

	CURRENT	GUIDED
NORTH:	Industrial	Industrial
EAST:	Agricultural	Industrial
SOUTH:	Residential/Agricultural	Low Density Residential
WEST:	Residential/Industrial	Low Density Residential/Industrial

SIZE: 151.75 acres

DENSITY: N/A

RECOMMENDATION

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

COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Kelly Becker, Associate Planner; 651-458-2834; kbecker@cottagegrovemn.gov

Application Accepted: 8/27/2025 60-Day Review Deadline: 10/26/2025

Planning Staff Report
Cottage Grove Logistics Park Preliminary Plat
Planning Case No. 2025-023
September 22, 2025

Proposal

Northpoint Development (NP BGO Cottage Grove Logistics Park, LLC) has submitted an application for a preliminary plat to modify the south and east lot lines of the Cottage Grove Logistics Park plat. This request is being made in an effort to fully encompass the improvements on Lot 2 of the existing plat, including private stormwater management, drive access, and utility lines. Additionally, Outlot D abutting 105th Street will be included in the proposed plat, and a portion of property from the adjacent Prairies Dunes plat will be added to the proposed plat as well to provide secondary emergency fire access to the new Lot 1, enhancing safety and compliance with local fire codes.

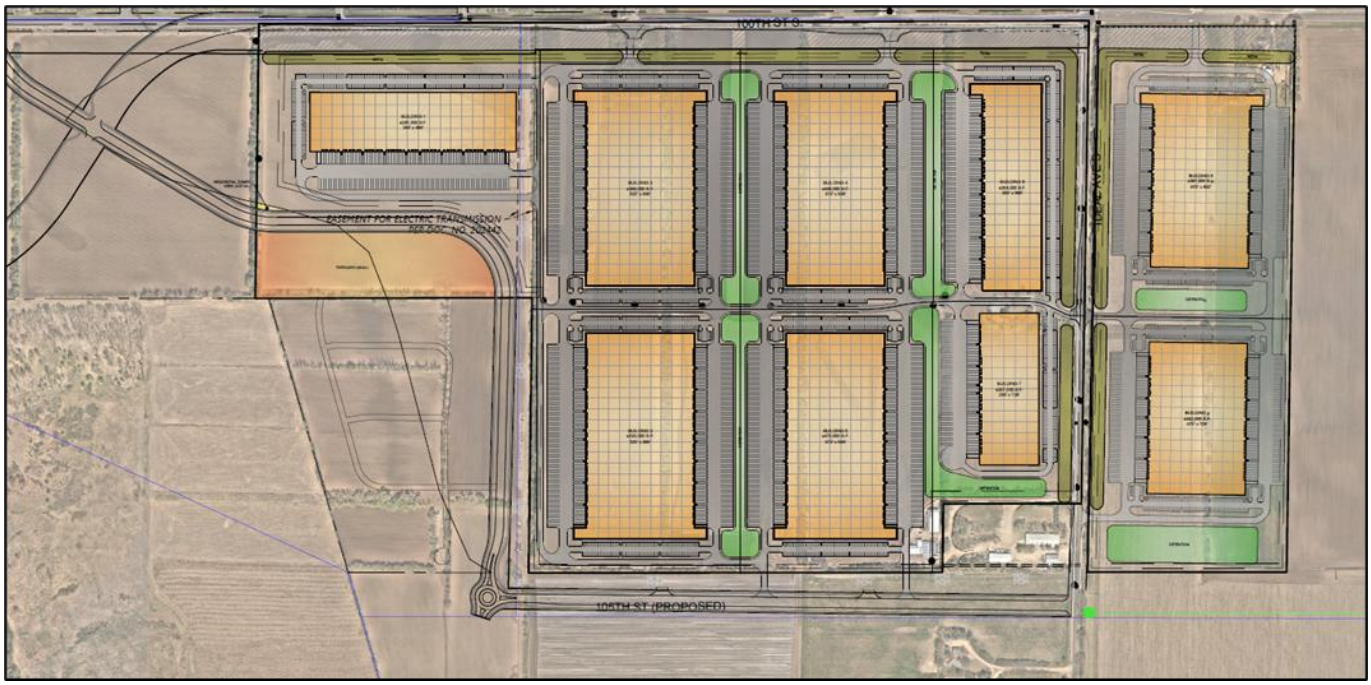


Cottage Grove Logistics Park Plat – Location Map

Review Schedule
Application Received: August 27, 2025
Application Accepted: August 27, 2025
Planning Commission Meeting: September 22, 2025
Tentative City Council Meeting: October 15, 2025
60-Day Review Deadline: October 25, 2025

Background

NorthPoint Development received a Master Site Plan and preliminary plat approval in December 2021 for Cottage Grove Logistics Park, consisting of approximately 252 acres of land encompassing an assemblage of five separately owned parcels. Northpoint purchased each parcel, and the Master Site Plan approved nine separate warehouses, manufacturing, distribution, and office space buildings. The Developer proposed a phased development, and a site plan was required to be reviewed and approved for each proposed future phase of development of the Cottage Grove Logistics Park.

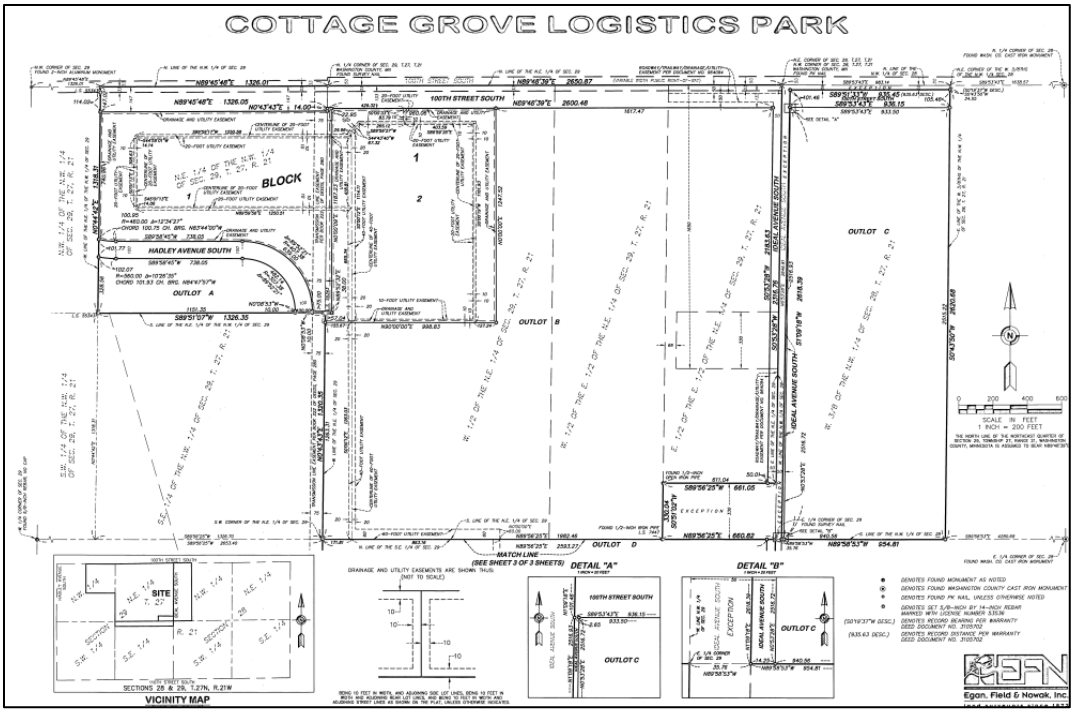


Master Site Plan – Cottage Grove Logistics Park

The Phase 1 final plat created two parcels for development (Lot 1 and Lot 2, Block 1); dedicated the required right-of-way for construction of 105th Street, the required right-of-way for 100th Street, and Ideal Avenue improvements; and four outlots. Outlot A was deeded to the City, and Outlots B, C, and D were retained for future phases of development.

The Phase 1 site plan was reviewed and approved by the City Council on April 6, 2022, for construction of the first two buildings within the Master Site Plan in the northwest corner. As part of Phase 1, the developer completed the required public improvements including construction of 105th Street extending west from Ideal Avenue as well as improvements to Ideal Avenue and the addition of a trail. The two buildings in Phase 1 have since been constructed on Lots 1 and 2 of Block 1, totaling approximately 700,000 square feet of warehouse, distribution, and office space.

As part of the development for Phase 1, private stormwater management, drive access, and utility lines were developed over the lot lines on Lot 2 in anticipation of developing these areas in coordination with future phases of development as identified on the Master Plan. Drainage and Utility easements were established on the plat, including areas on the south and east lines of Lot 2.



Recorded Cottage Grove Logistics Park Plat

The applicant submitted a Site Plan review application in 2022 for Phase 1a of the Master Site Plan area. That phase included a proposal for the development of Building 3 and a final plat (Cottage Grove Logistics Second Addition) to create one developable lot for Building 3 and an outlot for the remainder. However, the property owner did not record the plat, and construction of Building 3 never occurred.

In 2024, NorthPoint Development acquired an additional 38.85 acres of land comprised of two parcels. The additional acreage was rezoned from AG-2, Agricultural, to I-1, General Industrial, and amended the Cottage Grove Logistics Park Master Site Plan to include those additional 38.85 acres. A Conditional Use Permit was also approved at that time for a Data Center Use over the Cottage Grove Logistics Park Master Site Plan under NP BGO Cottage Grove Logistics Park, LLC ownership.

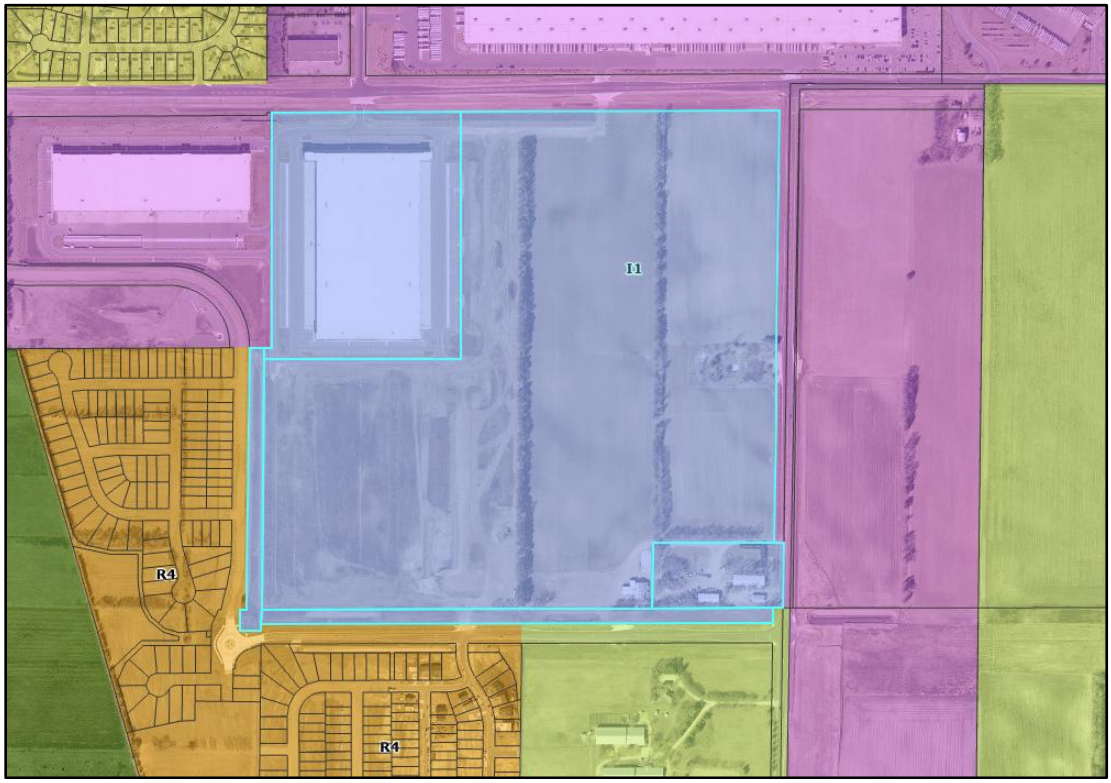


Parcels rezoned and included into the Master Site Plan Area

Planning Considerations

Zoning and Comprehensive Plan

All parcels included in the proposed plat are zoned I-1, Industrial, and are guided as Industrial on the 2040 Comprehensive Plan Land Use Map. The request is consistent with the City's zoning ordinance and land use plan. No changes to the zoning are proposed with this application. Surrounding uses include a mix of residential, agricultural, and industrial zoning districts.



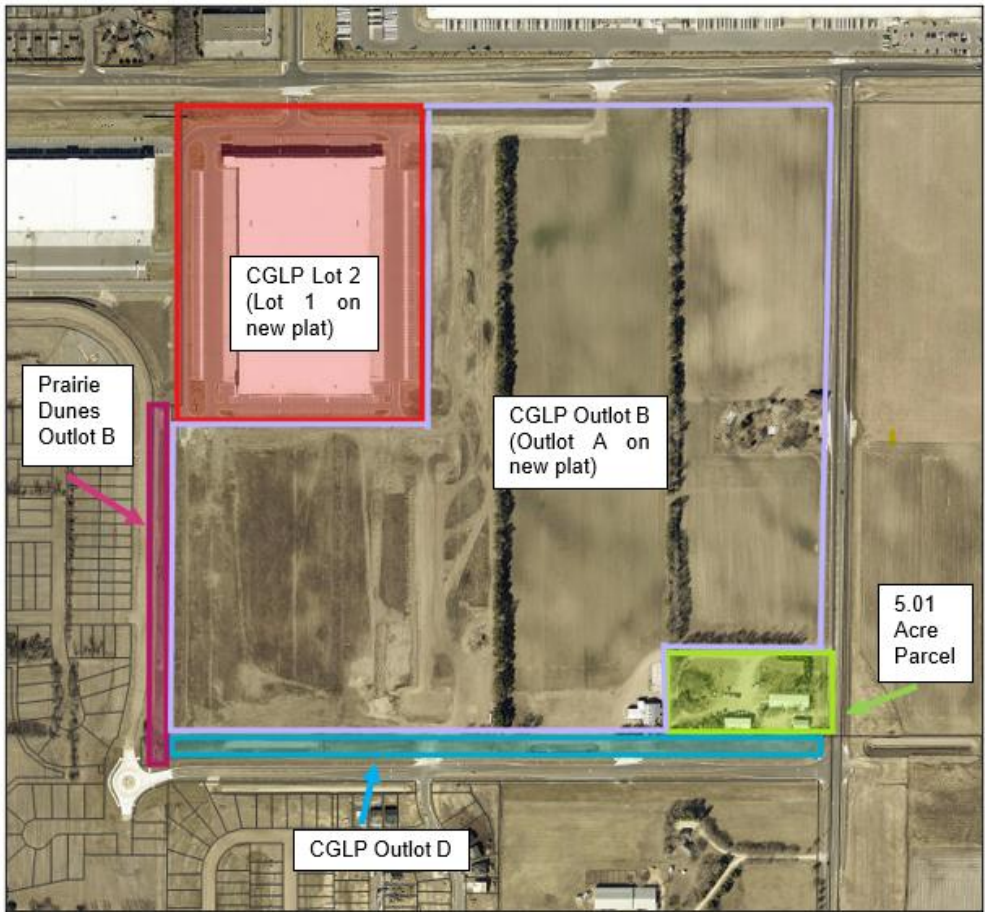
Zoning Map

Preliminary Plat

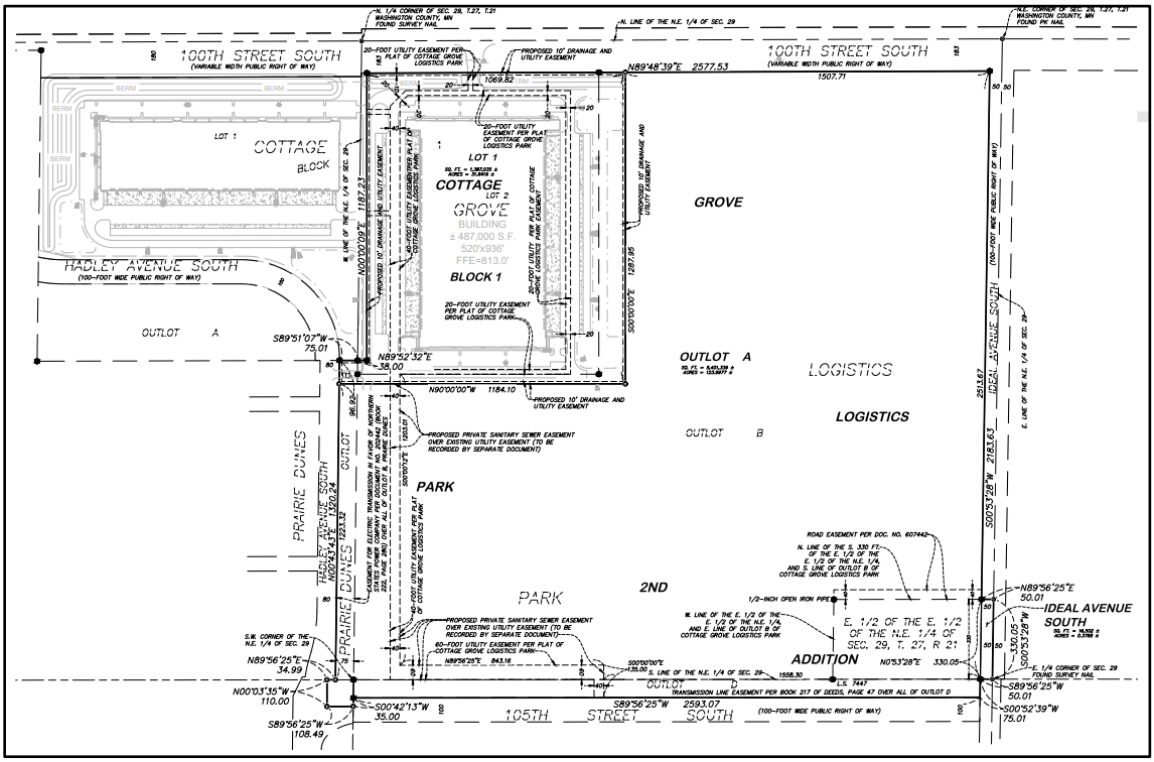
The application consists of a preliminary plat adjusting the boundaries of the current Cottage Grove Logistics Park plat. The adjustments include expanding the east lot line of the existing Lot 2, 110 feet further east and the south lot line 40 feet further south. The intent of the lot line adjustment is to encompass the driveway aisle on the south side of the lot and the stormwater ponding areas on the east side.

Outlot B of Prairie Dunes will be incorporated into Outlot A of the proposed new plat aside from the portion described below for secondary emergency access purposes. Outlot A will also encompass the existing Outlot D along 105th Street and the 5.01-acre parcel in the southeast corner of the plat. A portion of that existing parcel will be dedicated as right-of-way for Ideal Avenue. All current parcels are under common ownership by NP BGO Cottage Grove Logistics Park, LLC.

The resulting lot widths of Lot 1 and Outlot A of the new CGLP 2nd Addition plat are compliant with the minimum lot width standard for I-1, General Industrial zoning district, which is 175 feet.

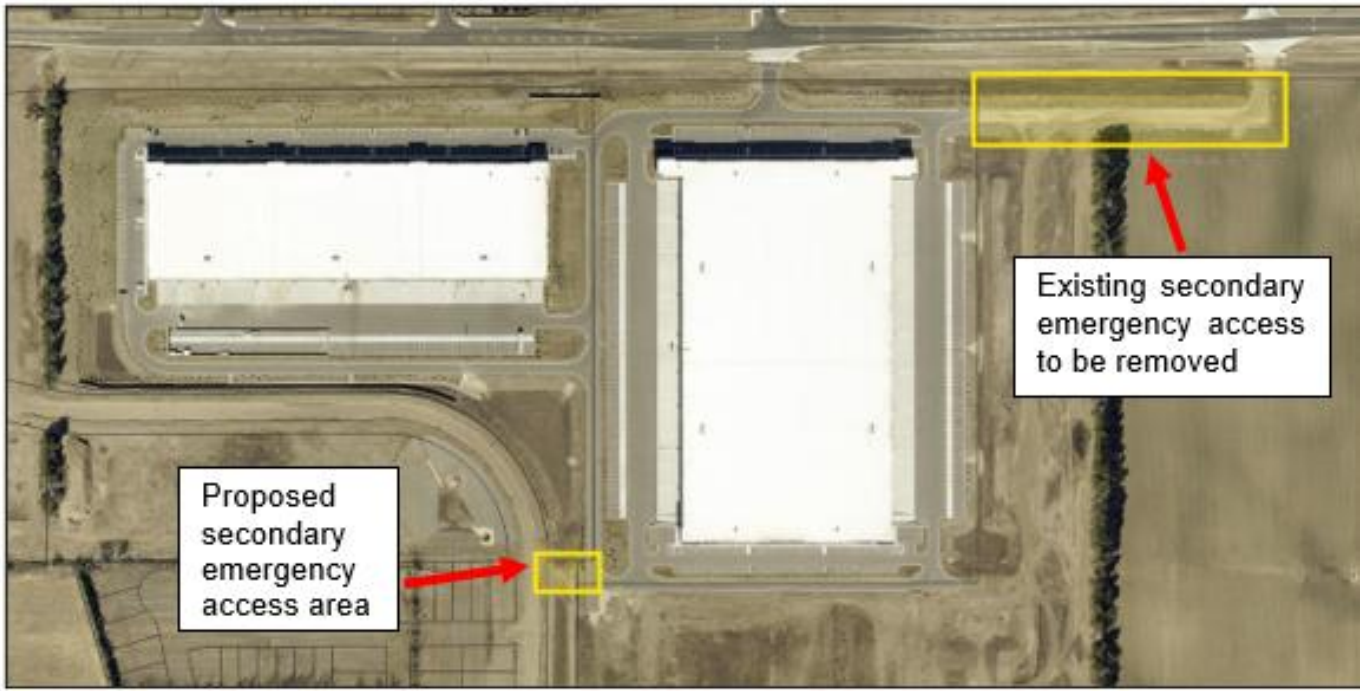


Existing Parcels



Proposed CGLP 2nd Addition Preliminary Plat

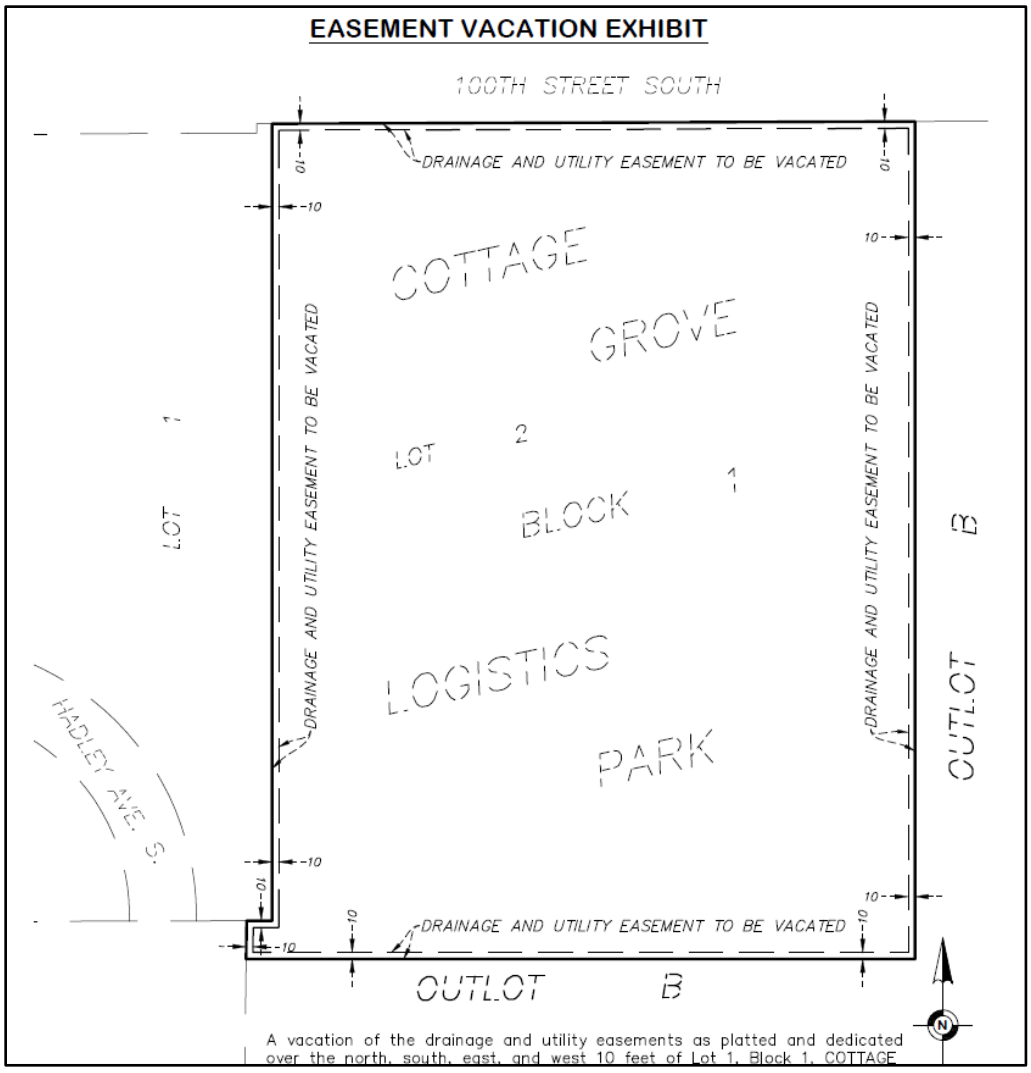
The proposed plat will also combine a portion of Prairie Dunes, Outlot B, to provide a secondary emergency access to Building 2 via Hadley Avenue. There is currently a required secondary emergency access to the Building 2 lot through Outlot B of the current plat. Given the property owner's intent to ensure the Building 2 lot can be supported independently, the current emergency access through Outlot B is proposed to be removed and replaced with a new emergency access installed from Hadley Avenue. The secondary emergency access shall be constructed with a paved surface at least 20 feet wide in order to accommodate emergency vehicles. The existing secondary access through Outlot B of the current Cottage Grove Logistics Park plat will be discontinued once the new secondary access is obtained.



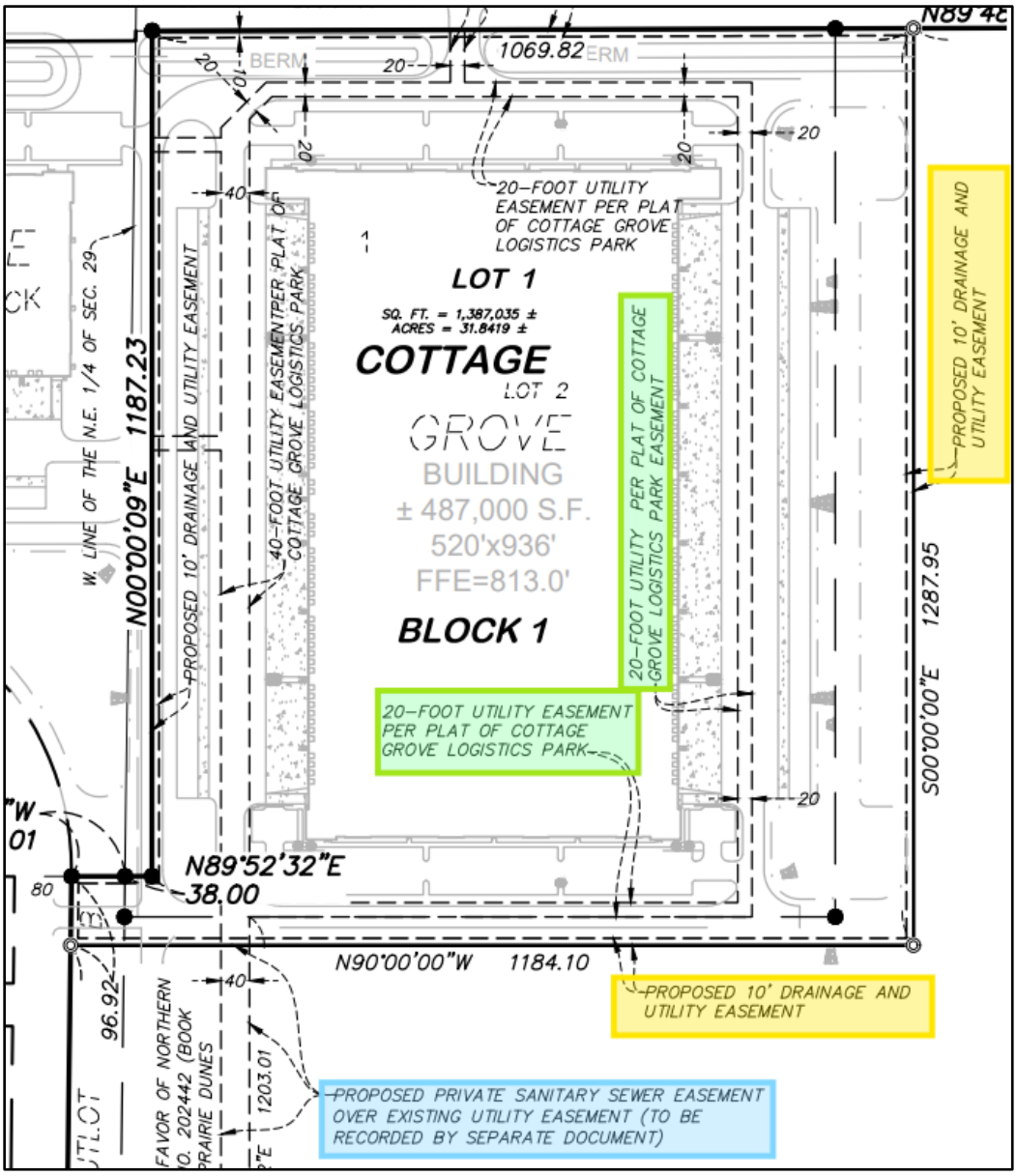
Easements & Utilities

There are several easements encompassing utility lines and stormwater areas on the existing Cottage Grove Logistics Park Plat. A 10-foot standard drainage and utility easement exists along the south property line of Lot 1, CGLP. An additional 10-foot utility easement exists over the private water main.

To accommodate the proposed lot line adjustment on the south and east sides of Lot 1, CGLP, the existing 10-foot standard drainage and utility easement will be vacated, and a new 10-foot drainage and utility easement will be established along all new lot lines of the CGLP 2nd Addition plat.



Public watermain and private sanitary sewer continue south from Lot 1 through Outlot A, CGLP 2nd Addition, within a 40-foot utility easement. The easement is proposed to remain on the newly created Outlot A, CGLP 2nd Addition. The sanitary sewer will remain privately maintained until such time it supports more than one user on separately owned parcels and will be covered within a new private sanitary sewer easement over the existing 40-foot utility easement. The water main is a public watermain and maintained by the city within the 40-foot easement within Outlot A and Lot 1, CGLP 2nd Addition.



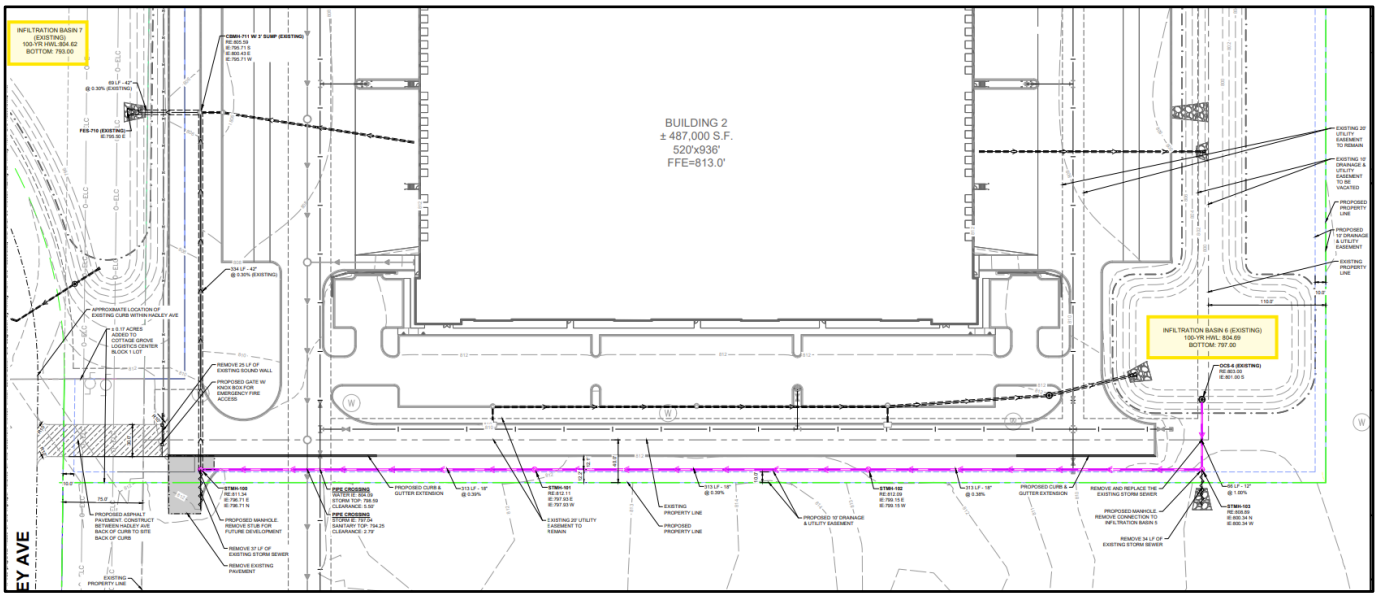
Drainage and Utility Easements

Outlot B of Prairie Dunes, which will be included in the proposed CGLP 2nd Addition plat, is encompassed fully by an electric transmission easement for Northern States Power Company (Xcel Energy). The applicant will be required to secure approval from Xcel Energy to install a private drive over the electric easement for the proposed secondary emergency access to Lot 1.

Stormwater Management

The original stormwater management plan for Cottage Grove Logistics Park included shared stormwater management areas. The three infiltration basins constructed with Phase 1 were sized to include a portion of future impervious surface areas for the future Lots 3 and 4. In an effort to model runoff and consolidate stormwater infrastructure for each lot, proposed modifications to the stormwater plan include constructing a new storm sewer outlet from the existing infiltration basin in the southeast corner of proposed Lot 1 (Basin 6) and reroute it to the existing infiltration basin on existing Outlot A (Basin 7). The outlet to Basin 7 will remain unchanged, as it then ties into a

public storm sewer line in the Hadley Avenue right-of-way. City engineering staff are reviewing the modifications for compliance with the stormwater standards, and the applicant shall adhere to any requested changes.



Storm Sewer Outfall Plan

Public Hearing Notices

The public hearing notice for the September 22, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 52 property owners within 500 feet of the proposed project on September 10, 2025. Staff have not received any comments at the time of writing the report.

Recommendation

That the Planning Commission recommends that the City Council approve the Cottage Grove Logistics Park 2nd Addition Preliminary Plat, subject to the following conditions:

1. The final plat shall be recorded with the Washington County's Recorder's Office prior to the issuance of any building permits.

2. A right-of-way permit is required prior to installation of the secondary driveway access area to Hadley Avenue on Lot 1, Cottage Grove Logistics Park 2nd Addition. The secondary emergency access shall be installed prior to sale of Outlot A, Cottage Grove Logistics Park 2nd Addition.

3. Existing specified drainage and utility easements shall be vacated and appropriately reestablished with the final plat.

4. Installation of new private storm sewer improvements on the proposed Lot 1, Cottage Grove Logistics Park 2nd Addition shall be completed prior to issuance of any building permits on proposed Outlot A, Cottage Grove Logistics Park 2nd Addition.

5. The Applicant shall adhere to any comments and modifications related to the proposed stormwater modifications as required by the City Engineer.

6. Updated stormwater maintenance agreements shall be recorded for Lot 1 of Cottage Grove Logistics Park and Lot 1 of the new Cottage Grove Logistics Park 2nd Addition plat to reflect the proposed stormwater modifications.

7. Preliminary plat approval shall expire one (1) year after City Council approvals, unless a final plat has been recorded with the Washington County's Recorder's Office or the City Council approves an extension.

8. The final plat shall include any public drainage and utility easements required by the City Engineer.

Prepared by
Kelly Becker
Associate Planner

Attachments
Preliminary Plat Narrative
Preliminary Plat – Cottage Grove Logistics Park 2nd Addition
CGLP Building 1 & 2 Stormwater Management Memo
CGLP Storm Outfall Plan dated 9-12-2025
Easement Vacation Exhibit

Kimley»Horn

August 27, 2025

Emily Schmitz
Community Development Director, City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

RE: Cottage Grove Logistics Park 2nd Addition – Preliminary & Final Plat Narrative

Dear Emily,

NP BGO Cottage Grove Logistics Park, LLC is proposing to modify the current plat of their property – Cottage Grove Logistics Park 2nd Addition. This narrative will document the proposed direction that this development intends to follow.

Project Overview
The intent of this project is to modify the existing lot lines within the Cottage Grove Logistics Park 2nd Addition plat to fully encompass Block 1, Lot 1. Additionally, a portion of property from the adjacent Prairie Dunes plat will be added to the Cottage Grove Logistics Park 2nd Addition plat to provide secondary emergency fire access, enhancing safety and compliance with local fire codes.

Project Description
- **Lot Line Adjustment:** The current lot configuration of Block 1, Lot 1 will be adjusted to such that the onsite facilities (stormwater management & conveyance, drive access, utilities) for the lot is fully encompassed within the designated boundaries. This adjustment aims to simplify ownership, maintenance, and development processes for these parcels.
- **Expansion for Secondary Emergency Fire Access:** A specific portion of land from the Prairie Dunes plat will be integrated into the Cottage Grove Logistics Park 2nd Addition plat. This land will be utilized to create a secondary emergency fire access route. This access route is required to meet fire safety regulations.

Site Context and Existing Conditions
- **Cottage Grove Logistics Park:** This industrial park consists of multiple blocks and lots designated for logistics and warehousing purposes. Block 1, Lot 1 and Lot 1 are currently occupied by logistics-related operations.
- **Prairie Dunes Plat:** The adjacent Prairie Dunes plat contributes a small portion of its property to facilitate the secondary emergency access. This area is contiguous with the western boundary of Cottage Grove Logistics Park.

Proposed Changes
- The southern and eastern boundaries of Block 1, Lot 1 will be redrawn for full inclusion within the specified lot lines on the new plat.
- The included portion from Prairie Dunes plat will be delineated on the new plat, showing its dedicated use for secondary fire access.

Conclusion
This proposed plat adjustment aligns with the original direction set forth in the original Cottage Grove Logistics Center 2nd Addition plat, while providing future flexibility for the remainder of the property outside of Block 1, Lots 1 & 1. Please contact me with any questions or comments.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

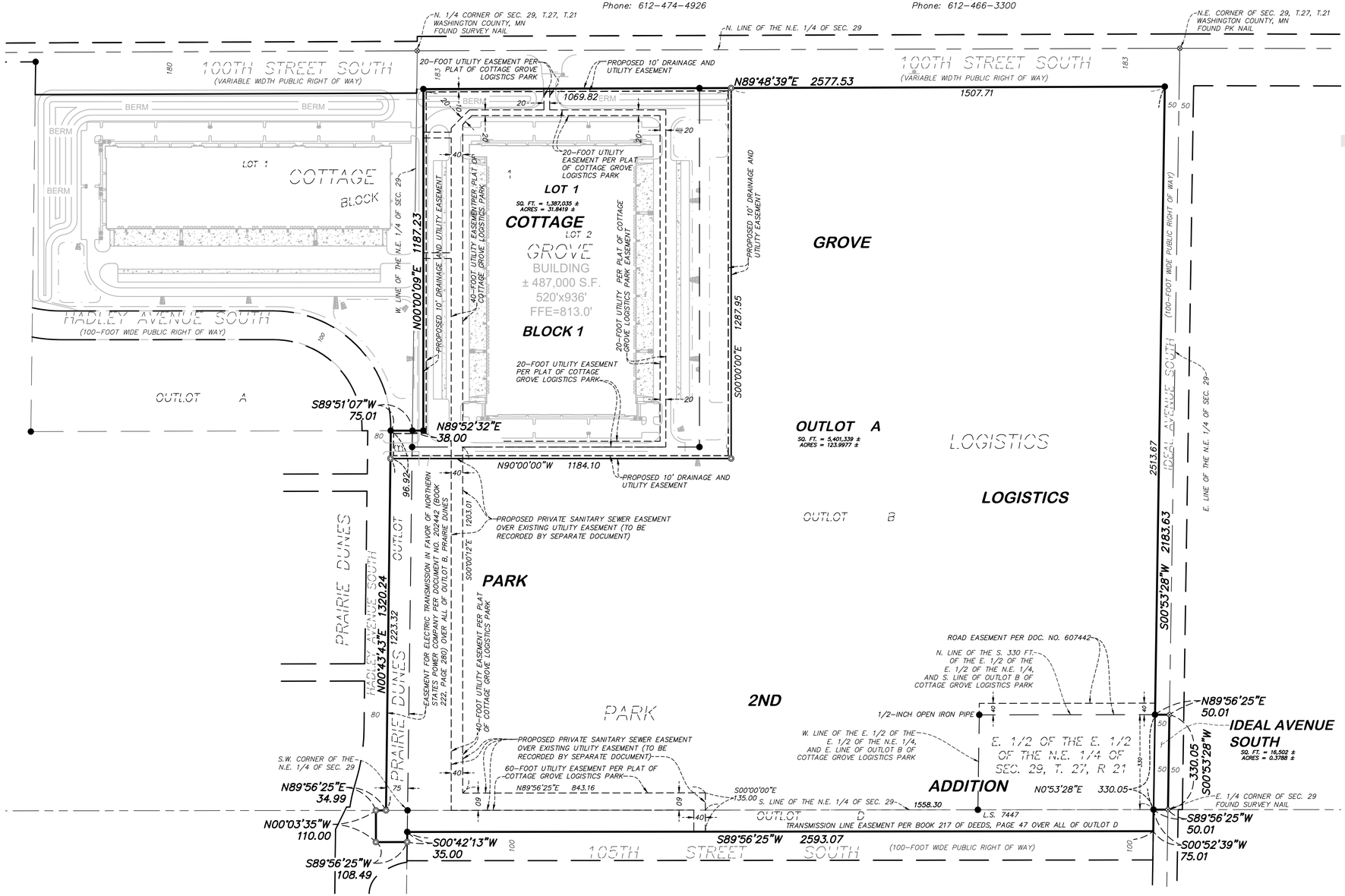
Matthew Sorenson
Project Manager
612-474-4926

PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.

