COTTAGE GROVE CITY COUNCIL

FEBRUARY 16, 2022

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

REGULAR MEETING - 7:00 P.M.
COUNCIL CHAMBER

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 OPEN FORUM

5 ADOPTION OF AGENDA

6 PRESENTATIONS

7 CONSENT AGENDA

A City Council Meeting Minutes - January 19, 2022 Special Meeting

Staff Recommendation: Approve the January 19, 2022 City Council Special Meeting Minutes.

B City Council Meeting Minutes - January 19, 2022 Regular Meeting

Staff Recommendation: Approve the January 19, 2022 City Council Regular Meeting Minutes.

C MN DNR Natural and Scenic Area Grant Application Resolution

Staff Recommendation: Adopt Resolution 2022-017 authorizing application for the MN Department of Natural Resources Natural and Scenic Area Grant Program for an amount not to exceed $500,000 to be used for land acquisition at the future Mississippi Dunes Park.

D 2022 Transcription Services Agreement

Staff Recommendation: Authorize entering into an agreement with Judith Graf for transcription services for 2022.

E Tobacco License - Giza Inc DBA Moon Soon Tobacco

Staff Recommendation: Authorize issuance of a retail tobacco sales license to Giza Inc DBA Moon Soon Tobacco at 7584 80th Street South.

F Tobacco License - TD Retail Group, LLC

Staff Recommendation: Authorize issuance of a retail tobacco sales license to TD Retail Group, LLC DBA High North Dispensary at 8455 East Point Douglas Road South.

G Heart Safe City Designation Letter of Intent

Staff Recommendation: Authorize the Cottage Grove Department of Public Safety to submit a letter of intent to the Minnesota Department of Health to pursue a Heart Safe City designation.

H EMS Budget Addition Quote Increase

Staff Recommendation: Authorize the Cottage Grove Department of Public Safety to increase the budget amount in the EMS budget to purchase video laryngoscopes from $25,500 to $34,293 for 2022.

I 80th Street South Street Improvement Project - Final Payment

Staff Recommendation: Adopt Resolution 2022-023 approving the final payment to Ryan Contracting Company for the 80th Street South Street Improvements Project in the amount of $46,560.77.

J Flint Hills/Minnesota Pipeline - Fire Suppression Building

Staff Recommendation: Adopt Resolution 2022-020 approving a site plan review for a 210 square foot building to be used to house fire suppression equipment on the Flint Hills/Minnesota Pipeline property located at 6485 85th Street South.

K Commissioner Reappointments

Staff Recommendation: Reappoint Commissioners as detailed in the attached memo.

L West Point Douglas Road Street Improvements Project - Final Payment

Staff Recommendation: Adopt Resolution 2022-024 approving the final payment to GMH Asphalt Co. in the amount of $83,737.13 for the West Point Douglas Road Street Improvements Project.

M Glacial Valley 2nd Addition

Staff Recommendation: 1. Adopt Resolution 2022-021 approving the final plat for Glacial Valley Estates 2nd Addition, which is a 9.58-acre residential development with 76 residential townhome lots, 10 outlots and 2 common lots. 2. Approve the Glacial Valley Estates 2nd Addition Development Agreement with Military Keats, LLC (Donnay Homes). 3. Adopt Resolution 2022-022 approving the Glacial Valley Estates 2nd Addition Development Plans dated November 30, 2021, prepared by Pioneer Engineering.

N Glacial Valley Estates Plat Correction

Staff Recommendation: Authorize the Mayor and City Clerk to sign the Land Surveyor's Certificate of Plat Corrections for Glacial Valley Estates.

O Approval of Rental Licenses

Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.

P Low Zone Raw Water Main Phase 1 – Easement Agreements Approval

Staff Recommendation: Approve the attached easement agreements with WAG Farms Inc. et. al., the Cottage Grove Economic Development Authority, and Belijah, LLC.

Q Right of Entry Agreement Extension with Glendenning Farms, L.P., Joan Glendenning Kennedy Family Limited Partnership, and WAG Farms, Inc.

Staff Recommendation: Approve the 'First Amendment to Right of Entry' extending the City's agreement with WAG Farms Trust to enter Lot 1, Block 1, of Glengrove Industrial Park 9th Addition to August 19, 2022.

R VanMeter, Inc. – Conditional Use Permit

Staff Recommendation: Adopt Resolution 2022-019 approving a conditional use permit to allow VanMeter Inc. to construct a 10-foot-tall black vinyl-coated chain-link fence with an opaque fabric to assist in screening and securing the existing semi-trailers, storage, and loading dock area at their property located at 7450 95th Street South.

S Planning Commission Appointment

Staff Recommendation: Appoint Emily Stephens to her first term on the Planning Commission ending on February 28, 2025.

8 APPROVE DISBURSEMENTS

A Approve payments for the period of 1/28/2022-2/10/2022 in the amount of $1,166,826.00.

9 PUBLIC HEARINGS

A Hawthorne Pines 2nd Addition – Final Plat, Development Agreement, and Easement Vacation

Staff Recommendation: 1. Hold the public hearing to vacate a drainage and utility easement. 2. Adopt Resolution 2022-025 vacating a drainage and utility easement within Outlot H, Hawthorne Pines 1st Addition. 3. Adopt Resolution 2022-026 approving the final plat for Hawthorne Pines, which is a 49.80-acre residential development with 106 single family lots. 3. Approve the Hawthorne Pines 2nd Addition Development Agreement with Pulte Homes of Minnesota. 4. Adopt Resolution 2022-027 approving the Hawthorn Pines 2nd Addition Development Plans dated December 20, 2021, prepared by Alliant Engineering.

10 BID AWARDS

11 REGULAR AGENDA

A Liquor Compliance Check Violation

Staff Recommendation: Allow business representatives an opportunity to respond to the City Council regarding liquor compliance check violations occurring November 22, 2021. 1. MOPECA of Cottage Grove, Inc. DBA Las Margaritas Mexican Restaurant: If the representative admits to the violation or fails to attend, impose the scheduled penalty for the 1st violation in a 24-month period of a $500.00 fine and one-day suspension, or, at the City Council's discretion, in lieu of the suspension, the participation of employees in an educational program approved by the Public Safety Director. If the representative denies the violation schedule a contested-case hearing before an administrative law judge.

12 COUNCIL COMMENTS AND REQUESTS

13 WORKSHOPS - OPEN TO PUBLIC

14 WORKSHOPS - CLOSED TO PUBLIC

15 ADJOURNMENT

City Council Action Request

7A

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	City Council Meeting Minutes - January 19, 2022 Special Meeting
Staff Recommendation	Approve the January 19, 2022 City Council Special Meeting Minutes.
Budget Implication	N/A
Attachments	2022-01-19 Special Meeting (Draft).tif 10.09MB

MINUTES

COTTAGE GROVE CITY COUNCIL — January 19, 2022

COUNCIL CHAMBER
12800 RAVINE PARKWAY SOUTH

SPECIAL MEETING - 6:00 P.M.

1. CALL TO ORDER

Mayor Bailey called the meeting to order at 6:00 p.m. and welcomed the legislators who were present.

2. ROLL CALL

Those present introduced themselves: Tony Jurgens, State Representative, District 54B; Keith Franke, State Representative, District 54A; Karla Bigham, State Senator; Tony Khambata, City Council; Steve Dennis, City Council; Myron Bailey, Mayor; Dave Thiede, City Council; Justin Olsen, City Council; Jennifer Levitt, City Administrator; Christine Costello, Community Development Director; Brian Burfeind, Public Works Director/City Engineer; Pete Koerner, Director of Public Safety; Joe Fischbach, HR Manager/City Clerk; Zac Dockter, Parks and Recreation Director; Jen Longaecker, Communications Manager.

3. AGENDA ITEM

A. 2022 Legislative Agenda

Mayor Bailey thanked the legislators for joining us tonight as we work through the legislative priorities for the City of Cottage Grove. We appreciate that all of them work with us every year on important projects for citizens in this area. We know how supportive they've been for us in the past to make things like the HERO Center happen.

Mayor Bailey and those present spoke about the following City priorities for 2022:
100th Street Extension Project: Director Burfeind stated this project ties into Washington County's Southwest Arterial Study, as they identified a need for an arterial roadway south of Highway 61, eventually down to Grey Cloud Island. This is the first phase; it was further out in our planning, but with the growth of our Business Park, we really identified the need for another outlet to get to Highway 61. Jamaica Avenue is currently the only outlet from our Business Park, which puts a lot of stress on the 2007 roundabouts. This outlet will include putting bridges over the railroad tracks, and to improve safety, it will eliminate railroad crossings. There will be interchange improvements on the south side of the Innovation Road bridge, as there are currently

traffic problems there at peak hours with 3M. This traffic issue needs to be addressed and resolved.

Administrator Levitt stated the impetus for this is the NorthPoint Development. They're bringing 3.4 million square-feet of industrial space, with over 1,800 livable-wage jobs; so, they absolutely need the bridge over the railroad for the logistics component. 3M has closed their incinerator, so now they're open to selling additional land; that's an opportunity that previously did not exist, and would be over 350 additional acres of industrial land that could now be utilized. We have a lot of synergy in the market for industrial; that's why this project is our top priority because it will build a lot of tax base and many jobs for our community and our area.

Mayor Bailey stated NorthPoint has purchased all of the properties except for one, for which they have a Letter of Intent (LOI) to purchase it outright; they'll own 300 acres square, along with Gene Smallidge's property that crosses Ideal Avenue. He spoke of expansions of local companies (Renewal by Andersen, North Star Sheets), as well as LOIs for other parcels in that area. That will seal up the rest of our Business Park for development, though we're working with CP Rail to see if they'd be willing to sell some additional parcels; there's also a bit more property left by North Star Sheets. The intent would be to continually move down the new 100th Street, as long as 3M is willing to sell some property. That's the catalyst here because we all know that as this area continues to develop, from business and housing standpoints, traffic will continue to get tougher to navigate; we need another access point off Highway 61, so that's why this is a huge priority. NorthPoint will break ground this spring for their first phase, but there'll be a lot of construction in this area during the year.

Questions followed:

1. Representative Jurgens: Will 100th Street continue to be a City street? Mayor Bailey replied that no, it will become a County Road. The estimated total cost is $21M for everything that's displayed; some costs would be City, some costs would be County, and some of it might be done through TIF. Our intent would be to do some intersection improvements on Jamaica Avenue and maybe over in front of 3M, for the interim, to help alleviate some of the traffic congestion that would go through there. The goal here is to get this road completed all the way out to Highway 61.
2. Senator Bigham: Is this in Washington County's CIP, has it been voted on and supported, and will they do this? Administrator Levitt replied that we're currently working on a Memorandum of Understanding (MOU) with the County regarding the turn-up situation where we would be giving them the roadway. The designs of all of the intersections are completely consistent with the County; we've acquired all the necessary right-of-way and have fulfilled all of the County's requirements. Now it's just more of a funding issue. Mayor Bailey stated everything for the road from Jamaica Avenue almost to Hadley Avenue is going to be paid for by NorthPoint and/or Tax Increment Financing (TIF). Administrator Levitt stated with the construction of the infrastructure, we will probably have about 600 new housing units adjacent to this development; we anticipate seeing those plats in the coming months. Mayor Bailey stated this area of the Business Park would no longer go farther south because of the housing units flanking it from the south.

3. Representative Jurgens: How much of this would be paid for through assessments of those businesses or through the developers who are going to build the homes? Administrator Levitt replied at this time with the actual right-of-way acquisition across 3M, we're looking at a land transfer; so, we would give them back Miller Road in exchange for the future right-of-way that we would need to construct this. Based upon their support, we did not anticipate using assessments against them for their partnership and assistance on the right-of-way, as it may not be a one-for-one. We'd probably be looking at TIF as one element for any future industrial growth that we would have on the additional 350 acres.

4. Representative Jurgens: Regarding the County Road 19 extension and turning up this portion back to the County, to what potential point, maybe Jamaica? Mayor Bailey replied 100th Street will eventually go all the way down to Grey Cloud Island; 100th Street, as you go down to Hadley, to Grey Cloud Island, is a County Road. Because this would be a new extension of the County Road, it would continue to be a County Road. If you're coming down County Road 19, after it crosses, it will then be 100th, and that will eventually make its way all the way down to Grey Cloud Island.

5. Representative Jurgens: How much of this funding is secured right now? Administrator Levitt replied that we have no secured funding at this point. Mayor Bailey stated there are right-of-way and County funds; 3M would like to do a land swap, as they'd like to move their entrance coming off of County Road 19 for Homeland Security reasons. So, Miller Road makes sense to them because they'll loop it and push it farther down to this new road. It will lessen traffic at their front gate, so it's a win for them to work with us on that. He stated 3M has a good working relationship with NorthPoint; so, we think with all of us working together, we can make this happen.

6. Representative Jurgens: When would the City know what it would be looking for from the State? Administrator Levitt replied the County is working on the preliminary design; we're trying to make sure that everything is shovel ready so we're working on the survey, soil borings, and getting the preliminary design work underway. The County has made that commitment. Director Burfeind added they're just kicking off the preliminary design in February, so Washington County has fully funded the preliminary design work effort; that's what they added to their CIP. That will really show us the real design costs, construction costs, etc.

Representative Jurgens stated going into 2022, for this coming legislative session, we won't know what to even ask for at this point. He stated the matching isn't lined up, so if we go the bonding route we'll need that and the local match. He said expecting anything out of this legislative session might be premature unless you can get some of those answers by the final deadline, and we don't know that date yet.

Senator Bigham said it's going to be pretty tight just because of the short session. She stated they haven't even received any guidance on Federal funding yet, and she assumed this would be an eligible expense for that because it involve roads; so, we ought to be looking at a dual track on that, meaning State bonding and Federal funding. Once we find out the requirements, a form and any deadlines, they'll usually send out steps for us to give to you.

Mayor Bailey stated other cities and counties we've spoken to have had success with hiring a lobbyist, so at our City retreat on Saturday we'll be discussing hiring a lobbyist

for the City of Cottage Grove to work for us in Washington, D.C. We'd previously used a local lobbyist for the HERO Center. Our goal is to do whatever we need to do to get this project moving, as it's not just big for Cottage Grove; it's big for this area and for the State, with all the tax revenue and jobs that it's going to generate. Senator Bigham noted one of the State's largest employers will benefit from it, too.

Council Member Olsen stated the County will also benefit significantly, and the County already has a lobbyist that works for them in Washington, D.C.; so, it might be beneficial to work hand in hand with the County to lobby for this project.

7. Representative Jurgens: Where is the Public Works building on the drawing that was displayed? Director Burfeind replied we have thoughts about some land south of 100th Street, near the location of our new water treatment plant, towards River Acres. Mayor Bailey stated we've acquired the land both for the water treatment facility and the future Public Works site that's needed.

8. Representative Jurgens: Has all of this land been acquired? He saw a "For Sale" sign in front of the former Majestic Ballroom. Mayor Bailey replied no, not in that area; the City owns acreage in that area, but there's also the Majestic site and individual homeowners there. The EDA bought the house that used to be next to the Majestic.

9. Representative Jurgens: It was confirmed that with this project there was no work on the bridge over Highway 61 included; he asked if that was something that was also being looked at, as the sight line with that bridge isn't great, and didn't know if that would be better or worse with a roundabout there. Director Burfeind stated they'd looked at that with the County when they did the roundabout on the north side, wondering if we could get roundabouts on both sides; it reduces the need for all of those turn lanes on the bridge if you have roundabouts on both ends. With the existing bridge, it would work pretty well, and we'll look at the sight lines; the way you enter the roundabout can really be improved as everybody has to slow down to make their entrance, so he really thinks it will address those issues.

103rd Street Bridge: Mayor Bailey stated this bridge is obviously deficient when it comes to width; this is another area we feel is important for safety and width, in order to get traffic of all types through there. Council Member Thiede asked if we knew what plans BNSF has for that bridge; Director Burfeind stated we're still waiting to hear back from them, and Mayor Bailey stated spring was the last he heard. Council Member Thiede stated obviously they want to extend 95th Street. Representative Franke stated that's if it all comes to fruition; we're still not 100% on that either. There is some discussion that it might fizzle, and he told St. Paul Park City Administrator Kevin Walsh that they really needed to start being involved in these discussions and working much better with their neighbors. He told Administrator Walsh that St. Paul Park needs to start having discussions with Washington County and with Cottage Grove; depending on which way all of this goes, they're going to need a working hand-in-hand partnership. That adds a whole other dichotomy, besides the Mississippi Dunes development, but maybe they're just waiting to see what BNSF has to say.

Mayor Bailey stated that we'd been looking at 95th Street going through as housing because we assumed that would be a residential area. The challenge was pushing

truck traffic through the neighborhood so we had to go another direction. Representative Franke stated that whole thing was poorly designed. So, now it's all getting overused and it's undersized. Senator Bigham stated St. Paul Park already has a big ask, too, on 3rd, as they're not going to want many trucks coming down that street after they get some money for that. Representative Franke stated they still have the mining trucks to deal with. Mayor Bailey stated if either of us hears something, we need to work together; having that down there isn't going to benefit them.

Representative Franke asked what they'd heard from BNSF on this potential project; Administrator Levitt replied BNSF is a little hard to engage. Representative Franke said their lobbyist often sees him at the Capitol, and he always has plenty to say to him.

Administrator Levitt stated we're working hand in hand with Washington County on this because obviously if the island is ever going to develop as a Regional Park, this is a critical element to that; clearly, we recognize it's a public safety issue, but we also know the governor's commitment, to build back better, and it's related to infrastructure. We know we have a safety issue here, and would like to improve that, so that's our commitment. Right now, we're at about $8.5M for the bridge. Representative Franke suggested for that bridge, we should see if we can maybe get some of that money for a project like this, as it's a prime candidate. Mayor Bailey stated it's amazing how it's over $8M now, and it could have been $900K not that long ago.

Representative Jurgens asked if there had been a design completed on this and if we knew how the new bridge would look; also, if vehicle traffic would go over the rail or how that would be done. Director Burfeind stated traffic still has to go underneath, so we'd actually have to dig out more under the bridge; we looked at the tie-down points with the County, and it's just too far out in each direction. It's a challenging build because you have to actually build a temporary track next to the current tracks, build a temporary bridge, build a new bridge, and then put the track; unfortunately, it's a very extensive, expensive project. Administrator Levitt it's also the Mississippi River Trail Corridor so we know we're going to have the bike path, too, so it will be wide enough to support that and a full County Road design.

Mayor Bailey stated we know the County is continuing to work to acquire additional land on the island.

Transportation: Mayor Bailey stated they'd asked for funding to improve lighting on Highway 61 for some time. He'd attended a Transportation Advisory Board meeting with the Metropolitan Council today, and traffic deaths in the metro area on roadways are up almost 100%, year after year. Discussion took place as to what's causing that; they were told only 2% of those deaths are related to mass transit, so, it's not buses or trains, it's happening out on the highway. We're going to get more information for our meeting next month, but there's a target of zero deaths; within three years, they want us to get to 180 or less deaths in the State of Minnesota. We're currently well beyond that, so it's going to be quite a challenge to do that. One of the things discussed was lighting on roads makes a huge difference; he thought it was ironic that we'd be having this conversation tonight about the lighting on Highway 61. We've had some fatalities, specifically in the area near Highway 95 and Zywiec's. He knows the lighting has been

in and out of different bonding bills at the Capitol, but that is also one of the items that he'd like to bring up because he thinks it's important through this corridor.

Senator Bigham stated she'd spoken with Administrator Levitt, and the HERO Center has been a huge success. She knows that tough decisions were made during that process about what to include; we did what we did and then we can build on it, and that was smart. Now we're in that build on it side, and things have changed what we're doing and what we're facing. There is cash in the bonding bill; the three of us legislators are in the minority, and they obviously need us and our votes to pass the bill. She can't predict whether or not the bonding bill will pass, but a cash bill does not need a super majority. She thinks some improvements to Public Safety, using the cash option, would be a bipartisan and appropriate use of that money. When she did the tour last spring, there was discussion about confined space, especially with the jail side of it, and how you're training for that; there are more of those models, they're more mobile, able to be changed out, and able to incorporate different partners in law enforcement to come here and do the training, etc. She would like a list of those improvements, with some numbers given for each, and the three of us can sit down, talk about those, and see what we want. She thinks it's a priority to address the regional significance.

Senator Bigham stated the disability claims for law enforcement and first responders is a big financial burden for local governments. She would like to begin the discussion of what that would look like, considering the amount of mutual aid that cities and communities provide to each other. With that partnership of State, Counties, and Cities working together on different incidents through the years, we need to see if the State can't take over some of that responsibility or help, even if it's a one-time thing. Whatever it would look like, she'd like to start beginning that discussion; she wanted everyone to know that that's on her radar. The three of us were at a meeting yesterday with the CLEOs in the area; she thought it was very well attended and a lot of good information was gained about what we can do. Many data-sharing things and school threat assessment teams that she and Representative Franke worked on are in here, and they're still committed to working on those.

Council Member Olsen thanked Senator Bigham, as they're both huge advocates for Public Safety. He had two requests for the legislators: 1) The HERO Center should be looked at as a true first-responder facility; it's not just police officers, but also firefighters and EMTs. We have to recognize that our firefighters train in that facility regularly. One of the things that they don't have, that they'd like to have, is a burn tower; so, if there are any funds available for something along those lines, that would make the HERO Center a true Public Safety training facility. It would have all of the elements that Fire needs, in addition to police officers and paramedics. 2) Mental health element of Public Safety: He knows they've all been talking about the evolution of Public Safety Departments in the State and what that should look like. One thing many people land on as common ground is the need to provide law enforcement agencies with support from social workers. We're seeing a little bit of that in Woodbury right now, but that really falls upon the Counties as much as it does the Cities. Those social workers or mental health professionals tend to come from the County, and then there's that partnership with Public Safety. Director Koerner has given a lot of thought to that and

has spoken with Public Safety Director Vague in Woodbury and others about how that should look, what it's going to take, the funding mechanism, etc. He asked that they put those two things on their plate for conversation on Public Safety this year, as it would be useful to not only the City of Cottage Grove, but also to our mutual aid communities of St. Paul Park, Newport, and Woodbury; it might be something that would be helpful to the entire South Washington County area.

Council Member Khambata reiterated that he thought the 100th Street expansion serves the whole County in terms of the tax base and accessibility. He's glad to see that we have made that a priority, and if we have to come up with money to match, that's been made a priority for the City and he thinks also at the County level. If there's any money available from the State, he thinks that will have a real long-term, positive impact on the County and especially in the City.

Council Member Dennis thanked the legislators for their continued support. Having had an opportunity to go through this document and be involved in various aspects of topics on the slides, he thinks what's listed here is reasonable and they can make the case for these asks. This is part of the great direction in which our community is going; these are all items designed to help to make our place be a better home, so he fully supports them. He thanked them again for their support.

Council Member Thiede thanked the legislators for all of their help. Regarding transportation, he's worked on the Red Rock Corridor, the second train, and also East Metro Strong. He gets frustrated with East Metro Strong because they always talk about St. Paul, and so he tries to interject technology into those discussions. With new businesses coming into town, we really need to take a look at transportation. Regarding the Bus Rapid Transit, he'd asked why it had to be a really big bus that goes through town and felt it should be flexible; it turns out there's no difference in cost for a smaller bus than a big bus. It's important for us to ask how we are going to get people around; 3M alone draws a lot of people from outside Cottage Grove and this area. We need to just look at transportation, including the Red Rock Corridor or Bus Rapid Transit, just to make sure that we facilitate and provide a good environment to get quality workers, wherever they come from. We also need to definitely make sure that 100th Street gets put in place because Jamaica can't handle all of that traffic.

Senator Bigham stated regarding transportation, obviously we're in the middle of a pandemic and ridership is down; we don't know when it will come back, but she thinks it's an opportunity to remind people that transit in general is long-term planning. In 2023, the Gold Line's first stop will be in Woodbury, at Tamarack, and then just south of Newport, which gets into our Red Rock. As that starts to evolve, we'll need to have more discussion about it. We have a bill in for a demonstration route; again, we have a lot of Federal money coming in that is specific for Bus Rapid Transit, so that will obviously qualify. We want to do the demonstration route when there's something to demonstrate; right now, many people are still working from home. She thinks in due time that will come out; we must invest in public transit and access for our businesses, for our workforce, and for our economic development. She stated she and Mayor Bailey

have been working on this for 20 years, whether elected or appointed. When we've sat down with 3M and Renewal by Andersen, the top thing they talk about is transportation and how that would look and impact their workforce. So, it's in the front of the mind for employers; we just have to keep looking at it. Newport's Park and Ride maybe should have a direct route to Minneapolis, not St. Paul. She thinks there are things like that she can talk to the Metropolitan Council about, but right now, nobody knows when ridership will be back up. She wanted everyone to know we are talking about it, she spoke about it with Representative Franke last week; we have to keep up on that.

Council Member Thiede asked about technology; Senator Bigham asked if he was speaking of autonomous buses, and stated that we do appropriate funding for emerging technologies in this round. Council Member Thiede stated besides having discussions with MnDOT and attending their sessions, he's actually contacted a national outfit to look at inside the city transit, etc. He wants to talk about that at our Strategic Planning session, to try to advance some of that thought of having some more flexible transportation within the City. He wondered if there was the ability to pull some potential funding, maybe for electric vehicles and potential autonomous transportation. Senator Bigham stated it's also cleaner technology, and there is money dedicated for that for the transit side of things.

Representative Franke stated as he and Senator Bigham had discussed, we're continuing to push and have these discussions. Coming out of this right now, we want to make sure that we can have provability; otherwise, we're not going to get what we want in the end. We're going to continue to push and work and be the buzz in everybody's ears, but we want to make sure that it happens when it's all said and done, and it happens correctly. There are other things going on within the County, some discussions about Newport, and what might happen there; we do know that the focus is getting people to these jobs and to potentially fill these homes in Cottage Grove because that's where we're seeing the growth, the jobs, and that's where we're going to need to pull from for many of the people using that transit. So, those are hand in hand, and we want to get it done.

Senator Bigham stated that conversation isn't just about Cottage Grove; obviously, in that line, Cottage Grove would have the most stops. It's about access for residents of St. Paul Park and Newport to have access into Cottage Grove and into Woodbury where most of our health care providers are located. Another factor is something that's happened during the pandemic, with households down to one car because somebody's now working from home. With a one-vehicle house, they'll still need to have access to places, so it's going to be those types of factors that we don't know yet and how that will impact the rebuild of transportation. The nice thing about the Red Rock Corridor is its very flexible; it's not some huge, light rail, permanent thing. It's Bus Rapid Transit on an existing highway; there will be some nice-quality stops for people to get in and out of, in strategic areas, to provide workforce and economic development.

Mayor Bailey told the legislators that for the future, at this point we're not sure where that money should necessarily go when we're planning this; there are billions coming from the Federal government, but right now when you look at mass transit, it's not there.

He stated we're going to have to look at community busing to the Red Rock to get people from their homes to an area to do their shopping or to a healthcare facility in St. Paul or Minneapolis. He felt that's something we're going to have to look at collectively.

Senator Bailey stated it's going to be popular. Commissioner Weik led the charge on the Gold Line, and we always talked about having two spots: A feeder route or a circulator bus from Tamarack down to Newport, and then having a feeder route to the HealthEast complex. That's a huge destination for our residents, so we have to be able to have continuity with it.

Council Member Thiede stated his vision would be to have autonomous 12-passenger buses; they could even be going along what we see today as the bike paths and some of the other paths. Those are fairly economical, and those would be the feeders into the Bus Rapid Transit or the Park and Ride, etc.

Administrator Levitt stated there are two things she'd like to request: 1) We're really struggling with affordable housing; so, if there is any way that you can help pour money into that bucket, we have many investors and developers who are interested. We have the land, we have it zoned, we have a lot of people coming to visit us, and they want to do it, but there aren't a lot of dollars out there. 2) The MN Job Creation Fund (JCF) really helps us be competitive nationally. As a State, we can track business, and a lot of our Business Park users have used MN JCF; it's a marketing tool, so she hoped that they could help continue to fund those programs because it attracts large businesses to Minnesota, and Cottage Grove has been a great recipient of that. Administrator Levitt stated we're more than happy to assist you if issues come up during the session. If you need information or testimony, we're always available to help.

Representative Jurgens asked when Administrator Levitt mentioned the affordable housing if she was thinking multi-housing or lower cost first-time homeowners; she replied more high-density products. We have a lot of people who have come and visited us, but there's just not enough money in the tax credits, etc. to be able to make it there. Commissioner Howe is really excited and passionate, and so we have the places to put it to use here in Cottage Grove if we had more funds. Mayor Bailey stated those dollars end up getting tied up in Minneapolis and St. Paul. If we want some affordable housing options, even through the Metropolitan Council, the money never gets this far out, so we never get that chance. We've done TIF funding, etc. on our own from the City standpoint for a senior housing project, The Legends of Cottage Grove. For general high-density housing, we've signed up, done LOIs, etc., but developers wait for the funding source to come in, and it doesn't, so they walk away.

Representative Jurgens thanked everyone for bringing them in for this discussion. He felt the burn tower was a great idea, as he'd previously toured one. It's a great training tool, so please remember to put that on the list of how we may improve the HERO Center. Council Member Olsen gave him some ideas on what we can look at as far as mental health professionals and some funding to help our cities and counties with that. Especially with everything we're seeing right now and what we're coming out of, there are issues around mental health in general; he's constantly having conversations about those. Regarding the transit, he likes how all of us work together as we're constantly

having these discussions; he thinks as long as we continue to put forward our ideas and work to be ready when funding opportunities come, we'll be shovel ready. With the meeting yesterday with the law enforcement chiefs, some discussion revolved around the major cities (St. Paul/Minneapolis) that get a lot of funding; we see that in education, public safety, housing, etc. After yesterday's meeting, one of the discussions he's going to start to have with everybody is we need to make sure that things are more equitable. We're running out of opportunity and options in the big cities, so why do we have to continually build up when we could build out with everything. He stated he was going to try to personally be looking into making sure that the disbursements of any funds try to come out to those of us in the suburbs; maybe suburbs need to start to have more of that battle with the big cities.

Representative Franke stated Cottage Grove is doing a fantastic job, and it's a pleasure to represent Cottage Grove; with 574 new homes, that's got to be the largest number in 15 years. From a residential and industrial development standpoint, Cottage Grove is doing things right. He congratulated all present for doing a terrific job; it makes us proud to represent you.

Mayor Bailey stated we're happy that the three of them are representing us, as they've done a lot for us, too. That's why we enjoy having these meetings so that we can share ideas; if you need us for anything at the Capitol for support, let us know, and we'll be happy to go there.

4. ADJOURNMENT

The Special Meeting was adjourned at 6:55 p.m.

Minutes prepared by Judy Graf and reviewed by Joe Fischbach, HR Manager/City Clerk.

City Council Action Request

7B

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	City Council Meeting Minutes - January 19, 2022 Regular Meeting
Staff Recommendation	Approve the January 19, 2022 City Council Regular Meeting Minutes.
Budget Implication	N/A
Attachments	2022-01-19 Regular Meeting (Draft).tif 4.3MB

MINUTES

COTTAGE GROVE CITY COUNCIL — January 19, 2022

COUNCIL CHAMBER
12800 RAVINE PARKWAY SOUTH

REGULAR MEETING - 7:00 P.M
COUNCIL CHAMBER

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on January 19, 2022, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

The audience, staff, Mayor, and City Council Members stood and recited the Pledge of Allegiance.

3. ROLL CALL

City Clerk Joe Fischbach called the roll: Mayor Bailey - Here; Council Member Dennis - Here; Council Member Khambata - Here; Council Member Olsen - Here; Council Member Thiede - Here.

Also present were: Jennifer Levitt, City Administrator; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Ryan Burfeind, City Engineer/Public Works Director; Christine Costello, Director of Community Development; Joe Fischbach, City Clerk/Human Resources Manager; Pete Koerner, Public Safety Director; Robin Roland, Finance Director.

4. OPEN FORUM

Mayor Bailey opened the Open Forum and noted speakers were limited to three minutes.

Dr. William Doebler, 27291 Ibis Cove Court, Bonita Springs, Florida, thanked the Council for letting him speak. He stated he'd like to submit a project with a budget of $1.4B, and the intent was to finance this all privately; it's basically a large hotel with amenities such as a water park and a swimming pool to help the city out. He stated they also had plans to have a shooting range that would complement the HERO Center; the HERO Center does not allow shotgun shooting, so theirs would allow that. He stated he also wanted to support the City's Public Safety Department, both police and

fire; they'd helped him in 2013 when he had a concert, and he also got to know the Council Members when planning that. He knows the Parks Department, with 37 parks, is underfunded so thinks they could also assist with that.

As no one else wished to address the Council, Mayor Bailey closed the Open Forum.

5. ADOPTION OF AGENDA

Motion by Council Member Dennis to adopt the agenda; second by Council Member Thiede. Motion carried: 5-0.

6. PRESENTATIONS - None.

7. CONSENT AGENDA

A. Accept the pay report.
B. Authorize issuance of massage business and massage therapist licenses to Sarah Carlson.
C. Adopt Resolution 2022-005 accepting donations from the 4th Quarter 2021.
D. Adopt the 2022 Legislative Agenda.
E. Authorize City staff to provide a letter of support to Washington County CDA for Twin Cities Habitat for Humanity's application to HOME funds.
F. Approve the Cottage Grove 2022 Standard Specifications for Street & Utility Construction and 2022 Standard Detail Plates.
G. Approve Change Order #1 in the amount of $15,312 for the South District Sanitary Sewer Project, bringing the total project cost to $3,574,192.50.
H. Approve the Agreement for Professional Services with Kletschka Inspections LLC for electrical inspection services.
I. Authorize an agreement with HomeTown Ticketing to provide online ticket sales at the Ice Arena.
J. Approve the issuance of rental licenses to the properties in the attached table.
K. Staff Recommendation: 1) Adopt Resolution 2022-006 approving the final plat for Settlers Bluff 2nd Addition. 2) Approve the Settlers Bluff 2nd Addition Development Agreement with Cottage Grove 648-1 Land LLC. 3) Adopt Resolution 2022-007 approving the Settlers Bluff 2nd Addition Development Plans dated November 11, 2021, prepared by Pioneer Engineering per the Bolton & Menk memorandum dated January 4, 2022, subject to final approval by the City Engineer in writing.
L. Adopt Resolution 2022-008 accepting a donation from LSP.

Council Member Khambata wished to pull Item C on the Consent Agenda, Accept Donations-4th Quarter 2021, for further comment and/or discussion. He stated that no donation, however big or small, is unwelcome; so, if anyone is willing to donate, please

feel free. Mayor Bailey stated he'd piggyback on what Council Member Khambata had said; there were three different companies/organizations that made donations during the fourth quarter:

1. Marathon Petroleum: Donated $4,400 to our Fire Department for lightboxes;
2. 3M: Donated $4,000 for a Strawberry Fest float, as it had been disassembled due to safety concerns;
3. Cottage Grove Athletic Association: In partnership with the City of Cottage Grove will provide $41,826 towards Hamlet Park football/soccer scoreboards.

Mayor Bailey stated we appreciate all donations of money, goods, and services, no matter how much, to the City of Cottage Grove and its citizens.

Motion by Council Member Khambata to approve the Consent Agenda; second by Council Member Thiede. Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

   A. Approve payments for the period of 1/01/202-1/20/202 in the amount of $1,790,929.11.

Motion by Council Member Dennis to approve disbursements; second by Council Member Khambata. Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata stated someone reached out to him regarding the Ice Arena and their enforcement of mask wearing. As he plays hockey on an adult league, he knows every community does things differently. He was curious if we are at or above what the CDC guidelines are and also what Woodbury is doing at their sports complex, in terms of enforcement. The person with whom he spoke had concerns about the health and safety of their child.

Parks and Recreation Director Zac Dockter stated they're using the CDC guidelines right now: Staff members are required to wear face masks at all times. There's signage around the facility highly recommending face coverings for all patrons. Minnesota Hockey is not enforcing a mask requirement for players at this time, and neither are the Best Youth Hockey Governing Association and the Minnesota State High School League. Director Dockter stated he surveyed about 13 of the nearest South and East Metro communities: Almost all are in compliance, but some are not quite as strict as we

are. Every arena is at least recommending mask wearing, but not all are requiring their employees to wear face masks.

Council Member Dennis stated the Cottage Grove Convention and Visitors Bureau has been in the works for the past couple of years. He serves as Chair on that Commission, and Council Member Olsen serves as Vice Chair. We had a meeting yesterday morning, and are working on producing an official Visitors Guide. It will be primarily used to help promote our area and to help bring interest, awareness, and opportunity for people to visit here and share in all of the great amenities that we have in Cottage Grove. It is funded through user fees paid by our hotels. We are a volunteer group and are looking for two people to join the Convention and Visitors Bureau; if you have a business background or an interest in the work that we're doing, it would be very helpful to have you serve on that commission. If you're interested, please reach out to Council Member Dennis or Council Member Olsen; you can find our contact information on the City website or on the Discover Cottage Grove website. When you look at all that Cottage Grove has, including businesses, parks, trails, and other amenities, it's amazing. He displayed the Visitors Guide cover photo of a kayaker on the Mississippi River, taken last summer. He wanted the public to know there are a lot of people working hard to make this community be the best.

Council Member Thiede stated they're just getting started with this year's planning for Strawberry Fest. They certainly could use more volunteers on the committee, so contact him if you want to help out. He also thanked 3M for the money they donated for the Strawberry Fest float; our ambassadors go to many parades throughout the Twin Cities and Wisconsin to represent the City of Cottage Grove.

Council Member Thiede mentioned that at River Oaks Golf Course this Friday there will be another Pop-Up restaurant; you need to make reservations for that. Pop-Up restaurants will also be there on February 4, February 11, February 12, and February 18. We've previously had Dueling Pianos at River Oaks, and that will take place this year on Saturday, February 19. Look at the River Oaks Golf Course website to learn what's going on out there; just because it's winter doesn't mean that there aren't things going on. It's also a great place to cross-country ski, as the course doesn't have too many hills.

Council Member Olsen stated in 2021 the City Council asked our staff to put together a comprehensive survey for residents of our community to answer questions about how they feel the City does in several different areas. It was an extensive project, and staff put a lot of time and money into it to ensure that the survey was as complete as possible. Over 13,600 surveys were sent to residents in the latter half of the year, but could also be taken online. The goal was to get all of the survey results back sometime in early December. We got approximately 2,603 responses, with 1,261 comments.

The comments were sorted by staff into various areas on which they were focused, and we spent a lot of time looking at that data. The good news is 90% of the survey respondents thought that the City of Cottage Grove was a pretty good place to live,

which was nice. The results also had some very similar themes, more restaurants and more shopping, which we frequently hear. We appreciate all of the feedback received, whether positive or negative, and we take it seriously. Some said we want no more growth, we're getting too big, and we don't want to be a big city. He'll expect the staff will collate all of the information and share that with the public in the future.

Each year the Council and staff have a Strategic Planning Session in January, and we try very hard to identify the top five focus items for that year. Last year, we asked that we survey the residents. The Council will take a lot of the data received under advisement and will start talking about the main feelings that surfaced. He thanked those who responded, commented, and took the time to let us know their thoughts. Your City Council takes this very seriously, and we wouldn't ask for it if we didn't want it; we'll be formulating game plans based on our residents' insight for the remainder of the year.

Mayor Bailey stated earlier this evening we had a joint meeting with our legislative contingent; they represent the City of Cottage Grove at the State Capitol. He thanked Senator Karla Bigham and State Representatives Jurgens and Franke for stopping in to review the City of Cottage Grove's goals and objectives for its citizens. We prioritized some items and provided a lot of detail to the legislators on those. We're hoping they can support some projects and policy changes at the capitol that will benefit our community.

Mayor Bailey stated that due to COVID, we're all wearing masks tonight unless we're speaking. It's been very challenging with COVID spreading rapidly. He wanted to remind people we have a COVID testing site in Cottage Grove at the Cottage Grove Armory; information can be found on our City website and also on our Facebook page. Mayor Bailey stated there are also a couple places in our community where you can receive your COVID vaccines or a booster; some require an appointment, some do not. He stated the federal government now has an opportunity for people to get four at-home test kits delivered. The website is COVIDtests.gov, and you enter your name, address, etc., and this is done through the United States Postal Service. Within 7-to-12 days you'll receive four testing kits. As COVID tests are becoming hard to get, this might be another option for people to use.

Mayor Bailey stated prior to our next Council Meeting, on February 2, at 6:00 p.m., he will be giving the State of the City Address from the Council Chambers. Mayor Bailey stated he'll be using some of the data from the citizen survey in his comments that night. He'll also give comparisons between the surveys done in 2006, 2012, and 2021, and will speak about common themes. He stated he was very happy with the overall results of the survey; our citizens seem to be happy with how things are going in Cottage Grove.

13. WORKSHOPS - OPEN TO PUBLIC

A. Economic Development Director Candidate Gretchen Larson Interview

14. WORKSHOPS – CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Thiede, second by Council Member Olsen, to adjourn the meeting at 8:30 p.m. Motion carried: 5-0.

Minutes prepared by Judy Graf and reviewed by Joe Fischbach.

City Council Action Request

7C

Meeting Date	2/16/2022
Department	Parks and Recreation
Agenda Category	Consent Agenda
Title	MN DNR Natural and Scenic Area Grant Application Resolution
Staff Recommendation	Adopt Resolution 2022-017 authorizing application for the MN Department of Natural Resources Natural and Scenic Area Grant Program for an amount not to exceed $500,000 to be used for land acquisition at the future Mississippi Dunes Park.
Budget Implication	50% match required but total application value not known until appraisal is received. Alternative sources to cash for match are also being considered.
Attachments	Council Memo-DNR SN Areas Grant.tif 94.63KB Resolution-DNR SN Areas Grant.tif 5.02MB

Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council

From: Zac Dockter, Parks and Recreation Director

CC: Jennifer Levitt, City Administrator

Date: February 7, 2022

Subject: MN DNR Natural and Scenic Area Grant Application

Introduction/Background
The MN Department of Natural Resources has established the Natural and Scenic Area Grant program to assist local governments and school districts in acquiring fee title acquisition and permanent easement acquisition to protect high quality natural and/or scenic areas. The grant provides local units of government up to 50% of the cost of acquisition with a maximum award of $500,000. Parks and Recreation staff believes the Mississippi Dunes park master plan meets all the grant requirements and would be a good candidate for application.

Background
The Mississippi Dunes master plan includes a 33.9 acre park area. Within that park, 14 acres are intended to be designed for active park uses while the remaining 19.9 acres will be natural open space. Staff is requesting authorization to apply for Natural and Scenic Area Grant funding of up to $500,000 to be used towards the purchase the natural open space property at Mississippi Dunes. A 50% match is required. Match funding could include cash, materials, labor, equipment, donation or a combination thereof. Staff is currently working with the Washington County Land and Water Legacy program to assist in the match requirement.

Recommendation
Authorize application for the MN Department of Natural Resources Natural and Scenic Area Grant Program for an amount not to exceed $500,000 to be used for land acquisition at the future Mississippi Dunes Park.

RESOLUTION TO APPLY FOR THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES NATURAL & SCENIC AREAS GRANT FOR LAND ACQUISITION AT THE FORMER MISSISSIPPI DUNES GOLF LINKS PROPERTY

BE IT RESOLVED that the City of Cottage Grove act as legal sponsor for the project contained in the Natural & Scenic Areas Grant application to be submitted on March 31, 2022 and that Zac Dockter, Parks and Recreation Director, is hereby authorized to apply to the Department of Natural Resources for funding of this project on behalf of the City of Cottage Grove.

BE IT FURTHER RESOLVED that the applicant has read the Conflict of Interest Policy contained in the Natural and Scenic Areas Grant Program Manual and, upon discovery, certifies it will report to the State any actual, potential, or perceived individual or organizational conflicts of interest related to the application or grant award.

BE IT FURTHER RESOLVED that the City of Cottage Grove has the legal authority to apply for financial assistance, and it has the financial capability to meet the match requirement and ensure adequate construction, operation, maintenance, and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that the City of Cottage Grove has not incurred any development costs and has not entered into a written purchase agreement to acquire the property described in the Cost Breakdown section on this application.

BE IT FURTHER RESOLVED that the City of Cottage Grove has or will acquire fee title or permanent easement over the land described in the site plan included in the application.

BE IT FURTHER RESOLVED that, upon approval of its application by the state, the City of Cottage Grove may enter into an agreement with the State of Minnesota for the above-referenced project, and that the City of Cottage Grove certifies that it will comply with all applicable laws and regulations as stated in the grant agreement including dedicating the park property for uses consistent with the funding grant program into perpetuity.

NOW, THEREFORE BE IT RESOLVED that Zac Dockter, Parks and Recreation Director, is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

I CERTIFY THAT the above resolution was adopted by the City Council of Cottage Grove on February 16, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

City Council Action Request

7D

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	2022 Transcription Services Agreement
Staff Recommendation	Authorize entering into an agreement with Judith Graf for transcription services for 2022.
Budget Implication	No Increase for Public Safety Transcription; 3% Increase for Detailed Meeting Minutes Transcription.
Attachments	Graf Consulting Agreement Memo 2022.tif 557.52KB Agreement for Professional Services 2022 - Judith Graf (Transcriptionist Services).tif 4.17MB

To:	Honorable Mayor and City Council Members
From:	Neil Belscamper, Deputy City Clerk
Date:	February 9, 2022
Subject:	2022 Transcription Services Agreement

BACKGROUND

For the past several years the City of Cottage Grove has contracted with Judith Graf for transcription services for both the Public Safety Department (transcription of digital audio files, including files requiring certification for accuracy) and Administration Department (transcription of digital audio files from City Council, Economic Development Authority, and Visitors Bureau meetings for the production of detailed minutes). The agreement contains provisions for the protection and confidentiality of data as required when working with non-public data for the Public Safety Department, which Ms. Graf, as a former employee of the City of Cottage Grove Public Safety Department, is experienced with.

Ms. Graf summarized changes to the draft agreement from the current agreement as follows:

1) Compensation, Public Safety: No increase for Public Safety transcription.
2) Compensation, Detailed Meeting Minutes Transcription: 2021 rate of $68.00 per audio hour increasing to $70.04 per audio hour, which is a 3% increase. Planning Commission meeting transcription services added to listing of meetings transcribed.

Captain Martin and City Clerk Fischbach have reviewed and are agreeable to the proposed changes, and City Attorney Land has reviewed the agreement as well.

STAFF RECOMMENDATION

Authorize entering into an agreement with Judith Graf for transcription services for 2022.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this 1st day of January, 2022, by and between the City of Cottage Grove, 12800 Ravine Parkway, Cottage Grove, Minnesota 55016, ("City") and Judith Graf, P.O. Box 432, New Richmond, WI 54017 ("Consultant").

WHEREAS, the City has accepted the proposal of the Consultant for certain professional Services; and

WHEREAS, Consultant desires to perform the Services for the City under the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

    a. City agrees to engage Consultant as an independent contractor for the purpose of performing audio transcription services ("Services") for the City. Consultant agrees to provide the following services:

        i. Verbatim transcription of all digital audio files provided to Consultant by the City.

        ii. Upon request, Consultant shall provide an official certification as to the accuracy of the transcription.

    b. Consultant covenants and agrees to provide Services to the satisfaction of the City and in a timely fashion, subject to Section 7 of this Agreement. At the time a request for transcription services is made by the City, the City and Consultant shall agree upon a completion and delivery date for the transcript and the format in which the transcript must be prepared.

2. PAYMENT.

    a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in this Agreement at the following rates:

        i. $1.75 per audio minute transcribed for Public Safety Department report audio that does not require a certificate of accuracy of the transcription.

        ii. $3.50 per audio minute transcribed for Public Safety Department statements and telephone calls.

iii. $4.00 per audio minute transcribed for STAT transcription requests or audio files where two or more people speak throughout the audio recording and requires a certificate of accuracy of the transcription. STAT transcriptions require a turnaround time of less than twelve (12) hours.

iv. $70.04 per audio hour transcribed for City Council, Economic Development Authority, Convention and Visitors Bureau, and Planning Commission meetings.

b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Consultant shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.

c. Consultant shall submit itemized bills for Services provided to City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.

3. TERM. The term of this Agreement shall commence on the date written in the initial paragraph of this Agreement to December 31, 2022, unless terminated prior to that date pursuant to Section 4. This Agreement may be extended upon the written mutual consent of the parties for such additional period as they deem appropriate, and upon the same terms and conditions as herein stated.

4. TERMINATION.

a. Termination by Either Party. This Agreement may be terminated by either party upon fourteen (14) days' written notice delivered to the other party to the addresses listed in Section 14 of this Agreement. Upon termination under this provision, if there is no default by the Consultant, Consultant shall be paid for Services rendered and reimbursable expenses until the effective date of termination.

b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.

5. SUBCONTRACTORS. Consultant shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City. The Consultant shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Consultant's receipt of payment by the City for undisputed services provided by the subcontractor.

6. STANDARD OF CARE. In performing its Services, Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Consultant's undertaking herein or its performance of Services.

7. DELAY IN PERFORMANCE. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.

8. CITY'S REPRESENTATIVE. The City has designated Jennifer Levitt to act as the City's representative with respect to the Services to be performed under this Agreement. She shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

9. PROJECT MANAGER AND STAFFING. The Consultant has designated Judith Graf to be the primary contact for the City in the performance of the Services. She shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Consultant may not remove or replace the designated staff without the approval of the City.

10. INDEMNIFICATION.

    a. Consultant and City each agree to indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

    b. Consultant shall indemnify City against legal liability for damages arising out of claims by Consultant's employees. City shall indemnify Consultant against legal liability for damages arising out of claims by City's employees.

c. The obligations of this section, including the obligation to defend and indemnify the City, shall survive the termination of this Agreement and shall continue until the expiration of any applicable statute of limitations period.

11. OWNERSHIP OF DOCUMENTS. Professional documents, drawings, and specifications prepared by the Consultant as part of the Services shall become the property of the City when Consultant has been compensated for all Services rendered, provided, however, that Consultant shall have the unrestricted right to their use. Consultant shall retain its rights in its standard drawing details, specifications, databases, computer software, and other proprietary property. Rights to proprietary intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of the Consultant.

12. EQUIPMENT. Consultant agrees to use her own computer hardware, router, and software programs and maintain an internet connection sufficient to perform the Services of this Agreement. Consultant's computer equipment must have automatically updating anti-virus and spyware protection software and active firewall protection. If any computer equipment owned by the Consultant must be repaired, all City data including digital audio files, transcribed documents, and connection configuration files, must be removed from the computer equipment prior to any repairs. Consultant shall be responsible for properly maintaining and taking reasonable precautions to secure any computer equipment that may be provided by the City in order to perform the Services of this Agreement. If any computer equipment provided to the Consultant by the City under this Agreement is or becomes damaged or in need of repair, Consultant shall immediately return the equipment to the City. If Consultant's personal computer hard drive is replaced, the old hard drive shall be immediately destroyed, and proof of destruction shall be provided to the City.

13. CONFIDENTIALITY.

a. In order to perform the Services of this Agreement, City may disclose, and Consultant may be in possession of, certain information or data that is confidential. Confidential information means any data or information that is designated as not public by Minnesota statute or federal law applicable to the data. Consultant agrees to use any confidential information it receives solely in connection with the Services provided in this Agreement and not for any purpose other than as authorized by this Agreement or without prior written consent of the authorized representative of the City or City Council. All use of confidential information by the Consultant shall be for the benefit of the City and any modifications and improvements thereof by the Consultant shall be the sole property of the City. No other right or license, whether express or implied, in any confidential information is granted to the Consultant under this Agreement.

b. To ensure the security of any confidential information in its possession, Consultant agrees to not discuss or share any confidential information verbally or

in any format with anyone other than the City. Consultant shall take the following security precautions when performing any Services under this Agreement:

i. Use closed headphones when transcribing digital audio files.
ii. Keep all transcribed documents and digital audio files on a password protected computer with password protected files.
iii. Close all transcription programs, documents or files when temporarily away from the computer.
iv. Keeping any printed transcription documents in a secure location.

c. Consultant shall return to the City or destroy all digital audio files, documents and transcripts thirty (30) days after the completion or termination of any individual project, termination of this Agreement or at such time as the City may request, whichever occurs first.

14. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway
Cottage Grove, MN 55016
Attention: City Administrator

Or e-mailed: jlevitt@cottagegrovemn.gov

If to Consultant: Judith Graf
P.O. Box 432
New Richmond, WI 54017-0432

Or emailed: jgraf@mnisp.com

15. INDEPENDENT CONTRACTOR STATUS. All services provided by Consultant, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Consultant or as independent contractors of Consultant and not as employees of the City for any purpose.

16. GENERAL PROVISIONS.

a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.

b. Waiver. A waiver by either City or Consultant of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

c. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.

d. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

e. Data Practices Compliance. Consultant agrees to abide by the applicable provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, and all other applicable state or federal rules, regulations or orders pertaining to privacy or confidentiality. Consultant understands that all of the data created, collected, received, stored, used, maintained or disseminated by Consultant in performing those functions that City would perform as a government entity, is subject to the requirements of Chapter 13, and Consultant must comply with those requirements as if it were a government entity. This does not create a duty on the part of Consultant to provide the public with access to public data if the public data is available from the government entity, except as required by the terms of this Agreement.

f. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

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CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By:_____
Joseph Fischbach, City Clerk

Date:_____

CONSULTANT

By:_____

Its:_____

Date:_____

City Council Action Request

7E

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	Tobacco License - Giza Inc DBA Moon Soon Tobacco
Staff Recommendation	Authorize issuance of a retail tobacco sales license to Giza Inc DBA Moon Soon Tobacco at 7584 80th Street South.
Budget Implication	N/A
Attachments	Memo from Detective Pierre.tif 450.53KB

City of Cottage Grove
Public Safety – Police/Fire/EMS

Memo

To: Director of Public Safety Pete Koerner

From: Detective Ryan Pierre

Date: February 9, 2022

Subject: **Tobacco License Application-Moon Soon Tobacco**

INTRODUCTION

All locations within the City of Cottage Grove, that sell tobacco, are required by Minnesota State Law and City Ordinances to be licensed.

BACKGROUND

Pursuant to City Ordinance, Ramadan Hussein, on behalf of Moon Soon Tobacco, to be located at 7584 80th Street South, Cottage Grove, Minnesota, has submitted an application for a tobacco license. The Department of Public Safety is required to conduct a police records review of the applicant.

DISCUSSION

The application, as submitted, is complete and in compliance with our ordinance.

We have reviewed records on the applicant and have not found any facts which would constitute a basis for denial of a license to sell tobacco under the provisions of the City Tobacco Ordinance or Minnesota Statutes relating to tobacco.

RECOMMENDATION

With the current information collected there is a recommendation that the City Council approve the Tobacco License application for Moon Soon Tobacco.

Detective Ryan Pierre
Background Investigator

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

7F

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	Tobacco License - TD Retail Group, LLC
Staff Recommendation	Authorize issuance of a retail tobacco sales license to TD Retail Group, LLC DBA High North Dispensary at 8455 East Point Douglas Road South.
Budget Implication	N/A
Attachments	Memo from M McCormick.tif 459.47KB

City of Cottage Grove
Public Safety – Police/Fire/EMS

Memo

To: Director of Public Safety Peter J. Koerner

From: Detective Sergeant Mike McCormick

Date: February 11, 2022

Subject: **Tobacco License Application-High North Dispensary**

INTRODUCTION

All locations within the City of Cottage Grove, that sell tobacco, are required by Minnesota State Law and City Ordinances to be licensed.

BACKGROUND

Pursuant to City Ordinance, Tyler Aaron Thompson and Daniel Charles Johnson, on behalf of TD Retail Group LLC, to be located at 8455 East Point Douglas Road South, Cottage Grove, Minnesota, have submitted an application for a tobacco license. The Department of Public Safety is required to conduct a police records review of the applicant.

DISCUSSION

The application, as submitted, is complete and in compliance with our ordinance.

We have reviewed records on the applicant, and his listed partners, and have not found any facts which would constitute a basis for denial of a license to sell tobacco under the provisions of the City Tobacco Ordinance or Minnesota Statutes relating to tobacco.

RECOMMENDATION

With the current information collected there is a recommendation that the City Council approve the Tobacco License application for High North Dispensary.

M. Mc C-L

Detective Sergeant Michael McCormick
Background Investigator

City Council Action Request

7G

Meeting Date	2/16/2022
Department	Public Safety
Agenda Category	Consent Agenda
Title	Heart Safe City Designation Letter of Intent
Staff Recommendation	Authorize the Cottage Grove Department of Public Safety to submit a letter of intent to the Minnesota Department of Health to pursue a Heart Safe City designation.
Budget Implication	N/A
Attachments	Heart Safe City Designation Memo from P Koerner.tif 1.59MB

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: February 8, 2022

Subject: **HEART SAFE CITY DESIGNATION LETTER OF INTENT**

Introduction
Sudden out-of-hospital cardiac arrest (OHCA) is a leading cause of death in the United States and is a great health risk to our community. Between 2015 and 2020, we experienced over 100 OHCA arrests in our community. Despite traditionally excellent response times from Cottage Grove Police and Fire Departments to these incidents, the survival rate for those that experience OHCA in our community is 7 percent. In Minnesota overall, the survival rate is 11 percent. If Cottage Grove had a similar survival rate to other communities in Minnesota, we could have saved 12 more lives in the last 5 years.

The key to successful survival from a sudden cardiac arrest relies on ***immediate*** treatment from bystanders as the victim awaits police and fire department response with advanced medical equipment and training. When someone that suffers an OHCA receives "bystander CPR" immediately, their chances of survival triples[1].

The key to improving bystander CPR and improving cardiac arrest survival in a community is to prepare and train community members in CPR and AED use. A target for a well-prepared community to respond to OHCA is to train at least 10 percent of the population in CPR and AED use.

In the State of Minnesota, we are fortunate to have a popular program called "Heart Safe Communities" which designates communities as "heart-safe" after meeting certain criteria. The program is incredibly popular, yet Cottage Grove is one of only 4 other Twin Cities suburbs with populations of over 30,000 that does not hold this designation.

To become a "Heart Safe" community, it requires our community to train community members (residents, business employees, community groups) in CPR and AED use, facilitate AED registration, promotion of heart-healthy initiatives and other programs to promote cardiac arrest survival and prevention. The program tracks progress toward designation with earned "heartbeats." An example of an event that would earn "heartbeats" would be our Night to Unite participation in which Firefighter/Paramedics/EMTs taught hands-only CPR when they visited block parties.

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[1] American Heart Association. Retrieved 8/19/2021 from: https://cpr.heart.org/en/resources/cpr-facts-and-stats

Members of the Cottage Grove Department of Public Safety have met and believe pursuing a Heart Safe City designation is of great value to improve the health of those in our community and to improve survival of those that experience a cardiac arrest. Since many components of the program already fall into many of our community outreach efforts, there is minimal expected expense beyond current budgets. We plan that this journey will take three to five years to complete.

The Heart Safe City designation aligns well with our city's strategic plan. In particular, the Heart Safe City program well represents our plan to enhance community connections, foster a positive business environment and service excellence. Community connections are built and improved through CPR training and community awareness of OHCA with our residents and community groups like faith groups, service organizations and so forth. The business environment is a great focus of this initiative as AED placement and registration in businesses is a critical part of the program and the overall success of a Heart Safe City. Additionally, training and equipping employees and businesses to successfully respond to those with OHCA is critical to their survival and having a "heart safe" workplace. Lastly, to improve our service excellence through Emergency Medical Services provided by our Public Safety team, we need a holistic community response to help those with OHCA.

The first step in a journey to become a Heart Safe City to better prepare our community to successfully respond to those in cardiac arrest is to submit a letter of intent to pursue a Heart Safe City designation to the Minnesota Department of Health. The letter of intent and cost to become a Heart Safe City is free in terms of application fees and receiving the designation.

Recommendation
Approve Cottage Grove Department of Public Safety Staff to submit a letter of intent to the Minnesota Department of Health to pursue a Heart Safe City designation.

CC:
Gwen Martin, Deputy Director of Public Safety- Police Captain
Rick Redenius, Deputy Director of Public Safety- Fire Chief
Jon Pritchard, Deputy Fire Chief

City Council Action Request

7H

Meeting Date	2/16/2022
Department	Public Safety
Agenda Category	Consent Agenda
Title	EMS Budget Addition Quote Increase
Staff Recommendation	Authorize the Cottage Grove Department of Public Safety to increase the budget amount in the EMS budget to purchase video laryngoscopes from $25,500 to $34,293 for 2022.
Budget Implication	$8,793.00 EMS Budget
Attachments	EMS Budget Addition Memo from P Koerner.tif 664.45KB

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: February 8, 2022

Subject: **EMS BUDGET ADDITION QUOTE INCREASE**

Introduction
In the 2022 budget process, the Fire Department requested and was approved to purchase new video laryngoscopes to replace outdated and obsolete video laryngoscopes from our EMS fund. Video laryngoscopes are life-saving equipment that are used by Paramedics to place a breathing tube (intubation) in someone to save their life. Video laryngoscopes greatly improve the success of this procedure and are essential to improve medical outcomes for those we serve.

The Fire Department utilized a quote for the video laryngoscopes that was $25,500 during the 2022 budget process. This price included trade-in credits for our current equipment. Late in 2022, the Fire Department obtained an updated quote from the vendor that showed an increase to $34,293. This resulted in a variance of $8,793.

The reason for this increase is that between the quote for budget and the quote in preparation to purchase the devices was there is now a new, updated model. The new and updated model came out in late 2021 and is now available for purchase.

The new updated model has many advantages compared to the previous model. Based on these advantages, the Fire Department is requesting and recommending approval for the increased cost. The advantages of the new model include improved video clarity (which is essential for the intubation procedure) and improved warranty coverage. If we purchased the previous model it will stop being serviced much sooner.

Recommendation
Authorize the Cottage Grove Department of Public Safety to increase the budget amount in the EMS budget to purchase video laryngoscopes from $25,500 to $34,293 for 2022.

Cc: Robin Roland – Finance Director
Rick Redenius - Deputy Director of Public Safety – Fire Chief
Jon Pritchard - Deputy Fire Chief

City Council Action Request

71

Meeting Date	2/16/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	80th Street South Street Improvement Project - Final Payment
Staff Recommendation	Adopt Resolution 2022-023 approving the final payment to Ryan Contracting Company for the 80th Street South Street Improvements Project in the amount of $46,560.77.
Budget Implication	$46,560.77 - MSA Funds, utility funds, and assessments
Attachments	80th Street Project Final Payment Letter.tif 18.19MB 80th Street Project Final Payment Resolution.tif 2.38MB

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

January 21, 2022

Ryan Burfeind, PE
City Engineer
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

RE: Contractor's Pay Request No. 8 and Final
80th Street South Street Improvements

Dear Mr. Burfeind:

Attached is the signed copy of the Contractors Pay Request No. 8 and Final for the 80th Street South Street Improvements Project. Also included are the IC 134 forms and Lien Waivers as submitted by the Contractor. The Contractor for this project is Ryan Contracting Company.

REVIEW OF PROJECT HISTORY

The contractor began this project in the spring of 2020 and the project was substantially completed in December of 2020.

CONSTRUCTION COST OVERVIEW

As indicated on the final request for payment, the original contract amount was $4,037,135.50. no change orders were included with this project. The final construction cost as shown is $3,527,038.99, which is $510,093.51 less than the contract amount.

RECOMMENDATION

Ryan Contracting Company in accordance with the contract plans and specifications has satisfactorily completed the work. Therefore, it is recommended that final payment of $46,560.77 be made and the City of Cottage Grove accept the project. After acceptance, please distribute all requests for payments as appropriate.

If you have any questions or require further information, please contact me.

Sincerely,
Bolton & Menk, Inc.

Jeffrey P Toutant
Senior Construction Manager

Bolton & Menk is an equal opportunity employer.

Date: 1/20/2022

CONTRACTOR'S PAY REQUEST

80th Street South Street Improvements

City of Cottage Grove

BMI Project No. N14.117511

Pay Request No. *8 & Final*

For Period Ending: *1/20/2022*

Original Contract Amount	$4,037,132.50
Approved Change Orders	$0.00
Revised Contract Amount	$4,037,132.50
Completed Work to Date	$3,527,038.99
Stored Materials on Hand	$0.00
Sub-Total	$3,527,038.99
Retained Percentage 0%	$0.00
Deduction	$0.00
Liquidated Damages	$0.00
Total	$3,527,038.99
Total Amount Paid on Previous Estimates	$3,480,478.22
Amount Due Contractor This Pay Request	$46,560.77

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the amount for the Final Estimate, that the provisions of M. S. 290.92 have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Approved for Payment:

Ryan Contracting Company

26480 France Avenue

Elko New Market, MN 55020

Signature — Date: 1/21/22

Beth Tatge CFO/Sec

Name and Title

Checked and Approved as to Quantities and Amount:

Bolton & Menk, Inc.

3507 High Point Drive North Bldg. 1 Suite E130

Oakdale, MN 55128

Signature — Date: 1/21/22

Jeffrey Toutant Sr. Const. Mgr.

Name and Title

Approved for Payment:

City of Cottage Grove

Name — Title — Date

Pay Estimate No. 8 & Final

80TH STREET SOUTH STREET IMPROVEMENTS
CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.117511
Work completed through January 20, 2022

ITEM NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
			ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	MOBILIZATION	$190,000.00	1.00 LS	$190,000.00	1.00 LS	$190,000.00	1.00 LS	$190,000.00
2	CLEARING AND GRUBBING	$15,000.00	1 LS	$15,000.00	1.00 LS	$15,000.00	1.00 LS	$15,000.00
3	PAVEMENT MARKING REMOVAL	$20.00	31 LF	$620.00	30.00 LF	$600.00	30.00 LF	$600.00
4	PAVEMENT MARKING REMOVAL	$5.00	216 SF	$1,080.00	184.00 SF	$920.00	184.00 SF	$920.00
5	REMOVE CATCH BASIN OR MANHOLE	$1,000.00	10 EA	$10,000.00	10.00 EA	$10,000.00	10.00 EA	$10,000.00
6	REMOVE SIGN	$100.00	30 EA	$3,000.00	27.00 EA	$2,700.00	27.00 EA	$2,700.00
7	REMOVE CONCRETE CURB AND GUTTER	$4.00	9960 LF	$39,840.00	9,983.90 LF	$39,935.60	9,983.90 LF	$39,935.60
8	REMOVE PIPE SEWER - 12" RCP STORM SEWER	$12.00	173 LF	$2,076.00	208.00 LF	$2,496.00	208.00 LF	$2,496.00
9	REMOVE PIPE SEWER - 15" RCP STORM SEWER	$12.00	79 LF	$948.00	76.00 LF	$912.00	76.00 LF	$912.00
10	REMOVE PIPE SEWER - 18" RCP STORM SEWER	$12.00	28 LF	$336.00	27.50 LF	$330.00	27.50 LF	$330.00
11	REMOVE PIPE SEWER - 24" RCP STORM SEWER	$12.00	128 LF	$1,536.00	42.00 LF	$504.00	42.00 LF	$504.00
12	SALVAGE FENCE AND RESINSTALL - VINYL	$50.00	25 LF	$1,250.00	32.00 LF	$1,600.00	32.00 LF	$1,600.00
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH) - DRIVEWAY	$10.00	160 LF	$1,600.00	155.50 LF	$1,555.00	155.50 LF	$1,555.00
14	SAWING BITUMINOUS PAVEMENT (FULL DEPTH) - STREET	$10.00	560 LF	$5,600.00	513.70 LF	$5,137.00	513.70 LF	$5,137.00
15	SAWING BITUMINOUS PAVEMENT (FULL DEPTH) - TRAIL	$10.00	50 LF	$500.00	59.00 LF	$590.00	59.00 LF	$590.00
16	REMOVE BITUMINOUS PAVEMENT - DRIVEWAY	$10.00	450 SY	$4,500.00	497.13 SY	$4,971.30	497.13 SY	$4,971.30
17	REMOVE BITUMINOUS PAVEMENT - STREET	$4.00	28625 SY	$114,500.00	28,874.21 SY	$115,496.84	28,874.21 SY	$115,496.84
18	REMOVE BITUMINOUS PAVEMENT - TRAIL	$4.00	4810 SY	$19,240.00	4,868.77 SY	$19,475.08	4,868.77 SY	$19,475.08
19	REMOVE CONCRETE WALK AND PEDESTRIAN RAMP	$1.00	980 SF	$980.00	882.35 SF	$882.35	882.35 SF	$882.35
20	REMOVE EXISTING PEDESTRIAN BEACON	$1,000.00	1 LS	$1,000.00	1.00 LS	$1,000.00	1.00 LS	$1,000.00
21	ABANDON DRAINAGE STRUCTURE	$500.00	1 EA	$500.00	1.00 EA	$500.00	1.00 EA	$500.00
22	REMOVE FES INCL TRASH GUARD	$500.00	2 EA	$1,000.00	2.00 EA	$1,000.00	2.00 EA	$1,000.00
23	REMOVE LIGHTING UNIT FOUNDATION, POLE, AND LUMINAIRE	$250.00	14 EA	$3,500.00	14.00 EA	$3,500.00	14.00 EA	$3,500.00
24	SALVAGE AND REINSTALL MAILBOX	$300.00	6 EA	$1,800.00	6.00 EA	$1,800.00	6.00 EA	$1,800.00
25	SALVAGE AND REINSTALL SIGN	$100.00	9 EA	$900.00	9.00 EA	$900.00	9.00 EA	$900.00
26	TEMPORARY MAILBOX	$150.00	6 EA	$900.00	6.00 EA	$900.00	6.00 EA	$900.00
27	ABANDON 12" RC STORM SEWER PIPE	$12.00	105 LF	$1,260.00	100.00 LF	$1,200.00	100.00 LF	$1,200.00
28	ABANDON 15" RC STORM SEWER PIPE	$15.00	231 LF	$3,465.00	255.00 LF	$3,825.00	255.00 LF	$3,825.00
29	ABANDON 18" RC STORM SEWER PIPE	$15.00	447 LF	$6,705.00	424.00 LF	$6,360.00	424.00 LF	$6,360.00
30	REMOVE CONCRETE VALLEY GUTTER	$10.00	75 SY	$750.00	88.70 SY	$887.00	88.70 SY	$887.00
31	FINISH GRADE - STREET	$1.00	28500 SY	$28,500.00	29,102.01 SY	$29,102.01	29,102.01 SY	$29,102.01
32	FINISH GRADE - TRAIL	$1.00	9025 SY	$9,025.00	9,020.22 SY	$9,020.22	9,020.22 SY	$9,020.22
33	AGGREGATE BACKFILL - STREET	$14.00	29850 TN	$417,900.00	24,577.01 TN	$344,078.14	24,577.01 TN	$344,078.14
34	AGGREGATE BACKFILL - TRAIL	$14.00	1065 TN	$14,910.00	0.00 TN	$0.00	0.00 TN	$0.00
35	COMMON EMBANKMENT (CV) (P) - TRAIL	$5.00	130 CY	$650.00	130.00 CY	$650.00	130.00 CY	$650.00
36	EXCAVATION - COMMON (EV) (P) - STREET	$15.00	7635 CY	$114,525.00	6,742.66 CY	$101,139.90	6,742.66 CY	$101,139.90
37	EXCAVATION - COMMON (EV) (P) - TRAIL	$15.00	2410 CY	$36,150.00	1,518.78 CY	$22,781.70	1,518.78 CY	$22,781.70
38	EXCAVATION - SUBGRADE (EV) - STREET	$15.00	13110 CY	$196,650.00	12,136.82 CY	$182,052.30	12,136.82 CY	$182,052.30
39	EXCAVATION - SUBGRADE (EV) - TRAIL	$15.00	470 CY	$7,050.00	0.00 CY	$0.00	0.00 CY	$0.00
40	SUBGRADE PREPARATION - STREET	$1.00	32320 SY	$32,320.00	31,805.93 SY	$31,805.93	31,805.93 SY	$31,805.93
41	SUBGRADE PREPARATION - TRAIL	$1.00	5615 SY	$5,615.00	5,489.56 SY	$5,489.56	5,489.56 SY	$5,489.56
42	SKIDSTEER (BOBCAT) WITH OPERATOR	$100.00	30 HR	$3,000.00	57.26 HR	$5,726.00	75.64 HR	$7,563.50
43	STREET SWEEPER WITH OPERATOR	$150.00	30 HR	$4,500.00	32.67 HR	$4,900.50	32.67 HR	$4,900.50
44	AGGREGATE BASE, VIRGIN CLASS 5 - STREET	$14.00	21910 TN	$306,740.00	18,120.41 TN	$253,685.74	18,120.41 TN	$253,685.74
45	AGGREGATE BASE, VIRGIN CLASS 5 - TRAIL	$14.00	2750 TN	$38,500.00	1,640.51 TN	$22,967.14	1,640.51 TN	$22,967.14
46	MILL BITUMINOUS SURFACE (2.0")	$4.00	1350 SY	$5,400.00	1,273.80 SY	$5,095.20	1,273.80 SY	$5,095.20
47	MILL BITUMINOUS SURFACE (4.0")	$6.00	2115 SY	$12,690.00	1,925.32 SY	$11,551.92	1,925.32 SY	$11,551.92

Pay Estimate No. 8 & Final

80TH STREET SOUTH STREET IMPROVEMENTS
CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.117511
Work completed through January 20, 2022

ITEM NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
			ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
48	BITUMINOUS MATERIAL FOR TACK	$1.50	3690 GAL	$5,535.00	2,800.00 GAL	$4,200.00	2,800.00 GAL	$4,200.00
49	TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,B)	$47.00	2385 TN	$112,095.00	2,108.74 TN	$99,110.78	2,108.74 TN	$99,110.78
50	TYPE SP 12.5 WEARING COURSE MIXTURE (4,F)	$65.00	4060 TN	$263,900.00	3,387.31 TN	$220,175.15	3,387.31 TN	$220,175.15
51	TYPE SP 12.5 WEARING COURSE MIXTURE (4,F) - SPECIAL	$70.00	4235 TN	$296,450.00	3,624.25 TN	$253,697.50	3,624.25 TN	$253,697.50
52	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	$69.00	1800 TN	$124,200.00	1,649.76 TN	$113,833.44	1,649.76 TN	$113,833.44
53	BITUMINOUS INCENTIVE	$25,000.00	1 LS	$25,000.00	1.00 LS	$25,000.00	1.00 LS	$25,000.00
54	JOINT PATCHING (2" DEPTH)	$10.00	550 LF	$5,500.00	463.30 LF	$4,633.00	463.30 LF	$4,633.00
55	PATCH BITUMINOUS DRIVEWAY	$40.00	310 SY	$12,400.00	448.47 SY	$17,938.80	448.47 SY	$17,938.80
56	PATCH BITUMINOUS STREET	$90.00	125 SY	$11,250.00	0.00 SY	$0.00	0.00 SY	$0.00
57	12" RC PIPE APRON, INCL TRASH GUARD	$1,500.00	1 EA	$1,500.00	1.00 EA	$1,500.00	1.00 EA	$1,500.00
58	33" RC PIPE APRON, INCL TRASH GUARD	$1,800.00	1 EA	$1,800.00	1.00 EA	$1,800.00	1.00 EA	$1,800.00
59	ADJUST TRASH GUARD ON FLARED END SECTION	$1,000.00	1 EA	$1,000.00	1.00 EA	$1,000.00	1.00 EA	$1,000.00
60	CLEAN FLARED END SECTION	$1,000.00	3 EA	$3,000.00	2.00 EA	$2,000.00	2.00 EA	$2,000.00
61	REMOVE AND REPLACE TRASH GUARD (21" - 24")	$1,500.00	2 EA	$3,000.00	2.00 EA	$3,000.00	2.00 EA	$3,000.00
62	6" PVC SERVICE LINE CLEAN OUT	$1,000.00	1 EA	$1,000.00	0.00 EA	$0.00	0.00 EA	$0.00
63	4" PERFORATED PVC DRAIN TILE, SDR 26	$15.00	400 LF	$6,000.00	280.00 LF	$4,200.00	280.00 LF	$4,200.00
64	12" RC PIPE SEWER, CLASS 5	$50.00	1800 LF	$90,000.00	1,728.00 LF	$86,400.00	1,728.00 LF	$86,400.00
65	15" RC PIPE SEWER, CLASS 5	$52.00	1104 LF	$57,408.00	1,104.00 LF	$57,408.00	1,104.00 LF	$57,408.00
66	18" RC PIPE SEWER, CLASS 5	$55.00	776 LF	$42,680.00	761.50 LF	$41,882.50	761.50 LF	$41,882.50
67	33" RC PIPE SEWER, CLASS 3	$125.00	49 LF	$6,125.00	41.00 LF	$5,125.00	41.00 LF	$5,125.00
68	6" PVC SANITARY SERVICE PIPE	$50.00	50 LF	$2,500.00	0.00 LF	$0.00	0.00 LF	$0.00
69	8" PVC SANITARY PIPE	$65.00	138 LF	$8,970.00	138.00 LF	$8,970.00	138.00 LF	$8,970.00
70	8" X 6" WYE	$1,000.00	1 EA	$1,000.00	0.29 EA	$285.60	0.29 EA	$285.60
71	CONNECT DRAIN TILE TO EXISTING STRUCTURE	$250.00	8 EA	$2,000.00	6.00 EA	$1,500.00	6.00 EA	$1,500.00
72	CONNECT TO EXISTING MANHOLE (CORE DRILL) - SANTIARY	$5,000.00	1 EA	$5,000.00	1.00 EA	$5,000.00	1.00 EA	$5,000.00
73	CONNECT TO EXISTING PIPE - STORM SEWER	$2,000.00	6 EA	$12,000.00	6.00 EA	$12,000.00	6.00 EA	$12,000.00
74	CONNECT TO EXISTING STRUCTURE - STORM SEWER	$2,000.00	10 EA	$20,000.00	8.00 EA	$16,000.00	8.00 EA	$16,000.00
75	CONVERT MANHOLE TO CATCH BASIN MANHOLE	$2,500.00	1 EA	$2,500.00	1.00 EA	$2,500.00	1.00 EA	$2,500.00
76	TELEVISE STORM SEWER	$4.00	3729 LF	$14,916.00	3,672.50 LF	$14,690.00	3,672.50 LF	$14,690.00
77	1.5" CORP STOP	$1,500.00	1 EA	$1,500.00	0.00 EA	$0.00	0.00 EA	$0.00
78	1.5" CURB STOP AND BOX	$1,500.00	1 EA	$1,500.00	0.00 EA	$0.00	0.00 EA	$0.00
79	ADJUST VALVE BOX	$400.00	20 EA	$8,000.00	17.00 EA	$6,800.00	17.00 EA	$6,800.00
80	CONNECT TO EXISTING PIPE (CUT IN 24" X 8" TEE) - WATER MAIN	$15,000.00	1 EA	$15,000.00	0.00 EA	$0.00	0.00 EA	$0.00
81	CONNECT TO EXISTING PIPE (WET TAP) - WATER MAIN	$6,000.00	1 EA	$6,000.00	1.00 EA	$6,000.00	1.00 EA	$6,000.00
82	CONSTRUCT DEAD END LINE	$1,500.00	1 EA	$1,500.00	1.00 EA	$1,500.00	1.00 EA	$1,500.00
83	HYDRANT RECONDITIONING AND PAINTING	$1,500.00	3 EA	$4,500.00	0.00 EA	$0.00	3.00 EA	$4,500.00
84	RECONSTRUCT VALVE AND BOX	$1,000.00	1 EA	$1,000.00	0.00 EA	$0.00	0.00 EA	$0.00
85	REMOVE AND REPLACE TOP SECTION OF VALVE, INCL COVER	$500.00	3 EA	$1,500.00	6.00 EA	$3,000.00	6.00 EA	$3,000.00
86	WATER MAIN EVALUATION EXCAVATION	$1,000.00	5 EA	$5,000.00	5.00 EA	$5,000.00	5.00 EA	$5,000.00
87	WATER MAIN EVAULATION EXCAVATION, VALVE REPAIR AND VALVE BOX REPLACEMENT	$2,000.00	10.00 EA	$20,000.00	0.00 EA	$0.00	0.00 EA	$0.00
88	WATER MAIN EVALUATION EXCAVATION AND FITTING BOLT REPLACEMENT	$3,000.00	10 EA	$30,000.00	0.00 EA	$0.00	0.00 EA	$0.00
89	1.5" COPPER WATER SERVICE PIPE	$45.00	150 LF	$6,750.00	0.00 LF	$0.00	0.00 LF	$0.00
90	8" DIP WATER SERVICE PIPE	$65.00	145 LF	$9,425.00	146.00 LF	$9,490.00	146.00 LF	$9,490.00
91	4' DIA SANITARY MANHOLE, INCL RINGS AND CASTING	$500.00	9 LF	$4,500.00	4.38 LF	$2,190.00	4.38 LF	$2,190.00
92	ADD 1' SECTION, 2'X3' STORM STRUCTURE	$1,500.00	1 EA	$1,500.00	1.00 EA	$1,500.00	1.00 EA	$1,500.00
93	ADD 1' SECTION, 4' DIA CATCH BASIN MANHOLE STRUCTURE	$1,500.00	1 EA	$1,500.00	1.00 EA	$1,500.00	1.00 EA	$1,500.00
94	ADD 1' SECTION, 4' DIA MANHOLE STORM STRUCTURE	$2,000.00	4 EA	$8,000.00	4.00 EA	$8,000.00	4.00 EA	$8,000.00

Pay Estimate No. 8 & Final

80TH STREET SOUTH STREET IMPROVEMENTS
CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.117511
Work completed through January 20, 2022

ITEM NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
			ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
95	ADD 1' SECTION, 4' DIA SANITARY STRUCTURE	$2,000.00	2 EA	$4,000.00	2.00 EA	$4,000.00	2.00 EA	$4,000.00
96	ADJUST CATCH BASIN CASTING	$350.00	47 EA	$16,450.00	50.00 EA	$17,500.00	50.00 EA	$17,500.00
97	ADJUST MANHOLE CASTING IN BOULEVARD	$400.00	19 EA	$7,600.00	22.00 EA	$8,800.00	22.00 EA	$8,800.00
98	ADJUST MANHOLE CASTING IN STREET	$450.00	22 EA	$9,900.00	22.00 EA	$9,900.00	22.00 EA	$9,900.00
99	LOCATE MANHOLE AND ADJUST TO GRADE - SANITARY SEWER	$1,000.00	1 EA	$1,000.00	1.00 EA	$1,000.00	1.00 EA	$1,000.00
100	LOCATE MANHOLE AND ADJUST TO GRADE - STORM SEWER	$1,000.00	2 EA	$2,000.00	2.00 EA	$2,000.00	2.00 EA	$2,000.00
101	PATCH SANITARY STRUCTURE	$1,500.00	1 EA	$1,500.00	1.00 EA	$1,500.00	1.00 EA	$1,500.00
102	PATCH STORM STRUCTURE	$1,200.00	2 EA	$2,400.00	3.00 EA	$3,600.00	3.00 EA	$3,600.00
103	REMOVE AND REPLACE STORM SEWER CASTING	$1,000.00	1 EA	$1,000.00	5.00 EA	$5,000.00	5.00 EA	$5,000.00
104	2' X 3' CB, INCL R-3067-V/VB CSTG AND HDPE ADJ RINGS (STO-7)	$300.00	116 LF	$34,800.00	112.31 LF	$33,693.00	112.31 LF	$33,693.00
105	4' DIA STORM SEWER CBMH, INCL R-3067-V/VB CSTG AND HDPE ADJ RINGS (STO-5)	$375.00	50 LF	$18,750.00	50.26 LF	$18,847.50	50.26 LF	$18,847.50
106	4' DIA STORM SEWER CBMH, INCL R-4342 CSTG AND HDPE ADJ RINGS (STO-9)	$375.00	8 LF	$3,000.00	6.88 LF	$2,580.00	6.88 LF	$2,580.00
107	4' DIA STORM SEWER MH, INCL R-1642-B CSTG AND HDPE ADJ RINGS (STO-3)	$375.00	92 LF	$34,500.00	91.23 LF	$34,211.25	91.23 LF	$34,211.25
108	5' DIA STORM SEWER CBMH, INCL R-3067-V CSTG AND HDPE ADJ RINGS (STO-5)	$600.00	5 LF	$3,000.00	4.95 LF	$2,970.00	4.95 LF	$2,970.00
109	5' DIA STORM SEWER MH, INCL 3' SUMP, R-1642-B CSTG AND HDPE ADJ RINGS (STO-6)	$650.00	10 LF	$6,500.00	9.64 LF	$6,266.00	9.64 LF	$6,266.00
110	5' DIA STORM SEWER MH, INCL R-1642-B CSTG AND HDPE ADJ RINGS (STO-3)	$600.00	12 LF	$7,200.00	11.86 LF	$7,116.00	11.86 LF	$7,116.00
111	CONSTRUCT 5' DIA STORM SEWER MANHOLE OVER EXISTING PIPE	$600.00	25 LF	$15,000.00	24.50 LF	$14,700.00	24.50 LF	$14,700.00
112	RECONSTRUCT INVERT	$1,500.00	2 EA	$3,000.00	2.00 EA	$3,000.00	2.00 EA	$3,000.00
113	RANDOM RIPRAP CLASS III	$80.00	25 CY	$2,000.00	25.00 CY	$2,000.00	25.00 CY	$2,000.00
114	6" CONCRETE HYDRANT ACCESS PAD	$10.00	36 SF	$360.00	51.65 SF	$516.50	51.65 SF	$516.50
115	CONCRETE CURB AND GUTTER DESIGN B618	$16.00	9710 LF	$155,360.00	9,536.05 LF	$152,576.80	9,536.05 LF	$152,576.80
116	7" CONCRETE DRIVEWAY PAVEMENT (COMMERCIAL)	$75.00	50 SY	$3,750.00	67.80 SY	$5,085.00	67.80 SY	$5,085.00
117	MATURITY TESTING FOR CONCRETE COMPRESSIVE STRENGTH	$3,000.00	1 LS	$3,000.00	0.00 LS	$0.00	0.00 LS	$0.00
118	CONCRETE VALLEY GUTTER	$90.00	420 SY	$37,800.00	283.73 SY	$25,535.70	283.73 SY	$25,535.70
119	6" CONCRETE PEDESTRIAN CURB RAMP	$9.00	3260 SF	$29,340.00	3,046.44 SF	$27,417.96	3,046.44 SF	$27,417.96
120	TRUNCATED DOME PANELS	$60.00	614 SF	$36,840.00	495.40 SF	$29,724.00	495.40 SF	$29,724.00
121	UNDERGROUND CABLE SPLICE	$1.00	3 EA	$3.00	0.00 EA	$0.00	0.00 EA	$0.00
122	1.5" NON-METALLIC CONDUIT	$3.35	10500 LF	$35,175.00	9,488.00 LF	$31,784.80	9,488.00 LF	$31,784.80
123	UNDERGROUND WIRE 1/C 4 AWG	$1.35	23500 LF	$31,725.00	20,030.00 LF	$27,040.50	20,030.00 LF	$27,040.50
124	UNDERGROUND WIRE 1/C 8 AWG	$0.50	11750 LF	$5,875.00	9,462.00 LF	$4,731.00	9,462.00 LF	$4,731.00
125	EQUIPMENT PAD	$705.00	1 EA	$705.00	1.00 EA	$705.00	1.00 EA	$705.00
126	HANDHOLE (12" x 12" RESIDENTIAL)	$400.00	30 EA	$12,000.00	30.00 EA	$12,000.00	30.00 EA	$12,000.00
127	HANDHOLE (SPECIAL)	$1,400.00	3 EA	$4,200.00	3.00 EA	$4,200.00	3.00 EA	$4,200.00
128	LIGHT FOUNDATION	$650.00	30 EA	$19,500.00	39.33 EA	$25,561.25	39.33 EA	$25,561.25
129	LIGHTING UNIT INCL LIGHT POLE AND LUMINAIRE (CONTRACTOR SUPPLIED)	$8,520.00	30 EA	$255,600.00	30.00 EA	$255,600.00	30.00 EA	$255,600.00
130	MODIFY EXISTING SERVICE CABINET	$2,000.00	1 EA	$2,000.00	1.00 EA	$2,000.00	1.00 EA	$2,000.00
131	SERVICE CABINET	$5,000.00	1 EA	$5,000.00	1.00 EA	$5,000.00	1.00 EA	$5,000.00
132	TRAFFIC CONTROL	$15,000.00	1 LS	$15,000.00	1.00 LS	$15,000.00	1.00 LS	$15,000.00
133	SIGN PANELS TYPE C	$60.00	288 SF	$17,280.00	358.75 SF	$21,525.00	358.75 SF	$21,525.00
134	PEDESTRIAN CROSSWALK FLASHER SYSTEM	$15,000.00	1 SYS	$15,000.00	1.00 SYS	$15,000.00	1.00 SYS	$15,000.00
135	CONIFEROUS TREE 8' HT B&B	$465.00	25 TREE	$11,625.00	25.23 TREE	$11,731.95	25.23 TREE	$11,731.95
136	DECIDUOUS TREE 2.5" CAL B&B	$485.00	3 TREE	$1,455.00	3.00 TREE	$1,455.00	3.00 TREE	$1,455.00
137	SHRUB - RED TWIG DOGWOOD	$51.00	22 SHRB	$1,122.00	38.44 SHRB	$1,960.44	38.44 SHRB	$1,960.44
138	PRUNE BUSHES	$150.00	1 LS	$150.00	1.00 LS	$150.00	1.00 LS	$150.00
139	PRUNE TREES	$400.00	6 EA	$2,400.00	12.00 EA	$4,800.00	12.00 EA	$4,800.00
140	EROSION CONTROL SUPERVISOR	$1.00	1 LS	$1.00	1.00 LS	$1.00	1.00 LS	$1.00
141	STORM DRAIN INLET PROTECTION (ERO-10)	$200.00	2 EA	$400.00	0.00 EA	$0.00	0.00 EA	$0.00

Pay Estimate No. 8 & Final

80TH STREET SOUTH STREET IMPROVEMENTS
CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.117511
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ITEM NO.	ITEM	UNIT PRICE	AS BID ESTIMATED QUANTITY		AS BID ESTIMATED AMOUNT	PREVIOUS ESTIMATE ESTIMATED QUANTITY		PREVIOUS ESTIMATE ESTIMATED AMOUNT	COMPLETED TO DATE ESTIMATED QUANTITY		COMPLETED TO DATE ESTIMATED AMOUNT
142	STORM DRAIN INLET PROTECTION (ERO-9)	$150.00	60	EA	$9,000.00	60.00	EA	$9,000.00	60.00	EA	$9,000.00
143	SILT FENCE, TYPE MACHINE SLICED	$1.50	3415	LF	$5,122.50	0.00	LF	$0.00	0.00	LF	$0.00
144	ROCK DITCH CHECK	$6.00	20	LF	$120.00	0.00	LF	$0.00	0.00	LF	$0.00
145	LOAM TOPSOIL BORROW (LV)	$30.00	3700	CY	$111,000.00	2,501.00	CY	$75,030.00	2,501.00	CY	$75,030.00
146	EROSION CONTROL BLANKET, CAT 3	$5.00	300	SY	$1,500.00	240.00	SY	$1,200.00	240.00	SY	$1,200.00
147	APPLICATION OF WATER FOR TURF ESTABLISHMENT	$20.00	1450	MGAL	$29,000.00	0.00	MGAL	$0.00	0.00	MGAL	$0.00
148	HYDRAULIC MULCH MATRIX	$1.00	17020	SY	$17,020.00	11,822.83	SY	$11,822.83	16,889.75	SY	$16,889.75
149	SEEDING WITH SEED MIXTURE 25-151	$7.00	1055	LB	$7,385.00	707.92	LB	$4,955.44	707.92	LB	$4,955.44
150	4" BROKEN LINE LATEX PAINT - INTERIM	$0.40	1025	LF	$410.00	0.00	LF	$0.00	0.00	LF	$0.00
151	4" DOUBLE SOLID LINE LATEX PAINT - INTERIM	$0.75	2560	LF	$1,920.00	2,288.00	LF	$1,716.00	2,288.00	LF	$1,716.00
152	4" SOLID LINE LATEX PAINT - INTERIM	$0.40	230	LF	$92.00	0.00	LF	$0.00	0.00	LF	$0.00
153	12" SOLID LINE PREFORM THERMO GR IN	$12.50	1245	LF	$15,562.50	1,274.30	LF	$15,928.75	1,274.30	LF	$15,928.75
154	24" SOLID LINE MULTI COMP GR IN	$10.50	310	LF	$3,255.00	390.50	LF	$4,100.25	390.50	LF	$4,100.25
155	24" SOLID LINE PREFORM THERMO GR IN	$18.00	435	LF	$7,830.00	193.50	LF	$3,483.00	193.50	LF	$3,483.00
156	4" BROKEN LINE MULTI COMP GR IN	$0.65	2480	LF	$1,612.00	1,970.00	LF	$1,280.50	1,970.00	LF	$1,280.50
157	4" DOUBLE SOLID LINE MULTI COMP GR IN	$1.30	5560	LF	$7,228.00	5,131.00	LF	$6,670.30	5,131.00	LF	$6,670.30
158	4" SOLID LINE MULTI COMP GR IN	$0.65	380	LF	$247.00	381.00	LF	$247.65	381.00	LF	$247.65
159	CROSSWALK MULTI COMP GR IN	$6.50	675	SF	$4,387.50	504.00	SF	$3,276.00	504.00	SF	$3,276.00
160	CROSSWALK PREFORM THERMO GR IN	$12.50	200	SF	$2,500.00	162.00	SF	$2,025.00	162.00	SF	$2,025.00
161	PAVEMENT MESSAGE PREFORM THERMO GR IN	$420.00	3	EA	$1,260.00	3.00	EA	$1,260.00	3.00	EA	$1,260.00
	TOTAL BASE BID:				**$4,037,132.50**			**$3,515,634.57**			**$3,527,038.99**

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2022-XXX

RESOLUTION APPROVING THE FINAL PAYMENT IN THE AMOUNT OF $46,560.77 TO RYAN CONTRACTING COMPANY FOR THE 80TH STREET SOUTH STREET IMPROVEMENTS PROJECT

WHEREAS, the City Engineer has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount was $4,037,135.50. The final construction cost was $3,527,038.99, which is $510,093.51 less than the contract amount. The reduced construction cost was primarily due to reductions in aggregate backfill, class 5, bituminous pavement, and topsoil borrow; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that $46,560.77 is paid to Ryan Contracting Company for the final payment for the 80th Street South Street Improvement Project.

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

City Council Action Request

7J

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Flint Hills/Minnesota Pipeline - Fire Suppression Building
Staff Recommendation	Adopt Resolution 2022-020 approving a site plan review for a 210 square foot building to be used to house fire suppression equipment on the Flint Hills/Minnesota Pipeline property located at 6485 85th Street South.
Budget Implication	N/A

Attachments

Flint Hills CC Memo.tif	27.89MB
Flint Hills Exhibits.tif	22.8MB
Flint Hills PC Minutes Excerpt.tif	5.13MB
Flint Hills Resolution.tif	10.38MB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Emily Schmitz, Senior Planner

DATE: February 10, 2022

RE: Flint Hills (The Minnesota Pipeline Company) – Site Plan Review

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Proposal

The Minnesota Pipeline Company has applied for site plan review for the construction of a 210 square foot tank foam building to support a fire suppression system. The building will be located outside the existing tank containment system (tank farm) on their property at 6483 85th Street South.



Site Location Map

Review Process

Application Received: December 28, 2021
Acceptance of Completed Application: December 28, 2018
City Council Date: February 16, 2022
60-Day Review Deadline: February 26, 2022

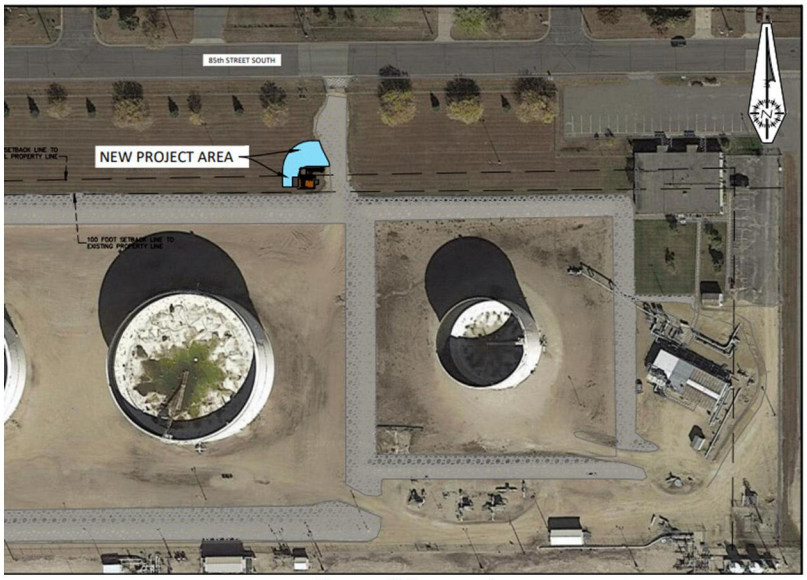
Planning Commission Meeting

The Planning Commission reviewed the request and held a public hearing at their January 24, 2022 meeting. The applicant outlined their efforts to reach out to properties neighboring their site letting them know they would be upgrading to provide a permanent fire suppression system on the site. No one spoke for or against the request. The Commission voted 5-0 to recommend approval of the application.

Background

The first oil storage tank in this location was installed on the site in 1957. Subsequent construction phases over the decades have added additional tanks. The existing use for the storage of crude oil, refined oil, alcohol, and other liquid is a conditional use for the I-3, Heavy Industry, zoning district where it is located. A conditional use permit (CUP) was granted for the existing use as oil storage on the site in 1999 and remains in effect. The applicant continues to submit up to date preparedness plans and completes annual compliance inspections with the City Public Safety Department. This building and fire suppression system will support emergency preparedness for the Minnesota Pipeline Company activities at this site.

The City received a request by the Minnesota Pipeline Company for a site plan review to allow Flint Hills Resources to construct a new tank foam building at their site located on 85th Street South. The construction of this new building will support their new fire suppression system as a further precautionary measure to ensure ready deployment of fire suppression equipment and materials in the event of a fire at the tank farm.



Overall Layout

Planning Considerations

Ordinance Requirements

Site plans are required to be approved before a building permit for a new structure or major addition to an existing structure may be issued. The purpose of site plan approval is to assure that new proposed development conforms to the City's development standards and ordinances and provide the most appropriate and compatible site plan for the area. Given the proposed structure is adjacent to a residential neighborhood and is an additional structure to the site layout and operations from the original approvals for the first development on the property in 1957, a site plan review process is required.

In accordance with the site plan review procedures required by Chapter 11-2-4 of the City Code, the City staff has reviewed the site plan for:

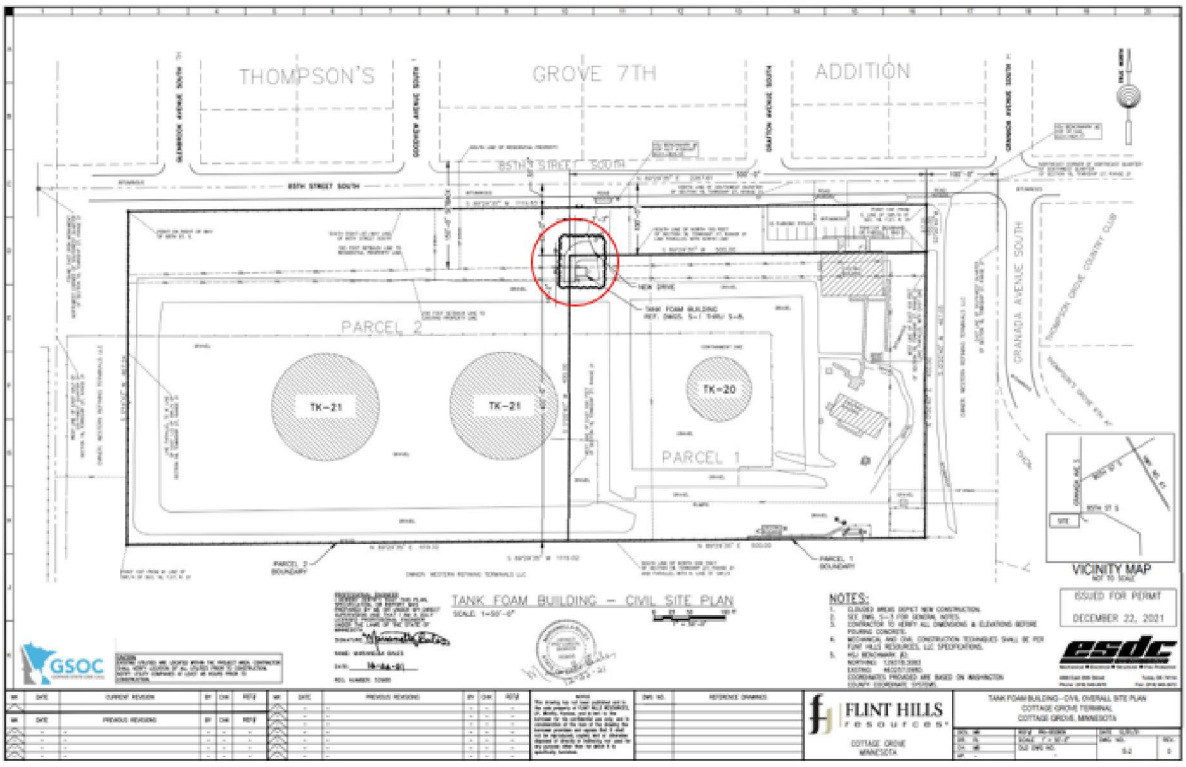
1. Traffic and pedestrian circulation
2. Parking
3. Drainage
4. Landscaping
5. Compliance with other applicable ordinances

Land Use/Zoning

Minnesota Pipeline Company's property is located within the 85th and Geneva Staging Area as defined in the Cottage Grove 2040 Comprehensive Plan. The area south and east of 85th Street and Geneva Avenue is mostly guided Industrial due to the petroleum tank farm. Most of the property in this area is owned by petroleum companies, which includes Minnesota Pipeline Company. There are two rural homesteads and five single-family homes on the west and north edges of the area, fronting Geneva Avenue and 85th Street. The 2040 Future Land Use Plan guides the western and southern parcels as Low Density Residential to buffer the area from future Industrial development. Minnesota Pipeline Company's current operations and proposed building are compatible with current and future land use guidance. Minnesota Pipeline Company's property is zoned I-3, Heavy Industry. The I-3 zoning classification is consistent with the adopted Cottage Grove 2040 Comprehensive Plan.

Site Plan

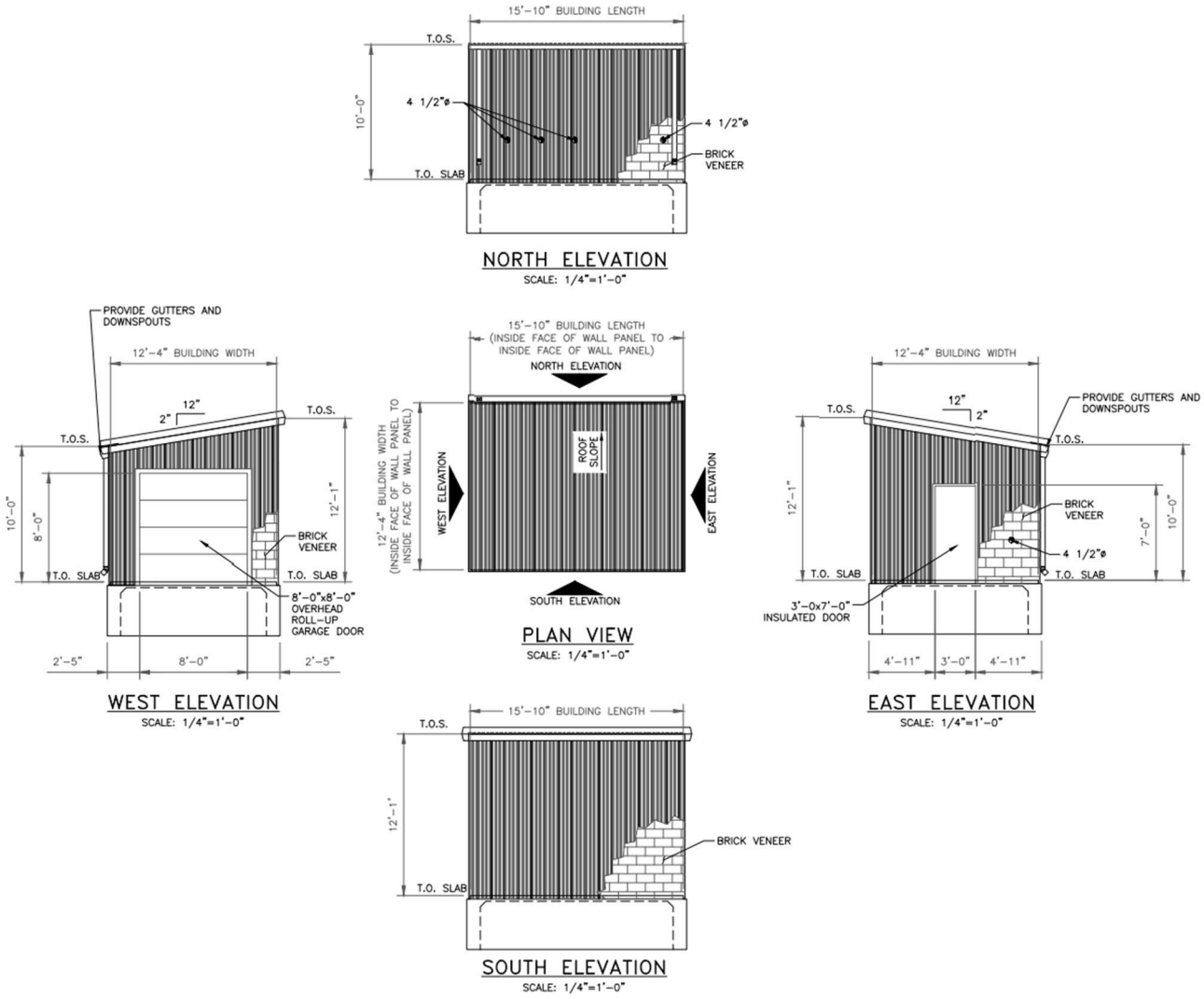
The applicant is proposing to construct a 210 square foot steel frame structure. The building footprint is 12 feet, 4 inches by 15 feet, 10 inches with a height of 12 feet 4 inches at its highest elevation. The building will be equipped with an insulated surface door as well as an insulated, rolling overhead garage door.



Proposed Site Plan (location outlined in red)

Architecture

The proposed exterior material for the structure is a brick veneer on all sides. The proposed material was requested to be consistent with the City's minimum architectural standards of Class I materials for structures within the Industrial Districts. Given the minimal size of the building, staff is supportive of the proposed veneer as opposed to a full brick material.



Elevations

Setbacks

The proposed building location is planned to meet the minimum required setbacks for the I-3 zoning district. The required setback to the north is150 feet as it abuts a residential district. The side and rear setbacks are adjacent to the existing facility and would not apply.

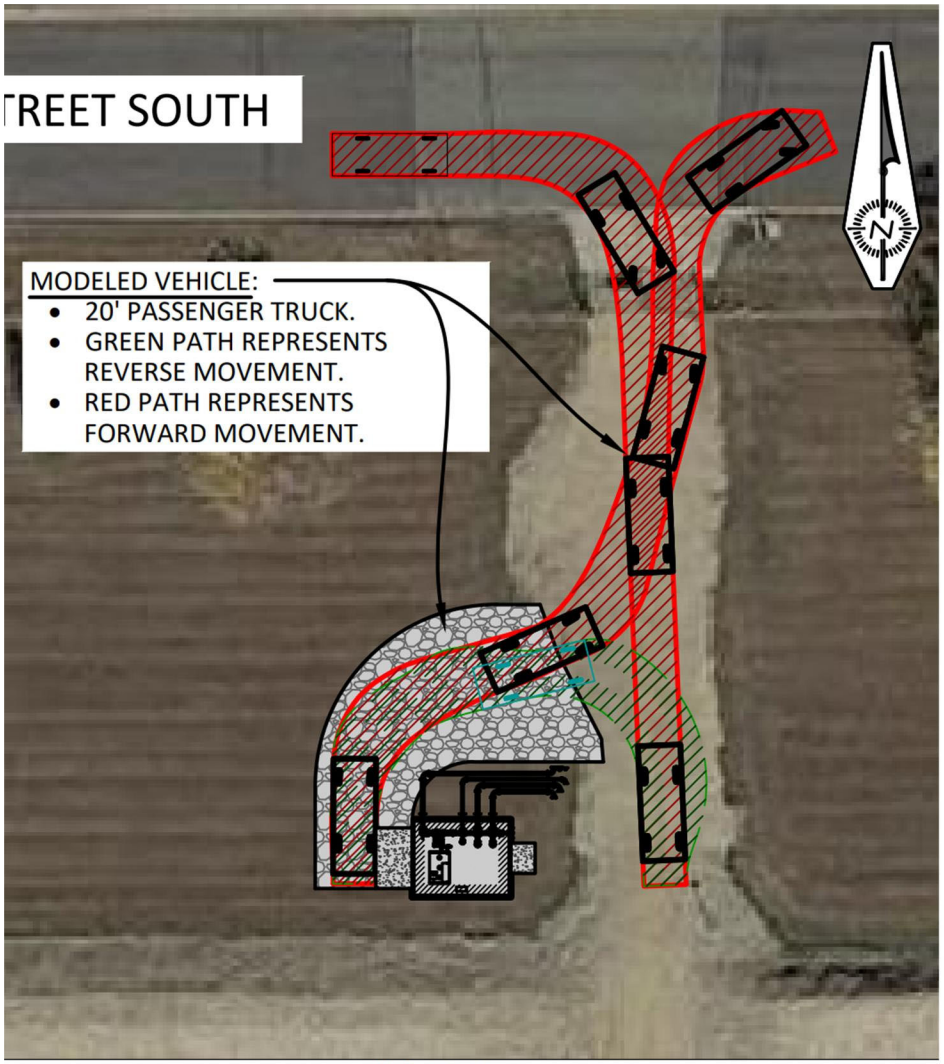
Grading and Drainage

The total project disturbance area for the construction of the new building is expected to be 0.11 acres. The disturbed areas outside the new drive and the building will be seeded for a permanent grass cover (approximately 0.06 acres). Stormwater runoff from the project area is conveyed across an established section of dense grass, eventually draining to the 85th Street drainage swale. Be-

cause the project impacts less than one acre, no stormwater detention or post-construction water quality treatment will be necessary

Vehicle Access

The new fire suppression building will have vehicle access via an extension of the existing gravel entrance off 85th Street South. The new drive extension will provide a vehicle path between the terminal station's existing gravel and the new building's equipment access door. This extended gravel drive will be a compacted graded aggregate base.



Vehicle Access

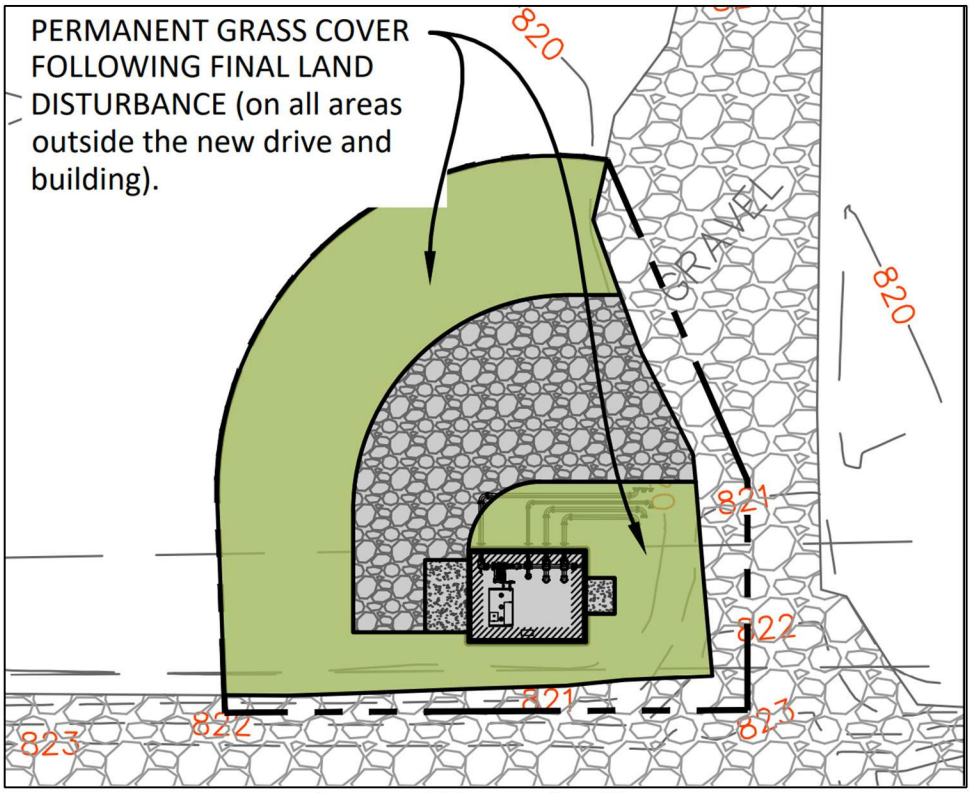
Parking

The proposal does not impact any current or proof of parking areas.

Landscape/Restoration Plan

The disturbed areas outside the new drive and the building will be seeded for a permanent grass cover (approximately 0.06 acres). Depending on construction timing, temporary seeding may be required. If temporary seeding is installed, the contractor will return to the project site and install

permanent seeding at the appropriate time. No additional landscape plantings are proposed so as to not obstruct access to the structure and the equipment as needed.



Proposed Restoration Plan



Rendering

Public Hearing Notices

The public hearing notice for the January 24, 2022, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 101 adjacent property owners within 500 feet of the proposed project on January 12, 2022.

City Department and Advisory Commission Comments

The City's Technical Review Committee met on January 5, 2022. At this meeting, staff considered requiring further landscaping around the building. However, given the purpose of the building is to aid in an emergency fire suppression effort, the Committee determined landscape trees and shrubs could become a potential obstacle for connection to or deployment of emergency equipment. The Technical Review Committee found that the proposed site plan meets the requirements of all applicable ordinances.

Recommendation

That the City Council adopt the resolution approving a site plan review for a 210 square foot building to be used to house fire suppression equipment on property located at 6485 85th Street South.

Attachments

Site Plan

TANK FIRE PROTECTION SYSTEM UPGRADES
TANK FOAM BUILDING

CIVIL/SITE IMPROVEMENTS

COTTAGE GROVE TERMINAL

COTTAGE GROVE TERMINAL

6483 85TH ST. S.

COTTAGE GROVE, MN 55016

CONTACT INFORMATION

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CELL: (651) 253-7987
EMAIL: MATT.DOKKEN@FHR.COM

FHR OPERATIONS SUPERVISOR
FLINT HILLS RESOURCES, LLC
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EMAIL: MIKE.KOSTELECKY@FHR.COM

PROJECT CONSULTING ENGINEERING FIRM
ESDC INC.
CONTACT: L.B. HERNDON
OFFICE: (918) 949-3670, EXT. 105
EMAIL: LBHERNDON@ESDCENGINEERING.COM

DRAWING SHEET INDEX

SHEET #	DESCRIPTION	REV.
C-0	COVER SHEET	0
C-1	SITE IMPROVEMENTS	0
C-2	EROSION AND SEDIMENT CONTROL	0
C-3	EROSION AND SEDIMENT CONTROL DETAILS	0
C-4	CONSTRUCTION DETAILS AND SPECIFICATIONS	0

ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE FOLLOWING APPLICABLE LOCAL, STATE AND NFPA CODES AS WELL AS THE KOCH PIPELINE COMPANY, L.P. (HEREBY KPL) SPECIFICATIONS AND STANDARDS AND THE CITY OF COTTAGE GROVE, MN ADOPTED BUILDING AND FIRE CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL WORK IS PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

MSBC	MINNESOTA STATE BUILDING CODE W/ CITY OF COTTAGE GROVE AMENDMENTS
MSFC	MINNESOTA STATE FIRE CODE W/ CITY OF COTTAGE GROVE AMENDMENTS
KOCH	STD220.120 EXCAVATION
KOCH	ES1505.402 DESIGN BASIS – STATION AND TERMINAL
KOCH	KPL ROUTINE WASTE STREAM REFERENCE SHEET
KOCH	M1606.300 LOADING AND MARKING UNDERGROUND FACILITIES MANUAL
KOCH	TG1430.110 ONE CALL EXCAVATION NOTIFICATION AND RESPONSE
KOCH	ES1505.408 PIPE AND EQUIPMENT SUPPORT
KOCH	ES1505.460 SITE PREPARATION, EARTHWORK, GRADING, ROADS, AND PAVEMENT



LOCATION MAP
N.T.S.

PROFESSIONAL ENGINEER
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

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES LICENSED PROFESSIONAL ENGINEER 53985 STATE OF MINNESOTA 12-22-21

ISSUED FOR PERMIT

DECEMBER 22, 2021

esdc ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
4590 East 29th Street Tulsa, OK 74114
Phone: (918) 949-3670 Fax: (918) 949-3672

MK	DATE	CURRENT REVISION	BY	CHK	REF#

MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#

MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#

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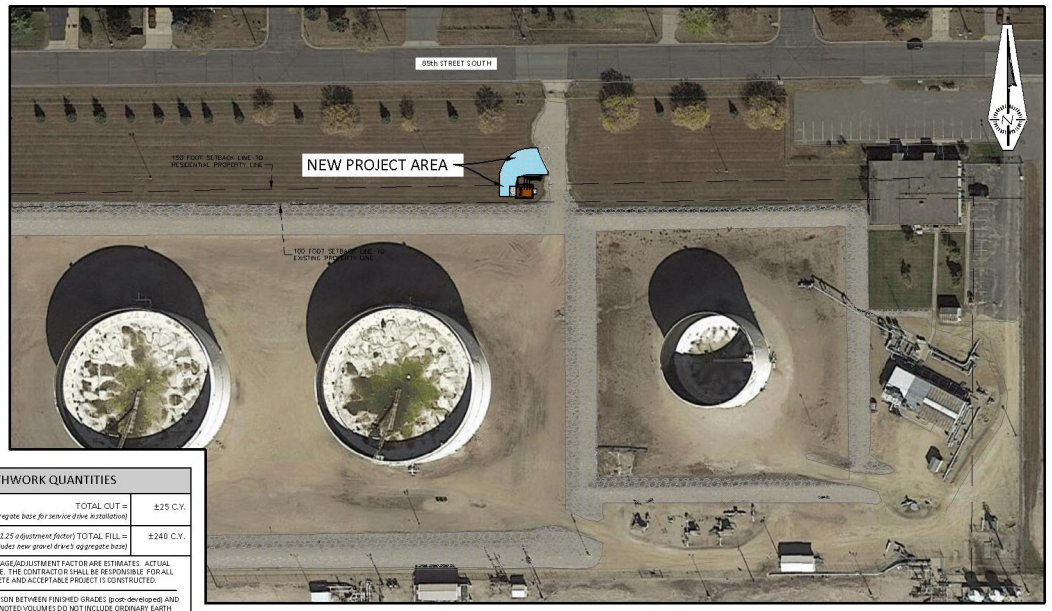
FLINT HILLS resources®
COTTAGE GROVE
MINNESOTA

COVER SHEET
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MN

DES. MRR	REF# PRJ-002902	DATE 12/22/21	
DR. MRR	SCALE N/A	DWG. NO. C-0	REV. 0
CH. MRR	OLD DWG NO. -		
AP. -			

PROJECT NARRATIVE:

1. FLINT HILLS RESOURCES IS PREPARING TO INSTALL A NEW TANK FOAM BUILDING THAT WILL BE LOCATED OUTSIDE THE EXISTING TANK CONTAINMENT SYSTEM. THE NEW BUILDING'S DIMENSIONS ARE APPROXIMATELY 16'-4"x12'-10" (210 square feet).
2. THE NEW BUILDING WILL HAVE VEHICLE ACCESS VIA A NEW GRAVEL DRIVE. THE NEW DRIVE WILL PROVIDE A VEHICLE PATH BETWEEN THE TERMINAL STATION'S EXISTING GRAVEL DRIVE AND THE NEW BUILDING'S EQUIPMENT ACCESS DOOR. THE NEW GRAVEL DRIVE WILL BE COMPACTED GRADED AGGREGATE BASE.
3. THE TOTAL PROJECT DISTURBANCE IS EXPECTED TO BE ± 0.11 ACRES. DISTURBED AREAS NOT RECEIVING AN IMPERVIOUS-TYPE COVER (i.e. gravel drive, rooftop, etc.) WILL BE HAVE A PERMANENT GRASS COVER.
4. STORMWATER RUNOFF FROM THE PROJECT AREA IS CONVEYED ACROSS AN ESTABLISHED SECTION OF DENSE GRASS, EVENTUALLY DRAINING TO THE 85th STREET SOUTH DRAINAGE SWALE.
5. APPROXIMATELY ±240 C.Y. OF NEW FILL MATERIAL WILL BE ADDED/INSTALLED (includes gravel drive material and general grading fill).
6. BECAUSE THE PROJECT IMPACTS LESS THAN ONE ACRE, NO STORMWATER DETENTION OR POST-CONSTRUCTION WATER QUALITY TREATMENT WILL BE PROVIDED.



OVERALL LAYOUT

SCALE: 1" = 60'

ESTIMATED EARTHWORK QUANTITIES	
TOTAL CUT = *(based on final grades - assumes 8" of aggregate base for service drive installation)*	±25 C.Y.
(1.25 adjustment factor) TOTAL FILL = *(based on final grades - includes new gravel drive's aggregate base)*	±240 C.Y.

THE NOTED EARTHWORKS VOLUMES AND SHRINKAGE/ADJUSTMENT FACTOR ARE ESTIMATES. ACTUAL VOLUMES MAY DIFFER FROM THOSE NOTED ABOVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND FILL QUANTITIES SO THAT A COMPLETE AND ACCEPTABLE PROJECT IS CONSTRUCTED.

THE NOTED EARTHWORKS VOLUMES ARE A COMPARISON BETWEEN FINISHED GRADES (post-developed) AND BEGINNING/INITIAL GRADES (pre-developed). THE NOTED VOLUMES DO NOT INCLUDE ORDINARY EARTH MOVING EFFORTS THAT A PRUDENT CONTRACTOR MAY INCUR DURING THE PROJECT'S DEVELOPMENT.

GENERAL CONSTRUCTION NOTES:

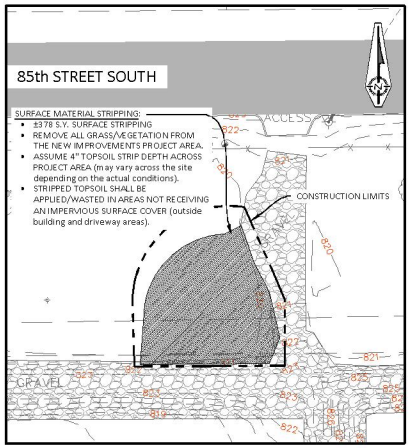
1. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATION OF CONTRACTORS OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPT OF LABOR.
2. IN EASEMENTS, THE CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR TO OR EQUAL TO THAT OF THE EXISTING AT THE COMMENCEMENT OF CONSTRUCTION.
3. THE DRAWINGS INDICATE UTILITIES OR OBSTRUCTIONS THAT ARE KNOWN TO EXIST ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE OWNER. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EXISTING UTILITIES, PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL REGULATORY AGENCY STANDARDS AND SPECIFICATIONS.
6. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND OTHER AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
7. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE INSPECTORS, APPLICABLE GOVERNMENT AUTHORITIES, AND UTILITY COMPANIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROTECT AREAS ADJACENT TO THE PROJECT CONSTRUCTION LIMITS FROM DAMAGE. ALL ADJACENT AREAS OUTSIDE THE DESIGNATED CONSTRUCTION LIMITS, DAMAGED OR DISTURBED BY THE CONTRACTOR AND/OR HIS SUBCONTRACTORS, SHALL BE RETURNED TO AN ACCEPTABLE CONDITION SIMILAR TO WHAT WAS PRIOR TO THE DISTURBANCE.
9. ACCESS TO THE SITE FOR EMERGENCY VEHICLES AND REGULATORY AGENCY INSPECTORS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
10. EQUIPMENT AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER. CONSTRUCTION AND STORAGE AREAS SHALL BE KEPT CLEAN AT ALL TIMES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY EXISTING ROADWAY (gravel, concrete, asphalt, etc.), FENCING, CURB, GUTTER, ETC. DAMAGED DURING CONSTRUCTION.
12. COORDINATE ALL SITE CONSTRUCTION ACTIVITIES WITH THE MECHANICAL, STRUCTURAL AND ELECTRICAL CONSTRUCTION DRAWINGS.
13. ALL CONSTRUCTION TO TAKE PLACE INSIDE THE FLINT HILLS RESOURCES' PROPERTY LINE.
16. LAND DISTURBANCE IS EXPECTED TO BE ±0.11 ACRES.

SITE GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL REPORT/ENGINEER REGARDING SOIL FOUNDATION MATERIALS UNDERNEATH NEW STRUCTURES AND ROADWAYS/DRIVES. UNDERCUTTING AND/OR SELECT BACKFILL MAY BE REQUIRED AT SELECT LOCATIONS ACROSS THE SITE.
2. MAXIMUM CROSS SLOPE ALONG NEW AND MODIFIED SERVICE ROAD/DRIVES SHALL BE 2%.
3. PROVIDE SUFFICIENT TEMPORARY COVER OVERTOP ALL BURIED PIPELINES AND CULVERTS TO HELP OFFSET THE WEIGHT FROM THE HEAVY CONSTRUCTION EQUIPMENT. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION. FOLLOWING HEAVY CONSTRUCTION, RETURN EACH CULVERT'S DEPTH OF COVER TO THAT NOTED ON THE CONSTRUCTION DRAWINGS (or if existing, prior to construction activities).
4. WITHIN THE PROJECT LIMITS, ±0.06 ACRES OF OF DISTURBED AREA WILL REQUIRE PERMANENT GRASS STABILIZATION (areas within the construction limits that will not be stabilized with a surface stone, a roadway or structure will receive a grass cover).
5. REAPPLY STRIPPED TOPSOIL TO DISTURBED AREAS NOT SCHEDULED TO RECEIVE A PERMANENT COVER (i.e. stone, pavement, structure, etc.).
6. GENERAL FILL MATERIALS: ONSITE MATERIALS (stripped topsoil, excavated dirt, etc.) THAT ARE USED AS FILL SHALL NOT CONTAIN ANY ROCKS OR LUMPS IN EXCESS OF 1.5 INCHES IN DIMENSION. ONLY NATURAL STONE, CRUSHED CONCRETE AND EARTH MATERIALS SHALL BE USED AS FILL MATERIALS. NO TRASH/DEBRIS (i.e. metal, plastic, wood, glass, etc.) SHALL BE ALLOWED AS FILL. OWNER RESERVES THE RIGHT TO REJECT MATERIALS USED FOR FILL. ALL FILL MATERIALS DELIVERED FROM OFFSITE AREAS SHALL BE PREAPPROVED BY THE GEOTECHNICAL ENGINEER.
17. FOLLOWING FINAL GRADING AND PERMANENT STABILIZATION, NO AREAS WITHIN THE PROJECT LIMITS SHALL COLLECT/POOL STORMWATER RUNOFF UNLESS THOSE AREAS ARE INTENDED TO STORE STORMWATER (i.e. no pooling along sidewalks, behind curb, along structure footers, etc.). THE CONTRACTOR SHALL RETURN TO THE PROJECT SITE AND AMEND THE GRADES SO THAT STORMWATER DRAINS TOWARDS ALL DESIGNED OUTFALLS. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS, ALL PROJECT RELATED FINAL GRADING SHALL ALLOW STORMWATER RUNOFF TO DRAIN UNOBSTRUCTED TO A DESIGNATED OUTFALL.

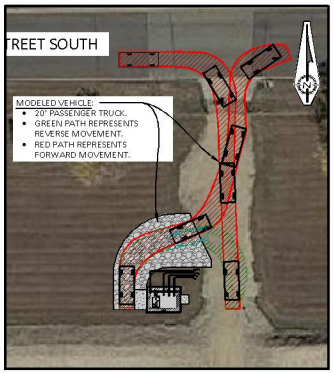
NOTE:

- SERVICE DRIVE: CONTOUR AND SPOT ELEVATIONS REFER TO THE TOP OF THE DRIVEWAY (top of graded aggregate base).
- PROJECT AREAS WITH GRASS COVER: THE CONTOUR ELEVATIONS REFER TO THE TOP OF THE FINISHED GRADE.



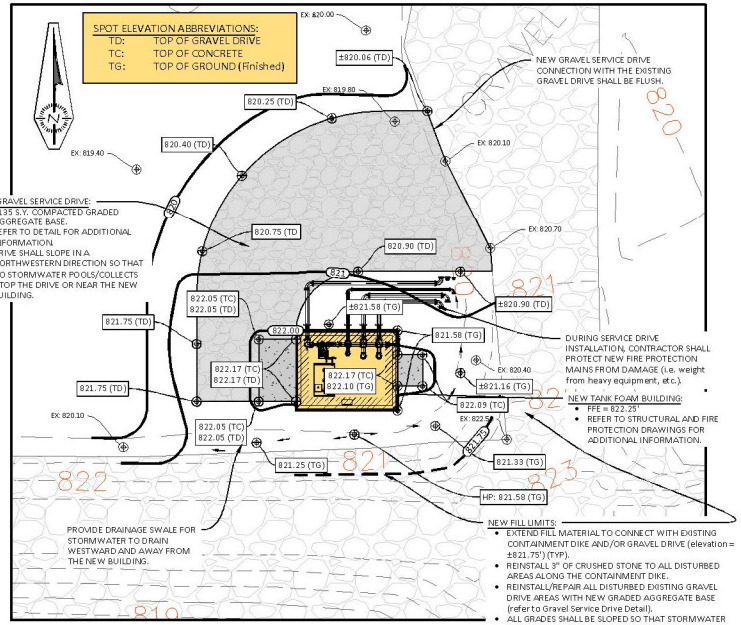
DEMOLITION

SCALE: 1" = 30'



VEHICLE PATH

SCALE: 1" = 30'



GRADING, DRAINAGE & SITE LAYOUT

SCALE: 1" = 10'

10 0 10 20 30

GRAPHIC SCALE IN FEET

PROFESSIONAL ENGINEER
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

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES LICENSED PROFESSIONAL ENGINEER 53985 STATE OF MINNESOTA 12-22-21

ISSUED FOR PERMIT

DECEMBER 22, 2021

esdc ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
4590 East 29th Street Tulsa, OK 74114
Phone: (918) 949-3670 Fax: (918) 949-3672

MK	DATE	CURRENT REVISION	BY	CHK	REF#

MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#

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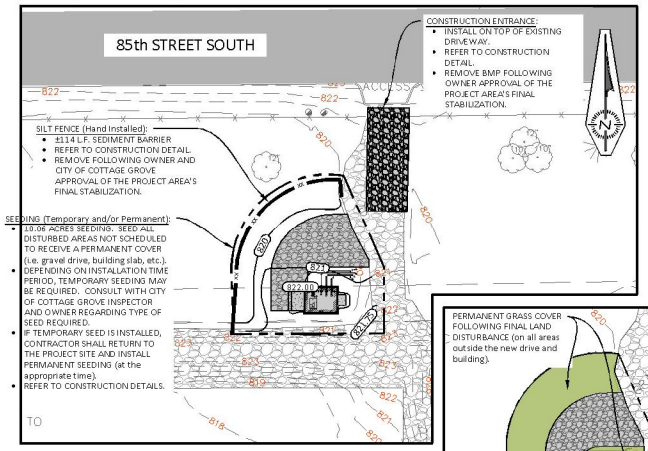
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DWG NO.	REFERENCE DRAWINGS

FLINT HILLS resources®
COTTAGE GROVE
MINNESOTA

SITE IMPROVEMENTS
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MN

DES. MRR	REF# PRJ-002902	DATE 12/22/21	
DR. MRR	SCALE VARIES	DWG. NO. C-1	REV. 0
CH. MRR	OLD DWG NO. –		
AP. –			

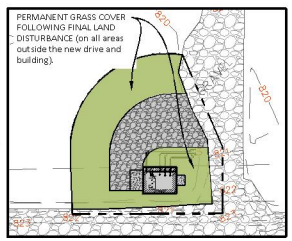


SEDIMENT CONTROL

SCALE: 1" = 30'

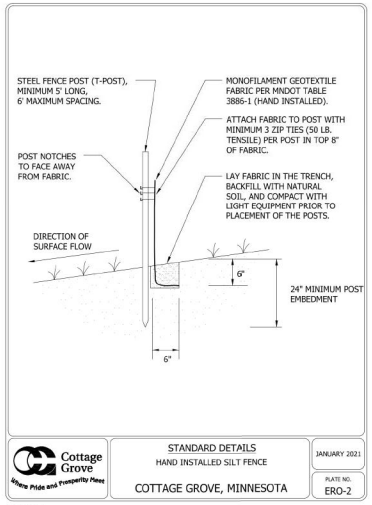
30 0 30

GRAPHIC SCALE IN FEET



FINISHED SURFACE COVER

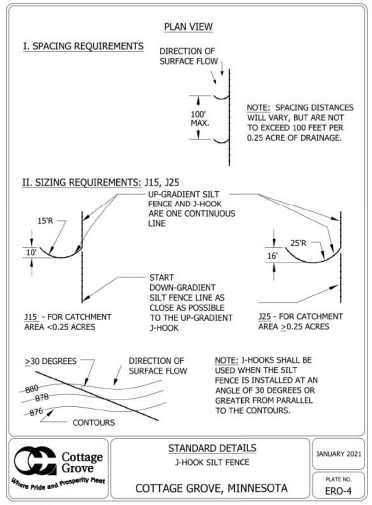
SCALE: 1" = 30'



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS — HAND INSTALLED SILT FENCE — COTTAGE GROVE, MINNESOTA — JANUARY 2021 — PLATE NO. ERO-2

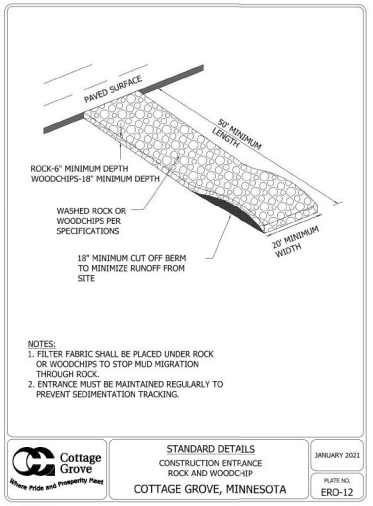
48_ERO2.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS — J-HOOK SILT FENCE — COTTAGE GROVE, MINNESOTA — JANUARY 2021 — PLATE NO. ERO-4

48_ERO4.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS — CONSTRUCTION ENTRANCE ROCK AND WOODCHIP — COTTAGE GROVE, MINNESOTA — JANUARY 2021 — PLATE NO. ERO-12

48_ERO12.DWG

CITY OF COTTAGE GROVE STANDARD EROSION CONTROL DETAILS

Minnesota Department of Transportation
Office of Environmental Stewardship (OES) — Office Tel: 651-366-3629
Erosion and Storm Water Management Unit — Fax: 651-366-3603
Mail Stop 620
395 John Ireland Blvd.
St. Paul, MN 55155

Memo

TO: Metro District

FROM: Brett Troyer, P.E.
Erosion Control Engineer

DATE: September 22, 2016

SUBJECT: Vegetation Establishment Recommendations

Please distribute this memorandum to personnel designing projects in your district, including consultants

This letter contains the vegetation establishment recommendations for projects in **Metro District.** Specifying appropriate soil preparation practices, seed, stabilization methods and vegetation establishment methods is key to controlling erosion and permanent vegetation establishment.

The items outlined in this memo should be utilized as the default practice for identifying items needed for erosion control or permanent vegetation. Localized conditions may need special seed mixtures or erosion control methods. Questions regarding this memo, or development of any special erosion control measures or seed mixes, should be defined in project special provisions after consultation with OES personnel.

Technical support contacts for Metro District are:
Lori Belz, 651-366-3607; South Metro (Dakota, Scott, Carver, Washington)

Dwayne Stenlund, 651-366-3625; North Metro (Hennepin, Ramsey, Anoka, Chisago)

This memo contains guidance information for designers and includes two summary attachments. Attachment 1 provides items for erosion prevention and sediment control during temporary soil exposure. Temporary erosion control recommendations may not be required in areas that are staged to be completed within the required time limits for soil stabilization (typically set by USCOE, MPCA or DNR permitting). When possible, those areas should go directly to permanent vegetation establishment. Attachment 2 is divided into five steps for identifying necessary items to include in a plan set for permanent vegetation establishment.

Soil

1. Slope Dressing

All topsoil's should be salvaged and retained on site for use on the project. This is to minimize erosion potential, minimize introducing new weed seed, and provide for sustainable plant growth. Include an earthwork summary and notes in the plans. Areas where topsoil is known to have an infestation of noxious weeds that soil will need to be taken care of separately, contact OES Roadside Vegetation Management Unit for Special Provisions.

Four to six inches of topsoil should be utilized as slope dressing in all areas to be seeded. If there is a shortage of available topsoil use one of the two methods to supplement the shortage:

a. Use, existing muck soils (up to 20% organic matter) mixed with granular subsoils at a ratio of 1:2 to create a topsoil-like material. Designers will need to calculate excess quantities of excavated muck soils and available granular soils to complete this step and identify it in the plans. Or,
b. Use Common Topsoil Borrow.

Soil tests are always recommended during the design process to provide baseline Soil Health. Soil Health includes the micro/ macro nutrients (Nitrogen, Phosphorous, and Potassium), pH as well cation exchange and soluble salts. Knowing these values will guide us to the need for fertilizer, lime, gypsum and other soil amendments. This will help to maximize vegetation establishment and minimize impacts to our waters. The University of Minnesota (U of M) Soil Testing and other private laboratories can perform the soil analysis and provide recommendations for fertilizer ratios/rates as well as other soil amendments. Request the UofM Soil Analysis Package 2 for Professional Turf Management or equivalent to obtain the baseline Soil Health values.

The metro area has four general base soil types (Table 1). However, each project may have all of these types, plus muck soils. Sand and silt soils are very difficult to stabilize and the plan should include measures to temporarily convey water from high points to low points, especially from bridge deck surfaces until proposed drainage measures are in place. Examples for temporary conveyance include diversions, flumes and down drains.

Table 1 Soil Types by Counties

MLRA Region 10	Soil Textural Classification	AASHTO System	Metro Counties
Sandy outwash	Sandy loam, muck, clay	A-2, A-2-4, A-4	Hennepin, Ramsey, Anoka, Chisago, Dakota
Prairie till	Loams, silty loams, silty clay loams	A-4, A-6, A-7	Hennepin, Carver, Scott, Dakota
Loess and till	Loamy sediment, sand, gravels, muck	A-1, A-3, A-4, A-2-4	Ramsay, Washington, Chisago
Sandy drift	Sandy loam, loamy sand	A-2-4, A-4	Chisago

2. Topsoil Material (Spec 3677)

These are soils that are provided to solve availability, specific slope, bio-retention, bio-detention and ditch stability problems.

a. Common Topsoil Borrow: General use topsoil to supplement existing topsoil to meet the minimum depth of 4 inches.
b. Loam Topsoil Borrow: General landscape and planting beds if soils are deficient in rooting potential.
c. Sandy Clay Loam Topsoil Borrow: Processed topsoil for placement on turf reinforcement mats, cellular confinements systems, tied or untied concrete mats, and for tree root protection or restoration.
d. Rooting Topsoil Borrow: General rooting soils, with excellent drainage characteristics composed of three material components of sand, compost and loam topsoil Borrow
e. Boulevard Topsoil Borrow: High performance median landscape bed media that supplies proper level of compaction, water holding capacity and nutrient retention of equal parts of loam, sand, and compost
f. Filter Topsoil Borrow: Well drained water quality planting and filtration/infiltration medium composed of a sand/compost blend.
g. Organic Topsoil Borrow: Excellent turf growing medium or supplementing existing poor topsoil, consisting of a blend of the salvaged topsoil and compost.

Soil Preparation (Spec 2574)

Identified as Step 1 in the Permanent Vegetation Establishment table (Attachment 2)

1. Subsoiling

Designate areas that are not to be used for staging, or driving (eg. infiltration treatments, wetland soil edges, certain utilities, Areas of Environmental Sensitivity). Storage areas for equipment, stockpiles, and materials (i.e. Precast Median Barriers), temporary haul and access roads must be de-compacted before final turf establishment. Provide a subsoiling pay item quantity for these areas where vegetation is proposed.

2. Soil Bed Preparation

Provide this for all areas that will require turf establishment. Provide in the plans soil bed preparation, pay item 2574.578 on slopes flatter than 1:2 and Soil tracking, pay item 2574.580 on slopes 1:2 and steeper.

3. Lime (Spec 3879)

Lime is helpful in establishing vegetation in acidic type soils. Lime recommendations are typically based on soil test pH results. Lime will be necessary if the soil test indicates acid soils below a pH of 6.3. Most soils in the metro district are alkaline (above 7.0) within the existing alignments. For Projects in Anoka County and Southwest Chisago County add 3 tons of lime per acre.

4. Fertilizer (Spec 3881)

The three types for vegetation establishment are as follows; Type 1 is commercial, Type 3 is slow release nitrogen, and type 4 is natural base. It is the designer's responsibility to include the fertilizer analysis (N,P,K ratios) and application rates as a note in the statement of estimated quantities or tabulation sheets. One example is shown below (quantities, analysis, and application rates will need to be filled in appropriately):

STATEMENT OF ESTIMATED QUANTITIES

Tab	Sheet No.	Item No.	Description	Unit	Total Estimated Quantities
A	123	2574.508	Fertilizer Type 3	(1) Pound	xxx
A	123	2574.508	Fertilizer Type 4	(2) Pound	xxx

(1) Fertilizer analysis xx-xx-xx, application rate aaa lbs/acre for seed areas
Fertilizer analysis xx-xx-xx, application rate bbb lbs/acre for sod areas
(2) Fertilizer analysis yy-yy-yy, application rate ccc lbs/acre for seed areas

If you have multiple fertilizer analyses of the same Fertilizer Type it can further be broken down and shown in the tab sheets for the pounds of each.

Turf Establishment (Spec 2575)

Turf establishment lump sum is for establishing permanent soil covers for small areas, typically under 2.5 acres in size. These would include turn lane construction, lighting projects, and culvert replacement.

NOTE: Provide a note in the statement of estimated quantities or tabulations that modifies any of the standard language of this item as shown in 2575.31, specification.

Temporary Erosion Control is not part of this item and will need to be addressed and incorporated into the plans separately.

Seed (Spec 2575)

Identified as Step 1 in Attachment 1 and Step 2 in Attachment 2

1. Seeding (Spec 2575)

a. Provide a seeding pay item for all temporary and permanent seeding operations.
b. For temporary seeding purposes provide the following:
   i. Use the seeding pay item when seeding contiguous areas larger than 2.0 acres.
   ii. Use rapid stabilization methods for areas that are: less than 2.0 acres, near water, or where storm water leaves project limits. The plan must indicate areas for Rapid Stabilization; quantities should include an estimate of multiple applications based on staging or phase of construction. These are for small critical areas, scattered over the project site. Use in Areas of Environmental sensitivity (AES) and may be noted on plan sheet as 'Site Management Plan Area.

The seeding method depends on the soil type and existing plant materials. On occasion there may be need to indicate the seeding method for final or temporary stabilization.

a. Drill seeding
   i. Specify drill inter-seeding for native or general seed mixtures when seeding into either an established temporary vegetative cover or areas where temporary straw mulch is placed.
b. Broadcast seeding
   i. Hydraulic application: Specify in all plans for temporary seeding and seeding of difficult areas such as slopes steeper than 1:2, limited access, or saturated soils.
   ii. Hand application: Specify for small areas, areas under maintenance restrictions, and erosion failures. This can be for either native or general seed mixtures. If hand raking of seeding is specified, indicate as incidental.

2. Seed Mixture (Spec 2575, 3876)

MnDOT is increasing the use of native species on the roadsides. The 2X-XXX series (composed of primarily non-native species) will continue to be utilized on regularly mowed areas such as in-slopes (e.g. top 8-15ft) and residential and commercial areas. The 3X-XXX series (composed primarily of native species) were designed to protect and enhance natural resources, promote biodiversity, support pollinator habitat, display native vegetation, introduce travelers to the regional physical or biological character of the native landscape, and enhance visual quality by using vegetation to frame or screen views to and from the roadway corridor.

The seed mixture will depend on location (within project or region of the state), functional outcome, and soil type. Seed mixes are formulated to provide quicker cover initially while the longer term species establish. The seed mix application rates are based on Pure Live Seed (PLS) and the seed mix number provides information about the use and content of the mix. This numbering system can be used to guide the designer in choosing the right mix for a given site on the project.

See Attachments 1 & 2 for general seed recommendations. For specific composition of a seed mix refer to the MnDOT Seeding Manual. If the project has unique seed requirements (such as wetland restoration, Areas of Environmental Sensitivity, etc.) consult with OES for guidance.

a. Temporary Seed Mixtures (3876) - see Attachment 1
   Provide a seed pay item for temporary seeding purposes when seeding contiguous areas larger than 2.0 acres. Seed mixture 21-xxx is for short term stabilization of 1 season and 22-xxx is for longer term stabilization, 2 or more seasons.

b. Permanent Seed Mixtures (3876) - see Attachment 2
   It will become more common to have projects with both native mixes and non-native mixes. An example would be to have native mixes (3X-XXX series) on the back-slope and ditch bottom, while the in-slope and/or median may be a non-native mix (2X-XXX series). The use of native seed mixes are often required adjacent to public lands (E.G. parks and forests under federal or state jurisdiction), or used to mitigate impacts regulated by other agencies.

   This is a standard condition of the DNR General Permit to MnDOT for repair or bridges and culverts (GP2004-0001). The DNR may also require that native vegetation be utilized when projects run through or adjacent to DNR managed lands such as Wildlife Management Areas, Scientific & Natural Areas, Public Access, State Parks, State Forests, etc.

   Native vegetation suitable to the local habitat is also recommended when projects run through or adjacent to areas that include rare species, in areas identified as a Site of Biodiversity Significance, or in an Area of Environmental Sensitivity (AES). The DNR is not alone in these requirements. Use of native vegetation can come up by request from adjacent landowners or in other regulatory compliance measures (see environmental documentation and permits).

   For ADA projects, use the seed mixes or sod types recommended for frequently mowed areas in the SEED section of attachment 2.

3. Sod (Spec 2575, 3878)

Sod should be used in areas where it can be maintained or as necessary for instant erosion control. Areas where sod may be considered are residential lawns, urban areas, and areas of concentrated flow where erosion is a concern. It is important to specify the correct type of sod (Lawn, Mineral or Salt tolerant) for the area. Lawn Sod is appropriate for residential use; Mineral Sod is appropriate for granular, sandy soils; Salt-tolerant Sod is appropriate for high traffic areas at boulevards, road edges, and medians where salt use is expected.

Stabilizing Covers (Spec 2575)

All projects will have one or more of the following stabilizing covers to limit erosion and aid in plant germination, Identified in Attachments 1 & 2.

1. Mulch (Spec 3882)

MnDOT recommends that all projects use Type 3 Mulch, but it is not a standard. Type 3 Mulch is a clean grain straw, certified to be free of noxious weeds by the Minnesota Crop Improvement Association.

NOTE: Use Type 1 or Type 3 mulch in areas that are2 acres and larger and/or widths greater than 8 feet.

MINNESOTA DOT SEEDING SPECIFICATIONS

PROFESSIONAL ENGINEER
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

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES — LICENSED PROFESSIONAL ENGINEER — 53985 — STATE OF MINNESOTA — 12-22-21

ISSUED FOR PERMIT

DECEMBER 22, 2021

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DWG NO.	REFERENCE DRAWINGS

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MINNESOTA

EROSION AND SEDIMENT CONTROL
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MN

DES. MRR	REF# PRJ-002902	DATE 12/22/21	
DR. MRR	SCALE 1"=30'-0"	DWG. NO.	REV.
CH. MRR	OLD DWG NO.	C-2	0
AP. -	-		

a. Type 1 Mulch: Use as an alternative to Type 3 Mulch with Non-native seed mixtures. Provide disk anchoring for this item.

b. Type 3 Mulch: Use in areas that specify native seed mixes. Provide disk anchoring for this item.

c. Type 4 Mulch: Use in areas where crimping is difficult and on slopes without ravine drainage (specify either Type 1or 3 Mulch, depending on seed mixture).

d. Type 5 Mulch: made from ground-up grubbed trees, can be used in combination with silt fence in ditch bottoms to provide flow control and nutrient adsorption, traction on clay soils, tree root protection, slash mulch for slopes, and temporary access roads.

e. Type 6 Mulch: Use in Landscape beds

f. Type 9 Mulch; Use in areas where grass will not grow (landscape beds, guardrail, and bullnose areas).

2. *Erosion Control Blankets* (Spec 3885)*

The netting is available in several forms and categorized by degradation, type (synthetic or natural), and function.
All ditches that discharge water off the site should have additional quantities of blanket for the last 200 feet for temporary conditions associated with all stages of the project. Most soil or compost filled riprap will require a blanket to aid in germination and soil protection during flow conditions. In critical areas, specify as a note in the Statement of estimated quantities or tabulations that maintenance on the blanket is required.

a. Category 0: Short lived, rapid degrade. For areas <1:3 with regular mowing. This includes areas where turf grass seed is specified.

*b. Category 3**:* For slopes 1:3 to 1:2 and channel grades ≤ 3%.

*c. Category 4**:* For slopes between 1:2 and 1:1 and channel grades <5%. Typically specified with erosion stabilization mats for seed germination.

d. Category 6: Semi Permanent surface stabilization. Not soil filled. For channel grades < 7 %.

***NOTE:** Include the standard detail sheet for the head trench and stapling pattern when blankets are specified in the plans.

****NOTE:** Category 3 & 4 control blankets now have the suffix P or N as a pay item. P is for synthetic netting and N is for natural netting. These suffixes must be identified in pay item tabulations. Synthetic netting (3P or 4P) may be prohibited due to adjacent landowner requests, mow areas, permit requirements, or rare species. Check environmental review documentation and permits prior to selecting this item. Natural netting (3N or 4N) or other methods of mulch protection should be specified for these situations. Provide a note in the statement if estimated quantities or tabulation sheets if wood fiber is desired.

3. *Hydraulic Erosion Control Products (3884)*

Hydraulic matrix products can be used both for temporary conditions and permanent turf establishment,
a. Use Hydraulic mulch for short term temporary cover such as stockpiles and slopes that do not receive concentrated flow. Use a 3x-5x multiplier of the permanent turf areas for each construction season. This also can be used as an alternate to Type 1 Mulch on flat lawn areas.
b. Use Hydraulic Bonded Fiber Matrix for difficult access locations with safety concerns and without concentrated storm water flows. This may prevent rapid seedling establishment.
c. Use Hydraulic Reinforced Fiber Matrix for longer term temporary cover for erosive soils and for over wintering conditions. This also can be used as an alternate to erosion control blanket for permanent turf establishment, except in ditches.
d. Use Hydraulic Compost to supplement weak sandy soils and act as an erosion control mat for use on slopes less than 1:6.

Poly Coverings (Spec 3888)

Alternatives to temporary seeding or Rapid Stabilization consider using temporary poly covering in areas adjacent to rivers, bridge abutments, and other steep slope. The contractor will be able to 'open and close' this cover every day while completing the work. Include a pay item 2575.518 temporary poly covering.

NOTE: Provide a note in the statement of estimated quantities or tabulations which poly covering is required, if any. Woven geotextile type V; reinforced poly tarp; or reinforced polyethylene sheeting.

Turf Reinforcement Mats (Spec 3885)

All turf reinforcement mats (TRM's) are soil filled with Sandy Clay Loam Topsoil Borrow. The TRM should be designed based on bed shear. Categories 1-3 provide a range of bed shear stabilization between 2.1 and 8lbs/ft². Category 4 is for steep slope surface stabilization where high tensile strength is required. When a TRM is called for in the plan, provide the appropriate category of erosion control blanket (typically Category 4) as a separate pay item.

NOTE: Provide special installation details in the plan that includes head and check trenching, overlap, and stapling, pin, rod or some other attachment. Contact OES for these details.

Watering (spec 2575)

For areas where it is critical to obtain good turf cover water is a must. For watering of Turf Reinforcement Mats, steep slopes, RSS walls, slopes adjacent to infiltration areas, and ponds), provide temporary irrigation/water by special provision. Contact OES for watering provision guidance.

Vegetation Establishment and Weed Control (Spec 2575)

Identified as Step 5 'Establishment' in Attachment2

1. *Mowing*

Provide a mowing pay item on projects with seeding and duration of more than three months. The suggested quantity in Attachment 2 is an average and may need to be adjusted based on the project.

NOTE: Provide the following in the construction notes:
c. Mowing schedule (to the extent possible within the time frame of the project):
Mow after seeding and starting when the majority of vegetation is 12"-18" high. Set mower to a height of 6" – 10".
Mow non-native seeding areas once or twice to control weeds.
Mow native seeding areas approximately 3 times at 1-month intervals in the first growing season after planting, and 2 times at 1-month intervals in the second growing season.

2. *Weed Spraying*

Include weed spraying and weed spray mixture. Attachment 2 shows an approximate quantity to use as well as a general herbicide recommendation. This herbicide will control most noxious weeds but not all. Noxious weed locations can be obtained from district maintenance staff. If specific noxious weed issues are known during the design phase, contact OES Roadside Vegetation Management Unit for more site-specific recommendations.

NOTE: Provide the following in the tabulation notes:
d. *Weed spraying to be done throughout the project to control and prevent the spread of weeds. Submit a pesticide application record to the engineer for each application. Weed spraying will be measured by the area covered or area spot sprayed by herbicide and is acceptably applied as indicated by dead noxious weeds. Weed spray mixture will be measured by volume of herbicide furnished and used.*

Attachment 1: Temporary Erosion Control Recommendations
Attachment 2: Permanent Vegetation Establishment Recommendations

Attachment 1: Temporary Erosion Control Recommendations

These recommendations are for general temporary erosion control general. Select the appropriate items at each step. To address different conditions within a project, it is likely that more than one item from each step (or pairings between steps) will be required for your project.

Step 1:

SEED MIXTURES

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes	
2575.502	SEED MIXTURE 21-111	100 LBS/ACRE	POUND	less than 1 year, spring/summer seeding	
2575.502	SEED MIXTURE 21-112	100 LBS/ACRE	POUND	for less than one year, fall seeding	
2575.502	SEED MIXTURE 21-113	110 LBS/ACRE	POUND	for less than one year, use on poor soils	
2575.502	SEED MIXTURE 32-241	38 LBS/ACRE	POUND	for 1-5 years, where native mixes will be used for permanent establishment	
2575.502	SEED MIXTURE 22-111	30.5 LBS/ACRE	POUND	for 1-2 years	where turf mixes will be used for
2575.502	SEED MIXTURE 22-112	40 LBS/ACRE	POUND	for 3-5 years	permanent establishment

Step 2:

FERTILIZER

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes
3670.633	FERTILIZER TYPE 1	200 LBS/ACRE	POUND	according to soil test or 10-10-30

Step 3:

STABILIZING COVERS

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes	
2575.511	MULCH TYPE 1	2 TONS/ACRE	TON	Slopes ≤1:3, rural areas only	Where 2X-XXX mixes will be used permanent
2575.511	MULCH TYPE 3	2 TONS/ACRE	TON	Slopes ≤1:3, rural areas only	Where 3X-XXX mixes will be used for permanent
2575.519	DISK ANCHORING		ACRE		
2575.511	MULCH TYPE 5 (wood slash)	NA	TON	Slash mulch from onsite clearing and grubbing. For slope protection, stabilized exits,	
2575.56	HYDRAULIC MULCH		POUND	Stock piles, slopes ≤1:6	
2575.562	HYDRAULIC STABILIZED FIBER MATRIX	3000 lbs/ACRE	LB	Season of construction	Use on slopes ≤1:3 , stockpiles
2575.562	HYDRAULIC BONDED FIBER MATRIX	3500 lbs/ACRE	LB	Season of construction	Use on slopes ≤1:1
2575.562	HYDRAULIC REINFORCED FIBER MATRIX	3900 lbs/ACRE	LB		Use on slopes ≤ 1:1, over winter
2575.570	RAPID STABILIZATION METHOD 2	NA	ACRE	For areas up to 2 acres; use on slopes < 1:3 within 200 feet of surface waters. (min ½ acre)	
2575.571	RAPID STABILIZATION METHOD 3*	6MGAL/acre	MGAL	For areas up to 1.5 acres; use on slopes <1:3, within 200 feet of surface waters (min ½ acre)	
2575.572	RAPID STABILIZATION METHOD 4*	NA	SQ. YD.	Fore areas up to 800 sq yd; use on slopes 1:3 – 1:2, ditches <4%, within 200 feet of surface waters,	

*Modify seed mix as a note in the Statement of estimated quantities or tabulations if permanent vegetation establishment is desired.

Step 4:

STABILIZING COVERS

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes	
2575.526	COMPOST BLANKET	NA	SQ YD	Use on boulevards with poor soils	Use on slopes < 1:4
2575.511	MULCH TYPE 1 (clean straw/hay)	2 TONS/ACRE	TON	For 2X-XXX seed mix series	
2575.511	MULCH TYPE 3 (certified grain straw)	2 TONS/ACRE	TON	For 3X-XXX seed mix series	Use on slopes ≤1:3
2575.519	DISK ANCHORING	NA	ACRE	Always use with straw mulch (type 1 or 3)	Rural areas only
2575.511	MULCH TYPE 5 (wood slash)	NA	TON	Slash mulch from onsite clearing and grubbing. Typically used up with temporary erosion control measures. Though if available, use for tree or shrub protection.	
2575.511	MULCH TYPE 6 (woodchips)	NA	TON	For Landscape beds and plantings	
2575.511	MULCH TYPE 9 (aggregate mulch)	NA	TON	For landscape beds	
2575.523	EROSION CONTROL BLANKET, CATEGORY 0	NA	SQ YD	For Urban locations. Use on slopes <1:3, ditch grades < 1%, mow areas	
2575.523	*EROSION CONTROL BLANKET, CATEGORY 3N (natural netting)	NA	SQ YD	Use on slopes ≤ 1:2, ditch grades <3%, AES, inslope mow areas	
2575.523	*EROSION CONTROL BLANKET, CATEGORY 3P (synthetic netting)	NA	SQ YD	Use may be prohibited due to adjacent landowner, permit requirements, or rare species. (Check Environmental Review documentation and permits)	Use on slopes ≤ 1:2, or ditch grades <3%
2575.523	*EROSION CONTROL BLANKET, CATEGORY 4N (natural netting)	NA	SQ YD	Use on slopes ≤ 1:1, ditch grades<5% , AES, inslope mow areas	
2575.523	*EROSION CONTROL BLANKET, CATEGORY 4P (synthetic netting)	NA	SQ YD	Use may be prohibited due to adjacent landowner, permit requirements, or rare species. (Check Environmental Review documentation and permits)	Use on slopes ≤ 1:1 or ditch grades <5%
2575.523	EROSION CONTROL BLANKET, CATEGORY 6	NA	SQ YD	Use on slopes >1:1, ditch grade <7%	
2575.560	HYDRAULIC Compost	3000lbs/ACRE	LB	Add for poor soils.	
2575.560	HYDRAULIC Mulch	2100lbs/ACRE	LB	May be used for permanent vegetation establishment in flat areas.	
2575.560	HYDRAULIC Stabilized Fiber Matrix (SFM)	3000 lbs/ACRE	LB	Low strength fiber matrix, for use on slopes ≤1:3	
2575.560	HYDRAULIC Bonded Fiber Matrix (BFM)	3500 lbs/ACRE	LB	Medium strength fiber matrix, for use on slopes ≤ 1:1	
2575.560	HYDRAULIC Reinforced Fiber Matrix (RFM)	3900 lbs/ACRE	LB	Stronger strength fiber matrix, for use on slopes ≤1:1	

*Also for use in Temporary situations. Provide a note in the statement of estimated quantities or tabulations stating quantities for temporary use.

Attachment 2: Permanent Vegetation Establishment Recommendations

These recommendations are for general vegetation establishment. Select the appropriate items at each step. To address different conditions within a project, it is likely that more than one item from each step (or pairings between steps) will be required for your project.

Step 1:

SOIL PREPARATION

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes
2574.575	SUBSOILING	NA	ACRE	Use on all projects
2574.578	SOIL BED PREP	NA	ACRE	Use on all projects
2574.576	LIME	3 TONS/ACRE	POUND	Add in Anoka County and southwest Chisago County

Step 2:

SEED *

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes	
2575.501	SEEDING	NA	ACRE	Use on all projects	
2575.502	SEED MIXTURE 35-241	36.5 LBS/ACRE	POUND	Use on backslopes, dry ditches, areas not regularly mowed, or areas above stormwater and riparian plantings	For Non-Sandy Soils
3670.503	SEED MIXTURE 36-221	36.5 LBS/ACRE	POUND		For Sandy Soils
2575.502	SEED MIXTURE 33-261	35 LBS/ACRE	POUND	Use on Stormwater and riparian plantings: within 10' of open water (retention pond edges, streambanks, etc) and on bottom (including 3' up from bottom) of infiltration ponds and wet ditches.	
2575.502	SEED MIXTURE 25-141	59 LBS/ACRE	POUND	Use on in-slopes (e.g. top 8-15ft) and regularly mowed areas	For Non-Sandy Soils
2575.502	SEED MIXTURE 25-121	61 LBS/ACRE	POUND		For Sandy Soils
2575.502	SEED MIXTURE 25-151	120 LBS/ACRE	POUND	Use on frequently mowed residential area	
2575.505	SOD TYPE LAWN	NA	SQ YD		
2575.502	SEED MIXTURE 25-131	220 LBS/ACRE	POUND	Use on frequently mowed commercial areas and on boulevards	
2575.505	SOD TYPE SALT TOLERANT	NA	SQ YD	Use in high traffic areas where salt use is expected (boulevards, road edges, and medians)	

* Native Vegetation (33-XXX seed mix series) may be required due to adjacent landowner, permit requirements, rare species, or Areas of Environmental Sensitivity (Check Environmental Review documentation and permits).

Step 3:

FERTILIZER

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes
2574.508	FERTILIZER TYPE 3 (slow release)	200 LBS/ACRE	POUND	Use with sod; 22-5-10
2574.508	FERTILIZER TYPE 3 (slow release)	350 LBS/ACRE	POUND	Use with 2X-XXX seed mixes; 22-5-10
2574.508	FERTILIZER TYPE 3 (slow release)	200 LBS/ACRE	POUND	Use with 3X-XXX seed mixes in areas away from water; 22-5-10
2574.508	FERTILIZER TYPE 4 (natural based)	150 LBS/ACRE	POUND	Use with 3X-XXX a near water; 18-1-8 for loam & clay loam, 17-10-7 for sandy soils

Step 5:

ESTABLISHMENT

ITEM NO.	DESCRIPTION	RATE	UNITS	Notes
2575.535	WATER		MGal	Use on stormwater pond slopes
2575.541	MOWING		ACRE	Use on projects lasting more than three months. Include 2 acres of mowing for each acre seeded
2575.545	WEED SPRAYING	0.5	ACRE	Use on all projects. Include 0.5 acre of spraying for each acre seeded
2575.547	WEED SPRAY MIXTURE	0.5 GAL/ACRE	GALLON	Use on all projects. 2,4-D amine labeled for both aquatic and right of way use and formulated at 3.8lb acid equivalent per gallon
2575.601	IRRIGATION	NA	LUMP SUM	Special provision for watering of Turf Reinforcement Mats, steep slopes, RSS walls, other critical slopes

MINNESOTA DOT SEEDING SPECIFICATIONS

PROFESSIONAL ENGINEER
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

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES LICENSED PROFESSIONAL ENGINEER 53985 STATE OF MINNESOTA 12-22-21

ISSUED FOR PERMIT

DECEMBER 22, 2021

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DWG NO.	REFERENCE DRAWINGS

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COTTAGE GROVE
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EROSION AND SEDIMENT CONTROL DETAILS
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MN

DES. MRR	REF# PRJ-002902	DATE 12/22/21	
DR. MRR	SCALE N/A	DWG. NO. C-3	REV. 0
CH. MRR	OLD DWG NO. -		
AP. -			

GRADING

IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS MADE A THOROUGH INVESTIGATION OF THE SURFACE CONDITIONS, EVALUATED THE PROVIDED SUBSURFACE REPORT FINDINGS AND CONSIDERED ANY SPECIAL CONSTRUCTION CHALLENGES WHICH MIGHT ARISE AS A RESULT OF NEARBY CONDITIONS (i.e. watercourses, floodplains, subsurface rock, slopes, type of soils, etc.); PARTICULARLY IN AREAS WHERE CONSTRUCTION ACTIVITIES MAY ENCOUNTER CHALLENGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SERVICES, LABOR, EQUIPMENT AND MATERIALS NECESSARY, OR CONVENIENT TO THE CONTRACTOR, FOR COMPLETING THE WORK WITHIN THE TIME SPECIFIED IN THESE CONTRACT DOCUMENTS.

A. ALL GRADED AREAS (cut and/or fill), INCLUDING BUT NOT LIMITED TO, STRUCTURES, TRENCHES, FILLS, TOPSOIL STOCKPILES, EMBANKMENTS AND CHANNELS SHALL BE MAINTAINED BY THE CONTRACTOR IN GOOD CONDITION AT ALL TIMES UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL DAMAGE CAUSED BY EROSION OR OTHER CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR USING MATERIAL OF THE SAME TYPE AS THE DAMAGED MATERIAL.

B. COORDINATE ALL GRADING ACTIVITIES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

C. FILL
1. SELECT FILL IS DEFINED AS MATERIAL USED BELOW AND WITHIN FIVE FEET OF STRUCTURES, PAVEMENT OR CONSTRUCTED SLOPES. GENERAL FILL IS MATERIAL USED TO ACHIEVE GRADE OUTSIDE OF THE SELECT FILL AREAS.
2. SELECT FILL SHALL BE COMPACTED IN 6-INCH LAYERS. SELECT FILL SHALL EXTEND FIVE FEET BEYOND THE LIMITS OF THE NEW STRUCTURE, ROADWAY, DRIVEWAY, PARKING AREA OR CONSTRUCTED SLOPE.
3. GENERAL FILL PLACED FOR GENERAL SITE GRADING SHALL BE INSTALLED IN 8 INCH LIFTS AND BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY.
4. AFTER THE EXISTING GROUND OR EXCAVATED AREAS HAVE BEEN PROOFROLLED AND EXAMINED BY THE ENGINEER, ALL HOLES AND OTHER IRREGULARITIES SHALL BE FILLED AND COMPACTED BEFORE THE MAIN FILL IS PLACED.
5. IF AN ANALYSIS OF THE SOIL BEING INSTALLED SHOWS A MARKED DIFFERENCE FROM ONE LOCATION TO ANOTHER, THE FILL BEING INSTALLED SHALL NOT BE MADE UP OF A MIXTURE OF THESE MATERIALS. EACH DIFFERENT TYPE OF MATERIAL SHALL BE HANDLED CONTINUOUSLY SO THAT FIELD CONTROL MOISTURE AND DENSITY MAY BE BASED UPON A KNOWN TYPE OF MATERIAL.
6. NO FILL SHALL BE INSTALLED FOLLOWING A HEAVY RAIN WITHOUT FIRST VERIFYING ON ISOLATED TEST AREAS THAT COMPACTION CAN BE OBTAINED WITHOUT DAMAGE TO THE ALREADY COMPACTED FILL.

D. COMPACTION OF EMBANKMENTS WITH A CLAY-TYPE SOIL MAKEUP SHALL BE BY SHEEPSFOOT ROLLERS WITH STAGGERED, UNIFORMLY SPACED KNOBS AND SUITABLE CLEANING DEVICES. THE PROJECTED AREA OF EACH KNOB AND THE NUMBER AND SPACING OF THE KNOBS SHALL BE SUCH THAT THE TOTAL WEIGHT OF THE ROLLER AND BALLAST WHEN DISTRIBUTED OVER THE AREA OF ONE ROW OF KNOBS SHALL BE 250 PSI. COMPACTION OF EMBANKMENTS WITH SAND-TYPE SOILS SHALL BE WITH VIBRATORY-TYPE EQUIPMENT. PLACEMENT AND COMPACTION OF SELECT FILL MATERIALS SHALL EXTEND BEYOND THE FINAL CONTOURS SUFFICIENTLY TO INSURE COMPACTION OF THE MATERIAL AT THE RESULTING FINAL SURFACE. FINAL CONTOURS SHALL THEN BE ACHIEVED BY A TRACKED BULLDOZER SHAPING THE FACE OF THE EMBANKMENT. A GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO MONITOR THE RESULTS OF THE PROOF-ROLLING AND SUBMIT A REPORT WITH RECOMMENDATIONS TO THE OWNER.

E. COMPACTION FIELD DENSITY TESTS SHALL BE PERFORMED FOR EACH TWO FEET OF LIFT; ONE TEST FOR EACH 5,000 SQUARE FEET OF FILL; OR 100 L.F. OF TRENCH BACKFILL, UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPRESENTATIVE. COSTS OF COMPACTION TESTS SHALL BE PAID BY THE OWNER. THE CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS AND SHALL SUPPLY ANY SAMPLES OF MATERIALS NECESSARY FOR CONDUCTING COMPACTION AND DENSITY TESTS. THE COST OF ALL RETESTS MADE NECESSARY BY THE FAILURE OF MATERIALS TO CONFORM TO THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS SHALL BE PAID BY THE CONTRACTOR.

F. COMPACTION OF BACKFILL AROUND STRUCTURES SHALL BE ACCOMPLISHED BY HEAVY POWER TAMPING EQUIPMENT.

G. IF TESTS INDICATE THAT DENSITY OF FILL IS LESS THAN THAT SPECIFIED, THE AREA SHALL BE EITHER RECOMPACTED OR UNDERCUT, FILLED, AND COMPACTED UNTIL SPECIFIED DENSITY IS ACHIEVED.

H. PROOFROLLING AND COMPACTION:
1. PLANNED "CUT" AREAS AND AREAS "AT-GRADE":
   a. AFTER STRIPPING AND EXCAVATING TO THE DESIRED GRADE, THE EXPOSED SOIL SUBGRADE SHALL BE SCARIFIED, COMPACTED AND THEN PROOFROLLED TO LOCATE ANY SOFT OR LOOSE AREAS. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT UNDER THE MOVING LOAD SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. AT A MINIMUM, THE CONTRACTOR SHALL BE EXPECTED TO REMOVE/UNDERCUT A MINIMUM OF 24-INCHES OF UNDESIRABLE SOIL AT ALL IDENTIFIED LOCATIONS. ADDITIONAL UNDERCUTTING DEPTH MAY BE REQUIRED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
   b. IN AREAS SUPPORTING ROADWAYS, PARKING LOTS, SIDEWALKS (within driveways and other vehicle paths), PAVEMENT, BUILDINGS OR STRUCTURES, THE TOP 12-INCHES OF SUBGRADE SHALL BE COMPACTED TO WITHIN 98-PERCENT OF THE MAXIMUM DRY DENSITY. IN AREAS NOT SUPPORTING A LOAD, THE TOP 12-INCHES OF SUBGRADE SHALL BE COMPACTED TO WITHIN 90-PERCENT OF THE MAXIMUM DRY DENSITY.
2. PLANNED "FILL" AREAS:
   a. THE SUBGRADE SHALL BE INITIALLY PROOFROLLED AND UNDERCUT, AS NECESSARY, PRIOR TO PLACEMENT OF ANY STRUCTURAL FILL. AT A MINIMUM, THE CONTRACTOR SHALL BE EXPECTED TO REMOVE/UNDERCUT A MINIMUM OF 24-INCHES OF UNDESIRABLE SOIL AT ALL IDENTIFIED LOCATIONS. ADDITIONAL UNDERCUTTING DEPTH MAY BE REQUIRED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
   b. IN AREAS SUPPORTING ROADWAYS, SIDEWALKS (within driveways and other vehicle paths), PAVEMENT, BUILDINGS OR STRUCTURES, THE TOP 12-INCHES OF SUBGRADE FILL SHALL BE COMPACTED TO WITHIN 98-PERCENT OF THE MAXIMUM DRY DENSITY, AND THE REMAINING FILL DEPTHS BELOW 12-INCHES SHALL BE COMPACTED TO 95-PERCENT OF THE MAXIMUM DRY DENSITY. IN AREAS NOT SUPPORTING A LOAD, THE TOP 12-INCHES OF SUBGRADE SHALL BE COMPACTED TO WITHIN 90-PERCENT OF THE MAXIMUM DRY DENSITY.
   c. WITHIN PROJECT AREAS THAT RECEIVE LESS THAN 18-INCHES OF FILL, REFER TO ABOVE PARAGRAPHS FOR WORK IN "AT-GRADE" AREAS, AND FOR WORK IN "FILL" AREAS.
3. PLANNED GRASSED AREA:
   a. IN FINISHED AREAS ONLY SUPPORTING VEGETATION, THE TOP 12-INCHES OF SUBGRADE AND THE OVERLYING TOPSOIL LAYER SHALL BE COMPACTED TO 85-PERCENT OF THE MAXIMUM DRY DENSITY. PRIOR TO SEEDING OR SODDING, THE TOPSOIL LAYER AND FIRST 4-INCHES OF SUBGRADE SHALL BE HARROWED/SCARIFIED TO ALLOW ROOT GROWTH.
4. DUMP TRUCK PROOFROLLING (outside of planned grassed areas):
   a. METHOD SHALL CONSIST OF MOVING A 20-30 TON LOADED DUMP TRUCK OVER THE SUBGRADE BEFORE THE SUBGRADE IS SHAPED.
   b. THE DUMP TRUCK'S TRAVEL SPEED SHALL NOT EXCEED 10 MILES PER HOUR.
   c. PROOFROLLING SHALL BE WITNESSED BY THE ENGINEER.
5. PNEUMATIC-TIRED ROLLER PROOFROLLING (outside of planned grassed areas):
   a. ROLLER SHALL HAVE NOT FEWER THAN FOUR PNEUMATIC TIRED WHEELS WHICH SHALL BE OF SUCH SIZE AND PLY THAT TIRE PRESSURES CAN BE MAINTAINED BETWEEN 80 AND 100 POUNDS PER SQUARE INCH FOR 25,000 POUND WHEEL LOAD DURING ROLLING OPERATIONS. UNLESS OTHERWISE REQUIRED, ROLLING SHALL BE DONE WITH TIRES INFLATED TO 90 PSI.
   b. THE ROLLER WHEELS SHALL BE LOCATED ABREAST IN A RIGID STEEL FRAME. EACH WHEEL SHALL BE LOADED WITH AN INDIVIDUAL WEIGHT BOX SO THAT EACH WHEEL WILL BEAR AN EQUAL LOAD WHEN TRAVERSING UNEVEN GROUND. THE WEIGHT BOXES SHALL BE SUITABLE FOR BALLAST LOADING SUCH THAT THE LOAD PER WHEEL SHALL BE 25,000 POUNDS.
   c. THE SPACING OF THE WHEELS SHALL BE SUCH THAT THE DISTANCE BETWEEN THE NEAREST EDGES OF ADJACENT TIRES SHALL BE NOT GREATER THAN ONE-HALF OF THE TIRE WIDTH OF A SINGLE TIRE AT THE OPERATING PRESSURE FOR A 25,000 POUND WHEEL LOAD.
   d. THE ROLLER SHALL BE OPERATED NO FASTER THAN 10 MILES PER HOUR.
6. SUBGRADE SHALL BE PROOFROLLED WITH SIX PASSES OF THE LOADED DUMP TRUCK OR ROLLER. DEPRESSIONS THAT DEVELOP DURING THE PROOFROLLING OPERATION SHALL BE FILLED WITH SUITABLE MATERIAL AND THOSE FILLED AREAS SHALL BE AGAIN PROOFROLLED WITH SIX PASSES OF THE LOADED DUMP TRUCK OR ROLLER. IF, AFTER HAVING BEEN FILLED AND PROOFROLLED, THE SUBGRADE STILL CONTAINS DEPRESSIONS, THE AREA SHALL BE UNDERCUT A MINIMUM OF 24-INCHES, TO THE FULL DEPTH OF THE IDENTIFIED SOFT MATERIAL (if deeper than 24-inches) OR TO A MAXIMUM OF FIVE FEET, BACKFILLED, RECOMPACTED, AND PROOFROLLED AGAIN TO ACHIEVE A SUBGRADE ACCEPTABLE TO THE ENGINEER.
7. AFTER THE PROOFROLLED SUBGRADE HAS BEEN ACCEPTED BY THE ENGINEER, THE SURFACE OF THE SUBGRADE SHALL BE FINISH ROLLED WITH A SMOOTH STEEL WHEEL ROLLER WEIGHING NOT LESS THAN 10 TONS. FINISHED SURFACE OF THE SUBGRADE SHALL BE WITHIN A TOLERANCE OF 1/4-INCH AT EVERY POINT.
8. SUBSURFACE UTILITY PIPE/CULVERT PROTECTION: EXISTING AND/OR NEWLY INSTALLED CONDUITS, PIPES, CULVERTS AND UNDERDRAINS SHALL BE NEITHER DISTURBED NOR DAMAGED BY PROOFROLLING OR HEAVY EQUIPMENT OPERATIONS. ROLLERS SHALL NEITHER PASS OVER, NOR APPROACH CLOSER THAN FIVE FEET TO THE SUBJECT UNDERGROUND UTILITIES UNLESS THE TOPS OF THOSE PRODUCTS ARE DEEPER THAN THREE FEET.
9. IF AN APPROVED COMPACTED AREA WILL REMAIN EXPOSED FOR MORE THAN ONE DAY, OR IS SUBJECT TO A RAINFALL EVENT, THE CONTRACTOR IS RESPONSIBLE FOR STABILIZING THE COMPACTED AREAS TO PREVENT SATURATION OF THE SOILS OR EXCESSIVE EVAPORATION. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER ACCEPTABLE METHODS FOR CAPPING/COVERING THE NEWLY COMPACTED AREAS. THE OWNER IS NOT RESPONSIBLE FOR ADDITIONAL WORK INCURRED BY THE CONTRACTOR TO REMEDIATE A FINISHED/APPROVED COMPACTED AREA (building pad, tank load transfer pads, parking lot base, road base, etc.).

I. FOUNDATION EXCAVATIONS:
1. EXCAVATE TO THE REQUIRED DEPTH. SOFT OR UNSUITABLE SOILS SHALL BE UNDERCUT TO A MINIMUM DEPTH OF TWO FEET BELOW THE FOUNDATION BOTTOM. ADDITIONAL UNDERCUTTING MAY BE REQUIRED TO ACHIEVE AN ACCEPTABLE COMPACTION.
2. UNLESS THE GEOTECHNICAL REPORT SPECIFICALLY IDENTIFIES A COMPACTION AND/OR SOIL BEARING PRESSURE, COMPACTION OF THE FOUNDATION EXCAVATION SHALL BE TO WITHIN 98-PERCENT OF THE MAXIMUM DRY DENSITY.
3. IMMEDIATELY FOLLOWING THE EXCAVATED FOUNDATION APPROVAL (by the Owner's Representative), CONCRETE SHALL BE PLACED AS QUICKLY AS POSSIBLE TO AVOID WETTING OR DRYING EXPOSURE TO THE FOUNDATION BOTTOM. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT ALLOWED TO POND. IF THE FOUNDATION EXCAVATION MUST BE LEFT OPEN/EXPOSED FOR MORE THAN ONE DAY, THE EXCAVATION SHALL BE PROTECTED TO REDUCED EVAPORATION OR MOISTURE ENTRY.

J. EXTRA EARTH EXCAVATION: ANY MATERIAL IN THE OPINION OF THE ENGINEER WHICH IS UNSUITABLE FOR SUBGRADE FOUNDATION SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED STONE, LEAN CONCRETE, OR WITH COMPACTED SELECT FILL MATERIAL AS DIRECTED BY THE ENGINEER. THE ENGINEER MAY ORDER THE REMOVAL OF THE UNSUITABLE MATERIAL, AND ITS REPLACEMENT WITH CRUSHED STONE OR OTHER SUITABLE MATERIAL, IN ORDER TO MAKE AN ACCEPTABLE FOUNDATION. CRUSHED STONE SHALL MEET THE REQUIREMENTS OF THE ASTM FOR NO. 57 STONE. PRIOR TO THE CONTRACTOR PERFORMING ANY EXTRA EARTH EXCAVATION ACTIVITIES, THE ENGINEER SHALL BE NOTIFIED.

K. SURFACE STRIPPING AND REPLACEMENT:
1. REGARDING ALL AREAS WITHIN THE PROJECT LIMITS THAT WILL BE IMPACTED/DISTURBED, ALL ORGANIC MATTER (roots, grass, stumps, trees, etc.), GRAVEL, RUBBLE (brick, metal, etc.), OTHER DELETERIOUS MATTER, AND ANY EXISTING CONCRETE OR ASPHALT PAVING SHALL BE REMOVED PRIOR TO ANY GRADING ACTIVITIES. STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS SHOULD BE WASTED OFF SITE OR USED TO VEGETATE LANDSCAPED AREAS. A MINIMUM 4-INCHES OF SURFACE MATERIAL (i.e. topsoil) SHALL BE STRIPPED AND TEMPORARILY STOCKPILED ONSITE. A SUFFICIENT QUANTITY OF TOPSOIL SHALL BE RETAINED TO BE USED IN THE PROJECT'S FINAL GRADING WHERE GRASS WILL BE ESTABLISHED. IF AVAILABLE, A MINIMUM 8 INCHES OF THE STRIPPED TOPSOIL SHALL BE REAPPLIED TO ALL DISTURBED AREAS NOT RECEIVING A STONE OR PAVEMENT COVER SURFACE. THE REMAINDER OF THE UNUSED TOPSOIL SHALL BE PERMANENTLY REMOVED FROM THE PROJECT AREA. COORDINATE WITH OWNER PRIOR TO REMOVAL OFFSITE. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC TOPSOIL DEPTHS ACROSS THE SITE. ADDITIONAL REMOVAL MAY BE REQUIRED DEPENDING ON THE GEOTECHNICAL ENGINEER'S EVALUATION DURING CONSTRUCTION. BURYING OF ANY DEBRIS (organic material-laden dirt, construction related items, etc.) ONSITE IS STRICTLY PROHIBITED.
2. ALL EXISTING CRUSHED STONE COVER MATERIAL SHALL BE STRIPPED AND TEMPORARILY STOCKPILED FOR REUSE.
3. REAPPLIED TOPSOIL SHALL BE THE ORIGINAL SURFACE SOIL, CLEANED OF ANY DEBRIS (including but not limited to sticks, concrete rubble, stones, roots, glass, construction debris, etc.).
4. IMPORTED TOPSOIL SHALL BE OF GOOD, RICH, UNIFORM QUALITY, FREE FROM ANY MATERIAL SUCH AS HARD CLODS, STIFF CLAY, HARDPAN, PARTIALLY DISINTEGRATED STONE, PEBBLES LARGER THAN 1/2-INCH IN DIAMETER, LIME, CEMENT, BRICKS, ASHES, CINDERS, SLAG, CONCRETE, BOARDS, STICKS, CHIPS OR OTHER UNDESIRABLE MATERIAL HARMFUL OR UNNECESSARY TO PLANT GROWTH. TOPSOIL SHALL BE REASONABLY FREE FROM PERENNIAL WEEDS AND SHALL NOT CONTAIN OBJECTIONABLE PLANT MATERIAL, TOXIC AMOUNTS OF EITHER ACID OR ALKALINE ELEMENTS OR VEGETABLE DEBRIS UNDESIRABLE OR HARMFUL TO PLANT LIFE. TOPSOIL SHALL BE NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, AND SHALL BE CLASSIFIABLE AS LOAM, SILT LOAM, CLAY LOAM, SANDY LOAM OR A COMBINATION THEREOF. THE pH SHALL RANGE FROM 5.5 TO 7.0.
5. PRIOR TO STRIPPING THE TOPSOIL, ALL SUBJECT AREAS SHALL BE CLEANED OF ALL STICKS, ROOTS, DEBRIS, BOARDS, STONES, CEMENT, CONCRETE AND ANY OTHER REFUSE WHICH WILL HINDER OR PREVENT VEGETATIVE GROWTH.
6. BEFORE PLACING OR DEPOSITIONG TOPSOIL ACROSS PROJECT AREAS, ALL IMPROVEMENTS WITHIN THE SUBJECT AREA SHALL BE COMPLETED, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

L. UNSUITABLE MATERIAL
1. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, AND THESE AREAS WILL BE STABILIZED ACCORDING TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. FAILURE TO PROPERLY NOTIFY THE OWNER IMMEDIATELY FOLLOWING DISCOVERY OF UNSUITABLE MATERIALS, AND/OR FAILURE TO PROPERLY QUANTIFY THE VOLUME OF UNSUITABLE MATERIAL REMOVED AND/OR REPLACED (quantities determined by an Owner approved representative) VOIDS THE OWNER FROM HAVING TO PROVIDE ADDITIONAL COMPENSATION.
2. A MINIMUM 18-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ALL PAVEMENT BASE MATERIAL (bottom of base material) AND ANY HIGH PLASTICITY SOILS (i.e. CH Soils). REMOVE UNSUITABLE SOILS AND REPLACE WITH APPROVED SELECT FILL.

M. THE FILL SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN 3-PERCENT OF THE OPTIMUM MOISTURE AS DETERMINED IN ACCORDANCE WITH ASTM D698. IN THE EVENT THAT THE SOIL IS TOO WET, THE CONTRACTOR, AT A MINIMUM, WILL ATTEMPT TO HARROW, SCARIFY AND/OR AERATE THE SOILS IN AN ATTEMPT TO LOWER THE MOISTURE CONTENT TO THE REQUIRED RANGE (multiple drying efforts may be required). IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHOULD BE THOROUGHLY AND EVENLY MIXED WITH THE SOIL PRIOR TO COMPACTION.

N. MINIMUM CUT-FILL SLOPES SHALL BE 3.0H:1V UNLESS OTHERWISE NOTED.

O. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.

P. EARTHWORK MATERIALS
1. ALL FILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. FOR APPROVAL OF IMPORTED FILL MATERIAL, NOTIFY THE ENGINEER AT LEAST ONE WEEK IN ADVANCE OF INTENTION TO IMPORT MATERIAL, DESIGNATE THE PROPOSED BORROW AREA AND ALLOW THE ENGINEER TO SAMPLE AS NECESSARY FROM THE BORROW AREA FOR THE PURPOSE OF MAKING ACCEPTANCE TESTS TO PROVE THE QUALITY OF THE MATERIAL.
2. ALL ONSITE FILL MATERIAL SHALL BE SOIL EXCLUSIVE OF ORGANIC MATTER, FROZEN LUMPS OR OTHER DELETERIOUS SUBSTANCES. ONSITE FILL MATERIAL SHALL CONTAIN NO ROCKS OR LUMPS OVER 1.5 INCHES MAXIMUM IN DIMENSION, AND CONTAIN NO MORE THAN 15-PERCENT LARGER THAN 1.25-INCHES IN GREATEST DIMENSION.
3. EARTH MATERIALS SUITABLE FOR BACKFILLING SHALL BE CLASSIFIED ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM (USCS) AS GM, GC, SW, GP, SM, SC, SW, SP, ML, OR CL, PROVIDED THEY ALSO COMPLY WITH ALL OTHER REQUIREMENTS OF THE SPECIFICATIONS.
4. COMBINATIONS OF PERMISSIBLE USCS SOIL TYPES ARE ALSO PERMITTED PROVIDED THEY COMPLY WITH OTHER REQUIREMENTS OF THE SPECIFICATIONS. SOIL TYPES WITH USCS CLASSIFICATIONS OF OH, OL, OR PT ARE NOT ACCEPTABLE FOR USE IN BACKFILL AND MAY NOT BE MIXED WITH OTHER SOIL TYPES AND USED AS BACKFILL. SOIL TYPES WITH USCS CLASSIFICATIONS OF CH OR MH ARE NOT SUITABLE, BUT THESE SOIL TYPES MAY BE MIXED WITH OTHER SOIL SO THAT THE CLASSIFICATION OF THE MIXED SOIL FALLS INTO AN ACCEPTABLE CLASSIFICATION. MIXTURE OF THE SOIL CLASSIFICATIONS WILL REQUIRE GEOTECHNICAL APPROVAL PRIOR TO ANY INSTALLATION. NO FAT CLAYS SHALL BE INSTALLED WITHIN TWO FEET OF A FOUNDATION BOTTOM OR PAVEMENT BASE MATERIAL.
5. IN LIEU OF A GEOTECHNICAL REPORT, THE SELECT FILL MATERIAL UTILIZED SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS NOTED IN THIS SPECIFICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE FILL MATERIALS THAT ARE CAPABLE OF MEETING AND SUSTAINING THE COMPACTION REQUIREMENTS NOTED IN THIS SPECIFICATION.

Q. SURFACE WATER CONTROL
1. REGULATIONS AND PERMITS: OBTAIN ALL NECESSARY SOIL EROSION CONTROL PERMITS IN ACCORDANCE WITH THE STATE OF MINNESOTA AND CITY OF COTTAGE GROVE REQUIREMENTS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL PERTINENT RULES, LAWS, AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE, COUNTY AND MUNICIPAL REGULATORY AGENCIES.
2. UNFAVORABLE WEATHER: DO NOT PLACE, SPREAD OR ROLL ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. DO NOT RESUME OPERATIONS UNTIL MOISTURE CONTENT AND FILL DENSITY ARE SATISFACTORY TO THE ENGINEER.
3. PROVIDE BERMS OR CHANNELS TO PREVENT FLOODING OF SUBGRADE. PROMPTLY REMOVE ALL WATER COLLECTED IN DEPRESSIONS.
   a. PUMPING AND DRAINAGE: PROVIDE, MAINTAIN AND USE AT ALL TIMES DURING CONSTRUCTION ADEQUATE MEANS AND DEVICES TO PROMPTLY REMOVE AND DISPOSE OF ALL WATER FROM EVERY SOURCE ENTERING THE EXCAVATIONS OR OTHER PARTS OF THE WORK.
   b. DEWATER BY MEANS WHICH WILL ENSURE DRY EXCAVATIONS, PRESERVE FINAL LINES AND GRADES, DO NOT DISTURB OR DISPLACE ADJACENT SOIL.
   c. ALL PUMPING AND DRAINAGE SHALL BE DONE WITH NO DAMAGE TO PROPERTY OR STRUCTURES AND WITHOUT INTERFERENCE WITH THE RIGHTS OF THE PUBLIC, OWNERS OF PRIVATE PROPERTY, PEDESTRIANS, VEHICULAR TRAFFIC OR THE WORK OF OTHER CONTRACTORS, AND IN ACCORDANCE WITH ALL PERTINENT LAWS, ORDINANCES AND REGULATIONS.
   d. DO NOT OVERLOAD OR OBSTRUCT EXISTING DRAINAGE FACILITIES.

R. SETTLEMENT
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SETTLEMENT OF BACKFILL, FILLS AND EMBANKMENTS WHICH MAY OCCUR WITHIN ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER. THIS ALSO INCLUDES UNINTENDED SETTLEMENT AROUND SIDEWALKS AND ROADWAYS WHERE STORMWATER RUNOFF INADVERTENTLY POOLS UPGRADIENT OF THE IMPROVEMENT.
2. THE CONTRACTOR SHALL MAKE, OR CAUSE TO BE MADE, ALL REPAIRS OR REPLACEMENTS MADE NECESSARY BY SETTLEMENT WITHIN 30 DAYS AFTER RECEIPT OF WRITTEN NOTICE FROM THE ENGINEER OR OWNER.

S. CLEANING
1. UPON COMPLETION OF THE WORK OF THIS SECTION, REMOVE ALL RUBBISH, TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REMOVE SURPLUS EQUIPMENT AND TOOLS. LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION ACCEPTABLE TO THE ENGINEER.
2. IF CONSTRUCTION RELATED LAND DISTURBANCE OCCURRED OUTSIDE OF THE NOTED PROJECT LIMITS THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING, RESTABILIZING, RESHAPING, ETC. THE ADJACENT OFFSITE PROPERTY SO THAT ITS FINISHED CONDITION MATCHES THE PRE-DISTURBED CONDITION.

T. DENSITY: ALL REFERENCES TO "MAXIMUM DRY DENSITY" SHALL MEAN THE MAXIMUM DRY DENSITY DEFINED BY THE "MAXIMUM DENSITY-OPTIMUM MOISTURE TEST", ASTM D 698 EXCEPT THAT FOR NON-COHESIVE MATERIALS "MAXIMUM DRY DENSITY" SHALL MEAN THE MAXIMUM INDEX DENSITY AS DETERMINED BY THE "MAXIMUM INDEX DENSITY OF SOILS USING A VIBRATORY TABLE", ASTM D 4253. DETERMINATION OF THE DENSITY OF FOUNDATION, BEDDING, HAUNCHING, OR BACKFILL MATERIALS IN PLACE SHALL MEET WITH THE REQUIREMENTS OF ASTM D 1556, "DENSITY OF SOIL IN PLACE BY THE SAND CONE METHOD", ASTM D 2937, "DENSITY OF SOIL IN PLACE BY THE DRIVE-CYLINDER METHOD" OR ASTM D 2922, "DENSITY OF SOIL AND SOIL-AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH)".

U. FINAL GRADING: UPON COMPLETION OF CONSTRUCTION OPERATIONS, THE PROJECT AREA SHALL BE GRADED TO CORRESPOND WITH THE FINISHED CONTOUR ELEVATIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. NEWLY GRADED AREAS SHALL BE MADE TO BLEND WITH THE REMAINING/EXISTING GROUND SURFACES THAT ARE ADJACENT TO THE NEWLY GRADED AREAS. ALL FINISHED SURFACES SHALL BE LEFT SMOOTH AND FREE TO DRAIN.

----- END OF SPECIFICATION -----

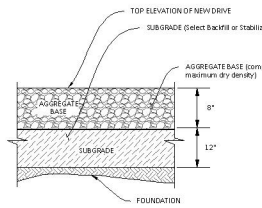
DEMOLITION / SITE CLEARING

1.01 GENERAL
A. IN THE EVENT LAND DISTURBANCE OCCURS DURING THE DEMOLITION PHASE(S), THE CONTRACTOR SHALL INSTALL THE INITIAL EROSION CONTROL BMPs TO PREVENT ANY SEDIMENT FROM LEAVING THE PROJECT SITE.
B. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ONSITE ITEMS SCHEDULED TO REMAIN, AND TO ITEMS OUTSIDE THE PROJECT'S CONSTRUCTION LIMITS (structures, landscape, pavement, utilities, etc.). THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY AND ALL REPAIRS, REPLACEMENT OF PARTS OR RENOVATIONS REQUIRED TO RESTORE ANY ITEM NOT INTENDED FOR DEMOLITION. THE CONTRACTOR SHALL RESTORE ANY UNINTENTIONALLY DAMAGED ITEMS TO THEIR CONDITION PRIOR TO DAMAGE, PROVIDED THE DAMAGE WAS A RESULT OF THE DEMOLITION WORK. IF THE CONTRACTOR DOES NOT REPAIR ANY SUCH DAMAGE IMMEDIATELY, OR IF THE REPAIRS ARE NOT SUITABLE TO THE OWNER, THE OWNER RESERVES THE RIGHT TO HAVE SUCH REPAIRS MADE BY ANOTHER PARTY AND DEDUCT THE COST OF REQUIRED REPAIRS FROM MONIES DUE TO THE CONTRACTOR.
C. MAINTAIN BENCHMARKS, MONUMENTS AND OTHER REFERENCE POINTS. IF DAMAGED, RE-ESTABLISH AT NO COST TO THE OWNER.

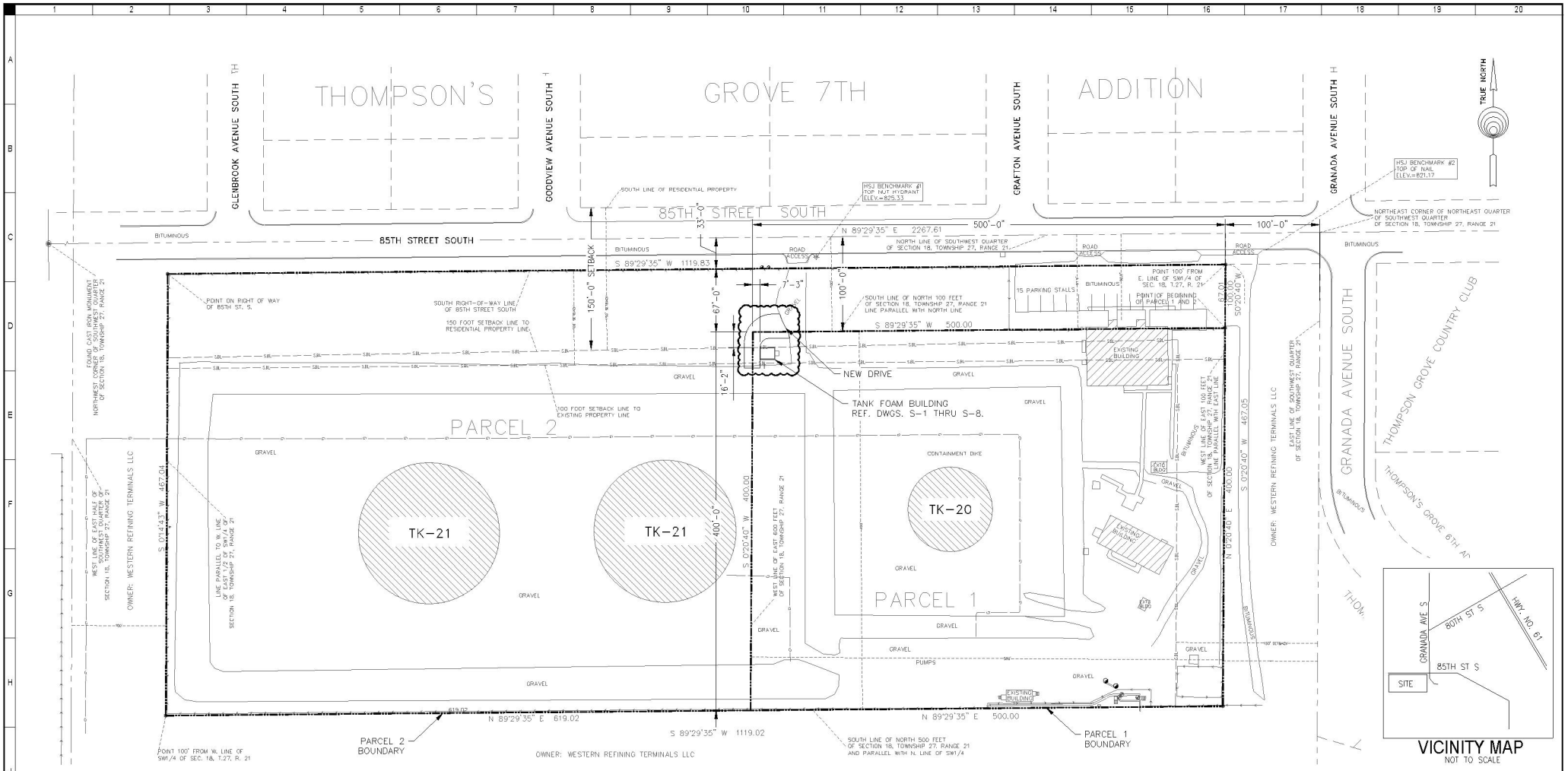
1.02 CLEARING AND GRUBBING / VEGETATION REMOVAL
A. GRASS ROOT SYSTEMS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED FROM THE PROJECT SITE.

1.03 DEBRIS DISPOSAL
A. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE DEMOLISHED, MOVED OFFSITE OR OTHERWISE DISPOSED OF AT THE OPTION OF THE CONTRACTOR BY A METHOD APPROVED BY THE OWNER.
B. ALL DEBRIS, SCHEDULED TO BE DISPOSED OF, SHALL BE DONE WITHIN LOCAL AND/OR STATE DEVELOPMENT AND ENVIRONMENTAL SPECIFICATIONS.
C. ALL DEMOLISHED STRUCTURES, EQUIPMENT AND MATERIALS WHICH ARE EITHER LEFT IN PLACE OR REMOVED FROM THE DEMOLITION SITE SHALL BE IN A NON-HAZARDOUS CONDITION.

----- END OF SECTION -----



NOTES:
1. IF PROVIDED, REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INSTALLATION INFORMATION.
2. SUBGRADE:
   - THE EXPOSED SOIL SHALL BE SCARIFIED 12" AND THEN PROOF-ROLLED TO LOCATE ANY SOFT OR LOOSE AREAS.
   - OBSERVED SOFT SOILS THAT RUT OR DEFLECT UNDER THE MOVING LOAD SHALL BE REPLACED WITH APPROVED COMPACTED STRUCTURAL FILL. OR THE AGGREGATE BASE NOTED FOR THE SURFACE COURSE. REPLACEMENT DEPTH SHALL BE A MINIMUM OF 12".
   - COMPACT SUBGRADE SOILS TO 98% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.
   - IF NEEDED, AERATE IN-SITU SOILS PRIOR TO COMPACTION TO ACHIEVE THE OPTIMUM MOISTURE CONTENT.
3. DRAINAGE: PROVIDE A 1% - 2% CROSS SLOPE ACROSS THE DRIVE SURFACE SO THAT NO SURFACE WATER COLLECTS ATOP OR ADJACENT TO THE AGGREGATE DRIVE.
4. ALL STRUCTURAL FILL LIFTS SHALL BE IN 6 INCH MAXIMUM INCREMENTS.
5. THE EXPOSED SUBGRADE EXCAVATIONS SHOULD BE BACKFILLED AS SOON AS POSSIBLE TO PREVENT THE UNDERLYING SOILS FROM BEING SATURATED FROM A RAIN E



VICINITY MAP
NOT TO SCALE

TANK FOAM BUILDING – CIVIL SITE PLAN

SCALE: 1=50'-0"

0 25 50 100 FT
1" = 50'-0"

PROFESSIONAL ENGINEER
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

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES
LICENSED PROFESSIONAL ENGINEER
53985
STATE OF MINNESOTA
12-22-21

NOTES:

1. CLOUDED AREAS DEPICT NEW CONSTRUCTION.
2. SEE DWG. S-3 FOR GENERAL NOTES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE POURING CONCRETE.
4. MECHANICAL AND CIVIL CONSTRUCTION TECHNIQUES SHALL BE PER FLINT HILLS RESOURCES, LLC SPECIFICATIONS.
5. HSJ BENCHMARK #2:
   NORTHING: 129318.3083
   EASTING: 463257.0980.
   COORDINATES PROVIDED ARE BASED ON WASHINGTON COUNTY COORDINATE SYSTEMS.

ISSUED FOR PERMIT

DECEMBER 22, 2021

GSOC GOPHER STATE ONE CALL

CAUTION:
EXISTING UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

esdc ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
4590 East 29th Street Tulsa, OK 74114
Phone: (918) 949-3670 Fax: (918) 949-3672

MK	DATE	CURRENT REVISION	BY	CHK	REF#

MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#
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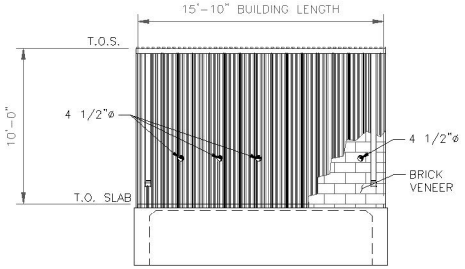
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DWG NO.	REFERENCE DRAWINGS

FLINT HILLS resources®
COTTAGE GROVE
MINNESOTA

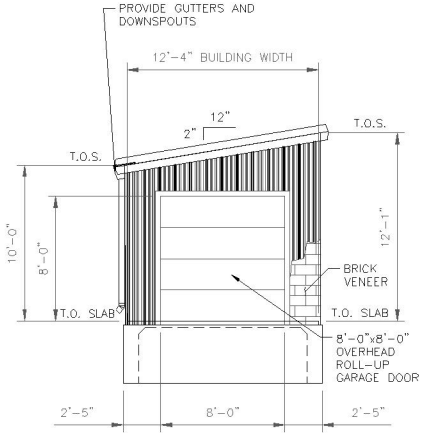
TANK FOAM BUILDING - CIVIL OVERALL SITE PLAN
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MINNESOTA

DES. MB	REF# PRJ-002909	DATE 12/01/21	
DR. RL	SCALE 1" = 50'-0"	DWG. NO. S-2	REV. 0
CH. MB	OLD DWG NO. –		
AP. –			



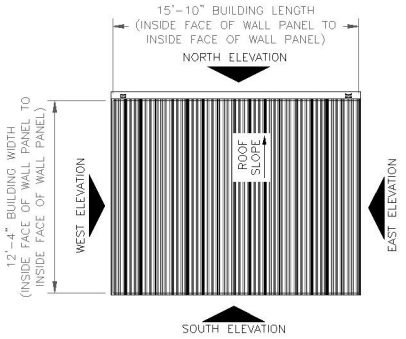
NORTH ELEVATION

SCALE: 1/4"=1'-0"



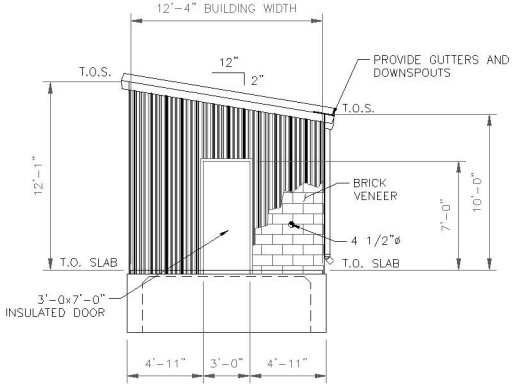
WEST ELEVATION

SCALE: 1/4"=1'-0"



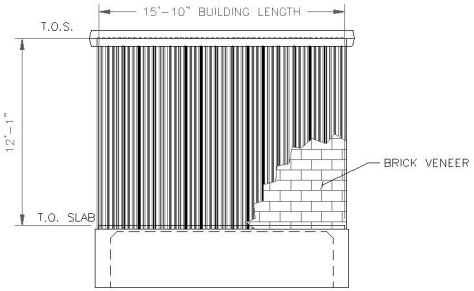
PLAN VIEW

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

NOTES:

1. SEE DWG. S-3 FOR GENERAL NOTES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE POURING CONCRETE.
3. MECHANICAL AND CIVIL CONSTRUCTION TECHNIQUES SHALL BE PER FLINT HILLS RESOURCES, LLC SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL CRITICAL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STEEL.
5. CITY ORDINANCES REQUIRE EXTERIOR WALLS TO BE COVERED BY BRICK OR STONE. INSTALL BRICK VENEER BY "TEXTURE PLUS" (OR EQUAL)
6. SEE DWG. S-4 FOR TOP OF SLAB ELEVATION.

PROFESSIONAL ENGINEER
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.

SIGNATURE: Marianella Bales

NAME: MARIANELLA BALES

DATE: 12-22-21

REG. NUMBER: 53985

MARIANELLA BALES LICENSED PROFESSIONAL ENGINEER 53985 STATE OF MINNESOTA 12-22-21

ISSUED FOR PERMIT

DECEMBER 22, 2021

esdc ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
4590 East 29th Street Tulsa, OK 74114
Phone: (918) 949-3670 Fax: (918) 949-3672

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DWG NO.	REFERENCE DRAWINGS

FLINT HILLS resources®
COTTAGE GROVE
MINNESOTA

TANK FOAM BUILDING - EXTERIOR ELEVATIONS
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MINNESOTA

DES. MB	REF# PRJ-002909	DATE 12/01/21	
DR. RL	SCALE 1/4"=1'-0"	DWG. NO. S-5	REV. 0
CH. MB	OLD DWG NO.		
AP.			



FOAM BUILDING
RENDERING

ISSUED FOR PERMIT

DECEMBER 23, 2021

esdc ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
4590 East 29th Street Tulsa, OK 74114
Phone: (918) 949-3670 Fax: (918) 949-3672

MK	DATE	CURRENT REVISION	BY	CHK	REF#

MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#
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DWG NO.	REFERENCE DRAWINGS

FLINT HILLS resources®
COTTAGE GROVE
MINNESOTA

FOAM BUILDING RENDERING
COTTAGE GROVE TERMINAL
COTTAGE GROVE, MINNESOTA

DES. LB	REF# PRJ-002909	DATE 12/23/21	
DR. TPH	SCALE NONE	DWG. NO.	REV.
CH. LB	OLD DWG NO.	R-1	0
AP.			

EXCERPT FROM UNAPPROVED MINUTES OF THE JANUARY 24, 2022, PLANNING COMMISSION MEETING

6.2 Flint Hills Fire Suppression Building - Case SP2022-003

Minnesota Pipeline Company has applied for a site plan review to allow Flint Hills Resources to install a new 210 square foot tank foam building to support a fire suppression system on their property at 6483 85th Street South.

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

Holli VanOverbeke, Manager of Communications and Community Relations, Flint Hills Resources, explained that this is a safety project, and they are always upgrading and evaluating how they can make their site safer. She stated that they had spoken with a lot of the closest neighbors to let them know about this project.

Rasmussen asked if this installation is replacing an outdated fire suppression system with new technology. VanOverbeke responded that it is as they're constantly evolving and upgrading the systems that they have in place. She noted that their team has been working with the Fire Department on this upgrade for a couple years.

Fisher asked for the estimated timeline for completion for this whole system and if there was more to this project than just the small building. Flint Hills Project Engineer Matt Dokken stated there's an existing system in place to which they will add fixed equipment in this building; they would currently using temporary equipment stored in one of the adjacent buildings in the event of a fire. He stated that this project would start in June and be finished toward the end of summer.

Brittain noted that this would be a foam fire-suppression system and asked if there would be tanks in this building and how the foam would be created. Dokken replied that a foam concentrate would be contained in a small storage tank housed in the building, along with other fire protection equipment. Brittain asked if the majority of the volume sprayed on fire would come from water that is aerated with this suppressant of some kind. Dokken responded that the supply comes from the hydrant outside, which will be tied into that system, and then there's a deluge valve or s-diverter valve inside, which diverts the flow to whatever tank is selected.

Frazier opened the public hearing. No one spoke. Frazier closed the public hearing.

Rasmussen made a motion to approve the site plan review application. Wright seconded. Motion passed unanimously (5-to-0 vote).

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A 210 SQUARE FOOT BUILDING TO HOUSE FIRE SUPPRESSION EQUIPMENT LOCATED AT 6483 85TH STREET SOUTH

WHEREAS, Minnesota Pipeline Companies applied for a site plan review of a proposed 210 square foot building to house fire suppression equipment, to be located on property legally described below:

PT NE1/4-SW1/4 COM AT PT IN NORTH LINE OF SD NE1/4 OF SW1/4 WHICH IS 100 FT W OF NE COR OF SD1/4 1/4 THENCE SOUTH ALONG A LINE WHICH IS PAR TO E LINE OF SD1/4 1/4 A DIST OF 100 FT TO PT OF BEG OF THE TRACT OR PARCEL OF LAND TO BE DESC THENCE WEST ALONG A LINE WHICH IS PAR TO NORTH LINE OF SD1/4 1/4 A DIST OF 500 FT TO A PT THENCE S ALONG A LINE WHICH IS PAR TO EAST LINE OF SD1/4 1/4 A DIST OF 400 FT TO A PT. THENCE EAST ALONG A LINE WHICH IS PAR TO N LINE OF SD1/4 1/4 A DIST OF 500 FT TO A PT THENCE NORTH ALONG A LINE WHICH IS PAR TO EAST LINE OF SD 1/4 1/4 A DIST OF 400 FT TO PT OF BEG. TOGETHER WITH AN EASE-MENT TO CONSTRUCT IMPROVE SURFACE MAINTAIN & USE A DRIVEWAY FOR IN- GRESS TO & EGRESS FROM SD TRACT OR PARCEL OF LAND OVER IN & ACROSS A STRIP OF LAND DESC AS FOLLOWS BEG AT A PT IN NORTH LINE OF SD NE1/4 OF SW1/4 WHICH IS 100 FT W OF NE COR OF SD1/4 1/4 THENCE S ALONG A LINE WHICH IS PAR TO EAST LINE OF SD1/4 1/4 A DIST OF 100 FT TO A PT THENCE WEST ALONG A LINE WHICH IS PAR TO NORTH LINE OF SD 1/4 1/4 A DIST OF 50 FT TO A PT THENCE N ALONG A LINE WHICH IS PAR TO E LINE OF SD1/4 1/4 A DIST OF 100 FT TO A PT IN N LINE OF SD1/4 1/4 THENCE EAST ALONG NORTH LINE OF SD 1/4 104 A DIST OF 50 FT TO PT OF BEG SUBJ TO EASE SECTION 18 TOWNSHIP 027 RANGE 021

Commonly known as 6483 85th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony and no one spoke for or against the application. The applicant attended the public hearing and answered questions by the Planning Commission; and

WHEREAS, the Planning Commission unanimously (5-to-0 vote) recommended that the City Council approve the site plan review application for the proposed fire suppression building.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the site plan review of a proposed 210 square foot fire suppression building, to be located on property legally described above.