OWNER
NP BGO COTTAGE GROVE LOGISTICS PARK LLC
4825 41ST STREET NORTHWEST, SUITE 500
RIVERSIDE MO, 64150

CIVIL ENGINEER
MATT SORENSON
KIMLEY-HORN & ASSOCIATES
767 EUSTIS STREET - SUITE 100
ST. PAUL, MN 55114
Phone: 612-474-4926

LAND SURVEYOR
CHRISTOPHER TERWEDO
EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NORTHWEST - SUITE 200
NEW BRIGHTON, MN 55112
Phone: 612-466-3300



LEGAL DESCRIPTION:

Lot 2, Block 1, COTTAGE GROVE LOGISTICS PARK, Washington County, Minnesota;

AND

Outlot B, COTTAGE GROVE LOGISTICS PARK, Washington County, Minnesota;

AND

Outlot D, COTTAGE GROVE LOGISTICS PARK, Washington County, Minnesota;

AND

The South 330.00 feet of the East half of the East half of the Northeast Quarter of Section 29, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota;

AND

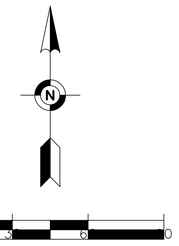
Outlot B, Prairie Dunes, according to the recorded plat thereof, Washington County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS AND AREA SUMMARIES:

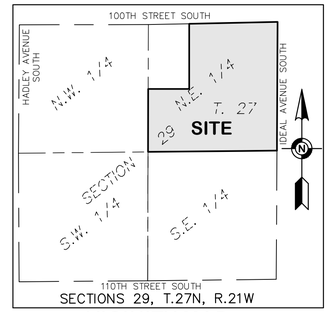
Lot 1, Block 1, COTTAGE GROVE LOGISTICS PARK 2ND ADDITION	1,387,036 Sq. Ft., or 31.8419 Acres, more or less
OUTLOT A, COTTAGE GROVE LOGISTICS PARK 2ND ADDITION	5,401,339 Sq. Ft., or 123.9977 Acres, more or less
Ideal Avenue South: (Right of Way to be dedicated)	16,502 Sq. Ft., or 0.3788 Acres, more or less
Total:	6,680,876 Square Feet, or 156.2185 Acres, more or less

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Washington County coordinate grid (NAD 83-2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS-1260960-CO dated April 25, 2025 at 7:30 AM and the Commitment for Title Insurance prepared by CHICAGO TITLE INSURANCE COMPANY, Commitment No. CP75643 dated August 15, 2025.
3. The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27163C0412E, dated February 3, 2010.



- ● FOUND 5/8-INCH REBAR WITH CAP MARKED "LS 53536", UNLESS OTHERWISE NOTED
- ⊗ FOUND MASONRY NAIL
- ◎ SET 5/8-INCH REBAR WITH CAP MARKED "LS 53536"



VICINITY MAP
(NOT TO SCALE)

CERTIFICATION:

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

Date of survey: August 20, 2022.
Date of signature: August 27, 2025.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 42881 PRELIMINARY PLAT.dwg
JOB NO. 42881
FILE NO.

FIELDWORK CHIEF: TAV
DRAWN BY: DV, CAT
CHECKED BY: CAT

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
7701 100TH ST S & 10350 IDEAL AVE
Cottage Grove, Minnesota 55016
Washington County Tax PIDs 2902721120002, 2902721110004, 2902721140001 & 2902721240107

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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Kimley»Horn

MEMORANDUM

To:	Ryan Burfeind, Public Works Director City of Cottage Grove
From:	Matt Sorenson, Project Manager, P.E.
	Kimley-Horn and Associates, Inc.
Date:	August 25, 2025
Subject:	Cottage Grove Logistics Park – Building 1 & 2 Stormwater Management Memo

Introduction

NorthPoint Development is proposing to modify the Final Stormwater Management Plan for Lot 1 and Lot 2 of the Cottage Grove Logistics Park dated 01/21/2022. The original plan was to construct a 9-building industrial park, with the first phase including Lot 1 and 2 along with Infiltration Basins 6, 7, and 9. The constructed infiltration basins were sized to include a portion of future impervious areas of Lot 3 and 4. The proposed modifications to the stormwater management plan consist of updating the modeling to remove the future impervious areas of Lot 3 and 4 which will not be constructed and constructing a new storm sewer outlet from Basin 6.

Existing Conditions/Original Modeling

In the original modeling, Basin 7 was sized to receive runoff from half of building 3 and Basin 6 was sized to take half of building 4. The half of building 3 draining to Basin 7 was reflected as drainage area 7SF, and the half of building 4 draining to Basin 6 was reflected as drainage area 6SF. Basin 6 was designed to discharge to future basin 5, Basin 7 was designed to discharge into a temporary Basin 8 until the public storm sewer in the Hadley Road right-of-way was constructed. See the table below for the as-designed discharge rates for Basins 6 and 7. The original post-development drainage map is attached as Exhibit A.

As-Designed Runoff Rates				
	2-Year (CFS)	10-Year (CFS)	100-Year (CFS)	100-Year HWL (FT)
Basin 6	0.00	0.00	2.26	804.69
Basin 7	1.93	2.72	4.09	804.62

Proposed Conditions

The proposed project consists of reconstructing the storm sewer connection from Basin 6 and rerouting it to drain through Basin 7. The outlet to Basin 7 remains unchanged as a result of this project, and ties into public storm sewer in the Hadley Road right-of-way. See the table below for the proposed discharge rates for Basin 6 and 7. The proposed drainage map is attached as Exhibit B.

Proposed Runoff Rates				
	2-Year (CFS)	10-Year (CFS)	100-Year (CFS)	100-Year HWL (FT)
Basin 6	0.00	0.00	0.00	802.16
Basin 7	0.88	1.78	3.17	800.91

Summary

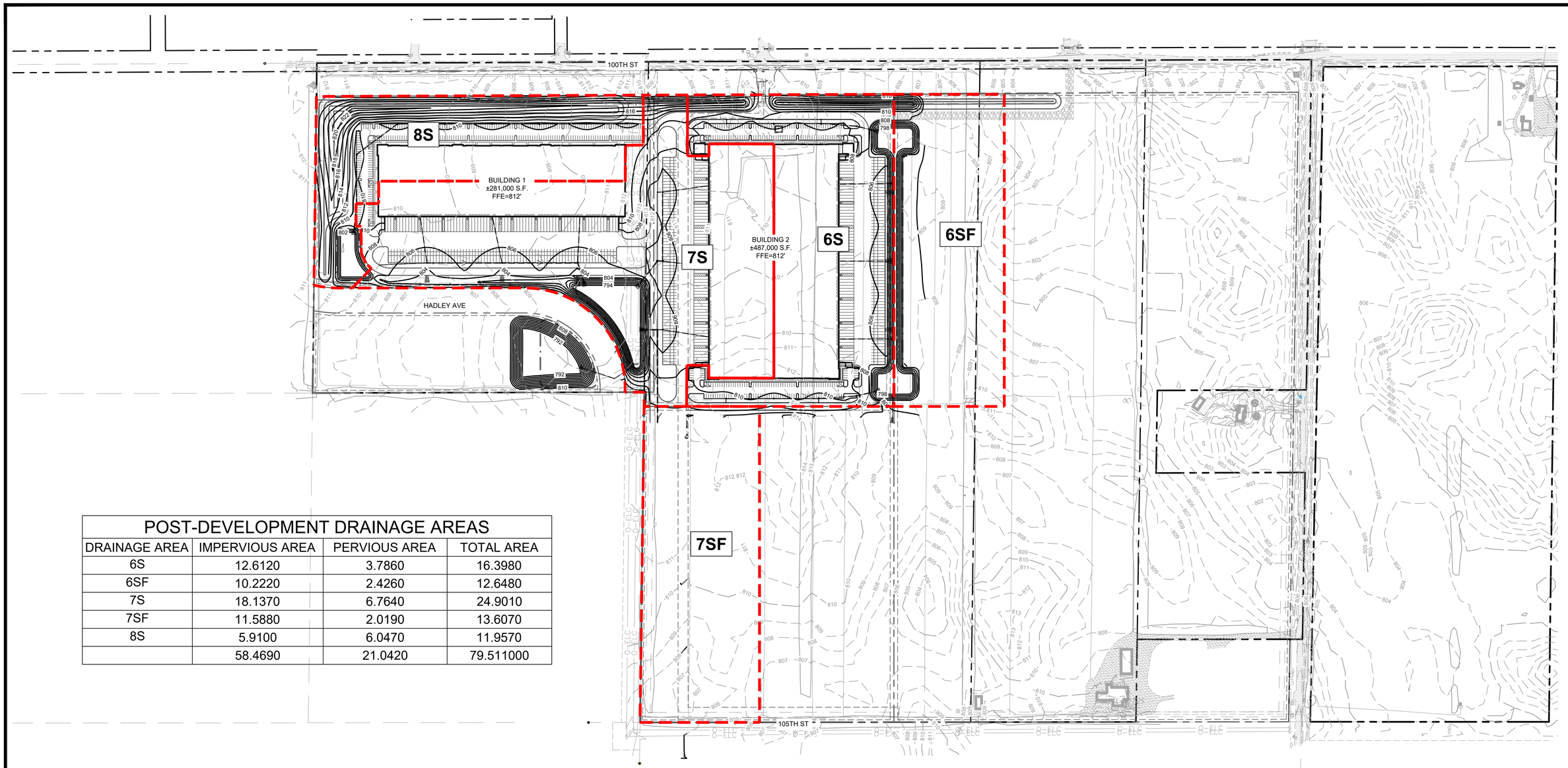
The proposed improvements herein would yield a net decrease in discharge and 100-year HWL, and are aligned with the drainage patterns of the original stormwater management plan.

Please contact me with any questions regarding the responses.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Matt Sorenson
Project Manager, P.E.

Exhibit 1 - Original Post-Development Drainage Exhibit



POST-DEVELOPMENT DRAINAGE AREAS			
DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
6S	12.6120	3.7860	16.3980
6SF	10.2220	2.4260	12.6480
7S	18.1370	6.7640	24.9010
7SF	11.5880	2.0190	13.6070
8S	5.9100	6.0470	11.9570
	58.4690	21.0420	79.511000

LEGEND

- EXISTING PROPERTY LINE
- 928 EXISTING CONTOUR
- DRAINAGE AREA DELINEATION
- 0.0% EXISTING DRAINAGE DIRECTION

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

Kimley»Horn
767 EUSTIS STREET N, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

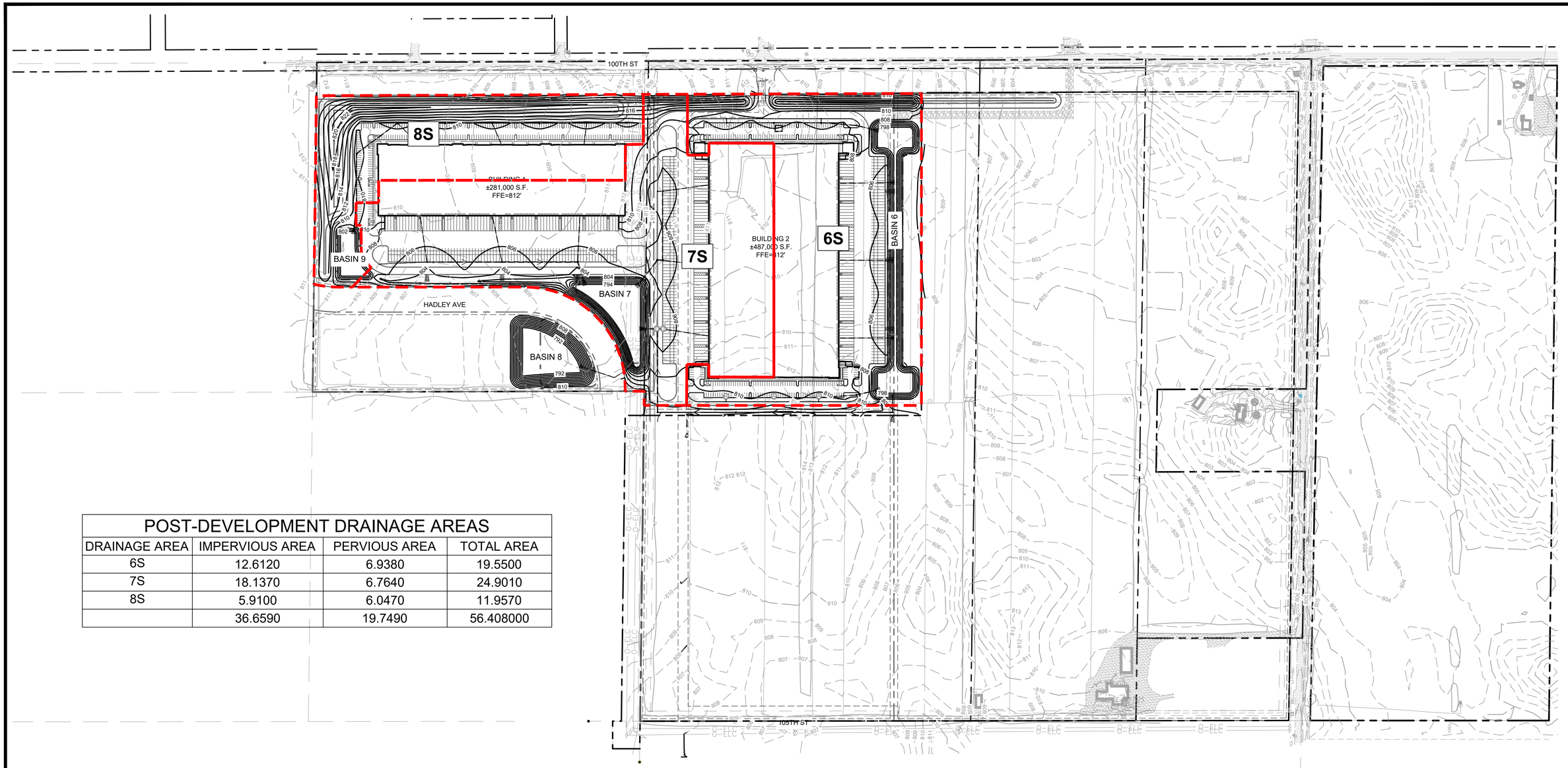
CURRENT CONDITIONS DRAINAGE MAP

COTTAGE GROVE LOGISTICS
PREPARED FOR
NORTHPOINT DEVELOPMENT
COTTAGE GROVE MN

DATE: 08/25/2025

EX-1

Exhibit 2. Updated Post-Development Drainage Exhibit



POST-DEVELOPMENT DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
6S	12.6120	6.9380	19.5500
7S	18.1370	6.7640	24.9010
8S	5.9100	6.0470	11.9570
	36.6590	19.7490	56.408000

LEGEND

- EXISTING PROPERTY LINE
- 928 EXISTING CONTOUR
- DRAINAGE AREA DELINEATION
- 0.0% EXISTING DRAINAGE DIRECTION

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

Kimley»Horn
767 EUSTIS STREET N, SUITE 100, ST, PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

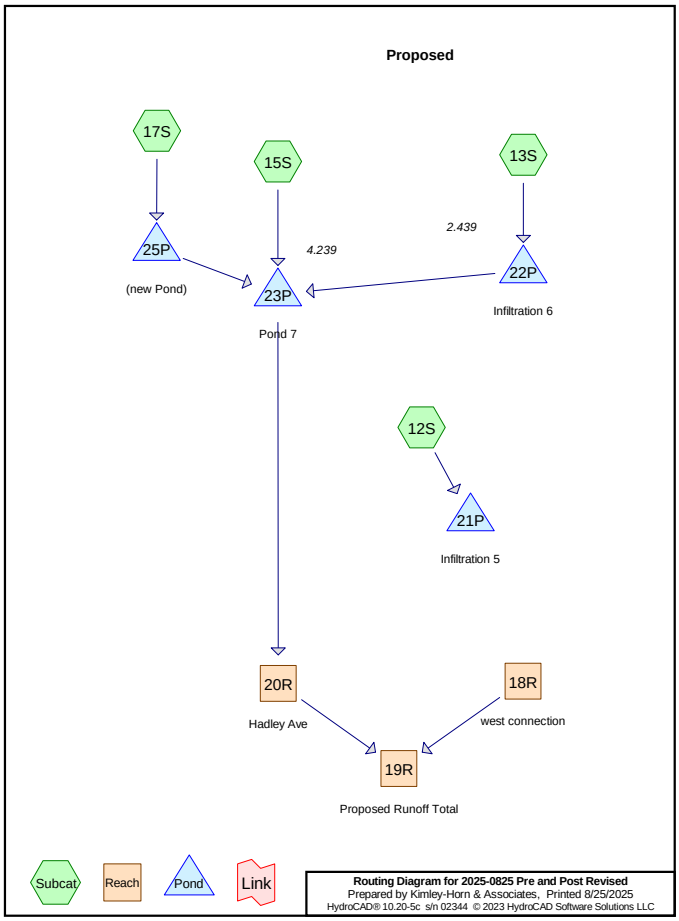
PROPOSED DRAINAGE MAP

COTTAGE GROVE LOGISTICS
PREPARED FOR
NORTHPOINT DEVELOPMENT
COTTAGE GROVE **MN**

DATE: 08/25/2025

EX-1

Appendix A. HydroCAD Model Analysis



Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 5382 MN Washington
Copied 3 events from MN-Cottage Grove 24-hr S1 storm

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
25.248	39	>75% Grass cover, Good, HSG A (12S, 13S, 15S, 17S)
60.269	98	Paved parking, HSG A (12S, 13S, 15S, 17S)
85.517	**81**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
85.517	HSG A	12S, 13S, 15S, 17S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
85.517		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
25.248	0.000	0.000	0.000	0.000	25.248	>75% Grass cover, Good	12S, 13S, 15S, 17S
60.269	0.000	0.000	0.000	0.000	60.269	Paved parking	12S, 13S, 15S, 17S
85.517	**0.000**	**0.000**	**0.000**	**0.000**	**85.517**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	12S	0.00	0.00	397.0	0.0030	0.013	0.0	15.0	0.0	
2	15S	0.00	0.00	2,492.0	0.0030	0.013	0.0	42.0	0.0	
3	21P	796.50	796.28	73.0	0.0030	0.013	0.0	12.0	0.0	Infiltration 5
4	22P	801.00	800.00	110.0	0.0091	0.013	0.0	12.0	0.0	Infiltration 6
5	23P	795.00	794.00	206.0	0.0049	0.013	0.0	12.0	0.0	

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

Subcatchment 12S: Runoff Area=29.109 ac 81.11% Impervious Runoff Depth=5.99"
Flow Length=478' Tc=28.4 min CN=39/98 Runoff=140.41 cfs 14.530 af

Subcatchment 13S: Runoff Area=19.550 ac 64.51% Impervious Runoff Depth=4.95"
Tc=7.0 min CN=39/98 Runoff=141.45 cfs 8.068 af

Subcatchment 15S: Runoff Area=24.901 ac 72.84% Impervious Runoff Depth=5.47"
Flow Length=2,757' Tc=12.7 min CN=39/98 Runoff=160.99 cfs 11.356 af

Subcatchment 17S: Runoff Area=11.957 ac 49.43% Impervious Runoff Depth=4.01"
Tc=7.0 min CN=39/98 Runoff=69.18 cfs 3.995 af

Reach 18R: west connection
Outflow=0.00 cfs 0.000 af

Reach 19R: Proposed Runoff Total
Inflow=3.17 cfs 4.981 af
Outflow=3.17 cfs 4.981 af

Reach 20R: Hadley Ave
Inflow=3.17 cfs 4.981 af
Outflow=3.17 cfs 4.981 af

Pond 21P: Infiltration 5 Peak Elev=802.73' Storage=476,372 cf Inflow=140.41 cfs 14.530 af
Discarded=1.92 cfs 5.386 af Primary=4.08 cfs 8.326 af Outflow=6.00 cfs 13.712 af

Pond 22P: Infiltration 6 Peak Elev=802.16' Storage=247,875 cf Inflow=141.45 cfs 8.068 af
Discarded=2.59 cfs 8.069 af Primary=0.00 cfs 0.000 af Outflow=2.59 cfs 8.069 af

Pond 23P: Pond 7 Peak Elev=800.91' Storage=376,032 cf Inflow=160.99 cfs 12.355 af
Discarded=2.31 cfs 7.374 af Primary=3.17 cfs 4.981 af Outflow=5.48 cfs 12.355 af

Pond 25P: (new Pond) Peak Elev=806.91' Storage=96,639 cf Inflow=69.18 cfs 3.995 af
Discarded=0.81 cfs 2.997 af Primary=10.63 cfs 0.998 af Outflow=11.44 cfs 3.995 af

Total Runoff Area = 85.517 ac Runoff Volume = 37.950 af Average Runoff Depth = 5.33"
29.52% Pervious = 25.248 ac 70.48% Impervious = 60.269 ac

Summary for Subcatchment 12S:

[47] Hint: Peak is 3968% of capacity of segment #2

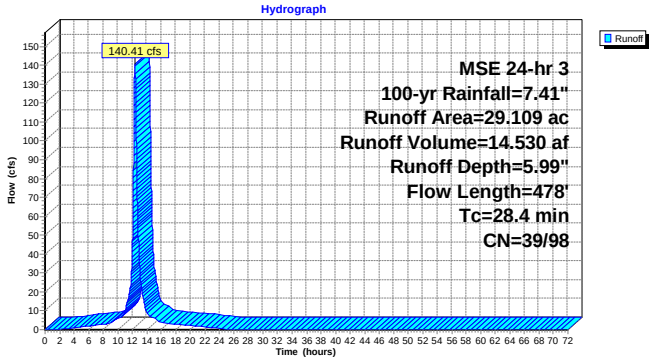
Runoff = 140.41 cfs @ 12.40 hrs, Volume= 14.530 af, Depth= 5.99"
Routed to Pond 21P : Infiltration 5

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-yr Rainfall=7.41"

Area (ac)	CN	Description
5.499	39	>75% Grass cover, Good, HSG A
23.610	98	Paved parking, HSG A
29.109	87	Weighted Average
5.499	39	18.89% Pervious Area
23.610	98	81.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.1	81	0.0100	0.05		**Sheet Flow,** Grass: Bermuda n= 0.410 P2= 2.79"
2.3	397	0.0030	2.88	3.54	**Pipe Channel,** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, bends & connections
28.4	478	Total			

Subcatchment 12S:



Summary for Subcatchment 13S:

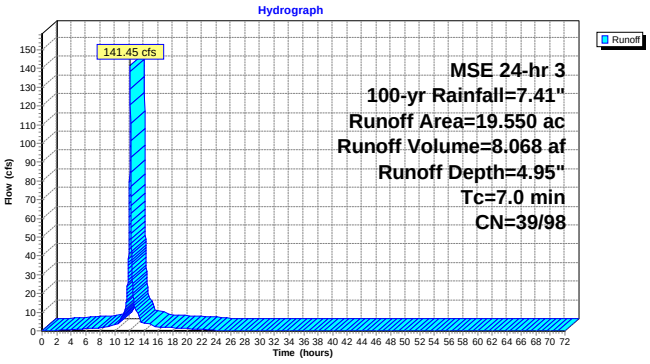
Runoff = 141.45 cfs @ 12.14 hrs, Volume= 8.068 af, Depth= 4.95"
Routed to Pond 22P : Infiltration 6

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-yr Rainfall=7.41"

Area (ac)	CN	Description
6.938	39	>75% Grass cover, Good, HSG A
12.612	98	Paved parking, HSG A
19.550	77	Weighted Average
6.938	39	35.49% Pervious Area
12.612	98	64.51% Impervious Area

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

Subcatchment 13S:



Summary for Subcatchment 15S:

[47] Hint: Peak is 292% of capacity of segment #2

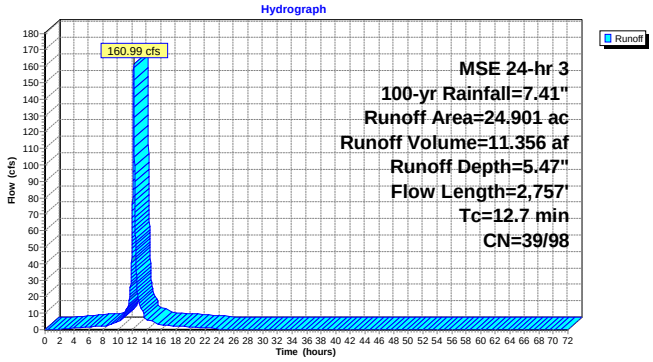
Runoff = 160.99 cfs @ 12.20 hrs, Volume= 11.356 af, Depth= 5.47"
Routed to Pond 23P : Pond 7

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-yr Rainfall=7.41"

Area (ac)	CN	Description
6.764	39	>75% Grass cover, Good, HSG A
18.137	98	Paved parking, HSG A
24.901	82	Weighted Average
6.764	39	27.16% Pervious Area
18.137	98	72.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	265	0.0040	0.82		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.79"
7.3	2,492	0.0030	5.73	55.11	**Pipe Channel,** 42.0" Round Area= 9.6 sf Perim= 11.0' r= 0.88' n= 0.013 Concrete pipe, bends & connections
12.7	2,757	Total			

Subcatchment 15S:



Summary for Subcatchment 17S:

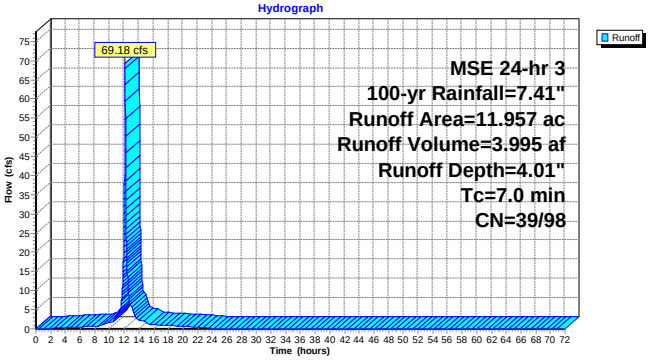
Runoff = 69.18 cfs @ 12.14 hrs, Volume= 3.995 af, Depth= 4.01"
Routed to Pond 25P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100-yr Rainfall=7.41"

Area (ac)	CN	Description
6.047	39	>75% Grass cover, Good, HSG A
5.910	98	Paved parking, HSG A
11.957	68	Weighted Average
6.047	39	50.57% Pervious Area
5.910	98	49.43% Impervious Area

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

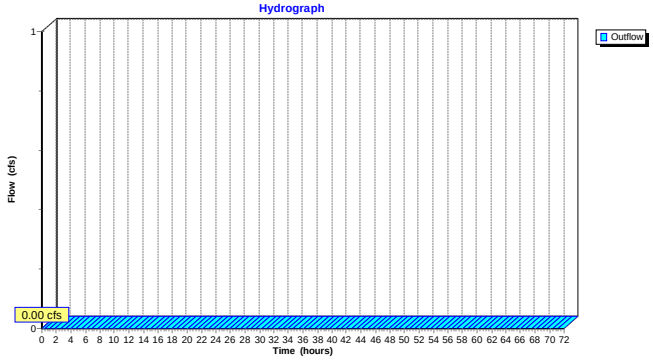
Subcatchment 17S:



Summary for Reach 18R: west connection

[40] Hint: Not Described (Outflow=Inflow)

Reach 18R: west connection



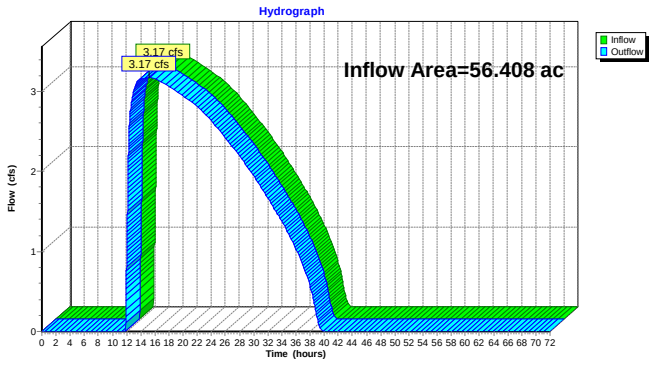
Summary for Reach 19R: Proposed Runoff Total

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 56.408 ac, 64.99% Impervious, Inflow Depth = 1.06" for 100-yr event
Inflow = 3.17 cfs @ 15.14 hrs, Volume= 4.981 af
Outflow = 3.17 cfs @ 15.14 hrs, Volume= 4.981 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach 19R: Proposed Runoff Total



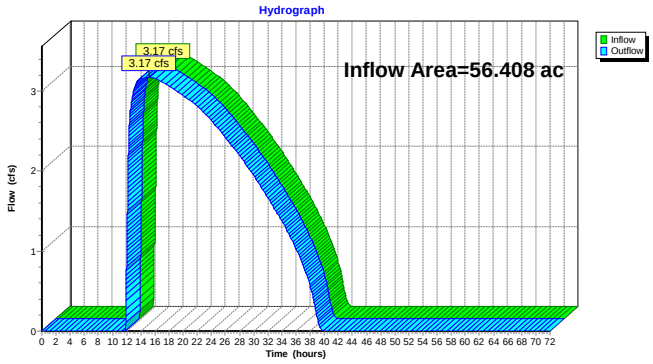
Summary for Reach 20R: Hadley Ave

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 56.408 ac, 64.99% Impervious, Inflow Depth = 1.06" for 100-yr event
Inflow = 3.17 cfs @ 15.14 hrs, Volume= 4.981 af
Outflow = 3.17 cfs @ 15.14 hrs, Volume= 4.981 af, Atten= 0%, Lag= 0.0 min
Routed to Reach 19R : Proposed Runoff Total

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach 20R: Hadley Ave



Summary for Pond 21P: Infiltration 5

Inflow Area = 29.109 ac, 81.11% Impervious, Inflow Depth = 5.99" for 100-yr event
Inflow = 140.41 cfs @ 12.40 hrs, Volume= 14.530 af
Outflow = 6.00 cfs @ 15.23 hrs, Volume= 13.712 af, Atten= 96%, Lag= 170.0 min
Discarded = 1.92 cfs @ 15.23 hrs, Volume= 5.386 af
Primary = 4.08 cfs @ 15.23 hrs, Volume= 8.326 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 802.73' @ 15.23 hrs Surf.Area= 103,909 sf Storage= 476,372 cf

Plug-Flow detention time= 997.1 min calculated for 13.712 af (94% of inflow)
Center-of-Mass det. time= 968.5 min (1,733.6 - 765.1)

Volume	Invert	Avail.Storage	Storage Description
#1	793.50'	505,756 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

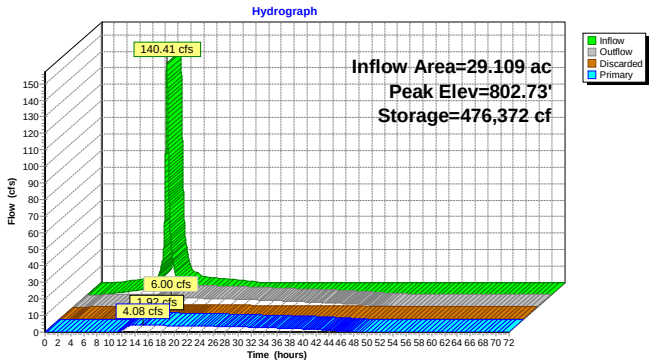
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
793.50	14,993	0	0
795.00	26,323	30,987	30,987
796.50	37,987	48,233	79,220
802.00	81,845	329,538	408,758
803.00	112,152	96,999	505,756

Device	Routing	Invert	Outlet Devices
#1	Primary	796.50'	**12.0" Round Culvert** L= 73.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 796.50' / 796.28' S= 0.0030 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 0.79 sf
#2	Discarded	793.50'	**0.800 in/hr Exfiltration over Surface area**
#3	Device 1	796.50'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=1.92 cfs @ 15.23 hrs HW=802.73' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 1.92 cfs)

Primary OutFlow Max=4.08 cfs @ 15.23 hrs HW=802.73' (Free Discharge)
└**1=Culvert** (Passes 4.08 cfs of 7.55 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 4.08 cfs @ 11.69 fps)

Pond 21P: Infiltration 5



Summary for Pond 22P: Infiltration 6

Inflow Area = 19.550 ac, 64.51% Impervious, Inflow Depth = 4.95" for 100-yr event
Inflow = 141.45 cfs @ 12.14 hrs, Volume= 8.068 af
Outflow = 2.59 cfs @ 15.13 hrs, Volume= 8.069 af, Atten= 98%, Lag= 179.5 min
Discarded = 2.59 cfs @ 15.13 hrs, Volume= 8.069 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond 23P : Pond 7

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 802.16' @ 15.13 hrs Surf.Area= 68,525 sf Storage= 247,875 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 1,007.4 min (1,757.6 - 750.2)

Volume	Invert	Avail.Storage	Storage Description
#1	797.00'	569,327 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

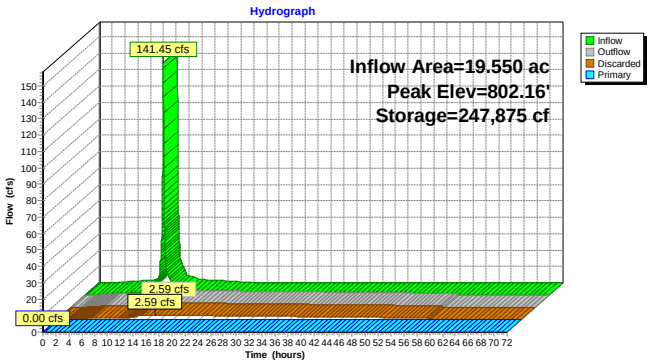
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
797.00	27,500	0	0
806.00	99,017	569,327	569,327

Device	Routing	Invert	Outlet Devices
#1	Primary	801.00'	**12.0" Round Culvert** L= 110.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 801.00' / 800.00' S= 0.0091 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 0.79 sf
#2	Discarded	797.00'	**1.630 in/hr Exfiltration over Surface area**
#3	Device 1	803.00'	**18.0" W x 3.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=2.59 cfs @ 15.13 hrs HW=802.16' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 2.59 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=797.00' TW=793.00' (Dynamic Tailwater)
└**1=Culvert** (Controls 0.00 cfs)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 22P: Infiltration 6



Summary for Pond 23P: Pond 7

Inflow Area = 56.408 ac, 64.99% Impervious, Inflow Depth = 2.63" for 100-yr event
Inflow = 160.99 cfs @ 12.20 hrs, Volume= 12.355 af
Outflow = 5.48 cfs @ 15.14 hrs, Volume= 12.355 af, Atten= 97%, Lag= 176.4 min
Discarded = 2.31 cfs @ 15.14 hrs, Volume= 7.374 af
Primary = 3.17 cfs @ 15.14 hrs, Volume= 4.981 af
Routed to Reach 20R : Hadley Ave

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 800.91' @ 15.14 hrs Surf.Area= 61,150 sf Storage= 376,032 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 817.2 min (1,574.6 - 757.4)

Volume	Invert	Avail.Storage	Storage Description
#1	793.00'	731,829 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

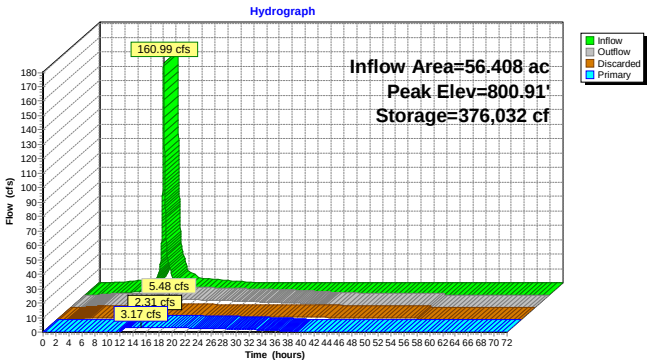
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
793.00	34,228	0	0
794.00	37,310	35,769	35,769
806.00	78,700	696,060	731,829

Device	Routing	Invert	Outlet Devices
#1	Primary	795.00'	**12.0" Round Culvert** L= 206.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 795.00' / 794.00' S= 0.0049 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 0.79 sf
#2	Discarded	793.00'	**1.630 in/hr Exfiltration over Surface area**
#3	Device 1	795.20'	**20.0" W x 2.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=2.31 cfs @ 15.14 hrs HW=800.91' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 2.31 cfs)

Primary OutFlow Max=3.17 cfs @ 15.14 hrs HW=800.91' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 3.17 cfs of 5.43 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 3.17 cfs @ 11.42 fps)

Pond 23P: Pond 7



Summary for Pond 25P: (new Pond)

Inflow Area = 11.957 ac, 49.43% Impervious, Inflow Depth = 4.01" for 100-yr event
Inflow = 69.18 cfs @ 12.14 hrs, Volume= 3.995 af
Outflow = 11.44 cfs @ 12.52 hrs, Volume= 3.995 af, Atten= 83%, Lag= 22.5 min
Discarded = 0.81 cfs @ 12.52 hrs, Volume= 2.997 af
Primary = 10.63 cfs @ 12.52 hrs, Volume= 0.998 af
Routed to Pond 23P : Pond 7

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 806.91' @ 12.52 hrs Surf.Area= 21,488 sf Storage= 96,639 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 874.6 min (1,631.6 - 756.9)

Volume	Invert	Avail.Storage	Storage Description
#1	801.00'	98,580 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

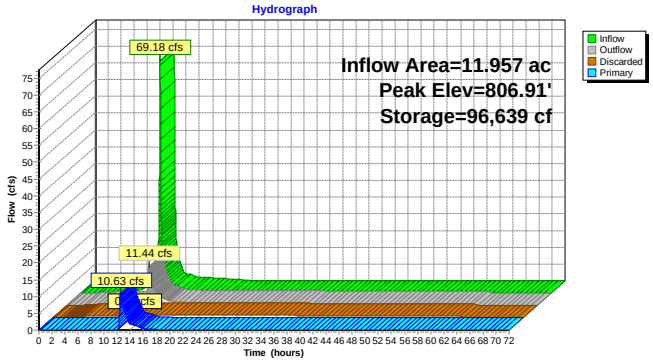
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
801.00	11,216	0	0
807.00	21,644	98,580	98,580

Device	Routing	Invert	Outlet Devices
#1	Discarded	801.00'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	806.50'	**15.0' long x 30.0' breadth Broad-Crested Rectangular Weir**
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.81 cfs @ 12.52 hrs HW=806.91' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.81 cfs)

Primary OutFlow Max=10.63 cfs @ 12.52 hrs HW=806.91' TW=799.50' (Dynamic Tailwater)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 10.63 cfs @ 1.73 fps)

Pond 25P: (new Pond)



K:\TWC_LDEV\NorthPoint Development\Cottage Grove, MN – Industrial\3 Design\CAD\Exhibits\BLDG 1 & 2\2025 Building 1-2 Storm Revision\CGLP Bldg 1&2 Storm Outfall.dwg September 12, 2025 – 11:41am

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INFILTRATION BASIN 7
(EXISTING)
100-YR HWL:804.62
BOTTOM: 793.00

CBMH-711 W/ 3' SUMP (EXISTING)
RE:805.59
IE:795.71 S
IE:800.43 E
IE:795.71 W

69 LF - 42"
@ 0.30% (EXISTING)

FES-710 (EXISTING)
IE:795.50 E

334 LF - 42"
@ 0.30% (EXISTING)

BUILDING 2
± 487,000 S.F.
520'x936'
FFE=813.0'

APPROXIMATE LOCATION OF EXISTING CURB WITHIN HADLEY AVE

± 0.17 ACRES ADDED TO COTTAGE GROVE LOGISTICS CENTER BLOCK 1 LOT

REMOVE 25 LF OF EXISTING SOUND WALL

PROPOSED GATE W/ KNOX BOX FOR EMERGENCY FIRE ACCESS

HADLEY AVE

30.0'

10.0'

75.0'

PROPOSED ASPHALT PAVEMENT. CONSTRUCT BETWEEN HADLEY AVE BACK OF CURB TO SITE BACK OF CURB

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE ALIGNED WITH HADLEY AVE R/W

STMH-100
RE:811.34
IE:796.71 E
IE:796.71 N

PROPOSED MANHOLE. REMOVE STUB FOR FUTURE DEVELOPMENT

REMOVE 37 LF OF EXISTING STORM SEWER

REMOVE EXISTING PAVEMENT

PIPE CROSSING
WATER IE: 804.09
STORM TOP: 798.59
CLEARANCE: 5.50'

PIPE CROSSING
STORM IE: 797.04
SANITARY TOP: 794.25
CLEARANCE: 2.79'

40.0'

PROPOSED PRIVATE 40' SANITARY SEWER EASEMENT ALIGNED WITH EXISTING 40' PUBLIC WATER EASEMENT.

EXISTING PRIVATE SANITARY SEWER TO REMAIN AS PRIVATE

EXISTING PUBLIC WATERMAIN TO REMAIN AS PUBLIC

PROPOSED CURB & GUTTER EXTENSION

313 LF - 18"
@ 0.39%

STMH-101
RE:812.11
IE:797.93 E
IE:797.93 W

12.2'

12.1'

40.0'

EXISTING 20' UTILITY EASEMENT TO REMAIN

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

313 LF - 18"
@ 0.39%

10.0'

PROPOSED 10' DRAINAGE & UTILITY EASEMENT

STMH-102
RE:812.09
IE:799.15 E
IE:799.15 W

313 LF - 18"
@ 0.38%

PROPOSED CURB & GUTTER EXTENSION

INFILTRATION BASIN 6 (EXISTING)
100-YR HWL: 804.69
BOTTOM: 797.00

OCS-6 (EXISTING)
RE: 803.00
IE:801.00 S

EXISTING 20' UTILITY EASEMENT TO REMAIN

EXISTING 10' DRAINAGE & UTILITY EASEMENT TO BE VACATED

PROPOSED PROPERTY LINE

PROPOSED 10' DRAINAGE & UTILITY EASEMENT

EXISTING PROPERTY LINE

10.0'

110.0'

REMOVE AND REPLACE THE EXISTING STORM SEWER

66 LF - 12"
@ 1.00%

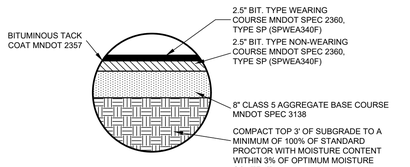
PROPOSED MANHOLE. REMOVE CONNECTION TO INFILTRATION BASIN 5

STMH-103
RE:808.89
IE:800.34 N
IE:800.34 W

REMOVE 34 LF OF EXISTING STORM SEWER

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER



ASPHALT PAVEMENT SECTION

NOT TO SCALE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COTTAGE GROVE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 984.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

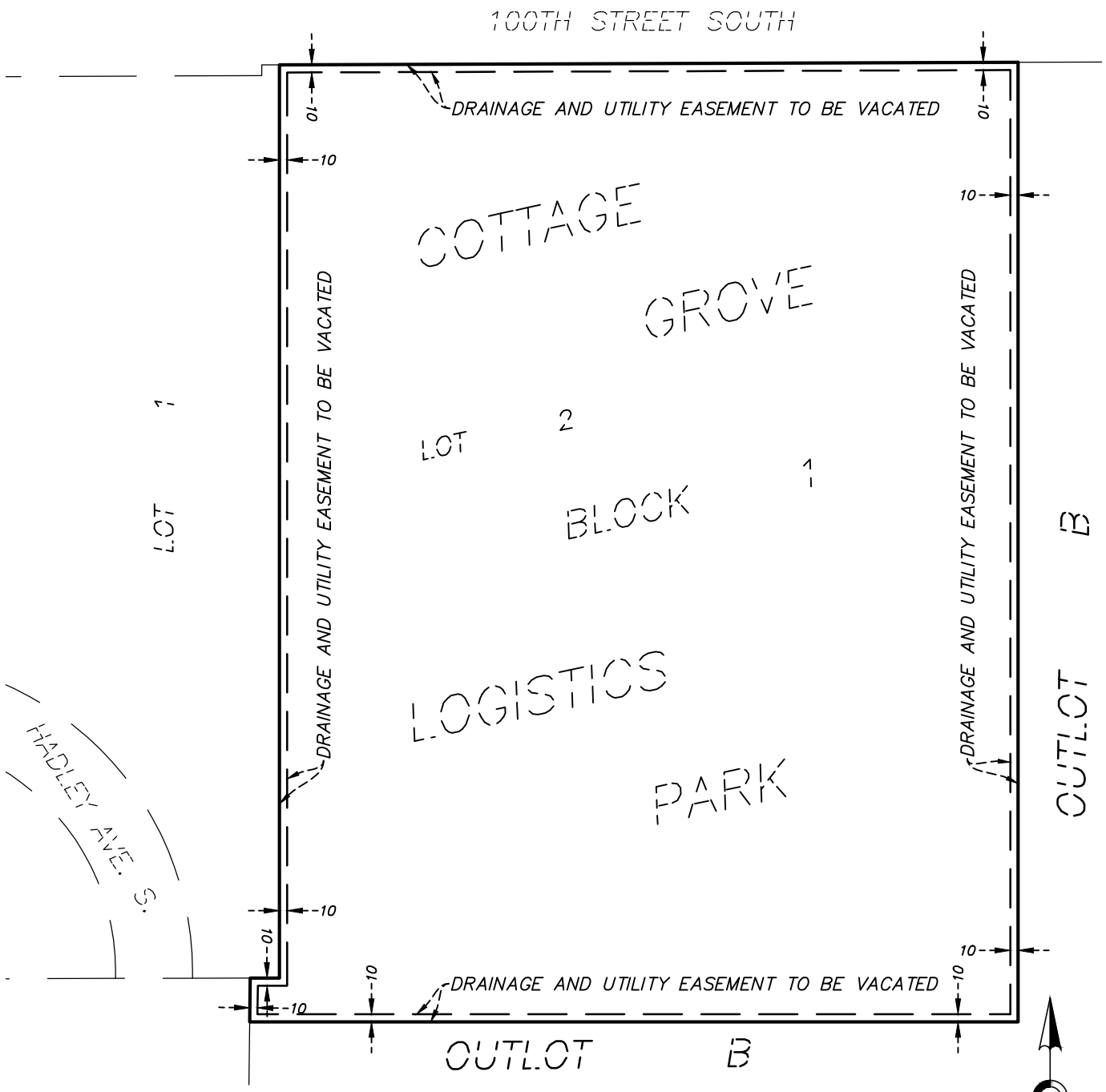
KHA PROJECT	168590010
DATE	09/05/2025
SCALE	AS SHOWN
DESIGNED BY	RAP
DRAWN BY	JDH
CHECKED BY	RAP

BUILDING 2
STORM OUTFALL PLAN

COTTAGE GROVE LOGISTICS PARK
PREPARED FOR
NP CG LOGISTICS, LLC
COTTAGE GROVE MN

SHEET NUMBER
C503

EASEMENT VACATION EXHIBIT



A vacation of the drainage and utility easements as platted and dedicated over the north, south, east, and west 10 feet of Lot 1, Block 1, COTTAGE GROVE LOGISTICS PARK, according to the recorded plat thereof, Washington County, Minnesota.