BE IT FURTHER RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, the approvals of the site plan review application subject to the following conditions:

1. The applicant and builders must comply with all City ordinances and policies except as may be modified by agreement of the applicant and City staff.

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

3. All outdoor lighting must meet City Code requirements and must be downward directed with cut-offs. The specifications and analysis of all light fixtures must be provided with the application for a building permit.

4. The applicant is responsible for removing debris from 85th Street South during their construction process. This street shall be swept clean daily or as needed. Parking along 85th Street South is prohibited.

5. No exterior storage is allowed.

6. The fire suppression plan must be submitted to and approved by the Fire Marshal and Chief Building Official before a Certificate of Occupancy can be issued. The property owner is responsible to maintain their private watermains, hydrants, and fire suppression systems.

7. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control shall 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 10-5-8, Erosion Control During Construction of the City's Subdivision Ordinance. The applicant is responsible for erosion control inspection fees at the current rates.

8. The applicant will be required to conduct all major activities to construct the improvements during the following hours of operation:

i.	Monday through Friday	7:00 A.M. to 7:00 P.M.
ii.	Saturday	9:00 A.M. to 5:00 P.M.
iii.	Sunday	Not Allowed

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

City Council Action Request

7K

Meeting Date	2/16/2022
Department	Administration
Agenda Category	Consent Agenda
Title	Commissioner Reappointments
Staff Recommendation	Reappoint Commissioners as detailed in the attached memo.
Budget Implication	N/A
Attachments	20220209- Reappointments Memo.tif 74.89KB

Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council Members

From: Joe Fischbach, Human Resources Manager/City Clerk

Date: February 9, 2022

Subject: Commission Reappointments

Cottage Grove City Code allows individuals to serve on various commissions for three consecutive two-year terms and the Planning Commission for two consecutive three-year terms. An initial term of more than 12 months counts as one term. Term limits do not apply to the Advisory Committee on Historic Preservation. The City Code also states:

"The council may, by special application, appoint a commissioner for one term in excess of the limit provided in this subsection where it is determined that such would serve the best interests of the city."

As adopted by Council policy in 2011:

- Generally, Commissioners shall be reappointed to the Commission that they serve on if they are not term limited, have served in accordance with attendance requirements and express a desire to continue serving.

The following commissioners have expressed interest in serving another term.

1. Two-year terms: March 1, 2022 through February 29, 2024:

    a. Daniel Bonneson, Samanthia Crabtree and Cole Williams to the Parks, Recreation & Natural Resources Commission
    b. Joseph Gall and Corinne Marz to the Advisory Committee on Historic Preservation

2. Three-year term: March 1, 2022 through February 28, 2025:

    a. Ken Brittain and Jerret Wright to the Planning Commission

3. One-year term: March 1, 2022 through February 28, 2023:

    b. Breck Miller to youth seats on the Parks, Recreation & Natural Resources Commission

City Council Action Request

7L

Meeting Date	2/16/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	West Point Douglas Road Street Improvements Project - Final Payment
Staff Recommendation	Adopt Resolution 2022-024 approving the final payment to GMH Asphalt Co. in the amount of $83,737.13 for the West Point Douglas Road Street Improvements Project.
Budget Implication	$83,737.13 - Project Funds, Utility Funds, and Assessments
Attachments	West Point Douglas Rd Final Payment Letter.tif 15.01MB West Point Douglas Rd Final Payment Resolution.tif 2.9MB

BOLTON & MENK
Real People. Real Solutions.

3507 High Point Dr. N
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: [651] 704-9970
Fax: [651] 704-9971
Bolton-Menk.com

February 7, 2022

Ryan Burfeind, PE
City Engineer
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

RE: Contractor's Pay Request No. 7 and Final
West Point Douglas Road Street Improvements

Dear Mr. Burfeind:

Attached is the signed copy of the Contractors Pay Request No. 7 and Final for the West Point Douglas Road Street Improvements project. Also included are the IC 134 forms and Lien Waivers as submitted by the Contractor. The Contractor for this project is GMH Asphalt Co.

REVIEW OF PROJECT HISTORY

The contractor began this project in June of 2020 and the project was substantially completed in November of 2020. The contractor returned in the spring of 2021 and 2022 to complete the remaining punch list work and restoration.

CONSTRUCTION COST OVERVIEW

As indicated on the final request for payment, the original contract amount was $1,906,029.12. A change order was included in the project for $104,243.85, resulting in a final contract amount of $2,010,272.97. The final construction cost as shown is $2,000,777.75, which is $9,495.22 less than the contract amount. Liquidated damages were assessed in the amount of $5,000.00 due to the contractor failing to meet the milestones set forth in the contract. This results in a final amount of $1,995,777.75.

RECOMMENDATION

GMH Asphalt Co. in accordance with the contract plans and specifications has satisfactorily completed the work. Therefore, it is recommended that final payment of $83,737.13 be made and the City of Cottage Grove accept the project. After acceptance, please distribute all requests for payments as appropriate.

If you have any questions or require further information, please contact me.

Sincerely,
Bolton & Menk, Inc.

Mika Pieper-White

Mika Pieper-White
Construction Manager

CONTRACTOR'S PAY REQUEST

WEST POINT DOUGLAS ROAD STREET IMPROVEMENTS
CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.118491

BOLTON & MENK
Real People. Real Solutions.

DISTRIBUTION:
CONTRACTOR (1)
OWNER (1)
ENGINEER (1)

ORIGINAL CONTRACT AMOUNT	$1,906,029.12
APPROVED CHANGE ORDERS	$104,243.85
REVISED CONTRACT AMOUNT	$2,010,272.97
TOTAL, COMPLETED WORK TO DATE	$2,000,777.75
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$2,000,777.75
RETAINED PERCENTAGE (0.0%)	$0.00
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
LIQUIDATED DAMAGES	(5,000.00)
NET AMOUNT DUE TO CONTRACTOR TO DATE	$1,995,777.75
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$1,912,040.62
PAY CONTRACTOR AS ESTIMATE NO. 7 & FINAL	$83,737.13

CERTIFICATE FOR PARTIAL PAYMENT

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the amount for the Final Estimate, that applicable provisions of the Iowa Code have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Contractor: GHM Asphalt Corporation
9180 Laketown Road
Chaska, MN 55318

By _____ VP
Name Title

Date 2-3-22

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 3507 HIGH POINT DRIVE NORTH, BLDG. 1 SUITE E130, OAKDALE, MN 55128

By Mika Pieper-White, CONSULTING ENGINEER

Date Mika Pieper-White

APPROVED FOR PAYMENT:
OWNER:

By _____
Name Title Date

Pay Request No.: **7 & FINAL**

WEST POINT DOUGLAS ROAD STREET IMPROVEMENTS

CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.118491
WORK COMPLETED THROUGH WEDNESDAY, JANUARY 12, 2022

BOLTON & MENK
Real People. Real Solutions.

ITEM NO.	ITEM	UNIT PRICE	AS BID ESTIMATED QUANTITY	AS BID ESTIMATED AMOUNT	PREVIOUS ESTIMATE ESTIMATED QUANTITY	PREVIOUS ESTIMATE ESTIMATED AMOUNT	COMPLETED TO DATE ESTIMATED QUANTITY	COMPLETED TO DATE ESTIMATED AMOUNT
	BASE BID							
1	MOBILIZATION	$90,000.00	1.00 LUMP SUM	$90,000.00	0.90 LUMP SUM	$81,000.00	1.00 LUMP SUM	$90,000.00
2	TRAFFIC CONTROL	$15,782.00	1.00 LUMP SUM	$15,782.00	0.90 LUMP SUM	$14,203.80	1.00 LUMP SUM	$15,782.00
3	CLEARING & GRUBBING	$347.00	11.00 TREE	$3,817.00	12.00 TREE	$4,164.00	12.00 TREE	$4,164.00
4	TREE PRUNING	$278.00	5.00 HOUR	$1,390.00	2.00 HOUR	$556.00	3.00 HOUR	$834.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	$6.70	172.00 SQ YD	$1,152.40	672.77 SQ YD	$4,507.56	672.77 SQ YD	$4,507.56
6	REMOVE CONCRETE DRIVEWAY PAVEMENT	$9.00	328.00 SQ YD	$2,952.00	440.00 SQ YD	$3,960.00	262.00 SQ YD	$2,358.00
7	REMOVE CONCRETE CURB & GUTTER	$7.75	1,721.00 LIN FT	$13,337.75	1,804.00 LIN FT	$13,981.00	1,804.00 LIN FT	$13,981.00
8	REMOVE CONCRETE SIDEWALK	$1.13	1,053.00 SQ FT	$1,189.89	1,071.00 SQ FT	$1,210.23	714.00 SQ FT	$806.82
9	SAWING BITUMINOUS PAVEMENT	$3.35	424.00 LIN FT	$1,420.40	437.00 LIN FT	$1,463.95	379.20 LIN FT	$1,270.32
10	SAWING CONCRETE PAVEMENT	$3.85	380.00 LIN FT	$1,463.00	300.00 LIN FT	$1,155.00	101.00 LIN FT	$388.85
11	FULL DEPTH RECLAMATION	$1.65	41,603.00 SQ YD	$68,644.95	41,603.00 SQ YD	$68,644.95	41,603.00 SQ YD	$68,644.95
12	STABILIZED FULL DEPTH RECLAMATION	$0.48	34,618.00 SQ YD	$16,616.64	34,618.00 SQ YD	$16,616.64	34,618.00 SQ YD	$16,616.64
13	HAUL EXCESS RECLAIMED MATERIAL OFFSITE (LV)	$0.01	4,731.00 CU YD	$47.31	4,730.00 CU YD	$47.30	1,984.00 CU YD	$19.84
14	HAUL EXCESS RECLAIMED MATERIAL OFFSITE TO STOCKPILE LOCATION (LV)	$6.20	1,900.00 CU YD	$11,780.00	2,233.00 CU YD	$13,844.60	3,104.00 CU YD	$19,244.80
15	PLACE EXCESS RECLAIMED MATERIAL AT LIFT STATION DRIVEWAY (CV)	$4.75	240.00 CU YD	$1,140.00	270.00 CU YD	$1,282.50	270.00 CU YD	$1,282.50
16	BITUMINOUS MATERIAL FOR MIXTURE	$446.00	402.00 TON	$179,292.00	410.34 TON	$183,011.64	410.02 TON	$182,868.92
17	BITUMINOUS MATERIAL FOR FOG SEAL	$2.02	4,500.00 GAL	$9,090.00	3,900.00 GAL	$7,878.00	3,900.00 GAL	$7,878.00
18	TOLERANCE RECLAIMED BASE	$2.07	41,603.00 SQ YD	$86,118.21	41,613.00 SQ YD	$86,138.91	41,613.00 SQ YD	$86,138.91
19	COMMON EXCAVATION - LIFT STATION DRIVEWAY (EV) (P)	$26.70	240.00 CU YD	$6,408.00	240.00 CU YD	$6,408.00	240.00 CU YD	$6,408.00
20	COMMON EXCAVATION - TRAIL OR SIDEWALK (EV) (P)	$26.70	840.00 CU YD	$22,428.00	840.00 CU YD	$22,428.00	840.00 CU YD	$22,428.00
21	COMMON EMBANKMENT - TRAIL OR SIDEWALK (CV) (P)	$31.25	30.00 CU YD	$937.50	55.00 CU YD	$1,718.75	30.00 CU YD	$937.50
22	SUBGRADE PREPARATION - LIFT STATION DRIVEWAY	$1.21	702.00 SQ YD	$849.42	706.00 SQ YD	$854.26	810.00 SQ YD	$980.10
23	SUBGRADE PREPARATION - TRAIL OR SIDEWALK	$0.78	1,910.00 SQ YD	$1,489.80	1,715.00 SQ YD	$1,337.70	1,955.00 SQ YD	$1,524.90
24	SHOULDER PREPARATION	$0.25	9,185.00 LIN FT	$2,296.25	15,592.00 LIN FT	$3,898.00	9,185.00 LIN FT	$2,296.25
25	AGGREGATE BASE, VIRGIN CLASS 5 - TRAIL OR SIDEWALK	$26.90	482.00 TON	$12,965.80	875.00 TON	$23,537.50	825.13 TON	$22,196.00
26	BITUMINOUS MATERIAL FOR TACK COAT	$3.05	5,448.00 GAL	$16,616.40	5,200.00 GAL	$15,860.00	5,200.00 GAL	$15,860.00
27	TYPE SP 12.5 WEARING COURSE MIX (3,F) - SPECIAL	$69.65	4,459.00 TON	$310,569.35	3,978.00 TON	$277,067.70	3,977.76 TON	$277,050.98
28	TYPE SP 12.5 WEARING COURSE MIX (3,F)	$62.00	4,505.00 TON	$279,310.00	4,279.54 TON	$265,331.48	4,306.52 TON	$267,004.24
29	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	$53.25	1,181.00 TON	$62,888.25	1,131.84 TON	$60,270.48	1,170.31 TON	$62,319.01
30	PATCH BITUMINOUS DRIVEWAY	$26.15	425.00 SQ YD	$11,113.75	672.77 SQ YD	$17,592.94	603.37 SQ YD	$15,778.13
31	BITUMINOUS CURB	$5.90	211.00 LIN FT	$1,244.90	490.00 LIN FT	$2,891.00	489.10 LIN FT	$2,885.69
32	BITUMINOUS INCENTIVE ALLOWANCE	$23,400.00	1.00 LUMP SUM	$23,400.00	0.61 LUMP SUM	$14,274.00	0.61 LUMP SUM	$14,274.00
33	6" CONCRETE DRIVEWAY (RESIDENTIAL) (HIGH EARLY)	$79.70	10.00 SQ YD	$797.00	16.67 SQ YD	$1,328.60	9.60 SQ YD	$765.12
34	7" CONCRETE DRIVEWAY (COMMERCIAL) (HIGH EARLY)	$79.70	328.00 SQ YD	$26,141.60	440.00 SQ YD	$35,068.00	331.40 SQ YD	$26,412.58
35	CONCRETE CURB & GUTTER DESIGN B618 (HIGH EARLY)	$29.20	1,224.00 LIN FT	$35,740.80	1,734.00 LIN FT	$50,632.80	1,734.00 LIN FT	$50,632.80
36	CONCRETE CURB & GUTTER DESIGN B624 (HIGH EARLY)	$31.45	285.00 LIN FT	$8,963.25	70.00 LIN FT	$2,201.50	70.00 LIN FT	$2,201.50
37	6" CONCRETE SIDEWALK	$46.35	1,409.00 SQ YD	$65,307.15	1,866.00 SQ YD	$86,489.10	1,873.07 SQ YD	$86,816.79
38	6" CONCRETE PEDESTRIAN CURB RAMP	$118.00	228.00 SQ YD	$26,904.00	182.00 SQ YD	$21,476.00	182.00 SQ YD	$21,476.00
39	TRUNCATED DOMES	$52.50	300.00 SQ FT	$15,750.00	334.00 SQ FT	$17,535.00	274.00 SQ FT	$14,385.00
40	EROSION CONTROL SUPERVISOR	$13,500.00	1.00 LUMP SUM	$13,500.00	0.50 LUMP SUM	$6,750.00	1.00 LUMP SUM	$13,500.00
41	LOAM TOPSOIL BORROW (LV)	$54.60	370.00 CU YD	$20,202.00	158.20 CU YD	$8,637.72	307.70 CU YD	$16,800.42
42	SEEDING WITH SEED MIX (25-131)	$3.70	511.00 POUND	$1,890.70	780.50 POUND	$2,887.85	795.01 POUND	$2,941.54
43	HYDRAULIC MULCH MATRIX, INCL. FERTILIZER	$5,053.00	1.60 ACRE	$8,084.80	2.30 ACRE	$11,621.90	1.60 ACRE	$8,084.80
44	WATER FOR TURF ESTABLISHMENT	$5.25	278.00 MGAL	$1,459.50	554.00 MGAL	$2,908.50	553.10 MGAL	$2,903.78
45	CONIFEROUS TREE 8' HT B&B - NORWAY SPRUCE	$688.00	5.00 EACH	$3,440.00	5.00 EACH	$3,440.00	5.00 EACH	$3,440.00
46	REMOVE SIGN	$36.75	57.00 EACH	$2,094.75	43.00 EACH	$1,580.25	54.00 EACH	$1,984.50
47	INSTALL SIGN TYPE C	$41.50	391.00 SQ FT	$16,226.50	391.00 SQ FT	$16,226.50	364.25 SQ FT	$15,116.38
48	SALVAGE AND REINSTALL PRIVATE LIGHT POLE	$5,581.00	1.00 EACH	$5,581.00	1.25 EACH	$6,976.25	1.30 EACH	$7,255.30
49	STREET SWEEPER (WITH PICKUP BROOM)	$131.00	37.00 HOUR	$4,847.00	2.80 HOUR	$366.80	25.00 HOUR	$3,275.00
50	SKID LOADER	$165.00	37.00 HOUR	$6,105.00	11.21 HOUR	$1,849.65	21.20 HOUR	$3,498.00
51	SILT FENCE, TYPE MS	$2.10	800.00 LIN FT	$1,680.00	1,370.00 LIN FT	$2,877.00	1,370.00 LIN FT	$2,877.00
52	4" BROKEN LINE GROUND IN	$0.47	1,500.00 LIN FT	$705.00	1,500.00 LIN FT	$705.00	1,500.00 LIN FT	$705.00
53	4" SOLID LINE GROUND IN	$0.59	21,965.00 LIN FT	$12,959.35	22,465.00 LIN FT	$13,254.35	22,465.00 LIN FT	$13,254.35
54	4" DOUBLE SOLID LINE GROUND IN	$0.95	4,031.00 LIN FT	$3,829.45	3,831.00 LIN FT	$3,639.45	3,831.00 LIN FT	$3,639.45
55	24" SOLID LINE GROUND IN	$12.60	24.00 LIN FT	$302.40	24.00 LIN FT	$302.40	24.00 LIN FT	$302.40
56	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROUND IN	$28.35	60.00 SQ FT	$1,701.00	60.00 SQ FT	$1,701.00	60.00 SQ FT	$1,701.00
57	REMOVE AND REPLACE 8" PVC SANITARY SEWER PIPE, SDR 35	$295.00	20.00 LIN FT	$5,900.00	20.00 LIN FT	$5,900.00	20.00 LIN FT	$5,900.00
58	9" CIPP SANITARY SEWER LINING	$39.90	752.00 LIN FT	$30,004.80	751.00 LIN FT	$29,964.90	752.00 LIN FT	$30,004.80
59	TRIM PROTRUDING TAP	$268.00	1.00 EACH	$268.00	1.00 EACH	$268.00	1.00 EACH	$268.00
60	INSTALL LATERAL SERVICE T-LINER	$5,198.00	1.00 EACH	$5,198.00	1.00 EACH	$5,198.00	1.00 EACH	$5,198.00
61	RECONNECT SERVICE (INLINE)	$525.00	1.00 EACH	$525.00	1.00 EACH	$525.00	1.00 EACH	$525.00
62	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING HDPE ADJUSTING RINGS	$691.00	13.00 EACH	$8,983.00	14.00 EACH	$9,674.00	12.00 EACH	$8,292.00
63	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING HDPE ADJUSTING RINGS AND REMOVE 2 - 12" STRUCTURE SECTIONS	$2,949.00	1.00 EACH	$2,949.00	0.61 EACH	$1,798.89	0.40 EACH	$1,179.60
64	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING NEW R-1642B CASTING AND HDPE ADJUSTING RINGS	$1,007.00	1.00 EACH	$1,007.00	1.00 EACH	$1,007.00	1.00 EACH	$1,007.00
65	REMOVE WATER MAIN PIPE	$52.50	8.00 LIN FT	$420.00	21.00 LIN FT	$1,102.50	41.00 LIN FT	$2,152.50
66	ADJUST VALVE BOX	$341.00	14.00 EACH	$4,774.00	13.00 EACH	$4,433.00	13.00 EACH	$4,433.00
67	6" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	$92.35	34.00 LIN FT	$3,139.90	46.00 LIN FT	$4,248.10	46.00 LIN FT	$4,248.10
68	16" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	$143.00	8.00 LIN FT	$1,144.00	8.00 LIN FT	$1,144.00	11.50 LIN FT	$1,644.50
69	DUCTILE IRON FITTINGS	$14.65	126.00 POUND	$1,845.90	128.10 POUND	$1,876.67	128.10 POUND	$1,876.67
70	EXTEND HYDRANT BARREL	$2,055.00	1.00 LIN FT	$2,055.00	1.00 LIN FT	$2,055.00	1.00 LIN FT	$2,055.00
71	CONNECT TO EXISTING WATER MAIN	$2,625.00	8.00 EACH	$21,000.00	4.00 EACH	$10,500.00	6.00 EACH	$15,750.00
72	16" BUTTERFLY VALVE & BOX	$6,044.00	1.00 EACH	$6,044.00	1.00 EACH	$6,044.00	1.00 EACH	$6,044.00
73	REPLACE TOP SECTION OF VALVE BOX	$436.00	2.00 EACH	$872.00	5.00 EACH	$2,180.00	7.00 EACH	$3,052.00
74	SALVAGE AND REINSTALL VALVE AND BOX	$1,773.00	3.00 EACH	$5,319.00	5.00 EACH	$8,865.00	5.90 EACH	$10,460.70
75	SALVAGE AND REINSTALL HYDRANT	$2,688.00	4.00 EACH	$10,752.00	5.00 EACH	$13,440.00	5.00 EACH	$13,440.00
76	WATERMAIN EVALUATION EXCAVATION, VALVE REPAIR, AND VALVE BOX REPLACEMENT	$3,189.00	13.00 EACH	$41,457.00	3.94 EACH	$12,564.66	3.90 EACH	$12,437.10
77	WATERMAIN EVALUATION EXCAVATION AND FITTING BOLT REPLACEMENT	$2,794.00	25.00 EACH	$69,850.00	21.00 EACH	$58,674.00	17.10 EACH	$47,777.40
78	HYDRANT RECONDITIONING AND PAINTING	$541.00	20.00 EACH	$10,820.00	19.00 EACH	$10,279.00	19.00 EACH	$10,279.00
79	WATERMAIN EVALUATION EXCAVATION	$2,625.00	7.00 EACH	$18,375.00	8.00 EACH	$21,000.00	14.00 EACH	$36,750.00
80	REMOVE SEWER PIPE (STORM SEWER)	$21.00	80.00 LIN FT	$1,680.00	72.00 LIN FT	$1,512.00	561.48 LIN FT	$11,791.08
81	REMOVE CATCH BASIN	$630.00	4.00 EACH	$2,520.00	10.00 EACH	$6,300.00	9.00 EACH	$5,670.00
82	REMOVE MANHOLE	$630.00	5.00 EACH	$3,150.00	2.00 EACH	$1,260.00	2.00 EACH	$1,260.00
83	4' CIPP, 18" STORM SEWER LINING	$3,150.00	2.00 EACH	$6,300.00	2.00 EACH	$6,300.00	2.00 EACH	$6,300.00
84	PATCH STORM SEWER STRUCTURE	$1,313.00	2.00 EACH	$2,626.00	0.00 EACH	$0.00	2.00 EACH	$2,626.00
85	12" RC PIPE SEWER CLASS V	$75.40	48.00 LIN FT	$3,619.20	59.00 LIN FT	$4,448.60	40.00 LIN FT	$3,016.00
86	15" RC PIPE SEWER CLASS V	$78.90	40.00 LIN FT	$3,156.00	4.00 LIN FT	$315.60	24.00 LIN FT	$1,893.60
87	21" RC PIPE SEWER CLASS IV	$87.55	32.00 LIN FT	$2,801.60	34.00 LIN FT	$2,976.70	34.00 LIN FT	$2,976.70
88	24" RC PIPE SEWER CLASS IV	$99.60	8.00 LIN FT	$796.80	4.00 LIN FT	$398.40	4.00 LIN FT	$398.40
89	12" RC PIPE PLUG (STORM SEWER)	$866.00	1.00 EACH	$866.00	1.00 EACH	$866.00	1.00 EACH	$866.00
90	2'X3' CATCH BASIN, INCLUDING R-3067-V CASTING AND HDPE ADJUSTING RINGS	$813.00	7.70 LIN FT	$6,260.10	4.60 LIN FT	$3,739.80	4.60 LIN FT	$3,739.80
91	4' DIA STORM SEWER CB MANHOLE, INCLUDING R-3067-V CASTING AND HDPE ADJUSTING RINGS	$908.00	18.40 LIN FT	$16,707.20	30.15 LIN FT	$27,376.20	34.09 LIN FT	$30,953.72
92	4' DIA STORM SEWER CB MANHOLE, INCLUDING R-3067-VB CASTING AND HDPE ADJUSTING RINGS	$621.00	11.80 LIN FT	$7,327.80	15.00 LIN FT	$9,315.00	11.80 LIN FT	$7,327.80
93	5' DIA STORM SEWER MANHOLE, INCLUDING R-1642-B CASTING AND HDPE ADJUSTING RINGS	$747.00	10.20 LIN FT	$7,619.40	10.10 LIN FT	$7,544.70	10.10 LIN FT	$7,544.70

Pay Request No.: **7 & FINAL**

WEST POINT DOUGLAS ROAD STREET IMPROVEMENTS

BOLTON & MENK
Real People. Real Solutions.

CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.118491
WORK COMPLETED THROUGH WEDNESDAY, JANUARY 12, 2022

ITEM NO.	ITEM	UNIT PRICE	AS BID ESTIMATED QUANTITY	AS BID ESTIMATED AMOUNT	PREVIOUS ESTIMATE ESTIMATED QUANTITY	PREVIOUS ESTIMATE ESTIMATED AMOUNT	COMPLETED TO DATE ESTIMATED QUANTITY	COMPLETED TO DATE ESTIMATED AMOUNT
	BASE BID							
1	MOBILIZATION	$90,000.00	1.00 LUMP SUM	$90,000.00	0.90 LUMP SUM	$81,000.00	1.00 LUMP SUM	$90,000.00
2	TRAFFIC CONTROL	$15,782.00	1.00 LUMP SUM	$15,782.00	0.90 LUMP SUM	$14,203.80	1.00 LUMP SUM	$15,782.00
3	CLEARING & GRUBBING	$347.00	11.00 TREE	$3,817.00	12.00 TREE	$4,164.00	12.00 TREE	$4,164.00
4	TREE PRUNING	$278.00	5.00 HOUR	$1,390.00	2.00 HOUR	$556.00	3.00 HOUR	$834.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	$6.70	172.00 SQ YD	$1,152.40	672.77 SQ YD	$4,507.56	672.77 SQ YD	$4,507.56
6	REMOVE CONCRETE DRIVEWAY PAVEMENT	$9.00	328.00 SQ YD	$2,952.00	440.00 SQ YD	$3,960.00	262.00 SQ YD	$2,358.00
7	REMOVE CONCRETE CURB & GUTTER	$7.75	1,721.00 LIN FT	$13,337.75	1,804.00 LIN FT	$13,981.00	1,804.00 LIN FT	$13,981.00
8	REMOVE CONCRETE SIDEWALK	$1.13	1,053.00 SQ FT	$1,189.89	1,071.00 SQ FT	$1,210.23	714.00 SQ FT	$806.82
9	SAWING BITUMINOUS PAVEMENT	$3.35	424.00 LIN FT	$1,420.40	437.00 LIN FT	$1,463.95	379.20 LIN FT	$1,270.32
10	SAWING CONCRETE PAVEMENT	$3.85	380.00 LIN FT	$1,463.00	300.00 LIN FT	$1,155.00	101.00 LIN FT	$388.85
11	FULL DEPTH RECLAMATION	$1.65	41,603.00 SQ YD	$68,644.95	41,603.00 SQ YD	$68,644.95	41,603.00 SQ YD	$68,644.95
12	STABILIZED FULL DEPTH RECLAMATION	$0.48	34,618.00 SQ YD	$16,616.64	34,618.00 SQ YD	$16,616.64	34,618.00 SQ YD	$16,616.64
13	HAUL EXCESS RECLAIMED MATERIAL OFFSITE (LV)	$0.01	4,731.00 CU YD	$47.31	4,730.00 CU YD	$47.30	1,984.00 CU YD	$19.84
14	HAUL EXCESS RECLAIMED MATERIAL OFFSITE TO STOCKPILE LOCATION (LV)	$6.20	1,900.00 CU YD	$11,780.00	2,233.00 CU YD	$13,844.60	3,104.00 CU YD	$19,244.80
15	PLACE EXCESS RECLAIMED MATERIAL AT LIFT STATION DRIVEWAY (CV)	$4.75	240.00 CU YD	$1,140.00	270.00 CU YD	$1,282.50	270.00 CU YD	$1,282.50
16	BITUMINOUS MATERIAL FOR MIXTURE	$446.00	402.00 TON	$179,292.00	410.34 TON	$183,011.64	410.02 TON	$182,868.92
17	BITUMINOUS MATERIAL FOR FOG SEAL	$2.02	4,500.00 GAL	$9,090.00	3,900.00 GAL	$7,878.00	3,900.00 GAL	$7,878.00
18	TOLERANCE RECLAIMED BASE	$2.07	41,603.00 SQ YD	$86,118.21	41,613.00 SQ YD	$86,138.91	41,613.00 SQ YD	$86,138.91
19	COMMON EXCAVATION - LIFT STATION DRIVEWAY (EV) (P)	$26.70	240.00 CU YD	$6,408.00	240.00 CU YD	$6,408.00	240.00 CU YD	$6,408.00
20	COMMON EXCAVATION - TRAIL OR SIDEWALK (EV) (P)	$26.70	840.00 CU YD	$22,428.00	840.00 CU YD	$22,428.00	840.00 CU YD	$22,428.00
21	COMMON EMBANKMENT - TRAIL OR SIDEWALK (CV) (P)	$31.25	30.00 CU YD	$937.50	55.00 CU YD	$1,718.75	30.00 CU YD	$937.50
22	SUBGRADE PREPARATION - LIFT STATION DRIVEWAY	$1.21	702.00 SQ YD	$849.42	706.00 SQ YD	$854.26	810.00 SQ YD	$980.10
23	SUBGRADE PREPARATION - TRAIL OR SIDEWALK	$0.78	1,910.00 SQ YD	$1,489.80	1,715.00 SQ YD	$1,337.70	1,955.00 SQ YD	$1,524.90
24	SHOULDER PREPARATION	$0.25	9,185.00 LIN FT	$2,296.25	15,592.00 LIN FT	$3,898.00	9,185.00 LIN FT	$2,296.25
25	AGGREGATE BASE, VIRGIN CLASS 5 - TRAIL OR SIDEWALK	$26.90	482.00 TON	$12,965.80	875.00 TON	$23,537.50	825.13 TON	$22,196.00
26	BITUMINOUS MATERIAL FOR TACK COAT	$3.05	5,448.00 GAL	$16,616.40	5,200.00 GAL	$15,860.00	5,200.00 GAL	$15,860.00
27	TYPE SP 12.5 WEARING COURSE MIX (3,F) - SPECIAL	$69.65	4,459.00 TON	$310,569.35	3,978.00 TON	$277,067.70	3,977.76 TON	$277,050.98
28	TYPE SP 12.5 WEARING COURSE MIX (3,F)	$62.00	4,505.00 TON	$279,310.00	4,279.54 TON	$265,331.48	4,306.52 TON	$267,004.24
29	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	$53.25	1,181.00 TON	$62,888.25	1,131.84 TON	$60,270.48	1,170.31 TON	$62,319.01
30	PATCH BITUMINOUS DRIVEWAY	$26.15	425.00 SQ YD	$11,113.75	672.77 SQ YD	$17,592.94	603.37 SQ YD	$15,778.13
31	BITUMINOUS CURB	$5.90	211.00 LIN FT	$1,244.90	490.00 LIN FT	$2,891.00	489.10 LIN FT	$2,885.69
32	BITUMINOUS INCENTIVE ALLOWANCE	$23,400.00	1.00 LUMP SUM	$23,400.00	0.61 LUMP SUM	$14,274.00	0.61 LUMP SUM	$14,274.00
33	6" CONCRETE DRIVEWAY (RESIDENTIAL) (HIGH EARLY)	$79.70	10.00 SQ YD	$797.00	16.67 SQ YD	$1,328.60	9.60 SQ YD	$765.12
34	7" CONCRETE DRIVEWAY (COMMERCIAL) (HIGH EARLY)	$79.70	328.00 SQ YD	$26,141.60	440.00 SQ YD	$35,068.00	331.40 SQ YD	$26,412.58
35	CONCRETE CURB & GUTTER DESIGN B618 (HIGH EARLY)	$29.20	1,224.00 LIN FT	$35,740.80	1,734.00 LIN FT	$50,632.80	1,734.00 LIN FT	$50,632.80
36	CONCRETE CURB & GUTTER DESIGN B624 (HIGH EARLY)	$31.45	285.00 LIN FT	$8,963.25	70.00 LIN FT	$2,201.50	70.00 LIN FT	$2,201.50
37	6" CONCRETE SIDEWALK	$46.35	1,409.00 SQ YD	$65,307.15	1,866.00 SQ YD	$86,489.10	1,873.07 SQ YD	$86,816.79
38	6" CONCRETE PEDESTRIAN CURB RAMP	$118.00	228.00 SQ YD	$26,904.00	182.00 SQ YD	$21,476.00	182.00 SQ YD	$21,476.00
39	TRUNCATED DOMES	$52.50	300.00 SQ FT	$15,750.00	334.00 SQ FT	$17,535.00	274.00 SQ FT	$14,385.00
40	EROSION CONTROL SUPERVISOR	$13,500.00	1.00 LUMP SUM	$13,500.00	0.50 LUMP SUM	$6,750.00	1.00 LUMP SUM	$13,500.00
41	LOAM TOPSOIL BORROW (LV)	$54.60	370.00 CU YD	$20,202.00	158.20 CU YD	$8,637.72	307.70 CU YD	$16,800.42
42	SEEDING WITH SEED MIX (25-131)	$3.70	511.00 POUND	$1,890.70	780.50 POUND	$2,887.85	795.01 POUND	$2,941.54
43	HYDRAULIC MULCH MATRIX, INCL. FERTILIZER	$5,053.00	1.60 ACRE	$8,084.80	2.30 ACRE	$11,621.90	1.60 ACRE	$8,084.80
44	WATER FOR TURF ESTABLISHMENT	$5.25	278.00 MGAL	$1,459.50	554.00 MGAL	$2,908.50	553.10 MGAL	$2,903.78
45	CONIFEROUS TREE 8' HT B&B - NORWAY SPRUCE	$688.00	5.00 EACH	$3,440.00	5.00 EACH	$3,440.00	5.00 EACH	$3,440.00
46	REMOVE SIGN	$36.75	57.00 EACH	$2,094.75	43.00 EACH	$1,580.25	54.00 EACH	$1,984.50
47	INSTALL SIGN TYPE C	$41.50	391.00 SQ FT	$16,226.50	391.00 SQ FT	$16,226.50	364.25 SQ FT	$15,116.38
48	SALVAGE AND REINSTALL PRIVATE LIGHT POLE	$5,581.00	1.00 EACH	$5,581.00	1.25 EACH	$6,976.25	1.30 EACH	$7,255.30
49	STREET SWEEPER (WITH PICKUP BROOM)	$131.00	37.00 HOUR	$4,847.00	2.80 HOUR	$366.80	25.00 HOUR	$3,275.00
50	SKID LOADER	$165.00	37.00 HOUR	$6,105.00	11.21 HOUR	$1,849.65	21.20 HOUR	$3,498.00
51	SILT FENCE, TYPE MS	$2.10	800.00 LIN FT	$1,680.00	1,370.00 LIN FT	$2,877.00	1,370.00 LIN FT	$2,877.00
52	4" BROKEN LINE GROUND IN	$0.47	1,500.00 LIN FT	$705.00	1,500.00 LIN FT	$705.00	1,500.00 LIN FT	$705.00
53	4" SOLID LINE GROUND IN	$0.59	21,965.00 LIN FT	$12,959.35	22,465.00 LIN FT	$13,254.35	22,465.00 LIN FT	$13,254.35
54	4" DOUBLE SOLID LINE GROUND IN	$0.95	4,031.00 LIN FT	$3,829.45	3,831.00 LIN FT	$3,639.45	3,831.00 LIN FT	$3,639.45
55	24" SOLID LINE GROUND IN	$12.60	24.00 LIN FT	$302.40	24.00 LIN FT	$302.40	24.00 LIN FT	$302.40
56	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROUND IN	$28.35	60.00 SQ FT	$1,701.00	60.00 SQ FT	$1,701.00	60.00 SQ FT	$1,701.00
57	REMOVE AND REPLACE 8" PVC SANITARY SEWER PIPE, SDR 35	$295.00	20.00 LIN FT	$5,900.00	20.00 LIN FT	$5,900.00	20.00 LIN FT	$5,900.00
58	9" CIPP SANITARY SEWER LINING	$39.90	752.00 LIN FT	$30,004.80	751.00 LIN FT	$29,964.90	752.00 LIN FT	$30,004.80
59	TRIM PROTRUDING TAP	$268.00	1.00 EACH	$268.00	1.00 EACH	$268.00	1.00 EACH	$268.00
60	INSTALL LATERAL SERVICE T-LINER	$5,198.00	1.00 EACH	$5,198.00	1.00 EACH	$5,198.00	1.00 EACH	$5,198.00
61	RECONNECT SERVICE (INLINE)	$525.00	1.00 EACH	$525.00	1.00 EACH	$525.00	1.00 EACH	$525.00
62	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING HDPE ADJUSTING RINGS	$691.00	13.00 EACH	$8,983.00	14.00 EACH	$9,674.00	12.00 EACH	$8,292.00
63	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING HDPE ADJUSTING RINGS AND REMOVE 2 - 12" STRUCTURE SECTIONS	$2,949.00	1.00 EACH	$2,949.00	0.61 EACH	$1,798.89	0.40 EACH	$1,179.60
64	ADJUST SANITARY SEWER MANHOLE CASTING, INCLUDING NEW R-1642B CASTING AND HDPE ADJUSTING RINGS	$1,007.00	1.00 EACH	$1,007.00	1.00 EACH	$1,007.00	1.00 EACH	$1,007.00
65	REMOVE WATER MAIN PIPE	$52.50	8.00 LIN FT	$420.00	21.00 LIN FT	$1,102.50	41.00 LIN FT	$2,152.50
66	ADJUST VALVE BOX	$341.00	14.00 EACH	$4,774.00	13.00 EACH	$4,433.00	13.00 EACH	$4,433.00
67	6" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	$92.35	34.00 LIN FT	$3,139.90	46.00 LIN FT	$4,248.10	46.00 LIN FT	$4,248.10
68	16" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	$143.00	8.00 LIN FT	$1,144.00	8.00 LIN FT	$1,144.00	11.50 LIN FT	$1,644.50
69	DUCTILE IRON FITTINGS	$14.65	126.00 POUND	$1,845.90	128.10 POUND	$1,876.67	128.10 POUND	$1,876.67
70	EXTEND HYDRANT BARREL	$2,055.00	1.00 LIN FT	$2,055.00	1.00 LIN FT	$2,055.00	1.00 LIN FT	$2,055.00
71	CONNECT TO EXISTING WATER MAIN	$2,625.00	8.00 EACH	$21,000.00	4.00 EACH	$10,500.00	6.00 EACH	$15,750.00
72	16" BUTTERFLY VALVE & BOX	$6,044.00	1.00 EACH	$6,044.00	1.00 EACH	$6,044.00	1.00 EACH	$6,044.00
73	REPLACE TOP SECTION OF VALVE BOX	$436.00	2.00 EACH	$872.00	5.00 EACH	$2,180.00	7.00 EACH	$3,052.00
74	SALVAGE AND REINSTALL VALVE AND BOX	$1,773.00	3.00 EACH	$5,319.00	5.00 EACH	$8,865.00	5.90 EACH	$10,460.70
75	SALVAGE AND REINSTALL HYDRANT	$2,688.00	4.00 EACH	$10,752.00	5.00 EACH	$13,440.00	5.00 EACH	$13,440.00
76	WATERMAIN EVALUATION EXCAVATION, VALVE REPAIR, AND VALVE BOX REPLACEMENT	$3,189.00	13.00 EACH	$41,457.00	3.94 EACH	$12,564.66	3.90 EACH	$12,437.10
77	WATERMAIN EVALUATION EXCAVATION AND FITTING BOLT REPLACEMENT	$2,794.00	25.00 EACH	$69,850.00	21.00 EACH	$58,674.00	17.10 EACH	$47,777.40
78	HYDRANT RECONDITIONING AND PAINTING	$541.00	20.00 EACH	$10,820.00	19.00 EACH	$10,279.00	19.00 EACH	$10,279.00
79	WATERMAIN EVALUATION EXCAVATION	$2,625.00	7.00 EACH	$18,375.00	8.00 EACH	$21,000.00	14.00 EACH	$36,750.00
80	REMOVE SEWER PIPE (STORM SEWER)	$21.00	80.00 LIN FT	$1,680.00	72.00 LIN FT	$1,512.00	561.48 LIN FT	$11,791.08
81	REMOVE CATCH BASIN	$630.00	4.00 EACH	$2,520.00	10.00 EACH	$6,300.00	9.00 EACH	$5,670.00
82	REMOVE MANHOLE	$630.00	5.00 EACH	$3,150.00	2.00 EACH	$1,260.00	2.00 EACH	$1,260.00
83	4' CIPP, 18" STORM SEWER LINING	$3,150.00	2.00 EACH	$6,300.00	2.00 EACH	$6,300.00	2.00 EACH	$6,300.00
84	PATCH STORM SEWER STRUCTURE	$1,313.00	2.00 EACH	$2,626.00	0.00 EACH	$0.00	2.00 EACH	$2,626.00
85	12" RC PIPE SEWER CLASS V	$75.40	48.00 LIN FT	$3,619.20	59.00 LIN FT	$4,448.60	40.00 LIN FT	$3,016.00
86	15" RC PIPE SEWER CLASS V	$78.90	40.00 LIN FT	$3,156.00	4.00 LIN FT	$315.60	24.00 LIN FT	$1,893.60
87	21" RC PIPE SEWER CLASS IV	$87.55	32.00 LIN FT	$2,801.60	34.00 LIN FT	$2,976.70	34.00 LIN FT	$2,976.70
88	24" RC PIPE SEWER CLASS IV	$99.60	8.00 LIN FT	$796.80	4.00 LIN FT	$398.40	4.00 LIN FT	$398.40
89	12" RC PIPE PLUG (STORM SEWER)	$866.00	1.00 EACH	$866.00	1.00 EACH	$866.00	1.00 EACH	$866.00
90	2'X3' CATCH BASIN, INCLUDING R-3067-V CASTING AND HDPE ADJUSTING RINGS	$813.00	7.70 LIN FT	$6,260.10	4.60 LIN FT	$3,739.80	4.60 LIN FT	$3,739.80
91	4' DIA STORM SEWER CB MANHOLE, INCLUDING R-3067-V CASTING AND HDPE ADJUSTING RINGS	$908.00	18.40 LIN FT	$16,707.20	30.15 LIN FT	$27,376.20	34.09 LIN FT	$30,953.72
92	4' DIA STORM SEWER CB MANHOLE, INCLUDING R-3067-VB CASTING AND HDPE ADJUSTING RINGS	$621.00	11.80 LIN FT	$7,327.80	15.00 LIN FT	$9,315.00	11.80 LIN FT	$7,327.80
93	5' DIA STORM SEWER MANHOLE, INCLUDING R-1642-B CASTING AND HDPE ADJUSTING RINGS	$747.00	10.20 LIN FT	$7,619.40	10.10 LIN FT	$7,544.70	10.10 LIN FT	$7,544.70

Pay Request No.: **7 & FINAL**

WEST POINT DOUGLAS ROAD STREET IMPROVEMENTS

BOLTON & MENK
Real People. Real Solutions.

CITY OF COTTAGE GROVE
BMI PROJECT NO. N14.118491
WORK COMPLETED THROUGH WEDNESDAY, JANUARY 12, 2022

ITEM NO.	ITEM	UNIT PRICE	AS BID			PREVIOUS ESTIMATE			COMPLETED TO DATE		
			ESTIMATED QUANTITY		ESTIMATED AMOUNT	ESTIMATED QUANTITY		ESTIMATED AMOUNT	ESTIMATED QUANTITY		ESTIMATED AMOUNT
94	6' DIA STORM SEWER MANHOLE, INCL R-1642-B CASTING AND HDPE ADJUSTING RINGS	$812.00	12.60	LIN FT	$10,231.20	12.60	LIN FT	$10,231.20	12.00	LIN FT	$9,744.00
95	CONNECT TO EXISITNG STORM SEWER	$1,313.00	13.00	EACH	$17,069.00	20.00	EACH	$26,260.00	18.00	EACH	$23,634.00
96	ADJUST CATCH BASIN CASTING, INCLUDING HDPE ADJUSITNG RINGS	$138.00	4.00	EACH	$552.00	3.00	EACH	$414.00	3.00	EACH	$414.00
97	ADJUST CATCH BASIN CASTING, INCLUDING NEW R-3067-V CASTING AND HDPE ADJUSTING RINGS	$600.00	3.00	EACH	$1,800.00	5.00	EACH	$3,000.00	3.00	EACH	$1,800.00
98	ADJUST CATCH BASIN CASTING, INCLUDING NEW R-3067-VB CASTING AND HDPE ADJUSTING RINGS	$600.00	2.00	EACH	$1,200.00	3.00	EACH	$1,800.00	3.00	EACH	$1,800.00
99	ADJUST STORM SEWER MANHOLE CASTING, INCLUDING HDPE ADJUSTING RINGS	$689.00	17.00	EACH	$11,713.00	17.00	EACH	$11,713.00	17.00	EACH	$11,713.00
100	ADJUST STORM SEWER MANHOLE CASTING, INCLUDING NEW R-1642 CASTING AND HDPE ADJUSTING RINGS	$868.00	1.00	EACH	$868.00	6.00	EACH	$5,208.00	3.00	EACH	$2,604.00
101	STORM DRAIN INLET PROTECTION	$125.00	20.00	EACH	$2,500.00	21.00	EACH	$2,625.00	21.00	EACH	$2,625.00
	TOTAL BASE BID				**$1,906,029.12**			**$1,863,937.43**			**$1,898,170.79**
	CHANGE ORDER NO.1										
1	MOBILIZATION	$5,500.00	1.00	LS	$5,500.00	0.90	LS	$4,950.00	1.00	LS	$5,500.00
2	COMMON EXCAVATION - TRAIL OR SIDEWALK (EV) (P)	$18.70	310.00	CY	$5,797.00	310.00	CY	$5,797.00	310.00	CY	$5,797.00
3	COMMON EMBANKMENT - TRAIL OR SIDEWALK (EV) (P)	$23.25	310.00	CY	$7,207.50	310.00	CY	$7,207.50	310.00	CY	$7,207.50
4	SUBGRADE PREPARATION - TRAIL OR SIDEWALK	$0.78	1,600.00	SY	$1,248.00	1,701.00	SY	$1,326.78	1,701.00	SY	$1,326.78
5	AGGREGATE BASE, VIRGIN CLASS 5 - TRAIL OR SIDEWALK	$26.90	410.00	TN	$11,029.00	450.00	TN	$12,105.00	450.00	TN	$12,105.00
6	6" CONCRETE SIDEWALK	$46.35	1,370.00	6	$63,499.50	1,390.00	0	$64,426.50	1,390.00	6	$64,426.50
7	LOAM TOPSOIL BORROW (LV)	$54.60	50.00	CY	$2,730.00	37.00	CY	$2,020.20	0.00	CY	$0.00
8	SEEDING WITH SEED MIX (25-131)	$3.70	240.00	LB	$888.00	240.00	LB	$888.00	240.00	LB	$888.00
9	HYDRAULIC MULCH MATRIX, INCL. FERTILIZER	$5,053.00	0.70	AC	$3,537.10	0.70	AC	$3,537.10	1.06	AC	$5,356.18
10	WATER FOR TURF ESTABLISHMENT	$5.25	275.00	MGAL	$1,443.75	0.00	MGAL	$0.00	0.00	MGAL	$0.00
11	ADJUST VALVE BOX	$341.00	4.00	EA	$1,364.00	0.00	EA	$0.00	0.00	EA	$0.00
	TOTAL CHANGE ORDER				**$104,243.85**			**$102,258.08**			**$102,606.96**
	TOTAL AMOUNT:				**$2,010,272.97**			**$1,966,195.51**			**$2,000,777.75**

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2022-XXX

RESOLUTION APPROVING THE FINAL PAYMENT IN THE AMOUNT OF $83,737.13 TO GMH ASPHALT CO. FOR THE WEST POINT DOUGLAS ROAD STREET IMPROVEMENTS PROJECT

WHEREAS, the City Engineer has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount was $1,906,029.12. A change order for the construction of a six-foot wide sidewalk along the frontage of the Capp Industries property was included in the amount of $104,243.85, resulting in a final contract amount of $2,010,272.97. The final construction cost was $2,000,777.75, which is $9,495.22 less than the contract amount. Liquidated damages were assessed in the amount of $5,000.00 due to the contractor failing to meet the milestones set forth in the contract, which resulted in a final amount of $1,995,777.75; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that $83,737.13 is paid to GMH Asphalt Co. for the final payment for the West Point Douglas Road Street Improvements Project.

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

7M

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Glacial Valley 2nd Addition
Staff Recommendation	1. Adopt Resolution 2022-021 approving the final plat for Glacial Valley Estates 2nd Addition, which is a 9.58-acre residential development with 76 residential townhome lots, 10 outlots and 2 common lots. 2. Approve the Glacial Valley Estates 2nd Addition Development Agreement with Military Keats, LLC (Donnay Homes). 3. Adopt Resolution 2022-022 approving the Glacial Valley Estates 2nd Addition Development Plans dated November 30, 2021, prepared by Pioneer Engineering.
Budget Implication	N/A

Attachments

Glacial Valley 2nd CC Memo.tif	17.81MB
Glacial Valley 2nd Resolution-FP.tif	12.12MB
Glacial Valley 2nd Final Plat.tif	3.72MB
Glacial Valley 2nd Dev Agree.tif	120.35MB
Glacial Valley 2nd Resolution-P&S.tif	4.14MB
Glacial Valley 2nd Plans & Specs.tif	60.2MB
Glacial Valley 2nd PP Res. 2020-148.tif	21.75MB
Glacial Valley 2nd Eng Review Memo.tif	5.49MB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Emily Schmitz, Senior Planner

DATE: February 10, 2022

RE: Glacial Valley Estates 2nd Addition – Final Plat, Development Agreement and Development Plans

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Introduction

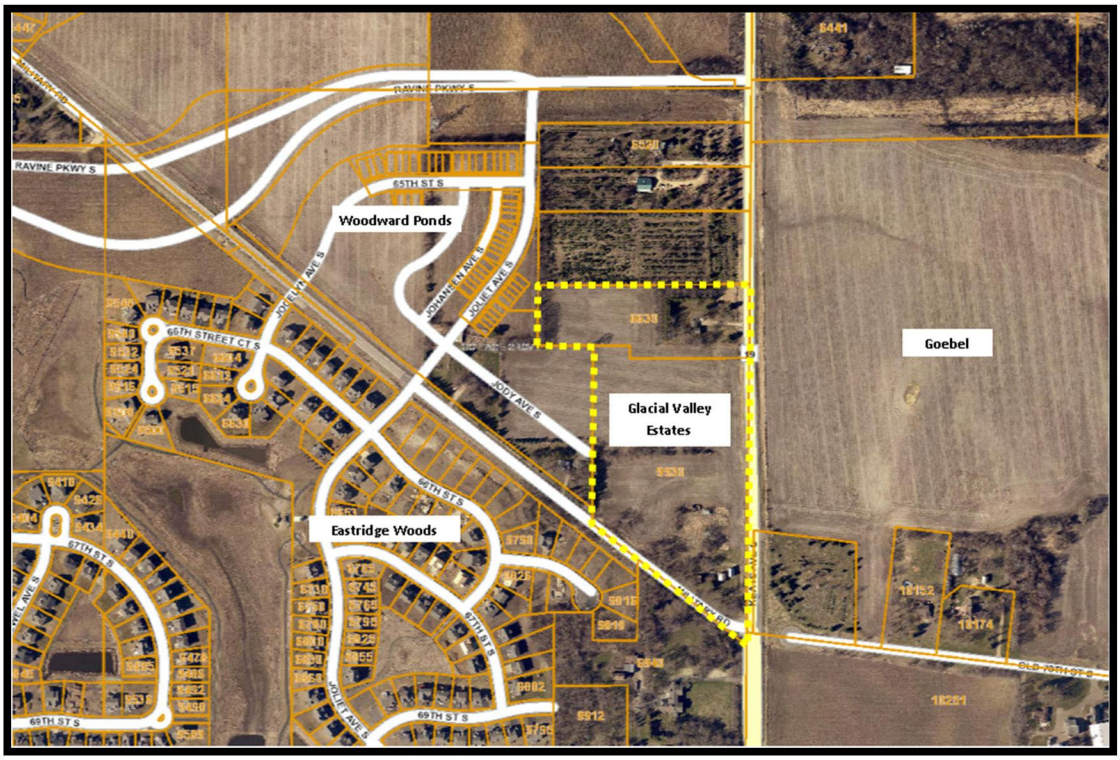
The City Council is requested to take the following actions:

1) Adopt a resolution approving the final plat for Glacial Valley Estates 2nd Addition.

2) Approve the Glacial Valley Estates 2nd Addition Development Agreement with Military Keats, LLC (Donnay Homes).

3) Adopt a resolution approving the Glacial Valley Estates 2nd Addition Development Plans dated November 30, 2021, prepared by Pioneer Engineering.

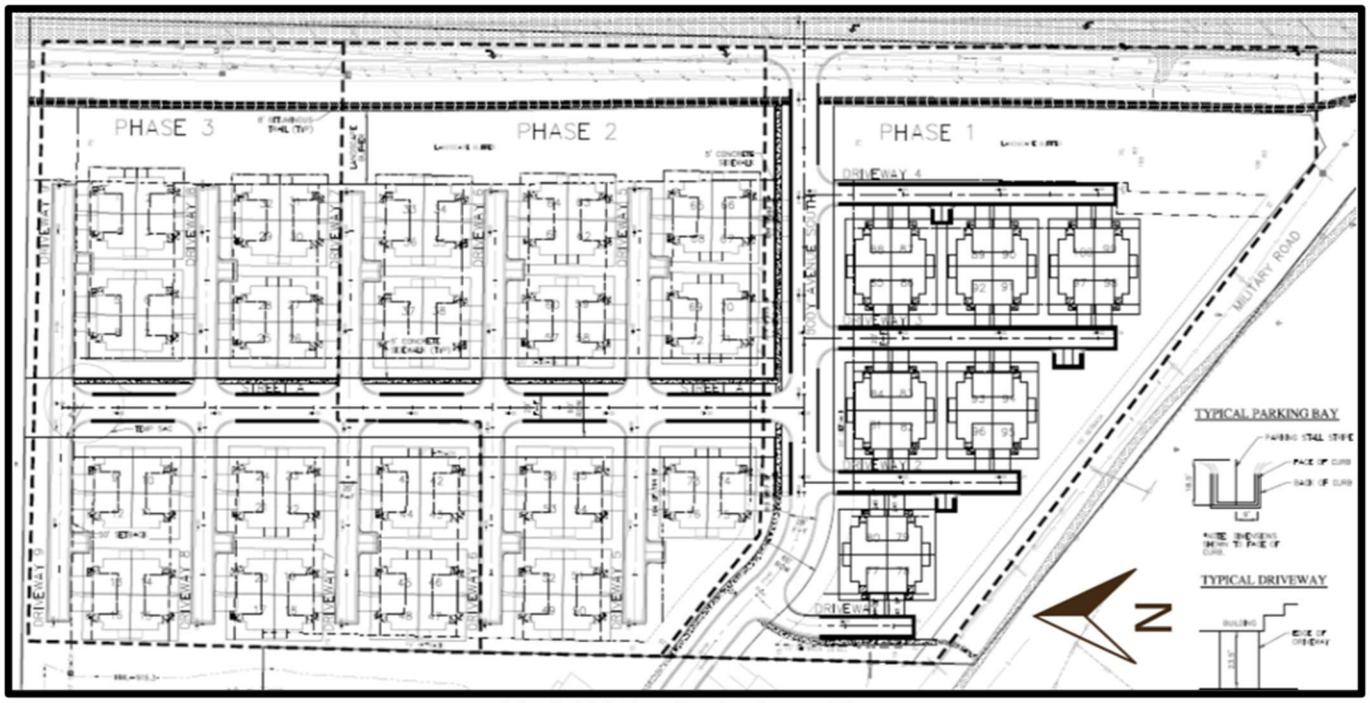
The location for the proposed Glacial Valley Estates 2nd Addition subdivision is shown on the map below:



Location Map

Background

The preliminary plat for Glacial Valley Estates was approved by the City Council on November 18, 2020 (Resolution 2020-148) along with rezoning the land from R-5, Medium Density, to R-5, Medium Density Residential, with a PUD, Planned Unit Development (Ordinance 1034). The preliminary plat included 100 attached townhome units and 4 outlots.



Glacial Valley Preliminary Plat

The Glacial Valley 1st Addition final plat was approved at the April 21, 2021, Council meeting (Resolution 2021-057). The 1st Addition final plat approved 24 residential lots for townhomes, one common lot to be owned and maintained by the HOA, and six outlots.

1) Final Plat Review

The Glacial Valley Estates 2nd Addition final plat was distributed to City departments, Washington County, City of Woodbury, and ISD 833 for their review and comments. All comments that were received have been incorporated into the review. No comments or recommendations were received from other City advisory commissions.

The Glacial Valley Estates 2nd Addition is proposed on 9.58-acres and will include the remaining 76 lots of the total approved 100 lots as part of the preliminary plat. The final plat is in conformance with all other conditions of the preliminary plat as approved by the City Council and as stipulated in City Resolution 2020-148. The Glacial Valley Estates 2nd Addition final plat development is shown below, and the final plat in its entirety is attached.



Glacial Valley 2nd Addition Final Plat

The Developer is proposing a Homeowners' Association (HOA) that will be responsible for the maintenance of any outlots not deeded to the City and for all common areas. The HOA will be responsible for the maintenance of Outlots A-J, and the Developer must sign a private street maintenance agreement which requires the HOA to maintain the private street fingers and private storm sewer infrastructure within the private streets and common lots (Lot 37, Block 1 and Lot 41, Block 2).

The City's Fire Marshal has reviewed the plans and indicated the proposed T-intersection at Jorgensen Avenue and Driveway 9 for use as a hammerhead turnaround is appropriate and supports public safety equipment.

The Developer will also be responsible for construction of fencing that matches the fencing installed within the Woodward Ponds development on the north property line. The fencing is required to extend from the Keats Avenue right-of-way to the westerly property line of the City's pond outlot. The Developer will be required to provide funds as part of the Development Agreement to cover the cost of removal of the fencing at such time development continues to the north. The HOA will be responsible for maintenance of the fence on the HOA property, within the Jorgensen Avenue right-of-way and within the City-owned Outlot (Outlot E Glacial Valley 1st Addition). The required maintenance responsibility will be outlined in the maintenance agreement to be recorded with the plat.

2) Development Agreement

The Developer has signed the development agreement, which is attached for review.

3) Development Plan Review

The City Engineer has reviewed the development plans dated November 30, 2021, by the developer's consulting engineer, Pioneer Engineering, and is recommending approval of those plans (e.g. construction plans, drawings, specifications and surveys) subject to the comments in the January 13, 2022, review letter (attached) being completed and any subsequent comments from the City Engineer.

This proposed project will require some additional minor site grading and the construction of utilities and streets. The developer proposes to construct all public improvements in 2022.

Recommendations

The City Council is recommended to take the following actions:

1. Adopt a resolution approving the final plat for Glacial Valley Estates 2nd Addition, which is a 9.58-acre residential development with 76 residential townhome lots, 10 outlots and 2 common lots.

2. Approve the Glacial Valley Estates 2nd Addition Development Agreement with Military Keats, LLC (Donnay Homes).

3. Adopt a resolution approving the Glacial Valley Estates 2nd Addition Development Plans dated November 30, 2021, prepared by Pioneer Engineering.

Attachments
Glacial Valley Estates 2nd Addition Final Plat
Glacial Valley Estates 2nd Addition Development Agreement
Glacial Valley Estates 2nd Addition Development Plans dated November 30, 2021
Resolution 2020-148 (Glacial Valley Estates Preliminary Plat)
Engineering Review Letter dated January 13, 2022

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

RESOLUTION APPROVING THE FINAL PLAT NAMED GLACIAL VALLEY ESTATES 2ND ADDITION

WHEREAS, Donnay Homes, LLC has applied for a final plat to develop a multi-family residential subdivision named Glacial Valley Estates 2nd Addition, which consists of 76 residential lots for townhomes, 2 common lots, and 10 outlots, to be located on property legally described as:

Outlot F, GLACIAL VALLEY ESTATES, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Planning Commission held the public hearing on the zoning amendment to change the zoning of the property from R-5, Medium Density, to R-5, Medium Density Residential Zoning District, with a PUD, Planned Unit Development, and for the preliminary plat for Glacial Valley Estates on October 26, 2020; and

WHEREAS, the Planning Commission unanimously recommended approval of the preliminary plat and zoning amendment on October 26, 2020, subject to certain conditions; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendation and approved the preliminary plat (Resolution No. 2020-148) and rezoning (Ordinance No. 1034) on November 18, 2020; and

WHEREAS, City staff found the Glacial Valley Estates 2nd Addition final plat substantially consistent with the approved preliminary plat and Planned Unit Development (PUD) plan; and

WHEREAS, the Developer and City have entered into a development agreement for the Glacial Valley Estates subdivision ("Development Agreement").

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the final plat for a multi-family residential subdivision plat named Glacial Valley Estates 2nd Addition, which consists of 76 lots for townhomes, 2 common lots, and 10 outlots, located on the property legally described above. Approval of this final plat is subject to the following conditions:

1. The Developer and builders must comply with all City ordinances and policies.

2. The Developer must abide by the conditions stipulated in Resolution No. 2020-148, which approved the Glacial Valley Estates preliminary plat, except as hereafter modified.

3. All utility, drainage, and development construction must conform to the plan set dated November 30, 2021 and include the completion of the comments included in the January 13, 2021 review letter comments from Bolton and Menk or as modified by the City Engineer in writing.

4. The Developer may start rough grading of the lots before the plat is filed, if a Minnesota Pollution Control Agency (MPCA) Construction Storm Water Permit has been issued

and the City has been furnished with a cash escrow or letter of credit in the minimum amount specified in the approved development agreement.

5. Development of this project must comply with the grading and erosion control plans as approved by the City Engineer.

6. The City will supply the streetlight poles and luminaries. The Developer will pay the City for streetlight poles and streetlight luminaries.

7. The City agrees to review and consider the final wear course paving along certain roadway segments in advance of other roadways depending on the location of the roadway segment. The wear course/final lift of all streets in the subdivision must be completed within three years from the date all other public improvements are accepted by the City or when 90 percent of the houses have received a certificate of occupancy, whichever is sooner.

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

9. The final plat and declaration of private covenants must be recorded with the Washington County Recorder's Office before any building permit can be issued.

10. Before final financial guarantees are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to the grading and drainage development plan(s) approved by the City Engineer.

11. Residential lots designated to have a boundary marker(s) must have the marker(s) installed before a Certificate of Occupancy can be issued for the house on that particular residential lot. For lots constructed between and November 1 and May 1, a Certificate of Occupancy can be issued and the escrow retained until installation of the markers is confirmed.

12. All monument signs must comply with the City's Sign Ordinance and must be placed on private property.

13. Park dedication shall be addressed as stipulated within the Development Agreement.

14. Maintenance is required for all common outlots, landscaping, fencing, irrigation, and group mailboxes. The Developer shall be required to install fencing along the north property line of the development property and shall be responsible for maintenance of the fence until such time development continues to the north and the fence is removed.

15. Snow removal is required as detailed in the Development Agreement.

16. All mailboxes and location of mailboxes must comply with the U.S. Post Office guidelines and regulations. Mailboxes placed at the curb shall all be the same design and color.

17. The landscaping plan shall be modified to ensure all proposed boulevard trees are proposed as a species on the City's preferred tree list or as approved by the City Forester and located no less than 10 feet from hydrants.

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

GLACIAL VALLEY ESTATES 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Military Keats LLC, a Minnesota limited liability company, owner of the following described property situated in he County of Washington, State of Minnesota, to wit:

Outlot F, GLACIAL VALLEY ESTATES, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as GLACIAL VALLEY ESTATES 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Military Keats LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20____ .

Military Keats LLC

By:_____ Its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20____ , by _____ the _____ of Military Keats LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature

_____
Printed Name

Notary Public, _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat, that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20____ .

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20____ , by Peter J. Hawkinson, Licensed Land Surveyor.

_____
Signature

_____
Printed Name

Notary Public, _____

My Commission Expires _____

CITY COUNCIL, City of Cottage Grove, Minnesota

This plat was approved by the City Council of the City of Cottage Grove, Minnesota, this _____ day of _____ , 20____ , and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR, Washington County, Minnesota

Pursuant to Minnesota Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20____ .

By: _____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the real estate hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes, and transfer has been entered on this _____ day of _____ , 20____ .

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER, Washington County, Minnesota

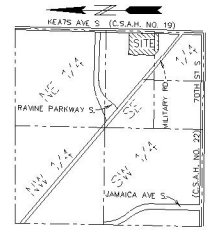
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____ , 20____ , at _____ o'clock ____ M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

GLACIAL VALLEY ESTATES 2ND ADDITION



SECTION 3, TWP. 27, RGE. 21
WASHINGTON COUNTY, MINNESOTA
LOCATION MAP
NOT TO SCALE

E 1/4 CORNER OF SEC. 3, TWP. 27, RGE. 21
S89°15'18"E 880.05
S01°31'45"W

2065.25
S01°31'45"W

SE CORNER OF SEC. 3, TWP. 27, RGE. 21

KEATS AVENUE SOUTH (C.S.A.H. NO. 19)

S89°15'18"E 880.10
30.70
S01°33'07"W

519.38
R=11549.16
Δ=02°34'36"

85.19
S01°01'29"E

125.57
R=11369.16
Δ=00°37'58"

561.58

277.10

276.94

395.95

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E

INSET A
SEE SHEET 3 OF 4 SHEETS

JORGENSEN AVENUE SOUTH

764.75

NORTH

VALLEY

WEST

JODY AVENUE SOUTH

ESTATES

OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT I
OUTLOT J

GLACIAL

INSET B
SEE SHEET 4 OF 4 SHEETS

Δ=47°39'31"
R=110.00
91.58

Δ=109°59'52"
R=40.00
76.74

N52°30'01"W
43.80

JODY AVENUE SOUTH

FOUND UNCAPPED 1/2 INCH IRON PIPE
N89°15'18"W
13.75

246.01
N00°44'42"E

411.19
N01°22'14"E

GLACIAL VALLEY ESTATES

Scale in Feet
1 INCH = 40 FEET

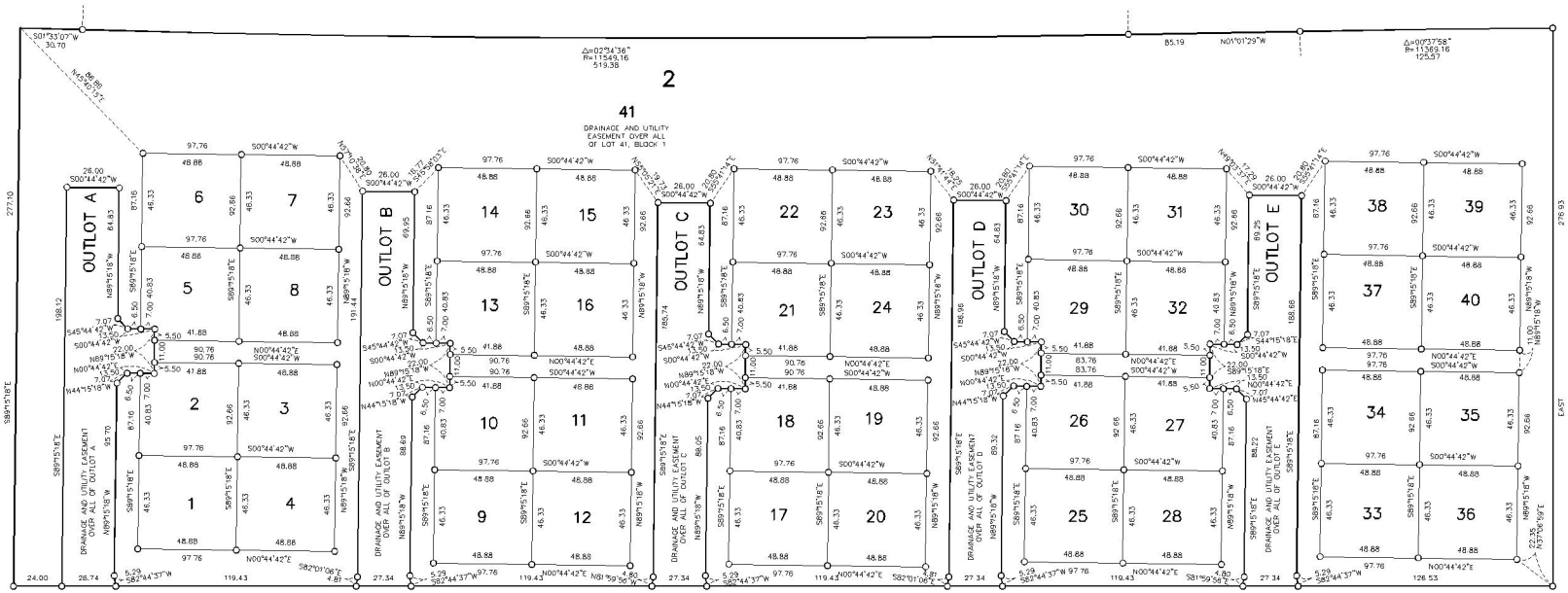
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 01°31'45" WEST.

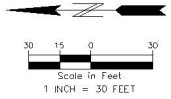
- ◉ DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299.
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

GLACIAL VALLEY ESTATES 2ND ADDITION

INSET A





THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 01°31'45" WEST.

◉ DENOTES FOUND WASHINGTON COUNTY CAST IRON MONUMENT

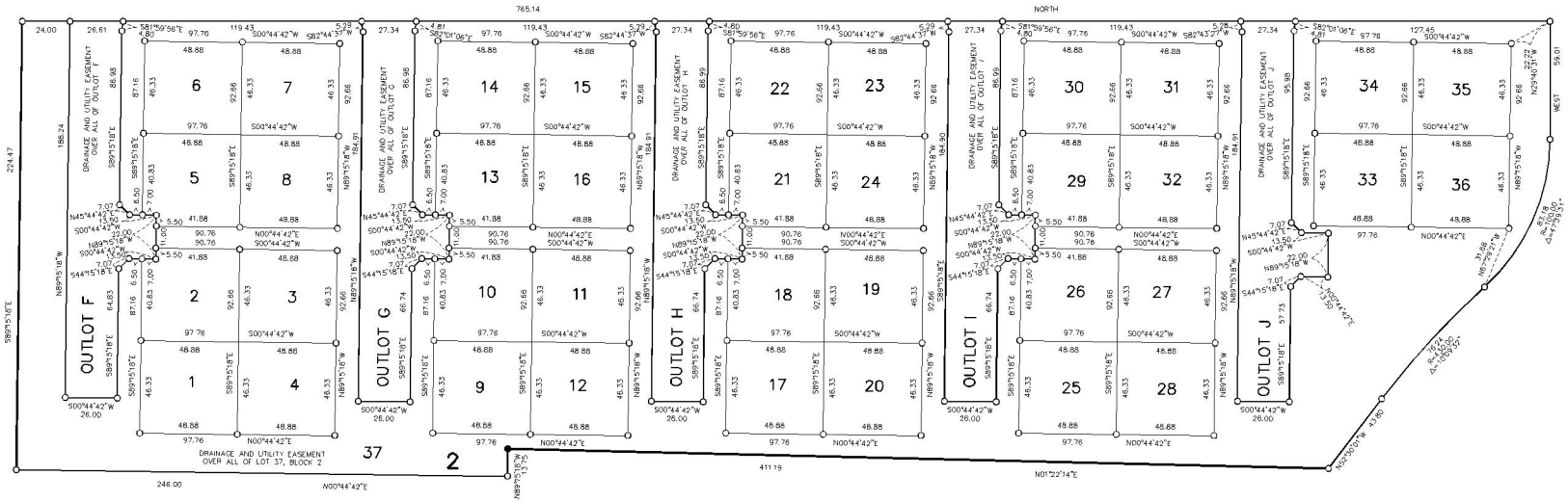
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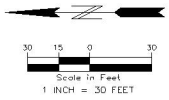
● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

GLACIAL VALLEY ESTATES 2ND ADDITION

INSET B





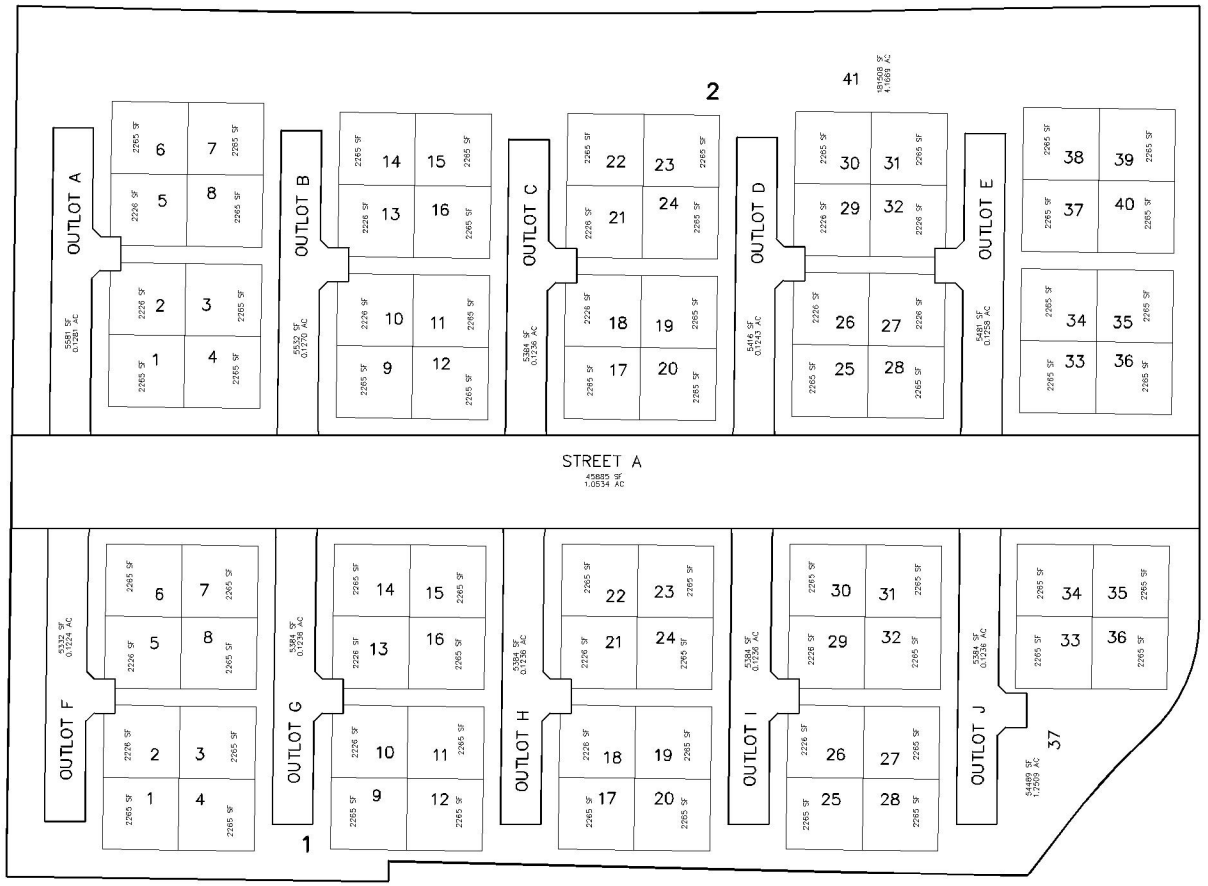
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PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

GLACIAL VALLEY ESTATES 2ND ADDITION

80 40 0 80
Scale in Feet
1 INCH = 80 FEET



AREA SUMMARY

BLOCK 1 =	135,707	SF.	3.1154 AC.
BLOCK 2 =	181,508	SF.	4.1669 AC.
OUTLOT A =	5,581	SF.	0.1281 AC.
OUTLOT B =	5,532	SF.	0.1270 AC.
OUTLOT C=	5,384	SF.	0.1236 AC.
OUTLOT D=	5,416	SF.	0.1243 AC.
OUTLOT E=	5,481	SF.	0.1258 AC.
OUTLOT F=	5,332	SF.	0.1224 AC.
OUTLOT G=	5,384	SF.	0.1236 AC.
OUTLOT H=	5,384	SF.	0.1236 AC.
OUTLOT I=	5,384	SF.	0.1236 AC.
OUTLOT J=	5,384	SF.	0.1236 AC.
TOTAL LOT AREA =	317,214	SF.	7.2823 AC.
TOTAL OUTLOT AREA =	54,262	SF.	1.2456 AC.
R/W AREA =	45,884	SF.	1.0534 AC.
TOTAL AREA =	417,360	SF.	9.5813 AC.

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

DEVELOPMENT AGREEMENT

FOR THE PLAT OF

GLACIAL VALLEY ESTATES 2ND ADDITION

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

MILITARY KEATS LLC

THIS AGREEMENT, made and entered into on the _____ day of _____, 2022, by and between the City of Cottage Grove, a Minnesota municipal corporation ("CITY"), and Military Keats LLC, a Minnesota limited liability company ("DEVELOPER").

RECITALS:

WHEREAS, in pursuant of the DEVELOPMENT PROJECT, the DEVELOPER has applied to the CITY for approval of the DEVELOPMENT PLANS and FINAL PLAT for Glacial Valley Estates 2nd Addition; and

WHEREAS, in conjunction with the granting of these approvals, the CITY requires the installation and/or availability of public utilities (sewer and water), public streets, storm sewer pipes, ponds, and other facilities; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412, 429, and 462, the COUNCIL approved the FINAL PLAT and DEVELOPMENT PLANS on the following conditions:

1. That the DEVELOPER enters into this DEVELOPMENT AGREEMENT, which contract defines the work which the DEVELOPER undertakes to complete; and

2. The DEVELOPER shall provide an irrevocable letter of credit and cash deposits in the amounts and with conditions satisfactory to the CITY, providing for assurance of payment for the actual construction and installation of the improvements in the DEVELOPMENT PLANS, as specified and required by the CITY.

WHEREAS, the DEVELOPMENT PLANS were prepared by a registered professional engineer and have been submitted to and approved by the CITY ENGINEER.

NOW, THEREFORE, subject to the terms and conditions of this DEVELOPMENT AGREEMENT and in reliance upon the representations, warranties and covenants of the parties herein contained, the CITY and DEVELOPER agree as follows:

ARTICLE 1
DEFINITIONS

1.1. TERMS. The following terms, unless elsewhere defined specifically in the DEVELOPMENT AGREEMENT, shall have the following meanings as set forth below.

1.2. BUILDER. "BUILDER" means an entity that will be constructing a residence on a lot in the FINAL PLAT.

1.3. CITY. "CITY" means the City of Cottage Grove, a Minnesota municipal corporation.

1.4. CITY ENGINEER. "CITY ENGINEER" means the City Engineer of the City of Cottage Grove or delegatees.

1.5. CITY WARRANTIES. "CITY WARRANTIES" means all CITY WARRANTIES identified in Article 12 of this DEVELOPMENT AGREEMENT.

1.6. COUNCIL. "COUNCIL" means the Council of the City of Cottage Grove.

1.7. COUNTY. "COUNTY" means Washington County, Minnesota.

1.8. DEVELOPER. "DEVELOPER" means Military Keats LLC, a Minnesota limited liability company.

1.9. DEVELOPER DEFAULT. "DEVELOPER DEFAULT" means and includes, jointly and severally, any of the following or any combination thereof:

a) failure by the DEVELOPER to timely pay the CITY any money required to be paid under the DEVELOPMENT AGREEMENT;

b) failure by the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) breach of the DEVELOPER WARRANTIES.

1.10. DEVELOPER IMPROVEMENTS. "DEVELOPER IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified in Article 4.

1.11. DEVELOPER WARRANTIES. "DEVELOPER WARRANTIES" means all DEVELOPER WARRANTIES identified in Article 10 of this DEVELOPMENT AGREEMENT.

1.12. DEVELOPMENT AGREEMENT. "DEVELOPMENT AGREEMENT" means this instant agreement by and among the CITY and DEVELOPER.

1.13. DEVELOPMENT PLANS. "DEVELOPMENT PLANS" means all the plans, drawings, specifications, and surveys dated December 27, 2021 (grading) and November 30, 2021 (streets and utilities) including all revisions approved by the City Engineer, and prepared by Pioneer Engineering hereby incorporated by reference and made a part of this DEVELOPMENT AGREEMENT.

1.14. DEVELOPMENT PROJECT. "DEVELOPMENT PROJECT" means a residential development to be known as Glacial Valley Estates 2nd Addition that will be constructed on the DEVELOPMENT PROPERTY that is substantially in conformance with the FINAL PLAT.

1.15. DEVELOPMENT PROPERTY. "DEVELOPMENT PROPERTY" means that real property legally described on Exhibit A, attached hereto, upon which the DEVELOPMENT PROJECT will be constructed.

1.16. FINAL PLAT. "FINAL PLAT" means the FINAL PLAT, approved by the COUNCIL, attached hereto as Exhibit B.

1.17. FORCE MAJEURE. "FORCE MAJEURE" means acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lightning and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots, insurrections, war or civil disorder affecting the performance of work, blockades, power or other utility failures, and fires or explosions.

1.18. FORMAL NOTICE. "FORMAL NOTICE" means notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to CITY:
City of Cottage Grove
Attention: City Administrator
12800 Ravine Parkway South
Cottage Grove, MN 55016

If to DEVELOPER:
Military Keats LLC
Attn: Paul Donnay
9655 63rd Ave N
Maple Grove, MN 55369–5536

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

1.19. INDIRECT COSTS. "INDIRECT COSTS" means the costs related to:

a) Finance, administration and legal costs; and

b) Engineering services performed by CITY Staff; and

c) Testing and Right of Way services; and

d) Consulting engineering services.

1.20. OTHER REGULATORY AGENCIES. "OTHER REGULATORY AGENCIES" means and includes, individually and collectively, the following:

a) Minnesota Department of Transportation

b) Washington County

c) Washington County Highway Department

d) South Washington Watershed District

e) Minnesota Department of Health

f) Minnesota Pollution Control Agency

g) Metropolitan Council

h) Any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.21. PRELIMINARY PLAT. "PRELIMINARY PLAT" means the preliminary plat approved by the COUNCIL.

1.22. PRIOR EASEMENT HOLDERS. "PRIOR EASEMENT HOLDERS" means and includes, jointly and severally, all holders of any easements or other property interests which existed prior to the grant or dedication of any public easements transferred by the FINAL PLAT or transferred pursuant to this DEVELOPMENT AGREEMENT.

1.23. SITE IMPROVEMENTS. "SITE IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified on Exhibit C and in Article 3.

1.24. UTILITY COMPANIES. "UTILITY COMPANIES" means and includes, jointly and severally, the following:

a) Utility companies, including electric, gas and cable;

b) Pipeline companies.

ARTICLE 2
FINAL PLAT APPROVAL

2.1. FINAL PLAT APPROVAL. The COUNCIL approved the FINAL PLAT. All conditions contained in the CITY Council Resolution for the FINAL PLAT shall be considered a condition of this DEVELOPMENT AGREEMENT.

2.2. RECORDING OF FINAL PLAT. The DEVELOPER shall record the FINAL PLAT and this DEVELOPMENT AGREEMENT with the COUNTY Recorder. No building permits shall be issued unless the DEVELOPER shows evidence to the CITY that the FINAL PLAT and this DEVELOPMENT AGREEMENT have been recorded with the COUNTY Recorder and the CITY has received the financial obligations required in Article 15.

ARTICLE 3
SITE IMPROVEMENTS

3.1. SITE IMPROVEMENTS. DEVELOPER shall construct and install, at its own cost, all SITE IMPROVEMENTS identified on Exhibit C in accordance with industry standards for making public improvements.

3.2. AREA CHARGES. The CITY imposes Area Charges for sanitary sewer, water and storm sewer impacts to all new developments pursuant to City Code Section 8-1-2 C.2 and the Fee Schedule. Such Area Charges are identified on Exhibit G.

ARTICLE 4
DEVELOPER IMPROVEMENTS

4.1. DEVELOPER IMPROVEMENTS. The DEVELOPER shall install, at its own cost, the DEVELOPER IMPROVEMENTS in accordance with the DEVELOPMENT PLANS and in accordance with the approvals of the CITY Council, and all ordinances and PRELIMINARY and FINAL PLAT resolutions of the CITY or any amendments thereto and any Miscellaneous Requirements on Exhibit D, attached hereto.

4.2. GROUND MATERIAL. The DEVELOPER shall ensure that adequate and suitable ground material shall exist in the areas of public street and utility improvements and shall guarantee the removal, replacement or repair of substandard or unstable material through the warranty period. The cost of said removal, replacement or repair is the responsibility of the DEVELOPER.

4.3. GRADING/DRAINAGE PLAN AND EASEMENTS. The DEVELOPER shall construct drainage facilities adequate to serve the DEVELOPMENT PROJECT in accordance with the DEVELOPMENT PLANS. The DEVELOPER agrees to grant to the CITY all necessary outlots and easements for the preservation and maintenance of the drainage system, for drainage basins and for utility service and for utility looping. The DEVELOPER shall enter into any easement agreements and stormwater management agreements with the CITY that are deemed necessary to fulfill the

obligations of this Section. The grading and drainage plan shall include lot and building elevations, drainage swales to be sodded, storm sewer, catch basins, erosion control structures and ponding areas necessary to conform to the overall CITY storm sewer plan. The grading of the site shall be completed in conformance with the DEVELOPMENT PLANS, subject only to such design criteria and engineering design and construction specifications as are used in the DEVELOPMENT PLANS notwithstanding any amendment or change to CITY standards for development subsequent to approval of the FINAL PLAT.

DEVELOPER shall dedicate drainage and utility easements as shown on the FINAL PLAT. Additional utility and drainage easements that may be required by the CITY may be granted by an acceptable document as approved by the CITY. Prior to issuance of a Certificate of Occupancy to a BUILDER for any dwelling unit constructed on a lot within the subdivision, a Certificate of Compliance by a land surveyor must be submitted to the CITY by the BUILDER reflecting conformance with the approved grading plan and confirming that the lot corner monuments are installed.

Building construction and general construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM. Site grading/excavation and street and utility construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM.

4.4. GRADING OF STREETS. The DEVELOPER must grade, in accordance with the grading plan provided to and approved by the CITY, all public and private streets, boulevards, driveways and other public lands, if any, and other lands shown in the approved grading plan. If the DEVELOPER does not perform the work required by this paragraph, the CITY will complete all work required of the DEVELOPER. The DEVELOPER will be financially responsible for payments for this work, which will be assessed as provided in Section 16.2.

4.5. INTERIM BITUMINOUS STREET. The DEVELOPER will construct a bituminous wedge for the roadways within the FINAL PLAT. The bituminous wedge will be removed once 90% of the residences have received a Final Certificate of Occupancy or after three (3) years. At the end of three (3) years from the day the bituminous wedge is installed, even if 90% of the homes are not constructed, the DEVELOPER will remove the wedge and place the wear course pavement. The DEVELOPER is responsible for the replacement of any damaged sidewalk or curbside. The BUILDER will be responsible to preserve and protect the public roadway and any sidewalk/trail.

4.6. STREET MAINTENANCE. DEVELOPER is responsible for all maintenance, upkeep and repair of all public streets contained within the FINAL PLAT from initiation of construction through final acceptance by the CITY. DEVELOPER is responsible for all maintenance, upkeep and repair of all private streets contained within the FINAL PLAT.

4.7. STREET SWEEPING. The DEVELOPER is responsible for the removal of all construction debris and earth materials within the public and private right-of-way typically resulting from new home construction activities. The CITY will inspect the roadways to ensure the

DEVELOPER is keeping all public roadway surfaces clean. If any portion of a public roadway surface is found in an unacceptable condition, the CITY will have appropriate equipment dispatched to the site and all costs associated with the clean-up effort will be billed to the DEVELOPER.

4.8. STREET SIGNS. The DEVELOPER shall be financially responsible for the installation of street identification signs, non-mechanical and non-electrical traffic control signs, address range signs and private street signs. Street signs will be in conformance with the names as indicated on the FINAL PLAT and pursuant to CITY standards. The actual number and location of signs to be installed shall be determined by the CITY and actual installation shall be performed by CITY authorized personnel.

4.9. SOD. The DEVELOPER agrees that the BUILDER must pay for and install cultured sod between all adjacent street curbs and between front and rear lot lines throughout each lot in the entire FINAL PLAT. For a lot where the Certificate of Occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph shall be completed by the BUILDER by June 15; for a lot where the Certificate of Occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by the BUILDER by September 15. Notwithstanding anything to the contrary in this DEVELOPMENT AGREEMENT, it is agreed that in lieu of the BUILDER installing sod on each lot, the BUILDER may provide to a lot owner a certificate that entitles the lot owner to have sod delivered to that lot at the owner's request for installation by the lot owner.

4.10. BOULEVARD AND AREA RESTORATION. The DEVELOPER shall seed all boulevards within 30 days of the completion of street related improvements and restore all other areas disturbed by the development grading operation in accordance with the approved erosion control plan, over the entire FINAL PLAT. Upon request of the CITY ENGINEER, the DEVELOPER shall remove the silt fences after grading and construction have occurred.

4.11. LOT CORNER MONUMENTS. The DEVELOPER shall install all subdivision lot corner monumentation within one year from the date of recording the FINAL PLAT, or the monumentation shall be installed on a per lot basis at the time the building permit for the subject lot is issued, whichever occurs first. At the end of the one year period from recording of this DEVELOPMENT AGREEMENT, the DEVELOPER shall submit to CITY ENGINEER written verification by a registered land surveyor that the required monuments have been installed throughout the FINAL PLAT.

4.12. BOULEVARD TREES. The DEVELOPER or BUILDER shall contact the City Forester for the purposes of staking the location of the boulevard trees to be planted and approving the tree species. The minimum size of tree to be planted in the City's Right-of-Way shall be one and three-fourths inch caliper (1¾"), as measured by the American Association of Nurserymen.

4.13. STREET MAINTENANCE, RESTORATION, ACCESS AND REPAIR DURING CONSTRUCTION. The DEVELOPER shall clear, on a daily basis, any soil, earth or debris from the streets and wetlands within or adjacent to the FINAL PLAT resulting from the grading or building on the land within the FINAL PLAT by the DEVELOPER or its agents, and shall restore to the CITY's specifications any gravel base contaminated by mixing construction or excavation

debris, or earth in it, and repair to the CITY's specifications any damage to bituminous surfacing resulting from the use of construction equipment.

Furthermore, the DEVELOPER shall maintain reasonable access to any occupied buildings within the FINAL PLAT, including necessary street maintenance such as grading, graveling, patching and snow removal prior to permanent street surfacing. The DEVELOPER agrees to perform and assume all responsibilities relating to snow removal and ice control, if the streets have not been accepted for winter maintenance by the CITY ENGINEER by October 15, or later if approved by the CITY's Public Works Director. Completion of the work described in the paragraph shall be completed within fifteen (15) days after notice by the CITY to the DEVELOPER that repair, or restoration is required. Saturday working hours for the site grading/street and utility construction should start at 9:00 a.m.

4.14. BUILDING PERMITS. No building permit for any lot shall be issued until the DEVELOPER has constructed a temporary access consisting of a bituminous surface base that is acceptable in design by the CITY and the conditions in Exhibit D have been followed. Special consideration may be given for three model home building permits if approved by the City's Building Official and Fire Marshal as follows:

a) One model home permit may be issued prior to roadway Class V gravel base and utilities being installed; and

b) Two additional model home permits may be issued after Class V gravel base and utilities have been installed.

4.15. DRIVEWAYS. Upon building a residence on a lot, the BUILDER shall construct a concrete or bituminous surface driveway for the lot in accordance with CITY approved standards. For a lot for which a certificate of occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph must be completed by June 15; for a lot for which a certificate of occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by September 15.

4.16. VEGETATION. The DEVELOPER shall comply with CITY ordinances and policies related to preservation of vegetation and trees and specifically shall exercise reasonable efforts in residential areas to save mature, non-diseased trees and vegetation on the subject land which do not have to be removed for reasonable installation of buildings, streets, utilities or drainage improvements, construction activities related thereto, or site grading. Prior to any excavation, the DEVELOPER shall require a certified arborist to install tree protection on all trees that are to be saved and to mark such trees with a red band prior to any excavation. All diseased trees shall be removed according to CITY ordinance requirements.

4.17. LANDSCAPING. The responsibility for landscaping requirements is as follows:

a) The DEVELOPER is responsible for:

1. Installing all landscaping improvements within the lots containing the Homeowners' Association-owned common elements shown on the DEVELOPER's approved landscape plan.
2. Granting the CITY the right to trim overgrown vegetation within the lots containing the Homeowners' Association-owned common elements.
3. Installing all landscaping improvements as depicted on the DEVELOPER's landscape plan in a timely manner.
4. Installing irrigation within the lots containing the Homeowners' Association-owned common elements.
5. Including in the Homeowners' Association the responsibilities of individual property owners identified in Section 4.17 (b) below.

b) The Homeowners' Association shall be required to maintain the landscaping and irrigation systems within lots containing the Homeowners' Association-owned common elements and irrigation systems within the right-of-way to the back of curb or edge of pavement that is adjacent to the DEVELOPMENT PROJECT after it is installed by DEVELOPER.

4.18. EROSION CONTROL. The DEVELOPER shall provide and follow a plan for erosion control and pond maintenance in accord with the Best Management Practices (BMP) as delineated in the Minnesota Pollution Control Agency's on-line Stormwater Manual and as stated in the grading permit issued by the CITY. Such plan shall be detailed on the DEVELOPMENT PLANS and shall be subject to approval of the CITY ENGINEER. The DEVELOPER shall install and maintain such erosion control structures as appear necessary under the DEVELOPMENT PLANS, or as it becomes necessary subsequent thereto. The DEVELOPER shall be responsible for all damage caused as the result of grading and excavation within the FINAL PLAT including, but not limited to, restoration of existing control structures and clean-up of public right-of-way, until all lots are final graded and improvements are completed. As a portion of the erosion control plan, the DEVELOPER shall seed or sod any disturbed areas in accordance with the DEVELOPMENT PLANS. After the site is rough graded, the DEVELOPER must provide erosion control devices that are reasonably required by the CITY. The parties recognize that time is of the essence in controlling erosion. If the DEVELOPER does not provide erosion control, the CITY may, after a twenty-four (24) hour notice, take appropriate action to control erosion. The CITY may, without notice draw upon any posted financial guarantee to pay costs incurred by the CITY in controlling erosion within the FINAL PLAT, or at the CITY's option, assess the additional costs incurred as part of the DEVELOPER IMPROVEMENTS.

4.19. PROHIBITION ON TRANSFER OF RESPONSIBILITY. The DEVELOPER must not transfer or assign its responsibility to perform the requirements of Street Sweeping, Street Signs, Street Maintenance, Restoration, Access and Repair, Landscaping, and Erosion Control to any lot purchaser or BUILDER of a home on any lot within the FINAL PLAT. Notwithstanding the foregoing, it is agreed that DEVELOPER may transfer its responsibility for sod installation, provided DEVELOPER remains liable for the performance thereof and it is understood and agreed that upon transfer of the NPDES permit to the BUILDER or buyer of an individual lot, all responsibilities subsumed under the said NPDES permit specific to the subject lot shall, thereafter, be the BUILDER'S or buyer's responsibility and not DEVELOPER'S responsibility.

4.20. WEED/GRASS MAINTENANCE. DEVELOPER must not allow or permit within the FINAL PLAT, excluding land deeded to the CITY for public purposes, any weeds, grass, brush, or other rank vegetation to a height greater than eight (8) inches, or permit any accumulation of dead weeds, grass or brush. In the event the DEVELOPER fails to comply with this provision, the CITY may give the DEVELOPER notice to cut or remove material in violation of this paragraph. All costs of cutting or removing incurred by the CITY must be paid by the DEVELOPER or assessed against the property that is in violation.

4.21. OCCUPANCY. No certificate of occupancy for any lot shall be issued until the DEVELOPER has constructed a permanent bituminous roadway and water and sanitary sewer improvements are available for use. No certificate of occupancy for any lot within the FINAL PLAT shall be issued until all water and sanitary sewer improvements are available for use and the first lift of street pavement has been installed. Furthermore, the DEVELOPER is responsible for the construction and cost of constructing any necessary temporary bituminous roadway before the public roadway is constructed and shall maintain reasonable access to any occupied home or homes, including necessary street maintenance prior to permanent street improvements that are accepted by the CITY.

ARTICLE 5
PARK CONTRIBUTION REQUIREMENTS

5.1. PARK DEDICATION. The DEVELOPER shall comply with the park dedication requirements as defined in the City Code. Park dedication fees identified in Exhibit G must be paid prior to the release of the FINAL PLAT.

ARTICLE 6
PERMITS, LICENSES AND OTHER APPROVALS

6.1. PERMITS. The DEVELOPER shall obtain all necessary approvals, permits and licenses from the CITY, the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES, as identified on Exhibit E, attached hereto. Major design requirements of any such entities shall be determined prior to completion and incorporated into the DEVELOPMENT PLANS. All costs incurred to obtain said approvals, permits and licenses, and also all fines or penalties levied by any agency due to the failure of the DEVELOPER to obtain or comply with conditions of such approvals, permits and licenses, shall be paid by the DEVELOPER. The DEVELOPER shall defend and hold the CITY harmless from any action initiated by the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES resulting from such failures of the DEVELOPER.

ARTICLE 7
OTHER DEVELOPMENT REQUIREMENTS

7.1. MISCELLANEOUS REQUIREMENTS. Any additional requirements to approval of the FINAL PLAT and DEVELOPMENT PLANS as specified by the COUNCIL are incorporated herein and identified on Exhibit D.

7.2. PRIVATE STREET. There are private streets within the FINAL PLAT that will be owned and maintained by the Homeowners' Association. DEVELOPER shall enter into a maintenance agreement with the CITY regarding the maintenance, reconstruction, snowplowing and damage to CITY utilities that are located within the private streets.

7.3. PRIVATE STREET LIGHTS. There are portions of the street light system within the DEVELOPMENT PROPERTY that shall be owned and maintained by the Homeowners' Association as required in the Construction, Repair and Maintenance Agreement for Private Roads, Stormwater Utilities, Street Lights, and Access Easement for Glacial Valley Estates, Cottage Grove, Minnesota.

7.4. PRIVATE STORMWATER UTILITIES. There are portions of the stormwater utilities within the DEVELOPMENT PROPERTY that shall be owned and maintained by the Homeowners' Association as required in the Construction, Repair and Maintenance Agreement for Private Roads, Stormwater Utilities, Street Lights, and Access Easement for Glacial Valley Estates, Cottage Grove, Minnesota.

ARTICLE 8

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ARTICLE 9
RESPONSIBILITY FOR COSTS

9.1. DEVELOPER AND SITE IMPROVEMENT COSTS. The DEVELOPER shall pay for the DEVELOPER IMPROVEMENTS and SITE IMPROVEMENTS; that is, all costs of persons doing work or furnishing skills, tools, machinery or materials, or insurance premiums or equipment or supplies and all just claims for the same; and the CITY shall be under no obligation to pay the contractor or any subcontractor any sum whatsoever on account thereof, whether or not the CITY shall have approved the contract or subcontract. Such site improvements are identified on Exhibit C.

The DEVELOPER is responsible for contracting and paying for the street and utility testing costs. The CITY's designated inspector on the DEVELOPMENT PROJECT will coordinate the street and utility testing activities. All testing reports shall be sent to the CITY with a copy to the DEVELOPER.

If deductions are owed on the street and utility construction pursuant to the MNDOT standards for construction, then these deductions will be paid by DEVELOPER to CITY within thirty (30) days after DEVELOPER receives notices of such deductions.

9.2. MISCELLANEOUS AND AREA CHARGES. The DEVELOPER shall reimburse the CITY for all miscellaneous costs and Area Charges incurred or to be incurred by the CITY in connection with this DEVELOPMENT AGREEMENT. Such costs are identified on Exhibit G.

9.3. ENFORCEMENT COSTS. The DEVELOPER shall pay the CITY for costs incurred in the enforcement of this DEVELOPMENT AGREEMENT, including engineering costs and reasonable attorneys' fees.

9.4. TIME OF PAYMENT. DEVELOPER shall pay all bills from the CITY within thirty (30) days after billing. Bills not paid within thirty (30) days shall bear interest at the rate of eight percent (8%) per year.

ARTICLE 10
DEVELOPER WARRANTIES

10.1. STATEMENT OF DEVELOPER WARRANTIES. The DEVELOPER hereby warrants and represents the following:

a) **AUTHORITY.** DEVELOPER is the fee title owner of the DEVELOPMENT PROPERTY in the FINAL PLAT and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT, and no approvals or consents of any persons are necessary in connection with the authority of DEVELOPER to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

b) **NO DEFAULT.** DEVELOPER is not in default under any lease, contract or agreement to which it is a party or by which it is bound which would affect performance under this DEVELOPMENT AGREEMENT. DEVELOPER is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment or decree which would prohibit the execution or performance of this DEVELOPMENT AGREEMENT by DEVELOPER or prohibit any of the transactions provided for in this DEVELOPMENT AGREEMENT.

c) **PRESENT COMPLIANCE WITH LAWS.** DEVELOPER has complied with and is not in violation of applicable federal, state or local statutes, laws, and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS; and DEVELOPER is not aware of any pending or threatened claim of any such violation.

d) **CONTINUING COMPLIANCE WITH LAWS.** DEVELOPER will comply with all applicable federal, state and local statutes, laws and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS.

e) **NO LITIGATION.** There is no suit, action, arbitration or legal, administrative or other proceeding or governmental investigation pending, or threatened against or affecting DEVELOPER or the FINAL PLAT or the DEVELOPMENT PLANS or the DEVELOPER IMPROVEMENTS. DEVELOPER is not in default with respect to any order, writ, injunction or decree of any federal, state, local or foreign court, department, agency or instrumentality.

f) **FULL DISCLOSURE.** None of the representatives and warranties made by DEVELOPER or made in any exhibit hereto or memorandum or writing furnished or to be furnished by DEVELOPER or on its behalf intentionally contains or will contain any untrue statement of material fact or intentionally omit any material fact the omission of which would be misleading. Any unintentional untrue statements or omissions shall be corrected or cured within thirty (30) days after the DEVELOPER receives FORMAL NOTICE or obtains knowledge of such error, unless an extension is granted by the CITY.

g) **PLAT COMPLIANCE.** The FINAL PLAT and the DEVELOPMENT PLANS comply with all CITY, COUNTY, metropolitan, state and federal laws and regulations, including but not limited to, subdivision ordinances, zoning ordinances and environmental regulations.

h) **WARRANTY ON PROPER WORK AND MATERIALS.** The DEVELOPER warrants all work required to be performed by it under this DEVELOPMENT AGREEMENT against defective material and faulty workmanship for a period of two (2) years after its completion and acceptance by the CITY. The DEVELOPER shall be solely responsible for all costs of performing repair work required by the CITY within thirty (30) days of notification. All trees, grass, and sod shall be warranted to be alive, of good quality, and disease free for one year after planting. Any replacements shall be similarly warranted for one year from the time of planting. The warranty period for street and drainage and erosion control improvements shall be for two (2) years after completion and acceptance by the CITY; the warranty for the street, drainage and erosion control improvements shall also include the obligation of the DEVELOPER to repair and correct any damage to or deficiency with respect to such improvements.

i) **OBTAINING PERMITS.** The DEVELOPER shall obtain in a timely manner and pay for all required permits, licenses and approvals, and shall meet, in a timely manner, all requirements of all applicable, local, state and federal laws and regulations which must be obtained or met before the DEVELOPER IMPROVEMENTS may be

lawfully constructed. A list of the CITY permits, licenses, and approvals required is identified on Exhibit E.

j) **HOMEOWNERS' ASSOCIATION.** DEVELOPER shall set up a Homeowners' Association within 180 days of the Effective Date of this DEVELOPMENT AGREEMENT that governs the rights and responsibilities of the individual property owners. DEVELOPER shall specifically incorporate the responsibilities of the Homeowners' Association that are identified in this DEVELOPMENT AGREEMENT as being the responsibilities of the Homeowners' Association.

ARTICLE 11

[INTENTIONALLY BLANK]

ARTICLE 12
CITY WARRANTIES

12.1. STATEMENT OF CITY WARRANTIES. The CITY hereby warrants and represents as follows:

a) **ORGANIZATION.** CITY is a municipal corporation duly incorporated and validly existing in good standing the laws of the State of Minnesota.

b) **AUTHORITY.** CITY has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

ARTICLE 13
INDEMNIFICATION OF CITY

13.1. INDEMNIFICATION OF CITY. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim, loss or damage, DEVELOPER shall indemnify, defend and hold the CITY, its COUNCIL, agents, employees, attorneys and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties and attorneys' fees, that the CITY incurs of suffers, which arise out of, result from or relate to:

a) breach by the DEVELOPER of the DEVELOPER WARRANTIES;

b) failure of the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY ordinances, standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) failure by the DEVELOPER to pay contractors, subcontractors, laborers, or materialmen;

e) failure by the DEVELOPER to pay for materials;

f) approval by the CITY of the FINAL PLAT;

g) approval by the CITY of the DEVELOPMENT PLANS;

h) failure to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;

i) construction of the DEVELOPER IMPROVEMENTS;

j) delays in construction of the DEVELOPER IMPROVEMENTS;

k) payment by DEVELOPER for any required costs or assessments;

l) all costs and liabilities arising because building permits were issued prior to the completion and acceptance of the DEVELOPER IMPROVEMENTS.

13.2. NOTICE. Within a reasonable period of time after the CITY's receipt of actual notice of any matter giving rise to a right of payment against the CITY pursuant to Section 13.1, the CITY shall give the FORMAL NOTICE in reasonable detail to the DEVELOPER. The DEVELOPER shall not be obligated to make any payment to the CITY for any such claim until the passage of thirty (30) days from the date of its receipt of FORMAL NOTICE from the CITY, during which time the DEVELOPER shall have the right to cure or remedy the event leading to such claim.

13.3. DEFENSE OF CLAIM. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim or demand, with respect to claims or demands asserted against the CITY by a third party of the nature covered by Section 13.1, and provided that the CITY gives FORMAL NOTICE thereof, the DEVELOPER will, at its sole expense, provide for the defense thereof with counsel of its own selection but approved by the CITY; the DEVELOPER will pay all costs and expenses including attorneys' fees incurred in so defending against such claims, provided that the CITY shall at all times also have the right to fully participate in the defense at the CITY's expense. If the DEVELOPER fails to defend, the CITY shall have the right, but not the obligation, to undertake the defense of, and to compromise or settle the claim or other matter, for the account of and at the risk of the DEVELOPER.

ARTICLE 14
CITY REMEDIES UPON DEVELOPER DEFAULT

14.1. CITY REMEDIES. If a DEVELOPER DEFAULT occurs, that is not caused by FORCE MAJEURE, the CITY shall give the DEVELOPER FORMAL NOTICE of the DEVELOPER DEFAULT and the DEVELOPER shall have thirty (30) days to cure the DEVELOPER DEFAULT. If the DEVELOPER, after FORMAL NOTICE to it by the CITY, does not cure the DEVELOPER DEFAULT, then the CITY may avail itself of any remedy afforded by law and any of the following remedies:

a) the CITY may specifically enforce this DEVELOPMENT AGREEMENT;

b) the CITY may suspend any work, improvement or obligation to be performed by the CITY;

c) the CITY may collect on the irrevocable letter of credit ("LOC"), or cash deposit pursuant to Article 15 hereof;

d) the CITY may suspend or deny building and occupancy permits for buildings within the FINAL PLAT;

e) the CITY may, at its sole option, perform the work or improvements to be performed by the DEVELOPER, in which case the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any costs and expenses incurred by the CITY. In the alternative, the CITY may in whole or in part, specially assess any of the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessment resulting therefrom, including, but not limited to, notice and hearing requirement and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

14.2. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this DEVELOPMENT AGREEMENT is breached by the DEVELOPER and thereafter waived in writing by the CITY, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder. All waivers by the CITY must be in writing.

14.3. NO REMEDY EXCLUSIVE. No remedy herein conferred upon or reserved to the CITY shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the DEVELOPMENT AGREEMENT or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the CITY to exercise any remedy reserved to it, it shall not be necessary to give notice, other than the FORMAL NOTICE.

14.4. EMERGENCY. Notwithstanding the requirement contained in Section 14.1 hereof relating to FORMAL NOTICE to the DEVELOPER in case of a DEVELOPER DEFAULT and notwithstanding the requirement contained in Section 14.1 hereof relating to giving the DEVELOPER a right to cure the DEVELOPER DEFAULT, in the event of an emergency as determined by the CITY ENGINEER, resulting from the DEVELOPER DEFAULT, the CITY may perform the work or improvement to be performed by the DEVELOPER without giving any notice or FORMAL NOTICE to the DEVELOPER and without giving the DEVELOPER the right to cure the DEVELOPER DEFAULT. In such case, the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any and all costs incurred by the CITY. In the alternative, the CITY may, in whole or in part, specially assess the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessments resulting therefrom, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

ARTICLE 15
FINANCIAL OBLIGATIONS

15.1. DEVELOPER'S LETTER OF CREDIT AMOUNT. Prior to release of the FINAL PLAT for recording, the DEVELOPER shall deposit with the CITY an irrevocable LOC for the amounts required in Exhibits C, D and F. In lieu of an irrevocable LOC, DEVELOPER may deposit cash or other security acceptable to CITY.

All cost estimates shall be acceptable to the CITY ENGINEER. The bank and form of the irrevocable LOC shall be subject to approval by the CITY Finance Director and shall continue to be in full force and effect until released by the CITY. The irrevocable LOC shall be for a term ending two (2) years after acceptance by the CITY. In the alternative, the letter of credit may be for a one year term provided it is automatically renewable for successive one year periods from the present or any future expiration dates, and further provided that the irrevocable LOC states that at least sixty (60) days prior to the expiration date the bank will notify the CITY if the bank elects not to renew for an additional period. The irrevocable LOC shall secure compliance by the DEVELOPER with the terms of this DEVELOPMENT AGREEMENT. The CITY may draw down on the irrevocable LOC or cash deposit, without any further notice than that provided in Section 14.1 relating to a DEVELOPER DEFAULT, for any of the following reasons:

a) a DEVELOPER DEFAULT; or

b) upon the CITY receiving notice that the irrevocable LOC will be allowed to lapse prior to two (2) years after acceptance by the CITY.

The CITY shall use the LOC proceeds to reimburse the CITY for its costs and to cause the DEVELOPER IMPROVEMENTS to be constructed to the extent practicable; if the CITY ENGINEER determines that such DEVELOPER IMPROVEMENTS have been constructed and after

retaining 10% of the proceeds for later distribution pursuant to Section 15.2, the remaining proceeds shall be distributed to the DEVELOPER.

With CITY approval, the irrevocable LOC may be reduced pursuant to Section 15.2 from time to time as financial obligations are paid.

15.2. ESCROW RELEASE AND ESCROW INCREASE; DEVELOPER IMPROVEMENTS. The DEVELOPER may request that the LOC or cash deposits required by the DEVELOPMENT AGREEMENT be reduced at the following intervals:

a) Two grading reductions at least two months apart. Pond cleaning portion of the LOC is retained until all homes within the development have been issued a full certificate of occupancy;

b) Three site improvement reductions at least two months apart;

c) Final streets is retained in full until completion of the final streets;

d) One landscape reduction of 50% upon complete installation required per the approved landscape plan.

If it is determined by the CITY that the DEVELOPMENT PLANS were not strictly adhered to, or that work was done without CITY inspection, the CITY may require, as a condition of acceptance, that the DEVELOPER post an irrevocable LOC, or cash deposit equal to 125% of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. In the event that work, which is concealed, was done without permitting CITY inspection, then the CITY may, in the alternative, require the concealed condition to be exposed for inspection purposes.

15.3. DEVELOPER'S CASH FEES AND CASH ESCROW REQUIREMENTS. At the time that the DEVELOPMENT AGREEMENT is approved, DEVELOPER shall deposit cash and cash escrows with the CITY for those items and in the amounts required in Exhibit G.

15.4. BUILDER'S CASH FEES AND CASH ESCROW REQUIREMENTS. DEVELOPER shall notify each BUILDER that certain building permit fees and an escrow shall be required prior to the issuance of a building permit for each lot for those items and in the amount stated on Exhibit H, attached hereto. If the DEVELOPER is the only BUILDER pulling building permits, the CITY, in its sole discretion, may accept an irrevocable LOC from the DEVELOPER for each lot, in an amount equal to or exceeding the total amount of cash escrow requirement that would otherwise be required under this paragraph.

ARTICLE 16
MISCELLANEOUS

16.1. CITY'S DUTIES. The terms of this DEVELOPMENT AGREEMENT shall not be considered an affirmative duty upon the CITY to complete any DEVELOPER IMPROVEMENTS.

16.2. ADDITIONAL IMPROVEMENTS. If the DEVELOPER fails to construct the DEVELOPER IMPROVEMENTS, the CITY at its option, may install and construct the DEVELOPER IMPROVEMENTS. In such case, the CITY, at its option, may specially assess the cost wholly or in part therefore under Minnesota Statutes Chapter 429, or may draw on the irrevocable LOC or cash deposit. If the CITY specially assesses the cost of any portion thereof, then the DEVELOPER hereby waives any and all procedural and substantive objections to the installation of the improvements and the special assessments, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed the benefit to the FINAL PLAT. The DEVELOPER waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The DEVELOPER acknowledges that the benefit from the improvements equal or exceed the amount of the special assessments.

16.3. NO THIRD PARTY RECOURSE. Third parties shall have no recourse against the CITY under this DEVELOPMENT AGREEMENT.

16.4. VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this DEVELOPMENT AGREEMENT is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this DEVELOPMENT AGREEMENT.

16.5. RECORDING. The DEVELOPMENT AGREEMENT and PLAT shall be recorded with the COUNTY Recorder and the DEVELOPER shall provide and execute any and all documents necessary to implement the recording.

16.6. BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable DEVELOPMENT AGREEMENT shall run with the land in the FINAL PLAT, and shall be binding upon the successors and assigns of the DEVELOPER. This DEVELOPMENT AGREEMENT shall also run with and be binding upon any after acquired interest of the DEVELOPER in the land made the subject of the FINAL PLAT.

16.7. CONTRACT ASSIGNMENT. The DEVELOPER may not assign this DEVELOPMENT AGREEMENT without the prior written consent of the COUNCIL, which approval will not be unreasonably withheld. In such case, the third-party buyer will be required to accept and assume all contractual and financial responsibilities provided in this DEVELOPMENT AGREEMENT. Upon satisfaction of such requirements by such third-party buyer, the DEVELOPER's obligations hereunder shall terminate. Absent approval of the Council, the DEVELOPER's obligations hereunder shall continue in full force and effect, even if the DEVELOPER sells one or more lots, the entire PLAT, or any part of it.

16.8. AMENDMENT AND WAIVER. The parties hereto may by mutual written agreement amend this DEVELOPMENT AGREEMENT in any respect. Any party hereto may

extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this DEVELOPMENT AGREEMENT or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this DEVELOPMENT AGREEMENT, waive compliance by another with any of the covenants contained in this DEVELOPMENT AGREEMENT, waive performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this DEVELOPMENT AGREEMENT. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this DEVELOPMENT AGREEMENT shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

16.9. GOVERNING LAW. This DEVELOPMENT AGREEMENT shall be governed by and construed in accordance with the laws of the State of Minnesota.

16.10. COUNTERPARTS. This DEVELOPMENT AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

16.11. HEADINGS. The subject headings of the paragraphs and subparagraphs of this DEVELOPMENT AGREEMENT are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

16.12. INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT AGREEMENT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER shall prevail.

16.13. ACCESS. The DEVELOPER hereby grants to the CITY, its agents, employees, officers, and contractors a license and right of entry to enter the DEVELOPMENT PROPERTY to perform all work and inspections deemed appropriate by the CITY during the installation of DEVELOPER IMPROVEMENTS and SITE IMPROVEMENTS.

[The remainder of this page was intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT AGREEMENT.

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Its Mayor

By:_____
Joseph Fischbach
Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

DEVELOPER:
MILITARY KEATS LLC

By: Paul J Donnay
Its Pres

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

On this 7th day of Feb, 2022, before me a Notary Public within and for said County, personally appeared Paul J Donnay to me personally known, who being by me duly sworn, did say that he is the President of Military Keats LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said entity by authority of its Board of Governors and said Paul J Donnay acknowledged said instrument to be the free act and deed of the entity.

ANTHONY L WESTRUM
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/25

Notary Public

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
DEVELOPMENT PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota, legally described as:

Lots 1-37, Block 1, Glacial Valley Estates 2nd Addition
Lots 1-41, Block 2, Glacial Valley Estates 2nd Addition
Outlots A, B, C, D, E, F, G, H, I and J, Glacial Valley Estates 2nd Addition

GLACIAL VALLEY ESTATES 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Military Assets LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot C, GLACIAL VALLEY ESTATES, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as GLACIAL VALLEY ESTATES 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Military Assets LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Military Assets LLC

By: _____ Its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____ the _____ of Military Assets LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature

_____
Printed Name

Notary Public: _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hendrickson, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of this boundary survey; that all monumental data and lots are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Peter J. Hendrickson, Former and Surveyor
Minnesota License No. 47998

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Peter J. Hendrickson, Former and Surveyor.

_____
Signature

_____
Printed Name

Notary Public: _____

My Commission Expires _____

CITY COUNCIL, City of Cottage Grove, Minnesota

This plat was approved by the City Council of the City of Cottage Grove, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Name: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR, Washington County, Minnesota

Pursuant to Minnesota Chapter 820, Laws of Minnesota 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 272.12, Subd. 3, taxes payable in the year 20____ on the real estate described on this plat have been paid. And pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes, and transfer has been entered on this _____ day of _____, 20____.

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER, Washington County, Minnesota

Document Number: _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock ____.M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

PIONEERengineering

SHEET 1 OF 4 SHEETS

EXHIBIT B
FINAL PLAT

B-1

EXHIBIT B
FINAL PLAT
CONT.

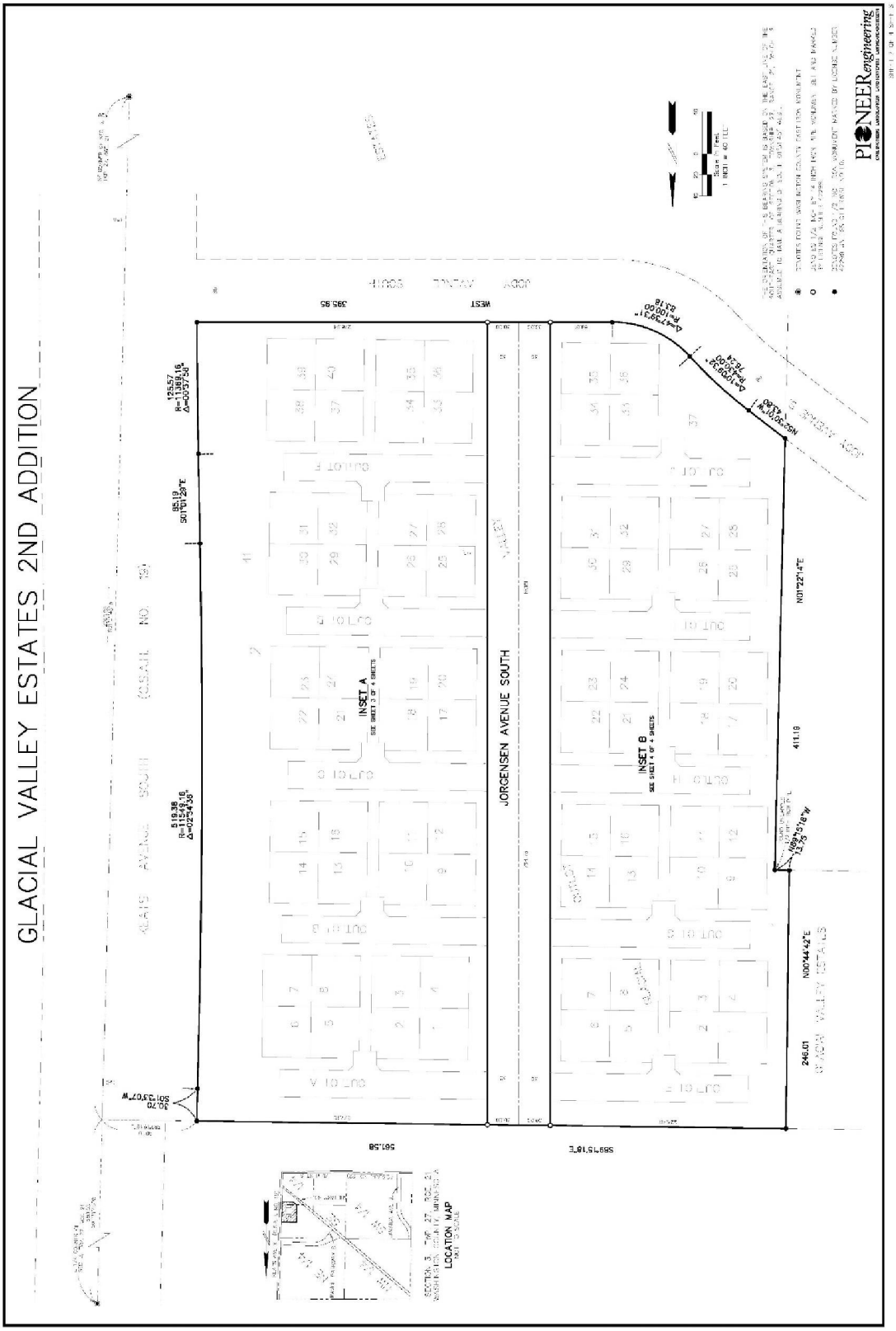


EXHIBIT B
FINAL PLAT
CONT.

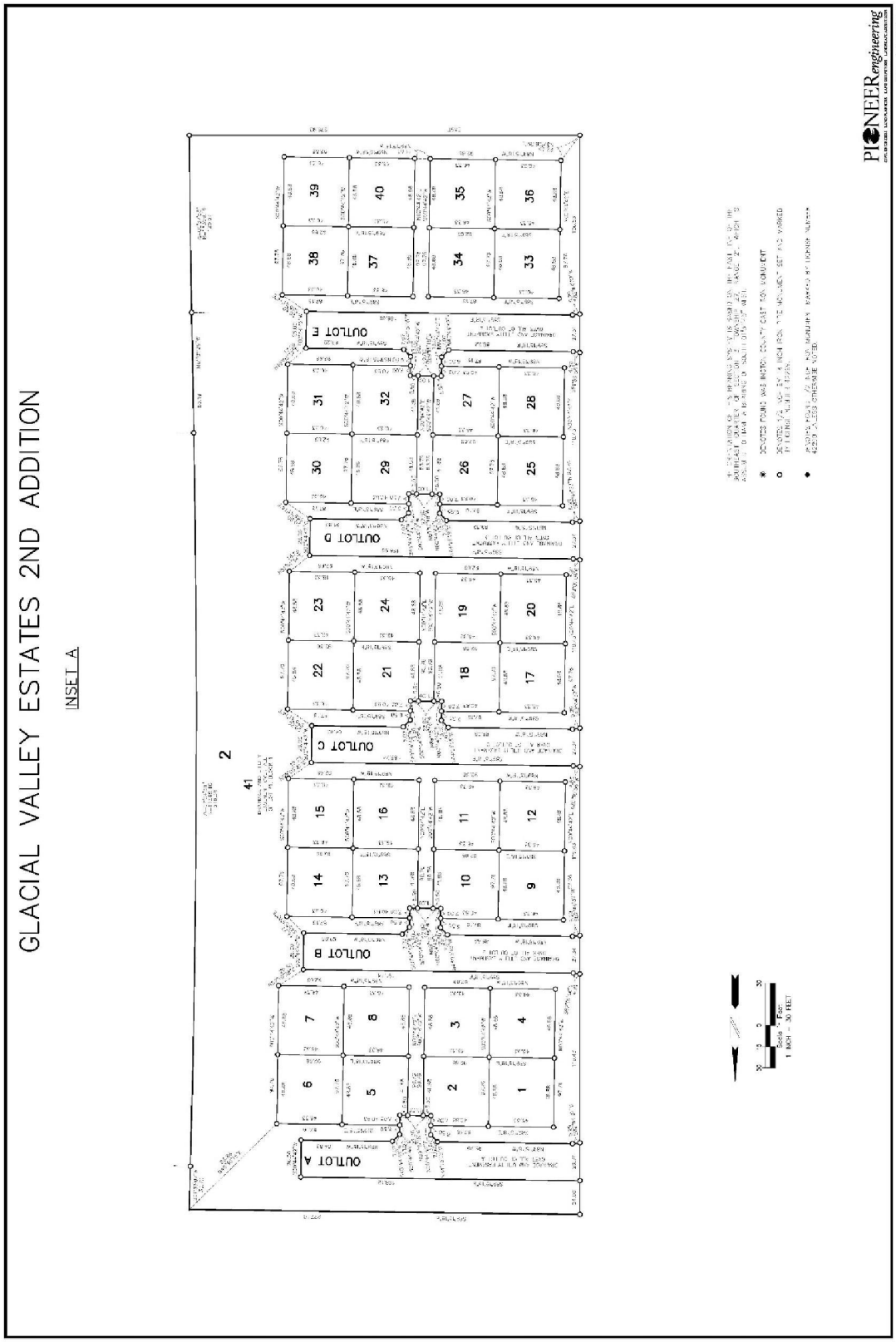


EXHIBIT B
FINAL PLAT
CONT.

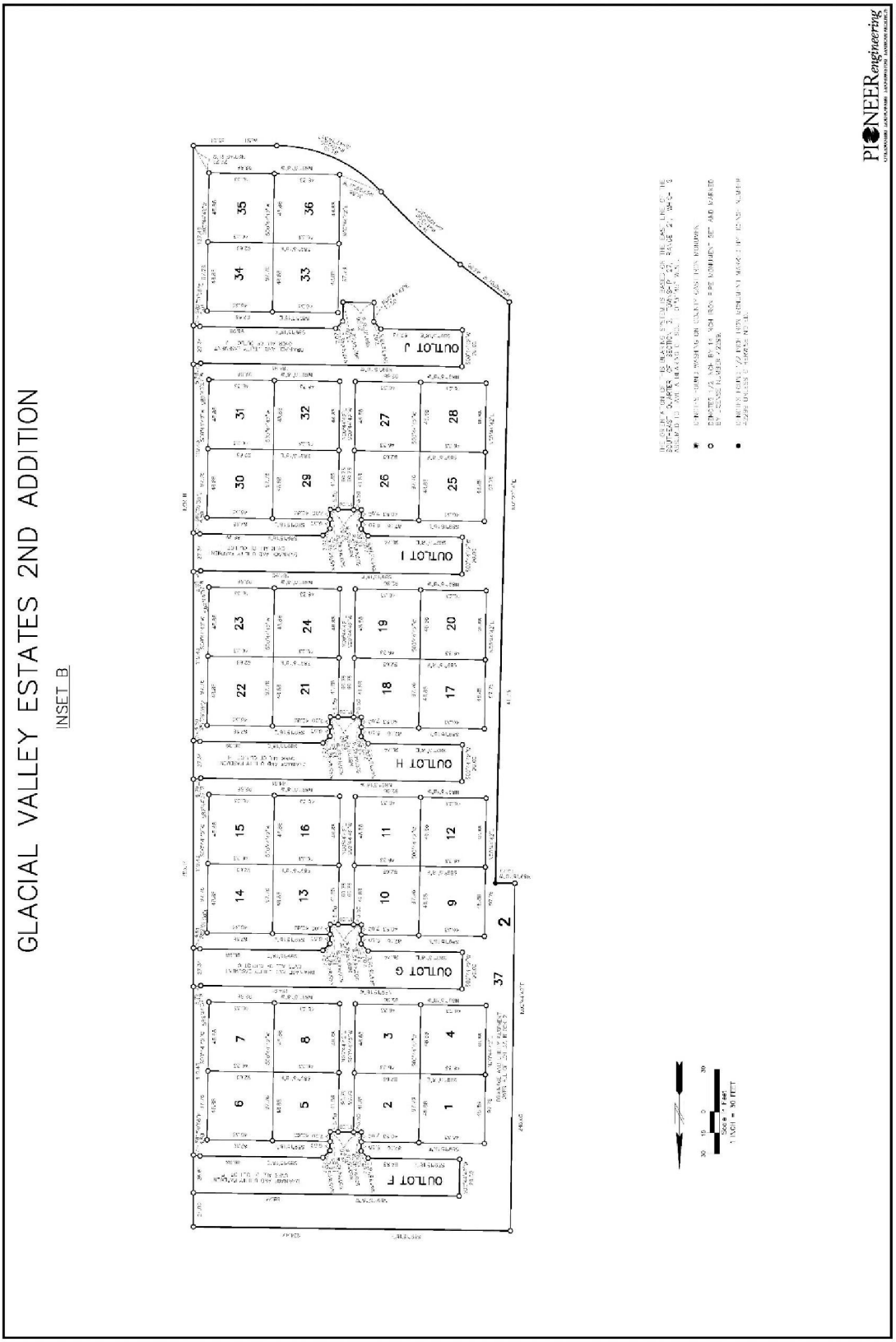


EXHIBIT B
FINAL PLAT
CONT.

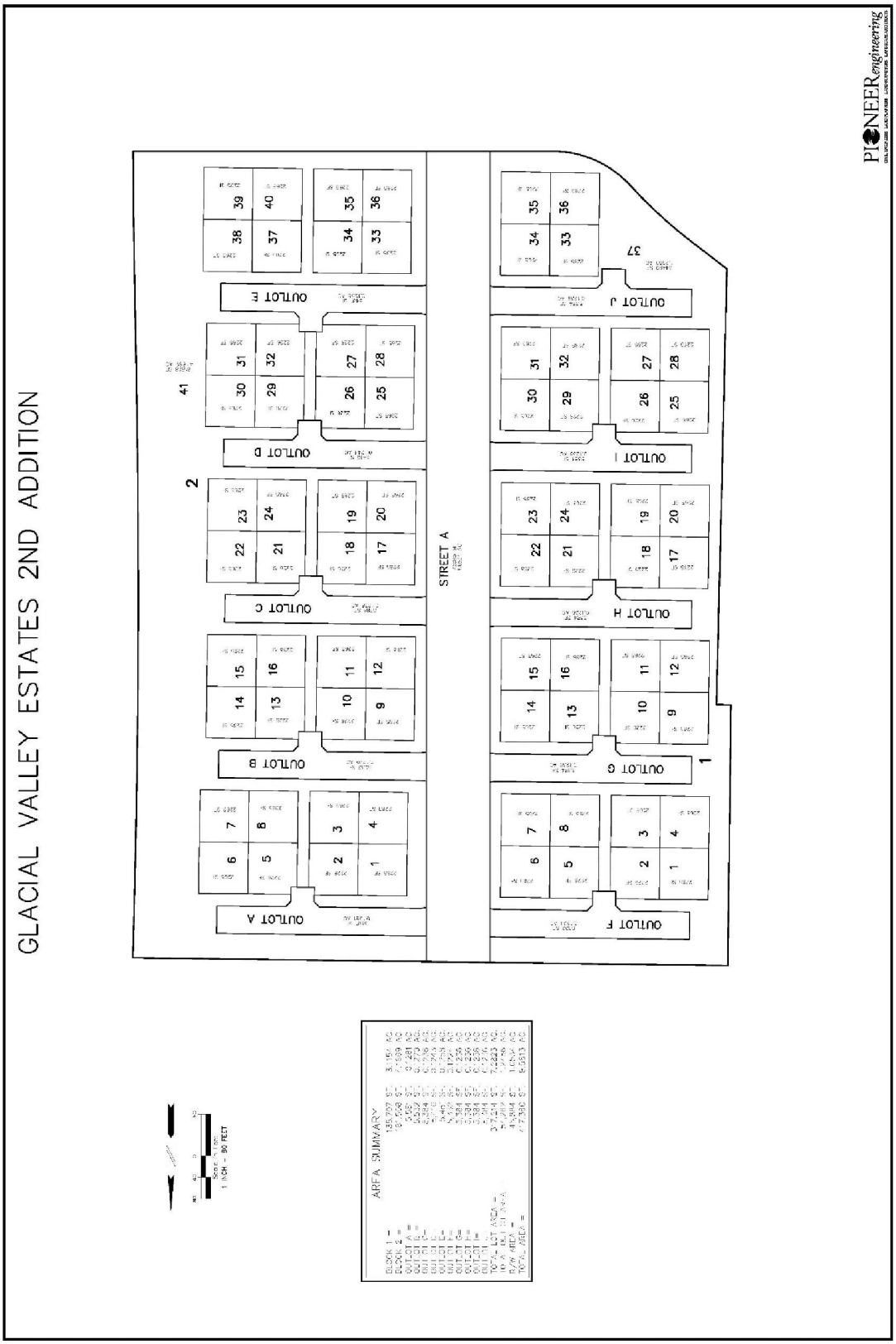


EXHIBIT C
SITE IMPROVEMENTS
LETTER OF CREDIT

Site Improvement LOC	Estimated Construction Cost	Per Lot
Sanitary Sewer	$ 315,503.00	$ 4,151.36
Watermain	$ 389,372.00	$ 5,123.32
Storm Sewer	$ 235,187.00	$ 3,094.57
Streets	$ 422,741.00	$ 5,562.38
Street Lighting	$ 41,825.00	$ 550.33
Subtotal:	$ 1,404,628.00	$ 18,481.95
LOC (125%)	$ 1,755,785.00	$ 23,102.43
		$ -
Final Streets Construction Cost	$ 135,079.00	$ 1,777.36
Final Streets LOC (130%):	$ 175,603.00	$ 2,310.57
Total Site Improvement LOC:	**$ 1,931,388.00**	**$ 25,413.00**

EXHIBIT D
MISCELLANEOUS REQUIREMENTS AND CONDITIONS IMPOSED BY THE CITY

1) **CONDITIONS TO BE SATISFIED BEFORE CITY RELEASES THE FINAL PLAT TO BE RECORDED.**

a) Letter of Credit. DEVELOPER must provide the LOC for the amounts required in this DEVELOPMENT AGREEMENT.

b) All Cash Deposits. DEVELOPER must pay all cash deposits required in this DEVELOPMENT AGREEMENT.

c) Planning Fees. DEVELOPER must fully pay the CITY all planning, engineering review and legal fees that have been incurred up to the date of approval of this DEVELOPMENT AGREEMENT.

d) Park Dedication Fee. DEVELOPER must pay park dedication fees as required in Exhibit G.

e) Construction, Repair and Maintenance Agreement for Private Roads, Stormwater Utilities, Street Lights, and Access Easement. DEVELOPER must execute an agreement with the CITY for maintenance of private streets, stormwater utilities and street lights.

2) **BUILDING PERMITS.** No building permits may be obtained until:

a) All the conditions in Paragraph 1 of this Exhibit D have been met;

b) All storm water ponds and associated drainage features including storm sewer and drainage swales have been installed;

c) The following documents have been recorded:

- Final Plat
- Development Agreement
- Construction, Repair and Maintenance Agreement for Private Roads, Stormwater Utilities, Street Lights, and Access Easement

3) **CERTIFICATES OF OCCUPANCY.** Prior to issuance of any certificate of occupancy, all the following conditions must be satisfied:

a) All the conditions listed in Paragraphs 1 and 2 of this Exhibit D must be satisfied.

b) The base course of bituminous for the streets serving the lot must be constructed by the DEVELOPER and approved by the CITY and determined by the CITY to be available for use.

c) The utilities have been installed and are available for use.

d) As built surveys have been received by the CITY.

e) The following have been deeded to the Homeowner's Association:

Lot 37, Block 1, Glacial Valley Estates 2nd Addition
Lot 41, Block 2, Glacial Valley Estates 2nd Addition; and
Outlots A-J, Glacial Valley Estates 2nd Addition

f) Fencing along the north property line of the development on Glacial Valley property and extending across Outlot E, Glacial Valley Estates has been installed.

4) **SUBDIVISION EROSION CONTROL.** DEVELOPER is responsible for erosion control throughout the FINAL PLAT pursuant to the NPDES permit until all lots in the FINAL PLAT are built upon and until turf is established in each of the individual lots in the FINAL PLAT.

5) **CLEAN UP OF CONSTRUCTION DEBRIS ON STREETS AND ADJOINING PROPERTY.** The escrow amount stated on Exhibit G shall include an appropriate amount as determined by the Director of Public Works to ensure that the DEVELOPER removes any construction debris from streets adjoining the FINAL PLAT and from private properties that adjoint the FINAL PLAT. During the construction of the residences and other improvements within the FINAL PLAT, the DEVELOPER is responsible for removing any construction debris (including roofing materials, paper wrappings, construction material and other waste products resulting from construction) that may be blown from the construction site into adjoining private properties or into CITY streets or that may fall from delivery trucks onto adjoining private properties or CITY streets. Further, during construction, the DEVELOPER must clear the CITY streets of any dirt or other earthen material that may fall onto the CITY streets from the delivery trucks that are being used in the excavation and grading of the site.

6) **MAILBOXES.** The DEVELOPER is responsible for the placement of a mailbox for all the lots within the DEVELOPMENT PROJECT and must comply with the United States Postal Service's mailbox design and placement requirements. The mailboxes must all be of similar design and color within the DEVELOPMENT PROJECT.

7) **SIDEWALK SNOW REMOVAL AND TRAIL MAINTENANCE.** The CITY shall provide snow removal of transportation trails.

EXHIBIT E
PERMITS, LICENSES AND OTHER APPROVALS

1. Any licenses or permits required by the Minnesota Department of Health.

2. NPDES Permit from the MPCA.

3. Right of Way Permit from the CITY.

4. Grading Permit from the CITY.

5. Any contractor licenses from the CITY or the State of Minnesota.

6. Building Permits from the CITY.

7. Electrical Permits from the CITY.

8. Utility permits that may be required from the CITY, State of Minnesota or any utility company.

9. Any approvals, permissions or permits from Xcel Energy for grading and ponding within its easement.

EXHIBIT F
DEVELOPER'S LETTER OF CREDIT REQUIREMENTS FOR LANDSCAPING ITEMS

LANDSCAPING

Landscape LOC	**Total**	**Per Lot**
Landscaping Estimate	$ 84,800.00	$ 1,115.79
Total LOC (150%):	**$ 127,200.00**	**$ 1,673.68**

EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND INDIRECT COST CASH ESCROW

CASH REQUIREMENTS

City Fees	Unit	Qty	Unit Cost	Total	Per Lot
City Supplied Poles & Luminaires	EA	13	$ 3,100.00	$ 40,300.00	$ 530.26
Street Light Utility Surcharge	EA	76	$ 83.04	$ 6,311.04	$ 83.04
Seal Coating: Streets	SY	7,331	$ 1.25	$ 9,163.75	$ 120.58
Park and Open Space Markers1	EA	-	$ 135.00	$ -	$ -
Park Dedication Fees	LOT	76	$ 2,550.00	$ 193,800.00	$ 2,550.00
East Ravine AUAR Charge1	AC	-	$ 116.00	$ -	$ -
Buffer Fence Removal Fee2	LS	1	$ 9,140.00	$ 9,140.00	$ 120.26
2% Engineering Fee	LS	1	$ 30,794.14	$ 30,794.14	$ 405.19
Total Fees				**$ 289,508.93**	**$ 3,809.33**

1. Paid in full with 1st Addition
2. Removal of fence within City Right of Way and Outlot at time of Jorgensen Avenue extension

CASH ESCROW

Engineering Escrow	Total	Per Lot
Plan Review	$ 35,794.14	$ 470.98
Inspection	$ 86,985.35	$ 1,144.54
Total Escrow:	**$ 122,779.49**	**$ 1,615.52**

AREA CHARGES

Area Charges	Cost/Acre	Acres	Total	Per Lot
Sanitary Area Charge	$ 7,692.00	9.58	$ 73,689.36	$ 969.60
Water Area Charge	$ 3,324.00	9.58	$ 31,843.92	$ 419.00
Storm Area Charge	$ 5,301.00	9.58	$ 50,783.58	$ 668.21
Total Area Charges:			**$ 156,316.86**	**$ 2,056.80**

*Ponding HWLs were omitted from Area Charge Calculations

EXHIBIT H
BUILDER'S ESCROW REQUIREMENTS
AND CASH REQUIREMENTS

LOC ESCROW

Builder LOC	**Per Lot**	
Yard & Boulevard Sod	$	4,065.00
Boulevard Trees	$	430.00
Property As-built Survey & Corner Replacement	$	1,000.00
Total LOC:	**$**	**5,495.00**

CASH REQUIREMENTS

Building Permit Fees	**Per Lot**	
Sod & Boulevard Tree Inspection Fee	$	150.00
Curb Stop Inspection Fee	$	150.00
Grading As-built Review Fee	$	35.00
Right-of-way Permit Fee	$	50.00
Total Cash Added to Building Permit:	**$**	**385.00**

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

RESOLUTION APPROVING THE DEVELOMENT PLANS AND SPECIFICATIONS FOR GLACIAL VALLEY ESTATES 2ND ADDITION

WHEREAS, Donnay Homes, LLC has applied for a final plat to develop a multi-family residential subdivision named Glacial Valley Estates 2nd Addition, which consists of 76 residential lots for townhomes, 2 common lots, and 10 outlots, to be located on property legally described as:

Outlot F, GLACIAL VALLEY ESTATES, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Developer will utilize the approved water and sanitary sewer plans & specifications dated November 30, 2021, as prepared by Pioneer Engineering to construct the public improvements within the subdivision; and

WHEREAS, the Developer will install the water and sanitary sewer and other public improvements within the subdivision in accordance with current City ordinances and policies; and

WHEREAS, a development agreement and additional financial sureties are required for the complete development of this project; and

WHEREAS, the City Engineer has reviewed the development plans and specifications prepared by Pioneer Engineering and is recommending that the City Council adopt a resolution approving said development plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Cottage Grove, Washington County, Minnesota, hereby approves the Glacial Valley Estates 2nd Addition development plans and specifications dated November 30, 2021, as prepared by Pioneer Engineering, subject to the following conditions:

1. The developer and contractors must comply with all City ordinances and policies.

2. Modifications to the final public improvement construction plans & specifications as required in writing by the City Engineer.

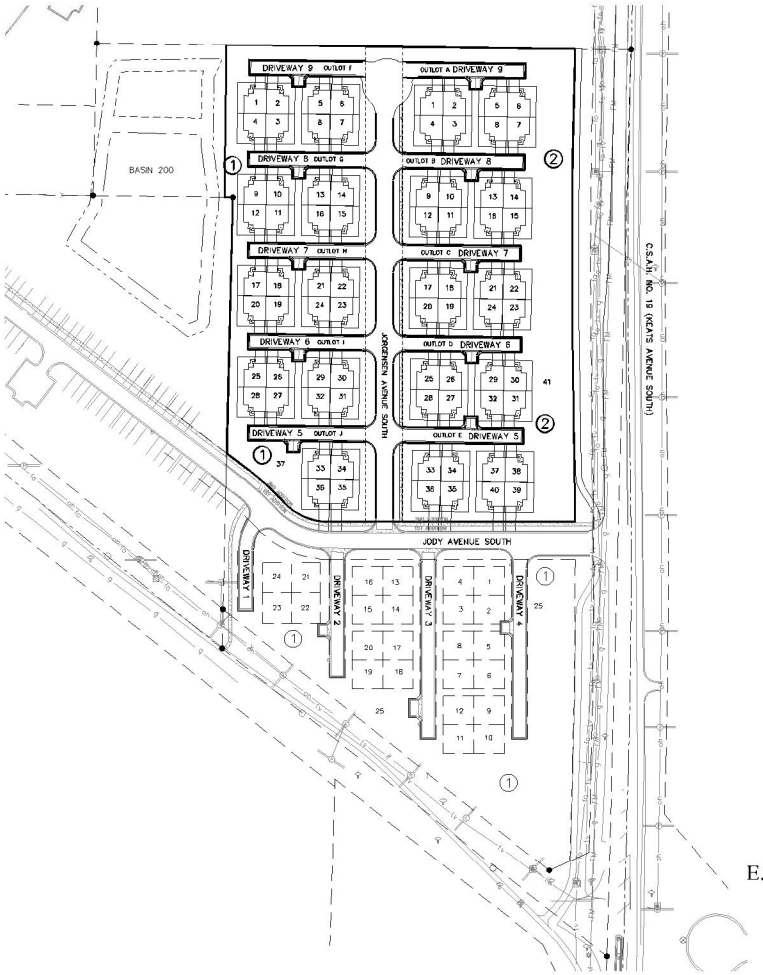
Passed this 16th day of February, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

GLACIAL VALLEY ESTATES 2ND ADDITION
FINAL UTILITY & STREET CONSTRUCTION PLAN
COTTAGE GROVE, MINNESOTA





LOCATION MAP

GRAPHIC SCALE IN FEET
0 50 100 200

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

BENCH MARK
MnDOT 82B5 2
(BM DISC IN BRIDGE WALKWAY SE CORNER OF CR18 BRIDGE #82865 OVER I494)
ELEV=835.126
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

WARNING!
UNDERGROUND UTILITIES
CALL 48 HOURS BEFORE DIGGING
GOPHER STATE ONE CALL
TWIN CITIES AREA: (651) 454-0002
MN. TOLL FREE: 1-800-252-1166

Note: City of Cottage Grove Standard Specifications for Street and Utility Construction shall govern for all improvements on the project.

SHEET INDEX

1.10. COVER SHEET
1.20. LEGEND
2.10. EROSION CONTROL PLAN
2.20. SEEDING PLAN
3.10-3.16. SANITARY SEWER & WATERMAIN PLAN
4.00. STORM SEWER SCHEDULE
4.10-4.12. STORM SEWER CONSTRUCTION PLAN
5.10-5.13. STREET CONSTRUCTION PLAN
5.20. INTERSECTION DETAILS
5.30. TRAIL CONSTRUCTION PLAN
6.10. SIGNING PLAN
7.10-7.24. DETAILS
E.01-EXXX SITE ELECTRICAL PLAN

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

PIONEER engineering
CIVIL ENGINEERS · LAND PLANNERS · LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

COVER SHEET

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

1.10 OF 37

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LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			DECHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
900	900	900	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=947.0	OUTLET=947.0	BASIN OUTLET LINE
	HWL=900.2	HWL=900.2	BASIN HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
x	x	x	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
T	T		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

GRAVEL SURFACE	WETLAND
BITUMINOUS SURFACE	WETLAND UPLAND BUFFER
CONCRETE SURFACE	WETLAND MITIGATION
RIP RAP	PERMANENT TURF RESTORATION
SELECT BACKFILL MATERIAL	PERMANENT WET BASIN SEEDING
EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN	UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- TRANSFORMER BOX
- FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

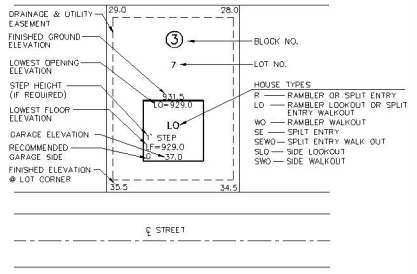
- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER. INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- TREE FENCE

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
P	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



PIONEERengineering
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Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chizek
Reg. No. 19690 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

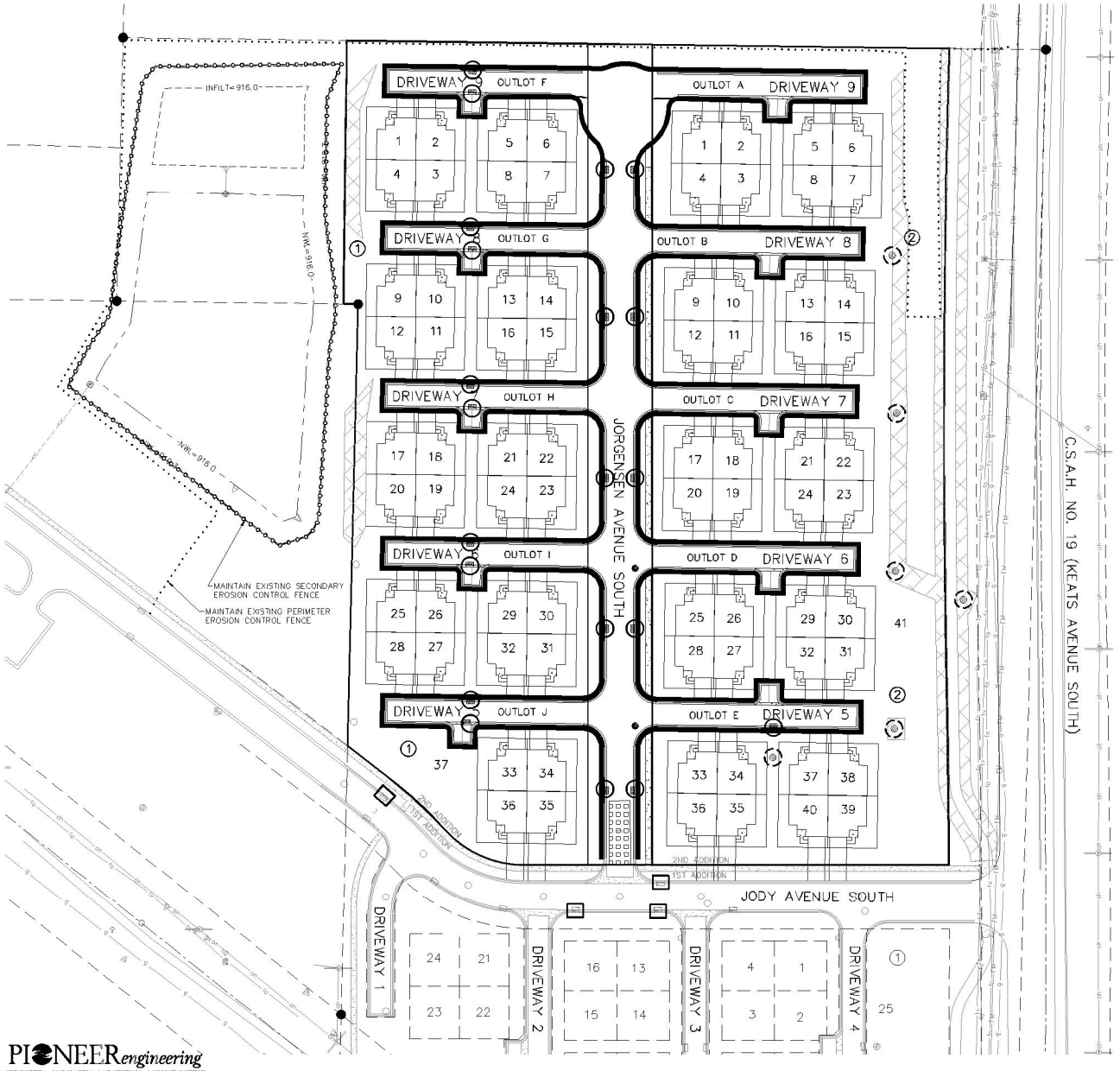
LEGEND

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

1.20 OF 37

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LEGEND

- MAINTAIN EXISTING PERIMETER EROSION CONTROL FENCE.
- MAINTAIN EXISTING SECONDARY EROSION CONTROL FENCE.
- 2" CAT 20 EROSION CONTROL BLANKET AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION. NOTE: PERIMETER CONTROL BEHIND CURB TO BE REQUIRED WITH HOUSE BUILDING
- MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.

N

0 25 50 100

GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Paul J. Cheng
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

EROSION CONTROL PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

2.10 OF 37

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SEEDING NOTES:
USE TEMPORARY SEED MIX 22-111 FOR PONDS AND OPEN SPACE TO STABILIZE OUTSIDE OF NATIVE SEEDING DATES: MINNESOTA STATE SEED MIXTURE 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUIVALENT DOUBLE SEED RATE FOR DORMANT SEEDING AFTER NOVEMBER 1ST.

- MULCH SHALL BE UNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMU, 80% COVERAGE OF THE SURFACE AREA DISTURBED
- TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE

OPEN SPACE AREAS TO BE SEEDED WITH MIX 35-621 (FORMERLY U6) OR EQUIVALENT

PERMANENT SEEDING AREAS TO BE SEEDED WITH MN MIX 25-141

N

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Cheng
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

EROSION CONTROL PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

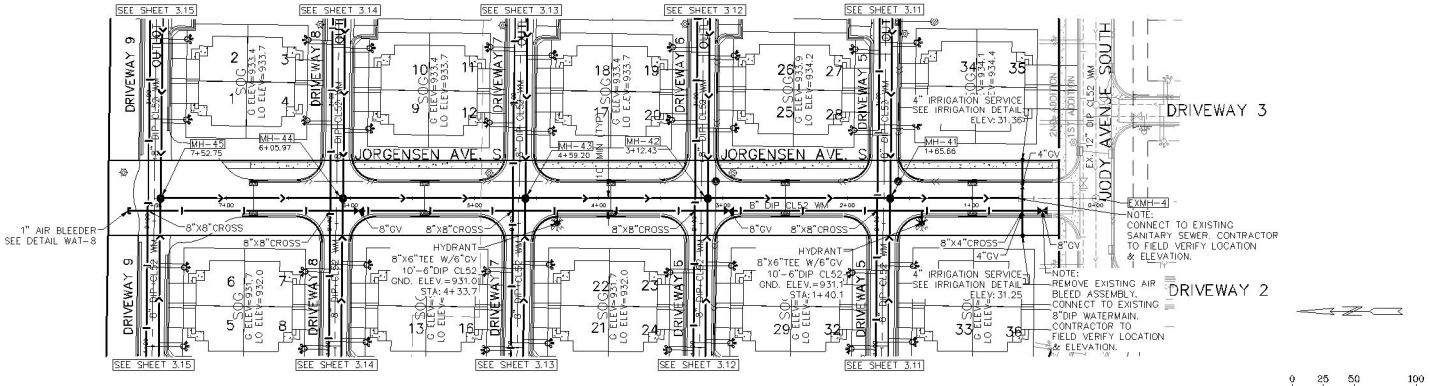
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SANITARY SEWER NOTES:
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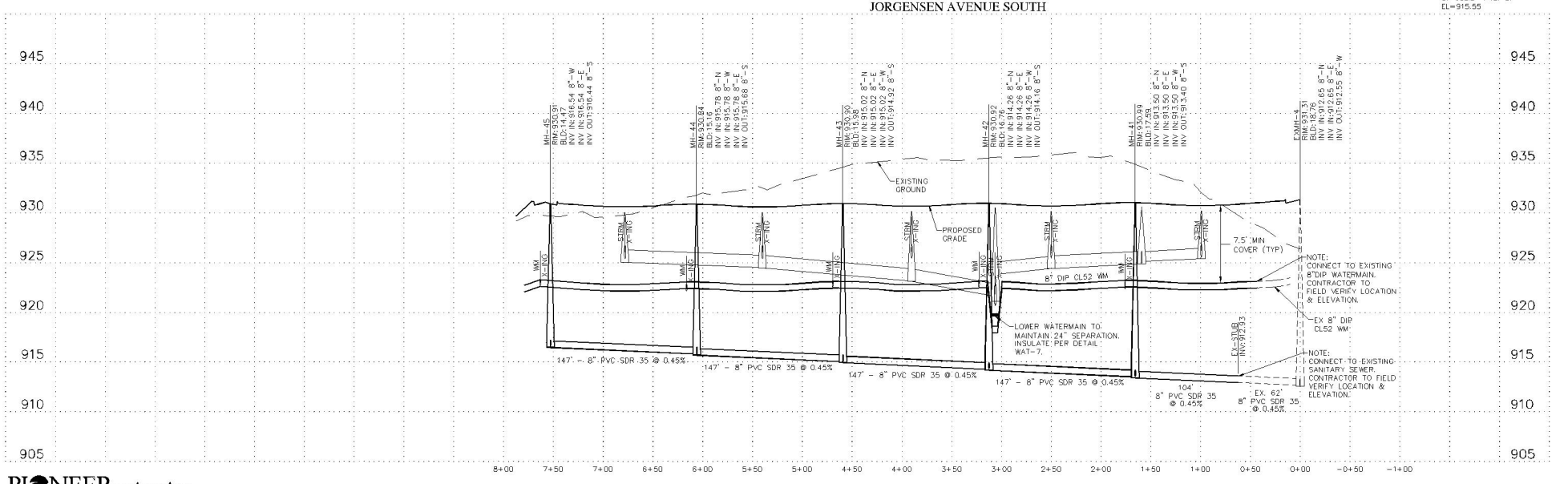
WATERMAIN NOTES:
1. ALL WATERMAIN SHALL BE DIP CLASS 52 WRAPPED IN POLYETHYLENE.
2. WATERMAIN SHALL HAVE A MINIMUM OF 7.5 FEET OF COVER

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8. SEE PRIVATE DRIVE SERVICE DETAIL ON SHEET 7.11.



BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S. EL=915.55

JORGENSEN AVENUE SOUTH



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Drawn	MBG/MBK

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MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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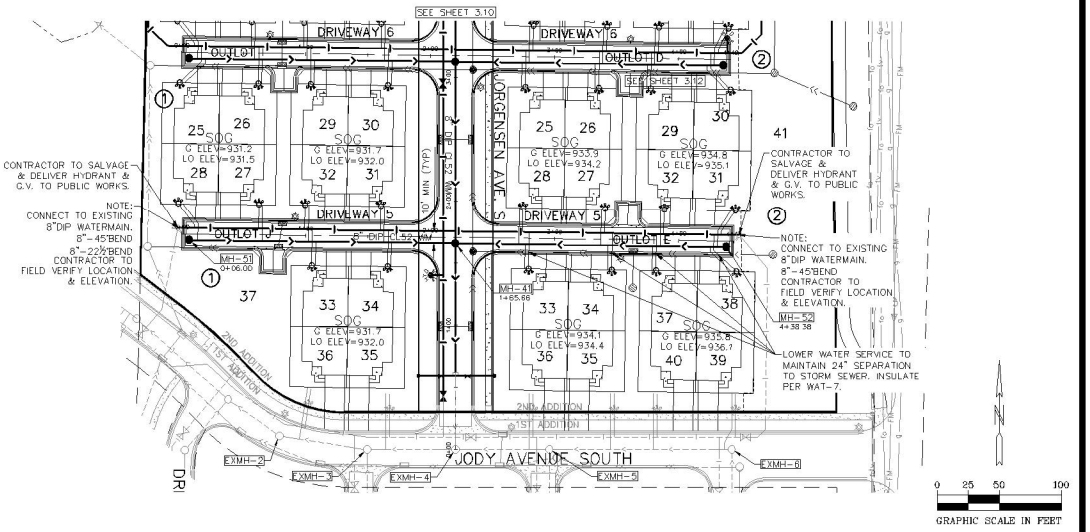
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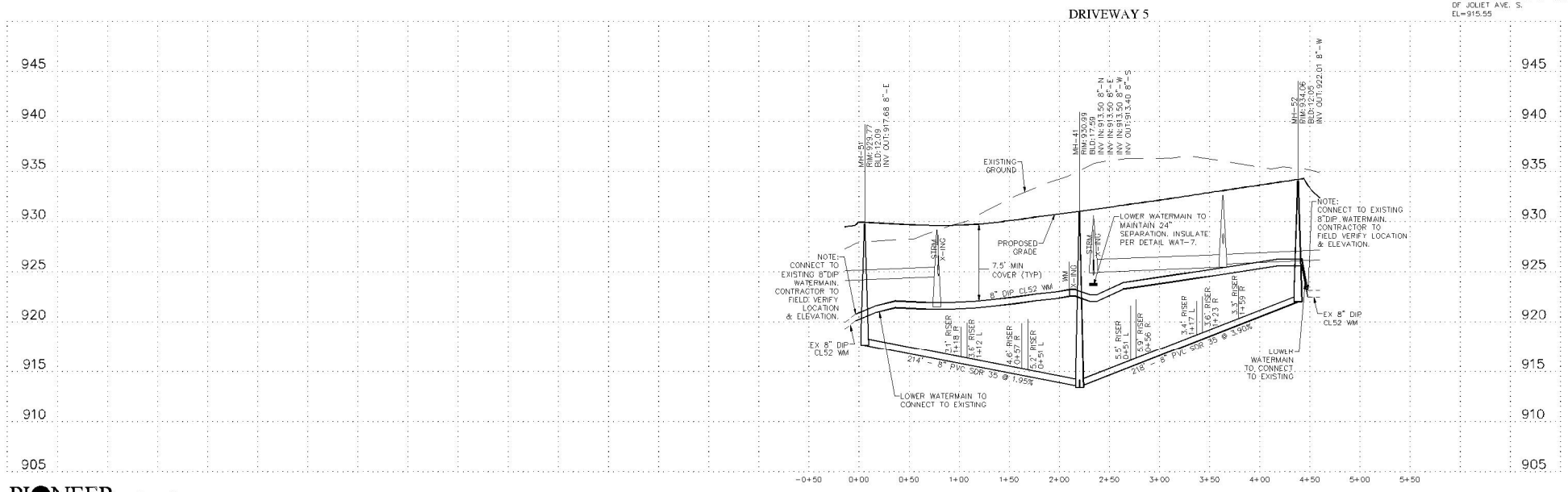
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SERVICE TABLE				
SERV. LOC.	CS EL	INV.	DOWN STREAM MH	STA
B1 L27	930.5	920.5	41	1+56
B1 L28	930.4	920.4	41	2+07
B1 L31	931.1	921.1	41	0+57
B1 L32	930.7	920.7	41	1+18
B1 L33	930.7	920.7	41	1+12
B1 L34	931.1	921.1	41	0+51
B2 L27	933.3	923.3	41	1+17
B2 L28	933.8	923.8	41	0+51
B2 L31	934.4	924.4	41	2+11
B2 L32	934.2	924.2	41	1+65
B2 L33	933.0	923.0	41	0+56
B2 L34	933.3	923.3	41	1+23
B2 L37	934.4	924.4	41	1+59
B2 L38	934.7	924.7	41	2+05

EXISTING SERVICE TABLE				
EX. SERV. LOC.	EX. CS EL	EX. INV.	DOWN STREAM EX. MH	STA
B1 L35	931.0	921.0	3	0+15
B1 L36	929.8	919.8	2	0+16
B2 L35	933.7	923.7	5	0+49
B2 L36	932.6	922.6	4	0+60
B2 L39	935.7	925.7	5	1+41
B2 L40	934.4	924.4	5	0+84



BENCH MARK
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Name: Paul J. Chiesa
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date	11-30-2021
Designed	PJC
Drawn	MBG/MBK

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MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

3.11 OF 37

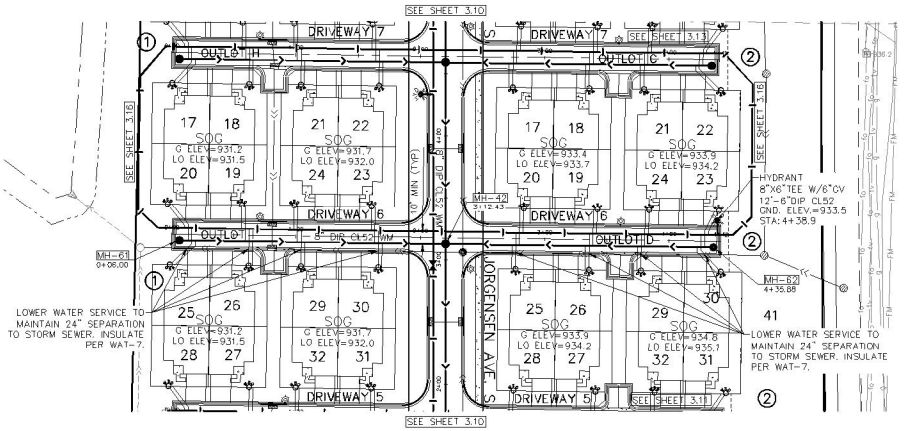
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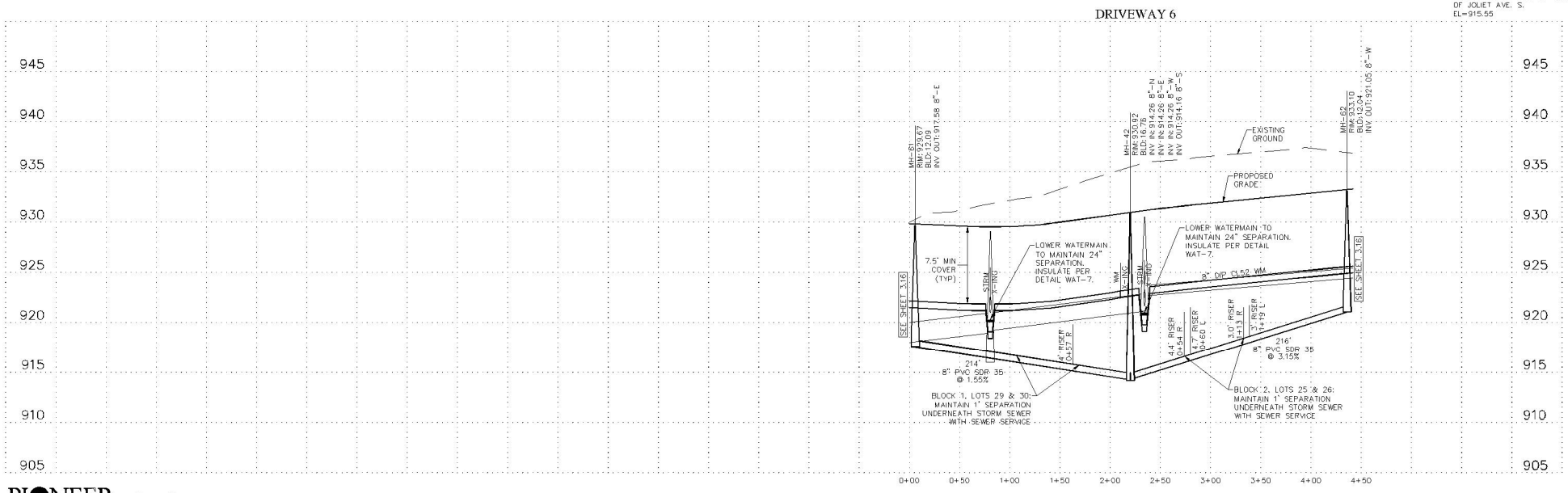
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SERV. LOC.	CS EL	INV.	DOWN STREAM MH	STA
B1 L19	930.5	920.5	42	1+61
B1 L20	930.4	920.4	42	2+07
B1 L23	931.0	921.0	42	0+57
B1 L24	930.6	920.6	42	1+19
B1 L25	930.5	920.5	42	2+01
B1 L26	930.3	920.3	42	1+55
B1 L29	930.5	920.5	42	1+13
B1 L30	931.1	921.1	42	0+51
B2 L19	932.9	922.9	42	1+19
B2 L20	932.7	922.7	42	0+60
B2 L23	933.6	923.6	42	2+09
B2 L24	933.4	923.4	42	1+61
B2 L25	932.8	922.8	42	0+54
B2 L26	933.1	923.1	42	1+13
B2 L29	933.3	923.3	42	1+55
B2 L30	934.0	924.0	42	2+03



BENCH MARK
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Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

SANITARY SEWER & WATERMAIN CONSTRUCTION

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9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

3.12 OF 37

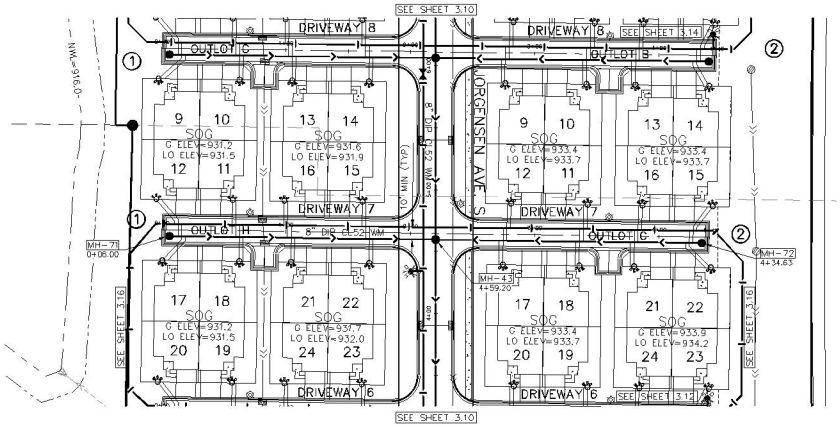
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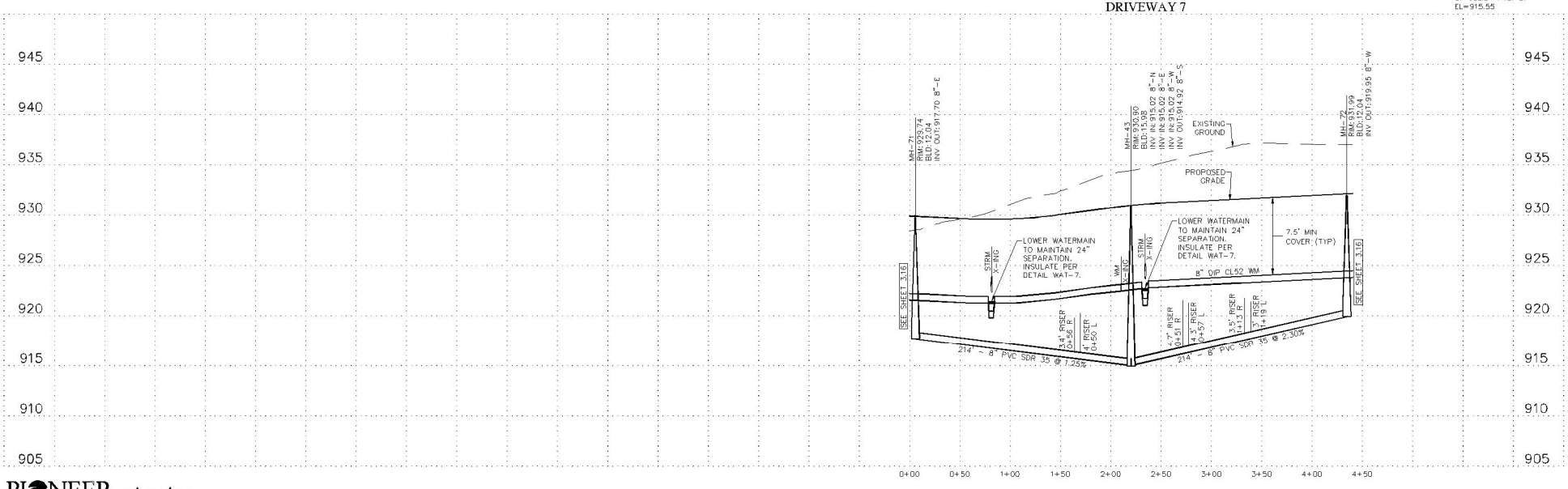
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B1 L11	930.5	920.5	43	1+61
B1 L12	929.9	919.9	43	2+07
B1 L15	931.0	921.0	43	0+56
B1 L16	930.6	920.6	43	1+19
B1 L17	930.5	920.5	43	2+01
B1 L18	930.3	920.3	43	1+55
B1 L21	930.5	920.5	43	1+13
B1 L22	931.1	921.1	43	0+50
B2 L11	932.6	922.6	43	1+19
B2 L12	932.5	922.5	43	0+57
B2 L15	932.7	922.7	43	2+07
B2 L16	932.8	922.8	43	1+63
B2 L17	932.4	922.4	43	0+51
B2 L18	932.5	922.5	43	1+13
B2 L21	932.8	922.8	43	1+57
B2 L22	933.0	923.0	43	2+01



BENCH MARK
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DRIVEWAY 7



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SHEET NAME

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GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

3.13 OF 37

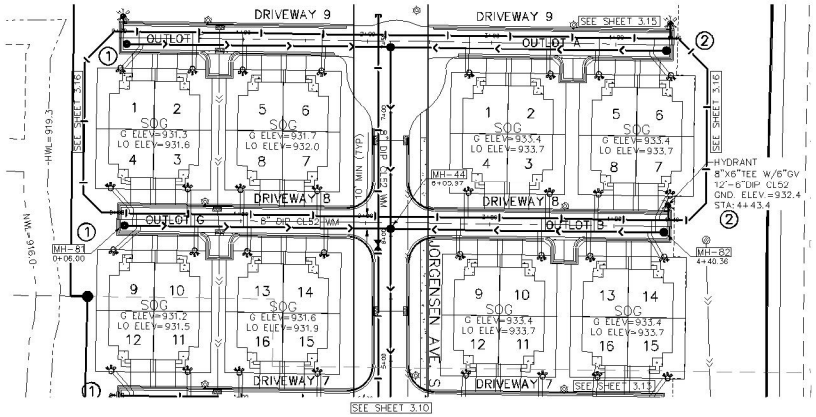
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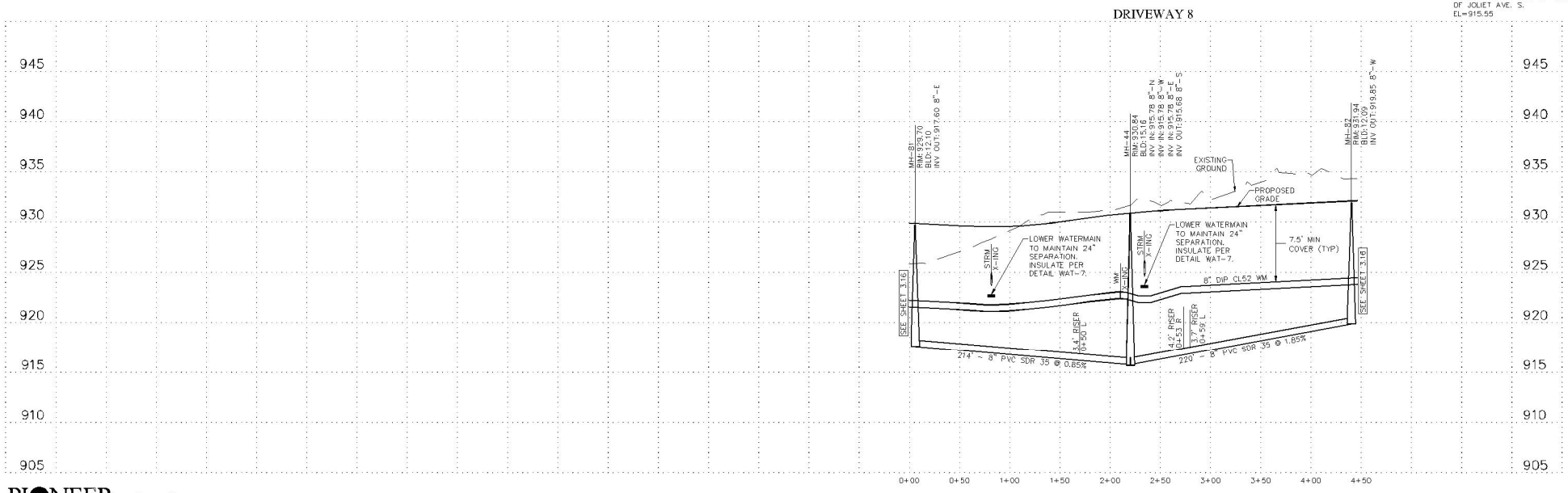
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B1 L9	930.1	920.1	44	2+01
B1 L10	930.3	920.3	44	1+55
B1 L13	930.5	920.5	44	1+12
B1 L14	931.0	921.0	44	0+50
B2 L3	932.6	922.6	44	1+25
B2 L4	932.4	922.4	44	0+59
B2 L7	932.8	922.8	44	2+13
B2 L8	932.7	922.7	44	1+64
B2 L9	932.4	922.4	44	0+53
B2 L10	932.3	922.3	44	1+19
B2 L13	932.5	922.5	44	1+58
B2 L14	932.8	922.8	44	2+07



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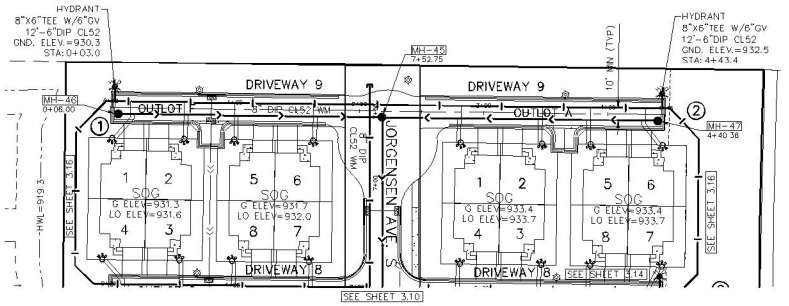
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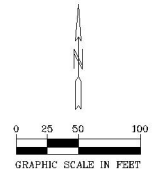
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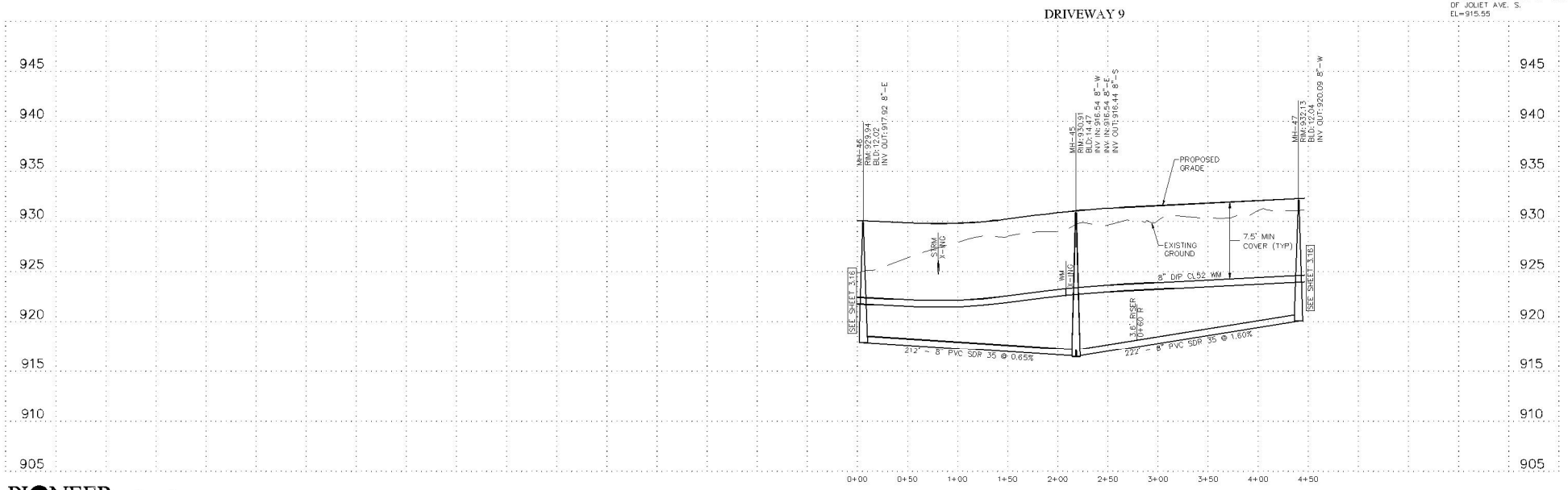
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B1 L2	930.5	920.5	45	1+56
B1 L5	930.5	920.5	45	1+16
B1 L6	931.1	921.1	45	0+52
B2 L1	932.5	922.5	45	0+80
B2 L2	932.4	922.4	45	1+26
B2 L5	932.6	922.6	45	1+65
B2 L6	933.0	922.9	45	2+09





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GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

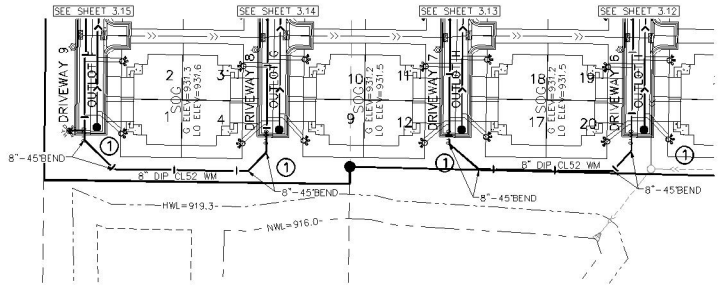
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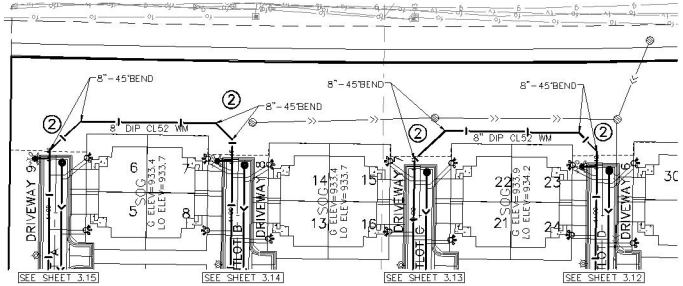
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SANITARY SEWER NOTES:
1. ALL PVC PIPE UNDER 18' OF BURY SHALL BE SDR 35 UNLESS OTHERWISE NOTED. ALL PVC PIPE BETWEEN 18'-28' OF BURY SHALL BE SDR 26 UNLESS OTHERWISE NOTED.

WATERMAIN NOTES:
1. ALL WATERMAIN SHALL BE DIP CLASS 52 WRAPPED IN POLYETHYLENE.
2. WATERMAIN SHALL HAVE A MINIMUM OF 7.5 FEET OF COVER

SERVICE NOTES:
1. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. SANITARY SEWER SERVICE WYES ARE STATIONED FROM DOWN STREAM MANHOLES.
3. ALL WATER SERVICES FOR TOWNHOMES SHALL BE 1" COPPER TYPE "K" W/ 7.5' MINIMUM COVER.
4. SANITARY SERVICE INVERTS SHOWN ARE FOR THE INVERT OF THE VERTICAL BEND RIGHT BEFORE THE CURB STOP LOCATION.
5. CURB STOPS SHALL BE LOCATED AT THE RIGHT-OF-WAY. CURB STOPS SHALL BE LOCATED 1' BEYOND R.O.W. WHEN SIDEWALK PRESENT. SEE PLATE SER-1 FOR DETAILS
6. SERVICE TAILS SHALL BE EXTENDED TO PROPERTY LINE FROM CURB BOX.
7. A CURB BOX PLACED IN A DRIVEWAY MUST ADHERE TO CITY DETAIL PLATE SER-11.
8. SEE PRIVATE DRIVE SERVICE DETAIL ON SHEET 7.11.

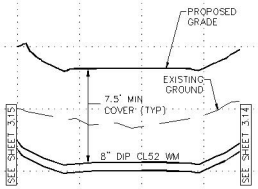




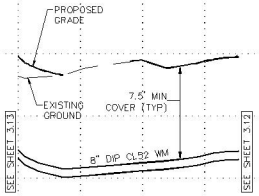
0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

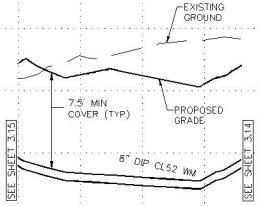
WATERMAIN BETWEEN DRIVEWAY 9 & DRIVEWAY 8 (WEST SIDE)



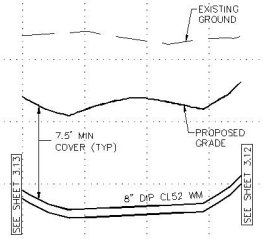
WATERMAIN BETWEEN DRIVEWAY 7 & DRIVEWAY 6 (WEST SIDE)



WATERMAIN BETWEEN DRIVEWAY 9 & DRIVEWAY 8 (EAST SIDE)



WATERMAIN BETWEEN DRIVEWAY 7 & DRIVEWAY 6 (EAST SIDE)



945 940 935 930 925 920 915 910 905

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

SANITARY SEWER & WATERMAIN CONSTRUCTION

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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STRUCTURE TABLE					
STRUCTURE NAME	TYPE	STRUCTURE SIZE	NEENAH CASTING OR EQUAL	CITY DETAIL PLATE #	NOTES
161	CBMH	48" DIA.	R-3290-A	STO-6	3
162	CB	36"X24"	R-3067 VB	STO-7	1
171	CBMH	48" DIA.	R-3290-A	STO-6	3
172	STMH	48" DIA.	R-1642	STO-3	
173	CBMH	48" DIA.	R-4342	STO-9	2
174	CBMH	48" DIA.	R-4342	STO-9	2
175	CBMH	48" DIA.	R-4342	STO-9	2
176	CBMH	48" DIA.	R-4342	STO-9	2
181	CBMH	48" DIA.	R-3067 VB	STO-5	1
182	CBMH	48" DIA.	R-3290-A	STO-5	
183	CBMH	48" DIA.	R-3067 VB	STO-5	1
184	CBMH	48" DIA.	R-3290-A	STO-5	
185	CBMH	48" DIA.	R-3067 VB	STO-5	1
186	CBMH	48" DIA.	R-3290-A	STO-5	1
187	CB	36"X24"	R-3067 VB	STO-7	1
191	CBMH	48" DIA.	R-3067 VB	STO-5	
192	CBMH	48" DIA.	R-3067 VB	STO-5	
193	CBMH	48" DIA.	R-3067 VB	STO-5	
194	CB	36"X24"	R-3067 VB	STO-7	1
195	CB	36"X24"	R-3067 VB	STO-7	1
196	CB	36"X24"	R-3067 VB	STO-7	1
201	CBMH	48" DIA.	R-3067 VB	STO-5	
202	STMH	48" DIA.	R-1642	STO-3	
203	CBMH	48" DIA.	R-3067 VB	STO-5	
204	CB	36"X24"	R-3067 VB	STO-7	1
205	CB	36"X24"	R-3067 VB	STO-7	1
211	CBMH	48" DIA.	R-3067 V	STO-5	
212	CBMH	48" DIA.	R-4342	STO-9	2
215	CBMH	48" DIA.	R-4342	STO-9	2

STRUCTURE TABLE NOTES

1. WATER TIGHT STRUCTURE
   A. STRUCTURE SHALL HAVE AN INTEGRAL BASE
   B. PIPE CONNECTION TO STRUCTURE WITH PRESS-SEAL WATERSTOP GROUT RING OR APPROVED EQUAL.
   C. PIPE JOINTS WITHIN 10 OF WATERMAIN WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.
   D. ALL MH JOINTS WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.
2. OFF STREET CATCH BASINS WITH CONCRETE STOOL GRATE FRAME PER CITY DETAIL STO-9.
3. STRUCTURE WITH SUMP PER CITY DETAIL STO-6.

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Name: Paul J. Chenz
Reg. No. 19590 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

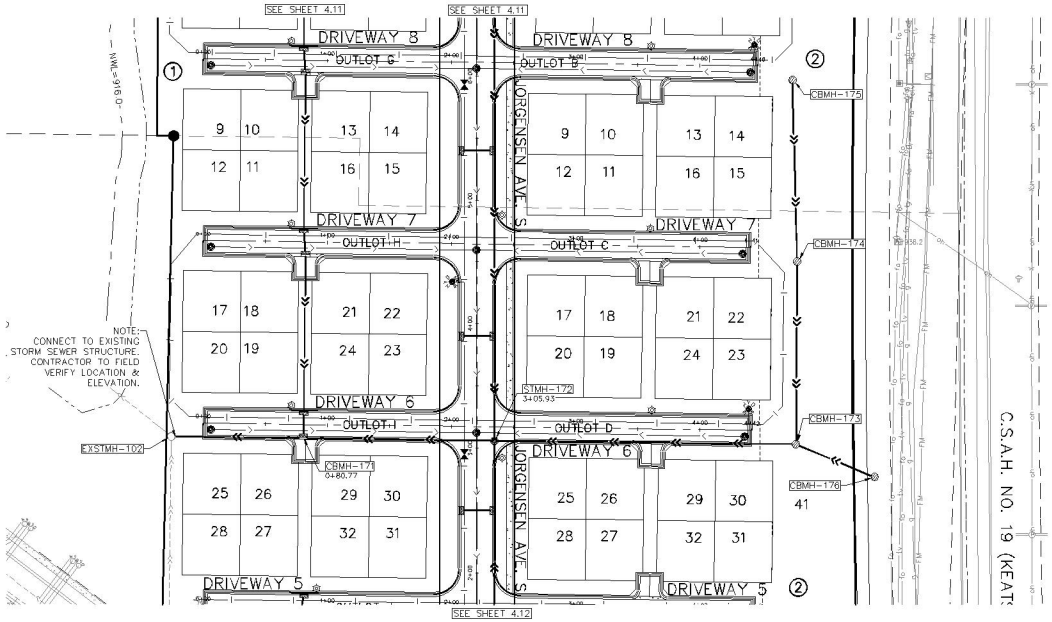
STORM SEWER SCHEDULE

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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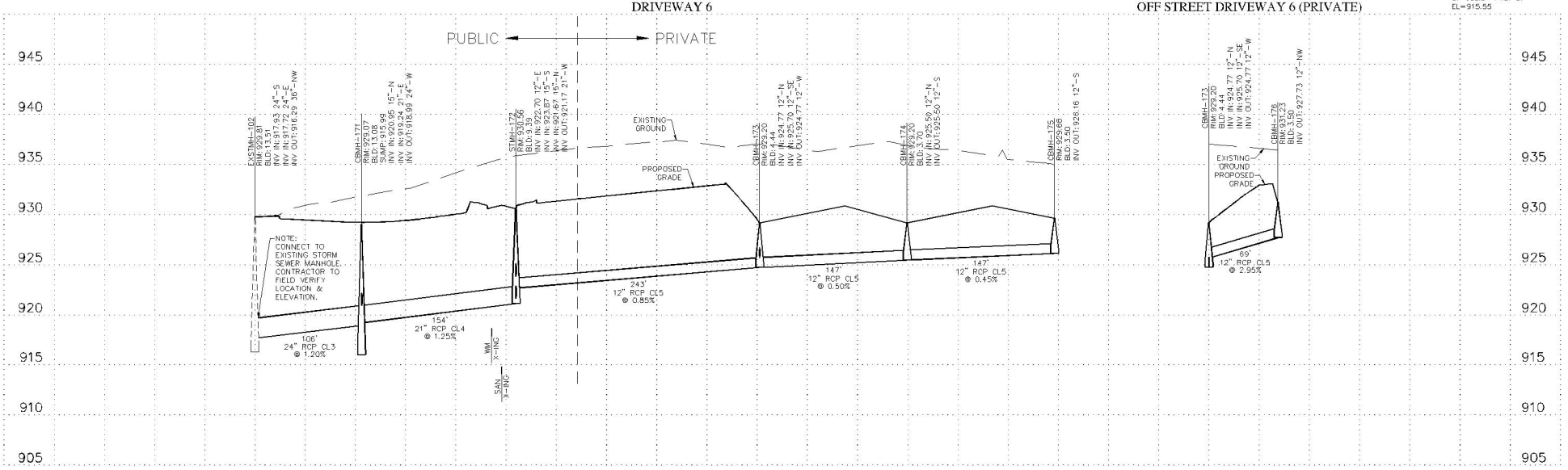


NOTES:
1. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE., S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

DRIVEWAY 6



OFF STREET DRIVEWAY 6 (PRIVATE)

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Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

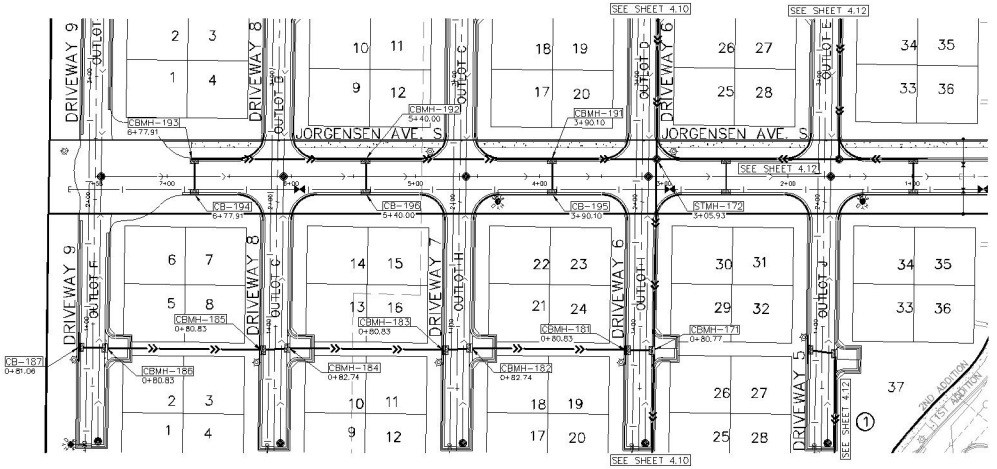
STORM SEWER CONSTRUCTION

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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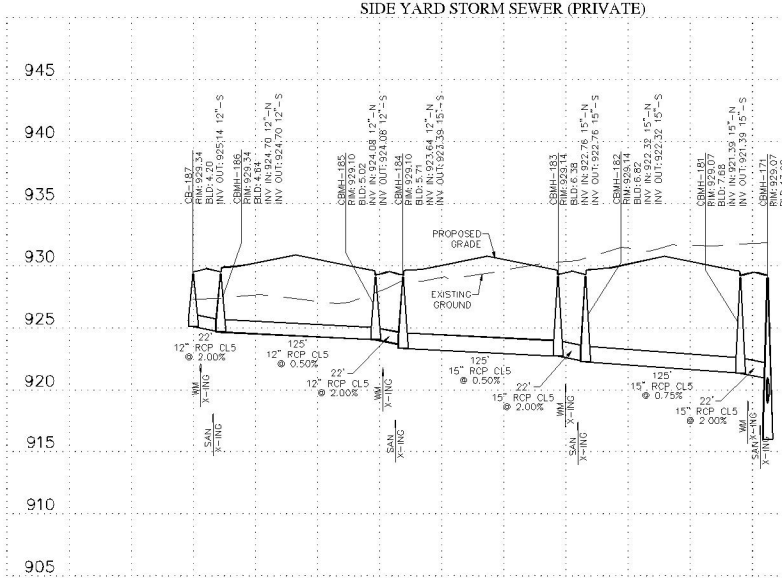


NOTES:
1. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED

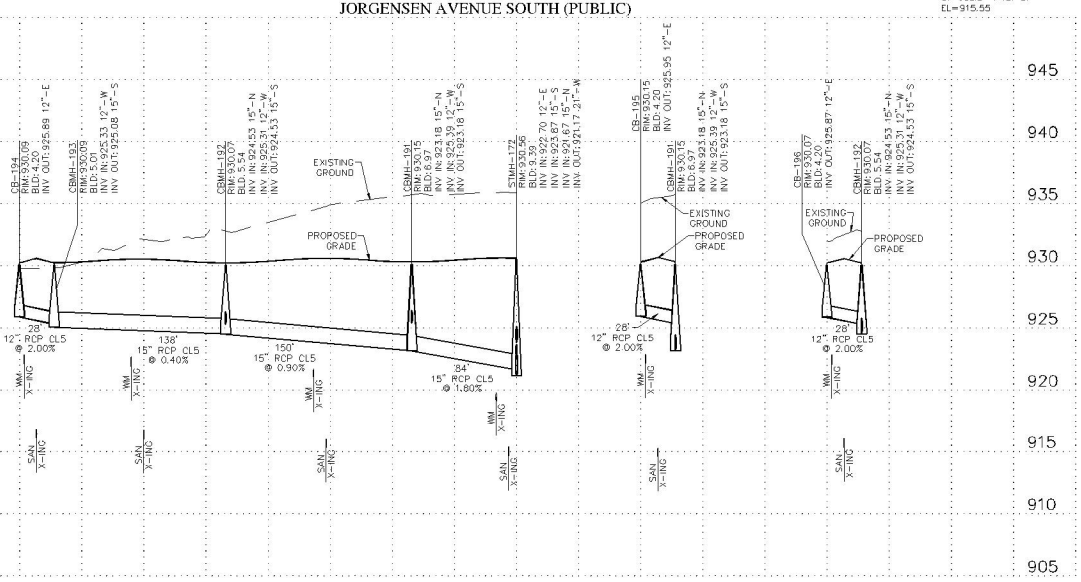
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GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE., S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

SIDE YARD STORM SEWER (PRIVATE)



JORGENSEN AVENUE SOUTH (PUBLIC)



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Name: Paul J. Cheng
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date	11-30-2021
Designed	PJC
Drawn	MBG/MBK

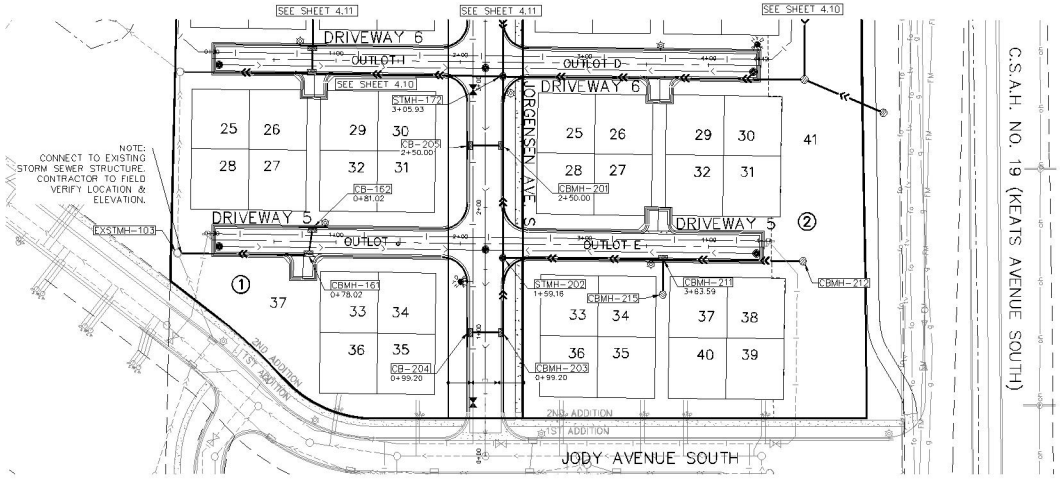
STORM SEWER CONSTRUCTION

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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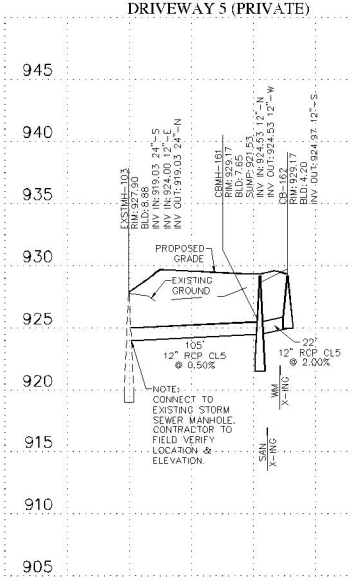


NOTES:
1. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED

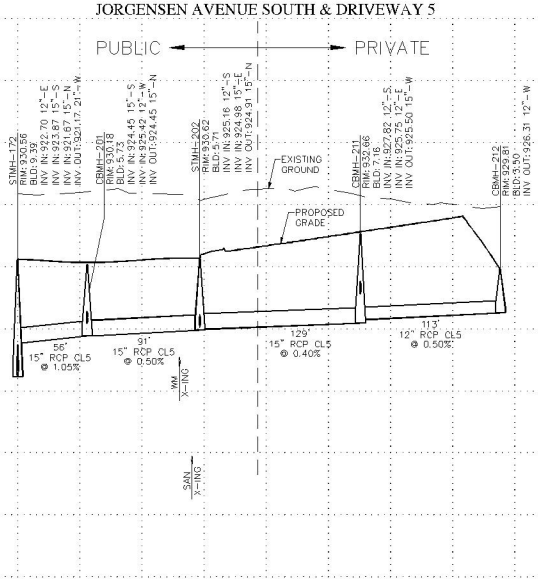
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GRAPHIC SCALE IN FEET

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EL=915.55

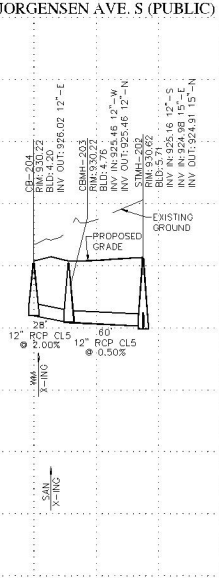
DRIVEWAY 5 (PRIVATE)



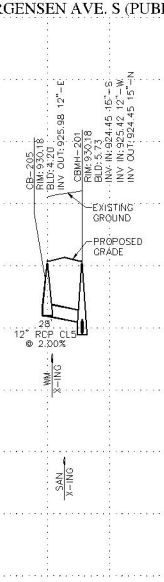
JORGENSEN AVENUE SOUTH & DRIVEWAY 5



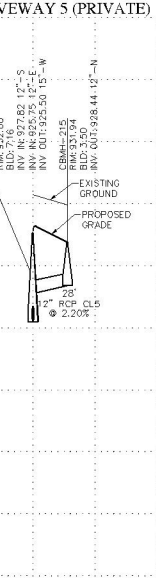
JORGENSEN AVE. S (PUBLIC)



JORGENSEN AVE. S (PUBLIC)



DRIVEWAY 5 (PRIVATE)



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Name: Paul J. Cheng
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

STORM SEWER CONSTRUCTION

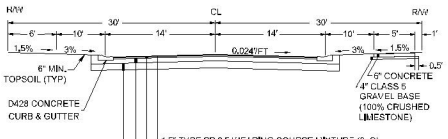
MILITARY KEATS, LLC
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MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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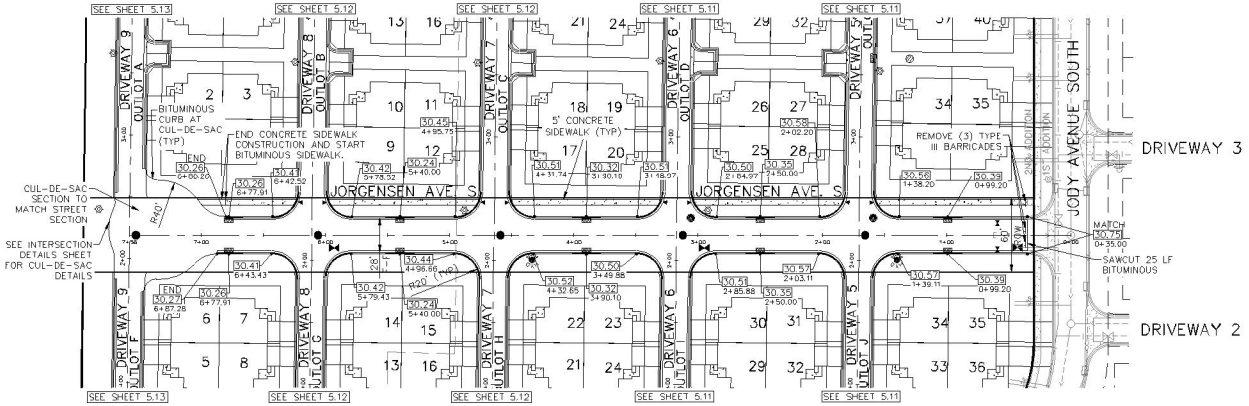
JORGENSEN AVENUE SOUTH



28 F-F TYPICAL STREET SECTION

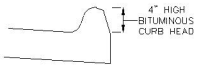
TYPICAL SECTION (N.T.S.)

*NOTE WEAR COURSE TO BE PLACED IN FUTURE. BITUMINOUS WEDGE TO BE PLACED PER PLATE STR-26.



CURB LEGEND

- 08.15 / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
- 08.15 T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT)
- 08.32 / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB
- ▼ = ADA COMPLIANT PEDESTRIAN RAMP



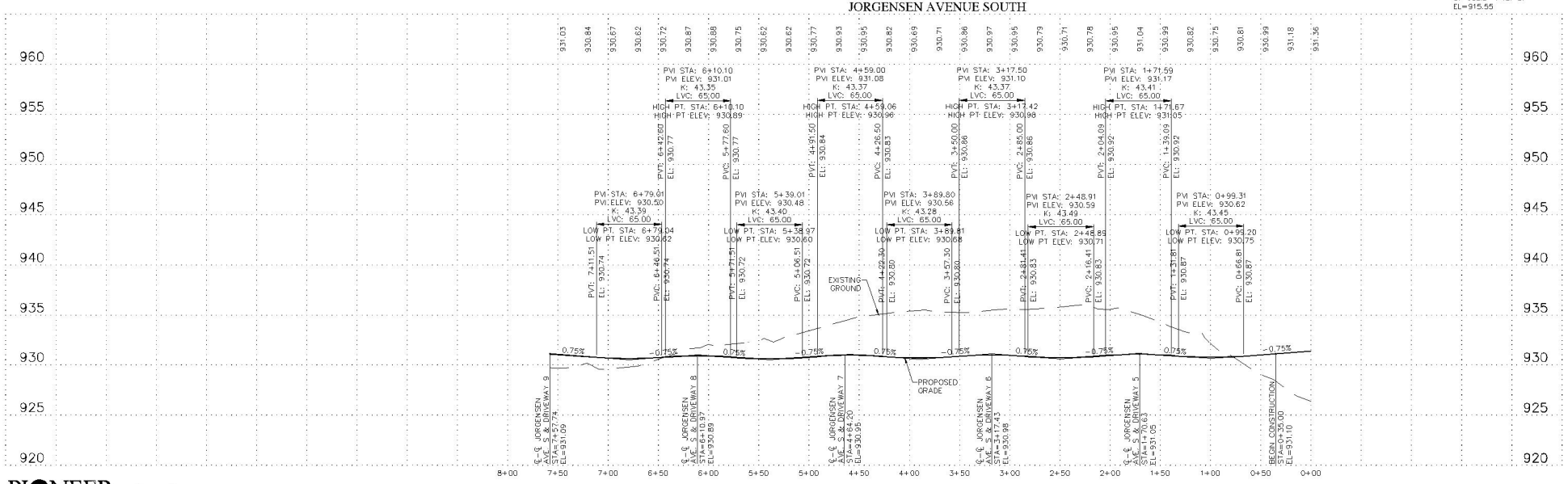
BITUMINOUS CURB

STREET CONSTRUCTION NOTES:
1. FINAL WEAR COURSE TO BE FUTURE CONSTRUCTION.
2. BITUMINOUS WEDGE TO BE INSTALLED PER CITY DETAIL STR-26
3. SIDEWALK PEDESTRIAN RAMPS WILL REQUIRE FLARES PER MnDOT PEDESTRIAN RAMP PLAN SHEETS

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

JORGENSEN AVENUE SOUTH



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Reg. No. 19560 Date: 11-30-2021

Revisions:

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Drawn MBG/MBK

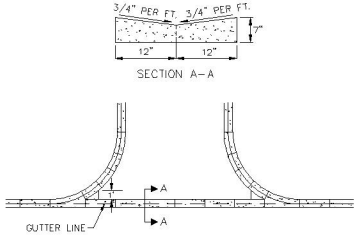
STREET CONSTRUCTION

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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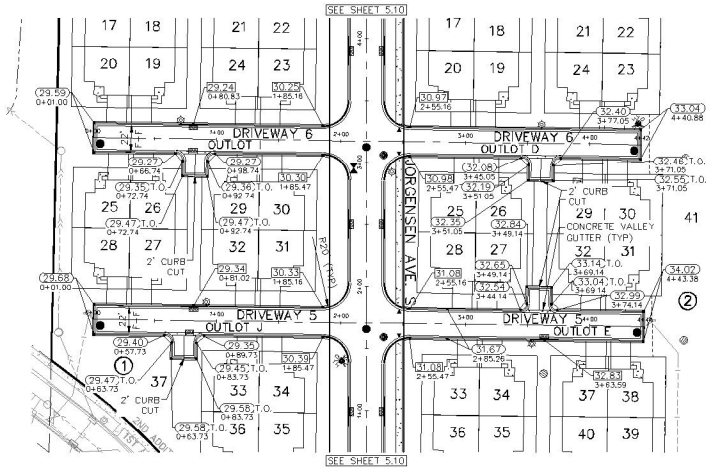


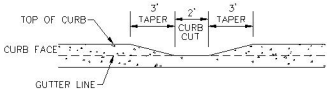
CONCRETE VALLEY GUTTER AT PRIVATE DRIVEWAY
PARKING BAY
(TYPICAL SECTION NOT TO SCALE)

CURB LEGEND

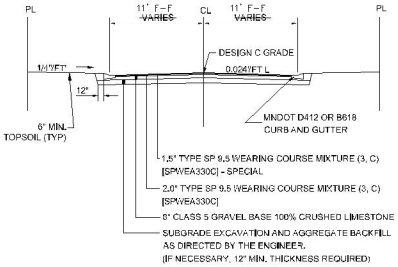
- 08.15 / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
- 08.15T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT)
- 08.32 / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB
- ▼ = ADA COMPLIANT PEDESTRIAN RAMP

STREET CONSTRUCTION NOTES:
1. FINAL WEAR COURSE TO BE FUTURE CONSTRUCTION.
2. BITUMINOUS WEDGE TO BE INSTALLED PER CITY DETAIL STR-26.
3. SIDEWALK PEDESTRIAN RAMPS WILL REQUIRE FLARES PER MnDOT PEDESTRIAN RAMP PLAN SHEETS



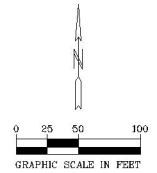


2' CURB CUT AT BACK OF PARKING BAY - PROFILE
(NOT TO SCALE)



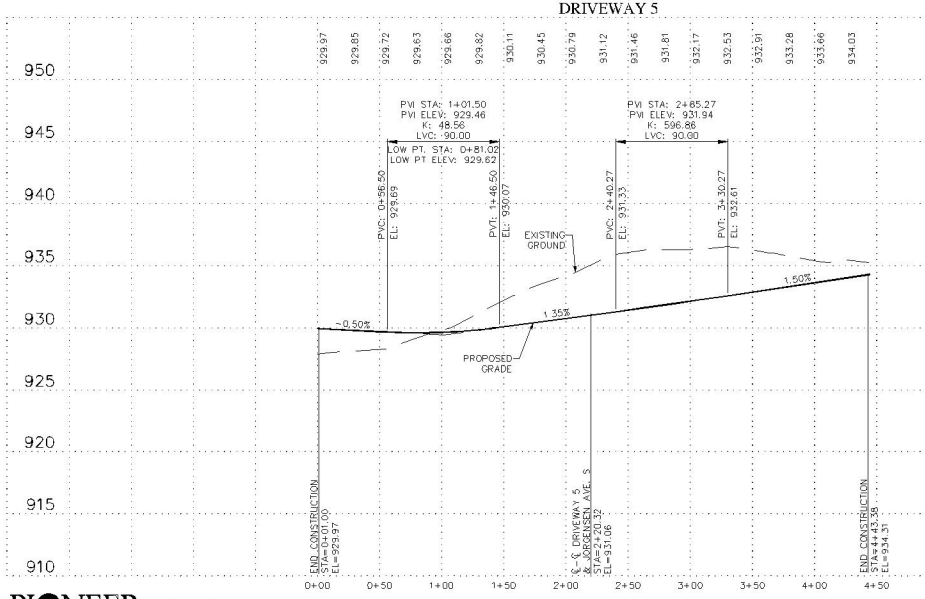
TYPICAL PRIVATE STREET SECTION
TYPICAL SECTION (N.T.S.)

*NOTE WEAR COURSE TO BE PLACED IN FUTURE. BITUMINOUS WEDGE TO BE PLACED PER PLATE STR-26.