0 200
SCALE IN FEET

EASEMENT VACATION EXHIBIT FOR:

KIMLEY-HORN

SITE LOCATION: 7701 100TH STREET SOUTH
COTTAGE GROVE, MN 55016
WASHINGTON COUNTY TAX P.I.D. 2902721120002

Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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JOB NO. 42881

DRAWING NAME: 42881 Easement Vacation.dwg

STAFF REPORT CASE: CUP2025-022

ITEM: 6.3

PUBLIC MEETING DATE: 9/22/25 TENTATIVE COUNCIL REVIEW DATE: 10/15/25

APPLICATION

APPLICANT: Astraeus Investment Group, LLC (dba Highnorth)

REQUEST: A Conditional Use Permit to engage in cannabis retail sales and continue lower-potency hemp edible retail sales at their existing business.

SITE DATA

LOCATION: 8711 East Point Douglas Road South, Unit #108

ZONING: M-U, Mixed-Use

GUIDED LAND USE:

LAND USE OF ADJACENT PROPERTIES:	CURRENT	GUIDED
NORTH:	Commercial	Mixed-Use within 300 feet
EAST:	Commercial	Mixed-Use within 300 feet
SOUTH:	Commercial	Mixed-Use within 300 feet
WEST:	Commercial	Mixed-Use within 300 feet

SIZE: N/A

DENSITY: N/A

RECOMMENDATION

Approval, 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: 8/26/2025 60-Day Review Deadline: 10/25/2025

Planning Staff Report
Highnorth
Planning Case No. CUP2025-022
September 22, 2025

Proposal

Astraeus Investment Group, LLC (dba Highnorth) (Owner), has submitted an application requesting a Conditional Use Permit to engage in cannabis retail sales and continue lower-potency hemp edible retail sales at their existing business at 8711 East Point Douglas Road South, Unit #108.



Location Map

Review Schedule
Application Received: August 26, 2025
Planning Commission Date: September 22, 2025
Tentative City Council Date: October 15, 2025
60-Day Review Deadline: October 25, 2025

Background

The State of Minnesota legalized recreational cannabis use and sales in 2023 under Statute 342. The Office of Cannabis Management (OCM) oversaw the preparation of cannabis rules from 2023 to 2025. The City of Cottage Grove Zoning Ordinance was updated in 2024 to add cannabis uses and regulations including regulations for cannabis retail sales and lower potency hemp edible retail sales. All businesses in the cannabis and lower potency hemp edible retail sales market must obtain proper licensure with the State of Minnesota as well as local permits and registration with the City of Cottage Grove.

The Applicant currently leases space in the existing building on site and operates a low-potency hemp edible retail shop (Highnorth). The property owner (Kraus Anderson) has acknowledged the Applicant's request to conduct cannabis retail sales on site.

The Applicant is currently able to sell low-potency hemp products under former State rules that allowed low-potency THC and CBD sales. They currently hold a registration for Intoxicating Cannabinoid sales from the City. They have had an Intoxicating Cannabinoid sales registration with the City since March of 2023. The Applicant intends to continue to sell lower-potency hemp edible products on site. Lower-potency hemp edible retail sales must also be licensed with the State of Minnesota. Applications for lower-potency retail sales with the Office of Cannabis Management will open on October 1, 2025, and applicants have until October 31, 2025, to obtain licensure. In the interim, existing businesses with existing licenses may continue to sell lower-potency hemp edible products.

To operate a cannabis retail business and/or a lower-potency hemp edible retail business in the City of Cottage Grove, the Applicant must obtain a Conditional Use Permit, local registration, and license from the State Office of Cannabis Management. Local registrations are approved by Council and are issued after the approval of a license by the Office of Cannabis Management.

Planning Considerations

Conditional Use Permit

The purpose of a Conditional Use Permit is to authorize and regulate uses that may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district.

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:

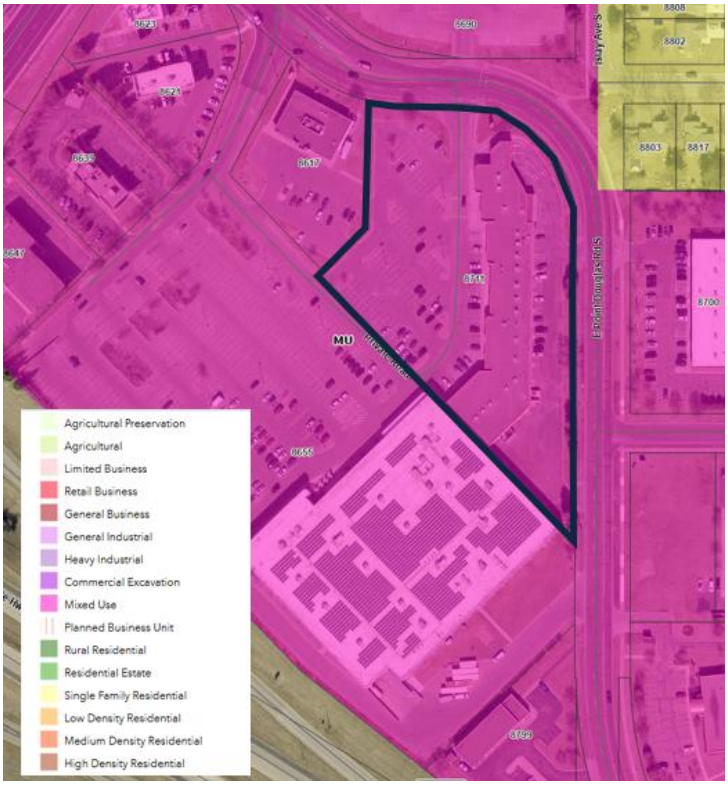
1. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

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

The proposed uses of Cannabis Retail Sales and Lower-Potency Hemp Edible Retail Sales on the subject property is consistent with the findings above as described in the following report.

Zoning and Comprehensive Plan

The parcel at 8711 East Point Douglas Road South is zoned M-U, Mixed-Use Business District. Cannabis Retail sales and Lower-Potency Hemp Edible Retail Sales are both Conditional Uses in the M-U District. The property is currently guided for commercial use in the 2040 Comprehensive Plan. All cannabis uses must comply with Title 11-4-18 of the City's Zoning Code.



Current Zoning

State of Minnesota Cannabis Requirements

Minnesota Statute 342 was passed in 2023 and amended in 2024 creating an adult use cannabis market. This includes the creation of the Office of Cannabis Management (OCM) which now oversees the cannabis licensing and enforcement process including adult use cannabis and lower-potency hemp edibles. OCM worked to draft cannabis rules between 2023 and 2025. These rules were officially adopted in April 2025.

OCM has separate licensing processes for adult-use cannabis sales and lower-potency hemp edible sales. Adult use retailers begin the licensure process with OCM by submitting required information and documentation. OCM conducts background checks and reviews application materials and preliminarily approves licenses. After pre-approval, Applicants have 18 months to secure a location, submit final documents to OCM and work with their local government to secure local zoning approvals. Upon receiving local zoning approval, OCM conducts a pre-licensure inspection. If the inspection passes, fees are paid to OCM and a license is issued.

In October 2025 lower-potency hemp edible retailers must apply for licensure with OCM. Existing lower-potency hemp edible retailers may continue sales; however, they must convert their licensure to the new system by December 31, 2025.

Statute 342.46 includes several standards business owners must adhere to, including age verification standards, display and storage standards, allowable products that may be sold, building condition requirements, and on-site consumption standards. These standards are overseen by OCM and age verification compliance checks are performed by local law enforcement as required by statute.

City of Cottage Grove Cannabis Requirements (Title 11-4-18)

City Code Title 11-4-18 details Cannabis Uses and Lower-Potency Hemp Edible Uses performance standards:

G.1. Hours of operation for retail sales of cannabis or lower-potency hemp edible products are permitted from 10:00 a.m. to 10:00 p.m. seven days a week.

The Applicant has proposed hours of operation seven days a week from 10:00 a.m. to 10:00 p.m.

G.3. No cannabis or lower-potency hemp edible use is allowed as part of an Adult Use Establishment, as defined in City Code Section 3-14-2.

The business is not an Adult Use Establishment.

G.4. No retail sales are allowed in the Agricultural or Industrial zoning districts.

The property is not zoned Agricultural or Industrial.

G.5. No on-site consumption is allowed in the Agricultural or Industrial zoning districts.

The property is not zoned Agricultural or Industrial. The Applicant has indicated no on-site consumption is proposed.

G.6. Cannabis and lower-potency hemp edible uses shall not violate federal laws, state laws or any provisions of City Code. Cannabis and lower-potency hemp edible uses shall not be a public nuisance or violate Chapter 4, Section 8 regarding odors. The City may impose odor suppression or odor mitigation conditions as part of the conditional use permit.

Cottage Grove Public Safety reviewed calls for service at Highnorth Dispensary since January 2023. There have been limited calls for service including a couple of business alarms, which is consistent with other businesses in the community. Cottage Grove Public Safety conducts biannual compliance checks at all establishments licensed to sell tobacco and THC products. This practice is also required as part of the 2023 cannabis legislation. Highnorth Dispensary has had two compliance check violations. The first violation was on November 7, 2023, and the second violation was on May 21, 2025. After the second violation, the City Council imposed the scheduled penalty of a $1,000.00 fine and a three-day suspension. Highnorth ownership was cooperative with Public Safety. The suspension was served, and the fine was paid. Since the second violation, Highnorth has updated their point-of-sale system and has indicated a commitment to working with police compliance officers to ensure training for all employees. Public Safety does not have areas of concern issuing these conditional use permits or local registrations for cannabis sales to this business.

The business will not be growing or processing cannabis therefore, no odor nuisances are anticipated.

G.7 Distance Restrictions: Distances from a cannabis use or lower-potency hemp edible use are measured from the storefront of a cannabis or lower-potency hemp edible retail use to the property line of all other cannabis or lower-potency hemp edible uses:

a. There must be at least 1,000 feet between each cannabis or lower-potency hemp edible use.

The business in question is over 3,000 feet from the nearest cannabis or lower-potency hemp edible use (Grove Tobacco, 8599 West Point Douglas).



b. The location of all cannabis uses must comply with the following:

1. More than 1,000 feet from a school as measured from property line of the school to the cannabis business.

The property is over 1,000 feet from the nearest school (South Washington Alternative Learning Center, 8400 East Point Douglas) and over 1,000 feet from Armstrong Elementary School (8855 Inwood Avenue South)





2. More than 500 feet from a day care that is in the B1, B2, B3, PB, or MU zoning district as measured from property line of the day care to the cannabis business.

The property is over 1,000 feet from the nearest day care in the B-1, B-2, B-3, PB, or MU Districts (KinderCare Daycare Center, 8453 East Point Douglas).



3. More than 500 feet from a residential treatment facility, as measured from the property line of the facility to the cannabis business.

The property is not within 500 feet of any residential treatment facilities.

4. More than 500 feet from an attraction within a public park that is regularly used by minors, such as, but not limited to a playground, athletic field, athletic court, picnic area or permanent restrooms, pavilion or park building, disc golf features, as measured from the location of the public park attraction to the cannabis business.

The business is not located within 500 feet of any of these features. The nearest park is the WAG Farms Dog Park at 9484 Glendenning Road South.



G.8. Signage restrictions

No signage changes are proposed with this conditional use permit. Any sign changes will be reviewed for compliance with City Code.

G.9. Cannabis uses must meet the minimum parking requirements for each type of use as stated in City Code 11-3-4. If there is a combination of cannabis uses at the same location, the use that requires the largest number of spaces must be met.

When the Cottage Grove Plaza was developed in 1989, a variance was approved for the multi-tenant space to have 144 parking spaces on-site. There are still 144 spaces on site.

G.10. A security plan must be submitted to and approved by the Director of Public Safety to address security issues in order to protect the public health, safety, and welfare. The security plan must include, but is not limited to addressing issues surrounding parking, traffic, securing of monetary transactions, building security and alarm systems both internal and external, screening, lighting, window and door placement, landscaping, age verification devices, and hours of operation.

A security plan has been submitted to the Director of Public Safety.

City of Cottage Grove Registration Requirements

City Code Title 3-13, Cannabis Business and Lower-Potency Hemp Edible Business Regulations, was adopted in 2024. With the legislative and statutory changes, local units of government in Minnesota must verify cannabis businesses comply with local zoning regulations before OCM will issue a license. In Cottage Grove, all businesses licensed by the OCM must register with the city. The Applicant must be in compliance with Title 3-13 and all zoning requirements, pay the registration fee, be current on all property taxes and assessments, have a state license issued by OCM, and be current on payment of all other City fees and charges. Under City of Cottage Grove rules, only after OCM issues a license will a local registration be brought to the City Council for approval. This approval must be obtained before commencing operations.

The registration term runs concurrently with the business' state license term and if the state license is suspended, revoked, or terminated, the City's registration shall also be suspended, revoked, or terminated. All registered businesses must be open to inspection by local law enforcement or other authorized city official during regular business hours. City registrations must be annually renewed. Before renewal, the city may enter and inspect the business to ensure compliance with zoning ordinance, state laws, and Title 3-13.

Title 3-13-4 includes the cap on retail registrations. State Statute allows local government to restrict the number of retail registrations to no less than one per 12,500 residents based on the most recent state demographer's estimate. This cap only applies to adult use cannabis retailers, not lower-potency hemp edible retailers. The Applicant would be the first adult use cannabis registration issued in the City. The City of Cottage Grove is required to issue four registrations based on the 2024 population estimate of 43,690 (43,690 divided by 12,500 equals 3.49). The Office of Cannabis Management has been clear that any fraction over a whole number must be rounded up to the next number of allowed registrations.

Public Hearing Notices

The public hearing notice was published in the *St. Paul Pioneer Press* and mailed to the 55 property owners within 500 feet of the property on September 10, 2025.

Recommendation

That the Planning Commission recommend that the City Council approve a Conditional Use Permit for a Cannabis Retailer and Lower-Potency Hemp Edible Retailer at 8711 East Point Douglas Road South Unit #108 to operate as a Cannabis Retailer as defined in MS 394, subject to the following conditions:

1. A City of Cottage Grove Cannabis Retail registration must be approved prior to conducting sales on site.

2. A City of Cottage Grove Lower-Potency Hemp Edible Retailer registration must be approved by December 31, 2025.

3. Signage is not approved with this Conditional Use Permit. Any proposed new signage shall meet the requirements of the City's Sign Ordinance and require a separate building permit.

4. The business shall maintain registration and licensure with the State of Minnesota Office of Cannabis Management.

Prepared by:

Samantha Pierret, AICP
Senior Planner

Attachments:
Narrative
Buffer Maps

Cottage Grove – Conditional Use Permit – Description of use

Goal: The applicant proposes to establish a high-quality, state-licensed adult-use cannabis dispensary at 8711 East Point Douglas Road S, Unit 108, within Cottage Grove Plaza.

Highnorth Dispensary will operate as a modern, upscale retail experience designed to serve the Cottage Grove community responsibly and safely. The retail space will feature a clean, professional, and welcoming environment, consistent with surrounding commercial uses, and will be managed by experienced operators with a proven record in regulated retail.

Community Benefits:
Highnorth dispensary will contribute to the local economy by creating new jobs, generating tax revenue, and supporting community engagement. It will provide adult consumers with safe, legal access to regulated cannabis products in a professional retail setting that prioritizes customer service, education, and responsible consumption. The store will be designed with attention to aesthetics and customer comfort, ensuring that it enhances rather than detracts from the character of the existing retail plaza.

Compliance & Operations:
Highnorth Dispensary will adhere strictly to all Minnesota Office of Cannabis Management (OCM) regulations, as well as applicable Cottage Grove zoning and licensing requirements. Security measures will include a comprehensive camera and access control system, 24/7 video surveillance, and secure storage vaults, exceeding state minimums. Entry will be limited to adults 21+ with valid ID, and employees will undergo extensive training on compliance, customer verification, and responsible sales practices. Inventory management, reporting, and recordkeeping will be conducted through state-approved seed-to-sale tracking systems to ensure full regulatory transparency.

Site & Traffic Considerations:
The location within Cottage Grove Plaza provides ample on-site parking and direct access to major roadways, minimizing impacts on neighboring properties. Business hours will be structured to align with surrounding retail uses, ensuring compatibility and minimal disruption. The design and signage will conform to city requirements and maintain a professional, non-intrusive appearance.

Commitment:
Above all, Highnorth Dispensary is committed to operating a safe, compliant, and community-focused business that reflects the City of Cottage Grove's values. By combining rigorous

Highnorth Dispensary
8711 East Point Douglas Road S, Suite 108
Cottage Grove, MN 55016

Phone: 651-443-2386
Email: Tyler.TDRGroup@Gmail.com
Email: Dan.TDRGroup@Gmail.com
Website: www.highnorthmn.com

compliance measures with a customer-first, community-friendly approach, Highnorth dispensary will set the standard for responsible cannabis retail in the region.

STRICTLY PRIVATE AND CONFIDENTIAL. INTENDED FOR THE RECIPIENT ONLY. ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS INFORMATION BEYOND RECIPIENT ORGANIZATION IS STRICTLY PROHIBITED

Highnorth Dispensary
8711 East Point Douglas Road S, Suite 108
Cottage Grove, MN 55016

Phone: 651-443-2386
Email: Tyler.TDRGroup@Gmail.com
Email: Dan.TDRGroup@Gmail.com
Website: www.highnorthmn.com

Armstrong Elementary (1,679 ft from Highnorth)

Alternative High School (3,109 ft from Highnorth)

Lower-Potency Hemp Edible Storefront (3,109 ft from Highnorth)

Daycare (1,026 ft from Highnorth)

Highnorth Storefront

WAG Dog Park (1,749 ft from Highnorth)

W Point Douglas Rd

Jamaica Ave S

90th St S

90th St S

Jamaica Ave S

Jamaica Ave S

E Point Douglas Rd S

Legend

- Distance To Lower-Potency Hemp Edible Use Buffer (3,109ft)
- Distance To Armstrong Elementary Buffer (1,679ft)
- Distance To Daycare Buffer (1,026ft)
- Distance To Alternative High School Buffer (1,600ft)
- Distance To Nearest Park Attraction Buffer (1,749ft)

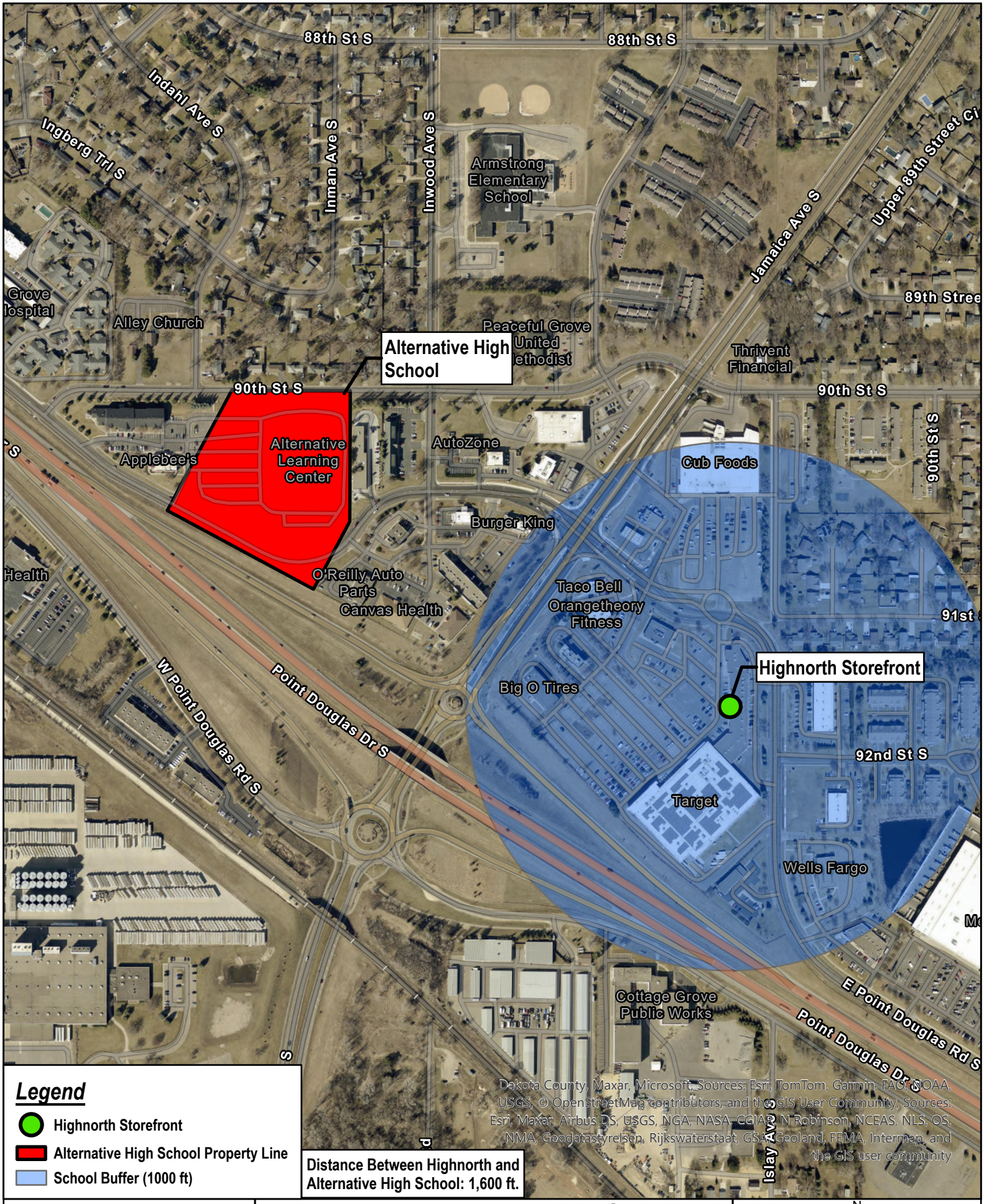
Cottage Grove
Where Pride and Prosperity Meet

Highnorth Distance Buffers

Date: 9/4/2025

N

0 1,000 2,000 Feet



Cottage Grove
Where Pride and Prosperity Meet

Distance Between Alternative High School and Cannabis Business

Date: 9/4/2025

N

0 275 550 US Feet



Legend

- Highnorth Storefront
- 8599 W Point Douglas Property Line
- Existing Use Buffer (1000 ft)

Distance Between Highnorth and Existing Low Potency Use: 3,109 ft.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Dakota County, Maxar

Cottage Grove — Where Pride and Prosperity Meet

Distance Between Each Cannabis or Lower-Potency Hemp Edible Use

Date: 9/4/2025

N

0 400 800 US Feet



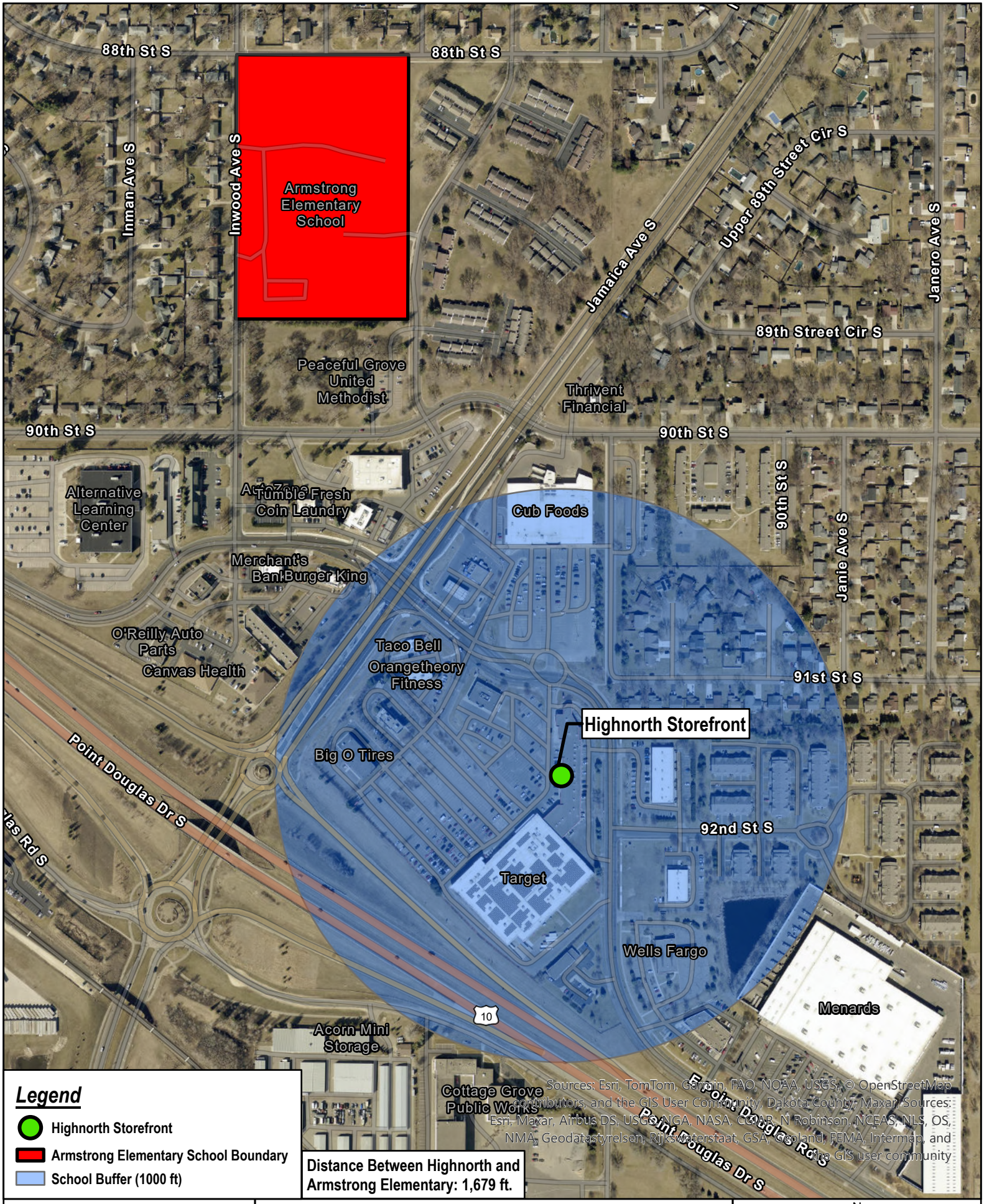
Cottage Grove
Where Pride and Prosperity Meet

Distance Between Park Attraction and Cannabis Business

Date: 9/4/2025

N

0 160 320 US Feet



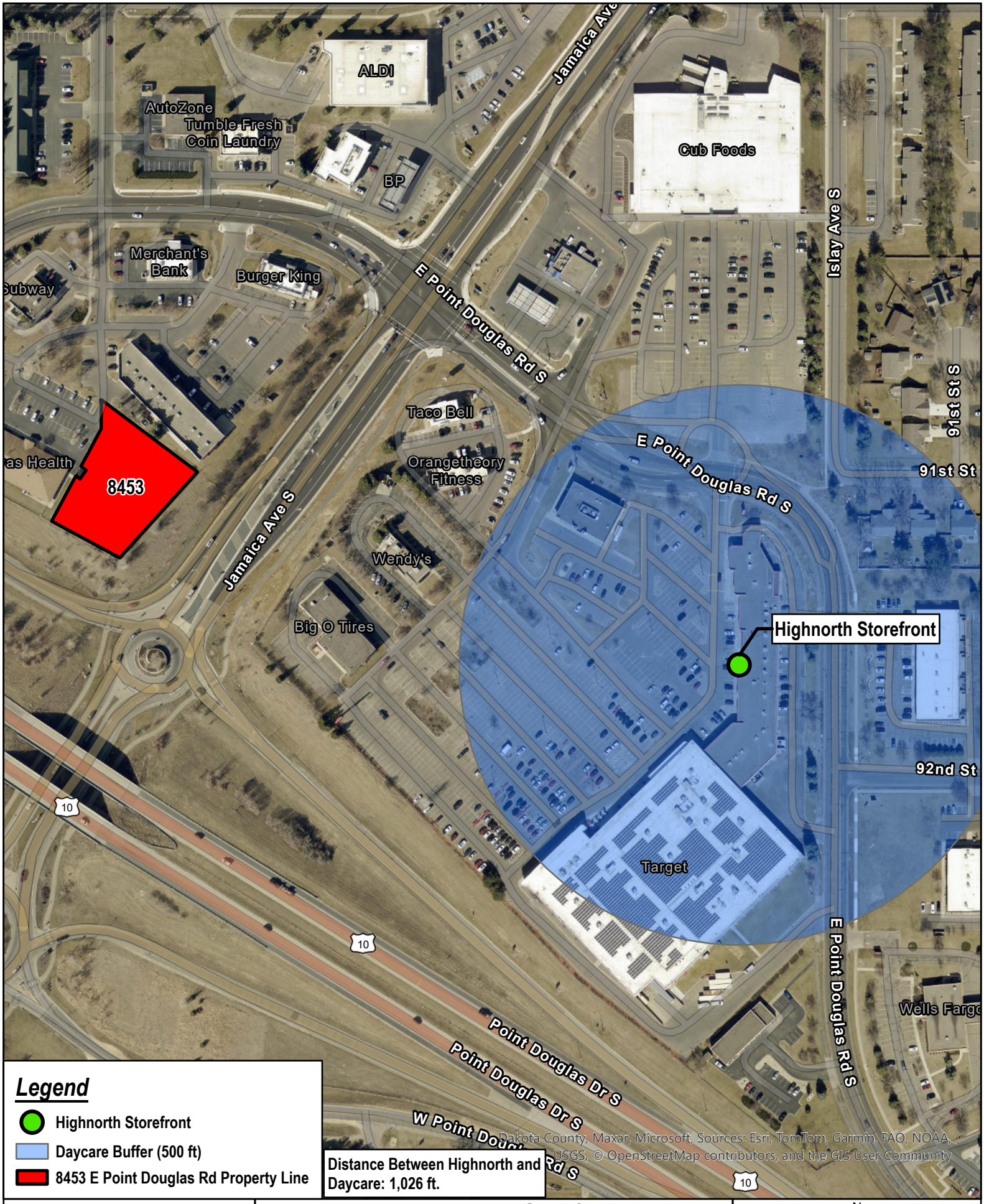
Cottage Grove
Where Pride and Prosperity Meet

Distance Between School and Cannabis Business

Date: 9/4/2025

N

0 250 500 US Feet


ALDI
AutoZone
Tumble Fresh Coin Laundry
BP
Cub Foods
Jamaica Ave
Islay Ave S
Merchant's Bank
Burger King
Subway
E Point Douglas Rd S
91st St S
Taco Bell
Orangetheory Fitness
8453
Jamaica Ave S
Wendy's
Big O Tires
Highnorth Storefront
91st St
92nd St
Target
10
Point Douglas Dr S
W Point Douglas Rd S
Wells Fargo
Legend
Highnorth Storefront
Daycare Buffer (500 ft)
8453 E Point Douglas Rd Property Line
Distance Between Highnorth and Daycare: 1,026 ft.
Dakota County, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Cottage Grove
Where Pride and Prosperity Meet
Distance From High North Storefront To 8453 E Point Douglas Rd
Date: 9/4/2025
N
0
130
260
US Feet

STAFF REPORT CASE: SP2025-024

ITEM: 6.4

PUBLIC MEETING DATE: 9/22/25 TENTATIVE COUNCIL REVIEW DATE: 10/17/25

APPLICATION

APPLICANT: KOMA Architects and Engineers, on behalf of South Washington School District ISD #833

REQUEST: A site plan review for building additions at Grey Cloud Elementary. The site improvements include approximately 6,505 square feet for a gymnasium/storm shelter and a 3,467 new classroom addition. The site plan review request also includes minor reworking of the drive lanes within the northeastern and northwestern parking areas and the relocation of a playground.

SITE DATA

LOCATION: 9525 Indian Boulevard South

ZONING: R-3, Single Family Residential

GUIDED LAND USE: Public/Semi-Public

LAND USE OF ADJACENT PROPERTIES:

	CURRENT	GUIDED
NORTH:	Residential	Low Density Residential
EAST:	Residential	Low Density Residential
SOUTH:	Residential	Low Density Residential
WEST:	Parks/Open Space	Parks/Open Space

SIZE: N/A

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: 8/27/2025 60-Day Review Deadline: 10/26/2025

Planning Staff Report
Grey Cloud Elementary
Planning Case No. SP2025-024
September 22, 2025

Proposal

KOMA Architects and Engineers (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has submitted an application for a site plan review for building additions to Grey Cloud Elementary, located at 9525 Indian Boulevard. The site improvements include approximately 6,505 square feet for a gymnasium/storm shelter and a 3,476 new classroom addition. The site plan review request also includes minor reworking of the drive lanes within the northeastern and northwestern parking areas and the relocation of a playground.



Site Location

Review Schedule

Application Received: August 27, 2025
Application Accepted: August 27, 2025
Planning Commission Meeting: September 22, 2025
Tentative City Council Meeting: October 15, 2025
60-Day Review Deadline: October 26, 2025

Background

Grey Cloud Elementary was approved and constructed in 1990-1991. Several additions to the building have been added since the school's original construction in 1991. In 2001, an approximate 3,700 square foot addition was approved and constructed along the eastern portion of the building. In 2008, a 2,845 square foot kindergarten addition and 12,570 square foot fifth-grade wing was approved and constructed. The latest addition to Grey Cloud Elementary was

completed in 2015 as a restructuring and remodel of the main entrance to the school on the northwestern side of the building.

The South Washington County School District had a successful referendum in 2023 for a total of 15 projects across the district including improvements at Cottage Grove buildings at Cottage Grove Middle School, Oltman Middle School, Grey Cloud Elementary, Pine Hill Elementary, and Park High School.

Planning Considerations

Zoning and Comprehensive Plan

Grey Cloud Elementary is zoned R-3, Single-Family Residential, and is guided as Public/Semi-Public on the 2040 Comprehensive Plan Land Use Map. Educational facilities are permitted within the R-3 zoning district with a Conditional Use Permit. Grey Cloud Elementary was approved in 1990 under a CUP with Resolution 1990-197.



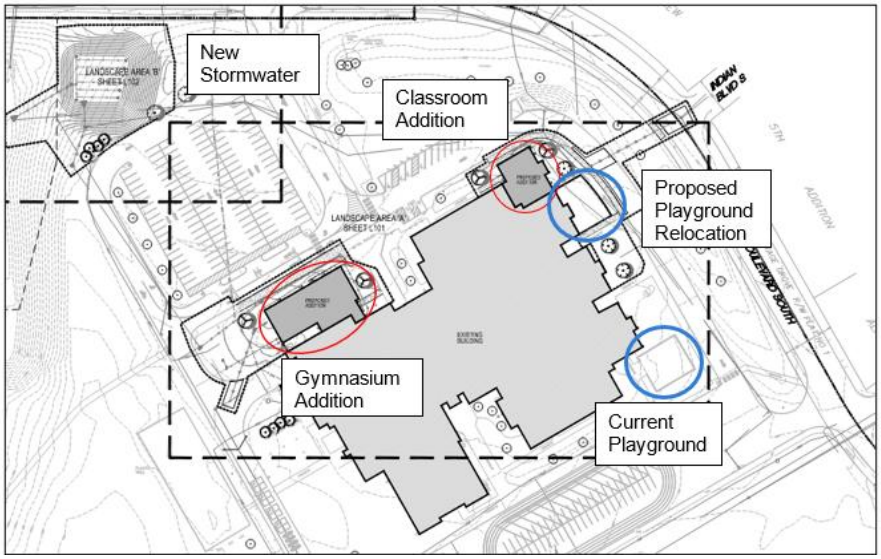
Current Zoning



2040 Future Use

Site Plan

The Applicant is proposing two additions to the Grey Cloud Elementary School building. The first addition proposed is approximately 6,505 square feet and will function as a new gymnasium/storm shelter. This addition will be located on the southwestern corner adjacent to the parking lot and drive lanes. The second addition is approximately 3,476 square feet and will include new classrooms. The location of the new classrooms will be along the northeastern edge of the current structure. The site plan includes alterations to the drive lane at the northwest side of the building and the removal of the small parking area located at the northern corner of the building. The small playground on the southeast side of the building will be relocated adjacent to the new classroom addition. A proposed stormwater pond, which will be located northwest of the main parking lot, is planned to accommodate the proposed building additions.



Site Plan

Site Access

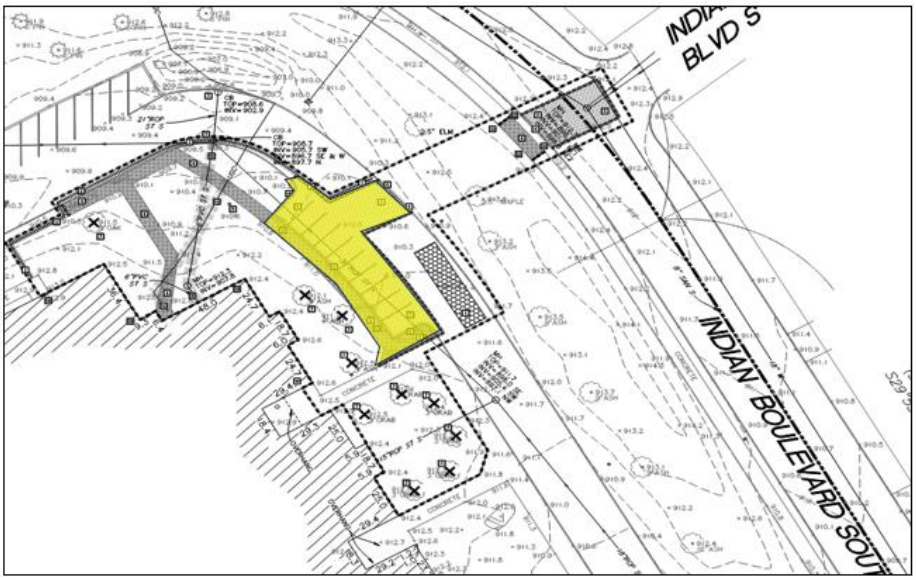
The site currently has two existing curb cuts off Indian Boulevard. The northern access is utilized primarily for employee parking and student pickup and drop-off. The eastern access is used for bus pickup and drop-off.



Access Locations

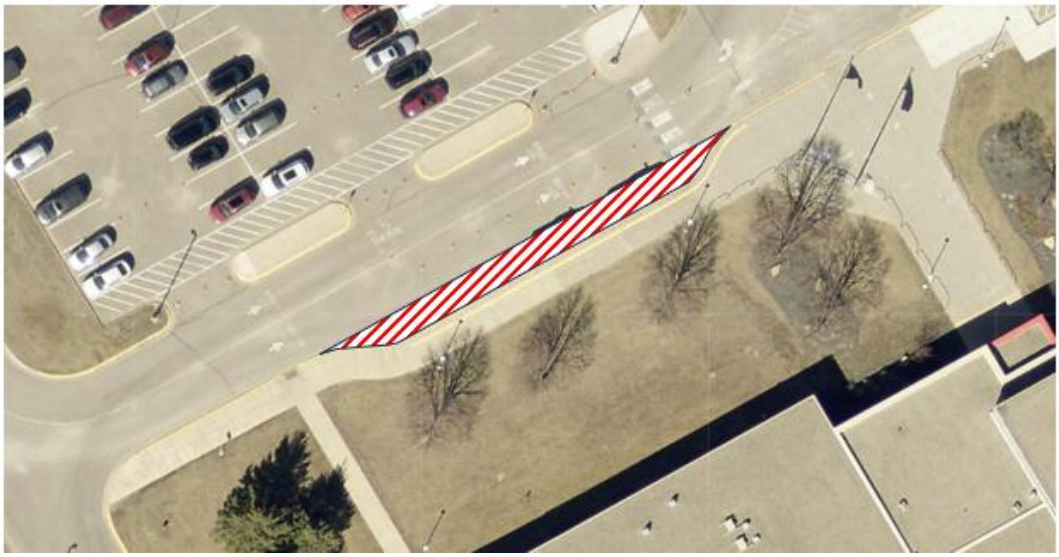
Parking and Traffic

Parking requirements for elementary schools are found in City code section 11-3-4(I). Code requires 1 space for each classroom in an elementary school, plus 1 additional space for each 100-student capacity. Currently there are 147 regular parking spaces and 6 handicapped parking spaces. The applicant is proposing to remove 10 spaces in the northeastern parking lot, making the total, after completion of the project, 137 on-site parking spaces. The applicant has indicated that after the proposed additions are completed, Grey Cloud Elementary will have a student capacity of 885 and a total of 43 classrooms requiring 52 parking spaces. The total parking spaces provided exceed what is required under city code.