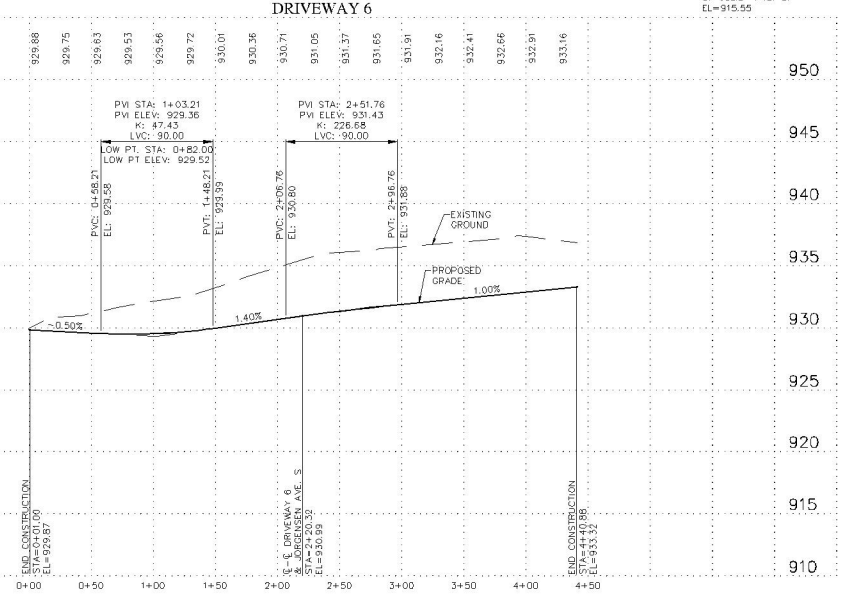


BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

DRIVEWAY 5



DRIVEWAY 6



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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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
Name: Paul J. Chiras
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

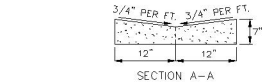
STREET CONSTRUCTION

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

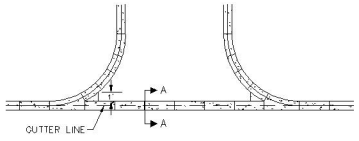
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

5.11 OF 37

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SECTION A-A

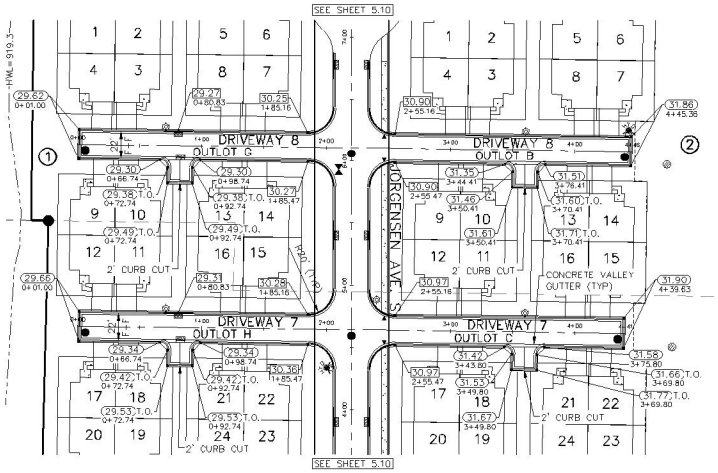


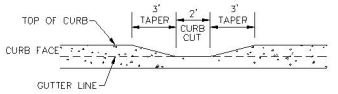
CONCRETE VALLEY GUTTER AT PRIVATE DRIVEWAY PARKING BAY
(TYPICAL SECTION NOT TO SCALE)

CURB LEGEND

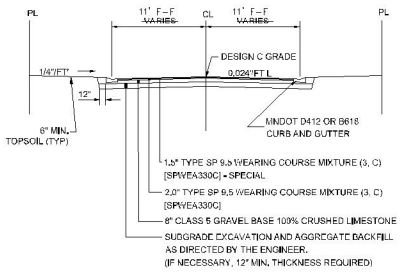
- 08.15 / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
- 08.15 T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT)
- 08.32 / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB
- ▼ = ADA COMPLIANT PEDESTRIAN RAMP

STREET CONSTRUCTION NOTES:
1. FINAL WEAR COURSE TO BE FUTURE CONSTRUCTION.
2. BITUMINOUS WEDGE TO BE INSTALLED PER CITY DETAIL STR-26
3. SIDEWALK PEDESTRIAN RAMPS WILL REQUIRE FLARES PER MnDOT PEDESTRIAN RAMP PLAN SHEETS



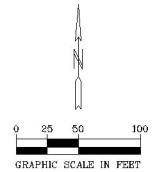


2' CURB CUT AT BACK OF PARKING BAY - PROFILE
(NOT TO SCALE)



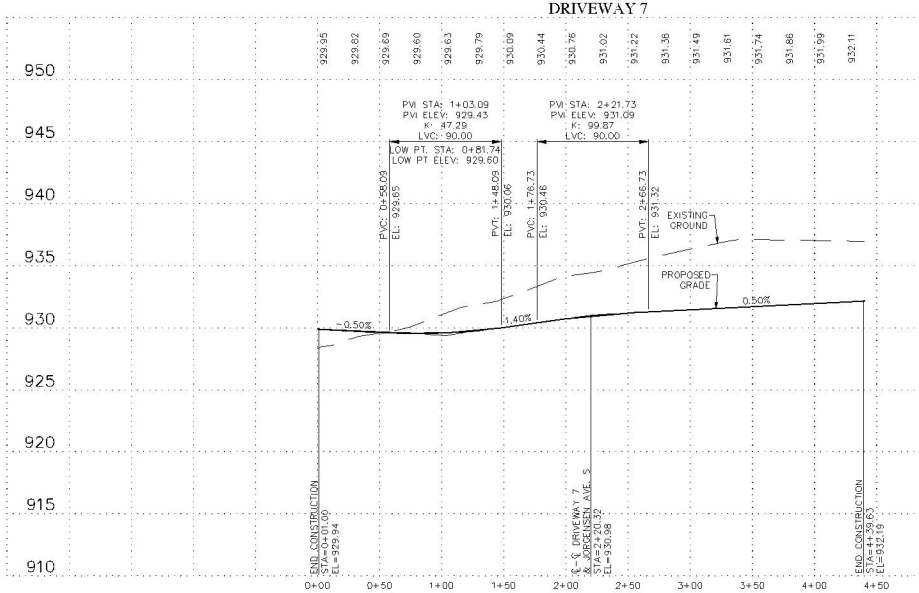
TYPICAL PRIVATE STREET SECTION
TYPICAL SECTION (N.T.S.)

*NOTE WEAR COURSE TO BE PLACED IN FUTURE. BITUMINOUS WEDGE TO BE PLACED PER PLATE STR-26.

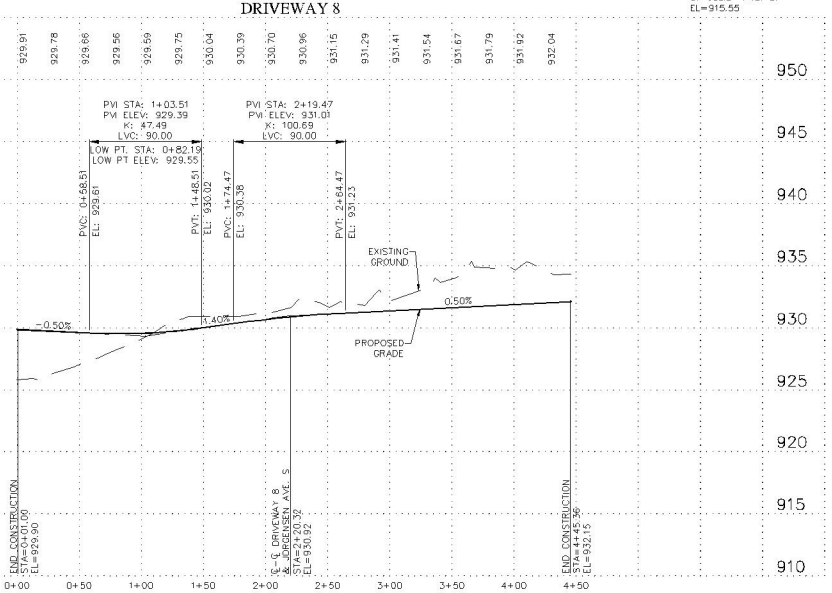


BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

DRIVEWAY 7



DRIVEWAY 8



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Name: Paul J. Cheng
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

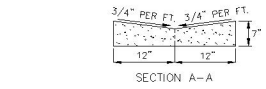
STREET CONSTRUCTION

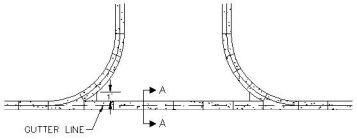
MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

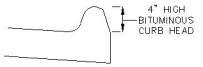
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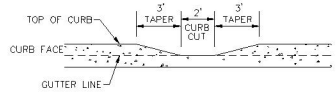




CONCRETE VALLEY GUTTER AT PRIVATE DRIVEWAY PARKING BAY
(TYPICAL SECTION NOT TO SCALE)

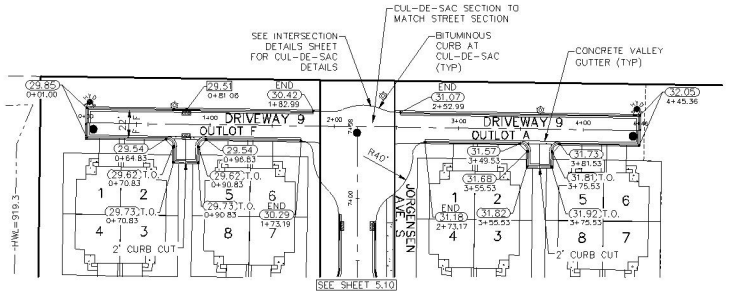


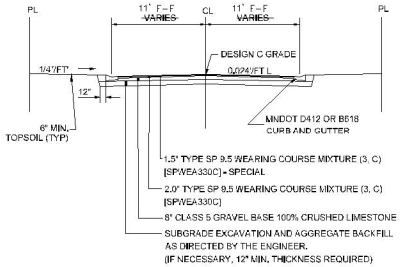
BITUMINOUS CURB



2' CURB CUT AT BACK OF PARKING BAY - PROFILE
(NOT TO SCALE)

STREET CONSTRUCTION NOTES:
1. FINAL WEAR COURSE TO BE FUTURE CONSTRUCTION.
2. BITUMINOUS WEDGE TO BE INSTALLED PER CITY DETAIL STR-26
3. SIDEWALK PEDESTRIAN RAMPS WILL REQUIRE FLARES PER MnDOT PEDESTRIAN RAMP PLAN SHEETS





TYPICAL PRIVATE STREET SECTION
TYPICAL SECTION (N.T.S.)

*NOTE WEAR COURSE TO BE PLACED IN FUTURE. BITUMINOUS WEDGE TO BE PLACED PER PLATE STR-26.

CURB LEGEND

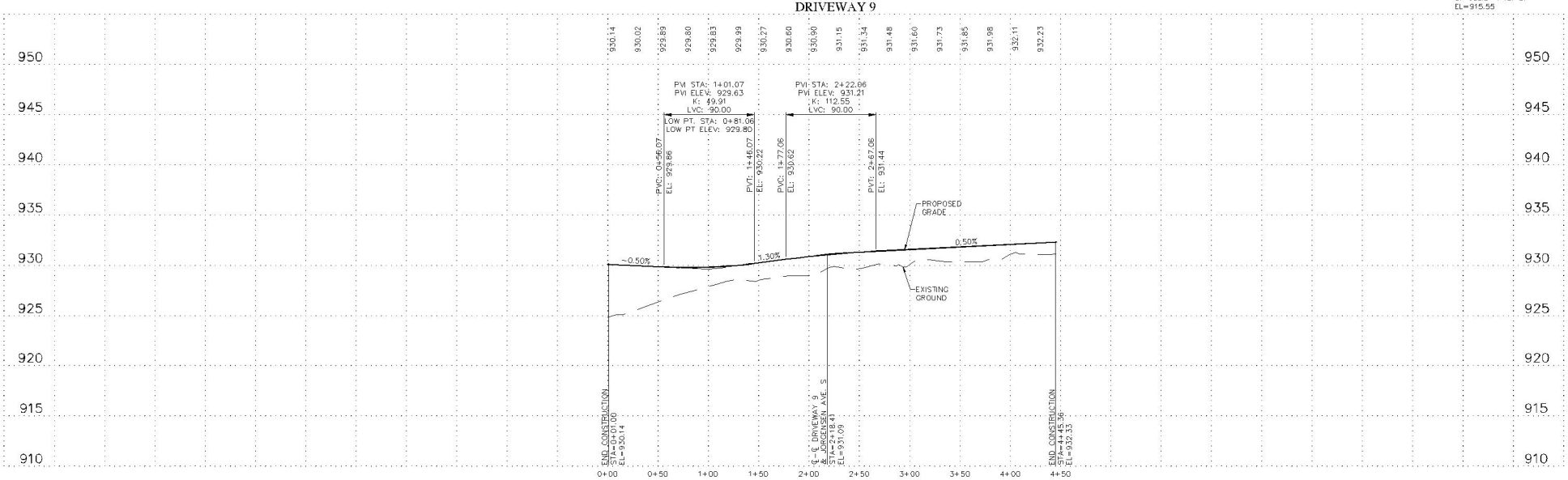
- 08.15 / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
- 08.15 T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT)
- 08.32 / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB
- ▼ = ADA COMPLIANT PEDESTRIAN RAMP

N

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

DRIVEWAY 9



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

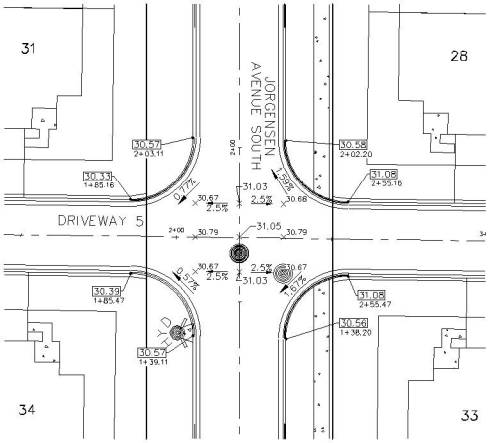
STREET CONSTRUCTION

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

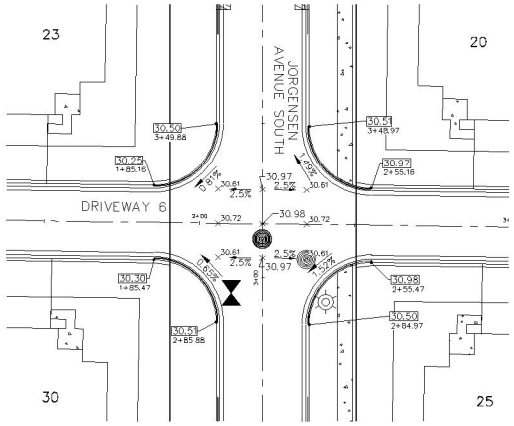
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

5.13 OF 37

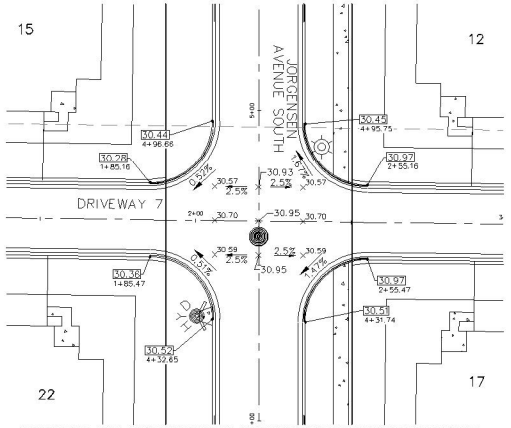
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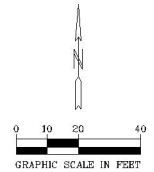
DRIVEWAY 5 & JORGENSEN AVENUE SOUTH INTERSECTION



DRIVEWAY 6 & JORGENSEN AVENUE SOUTH INTERSECTION



DRIVEWAY 7 & JORGENSEN AVENUE SOUTH INTERSECTION



BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

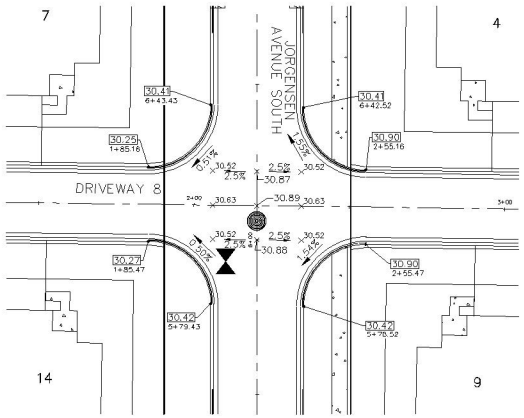
CURB LEGEND

08.15 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB

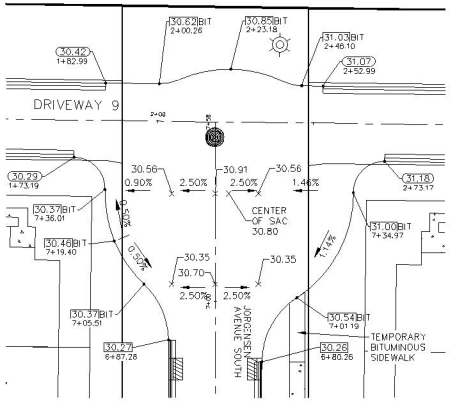
08.15 T.O. 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT)

08.32 BIT 4+46.57 = GUTTERLINE ELEVATION FOR BITUMINOUS CURB

08.32 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB



DRIVEWAY 8 & JORGENSEN AVENUE SOUTH INTERSECTION



DRIVEWAY 9 & JORGENSEN AVENUE SOUTH INTERSECTION

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Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
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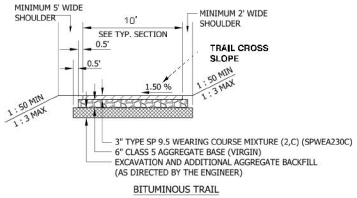
INTERSECTION DETAILS

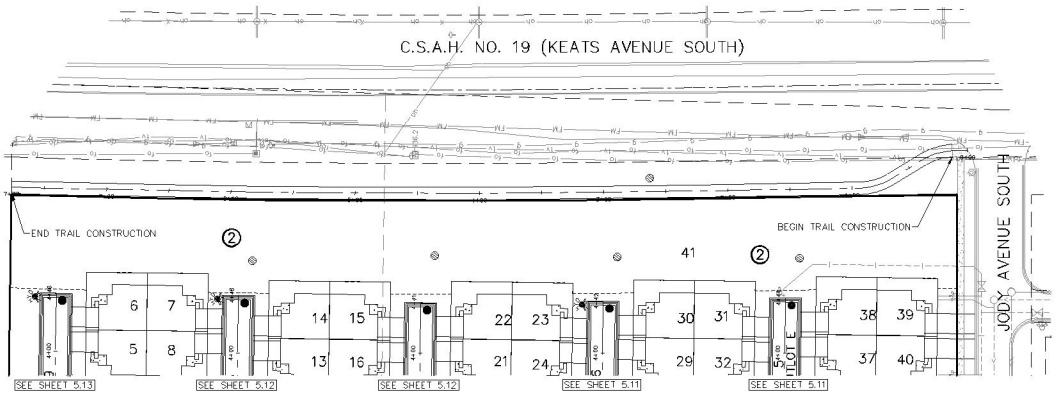
MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

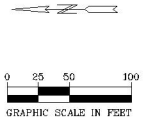
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

5.20 OF 37

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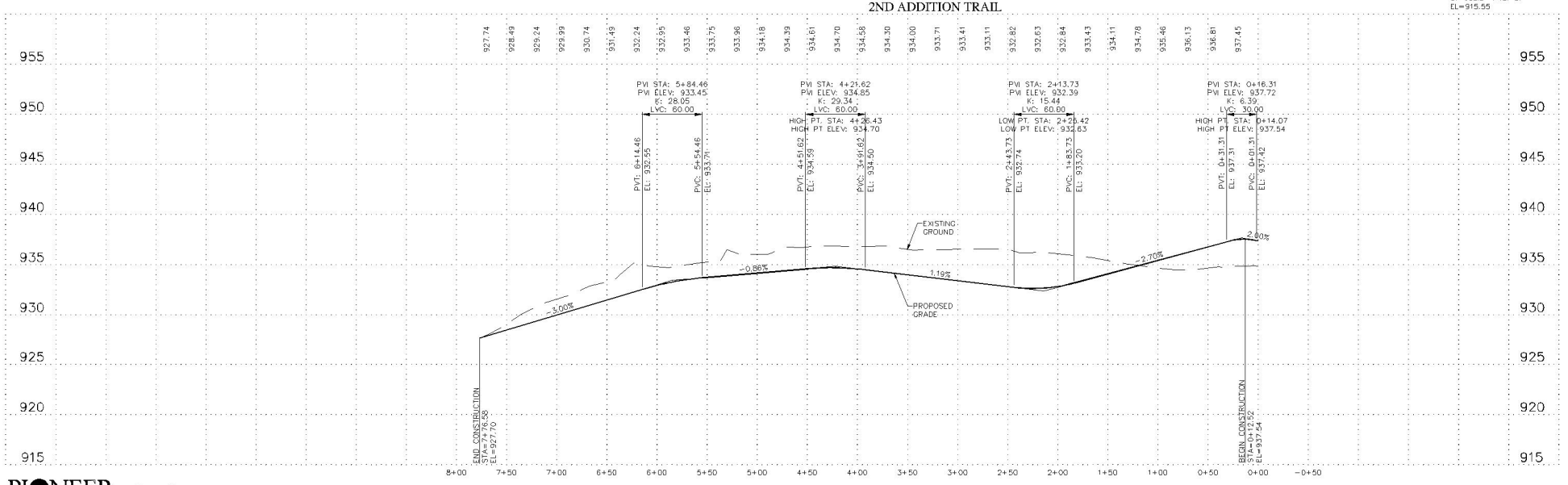






BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

2ND ADDITION TRAIL



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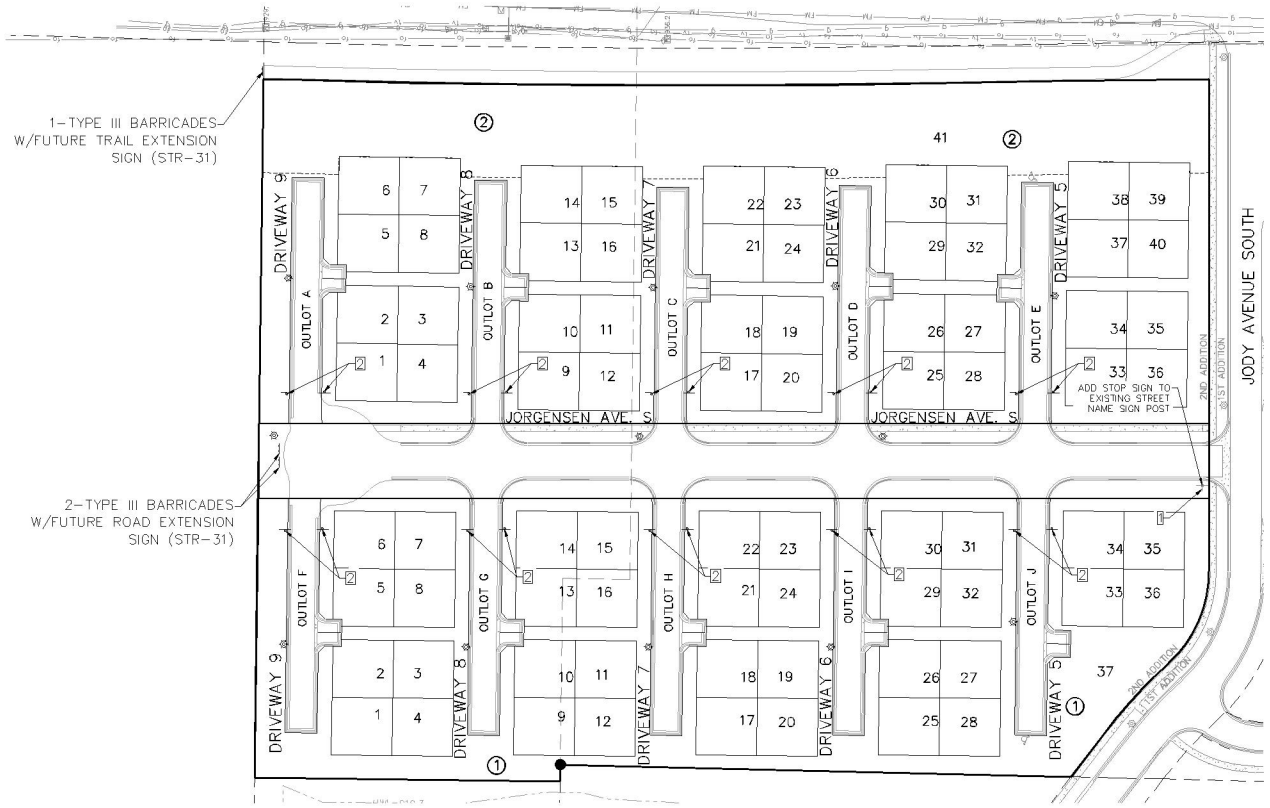
TRAIL CONSTRUCTION PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

5.30 OF 37

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SIGNAGE LEGEND

1	STOP	R1-1 36"x36"
2	"NO PARKING BOTH SIDES OF STREET"	12"X18"

NOTES:
1. STOP SIGNS AND POSTS INSTALLED BY CONTRACTOR
2. PRIVATE STREET ADDRESS SIGNS BY BUILDER
3. PARKING SIGNS TO BE INSTALLED BY CONTRACTOR

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
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Drawn MBC/MBK

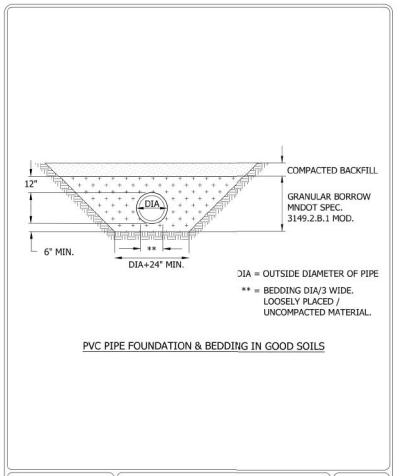
SIGNING PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

6.10 OF 37

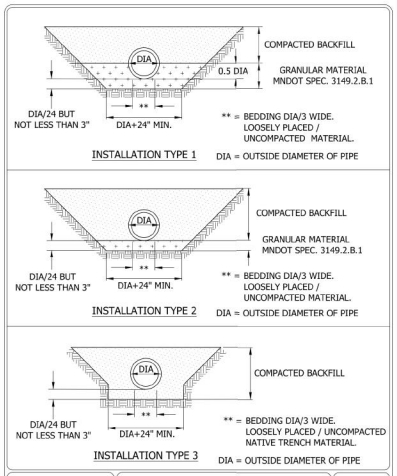
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PVC PIPE FOUNDATION & BEDDING IN GOOD SOILS

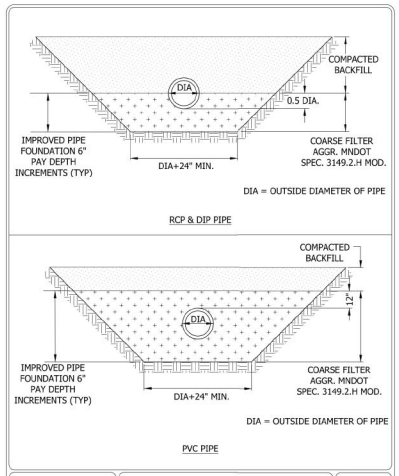
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHOD FOR PVC COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-1

4B_BED1.DWG



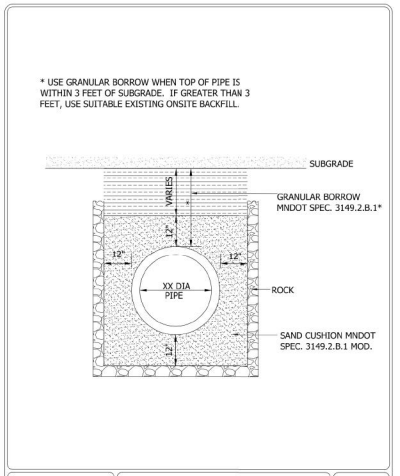
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-2

4B_BED2.DWG



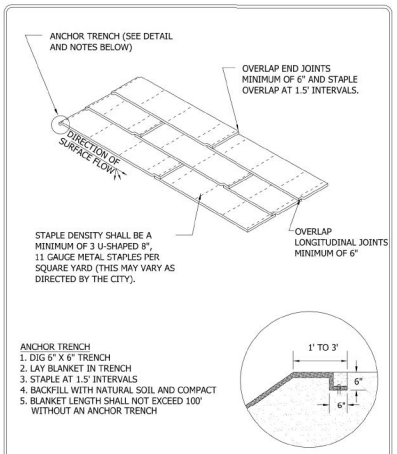
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-3

4B_BED3.DWG



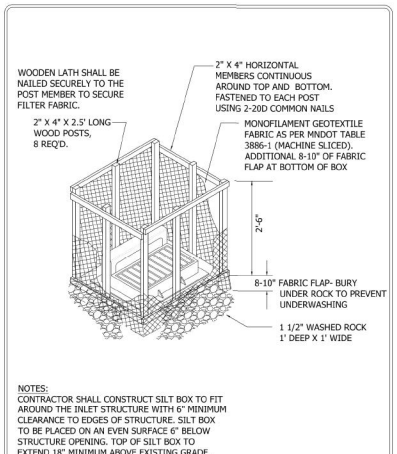
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PVC, RCP AND DIP PIPE BEDDING IN ROCK COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-4

4B_BED4.DWG



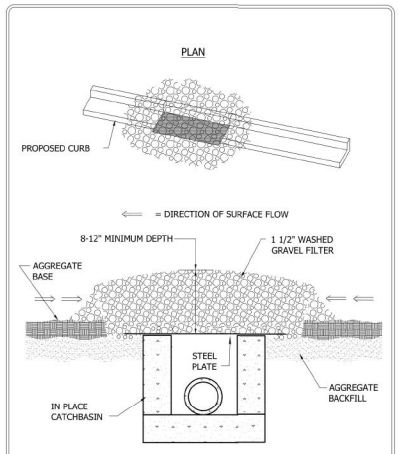
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS EROSION CONTROL BLANKET INSTALLATION COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. ERO-5

4B_ERO5.DWG



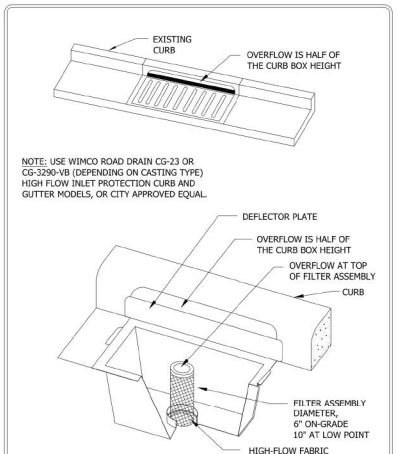
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS INLET PROTECTION SILT BOX FOR CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. ERO-7

4B_ERO7.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS INLET PROTECTION ROCK FILTER FOR CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. ERO-8

4B_ERO8.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS INLET PROTECTION CATCH BASIN INSERT COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. ERO-9

4B_ERO9.DWG

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www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chenz
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MK

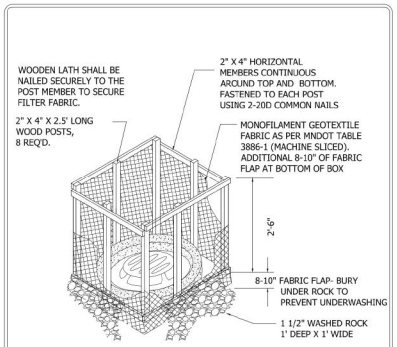
DETAILS

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.10 OF 37

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NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

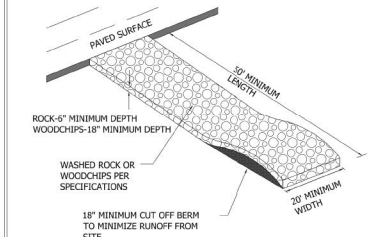
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. ERO-10

4B_ERO10.DWG



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 2021

PLATE NO. ERO-12

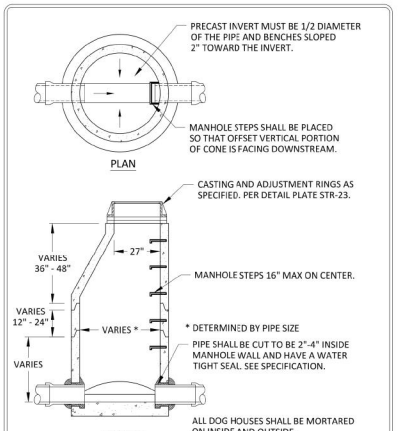
4B_ERO12.DWG

33-262 — Dry Swale / Pond

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
nodding wild rye	*Elymus canadensis*	4.00	4.48	9.09%	7.64
slender wheatgrass	*Elymus trachycaulus*	4.00	4.48	9.10%	10.15
Virginia wild rye	*Elymus virginicus*	2.50	2.80	5.67%	3.85
fowl bluegrass	*Poa palustris*	1.60	1.79	3.64%	76.56
big bluestem	*Andropogon gerardii*	1.50	1.68	3.40%	5.50
American slough grass	*Beckmannia syzigachne*	1.50	1.68	3.42%	27.60
fringed brome	*Bromus ciliatus*	1.50	1.68	3.40%	6.05
Indian grass	*Sorghastrum nutans*	1.50	1.68	3.40%	6.60
switchgrass	*Panicum virgatum*	0.40	0.45	0.91%	2.05
	Grasses Subtotal	18.50	20.74	42.03%	145.94
blue vervain	*Verbena hastata*	0.10	0.11	0.23%	3.50
purple prairie clover	*Dalea purpurea*	0.09	0.10	0.21%	0.56
Canada tick trefoil	*Desmodium canadense*	0.09	0.10	0.21%	0.19
Early Sunflower	*Helianthoides helianthoides*	0.09	0.10	0.20%	0.35
black-eyed susan	*Rudbeckia hirta*	0.07	0.08	0.17%	2.40
marsh milkweed	*Asclepias incarnata*	0.06	0.07	0.13%	0.10
	Forbs Subtotal	0.50	0.56	1.15%	6.98
Oats	*Avena sativa*	25.00	28.02	56.82%	11.14
	Cover Crop Subtotal	25.00	28.02	56.82%	11.14
	Total	44.00	49.32	100.00%	164.06
Purpose:	Temporarily flooded swales in agricultural settings.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MnDOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

35-621 — Dry Prairie Southeast

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
little bluestem	*Schizachyrium scoparium*	1.51	1.69	13.70%	8.30
nodding wild rye	*Elymus canadensis*	1.50	1.68	13.61%	2.86
slender wheatgrass	*Elymus trachycaulus*	1.18	1.32	10.76%	3.00
side-oats grama	*Bouteloua curtipendula*	1.13	1.27	10.23%	2.48
blue grama	*Bouteloua gracilis*	0.68	0.76	6.19%	10.00
junegrass	*Koeleria macrantha*	0.41	0.46	3.71%	30.00
kalm's brome	*Bromus kalmii*	0.31	0.35	2.78%	0.90
prairie dropseed	*Sporobolus heterolepis*	0.26	0.29	2.32%	1.50
sand dropseed	*Sporobolus cryptandrus*	0.22	0.25	1.98%	16.00
	Grasses Subtotal	7.20	8.07	65.28%	75.04
purple prairie clover	*Dalea purpurea*	0.15	0.17	1.32%	0.80
white prairie clover	*Dalea candida*	0.09	0.10	0.78%	0.60
black-eyed susan	*Rudbeckia hirta*	0.09	0.10	0.86%	3.20
butterfly milkweed	*Asclepias tuberosa*	0.06	0.07	0.52%	0.09
Early Sunflower	*Helianthoides helianthoides*	0.06	0.07	0.51%	0.13
stiff goldenrod	*Oligoneuron rigidum*	0.06	0.07	0.59%	0.98
bird's foot coreopsis	*Coreopsis palmata*	0.05	0.06	0.50%	0.29
large-flowered beard tongue	*Penstemon grandiflorus*	0.04	0.04	0.35%	0.20
round-headed bush clover	*Lespedeza capitata*	0.03	0.03	0.31%	0.10
wild bergamot	*Monarda fistulosa*	0.03	0.03	0.30%	0.85
rough blazing star	*Liatris aspera*	0.02	0.02	0.17%	0.11
dotted blazing star	*Liatris punctata*	0.02	0.02	0.23%	0.06
horsemint	*Monarda punctata*	0.02	0.02	0.22%	0.80
silky aster	*Symphyotrichum sericeum*	0.02	0.02	0.19%	0.20
heart-leaved alexanders	*Zizia aptera*	0.02	0.02	0.21%	0.10
whorled milkweed	*Asclepias verticillata*	0.01	0.01	0.11%	0.05
gray goldenrod	*solidago nemoralis*	0.01	0.01	0.14%	1.65
skyblue aster	*Symphyotrichum oolentangiense*	0.01	0.01	0.06%	0.20
bracted spiderwort	*Tradescantia bracteata*	0.01	0.01	0.12%	0.05
	Forbs Subtotal	0.80	0.90	7.49%	10.37
Oats	*Avena sativa*	3.00	3.36	27.23%	1.33
	Cover Crop Subtotal	3.00	3.36	27.23%	1.33
	Total	11.00	12.33	100.00%	86.75
Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsections. MnDOT Districts Metro & 6.				



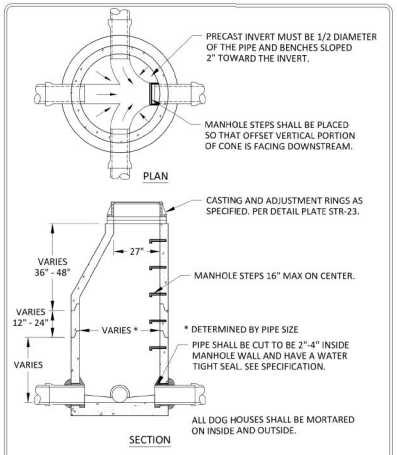
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SAN-1

4B_SAN1.DWG



Cottage Grove — Where Pride and Prosperity Meet

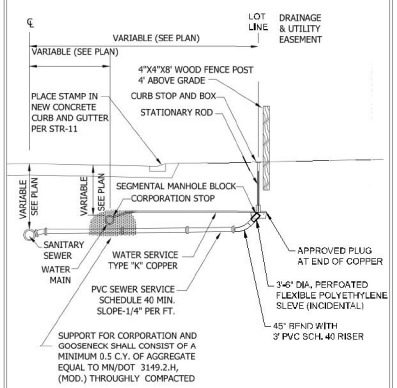
STANDARD DETAILS
SANITARY SEWER
JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SAN-2

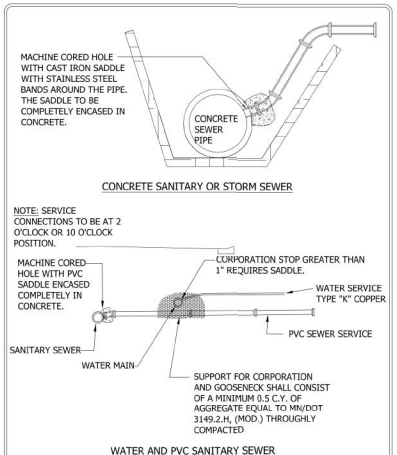
4B_SAN2.DWG

NOTES:
① REF. SER-11 FOR CURB STOP AND BOX THAT FALL WITHIN BITUMINOUS OR CONCRETE.
② *EXTEND CURB STOP 1' BEYOND R/W WHEN SIDEWALK IS PRESENT.



RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS – PRIVATE STREET
(DRIVEWAY 1, DRIVEWAY 2, DRIVEWAY 3, DRIVEWAY 4)

4B_SER2.DWG



Cottage Grove — Where Pride and Prosperity Meet

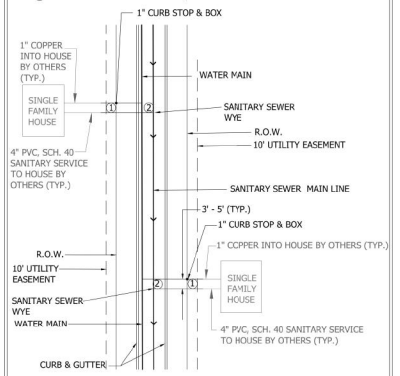
STANDARD DETAILS
PRIVATE CONNECTIONS TO PUBLIC UTILITIES
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-2

4B_SER2.DWG

CONTRACTOR TO PROVIDE THE FOLLOWING DIMENSIONS:
① CURB STOP TO SANITARY SEWER PIPE (PERPENDICULAR TO COPPER).
② SANITARY SEWER PIPE TO COPPER WATER LINE (PERPENDICULAR TO COPPER ALONG SANITARY SEWER MAIN) OR CORPORATION STOP TO SANITARY SEWER SERVICE LINE (PERPENDICULAR TO COPPER WATER LINE).
③ EXTEND CURB STOP 1' BEYOND R/W WHEN SIDEWALK IS PRESENT.



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-5

4B_SER5.DWG

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota

Name: Paul J. Chiera
Reg. No. 19690 Date: 11-30-2021

Revisions:

Date	11-30-2021
Designed	PJC
Drawn	MBC/MBK

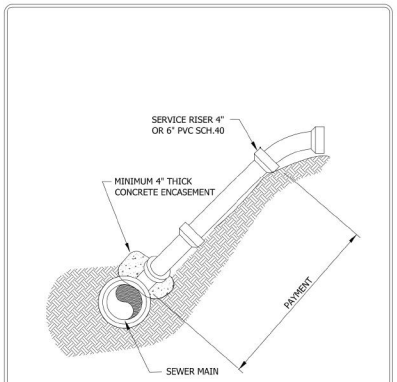
DETAILS

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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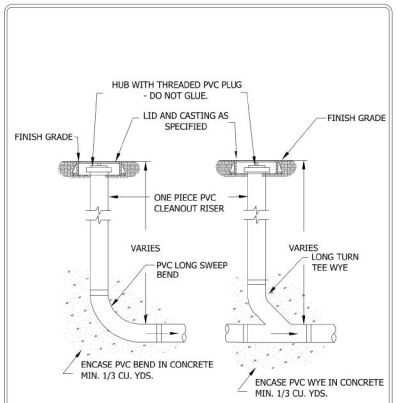
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SERVICE RISER
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-9

48_SER9.DWG



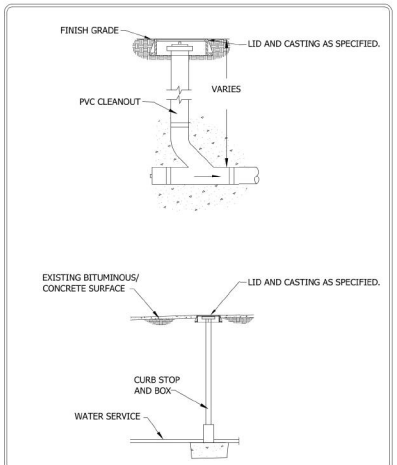
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
PVC SERVICE LINE CLEANOUTS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-10

48_SER10.DWG



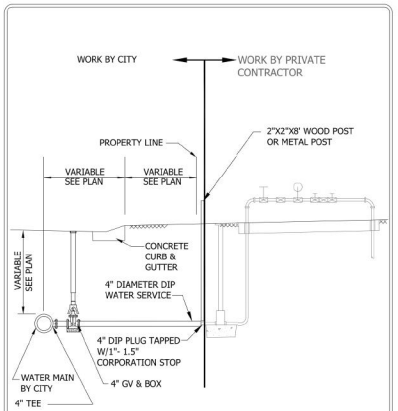
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CASTING PROTECTION AT CLEANOUT
CASTING PROTECTION AT CURB BOX
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-11

48_SER11.DWG



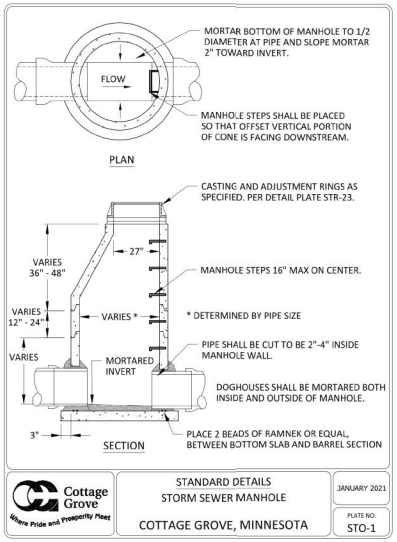
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
IRRIGATION SERVICE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. SER-12

48_SER12.DWG



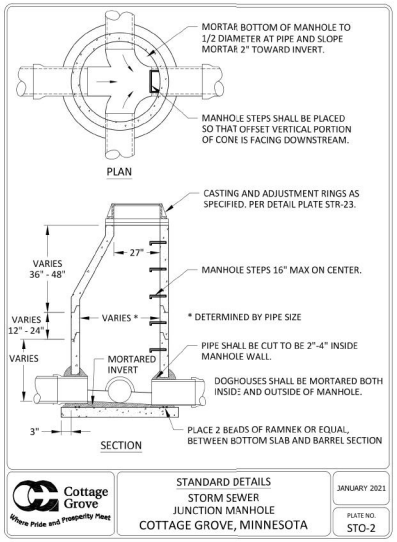
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STO-1

48_STO1.DWG



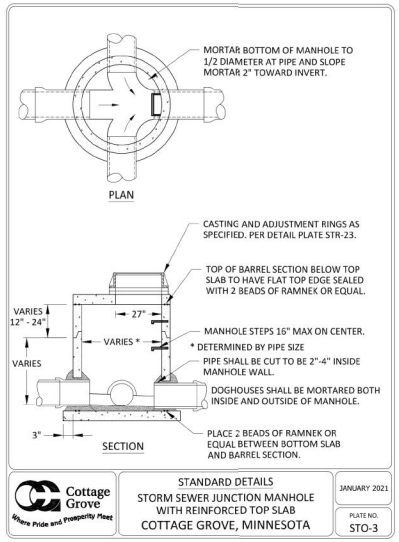
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER
JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STO-2

48_STO2.DWG



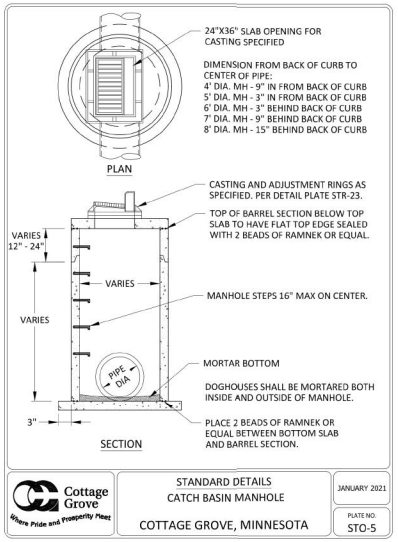
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE
WITH REINFORCED TOP SLAB
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STO-3

48_STO3.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STO-5

48_STO5.DWG

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Fax: 681-9488
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Paul J. Chenz
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MK

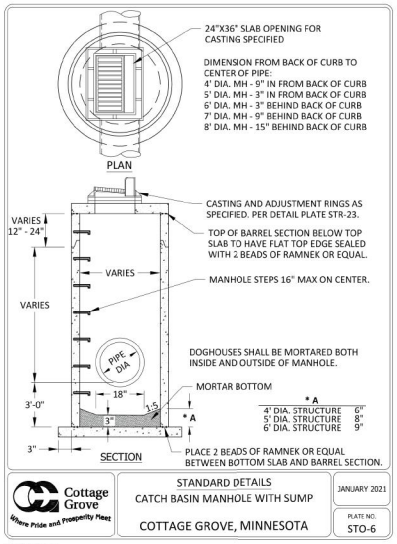
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

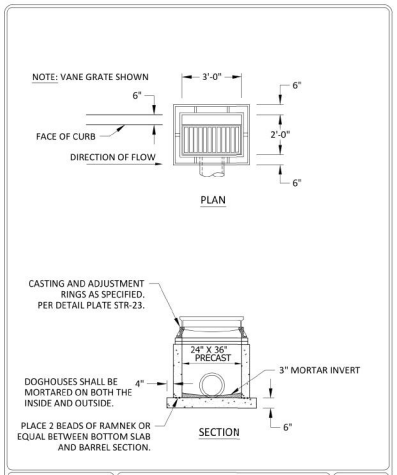
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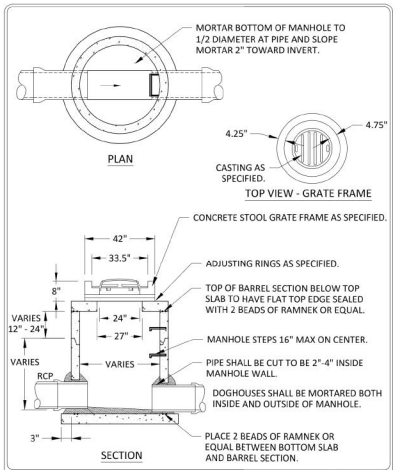
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN MANHOLE WITH SUMP COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-6

48_STO6.DWG



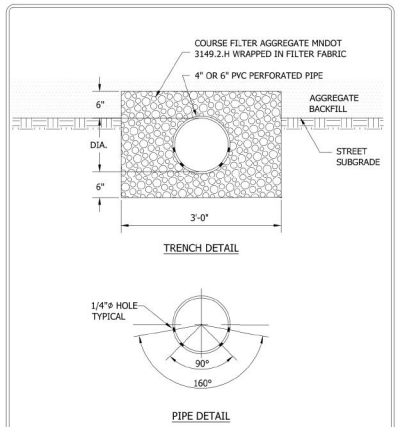
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-7

48_STO7.DWG



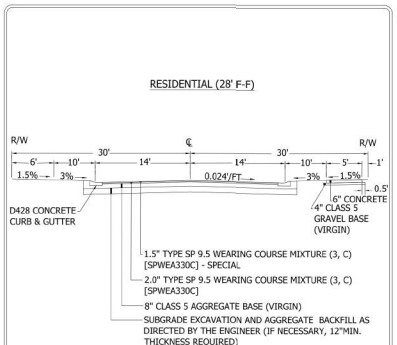
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-9

48_STO9.DWG



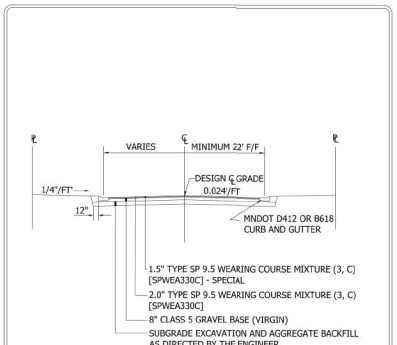
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PVC PERFORATED PIPE COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-14

48_STO14.DWG



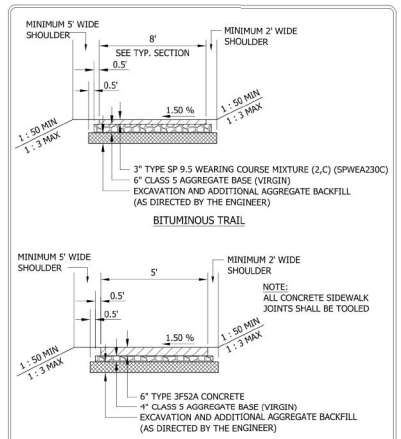
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F) COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-1

48_STR1.DWG



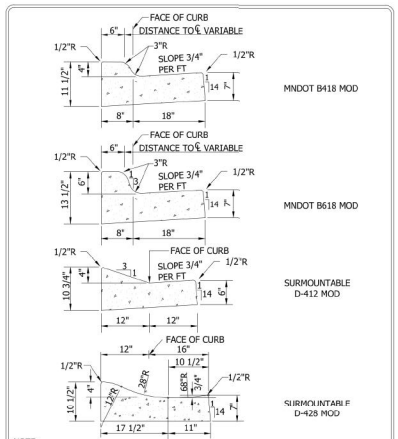
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS TYPICAL PRIVATE STREET SECTION URBAN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-3

48_STR3.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-9

48_STR9.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CURB AND GUTTER COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-10

48_STR10.DWG

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Paul J. Chenz
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date	11-30-2021
Designed	PJC
Drawn	MBC/HBK

DETAILS

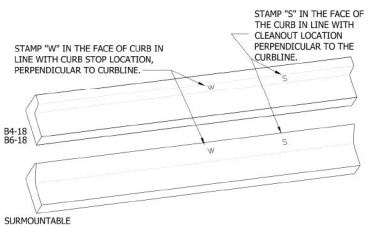
MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.13 OF 37

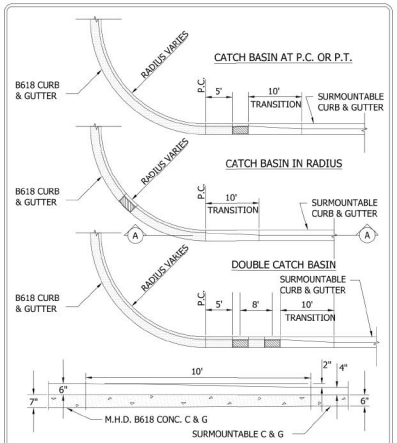
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NOTES:
1. ALL NEW AND EXISTING WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF CURB.
2. CONCRETE CURB PANELS WITH W'S AND S'S NOT PLACED BY SPECIFIED STAMP WILL NOT BE ACCEPTED.



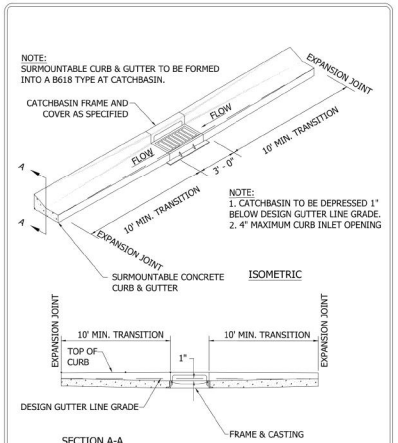
STANDARD DETAILS
WATER AND SEWER SERVICE LOCATION STAMP IN CURB
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-11

48_STR11.DWG



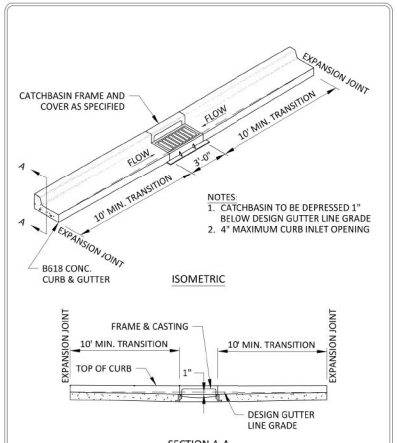
STANDARD DETAILS
CONCRETE CURB AND GUTTER TRANSITION
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-12

48_STR12.DWG



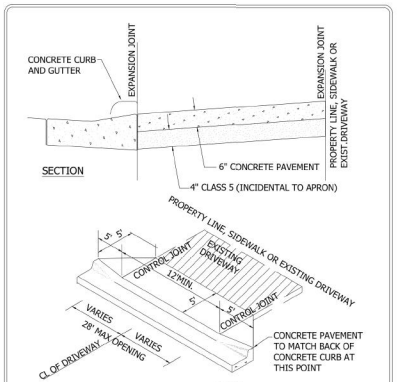
STANDARD DETAILS
SURMOUNTABLE CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-13

48_STR13.DWG



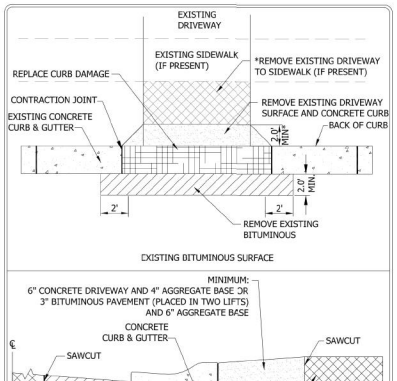
STANDARD DETAILS
B618 CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-14

48_STR14.DWG



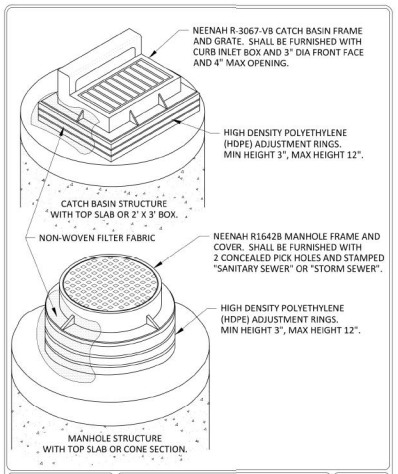
STANDARD DETAILS
CONCRETE DRIVEWAY APRON RESIDENTIAL
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-18

48_STR18.DWG



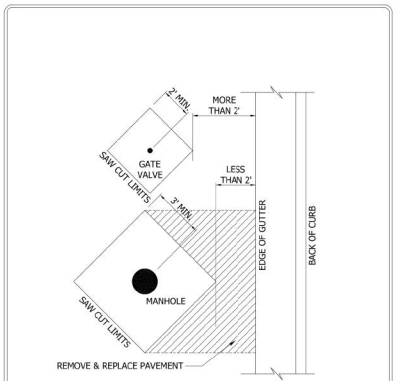
STANDARD DETAILS
CONCRETE CURB REPLACEMENT AT DRIVEWAY LOCATION
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-20

48_STR20.DWG



STANDARD DETAILS
CATCHBASIN AND MANHOLE ADJUSTMENT
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-23

48_STR23.DWG



STANDARD DETAILS
STRUCTURE ADJUSTMENT PATCH (BITUMINOUS OR CONCRETE)
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-25

48_STR25.DWG

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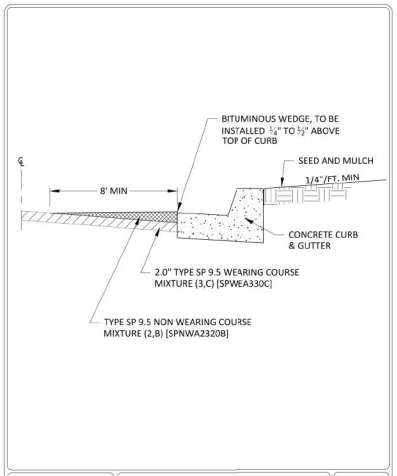
DETAILS

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GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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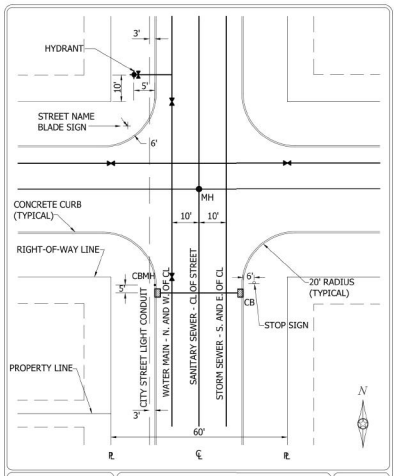
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STANDARD DETAILS
CONCRETE CURB PROTECTION BITUMINOUS WEDGE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-26

48_STR26.DWG



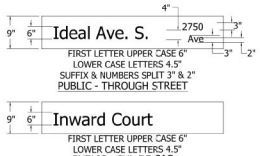
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STANDARD DETAILS
TYPICAL UTILITY LOCATIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-28

48_STR28.DWG



STANDARD CONSTRUCTION NOTES FOR STREET NAME SIGNS

1. ALL STREET SIGNS SHALL BE 3M DIAMOND GRADE DG3 DOUBLE-FACED EXTRUDED BLADES.
2. FIRST LETTER OF SUFFIX SHALL BE UPPERCASE WITH ALL REMAINING LETTERS TO BE LOWERCASE
3. ADDRESS NUMBERS FOR STREET NAME BLADES WILL BE PROVIDED AT A LATER DATE.
4. STREET SIGN POSTS SHALL BE 12 FEET LONG, 4 FEET DRIVEN INTO THE GROUND.
5. SIGN POSTS FOR STREET NAME BLADES SHALL BE ROUND TUBULAR ALUMINUM OR HOT DIPPED GALVANIZED STEEL, OUTSIDE DIAMETER 2-3/8 INCHES, WALL THICKNESS 0.109 INCHES.
6. ALL PUBLIC STEET NAME BLADES SHALL BE "GREEN" IN COLOR. LETTERING ON ALL STREET NAME BLADES SHALL BE HIGH INTENSITY, "WHITE" IN COLOR.

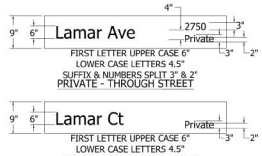
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STANDARD DETAILS
STREET NAME BLADE SIGNS
PUBLIC STREETS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-29

48_STR29.DWG



STANDARD CONSTRUCTION NOTES FCR STREET NAME SIGNS

1. ALL STREET SIGNS SHALL BE 3M DIAMOND GRADE DG3 DOUBLE-FACED EXTRUDED BLADES.
2. FIRST LETTER OF SUFFIX SHALL BE UPPERCASE WITH ALL REMAINING LETTERS TO BE LOWERCASE
3. ADDRESS NUMBERS FOR STREET NAME BLADES WILL BE PROVIDED AT A LATER DATE.
4. STREET SIGN POSTS SHALL BE 12 FEET LONG, 4 FEET DRIVEN INTO THE GROUND.
5. SIGN POSTS FOR STREET NAME BLADES SHALL BE ROUND TUBULAR ALUMINUM OR HOT DIPPED GALVANIZED STEEL, OUTSIDE DIAMETER 2-3/8 INCHES, WALL THICKNESS 0.109 INCHES.
6. ALL PUBLIC STEET NAME BLADES SHALL BE "GREEN" IN COLOR. LETTERING ON ALL STREET NAME BLADES SHALL BE HIGH INTENSITY, "WHITE" IN COLOR.

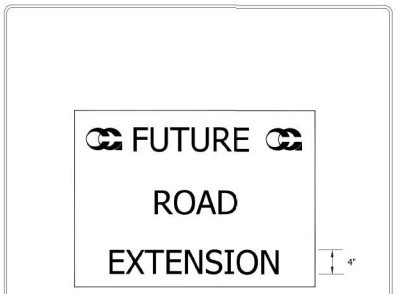
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STANDARD DETAILS
STREET NAME BLADE SIGNS
PRIVATE STREETS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-30

48_STR30.DWG



NOTES:
1. SIGN SIZE SHALL BE 18"X24".
2. LETTERS TO BE BLACK ON A WHITE BACKGROUND.
3. THE SIGN IS TO BE MOUNTED ON THE PERMANENT BARRICADES.
4. THE TEXT HEIGHT SHALL BE 4"

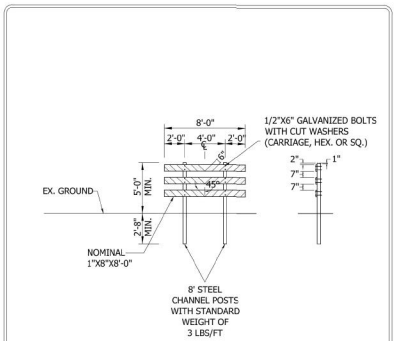
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STANDARD DETAILS
FUTURE ROAD EXTENSION SIGN
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-31

48_STR31.DWG



NOTES:
1. THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC. BARRICADES SHALL BE PLACED WITH MAXIMUM 6' SPACING AND SHALL SPAN ENTIRE ROADWAY WIDTH.
2. ONLY ONE "END OF ROAD MARKER" REQUIRED PER STREET.

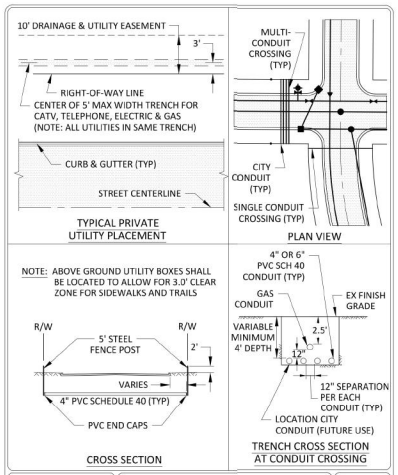
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STANDARD DETAILS
PERMANENT BARRICADE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-32

48_STR32.DWG



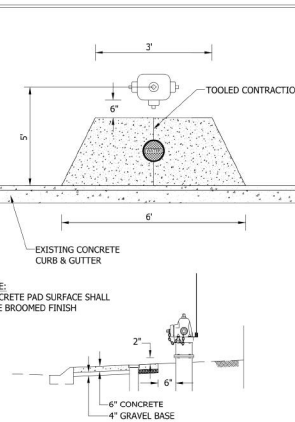
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STANDARD DETAILS
PRIVATE UTILITY CONDUIT CROSSING
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-34

48_STR34.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE HYDRANT PAD
COTTAGE GROVE, MINNESOTA

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PLATE NO. STR-37

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Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MK

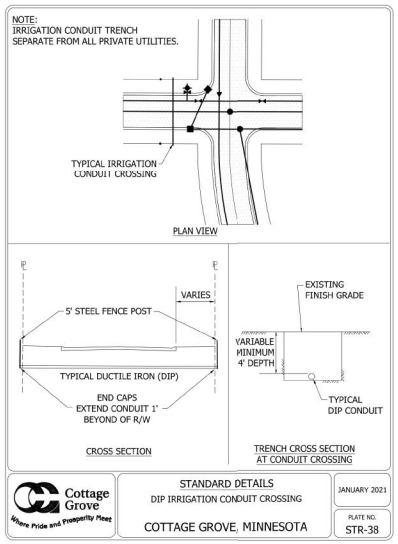
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

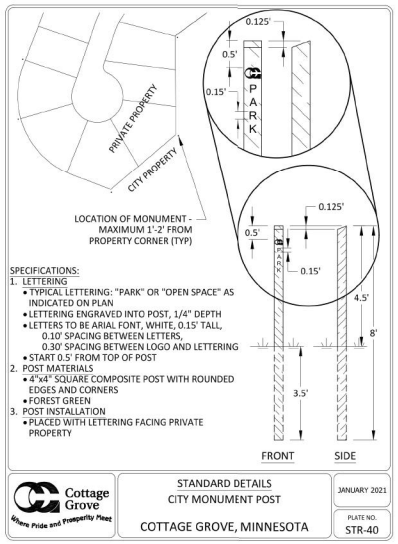
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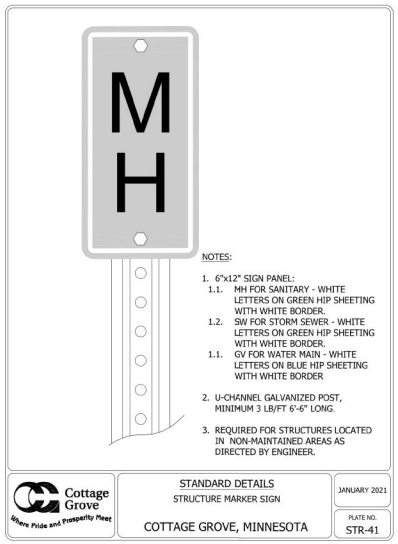
STANDARD DETAILS
DIP IRRIGATION CONDUIT CROSSING
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. STR-38

48_STR38.DWG



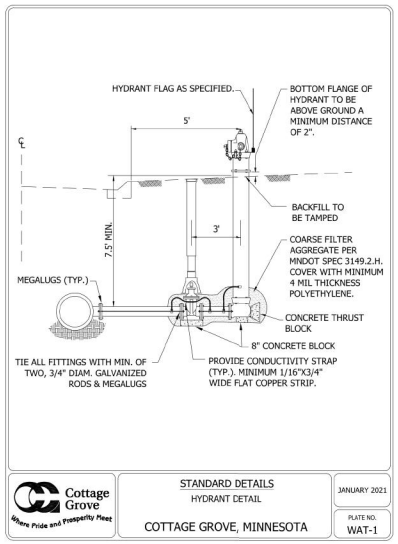
STANDARD DETAILS
CITY MONUMENT POST
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. STR-40

48_STR40.DWG



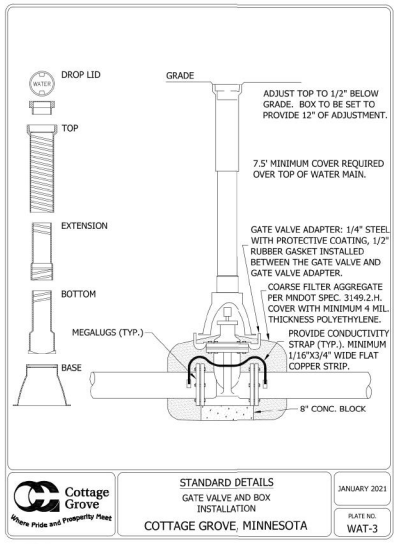
STANDARD DETAILS
STRUCTURE MARKER SIGN
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. STR-41

48_STR41.DWG



STANDARD DETAILS
HYDRANT DETAIL
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. WAT-1

48_WAT1.DWG



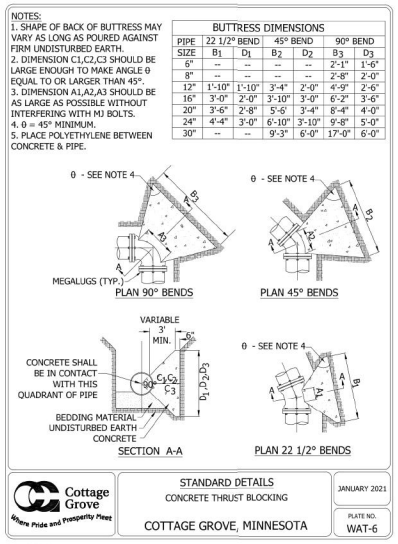
STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. WAT-3

48_WAT3.DWG

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

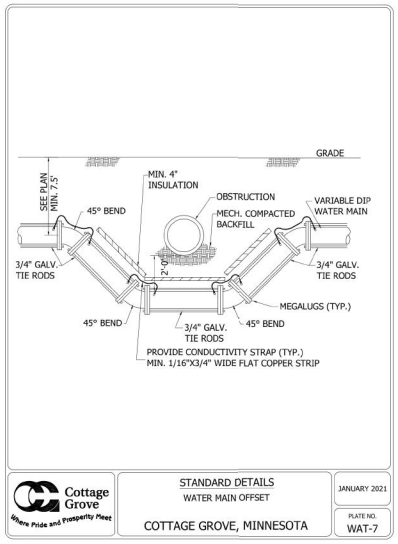
BUTTRESS DIMENSIONS

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



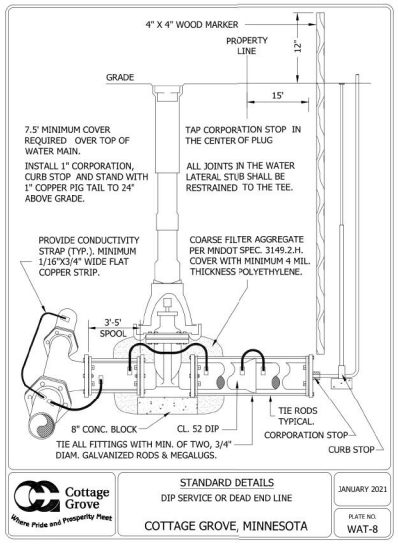
STANDARD DETAILS
CONCRETE THRUST BLOCKING
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. WAT-6

48_WAT6.DWG



STANDARD DETAILS
WATER MAIN OFFSET
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. WAT-7

48_WAT7.DWG



STANDARD DETAILS
DIP SERVICE OR DEAD END LINE
JANUARY 2021
COTTAGE GROVE, MINNESOTA
PLATE NO. WAT-8

48_WAT8.DWG

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Name: Paul J. Clenz
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MK

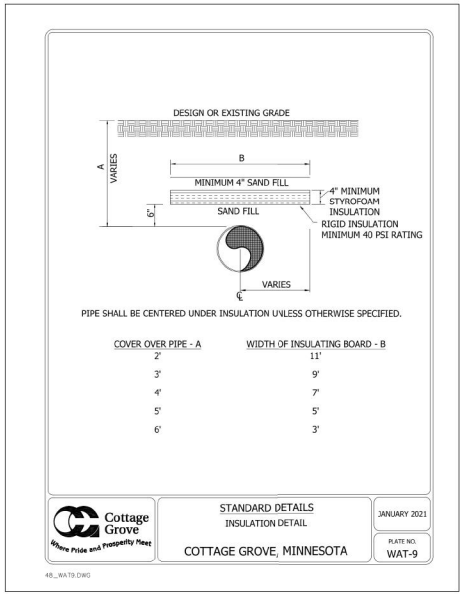
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO.
WAT-9

48_WAT9.DWG

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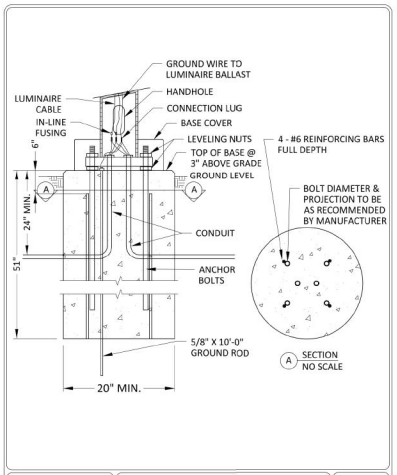
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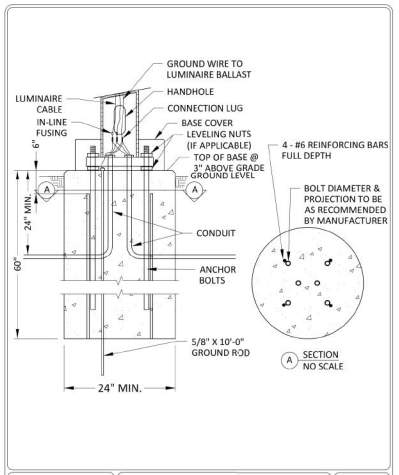
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE A
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. LGT-2

48_LGT2.dwg



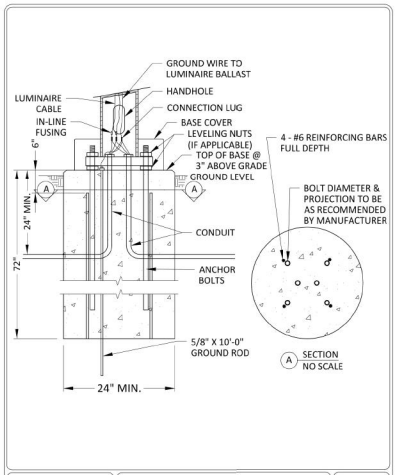
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE P
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. LGT-3

48_LGT3.dwg



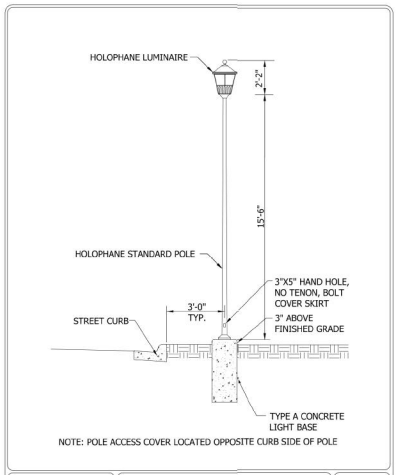
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE E
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. LGT-4

48_LGT4.dwg



NOTE: POLE ACCESS COVER LOCATED OPPOSITE CURB SIDE OF POLE

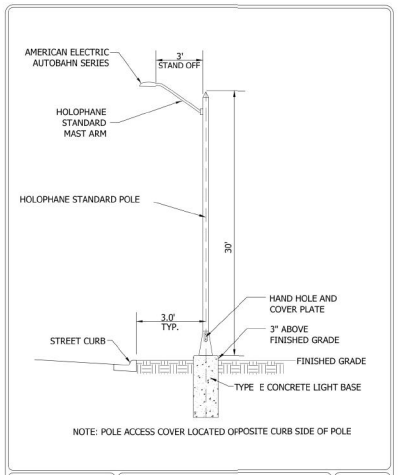
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE A
RESIDENTIAL
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. LGT-7

48_LGT7.DWG



NOTE: POLE ACCESS COVER LOCATED OPPOSITE CURB SIDE OF POLE

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE E2
COBRA HEAD LED FIXTURE 30 FOOT
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. LGT-13

48_LGT13.DWG

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chenz
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

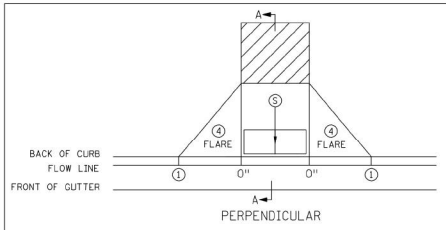
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

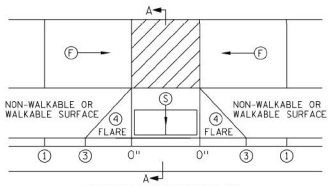
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.18 OF 37

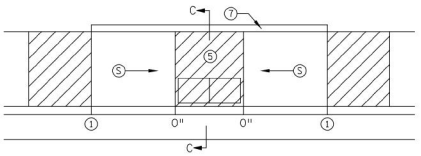
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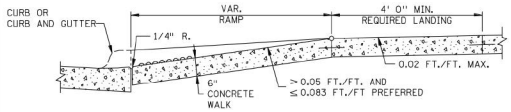
PERPENDICULAR



TIERED PERPENDICULAR

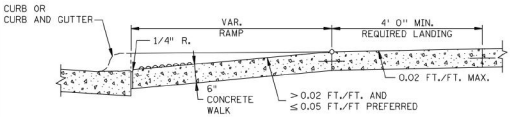


PARALLEL



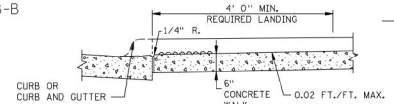
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



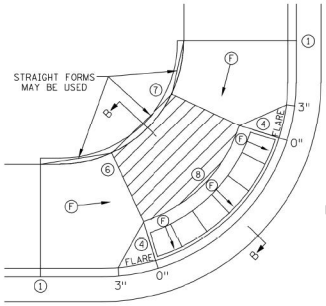
SECTION B-B

FAN

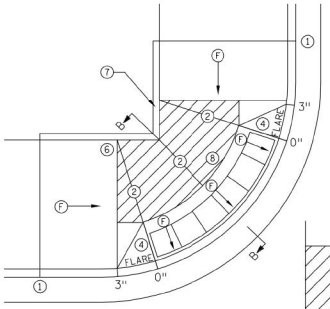


SECTION C-C

PARALLEL/DEPRESSED CORNER

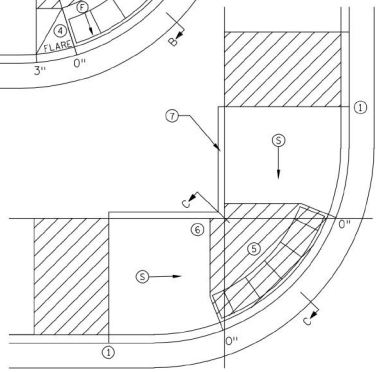


FAN (10)

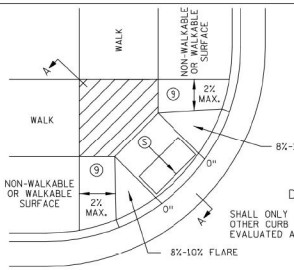


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS. WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

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2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chiesa
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

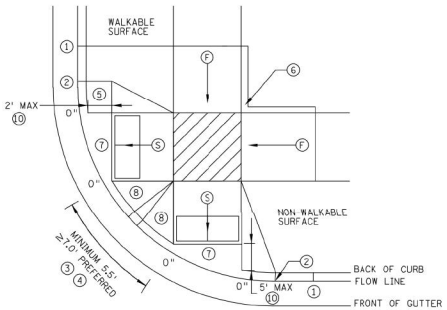
DETAILS

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

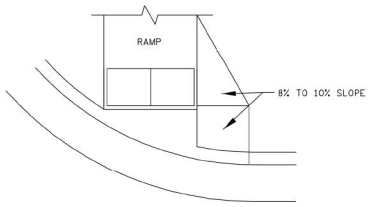
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.19 OF 37

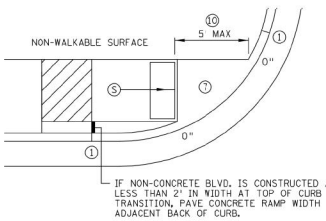
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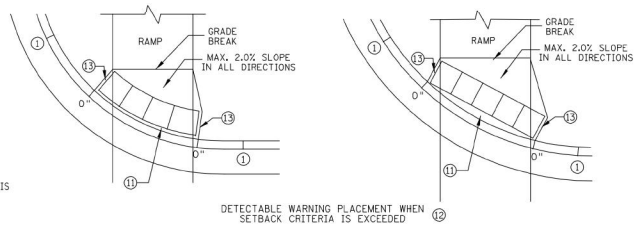
COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE



STANDARD ONE-WAY DIRECTIONAL ⑨



ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

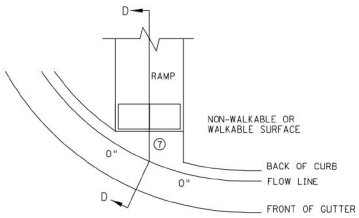
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

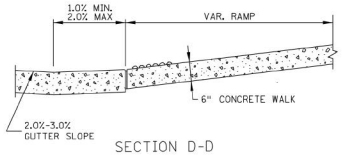
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

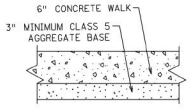
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Paul J. Chizek
Reg. No. 19690 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

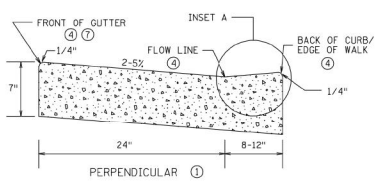
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

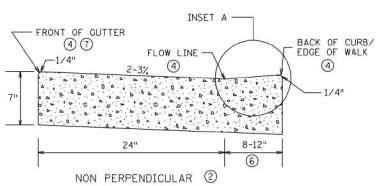
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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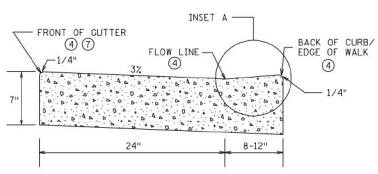


PERPENDICULAR ①

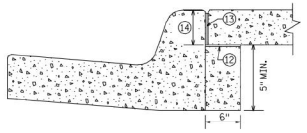


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

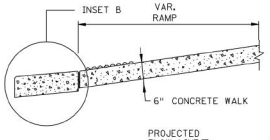


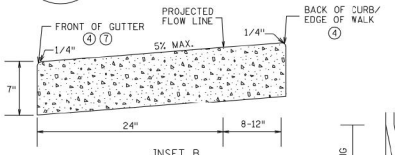
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



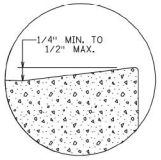
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

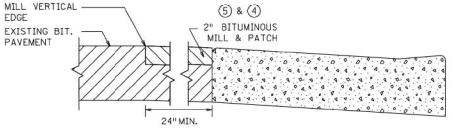


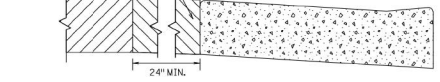


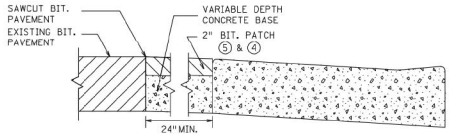
INSET B
OUTFLOW GUTTER ⑧



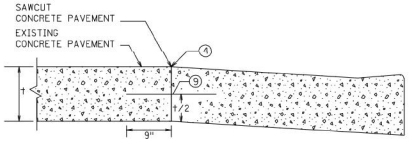
INSET A





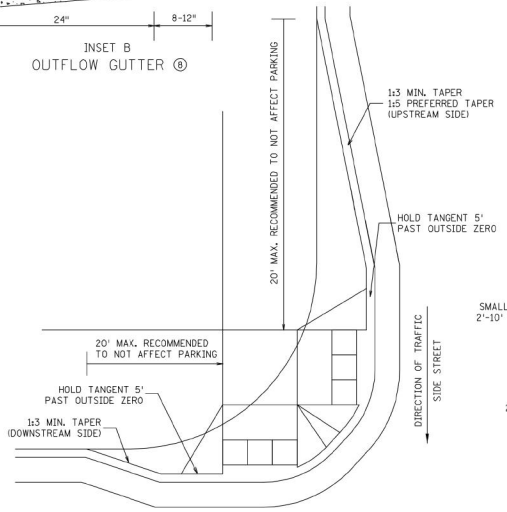


ONLY ALLOWED PER ENGINEER'S APPROVAL



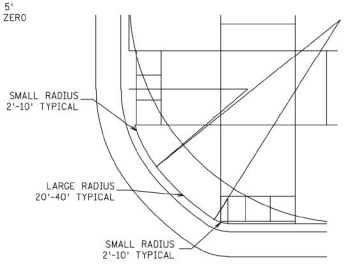
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

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www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chenz

Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

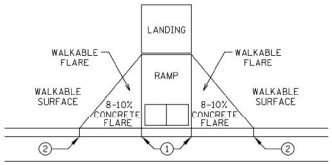
DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

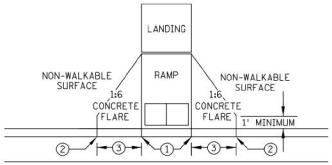
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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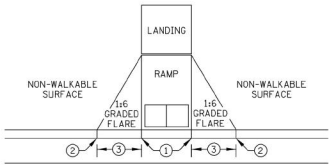
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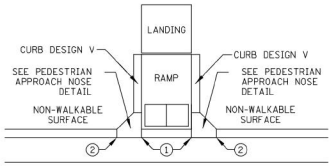
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

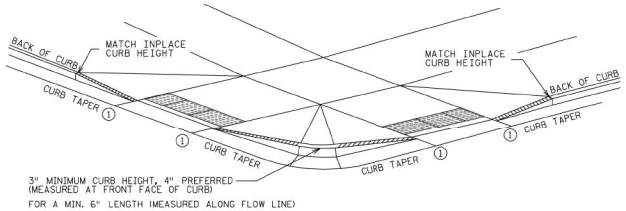


GRADED FLARES

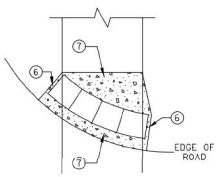


RETURNED CURB ⑤

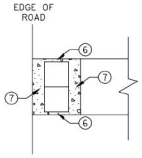
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

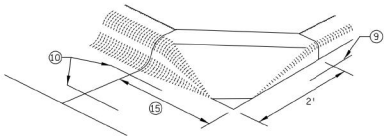


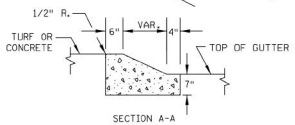
RADIAL DETECTABLE WARNING



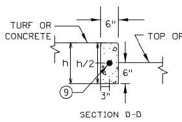
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

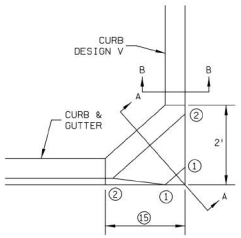




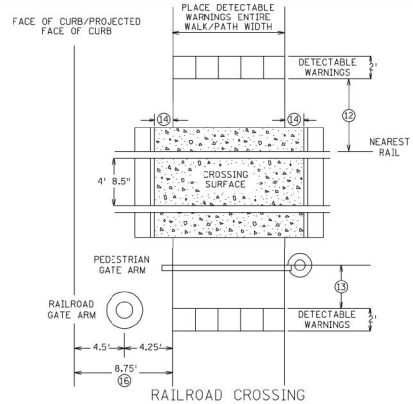
SECTION A-A



SECTION D-D



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Paul J. Chenz

Reg. No. 19690 Date: 11-30-2021

Revisions:

Date: 11-30-2021
Designed: PJC
Drawn: MBG/MBK

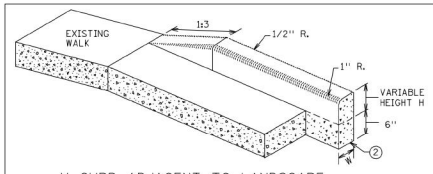
DETAILS

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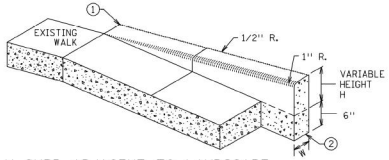
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.22 OF 37

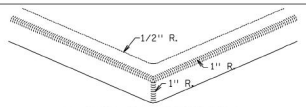
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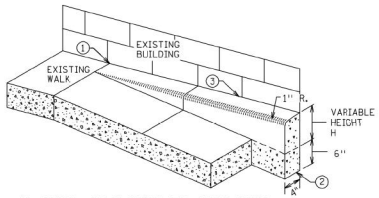
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

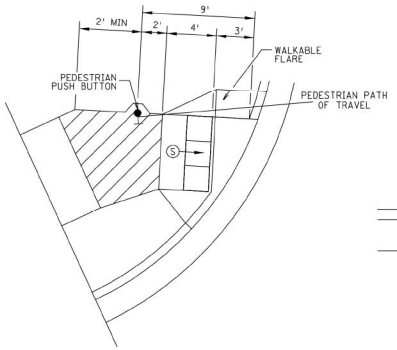


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

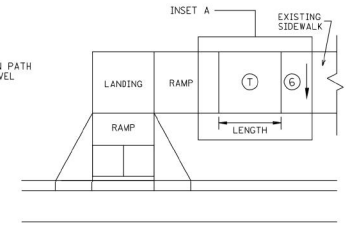
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

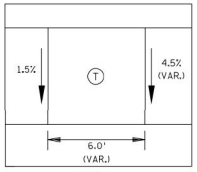


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

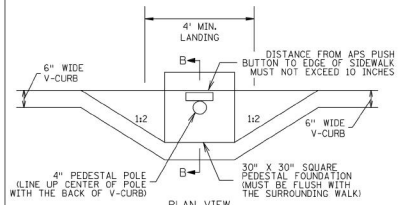
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



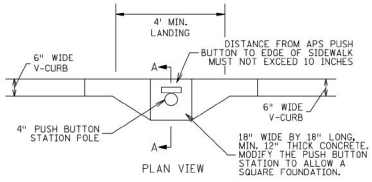


INSET A

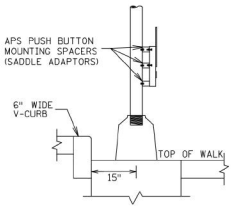
TRANSITION PANEL ④⑤



PLAN VIEW

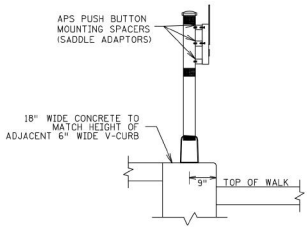


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

T — TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

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(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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
Name: Paul J. Chiesa
Reg. No. 19690 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

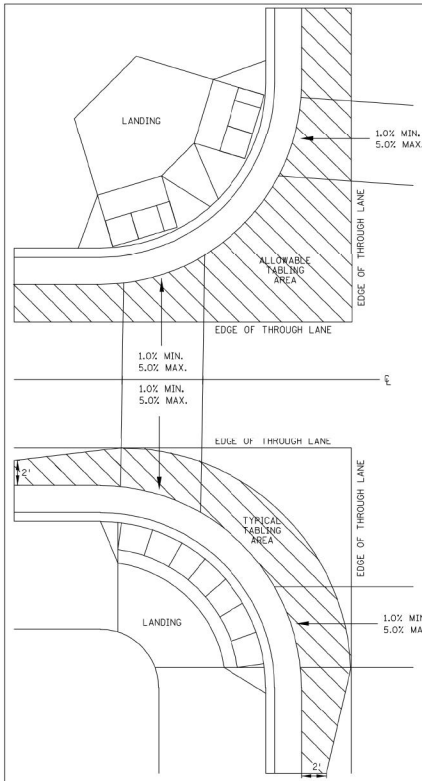
DETAILS

MILITARY KEATS, LLC
9655 83RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

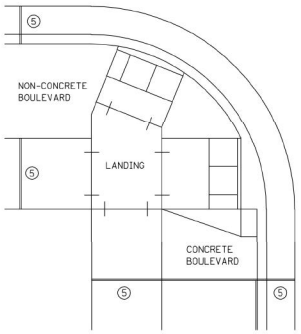
GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

7.23 OF 37

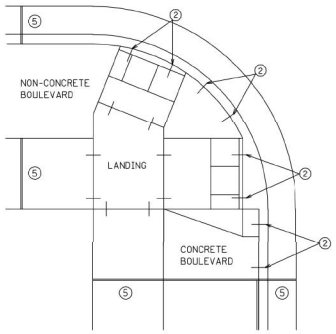
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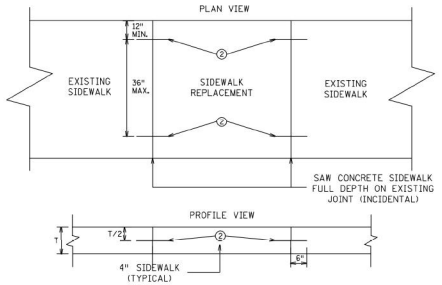
CURB LINE AND ROAD CROSSING ADJUSTMENTS



EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT ④ PLACEMENT ON BITUMINOUS ROADWAYS

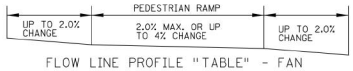


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



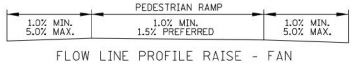
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



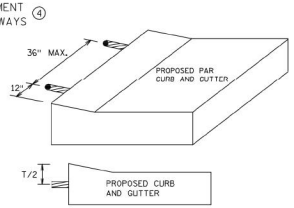
FLOW LINE PROFILE "TABLE" - FAN



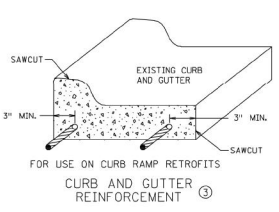
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



FLOW LINE PROFILE RAISE - FAN

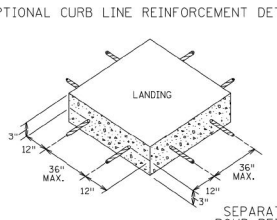


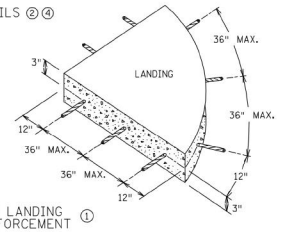
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.

④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.

⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

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2422 Enterprise Drive
Mendota Heights, MN 55120

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Paul J. Chiera

Reg. No. 19690 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBG/MBK

DETAILS

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

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ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
LIGHTING		**POWER**	
	EXTERIOR POLE BASE		LIGHTING SERVICE CABINET
AX	LIGHT FIXTURE TYPE / NUMBER OF	P	UTILITY PEDESTAL
LTG-B / 1	LIGHT FIXTURE TYPE REF TO DETAILS / CIRCUIT NUMBER	**NOTING**	
	UNDERGROUND CONDUIT AND WIRE	1	DRAWING CHANGE
	CONDUIT CROSSING	1	SPECIFIC ELECTRICAL NOTE

GENERAL ELECTRICAL SITE NOTES

A. PROVIDE LIGHTING SERVICE CABINETS, CONCRETE PADS AND CONDUITS PER THE CITY OF COTTAGE GROVE ENGINEERING STANDARDS. REFER TO DETAILS. COORDINATE INSTALLATION PER LOCAL UTILITY REQUIREMENTS.

B. PROVIDE STREET LIGHT BASES PER THE CITY OF COTTAGE GROVE ENGINEERING STANDARDS. REFER TO DETAILS.

C. CIRCUIT NUMBERS SHOWN ARE FOR REFERENCE ONLY. PROVIDE 2#6 AND 1#8 GROUND CONDUCTOR PER CIRCUIT.

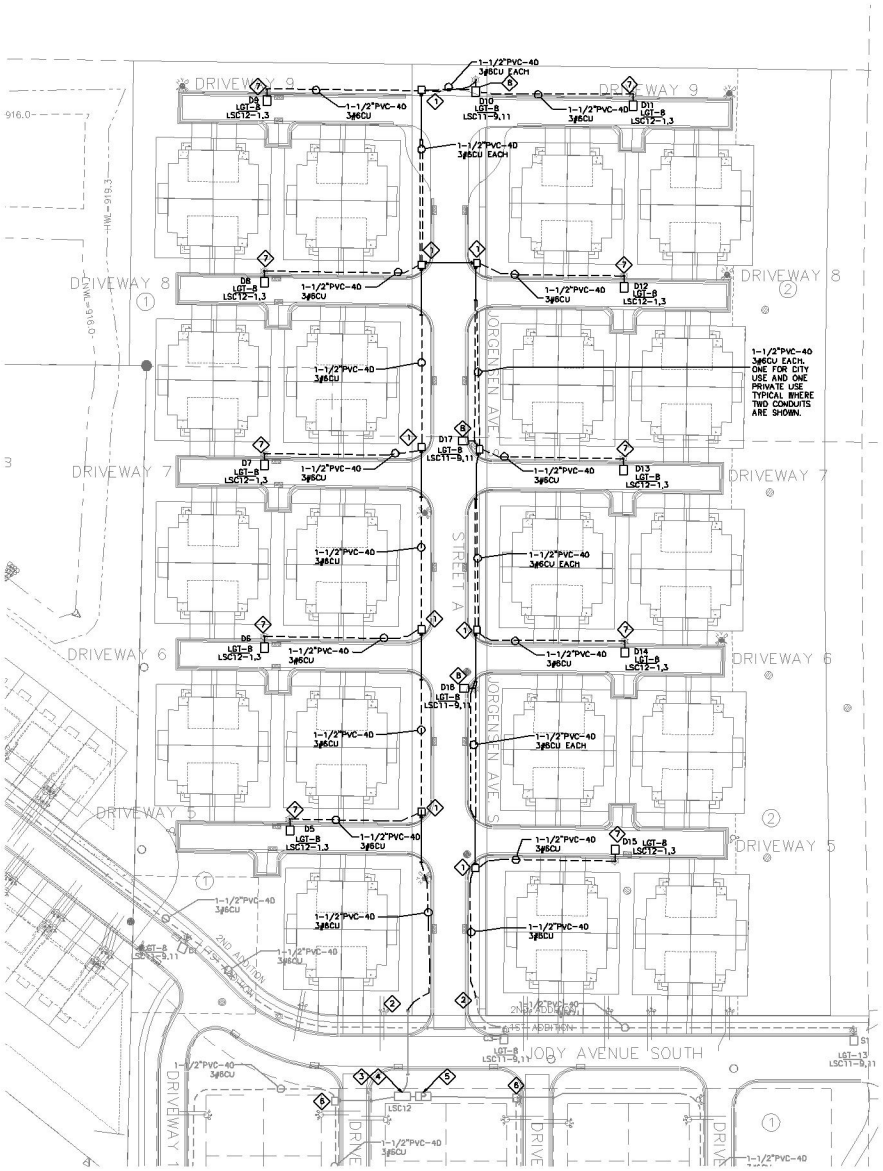
D. OBTAIN POWER FROM LIGHTING SERVICE CABINET LSC11 UNLESS NOTED OTHERWISE.

E. ITEMS SHOWN IN GRAY DENOTE EXISTING ELECTRICAL EQUIPMENT.

F. CONDUITS SHALL BE INSTALLED NO CLOSER THAN 12" FROM BACK OF CURB AND NO FURTHER THAN 24" FROM BACK OF CURB, PER CITY OF COTTAGE GROVE ENGINEERING REQUIREMENTS.

◇SPECIFIC ELECTRICAL SITE NOTES

1. PROVIDE HANDHOLE, PER THE CITY OF COTTAGE GROVE ENGINEERING STANDARDS. PLATE #LGT-1.
2. INTERCEPT EXISTING 1-1/2" CONDUIT INSTALLED UNDER PHASE 1. INSTALL 3 #6 CONDUCTORS FROM EXISTING LIGHT FIXTURE TO NEW LIGHT FIXTURE SHOWN.
3. EXISTING LIGHTING SERVICE CABINET PER THE CITY OF COTTAGE GROVE ENGINEERING STANDARDS. CABINET SHALL BE DEDICATED FOR PRIVATE USE. SHOWN FOR REFERENCE ONLY
4. EXISTING SERVICE CABINET NO MORE THAN 15 FEET FROM A UTILITY PEDESTAL. SHOWN FOR REFERENCE ONLY.
5. EXISTING UTILITY PEDESTAL. SHOWN FOR REFERENCE ONLY.
6. EXISTING HANDHOLE. SHOWN FOR REFERENCE ONLY.
7. CONNECT TO PRIVATE DWN CIRCUIT.
8. CONNECT TO CITY DWN CIRCUIT.



1 **SITE ELECTRICAL PLAN**
1" = 50'-0"

STEEN ENGINEERING
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763-585-6737 fax
Email: steen@steenemg.com
5450 Douglas Drive North
Minneapolis, MN 55429
Steen Job #PIO202102

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Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name: Steven M. Yaggie
Reg. No. 16551 Date: 12/21/21

Revisions:

Date	12-21-2021
Designed	TD
Drawn	TD

SITE ELECTRICAL PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

E1.01 OF 3

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CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2020-148

RESOLUTION APPROVING THE PRELIMINARY PLAT NAMED GLACIAL VALLEY ESTATES

WHEREAS, the Donnay Homes, LLC has applied for a preliminary plat for a residential subdivision to be called Glacial Valley Estates, which subdivides 18.95 acres into 100 residential lots with 25 buildings and 14 outlots, legally described as:

All that part of the East One-half of the Southeast Quarter (E ½ of SE ¼) of Section Three (3), lying North of the old Military Road located by the United States Government, from Point Douglass in Washington County, Minnesota, by way of St. Paul to Fort Ripley on the upper Mississippi River, and as now traveled as a public highway through said Section Three (3), in Township Twenty-seven (27) North, of Range Twenty-one (21) West, according to the United States Government Survey thereof.

EXCEPT:
The West 300.00 feet of the E ½ of SE ¼ of Section 3, Township 27, Range 21, City of Cottage Grove, Washington County, Minnesota, lying Northerly of Military Road as now established, except the North 419.00 feet thereof.

AND EXCEPT:
The East 375 feet of the West 675 feet of the East ½ of Southeast ¼ of Section 3, Township 27, Range 21, City of Cottage Grove, Washington County, Minnesota, lying Northerly of Military Road, except the North 826 feet thereof.

AND EXCEPT:
The South 246 feet of the North 826 feet of the East ½ of Southeast ¼, except the West 450 feet, and the South 54 feet of the North 880 feet of the East ½ of the Southeast ¼, except the West 825 feet, all of the above in Section 3, Township 27, Range 21, City of Cottage Grove, Washington County, Minnesota.

AND EXCEPT:
The South 300.00 feet of the North 580 feet of the East ½ of Southeast ¼, except the West 450.00 feet, Section 3, Township 27, Range 21, City of Cottage Grove, Washington County, Minnesota.

AND EXCEPT:
The N. 100 feet of the East ½ of the Southeast ¼ of Section 3, excepting therefrom the West 450 feet thereof; all in Township 27 North, Range 21 West.

AND EXCEPT:
The South 180 feet of the North 280 feet of the East ½ of the Southeast ¼, excepting therefrom the West 450 feet thereof, Section 3, Township 27 North, Range 21 West.

AND EXCEPT:
The West 450 feet of the North 826 feet of the East half of the Southeast Quarter of Section Three (3), Township Twenty-seven (27) North, Range Twenty-one (21) West,

except the West 300 feet of the South 407 feet thereof, according to the Government Survey thereof.

Together with:

The south 246 feet of the North 826 feet of the East ½ of the Southeast ¼, except the West 450 feet thereof; the South 54 feet of the North 880 feet of the East ½ of Southeast ¼, except the West 825 feet thereof; all in Section 3, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

WHEREAS, public hearing notices were mailed to surrounding property owners within 500 feet of the proposed development site and a public hearing notice was published in the St Paul Pioneer Press; and

WHEREAS, the Planning Commission held the public hearing on this application on October 26, 2020; and

WHEREAS, the public hearing was open for public testimony, and testimony from the applicant and the public was received and entered into the public record; and

WHEREAS, the Planning Commission unanimously (6-to-0 vote) recommended approval of the preliminary plat to be called Glacial Valley Estates, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the preliminary plat for a residential subdivision to be called Glacial Valley Estates, which subdivides 18.95 acres into a total of 100 residential lots, and 14 outlots, on property legally described above. The approval of the preliminary plat is subject to the following conditions:

General Development

1. The Developer and builders must comply with all city ordinances and policies except as may be modified by agreement of the Developer and City staff.

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

3. The applicant receives appropriate building permits from the City, and permits or approvals from other regulatory agencies including, but not limited to: Washington County, South Washington Watershed District, Minnesota Department of Health, Minnesota Department of Natural Resources, and Minnesota Pollution Control Agency.

4. The Developer shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Bolton & Menk memorandum dated October 19, 2020, subject to modifications that are agreed to by the Developer and City Engineer.

5. The Developer shall install a sidewalk connection to the Military Trail Corridor and along one side of all public streets within the development.

6. Developer shall install trail connection along Keats Avenue from the Military Trail to the north boundary of the development site.

Platting, Land Dedication, and Easements

7. The final plat and the City's approval of the final plat are subject to additional conditions that will be listed in the City resolution approving the final plat and included in the development agreement.

8. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.

9. The Developer must enter into an agreement with the City of Cottage Grove for the completion of the public improvements required by City ordinances. Once the development agreement is completely executed and all cash deposits and payments are paid to the City, the City will release the final plat to the Developer for recording at the Washington County Recorder's Office.

10. Common mailboxes meeting the approval of the local postmaster are required.

11. The proposed stormwater basin shall be platted as an outlot and deeded to the City for future maintenance.

12. Park dedication fee shall be paid in lieu of land dedication.

Construction and Grading

13. A grading permit and financial guaranty is required prior to approval of grading activity related to the project.

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

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

16. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control shall 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 11-6-12, Erosion Control During Construction of the City's Subdivision Ordinance.

17. Upon completing site grading, four copies of an "As-Built" survey for the site grade elevations must be submitted to the City. An electronic file of the "As-Built" survey must be submitted to the City Engineer.

18. The Developer shall be responsible for the costs of removing the existing utility poles within the development site and on Military Road adjacent to the development.