Parking Lot Removal

The applicant has also indicated a small modification of the northwestern parking lot. Along the southeast portion of this parking lot exists a small drop-off lane along the sidewalk. This drop-off lane is proposed to be removed and the sidewalk extended to be parallel with the existing drive lane. This will still be utilized as a drop-off location for students.



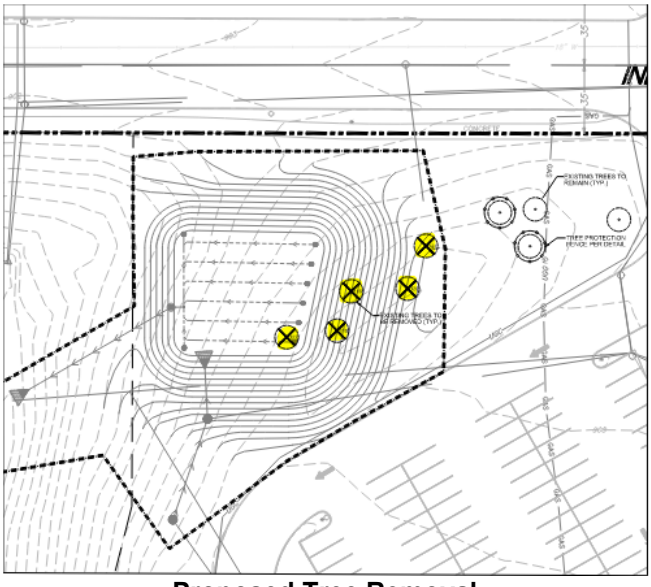
Drive Lane Removal

Staff have observed the site traffic operations during pickup at the end of the school day. All vehicle stacking was contained within the site. There were no adverse impacts to traffic on Indian Boulevard, and none are anticipated with the proposed modifications.

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. This property contains a large woodland tract on the southern boundary. City code 11-3-13(F)(11)(b) provides an exception for sites containing large woodland tracts in which the qualifying inches of the site can be calculated in lieu of the completion of a tree inventory. The method described in this section states that trees within undisturbed large woodland tracts are not required to be inventoried individually. Instead, the area of the undisturbed tract may be measured in square feet (on site or by means of an aerial photo) and divided by 60 to produce a proxy that shall be counted as the number of inches the tract contributes to the total qualifying inches. The square footage of the woodland tract is approximately 419,675 square feet; 419,675 divided by 60 calculates out to approximately 6,994.5 qualifying inches. The Applicant is proposing removal of 187 qualifying inches from the site, which is well below 40 percent of the site.





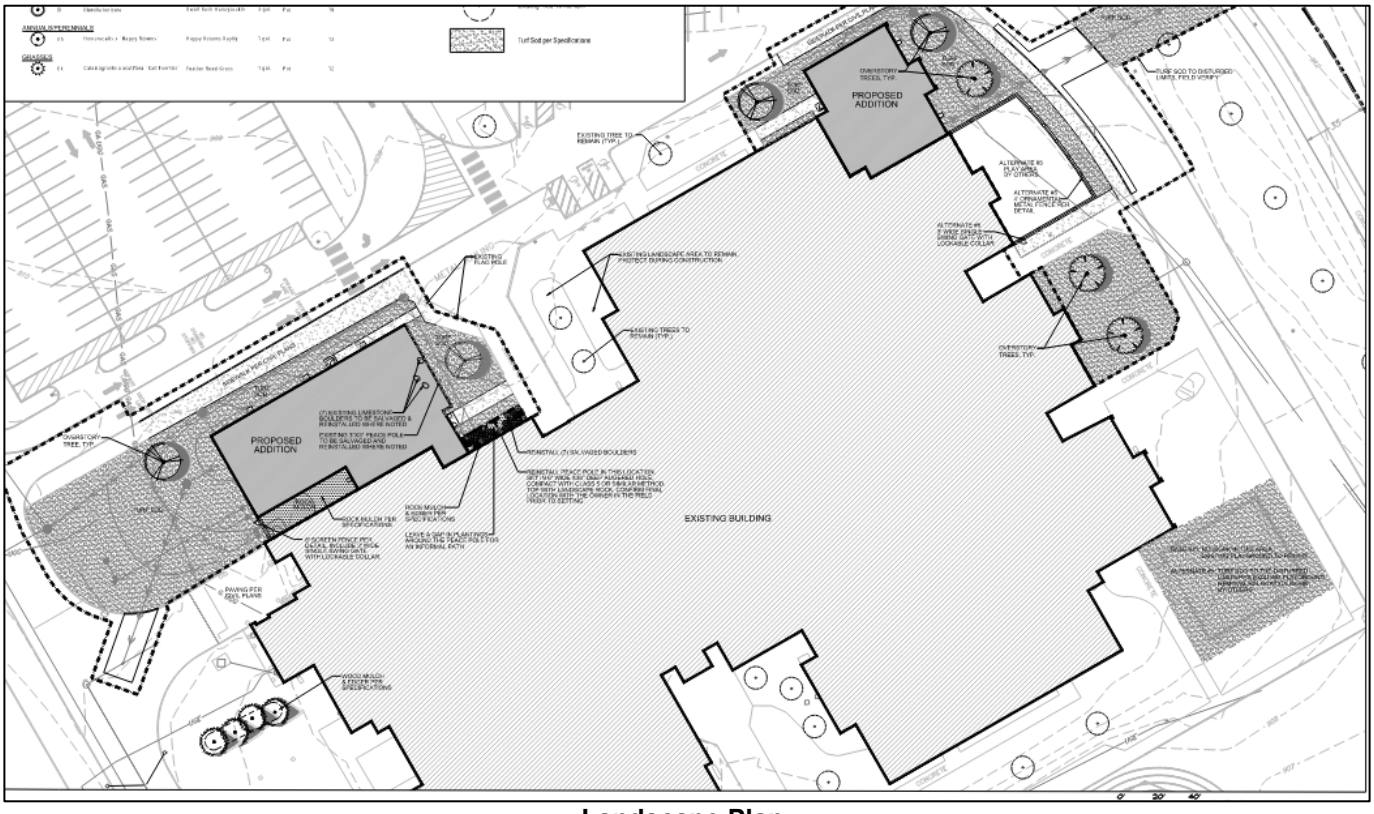
Proposed Tree Removal

Landscaping

The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. The required number of trees and shrubs for non-residential uses within a residential district is calculated with a coefficient rate found in Title 11-3-12 and multiped by the total disturbed site area. The total project disturbance area is 32,060 square feet; therefore, 8 new deciduous trees, 9 new coniferous trees, and 19 shrubs are required. The applicant has proposed these exact numbers to comply with ordinance requirements.

Nonresidential uses operating within a residential district are required to preserve 30 percent of the site area as green/open space. The parcel in which this building resides is shared with Cottage Grove Middle School. This 109-acre parcel has a large sport complex and open space with intermittent wooded areas. With the proposed additions, the site will still retain over 50 percent open space area, and it is therefore compliant with this standard. The R-3 zoning district permits a maximum of 40 percent impervious surface. With both school complexes on the same parcel, there are approximately 21 acres of combined impervious surface. This only accounts for around 20 percent of the parcel and will not exceed the impervious surface maximum set by the city code.

No irrigation system exists on the site. The applicant is not proposing to install an irrigation system; however, the applicant has indicated a temporary irrigation system will be in place to establish vegetation.

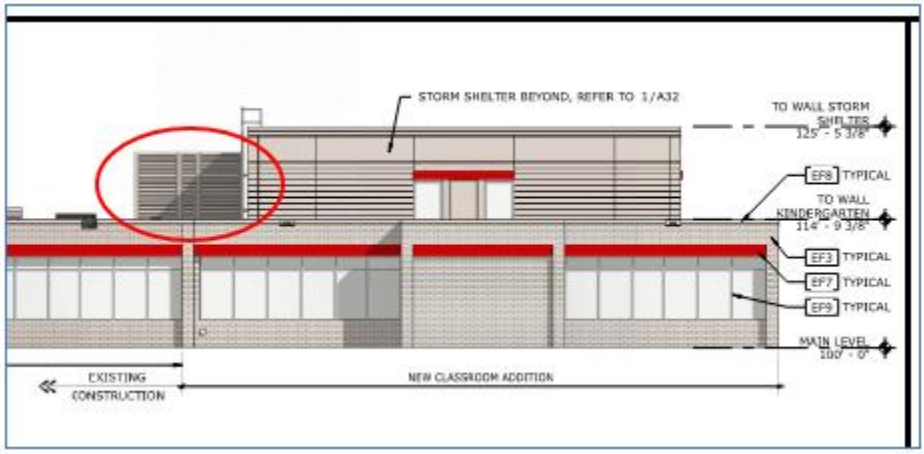


Landscape Plan

Screening and Mechanical Equipment

Per City Code Title 11-3-9, rooftop mechanical equipment as viewed from the centerline of all adjacent right of ways and from property lines of all adjacent residential properties must be

screened by a raised parapet, or with comparable and compatible exterior building materials. New mechanical rooftop equipment is planned between the gym addition and the existing building, which will be screened behind the gym. The new rooftop equipment will have partial metal screening that will match color and material of the existing building and metal copings aligning with code standards.



New Mechanical

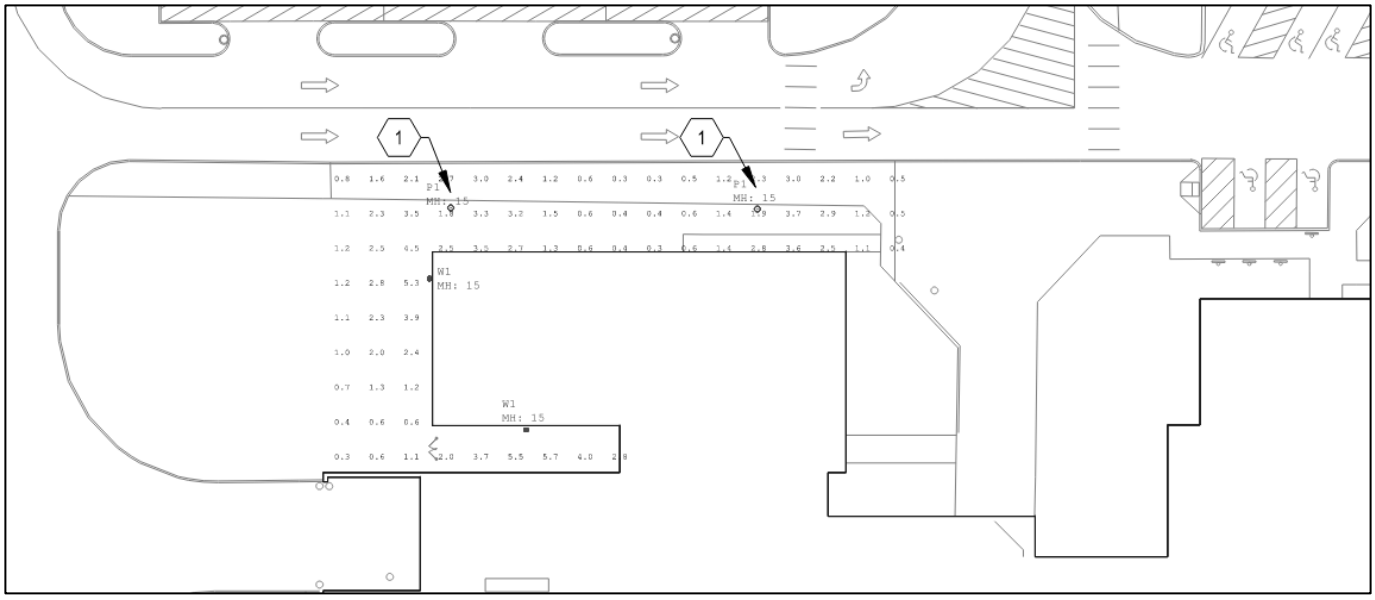


Rendering of Gym Addition From Parking Lot

Photometric Plan

City code standard requires less than 0.5-foot candles to be measured at property lines for uses within residential zoning districts. Additional lighting is proposed at the gymnasium addition in the form of wall-mounted downward facing lights. A photometric plan was submitted as part of the

application. The plan indicates that the newly proposed lighting will remain under 0.5 footcandles at the property lines and will not exceed the limits of the nearby parking lot.

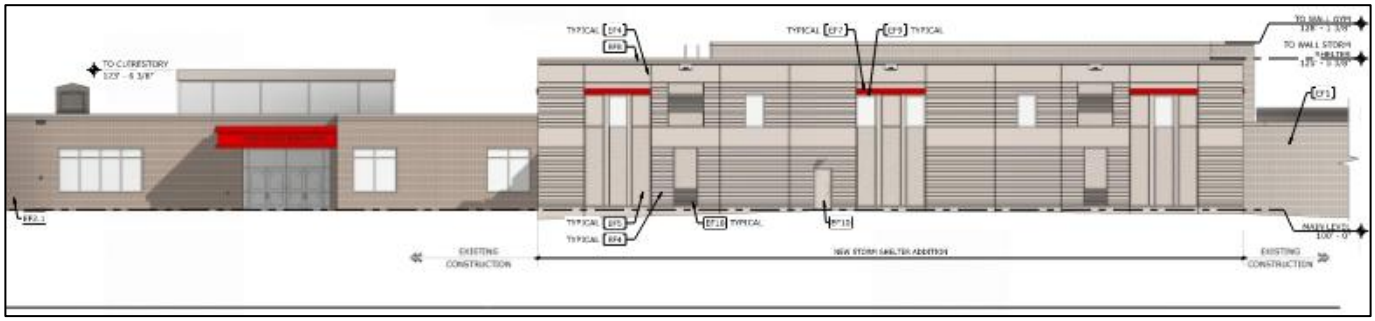


Photometric Plan

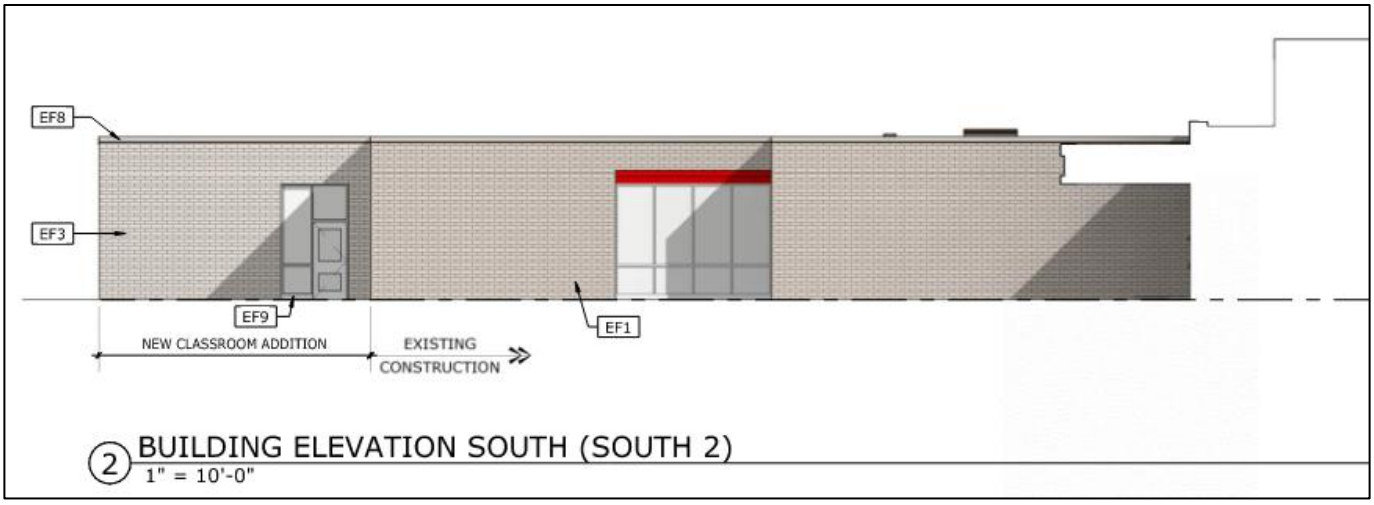
Architectural Materials

City Code Title 11-3-11 requires nonresidential buildings within residential districts to use at least three (3) different Class 1 materials and be composed of at least sixty-five percent (65%) Class 1 or 2 materials and not more than ten percent (10%) of Class 4 materials. Class 1 and 2 materials include but are not limited to brick, stone, and glass. Class 4 materials include glass block, smooth concrete block, smooth scored concrete block, steel or aluminum siding, and wood. The proposed additions will be comprised of a combination of Class 1 brick and glass as well as some Class 3 prefabricated wall panels. The applicant has indicated that the total Class 1 materials for the entire building when complete will be 75 percent Class 1, 23.4 percent Class 3, and 1.6 percent Class 4 materials, which meets the code minimum requirements.

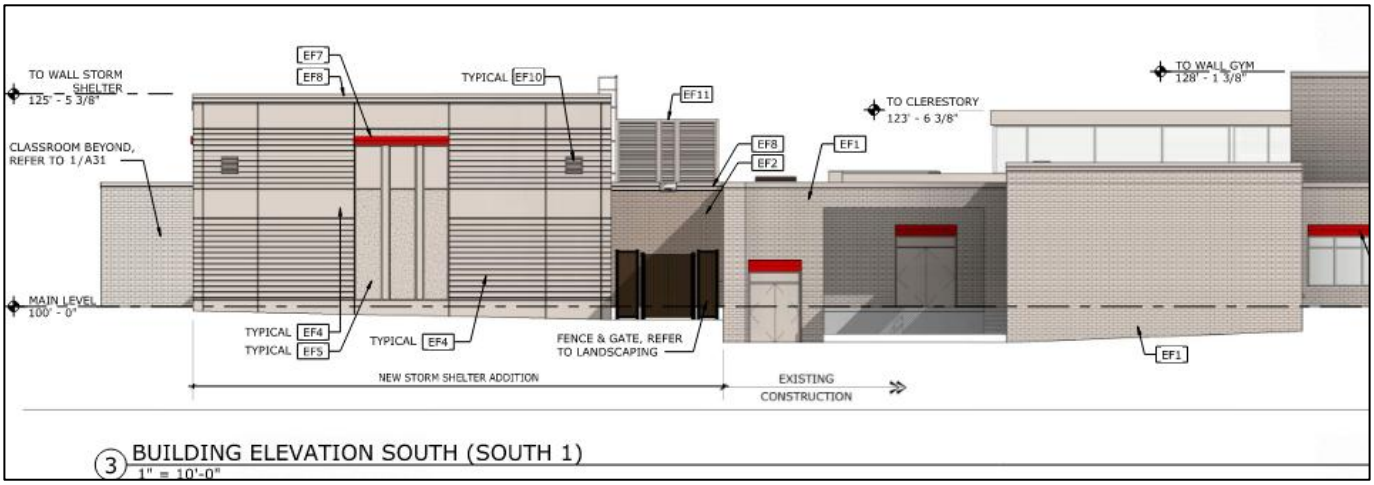
Grey Cloud Elementary has had several additions over the years; brick styles and colors are not 100 percent the same as industries change products available over time. Additions that have been approved have been constructed of brick material as close as possible to the original design. The proposed materials will match as close as possible the overall design and color scheme the school has maintained over its lifetime. Final exterior materials will be required to be approved by planning staff prior to issuance of a building permit.



West View Gym Addition from Parking Lot



New Classroom Addition



South View Gym Addition (Non-Street Facing)



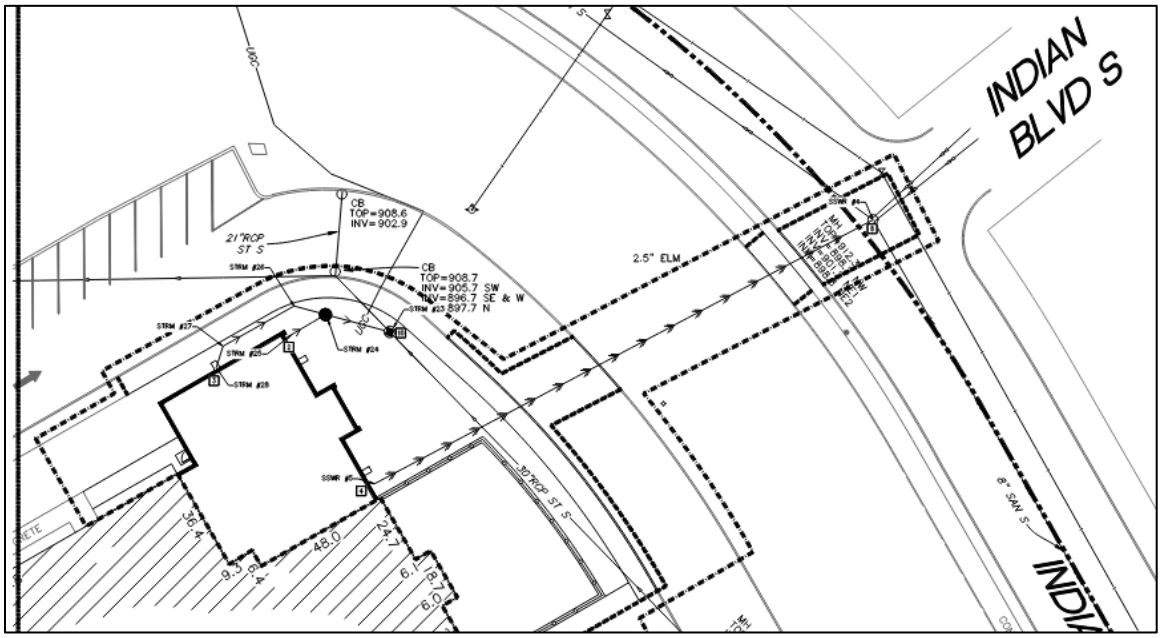
Image of Proposed Materials Onsite



Rendering of New Classroom Addition

Utilities

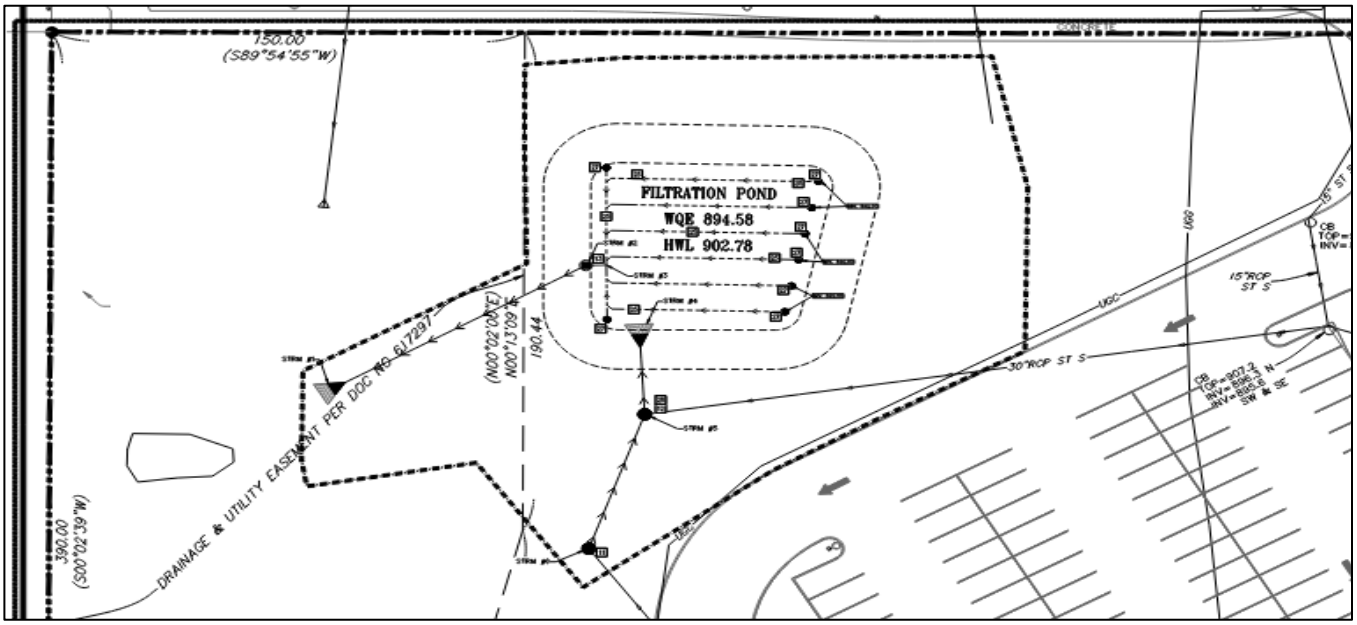
The gymnasium addition is proposed to connect to existing private utilities onsite. The classroom addition will require connection of a private sanitary sewer line to the public sanitary sewer manhole within Indian Boulevard. The District will be required to obtain a sewer/water permit and right-of-way permit for these connections. Additionally, the District shall enter into a hydrant access agreement that would allow the City the right to access District property to maintain, operate, and flush private hydrants within the site.



Sanitary Sewer Connection on Indian Boulevard

Grading and Storm Water Management

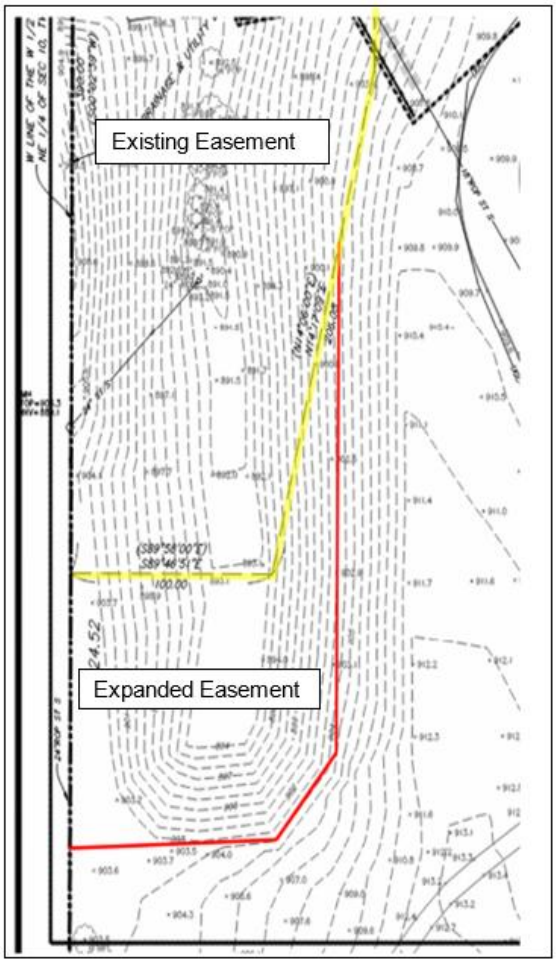
There is an existing City stormwater pond within the Grey Cloud Elementary parcel. The school was constructed prior to modern stormwater requirements and currently does not have a dedicated private stormwater basin. The Applicant is proposing construction of a stormwater basin to serve the additional impervious areas being proposed with this site plan modification. The proposed basin is located on the north side of the site, adjacent to the existing City pond. A detailed stormwater management plan was submitted, and the Applicant shall comply with all comments included in the City Engineer Review Memo dated 9/11/25. A private stormwater maintenance agreement will be required to be executed for the proposed private system. A grading LOC will be required prior to the issuance of a grading permit.



Proposed Stormwater Pond

Stormwater Easement

A drainage and utility easement on the northwest corner of the site currently exists over a portion of an existing City stormwater pond. Since its original construction, the City pond has been expanded to the south, beyond the existing easement. City staff have maintained the original pond and the expanded area, but the easement was never updated to reflect the larger pond. This basin currently services the school district property, Kingston Park, and select residences along Indian Boulevard. The existing stormwater easement is required to be expanded to the south to encompass the pond within the 903.5 elevation.



Stormwater Easement Expansion

Neighborhood Meeting

The applicant held a neighborhood meeting on September 16 at Grey Cloud Elementary. Notice of the neighborhood meeting was sent to 237 surrounding property owners within 500 feet of the property line. The intent of the meeting was to give neighboring property owners the opportunity to ask questions and present concerns they may have to the Applicant. No property owners attended the meeting. Three representatives from the School District and one representative of the Applicant were present.

Public Hearing Notices

The public hearing notice for September 22, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 238 property owners within 500 feet of the proposed project on September 10, 2025, and an amended notice was sent on September 15, 2025. Staff have not received any written comments at the time of writing the report.

Recommendation

That the Planning Commission recommend that the City Council approve the Site Plan Review of an approximate 3,476 square foot classroom addition, an approximate 6,505 square foot gymnasium addition, and reworkings of the site stormwater and parking lots at Grey Cloud Elementary School located at 9525 Indian Boulevard, subject to the conditions 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, the final grading plan shall be approved by the City Engineer.

3. Prior to the issuance of a building permit, the Applicant shall incorporate the recommendations, requirements and evaluations noted in the engineer review memo dated September 11, 2025, and subject to the modifications as required by the City Engineer. All comments shall be adopted herein by reference.

4. All applicable permits (i.e., building, electrical, grading, right-of-way, sewer and water, 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 Marshall.

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 the 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. A grading LOC is required prior to the issuance of a grading permit.

8. A site improvement LOC will be required prior to the issuance of a building permit for public improvements associated with the sewer connection on Indian Boulevard.

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

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

11. 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.

12. An amendment to the existing drainage and utility easement shall be recorded for the existing stormwater basin located on the northwestern edge of the property prior to the issuance of a certificate of occupancy.

13. Prior to the issuance of a building permit and/or grading permit, the Applicant shall provide an executed private stormwater maintenance agreement.

14. Prior to the issuance of a building and/or grading permit, the Applicant shall execute an access agreement for private hydrants within the site.

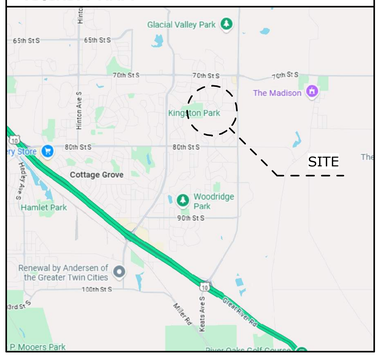
Prepared by
Max Erickson
Planner

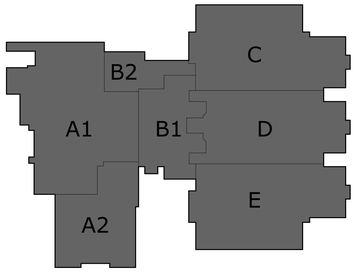
Attachments
Civil Set 8/27/25 (received 8/27/2025)
Plan Review memo 9/11/2025
Grey Cloud Project Letter

GREY CLOUD ELEM SCHOOL ADDITIONS & RENOVATIONS

COTTAGE GROVE, MN

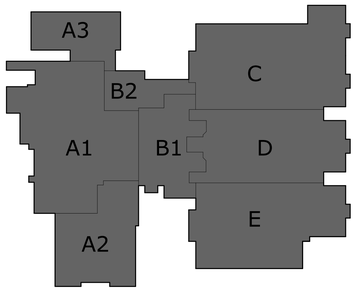
VICINITY MAP:





KEY PLAN - EXISTING
NOT TO SCALE

PROJECT NORTH
TRUE



KEY PLAN - NEW
NOT TO SCALE

PROJECT NORTH
TRUE

ABBREVIATIONS:

±	PLUS OR MINUS
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADD	ADDITIONAL
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AVG	AVERAGE
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT-UP ROOF
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMTBD	CEMENT BOARD
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATION
CPT	CARPET
CT	CERAMIC TILE
CTOP	COUNTERTOP
CTR	CENTER
CTRL	CONTROL
CUH	CABINET UNIT HEATER
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
EA	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENG	ENGINEER
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FIXTURES, FURNISHINGS, EQUIPMENT
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FIXT	FIXTURE
FLOR	FLUORESCENT
FLR	FLOOR
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOPC	FACE OF PRECAST
FOS	FACE OF STUDS
FRP	FIBER REINFORCED PLASTIC PANEL
FT	FEET OR FOOT
FTG	FOOTING
FURN	FURNITURE
GA	GAGE
GALV	GALVANIZED
GBD	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GLAZ	GLAZING
HB	HOSE BIB
HC	HOLLOW CORE
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HYD	HYDRANT
ID	IDENTIFICATION
IMP	INSULATED METAL PANEL
IN	INCH(ES)
INCL	INCLUDE(D), INCLUDING
INSL	INSULATE, INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LBS	POUNDS
LF	LINEAL FEET
LOC	LOCATION, LOCATE
LTG	LIGHTING
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
P	PAINT
PART	PARTITION
PATT	PATTERN
PC	PRECAST CONCRETE
PIV	POST INDICATOR VALVE
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PREFIN	PREFINISHED
PROP	PROPERTY
PRV	POWER ROOF VENTILATOR
PT	PORCELAIN TILE
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS, RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE, REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REV	REVERSE(D), REVISED
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TILE
RWL	RAIN WATER LEADER
SAN	SANITARY
SC	SOLID CORE
SCHD	SCHEDULE
SF	SQUARE FEET
SHWR	SHOWER
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPERED, TEMPORARY
TERR	TERRAZZO
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOPO	TOPOGRAPHY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WRB	WATER RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

ROSTER:

OWNER:	SOUTH WASHINGTON COUNTY SCHOOLS ISD 833 GREY CLOUD ELEMENTARY SCHOOL 7362 EAST POINT DOUGLAS RD SE, COTTAGE GROVE, MN 55016 KYLE UECKER: DIRECTOR OF FACTILIES 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, INC 2051 KILLEBREW DRIVE, SUITE 680 BLOOMINGTON, MN 55425 MARC DUBOIS: PROJECT MANAGER 651-789-4139 MDUBOIS@KOMAINC.COM KEVIN DUMMER: PROJECT ARCHITECT 651-789-4136 KDUMMER@KOMAINC.COM
STRUCTURAL ENGINEER:	KOMA, INC 2051 KILLEBREW DRIVE, SUITE 680 BLOOMINGTON, MN 55425 MATT VAN HOOF 651-789-4129 MVANHOOF@KOMAINC.COM
MECHANICAL ENGINEER:	EMANUELSON-PODAS, INC 7705 BUSH LAKE ROAD, EDINA, MN 55439 SCOTT VANDER HEIDEN: MANAGING PARTNER, MECHANICAL ENGINEER 952-237-8479 SVANDERHEIDEN@EPINC.COM NOAH OEHLKE: LEAD MECHANICAL ENGINEER 952-255-6214 NOEHLKE@EPINC.COM
ELECTRICAL ENGINEER:	EMANUELSON-PODAS, INC 7705 BUSH LAKE ROAD, EDINA, MN 55439 JACOB GARNER: SENIOR ELECTRICAL ENGINEER 952-698-9408 JGARNER@EPINC.COM KELLY ARTZ: PARTNER, ELECTRICAL ENGINEER (TECHNOLOGY) 952-540-4043 KARTZ@EPINC.COM
CONSTRUCTION MANAGER:	KRAUS ANDERSON 501 S 8TH STREET, MINNEAPOLIS, MN 55404 AJ LILLESVE: SENIOR PROJECT MANAGER 480-369-2079 AJ.LILLESVE@KRAUSANDERSON.COM

DRAWING SYMBOLS:

- 1 / A101 — SIM — DETAIL NUMBER; SHEET WHERE SECTION IS LOCATED
- 1 / A101 — SIM — BUILDING SECTION NUMBER; SHEET WHERE SECTION IS LOCATED
- 1 / A101 — SIM — ELEMENT SECTION NUMBER; SHEET WHERE SECTION IS LOCATED
- A1 / 1 — SIM — BUILDING ELEVATION NUMBER; SHEET WHERE ELEVATION IS LOCATED
- A1 / 1 — SIM — ELEMENT ELEVATION NUMBER; SHEET WHERE ELEVATION IS LOCATED
- 1 — CLOUD AROUND REVISION; REVISION NUMBER
- NAME / 101 — ROOM NAME; ROOM NUMBER
- 101A — ROOM WHERE DOOR IS LOCATED; DOOR LETTER
- WORK POINT, CONTROL POINT OR DATUM POINT
- 0 / 0 — GRID REFERENCE; GRID LINE; EXISTING GRID REFERENCE
- TM — WALL TYPE
- WINDOW; WINDOW / STOREFRONT TAG (??)
- CENTERLINE SYMBOL

EARTH OR FILL
POROUS FILL OR GRAVEL
CMU
CONCRETE
MORTAR
BITUMINOUS
BRICK
GYPSUM BOARD
STEEL STUD
STRUCTURAL WOOD
FINISHED WOOD
PLYWOOD
BATT INSULATION
RIGID INSULATION EXTRUDED
RIGID INSULATION EXPANDED
STEEL

SHEET SCHEDULE SITE PLAN REVIEW

SHEET NUMBER	SHEET NAME
GENERAL	
G01	TITLE SHEET
CIVIL	
C1.0	OVERALL SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C1.1	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C1.2	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C2.0	OVERALL GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C2.1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C2.2	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C4.0	OVERALL PAVING AND GEOMETRIC PLAN
C4.1	PAVING AND GEOMETRIC PLAN
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C5.0	CIVIL DETAILS
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C6.0	STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
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A31	EXTERIOR ELEVATIONS - OVERALL
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E03	SITE PHOTOMETRICS

So Wash Co 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

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Marc R. DuBois
DATE: _____ REG. NO.: 44898

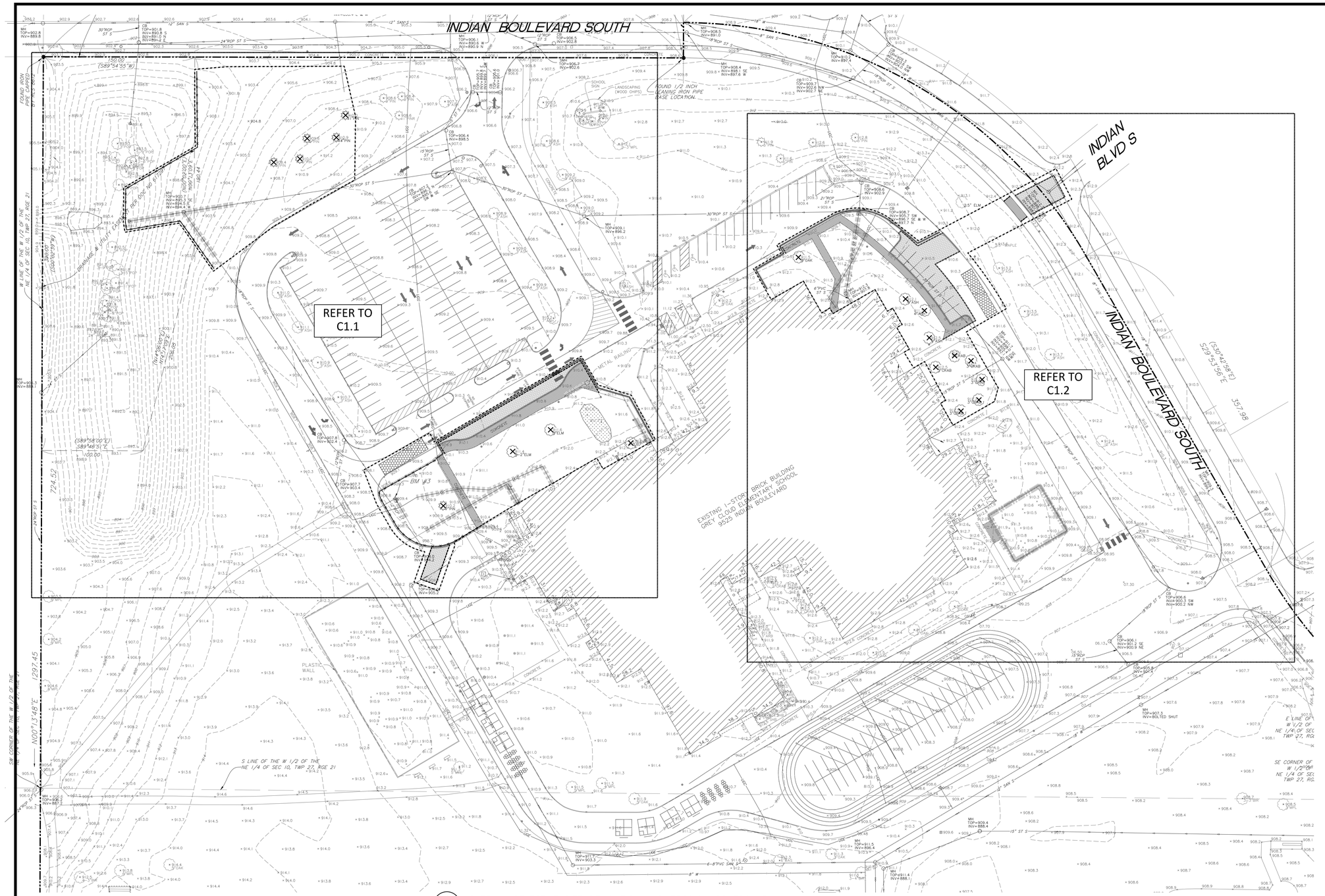
TITLE SHEET

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	KDD/LAS
CHECKED BY:	MRD
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

G01



1 C1.0 OVERALL SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1"=40'

NOTE:
THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING IN JANUARY 2020 (952-881-2455). THE SURVEY HAS SINCE BEEN UPDATED BY BKBM PER THE FOLLOWING BKBM CONSTRUCTION PLANS:

GREY CLOUD ELEMENTARY SCHOOL
PAVEMENT REHABILITATION (2020-01-28)

NOT ALL EXISTING INFORMATION SHOWN ON THE PLANS HAS BEEN SURVEYED, AS PORTIONS OF THE SITE ARE BASED ON OLD DESIGN DRAWINGS. AS SUCH, THE CONTRACTOR SHALL FIELD VERIFY EXISTING INFORMATION SHOWN, SUCH AS TIE-IN POINTS, ELEVATIONS, AND SITE FEATURES, AND SHALL CONFIRM THEY ARE ACCURATE AND WILL WORK WITH THE PROPOSED DESIGN INTENT. THIS WORK SHALL BE PROVIDED PRIOR TO THE START OF ANY CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR WORK THAT COULD HAVE BEEN AVOIDED BY PERFORMING THE ABOVE.

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 GOPHER 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.
8. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.

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. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. 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.
4. 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.

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*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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. 25215.50

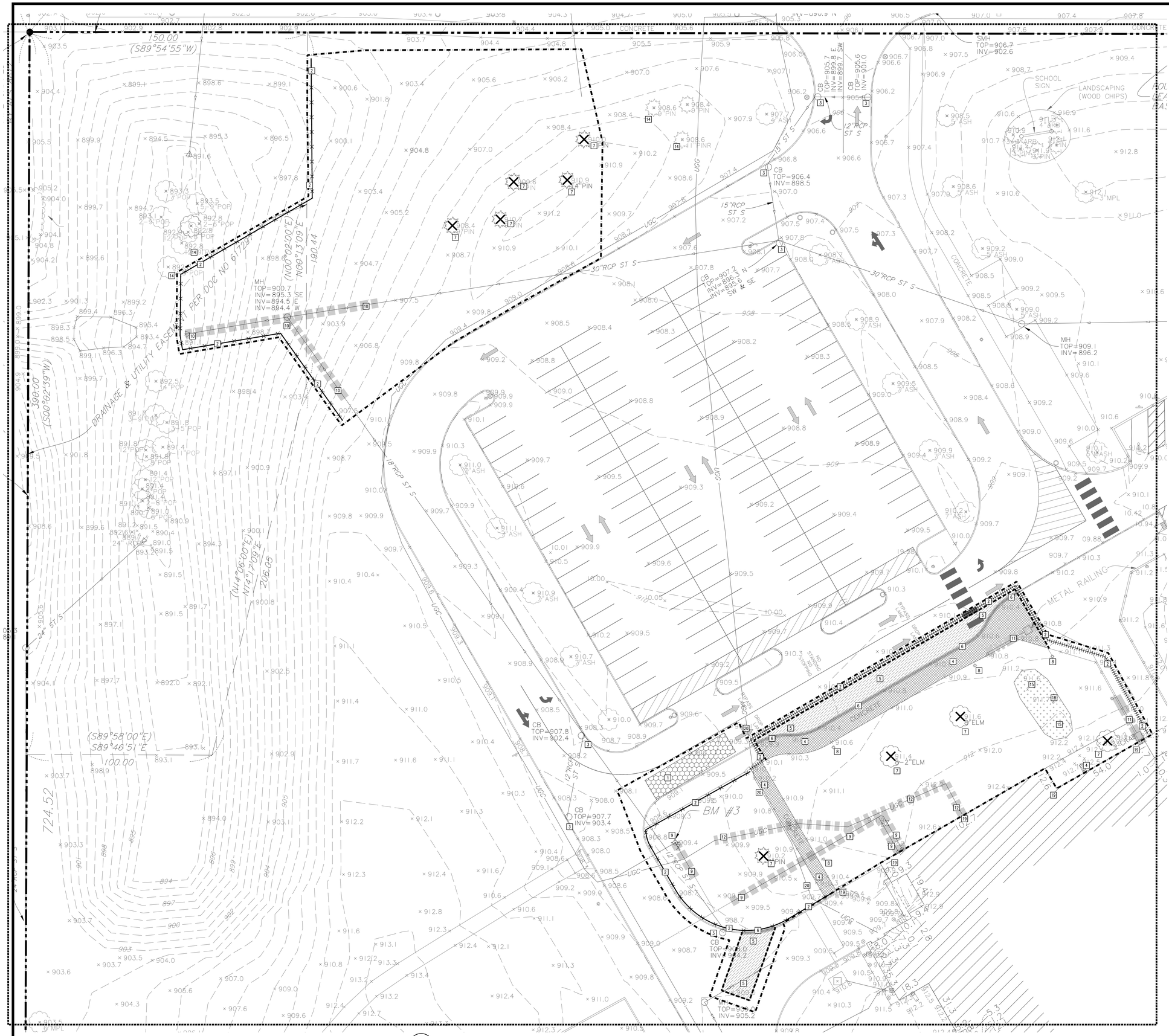
OVERALL SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C1.0



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

N

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

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

PROPOSED PLAN SYMBOLS

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

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/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.

REFER TO C1.0 FOR DEMOLITION AND REMOVAL NOTES.
REFER TO C1.0 FOR GENERAL NOTES.

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 DETAILS 3/C5.0 AND 4/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C5.0.
4. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
8. REMOVE LIGHT POLE AND ELECTRICAL LINES. REFER TO ELECTRICAL PLANS FOR LIMITS OF REMOVAL.
9. REMOVE WATER MAIN AND VALVES IN THEIR ENTIRETY TO THE EXTENTS SHOWN. ROUTING SHOWN IS APPROXIMATE. **PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL POT HOLE OVER WATER LINE TO VERIFY EXACT LOCATION AND CONTACT CIVIL ENGINEER WITH FINDINGS.**
10. REMOVE STORM SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
11. REMOVE FENCE IN ITS ENTIRETY, INCLUDING POSTS AND FOOTING.
12. REMOVE UNDERGROUND COMMUNICATION LINE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO BIDDING.
14. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
15. REMOVE EXISTING LANDSCAPING IN ITS ENTIRETY.
16. REMOVE SANITARY SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
18. REMOVE AND SALVAGE EXISTING PEACE POLE. REFER TO LANDSCAPE DRAWINGS FOR RELOCATION.
19. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
20. EXISTING GAS LINE TO REMAIN. PROTECT AT ALL TIMES.

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GREY CLOUD ELEMENTARY SCHOOL PAVEMENT REHABILITATION (2020-01-28)

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501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.332.7281

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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 PROFESSIONAL ENGINEER *under the laws of the State of MN*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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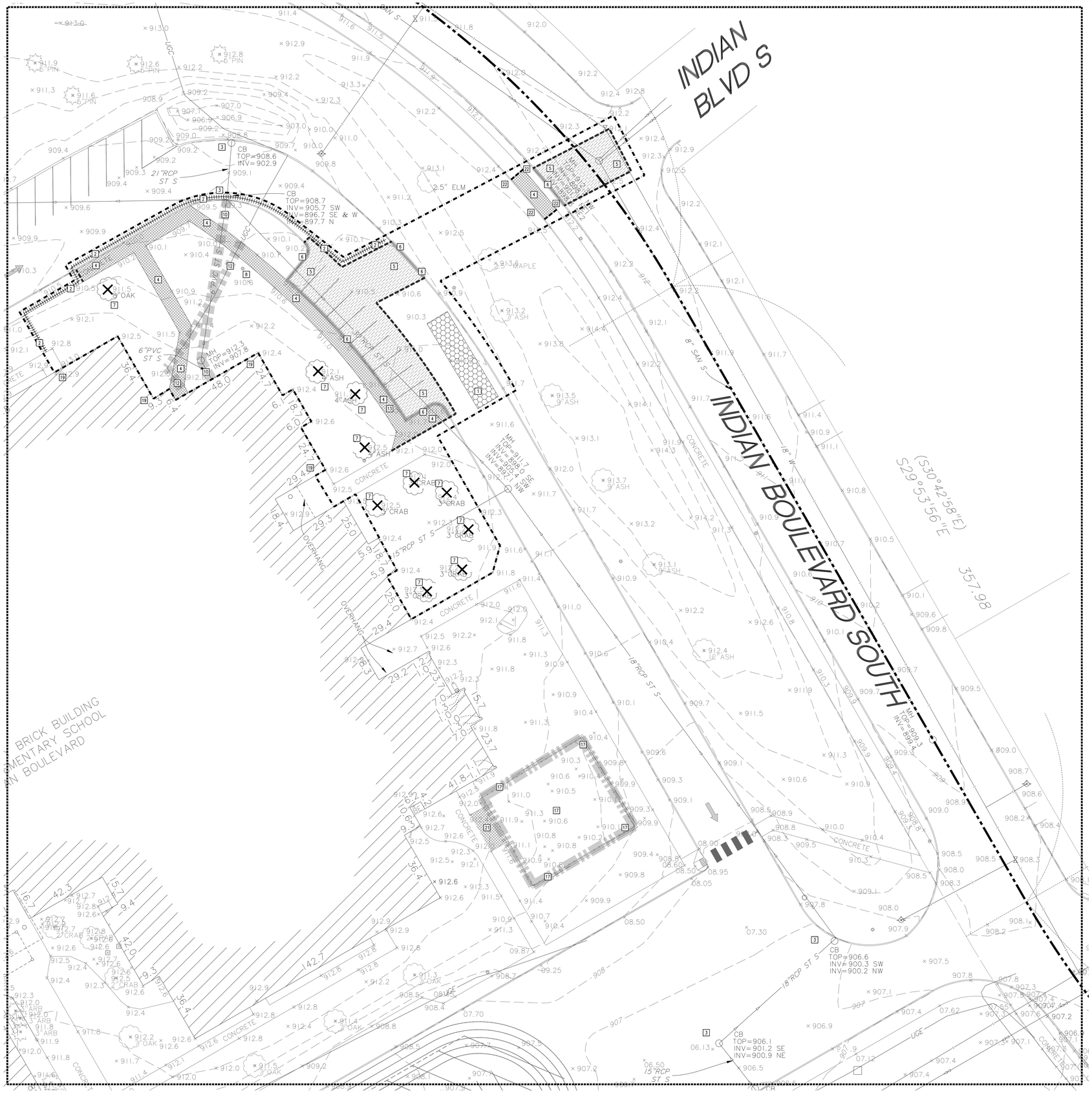
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C1.1



1 C1.2 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
- CURB REMOVAL
- PIPE REMOVAL
- UTILITY REMOVAL
- FENCE REMOVAL
- TREE REMOVAL

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.

REFER TO C1.0 FOR DEMOLITION AND REMOVAL NOTES.
REFER TO C1.0 FOR GENERAL NOTES.

N

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

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 2/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

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 DETAILS 3/C5.0 AND 4/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C5.0.
4. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
8. REMOVE LIGHT POLE AND ELECTRICAL LINES. REFER TO ELECTRICAL PLANS FOR LIMITS OF REMOVAL.
10. REMOVE STORM SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
12. REMOVE UNDERGROUND COMMUNICATION LINE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO BIDDING.
13. REMOVE SIGN IN ITS ENTIRETY, INCLUDING FOOTING.
17. **BID ALTERNATE #5:** REMOVE PLAYGROUND EQUIPMENT, SURFACING, FENCE, AND BORDER IN THEIR ENTIRETY.
19. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
21. **BID ALTERNATE #5:** REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
22. BKBM ANTICIPATES PUBLIC UTILITIES ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY AND THAT THESE UTILITIES WERE NOT LOCATED BY THE GOPHER ONE CALL AT THE TIME OF THE SURVEY. CONTRACTOR SHALL CALL IN UTILITY LOCATES PRIOR TO THE START OF CONSTRUCTION. INTENT IS FOR EXISTING UTILITIES TO REMAIN. NO ADDITIONAL COMPENSATION WILL BE PROVIDED TO WORK AROUND EXISTING UTILITIES IN RIGHT-OF-WAY.

NOTE:
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GREY CLOUD ELEMENTARY SCHOOL PAVEMENT REHABILITATION (2020-01-28)

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501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
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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 PROFESSIONAL ENGINEER *under the laws of the State of MN*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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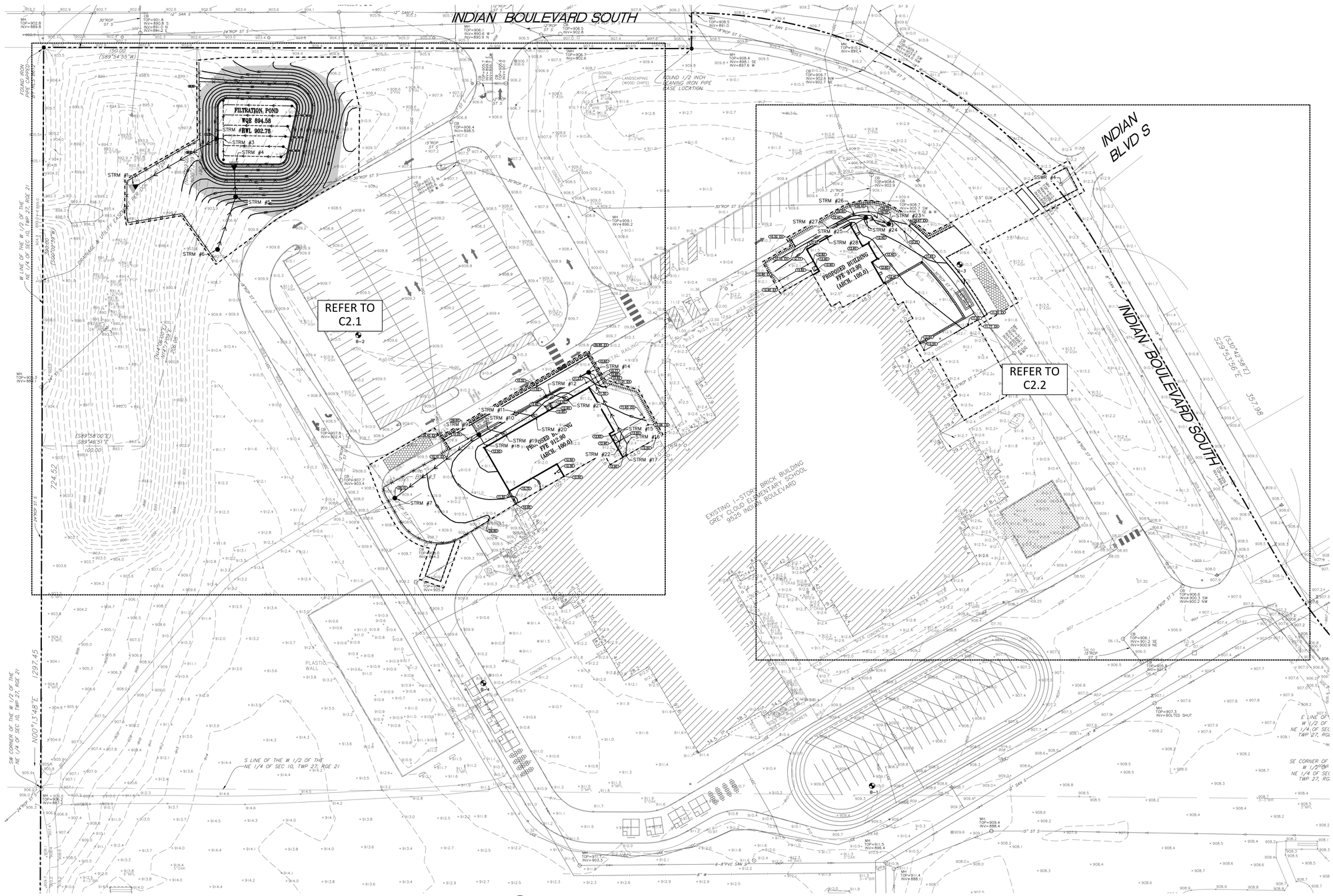
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C1.2



1 C2.0 OVERALL GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 40'

NOTE:
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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 12.90, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 912.90.
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. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
10. **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.**
11. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY SOUTH WASHINGTON WATERSHED DISTRICT WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
12. 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.
13. 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.
14. 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).
15. 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.
16. WINTER MULCHING:
    - 16.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.
    - 16.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.
17. 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 OF COTTAGE GROVE AND SOUTH WASHINGTON 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 OF COTTAGE GROVE AND SOUTH WASHINGTON 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 OF COTTAGE GROVE OR SOUTH WASHINGTON 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 OF COTTAGE GROVE AND SOUTH WASHINGTON 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 TCITY OF COTTAGE GROVE OR SOUTH WASHINGTON 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 OF COTTAGE GROVE OR SOUTH WASHINGTON 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 7 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. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL PONDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE POND IS RESTORED.
13. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
14. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
15. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR SOUTH WASHINGTON WATERSHED DISTRICT.

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*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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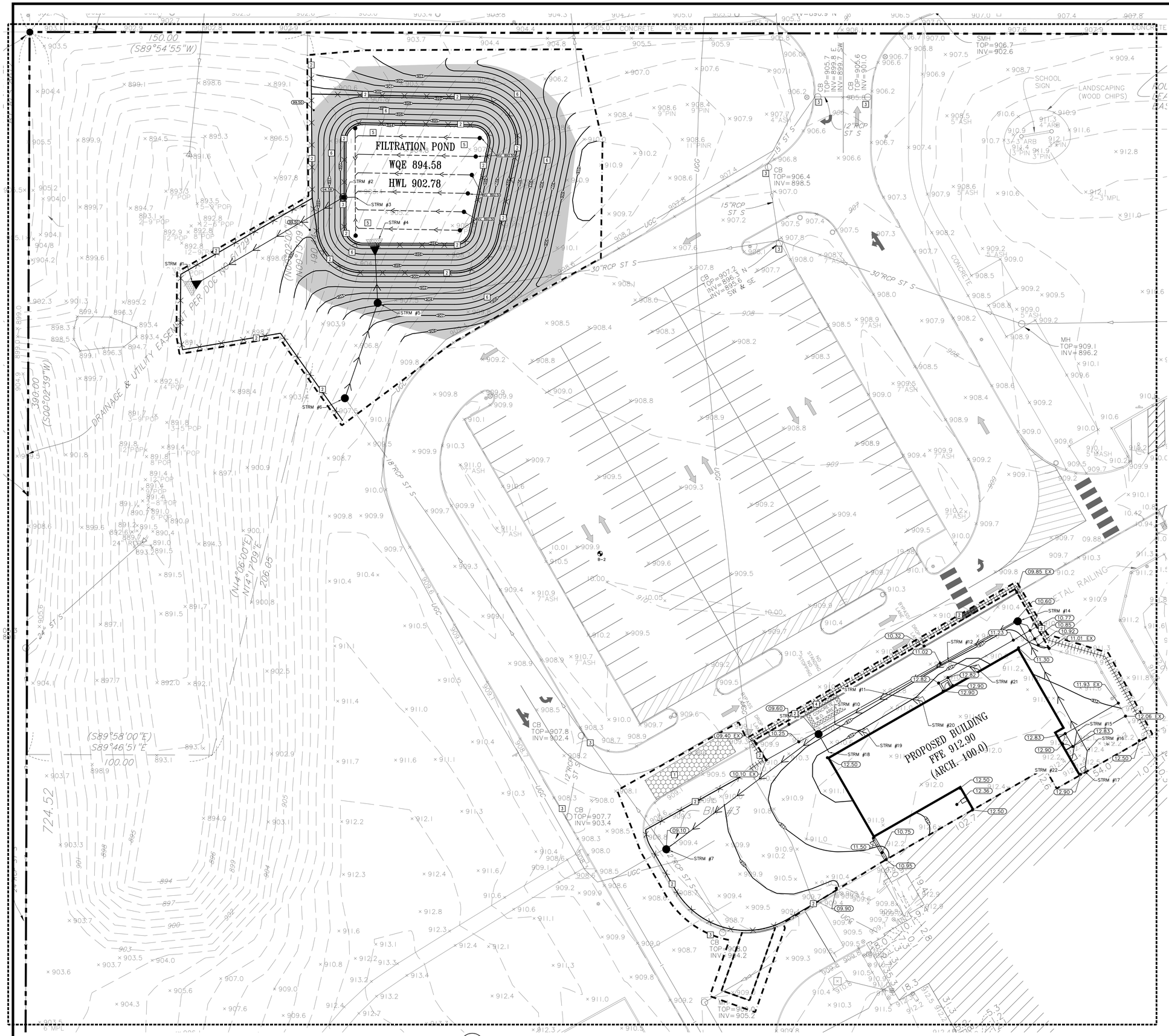
OVERALL GRADING, DRAINAGE, AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C2.0



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

N

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

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
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
W.O.	Washout
WQE	Water Quality Elevation

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (912)
- STORM SEWER
- CATCH BASIN
- MANHOLE
- ROCK CONSTRUCTION ENTRANCE
- SPOT ELEVATION (12.45)
- SOIL BORING SB-1
- CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)
- EROSION CONTROL BLANKET (TEMPORARY)

APPROXIMATE DISTURBED AREA IS 1.70 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

REFER TO C2.0 FOR EROSION CONTROL NOTES.
REFER TO C2.0 FOR GRADING NOTES.

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 CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C5.0 AND 4/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/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. FILTRATION BASIN(S) 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 6/C5.1 FOR FILTRATION BASIN(S) CROSS SECTION. **CONSTRUCTION TRAFFIC IN FILTRATION AREA(S) IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. FILTRATION AREA(S) ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN(S) SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN(S) FILTRATE AT A MINIMUM RATE OF 1-INCH 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.**
6. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.

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*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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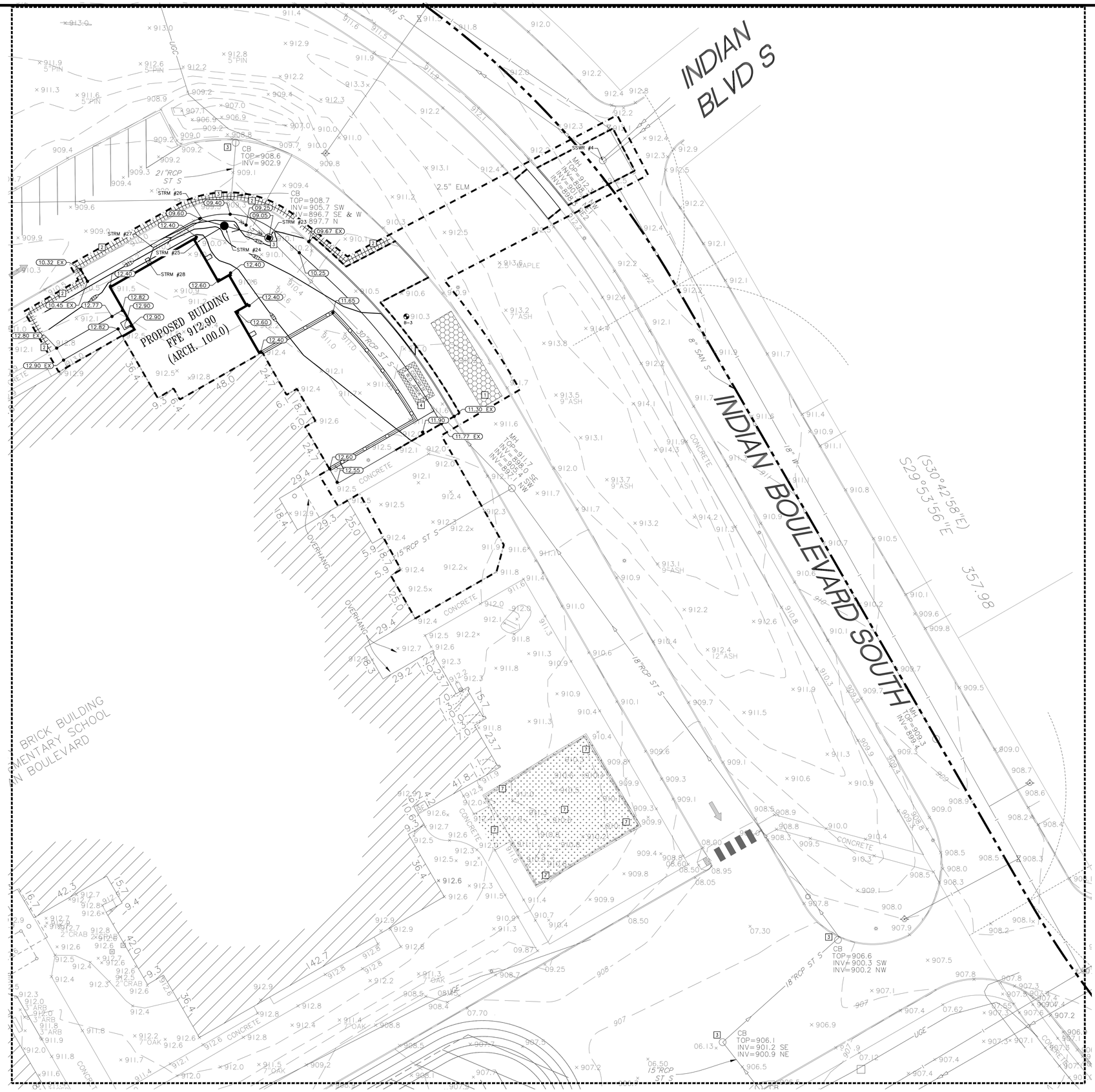
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C2.1



1 C2.2 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (912)
- STORM SEWER
- CATCH BASIN
- MANHOLE
- ROCK CONSTRUCTION ENTRANCE
- SPOT ELEVATION (12.40)
- SOIL BORING SB-1
- CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)
- **BID ALTERNATE #5:** TOPSOIL FILL AND TURF ESTABLISHMENT

N

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.

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
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
W.O.	Washout
WQE	Water Quality Elevation

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

REFER TO C2.0 FOR EROSION CONTROL NOTES.
REFER TO C2.0 FOR GRADING NOTES.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [N] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C5.0 AND 4/C5.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/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.
7. **BID ALTERNATE #5:** CONTRACTOR SHALL FILL AREA WITH MINIMUM 12 INCHES OF TOPSOIL AND RE-ESTABLISH. REFER TO LANDSCAPE PLANS FOR TURF ESTABLISHMENT.

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*

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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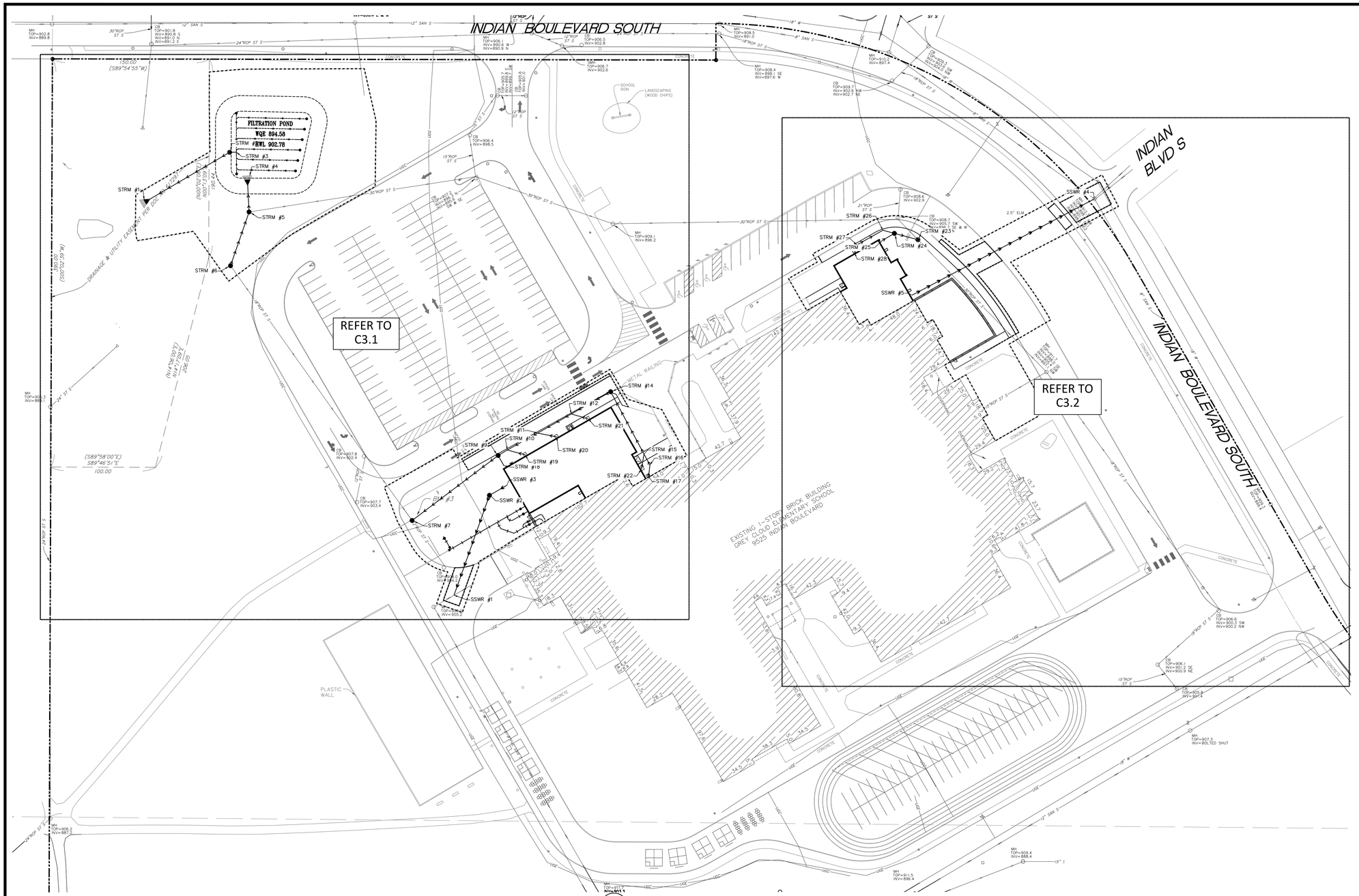
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

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REVISIONS:	

SITE PLAN REVIEW

C2.2



1 C3.0 OVERALL UTILITY PLAN
1" = 40'

N

40' 20' 0 40' 80'
SCALE 1" = 40'

NOTE:
THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING IN JANUARY 2020 (952-881-2455). THE SURVEY HAS SINCE BEEN UPDATED BY BKBM PER THE FOLLOWING BKBM CONSTRUCTION PLANS:

GREY CLOUD ELEMENTARY SCHOOL PAVEMENT REHABILITATION (2020-01-28)

NOT ALL EXISTING INFORMATION SHOWN ON THE PLANS HAS BEEN SURVEYED, AS PORTIONS OF THE SITE ARE BASED ON OLD DESIGN DRAWINGS. AS SUCH, THE CONTRACTOR SHALL FIELD VERIFY EXISTING INFORMATION SHOWN, SUCH AS TIE-IN POINTS, ELEVATIONS, AND SITE FEATURES, AND SHALL CONFIRM THEY ARE ACCURATE AND WILL WORK WITH THE PROPOSED DESIGN INTENT. THIS WORK SHALL BE PROVIDED PRIOR TO THE START OF ANY CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR WORK THAT COULD HAVE BEEN AVOIDED BY PERFORMING THE ABOVE.

UTILITY NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS AND SIZES 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 STANDARDS.
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. SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
11. STORM SEWER PIPING GREATER THAN 10-INCHES IN DIAMETER SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 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.
12. STORM SEWER PIPING 10-INCHES OR LESS IN DIAMETER SHALL BE ASTM D3034 SDR 26 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
13. ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
14. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
15. 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.
16. 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 SCHEDULE 40 PVC.
17. 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	12" FES	NA		NE = 892.00	94 L.F. OF 12" RCP @ 0.33%, STRM #2
STRM #2	48" CB MH	R-2390	894.58	SW = 892.31 E = 892.45	--------- 6 L.F. OF 6" PVC @ 0.78%, STRM #3
STRM #3	DRAIN TILE CONNECTION	NA		W = 892.50	---------
STRM #4	30" FES	NA		S = 894.60	31 L.F. OF 30" RCP @ 0.33%, STRM #5
STRM #5	72" SUMP MH	R-1733	904.70	N = 894.70 S = 895.50	--------- 54 L.F. OF 18" RCP @ 1.29%, STRM #6
STRM #6	48" MH	R-1733	907.55	N = 896.20	---------
STRM #7	48" MH	R-1733	909.10	NW = 903.50 NE = 903.90	--------- 103 L.F. OF 10" PVC @ 1.06%, STRM #9
STRM #9	48" MH	R-1733	910.50	SW = 904.99 NE = 904.99 SE = 905.15	--------- 10 L.F. OF 10" PVC @ 1.06%, STRM #10 11 L.F. OF 6" PVC @ 1.10%, STRM #18

2 C3.0 C3.1 STORM SEWER TABLE

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #10	10-INCH BY 6-INCH PVC WYE	NA		SW = 905.10 NE = 905.10 E = 905.10	--------- 33 L.F. OF 10" PVC @ 1.06%, STRM #11 18 L.F. OF 10" PVC @ 1.17%, STRM #19
STRM #11	10-INCH BY 6-INCH PVC WYE	NA		SW = 905.45 NE = 905.45 E = 905.45	--------- 37 L.F. OF 10" PVC @ 1.06%, STRM #12 19 L.F. OF 10" PVC @ 1.16%, STRM #20
STRM #14	48" MH	R-1733	910.60	SW = 906.30 SE = 906.30	--------- 68 L.F. OF 10" PVC @ 1.05%, STRM #15
STRM #15	10-INCH BY 10-INCH PVC WYE	NA		NW = 907.01 SE = 907.01 S = 907.01	--------- 12 L.F. OF 10" PVC @ 1.04%, STRM #16 15 L.F. OF 10" PVC @ 1.04%, STRM #22
STRM #16	10-INCH PVC 45 DEGREE BEND	NA		NW = 907.13 S = 907.13	--------- 11 L.F. OF 10" PVC @ 1.04%, STRM #17
STRM #17	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	912.53	N = 907.25	---------
STRM #18	BUILDING STORM SEWER CONNECTION	NA		NW = 905.27	---------
STRM #19	OVERFLOW CONNECTION	NDS DURACAST IN-LINE GRATE	907.12	W = 905.31	---------

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #20	OVERFLOW CONNECTION	NDS DURACAST IN-LINE GRATE	909.25	W = 905.66	---------
STRM #22	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	912.63	N = 907.16	---------

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #23	60" CB MH	R-2390	909.05	NW = 896.75 SE = 896.70 W = 906.00	--------- --------- 23 L.F. OF 6" PVC @ 1.41%, STRM #24
STRM #25	BUILDING STORM SEWER CONNECTION	NA		NE = 907.00	---------
STRM #26	6-INCH PVC 45 DEGREE BEND	NA		E = 906.49 SW = 906.49	--------- 29 L.F. OF 6" PVC @ 1.41%, STRM #27
STRM #27	6-INCH PVC 45 DEGREE BEND	NA		NE = 906.89 S = 906.89	--------- 8 L.F. OF 6" PVC @ 1.41%, STRM #28
STRM #28	OVERFLOW CONNECTION	NDS DURACAST IN-LINE GRATE	1012.23	N = 907.00	---------

3 C3.0 C3.2 STORM SEWER TABLE

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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Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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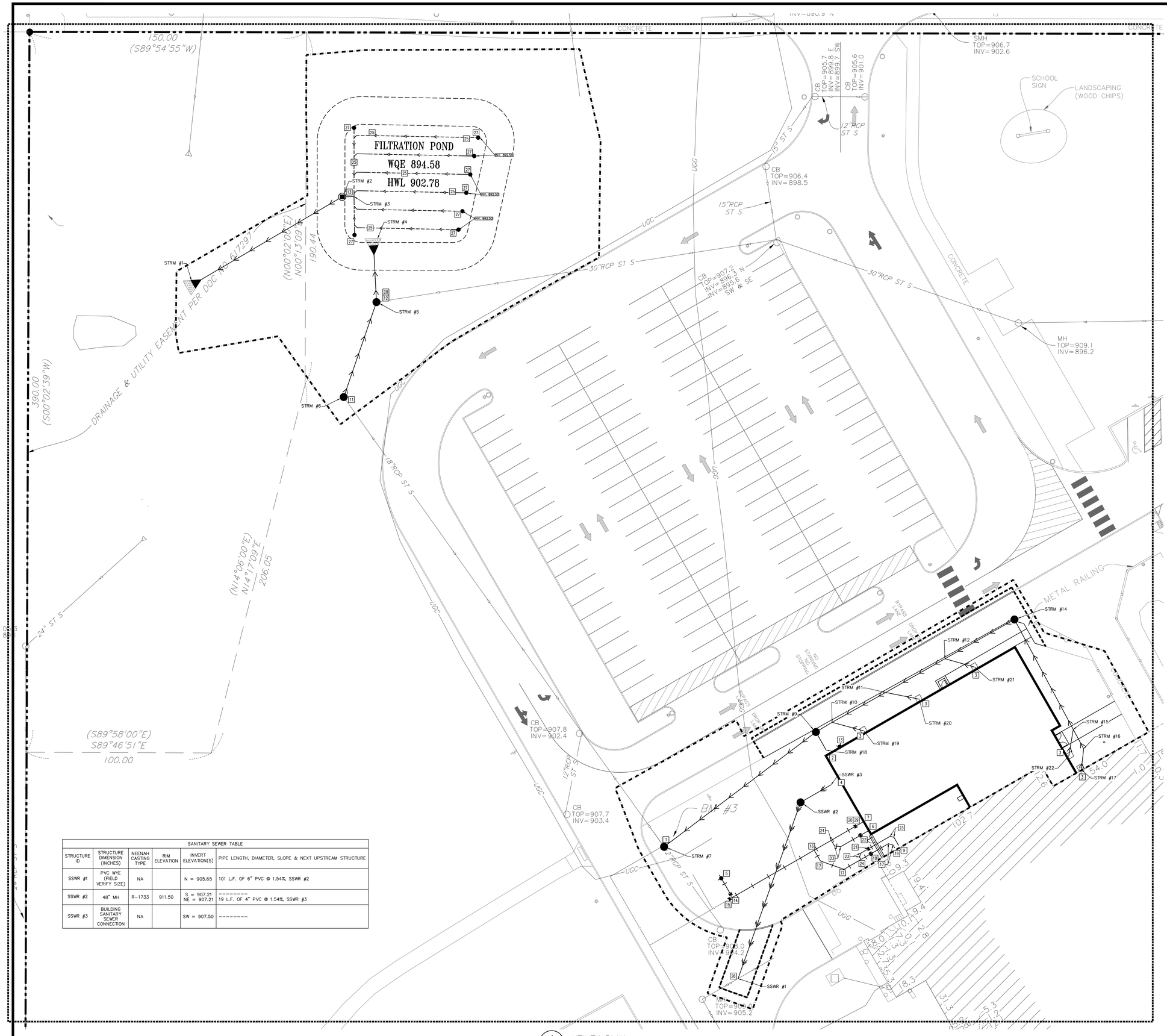
OVERALL UTILITY PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C3.0



SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SSWR #1	PVC WYE (FIELD VERIFY SIZE)	NA		N = 905.65	101 L.F. OF 6" PVC @ 1.54%, SSWR #2
SSWR #2	48" MH	R-1733	911.50	S = 907.21 NE = 907.21	--------- 19 L.F. OF 4" PVC @ 1.54%, SSWR #3
SSWR #3	BUILDING SANITARY SEWER CONNECTION	NA		SW = 907.50	---------

1 C3.1 UTILITY PLAN
1" = 20'

N

20' 10' 0 20' 40'

SCALE 1" = 20'

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

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- FIRE HYDRANT
- POST-INDICATOR VALVE
- GATE VALVE
- FIRE CONNECTION
- CLEANOUT
- CATCH BASIN
- MANHOLE
- FLARED END SECTION
- FLARED END SECTION WITH RIPRAP
- SEWER INVERT ELEVATION — INV= XXX.XX

REFER TO C3.0 FOR UTILITY NOTES.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 12-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 903.50. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.

[2] LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[3] LOCATION OF PROPOSED DOWNSPOUT CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 10/C5.0. **COORDINATE EXACT LOCATION AND SIZE WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[4] LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[5] INSTALL FIRE HYDRANT AND GATE VALVE.

[6] STUB 4-INCH FIRE PROTECTION LINE 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.

[7] STUB 2 1/2-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.

[8] CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. PROVIDE WATERTIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

[9] STUB 4-INCH DOMESTIC WATERLINE TO WITHIN 5-FEET OF THE EXISTING BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. INTENT IS TO CONNECT TO EXISTING WATER SERVICE. FIELD VERIFY EXACT SIZE AND LOCATION PRIOR TO INSTALLATION.

[11] CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 18-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 896.70. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.

[12] CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 30-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 894.70. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.

[13] INSTALL JOSAM SERIES 67500 6-INCH BACKWATER VALVE, OR APPROVED EQUAL. INSIDE MANHOLE. BACKWATER VALVE SHALL BE SET TO HANG OPEN TO ALLOW AIR FLOW DURING NO FLOW CONDITIONS. BACKWATER VALVE SHALL REST ON THE BOTTOM OF THE PROPOSED MANHOLE.

[14] INSTALL 8-INCH BY 6-INCH TEE.

[15] CONNECT TO EXISTING WATER SERVICE WITH 8-INCH GATE VALVE. EXISTING LOCATION IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY.

[16] INSTALL 8-INCH BY 8-INCH TEE.

[17] INSTALL 8-INCH 45-DEGREE BEND WITH THRUST BLOCKING.

[18] INSTALL 8-INCH POST INDICATOR VALVE.

[19] STUB 8-INCH FIRE PROTECTION WATERLINE TO WITHIN 5-FEET OF THE EXISTING BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. INTENT IS TO CONNECT TO EXISTING WATER SERVICE. FIELD VERIFY EXACT SIZE AND LOCATION PRIOR TO INSTALLATION.

[20] CONNECT 2 1/2" COPPER SERVICE TO 8-INCH MAIN WITH CORPORATION STOP.

[21] INSTALL 4-INCH GATE VALVE.

[22] INSTALL 4-INCH POST INDICATOR VALVE.

[23] INSTALL 4-INCH 45-DEGREE BEND WITH THRUST BLOCKING.

[24] INSTALL 8-INCH BY 4-INCH TEE.

[25] INSTALL FILTRATION BASIN DRAIN TILE. REFER TO DETAIL 6/C5.1.

[26] CONTRACTOR SHALL CONNECT PROPOSED SANITARY SEWER WITH A WYE. SIZE AND INVERT OF EXISTING PIPE IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY. INVERT IS ESTIMATED TO BE 905.65.

[27] INSTALL DRAIN TILE CLEANOUT. REFER TO DETAIL 7/C5.1.

[28] INSTALL SUMP MANHOLE WITH SNOUT, ENVIROHOOD, OR APPROVED EQUAL. REFER TO DETAIL 4/C5.1.

[29] INSTALL CURB BOX FOR 2 1/2 COPPER SERVICE.

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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Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

BKBM Structural & Civil Engineers
6120 Earle Brown Drive
Suite 700 Minneapolis,
MN 55430 Phone:
763.843.0429
bkbm.com

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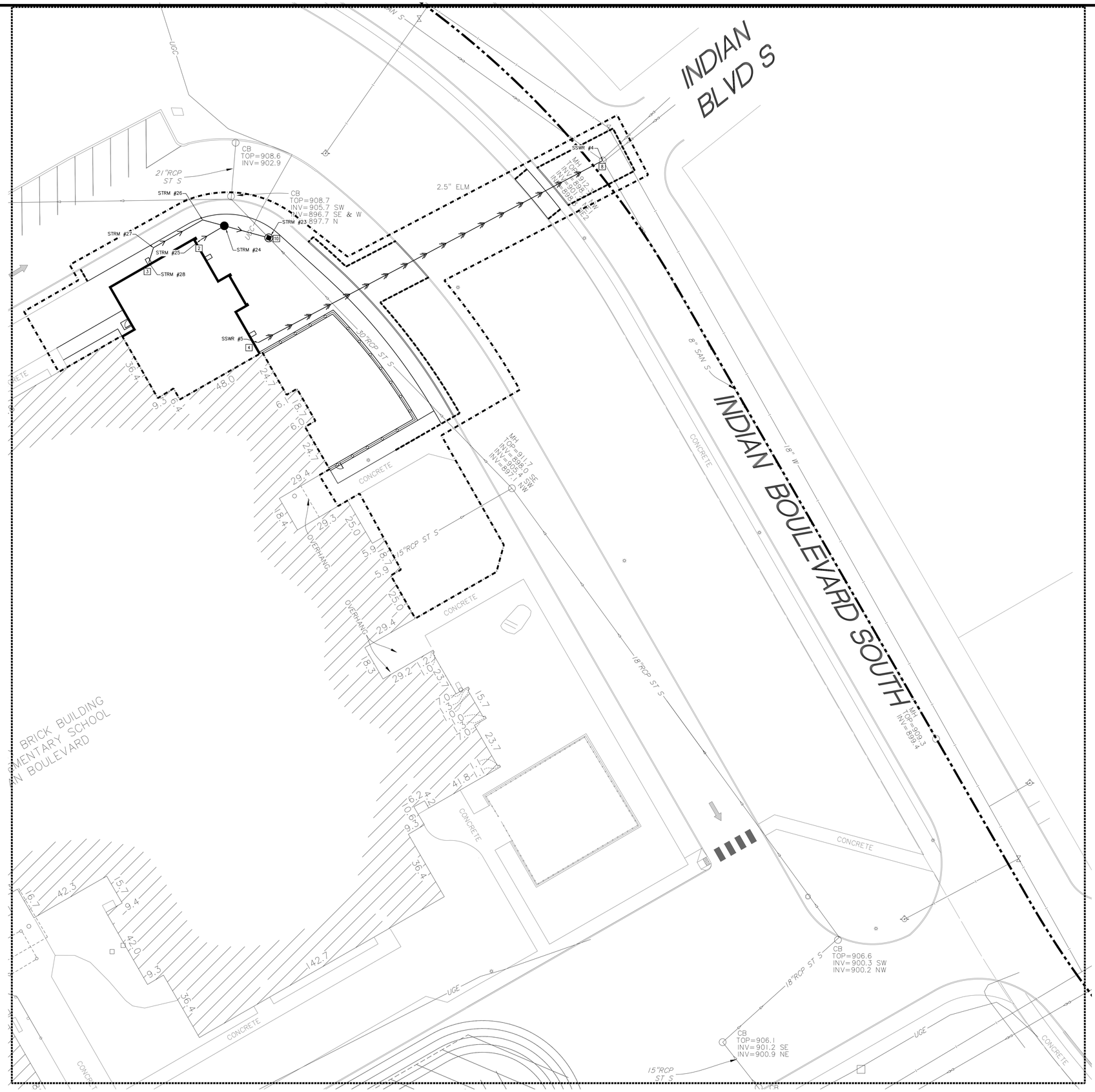
UTILITY PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C3.1



1 C3.2 UTILITY PLAN
1" = 20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN

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

REFER TO C3.0 FOR UTILITY NOTES.