Lot Performance Standards

19. The architectural standards of the homes shall be consistent with the following:

    a. The minimum finished floor area for the quad units are 1,600 square feet

    b. The minimum attached garage floor area for dwellings shall be 240 square feet for all multi-family dwellings.

    c. Architectural design is required on all four sides of the principal structure consisting of low or no maintenance trim on all sides of the dwelling.

    d. The minimum roof pitch for the main roof slope is a 6/12 pitch.

    e. Architectural materials must be varying on the front façade of the principle structure (shakes, board and batten, accent siding, shutters, window boxes, etc.).

20. Additional home styles and floorplans that meet the intent of the PUD may be offered subject to administrative review and approval from City staff.

21. If fencing is installed with the project area, it must be constructed of the same design, materials, and color throughout the development.

22. Wrought iron fencing shall be required to be installed on the Glacial Valley Estates property along the property line of Mr. Knutson's property (north property line). Maintenance of the fencing shall be the responsibility of the property on which the fence is installed.

Utilities

23. The Developer is responsible for providing the necessary easements and costs associated with road and utility improvements serving the site. All drainage and utility easements, as recommended by the City Engineer, must be shown on the final plat and dedicated to the City for public purposes.

24. The water utility plan shall conform to the City's water supply and distribution plan.

25. The sanitary sewer utility plan shall conform to the City's sanitary sewer comprehensive plan.

26. All stormwater designs shall meet the intent of the City's Surface Water Management Plan and the SWWD water management plan.

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

Streets

28. The street name for "Street A" shall be Jorgensen Avenue South to the cul-de-sac at the north property line. The east/west street shall be Jody Avenue South. All streets shall be labeled on the final plat.

29. The City's curb replacement policy must be complied with during home building. A bituminous wedge shall be maintained on the street until 90 percent of the homes are constructed in any phase or in three years.

30. A temporary cul-de-sac shall be installed at the north property line (north end of Jorgensen Avenue) subject to the City Engineer's standards.

31. A private street maintenance agreement shall be provided by the Developer as a part of the Developers Agreement.

32. Right hand turn lane shall be constructed on Keats Avenue as required by Washington County.

33. No parking signs shall be posted on both sides of each private street.

Landscaping and Irrigation

34. Irrigation systems installed within City or County right-of-way are solely the responsibility and risk of the Developers, or individual. The City is not responsible or liable for any damage or costs related to installation, damage, or replacement of lawn irrigation systems placed in the boulevard as a result of City use of or future changes in the right of way. The HOA is responsible for the maintenance of the irrigation system up to the back of curb throughout the development including Keats Avenue and the Military Trail Corridor.

35. All proposed tree locations on the proposed landscape plan shall be reviewed and approved by the City Forester. Deciduous trees should be located a minimum of 5 feet off any utility pipe. Coniferous trees shall be located a minimum of 15 feet off any utility pipe. No trees shall be located within a storm pond high water level or within the pond access routes. Trees shall not be located so as to interfere with hydrants, street lighting, and traffic signage.

36. The City Forester will mark the location where boulevard trees must be planted and approve the tree species to be planted. The final landscape plan must be reviewed, coordinated, and approved by the City Forester.

37. The Developer is responsible for establishing the final grades, topsoil, and seeding of all the lots, outlots, and boulevards within the subdivision.

38. The Developer shall pay $10,950 for required trees to be planted or plantings shall be installed within the Glacial Valley Estates development.

39. The HOA shall be responsible for mowing regularly to the edge of the pavement of Keats Avenue and the Military Trail.

Surface Water Management

40. The lowest opening ground elevations of all structures shall be a minimum of two feet above the emergency overflow elevation and three feet above adjacent pond high water levels.

41. All emergency overflow swales must be identified on the grading and erosion control plan. Each fall while home building is occurring, emergency overflow elevations shall be surveyed to ensure the emergency overflows are properly graded and maintained.

42. Given the eastern Woodward Ponds stormwater basin will be expanded to the north to accommodate stormwater from Glacial Valley, the area of the expanded pond and infiltration basin within Glacial Valley and Woodward Ponds shall both be platted as an outlot and deeded to the City.

43. The Developer shall provide amended plans clearly indicating storm infrastructure to be privately maintained within private streets and HOA common lots.

Onsite Infrastructure Improvements

44. A street lighting plan must be submitted by the Developer and approved by the City Engineer.

45. The Developer must place iron monuments at all lot and block corners and at all other angle points on property lines. Iron monuments must be placed after all site and right-of-way grading has been completed in order to preserve the lot markers for future property owners.

46. The Developer is responsible for the cost and installation of public land boundary markers at the corners of private property abutting all outlots owned by the City. The boundary markers are $115 per marker and are to be picked up at the Cottage Grove Public Works facility. The boundary markers must be installed before a building permit is issued for the lot that abuts the recommended marker location. The actual number of park boundary markers will be determined once the final boundary configuration for the storm pond outlot are determined.

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

48. The Developer is responsible for all street maintenance; upkeep and repair of curbs, boulevards, and sod; and street sweeping until the project is complete. All streets must be maintained free of debris and soil until the subdivision is completed. The Developer hereby agrees to indemnify and hold the City harmless from any and all claims for damages of any nature whatsoever arising out of developer's acts or omissions in performing the obligations imposed upon developer by this paragraph.

49. The Developer will provide to the City copies of test results, suppliers, subcontractors, etc., relating to the work to be performed by the Developer. The Developer agrees to furnish to the City a list of contractors being considered for retention by

the Developer for the performance of the work described in the development agreement.

50. The Developer is responsible for the control of grass and weeds in excess of eight inches on vacant lots or boulevards within their development. Failure to control grass and weeds will be considered a Developer's default and the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City.

51. The Developer is responsible to require each builder within the development to provide a rock entrance for every house that is to be constructed in the development. This entrance is required to be installed upon initial construction of the home, but a paved driveway must be completed before the City will issue a certificate of occupancy for that property. See City Standard Plate ERO-12 for construction requirements. The water service line and shut-off valve shall not be located in the driveway.

52. Developer will be required to conduct all major activities to construct the public improvements during the following hours of operation:

Monday through Friday	7:00 A.M. to 7:00 P.M.
Saturday	9:00 A.M. to 5:00 P.M.
Sunday	Not Allowed

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

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

54. The Developer grants the City, its agents, employees, officers, and contractors' permission to enter the site to perform all necessary work and/or inspections during grading and the installation of public improvements by the Developer.

55. Upon acceptance of the public improvements by the City Council, all responsibility for the improvements must be assumed by the City, except that the Developer is subject to a one-year warranty on the construction of the improvements from the time of acceptance by the City of all public improvements.

56. The City will not have any responsibility with respect to any street or other public improvements unless the street or other public improvements have been formally accepted by the City. Upon completion of the improvements, the Developer may request, in writing, their acceptance by the City. This request must be accompanied by proof that there are no outstanding judgments or liens against the land upon

which the public improvements are located. Upon the City's receipt of a written request for acceptance from the Developer, the City Engineer will conduct a final inspection of the public improvements and will furnish a written list of any deficiencies noted. The City Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the city ordinance. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Minnesota, and receipt of reproducible record drawings and satisfactory test results, the City Engineer will notify the Developer in writing of the City's approval of the public improvements and schedule the request for acceptance for review by the City Council.

57. Upon completion of the work, the Developer shall provide the City with a full set of as-built plans for City records and transmitted to the City in a DWG Autocad format and pdf format. Developer must also furnish the City with a pdf format of the final plat and four prints of the recorded plat. If the Developer does not provide as-builts, the City will produce them at the Developer's expense.

58. The Developer is responsible for completing the final grade on all lots and ensuring all boulevards and yards have a minimum of four inches of organic topsoil or black dirt on them. Placement of organic topsoil or black dirt, sod, and shrubs must not be transferred to homeowners.

59. Notwithstanding any other provision of this resolution to the contrary, the City will issue building permits for up to two (2) model homes on lots acceptable to the City upon Developer's compliance with the following requirements:

    a. Approval of a building plan and survey by the Chief Building Official.
    b. Presence of a paved road within three hundred feet (300') and presence of a fire hydrant within one thousand feet (1,000') of the model home(s).
    c. An unobstructed gravel surface road extension from a paved street surface to the proposed model home's driveway.
    d. No certificate of occupancy for such model homes shall be issued until all typical requirements for such issuance have been met.
    e. Final plat has been recorded.

60. No additional building permits beyond the model permits will be issued until such time as adequate public utilities, including street lights and streets, have been installed and determined to be available to use. The City will require that the utilities, lighting, and street system have been constructed and considered operational prior to issuance of any building permits in the development. Also, the City must have all the necessary right-of-way and/or easements needed for the property to be serviced.

61. The Developer acknowledges in the development agreement that prior to the construction of the improvements, site conditions, access to paved roads, and fire hydrants will be sub-standard and will not be optimized until the improvements are

completed. To the fullest extent permitted by law, Developer agrees to indemnify the City, its officers, employees, agents and others acting on its behalf and to hold them harmless and defend and protect them (with counsel of the City's choosing) from and against any and all loss, damage, liability, cost, and expense, specifically including attorneys' fees and other costs and expenses of defense, which result from, or otherwise arise in connection with any actions, claims or proceedings of any sort caused by or arising from the construction or use of the model homes by Developer or its contractors, employees, agents, or assigns, prior to the improvements being completed. Such claims shall include, but not be limited to, claims that the model homes could not be accessed properly or in a timely manner by fire equipment and/or police or emergency vehicles due to road or site conditions or claims based on lack of proximity to fire hydrants or lack of adequate fire protection. Although indemnification shall cease for claims arising after the improvements are completed and accepted, indemnification obligations for claims arising prior to the completion of the Improvements shall survive the termination of the agreement.

62. Adequate dumpsters must be on site during construction of streets, utilities, and houses. When the dumpsters are full, they must be emptied immediately or replaced with an empty dumpster. The Developer is responsible to require each builder to provide an on-site dumpster to contain all construction debris, thereby preventing it from being blown off-site. It is the responsibility of the Developer to ensure no debris blows on or off site.

63. Adequate portable toilets must be on-site at all times during construction of utilities, roadways, and houses. At no time shall any house under construction be more than 250 feet away from any portable toilet. Toilets must be regularly emptied.

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

65. All areas disturbed by the excavation and back-filling operations shall be fertilized, mulched, and disc anchored as necessary for seed retention. Time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan and schedule, or supplementary instructions received from the City, or in an emergency determined at the sole discretion of the City, the City may take such action as it deems appropriate to control erosion immediately. The City will notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and the City's rights or obligations. If the Developer does not reimburse the City for any costs of the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay such costs.

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

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

68. The Developer shall comply with the 1991 Wetlands Conservation Act, as amended.

69. It is the Developer's responsibility to keep active and up to date the Developer's contract and financial surety (e.g. Letter of Credit, etc.). These documents must remain active until the Developer has been released from any further obligation by City Council motion received in writing from the City Engineer.

70. The Developer must provide to the City an irrevocable letter of credit for on-site improvements to ensure that the Developer will construct or install and pay for the following:

    a. Paved streets
    b. Concrete curb and gutter
    c. Hard surface driveways
    d. Street lights
    e. Mailboxes
    f. Water system (trunk and lateral) and water house service stubs
    g. Sanitary sewer system (trunk and lateral) and sanitary house service stubs
    h. Storm sewer system
    i. Street and traffic control signs/signals
    j. Shaping and sodding drainage ways and emergency overflows in accordance with the drainage development plan approved by the City Engineer
    k. Adjust and repair new and existing utilities
    l. Trails and sidewalks
    m. Erosion control, site grading and ponding
    n. Surveying and staking
    o. Stormwater basin, and open space boundary markers
    p. Landscaping

    These improvements are all in conformance with City approved plans and specifications and will be installed at the sole expense of the Developer in conformance with Title 10, Chapter 5 of the City Code; or if in lieu of the Developer making said improvements, the City proceeds to install any or all of said improvements, under the provisions of Chapter 429 of the Minnesota Statutes, the City Council may reduce said Letter of Credit by the amounts provided, upon the ordering, for those public improvements so undertaken. The Letter of Credit must have the same expiration date as the Developer's contract.

The bank and form of the security is subject to the reasonable approval of the City. The security shall be automatically renewing. The term of the security may be extended from time to time if the extension is furnished to the City at least forty-five (45) days prior to the stated expiration date of the security. If the required public improvements are not completed, or terms of the Development Agreement are not satisfied, at least thirty (30) days prior to the expiration of a letter of credit, the city may draw down the letter of credit. The City may draw down the security without prior notice for any default of the Development Agreement. The minimum amount for this financial guarantee will be included in the development agreement.

71. The Developer must post a cash escrow with the City's Finance Director to cover engineering, legal, and administrative costs incurred by the City. If this non-interest-bearing account balance becomes deficient, the Developer must deposit additional funds. This must be done before final bonding obligations are complete. This escrow amount will be included in the development agreement.

72. The Developer must post a cash escrow with the City's Finance Director to cover engineering costs and other City services, expenses, and materials provided in reviewing and processing of the final plat, including but not limited to staff time, legal expenses, office and field inspections, general inspections, and all other city staff services performed. This escrow amount will be included in the development agreement.

73. Temporary parking during construction shall be permitted on only one side of the street.

Passed this 18th day of November 2020.

Myron Bailey, Mayor

Attest:

Joe Fischbach, City Clerk

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: 01/13/2022

To: Ryan Burfeind, PE

From: Andrew Olson, PE

Mike Boex, PE

Subject: Glacial Valley Estates 2nd Addition
City of Cottage Grove, MN
Project No.: 0N1.126409

This memo summarizes the review of the grading and street & utility documents submitted by Pioneer Engineering, dated 11/30/21 (received 12/29/21).

Plat Comments:

1. On Sheet 4, Block 1 is labeled as Block 2. Please revise the block number to Block 1.

Street and Utility Comments:

Sheet 1.10:

2. Please add a Location Plan to the plans that displays the watermain, sanitary sewer, storm sewer and streets for the entire 2nd Addition.

Sheet 3.10:

3. Please make the following revisions to the north end of the watermain on Jorgensen Avenue.
    a. The end of the 8" watermain should provide an 8"x6" tee to feed a hydrant placed behind the future western curbline for Jorgensen Avenue.
        i. The intent of the hydrant is to be permanent that can also be used for flushing for the provided stub.
    b. To the north of the tee should be an 8" gate valve followed by an 8" plug.
4. The 4" gate valve for the irrigation service on the west side of Jorgensen Avenue falls within the curbline. Please adjust the valve to be 2' behind the curb. The valve should be encompassed by a concrete pad similar to a hydrant pad.

Sheet 3.11:

5. Since the existing hydrants at the end of the 1st Addition are less than a year old, the developer can choose to salvage and reinstall them if desired. Otherwise, the plan can remain as-is.

Bolton & Menk is an equal opportunity employer.

Sheet 4.10:

6. The depth of all storm sewer should be evaluated to lessen conflicts with watermain and overall storm sewer depth. This may include reducing storm sewer grades and/or increasing pipe sizes.
7. The invert for EXSTMH-102 will need to be reconstructed with the storm sewer connection. Please add a note to the plan.
8. Storm sewer should remain private until the pipe intersects a public manhole. For example, the storm sewer from CBMH-173 to STMH-172 should be private up to the connection to STMH-172.

Sheet 5.10:

9. The fire marshal will accept the T-intersection of Jorgensen Avenue and Driveway 9 for use as a hammerhead turnaround. A temporary cul-de-sac will therefore not be needed, and the City would prefer that the permanent street section with curb and gutter and sidewalk be constructed to Driveway 9.
10. Jorgensen Avenue should provide a 5' street stub with pavement and curb and gutter to the north of Driveway 9 for the future Jorgensen Avenue Street extension.
    a. The type 3 barricades with the future road extension sign on the south end of Jorgensen Avenue that were installed as part of the 1st Addition should be salvaged and reinstalled 5' from the property line to allow for snow storage between the signs and pavement.

Sheet 5.20:

11. Due to recent issues on various projects during construction, final plans should show additional pedestrian ramp elevations to convey the design intent/ramp type and demonstrate conformance to ADA and MnDOT Standards, including the landing.
12. Improve the curb radius grades at private driveways (0.8% or more is desired for hand work).

Sheets 7.10-7.17:

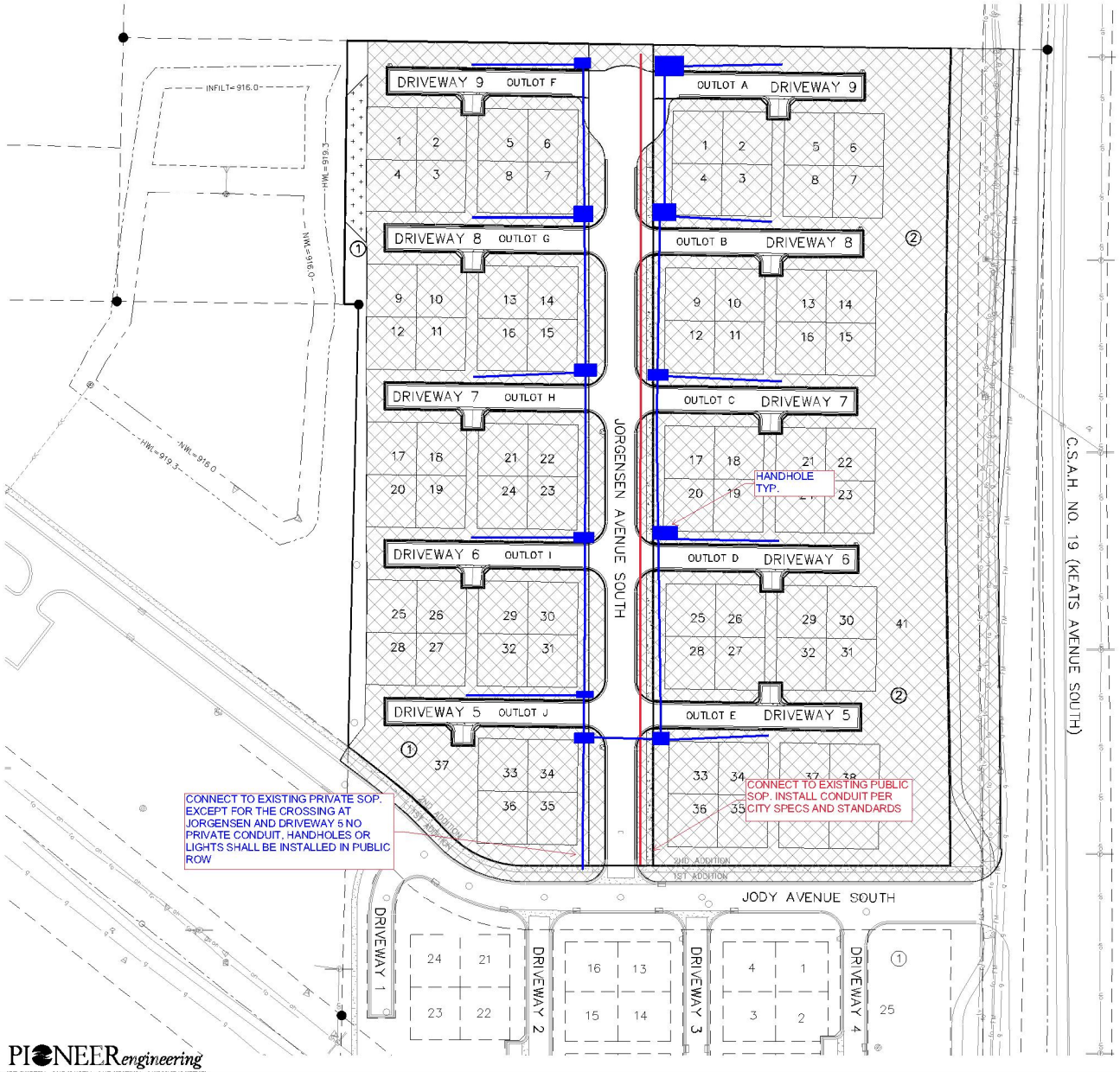
13. Please make the following adjustments to the detail plates:
    a. Please remove SER-2 and STR-38.
    b. Please add SER-13.
    c. Please update the driveway names for the modified service detail.

Sheet E1.01:

14. Private streetlight conduit and handholes should be installed outside of the Jorgensen Avenue right of way, similar to the 1st Addition. Private streetlighting will not be allowed to share public handholes or to be installed joint trench with the public streetlighting conduit.
15. It would be preferred that the private lighting to run along the west side of Jorgensen Avenue and cross to the east side in one location. A sample layout has been attached to this memo.
    a. Be aware the HOA will be required to locate the street lighting crossing in the future as required by state law.

Sheet L1:

16. Please evaluate tree locations to conform to the planting requirements. For example, there are several trees located in conflict with storm sewer, streetlights, and services.



SEEDING NOTES:
USE TEMPORARY SEED MIX 22-111 FOR PONDS AND OPEN SPACE TO STABILIZE OUTSIDE OF NATIVE SEEDING DATES: MINNESOTA STATE SEED MIXTURE 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUIVALENT DOUBLE SEED RATE FOR DORMANT SEEDING AFTER NOVEMBER 1ST.

- MULCH SHALL BE UNDOT TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMU, 80% COVERAGE OF THE SURFACE AREA DISTURBED
- TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE

OPEN SPACE AREAS TO BE SEEDED WITH MIX 35-621 (FORMERLY U6) OR EQUIVALENT

PERMANENT SEEDING AREAS TO BE SEEDED WITH MN MIX 25-141

N

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT IN N.W. QUAD. OF RAVINE PARKWAY & JOLIET AVE. S. 150 FEET WEST OF JOLIET AVE. S.
EL=915.55

PIONEERengineering
CIVIL ENGINEERS · LAND PLANNERS · LAND ARCHITECTS · LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Paul J. Chizek
Reg. No. 19560 Date: 11-30-2021

Revisions:

Date 11-30-2021
Designed PJC
Drawn MBC/MBK

EROSION CONTROL PLAN

MILITARY KEATS, LLC
9655 63RD AVENUE NORTH
MAPLE GROVE, MINNESOTA 55369

GLACIAL VALLEY ESTATES 2ND ADD
COTTAGE GROVE, MINNESOTA

2.20 OF 37

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City Council Action Request

7N

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Glacial Valley Estates Plat Correction
Staff Recommendation	Authorize the Mayor and City Clerk to sign the Land Surveyor's Certificate of Plat Corrections for Glacial Valley Estates.
Budget Implication	N/A
Attachments	Glacial Valley Estates Plat Correction CC Memo.tif 2.19MB Glacial Valley Estates Plat Correction Certificate.tif 3.29MB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Emily Schmitz, Senior Planner

DATE: February 11, 2022

RE: Glacial Valley Estates Plat Correction

Discussion

The Glacial Valley Estates plat was reviewed and approved by the City Council on April 21, 2021. The plat was filed and recorded with the County on July 20, 2021. As part of the County's review of the Glacial Valley Estates 2nd Addition, they have indicated there is a small math error in the Glacial Valley Estates plat that needs to be adjusted prior to the recording of the 2nd Addition plat.

The Land Surveyor's Certificate of Plat Corrections is required to be signed by the same signatures that signed the original plat, which includes the Mayor and City Clerk, and provided back to the County prior to recording of the Glacial Valley 2nd Addition Final Plat.

Recommendation

Authorize the Mayor and City Clerk to sign the Land Surveyor's Certificate of Plat Corrections for Glacial Valley Estates.

LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statues, Section 505.174, I, Peter J. Hawkinson, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:

1. That I prepared the plat of GLACIAL VALLEY ESTATES dated June 1st, 2021 and filed on July 20th, 2021 in the Office of the County Recorder/Registrar of Titles, Washington County, Minnesota, as Document No. 7711A.

2. That said plat contains errors, omissions of defects described in particular as follows:

   An east line of Outlot F on the intersection of Keats Avenue South and Jody Avenue South has a dimension of 125.58 feet, a radius of 11549.16 feet and a central angle of 00 degrees 37 minutes 23 seconds.

3. That said plat is hereby corrected in particular as follows:

   An east line of Outlot F on the intersection of Keats Avenue South and Jody Avenue South has a dimension of 125.57 feet, a radius of 11369.16 feet and a central angle of 00 degrees 37 minutes 58 seconds.

I hereby certify that this Surveyor's Certificate of Plat Correction 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.

Dated this _____ day of _____, 20_____.

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. _____

This Surveyor's Certificate of Plat Correction to the plat of GLACIAL VALLEY ESTATES was approved by the City of Cottage Grove, Washington County, Minnesota, at a regular meeting held this _____ day of _____, 20_____.

City of Cottage Grove, Minnesota

_____, Mayor/ Supervisor

_____, Administrator/ Clerk

Washington County, Minnesota

County Surveyor

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this _____ day of _____, 20_____.

_____, Washington County Surveyor
Sam Gibson, Licensed Land Surveyor

City Council Action Request

7O

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Approval of Rental Licenses
Staff Recommendation	Approve the issuance of rental licenses to the properties listed in the attached table.
Budget Implication	N/A
Attachments	Rental License Approvals CC Memo.tif 2.22MB Rental License Approvals Table.tif 218.18KB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Conner Jakes, Code Enforcement Officer

DATE: February 11, 2022

RE: Rental License Approvals

Background/Discussion

Rental licenses are required for nonowner-occupied residential properties (City Code Title 9-13, Property Maintenance, and Title 9-14, Rental Licensing) and are issued on a biennial basis. The licensing process includes submittal of the rental license application, payment of $180, and public criminal history report. Rental inspections are conducted on all rental properties as part of the licensing process. Once all information has been submitted and the inspection satisfactorily completed, the Council must approve the license prior to it being issued.

The properties listed in the attached table have completed the licensing process and are ready to have their licenses issued following Council approval.

Recommendation

Approve the issuance of rental licenses to the properties in the attached table.

2022 RENTAL LICENSES

CITY COUNCIL APPROVAL - FEBRUARY 16, 2022

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-000979-2021	7048	JENNER CIRCLE SOUTH	ABDELAL, SAMIA
RENT-001078-2021	7559	IMMANUEL AVENUE SOUTH	AGUIRRE, JOSE C
RENT-001178-2022	7861	GRESHAM LANE SOUTH	BRISSON, JASON
RENT-001034-2021	8487	HYDE AVENUE SOUTH	BRODKORB, BERNARD & LINDA
RENT-001087-2021	6972	IDEAL AVENUE SOUTH	DENTREMONT, ELISE
RENT-001008-2021	8078	JEFFERY LANE SOUTH	FOGLE, JR., DONALD P
RENT-000983-2021	6878	MEADOW GRASS LANE SOUTH	GOETSTOUWERS, J P
RENT-001048-2021	7416	ASPEN COVE SOUTH	IH2 PROPERTY ILLINOIS LP
RENT-001035-2021	6851	MEADOW GRASS LANE SOUTH	ISELEWA, REMI
RENT-001168-2022	6810	MEADOW GRASS LANE SOUTH	LI, BAORONG
RENT-001104-2021	8610	HINTON AVENUE SOUTH	PACE, DAVID & BRIDGET
RENT-001016-2021	7879	72ND STREET SOUTH	POTTAS
RENT-001017-2021	6943	99TH STREET COURT SOUTH	POTTAS
RENT-001157-2022	7909	71ST STREET SOUTH	SCHENK, ADAM
RENT-001092-2021	8854	92ND STREET SOUTH	SCHOPF, CHERYL
RENT-000969-2021	10998	EAST POINT DOUGLAS ROAD SOUTH	SMALLIDGE, EUGENE/LOUISE
RENT-000980-2021	6706	MEADOW GRASS LANE SOUTH	SU, AMY
RENT-001179-2022	7892	72ND STREET SOUTH	T RENTAL LLC
RENT-001173-2022	8015	HADLEY AVENUE SOUTH	WAGNER, KENNETH

City Council Action Request

7P

Meeting Date	2/16/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	Low Zone Raw Water Main Phase 1 – Easement Agreements Approval
Staff Recommendation	Approve the attached easement agreements with WAG Farms Inc. et. al., the Cottage Grove Economic Development Authority, and Belijah, LLC.
Budget Implication	N/A

Attachments

Low Zone Raw Water Main CC Memo.tif	6.49MB
Low Zone Raw Water Main Exhibits.tif	15.2MB
Low Zone Raw Water Main Easement Agree-CG EDA.tif	19.7MB
Low Zone Raw Water Main Easement Agreement-Belijah.tif	12.91MB
Low Zone Raw Water Main Easement Agree-WAG.tif	24.2MB
Low Zone Raw Water Main Temp Ease Agree-WAG.tif	13.78MB

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Ryan Burfeind, PE, Director of Public Works/City Engineer

Date: February 10, 2022

Re: Low Zone Raw Water Main Phase 1 – Easement Agreements Approval

---

Background/Discussion

Phases 1 and 2 of the Low Zone Raw Water Main Project are scheduled to be constructed this upcoming construction season. This project is identified in the Conceptual Drinking Water Supply Plan and is fully funded with 3M Settlement Agreement funds. These two phases of the project are being undertaken at this time due to development scheduled to begin this year along the alignment of the water main. Installing the water main now will eliminate the issue of coming back later and re-disturbing property and roadways that are being constructed this year as part of the development.

This stretch of water main, when fully completed with Phase 3 (at the time of the treatment plant construction), will provide the connection from Well #10 to the future water treatment plant at the northeast corner of Ideal Avenue and 110th Street. Phase 1 of the project is the section of water main that will be installed from Well #10 at 95th Street, southerly through the Glengrove Industrial Park to 100th Street (see attached Figures 1 and 2). The water main alignment traverses through (on) or adjacent to four properties. Two of the properties are owned by WAG Farms Inc. et.al; one is owned by Belijah LLC (Gardenworld); and one is currently owned by the Cottage Grove Economic Development Authority (CG EDA). As such, the City needs to acquire various permanent utility and temporary construction easements along the water main alignment.

The specific easements that need to be acquired are as follows. Details and locations are shown on the attached Figures (referenced above) and Easement Agreements with related Exhibits.

1. WAG Farms Inc. et.al. – Outlot A, Glengrove Industrial Park 5th Addition
    a. 20-foot wide Permanent Utility Easement and Temporary Construction Easement of varying widths from 95th Street to the lot owned by the CG EDA.

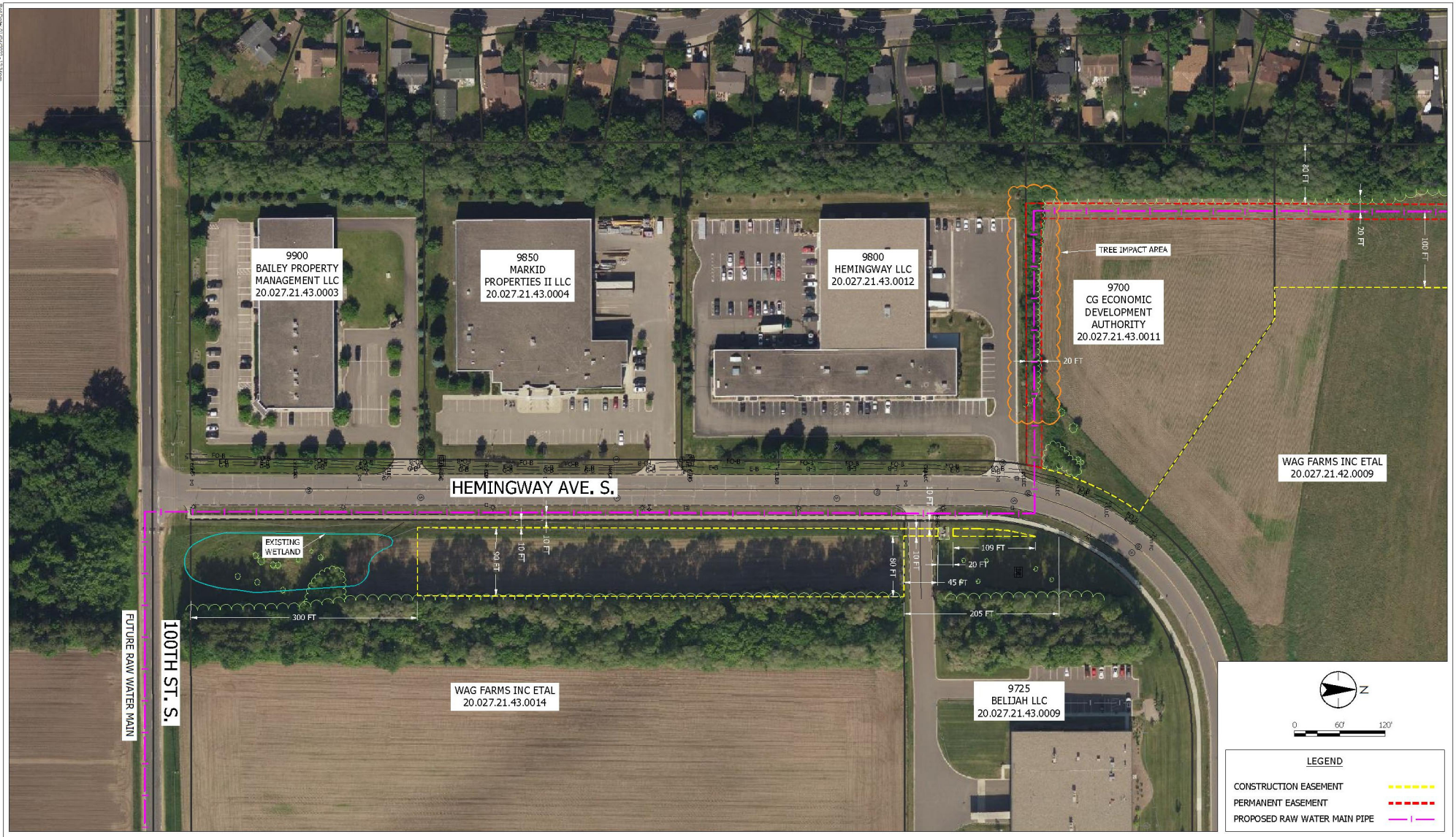
2. CG EDA – Lot 1, Block 1, Glengrove Industrial Park 5th Addition
    a. Permanent Utility Easement and Temporary Construction Easement of varying widths, along the westerly and southerly property lines of the lot.

3. Belijah, LLC – Lot 1, Block 1 Glengrove Industrial Park 6th Addition
    a. Temporary Construction Easement of varying width along Hemingway Avenue. The water main will be placed within the existing right-of-way/utility easement in this area.

4. WAG Farms Inc. et.al. - Outlot A, Glengrove Industrial Park 8th Addition
    a. 90-foot wide Temporary Construction Easement along Hemingway Avenue. The water main will be placed within the existing right-of-way/utility easement in this area.

Recommendation

Approve the attached easement agreements with WAG Farms Inc. et. al., the Cottage Grove Economic Development Authority, and Belijah, LLC.



PROJECT EASEMENTS

CITY OF COTTAGE GROVE

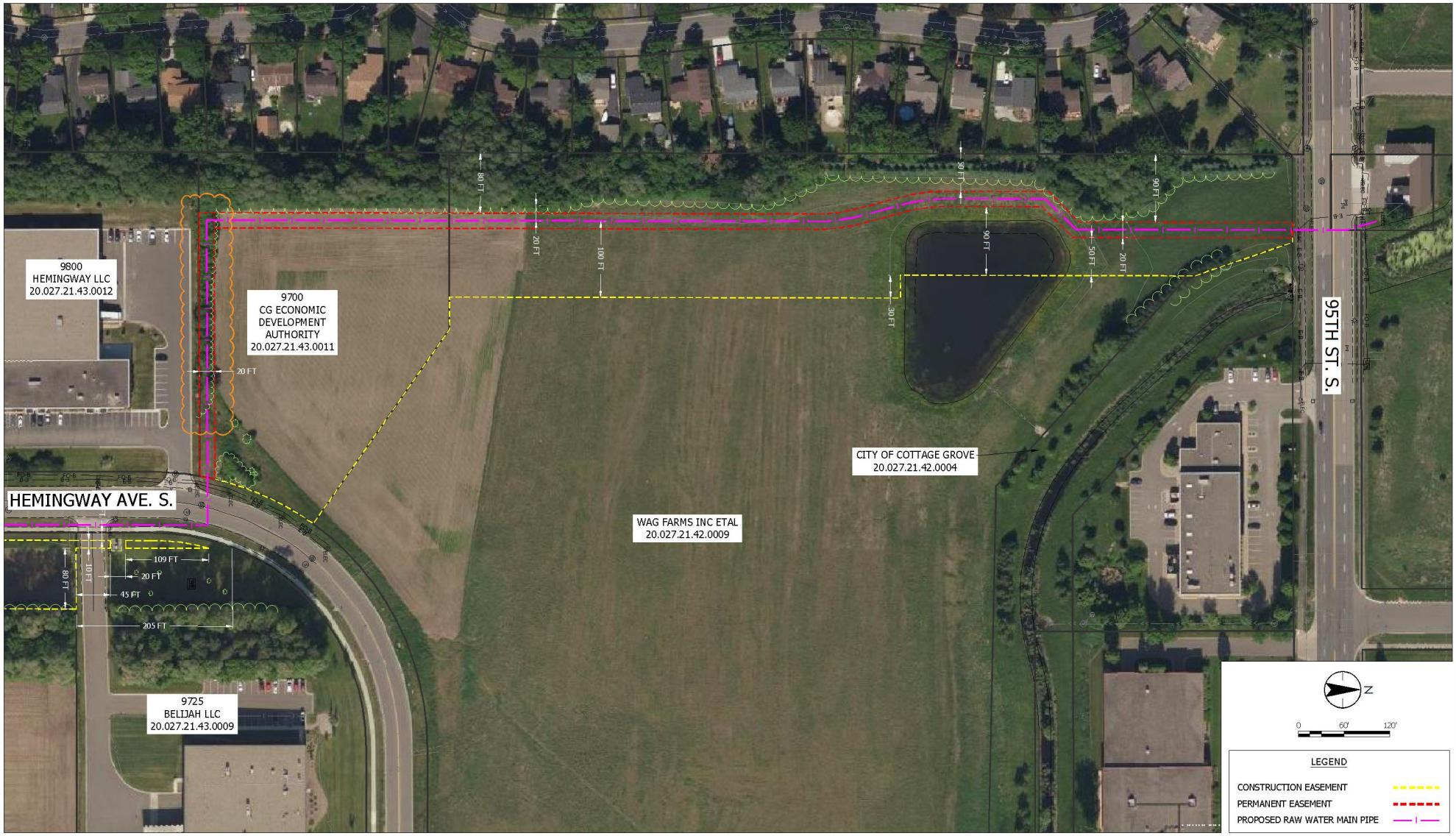
LOW ZONE RAW WATER MAIN PHASE 1

PROJ. NO.: 193802283

DATE: 1/4/2022

FIGURE 1

Stantec
733 Marquette Ave, Ste 1000
Minneapolis, MN 55402
www.stantec.com



PROJECT EASEMENTS

CITY OF COTTAGE GROVE

LOW ZONE RAW WATER MAIN PHASE 1

PROJ. NO.: 193802283

DATE: 12/7/2021

FIGURE 2

Stantec
733 Marquette Ave, Ste 1000
Minneapolis, MN 55402
www.stantec.com

PERMANENT UTILITY EASEMENT AND
TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES

THIS PERMANENT UTILITY EASEMENT AND TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES ("Easement") is made, granted and conveyed this _____ day of _____, 2022, by and between the Cottage Grove Economic Development Authority, a Minnesota public body corporate and politic ("Landowner"), and the City of Cottage Grove, a Minnesota municipal corporation ("City"). The Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, this Easement.

PROPERTY DESCRIPTION

Landowner owns real property in Washington County, Minnesota, legally described as follows:

> Lot 1, Block 1, Glengrove Industrial Park 5th Addition, Except the South 50 feet, Washington County, Minnesota.
>
> *Abstract Property*
> PID No. 20.027.21.43.0011

(the "Landowner's Property").

PERMANENT EASEMENT DESCRIPTION

Landowner does hereby grant and convey unto the City, its successors and assigns, forever a permanent nonexclusive easement for underground watermain and above ground valve, hydrant and control mechanism purposes and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Permanent Easement") under, over, across, through and upon the real property identified and legally described on Exhibit A and depicted on Exhibit B ("Permanent Easement Area"), attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein shall include but not be limited to enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of this Easement, maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains, remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the pipes, conduits, or mains and to deposit earthen material in and upon the Permanent Easement Area. Further, the City shall have the right to remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

TEMPORARY EASEMENT DESCRIPTION

Landowner does hereby grant and convey unto the City, its successors and assigns, a temporary nonexclusive easement for grading, sloping and construction and ingress, egress and access purposes related to the construction and installation of an underground watermain and above ground valve, hydrant and/or control mechanism and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Temporary Easement") under, over, across, through and upon that real property identified and legally described on Exhibit A and depicted on Exhibit B ("Temporary Easement Area"), attached hereto and incorporated herein by reference.

The Temporary Easement rights granted herein shall include, but not be limited to, the construction, maintenance, inspection, repair, replacement, grading, sloping, and restoration relating to any ingress, egress and access to the Landowner's Property, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Temporary Easement Area. Further, the City shall have the right to remove from the Temporary Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction, maintenance or operation of the Temporary Easement Area and to deposit earthen material in and upon the Temporary Easement Area.

EXEMPT FROM STATE DEED TAX

GENERAL PROVISIONS

1. The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area, Temporary Easement Area or the Landowner's Property prior to the date hereof.

2. The Temporary Easement shall expire on June 30, 2023.

3. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner, itself or

its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

4. The Landowner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of the Landowner's Property described above and the Permanent Easement Area and Temporary Easement Area legally described on Exhibit A and depicted on Exhibit B and that it has good right to grant and convey the Permanent Easement and Temporary Easement herein to the City.

5. This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

6. This Easement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[the remainder of this page has been intentionally left blank]

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

LANDOWNER:
COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY

By _____
Myron Bailey
Its President

By _____
Jennifer Levitt
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument as acknowledged before me this _____ day of _____, 2022, by Myron Bailey and Jennifer Levitt, the President and Executive Director respectively, of the Cottage Grove Economic Development Authority, a Minnesota public body corporate and politic, on behalf of the EDA.

_____
Notary Public

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Mayor

By:_____
Joseph Fischbach
City Clerk

STATE OF MINNESOTA)
) ss
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Cottage Grove, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF PERMANENT EASEMENT AREA
AND TEMPORARY EASEMENT AREA

PERMANENT EASEMENT AREA:

A permanent easement for utility purposes over, under and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of said Lot 1; thence North 89 degrees 48 minutes 39 seconds East, assumed bearing along the north line of said Lot 1, a distance of 80.00 feet to the east line of the West 80.00 feet of said Lot 1, and said point being the point of beginning of the easement to be described; thence South 00 degrees 07 minutes 30 seconds West along said east line of the West 80.00 feet, a distance of 328.64 feet to the north line of the South 50.00 feet of said Lot 1; thence North 89 degrees 48 minutes 39 seconds East along said north line of the South 50.00 feet thereof, a distance of 345.17 feet to the southeast line of said Lot 1; thence northeasterly 20.42 feet along said southeast line of Lot 1 to the north line of the South 70.00 feet of said Lot 1; thence South 89 degrees 48 minutes 39 seconds West along said north line of the South 70.00 feet a distance of 329.18 feet to the east line of the West 100.00 feet of said Lot 1; thence North 00 degrees 07 minutes 30 seconds East along said east line of the West 100.00 feet, a distance of 308.64 feet to said north line of said Lot 1; thence westerly 20.00 feet along said north line of Lot 1 to the point of beginning.

TEMPORARY EASEMENT AREA:

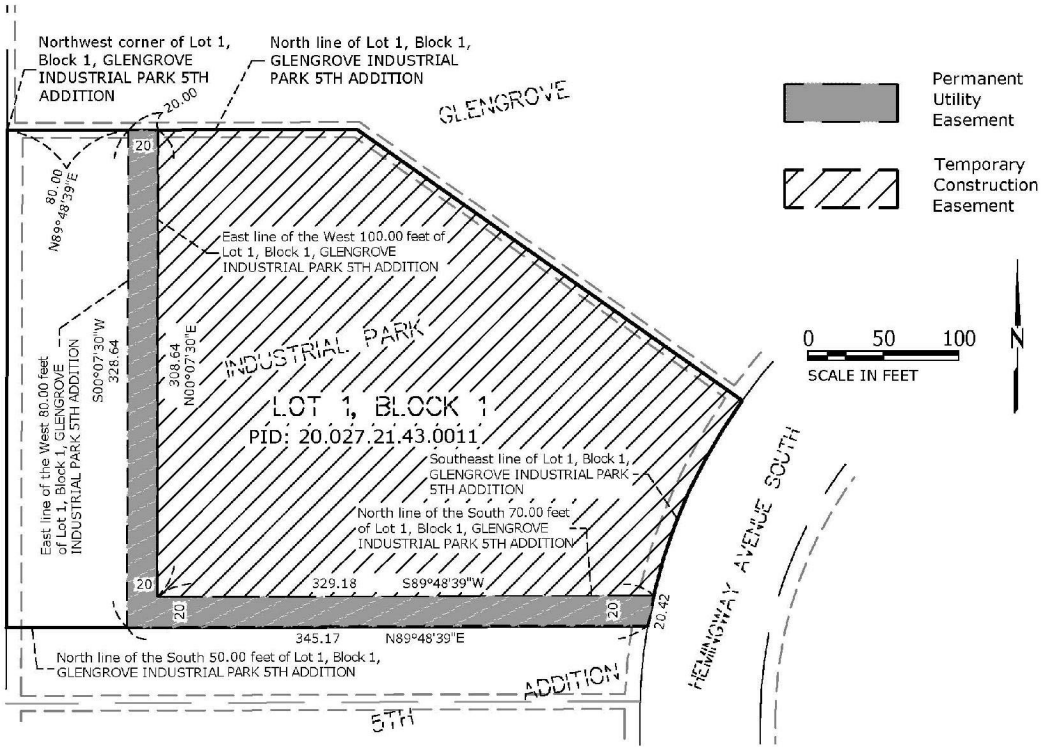
A temporary easement for construction purposes over, under, and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota, said easement is bound on the west by a line drawn 100.00 feet east of the west line of said Lot 1 and is bound on the south by a line drawn 70.00 feet north of the south line of said Lot 1.

EXHIBIT B
DEPICTION OF PERMANENT EASEMENT AREA
AND TEMPORARY EASEMENT AREA

EASEMENT EXHIBIT

PART OF LOT 1, BLOCK 1, GLENGROVE INDUSTRIAL PARK 5TH ADDITION

WASHINGTON COUNTY, MINNESOTA



PERMANENT UTILITY EASEMENT

A permanent easement for utility purposes over, under and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, Washington County, Minnesota, described as follows:
Commencing at the northwest corner of said Lot 1; thence North 89 degrees 48 minutes 39 seconds East, assumed bearing along the north line of said Lot 1, a distance of 80.00 feet to the east line of the West 80.00 feet of said Lot 1, and said point being the point of beginning of the easement to be described; thence South 00 degrees 07 minutes 30 seconds West along said east line of the West 80.00 feet, a distance of 328.64 feet to the north line of the South 50.00 feet of said Lot 1; thence North 89 degrees 48 minutes 39 seconds East along said north line of the South 50.00 feet thereof, a distance of 345.17 feet to the southeast line of said Lot 1; thence northeasterly 20.42 feet along said southeast line of Lot 1 to the north line of the South 70.00 feet of said Lot 1; thence South 89 degrees 48 minutes 39 seconds West along said north line of the South 70.00 feet a distance of 329.18 feet to the east line of the West 100.00 feet of said Lot 1; thence North 00 degrees 07 minutes 30 seconds East along said east line of the West 100.00 feet, a distance of 308.64 feet to said north line of said Lot 1; thence westerly 20.00 feet along said north line of Lot 1 to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes over, under, and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota, said easement is bound on the west by a line drawn 100.00 feet east of the west line of said Lot 1 and is bound on the south by a line drawn 70.00 feet north of the south line of said Lot 1.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE DECEMBER 13, 2021 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY 193802283_V603.dwg
DRAWN DJR
PROJ. NO. 193802283

TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES

THIS TEMPORARY EASEMENT AGREEMENT FOR CONSTRUCTION PURPOSES ("Easement") is made, granted and conveyed this _____ day of _____, 2022, by and between Belijah, LLC, a Minnesota limited liability company ("Landowner"), and the City of Cottage Grove, a Minnesota municipal corporation ("City").

PROPERTY DESCRIPTION

Landowner owns real property in Washington County, Minnesota, legally described as follows:

> Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 6TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota
>
> *Abstract Property*
> PID No. 20.027.21.43.0009

(the "Landowner's Property").

TEMPORARY EASEMENT DESCRIPTION

Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, a temporary nonexclusive easement for grading, sloping and construction and ingress, egress and access purposes related to the construction and installation of an underground watermain and above ground valve, hydrant and/or control mechanism and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Temporary Easement") under, over, across, through and upon that real property identified and legally described on Exhibit A and depicted on Exhibit B ("Temporary Easement Area"), attached hereto and incorporated herein by reference.

The Temporary Easement rights granted herein shall include, but not be limited to, the construction, maintenance, inspection, repair, replacement, grading, sloping, and restoration relating to any ingress, egress and access to the Landowner's Property, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Temporary Easement Area. Further, the

City shall have the right to remove from the Temporary Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction, maintenance or operation of the Temporary Easement Area and to deposit earthen material in and upon the Temporary Easement Area.

EXEMPT FROM STATE DEED TAX

GENERAL PROVISIONS

1. The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to the Temporary Easement Area or the Landowner's Property prior to the date hereof.

2. The Temporary Easement shall terminate on June 30, 2023.

3. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner or its successors or assigns shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statutes, Chapter 466.

4. The Landowner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of Landowner's Property described above and the Temporary Easement Area described on Exhibit A and depicted on Exhibit B and has good right to grant and convey the Temporary Easement herein to the City.

5. This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

6. This Easement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[Remainder of this page has been intentionally left blank]

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

LANDOWNER:
BELIJAH, LLC

By:_____
_____
Its: _____

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by _____, as _____ of Belijah, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Mayor

By:_____
Joseph Fischbach
City Clerk

STATE OF MINNESOTA)
) ss
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Cottage Grove, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF TEMPORARY EASEMENT AREA

A temporary easement for construction purposes over, under, and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 6TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota, said easement lying westerly of the following described line:

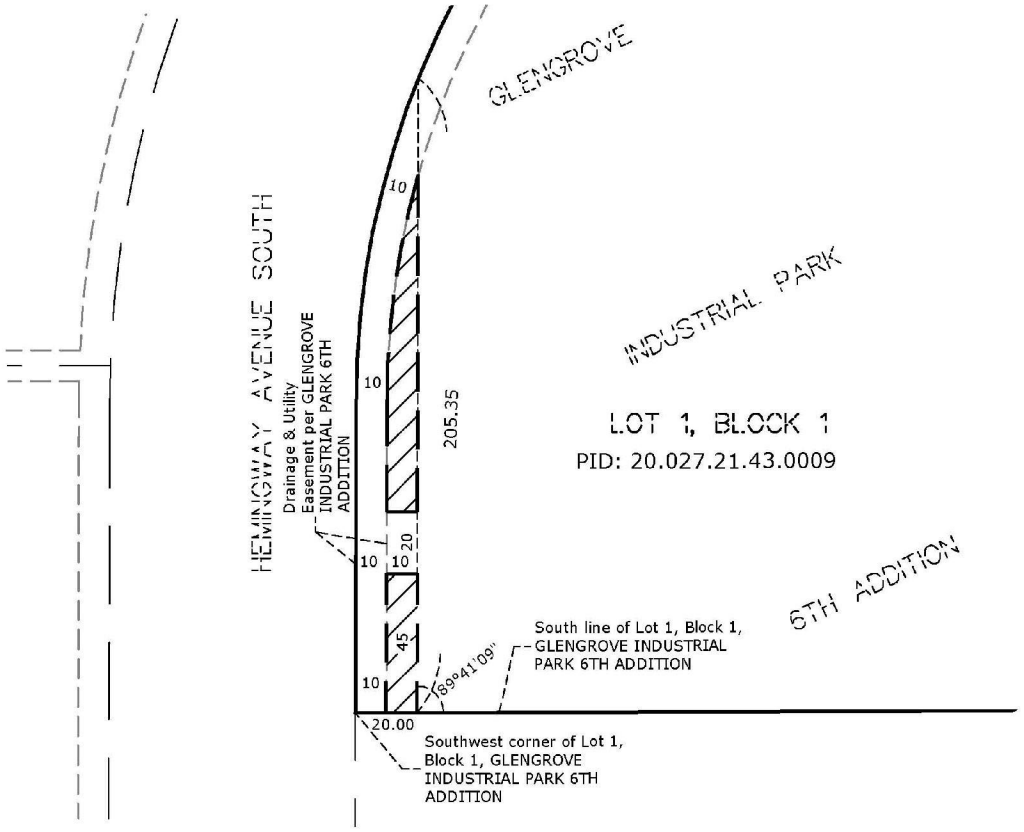
Commencing at the southwest corner of said Lot 1; thence easterly along the south line of said Lot 1, a distance of 20.00 feet to the point of beginning; thence northerly deflecting to the left 89 degrees 41 minutes 09 seconds a distance of 205.35 feet to the northerly line of said Lot 1 and said line there terminating. EXCEPTING the North 20.00 feet of the South 65.00 feet of the East 10.00 feet of the West 20.00 feet thereof. ALSO EXCEPTING the drainage and utility easement dedicated per said plat.

EXHIBIT B
DEPICTION OF TEMPORARY EASEMENT AREA

EASEMENT EXHIBIT

PART OF LOT 1, BLOCK 1, GLENGROVE INDUSTRIAL PARK 6TH ADDITION

WASHINGTON COUNTY, MINNESOTA



TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes over, under, and across that part of Lot 1, Block 1, GLENGROVE INDUSTRIAL PARK 6TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota, said easement lying westerly of the following described line:

Commencing at the southwest corner of said Lot 1; thence easterly along the south line of said Lot 1, a distance of 20.00 feet to the point of beginning; thence northerly deflecting to the left 89 degrees 41 minutes 09 seconds a distance of 205.35 feet to the northerly line of said Lot 1 and said line there terminating. EXCEPTING the North 20.00 feet of the South 65.00 feet of the East 10.00 feet of the West 20.00 feet thereof. ALSO EXCEPTING the drainage and utility easement dedicated per said plat.

Temporary Construction Easement

0 25 50
SCALE IN FEET

N

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE DECEMBER 13, 2021 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY 193802283_V602.dwg

DRAWN DJR

PROJ. NO. 193802283

PERMANENT UTILITY EASEMENT AND
TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES

THIS PERMANENT UTILITY EASEMENT AND TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES ("Easement") is made, granted and conveyed this _____ day of _____, 2022, by and between Glendenning Farms, L.P., a Minnesota limited partnership, WAG Farms, Inc., a Minnesota corporation, and Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership (individually and collectively "Landowner"), and the City of Cottage Grove, a Minnesota municipal corporation ("City"). The Landowner in consideration of the sum of One Dollar and other good and valuable consideration to them in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, do hereby grant and convey unto the City, its successors and assigns, this Easement.

PROPERTY DESCRIPTION

Landowner owns real property in Washington County, Minnesota, legally described as follows:

Outlot A, Glengrove Industrial Park 5th Addition, Washington County, Minnesota

Abstract Property
PID No. 20.027.21.42.0009

(the "Landowner's Property").

PERMANENT EASEMENT DESCRIPTION

Landowner does hereby grant and convey unto the City, its successors and assigns, forever a permanent nonexclusive easement for underground watermain and above ground valve, hydrant and control mechanism purposes and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Permanent Easement") under, over, across, through and upon the real property identified and legally described on Exhibit A and depicted on Exhibit B ("Permanent Easement Area"), attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein shall include but not be limited to enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of this Easement, maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains, remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the pipes, conduits, or mains and to deposit earthen material in and upon the Permanent Easement Area. Further, the City shall have the right to remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

TEMPORARY EASEMENT DESCRIPTION

Landowner does hereby grant and convey unto the City, its successors and assigns, a temporary nonexclusive easement for grading, sloping and construction and ingress, egress and access purposes related to the construction and installation of an underground watermain and above ground valve, hydrant and/or control mechanism and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Temporary Easement") under, over, across, through and upon that real property identified and legally described on Exhibit A and depicted on Exhibit B ("Temporary Easement Area"), attached hereto and incorporated herein by reference.

The Temporary Easement rights granted herein shall include, but not be limited to, the construction, maintenance, inspection, repair, replacement, grading, sloping, and restoration relating to any ingress, egress and access to the Landowner's Property, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Temporary Easement Area. Further, the City shall have the right to remove from the Temporary Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction, maintenance or operation of the Temporary Easement Area and to deposit earthen material in and upon the Temporary Easement Area.

EXEMPT FROM STATE DEED TAX

GENERAL PROVISIONS

1. The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area, Temporary Easement Area or the Landowner's Property prior to the date hereof.

2. The Temporary Easement shall expire on June 30, 2023.

3. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner,

themselves or their successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

4. The Landowner, for themselves and their successors and assigns, do hereby warrant to and covenant with the City, its successors and assigns, that they are well seized in fee of the Landowner's Property described above and the Permanent Easement Area and Temporary Easement Area legally described on Exhibit A and depicted on Exhibit B and that they have good right to grant and convey the Permanent Easement and Temporary Easement herein to the City.

5. This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

6. This Easement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[the remainder of this page has been intentionally left blank]

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

LANDOWNER:
GLENDENNING FARMS, L.P.

By:_____
William G. Glendenning
Its: General Partner

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William G. Glendenning, as General Partner of Glendenning Farms, L.P., a Minnesota limited partnership, on behalf of the limited partnership.

_____
Notary Public

WAG FARMS, INC.

By:_____
William G. Glendenning
Its: President

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William G. Glendenning, as President of WAG Farms, Inc., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

JOAN GLENDENNING KENNEDY
FAMILY LIMITED PARTNERSHIP

By:_____
William S. Kennedy, Jr.
Its: General Partner

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William S. Kennedy, Jr., as General Partner of Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership, on behalf of the limited partnership.

_____
Notary Public

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Mayor

By:_____
Joseph Fischbach
City Clerk

STATE OF MINNESOTA)
) ss
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Cottage Grove, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF PERMANENT EASEMENT AREA
AND TEMPORARY EASEMENT AREA

PERMANENT EASEMENT AREA:

A permanent easement for utility purposes over, under, and across that part of Outlot A, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, said easement described as follows:

Commencing at the southwest corner of said Outlot A; thence North 89 degrees 48 minutes 39 seconds East assumed bearing along the south line of said Outlot A, a distance of 100.00 feet to the point of beginning; thence North 00 degrees 07 minutes 30 seconds East, 492.10 feet; thence North 00 degrees 07 minutes 30 seconds East, 492.10 feet; thence North 04 minutes 52 minutes 29 seconds West, 20.87 feet; thence North 09 degrees 52 minutes 29 seconds West, 20.87 feet; thence North 14 degrees 52 minutes 29 seconds West, 58.23 feet; thence North 14 degrees 16 minutes 06 seconds West, 19.51 feet; thence North 09 degrees 16 minutes 06 seconds West, 19.14 feet; thence North 04 degrees 23 minutes 43 seconds West, 19.18 feet; thence North 00 degrees 07 minutes 30 seconds East, 131.99 feet; thence North 45 degrees 07 minutes 30 seconds East, 56.57 feet; thence North 00 degrees 07 minutes 30 seconds East, 288.34 feet to the north line of said Outlot A; thence South 89 degrees 46 minutes 13 seconds West along said north line of Outlot A, a distance of 20.00 feet; thence South 00 degrees 07 minutes 30 seconds West, 279.93 feet; thence South 45 degrees 07 minutes 30 seconds West, 56.57 feet; thence South 00 degrees 07 minutes 30 seconds West, 141.06 feet; thence South 04 degrees 23 minutes 43 seconds East, 20.82 feet; thence South 09 degrees 16 minutes 06 seconds East, 20.86 feet; thence South 14 degrees 16 minutes 06 seconds East, 20.49 feet; thence South 14 degrees 52 minutes 29 seconds East, 57.46 feet; thence South 09 degrees 52 minutes 29 seconds East, 19.13 feet; thence South 04 degrees 52 minutes 29 seconds East, 19.13 feet; thence South 00 degree 07 minutes 30 seconds West, 491.33 feet to said south line of Outlot A; thence easterly 20.00 feet along said south line to the point of beginning.

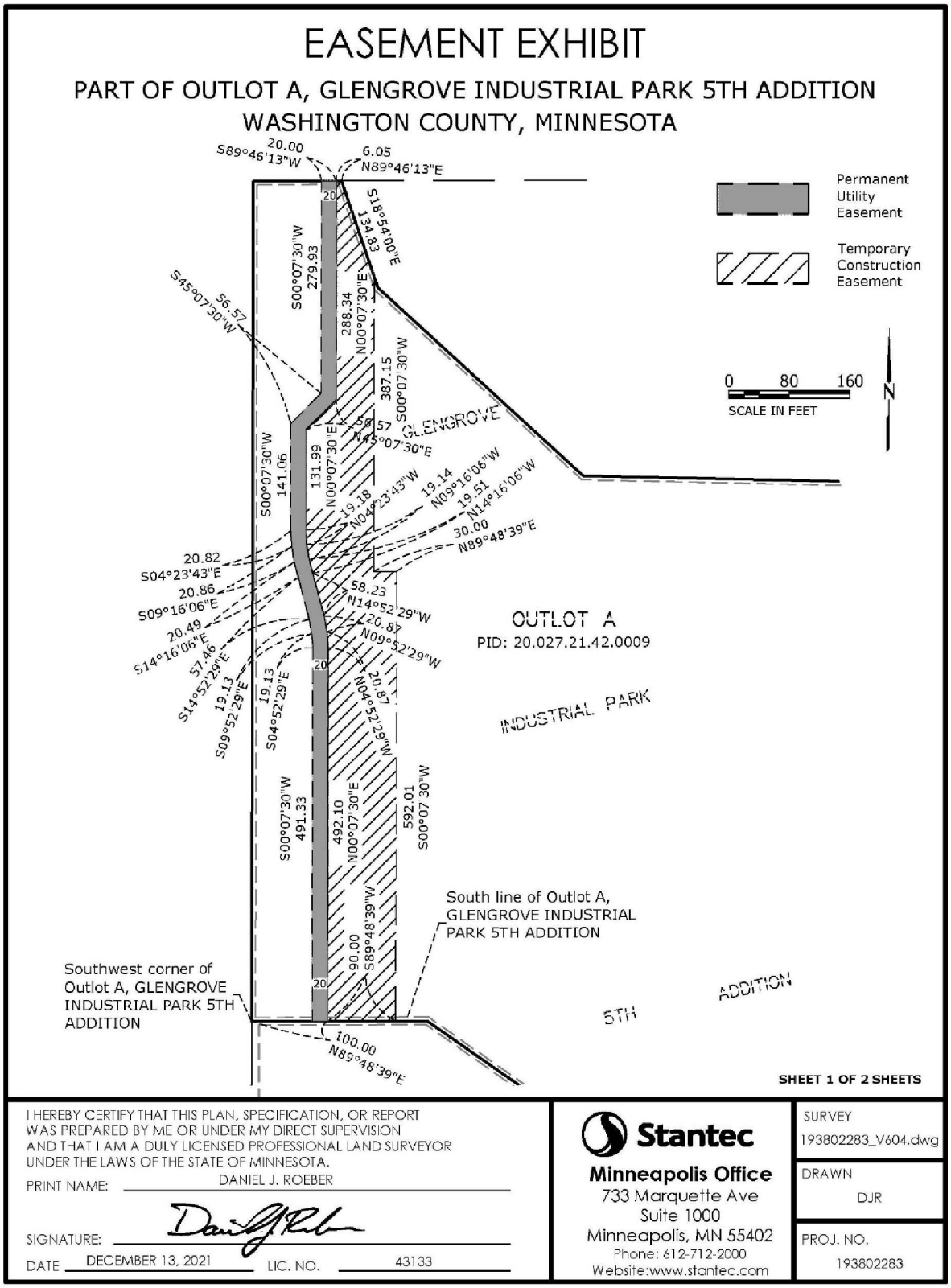
TEMPORARY EASEMENT AREA:

A temporary easement for construction purposes over, under, and across that part of Outlot A, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, said easement described as follows:

Commencing at the southwest corner of said Outlot A; thence North 89 degrees 48 minutes 39 seconds East assumed bearing along the south line of said Outlot A, a distance of 100.00 feet to the point of beginning; thence North 00 degrees 07 minutes 30 seconds East, 492.10 feet; thence North 00 degrees 07 minutes 30 seconds East, 492.10 feet; thence North 04 minutes 52 minutes 29 seconds West, 20.87 feet; thence North 09 degrees 52 minutes 29 seconds West, 20.87 feet; thence North 14 degrees 52 minutes 29 seconds West, 58.23 feet; thence North 14 degrees 16 minutes 06 seconds West, 19.51 feet; thence North 09 degrees 16 minutes 06 seconds West, 19.14 feet; thence North 04 degrees 23 minutes 43 seconds West, 19.18 feet; thence North 00 degrees 07 minutes 30 seconds East, 131.99 feet; thence North 45 degrees 07 minutes 30 seconds East, 56.57 feet; thence North 00 degrees 07 minutes 30 seconds East, 288.34 feet to the north line of said

Outlot A; thence North 89 degrees 46 minutes 13 seconds East, along said north line of Outlot A, a distance of 6.05 feet; thence South 18 degrees 54 minutes 00 seconds East, 134.83 feet; thence South 00 degrees 07 minutes 30 seconds West, 387.15 feet; thence North 89 degrees 48 minutes 39 seconds East, 30.00 feet; thence South 00 degrees 07 minutes 30 seconds West, 592.01 feet to said south line of said Outlot A; thence South 89 degrees 48 minutes 39 seconds West along said south line of Outlot A, a distance of 90.00 feet to the point of beginning.

EXHIBIT B
DEPICTION OF PERMANENT EASEMENT AREA
AND TEMPORARY EASEMENT AREA



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE DECEMBER 13, 2021 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

SURVEY 193802283_V604.dwg
DRAWN DJR
PROJ. NO. 193802283

TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES

THIS TEMPORARY EASEMENT AGREEMENT FOR CONSTRUCTION PURPOSES ("Easement") is made, granted and conveyed this _____ day of _____, 2022, by and between Glendenning Farms, L.P., a Minnesota limited partnership, WAG Farms, Inc., a Minnesota corporation, and Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership (individually and collectively "Landowner"), and the City of Cottage Grove, a Minnesota municipal corporation ("City").

PROPERTY DESCRIPTION

Landowner owns real property in Washington County, Minnesota, legally described as follows:

Outlot A, Glengrove Industrial Park 8th Addition

Abstract Property
PID No. 20.027.21.43.0014

(the "Landowner's Property").

TEMPORARY EASEMENT DESCRIPTION

Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, a temporary nonexclusive easement for grading, sloping and construction and ingress, egress and access purposes related to the construction and installation of an underground watermain and above ground valve, hydrant and/or control mechanism and all such purposes ancillary, incident or related thereto, including the installation of any appurtenances and casing pipes related thereto ("Temporary Easement") under, over, across, through and upon that real property identified and legally described on Exhibit A and depicted on Exhibit B ("Temporary Easement Area"), attached hereto and incorporated herein by reference.

The Temporary Easement rights granted herein shall include, but not be limited to, the construction, maintenance, inspection, repair, replacement, grading, sloping, and restoration relating to any ingress, egress and access to the Landowner's Property, and all facilities and improvements ancillary, incident

or related thereto, under, over, across, through and upon the Temporary Easement Area. Further, the City shall have the right to remove from the Temporary Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction, maintenance or operation of the Temporary Easement Area and to deposit earthen material in and upon the Temporary Easement Area.

EXEMPT FROM STATE DEED TAX

GENERAL PROVISIONS

1. The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to the Temporary Easement Area or the Landowner's Property prior to the date hereof.

2. The Temporary Easement shall terminate on June 30, 2023.

3. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner or their successors or assigns shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statutes, Chapter 466.

4. The Landowner, for themselves and their successors and assigns, do hereby warrant to and covenant with the City, its successors and assigns, that they are well seized in fee of Landowner's Property described above and the Temporary Easement Area described on Exhibit A and depicted on Exhibit B and have good right to grant and convey the Temporary Easement herein to the City.

5. This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

6. This Easement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[Remainder of this page has been intentionally left blank]

IN TESTIMONY WHEREOF, the Landowner and the City have caused this Easement to be executed as of the day and year first above written.

LANDOWNER:
GLENDENNING FARMS, L.P.

By:_____
William G. Glendenning
Its: General Partner

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William G. Glendenning, as General Partner of Glendenning Farms, L.P., a Minnesota limited partnership, on behalf of the limited partnership.

_____
Notary Public

WAG FARMS, INC.

By:_____
William G. Glendenning
Its: President

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William G. Glendenning, as President of WAG Farms, Inc., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

JOAN GLENDENNING KENNEDY
FAMILY LIMITED PARTNERSHIP

By:_____
William S. Kennedy, Jr.
Its: General Partner

STATE OF MINNESOTA)
) ss
COUNTY OF_____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by William S. Kennedy, Jr., as General Partner of Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership, on behalf of the limited partnership.

_____
Notary Public

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Mayor

By:_____
Joseph Fischbach
City Clerk

STATE OF MINNESOTA)
) ss
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Cottage Grove, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

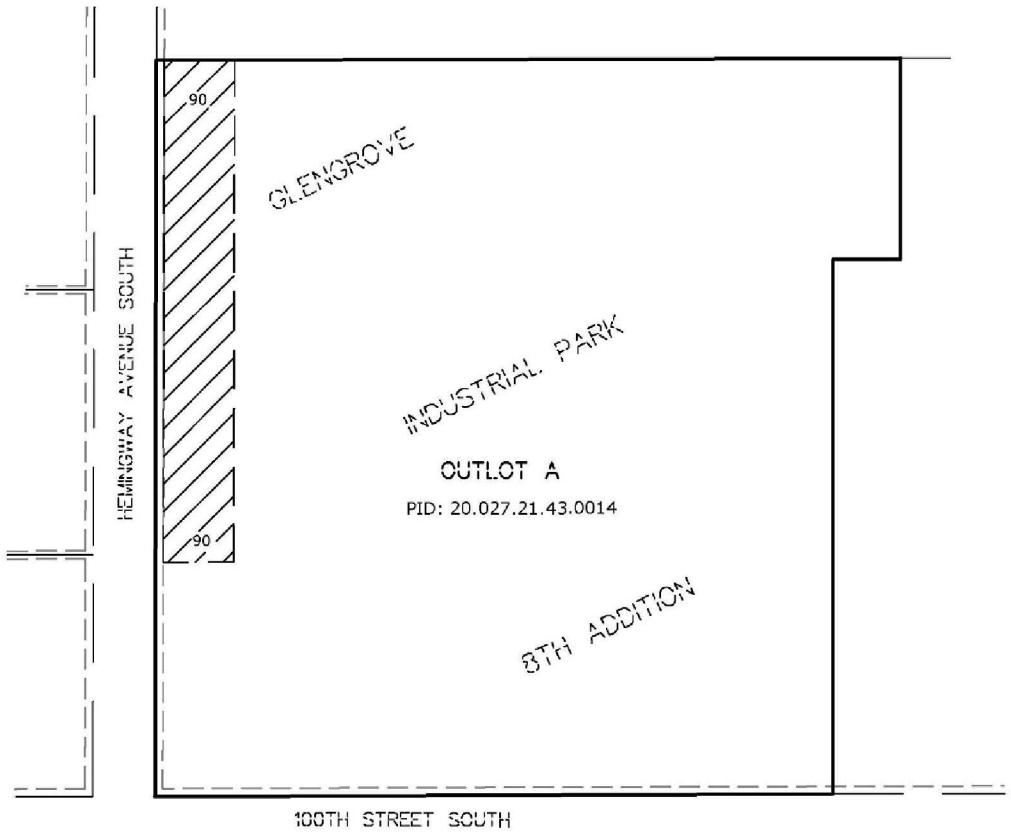
EXHIBIT A
LEGAL DESCRIPTION OF TEMPORARY EASEMENT AREA

A temporary easement for construction purposes over, under, and across the East 90.00 feet of the West 100.00 feet of Outlot A, GLENGROVE INDUSTRIAL PARK 8TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. EXCEPT the South 300.00 feet thereof.

EXHIBIT B
DEPICTION OF TEMPORARY EASEMENT AREA

EASEMENT EXHIBIT

PART OF OUTLOT A, GLENGROVE INDUSTRIAL PARK 8TH ADDITION
WASHINGTON COUNTY, MINNESOTA



Temporary Construction Easement

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes over, under, and across the East 90.00 feet of the West 100.00 feet of Outlot A, GLENGROVE INDUSTRIAL PARK 8TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota. EXCEPT the South 300.00 feet thereof.

0 100 200 N
SCALE IN FEET

REVISED: January 5, 2022

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE DECEMBER 13, 2021 LIC. NO. 43133

Stantec
Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

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DRAWN DJR

PROJ. NO. 193802283

City Council Action Request

7Q

Meeting Date	2/16/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	Right of Entry Agreement Extension with Glendenning Farms, L.P., Joan Glendenning Kennedy Family Limited Partnership, and WAG Farms, Inc.
Staff Recommendation	Approve the 'First Amendment to Right of Entry' extending the City's agreement with WAG Farms Trust to enter Lot 1, Block 1, of Glengrove Industrial Park 9th Addition to August 19, 2022.
Budget Implication	N/A
Attachments	TG-P14 Pond Right of Entry Agreement CC Memo.tif 5.98MB TG-P14 Pond Right of Entry Agreement 1st Amendment.tif 3.47MB

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

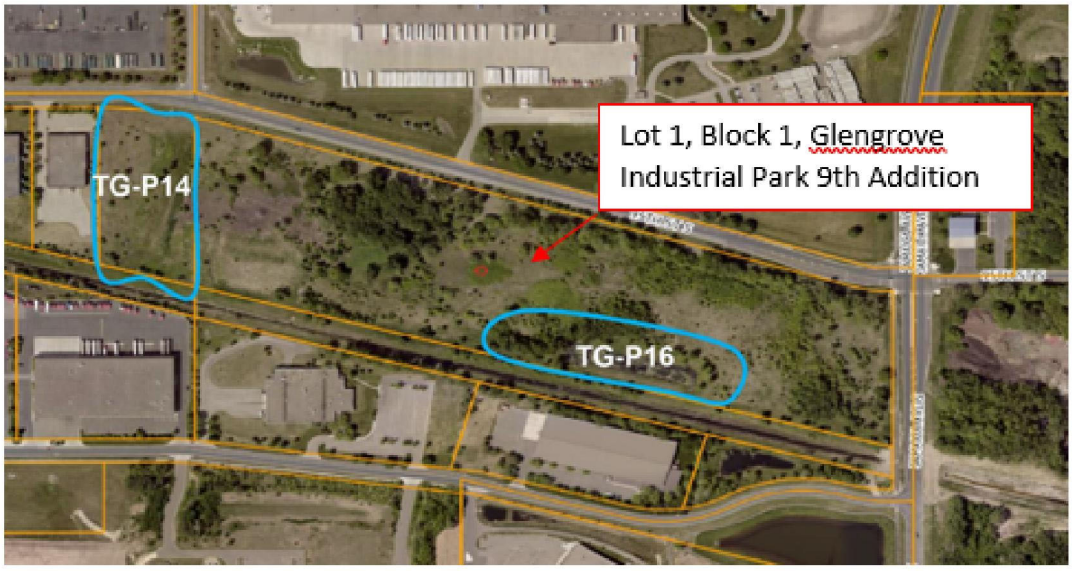
From: Amanda Meyer, Assistant City Engineer
Jared Juth, Graduate Engineer

Date: February 9, 2022

Re: Right of Entry Agreement Extension with Glendenning Farms, L.P., Joan Glendenning Kennedy Family Limited Partnership, and WAG Farms, Inc.

Background

As part of the TG-P14 Pond Improvements Project, the City entered into a Right of Entry Agreement with WAG Farms Trust in order to access Lot 1, Block 1, of the Glengrove Industrial Park 9th Addition on December 1, 2021 to create a more shovel-ready site for development. This lot is located at the southwest corner of Jamaica Avenue and 95th Street, and east of Outlot A that the City purchased from WAG Farms Trust on the same date. The Right of Entry agreement granted the city access to this property for a period of 180 days starting on December 1, 2021.



Discussion

Construction for the TG-P14 Pond Improvements Project began in January 2022 and is projected to be completed by the end of July, 2022. As such, the original Right of Entry Agreement will likely terminate prior to completion of the project. The attached **'First Amendment to Right of Entry'** has been drafted to extend the City's permission to enter this property until August 19, 2022, to allow some flexibility in the completion of the property improvements. WAG Farms Trust has agreed to this extension.

Recommendation

Approve the '**First Amendment to Right of Entry'** extending the City's agreement with WAG Farms Trust to enter Lot 1, Block 1, of Glengrove Industrial Park 9th Addition to August 19, 2022.

FIRST AMENDMENT TO RIGHT OF ENTRY

THIS FIRST AMENDMENT TO RIGHT OF ENTRY (this "First Amendment") is entered into as of _____, 2022 (the "Effective Date"), by and between the City of Cottage Grove, a Minnesota municipal corporation ("City") and Glendenning Farms, L.P. a Minnesota limited partnership, Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership and WAG Farms, Inc., a Minnesota corporation (individually and collectively "WAG").

RECITALS

Recital No. 1. City and WAG entered into a Right of Entry dated December 1, 2021, ("Agreement"), for permission to conduct certain Approved Activities, as defined in the Agreement, through and upon the property identified as the Property in the Agreement.

Recital No. 2. The City has requested the Agreement be amended to change the termination date in the Agreement.

Recital No. 3. WAG does not object to the extension.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this First Amendment and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Paragraph 1 of the Agreement shall be removed and replaced in its entirety as follows:

    1. **Consent**. Landowner does hereby grant permission to City and its agents, employees, consultants and representatives to enter onto the Property for the purpose of performing tree clearing, mass site grading and restoration activities ("Approved Activities") at the sole cost of City until August 19, 2022.

2. Except as provided for above, the terms and provisions of the Agreement shall remain in full force and effect.

3. This First Amendment and all disputes or controversies arising out of or relating to this First Amendment or the transactions contemplated hereby shall be governed by, and construed in accordance with, the internal laws of the State of Minnesota, without regard to the laws of any other jurisdiction that might be applied because of the conflicts of laws principles of the State of Minnesota.

4. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Developer or its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statutes, Chapter 466.

5. This First Amendment may be executed in two or more counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by the parties and delivered to the other parties.

6. This First Amendment shall not be amended, modified or supplemented, except by a written instrument signed by an authorized representative of each party.

[remainder of page intentionally blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of this _____day of _____, 2022.

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Its Mayor

By:_____
Joseph Fischbach
Its City Clerk

LANDOWNER
WAG Farms, Inc.

By: _____
William G. Glendenning
Its: President

Glendenning Farms, L.P.

By: _____
William G. Glendenning
Its: General Partner

Joan Glendenning Kennedy Family Limited Partnership

By: _____
William S. Kennedy, Jr.
Its: General Partner

LANDOWNER
WAG Farms, Inc.

By:_____
William G. Glendenning
Its: President

Glendenning Farms, L.P.

By:_____
William G. Glendenning
Its: General Partner

Joan Glendenning Kennedy Family Limited Partnership

By:_____
William S. Kennedy, Jr.
Its: General Partner

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

7R

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	VanMeter, Inc. – Conditional Use Permit
Staff Recommendation	Adopt Resolution 2022-019 approving a conditional use permit to allow VanMeter Inc. to construct a 10-foot-tall black vinyl-coated chain-link fence with an opaque fabric to assist in screening and securing the existing semi-trailers, storage, and loading dock area at their property located at 7450 95th Street South.
Budget Implication	N/A

Attachments

VanMeter Fence CC Memo.tif	23.75MB
VanMeter Fence Exhibits.tif	27.97MB
VanMeter Fence PC Minutes Excerpt.tif	7.6MB
VanMeter Fence Resolution.tif	9.36MB

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Mike Mrosla, Senior Planner

DATE: February 11, 2022

RE: VanMeter, Inc. – Conditional Use Permit

Proposal

VanMeter Inc. (Applicant), formerly Werner Electric, submitted an application for a Conditional Use Permit (CUP) to allow for the construction of a 10-foot privacy fence around their existing semi-trailer storage and loading dock area on the east side of their property located at 7450 95th Street South.



Location Map

Review Process
Application Received: December 23, 2021
Acceptance of Completed Application: December 23, 2021
Tentative City Council Date: February 16, 2022
60-Day Review Deadline: February 21, 2022

Planning Commission Meeting
At their January 24, 2022, meeting, the Planning Commission reviewed this request and held a public hearing. No one particpated in the public hearing. The Planning Commission voted unanimously (5-to-0) to recommended approval of the conditional use permit for VanMeter, Inc., subject to conditions of approval.

Background

Werner Electric began operating the 122,000 square foot facility in 2008. In 2015, an additional 49,800 square feet of space was added to the distribution center and an additional 16,700 square feet was added to the office area. The site also received previous approvals for rooftop solar and a wind turbine.

In 2011 Werner Electric applied for an ICUP to allow for exterior storage. The original 2007 approvals for the development prohibited exterior storage (Resolution No. 07-158). Werner Electric at the time stated that the exterior storage was related to business growth and a modification in their business model since the building was constructed. At their October 5, 2011, meeting the City Council approved an ICUP (Resolution No. 11-139) allowing the applicants to construct an 8- to 12-foot-tall black chain link fence with an opaque fabric material around their proposed 21,437 square foot bituminous exterior storage area located at the northeast corner of the building. The approved ICUP had an expiration date of October 1, 2016. However, in 2015, Werner Electric constructed a 49,800 square foot addition eliminating the need for the exterior storage.

Recently Werner Electric was acquired by VanMeter Inc. The facility has since transitioned from a corporate headquarters to a local branch facility that offers warehousing, distribution, demos, and training services. The Applicant has been impacted by supply chain issues resulting from the COVID-19 pandemic. The supply chain issues are requiring the Applicant to purchase and store larger quantities of excess materials needed for their business operations. At this time, the Applicant is requesting to construct a 10-foot-tall fence around their existing semi-trailer storage and loading dock area on the east side of their property. The proposed fence will allow for increased security and screening of their exterior storage and yard operations.

Planning Considerations

Conditional Use Permit

City Code requires a CUP for any fence over eight feet tall in business and industrial districts. The Applicant is proposing to construct a 10-foot tall fence around the their existing semi-trailer storage and loading dock area on the east side of their property. The criteria for issuance of a CUP are as follows:

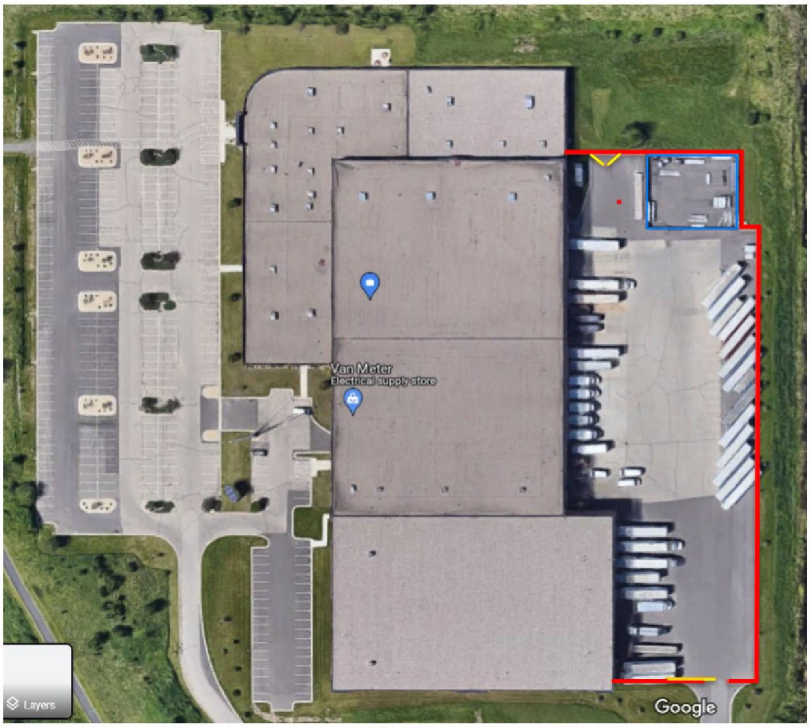
1. *The use will be in conformity with the City's Comprehensive Plan and with the purpose, intent and applicable standards of this Title.*
2. *The use shall be located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district in which it is located.*
3. *The use shall not depreciate values of surrounding property.*
4. *The use shall not be hazardous, detrimental or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness or other nuisances.*
5. *The use shall generate only minimal vehicular traffic on local streets as defined by the transportation element of the Comprehensive Plan. The use shall not create traffic congestion, unsafe access or parking needs that will cause inconveniences to the adjoining properties.*

6. *The use shall be served adequately by essential public services, such as streets, police, fire protection and utilities.*
7. *The use shall not create excessive additional requirements at public cost for public facilities and services and shall not be detrimental to the economic welfare of the City.*
8. *The use shall preserve and incorporate the site's important natural and scenic features into the development design.*
9. *The use shall cause minimal adverse environmental effects.*
10. *The use shall not adversely affect the potential development of adjacent vacant land.*

Upon review, the proposed use meets the forementioned criteria.

Site Detail

The Applicant is proposing to erect approximately 900 linear feet of vinyl-coated chain link fence with opaque screening around the existing semi-trailer storage and loading dock area as shown in the image below (outlined in red). The Applicant is also proposing to include an electronic access gate for incoming and outbound trucks. An additional gate will be constructed on the northern perimeter of the fence to aid in maintenance and snow removal operations within the storage and loading dock area. The area north of the existing loading and semi-trailer storage lot shall be used for green space or snow storage.



Site Plan

Land Use and Zoning

The proposed use of the property is consistent with permitted and conditioned uses allowed within this district.

Noise/Hours of Operation

The current storage use has minimal noise generating capabilities. It is recommended that the standard City and State noise rules be applicable to the site. If the City receives noise complaints, the property owner must bring the noise on the site into compliance upon notification by the City. To further prevent noise issues, it is further recommended that the placement, movement, or stockpiling of materials in the approved exterior storage stockpiling area be limited to 7:00 a.m. to 7:00 p.m.

Screening

The Applicant is proposing to screen the area with the installation of a 10-foot tall black vinyl-coated chain linked fence. The fence will be covered with an opaque fabric screen as shown below. As a condition of approval, the fabric shall conform to the finish of the fence and complement the principal structure. The fabric shall be securely fastened to the fence and kept in good condition. Any fabric showing signs are wear and tear as identified by the Applicant and/or City shall be removed and replaced in a timely manner.



Proposed Fencing Material

Landscaping

The subject site has existing landscaped screening, and as part of this project the Applicant has proposed planting additional conifer trees to assist in breaking up the fencing elevation. The applicant has agreed to install approximately 10-15 trees. As a condition of approval, the Applicant shall work with City staff to determine the planting location of the proposed 10-15 trees after the installation of the fence. Planning staff shall approve the final location in writing prior to planting.

Parking

The proposal does not impact any current or proof of parking areas. However, the Applicant is proposing to store excess materials in the semi-trailer storage and loading dock area. As a condition of approval, any exterior storage in the semi-trailer storage and loading dock area shall be kept to a minimum and shall not impede site operations. No semi-trailers or exterior storage is permitted outside of the proposed fenced in area.

Setbacks

The existing storage and loading area is adjacent to the eastern exterior of the facility. This area is setback 144 feet from the northern property line (Hamlet Park), 47 feet from the eastern property line (Public Regional Holding Pond), and 568 feet from the southern property line (95th Street). It is recommended that these setbacks be maintained by the proposed permanent fence.

Surface Water Management
The applicant's engineer and the City Engineer reported that additional impervious areas added to the site can be accommodated by the original storm water design.

Public Hearing Notices
The public hearing for the January 24, 2022 Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 61 adjacent property owners within 500 feet of the property on January 13, 2022. Staff has not received any comments.

Recommendation

That the City Council adopt the attached resolution approving a conditional use permit to allow VanMeter Inc. to construct a 10-foot-tall black vinyl-coated chain-link fence with an opaque fabric to assist in screening and securing the existing semi-trailers, storage, and loading dock area at their property located at 7450 95th Street South.

Attachments:
A. Applicant's Project Narrative and Plans
B. Resolution No. 07-158
C. Resolution No. 11-139

City of Cottage Grove
Community Development Department
112800 Ravine Parkway South
Cottage Grove, MN 55016

INTRODUCTION

VanMeter is committed to expanding and growing their business in all its locations including Cottage Grove. As VanMeter grows, they find that our truck yard activity is increasing, therefore VanMeter would like to improve the aesthetics with our neighbors by installing a ten-foot-tall privacy fence. This will reduce visibility of activities making them less intrusive.

SUMMARY

The Applicant, VanMeter Inc., is seeking to construct a privacy fence for the commercial purpose of improving visual ascetics of the business with our neighbors. Acting as lead agency, the City of Cottage Grove Department of City Planning required preparation of this proposal describing the project specifications and impact to residential properties located near VanMeter's site.

PROJECT LOCATION

The Project Site is located at 7450 95th Street South. Figure 1, Project Location Map. The Project Site includes approximately 2 acres of parking lot on the West side of the building (truck yard) Figure 2. The Project Site is generally bound by Hemmingway Ave S to the east; Hamlet Park S to the north; 95th Street S to the south (Pine Glenn); and Pine Hill Acres to the west.

PROJECT TIMING

To coincide with business objectives, the project would start in January of 2022. Weather conditions may hinder parts of the project i.e., tree planting. But most of the work could commence at the specified time.

P/ 1.800.247.1410 vanmeterinc.com
Everything you need to succeed.

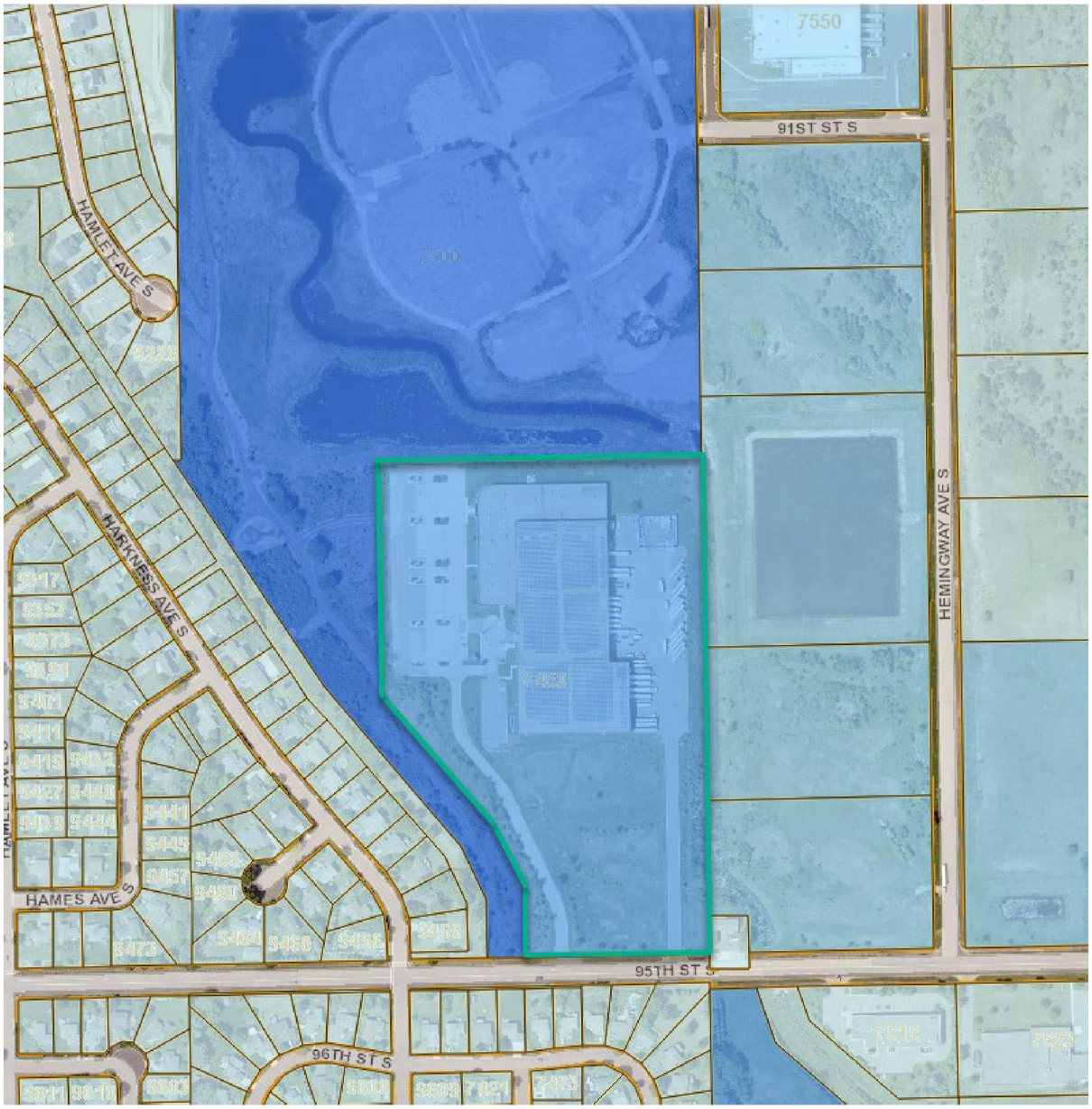

7550
91ST ST S
7500
HAMLET AVE S
HARKNESS AVE S
HEMINGWAY AVE S
7450
HAMES AVE S
95TH ST S
96TH ST S

Figure 1

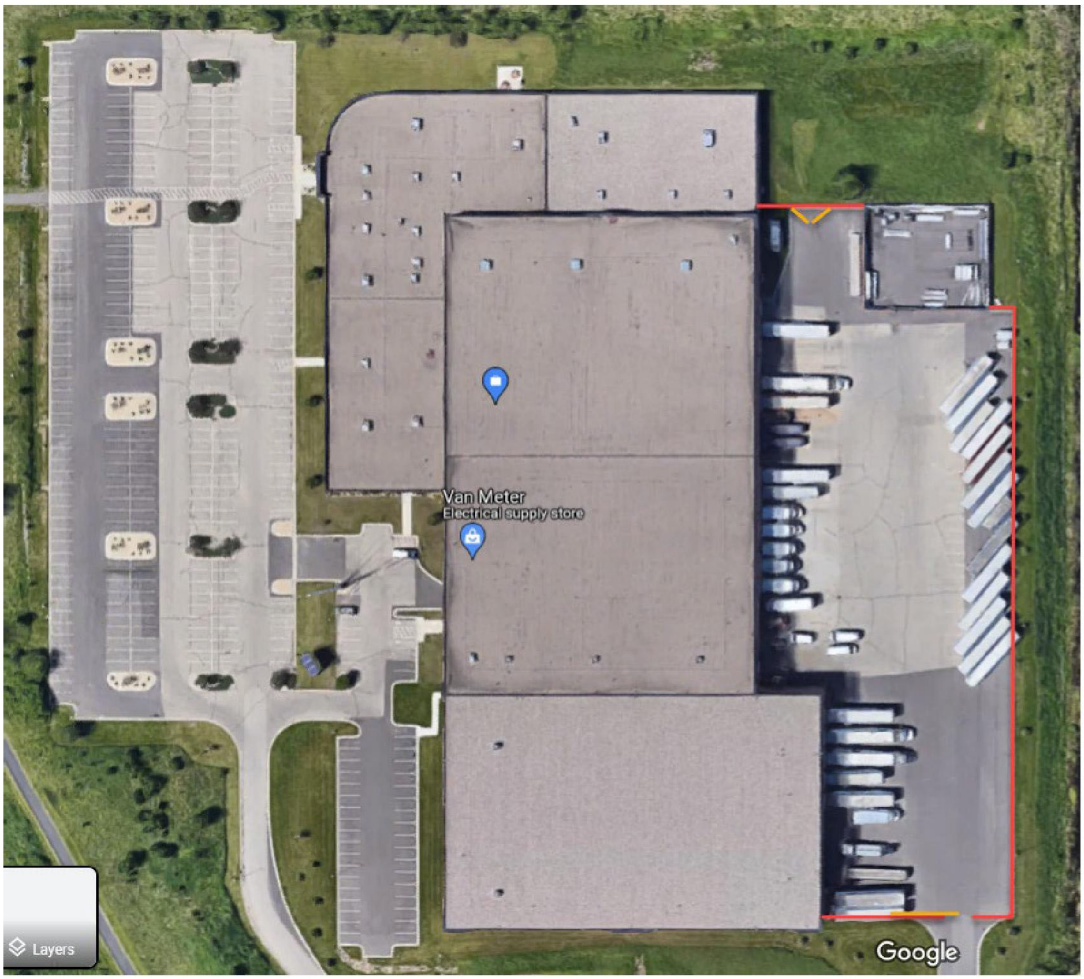


Figure 2

SPECIFICATIONS

The specifications to construct a privacy fence consist of.

1. 10’ high black chain link fence.
2. Dark green or Black privacy covering over chain link.
3. Automated gate at entrance.
4. Snow gate at back side (North) of enclosed area away from residential areas.
5. Trees planted outside the fence approximately every 20 feet.

See sample pictures of fence and gate in Figure 4.

IMPACT TO RESIDENTIAL PROPERTIES

The impact to residents will be less than it is today. Currently, the truck yard can be seen from the east and south. By installing this privacy fence the view will be reduced by approximately 90%. Thereby improving the area ascetics to our neighbors, Figure 3. Also, the color chosen for the fence is meant to blend with the environment assisting in making the fence less obtrusive. There will also be additional trees planted improving the environment both astatically and for carbon absorption.



Figure 3

P/ 1.800.247.1410 vanmeterinc.com



Figure 4. Samples of Fence

RESOLUTION NO. 07-158

A RESOLUTION APPROVING THE SITE PLAN REVIEW OF A 158,000 SQUARE FOOT OFFICE AND DISTRIBUTION FACILITY ON PROPERTY LOCATED NORTH OF 95TH STREET AND APPROXIMATELY 570 FEET WEST OF HEMINGWAY AVENUE

WHEREAS, Werner Electric applied for a site plan review of a 158,000 square foot office and distribution facility to be located in the Industrial Park. The property is legally described as:

{Legal Description}

WHEREAS, Werner also applied for a zoning amendment to rezone approximately 6.7 acres of land from R-5, Medium Density Residential, to I-2, General Industry; and

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the South Washington County Bulletin; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the Planning Commission held a public hearing on these applications on February 26, 2007; and

WHEREAS, the public hearing was open for public testimony and testimony from the applicant and the public was received and entered into the public record; and

WHEREAS, the Planning Commission unanimously voted to recommend to the City Council that the zoning amendment and site plan review be approved.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota hereby approves the site plan review of a 158,000 square foot office and distribution facility to be located in the Industrial Park on the property legally described above, subject to the following conditions:

1. All building and site development must conform to the plans dated August 21, 2007.

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

3. All outdoor lighting must be directed downward with cut-off fixtures. Reflected glare of spill light must not exceed five-tenths (0.5) foot-candle as measured on the property line. An outdoor lighting plan must be submitted to the Planning Division before a building permit is issued. The parking lot light poles must not be taller than 20 feet.

4. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 10-5-8, Erosion Control During Construction of the City's Subdivision Ordinance.

5. A final grading plan and stormwater calculations must be submitted to the City Engineer for review and approval before a building permit will be issued.

6. Final exterior construction materials and colors must be reviewed and approved by the Planning Division prior to the issuance of a building permit.

7. All curbing for the project must be B612 concrete design and the concrete drive aprons compliant with city standards.

8. The applicant must provide the City with an "as-built" survey of all private utilities.

9. The developer is responsible for the cost of installing a "STOP" sign at the exit lane. The "STOP" sign must be ten feet from the roadway edge and two feet from the driveway edge. The bottom of the sign must be six feet from the ground. The "STOP" sign must be a 30-inch sized sign having a high intensity reflective face. Said sign should be mounted on a six-foot No. 3 and eight-foot No. 2 steel post. The applicant may request the City's Public Works Department to install this sign, but must pay the City for actual costs incurred by the City.

10. All signs must comply with the provisions of the sign ordinance and the comprehensive sign package submitted by the applicant. A building permit must be obtained prior to the installation of any new signs.

11. A landscaping plan must be revised to include additional trees, shrubs, grasses, and/or perennials. The revised landscape plan must be submitted to the Planning Division before the building permit is issued.

12. A plan showing the underground irrigation system must be submitted to the City. Once the irrigation system is installed, the landowner is required to maintain and operate the irrigation system so that all yards and landscaped areas continue to thrive.

13. A bona fide cost estimate of the landscaping improvements must be submitted in conjunction with a letter of credit approved by the City in the amount of 150 percent of such estimate. Upon completion of the landscaping requirements, the applicant must submit to the city in writing City that said improvements were completed. The City will retain the financial guarantee for a period of one year from the date of notice to insure the survival of the plantings. A building permit will not be issued until the required letter of credit has been received and accepted by the City.

14. Rooftop mechanical equipment and final exterior screening materials and colors must be reviewed and approved by the Planning Division prior to the issuance of a building permit.

15. A radio-read water meter(s) must be installed.

16. All ground-mounted mechanical equipment accessory to the principal structure over 30 inches or greater than 12 cubic feet must be screened from public views with landscaping, berming, or a screen wall/fence. Screening materials must be similar to or compatible in design and color with those used on the principal structure. Screening materials may include property maintained wood, vinyl, or metal screens or fencing as required in City Code Title 11-6-4(3).

17. The property owner must agree to allow city personnel to enter upon the property to maintain, repair, and inspect all public utility systems that exist on the property. Flushing the fire hydrant internal to the property is the city's responsibility.

18. Semi-truck/trailers and delivery trucks are allowed to be parked on the east side of the warehouse building. Exterior storage, display, or merchandise sales items outside the building are prohibited.

19. When the property is re-platted in the future, all property owners must sign the plat so that it can be recorded at Washington County Recorder's Office.

20. The developer must comply with all City ordinances and policies.

21. A stormwater system improving stormwater quality before leaving the site must be provided on-site.

22. Only one access drive connecting to 95th Street is permitted for this property.

23. The south 40 feet from the south line of the Northeast Quarter of Section 20 will be required to be dedicated as public right-of-way.

24. A 30-foot wide drainage and utility easement is required to be centered on the existing trunk sanitary sewer at the time the property is platted.

25. The access drive at the front property line is required to be 32-feet with a 50-foot curb radius.

26. If a trash dumpster is provided outside the principal structure, the exterior walls of the trash enclosure must be constructed with the same exterior materials and color as the principal structure and contain a metal opaque gate.

Passed this 5th day of September, 2007.

Sandra Shiely, Mayor

Attest:

Ryan Schroeder, City Administrator

ATTACHMENT A

Legal Description – Resolution No. 07-158

That part of the Northwest Quarter of Section 20, Township 27, Range 21, Washington County, Minnesota, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of said Section 20; thence North 00 degrees 07 minutes 30 seconds East, assumed bearing along the East line of said Northwest Quarter, 1303.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 820.05 feet; thence South 00 degrees 07 minutes 30 seconds West, 591.24 feet; thence South 39 degrees 42 minutes 41 seconds East, 436.89 feet; thence South 24 degrees 00 minutes 42 seconds East, 181.43 feet; thence South 00 degrees 11 minutes 40 seconds East, 211.55 feet to the south line of said Northwest Quarter; thence easterly along said south line, 464.81 feet to the point of beginning.

Said description contains ±20.54 acres or ±894,871 square feet.

RESOLUTION NO. 2011-139

A RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT TO ALLOW FOR LIMITED EXTERIOR STORAGE OF MATERIAL WITHIN AN ENCLOSED AREA AT WERNER ELECTRIC, 7450 95TH STREET SOUTH

WHEREAS, Werner Electric has applied for an interim conditional use permit to allow for limited exterior storage of material within an enclosed area, on property legally described as:

That part of the Northwest Quarter of Section 20, Township 27, Range 21, Washington County, Minnesota, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of said Section 20; thence North 00 degrees 07 minutes 30 seconds East, assumed bearing along the East line of said Northwest Quarter, 1303.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 820.05 feet; thence South 00 degrees 07 minutes 30 seconds West, 591.24 feet; thence South 39 degrees 42 minutes 41 seconds East, 436.89 feet; thence South 24 degrees 00 minutes 42 seconds East, 181.43 feet; thence South 00 degrees 11 minutes 40 seconds East, 211.55 feet to the south line of said Northwest Quarter; thence easterly along said south line, 464.81 feet to the point of beginning.

Said description contains ±20.54 acres or ±894,871 square feet.

Commonly known as 7450 95th Street South South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the South Washington County Bulletin; and

WHEREAS, the Planning Commission held a public hearing on September 26, 2011; and

WHEREAS, the public hearing was open for public testimony and testimony from the applicant and the public was received and entered into the public record; and

WHEREAS, the Planning Commission unanimously (7-to-0 vote) recommended approval of the application, subject to certain conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota hereby approves an interim conditional use permit to allow for limited exterior storage of material within an enclosed area, on the property legally described above, subject to the following conditions:

1. The Interim Conditional Permit shall expire on October 1, 2016.

2. An administrative review shall be completed by the City after the first year of the permit duration to determine conformance to permit conditions.

3. All applicable permits (i.e., building, electrical, grading, mechanical) 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.

4. The storage area shall be constructed with a bituminous surface to control dust and erosion.

5. Impervious improvements on the site must not negatively impact the drainage of the site or adjacent properties.

6. The constructed exterior storage area is required to be reviewed and approved by Planning Staff prior to use.

7. Fencing utilized on the site for screening will be constructed from heavy duty opaque woven material. Prior to installation, fence materials must be reviewed and approved by the Planning Division.

8. The placement, movement, or stockpiling of materials in the approved exterior storage area shall be limited to 7:00 a.m. to 7:00 p.m.

9. The exterior storage areas are limited to the areas identified in the staff report dated September 26, 2011.

10. No liquids or hazardous materials can be stockpiled within the enclosed storage area.

11. The standard City and State noise rules will be applicable to the site. If the City receives noise complaints, the property owner must bring the noise on the site into compliance upon notification by the City.

12. Repeat violations related to exterior storage outside of approved areas, noise, unsightliness, or permit criteria will require additional review of the ICUP by the City Council, with possible revocation of the ICUP as a remedy.

Passed this 5th day of October, 2011.