N

20' 10' 0 20' 40'

SCALE 1" = 20'

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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[2] LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[3] LOCATION OF PROPOSED DOWNSPOUT CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 10/C5.0. **COORDINATE EXACT LOCATION AND SIZE WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[4] LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**

[8] CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. PROVIDE WATERTIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

[10] CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 30-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 896.75. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SSWR #4	EX. MH	EX.	912.30	SW = 898.50	197 L.F. OF 8" PVC @ 4.57%, SSWR #5
SSWR #5	BUILDING SANITARY SEWER CONNECTION	N.A		NE = 907.50	--------

So Washco Schools

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

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

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Date: 08-27-2025 License Number: 62999

BKBM Structural & Civil Engineers
6120 Earle Brown Drive
Suite 700 Minneapolis,
MN 55430 Phone:
763.843.0420
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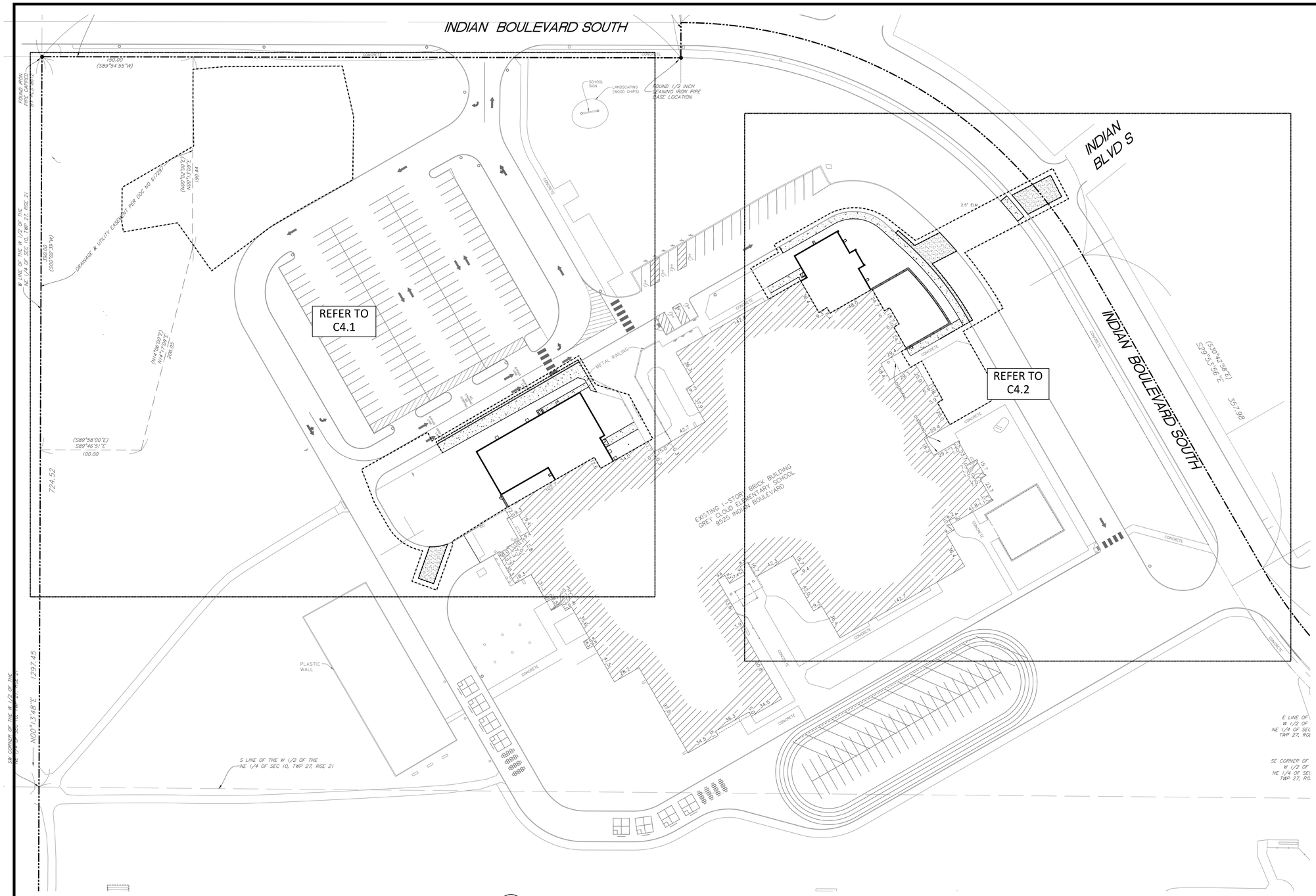
UTILITY PLAN

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
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SITE PLAN REVIEW

C3.2



1 C4.0 OVERALL PAVING AND GEOMETRIC PLAN
1" = 40'

NOTE:
THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING IN JANUARY 2020 (952-881-2455). THE SURVEY HAS SINCE BEEN UPDATED BY BKBM PER THE FOLLOWING BKBM CONSTRUCTION PLANS:

GREY CLOUD ELEMENTARY SCHOOL PAVEMENT REHABILITATION (2020-01-28)

NOT ALL EXISTING INFORMATION SHOWN ON THE PLANS HAS BEEN SURVEYED, AS PORTIONS OF THE SITE ARE BASED ON OLD DESIGN DRAWINGS. AS SUCH, THE CONTRACTOR SHALL FIELD VERIFY EXISTING INFORMATION SHOWN, SUCH AS TIE-IN POINTS, ELEVATIONS, AND SITE FEATURES, AND SHALL CONFIRM THEY ARE ACCURATE AND WILL WORK WITH THE PROPOSED DESIGN INTENT. THIS WORK SHALL BE PROVIDED PRIOR TO THE START OF ANY CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR WORK THAT COULD HAVE BEEN AVOIDED BY PERFORMING THE ABOVE.

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. THE CONTRACTOR IS TO CONTACT THE CITY OF COTTAGE GROVE FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
7. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
8. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
9. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
10. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
11. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
12. **REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.**

PARKING STALL COUNT – GREY CLOUD ELEMENTARY SCHOOL	
REQUIRED PARKING STALLS	52
REQUIRED ADA STALLS	3
EXISTING PARKING STALLS	147
EXISTING ADA STALLS	6
PROPOSED PARKING STALLS	137
PROPOSED ADA STALLS	6

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

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ARCHITECTS | DESIGNERS | ENGINEERS
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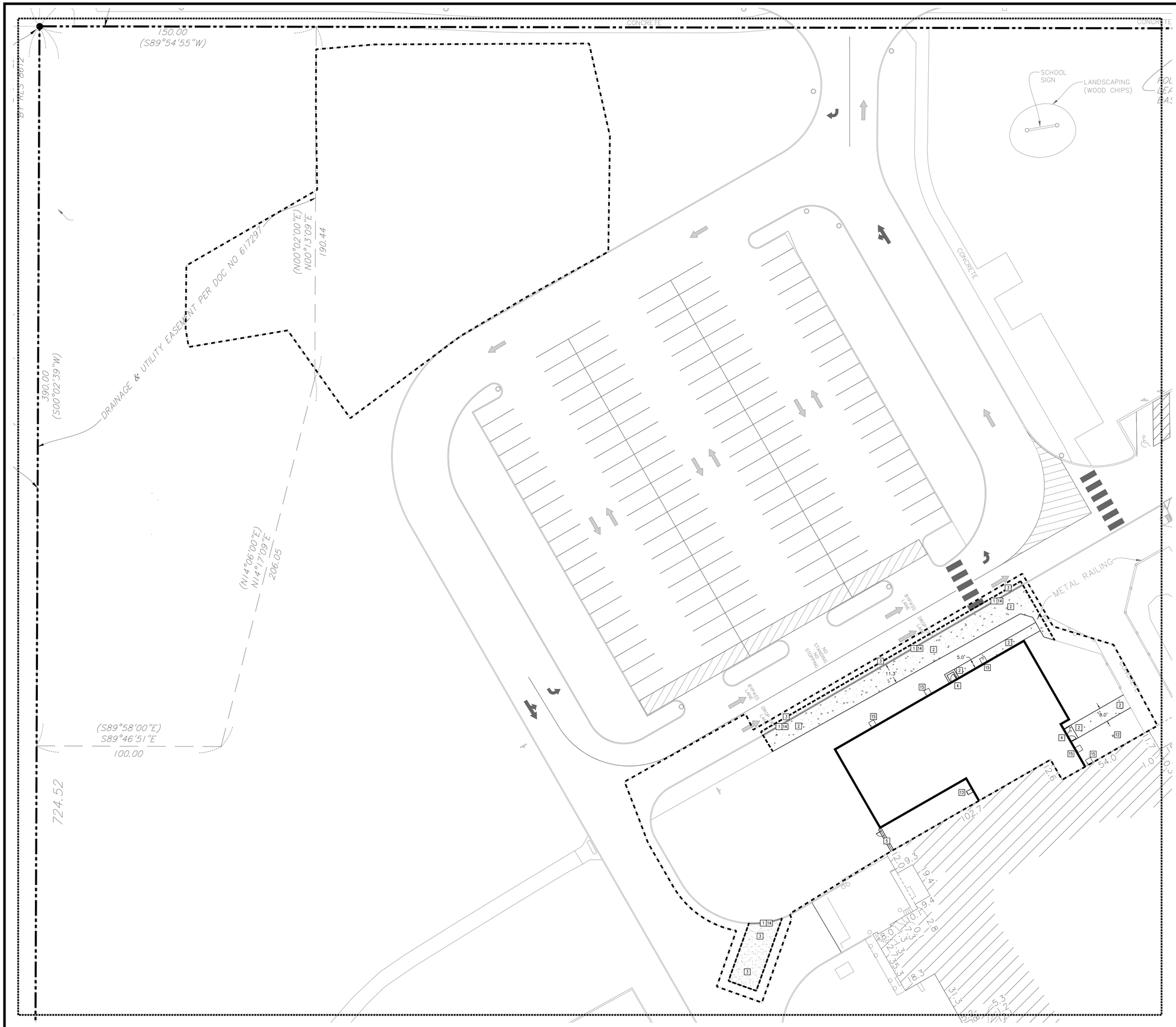
OVERALL PAVING AND GEOMETRIC PLAN

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
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DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C4.0



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

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
SAWCUT LINE (APPROX.)	
BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	

REFER TO C4.0 FOR PAVING NOTES.

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 CONCRETE WALK. REFER TO DETAIL 2/C5.1.
3. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 3/C5.1.
4. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
5. INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 5/C5.1 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
12. APPROXIMATE PEACE POLE LOCATION. REFER TO LANDSCAPE DRAWINGS.
13. INSTALL 3.0-FEET BY 4.0-FEET CONCRETE SPLASH PAD. REFER TO DETAIL 2/C5.1 FOR CONCRETE SECTION. INTENT IS FOR PAD TO BE INSTALLED IN LINE WITH PROPOSED ROOF OVERFLOW DRAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
14. PAINT CURB YELLOW. REFER TO DETAIL 8/C5.1.
15. INSTALL OVERFLOW DRAIN CONCRETE PAD. REFER TO DETAIL 10/C5.0.

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

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

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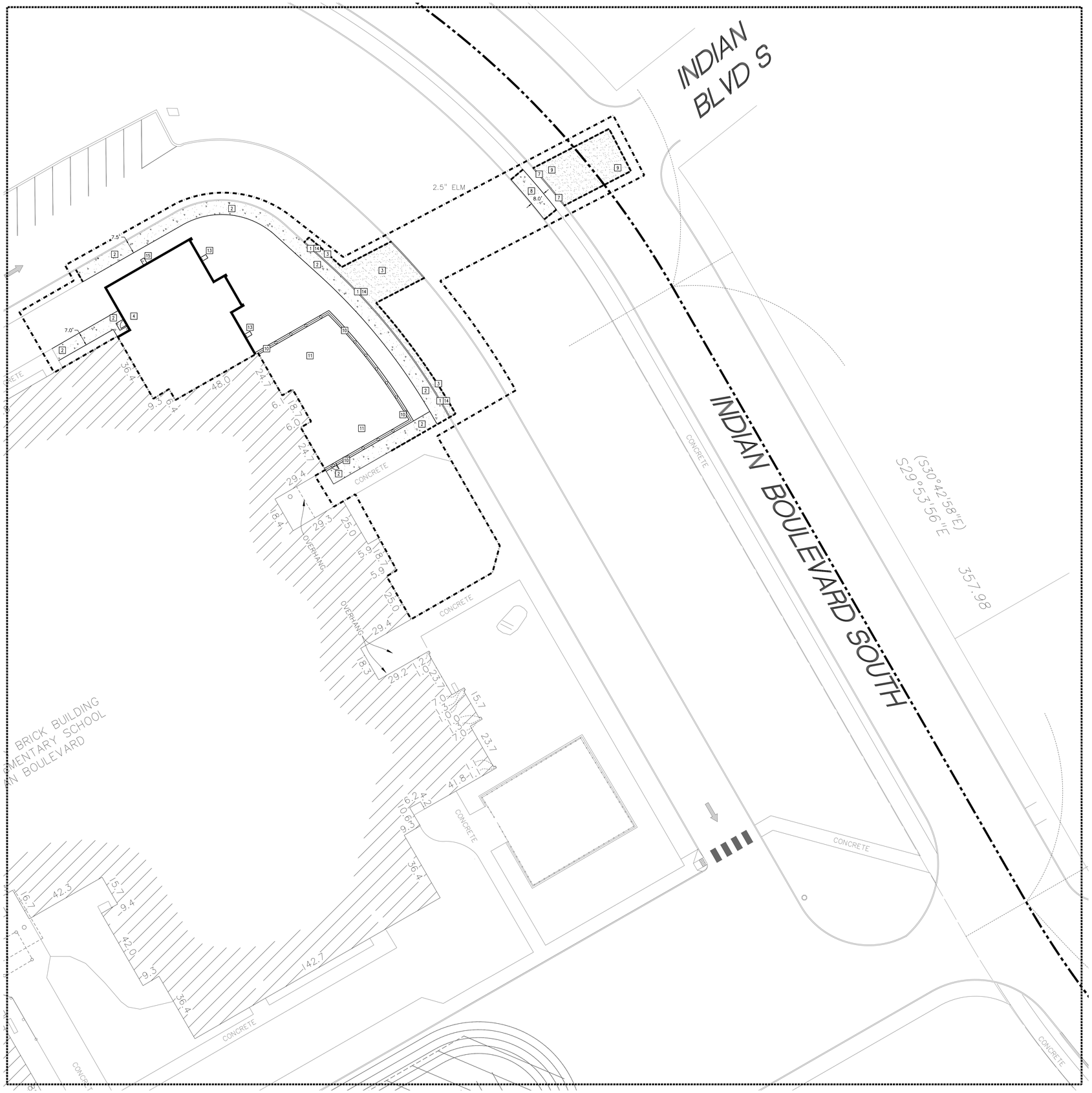
PAVING AND GEOMETRIC PLAN

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9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C4.1



1 C4.2 PAVING AND GEOMETRIC PLAN
1" = 20'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
SAWCUT LINE (APPROX.)	
BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	

REFER TO C4.0 FOR PAVING NOTES.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
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 CONCRETE WALK. REFER TO DETAIL 2/C5.1.
3. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 3/C5.1.
4. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
5. INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 5/C5.1 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
7. INSTALL CONCRETE CURB AND GUTTER. INTENT IS TO MATCH EXISTING STYLE AND SECTION. REFER TO DETAIL 9/C5.1.
8. INSTALL CONCRETE WALK IN PUBLIC RIGHT OF WAY. INTENT IS TO MATCH EXISTING SECTION. FOR BIDDING PURPOSES, REFER TO DETAIL 2/C5.1.
9. INSTALL BITUMINOUS PAVEMENT. INTENT IS TO MATCH EXISTING SECTION. FOR BIDDING PURPOSES, REFER TO DETAIL 3/C5.1.
10. **BID ALTERNATE #5:** INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 5/C5.1 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
11. **BID ALTERNATE #5:** INSTALL PLAYGROUND. REFER TO LANDSCAPE DRAWINGS.
13. INSTALL 3.0-FEET BY 4.0-FEET CONCRETE SPLASH PAD. REFER TO DETAIL 2/C5.1 FOR CONCRETE SECTION. INTENT IS FOR PAD TO BE INSTALLED IN LINE WITH PROPOSED ROOF OVERFLOW DRAIN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
14. PAINT CURB YELLOW. REFER TO DETAIL 8/C5.1.
15. INSTALL OVERFLOW DRAIN CONCRETE PAD. REFER TO DETAIL 10/C5.0.

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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Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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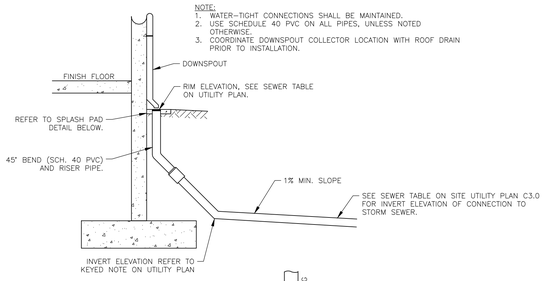
PAVING AND GEOMETRIC PLAN

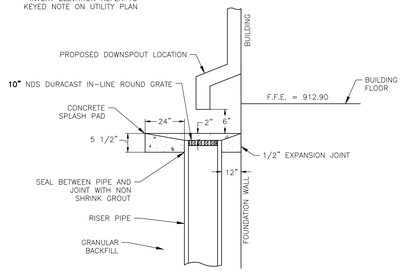
GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
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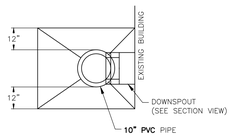
SITE PLAN REVIEW

C4.2



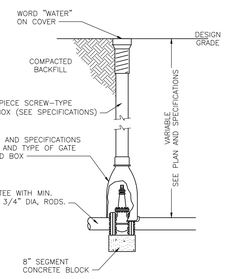


SECTION VIEW

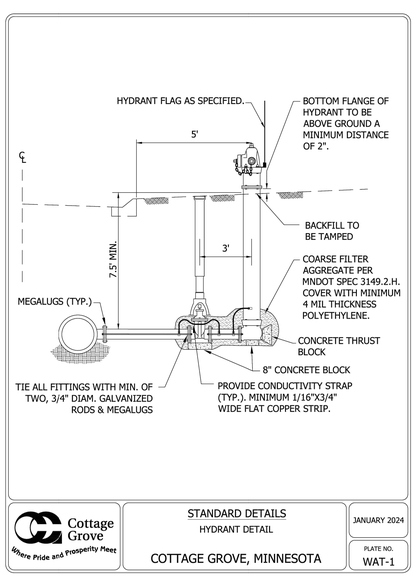


PLAN VIEW

10 C5.0 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
NOT TO SCALE



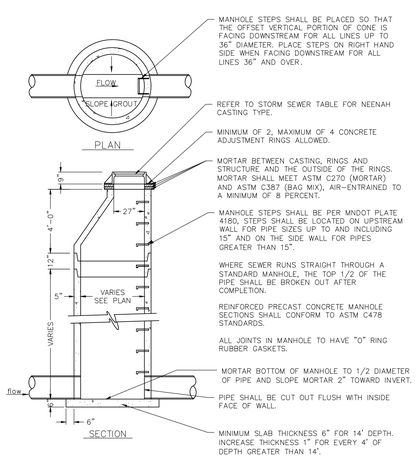
7 C5.0 GATE VALVE AND BOX INSTALLATION
NOT TO SCALE



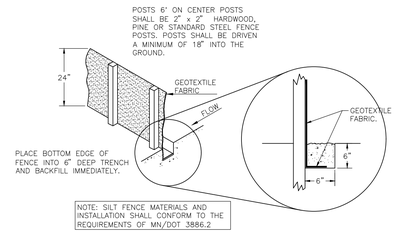
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS HYDRANT DETAIL COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. WAT-1

48_WAT1.DWG

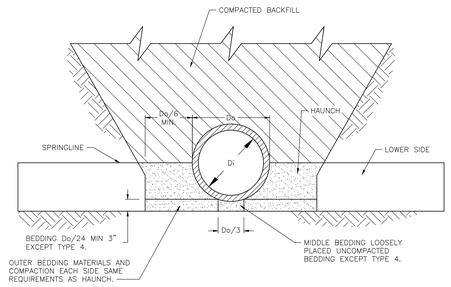
8 C5.0 HYDRANT DETAIL
NOT TO SCALE



9 C5.0 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE



4 C5.0 SILTATION FENCE
NOT TO SCALE



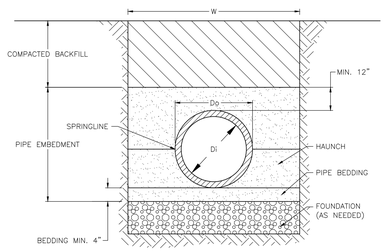
STANDARD TRENCH INSTALLATION SOIL AND MINIMUM STANDARD PROCTOR COMPACTION REQUIREMENTS		
INSTALLATION TYPE	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	95% CATEGORY I	90% CATEGORY I 95% CATEGORY II 100% CATEGORY III
TYPE 2	90% CATEGORY I 95% CATEGORY II	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 3	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 4	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III

EQUIVALENT SOIL CLASSIFICATIONS FOR SOIL DESIGNATIONS		
SOIL	UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MN/DOT SPECIFICATION
CATEGORY I	CLEAN COURSE GRAINED SOILS: SW, SP, GW, GP, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS WITH 12% OR LESS PASSING A #200 SIEVE	COARSE FILTER AGGREGATE MN/DOT 3149.2H
CATEGORY II	COURSE GRAINED SOILS WITH FINES: GM, GC, SM, SC, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS CONTAINING MORE THAN 12% PASSING A #200 SIEVE	AGGREGATE BEDDING MN/DOT 3149.2G
CATEGORY III	FINE GRAINED SOILS: CL, ML, (OR CL-ML, CL-ML, ML/CL) WITH LESS THAN 30% RETAINED ON A #200 SIEVE.	NOT APPLICABLE

NOTES:

1. COMPACTION AND SOIL SYMBOLS-I.E. "95% CATEGORY I" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
3. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
4. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
5. NO BEDDING IS REQUIRED FOR TYPE 4 STANDARD INSTALLATION.
6. REFER TO ASTM C1479-07 FOR DETAILS.
7. TYPE III BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

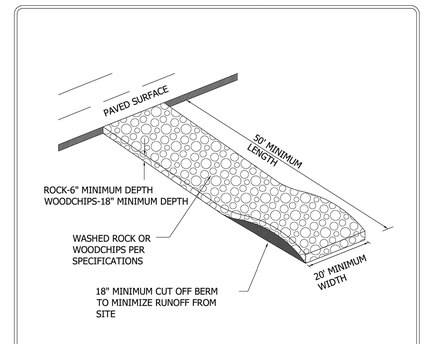
5 C5.0 TYPICAL PIPE BEDDING FOR RCP AND DIP
NOT TO SCALE



NOTES:

1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=Do+16" OR 1.25*Do+12 WHICHEVER IS GREATER.
2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.
3. REFER TO ASTM D2321-05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" FOR DETAILS.

6 C5.0 TYPICAL PIPE BEDDING FOR PVC
NOT TO SCALE

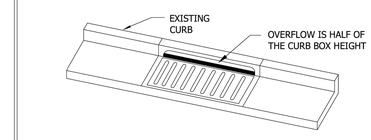


NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK OR WOODCHIPS TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION TRACKING.

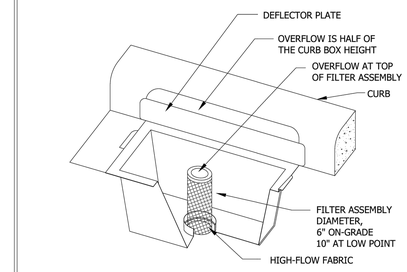
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONSTRUCTION ENTRANCE ROCK AND WOODCHIP COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-12

48_ERO12.DWG

1 C5.0 CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE: USE WIMCO ROAD DRAIN CG-23 OR CG-3290-VB (DEPENDING ON CASTING TYPE) HIGH FLOW INLET PROTECTION CURB AND GUTTER MODELS, OR CITY APPROVED EQUAL.

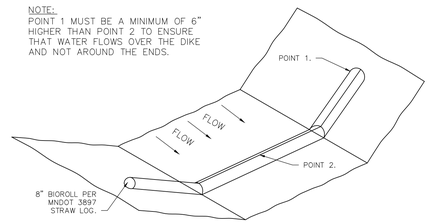


Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS INLET PROTECTION CATCH BASIN INSERT COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. ERO-9

48_ERO9.DWG

2 C5.0 INLET PROTECTION DETAILS
NOT TO SCALE

NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.



3 C5.0 BIO ROLL
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
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Date: 08-27-2025 License Number: 62999

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

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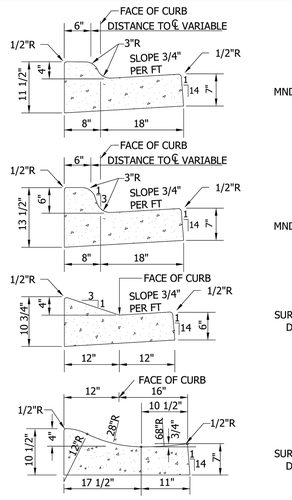
CIVIL DETAILS

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

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SITE PLAN REVIEW

C5.0

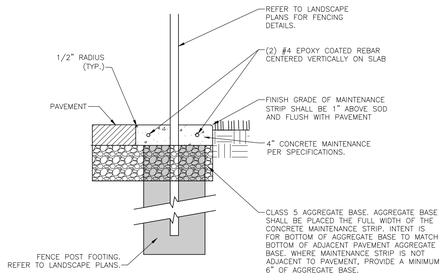


Cottage Grove
Where Pride and Prosperity Meet

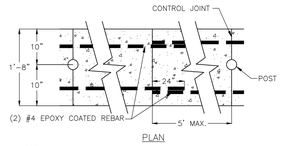
STANDARD DETAILS	JANUARY 2024
CURB AND GUTTER	PLATE NO. STR-10
COTTAGE GROVE, MINNESOTA	

48_STR10.DWG

9 C5.1 CITY OF COTTAGE GROVE STANDARD CURBS
NOT TO SCALE



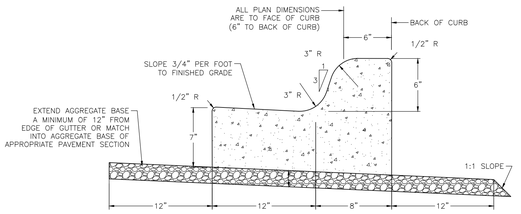
SECTION



PLAN

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.

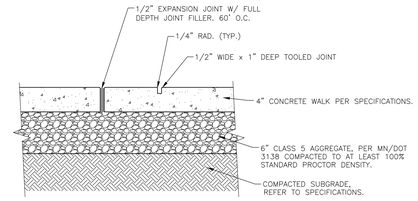
5 C5.1 CONCRETE MAINTENANCE STRIP
NOT TO SCALE



NOTES:

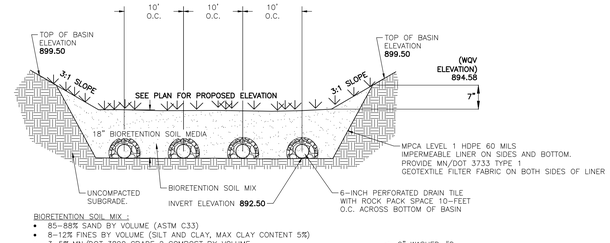
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

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



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

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

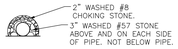


BIORETENTION SOIL MIX :

- 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
- PHOSPHORUS INDEX BETWEEN 10 AND 30 MG/KG

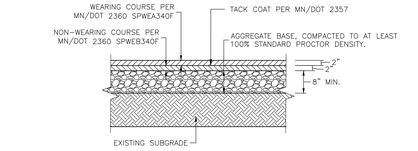
NOTES:

1. PLACE IN 12-15" LIFTS, HAND TAMPED. SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
2. **REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR SEEDING.**

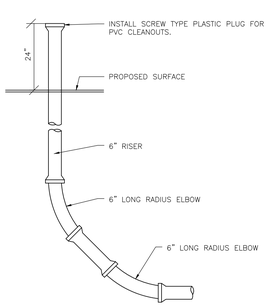


DRAIN TILE ROCK PACK DETAIL

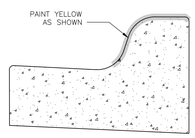
6 C5.1 BIOFILTRATION BASIN DETAIL
NOT TO SCALE



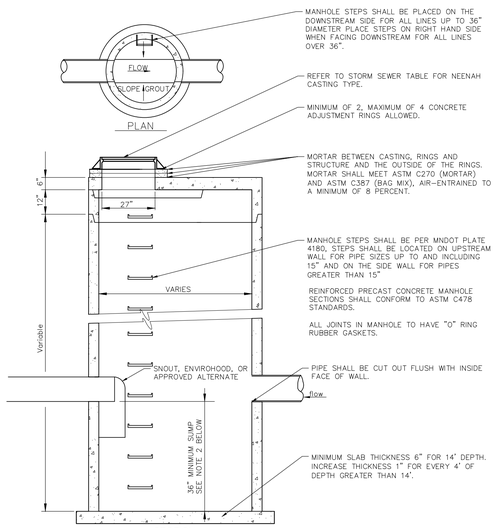
3 C5.1 BITUMINOUS PAVEMENT
NOT TO SCALE



7 C5.1 ABOVE GRADE STORM SEWER CLEANOUT
NOT TO SCALE



8 C5.1 CURB PAINT EXTENTS
NOT TO SCALE



NOTE
1: SNOUT OR ENVIROHOOD DEVICE SHALL HAVE A CROSS-SECTIONAL AREA GREATER THAN OR EQUAL TO THE CROSS-SECTIONAL AREA OF THE OUTLET PIPE OF THE SUMP MANHOLE.
2: SUMP DEPTH SHALL BE EQUAL TO 3 TIMES THE OUTLET PIPE DIAMETER, WITH A MAXIMUM SUMP DEPTH OF 9 FEET.

4 C5.1 SUMP MANHOLE
NOT TO SCALE

SO WASH CO SCHOOLS

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
T. 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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Date: 08-27-2025 License Number: 62999

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

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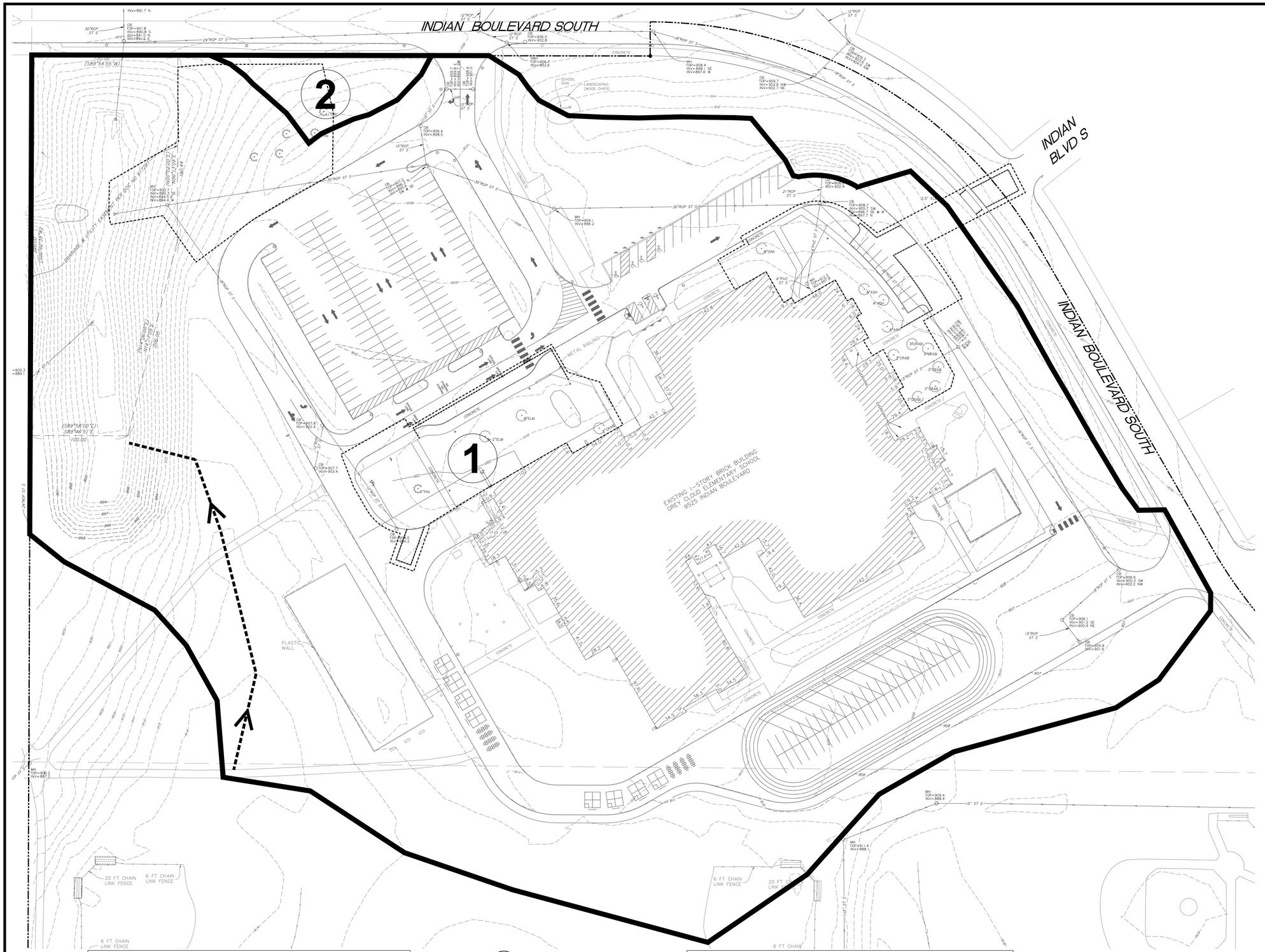
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SITE PLAN REVIEW

C5.1



1 C6.0 EXISTING CONDITIONS
1"=40'

EXISTING DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.80")	10-YEAR (4.20")	100-YEAR (7.40")	ROUTING
1	7.85	9.52	17.37	–	–	–	EXISTING NW CITY REGIONAL POND
2	0.00	0.25	0.25	–	–	–	EXISTING NW CITY REGIONAL POND
EXISTING NW CITY REGIONAL POND*	–	–	–	23.84	35.56	54.89	EXISTING STORM SEWER ROUTED TO THE SOUTH
TOTAL	7.85	9.77	17.62	23.84	35.56	54.89	

*RUNOFF VALUES BASED OFF OF A REGIONAL MODEL PROVIDED BY THE CITY OF COTTAGE GROVE, MODIFIED BY BKBM IN 2020.

PROPOSED DRAINAGE AREAS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.80")	10-YEAR (4.20")	100-YEAR (7.40")	ROUTING
1	8.01	7.05	15.06	–	–	–	EXISTING NW CITY REGIONAL POND
2	0.00	0.12	0.12	–	–	–	EXISTING NW CITY REGIONAL POND
3	0.01	2.43	2.44	–	–	–	EXISTING NW CITY REGIONAL POND
BKBM GCES PROPOSED FILTRATION BASIN	–	–	–	–	–	–	EXISTING NW CITY REGIONAL POND
MODIFIED NW CITY REGIONAL POND*	–	–	–	22.31	33.67	54.36	EXISTING STORM SEWER ROUTED TO THE SOUTH
TOTAL	8.02	9.60	17.62	22.31	33.67	54.36	

*RUNOFF VALUES BASED OFF OF A REGIONAL MODEL PROVIDED BY THE CITY OF COTTAGE GROVE, MODIFIED BY BKBM IN 2020 AND AS PART OF THIS PROJECT.

STORMWATER RUNOFF SUMMARY

	2-YR STORM (2.80") RUNOFF (CFS)	10-YR STORM (4.20") RUNOFF (CFS)	100-YR STORM (7.40") RUNOFF (CFS)
EXISTING SITE	23.84	35.56	54.89
PROPOSED SITE	22.31	33.67	54.36

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

Samson T. Dollerschell
Date: 08-27-2025 License Number: 62999

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

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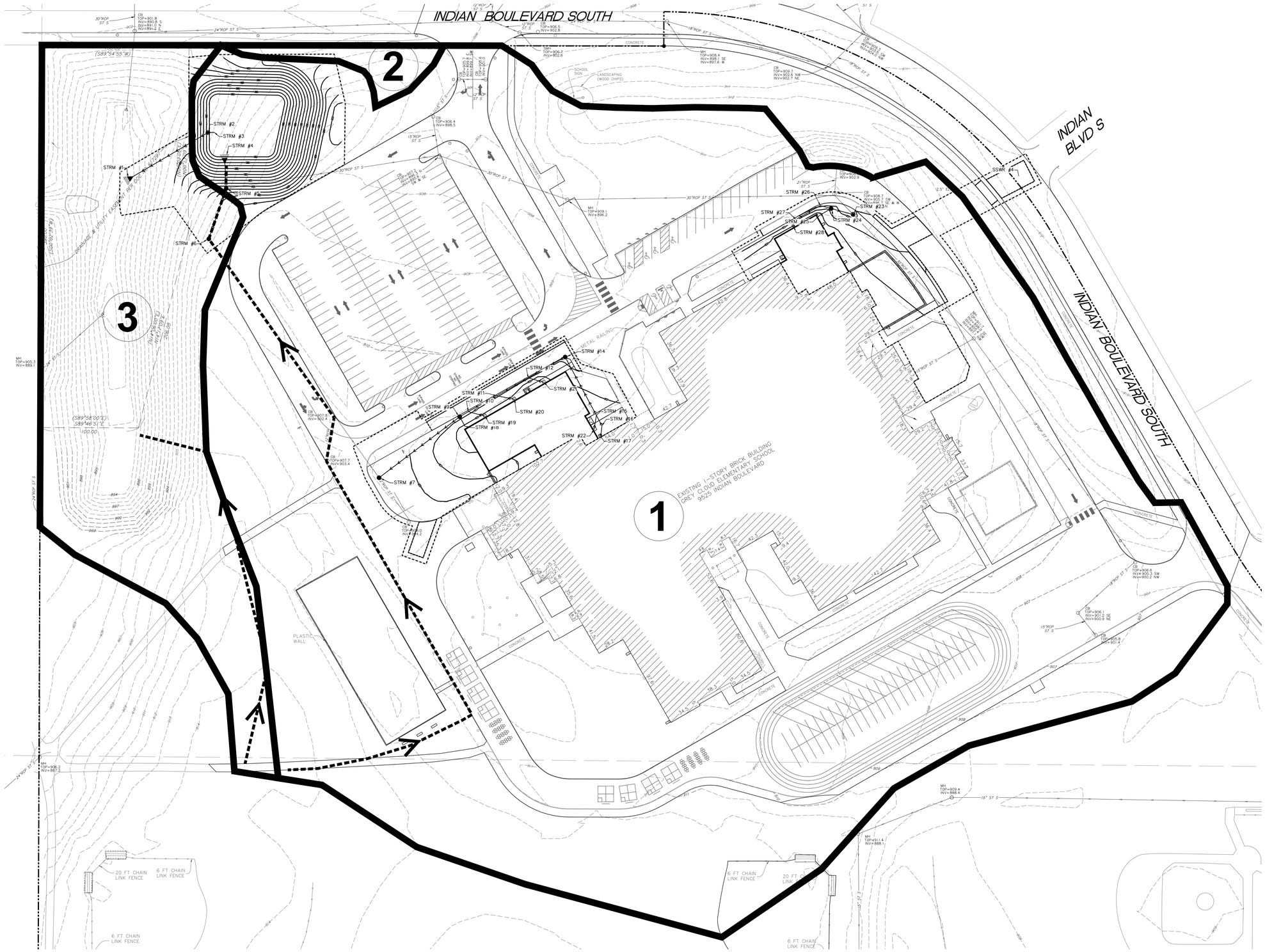
STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C6.0



1 C6.1 PROPOSED CONDITIONS
1"=40'

So wash co SCHOOLS

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

KOMA
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STORMWATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C6.1

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)
UNNAMED CREEK	AMMONIA, UN-IONIZED; FISH BIOASSESSMENTS

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL

ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	12	EACH
ROCK CONSTRUCTION ENTRANCE	2	EACH
CONCRETE WASHOUT	2	EACH
SILT FENCE	950	LF
BIO LOG	482	LF
EROSION CONTROL BLANKET	1512	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 70 ACRES IN SIZE AND CONSISTS OF A SCHOOL BUILDING, PARKING LOTS, SIDEWALKS, PLAYGROUND AREA, AND REGIONAL RATE CONTROL POND. THE MAJORITY OF THE NORTH PORTION OF THE SITE, THE AREA CONSISTING OF THE BUILDING AND PARKING LOTS, SHEET FLOWS TO AN EXISTING REGIONAL POND IN THE NORTHWEST CORNER OF THE SITE.

PROPOSE SITE DESCRIPTION -- THE PROPOSED PROJECT INCLUDES TWO BUILDING ADDITIONS TO THE EXISTING SCHOOL, MODIFICATIONS TO THE NORTH DROP-OFF AREA, AND NEW SIDEWALKS. THE PROPOSED WORK IS ANTICIPATED TO CREATE 0.25 ACRES OF NEW IMPERVOIUS AREA. FOR STORMWATER MANAGEMENT, A NEW FILTRATION BASIN IS PROPOSED TO BE INSTALLED NEXT TO THE EXISTING NORTHWEST POND. DISCHARGE FROM THE FILTRATION BASIN WILL BE ROUTED TO THE EXISTING NORTHWEST POND.