Myron Bailey, Mayor

Attest:

Caron M. Stransky, City Clerk

EXCERPT FROM UNAPPROVED MINUTES OF THE JANUARY 24, 2022, PLANNING COMMISSION MEETING

6.3 VanMeter Fence – Case CUP2022-012

VanMeter, Inc. has applied for a conditional use permit to allow the construction of a 10-foot tall privacy fence for exterior storage around their property located at 7450 95th Street South (formerly Werner Electric).

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

Frazier noted that there was a prior ICUP for exterior storage on this property and asked if exterior storage is currently permitted by City Code in this zoning district. Mrosla responded that there is some minor storage throughout the district, but the intention is usually to store the materials inside. As conditions change over time, the City works with these businesses to screen materials. The intent is if there is overflow, it can be stored outside, but the majority of the storage will be inside the building. He stated that there are many sites in the Business Park that currently have exterior storage. Mrosla explained that if there is excess exterior storage, there are provisions within our City Code to assist with that. Frazier asked if the intent of the exterior storage provision is to not provide permanent exterior storage, but only when exterior storage is necessary. Mrosla stated that's correct, and they must take steps to make sure it's mitigated so it doesn't become a nuisance.

Paul Bonk, Engineering and Facilities Manager at VanMeter, stated they wanted to put up this fence to screen their activities, including truck traffic, from the neighboring properties. He noted that the truck traffic is increasing, as businesses have been picking up materials. He also explained that they need to stock larger amounts because of the supply chain problems. Bonk stated that VanMeter is revamping their operations, including reducing the number of trailers on site. The outside storage will be temporary, as materials will be put on trucks for shipping. He noted that they will also plant trees for additional screening.

Fisher stated the trailers are 13 feet tall and the proposed fence will be 10 feet high and asked why the fence will not be taller to better shield the trailers and the movement. Mrosla stated that with a taller fence, engineering is needed to account for wind load.

Wright asked if there was any feedback from the neighbors on this application. Bonk responded no. Wright asked if there had been any complaints regarding the increased traffic. Bonk stated they have not as the truck traffic only uses the main road and does not go through any neighborhoods. Mrosla responded that they City has not received any complaints or comments about this; however, in 2011, there were complaints about the exterior storage, so the City worked with the applicant on the ICUP to address storage at that time. VanMeter is being proactive. He also noted that the addition of the trees will break up the fence line.

Frazier opened the public hearing. No one spoke. Frazier closed the public hearing.

Rasmussen stated he is not excited about the fence materials, but he understands the need for it. He noted that there seems to be quite a bit of a buffer there from the neighboring prop-

erties. The City has put in conditions to rectify any issues as needed, so overall he thinks it is a good compromise.

Frazier stated he prefers the tarp look better than just the chain-link fence, especially if the idea is to screen some of the trucks, and the landscaping and tress will help it blend in.

Wright made a motion to approve the conditional use permit. Brittain seconded. Motion passed unanimously (5-to-0 vote).

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

A RESOLUTION APPROVING CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 10-FOOT TALL PRIVACY FENCE TO SCREEN AND SECURE SEMI-TRAILERS, STORAGE, AND LOADING DOCK AT VANMETER INC., 7450 95TH STREET SOUTH

WHEREAS, VanMeter Inc. has applied for a conditional use permit to allow construction of a 10-foot tall privacy fence for the limited exterior storage of material within an enclosed area, on property legally described as:

> That part of the Northwest Quarter of Section 20, Township 27, Range 21, Washington County, Minnesota, described as follows:
>
> Beginning at the Southeast corner of said Northwest Quarter of said Section 20; thence North 00 degrees 07 minutes 30 seconds East, assumed bearing along the East line of said Northwest Quarter, 1303.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 820.05 feet; thence South 00 degrees 07 minutes 30 seconds West, 591.24 feet; thence South 39 degrees 42 minutes 41 seconds East, 436.89 feet; thence South 24 degrees 00 minutes 42 seconds East, 181.43 feet; thence South 00 degrees 11 minutes 40 seconds East, 211.55 feet to the south line of said Northwest Quarter; thence easterly along said south line, 464.81 feet to the point of beginning.
>
> Said description contains ±20.54 acres or ±894,871 square feet.
>
> Commonly known as 7450 95th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the Saint Paul Pioneer Press; and

WHEREAS, the Planning Commission held a public hearing on January 24, 2022; and

WHEREAS, the public hearing was open for public testimony and no one spoke for or against the application. The applicant was present at the meeting; and

WHEREAS, the Planning Commission unanimously (5-to-0 vote) recommended approval of the application, subject to certain conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota hereby approves a conditional use permit to allow VanMeter Inc. to construct a 10-foot-tall black vinyl coated chain linked fence with an opaque fabric to assist in screening and securing the existing semi-trailers, storage, and loading dock area on the property legally described above, subject to the following conditions:

1. All applicable permits (i.e., building, electrical, grading, mechanical) 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.

2. All fencing shall be black vinyl coated chain linked and complement the principal structure.

3. All opaque screening fabric shall conform to the finish of the fence and complement the principal structure. The fabric shall be securely fastened to the fence and kept in good condition. Any fabric showing signs of wear and tear as identified by the Applicant and/or City shall be removed and replaced in a timely manner.

4. The Applicant shall work with City staff to determine the planting location of the proposed 10-15 trees after the installation of the fence. Planning staff shall approve the final location in writing prior to planting.

5. No signage is permitted on the fencing.

6. Exterior storage shall not exceed the height of the fence.

7. Any exterior storage in the semi-trailer storage and loading dock area shall be kept to a minimum and shall not impede site operations. No semi-trailers or exterior storage is permitted outside of the proposed fencing area and on access drives.

8. The placement, movement, or stockpiling of materials in the approved exterior storage area shall be limited to 7:00 a.m. to 7:00 p.m.

9. No liquids or hazardous materials can be stockpiled within the enclosed storage area.

10. The standard City and State noise rules will be applicable to the site. If the City receives noise complaints, the property owner must bring the noise on the site into compliance upon notification by the City.

11. Repeat violations related to exterior storage outside of approved areas, noise, unsightliness, or permit criteria will require additional review of the CUP by the City Council, with possible revocation of the CUP as a remedy

Passed this 16th day of February, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

7S

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Planning Commission Appointment
Staff Recommendation	Appoint Emily Stephens to her first term on the Planning Commission ending on February 28, 2025.
Budget Implication	N/A
Attachments	Planning Commission Appointment CC Memo.tif 1.87MB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Christine Costello, Community Development Director

DATE: February 16, 2022

RE: Planning Commission Appointment

Background

Currently, there is a vacancy on the Planning Commission when Commissioner Tony Khambata was appointed to the City Council in November 2021. Khambata's term would have expired on February 28, 2022.

Councilmember Thiede and I conducted interviews for this vacant seat on February 15 and selected Emily Stephens to serve her first term on the Planning Commission. Her qualifications include her background as a civil engineer with experience working with local governments.

Recommendation

Appoint Emily Stephens to her first term on the Planning Commission ending on February 28, 2025.

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

8A

Meeting Date	2/16/2022
Department	Finance
Agenda Category	Approve Disbursements
Title	Approve payments for the period of 1/28/2022-2/10/2022 in the amount of $1,166,826.00.
Staff Recommendation	
Budget Implication	N/A
Attachments	EXPENSE APPROVAL REPORT.tif 7.08MB PAYROLL CHECK REGISTER.tif 23.28KB

Cottage Grove

Expense Approval Report
By Vendor Name

Payment Dates 1/28/2022 - 2/10/2022

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN35723 - 80TH & HEMINGWAY LLC					
80TH & HEMINGWAY LLC	215487	02/09/2022	20211231	REIMBURSE FROM SWWD-STORMWATER INSTALLCOST GROVE80	187,481.75
				Vendor VEN35723 - 80TH & HEMINGWAY LLC Total:	**187,481.75**
Vendor: VEN35734 - ADDISON GAUSTER					
ADDISON GAUSTER	215488	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35734 - ADDISON GAUSTER Total:	**18.66**
Vendor: VEN35730 - AKHIL NALLANI					
AKHIL NALLANI	215489	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA MASTERY	18.66
				Vendor VEN35730 - AKHIL NALLANI Total:	**18.66**
Vendor: VEN35736 - ALRIC ERIE					
ALRIC ERIE	215490	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35736 - ALRIC ERIE Total:	**18.66**
Vendor: VEN33229 - AMAZON FULFILLMENT SERVICES, INC.					
AMAZON FULFILLMENT SERVI	12289	02/03/2022	1QL4-TC1L-J1HX	DISINFECTING WIPES-HERO CENTER	64.95
AMAZON FULFILLMENT SERVI	12289	02/03/2022	1NXW-FVJ3-DCWL	RECYCLE STORAGE BIN/SCOOP FOR SALT-HERO C	125.39
AMAZON FULFILLMENT SERVI	12351	02/10/2022	1RFP-T6GH-KWCM	CHARGING STATION/ADJUSTABLE DESK MOUNT	62.18
AMAZON FULFILLMENT SERVI	12289	02/03/2022	193Q-373D-3XM7	KN95 PROTECTIVE FACE MASK	100.00
AMAZON FULFILLMENT SERVI	12289	02/03/2022	193Q-373D-3XM7	KN95 PROTECTIVE FACE MASK	149.90
AMAZON FULFILLMENT SERVI	12351	02/10/2022	1R6R-NGFW-9FDQ	CABINET LOCK	29.49
AMAZON FULFILLMENT SERVI	12289	02/03/2022	1YGV-HVPW-97QK	3 DRAWER FILE CABINET-RIVER OAKS	250.46
				Vendor VEN33229 - AMAZON FULFILLMENT SERVICES, INC. Total:	**782.37**
Vendor: VEN01045 - AMERICAN ENGINEERING TESTING INC					
AMERICAN ENGINEERING TES	12290	02/03/2022	INV-053603	2022 MILL & OVERLAY PROJECT SVC 11/9/21-12/10/	3,506.50
				Vendor VEN01045 - AMERICAN ENGINEERING TESTING INC Total:	**3,506.50**
Vendor: VEN35715 - ANDREW RINECK					
ANDREW RINECK	215427	02/02/2022	20211231	UNIFORM REIMBURSEMENT	125.00
				Vendor VEN35715 - ANDREW RINECK Total:	**125.00**
Vendor: VEN31765 - ANIMAL HUMANE SOCIETY					
ANIMAL HUMANE SOCIETY	215428	02/02/2022	31165	4TH QTR 2021 IMPOUND FEE	455.00
				Vendor VEN31765 - ANIMAL HUMANE SOCIETY Total:	**455.00**
Vendor: VEN35743 - ANTHONY MARTIN					
ANTHONY MARTIN	215491	02/09/2022	20220209	WOODRIDGE PARK SHELTER RENTAL CANCELLATION	92.00
				Vendor VEN35743 - ANTHONY MARTIN Total:	**92.00**
Vendor: VEN35722 - ASHLEY THOMPSON					
ASHLEY THOMPSON	215429	02/02/2022	20220202	2021 PHOTO CONTEST WINNER	75.00
				Vendor VEN35722 - ASHLEY THOMPSON Total:	**75.00**
Vendor: VEN01017 - ASPEN EQUIPMENT COMPANY					
ASPEN EQUIPMENT COMPAN	12291	02/03/2022	10234661	FLOWMETER - 4105/33710	616.31

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
ASPEN EQUIPMENT COMPAN	12291	02/03/2022	10234697	HINGE BRACE COVER - 4001/33581	37.32
				Vendor VEN01017 - ASPEN EQUIPMENT COMPANY Total:	**653.63**
Vendor: VEN29278 - BAUER BUILT TIRE					
BAUER BUILT TIRE	215430	02/02/2022	180277609	P265/65R18 TIRES - 3102/33748	646.36
				Vendor VEN29278 - BAUER BUILT TIRE Total:	**646.36**
Vendor: VEN33625 - BAYCOM, INC					
BAYCOM, INC	12292	02/03/2022	EQUIPINV_036335	Toughbook Gamber-Johnson mounts and power	2,274.00
BAYCOM, INC	12292	02/03/2022	EQUIPINV_036335	Toughbook FZ55	8,013.00
				Vendor VEN33625 - BAYCOM, INC Total:	**10,287.00**
Vendor: VEN33122 - BIRCH TREE CARE, LLC					
BIRCH TREE CARE, LLC	215431	02/02/2022	36300	TREE REMOVAL - 7036 61ST ST S	5,575.00
				Vendor VEN33122 - BIRCH TREE CARE, LLC Total:	**5,575.00**
Vendor: VEN35453 - BIX PRODUCE COMPANY LLC					
BIX PRODUCE COMPANY LLC	12352	02/10/2022	5286378	FOOD FOR CLUBHOUSE	750.77
				Vendor VEN35453 - BIX PRODUCE COMPANY LLC Total:	**750.77**
Vendor: VEN35384 - BLACK CLOVER ENTERPRISES LLC					
BLACK CLOVER ENTERPRISES L	12353	02/10/2022	BCE110658	PROSHOP MERCHANDISE	120.49
				Vendor VEN35384 - BLACK CLOVER ENTERPRISES LLC Total:	**120.49**
Vendor: VEN31447 - BOLTON & MENK, INC					
BOLTON & MENK, INC	12293	02/03/2022	282519	2020 HAMLET PARK EXPANSION SVCS 11/27/21-12/31/21	62.00
BOLTON & MENK, INC	12293	02/03/2022	282520	2021 GIS WEB APPLICATION SVCS 11/27/21-12/31/21	3,740.00
BOLTON & MENK, INC	12293	02/03/2022	282521	2021 MILL & OVERLAY SVCS 11/27/21-12/31/21	276.00
BOLTON & MENK, INC	12293	02/03/2022	282522	2021 PAVEMENT MANAGEMENT SVCS 11/27/21-12/31/21	4,423.50
BOLTON & MENK, INC	12293	02/03/2022	282523	80TH ST IMPROVEMENTS SVCS 11/27/21-12/31/21	1,272.00
BOLTON & MENK, INC	12293	02/03/2022	282524	9484 GLENDENNING ROAD SVCS 11/27/21-12/31/21	244.50
BOLTON & MENK, INC	12293	02/03/2022	282526	ANDERSEN RENEWAL EXPANSION SVCS 11/27/21-12/31/21	1,571.00
BOLTON & MENK, INC	12293	02/03/2022	282527	CARDINAL RESERVE SVCS 11/27/21-12/31/21	465.00
BOLTON & MENK, INC	12293	02/03/2022	282528	COMP SANITARY SEWER PLAN SVCS 11/27/21-12/31/21	6,376.00
BOLTON & MENK, INC	12293	02/03/2022	282529	EASTBROOKE 2ND ADDITION SVCS 11/27/21-12/31/21	478.50
BOLTON & MENK, INC	12293	02/03/2022	282555	2021 STREET & UTILITY INVENTORY SVC 11/27-12/31/21	1,090.00
BOLTON & MENK, INC	12293	02/03/2022	282555	2022 SPECIFICATIONS UPDATES SVCS 11/27/21-12/3	8,439.50
BOLTON & MENK, INC	12293	02/03/2022	282555	NESVIG DEVELOPMENT SVC 11/27-12/31/21	1,536.50
BOLTON & MENK, INC	12293	02/03/2022	282555	LOT 1 POINT DOUGLAS SQUARE SVC 11/27-12/31/21	1,208.00
BOLTON & MENK, INC	12293	02/03/2022	282555	FUTURE MILL-OVERLAY PROJECTS SVC 11/27/21-12/31/21	6,124.50
BOLTON & MENK, INC	12293	02/03/2022	282555	XCEL SOUTH WASHINGTON GAS SVCS 11/27/21-12/31/21	306.00
BOLTON & MENK, INC	12293	02/03/2022	282555	3M 100TH STREET SEWER & WATER SVC 11/27-12/31/21	425.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
BOLTON & MENK, INC	12293	02/03/2022	282555	3M 100TH STREET SEWER & WATER SVC 11/27-12/31/21	425.00
BOLTON & MENK, INC	12293	02/03/2022	282555	9038 KIMBRO AVENUE SVC 11/27-12/31/21	358.50
BOLTON & MENK, INC	12293	02/03/2022	282555	JAMAICA-100TH PARCEL STORMWATER SVC 11/27-12/31/21	1,119.50
BOLTON & MENK, INC	12293	02/03/2022	282555	SANITARY FLOW MONITORING SVCS 11/27/21-	4,767.50
BOLTON & MENK, INC	12293	02/03/2022	282563	GIS PROJECT UPDATES SVCS 11/27/21-12/31/21	2,510.00
BOLTON & MENK, INC	12293	02/03/2022	282564	GLACIAL VALLEY ESTATES SVCS 11/27/21-12/31/21	370.50
BOLTON & MENK, INC	12293	02/03/2022	282565	GLACIAL VALLEY PARK PHASE 1 SVCS 11/27/21-12/31/21	1,743.00
BOLTON & MENK, INC	12293	02/03/2022	282566	HAMLET PARK EXP PHASE 3 SVCS 11/27/21-12/31/21	396.00
BOLTON & MENK, INC	12293	02/03/2022	282567	HAWTHORNE SVCS 11/27/21-12/31/21	24,345.00
BOLTON & MENK, INC	12293	02/03/2022	282568	HAWTHORNE 2ND ADDITION SVCS 11/27/21-12/31/21	4,059.50
BOLTON & MENK, INC	12293	02/03/2022	282569	HIGH POINTE SVCS 11/27/21-12/31/21	276.00
BOLTON & MENK, INC	12293	02/03/2022	282570	HIGH POINTE 2ND ADDITION SVCS 11/27/21-12/31/21	1,025.50
BOLTON & MENK, INC	12293	02/03/2022	282571	HINTON WOODS SVCS 11/27/21-12/31/21	12,860.00
BOLTON & MENK, INC	12293	02/03/2022	282572	JAMAICA AVENUE EAST POINT SVCS 11/27/21-12/31/	60,271.00
BOLTON & MENK, INC	12293	02/03/2022	282573	KINGSTON FIELDS SVCS 11/27/21-12/31/21	600.00
BOLTON & MENK, INC	12293	02/03/2022	282574	KINGSTON FIELDS 2ND SVCS 11/27/21-12/31/21	2,280.00
BOLTON & MENK, INC	12293	02/03/2022	282575	LAKE ROBERT OUTLET SVCS 11/27/21-12/31/21	751.50
BOLTON & MENK, INC	12293	02/03/2022	282576	LIFT STATION SITE ALTA SVCS 11/27/21-12/31/21	2,302.50
BOLTON & MENK, INC	12293	02/03/2022	282577	MCHATTIE LANDING SVCS 11/27/21-12/31/21	1,991.00
BOLTON & MENK, INC	12293	02/03/2022	282578	MS DUNES GOLF COURSE SVCS 11/27/21-12/31/21	2,409.00
BOLTON & MENK, INC	12293	02/03/2022	282579	NORTHWICK PARK SVCS 11/27/21-12/31/21	138.00
BOLTON & MENK, INC	12293	02/03/2022	282580	NORTHWICK PARK 2ND ADD SVCS 11/27/21-12/31/21	138.00
BOLTON & MENK, INC	12293	02/03/2022	282581	OAKWOOD PARK IMPROVEMENTS SVCS 11/27/21-12/31/21	77.50
BOLTON & MENK, INC	12293	02/03/2022	282582	OFFICE HOURS SVCS 11/27/21-12/31/21	1,419.00
BOLTON & MENK, INC	12293	02/03/2022	282583	PILLAI BUILDERS SVCS 11/27/21-12/31/21	193.50
BOLTON & MENK, INC	12293	02/03/2022	282584	PLANNING OFFICE HOURS SVCS 11/27/21-12/31/21	15,579.50
BOLTON & MENK, INC	12293	02/03/2022	282585	ROLLING MEADOWS SVCS 11/27/21-12/31/21	2,971.50
BOLTON & MENK, INC	12293	02/03/2022	282586	SETTLERS BLUFF SVCS 11/27/21-12/31/21	10,015.00
BOLTON & MENK, INC	12293	02/03/2022	282587	SETTLERS BLUFF 2ND ADDITION SVCS 11/27/21-12/31/21	7,799.00
BOLTON & MENK, INC	12293	02/03/2022	282588	SHOPPES AT COTTAGE VIEW SVCS 11/27/21-12/31/21	24,176.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
BOLTON & MENK, INC	12293	02/03/2022	282589	SOUTH DISTRICT TRUNK SEWER SVCS 11/27/21-12/31/21	31,756.00
BOLTON & MENK, INC	12293	02/03/2022	282590	SOUTH DISTRICT TRUNK STORM SVCS 11/27/21-12/31/21	1,705.00
BOLTON & MENK, INC	12293	02/03/2022	282591	STORM POND OVERFLOW STUDY SVCS 11/27/21-12/31/21	9,953.00
BOLTON & MENK, INC	12293	02/03/2022	282592	TG-P14 POND IMPROVEMENTS SVCS 11/27/	9,699.64
BOLTON & MENK, INC	12293	02/03/2022	282593	WEBER-OPPIDAN DEVELOPMENT SVCS 11/27/21-12/31/21	142.00
BOLTON & MENK, INC	12293	02/03/2022	282594	WEST POINT DOUGLAS RD SVCS 11/27/21-12/31/21	292.00
BOLTON & MENK, INC	12293	02/03/2022	282595	WOODWARD PONDS 2ND ADD SVCS 11/27/21-12/31/21	75.00
				Vendor VEN31447 - BOLTON & MENK, INC Total:	**279,028.64**
Vendor: VEN02288 - BOUND TREE MEDICAL, LLC					
BOUND TREE MEDICAL, LLC	12297	02/03/2022	84355544	EMS SUPPLIES	1,039.35
				Vendor VEN02288 - BOUND TREE MEDICAL, LLC Total:	**1,039.35**
Vendor: VEN02005 - BOYER FORD TRUCKS INC					
BOYER FORD TRUCKS INC	12298	02/03/2022	7P23518	NOZZLE & TUBE KIT - 4007/33737	23.02
BOYER FORD TRUCKS INC	12298	02/03/2022	7P24862	HOOD LATCH - 4103/33832	34.87
				Vendor VEN02005 - BOYER FORD TRUCKS INC Total:	**57.89**
Vendor: VEN02306 - BRAUN INTERTEC CORPORATION					
BRAUN INTERTEC CORPORATI	12299	02/03/2022	B279920	RAVINE PKWY ST IMPROVE PHASE 3 SVCS THRU 12/31/21	231.75
				Vendor VEN02306 - BRAUN INTERTEC CORPORATION Total:	**231.75**
Vendor: VEN35273 - BREAKTHRU BEVERAGE MINNESOTA BEER LLC					
BREAKTHRU BEVERAGE MINN	215432	02/02/2022	342589779	BEER FOR CLUBHOUSE	277.50
				Vendor VEN35273 - BREAKTHRU BEVERAGE MINNESOTA BEER LLC Total:	**277.50**
Vendor: VEN02029 - BULLETIN LICENSE CENTER					
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	115.50
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	57.75
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	616.00
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	57.75
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	38.50
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	558.25
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	38.50
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	38.50
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	38.50
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	231.00
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	57.75
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	19.25
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	77.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
BULLETIN LICENSE CENTER	215492	02/09/2022	20220209	2022 CITY VEHICLE TAB RENEWALS	19.25
				Vendor VEN02029 - BULLETIN LICENSE CENTER Total:	**1,963.50**
Vendor: VEN33107 - BURGGRAF'S ACE HARDWARE OF COTTAGE GROVE CO.					
BURGGRAF'S ACE HARDWARE	215433	02/02/2022	4320	FASTENER/MOUNT TAPE/BAR FLAT/THREAD LOCK-UTILITIES	33.63
BURGGRAF'S ACE HARDWARE	215433	02/02/2022	4324	COTTON MOPHEAD/GFCI 20A OUTLET/BOTTLE BRUSH-PARK	50.96
BURGGRAF'S ACE HARDWARE	215433	02/02/2022	4333	OATEY PVC CEMENT & CLEANER-STREETS	18.98
BURGGRAF'S ACE HARDWARE	215433	02/02/2022	4338	MILWAUKEE PACKOUT BACKPACK TOOL BAG-UTILITIE	139.99
BURGGRAF'S ACE HARDWARE	215494	02/09/2022	4345	CLAMP/COUPLING-STREETS	7.77
BURGGRAF'S ACE HARDWARE	215494	02/09/2022	4350	FASTENERS-STREETS	7.04
				Vendor VEN33107 - BURGGRAF'S ACE HARDWARE OF COTTAGE GROVE CO. Total:	**258.37**
Vendor: VEN35388 - CENTRAL MCGOWAN INC					
CENTRAL MCGOWAN INC	12354	02/10/2022	535595	CO2/NITROGEN CYLINDER RENTAL	159.03
				Vendor VEN35388 - CENTRAL MCGOWAN INC Total:	**159.03**
Vendor: VEN03059 - CENTURY COLLEGE					
CENTURY COLLEGE	12355	02/10/2022	750442	HAZARDOUS MATERIALS OPERATIONS BOOK-GREEN	115.00
CENTURY COLLEGE	12355	02/10/2022	923008	FIREFIGHTER I & II/HAZARDOUS MATERIAL OPERATIONS	1,855.00
				Vendor VEN03059 - CENTURY COLLEGE Total:	**1,970.00**
Vendor: VEN29526 - CENTURY LINK					
CENTURY LINK	215495	02/09/2022	20220128-1	FEBRUARY ACCT 651 459-2560 545	173.34
CENTURY LINK	215495	02/09/2022	20220128-2	FEBRUARY ACCT 651 459-8124 217	58.51
CENTURY LINK	215495	02/09/2022	20220128-3	FEBRUARY ACCT 651 458-2946 864	93.82
CENTURY LINK	215495	02/09/2022	20220128-3	FEBRUARY ACCT 651 458-2946 864	174.25
CENTURY LINK	215495	02/09/2022	20220128-4	FEBRUARY ACCT 651 459-9499 123	206.87
CENTURY LINK	215495	02/09/2022	20220128-5	FEBRUARY ACCT 651 459-3912 290	335.73
CENTURY LINK	215495	02/09/2022	20220128-6	FEBRUARY ACCT 651 459-2197 218	80.72
CENTURY LINK	215495	02/09/2022	20220128-7	FEBRUARY ACCT 651 459-8128 529	58.51
CENTURY LINK	215495	02/09/2022	20220128-8	FEBRUARY ACCT 651 458-8074 011	124.59
CENTURY LINK	215495	02/09/2022	20220201-1	FEBRUARY ACCT 612 E12-8029 542	530.00
CENTURY LINK	215495	02/09/2022	20220201-2	FEBRUARY ACCT 651 769-1028 761	156.69
				Vendor VEN29526 - CENTURY LINK Total:	**1,993.03**
Vendor: VEN03416 - CERTIFIED POWER, INC					
CERTIFIED POWER, INC	12300	02/03/2022	50329395	SEAL KIT - NEW STOCK ITEM	19.20
				Vendor VEN03416 - CERTIFIED POWER, INC Total:	**19.20**
Vendor: VEN33565 - CINTAS CORPORATION NO. 2					
CINTAS CORPORATION NO. 2	12356	02/10/2022	4107166594	SHOP TOWELS/AIR SVC/CART/HD SCRB SVC	17.50
CINTAS CORPORATION NO. 2	12356	02/10/2022	4107166594	SHOP TOWELS/AIR SVC/CART/HD SCRB SVC	17.50
CINTAS CORPORATION NO. 2	12356	02/10/2022	4107166664	PW UNIFORM SVC	5.91
CINTAS CORPORATION NO. 2	12356	02/10/2022	4107166664	PW UNIFORM SVC	32.23

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
CINTAS CORPORATION NO. 2	12356	02/10/2022	1902718919	3-PLY BLUE DISPOSABLE FACEMASKS-RIVER OAKS	146.66
CINTAS CORPORATION NO. 2	12356	02/10/2022	1902718919	3-PLY BLUE DISPOSABLE FACEMASKS-RIVER OAKS	146.68
CINTAS CORPORATION NO. 2	12356	02/10/2022	1902718919	3-PLY BLUE DISPOSABLE FACEMASKS-RIVER OAKS	146.66
CINTAS CORPORATION NO. 2	12301	02/03/2022	4107324919	SCRAPER - SHOP TWL - RIVER OAKS UNIFORM SVC	32.44
CINTAS CORPORATION NO. 2	12356	02/10/2022	4107859842	MAT SERVICE - CENTRAL FIRE	122.98
CINTAS CORPORATION NO. 2	12356	02/10/2022	4108002663	SCRAPER - SHOP TWL - CART - RIVER OAKS UNIFORM SVC	58.36
				Vendor VEN33565 - CINTAS CORPORATION NO. 2 Total:	**726.92**
Vendor: VEN03062 - CLEVELAND GOLF / SRIXON					
CLEVELAND GOLF / SRIXON	215497	02/09/2022	6740100 SO	PROSHOP MERCHANDISE	131.50
				Vendor VEN03062 - CLEVELAND GOLF / SRIXON Total:	**131.50**
Vendor: VEN03183 - COLLEGE CITY BEVERAGE, INC.					
COLLEGE CITY BEVERAGE, INC	12302	02/03/2022	759156	BEER FOR CLUBHOUSE	696.10
				Vendor VEN03183 - COLLEGE CITY BEVERAGE, INC. Total:	**696.10**
Vendor: VEN32389 - COMCAST					
COMCAST	215498	02/09/2022	138527004	RIVER OAKS ACCT# 904857438 THRU 1/14/22	373.75
COMCAST	215434	02/02/2022	138586242	CENTRAL FIRE FIBER ACCT# 939010329 THRU 1/14/22	7,673.68
COMCAST	215435	02/02/2022	20220124	ICE ARENA ACCT# 8772105760281887 2/4/22-3/3/22	384.85
COMCAST	215499	02/09/2022	20220201-1	HERO CENTER ACCT# 8772105760380879 2/4/22-3/3/22	155.39
COMCAST	215499	02/09/2022	20220201-2	ICE ARENA ACCT# 8772105760336376 2/5/22-3/4/22	396.32
				Vendor VEN32389 - COMCAST Total:	**8,983.99**
Vendor: VEN32321 - COMPASS MINERALS AMERICA INC					
COMPASS MINERALS AMERIC	215436	02/02/2022	916385	ROAD SALT	10,476.53
COMPASS MINERALS AMERIC	215436	02/02/2022	917416	ROAD SALT	3,618.19
COMPASS MINERALS AMERIC	215436	02/02/2022	918597	ROAD SALT	1,790.76
COMPASS MINERALS AMERIC	215436	02/02/2022	919716	ROAD SALT	6,805.44
COMPASS MINERALS AMERIC	215436	02/02/2022	923449	ROAD SALT	28,353.77
				Vendor VEN32321 - COMPASS MINERALS AMERICA INC Total:	**51,044.69**
Vendor: VEN35757 - CONNOR SYMONIAK					
CONNOR SYMONIAK	215500	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 2	18.66
				Vendor VEN35757 - CONNOR SYMONIAK Total:	**18.66**
Vendor: VEN03328 - CORRPRO COMPANIES, INC.					
CORRPRO COMPANIES, INC.	12303	02/03/2022	674746	INSPECTION SERVICE FOR STANDPIPE & SINGLE PEDEST	1,590.00
				Vendor VEN03328 - CORRPRO COMPANIES, INC. Total:	**1,590.00**
Vendor: VEN03943 - COTTAGE GROVE ANIMAL HOSPITAL					
COTTAGE GROVE ANIMAL HO	215437	02/02/2022	251695	ANNUAL EXAM & VACCINES - SCOUT	106.80
COTTAGE GROVE ANIMAL HO	215437	02/02/2022	251771	ANTIBIOTICS FOR GUNNAR	41.03
				Vendor VEN03943 - COTTAGE GROVE ANIMAL HOSPITAL Total:	**147.83**
Vendor: VEN29508 - COTTAGE GROVE POLICE FEDERATION					
COTTAGE GROVE POLICE FEDE	12357	02/10/2022	INV024874	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	1,457.00
				Vendor VEN29508 - COTTAGE GROVE POLICE FEDERATION Total:	**1,457.00**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN30189 - CT ANDERSON SERVICES					
CT ANDERSON SERVICES	215501	02/09/2022	3242	HERO CENTER SNOW PLOWING - JANUARY	945.00
				Vendor VEN30189 - CT ANDERSON SERVICES Total:	**945.00**
Vendor: VEN03012 - CUB FOODS					
CUB FOODS	215438	02/02/2022	20220108	FOOD FOR CLUBHOUSE	17.51
CUB FOODS	215438	02/02/2022	20220111	FOOD FOR CLUBHOUSE	13.16
CUB FOODS	215502	02/09/2022	20220114	FOOD FOR CLUBHOUSE	78.49
				Vendor VEN03012 - CUB FOODS Total:	**109.16**
Vendor: VEN35738 - DANDII TURA					
DANDII TURA	215503	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35738 - DANDII TURA Total:	**18.66**
Vendor: VEN35745 - DANIEL CROSE					
DANIEL CROSE	215504	02/09/2022	20220209	REFUND UB ACCT# 111158851 - 7184 HIDDEN VA	118.72
				Vendor VEN35745 - DANIEL CROSE Total:	**118.72**
Vendor: VEN35741 - DANTE STEELE					
DANTE STEELE	215505	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35741 - DANTE STEELE Total:	**18.66**
Vendor: VEN34023 - DEM-CON COMPANIES					
DEM-CON COMPANIES	215439	02/02/2022	182505-2	WASTE TAX PAYMENT-HAMLET PARK	15.88
				Vendor VEN34023 - DEM-CON COMPANIES Total:	**15.88**
Vendor: VEN33908 - DISCOUNT STEEL, INC					
DISCOUNT STEEL, INC	12304	02/03/2022	5244894	STAINLESS STEEL PLATE-UTILITIES	111.34
				Vendor VEN33908 - DISCOUNT STEEL, INC Total:	**111.34**
Vendor: VEN35471 - ECKBERG LAMMERS, P.C.					
ECKBERG LAMMERS, P.C.	215440	02/02/2022	35001	BECOMING THE BEST YOU-LINDEEN/SISTERMAN/FOSTER	570.00
				Vendor VEN35471 - ECKBERG LAMMERS, P.C. Total:	**570.00**
Vendor: VEN35721 - EDILENE WHITE					
EDILENE WHITE	215441	02/02/2022	20220202	2021 PHOTO CONTEST WINNER	75.00
				Vendor VEN35721 - EDILENE WHITE Total:	**75.00**
Vendor: VEN05004 - ED'S TROPHIES INC					
ED'S TROPHIES INC	215442	02/02/2022	3949	SHADOW BOX-SKARA/MEDALLION PLAQUE-WIESNER	200.00
ED'S TROPHIES INC	215506	02/09/2022	3986	UPDATES FOR BEAN BAG BOARD 2020/2021 & PLOW RODEO	18.00
				Vendor VEN05004 - ED'S TROPHIES INC Total:	**218.00**
Vendor: VEN35754 - ELENA DE LEON					
ELENA DE LEON	215507	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 2	18.66
				Vendor VEN35754 - ELENA DE LEON Total:	**18.66**
Vendor: VEN35737 - ELISA GOLIDAY					
ELISA GOLIDAY	215508	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35737 - ELISA GOLIDAY Total:	**18.66**
Vendor: VEN35727 - ELIZABETH SAITO					
ELIZABETH SAITO	215509	02/09/2022	20220209	SKATE SCHOOL REFUND-GAMMA LESSONS	21.10
				Vendor VEN35727 - ELIZABETH SAITO Total:	**21.10**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN06020 - ELLIOTT AUTO SUPPLY					
ELLIOTT AUTO SUPPLY	12305	02/03/2022	1-Z28111	BATTERY - STOCK ITEM	144.80
				Vendor VEN06020 - ELLIOTT AUTO SUPPLY Total:	**144.80**
Vendor: VEN35732 - ELLIOTT GRAMS					
ELLIOTT GRAMS	215510	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35732 - ELLIOTT GRAMS Total:	**18.66**
Vendor: VEN05060 - EMERGENCY AUTOMOTIVE TECHNOLOGIES INC					
EMERGENCY AUTOMOTIVE TE	12358	02/10/2022	OAK21180	SET UP OF K9 SQUAD 2263	5,790.41
EMERGENCY AUTOMOTIVE TE	12358	02/10/2022	OAK21181	SET UP OF K9 SQUAD 2252	3,329.25
EMERGENCY AUTOMOTIVE TE	12358	02/10/2022	JP092721-42	K9 - SETINA ULTIMATE/DEPLOYMENT SYSTEM/RIFLE RACK	8,138.18
				Vendor VEN05060 - EMERGENCY AUTOMOTIVE TECHNOLOGIES INC Total:	**17,257.84**
Vendor: VEN32508 - EMERGENCY SERVICES MARKETING CORP, INC					
EMERGENCY SERVICES MARK	215443	02/02/2022	20220113	ANNUAL SUBSCRIPTION	660.00
				Vendor VEN32508 - EMERGENCY SERVICES MARKETING CORP, INC Total:	**660.00**
Vendor: VEN35744 - ETHAN O'CONNOR					
ETHAN O'CONNOR	215511	02/09/2022	20220209	REFUND FOR APPEAL HEARING - CG21020465	100.00
				Vendor VEN35744 - ETHAN O'CONNOR Total:	**100.00**
Vendor: VEN35751 - EVELYN BERRY					
EVELYN BERRY	215512	02/09/2022	20220209	SKATE SCHOOL REFUND-BEGINNER SNOW PLOW	18.66
				Vendor VEN35751 - EVELYN BERRY Total:	**18.66**
Vendor: VEN35321 - EXPERT BILLING LLC					
EXPERT BILLING LLC	12306	02/03/2022	9564	244 TRANSPORTS BILLED-DECEMBER 2021	6,832.00
				Vendor VEN35321 - EXPERT BILLING LLC Total:	**6,832.00**
Vendor: VEN31385 - FARMER BROS CO					
FARMER BROS CO	215513	02/09/2022	94320597	BEVERAGES FOR ICE ARENA	956.98
				Vendor VEN31385 - FARMER BROS CO Total:	**956.98**
Vendor: VEN31404 - FLEETPRIDE, INC					
FLEETPRIDE, INC	215444	02/02/2022	89377773	GAUGE & TEE CONNECTION FOR SHOP PRESS MACHINE	318.99
FLEETPRIDE, INC	215514	02/09/2022	89639702	CHAIN PLATES, CHAINWHEELS, CHAMBERS -	1,223.18
FLEETPRIDE, INC	215514	02/09/2022	89719424	DEF FLUID - STOCK ITEM FOR FIRE DEPT 26MISC/33839	165.48
FLEETPRIDE, INC	215514	02/09/2022	89898439	WIPERS, NPT'S,HITCH PINS,GLASS CLNR-STOCK&SS100	91.07
FLEETPRIDE, INC	215514	02/09/2022	89924945	SENSOR W/CABLE - STOCK ITEM	460.57
				Vendor VEN31404 - FLEETPRIDE, INC Total:	**2,259.29**
Vendor: VEN33132 - FORESTRY SUPPLIERS INC.					
FORESTRY SUPPLIERS INC.	12307	02/03/2022	140657-01	5/32 CARBIDE BIT-FORESTRY	51.30
				Vendor VEN33132 - FORESTRY SUPPLIERS INC. Total:	**51.30**
Vendor: VEN06261 - FURY CHRYSLER JEEP					
FURY CHRYSLER JEEP	215445	02/02/2022	5155796	WEATHERTECH FLOOR MATS - 1411/33852 & 1008/33851	192.00
				Vendor VEN06261 - FURY CHRYSLER JEEP Total:	**192.00**
Vendor: VEN14420 - GENUINE PARTS COMPANY					
GENUINE PARTS COMPANY	12308	02/03/2022	2514-972142	BATTERY - 398/33781	144.99
GENUINE PARTS COMPANY	12308	02/03/2022	2514-975413	CREDIT INV# 2514-954140 - LAMP FLASHER	-20.55
				Vendor VEN14420 - GENUINE PARTS COMPANY Total:	**124.44**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN33525 - GOLDSTAR PRODUCTS INC					
GOLDSTAR PRODUCTS INC	215446	02/02/2022	76214-IN	EXTREME HEAT - 50LBS	1,600.50
				Vendor VEN33525 - GOLDSTAR PRODUCTS INC Total:	**1,600.50**
Vendor: VEN15382 - GOPHER STATE ONE CALL					
GOPHER STATE ONE CALL	12359	02/10/2022	2000313	2022 ANNUAL FACILITY OPERATOR FEE	55.00
				Vendor VEN15382 - GOPHER STATE ONE CALL Total:	**55.00**
Vendor: VEN07015 - GRAINGER					
GRAINGER	12360	02/10/2022	9167001537	FAN MOTOR-WATER	735.06
GRAINGER	12360	02/10/2022	9172637226	WELL 10 - FLOW SWITCH/HEATER	1,064.51
GRAINGER	12360	02/10/2022	9174008442	WELL 10 - PADDLE KIT	41.15
				Vendor VEN07015 - GRAINGER Total:	**1,840.72**
Vendor: VEN07023 - GRAPHIC DESIGN INC					
GRAPHIC DESIGN INC	12309	02/03/2022	QB41449	BUSINESS CARDS-RIVER OAKS GOLF COURSE	102.00
GRAPHIC DESIGN INC	12361	02/10/2022	QB41573	BUSINESS CARDS-MUELLER/YANG/HOCHSTETLE	57.33
GRAPHIC DESIGN INC	12361	02/10/2022	QB41573	BUSINESS CARDS-MUELLER/YANG/HOCHSTETLE	28.67
				Vendor VEN07023 - GRAPHIC DESIGN INC Total:	**188.00**
Vendor: VEN13406 - GREAT LAKES COCA-COLA DISTRIBUTION, LLC					
GREAT LAKES COCA-COLA DIS	12362	02/10/2022	3610214293	BEVERAGES FOR ICE ARENA	74.40
GREAT LAKES COCA-COLA DIS	12362	02/10/2022	3610214293	BEVERAGES FOR ICE ARENA	202.37
GREAT LAKES COCA-COLA DIS	12362	02/10/2022	3610214294	RETURN CO2 TANK	-75.00
GREAT LAKES COCA-COLA DIS	12362	02/10/2022	3596208325	BEVERAGES FOR ICE ARENA	174.16
GREAT LAKES COCA-COLA DIS	12362	02/10/2022	3596208325	BEVERAGES FOR ICE ARENA	603.88
				Vendor VEN13406 - GREAT LAKES COCA-COLA DISTRIBUTION, LLC Total:	**979.81**
Vendor: VEN33879 - GREATAMERICA FINANCIAL SERVICES CORPORATION					
GREATAMERICA FINANCIAL SE	215447	02/02/2022	30889275	FOLDING MACHINE RENTAL - JANUARY	433.35
				Vendor VEN33879 - GREATAMERICA FINANCIAL SERVICES CORPORATION Total:	**433.35**
Vendor: VEN35717 - GRETCHEN LARSON					
GRETCHEN LARSON	215448	02/02/2022	20220202	ECONOMIC DEVELOPMENT DIRECTOR INTERVIEW EXPENSES	849.43
				Vendor VEN35717 - GRETCHEN LARSON Total:	**849.43**
Vendor: VEN33637 - GUARDIAN SUPPLY, LLC					
GUARDIAN SUPPLY, LLC	12363	02/10/2022	11103	CSO UNIFORM SHIRTS	85.98
				Vendor VEN33637 - GUARDIAN SUPPLY, LLC Total:	**85.98**
Vendor: VEN35756 - HAROLD BESSER					
HAROLD BESSER	215515	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 2	18.66
				Vendor VEN35756 - HAROLD BESSER Total:	**18.66**
Vendor: VEN35729 - HAZEL HATTEBERG					
HAZEL HATTEBERG	215516	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA MASTERY	18.66
				Vendor VEN35729 - HAZEL HATTEBERG Total:	**18.66**
Vendor: VEN29202 - HEGGIES PIZZA LLC					
HEGGIES PIZZA LLC	215449	02/02/2022	1191108022	PIZZA FOR ICE ARENA	130.30
				Vendor VEN29202 - HEGGIES PIZZA LLC Total:	**130.30**
Vendor: VEN08244 - HOME DEPOT CREDIT SERVICES					
HOME DEPOT CREDIT SERVIC	215517	02/09/2022	64307	MILWAUKEE HAND TOOLS-STREETLIGHTS	417.73
				Vendor VEN08244 - HOME DEPOT CREDIT SERVICES Total:	**417.73**
Vendor: VEN09001 - ICMA RETIREMENT TRUST-457,ROTH					
ICMA RETIREMENT TRUST-45	12364	02/10/2022	INV024868	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	2,394.24

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
ICMA RETIREMENT TRUST-45	12364	02/10/2022	INV024869	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	8,568.40
ICMA RETIREMENT TRUST-45	12364	02/10/2022	INV024870	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	1,054.03
ICMA RETIREMENT TRUST-45	12364	02/10/2022	INV024881	2/10/22 MAYOR COUNCIL FEBRUARY	1,231.94
				Vendor VEN09001 - ICMA RETIREMENT TRUST-457,ROTH Total:	**13,248.61**
Vendor: VEN31547 - IDEAL PRINTERS, INC					
IDEAL PRINTERS, INC	215450	02/02/2022	20220202	POSTAGE TO MAIL ANNUAL REPORT	2,339.57
				Vendor VEN31547 - IDEAL PRINTERS, INC Total:	**2,339.57**
Vendor: VEN30088 - INSTRUMENTAL RESEARCH, INC					
INSTRUMENTAL RESEARCH, IN	215451	02/02/2022	3853	DECEMBER WATER TESTING	380.00
				Vendor VEN30088 - INSTRUMENTAL RESEARCH, INC Total:	**380.00**
Vendor: VEN09005 - INTERNATIONAL UNION OF OPERATING ENGIN.					
INTERNATIONAL UNION OF O	12365	02/10/2022	INV024873	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	1,330.00
				Vendor VEN09005 - INTERNATIONAL UNION OF OPERATING ENGIN. Total:	**1,330.00**
Vendor: VEN09024 - INVER GROVE FORD					
INVER GROVE FORD	12310	02/03/2022	5308460	VALVE ASSEMBLY - RETURNED	39.22
INVER GROVE FORD	12310	02/03/2022	5308488	CREDIT INV# 5308460 - VALVE ASSEMBLY	-39.22
INVER GROVE FORD	12310	02/03/2022	5309445	WIPERS - STOCK ITEM	313.50
INVER GROVE FORD	12310	02/03/2022	6357629	ELECTRICAL REPAIR - 5006/33708	1,212.43
INVER GROVE FORD	12366	02/10/2022	5309882	REAR BRAKE PADS - NEW STOCK ITEM	198.04
				Vendor VEN09024 - INVER GROVE FORD Total:	**1,723.97**
Vendor: VEN09255 - I-STATE TRUCK CENTER					
I-STATE TRUCK CENTER	215452	02/02/2022	C242750603-01	SERPENTINE BELT - 4008/33853	47.04
I-STATE TRUCK CENTER	215518	02/09/2022	C242751712-01	ALTERNATOR - 4006/33821	285.42
I-STATE TRUCK CENTER	215518	02/09/2022	C242752751-01	CREDIT INV# C242751712-01 - ALTERNATOR CORE RETURN	-57.50
				Vendor VEN09255 - I-STATE TRUCK CENTER Total:	**274.96**
Vendor: VEN35720 - JACOB NELSON					
JACOB NELSON	215453	02/02/2022	20220202	2021 PHOTO CONTEST WINNER	75.00
				Vendor VEN35720 - JACOB NELSON Total:	**75.00**
Vendor: VEN34526 - JAIME MANN					
JAIME MANN	215454	02/02/2022	20220202	MILEAGE REIMBURSEMENT-MOA STRATEGIC PLANNING MEET	25.60
				Vendor VEN34526 - JAIME MANN Total:	**25.60**
Vendor: VEN34076 - JDS & WMK, INC					
JDS & WMK, INC	12311	02/03/2022	124996	REPAIR CHAIN-OVERHEAD DOOR NORTH RESURFACER ROOM	312.65
				Vendor VEN34076 - JDS & WMK, INC Total:	**312.65**
Vendor: VEN35718 - JEN LONGAECKER					
JEN LONGAECKER	215455	02/02/2022	20220202	MILEAGE REIMBURSEMENT-MOA STRATEGIC PLANNING MEET	25.99
				Vendor VEN35718 - JEN LONGAECKER Total:	**25.99**
Vendor: VEN32204 - JOEL HANSON					
JOEL HANSON	215456	02/02/2022	20220202	REIMBURSE PARTS FOR SNOWMOBILE-GAS CAP/DRIVE BELT	184.44

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
JOEL HANSON	215456	02/02/2022	20220202	REIMBURSE PARTS FOR SNOWMOBILE-FILTER/OIL	45.61
				Vendor VEN32204 - JOEL HANSON Total:	**230.05**
Vendor: VEN35746 - JPS HOMES LLC					
JPS HOMES LLC	215519	02/09/2022	20220209	REFUND UB ACCT# 800050624 - 8800 INWOOD A	35.39
				Vendor VEN35746 - JPS HOMES LLC Total:	**35.39**
Vendor: VEN30451 - JULI HOLM					
JULI HOLM	215457	02/02/2022	20220202	2021 PHOTO CONTEST WINNER	75.00
				Vendor VEN30451 - JULI HOLM Total:	**75.00**
Vendor: VEN11244 - KAISER MANUFACTURING, INC.					
KAISER MANUFACTURING, IN	215458	02/02/2022	19274	AIR COMPRESSOR COVER-UTILITIES	131.69
				Vendor VEN11244 - KAISER MANUFACTURING, INC. Total:	**131.69**
Vendor: VEN11067 - KAT-KEYS LOCK & SAFE CO					
KAT-KEYS LOCK & SAFE CO	215459	02/02/2022	123934	SAFE HANDLE REPAIR-FINANCE DEPT	170.00
				Vendor VEN11067 - KAT-KEYS LOCK & SAFE CO Total:	**170.00**
Vendor: VEN34290 - KEVIN J ROTTY					
KEVIN J ROTTY	215460	02/02/2022	20220202	DUELING PIANO EVENT ON 2/19/22	2,100.00
				Vendor VEN34290 - KEVIN J ROTTY Total:	**2,100.00**
Vendor: VEN34326 - KIESLER POLICE SUPPLY, INC					
KIESLER POLICE SUPPLY, INC	12312	02/03/2022	IN181309-2	TRIJICON 3.25MOA LED RED	908.00
KIESLER POLICE SUPPLY, INC	12312	02/03/2022	IN181566	AMERIGLO XL TALL CLASSIC SET, GREEN TRITIUM 3 DOT	1,140.00
				Vendor VEN34326 - KIESLER POLICE SUPPLY, INC Total:	**2,048.00**
Vendor: VEN31717 - KRAFT CONTRACTING & MECHANICAL LLC					
KRAFT CONTRACTING & MEC	12313	02/03/2022	23910	PLANNED MAINTENANCE - HERO CENTER	8,229.00
KRAFT CONTRACTING & MEC	12313	02/03/2022	23941	PLANNED MAINTENANCE - CENTRAL FIRE	2,221.00
				Vendor VEN31717 - KRAFT CONTRACTING & MECHANICAL LLC Total:	**10,450.00**
Vendor: VEN35654 - LARKIN HOFFMAN DALY & LINDGREN LTD					
LARKIN HOFFMAN DALY & LIN	12314	02/03/2022	798730	AGG INDUSTRIES MINE EXPANSION-ENVIRONMENTAL REVIEW	848.00
				Vendor VEN35654 - LARKIN HOFFMAN DALY & LINDGREN LTD Total:	**848.00**
Vendor: VEN35716 - LARRY LINDBALD					
LARRY LINDBALD	215461	02/02/2022	20220202	CANCEL PERMIT 2022-015185 - 8701 67TH ST CT S	40.00
				Vendor VEN35716 - LARRY LINDBALD Total:	**40.00**
Vendor: VEN35747 - LAURIE FLUM					
LAURIE FLUM	215520	02/09/2022	20220209	REFUND UB ACCT# 107115840 - 8396 FOOTHILL	89.49
				Vendor VEN35747 - LAURIE FLUM Total:	**89.49**
Vendor: VEN31389 - LAW ENFORCEMENT LABOR SERVICES, INC					
LAW ENFORCEMENT LABOR S	12367	02/10/2022	INV024875	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	455.00
				Vendor VEN31389 - LAW ENFORCEMENT LABOR SERVICES, INC Total:	**455.00**
Vendor: VEN12341 - LAWSON PRODUCTS, INC					
LAWSON PRODUCTS, INC	215462	02/02/2022	9309176450	HYDR ENDS & HARDWARE - STOCK & SS100	148.41
LAWSON PRODUCTS, INC	215521	02/09/2022	9309185896	HEX CAP SCREWS 8 IN - NEW STOCK ITEM	83.78
				Vendor VEN12341 - LAWSON PRODUCTS, INC Total:	**232.19**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN12370 - LEAGUE OF MINNESOTA CITIES INS TRUST					
LEAGUE OF MINNESOTA CITIE	215523	02/09/2022	6977	CLM# CA113659-CARPENTER-SNOW PLOW DAMAGED FENC	300.00
				Vendor VEN12370 - LEAGUE OF MINNESOTA CITIES INS TRUST Total:	**300.00**
Vendor: VEN12339 - LEAGUE OF MINNESOTA CITIES					
LEAGUE OF MINNESOTA CITIE	215522	02/09/2022	357641	MN CITIES STORMWATER COALITION CONTRIBUTIONS	1,280.00
LEAGUE OF MINNESOTA CITIE	215463	02/02/2022	20220202	MOBILE PROPERTY CLAIM PAYMENT ERROR	106.89
				Vendor VEN12339 - LEAGUE OF MINNESOTA CITIES Total:	**1,386.89**
Vendor: VEN35758 - LIAM GALLIGAN					
LIAM GALLIGAN	215524	02/09/2022	20220209	SKATE SCHOOL REFUND-BEGINNER SNOW PLOW	18.66
				Vendor VEN35758 - LIAM GALLIGAN Total:	**18.66**
Vendor: VEN35752 - LINNEA DESAUTEL					
LINNEA DESAUTEL	215525	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 1	18.66
				Vendor VEN35752 - LINNEA DESAUTEL Total:	**18.66**
Vendor: VEN12340 - LPD ELECTRIC					
LPD ELECTRIC	215464	02/02/2022	2125	CONCRETE POLE REPLACEMENT LABOR & DIGGER-80TH ST	587.50
				Vendor VEN12340 - LPD ELECTRIC Total:	**587.50**
Vendor: VEN35668 - LRS PORTABLES LLC					
LRS PORTABLES LLC	12315	02/03/2022	197330	TOILET RENTAL - OAKWOOD PARK	53.84
LRS PORTABLES LLC	12315	02/03/2022	197331	TOILET RENTAL - WAG FARMS DOG PARK	53.84
LRS PORTABLES LLC	12315	02/03/2022	197332	TOILET RENTAL - RIVER OAKS	107.68
LRS PORTABLES LLC	12315	02/03/2022	197333	TOILET RENTAL - HAMLET PAR	125.00
LRS PORTABLES LLC	12315	02/03/2022	197334	TOILET RENTAL - KINGSTON PARK	125.00
LRS PORTABLES LLC	12315	02/03/2022	197335	TOILET RENTAL - WOODRIDGE PARK	125.00
LRS PORTABLES LLC	12315	02/03/2022	197336	TOILET RENTAL - PINE TREE VALLEY PARK	53.84
LRS PORTABLES LLC	12315	02/03/2022	197337	TOILET RENTAL - PUBLIC WORKS	53.84
LRS PORTABLES LLC	12315	02/03/2022	197338	TOILET RENTAL - HAMLET PARK SOUTH	53.84
				Vendor VEN35668 - LRS PORTABLES LLC Total:	**751.88**
Vendor: VEN30050 - LUBE-TECH & PARTNERS, LLC					
LUBE-TECH & PARTNERS, LLC	12368	02/10/2022	2811126	USED OIL PICKUP - PUBLIC DROP OFF	112.50
				Vendor VEN30050 - LUBE-TECH & PARTNERS, LLC Total:	**112.50**
Vendor: VEN35755 - MACKENZIE THOMPSON					
MACKENZIE THOMPSON	215526	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 2	18.66
				Vendor VEN35755 - MACKENZIE THOMPSON Total:	**18.66**
Vendor: VEN35726 - MAKE THE MOVE TRAINING					
MAKE THE MOVE TRAINING	215527	02/09/2022	21-06	ENGINE COMPANY OPERATIONS 10/2/21	1,400.00
				Vendor VEN35726 - MAKE THE MOVE TRAINING Total:	**1,400.00**
Vendor: VEN32230 - MANSFIELD OIL COMPANY					
MANSFIELD OIL COMPANY	12316	02/03/2022	22897158	2,046 GAL UNLEADED GASOLINE	4,191.10
MANSFIELD OIL COMPANY	12316	02/03/2022	22897837	781 GAL DYED DIESEL	1,522.31
MANSFIELD OIL COMPANY	12316	02/03/2022	22897838	2,800 GAL UNLEADED GASOLINE	5,355.08
MANSFIELD OIL COMPANY	12316	02/03/2022	22897839	1,821 GAL DYED DIESEL	3,548.50

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
MANSFIELD OIL COMPANY	12316	02/03/2022	22897840	281 GAL DYED DIESEL	676.13
MANSFIELD OIL COMPANY	12316	02/03/2022	22897841	120 GAL DYED DIESEL	322.23
MANSFIELD OIL COMPANY	12369	02/10/2022	22923267	1500 GAL DYED DIESEL	4,272.85
MANSFIELD OIL COMPANY	12369	02/10/2022	22923602	1248 GAL UNLEADED GASOLINE	3,351.92
				Vendor VEN32230 - MANSFIELD OIL COMPANY Total:	**23,240.12**
Vendor: VEN35735 - MELIA RAMOS					
MELIA RAMOS	215528	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35735 - MELIA RAMOS Total:	**18.66**
Vendor: VEN13410 - MENARDS					
MENARDS	12317	02/03/2022	48117	TRANSMITTERS-WATER	121.94
MENARDS	12317	02/03/2022	48413	GORILLA TAPE-PARKS	8.47
MENARDS	12317	02/03/2022	48418	MIX & MEASURE QUART-WATER	11.64
MENARDS	12317	02/03/2022	48623	WINDOW BARREL BOLT/MENDING BRACE/HOOK -CITY HALL	17.57
MENARDS	12317	02/03/2022	48624	CHAIN HOOK-STREETS	4.41
MENARDS	12317	02/03/2022	48634	HVAC FILTER/PINESOL/90 DEGREE ELBOW/HOSE CLAMP -ICE	14.55
MENARDS	12317	02/03/2022	48634	HVAC FILTER/PINESOL/90 DEGREE ELBOW/HOSE CLAMP -ICE	3.28
MENARDS	12317	02/03/2022	48644	THREADLOCKER/DIELECTRIC GREASE-SIGNS	12.93
MENARDS	12317	02/03/2022	48681-2022	COUNTERTOP/SCREWS/STUD S-MAINT SHOP	314.41
MENARDS	12317	02/03/2022	48730	GROMMET/HOLE SAW KIT/DUSTER-MAINT SHOP	73.53
MENARDS	12317	02/03/2022	48733	MILKHOUSE HEATER-CITY HAL	31.99
MENARDS	12317	02/03/2022	48791	HEX KEY SETS/SCREWDRIVER/PLIERS/S NIPS/WRENCH-WATER	134.67
MENARDS	12370	02/10/2022	48881	AA & 9V BATTERIES-WATER	30.90
MENARDS	12370	02/10/2022	48920	HOSE CUTTER/CLAMPS/CABLE TIE/S	46.81
MENARDS	12370	02/10/2022	48920	HOSE CUTTER/CLAMPS/CABLE TIE/S	12.72
MENARDS	12370	02/10/2022	48921	PIPE FITTINGS-UTILITIES	89.72
MENARDS	12370	02/10/2022	48925	PIPE FITTINGS-UTILITIES	26.97
MENARDS	12370	02/10/2022	48940	TAPE/3V & AA BATTERIES-PD	35.93
MENARDS	12370	02/10/2022	48945-2022	3 PLY MASKS/N95 MASKS-STREETS	48.40
MENARDS	12370	02/10/2022	48964	MOULDING/STAIN/WOOD PUTTY/SILICON SEALANT-CITYHALL	23.28
MENARDS	12370	02/10/2022	49001	BROOM HANDLE/SCREW-STREETS	11.57
MENARDS	12370	02/10/2022	49019-2022	TOGGLE BOLT/JAR-STREETS	6.96
MENARDS	12370	02/10/2022	49029	3V BATTERIES-CITY HALL	6.54
MENARDS	12370	02/10/2022	49095	GLASS CLEANER/CLOROX WIPES/TOILET CLEANER-FIRE	23.80
				Vendor VEN13410 - MENARDS Total:	**1,112.99**
Vendor: VEN13461 - METRO SALES INCORPORATED					
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	PSCH RICOH COPIER USAGE 12/4/21-1/3/22	1,111.80
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	PD RICOH COPIER USAGE 12/4/21-1/3/22	783.72
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	FIRE RICOH COPIER USAGE 12/4/21-1/3/22	261.76

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	PW RICOH COPIER USAGE 12/4/21-1/3/22	895.96
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	REC RICOH COPIER USAGE 12/4/21-1/3/22	109.98
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	ICE RICOH COPIER USAGE 12/4/21-1/3/22	109.98
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	GOLF RICOH COPIER USAGE 12/4/21-1/3/22	196.21
METRO SALES INCORPORATE	12371	02/10/2022	INV1966477	HERO CENTER RICOH COPIER USAGE 12/4/21-1/3/22	342.78
				Vendor VEN13461 - METRO SALES INCORPORATED Total:	**3,812.19**
Vendor: VEN13479 - METROPOLITAN AREA MANAGEMENT ASSN					
METROPOLITAN AREA MANA	215529	02/09/2022	1055	2022 MAMA MEMBERSHIP-MANN	45.00
METROPOLITAN AREA MANA	215529	02/09/2022	1056	2022 MAMA MEMBERSHIP-LEVITT	45.00
				Vendor VEN13479 - METROPOLITAN AREA MANAGEMENT ASSN Total:	**90.00**
Vendor: VEN13413 - MIDWEST FENCE & MFG CO					
MIDWEST FENCE & MFG CO	12318	02/03/2022	187460	BACKSTOP REPLACEMENTS AT LAMAR	15,334.00
				Vendor VEN13413 - MIDWEST FENCE & MFG CO Total:	**15,334.00**
Vendor: VEN30384 - MINNESOTA GLOVE INC					
MINNESOTA GLOVE INC	12319	02/03/2022	333611	UNIFORM - BURTON	99.99
MINNESOTA GLOVE INC	12319	02/03/2022	333743	UNIFORM - WARNER	25.99
MINNESOTA GLOVE INC	12319	02/03/2022	333744	UNIFORM - KONSTANDINOU	25.99
				Vendor VEN30384 - MINNESOTA GLOVE INC Total:	**151.97**
Vendor: VEN02044 - MN BUREAU OF CRIMINAL APPREHENSION					
MN BUREAU OF CRIMINAL AP	215465	02/02/2022	20220202	FINGERPRINT CHECKS-R.NOA	33.25
MN BUREAU OF CRIMINAL AP	215530	02/09/2022	20220209	FINGERPRINT CHECKS-B.FERDERER	33.25
				Vendor VEN02044 - MN BUREAU OF CRIMINAL APPREHENSION Total:	**66.50**
Vendor: VEN13473 - MN CHILD SUPPORT CENTER					
MN CHILD SUPPORT CENTER	215531	02/09/2022	INV024877	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	54.44
				Vendor VEN13473 - MN CHILD SUPPORT CENTER Total:	**54.44**
Vendor: VEN13455 - MN COUNTY ATTORNEY'S ASSOCIATION					
MN COUNTY ATTORNEY'S ASS	215466	02/02/2022	200008679	FORFEITURE FORMS-CONTROLLED SUBSTANCE & DUI	110.00
				Vendor VEN13455 - MN COUNTY ATTORNEY'S ASSOCIATION Total:	**110.00**
Vendor: VEN33108 - MN DEPT OF EMPLOYMENT & ECONOMIC DEVELOPMENT					
MN DEPT OF EMPLOYMENT &	12320	02/03/2022	20220202	FEB AMERICAN LOGISTICS GRANT #CDAP-15-0006-H-FY1	1,486.20
				Vendor VEN33108 - MN DEPT OF EMPLOYMENT & ECONOMIC DEVELOPMENT Total:	**1,486.20**
Vendor: VEN13481 - MN FIRE SERVICE CERTIFICATION BOARD					
MN FIRE SERVICE CERTIFICATI	215467	02/02/2022	9622	FIRE INSPECTOR I CERTIFICATION EXAM-DANDL	120.00
MN FIRE SERVICE CERTIFICATI	215467	02/02/2022	9662	INSTRUCTOR I & II CERTIFICATION EXAMS	850.00
MN FIRE SERVICE CERTIFICATI	215532	02/09/2022	9671	INSTRUCTOR I CERTIFICATION EXAM-VIERLING	120.00
				Vendor VEN13481 - MN FIRE SERVICE CERTIFICATION BOARD Total:	**1,090.00**
Vendor: VEN33635 - MOBILEDEMAND, L.C.					
MOBILEDEMAND, L.C.	12321	02/03/2022	SI76601	IPAD MOUNTS & ACCESSORIES FOR AMBULAN	337.34
				Vendor VEN33635 - MOBILEDEMAND, L.C. Total:	**337.34**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN35733 - MORGAN UECKER					
MORGAN UECKER	215533	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35733 - MORGAN UECKER Total:	**18.66**
Vendor: VEN14443 - NCPERS MINNESOTA - 403800					
NCPERS MINNESOTA - 403800	12322	02/03/2022	403800022022	FEBRUARY 2022 LIFE INSURANCE PREMIUM	304.00
				Vendor VEN14443 - NCPERS MINNESOTA - 403800 Total:	**304.00**
Vendor: VEN35749 - NOAH JOHNSON					
NOAH JOHNSON	215534	02/09/2022	20220209	SKATE SCHOOL REFUND-BEGINNER SNOW PLOW	18.66
				Vendor VEN35749 - NOAH JOHNSON Total:	**18.66**
Vendor: VEN14496 - NORTHLAND CHEMICAL CORP					
NORTHLAND CHEMICAL CORP	215535	02/09/2022	8758	SHOWER POWER-ICE ARENA	100.72
				Vendor VEN14496 - NORTHLAND CHEMICAL CORP Total:	**100.72**
Vendor: VEN30439 - O'REILLY AUTO PARTS					
O'REILLY AUTO PARTS	215536	02/09/2022	3266-417798	CREDIT INV# 3266-417465 - BATTERY CORE RETURN	-22.00
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418850	ANTENNA - 1504/33808	24.99
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418969	OIL & CAB FILTERS, BRK FLUID - STOCK & SS100	62.71
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418970	MINI BULBS - RETURNED	9.21
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418971	MINI BULBS - SHOP SUPPLY	9.21
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418972	CREDIT INV# 3266-418971 - MINI BULBS	-9.21
O'REILLY AUTO PARTS	215536	02/09/2022	3266-418976	CREDIT INV# 3266-418970 - MINI BULBS	-9.21
O'REILLY AUTO PARTS	215536	02/09/2022	3266-419441	CREDIT INV# 3266-418969 - OIL FILTERS WRONG PRICE	-47.94
				Vendor VEN30439 - O'REILLY AUTO PARTS Total:	**17.76**
Vendor: VEN31236 - OXYGEN SERVICE COMPANY, INC					
OXYGEN SERVICE COMPANY, I	215468	02/02/2022	8501214	ACETYLENE, OXYGEN - WELDING SUPPLIES	968.82
				Vendor VEN31236 - OXYGEN SERVICE COMPANY, INC Total:	**968.82**
Vendor: VEN30871 - PARAMOUNT MARKETING OF MINNETONKA, INC					
PARAMOUNT MARKETING OF	215469	02/02/2022	78626	40# SUN SOFT PELLETS	661.50
				Vendor VEN30871 - PARAMOUNT MARKETING OF MINNETONKA, INC Total:	**661.50**
Vendor: VEN33593 - PARMAN ENERGY GROUP					
PARMAN ENERGY GROUP	12323	02/03/2022	995751B-IN	GREASE - STOCK ITEM	263.42
				Vendor VEN33593 - PARMAN ENERGY GROUP Total:	**263.42**
Vendor: VEN34834 - PAYPOINT HR LLC					
PAYPOINT HR LLC	215537	02/09/2022	COTTAGE GROVE ADD 02	GIS TECHNICIAN ANALYSIS	250.00
				Vendor VEN34834 - PAYPOINT HR LLC Total:	**250.00**
Vendor: VEN16176 - PERFORM ART					
PERFORM ART	215470	02/02/2022	1215	DASHER BOARD SIGNAGE-JO-MAMMAS SALSA	81.25
				Vendor VEN16176 - PERFORM ART Total:	**81.25**
Vendor: VEN34122 - PERFORMANCE PLUS, LLC					
PERFORMANCE PLUS, LLC	12324	02/03/2022	122477	PRE-EMPLOYMENT TESTING	424.00
				Vendor VEN34122 - PERFORMANCE PLUS, LLC Total:	**424.00**
Vendor: VEN16192 - PLUNKETT'S PEST CONTROL, INC					
PLUNKETT'S PEST CONTROL, I	12372	02/10/2022	7385889	JANUARY PEST CONTROL - PUBLIC WORKS	89.62
PLUNKETT'S PEST CONTROL, I	12372	02/10/2022	7385905	JANUARY PEST CONTROL - CITY HALL	172.10
PLUNKETT'S PEST CONTROL, I	12372	02/10/2022	7386548	JANUARY PEST CONTROL - HERO CENTER	90.00
				Vendor VEN16192 - PLUNKETT'S PEST CONTROL, INC Total:	**351.72**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN32731 - POLICE SERVICE DOGS, INC					
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	MAGNETIC BALL SET	75.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	IPO BITE PILLOW - JUTE	50.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	BREAK STICK	45.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	HS PRONG COLLAR - MED-CUROGAN	40.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	NYLON MESH MUZZLE	10.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	DD COLLAR WITH HANDLE 6MM	25.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	FIREHOSE TUG - TWO HANDLES - 16"	23.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	HS CHOKE COLLAR - 3MM - STAINLESS STEEL	20.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	FIREHOSE TUG - ONE HANDLE - 8"	14.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	KONG EXTREME ON A ROPE	36.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	HIDDEN ARM SLEEVE - COTTON/NYLON - LACED	110.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	TRAINING VEST - XXL	95.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	POLICE SERVICE DOG	10,500.00
POLICE SERVICE DOGS, INC	215538	02/09/2022	20210654	YOUNG DOG ARM SLEEVE - JUTE - LEVEL 3	120.00
				Vendor VEN32731 - POLICE SERVICE DOGS, INC Total:	**11,163.00**
Vendor: VEN35660 - PRESERVATION DESIGN WORKS LLC					
PRESERVATION DESIGN WORK	12325	02/03/2022	20220128-1	CEDARHURST MANSION REDEVELOP SVC 12/13/21-1/23/22	1,558.75
PRESERVATION DESIGN WORK	12325	02/03/2022	20220128-2	10310 GREY CLOUD TRAIL SVC 12/13/21-1/23/22	715.00
				Vendor VEN35660 - PRESERVATION DESIGN WORKS LLC Total:	**2,273.75**
Vendor: VEN16138 - PUBLIC EMPLOYEES RETIREMENT ASSOCIATION					
PUBLIC EMPLOYEES RETIREM	12373	02/10/2022	INV024879	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	47,599.78
PUBLIC EMPLOYEES RETIREM	12373	02/10/2022	INV024880	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	63,789.80
PUBLIC EMPLOYEES RETIREM	12373	02/10/2022	INV024882	2/10/22 MAYOR COUNCIL FEBRUARY	226.60
				Vendor VEN16138 - PUBLIC EMPLOYEES RETIREMENT ASSOCIATION Total:	**111,616.18**
Vendor: VEN17336 - QUALITY PROPANE, INC					
QUALITY PROPANE, INC	12326	02/03/2022	225744	BULK CYL	193.25
				Vendor VEN17336 - QUALITY PROPANE, INC Total:	**193.25**
Vendor: VEN18051 - R & R SPECIALTIES OF WISCONSIN, INC					
R & R SPECIALTIES OF WISCO	12374	02/10/2022	74803-IN	BLADE SHARPENING	60.00
				Vendor VEN18051 - R & R SPECIALTIES OF WISCONSIN, INC Total:	**60.00**
Vendor: VEN31949 - RED WING SHOE STORE					
RED WING SHOE STORE	12327	02/03/2022	728-1-98029	UNIFORM - SCHROEDER	251.99
RED WING SHOE STORE	12375	02/10/2022	728-2-40766	UNIFORM - HENDRICKSON	16.25
				Vendor VEN31949 - RED WING SHOE STORE Total:	**268.24**
Vendor: VEN18058 - REGIONS HOSPITAL					
REGIONS HOSPITAL	215540	02/09/2022	7616882	2021 EMS SUPPLIES/MEDS	2,565.13
REGIONS HOSPITAL	215540	02/09/2022	7616905	DECEMBER DRUG/SUPPLY CHARGES	1,659.09
				Vendor VEN18058 - REGIONS HOSPITAL Total:	**4,224.22**
Vendor: VEN18026 - REINHART FOODSERVICE					
REINHART FOODSERVICE	12376	02/10/2022	888881	FOOD/SUPPLIES FOR CLUBHOUSE	255.30
REINHART FOODSERVICE	12376	02/10/2022	888881	FOOD/SUPPLIES FOR CLUBHOUSE	1,926.13
				Vendor VEN18026 - REINHART FOODSERVICE Total:	**2,181.43**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN30564 - RICHARD V. KRUMM					
RICHARD V. KRUMM	215541	02/09/2022	20220201-1	MANAGEMENT SVCS - HAMLET PARK BALLFIELD BUI	400.00
RICHARD V. KRUMM	215541	02/09/2022	20220201-2	CONSTRUCTION MANAGEMENT SVC - OAKWOOD PARK SHELTER	1,600.00
				Vendor VEN30564 - RICHARD V. KRUMM Total:	**2,000.00**
Vendor: VEN30854 - ROHN INDUSTRIES, INC					
ROHN INDUSTRIES, INC	12377	02/10/2022	567064	DOCUMENT SHREDDING	21.00
				Vendor VEN30854 - ROHN INDUSTRIES, INC Total:	**21.00**
Vendor: VEN18016 - RUMPCA COMPANIES, INC.					
RUMPCA COMPANIES, INC.	215471	02/02/2022	11904	GRINDING TREES & STUMPS 11/30-12/10 STORM DAMAG	4,705.00
RUMPCA COMPANIES, INC.	215471	02/02/2022	11904	GRINDING TREES & STUMPS 11/30-12/10 STORM DAMAG	4,705.00
				Vendor VEN18016 - RUMPCA COMPANIES, INC. Total:	**9,410.00**
Vendor: VEN35753 - SANVI NALLANI					
SANVI NALLANI	215542	02/09/2022	20220209	SKATE SCHOOL REFUND-ADV SNOW PLOW 1	18.66
				Vendor VEN35753 - SANVI NALLANI Total:	**18.66**
Vendor: VEN29489 - SCHILLING SUPPLY COMPANY					
SCHILLING SUPPLY COMPANY	12328	02/03/2022	857235-00	TOWELS/CANLINERS/FOAM SOAP/BATH TISSUE-PW & PARKS	800.00
SCHILLING SUPPLY COMPANY	12328	02/03/2022	857235-00	TOWELS/CANLINERS/FOAM SOAP/BATH TISSUE-PW & PARKS	806.71
				Vendor VEN29489 - SCHILLING SUPPLY COMPANY Total:	**1,606.71**
Vendor: VEN19318 - SHANNON GLASS COMPANY, INC.					
SHANNON GLASS COMPANY, I	215472	02/02/2022	S0044974	CLM# CA113948 - FA4424 WINDSHIELD RPR 1504/3379	705.00
SHANNON GLASS COMPANY, I	215543	02/09/2022	S0045005	CLM# 113983 - FA4427 WINDSHIELD RPR 2067/3386	525.00
				Vendor VEN19318 - SHANNON GLASS COMPANY, INC. Total:	**1,230.00**
Vendor: VEN19284 - SHERWIN WILLIAMS					
SHERWIN WILLIAMS	215544	02/09/2022	9354-3	PAINT BRUSH/GLOVES/PAINT ROLLER-RIVER OAKS	40.72
SHERWIN WILLIAMS	215544	02/09/2022	5838-4	TAPE/ROLLER FRAME/PAINT ROLLER-RIVER OAKS	264.44
				Vendor VEN19284 - SHERWIN WILLIAMS Total:	**305.16**
Vendor: VEN19467 - SHORT ELLIOTT HENDRICKSON INC.					
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418567	AIR QUALITY TECHNICAL SUPPORT SVCS THRU 12/31/2	691.26
SHORT ELLIOTT HENDRICKSO	12329	02/03/2022	418584	RIVER ACRES WATERMAIN IMPROVEMENT SVC THRU 12/31	1,584.51
SHORT ELLIOTT HENDRICKSO	12329	02/03/2022	418591	GOODVIEW AVE WATERMAIN EXTENSION SVC THRU 12/31/21	58,577.40
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418812	AT&T AT 92ND ST PROJECT THRU 12/31/21	208.10
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418813	TELECOM CLOUD SVCS 2021 THRU 12/31/21	300.00
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418814	VERIZON L-SUB6 AT INNSDALE WT THRU 12/31/22	2,290.87
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418815	SPRINT KEEP AT MEADOW GRASS WT THRU 12/31/21	286.05
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418816	VERIZON L-SUB6 AT MEADOW GRASS THRU 12/31/21	153.14

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
SHORT ELLIOTT HENDRICKSO	12378	02/10/2022	418817	DISH NETWORK NSB AT INWOOD WT THRU 12/31/21	687.18
				Vendor VEN19467 - SHORT ELLIOTT HENDRICKSON INC. Total:	**64,778.51**
Vendor: VEN35034 - SMOOT ENTERPRISES ADVANCED SPORTSWEAR LLC					
SMOOT ENTERPRISES ADVAN	12330	02/03/2022	4625	UNIFORM EMBROIDERY - JAWORSKI	13.25
SMOOT ENTERPRISES ADVAN	12379	02/10/2022	5449	UNIFORM - MONTEY	50.00
SMOOT ENTERPRISES ADVAN	12330	02/03/2022	5669	RIVER OAKS UNIFORM - JACKETS	186.00
				Vendor VEN35034 - SMOOT ENTERPRISES ADVANCED SPORTSWEAR LLC Total:	**249.25**
Vendor: VEN19285 - SOUTH EAST TOWING INC					
SOUTH EAST TOWING INC	215545	02/09/2022	228795	TOWING ISUZU GARBAGE TRUCK - 6003/33795	462.00
				Vendor VEN19285 - SOUTH EAST TOWING INC Total:	**462.00**
Vendor: VEN30618 - SOUTH ST PAUL STEEL SUPPLY CO, INC					
SOUTH ST PAUL STEEL SUPPLY	12331	02/03/2022	1164877	STEEL TUBING - SHOP SUPPLY SS100	686.76
				Vendor VEN30618 - SOUTH ST PAUL STEEL SUPPLY CO, INC Total:	**686.76**
Vendor: VEN35742 - SPORTS LIGHTING AUTHORITY INC					
SPORTS LIGHTING AUTHORITY	215546	02/09/2022	122	LIGHT SURVEY & AUDIT OF EXISTING SPORTS LIGHTING	2,500.00
				Vendor VEN35742 - SPORTS LIGHTING AUTHORITY INC Total:	**2,500.00**
Vendor: VEN31218 - STANTEC CONSULTING SERVICES INC					
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875385	1.5MG LOW ZONE ELEVATED TANK SVCS 12/4/21-12/31/21	2,091.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875386	NORTHPOINT DEVELOPMENT SVCS 12/4/21-12/31/21	5,711.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875391	CALAROSA 5TH ADDITION SVCS 12/4/21-12/31/21	414.81
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875405	CALAROSA 6TH ADDITION SVCS 12/4/21-12/31/21	1,147.40
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875410	100TH STREET JAMAICA TO HWY61 SVC 12/4/21-12/31/2	7,248.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875411	STORM WATER UTILITY SVCS 12/4/21-12/31/21	467.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875412	2021 STREET CERTIFICATION SVCS 12/4/21-12/31/21	324.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875412	2021 STREET & UTILITY STATS SVCS 12/4/21-12/31/21	973.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875412	2021 STREET & UTILITY STATS SVCS 12/4/21-12/31/21	973.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875412	2021 STREET & UTILITY STATS SVCS 12/4/21-12/31/21	973.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875412	2021 STREET & UTILITY STATS SVCS 12/4/21-12/31/21	973.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875413	INFO REQUEST-TIMBER RIDGE 2ND SVC 12/4/21-12/31/21	324.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875413	INFO REQUEST-WOLTERSTORFF SVCS 12/4/21	162.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875416	WELL 7/8 TREATMENT FACILITY SVCS 12/4/21-12/31	471.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875417	MS DUNES COMP PLAN AMEND SVCS 12/4/21-12/31/21	2,704.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875419	SUMMERS LANDING 2ND ADDITION SVCS 12/4/21-12/31/21	130.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875420	SUMMERS LANDING 3RD ADDITION SVCS 12/4/21-12/31/21	768.91
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875421	RAVINE PARKWAY PHASE 3 SVCS 12/4/21-12/31/21	706.04

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875422	SUMMERS LANDING 4TH ADDITION SVCS 12/4/21-12/31/21	1,468.41
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875423	SUMMERS LANDING 5TH ADDITION SVCS 12/4/21-12/31/21	5,438.21
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875424	INTERMED ZONE WATER TREAT PLANT SVCS 12/4-12/3	3,700.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875425	BUSINESS PARK AUAR UPDATE SVCS 12/4/21-12/31/21	16,116.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875426	AGGREGATE INDUSTRIES EIS SUPPORT SVC 12/4-12/31/21	597.75
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875427	GOODVIEW AVE WATERMAIN EXTEN SVCS 12/4/21-12/31/2	1,120.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875428	105TH ST/100TH ST/IDEAL AVE SVCS 12/4/21-12/31/21	30,486.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875714	CREDIT INV# 1872766 LOW ZONE WTP SVC 12/4-12/31/2	-7,578.00
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875714	IRON FILTER/FOULING SVCS 12/4/21-12/31/21	1,163.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875714	PFAS PILOT STUDY SVCS 12/4/21-12/31/21	8,102.76
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875714	3M SETTLEMENT AGREEMENT SVCS 12/4-12/3	1,196.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875714	AWIA RISK ASSESSMENT & PLANNING SVCS 12/4-12/31/21	874.50
STANTEC CONSULTING SERVIC	12332	02/03/2022	1875715	LOW ZONE RAW WATER MAIN PHASE I SVCS 12/4-12/	10,519.50
				Vendor VEN31218 - STANTEC CONSULTING SERVICES INC Total:	**99,772.54**
Vendor: VEN35719 - STEPHANIE BROWN					
STEPHANIE BROWN	215473	02/02/2022	20220202	2021 PHOTO CONTEST WINNER	75.00
				Vendor VEN35719 - STEPHANIE BROWN Total:	**75.00**
Vendor: VEN33489 - STEVEN MICHAEL WICKELGREN					
STEVEN MICHAEL WICKELGRE	12335	02/03/2022	586	COUNSELING SERVICES - DECEMBER	860.00
				Vendor VEN33489 - STEVEN MICHAEL WICKELGREN Total:	**860.00**
Vendor: VEN35440 - SUPERIOR TECH PRODUCTS					
SUPERIOR TECH PRODUCTS	215547	02/09/2022	2011-R	JD REEL & BEDKNIVES/BLADES/SCREWS/ GRINDING WHEEL	5,168.71
				Vendor VEN35440 - SUPERIOR TECH PRODUCTS Total:	**5,168.71**
Vendor: VEN19352 - SYSCO MINNESOTA INC.					
SYSCO MINNESOTA INC.	12336	02/03/2022	347843996	FOOD/SUPPLIES FOR ICE ARENA	997.35
				Vendor VEN19352 - SYSCO MINNESOTA INC. Total:	**997.35**
Vendor: VEN35097 - TACONIC MAINTENANCE					
TACONIC MAINTENANCE	215474	02/02/2022	13457	ICE B GONE MAGIC	412.50
				Vendor VEN35097 - TACONIC MAINTENANCE Total:	**412.50**
Vendor: VEN20038 - TENNIS SANITATION LLC					
TENNIS SANITATION LLC	215475	02/02/2022	3159576	JANUARY TRASH SERVICE - RIVER OAKS	91.54
TENNIS SANITATION LLC	215475	02/02/2022	3159584	JANUARY TRASH SERVICE - CLUBHOUSE	183.08
				Vendor VEN20038 - TENNIS SANITATION LLC Total:	**274.62**
Vendor: VEN35024 - TERRAFORM POWER LLC					
TERRAFORM POWER LLC	12337	02/03/2022	200100160824	SOLAR PRODUCTION CENTRAL FIRE 12/1/21-12/31	298.73
				Vendor VEN35024 - TERRAFORM POWER LLC Total:	**298.73**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN35740 - THATCHER STEELE					
THATCHER STEELE	215548	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35740 - THATCHER STEELE Total:	**18.66**
Vendor: VEN32056 - THE COTTAGE GROVE PROFESSIONAL FIREFIGHTERS					
THE COTTAGE GROVE PROFES	12380	02/10/2022	INV024872	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	600.00
				Vendor VEN32056 - THE COTTAGE GROVE PROFESSIONAL FIREFIGHTERS Total:	**600.00**
Vendor: VEN30281 - THOMSON REUTERS					
THOMSON REUTERS	215476	02/02/2022	845455014	NOVEMBER INFORMATION CHARGES	184.35
				Vendor VEN30281 - THOMSON REUTERS Total:	**184.35**
Vendor: VEN20159 - TOTAL TOOL SUPPLY, INC.					
TOTAL TOOL SUPPLY, INC.	12338	02/03/2022	1497182	SPEED GREASE GUN KIT/NYLON SLING/BATTERY PA	533.66
				Vendor VEN20159 - TOTAL TOOL SUPPLY, INC. Total:	**533.66**
Vendor: VEN20057 - TRANS UNION LLC					
TRANS UNION LLC	215477	02/02/2022	1241184	EMPLOYMENT CREDIT REPORTS	10.72
TRANS UNION LLC	215477	02/02/2022	1241184	EMPLOYMENT CREDIT REPORTS	32.18
TRANS UNION LLC	215477	02/02/2022	1241184	EMPLOYMENT CREDIT REPORTS	10.73
				Vendor VEN20057 - TRANS UNION LLC Total:	**53.63**
Vendor: VEN32058 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC					
TRANSUNION RISK AND ALTE	215478	02/02/2022	71701-202112-1	DECEMBER INFORMATION CHARGES	75.00
TRANSUNION RISK AND ALTE	215478	02/02/2022	71701-202201-1	JANUARY INFORMATION CHARGES	152.20
				Vendor VEN32058 - TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS, INC Total:	**227.20**
Vendor: VEN35750 - TREY BERRY					
TREY BERRY	215549	02/09/2022	20220209	SKATE SCHOOL REFUND-BEGINNER SNOW PLOW	18.66
				Vendor VEN35750 - TREY BERRY Total:	**18.66**
Vendor: VEN34415 - TWIN CITIES DOTS AND POP, LLC					
TWIN CITIES DOTS AND POP, L	215479	02/02/2022	I220126291	FOOD FOR ICE ARENA	432.00
				Vendor VEN34415 - TWIN CITIES DOTS AND POP, LLC Total:	**432.00**
Vendor: VEN21625 - UNITED PARCEL SERVICE					
UNITED PARCEL SERVICE	12381	02/10/2022	YY890052	SHIPMENT TO INTOXIMETERS	40.90
				Vendor VEN21625 - UNITED PARCEL SERVICE Total:	**40.90**
Vendor: VEN21640 - US BANK					
US BANK	12343	02/08/2022	1/10/2022	USPCA-2022 MEMBERSHIP-TORNING	50.00
US BANK	12343	02/08/2022	1/10/2022	EB 10000 LAKES CHAPTER ICC -2022 MEMBERSHIPS-DILLON	160.00
US BANK	12343	02/08/2022	1/10/2022	THE ESCAPE GAME-STRATEGIC PLAN MTG TEAM	333.93
US BANK	12343	02/08/2022	1/10/2022	THE ESCAPE GAME-STRATEGIC PLAN MTG TEAM	292.20
US BANK	12343	02/08/2022	1/10/2022	THE STAR TRIBUNE-2022PREMIUM DIGITAL ACCESS-LEVITT	197.08
US BANK	12343	02/08/2022	1/10/2022	EB MAHCO-2022 MAHCO MEMBERSHIP JAKES-DILLON	50.00
US BANK	12343	02/08/2022	1/10/2022	WASHCO PHE-HAZARDOUS WASTE LICENSE FEE-MCCORMICK	110.06
US BANK	12343	02/08/2022	1/10/2022	MN NURSERY&LAND-NORTHERN GREEN PLT LICENSE-FOHRMAN	169.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	12343	02/08/2022	1/10/2022	METRO EMERGENCY MANAGER ASSOC-MEMBER-MARTIN	50.00
US BANK	12343	02/08/2022	1/10/2022	JUNCTION 70 GRILL-INDUSTRIAL PARK LUNCH MTG-LEVITT	46.43
US BANK	12343	02/08/2022	1/10/2022	JUNCTION 70 GRILL-COMMS LUNCH W/THIEDE-LEVITT	28.00
US BANK	12343	02/08/2022	1/10/2022	CARIBOU COFFEE CO-BEVERAGE FOR MEETING-LONGAECKER	2.95
US BANK	12343	02/08/2022	1/10/2022	AMERICAN PUBLIC WORKS ASSOC-MEMBER RENEWAL-LEVITT	268.75
US BANK	12343	02/08/2022	1/10/2022	CONSTANTCONTACT-DECEMBER SUBSCRIPTION-LEVITT	70.00
US BANK	12343	02/08/2022	1/10/2022	CANVA-MONTHLY SUBSCRIPTION 12/14/21-1/14/22-ROLAND	12.95
US BANK	12343	02/08/2022	1/10/2022	FUSION LEARNING PARTNERS-CEAM CONFER/MEMBER-LEVITT	375.00
US BANK	12343	02/08/2022	1/10/2022	HY-VEE-COMMUNITY SURVEY GIFT CARDS-MANN	100.00
US BANK	12343	02/08/2022	1/10/2022	AMAZON-DISPLAY CASE CHALLENGE COIN LABROSSE-MANN	6.08
US BANK	12343	02/08/2022	1/10/2022	CASSINIS-ADMIN/FIN DEPT CLEANUP DAY PIZZA-BURFEIN	76.18
US BANK	12343	02/08/2022	1/10/2022	HOLIDAY STATIONSTORE3827-REIMBURSEMENT-PETERSEN	4.38
US BANK	12343	02/08/2022	1/10/2022	HYVEE-LABROSSE RETIREMENT PARTY SUPPLIES	55.83
US BANK	12343	02/08/2022	1/10/2022	CONTRACTOR RESOURCE-PLUMBING CODE BOOKS-DILLON	210.79
US BANK	12343	02/08/2022	1/10/2022	INT'L CODE COUNCIL-ICC TRAINING VARUGHESE-DILLO	300.00
US BANK	12343	02/08/2022	1/10/2022	INT'L CODE COUNCIL INC-ICC TRAINING JAKES-DILLON	150.00
US BANK	12343	02/08/2022	1/10/2022	INT'L CODE COUNCIL INC-ICC TRAINING BERENDS-DILLON	150.00
US BANK	12343	02/08/2022	1/10/2022	UOFM CONTLEARN-AIBO TRAINING REG VARUGHESE-DILLON	145.00
US BANK	12343	02/08/2022	1/10/2022	BELLA PIZZA-BLDG DEPT CLEAN UP DAY PIZZA-COSTELL	136.42
US BANK	12343	02/08/2022	1/10/2022	INT'L CODE COUNCIL INC-ICC TRAINING RENLUND-DILLON	150.00
US BANK	12343	02/08/2022	1/10/2022	PADUCAH SHOOTERS SUPPLY-SWAT FIREARMS RPR-PETERSEN	101.25
US BANK	12343	02/08/2022	1/10/2022	AED SUPERSTORE-REFUND SALES TAX AED PADS-MARTIN	-8.27
US BANK	12343	02/08/2022	1/10/2022	BROWNELLS-SWAT FIREARM REPAIR KIT-PETERSEN	64.41
US BANK	12343	02/08/2022	1/10/2022	SURVEYMONKEY-12/20/21-1/19/22 SUBSCRIPTION-KOERNER	50.00
US BANK	12343	02/08/2022	1/10/2022	OFFICEMAX-LAMINATED EOC MAP-MARTIN	191.04
US BANK	12343	02/08/2022	1/10/2022	WALMART-BOOT POLISH-COFFEY	9.53

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	12343	02/08/2022	1/10/2022	OPTICSPLANET-UNIFORM SUPPLIES-RINZEL	292.89
US BANK	12343	02/08/2022	1/10/2022	GALLS-UNIFORM SUPPLIES-KOERNER	1,015.47
US BANK	12343	02/08/2022	1/10/2022	AED SUPERSTORE-REFUND SALES TAX SQUAD AED'S-MARTIN	-38.38
US BANK	12343	02/08/2022	1/10/2022	BCA TRAIN-REFUND CRISIS RESILIENT COURSE-MCCORMICK	-250.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-SCENARIOS/TACTICS FTO SHAVER-NICKLE	359.00
US BANK	12343	02/08/2022	1/10/2022	JPNIXONCONS-SEARCHES & SEIZURES-NICKLE	470.00
US BANK	12343	02/08/2022	1/10/2022	STORM TRAINING GROUP-FIT TRAINING LINSSEN-NICKLE	943.95
US BANK	12343	02/08/2022	1/10/2022	STORM TRAINING GROUP-FIT TRAINING BAGAN-NICKLE	943.95
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-READING PEOPLE BELMARES-NICKLE	199.00
US BANK	12343	02/08/2022	1/10/2022	BCA TRAIN-REFUND ORG TRANSFORM COURSE-MCCORMICK	-250.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-ROADWAY TACTICS KLIKA-NICKLE	199.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-CONST USE OF FORCE BAGAN-NICKLE	199.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-STREET SURVIVAL KLIKA-NICKLE	199.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-STREET SURVIVAL FOSTER-NICKLE	199.00
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-ADV PATROL TACTICS DEITNER-NICKLE	139.00
US BANK	12343	02/08/2022	1/10/2022	HYVEE-FUEL SWANSON'S TRIP TO IOWA-HENSELER	23.57
US BANK	12343	02/08/2022	1/10/2022	CALIBRE PRESS-PRE ASSAULT INDICATOR FOSTER-NICKLE	139.00
US BANK	12343	02/08/2022	1/10/2022	CASEYS-FUEL SWANSON'S TRIP TO IOWA-HENSELER	12.60
US BANK	12343	02/08/2022	1/10/2022	CASEYS-FUEL SWANSON'S TRIP TO IOWA-HENSELER	17.98
US BANK	12343	02/08/2022	1/10/2022	ACTION TARGETS-FIREARMS SUPPLIES-BRINKMAN	1,451.19
US BANK	12343	02/08/2022	1/10/2022	ROYAL CANIN USA-DOG FOOD FOR K9 SCHOOL-TORNING	295.62
US BANK	12343	02/08/2022	1/10/2022	WPSG-CREDIT FIRE HOOKS FIRE/EMS EQUIP-REDENIUS	-1,048.80
US BANK	12343	02/08/2022	1/10/2022	WPSG-CREDIT FIRE HOOKS FIRE/EMS EQUIP-REDENIUS	-525.03
US BANK	12343	02/08/2022	1/10/2022	GOKEYLESS-REFUND SALES TAX LOCK W/LEVER-MOSHIER	-34.84
US BANK	12343	02/08/2022	1/10/2022	GOKEYLESS-SIMPLEX EXIT TRIM LOCK W/LEVER-MOSHIE	507.25
US BANK	12343	02/08/2022	1/10/2022	GEARCOR-WINTER OVERBOOT ORLOFF UNIFOR	257.06
US BANK	12343	02/08/2022	1/10/2022	MN NURSERY&LAND-NORTHERN GREEN TRADE SHOW-BURFEIND	540.00
US BANK	12343	02/08/2022	1/10/2022	WHITE CASTLE-12/10 SNOW EVENT MEALS-BURFEIND	103.91
US BANK	12343	02/08/2022	1/10/2022	DAY-TIMER-2022 PLANNER REFILLS-BURFEIND	76.67

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	12343	02/08/2022	1/10/2022	HYVEE-BAGELS FOR SNOWPLOW MEETING-BURFEIND	51.96
US BANK	12343	02/08/2022	1/10/2022	WALMART-COFFEE DISPENSER-BURFEIND	64.41
US BANK	12343	02/08/2022	1/10/2022	MN NURSERY&LAND-NORTHERN GREEN TRADE SHOW-FOHRMAN	350.00
US BANK	12343	02/08/2022	1/10/2022	HYVEE-BAGELS FOR SEASONAL STAFF MEETING-M	47.35
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD FOR CONCESSIONS/REC SUPPLY-MUCKENHIRN	22.04
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD/SUPPLIES FOR CONCESSIONS-MUCKENHIRN	13.98
US BANK	12343	02/08/2022	1/10/2022	AMAZON-FIREPROOF DOCUMENT BAG-HIRMAN	19.30
US BANK	12343	02/08/2022	1/10/2022	BURGGRAFS ACE HARDWARE-SNOW SHOVELS-HIRMAN	193.24
US BANK	12343	02/08/2022	1/10/2022	PGH WATER COOLER-ELKAY WATER FOUNTAIN RPR-HIRMAN	83.05
US BANK	12343	02/08/2022	1/10/2022	IHEARTMEDIA-DEC MONTHLY SUBSCRIPTION-HIRMAN	10.73
US BANK	12343	02/08/2022	1/10/2022	ZOOMSHIFT-SUBSCRIPTION 11/15/21-1/10/22-HIRMAN	76.57
US BANK	12343	02/08/2022	1/10/2022	OTC BRANDS-ICE SHOW BANNER-PIETRUSZEWSKI	64.40
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD FOR CONCESSIONS/VENDING-MUCKENHIRN	20.62
US BANK	12343	02/08/2022	1/10/2022	HYVEE-FOOD FOR CONCESSIONS-HIRMAN	25.44
US BANK	12343	02/08/2022	1/10/2022	HYVEE-FOOD FOR CONCESSIONS-MUCKENHIRN	29.97
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD FOR CONCESSIONS/REC SUPPLY-MUCKENHIRN	130.28
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD/SUPPLIES FOR CONCESSIONS-MUCKENHIRN	128.45
US BANK	12343	02/08/2022	1/10/2022	HYVEE-FOOD FOR CONCESSIONS/STAFF PIZZAS-HIRMAN	91.90
US BANK	12343	02/08/2022	1/10/2022	WALMART-FOOD FOR CONCESSIONS/VENDING-MUCKENHIRN	132.23
US BANK	12343	02/08/2022	1/10/2022	MIAMA-ARENA MEMBERSHIP -HIRMAN	200.00
US BANK	12343	02/08/2022	1/10/2022	MGCSA-MEMBERSHIP RENEWAL CLASS C-HANSON	165.00
US BANK	12343	02/08/2022	1/10/2022	ZOOMSHIFT-SUBSCRIPTION 12/12/21-1/12/22-NEITZ	214.00
US BANK	12343	02/08/2022	1/10/2022	FACEBOOK-PROMO ADS EAGLES GRILL/GIFT CARDS-NEITZ	165.99
US BANK	12343	02/08/2022	1/10/2022	WALMART-TV FOR IRRIGATION COMPUTER-HAN	342.48
US BANK	12343	02/08/2022	1/10/2022	MENARDS-CREDIT TRANSITION STRIP FOR FLOO	-101.95
US BANK	12343	02/08/2022	1/10/2022	MENARDS-SUPPLIES FOR CLUBHOUSE-JONES	44.19
US BANK	12343	02/08/2022	1/10/2022	THEKNOT/WEDDINGWIRE-VENUE ADVERTISING-NEITZ	480.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	12343	02/08/2022	1/10/2022	CUB FOODS-FOOD FOR SPONSORED EVENT-JONES	7.55
US BANK	12343	02/08/2022	1/10/2022	DOLLAR TREE-SANTA BRUNCH SUPPLIES-NEITZ	36.51
US BANK	12343	02/08/2022	1/10/2022	MENARDS-SANTA BRUNCH SUPPLIES-NEITZ	102.82
US BANK	12343	02/08/2022	1/10/2022	RESTAURANT DEPOT-FOOD FOR CLUBHOUSE-JONES	94.64
US BANK	12343	02/08/2022	1/10/2022	ISSUU-DISCOVER CG/CVB 2022 PUBLISH SOFTWARE-LEV	480.00
US BANK	12343	02/08/2022	1/10/2022	THE WEBSTAURANT STORE-COFFEE MAKER-ANSELMENT	2,304.64
US BANK	12343	02/08/2022	1/10/2022	THE WEBSTAURANT STORE-RETURN COFFEEMAKER-ANSELMENT	-2,146.35
US BANK	12343	02/08/2022	1/10/2022	THE WEBSTAURANT STORE-REFUND SALES TAX-ANSELMENT	-158.29
US BANK	12343	02/08/2022	1/10/2022	STAMPS-PRO PLAN SVC 12/18/21-1/18/22-ANSELMENT	17.99
US BANK	12343	02/08/2022	1/10/2022	SMARTWAIVER-DECEMBER GROWTH PLAN SVC-ANSELMENT	30.00
US BANK	12343	02/08/2022	1/10/2022	MAILCHIMP-DECEMBER SVC-ANSELMENT	40.98
US BANK	12343	02/08/2022	1/10/2022	NRA*CREDENTIAL RENEWAL-RENEW NRA LICENSE-ANSELMENT	60.00
US BANK	12343	02/08/2022	1/10/2022	CLEANFREAK-NYLON FLOOR SCRUBBING BRUSH-ANSELMENT	143.22
US BANK	12343	02/08/2022	1/10/2022	AED SUPERSTORE-CREDIT EMS SUPPLIES-PRITCHARD	-16.58
US BANK	12343	02/08/2022	1/10/2022	AED SUPERSTORE-TRAINING EQUIPMENT-PRITCHARD	885.40
US BANK	12343	02/08/2022	1/10/2022	NFPA NATL FIRE PROTECT-NFPA MEMBERSHIP-PRITCHA	175.00
US BANK	12343	02/08/2022	1/10/2022	NATIONAL EMS MANAGEMENT ASSOC-MEMBERSHIP-PRITCHARD	135.00
US BANK	12343	02/08/2022	1/10/2022	WALMART-LABELS-MOSHIER	5.65
US BANK	12343	02/08/2022	1/10/2022	HOLST TRUCK&AUTO WRECKING-PARTS 4003/33702-MOSHIER	670.00
US BANK	12343	02/08/2022	1/10/2022	61 MARINE & SPORTS-PARTS 2197/33712-MOSHIER	175.47
US BANK	12343	02/08/2022	1/10/2022	WALMART-ANTENNA 8710/33670-BURFEIND	10.17
US BANK	12343	02/08/2022	1/10/2022	TARGET-PLANNER-MOSHIER	32.18
US BANK	12343	02/08/2022	1/10/2022	NORTHERN TOOL-VEHICLE BRUSH HEADS-MOSHIER	153.89
US BANK	12343	02/08/2022	1/10/2022	WALMART-SG 2TB HARD DRIVE-BLUHM	63.35
US BANK	12343	02/08/2022	1/10/2022	ZOOM-WEBINAR 12/16/21-1/15/22-BLUHM	214.64
US BANK	12343	02/08/2022	1/10/2022	AMAZON WEB SERVICES-DECEMBER STORAGE SVC-BLUHM	34.51
				Vendor VEN21640 - US BANK Total:	**17,164.07**
Vendor: VEN32448 - US BANK					
US BANK	215551	02/09/2022	13072851	4TH QTR CUSTODY FEES	2,494.05
				Vendor VEN32448 - US BANK Total:	**2,494.05**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN32558 - US BANK					
US BANK	215550	02/09/2022	20220125	JANUARY UNIFORM PURCHASES	17,399.69
US BANK	215550	02/09/2022	20220125	JANUARY UNIFORM PURCHASES	644.90
				Vendor VEN32558 - US BANK Total:	**18,044.59**
Vendor: VEN35435 - US FOODS, INC					
US FOODS, INC	12339	02/03/2022	4412709	SUPPLIES FOR CLUBHOUSE	187.96
				Vendor VEN35435 - US FOODS, INC Total:	**187.96**
Vendor: VEN22333 - VALLEY SALES OF HASTINGS, INC.					
VALLEY SALES OF HASTINGS, I	215552	02/09/2022	60490	MIRROR - 1509/33824	231.78
				Vendor VEN22333 - VALLEY SALES OF HASTINGS, INC. Total:	**231.78**
Vendor: VEN22335 - VALLEY-RICH COMPANY INC					
VALLEY-RICH COMPANY INC	215480	02/02/2022	30326	8972 JASMINE LANE - REPAIRS	3,611.28
VALLEY-RICH COMPANY INC	215480	02/02/2022	30328	6968 INNSDALE AVE - REPAIRS	13,301.16
VALLEY-RICH COMPANY INC	215480	02/02/2022	30311	7080 IRVIN AVE - REPAIRS	4,383.53
VALLEY-RICH COMPANY INC	215480	02/02/2022	30304	8349 INDIAN BLVD S - REPAIR	5,896.70
				Vendor VEN22335 - VALLEY-RICH COMPANY INC Total:	**27,192.67**
Vendor: VEN35731 - VICTORIA GREEN					
VICTORIA GREEN	215553	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA MASTERY	18.66
				Vendor VEN35731 - VICTORIA GREEN Total:	**18.66**
Vendor: VEN23259 - WASHINGTON CONSERVATION DISTRICT					
WASHINGTON CONSERVATIO	215481	02/02/2022	5490	4TH QUARTER SHARED EDUCATOR	675.00
				Vendor VEN23259 - WASHINGTON CONSERVATION DISTRICT Total:	**675.00**
Vendor: VEN23132 - WASHINGTON COUNTY CHIEFS OF POLICE ASSOC					
WASHINGTON COUNTY CHIEF	215482	02/02/2022	20220202	2022 ANNUAL DUES-KOERNE	50.00
				Vendor VEN23132 - WASHINGTON COUNTY CHIEFS OF POLICE ASSOC Total:	**50.00**
Vendor: VEN23119 - WASHINGTON COUNTY FIRE CHIEFS ASSOC					
WASHINGTON COUNTY FIRE C	215483	02/02/2022	2022-102	2022 MEMBERSHIP DUES	50.00
				Vendor VEN23119 - WASHINGTON COUNTY FIRE CHIEFS ASSOC Total:	**50.00**
Vendor: VEN23156 - WASHINGTON COUNTY PUBLIC WORKS DEPT					
WASHINGTON COUNTY PUBLI	12340	02/03/2022	20220202	2022 ANNUAL RIGHT-OF-WAY PERMIT	100.00
				Vendor VEN23156 - WASHINGTON COUNTY PUBLIC WORKS DEPT Total:	**100.00**
Vendor: VEN29141 - WATSON COMPANY INC.					
WATSON COMPANY INC.	12341	02/03/2022	122506	SNACKS FOR ICE ARENA	74.64
WATSON COMPANY INC.	12341	02/03/2022	122506	SNACKS FOR ICE ARENA	1,624.72
WATSON COMPANY INC.	12382	02/10/2022	122645	SNACKS FOR ICE ARENA	25.47
WATSON COMPANY INC.	12382	02/10/2022	122645	SNACKS FOR ICE ARENA	1,633.94
				Vendor VEN29141 - WATSON COMPANY INC. Total:	**3,358.77**
Vendor: VEN35666 - WEX INC					
WEX INC	215484	02/02/2022	77453332	FUEL PURCHASES REBATE CREDIT 12/7/21-1/6/22	-0.79
WEX INC	215484	02/02/2022	77453332	FUEL PURCHASES 12/7/21-1/6/22	37.60
				Vendor VEN35666 - WEX INC Total:	**36.81**
Vendor: VEN35739 - WILL (DUANE) MANN					
WILL (DUANE) MANN	215554	02/09/2022	20220209	SKATE SCHOOL REFUND-PRE ALPHA	18.66
				Vendor VEN35739 - WILL (DUANE) MANN Total:	**18.66**
Vendor: VEN31705 - WISCONSIN SCTF					
WISCONSIN SCTF	215555	02/09/2022	INV024878	2/10/22 BIWEEKLY PAYROLL 1/17/22-1/30/22	669.22
				Vendor VEN31705 - WISCONSIN SCTF Total:	**669.22**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN35728 - XANDER BRITZ					
XANDER BRITZ	215556	02/09/2022	20220209	SKATE SCHOOL REFUND-MITE DEVELOPMENT	18.66
				Vendor VEN35728 - XANDER BRITZ Total:	**18.66**
Vendor: VEN24065 - XCEL ENERGY					
XCEL ENERGY	215485	02/02/2022	764164570	C/D SIRENS 12/18/21-1/17/2	42.44
XCEL ENERGY	215485	02/02/2022	764168987	PARK BUILDINGS 12/5/21-1/6/22	3,977.38
XCEL ENERGY	215485	02/02/2022	764352825	FIRE DEPT 12/9/21-1/12/22	1,937.93
XCEL ENERGY	215485	02/02/2022	764377500	PUBLIC WORKS 12/9/21-1/12/22	8,962.78
XCEL ENERGY	215485	02/02/2022	764378393	CITY STREET LIGHTS 12/9/21-1/12/22	13,559.23
XCEL ENERGY	215557	02/09/2022	765608562	ICE ARENA (LOAD PROFILE) 11/7/21-1/13/22	29,859.52
XCEL ENERGY	215557	02/09/2022	765742009	PSCH ELECTRICITY & GAS 12/5/21-1/10/22	14,940.50
XCEL ENERGY	215557	02/09/2022	765742015	WATER (WELL 11/6411 IDEAL AVE) 12/5/21-1/6/22	3,966.63
				Vendor VEN24065 - XCEL ENERGY Total:	**77,246.41**
Vendor: VEN26203 - ZACK'S INC.					
ZACK'S INC.	215486	02/02/2022	35322	BOW RAKE/SHOVEL/RATCHET/PLIERS/SQUEEGEE/BRUSHES	1,154.60
ZACK'S INC.	215558	02/09/2022	35392	DEGREASER 55 GAL DRUM - 31 MISC/33886	747.70
				Vendor VEN26203 - ZACK'S INC. Total:	**1,902.30**
Vendor: VEN26201 - ZIEGLER INC.					
ZIEGLER INC.	12342	02/03/2022	IN000368859	WINDSHIELD WASHER TANK	124.87
ZIEGLER INC.	12342	02/03/2022	IN000390665	FUEL LEVEL SENDER & SCREWS - 8204/33751	137.18
ZIEGLER INC.	12383	02/10/2022	IN000403930	WASHER FLUID TANK - 8207/33893	126.87
ZIEGLER INC.	12383	02/10/2022	IN000407114	FUEL FLTRS,CAB FLTRS, OIL FLTR - 8205/33862	265.26
				Vendor VEN26201 - ZIEGLER INC. Total:	**654.18**
				Grand Total:	**1,166,826.00**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	205,010.22
230 - SURFACE WATER MANAGEMENT	198,366.00
235 - SEALCOATING FUND	9,907.00
250 - ICE ARENA	39,922.01
255 - GOLF COURSE SPECIAL REVENUE FUND	16,043.30
285 - ECONOMIC DEVELOPMENT AUTHORITY	20,758.61
290 - HERO CENTER OPERATIONS	10,244.70
455 - 3M SETTLEMENT - MPCA	7,761.50
500 - COMPLETED CONSTRUCTION	60,271.00
510 - FUTURE PROJECTS	32,022.50
515 - PARK CAPITAL IMPROVEMENT FUND	19,675.22
520 - MSA CONSTRUCTION	2,209.79
560 - PAVEMENT MANAGEMENT	4,423.50
568 - DEVELOPER PETITIONED PROJECTS	7,805.53
570 - PARK TRUST	6,378.50
575 - WATER CONNECT/AREA	74,717.83
580 - SEWER CONNECTION/AREA	38,557.00
585 - STORM CONNECTION/AREA	23,587.14
610 - WATER OPERATING	10,349.73
620 - SEWER OPERATING	37,138.27
630 - STREET LIGHTS	15,747.13
660 - SOUTH WASHINTON COUNTY AMBUL	13,549.29
700 - SELF INSURANCE	2,496.89
710 - FLEET MAINTENANCE	35,019.38
720 - INFORMATION TECHNOLOGY	27,931.50
800 - INVESTMENTS	2,494.05
810 - DEVELOPER LETTER OF CREDIT	114,703.96
990 - PAYROLL FUND	129,734.45
Grand Total:	**1,166,826.00**