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 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 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, ISD #833. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
   - 1.1. INSPECT SUMP CATCH BASINS ON A BIANNUAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL
   - 1.2. CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL $\frac{1}{2}$ OF THE STORAGE VOLUME.
   - 1.3. RESTORE ANY AREAS OF EROSION IN THE FILTRATION BASIN AS NEEDED.
   - 1.4. REMOVE ANY DEBRIS OR SEDIMENT BUILD-UP FROM THE FILTRATION BASIN 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. UNCONTAMINATED PUMPED GROUND WATER
4. DISCHARGE FROM POTABLE WATER SOURCES
5. FOUNDATION DRAINS
6. AIR CONDITIONING CONDENSATION
7. STREET WASH WATERS

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 EAST POINT DOUGLAS ROAD
COTTAGE GROVE, MN 55016-3025
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 7 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 BASIN, CONTRACTOR WILL USE PROPOSED FILTRATION BASIN AREA AS TEMPORARY SEDIMENT BASIN. CONTRACTOR SHALL EXCAVATE TEMPORARY BASIN 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.

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 (FILTRATION BASIN, OUTLET STRUCTURES, DRAIN TILE, CLEAN OUTS, SUMP CATCH BASINS, ETC.,) SHALL BE SUBMITTED TO SOUTH WASHINGTON WATERSHED DISTRICT PRIOR TO PROJECT CLOSEOUT. THE AS-BUILT SURVEY SHALL INCLUDE THE FILTRATION BASIN DRAIN TILE INVERTS AND LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY AND THAT 18-INCHES OF SAND/FILTRATION MIX OVER THE TOP OF THE DRAIN TILE HAS BEEN PROVIDED.

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STORMWATER POLLUTION PREVENTION PLAN - NOTES

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MINNESOTA 55016

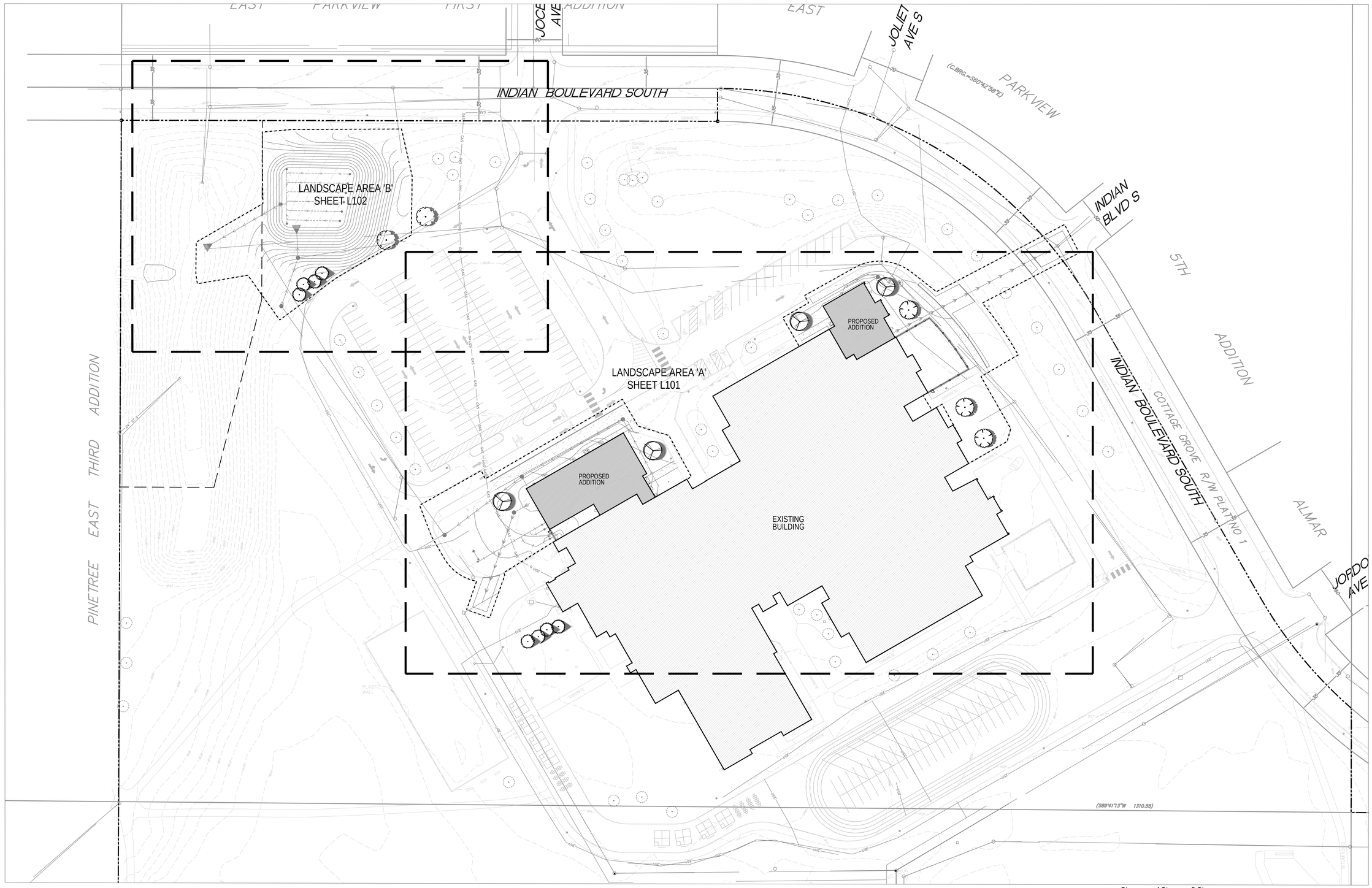
PROJECT:	25215.50
DRAWN BY:	WH
CHECKED BY:	STD
DATE:	8/27/2025
REVISIONS:	

SITE PLAN REVIEW

C6.2

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 L101-L102 for Landscape Plans, L201-L202 for Landscape Details, L301-L302 for Tree Preservation



LANDSCAPE OVERVIEW PLAN

KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
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Benjamin D. Hartberg, PLA
MN License Number: 48084 Date: XX-XX-XXXX

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 OVERVIEW PLAN

GREY CLOUD ELEMENTARY - ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

L100

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	8` Ht.	B&B	8
OVERSTORY TREE						
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	3" Cal.	B&B	4
	CO	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	3
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	3" Cal.	B&B	2
SHRUBS						
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	19
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	Pot	13
GRASSES						
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	12

Municipal Landscape Requirements:

Landscape Area In the Work Limits*: 32,060 sq ft
*Excludes Storm Basins

New Overstory Deciduous Trees Required: 9
(.0002786) x 32,060 = 9
(-)
Existing Trees to Remain: 0

New Coniferous Trees Required: 8
(.0002600) x 32,060 = 8
(-)
Existing Trees to Remain: 0

New Shrubs Required: 19
(.0006) x 32,060 = 19

Mitigation for Tree Removals:

Refer to Sheet L301 for calculations and tree removal information

Mitigation Inches/Feet count towards the Landscape Requirement

Replacement Deciduous Overstory Inches Required: 26 inches

Replacement Coniferous Feet Required: 62 feet



Existing Peace Pole to
be Salvaged & Reinstalled per Plan

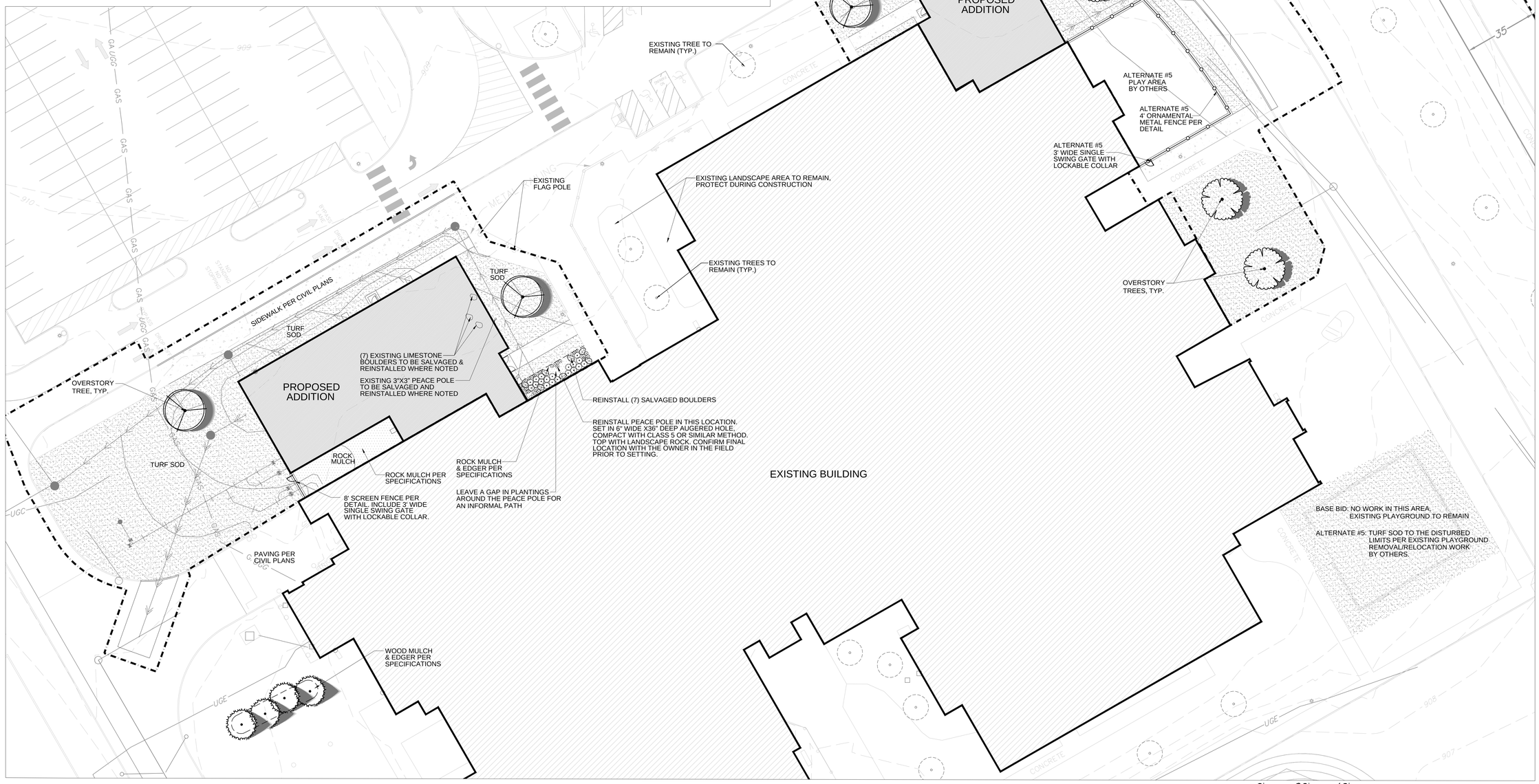
General Notes:

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 L101-L102 for Landscape Plans, L201-L202 for Landscape Details, L301-L302 for Tree Preservation

Landscape Symbols Legend:

Existing Tree To Remain

Turf Sod per Specifications



SCALE: 1" = 20'-0"

NORTH

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

LANDSCAPE LAYOUT PLAN - AREA 'A'

So Washco Schools

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

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REVISIONS:	

SITE PLAN REVIEW

L101

Landscape Symbols Legend:

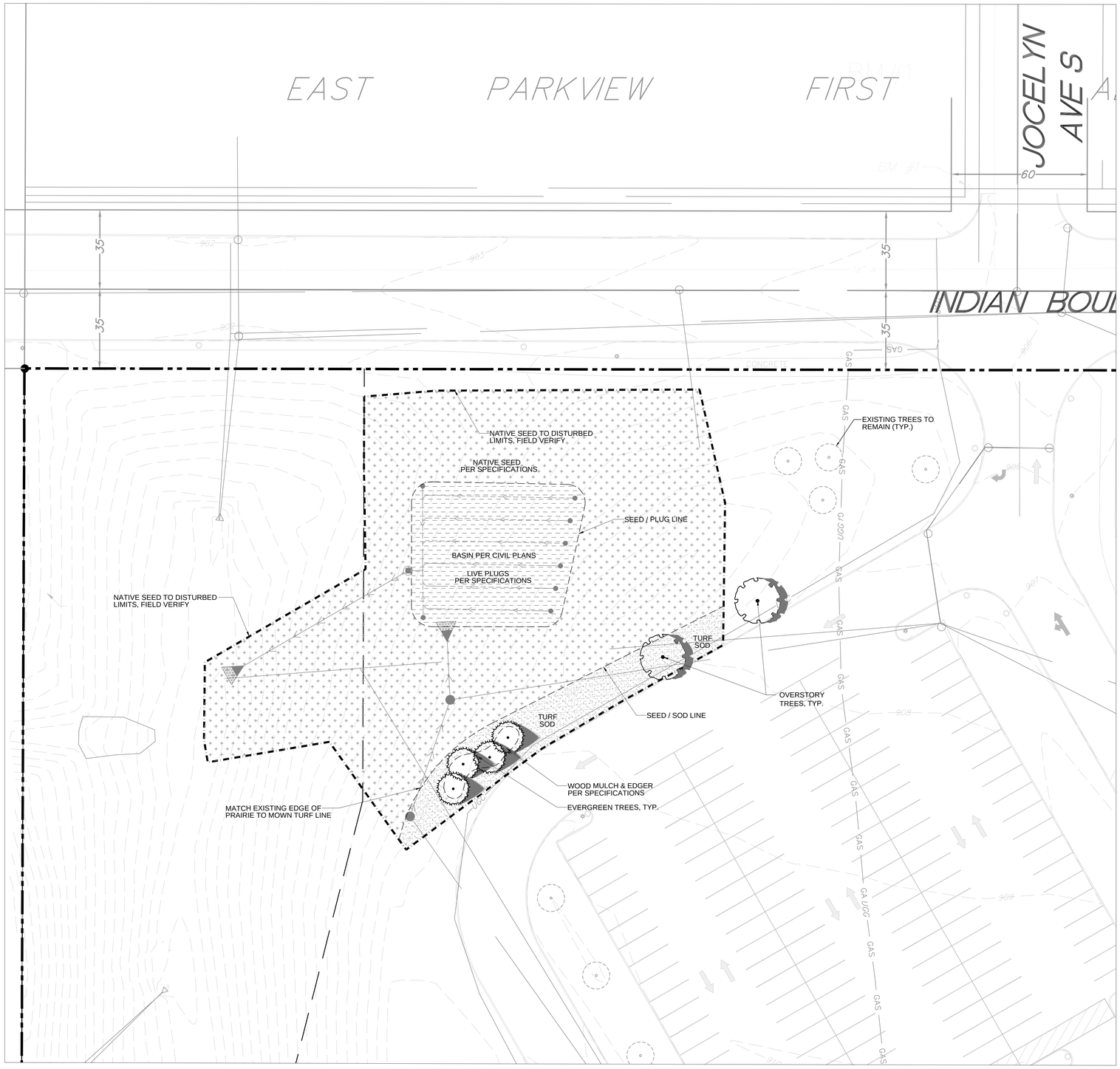
Existing Tree To Remain

Native Seed per Specifications

Live Plugs per Specifications

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 L101-L102 for Landscape Plans, L201-L202 for Landscape Details, L301-L302 for Tree Preservation



LANDSCAPE LAYOUT PLAN - AREA 'B'

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

NORTH

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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.

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

BKBM Structural & Civil Engineers
6120 Earle Brown Dr., Suite 700
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LANDSCAPE LAYOUT PLAN - AREA 'B'

GREY CLOUD ELEMENTARY - ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

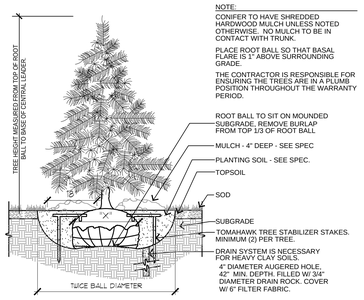
PROJECT:	24253
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

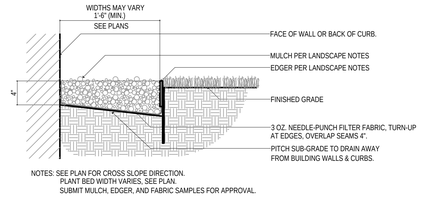
L102

General Notes:

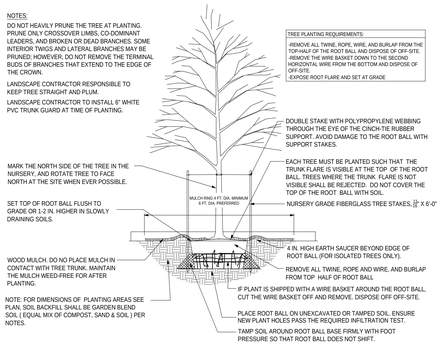
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02. Protect adjacent areas from damage during construction.
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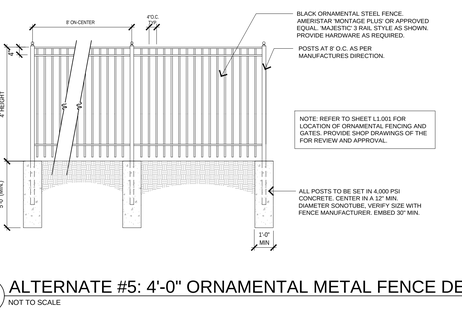
1 CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



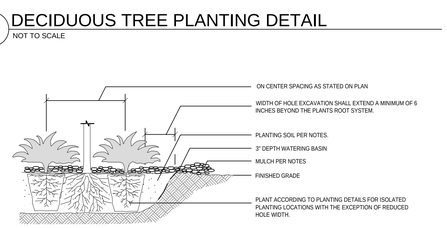
5 TYPICAL MULCH & EDGER DETAIL
NOT TO SCALE



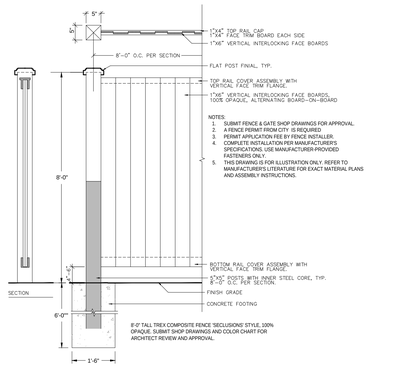
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



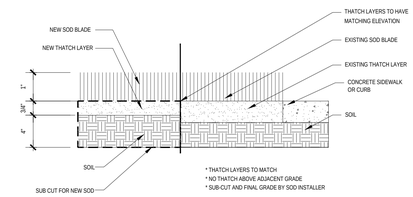
6 ALTERNATE #5: 4'-0" ORNAMENTAL METAL FENCE DETAIL
NOT TO SCALE



3 TYP. SHRUB PLANTING DETAIL
NOT TO SCALE



7 8'-0" SCREEN FENCE DETAIL
NOT TO SCALE



8 NEW SOD TO EXISTING SOD
NOT TO SCALE

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LANDSCAPE DETAILS

GREY CLOUD ELEMENTARY - ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

L201

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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 20% 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: There is no permanent irrigation system in the work limits. For the landscape improvements shown, 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 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.

18. Landscape Rock Mulch & Edging:
   A. Rock Mulch: 4" depth of $\frac{3}{4}$" dark grey trap rock chips. The intent is to match the existing rock mulch on site. Field verify and submit sample for approval.
   B. Edger: Commercial grade black polyvinyl edging. The intent is to match the existing edger on site. Field verify and submit sample for approval.

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, including the designated garden area, will receive 3/8" trap rock chips over weed mat per specifications.

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. Garden Soil in At-Grade Garden Plot: The existing topsoil in the garden area indicated shall be raked, tilled, and amended with clean imported compost so that the topsoil achieves a 20% compost to 80% topsoil ratio. The garden beds shall be planting ready upon completion.

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
BWSR 38-631 'Pollinator Plot Urban SE' mix, drop-seeded or hand broadcasted into the topsoil layer at the BWSR recommended rate of 21.45 lbs per acre. Submit seed mix for approval. See specifications. Grading and Erosion Control per Civil Plans and Specifications.

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.

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.

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LANDSCAPE DETAILS

GREY CLOUD ELEMENTARY - ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	HL
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DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

L202

Tree Mitigation Calculation:

The inventory below is showing existing trees within the project work limits

Plan ID	Species	Category	Caliper (Inches)	Height (Feet)	Significant?	Remove?
101	SPRUCE			20	YES	YES
102	SPRUCE			20	YES	YES
103	SPRUCE			20	YES	YES
104	SPRUCE			20	YES	YES
105	SPRUCE			20	YES	YES
106	LINDEN		15		YES	YES
107	LINDEN		9		YES	YES
108	LINDEN		16		YES	YES
109	LINDEN		15		YES	YES
110	LINDEN		15		YES	YES
111	CRABAPPLE		3		NO	YES
112	LINDEN		15		YES	YES
113	CRABAPPLE- HEAVILY DISEASED (FUNGUS)		5		NO	YES
114	CRABAPPLE- HEAVILY DISEASED (FUNGUS)		5		NO	YES
115	CRABAPPLE- HEAVILY DISEASED (FUNGUS)		5		NO	YES
116	CRABAPPLE- HEAVILY DISEASED (FUNGUS)		5		NO	YES
117	CRABAPPLE- HEAVILY DISEASED (FUNGUS)		5		NO	YES
118	SPRUCE			20	YES	YES
119	SPRUCE			20	YES	YES
120	SPRUCE			25	YES	YES
121	SPRUCE			20	YES	YES
122	SPRUCE			20	YES	YES

Deciduous Tree Summary	*Caliper Inches*
Total Existing Significant Inches in the Work Limits	85
Total Significant Inches Removed	85
40% Allowed Removal	34
Net Proposed Removal (Mitigate for 50% of these Inches)	51
Mitigation Inches Required	26

Coniferous Tree Summary	*Height in Feet*
Total Existing Significant Evergreen Height in the Work Limits	205
Evergreen Height (Removed)	205
40% Allowed Removal	82
Net Proposed Removal (Mitigate for 50% of this Height.)	123
Mitigation Height Required	62

Landscape Symbols Legend:

Existing Tree To Remain

Existing Tree To be Removed

Tree Protection Fence

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 L101-L102 for Landscape Plans, L201-L202 for Landscape Details, L301-L302 for Tree Preservation



0' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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TREE PRESERVATION & MITIGATION PLAN

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TREE PRESERVATION & MIITIGATION PLAN

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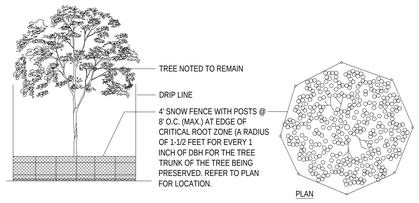
L301

Landscape Symbols Legend:

Existing Tree To Remain

Existing Tree To be Removed

Tree Protection Fence

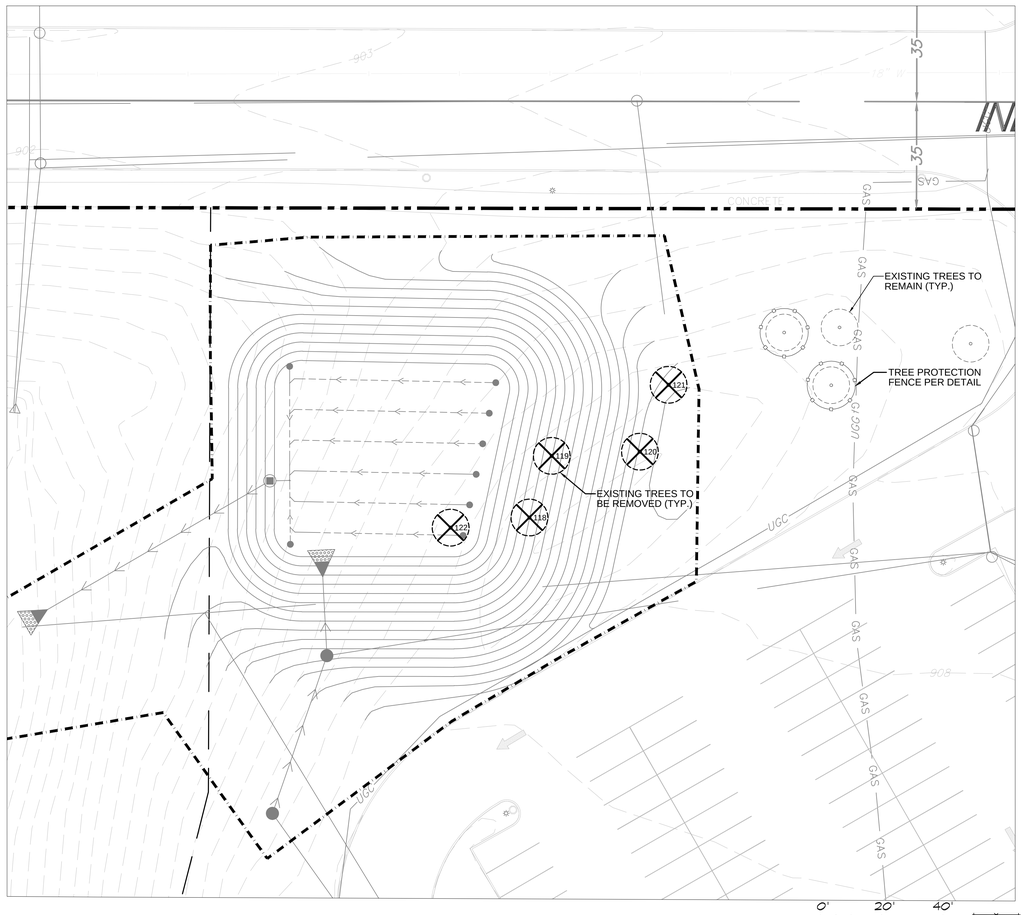


NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

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

1 TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE



TREE PRESERVATION & MITIGATION PLAN - NORTH BASIN

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 L101-L102 for Landscape Plans, L201-L202 for Landscape Details, L301-L302 for Tree Preservation

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.

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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.

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

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

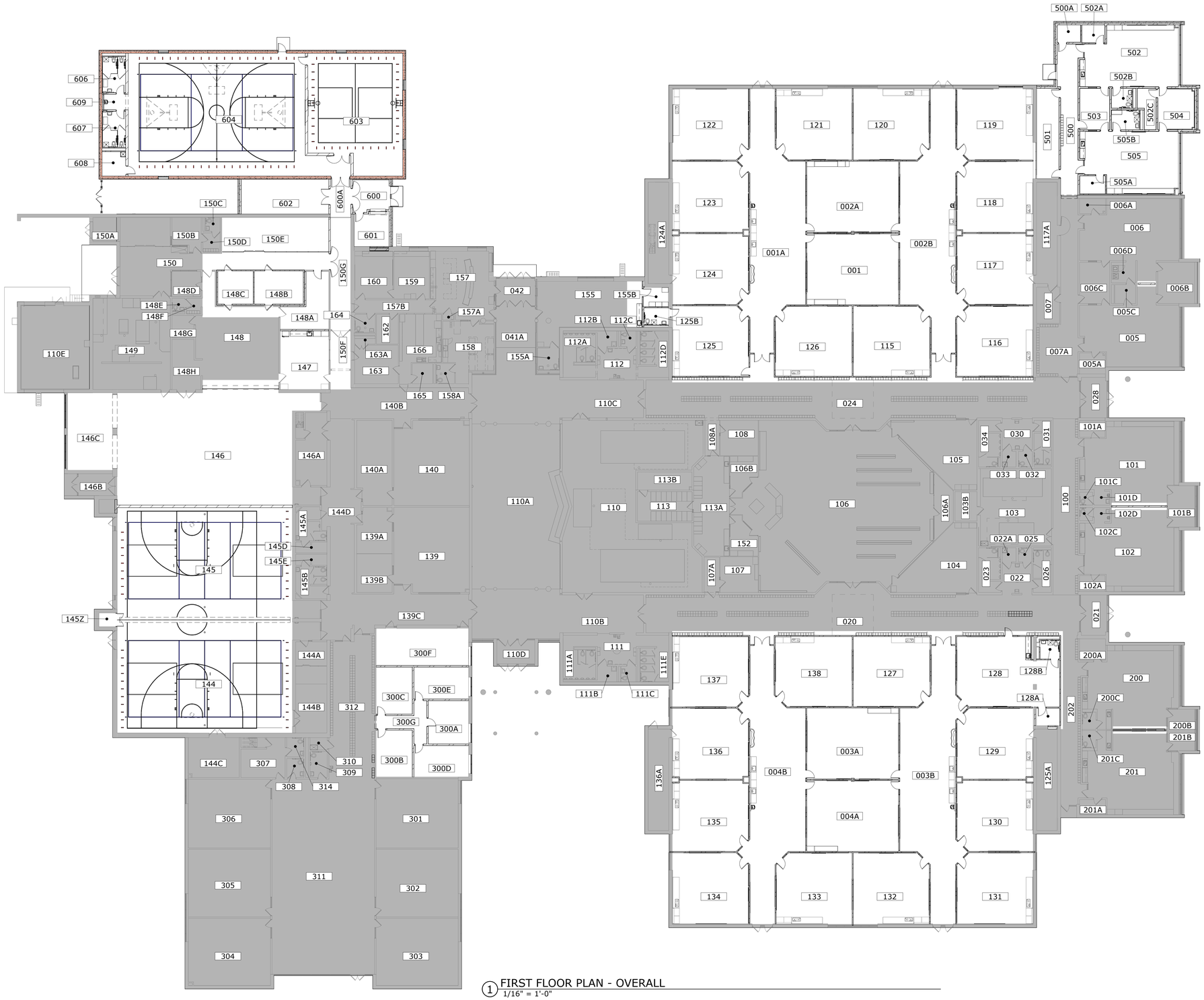
TREE PRESERVATION & MITIGATION

GREY CLOUD ELEMENTARY - ADDITIONS AND RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	HL
CHECKED BY:	BH
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

L302



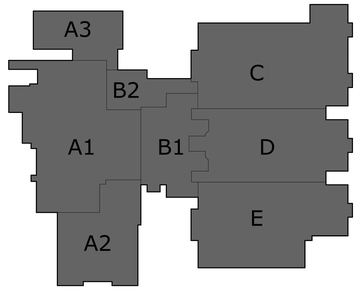
1 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

ROOM SCHEDULE

Number	Name	Area
001	RESOURCE ROOM	987 SF
001A	COMMONS	1719 SF
002A	CLASSROOM	985 SF
002B	COMMONS	1721 SF
003A	CLASSROOM	987 SF
003B	COMMONS	1773 SF
004A	CLASSROOM	985 SF
004B	COMMONS	1771 SF
005	CLASSROOM	912 SF
005A	STORAGE	81 SF
005C	TOILET	59 SF
006	CLASSROOM	916 SF
006A	STORAGE	58 SF
006B	MOTOR ROOM	230 SF
006C	OFFICE	188 SF
006D	LAUNDRY	77 SF
007	CONF	125 SF
007A	LOCKERS	670 SF
020	SE CORRIDOR	2823 SF
021	SE VESTIBULE	159 SF
022	WASH ROOM	137 SF
022A	CUST	30 SF
023	BOYS	142 SF
024	NE CORRIDOR	2922 SF
025	TOILET	29 SF
026	GIRLS	114 SF
028	NE VESTIBULE	159 SF
030	WASH ROOM	139 SF
031	GIRLS	113 SF
032	TOILET	33 SF
033	CUST	33 SF
034	BOYS	147 SF
041A	HALL	250 SF
042	VESTIBULE	146 SF
100	CORRIDOR	683 SF
101	CLASSROOM	1065 SF
101A	STORAGE	65 SF
101B	GROUP	169 SF
101C	TOILET	25 SF
101D	WASH	35 SF
102	CLASSROOM	1065 SF
102A	STORAGE	61 SF
102C	TOILET	26 SF
102D	WASH	35 SF
103	MECHANICAL	825 SF
103B	EQUIP	97 SF
104	PC LAB	607 SF
105	PC LAB	608 SF
106	MEDIA CENTER	4059 SF
106A	CLASSROOM	145 SF
106B	OFFICE	143 SF
107	OFFICE	204 SF
107A	HALL	80 SF
108	OFFICE	201 SF
108A	HALL	77 SF
110	MECHANICAL	2991 SF
110A	COMMONS	3685 SF
110B	CORRIDOR	473 SF
110C	CORRIDOR	473 SF
110D	VESTIBULE	130 SF
110E	STORAGE	852 SF
111	WASH AREA	185 SF
111A	BOYS	205 SF
111B	CUST	55 SF
111C	TOILET	35 SF
111E	GIRLS	198 SF
112	WASH AREA	182 SF
112A	BOYS	204 SF
112B	CUST	55 SF
112C	TOILET	35 SF
112D	GIRLS	198 SF
113	FILES	242 SF
113A	MEDIA WORK ROOM	518 SF
113B	COMM/IT	146 SF
115	CLASSROOM	803 SF
116	CLASSROOM	796 SF
117	CLASSROOM	799 SF
117A	MECH	315 SF
118	CLASSROOM	799 SF
119	CLASSROOM	807 SF
120	CLASSROOM	805 SF
121	CLASSROOM	805 SF
122	CLASSROOM	804 SF
123	CLASSROOM	798 SF
124	CLASSROOM	799 SF
124A	MECH	315 SF
125	PRE-K	797 SF
125A	MECH	315 SF
125B	TOILET	62 SF
126	CLASSROOM	804 SF
127	CLASSROOM	803 SF
128	CLASSROOM	793 SF
128	CLASSROOM	163 SF
128A	STORAGE	61 SF
128B	TOILET	55 SF
129	CLASSROOM	800 SF
130	CLASSROOM	799 SF
131	CLASSROOM	805 SF
132	CLASSROOM	805 SF
133	CLASSROOM	805 SF
134	CLASSROOM	805 SF
135	CLASSROOM	799 SF
136	CLASSROOM	800 SF
136A	MECH	315 SF
137	CLASSROOM	798 SF
138	CLASSROOM	804 SF
139	ART / SCIENCE	942 SF
139A	STORAGE	228 SF

ROOM SCHEDULE

Number	Name	Area
139B	KILN	205 SF
139C	HALL	588 SF
140	MUSIC	940 SF
140A	INSTRUMENT ROOM	438 SF
140B	HALL	565 SF
144	GYMNASIUM	3053 SF
144A	PE OFFICE	114 SF
144B	PE EQUIPMENT	314 SF
144C	STORAGE	303 SF
144D	HALL	1097 SF
145	GYMNASIUM B	3032 SF
145A	BOYS	128 SF
145B	GIRLS	144 SF
145D	DRESSING/ SHOWER	52 SF
145E	DRESSING/ SHOWER	52 SF
145Z	STORAGE	34 SF
146	CAFETERIA	3104 SF
146A	STORAGE	299 SF
146B	VESTIBULE	113 SF
146C	CAFETERIA BREAKOUT	522 SF
147	STAFF BREAK	426 SF
148	KITCHEN	1060 SF
148A	DRY STORAGE	285 SF
148B	FREEZER	244 SF
148C	COOLER	176 SF
148D	FOOD SERVICE OFFICE	109 SF
148E	TOILET	25 SF
148F	LOCKER	34 SF
148G	KITCHEN EQUIP	74 SF
148H	DISHWASHING	197 SF
149	BOILER ROOM	1046 SF
150	RECEIVING	734 SF
150A	SITE STORAGE	91 SF
150B	CUSTODIAN	134 SF
150C	TOILET	31 SF
150D	LOCKER	50 SF
150E	BUILDING EQUIPMENT	845 SF
150F	HALL	116 SF
150G	HALL	343 SF
152	OFFICE	141 SF
155	PRE-K	786 SF
155A	TOILET	72 SF
155B	STORAGE	73 SF
157	MAIN OFFICE	603 SF
157A	CLOSET	10 SF
157B	HALL	161 SF
158	NURSE	385 SF
158A	TOILET	55 SF
159	PRINCIPAL	254 SF
160	CONF	271 SF
162	OFFICE	98 SF
163	GROUP ROOM	255 SF
163A	CLOSET	25 SF
164	TOILET	56 SF
165	OFFICE	63 SF
166	WORK ROOM	343 SF
200	KINDERGARTEN	1057 SF
200A	STORAGE	84 SF
200B	OFFICE	84 SF
200C	TOILET	36 SF
201	KINDERGARTEN	1057 SF
201A	STORAGE	59 SF
201B	OFFICE	84 SF
201C	TOILET	36 SF
202	LOCKER BAY	513 SF
300A	OFFICE	263 SF
300B	EL	255 SF
300C	EL	256 SF
300D	SOC/PSYCH	259 SF
300E	READING	263 SF
300F	RESOURCE	515 SF
300G	HALL	157 SF
301	CLASSROOM	856 SF
302	CLASSROOM	836 SF
303	CLASSROOM	830 SF
304	CLASSROOM	827 SF
305	CLASSROOM	836 SF
306	CLASSROOM	849 SF
307	STORAGE	221 SF
308	GIRLS	49 SF
309	BOYS	67 SF
310	CUSTODIAN	32 SF
311	FLEX SPACE	3028 SF
312	LOCKERS	927 SF
314	STAFF	50 SF
500	COMMONS	435 SF
500A	STORAGE	61 SF
501	STAFF	303 SF
502	SPECIAL ED	826 SF
502A	BREAKOUT	63 SF
502B	TOILET	61 SF
502C	STORAGE	93 SF
503	OFFICE	186 SF
504	MOTOR BREAKOUT	219 SF
505	SPECIAL ED	830 SF
505A	BREAKOUT	69 SF
505B	TOILET	82 SF
600	ENTRY	170 SF
600A	HALL	107 SF
601	KIDS CLUB	180 SF
602	DAPE STORAGE	458 SF
603	DAPE GYM	1597 SF
604	GYM	3416 SF
606	WOMENS	122 SF
607	MENS	122 SF
608	CUSTODIAN	87 SF
609	HALL	51 SF



KEY PLAN - NEW
NOT TO SCALE

PROJECT NORTH
TRUE

SO WASH CO SCHOOLS

KRAUS-ANDERSON CONSTRUCTION COMPANY
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P. 612.332.7281

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Marc R. DuBois
DATE: _____ REG. NO.: 44898

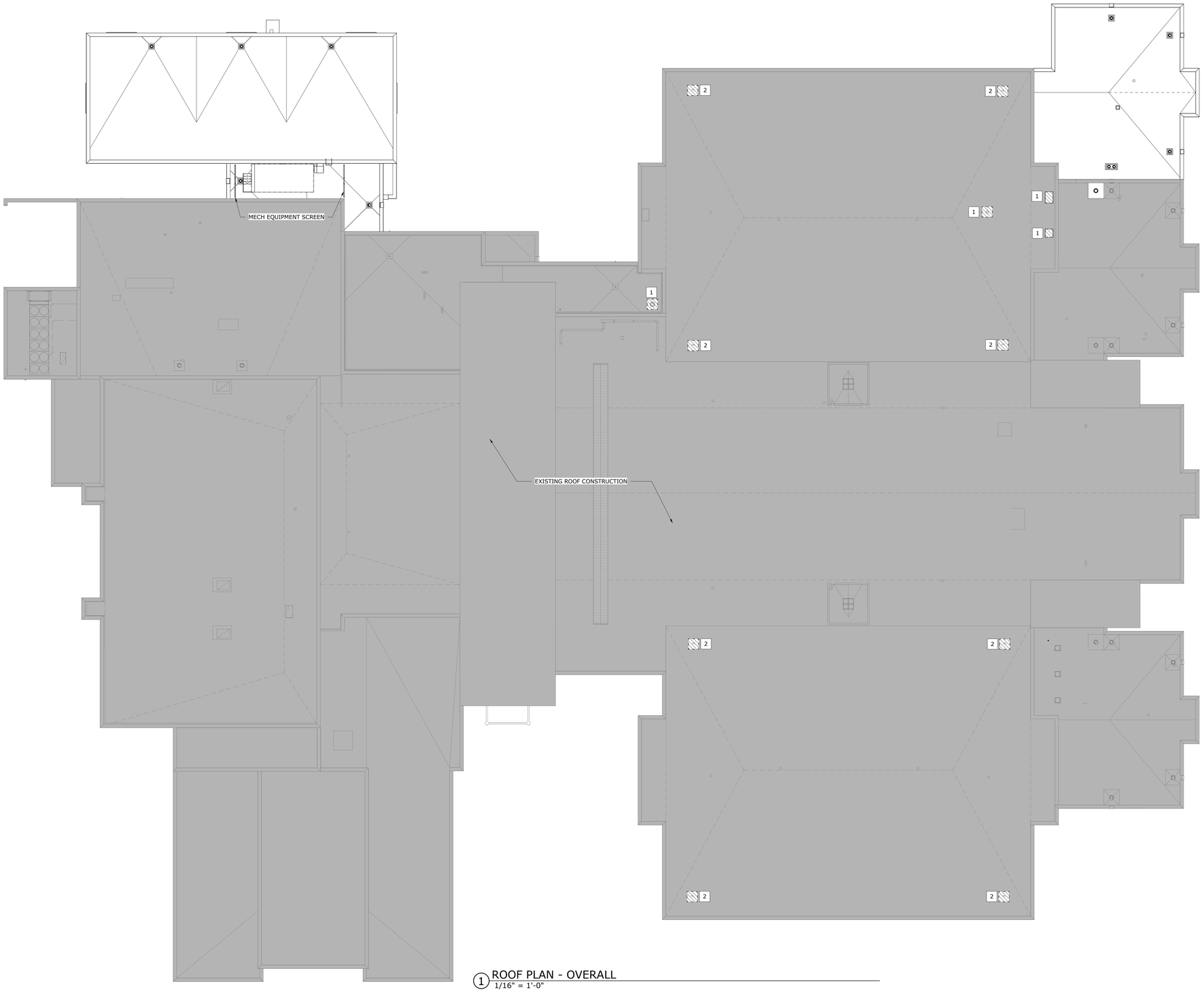
FIRST FLOOR PLAN - OVERALL

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

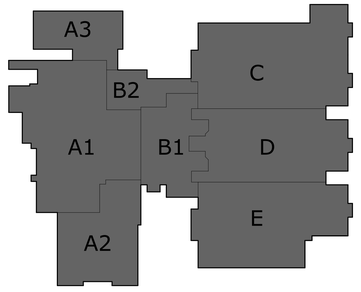
PROJECT:	24253
DRAWN BY:	KDD/LAS
CHECKED BY:	MRD
DATE:	08/27/2025
REVISIONS:	

SITE PLAN REVIEW

A10



1 ROOF PLAN - OVERALL
1/16" = 1'-0"



KEY PLAN - NEW
NOT TO SCALE

PROJECT NORTH
TRUE

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Marc R. DuBois

DATE: _____ REG. NO.: 44898

ROOF PLAN - OVERALL

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

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DRAWN BY:	KDD/LAS
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REVISIONS:	

SITE PLAN REVIEW

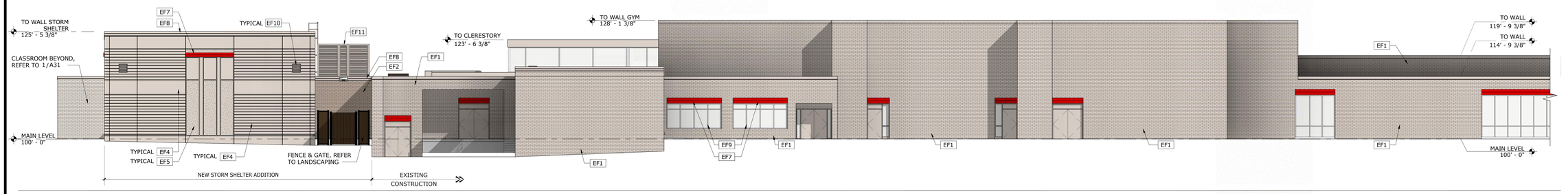
A19



1 BUILDING ELEVATION NORTH (NORTH 1)
1" = 10'-0"



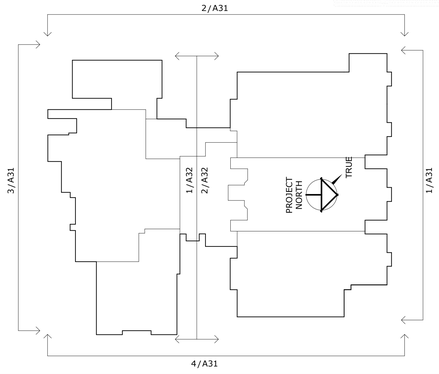
2 BUILDING ELEVATION WEST
1" = 10'-0"



3 BUILDING ELEVATION SOUTH (SOUTH 1)
1" = 10'-0"



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



EXTERIOR FINISH SCHEDULE

LEGEND CODE	ITEM	MANUFACTURER	MODEL	COMMENTS
EF1	UTILITY BRICK - RUNNING BOND	EXISTING	EXISTING	EXISTING CONSTRUCTION (SEE IMAGE)
EF2	UTILITY BRICK - RUNNING BOND	HEBRON	MISTY GRAY	EXISTING CONSTRUCTION
EF2.1	UTILITY BRICK - RUNNING BOND	HEBRON	MISTY GRAY	EXISTING CONSTRUCTION
EF3	UTILITY BRICK - RUNNING BOND	SUMMIT	70/30 BLEND OF THISTLEDOWN AND ALPINE ASH	BRICK BLENDED TO MATCH ADDITOIN LABELED EF3.1; REFER TO ELEVATION AND IMAGE
EF4	PRECAST WALL PANEL	TBD	COLOR AA69E-1	SMOOTH/ACID ETCH FINISH
EF5	PRECAST WALL PANEL	TBD	COLOR AA69E-1	MEDIUM SANDBLAST
EF6	PREFINISHED METAL CANOPY	TBD	TBD	COLOR MATCH EXISTING, REGAL RED OR SIMILAR
EF7	PREFINISHED METAL TRIM	TBD	TBD	COLOR MATCH EXISTING, REGAL RED OR SIMILAR
EF8	PREFINISHED METAL COPING	TBD	TBD	COLOR MATCH EXISTING, SANDSTONE OR SIMILAR
EF9	ANODIZED ALUMINUM	TBD	TBD	MATCH EXISTING FINISH, CLEAR ANODIZED
EF10	PAINT	TBD	TBD	COLOR MATCH EF4
EF11	PAINT	TBD	TBD	COLOR MATCH EF8

NOTE:
REFER TO SHEET A32 FOR EXTERIOR MATERIAL PERCENTAGES AND EXTERIOR MATERIAL IMAGES

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

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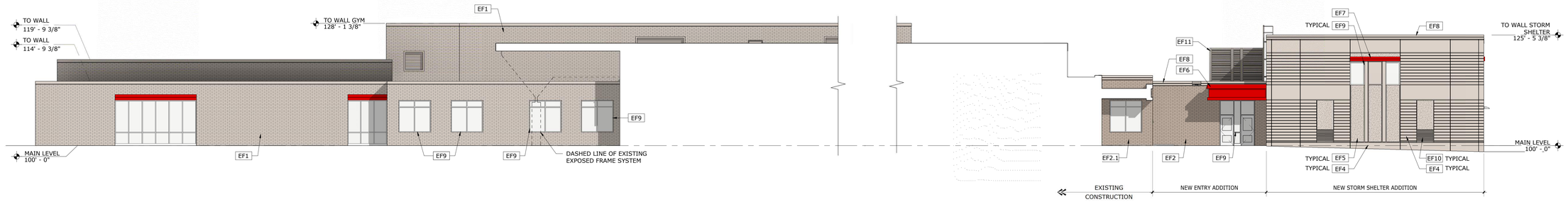
EXTERIOR ELEVATIONS - OVERALL

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	24253
DRAWN BY:	KDD/LAS
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SITE PLAN REVIEW

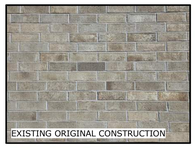
A31



1 BUILDING ELEVATION NORTH (NORTH 2)
1" = 10'-0"



2 BUILDING ELEVATION SOUTH (SOUTH 2)
1" = 10'-0"

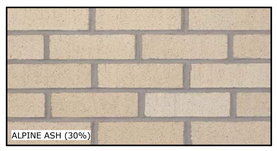

EXISTING ORIGINAL CONSTRUCTION

EF1


MISTY GRAY

EF2 & EF2.1

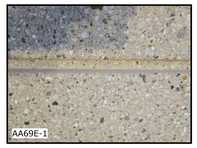

THISTLEDOWN (70%)


ALPINE ASH (30%)

EF3

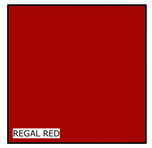

EXISTING ADDITION CONSTRUCTION

EF3.1


AA69E-1

EF4 & EF5

NOTE: COLOR SAMPLE SHOWS
MEDIUM SANDBLAST FINISH


REGAL RED

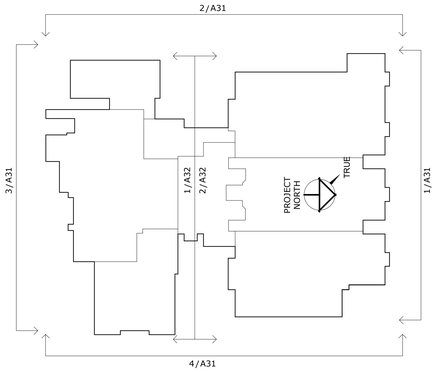
EF6 & EF7


SANDSTONE

EF8


ANODIZED ALUM - CLEAR

EF9



EXTERIOR FINISH SCHEDULE

LEGEND CODE	ITEM	MANUFACTURER	MODEL	COMMENTS
EF1	UTILITY BRICK - RUNNING BOND	EXISTING	EXISTING	EXISTING CONSTRUCTION (SEE IMAGE)
EF2	UTILITY BRICK - RUNNING BOND	HEBRON	MISTY GRAY	EXISTING CONSTRUCTION
EF2.1	UTILITY BRICK - RUNNING BOND	HEBRON	MISTY GRAY	EXISTING CONSTRUCTION
EF3	UTILITY BRICK - RUNNING BOND	SUMMIT	70/30 BLEND OF THISTLEDOWN AND ALPINE ASH	BRICK BLENDED TO MATCH ADDITOIN LABELED EF3.1; REFER TO ELEVATION AND IMAGE
EF4	PRECAST WALL PANEL	TBD	COLOR AA69E-1	SMOOTH/ACID ETCH FINISH
EF5	PRECAST WALL PANEL	TBD	COLOR AA69E-1	MEDIUM SANDBLAST
EF6	PREFINISHED METAL CANOPY	TBD	TBD	COLOR MATCH EXISTING, REGAL RED OR SIMILAR
EF7	PREFINISHED METAL TRIM	TBD	TBD	COLOR MATCH EXISTING, REGAL RED OR SIMILAR
EF8	PREFINISHED METAL COPING	TBD	TBD	COLOR MATCH EXISTING, SANDSTONE OR SIMILAR
EF9	ANODIZED ALUMINUM	TBD	TBD	MATCH EXISTING FINISH, CLEAR ANODIZED
EF10	PAINT	TBD	TBD	COLOR MATCH EF4
EF11	PAINT	TBD	TBD	COLOR MATCH EF8

EXTERIOR MATERIAL PERCENTAGES:

EXTERIOR MATERIALS PER ELEVATION

- EAST:
  1. OVERALL AREA = 8,957.55 SF = 100.0%
  2. CLASS I = 8,016.64 SF = 89.5%
  3. CLASS III = 919.92 SF = 10.3%
  4. CLASS IV = 20.99 SF = 0.2%
- NORTH 1:
  1. OVERALL AREA = 6,421.28 SF = 100.0%
  2. CLASS I = 4,940.87 SF = 76.9%
  3. CLASS III = 953.64 SF = 14.9%
  4. CLASS IV = 526.77 SF = 8.2%
- NORTH 2:
  1. OVERALL AREA = 5,319.10 SF = 100.0%
  2. CLASS I = 3,525.24 SF = 66.3%
  3. CLASS III = 1,793.86 SF = 33.7%
- SOUTH 1:
  1. OVERALL AREA = 8,744.37 SF = 100.0%
  2. CLASS I = 6,459.94 SF = 73.9%
  3. CLASS III = 2,213.39 SF = 25.3%
  4. CLASS IV = 71.04 SF = 0.8%
- SOUTH 2:
  1. OVERALL AREA = 3,062.68 SF = 100.0%
  2. CLASS I = 2,893.22 SF = 94.5%
  3. CLASS III = 169.46 SF = 5.5%
- WEST:
  1. OVERALL AREA = 9,150.39 SF = 100.0%
  2. CLASS I = 5,424.66 SF = 59.3%
  3. CLASS III = 3,712.10 SF = 40.6%
  4. CLASS IV = 13.63 SF = 0.1%

TOTALS

- OVERALL AREA = 41,655.37 SF = 100.0%
- CLASS I = 31,260.57 SF = 75.0%
- CLASS III = 9,762.37 SF = 23.4%
- CLASS IV = 632.43 SF = 1.6%

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Marc R. DuBois
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EXTERIOR ELEVATIONS - OVERALL

GREY CLOUD ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT: 24253
DRAWN BY: KDD/LAS
CHECKED BY: MRD
DATE: 08/27/2025
REVISIONS:

SITE PLAN REVIEW

A32



WDGE3 LED
Architectural Wall Sconce

Catalog Number

Notes

Type W1

Use this type to indicate on the plans the use of a particular luminaire.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		–	750	1,200	2,000	–	–	–
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	–	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	–
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	–
WDGE4 LED	Precision Refractive			Standalone / nLight	–	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

WDGE3 LED	P1	40K	80CRI	R3	MVOLT	SRM
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting

Package: P0 41W; P1 52W; P2 59W; P3 77W; P4 88W

Color Temperature: 30K 3000K; 40K 4000K; 50K 5000K

CRI: 70CRI; 80CRI

Distribution: R2 Type 2; R3 Type 3; R4 Type 4; RFT Forward Throw

Voltage: MVOLT; 347*; 480*

Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)*

Shipped separately: AWS 3/8 inch Architectural wall spacer*; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.*

Options

E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 0°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type*
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
SPD10KV	10kV Surge pack*
CCE	Coastal Construction*

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15 mounting heights with photocell pre-programmed for dusk to dawn operation.
PIR1FC3V	Bi-level (100/35%) motion sensor for 15-30 mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIRE2 PIR	Embedded wireless controls by nLight with LJL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights*
NLTAIRE2 PIRH	Embedded wireless controls by nLight with LJL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights

See page 4 for out of line functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.

WDGEVBS DDBXD	WDGE 3 Bench Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with E15WH and E20WC.
2 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
3 For PBBW and AWS with CCE option, require an RFA.
4 PE not available in 480V and with sensors/controls.
5 DMG option not available with sensors/controls.
6 Not available with E20WC option.
7 Available with MVOLT only and only rated to 25C ambient.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P0	41W	R2	6,172	151	1	0	1	6,104	149	2	0	1	6,394	156	2	0	1
		R3	6,071	148	1	0	2	6,004	146	1	0	2	6,290	153	1	0	2
		R4	6,256	153	1	0	2	6,187	151	1	0	2	6,483	158	1	0	2
		RFT	6,126	149	1	0	2	6,058	148	1	0	2	6,347	155	1	0	2
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	77W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,259	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	77W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

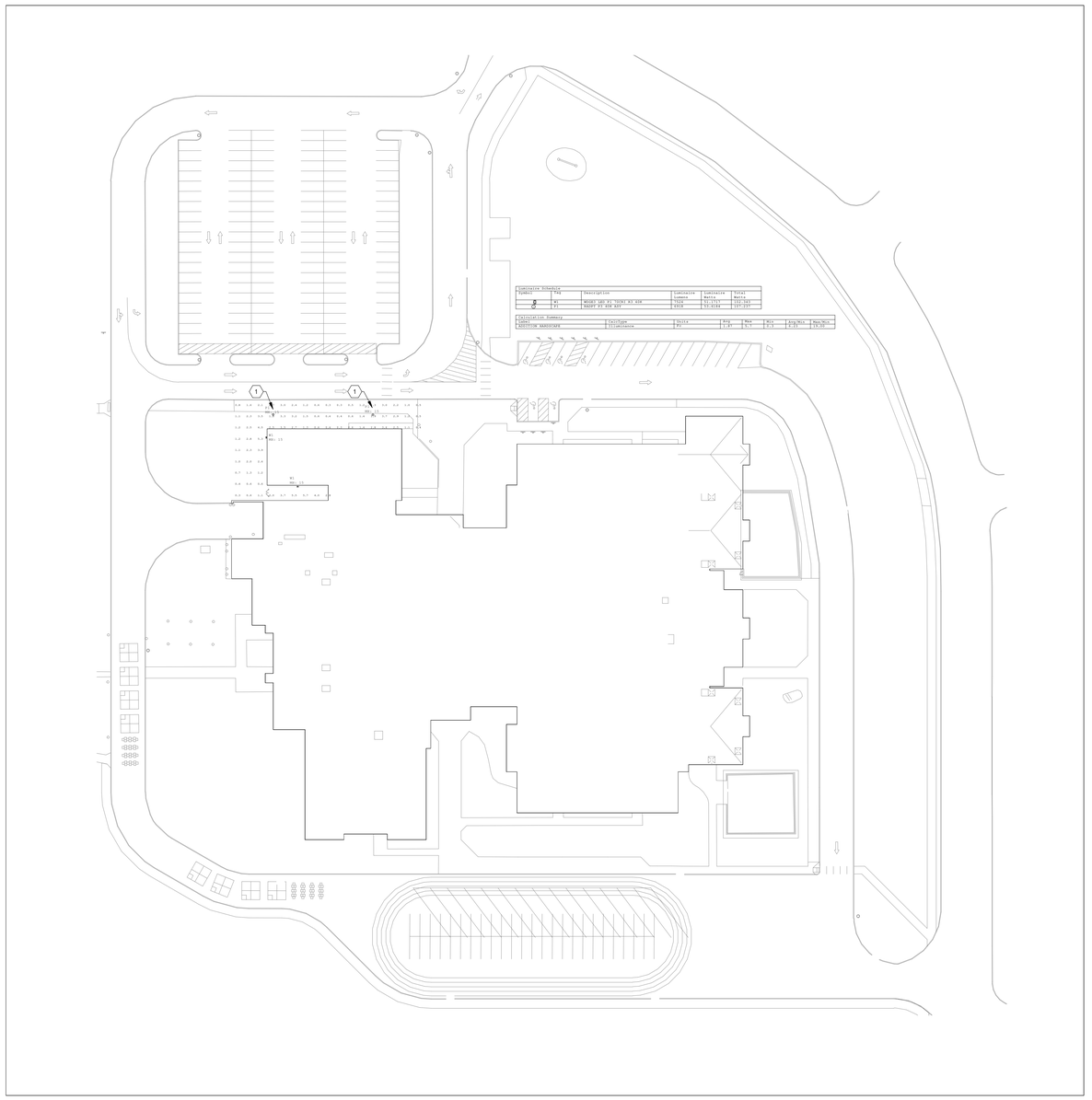
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate TLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

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KEY NOTES:

1. **TYPE P1** POLE LIGHTS ARE EXISTING TO BE RELOCATED APPROXIMATELY 14'-0" PLAN NORTH TO NEW LOCATION SHOWN.



1 SITE PHOTOMETRICS
SCALE: 1" = 50'-0"

So wash co 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

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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 MINNESOTA.

DATE: _____ REG. NO.: _____

emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439

952.930.0050 | www.epinc.com

SITE PHOTOMETRICS

GREY CLOUD ELEMENTARY SCHOOL ADDITIONS & RENOVATIONS
9525 INDIAN BLVD S
COTTAGE GROVE, MN 55016

PROJECT:	5184.0001
DRAWN BY:	DBR
CHECKED BY:	JDG
DATE:	08/11/2025
REVISIONS:	

SITE PLAN REVIEW

E03

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: 09/11/2025

To: Paul Sponholz, PE

From: Mike Boex, PE

Subject: Grey Cloud Elementary Additions
City of Cottage Grove, MN
Project No.: 25X140541000

This memo summarizes the review of site plan documents submitted by KOMA, INC. dated 8/27/25 (received 8/29/25).

Civil Plans:

Sheet C2.1:

1. The existing city stormwater basin in the northwest corner of the site is partially covered by drainage and utility easement. Please provide additional drainage and utility easement to the south of the existing easement to approximately encompass the 903.5 elevation, as roughly shown at the end of this memo, to ensure the city can maintain the existing basin.
2. Consider repositioning STRM-2 or STRM-4 to reduce the possibility of short-circuiting treatment.

Sheet C3.1:

3. It appears that structure STRM-7 is touching or immediately over a watermain pipe; please clarify. Perhaps additional watermain removals are required.
4. Clarify the use of Keynote #13 near STRM-18; it appears the symbol may represent a fire department connection location but keynote 13 doesn't seem to correspond.

Sheet C3.2:

5. Keynote 8: Add a statement that the contractor shall reconstruct the existing invert within the manhole.
6. Direct-bury (no conduit) streetlight wire is anticipated approximately 24-inches below grade behind the curb along Indian Boulevard. Exercise care when removing the existing curb as to not damage the wire. If damaged, coordinate with Public Works regarding an appropriate repair.

Sheet C4.2:

7. Proposed full-depth pavement removal limits within Indian Boulevard:
    a. Please depict the existing shoulder striping on Indian Boulevard and add a note that the removal limits should extend to or go just beyond where the shoulder would be in the intersection. The intent is to avoid having a joint in the wheel path of traffic utilizing Indian Boulevard.

Bolton & Menk is an equal opportunity employer.

8. Indian Boulevard Pavement was designed to be 3.5" bituminous, 8" class 5 aggregate base, and 4" class 4 subbase. The proposed plans depict 4" bit and 8" class 5 for most paved areas. Please add a note to include 4" of class 4 subbase, or, for ease of construction it would be acceptable to add another 4" of class 5 (12" total).

Stormwater Comments:

9. P8 water quality model summaries for the proposed conditions were submitted.
    a. Please also include additional data in the summary including the Total Inflow, Surface Outflow, Groundwater Outflow, and Total Outflow for TP and TSS.
    b. The Stormwater narrative report explains that work is anticipated to increase the site impervious by 0.25 acres. The existing and proposed P8 models simulate 7.62 acres and 8.02 acres of impervious surfaces—a difference of 0.4 acres. The existing and proposed HydroCAD model simulate 7.85 and 8.02 acres of impervious—a difference of 0.17 acres. The existing and proposed regional HydroCAD models both simulate 102.25 acres of impervious. Please be consistent with the impervious acreage increases in the report, and the P8 and HydroCAD models or explain why differing amounts are used.
    c. The submitted P8 input data includes filtration efficiencies set to the default infiltration basin values including 90% and 100% for the dissolved and P10% particles. The MPCA lists filtration efficiency removals for sand and iron-enhanced sand filters in their on-line document Recommendations and Guidance for Utilizing P8 to Meet TMDL Permit Requirements Please use the MPCA recommended filtration efficiencies in your P8 analyses or explain your use of the other values.

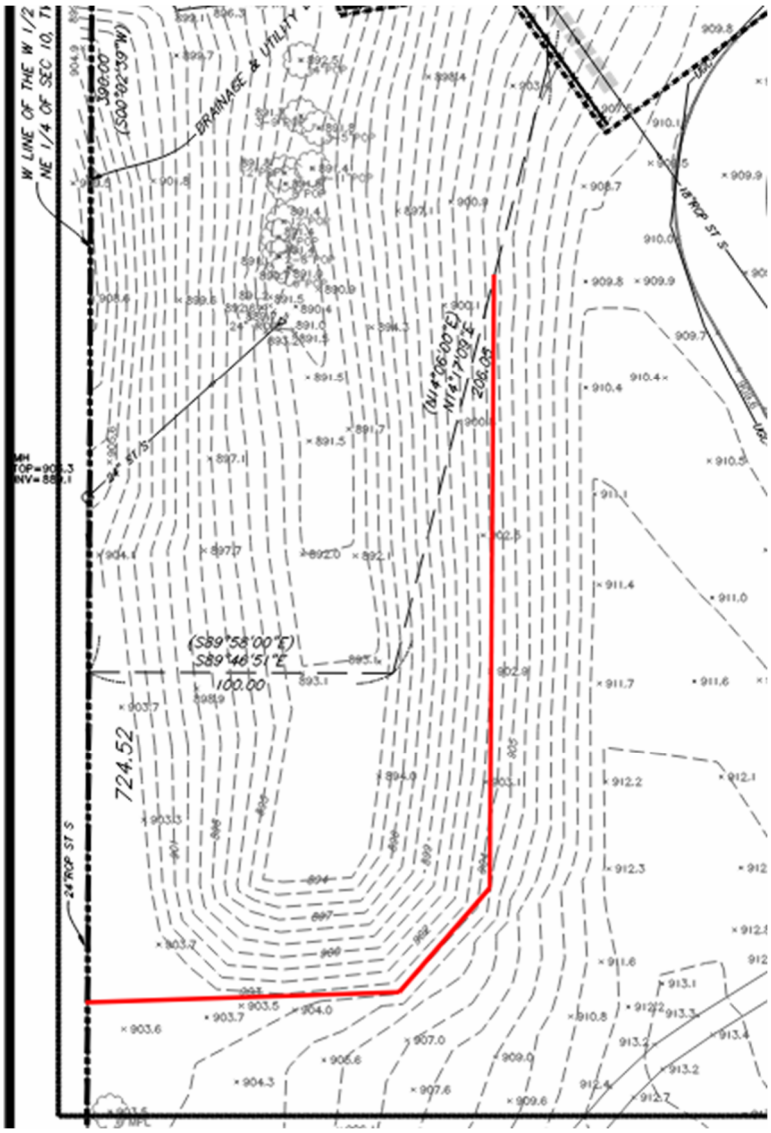
       Recommendations and guidance for utilizing P8 to meet TMDL permit requirements - Minnesota Stormwater Manual

Recommend filtration efficiency for P8
Link to this table

Filtration type	Filtration efficiency (% removal)		
	Dissolved (P0%)	Particulate (P10%)	Particulate (P30% through P80%)
Sand filters and biofiltration [1]	0%	25%	100%

10. HydroCAD:
    a. Pond 3P has some instability and errors such as a higher peak outflow than peak inflow (i.e. 93.6 cfs inflow and 138.9 cfs outflow). Please work to improve the model stability and verify the results.
    b. Sheet C6.0 includes tables of existing and proposed drainage areas totaling 17.62 acres. The rate control summary included in the same tables includes peak flows from other HydroCAD regional models. Why have you listed drainage areas from one set of models and peak flows from another set? Please explain.
11. Sheet C2.1 Please label the EOF location(s) and elevation. It appears the 899.50 berm is the EOF; for clarity label it as such.
12. Models and CAD Files: Please note that digital copies of the final version stormwater models (HydroCAD, P8) 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.

Additional easement area to encompass south end of existing basin:



ARCHITECTS | DESIGNERS | ENGINEERS

August 27, 2025

Emily Schmitz, Community Development Director
City of Cottage Grove, MN

RE: Grey Cloud Elementary Additions & Renovations – Site Plan Review Application – Narrative

Dear Ms. Schmitz:

In November 2023, the South Washington County School District, Independent 833 (SWCS), successfully passed a Bond Referendum which included funding for renovations and additions to the Grey Cloud Elementary School site at 9525 Indian Blvd S.

There are to be two additions to the school: a two-classroom addition serving Special Education, and a Gymnasium addition which will also act as a storm shelter. I have reviewed the design and materials with Max Erickson and Kelly Becker from your offices, and they found our approach acceptable and ready for final review with the rest of the application. Our proposal includes a brick blend for the classroom addition which is a close match to the adjacent brick and for the gymnasium, architectural precast panels with surface texture and reveals to provide articulation in reference to the existing building.

The design team and the school district have appreciated the City's pro-active approach to the design process. Any further questions related to the enclosed submittal can be directed to me – as the applicant on behalf of SWCS.

Thank you.

Sincerely,

Marc DuBois, Managing Principal Architect, KOMA

Kevin Bohl, Civil Engineer, BKBM

Cc: Kevin Bohl, Civil Engineer, BKBM
Kyle Uecker, Director of Facilities, SWCS

COTTAGE GROVE PLANNING COMMISSION **August 25, 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-Excused; Ken Brittain-Here; Jessica Fisher-Here; Evan Frazier-Here; Eric Knable-Here; John Stechmann-Here; Terrence Woodman-Absent.

Members Absent: Pradeep Bhat (Excused)
Terrence Woodman

Staff Present: Emily Schmitz, Community Development Director; Samantha Pierret, Senior Planner; Kelly Becker, Associate Planner; Crystal Raleigh, Assistant City Engineer; Justin Olsen, City Council Liaison.

3. APPROVAL OF AGENDA

Brittain made a motion to approve the agenda. Fisher seconded. The motion was approved unanimously (5-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. Pine Hill Addition - Cases SP/CUP/V2025-016

Wold Architects and Engineers, on behalf of South Washington County School District ISD #833, has applied for a Conditional Use Permit and Site Plan Review for building additions at Pine Hill Elementary, 9015 Hadley Avenue South. The additions include approximately 13,300 square feet for a six-classroom addition with a storm shelter area, a small gym addition, and an enclosed freezer addition. Additional interior improvements include renovations to existing special education classrooms, accessibility-toilet upgrades, minor renovations to the kitchen, and long-term

facility and maintenance work. The applicant also applied for a Variance to expand the classroom addition space into the required 50-foot property line setback.

Becker summarized the staff report and recommended approval based on the findings of fact and subject to the conditions stipulated in the staff report.

Frazier asked if there were any questions for staff, none were asked, then Frazier said he had a question. Frazier said he read in the materials that there was a Neighborhood Meeting, and I know per City Code we send out notices of this hearing. I just want to confirm we didn't receive any feedback since in the compilation of the report, we still haven't heard anything back about neighborhood members or people affected by this within the 500 feet. Becker replied that's correct, we haven't gotten any additional verbal or written comments. Frazier said thank you very much.

Fisher said I have a question about the northeast corner with the new infiltration basin. You said right now, there's currently drainage, there's a pipe there that goes into the sewer. Are there any concerns, as that's going to be vacated, with standing water like when it does fill up, having standing water on the school grounds? Will it be fenced or is there any consideration for that? Becker replied great question, but I will refer to Crystal Raleigh, Assistant City Engineer. Raleigh said good evening, Mr. Chair and Commissioner Fisher, that existing pipe will actually remain in place. It would just become part of the School District's Stormwater Management system, so it will still take the water away from their pond, but their pond will be on site there with that existing pipe as an emergency overflow. But it proposes an infiltration basin, meaning it will be dry, it won't have water. Fisher said I misunderstood when it said vacated, I thought that meant that pipe was going away. Raleigh replied no, it's currently within an easement, and the easement will be vacated. Fisher said okay, thank you for clarifying.

Frazier asked if there were any further questions for staff, none were asked. Frazier asked if the applicant would like to speak, and he declined, stated Kelly did a good job and he didn't have anything else to add. Frazier asked if there were any questions for the applicant, none were asked.

Frazier opened the Public Hearing. No one spoke. Frazier closed the Public Hearing.

Frazier asked if there was any discussion by commission.

Stechmann said I was just going to say I noticed there was a recommendation to try to encourage the traffic to move further to the north, a drop-off area. There was some talk about the feasibility of that, which would be preferable, like on Page 207, there was a recommendation of closing the southernmost access point. To avoid the closure of that access point, maybe they could have someone serve as like a traffic marshal to like encourage the people to move forward, kind of like when you go to the airport to pick up people, you have the traffic cops moving people forward. That was just my thought, maybe a recommendation. Frazier said okay, thank you.

Fisher said I was just going to say it's pretty straightforward, and I know at our school, the teachers are out there kind of trying to push everybody forward, you know, trying to get people to come in. It's a little like herding calves, I think, because everybody's in their own little world and doing their own thing, but it has gotten better over there, I think, since they've changed the way, you know, when they took out all the trees and stuff, so I think it's good.

Knable said I guess I would just like to say that I think it's good for Pine Hill to get this development, too, since we developed that whole area down there recently and got a lot of stuff going up, it's going to be I think really good for the community down there.

Frazier said yeah, and I guess I'll just say as far as the Variance goes, obviously it is within the 50-foot setback, as I think Kelly had on her slides and also in the staff report, there's already a portion of the building that's within the setback that's required by City Code; this is going to be less intrusive of that than those parts that's already in that building. We haven't had any concerns from the surrounding property owners that this is going to impact their ability to use their property. I mean, its a school building that primarily will be used between 7:00 in the morning and 4:00 in the afternoon, and so it's unlikely to change the surrounding neighborhood. So, I would agree that there are findings of fact that are sufficient to grant a Variance in this case.

Frazier said if anyone else doesn't have anything, I would look for a motion then.

Fisher made a motion to approve the Site Plan Review, Conditional Use Permit, and Variance based on the findings of fact and subject to the conditions stipulated in the staff report. Stechmann seconded. The motion was approved unanimously (5-to-0 vote).

B. Park Grove Library – Cases SP/CUP2025-021

Alliance, on behalf of Washington County, has applied for a Site Plan Review application for a building addition, façade remodel, and exterior site improvements at Park Grove Library, 7900 Hemingway Avenue South. The addition will be for a new second story for utility and mechanical equipment. Additional site improvements proposed include interior remodel, parking lot reconfiguration, and landscaping improvements.

Frazier said before I hand this off to Sam, I'm going to give the floor to Commissioner Stechmann.

Stechmann said thank you, Mr. Chair. As you know, I'm married to a Washington County Commissioner, and so I've given some consideration to this, and I think it would be important for me to recuse myself from any participation in the discussion or the voting on this matter. So, this is out of an abundance of caution, so I can avoid even the appearance of a conflict of interest. So, I'm going to step away just for this agenda item. Frazier replied all right, thank you for making that record and for making that decision. And, so, Commissioner Stechmann will be recused, we still have four members on the commission here tonight so we do still have quorum to decide this. And, so with that, we will give it to Sam.

Pierret summarized the staff report and recommended approval, subject to the conditions stipulated in the staff report.

Frazier asked if the commissioners had any questions for staff, none were asked. Frazier asked if the applicant would like to add anything additional and asked them to state their names and their business address, please.

Mandy Leonard, Project Manager for Washington County on this project, said **Drew Riley**, Deputy Director for the library, was also with her tonight, so if there are any questions, he can also answer those. Leonard said she just wanted to review some of the high-level things they were looking at in design on this project. We did an extensive amount of high-level design, had meetings with the public, online surveys, in-person meetings. We met with City staff, County staff, and library staff, just wanting to get feedback from everyone, and so these are some of the kind of inspirational images that were highlighted throughout that design. It's very important to make sure that this library represents the community that it's in, not just Washington County as a whole. So, we really want to make sure that we're here to represent Cottage Grove. Nature was very, very important to the community, and so we're bringing that together as part of this plan. One of the main features was the fact that the confluence, which is south of us, is an area of kind of meeting, joining, and gathering, and that's what we want our library to be. We want it to be a space for people to meet, gather, and kind of join, like communities to join together for us. So, that was really important in some of our design factors, and you'll see that throughout the design.

The library space itself, we really wanted to maintain this existing site, but be able to basically enhance it as much as possible by adding additional parking; it's not only about the parking, it's about the safety of the pedestrians coming into our lot, making sure that we have accessible access for everyone around us and better than what we have now. So, we designed it so we have both a north and a south access, entering in from the sidewalks, making sure we thought about those pedestrian routes, that they're clearly defined and easy to get people safely to the front door of the building.

It was very important for the community, when they talked to us about this, that they wanted outdoor spaces. Being able to put that Storytime Berm in on the outside, being able to maintain the boulders that are in that space, along with the natural trees that already exist there that are really important, but we've been able to add a West Reading Terrace. We've lost a lot of trees over the last few years on that west side, and we are going to be able to plant back a number of those trees to really enhance that entire space, I believe for not only for us but also for our neighbors. We really want to be good neighbors to the community, and that also adds to us bringing the parking off of that five-foot setback that we currently were; we're bringing that off and giving us more of a buffer between us and the neighbors to the north, so there will be better landscape between us but still have access to our space, which will be really nice.

We've spent a lot of time looking at the materials on this facility, trying to match up the brick but not necessarily bring the older brick back. We want to make sure that we're bringing brick in that matches the existing facility site, but has some of the features of it, but actually modernizes it. So, we're going to bring in some of the brick to kind of ground and bring the new section matching the older section but make it a more modern feel. We also looked at bringing metal panels to that new second floor mechanical

system; the metal is actually kind of a Shaker style that they're going to put into a diamond pattern, and they're going to use multiple panels, kind of creating a reflection of the light and river, almost like on the water, you know when you see the lights sparkling. So, there will be a number of different textures and colors to that, to enhance that space. We ended up adding a large window with a really beautiful light fixture that will have kind of like almost glowing pebbles hanging from it; and we really wanted to look at that as a beacon of light that people are going to be drawn to that front door, they know where to go when they get to our site, and it draws them in, it brings in the natural elements of the wood ceiling as well through that. So, we're really looking at this site as a whole new holistic approach to this front area, and giving ourselves a really nice area for the customers to come in. We know that Dunkin' Donuts is across the street, I think there's like three coffeeshops within about a mile, so we know there are going to be people picking up their coffee, walking in, wanting to go sit on the Reading Terrace, wanting to sit in the garden areas. We want to make this a welcoming area for the community to kind of join and come together here. We're really excited about the children's berm area, bringing in all that natural landscaping, but also creating a nice buffer between us and the neighbors to the south, but creating this space where people can come in, enter the gate, and have this really nice sanctuary to enjoy. Also, inside the building, I know we're focused a lot on the outside, but on the inside, because of the fact that we're adding that second-story mezzanine for our mechanical systems, we're gaining a lot of space on that first floor to enhance the spaces and available uses inside. So, some of the areas that we're bringing into this library that we don't have at other existing facilities is a private Teen Gaming area, where kids can be a little bit louder, the doors can be closed, but they have their space. We're also looking at the Learning Lab, which currently is a contraction club, but we're looking to expand that because crafts, you know, sewing clubs, the maker spaces are all very important to this community, so we added an expanded Learning Lab for multiple use. We have added a ton of quiet Study Rooms, so individual Study Rooms, medium Study Rooms, and then a Quiet Study Hub, so it gives people the variety of spaces that they're looking for in a variety of different ways. And we're really excited, we're adding a number of restrooms, we're adding a family restroom that will be assisted, that will have changing tables in it, so we're adding to the ADA experiences well to help make more family needs in this community. So, we're very, very excited about this entire plan, and we're hopeful to move forward with this; and just last, but not least, this is an interior rendering of what we want and what this is anticipated to look like. We have some really great spaces in the children's area with colorful niches, windows, seating areas, and much-lower shelving so that you can see across the spaces and get a better view of more of the building as a whole.

Frazier said all right, thank you. Are there any questions for the applicant?

Brittain said nice presentation, this all looks great. A question I had about the Storytime Berm and the picture that you had of it; it shows some wording on the Storytime Berm and it appears to be 3D. Is that really going to stick out from the berm, or is that just a graphic as you were describing it. Leonard replied it's just a graphic at this time. So, we will have to identify what that will be and how they would integrate it, as to whether that is going to be carved into the concrete, whether it's a statement from a book itself, or what that's going to be; that's yet to be determined, but it is something that we're looking at. Brittain said carved in sounds great, painted sounds great if it protruded from it because that seems to be one of the options you're considering, it would be a little bit. Leonard said that would be challenging and I think it would be challenging for maintenance as well. So, we would be looking at something more of a carved in or painted type of applique vs. something that expands out that children will knock off or a foot will knock off when they're climbing on these areas. Brittain said okay, it's good to hear that you're not completely set on that. Leonard said it's not fully developed at this time, but we will be keeping that heavily in mind when we're doing it. Britain said okay, thank you, nice presentation.

Fisher said a follow up to that, was it that first word? I cannot figure out what that even says. Leonard asked the first word? Frazier replied on the image, yeah. Fisher said I can make out "goes here," but what does? Leonard replied oh, it's truly a generic, I think it just says a sentence or some kind of graphic goes here; I think it says something about a graphic goes here. So, I don't think it's been identified yet. Fisher asked so, what is the phrase that's going to go there? Leonard replied we don't know that yet; so, that has not been finalized yet. Fisher said we could have like a community contest or something; Leonard replied that would be very fun to do, actually. Fisher said I was just curious.

Frazier asked if there were any further questions for the applicant, none were asked. Frazier said all right, thank you very much.

Frazier opened the Public Hearing. No one spoke. Frazier closed the Public Hearing.

Frazier asked if there was any further discussion by the Commission.

Brittain said I would just like to thank staff for including the sight line graphic in the staff report, it helped me better understand any potential safety issues or lack thereof that was going to exist at that intersection, so, thank you.

Council Member Olsen said Mr. Chair, I have something to add. He said our County Commissioner is watching this at home, and so she just sent me a message that she wanted me to compliment the staff on the presentation and let them know how much she appreciates that.

Frazier said all right, thank you. I will add my thank you for that as well, for both City staff and County staff. I know that the library as it is right now is a big asset to the community, and one that obviously we know has its challenges with the amount of parking we have on the spot being overcome by the amount of people who want to go to that place. I think even with the additions that we're talking about here, it's going to be even more popular than it already is, so, it's nice to see that we're going to have a more functional space for both library staff, as well as the community. We're also, as a City, kind of rethinking what we can do on our end with the street parking and trying to think of how we can kind of make that a nicer neighborhood to be able to walk in, but also just use our convenient City resources. So, a very nice job by both City and County staff working together on making this presentation, I appreciate it.

Brittain made a motion to approve the Site Plan Review for a building addition, façade remodel, and exterior site improvements at the Park Grove Library, 7900 Hemingway Avenue South, subject to conditions stipulated in the staff report. Knable seconded. The motion was approved unanimously (4-to-0 vote).

Brittain said while we're waiting for John to come back, do you guys have a timeline on construction and how long it will be closed? Leonard replied we are actively working on construction documents right now, especially the design and we're going through all that detail. The hope is to be bidding this fall, basically by November we'll be getting everything out for bid; and hopefully, February we'd be starting to empty out the library and starting on things that we can, and we'd like to be finished by February 2027. Brittain said okay, thank you.

7. APPROVAL OF MINUTES

A. Approval of the July 28, 2025, Planning Commission Meeting Minutes

Knable made a motion to approve the July 28, 2025 Planning Commission Meeting Minutes. Fisher seconded. Motion passed unanimously (5-to-0 vote).

8. REPORTS

A. RECAP OF AUGUST 2025 CITY COUNCIL MEETINGS

Schmitz summarized the actions taken at the August 6 and August 20, 2025 City Council Meetings:

Schmitz said with that, Council Member Olsen is here if he has anything additional to add, and I know he's always open for some questions as well.

Council Member Olsen said as always, I'm here for you, so if there's any questions you might have, I'd certainly welcome those. There are just a couple things that I want to share with you in case you weren't glued to your television for last week's Council Meeting:

- We did have a pretty robust dialogue about tobacco and cannabis paraphernalia, and the question posed to us was can tobacco shops sell paraphernalia that could potentially be used for cannabis. We had a couple of applications that came in from tobacco shops, asking whether or not that's something that the City would allow. After much review by City staff and the City Attorney, the City Council was presented with some options. We voted unanimously to allow for that paraphernalia to be sold in both cannabis-only shops and tobacco shops, but that does not mean anybody with a tobacco license can sell this paraphernalia; it's strictly if you are a tobacco shop, which we have a limited number of here in town, or a cannabis shop. So, that does tie in a little bit to your low potency thing that you guys talked about here a couple weeks back.

- As you know, we also have been working on our budget. We think we've landed on what we feel is a very fair number for investment back into the community for 2026. It's going to meet all the expectations our residents have for maintaining our enhanced service delivery. This is kind of that time of year where we're kind of looking to see what everybody else is doing to identify whether we're on the right track. One of the things we take a lot of pride in, here in the City of Cottage Grove, is we have a Financial Management Plan (FMP) that we try to work very hard to maintain; that FMP essentially guides us to roughly $100 per year on the average home in the City of Cottage Grove, as far as an increase in the levy, and that gives us a pretty narrow lane to drive down. With this budget, if it stays as it is, because it could get lower, it won't go any higher, we're at about $103 on the average house over the last three years, in terms of maintaining our FMP, which is pretty doggone good; and the reason that we choose to do that is because we want to maintain our AAA Bond Rating, that's very important to us, that saves millions of dollars to the taxpayers every year when we go out to bond for various projects. So, I think we've got a good number, we've figured out what the County's evaluations are going to look like, and that came in very favorable for us. It appears we will continue to be the second lowest tax, per capita, in Washington County, behind the City of St. Paul Park, who is the lowest; but the big difference is there's some Local Government Aid that they receive, to the tune of about $1.5 million, that we don't get. So, we're pretty good in terms of squeezing those dimes, and I think we did a nice job with it this year. More to come on that as the final votes come forth on that budget plan. Like I said, it can't go any higher, it could potentially go lower.

So, with that, I'll turn it back to the Chair, and if there are any questions that you have, I'm certainly open to that. I know there's been a lot of rumors floating around about certain developments in the area, even as far as the Tank's Farm and so on and so forth. So, if you have any questions, I'm open to that.

Frazier said all right, thank you; any questions for Council Member Olsen?

Stechmann asked how long has the City of Cottage Grove had a AAA Bond Rating? Council Member Olsen replied we are going on, please don't quote me because I may be wrong, but this is year 2025, and I believe we achieved that in 2020 or 2021. I have the certificate at home on my wall, I'd have to look at, but it was something that we really strove to achieve, and we had to do a lot of different things as a Council and as a staff, in terms of our budgeting, including establishing that FMP, to ensure that we not only achieved it, but more importantly, maintained it. Cities of our size rarely, if ever, get a AAA Bond Rating, it just doesn't happen; usually, you need to be 60,000+ to even have a shot at it, but you know, we are very fortunate that we have such a good Finance staff and staff overall that we were able to make that happen probably four years or so back. Stechmann said thank you for being a good custodian of the public treasury. Council Member Olsen replied well, we certainly try. Thank you for that.

No further questions were asked of Council Member Olsen, and Frazier thanked him for being here tonight.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES - None.

C. PLANNING COMMISSION REQUESTS - None.

9. ADJOURNMENT

Stechmann made a motion to adjourn the meeting. Fisher seconded. Motion passed unanimously (5-to-0 vote). The meeting was adjourned at 7:45 p.m.