Account Summary

Account Number	Account Name	Payment Amount
100-00-9100-1230	PREPAID EXPENSE	1,412.27
100-02-0110-4200	OFFICE SUPPLIES	74.43
100-02-0110-4210	OP SUPPLY-OTHER	2.95
100-02-0110-4300	PROF SERVICES	250.00
100-02-0110-4401	DUES & SUBS	441.70
100-02-0110-4403	TRAVEL/TRAIN/CON	426.59
100-02-0110-4434	SPECIAL EVENTS	106.08
100-05-0300-4300	PROF SERVICES	170.00
100-05-0300-4403	TRAVEL/TRAIN/CON	76.18
100-08-0395-4311	POSTAGE	2,339.57
100-08-0395-4434	SPECIAL EVENTS	375.00
100-09-2500-4210	OP SUPPLY-OTHER	4.38
100-09-2500-4305	FEES FOR SERVICE	193.10
100-09-2500-4360	UTILITIES	14,940.50
100-09-2500-4372	MAINT-REPAIR/BLD	76.88
100-09-2500-4380	RENTAL/LEASE	1,545.15
100-10-1100-4210	OP SUPPLY-OTHER	55.83
100-10-1100-4300	PROF SERVICES	17,853.25
100-13-1000-3140	BUILDING PERMIT	40.00
100-13-1000-4200	OFFICE SUPPLIES	210.79
100-13-1000-4403	TRAVEL/TRAIN/CON	1,031.42
100-13-1000-4449	OTHER CONTRACT	115.50
100-14-2040-4301	ENGINEERING SVS	12,287.76
100-14-2040-4449	OTHER CONTRACT	57.75
100-15-0400-4210	OP SUPPLY-OTHER	100.00

Account Summary

Account Number	Account Name	Payment Amount
100-15-0400-4360	UTILITIES	42.44
100-21-0500-4210	OP SUPPLY-OTHER	616.07
100-21-0500-4217	CLOTHING/UNIFORM	18,708.05
100-21-0500-4280	CAPITAL OUTLAY <$5,00	13,211.00
100-21-0500-4300	PROF SERVICES	424.00
100-21-0500-4305	FEES FOR SERVICE	422.27
100-21-0500-4311	POSTAGE	40.90
100-21-0500-4340	PRINTING	57.33
100-21-0500-4370	MAINT-REPAIR/EQ	-38.38
100-21-0500-4380	RENTAL/LEASE	783.72
100-21-0500-4401	DUES & SUBS	50.00
100-21-0500-4403	TRAVEL/TRAIN/CON	4,114.05
100-21-0500-4530	MACH & EQUIPMENT	9,119.66
100-21-0532-4210	OP SUPPLY-OTHER	1,451.19
100-21-0537-4210	OP SUPPLY-OTHER	295.62
100-21-0537-4280	CAPITAL OUTLAY <$5,00	8,138.18
100-21-0537-4300	PROF SERVICES	147.83
100-23-0450-4217	CLOTHING/UNIFORM	85.98
100-23-0450-4305	FEES FOR SERVICE	455.00
100-23-0455-3150	ANIMAL LICENSE	100.00
100-26-0800-4210	OP SUPPLY-OTHER	200.00
100-26-0800-4217	CLOTHING/UNIFORM	644.90
100-26-0800-4272	OP SUP-BUILDINGS	23.80
100-26-0800-4305	FEES FOR SERVICE	221.66
100-26-0800-4310	COMMUNICATION	281.28
100-26-0800-4360	UTILITIES	2,236.66
100-26-0800-4370	MAINT-REPAIR/EQ	-1,573.83
100-26-0800-4372	MAINT-REPAIR/BLD	2,693.41
100-26-0800-4380	RENTAL/LEASE	261.76
100-26-0800-4401	DUES & SUBS	50.00
100-26-0800-4403	TRAVEL/TRAIN/CON	4,460.00
100-31-1200-4210	OP SUPPLY-OTHER	1,252.77
100-31-1200-4217	CLOTHING/UNIFORM	292.47
100-31-1200-4371	MAINT-REPAIR/OTH	193.25
100-31-1200-4403	TRAVEL/TRAIN/CON	540.00
100-31-1200-4449	OTHER CONTRACT	616.00
100-32-1260-4210	OP SUPPLY-OTHER	12.93
100-32-1260-4449	OTHER CONTRACT	57.75
100-34-1290-4210	OP SUPPLY-OTHER	103.91
100-34-1290-4271	OP SUP-OTHER IMP	51,457.19
100-35-2005-4200	OFFICE SUPPLIES	76.67
100-35-2005-4210	OP SUPPLY-OTHER	134.37
100-35-2005-4272	OP SUP-BUILDINGS	800.00
100-35-2005-4305	FEES FOR SERVICE	107.12
100-35-2005-4340	PRINTING	28.67
100-35-2005-4360	UTILITIES	8,962.78
100-35-2005-4372	MAINT-REPAIR/BLD	53.77
100-35-2005-4380	RENTAL/LEASE	949.80
100-36-2200-4210	OP SUPPLY-OTHER	51.30
100-36-2200-4305	FEES FOR SERVICE	10,280.00
100-36-2200-4449	OTHER CONTRACT	38.50
100-41-1500-4210	OP SUPPLY-OTHER	50.96
100-41-1500-4217	CLOTHING/UNIFORM	251.99
100-41-1500-4272	OP SUP-BUILDINGS	806.71
100-41-1500-4360	UTILITIES	3,977.38
100-41-1500-4380	RENTAL/LEASE	590.36
100-41-1500-4403	TRAVEL/TRAIN/CON	350.00
100-41-1500-4449	OTHER CONTRACT	558.25

Account Summary

Account Number	Account Name	Payment Amount
100-41-1516-4300	PROF SERVICES	100.00
100-51-2300-3580	FACILITY USE	92.00
100-51-2300-4310	COMMUNICATION	93.82
100-51-2300-4380	RENTAL/LEASE	109.98
100-51-2300-4434	SPECIAL EVENTS	69.39
100-51-2300-4449	OTHER CONTRACT	38.50
230-60-3200-4300	PROF SERVICES	675.00
230-60-3200-4301	ENGINEERING SVS	4,185.75
230-60-3200-4305	FEES FOR SERVICE	5,985.00
230-60-3200-4449	OTHER CONTRACT	187,520.25
235-00-1217-4301	ENGINEERING SVS	6,400.50
235-00-1217-4550	PROJECT-CONTRACT	3,506.50
250-77-3700-4200	OFFICE SUPPLIES	33.28
250-77-3700-4209	OP SUPPLIES-CLEN	115.27
250-77-3700-4210	OP SUPPLY-OTHER	193.24
250-77-3700-4272	OP SUP-BUILDINGS	661.50
250-77-3700-4310	COMMUNICATION	174.25
250-77-3700-4341	ADVER/PUBLISH	81.25
250-77-3700-4360	UTILITIES	29,859.52
250-77-3700-4370	MAINT-REPAIR/EQ	60.00
250-77-3700-4372	MAINT-REPAIR/BLD	395.70
250-77-3700-4380	RENTAL/LEASE	109.98
250-77-3700-4401	DUES & SUBS	87.30
250-77-3700-4434	SPECIAL EVENTS	64.40
250-77-3700-4438	VENDING RESALE	394.73
250-77-3740-4438	CONCESSIONS RESALE	7,022.65
250-77-9250-1230	PREPAID EXPENSE	200.00
250-77-9250-3567	SKATING LESSONS	468.94
255-00-9255-1230	PREPAID EXPENSE	165.00
255-53-2100-4210	OP SUPPLY-OTHER	146.66
255-53-2100-4305	FEES FOR SERVICE	214.00
255-53-2100-4341	ADVER/PUBLISH	165.99
255-53-2100-4405	CLEAN/WASTE REMV	91.54
255-53-2100-4438	PRO/MISC RESALE	251.99
255-55-2105-4200	OFFICE SUPPLIES	342.48
255-55-2105-4210	OP SUPPLY-OTHER	636.62
255-55-2105-4217	CLOTHING/UNIFORM	186.00
255-55-2105-4270	OP SUP-VEH/EQ	5,398.76
255-55-2105-4272	OP SUP-BUILDINGS	250.46
255-55-2105-4305	FEES FOR SERVICE	90.80
255-55-2105-4380	RENTAL/LEASE	107.68
255-55-2105-4449	OTHER CONTRACT	38.50
255-56-2140-4210	OP SUPPLY-OTHER	532.16
255-56-2140-4305	FEES FOR SERVICE	159.03
255-56-2140-4341	ADVER/PUBLISH	487.55
255-56-2140-4372	MAINT-REPAIR/BLD	305.16
255-56-2140-4380	RENTAL/LEASE	196.21
255-56-2140-4405	CLEAN/WASTE REMV	183.08
255-56-2140-4434	SPECIAL EVENTS	2,239.33
255-56-2140-4436	CONCESSION RESAL	2,880.70
255-56-2140-4439	LIQUOR - RESALE	973.60
285-12-1135-4301	ENGINEERING SVS	17,932.25
285-12-1135-4305	FEES FOR SERVICE	10.73
285-12-1135-4403	TRAVEL/TRAIN/CON	849.43
285-12-9285-1230	PREPAID EXPENSE	480.00
285-12-9285-2220	DUE TO OTHER GOV	1,486.20
290-00-2900-4210	OP SUPPLY-OTHER	190.34
290-00-2900-4280	CAPITAL OUTLAY <$5,00	0.00

Account Summary

Account Number	Account Name	Payment Amount
290-00-2900-4300	PROF SERVICES	945.00
290-00-2900-4305	FEES FOR SERVICE	90.00
290-00-2900-4310	COMMUNICATION	155.39
290-00-2900-4311	POSTAGE	17.99
290-00-2900-4321	DATA PROCESSING	30.00
290-00-2900-4341	ADVER/PUBLISH	40.98
290-00-2900-4372	MAINT-REPAIR/BLD	8,229.00
290-00-2900-4380	RENTAL/LEASE	342.78
290-00-2900-4401	DUES & SUBS	60.00
290-00-2900-4405	CLEAN/WASTE REMV	143.22
455-00-7222-4551	PROJECT-ENGINEER	3,700.00
455-00-7232-4551	PROJECT-ENGINEER	1,120.00
455-00-7243-4551	PROJECT-ENGINEER	2,941.50
500-00-9500-4551	PROJECT-ENGINEER	60,271.00
510-00-6572-4551	PROJECT-ENGINEER	598.00
510-00-6574-4551	PROJECT-ENGINEER	7,248.50
510-00-9510-4301	ENGINEERING	24,176.00
515-00-9515-4300	PROF SERVICES	400.00
515-00-9515-4305	FEES FOR SERVICE	3,925.34
515-00-9515-4540	OTHER CAP OUTLAY	15,349.88
520-00-6562-4551	PROJECT-ENGINEER	1,272.00
520-00-6568-4551	PROJECT-ENGINEER	937.79
560-00-6541-4551	PROJECT-ENGINEER	4,423.50
568-00-6625-4551	PROJECT-ENGINEER	7,805.53
570-00-9570-4300	PROF SERVICES	4,100.00
570-00-9570-4301	ENGINEERING SVS	1,743.00
570-00-9570-4551	PROJECT-ENGINEER	535.50
575-00-7213-4551	PROJECT-ENGINEER	1,584.51
575-00-7218-4551	PROJECT-ENGINEER	58,577.40
575-00-7220-4551	PROJECT-ENGINEER	9,266.26
575-00-7250-4551	PROJECT-ENGINEER	471.00
575-00-7252-4559	PROJECT-OTHER	1,105.66
575-00-9575-4301	ENGINEERING SVS	3,713.00
580-00-7246-4551	PROJECT-ENGINEER	31,756.00
580-00-9580-4301	ENGINEERING SVS	6,801.00
585-00-9585-4301	ENGINEERING SVS	23,587.14
610-70-3000-4210	OP SUPPLY-OTHER	706.29
610-70-3000-4216	FERTILIZER/CHEM	380.00
610-70-3000-4217	CLOTHING/UNIFORM	151.97
610-70-3000-4231	SMALL TOOLS	533.66
610-70-3000-4301	ENGINEERING SVS	1,848.25
610-70-3000-4305	FEES FOR SERVICE	1,590.00
610-70-3000-4310	COMMUNICATION	206.87
610-70-3000-4360	UTILITIES	3,966.63
610-70-3000-4370	MAINT-REPAIR/EQ	735.06
610-70-3000-4449	OTHER CONTRACT	231.00
620-00-9620-1191	A/R-UTILITY	243.60
620-80-3100-4210	OP SUPPLY-OTHER	1,600.50
620-80-3100-4301	ENGINEERING SVS	8,043.75
620-80-3100-4371	MAINT-REPAIR/OTH	27,192.67
620-80-3100-4449	OTHER CONTRACT	57.75
630-75-1400-4231	SMALL TOOLS	552.40
630-75-1400-4301	ENGINEERING SVS	973.75
630-75-1400-4305	FEES FOR SERVICE	642.50
630-75-1400-4360	UTILITIES	13,559.23
630-75-1400-4449	OTHER CONTRACT	19.25
660-24-0330-4305	FEES FOR SERVICE	6,832.00
660-24-0600-4210	OP SUPPLY-OTHER	6,282.29

Account Summary

Account Number	Account Name	Payment Amount
660-24-0600-4217	CLOTHING/UNIFORM	125.00
660-24-9660-1230	PREPAID EXPENSE	310.00
700-00-9700-4300	PROF SERVICES	860.00
700-00-9700-4733	CLAIM-NONCITY PR	300.00
700-00-9700-4734	AUTO CLAIMS	1,336.89
710-33-1700-4210	OP SUPPLY-OTHER	974.47
710-33-1700-4212	LUB/ADD	112.50
710-33-1700-4217	CLOTHING/UNIFORM	32.23
710-33-1700-4270	OP SUP-VEH/EQ	8,573.54
710-33-1700-4305	FEES FOR SERVICE	17.50
710-33-1700-4370	MAINT-REPAIR/EQ	1,674.43
710-33-1700-4449	OTHER CONTRACT	77.00
710-33-1710-4211	MOTOR FUELS	23,276.93
710-33-1720-4210	OP SUPPLY-OTHER	218.06
710-33-1720-4217	CLOTHING/UNIFORM	50.00
710-33-1720-4231	SMALL TOOLS	12.72
720-07-0380-4200	OFFICE SUPPLIES	63.35
720-07-0380-4210	OP SUPPLY-OTHER	337.34
720-07-0380-4280	CAPITAL OUTLAY <$5,00	10,287.00
720-07-0380-4300	PROF SERVICES	6,250.00
720-07-0380-4310	COMMUNICATION	10,280.05
720-07-0380-4321	DATA PROCESSING	694.51
720-07-0380-4449	OTHER CONTRACT	19.25
800-00-9800-3810	INVEST INTEREST	2,494.05
810-00-9810-2310	DEPOSITS PAYABLE	114,703.96
990-05-9990-2010	PERA	111,616.18
990-05-9990-2035	LIFE INS-WITHHLD	304.00
990-05-9990-2037	CHILD SUPPORT	723.66
990-05-9990-2038	UNION DUES	3,842.00
990-05-9990-2043	DEFERRED COMP	13,248.61
	Grand Total:	**1,166,826.00**

Project Account Summary

Project Account Key		Payment Amount
None		1,166,826.00
	Grand Total:	**1,166,826.00**

PAYROLL CHECK REGISTER

Biweekly payroll dated 01/27/2022 $369,495.61

Biweekly payroll dated 02/10/2022- $368,062.51

Mayor Council payroll dated 02/10/2022- $1,845.28

PT Fire payroll dated 02/11/2022- $30,016.73

City Council Action Request

9A

Meeting Date	2/16/2022
Department	Community Development
Agenda Category	Public Hearings
Title	Hawthorne Pines 2nd Addition – Final Plat, Development Agreement, and Easement Vacation
Staff Recommendation	1. Hold the public hearing to vacate a drainage and utility easement. 2. Adopt Resolution 2022-025 vacating a drainage and utility easement within Outlot H, Hawthorne Pines 1st Addition. 3. Adopt Resolution 2022-026 approving the final plat for Hawthorne Pines, which is a 49.80-acre residential development with 106 single family lots. 3. Approve the Hawthorne Pines 2nd Addition Development Agreement with Pulte Homes of Minnesota. 4. Adopt Resolution 2022-027 approving the Hawthorn Pines 2nd Addition Development Plans dated December 20, 2021, prepared by Alliant Engineering.
Budget Implication	N/A

Attachments

Hawthorne Pines 2nd CC Memo.tif	24.2MB
Hawthorne Pines 2nd Easement Vacation Resolution.tif	16.87MB
Hawthorne Pines 2nd Final Plat.tif	4.61MB
Hawthorne Pines 2nd Resolution-FP.tif	12.47MB
Hawthorne Pines 2nd Development Agreement.tif	47.44MB
Hawthorne Pines 2nd Plans & Specs.tif	103.78MB
Hawthorne Pines 2nd Resolution-P&S.tif	4.68MB
Hawthorne Pines 2nd Engineers Memo.tif	4.62MB
Hawthorne Pines 2nd Res. 2020-042 (Sullivan Pines Preliminary Plat).tif	4.42MB

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Emily Schmitz, Senior Planner

DATE: February 10, 2022

RE: Hawthorne Pines 2nd Addition – Final Plat and Development Plan/Agreement

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Introduction

The City Council is requested to take the following actions:

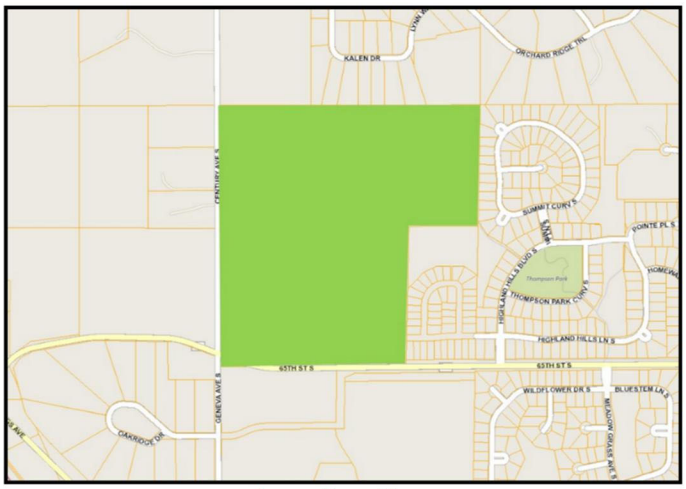
1) Hold a public hearing and adopt a resolution vacating drainage and utility easement within Outlot H, Hawthorne Pines 1st Addition.

2) Adopt a resolution approving the final plat for Hawthorne Pines 2nd Addition.

3) Approve the Hawthorne Pines 2nd Addition Development Agreement with Pulte Homes of Minnesota LLC.

4) Adopt a resolution approving the Hawthorne Pines 2nd Addition Development Plans dated December 20, 2021, prepared by Alliant Engineering.

The location for the proposed Hawthorne Pines subdivision is shown on the map below:

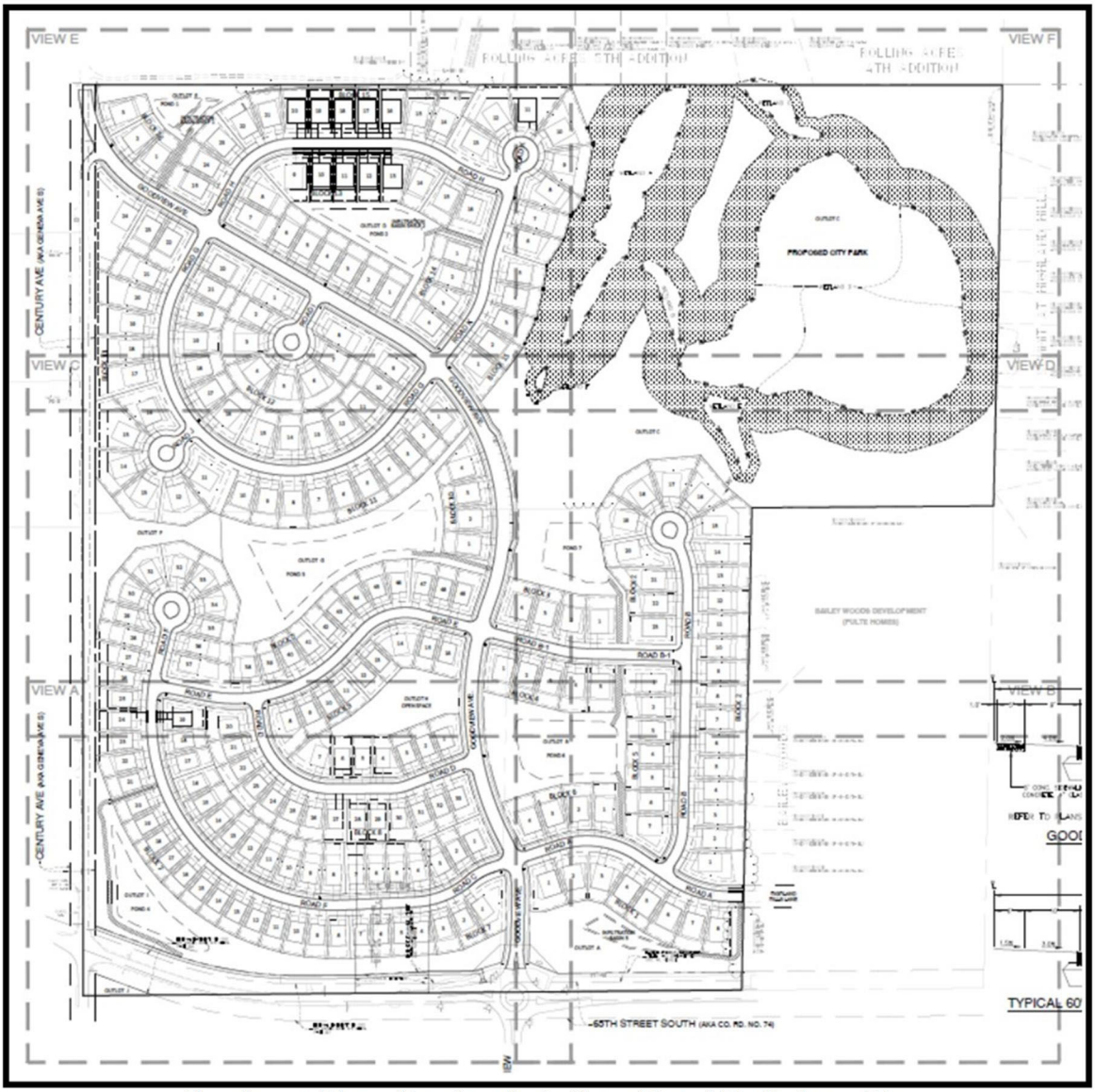


Location Map

Background

The preliminary plat for the Hawthorne Pines development, previously known as Sullivan Pines submitted by The Excelsior Group, was approved by the City Council on March 18, 2020 (Resolution 2020-042) along with rezoning of the land from AG-1, Agricultural Preservation, and R-2.5,

Residential Single Family, to R-3, Single-Family Residential, with a PUD, Planned Unit Development, (Ordinance 1022). The preliminary plat included 247 single family detached lots and 10 outlots. In April 2021, the entire development property was sold to the Pulte Group and the development name was changed to Hawthorne Pines. Pulte Homes submitted the Hawthorne Pines 1st Addition final plat at the May 19, 2021 City Council meeting, that proposed 93 single-family lots and 9 outlots which was approved (Resolution 2021-070). Hawthorne Pines 2nd Addition will consist of 106 single-family homes and 4 outlots.

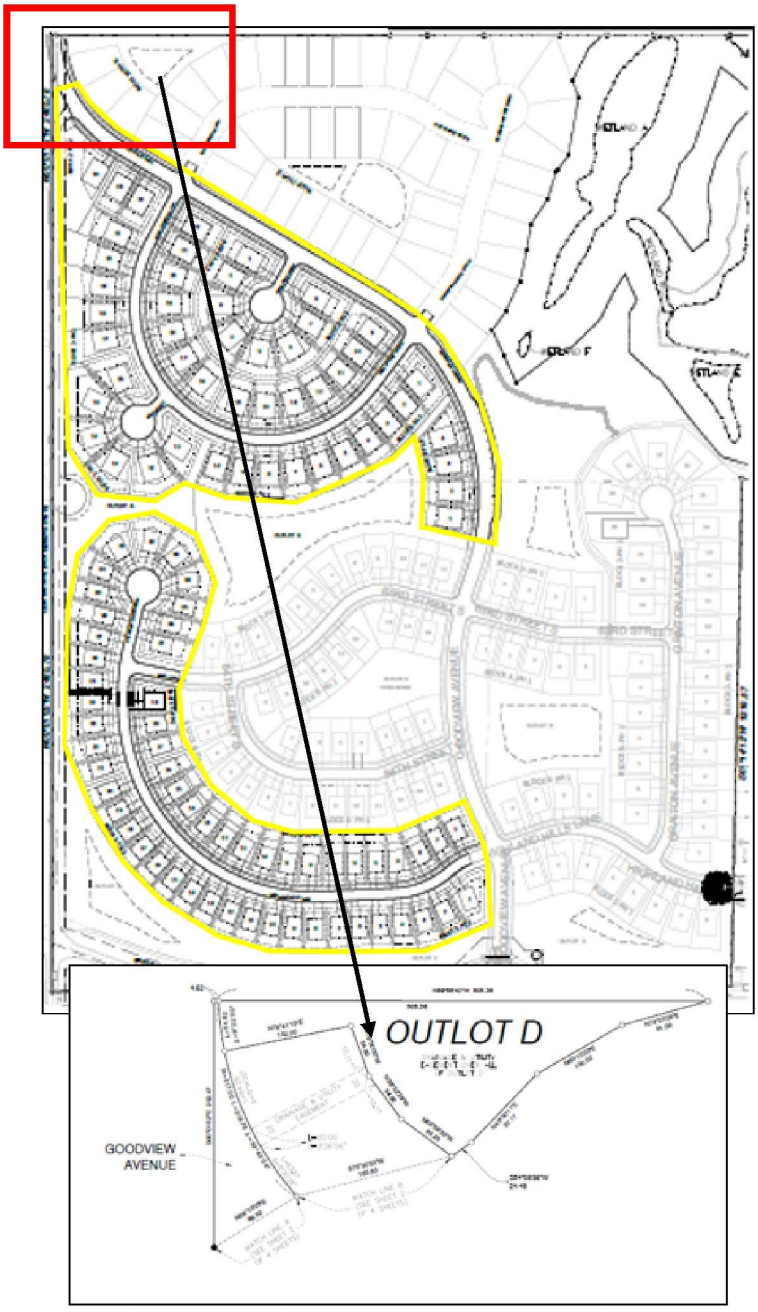


Hawthorne Pines (Previously Sullivan Pines) Preliminary Plat

1) Final Plat Review

The Hawthorne Pines 2nd Addition final plat was distributed to City departments, Washington County, City of Woodbury, and ISD 833 for their review and comments. All comments that were received have been incorporated into the review. No comments or recommendations were received from other City advisory commissions.

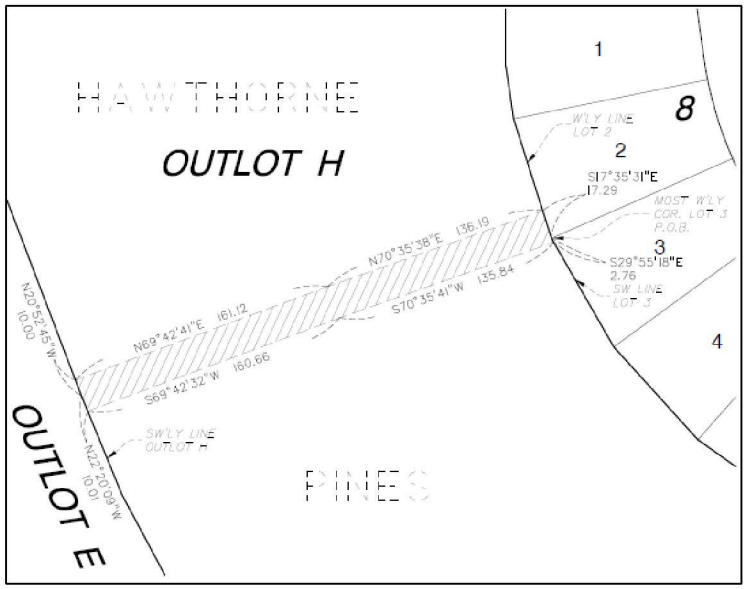
The final plat is in conformance with all other conditions of the preliminary plat as approved by the City Council and as stipulated in City Resolution 2020-042 (see attached). The Hawthorne Pines 2nd Addition final plat development area is outlined below in yellow as well as, and the final plat in its entirety is attached.

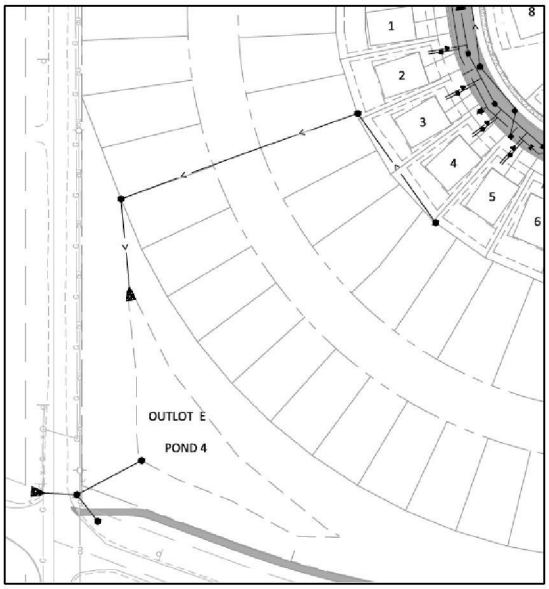


Hawthorne Pines 2nd Addition Final Plat

Easement Vacation

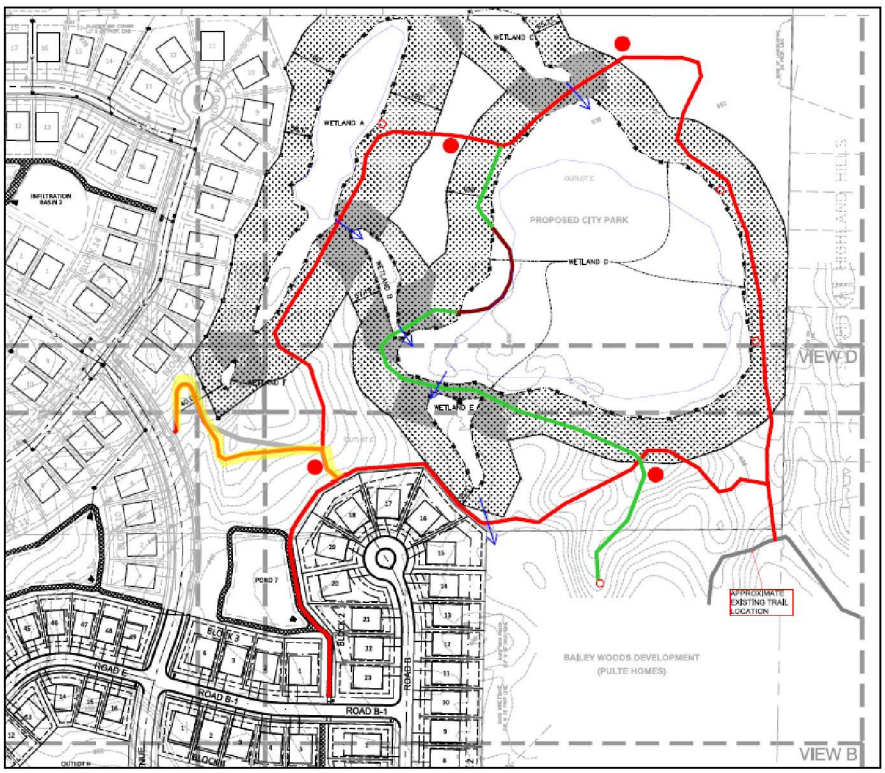
As part of the first addition of the Hawthorne development, the Developer needed to extend storm sewer through Outlot H to discharge into the pond. The easement was needed given the pipe extended through the outlot, which continued to be owned by Pulte Homes. The drainage and utility easement allowed the City access if needed. Given the second phase plats the lots, the pipe will now extend within side yards easement areas, which will still allow the City to access the pond.





Park Dedication

As part of the first addition of the Hawthorne development, the Developer was required to deed Outlot C (northeast corner of the development) to the City, which covered the required park dedication for the development as a whole. The City continues to plan for the trail corridor that will provide pedestrian access around the entire park area and to adjacent neighborhoods. The Developer, as part of the first phase, constructed the portion of trail that connects to the Bailey Woods development. Additionally, the below highlighted trail segment will be constructed as part of the second addition.



Preliminary Trail Plan

Landscape
During the preliminary plat process, the Developer requested that each lot (55-foot wide) only require two additional yard trees along with the ten shrubs. The remaining two trees were approved to be planted within common lot areas of the development or along the 65th Street buffer. The required yard trees and shrubs are not shown on the proposed landscape plan and are required to be planted per the development agreement. Lots larger than 55 feet wide are required to plant four trees and ten shrubs.

Goodview Avenue
The Developer will be responsible for construction of Goodview Avenue through the second addition. Goodview will be required to connect to Geneva/Century in the northwest corner of the development property. This connection will provide for a second access in and out of the development with the construction of the additional lots. The developer will be responsible for posting no construction traffic signs at such time the connection has been made.

Geneva/Century
The City continues to work with adjacent communities, Newport and Woodbury, as well as Washington County on plans for the removal of the northern leg of Geneva/Century at 65th Street and providing a turnaround. Current plans will require removal of the connection of Geneva/Century to 65th Street as part of the third and final phase of the Hawthorne Pines development. In order to be sure sufficient right-of-way is available for construction of a future cul-de-sac, the Developer, as part of the second phase, is platting additional right-of-way adjacent to Outlot A. The City will continue to work with Newport, Woodbury, and Washington County on the details of the removal of the southerly section of Geneva/Century.

Pond Access Routes
As with other developments, pond access routes are required to be platted allowing for City access to ponds within developments for regular maintenance. Property owners adjacent to pond access routes are required to maintain the area to the center of those access routes. The following lots will be required to maintain to the center of adjacent pond access routes:

Lot 4, Block 3
Lot 1, Block 2
Lot 2, Block 2
Lot 1, Block 3

2) Development Agreement

The Developer has signed the development agreement, which is attached for review.

3) Development Plan Review

The City Engineer has reviewed the development plans dated December 20, 2021, by the Developer's consulting engineer, Alliant Engineering, and is recommending approval of those plans (e.g., construction plans, drawings, specifications, and surveys) subject to the comments in the January 11, 2022, review letter (attached).

Recommendations

The City Council is recommended to take the following actions:

1. Hold the public hearing and adopt a resolution vacating a drainage and utility easement within Outlot H, Hawthorne Pines 1st Addition.

2. Adopt a resolution approving the final plat for Hawthorne Pines, which is a 49.80-acre residential development with 106 single family lots.

3. Approve the Hawthorne Pines 2nd Addition Development Agreement with Pulte Homes of Minnesota.

4. Adopt a resolution approving the Hawthorn Pines 2nd Addition Development Plans dated December 20, 2021, prepared by Alliant Engineering.

Attachments
Hawthorne Pines 2nd Addition Final Plat
Hawthorne Pines 2nd Addition Development Agreement
Hawthorne Pines 2nd Addition Development Plans dated December 20, 2021
Engineer's Comments Review Letter dated January 11, 2022
Resolution 2020-042 (Sullivan Pines Preliminary Plat)

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

A RESOLUTION VACATING A PUBLIC DRAINAGE AND UTILITY EASEMENT LOCATED WITHIN THE CITY OF COTTAGE GROVE, MINNESOTA

WHEREAS, by that certain plat of HAWTHORNE PINES recorded as Document No. 4315524 on May 28, 2021 in the Washington County Recorder's Office, a public drainage and utility easement was dedicated on Outlot H, HAWTHORNE PINES, and legally described as follows:

> Beginning at the most westerly corner of Lot 3, Block 8, said plat; thence South 29 degrees 55 minutes 18 seconds East, assumed bearing along the southwest line of said Lot 3, a distance of 2.76 feet; thence South 70 degrees 35 minutes 41 seconds West 135.84 feet; thence South 69 degrees 42 minutes 32 seconds West 160.66 feet to the southwesterly line of said Outlot H; thence North 22 degrees 20 minutes 09 seconds West, along said southwesterly line of Outlot H, a distance of 10.01 feet to an angle point; thence North 20 degrees 52 minutes 45 seconds West, along said southwesterly line of Outlot H, 10.00 feet; thence North 69 degrees 42 minutes 41 seconds East 161.12 feet; thence North 70 degrees 35 minutes 38 seconds East 136.19 feet to the westerly line of Lot 2, said Block 8; thence South 17 degrees 35 minutes 31 seconds East 17.29 feet to the point of beginning
>
> ("Public Drainage and Utility Easement"); and

WHEREAS, the Public Drainage and Utility Easement is depicted on the attached Exhibit A; and

WHEREAS, pursuant to Minn. Stat. § 412.851, the City Council may vacate any street, alley, public grounds, public way or any part thereof within the City by Resolution; and

WHEREAS, the City of Cottage Grove wishes to vacate the Public Drainage and Utility Easement legally described above and depicted on the attached Exhibit A; and

WHEREAS, a notice of a public hearing on said vacation was duly published, posted and mailed in accordance with applicable Minnesota Statutes, and a public hearing was held on said vacation; and

WHEREAS, the City Council of Cottage Grove then proceeded to hear all persons interested in said vacation and all persons interested were afforded an opportunity to present their views and objections to the granting of said vacation; and

WHEREAS, the City Council of Cottage Grove has determined that the vacation would be in the public interest.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Cottage Grove as follows:

1. That pursuant to Minn. Stat. § 412.851, hereby vacates the Public Drainage and Utility Easement legally described above and depicted on the attached Exhibit A.

2. That said vacation has no relationship to the City's Comprehensive Plan and therefore the Cottage Grove City Council has dispensed with the requirements of Minn. Stat. § 462.356, Subd. 2, that may require the Cottage Grove Planning Commission to perform a Comprehensive Plan compliance review of said vacation that may constitute a disposal of real property pursuant to § 462.356, Subd. 2.

3. That the City Clerk shall prepare a notice to be presented to the Washington County Auditor reflecting the completion of the proceedings herein.

Passed this 16th day of February 2022.

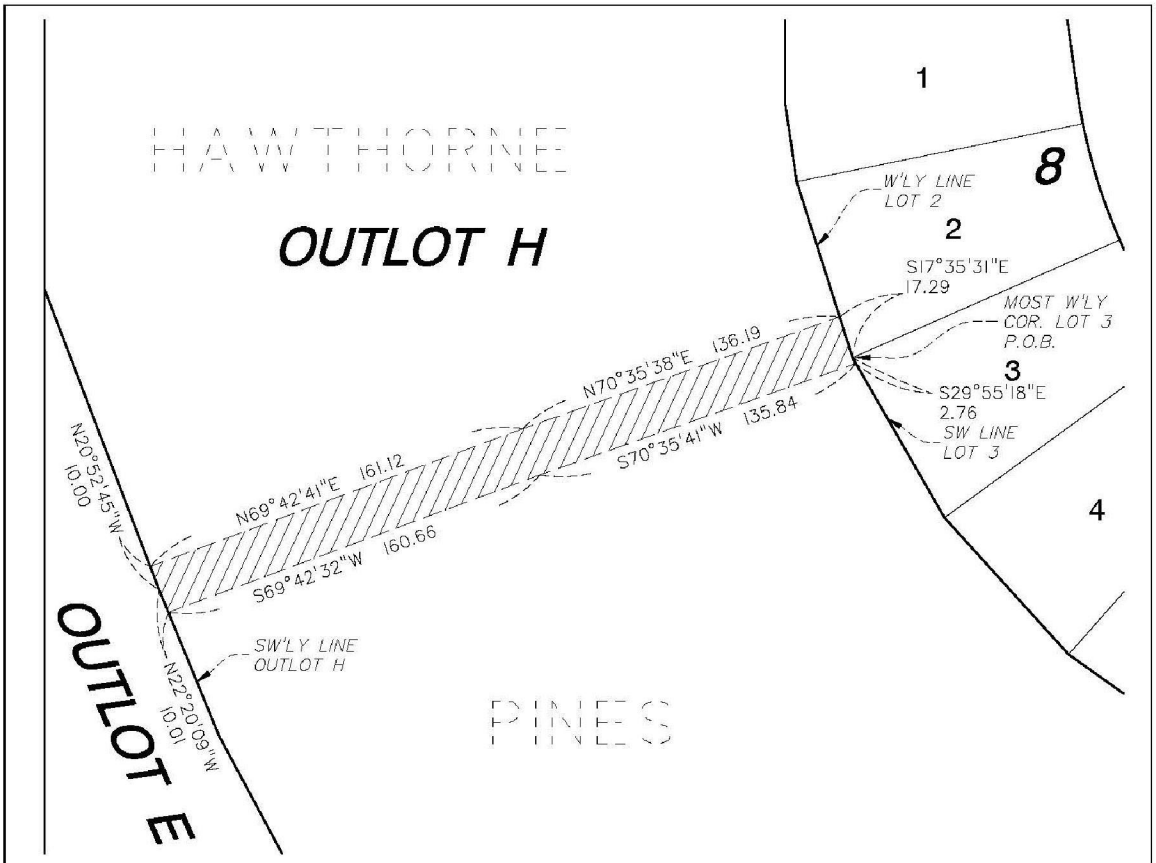
_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

EXHIBIT A

DEPICTION OF PUBLIC DRAINAGE AND UTILITY EASEMENT TO BE VACATED



Description of Drainage and Utility Easement to be Vacated

A Drainage and Utility Easement as dedicated on Outlot H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota. Said easement is described as follows:

Beginning at the most westerly corner of Lot 3, Block 8, said plat; thence South 29 degrees 55 minutes 18 seconds East, assumed bearing along the southwest line of said Lot 3, a distance of 2.76 feet; thence South 70 degrees 35 minutes 41 seconds West 135.84 feet; thence South 69 degrees 42 minutes 32 seconds West 160.66 feet to the southwesterly line of said Outlot H; thence North 22 degrees 20 minutes 09 seconds West, along said southwesterly line of Outlot H, a distance of 10.01 feet to an angle point; thence North 20 degrees 52 minutes 45 seconds West, along said southwesterly line of Outlot H, 10.00 feet; thence North 69 degrees 42 minutes 41 seconds East 161.12 feet; thence North 70 degrees 35 minutes 38 seconds East 136.19 feet to the westerly line of Lot 2, said Block 8; thence South 17 degrees 35 minutes 31 seconds East 17.29 feet to the point of beginning.

EASEMENT VACATION AREA

N

0 30 60 120

SCALE IN FEET

Design File: 190197	Checked By: DPE
Dwg Name: D&U VAC	Drawn By: DPE
Date: 12/22/21	Scale: 1" = 60'

HAWTHORNE PINES
DRAINAGE AND UTILITY EASEMENT VACATION EXHIBIT
COTTAGE GROVE, MINNESOTA

Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

NOTICE OF COMPLETION OF VACATION

CITY OF COTTAGE GROVE
COUNTY OF WASHINGTON – STATE OF MINNESOTA

To Whom It May Concern:

Please take notice:

1. Pursuant to Minn. Stat. § 412.851, the City of Cottage Grove initiated the vacation of the following public easement situated in the City of Cottage Grove, County of Washington, State of Minnesota:

By that certain plat of HAWTHORNE PINES recorded as Document No. 4315524 on May 28, 2021 in the Washington County Recorder's Office, a public drainage and utility easement was dedicated on Outlot H, HAWTHORNE PINES, and legally described as follows:

> Beginning at the most westerly corner of Lot 3, Block 8, said plat; thence South 29 degrees 55 minutes 18 seconds East, assumed bearing along the southwest line of said Lot 3, a distance of 2.76 feet; thence South 70 degrees 35 minutes 41 seconds West 135.84 feet; thence South 69 degrees 42 minutes 32 seconds West 160.66 feet to the southwesterly line of said Outlot H; thence North 22 degrees 20 minutes 09 seconds West, along said southwesterly line of Outlot H, a distance of 10.01 feet to an angle point; thence North 20 degrees 52 minutes 45 seconds West, along said southwesterly line of Outlot H, 10.00 feet; thence North 69 degrees 42 minutes 41 seconds East 161.12 feet; thence North 70 degrees 35 minutes 38 seconds East 136.19 feet to the westerly line of Lot 2, said Block 8; thence South 17 degrees 35 minutes 31 seconds East 17.29 feet to the point of beginning, depicted on the attached Exhibit A.

2. Notice of public hearing of said vacation was duly published, posted, and mailed in accordance with applicable Minnesota Statutes, and the public hearing was held on Wednesday, February 16, 2022.

3. The City Council of the City of Cottage Grove proceeded to hear all persons interested in said vacation and all persons interested were afforded an opportunity to present their views and objections to the proposed vacation.

4. That on the 16th day of February, 2022 the City Council of Cottage Grove pursuant to Minn. Stat. § 412.851, did adopt Resolution No._____ and did thereby vacate the public drainage and utility easement.

IN WITNESS WHEREOF, the City Clerk of the City of Cottage Grove has executed this Notice of Completion of Vacation.

CITY OF COTTAGE GROVE

By: _____
Joseph Fischbach, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

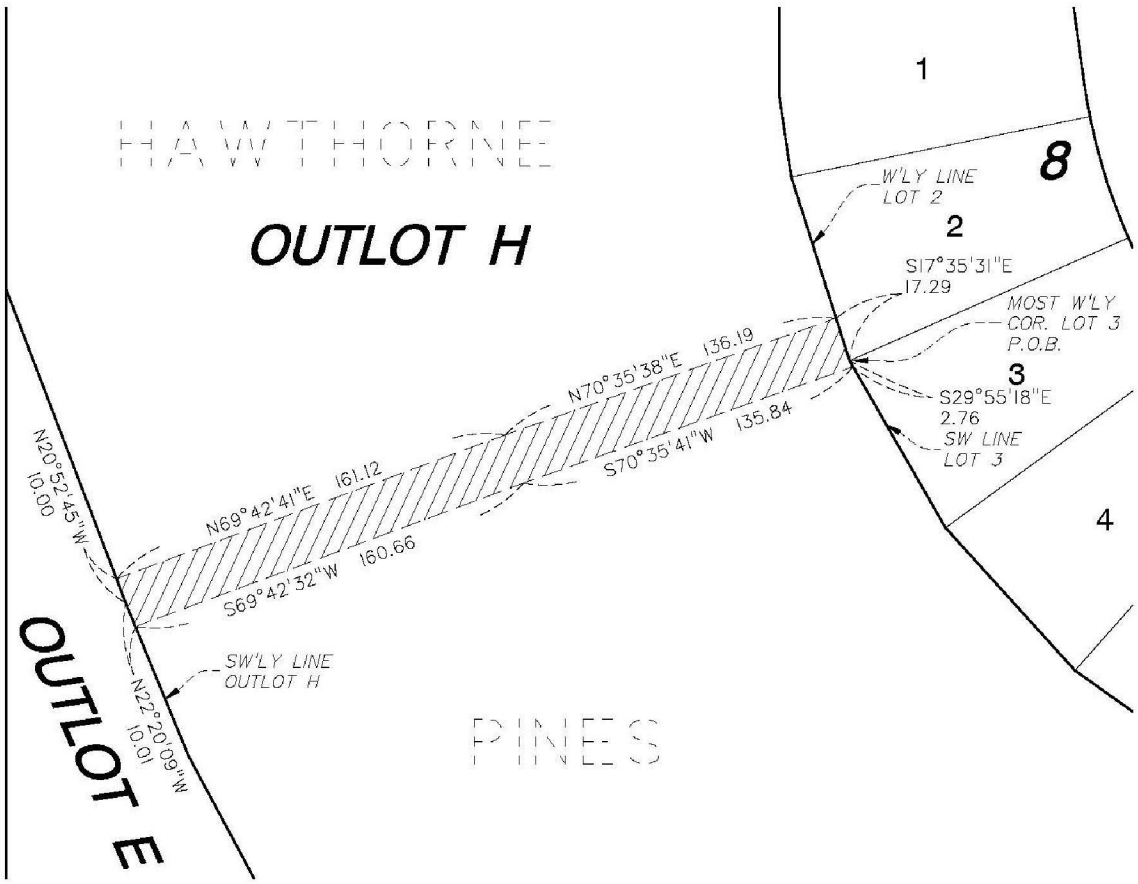
On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Joseph Fischbach to me personally known, who being by me duly sworn, did say that he is the City Clerk of the City of Cottage Grove, a Minnesota municipal corporation, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed on behalf of said municipality by authority of its City Council and said City Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY
AND AFTER RECORDING, RETURN TO:

Korine L. Land, #262432
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
651-451-1831

EXHIBIT A
DEPICTION OF PUBLIC DRAINAGE AND UTILITY EASEMENT TO BE VACATED



Description of Drainage and Utility Easement to be Vacated

A Drainage and Utility Easement as dedicated on Outlot H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota. Said easement is described as follows:

Beginning at the most westerly corner of Lot 3, Block 8, said plat; thence South 29 degrees 55 minutes 18 seconds East, assumed bearing along the southwest line of said Lot 3, a distance of 2.76 feet; thence South 70 degrees 35 minutes 41 seconds West 135.84 feet; thence South 69 degrees 42 minutes 32 seconds West 160.66 feet to the southwesterly line of said Outlot H; thence North 22 degrees 20 minutes 09 seconds West, along said southwesterly line of Outlot H, a distance of 10.01 feet to an angle point; thence North 20 degrees 52 minutes 45 seconds West, along said southwesterly line of Outlot H, 10.00 feet; thence North 69 degrees 42 minutes 41 seconds East 161.12 feet; thence North 70 degrees 35 minutes 38 seconds East 136.19 feet to the westerly line of Lot 2, said Block 8; thence South 17 degrees 35 minutes 31 seconds East 17.29 feet to the point of beginning.

EASEMENT VACATION AREA

N

0 30 60 120

SCALE IN FEET

Design File: 190197	Checked By: DPE
Dwg Name: D&U VAC	Drawn By: DPE
Date: 12/22/21	Scale: 1" = 60'

HAWTHORNE PINES
DRAINAGE AND UTILITY EASEMENT VACATION EXHIBIT
COTTAGE GROVE, MINNESOTA

Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HAWTHORNE PINES SECOND ADDITION

KNOW ALL BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

OUTLOT H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

And that the City of Cottage Grove, a Minnesota municipal corporation, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

OUTLOT I, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

Have caused the same to be surveyed and platted as HAWTHORNE PINES SECOND ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Pulte Homes of Minnesota LLC

By: _____
, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____, by _____, Chief Manager of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____.

In witness whereof said City of Cottage Grove, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

Signed: City of Cottage Grove

By: _____, Mayor

_____
(Print Name)

By: _____, Clerk

_____
(Print Name)

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____, by _____, Mayor and

_____, Clerk of the City of Cottage Grove, a Minnesota municipal corporation, on behalf of the corporation.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____.

SURVEYOR'S CERTIFICATE

I Peter Goers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on the plat; and prepared this plat or directly supervised the preparation of this plat; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set or that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____, by Peter Goers, Licensed Land Surveyor, Minnesota License No. 44110.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____.

CITY OF COTTAGE GROVE, MINNESOTA

This plat was approved by the City Council of Cottage Grove, Minnesota this _____ day of _____, 20_____, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By:_____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20_____, on real estate hereinbefore described, have been paid, and there are no delinquent taxes, and transfer has been entered on this _____ day of _____, 20_____.

By:_____ By _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

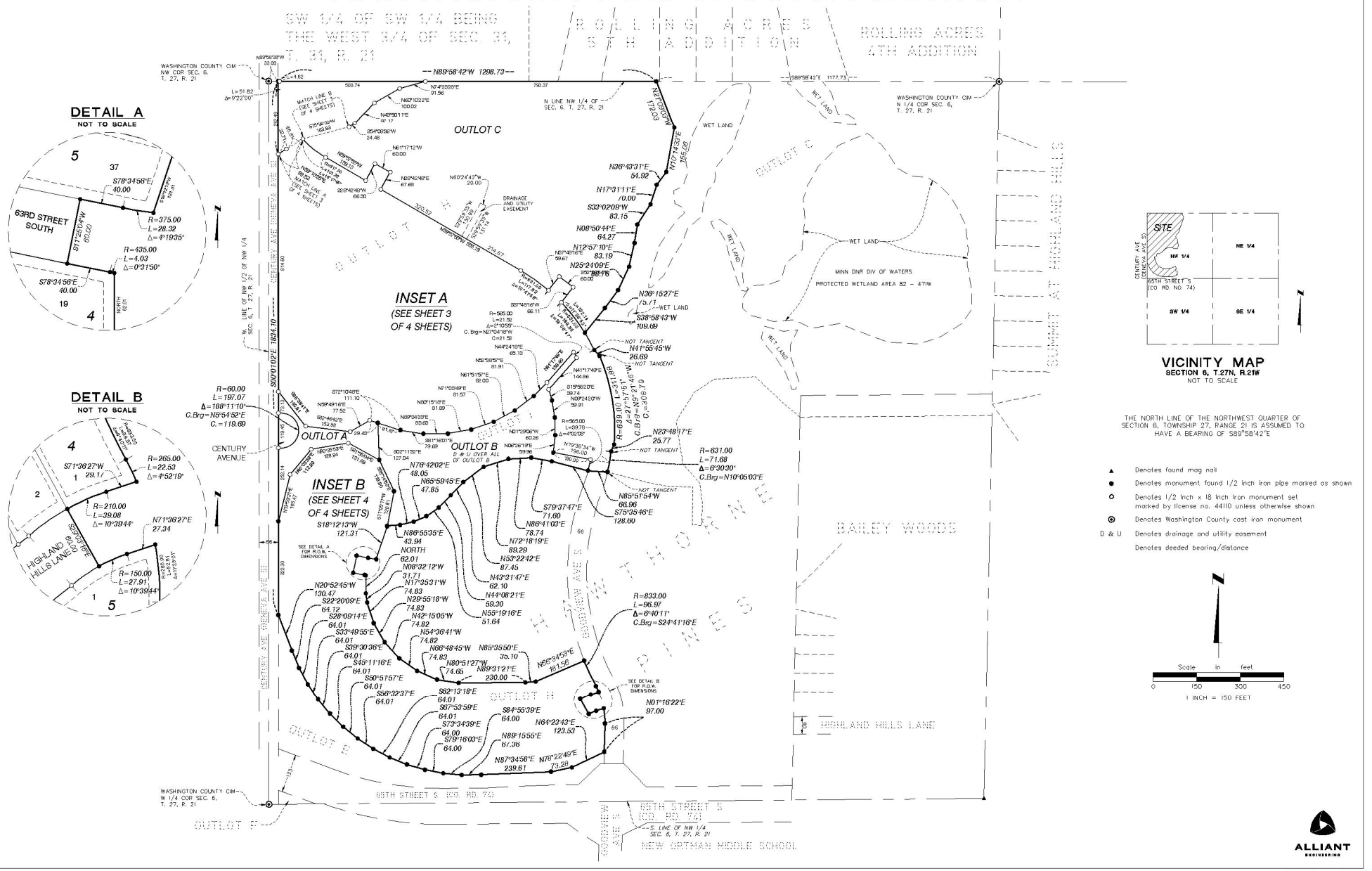
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20_____ at _____ o'clock __.M. and was duly recorded in Washington County Records.

By:_____ By _____
Washington County Recorder Deputy

ALLIANT ENGINEERING

HAWTHORNE PINES SECOND ADDITION



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

VICINITY MAP
SECTION 6, T.27N, R.21W
NOT TO SCALE

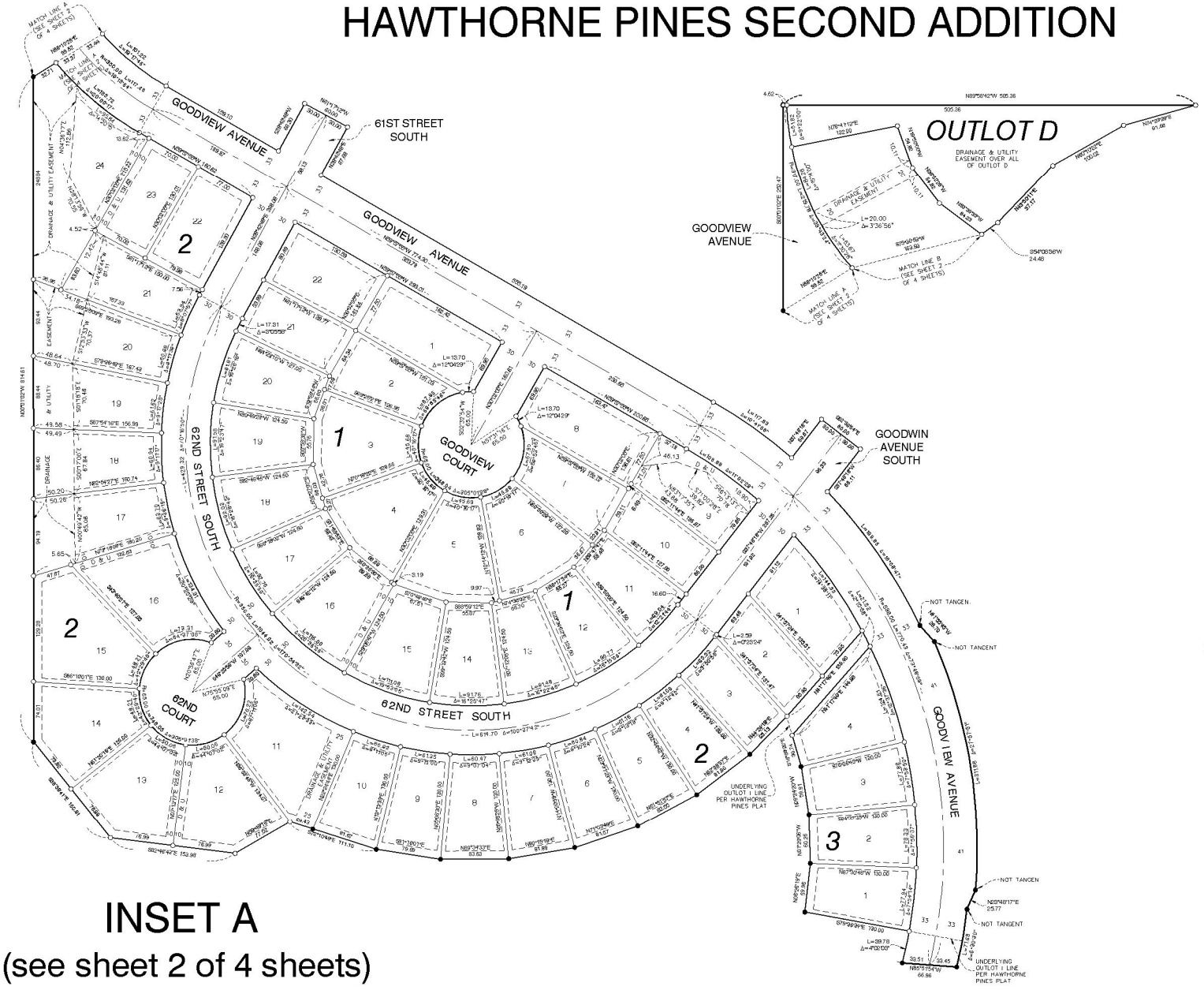
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27, RANGE 21 IS ASSUMED TO HAVE A BEARING OF S89°58'42"E

- ▲ Denotes found mag nail
- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Washington County cast iron monument
- D & U Denotes drainage and utility easement
- Denotes deeded bearing/distance

Scale in feet
0 150 300 450
1 INCH = 150 FEET

ALLIANT ENGINEERING

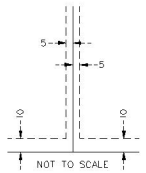
HAWTHORNE PINES SECOND ADDITION



INSET A

(see sheet 2 of 4 sheets)

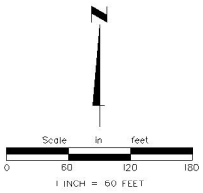
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining street lines and rear lot lines as shown on this plat, unless otherwise shown.

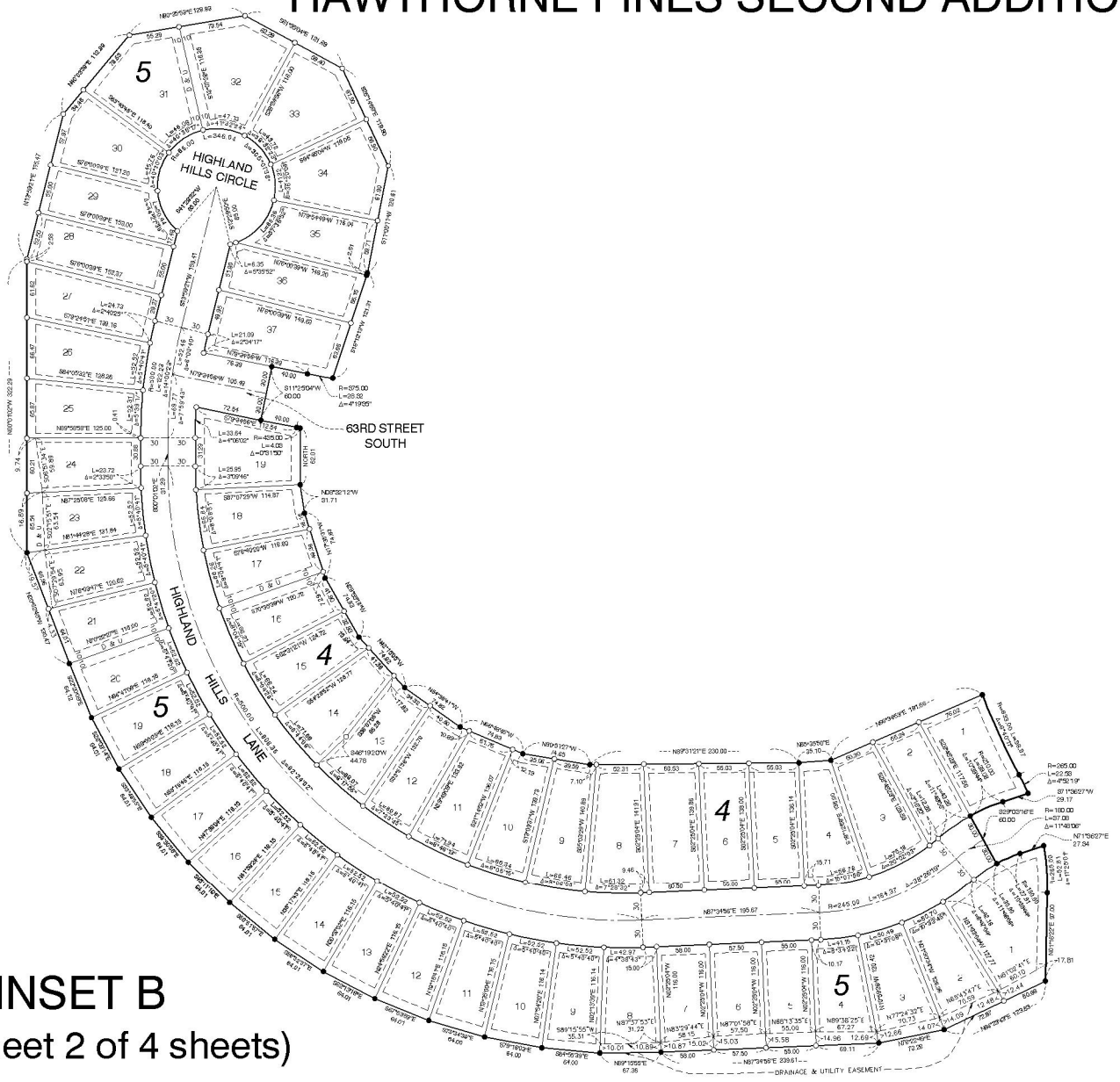
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27, RANGE 21 IS ASSUMED TO HAVE A BEARING OF S89°58'42"E

- ● Denotes 1/2 inch x 18 inch iron monument found marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- D & U Denotes drainage and utility easement

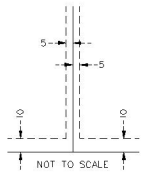


ALLIANT ENGINEERING

HAWTHORNE PINES SECOND ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



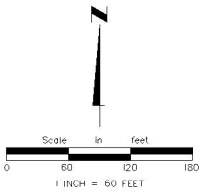
Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining street lines and rear lot lines as shown on this plat, unless otherwise shown.

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27, RANGE 21 IS ASSUMED TO HAVE A BEARING OF S89°58'42"E

● Denotes 1/2 inch x 18 inch iron monument found marked by license no. 44110

○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown

D & U Denotes drainage and utility easement



INSET B

(see sheet 2 of 4 sheets)

ALLIANT ENGINEERING

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

RESOLUTION APPROVING THE FINAL PLAT NAMED HAWTHORNE PINES 2ND ADDITION

WHEREAS, Pulte Homes of Minnesota LLC applied for a final plat to develop a residential subdivision named Hawthorne Pines 2nd Addition. This subdivision plat consists of 106 detached single-family homes and 4 outlots and is located on property legally described as:

OULOT H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

AND

OUTLOT I, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Planning Commission held the public hearing for the preliminary plat and a zoning amendment to change the zoning from AG-1, Agricultural Preservation, and R-2.5, Single-Family Residential, to R-3, Single Family Residential, with a PUD, Planned Unit Development, for the proposed Sullivan Pines subdivision on February 24, 2020; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendations and approved the preliminary plat (Resolution No. 2020-042) and the rezoning (Ordinance No. 1022) on March 18, 2020; and

WHEREAS, the City Council approved the final plat for Hawthorne Pines 1st Addition (formerly Sullivan Pines) final plat at their May 19, 2021, meeting that consisted of 93 single-family lots and 9 outlots (Resolution 2021-070); and

WHEREAS, City staff found the Hawthorne Pines 2nd Addition final plat substantially consistent with the approved preliminary plat and Planned Unit Development (PUD) plan; and

WHEREAS, the Developer, Property Owner, and City have entered into a development agreement for the Subdivision ("Development Agreement").

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the final plat for a residential subdivision plat named Hawthorne Pines 2nd Addition. This phase consists of 106 detached single-family homes, and 4 outlots located on the property legally described above. Approval of this final plat is subject to the following conditions:

1. The Developer and builders must comply with all City ordinances and policies.

2. The Developer must abide by the conditions stipulated in Resolution No. 2020-042, which approved the Posavad Pines preliminary plat, except as hereafter modified.

3. All utility, drainage, and development construction must conform to the plan set dated 12/20/2021 and include the completion of the comments included in the 01/11/2022 letter from Bolton and Menk and any subsequent comments from the City Engineer.

4. The Developer may start rough grading of the lots before the plat is filed, if a Minnesota Pollution Control Agency (MPCA) Construction Storm Water Permit has been issued and the City has been furnished with a cash escrow or letter of credit in the minimum amount specified in the approved development agreement.

5. Development of this project must comply with the grading and erosion control plans as approved by the City Engineer.

6. The City will supply the street light poles and luminaries. The Developer will pay the City for street light poles and street light luminaries.

7. The City agrees to review and consider the final wear course paving along certain roadway segments in advance of other roadways depending on the location of the roadway segment. The wear course/final lift of all streets in the subdivision must be completed within three years from the date all other public improvements are accepted by the City or when 90 percent of the houses have received a final certificate of occupancy, whichever is sooner.

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

9. The final plat and declaration of private covenants must be recorded with the Washington County Recorder's Office before any building permit can be issued.

10. Before final financial guarantees are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to the grading and drainage development plan(s) approved by the City Engineer.

11. The developer is responsible for the cost and installation of the required park and open space boundary markers.

12. All monument signs must comply with the City's Sign Ordinance, must be placed on private property, a building permit secured, and must be under the control of the HOA.

13. Park dedication has already been addressed with dedication of Outlot C, Hawthorne Pines 1st Addition.

14. Each lot in the subdivision shall have four (4) trees in addition to the boulevard tree and ten (10) shrubs installed prior to the issuance of a certificate of occupancy. Villa lots (55-foot-wide lots) require two (2) trees in addition to the required boulevard tree. The remaining required two trees per lot are required to be planted elsewhere within the common areas of the development.

15. All mailboxes and location of mailboxes must comply with the U.S. Post Office guidelines and regulations. Mailboxes placed at the curb shall all be the same design and color.

16. The Developer shall be required to sod all pond access routes. The following lots will be required to maintain to the center of pond access routes:

    Lot 4, Block 3
    Lot 1, Block 2
    Lot 2, Block 2
    Lot 1, Block 3

17. Goodview Avenue shall be constructed, and a connection made with Geneva/Century as part of the Hawthorne Pines 2nd Addition. The HOA should maintain the boulevard along Goodview Avenue where it is not directly adjacent to a residential lot.

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Joe Fischbach, City Clerk

DEVELOPMENT AGREEMENT

FOR THE PLAT OF

HAWTHORNE PINES SECOND ADDITION

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

PULTE HOMES OF MINNESOTA LLC

THIS AGREEMENT, made and entered into on the _____ day of _____, 2022, by and between the City of Cottage Grove, a Minnesota municipal corporation ("CITY"), and Pulte Homes of Minnesota LLC, a Minnesota limited liability company ("DEVELOPER").

RECITALS:

WHEREAS, in pursuant of the DEVELOPMENT PROJECT, the DEVELOPER has applied to the CITY for approval of the DEVELOPMENT PLANS and FINAL PLAT for Hawthorne Pines Second Addition; and

WHEREAS, in conjunction with the granting of these approvals, the CITY requires the installation and/or availability of public utilities (sewer and water), public streets, storm sewer pipes, ponds, and other facilities; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412, 429, and 462, the COUNCIL approved the FINAL PLAT and DEVELOPMENT PLANS on the following conditions:

1. That the DEVELOPER enters into this DEVELOPMENT AGREEMENT, which contract defines the work which the DEVELOPER undertakes to complete; and

2. The DEVELOPER shall provide an irrevocable letter of credit and cash deposits in the amounts and with conditions satisfactory to the CITY, providing for assurance of payment for the actual construction and installation of the improvements in the DEVELOPMENT PLANS, as specified and required by the CITY.

WHEREAS, the DEVELOPMENT PLANS were prepared by a registered professional engineer and have been submitted to and approved by the CITY ENGINEER.

NOW, THEREFORE, subject to the terms and conditions of this DEVELOPMENT AGREEMENT and in reliance upon the representations, warranties and covenants of the parties herein contained, the CITY and DEVELOPER agree as follows:

ARTICLE 1
DEFINITIONS

1.1. TERMS. The following terms, unless elsewhere defined specifically in the DEVELOPMENT AGREEMENT, shall have the following meanings as set forth below.

1.2. BUILDER. "BUILDER" means an entity that will be constructing a residence on a lot in the FINAL PLAT.

1.3. CITY. "CITY" means the City of Cottage Grove, a Minnesota municipal corporation.

1.4. CITY ENGINEER. "CITY ENGINEER" means the City Engineer of the City of Cottage Grove or delegatees.

1.5. CITY WARRANTIES. "CITY WARRANTIES" means all CITY WARRANTIES identified in Article 12 of this DEVELOPMENT AGREEMENT.

1.6. COUNCIL. "COUNCIL" means the Council of the City of Cottage Grove.

1.7. COUNTY. "COUNTY" means Washington County, Minnesota.

1.8. DEVELOPER. "DEVELOPER" means Pulte Homes of Minnesota LLC, a Minnesota limited liability company.

1.9. DEVELOPER DEFAULT. "DEVELOPER DEFAULT" means and includes, jointly and severally, any of the following or any combination thereof:

a) failure by the DEVELOPER to timely pay the CITY any money required to be paid under the DEVELOPMENT AGREEMENT;

b) failure by the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) breach of the DEVELOPER WARRANTIES.

1.10. DEVELOPER IMPROVEMENTS. "DEVELOPER IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified in Article 4.

1.11. DEVELOPER WARRANTIES. "DEVELOPER WARRANTIES" means all DEVELOPER WARRANTIES identified in Article 10 of this DEVELOPMENT AGREEMENT.

1.12. DEVELOPMENT AGREEMENT. "DEVELOPMENT AGREEMENT" means this instant agreement by and among the CITY and DEVELOPER.

1.13. DEVELOPMENT PLANS. "DEVELOPMENT PLANS" means all the street infrastructure, utility and grading plans, drawings, specifications, and surveys dated December 20, 2021 and prepared by Alliant Engineering, including all revisions approved by the City Engineer, hereby incorporated by reference and made a part of this DEVELOPMENT AGREEMENT.

1.14. DEVELOPMENT PROJECT. "DEVELOPMENT PROJECT" means a residential development to be known as Hawthorne Pines Second Addition that will be constructed on the DEVELOPMENT PROPERTY that is substantially in conformance with the FINAL PLAT.

1.15. DEVELOPMENT PROPERTY. "DEVELOPMENT PROPERTY" means that real property legally described on Exhibit A, attached hereto, upon which the DEVELOPMENT PROJECT will be constructed.

1.16. FINAL PLAT. "FINAL PLAT" means the FINAL PLAT, approved by the COUNCIL on February 16, 2022, attached hereto as Exhibit B.

1.17. FORCE MAJEURE. "FORCE MAJEURE" means acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lightning and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots, global pandemics, insurrections, war or civil disorder affecting the performance of work, blockades, power or other utility failures, and fires or explosions.

1.18. FORMAL NOTICE. "FORMAL NOTICE" means notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to CITY:	City of Cottage Grove Attention: City Administrator 12800 Ravine Parkway South Cottage Grove, MN 55016
If to DEVELOPER:	Pulte Homes of Minnesota LLC Attn: Chad Onsgard 7500 Flying Cloud Drive, Suite 670 Eden Prairie, MN 55344

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

1.19. INDIRECT COSTS. "INDIRECT COSTS" means the costs related to:

a) Finance, administration and legal costs; and

b) Engineering services performed by CITY Staff; and

c) Testing and Right of Way services; and

d) Consulting engineering services.

1.20. OTHER REGULATORY AGENCIES. "OTHER REGULATORY AGENCIES" means and includes, individually and collectively, the following:

a) Minnesota Department of Transportation

b) Washington County

c) Washington County Highway Department

d) South Washington Watershed District

e) Minnesota Department of Health

f) Minnesota Pollution Control Agency

g) Metropolitan Council

h) Minnesota Department of Natural Resources

i) Minnesota Board of Water and Soil Resources

j) Any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.21. PRELIMINARY PLAT. "PRELIMINARY PLAT" means the preliminary plat approved by the COUNCIL.

1.22. PRIOR EASEMENT HOLDERS. "PRIOR EASEMENT HOLDERS" means and includes, jointly and severally, all holders of any easements or other property interests which existed prior to the grant or dedication of any public easements transferred by the FINAL PLAT or transferred pursuant to this DEVELOPMENT AGREEMENT.

1.23. SITE IMPROVEMENTS. "SITE IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified on Exhibit C and in Article 3.

1.24. UTILITY COMPANIES. "UTILITY COMPANIES" means and includes, jointly and severally, the following:

a) Utility companies, including electric, gas and cable;

b) Pipeline companies.

ARTICLE 2
FINAL PLAT APPROVAL

2.1. FINAL PLAT APPROVAL. The COUNCIL approved the FINAL PLAT. All conditions contained in the CITY Council Resolution for the FINAL PLAT shall be considered a condition of this DEVELOPMENT AGREEMENT.

2.2. RECORDING OF FINAL PLAT. The DEVELOPER shall record the FINAL PLAT and this DEVELOPMENT AGREEMENT with the COUNTY Recorder. No building permits shall be issued unless the DEVELOPER shows evidence to the CITY that the FINAL PLAT and this DEVELOPMENT AGREEMENT have been recorded with the COUNTY Recorder and the CITY has received the financial obligations required in Article 15.

ARTICLE 3
SITE IMPROVEMENTS

3.1. SITE IMPROVEMENTS. DEVELOPER shall construct and install, at its own cost, all SITE IMPROVEMENTS identified on Exhibit C in accordance with industry standards for making public improvements.

3.2. AREA CHARGES. The CITY imposes Area Charges for sanitary sewer, water and storm sewer impacts to all new developments pursuant to City Code Section 8-1-2 C.2 and the Fee Schedule. Such Area Charges are identified on Exhibit G.

ARTICLE 4
DEVELOPER IMPROVEMENTS

4.1. DEVELOPER IMPROVEMENTS. The DEVELOPER shall install, at its own cost, the DEVELOPER IMPROVEMENTS in accordance with the DEVELOPMENT PLANS and in accordance with the approvals of the CITY Council, and all ordinances and PRELIMINARY and FINAL PLAT resolutions of the CITY or any amendments thereto and any Miscellaneous Requirements on Exhibit D, attached hereto.

4.2. GROUND MATERIAL. The DEVELOPER shall ensure that adequate and suitable ground material shall exist in the areas of public street and utility improvements and shall guarantee the removal, replacement or repair of substandard or unstable material through the warranty period. The cost of said removal, replacement or repair is the responsibility of the DEVELOPER.

4.3. GRADING/DRAINAGE PLAN, EASEMENTS AND HOURS OF CONSTRUCTION ACTIVITIES.

a) The DEVELOPER shall construct drainage facilities adequate to serve the DEVELOPMENT PROJECT in accordance with the DEVELOPMENT PLANS. The DEVELOPER agrees to grant to the CITY all necessary outlots and easements for the preservation and maintenance of the drainage system, for drainage basins and for utility service and for utility looping. The DEVELOPER shall enter into any easement

agreements and stormwater management agreements with the CITY that are deemed necessary to fulfill the obligations of this Section. The grading and drainage plan shall include lot and building elevations, drainage swales to be sodded, storm sewer, catch basins, erosion control structures and ponding areas necessary to conform to the overall CITY storm sewer plan. The grading of the site shall be completed in conformance with the DEVELOPMENT PLANS, subject only to such design criteria and engineering design and construction specifications as are used in the DEVELOPMENT PLANS notwithstanding any amendment or change to CITY standards for development subsequent to approval of the FINAL PLAT.

b) DEVELOPER shall dedicate drainage and utility easements as shown on the FINAL PLAT. Additional utility and drainage easements that may be required by the CITY may be granted by an acceptable document as approved by the CITY. Prior to issuance of a Certificate of Occupancy to a BUILDER for any dwelling unit constructed on a lot within the subdivision, a Certificate of Compliance by a land surveyor must be submitted to the CITY by the BUILDER reflecting conformance with the approved grading plan and confirming that the lot corner monuments are installed. DEVELOPER shall provide the CITY an as-built survey of the DEVELOPMENT PROPERTY in AUTOCAD format after the final rough grading is complete.

c) Building construction and general construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM. Site grading/excavation and street and utility construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM.

4.4. GRADING OF PUBLIC STREETS. The DEVELOPER must grade, in accordance with the grading plan provided to and approved by the CITY, all public streets, boulevards, driveways and other public lands, if any, and other lands shown in the approved grading plan. If the DEVELOPER does not perform the work required by this paragraph, the CITY will complete all work required of the DEVELOPER. The DEVELOPER will be financially responsible for payments for this work, which will be assessed as provided in Section 16.2.

4.5. INTERIM BITUMINOUS STREET. The DEVELOPER will construct a bituminous wedge for the roadways within the FINAL PLAT. The bituminous wedge will be removed once 90% of the residences have received a final Certificate of Occupancy or after three (3) years. At the end of three (3) years from the day the bituminous wedge is installed, even if 90% of the homes are not constructed, the DEVELOPER will remove the wedge and place the wear course pavement. The DEVELOPER is responsible for the replacement of any damaged sidewalk or curbside. The BUILDER will be responsible to preserve and protect the public roadway and any sidewalk/trail.

4.6. PUBLIC STREET MAINTENANCE. DEVELOPER is responsible for all maintenance, upkeep and repair of all public streets contained within the FINAL PLAT from initiation of construction through final acceptance by the CITY. The CITY will be responsible for snowplowing of interim streets that have been accepted by the CITY.

4.7. **STREET SWEEPING**. The DEVELOPER is responsible for the removal of all construction debris and earth materials within the public right-of-way typically resulting from new home construction activities. The CITY will inspect the roadways to ensure the DEVELOPER is keeping all public roadway surfaces clean. If any portion of a public roadway surface is found in an unacceptable condition, the CITY will have appropriate equipment dispatched to the site an all costs associated with the clean-up effort will be billed to the DEVELOPER.

4.8. **STREET SIGNS.** The DEVELOPER shall be financially responsible for the installation of street identification signs and non-mechanical and non-electrical traffic control signs. Street signs will be in conformance with the names as indicated on the FINAL PLAT and pursuant to CITY standards. The actual number and location of signs to be installed shall be determined by the CITY and actual installation shall be performed by CITY authorized personnel.

4.9. **SOD**. The DEVELOPER agrees that the BUILDER must pay for an install cultured sod from the street curb to the rear lot line(s) of each lot in the entire FINAL PLAT. For a lot where the Certificate of Occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph shall be completed by the BUILDER by June 15; for a lot where the Certificate of Occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by the BUILDER by the September 15. Notwithstanding anything to the contrary in this DEVELOPMENT AGREEMENT, it is agreed that in lieu of the BUILDER installing sod on each lot, the BUILDER may provide to a lot owner a certificate that entitles the lot owner to have sod delivered to that lot at the owner's request for installation by the lot owner.

4.10. **BOULEVARD AND AREA RESTORATION.** The DEVELOPER shall sod the Goodview Avenue boulevard and seed all other boulevards within 30 days of the completion of street related improvements and restore all other areas disturbed by the development grading operation in accordance with the approved erosion control plan, over the entire FINAL PLAT. Upon request of the CITY ENGINEER, the DEVELOPER shall remove the silt fences after grading and construction have occurred.

4.11. **LOT CORNER MONUMENTS.** The DEVELOPER shall install all subdivision lot corner monumentation within one year from the date of recording the FINAL PLAT, or the monumentation shall be installed on a per lot basis at the time the building permit for the subject lot is issued, whichever occurs first. At the end of the one year period from recording of this DEVELOPMENT AGREEMENT, the DEVELOPER shall submit to CITY ENGINEER written verification by a registered land surveyor that the required monuments have been installed throughout the FINAL PLAT.

4.12. **BOULEVARD TREES.** The DEVELOPER or BUILDER shall contact the City Forester for the purposes of staking the location of the boulevard trees to be planted and approving the tree species. Each lot requires at least one boulevard tree. Corner lots require a boulevard tree on each City Right-of-Way that abuts the property. The minimum size of tree to be planted in the City's Right-of-Way shall be one and three-fourths inch caliper (1-¾"), as measured by the American Association of Nurserymen.

4.13. STREET MAINTENANCE, RESTORATION, ACCESS AND REPAIR DURING CONSTRUCTION. The DEVELOPER shall clear, on a daily basis, any soil, earth or debris from the streets and wetlands within or adjacent to the FINAL PLAT resulting from the grading or building on the land within the FINAL PLAT by the DEVELOPER or its agents, and shall restore to the CITY's specifications any gravel base contaminated by mixing construction or excavation debris, or earth in it, and repair to the CITY's specifications any damage to bituminous surfacing resulting from the use of construction equipment.

Furthermore, the DEVELOPER shall maintain reasonable access to any occupied buildings within the FINAL PLAT, including necessary street maintenance such as grading, graveling, patching and snow removal prior to permanent street surfacing. The DEVELOPER agrees to perform and assume all responsibilities relating to snow removal and ice control, if the streets have not been accepted for winter maintenance by the CITY ENGINEER by October 15, or later if approved by the CITY's Public Works Director. Completion of the work described in the paragraph shall be completed within fifteen (15) days after notice by the CITY to the DEVELOPER that repair or restoration is required. Saturday working hours for the site grading/street and utility construction should start at 9:00 a.m.

4.14. OCCUPANCY AND ACCESS.

a) Building Permit. No building permit for any lot shall be issued until the DEVELOPER has constructed a temporary access consisting of a bituminous surface base that is acceptable in design by the CITY and the conditions on Exhibit D have been followed. Special consideration may be given for three model home building permits if approved by the CITY's Building Official and Fire Marshal as follows:

   i. One model home permit may be issued prior to roadway Class V gravel base and utilities being installed; and
   ii. Two additional model home permits may be issued after Class V gravel base and utilities have been installed.

b) Occupancy. No certificate of occupancy for any lot shall be issued until the DEVELOPER has constructed a permanent bituminous roadway and water and sanitary sewer improvements are available for use. No certificate of occupancy for any lot within the FINAL PLAT shall be issued until all water and sanitary sewer improvements are available for use and the first lift of street pavement has been installed.

4.15. DRIVEWAYS. Upon building a residence on a lot, the BUILDER shall construct a concrete or bituminous surface driveway for the lot in accord with CITY approved standards. For a lot for which a certificate of occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph must be completed by June 15; for a lot for which a certificate of occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by September 15.

4.16. VEGETATION. The DEVELOPER shall comply with CITY ordinances and policies related to preservation of vegetation and trees and specifically shall exercise reasonable efforts in residential areas to save mature, non-diseased trees and vegetation on the subject land which do not have to be removed for reasonable installation of buildings, streets, utilities or drainage improvements, construction activities related thereto, or site grading. Prior to any excavation, the DEVELOPER shall require a certified arborist to install tree protection on all trees that are to be saved and to mark trees such trees with a red band prior to any excavation. All diseased trees shall be removed according to CITY ordinance requirements.

4.17. LANDSCAPING. The responsibility for landscaping requirements are as follows:

a) The DEVELOPER is responsible for

i. Installing all landscaping improvements within the lots containing the Homeowners' Association-owned common elements shown on the DEVELOPER'S approved landscape plan.
ii. Granting the CITY the right to trim overgrown vegetation within the lots containing the Homeowners' Association-owned common elements.
iii. Installing all landscaping improvements as depicted on the DEVELOPER'S landscape plan in a timely manner.
iv. Including in the Homeowners' Association the responsibly of individual property owners identified in 4.17.b.

b) For single-family homes, individual property owners must:

i. Maintain their yards all the way to the curb or shoulder of the abutting roadways, trails for each parcel, including any landscaping in the boulevards.

ii. Maintain their yards to the edge of any abutting CITY trail.

iii. Plant the following number, size and types of trees and shrubs prior to the issuance of a certificate of occupancy for said lot:

1. For 65-foot wide lots, they shall have a minimum of four (4) trees and ten (10) shrubs planted on each lot, not including the boulevard tree;
2. For 55-foot wide lots, they shall have a minimum of two (2) trees and ten (10) shrubs planted on each lot, not including the boulevard tree;
3. Deciduous trees must have a trunk caliper width of not less than one and three quarter inches;
4. Coniferous trees shall not be less than six-feet in height.

c) The Homeowners' Association shall be required to maintain the landscaping and irrigation systems within the outlots containing the Homeowners' Association-owned common elements and irrigation systems to the back of the curb that is adjacent to the DEVELOPMENT PROJECT after it is installed by DEVELOPER.

d) The DEVELOPER will be financially responsible for this work, which shall be secured by a Letter of Credit.

4.18. EROSION CONTROL. The DEVELOPER shall provide and follow a plan for erosion control and pond maintenance in accord with the Best Management Practices (BMP) as delineated in the Minnesota Pollution Control Agency's on-line Stormwater Manual and as stated in the grading permit issued by the CITY. Such plan shall be detailed on the DEVELOPMENT PLANS and shall be subject to approval of the CITY ENGINEER. The DEVELOPER shall install and maintain such erosion control structures as appear necessary under the DEVELOPMENT PLANS, or as it becomes necessary subsequent thereto. The DEVELOPER shall be responsible for all damage caused as the result of grading and excavation within the FINAL PLAT including, but not limited to, restoration of existing control structures and clean-up of public right-of-way, until all lots are final graded and improvements are completed. As a portion of the erosion control plan, the DEVELOPER shall seed or sod any disturbed areas in accordance with the DEVELOPMENT PLANS. After the site is rough graded, the DEVELOPER must provide erosion control devices that are reasonably required by the CITY. The parties recognize that time is of the essence in controlling erosion. If the DEVELOPER does not provide erosion control, the CITY may, after a twenty-four (24) hour notice, take appropriate action to control erosion. The CITY may, without notice draw upon any posted financial guarantee to pay costs incurred by the CITY in controlling erosion within the FINAL PLAT, or at the CITY's option, assess the additional costs incurred as part of the DEVELOPER IMPROVEMENTS.

4.19. PROHIBITION ON TRANSFER OF RESPONSIBILITY. The DEVELOPER must not transfer or assign its responsibility to perform the requirements of Street Sweeping, Street Signs, Street Maintenance, Restoration, Access and Repair, Landscaping, and Erosion Control to any lot purchaser or BUILDER of a home on any lot within the FINAL PLAT. Notwithstanding the foregoing, it is agreed that DEVELOPER may transfer its responsibility for sod installation, provided DEVELOPER remains liable for the performance thereof and it is understood and agreed that upon transfer of the NPDES permit to the BUILDER or buyer of an individual lot, all responsibilities subsumed under the said NPDES permit specific to the subject lot shall, thereafter, be the BUILDER'S or buyer's responsibility and not DEVELOPER'S responsibility.

4.20. WEED/GRASS MAINTENANCE. DEVELOPER must not allow or permit within the FINAL PLAT, excluding land deeded to the CITY for public purposes, any weeds, grass, brush, or other rank vegetation to a height greater than eight (8) inches, or permit any accumulation of dead weeds, grass or brush. In the event the DEVELOPER fails to comply with this provision, the CITY may give the DEVELOPER notice to cut or remove material in violation of this paragraph. All costs of cutting or removing incurred by the CITY must be paid by the DEVELOPER or assessed against the property that is in violation.

ARTICLE 5
PARK CONTRIBUTION REQUIREMENTS

5.1. PARK DEDICATION. Park Dedication Fees were satisfied as part of the Hawthorne Pines Plat.

ARTICLE 6
PERMITS, LICENSES AND OTHER APPROVALS

6.1. PERMITS. The DEVELOPER shall obtain all necessary approvals, permits and licenses from the CITY, the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES, as identified on Exhibit E, attached hereto. Major design requirements of any such entities shall be determined prior to completion and incorporated into the DEVELOPMENT PLANS. All costs incurred to obtain said approvals, permits and licenses, and also all fines or penalties levied by any agency due to the failure of the DEVELOPER to obtain or comply with conditions of such approvals, permits and licenses, shall be paid by the DEVELOPER. The DEVELOPER shall defend and hold the CITY harmless from any action initiated by the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES resulting from such failures of the DEVELOPER.

ARTICLE 7
OTHER DEVELOPMENT REQUIREMENTS

7.1. MISCELLANEOUS REQUIREMENTS. Any additional requirements to approval of the FINAL PLAT and DEVELOPMENT PLANS as specified by the COUNCIL are incorporated herein and identified on Exhibit D.

7.2. TREE MITIGATION. DEVELOPER shall comply with all tree mitigation requirements in City Code Title 11-6-16 and City approvals.

ARTICLE 8

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ARTICLE 9
RESPONSIBILITY FOR COSTS

9.1. DEVELOPER AND SITE IMPROVEMENT COSTS. The DEVELOPER shall pay for the DEVELOPER IMPROVEMENTS and SITE IMPROVEMENTS; that is, all costs of persons doing work or furnishing skills, tools, machinery or materials, or insurance premiums or equipment or supplies and all just claims for the same; and the CITY shall be under no obligation to pay the contractor or any subcontractor any sum whatsoever on account thereof, whether or not the CITY shall have approved the contract or subcontract. Such site improvements are identified on Exhibit C.

The DEVELOPER is responsible for contracting and paying for the street and utility testing costs. The CITY's designated inspector on the DEVELOPMENT PROJECT will coordinate the street and utility testing activities. All testing reports shall be sent to the CITY with a copy to the DEVELOPER.

If deductions are owed on the street and utility construction pursuant to the MNDOT standards for construction, then these deductions will be paid by DEVELOPER to CITY within thirty (30) days after DEVELOPER receives notices of such deductions.

9.2. MISCELLANEOUS AND AREA CHARGES. The DEVELOPER shall reimburse the CITY for all miscellaneous costs and Area Charges incurred or to be incurred by the CITY in connection with this DEVELOPMENT AGREEMENT. Such costs are identified on Exhibit G.

9.3. ENFORCEMENT COSTS. The DEVELOPER shall pay the CITY for costs incurred in the enforcement of this DEVELOPMENT AGREEMENT, including engineering costs and reasonable attorneys' fees.

9.4. TIME OF PAYMENT. DEVELOPER shall pay all bills from the CITY within thirty (30) days after billing. Bills not paid within thirty (30) days shall bear interest at the rate of eight percent (8%) per year.

ARTICLE 10
DEVELOPER WARRANTIES

10.1. STATEMENT OF DEVELOPER WARRANTIES. The DEVELOPER hereby warrants and represents the following:

a) **AUTHORITY.** DEVELOPER is the fee title owner of the DEVELOPER parcels identified in the DEVELOPMENT PROPERTY on Exhibit A and in the FINAL PLAT and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT, and no approvals or consents of any persons are necessary in connection with the authority of DEVELOPER to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

b) **NO DEFAULT.** DEVELOPER is not in default under any lease, contract or agreement to which it is a party or by which it is bound which would affect performance under this DEVELOPMENT AGREEMENT. DEVELOPER is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment or decree which would prohibit the execution or performance of this DEVELOPMENT AGREEMENT by DEVELOPER or prohibit any of the transactions provided for in this DEVELOPMENT AGREEMENT.

c) **PRESENT COMPLIANCE WITH LAWS.** DEVELOPER has complied with and is not in violation of applicable federal, state or local statutes, laws, and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS; and DEVELOPER is not aware of any pending or threatened claim of any such violation.

d) **CONTINUING COMPLIANCE WITH LAWS.** DEVELOPER will comply with all applicable federal, state and local statutes, laws and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS.

e) **NO LITIGATION.** There is no suit, action, arbitration or legal, administrative or other proceeding or governmental investigation pending, or threatened against or affecting DEVELOPER or the FINAL PLAT or the DEVELOPMENT PLANS or the DEVELOPER IMPROVEMENTS. DEVELOPER is not in default with respect to any order, writ, injunction or decree of any federal, state, local or foreign court, department, agency or instrumentality.

f) **FULL DISCLOSURE.** None of the representatives and warranties made by DEVELOPER or made in any exhibit hereto or memorandum or writing furnished or to be furnished by DEVELOPER or on its behalf intentionally contains or will contain any untrue statement of material fact or intentionally omit any material fact the omission of which would be misleading. Any unintentional untrue statements or omissions shall be corrected or cured within thirty (30) days after the DEVELOPER receives FORMAL NOTICE or obtains knowledge of such error, unless an extension is granted by the CITY.

g) **PLAT COMPLIANCE.** The FINAL PLAT and the DEVELOPMENT PLANS comply with all CITY, COUNTY, metropolitan, state and federal laws and regulations, including but not limited to, subdivision ordinances, zoning ordinances and environmental regulations.

h) **WARRANTY ON PROPER WORK AND MATERIALS.** The DEVELOPER warrants all work required to be performed by it under this DEVELOPMENT AGREEMENT against defective material and faulty workmanship for a period of two (2) years after its completion and acceptance by the CITY. The DEVELOPER shall be solely responsible for all costs of performing repair work required by the CITY within thirty (30) days of notification. All trees, grass, and sod shall be warranted to be alive, of good quality, and disease free for one year after planting. Any replacements shall be similarly warranted for one year from the time of planting. The warranty period for street and drainage and erosion control improvements shall be for two (2) years after completion and acceptance by the CITY; the warranty for the street, drainage and erosion control improvements shall also include the obligation of the DEVELOPER to repair and correct any damage to or deficiency with respect to such improvements.

i) **OBTAINING PERMITS.** The DEVELOPER shall obtain in a timely manner and pay for all required permits, licenses and approvals, and shall meet, in a timely manner, all requirements of all applicable, local, state and federal laws and regulations which must be obtained or met before the DEVELOPER IMPROVEMENTS may be

lawfully constructed. A list of the CITY permits, licenses, and approvals required is identified on Exhibit E.

j) **HOMEOWNERS' ASSOCIATION.** DEVELOPER shall create a Homeowners' Association within 180 days of the Effective Date of this DEVELOPMENT AGREEMENT that governs the rights and responsibilities of the property owners. DEVELOPER shall specifically incorporate the responsibilities of the Homeowners' Association that are identified in this DEVELOPMENT AGREEMENT as being the responsibility of the Homeowners' Association.

ARTICLE 11

[INTENTIONALLY BLANK]

ARTICLE 12
CITY WARRANTIES

12.1. STATEMENT OF CITY WARRANTIES. The CITY hereby warrants and represents as follows:

a) **ORGANIZATION.** CITY is a municipal corporation duly incorporated and validly existing in good standing the laws of the State of Minnesota.

b) **AUTHORITY.** CITY is the fee title owner of the CITY parcel identified in the DEVELOPMENT PROPERTY on Exhibit A and in the FINAL PLAT and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

ARTICLE 13
INDEMNIFICATION OF CITY

13.1. INDEMNIFICATION OF CITY. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim, loss or damage, DEVELOPER shall indemnify, defend and hold the CITY, its COUNCIL, agents, employees, attorneys and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties and attorneys' fees, that the CITY incurs of suffers, which arise out of, result from or relate to:

a) breach by the DEVELOPER of the DEVELOPER WARRANTIES;

b) failure of the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY ordinances, standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) failure by the DEVELOPER to pay contractors, subcontractors, laborers, or materialmen;

e) failure by the DEVELOPER to pay for materials;

f) approval by the CITY of the FINAL PLAT;

g) approval by the CITY of the DEVELOPMENT PLANS;

h) failure to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;

i) construction of the DEVELOPER IMPROVEMENTS;

j) delays in construction of the DEVELOPER IMPROVEMENTS;

k) payment by DEVELOPER for any required costs or assessments;

l) all costs and liabilities arising because building permits were issued prior to the completion and acceptance of the DEVELOPER IMPROVEMENTS.

13.2. NOTICE. Within a reasonable period of time after the CITY's receipt of actual notice of any matter giving rise to a right of payment against the CITY pursuant to Section 13.1, the CITY shall give the FORMAL NOTICE in reasonable detail to the DEVELOPER. The DEVELOPER shall not be obligated to make any payment to the CITY for any such claim until the passage of thirty (30) days from the date of its receipt of FORMAL NOTICE from the CITY, during which time the DEVELOPER shall have the right to cure or remedy the event leading to such claim.

13.3. DEFENSE OF CLAIM. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim or demand, with respect to claims or demands asserted against the CITY by a third party of the nature covered by Section 13.1, and provided that the CITY gives FORMAL NOTICE thereof, the DEVELOPER will, at its sole expense, provide for the defense thereof with counsel of its own selection but approved by the CITY; the DEVELOPER will pay all costs and expenses including attorneys' fees incurred in so defending against such claims, provided that the CITY shall at all times also have the right to fully participate in the defense at the CITY's expense. If the DEVELOPER fails to defend, the CITY shall have the right, but not the obligation, to undertake the defense of, and to compromise or settle the claim or other matter, for the account of and at the risk of the DEVELOPER.

ARTICLE 14
CITY REMEDIES UPON DEVELOPER DEFAULT

14.1. CITY REMEDIES. If a DEVELOPER DEFAULT occurs, that is not caused by FORCE MAJEURE, the CITY shall give the DEVELOPER FORMAL NOTICE of the DEVELOPER DEFAULT and the DEVELOPER shall have thirty (30) days to cure the DEVELOPER DEFAULT. If the DEVELOPER, after FORMAL NOTICE to it by the CITY, does not cure the DEVELOPER DEFAULT, then the CITY may avail itself of any remedy afforded by law and any of the following remedies:

a) the CITY may specifically enforce this DEVELOPMENT AGREEMENT;

b) the CITY may suspend any work, improvement or obligation to be performed by the CITY;

c) the CITY may collect on the irrevocable letter of credit ("LOC") or cash deposit pursuant to Article 15 hereof;

d) the CITY may suspend or deny building and occupancy permits for buildings within the FINAL PLAT;

e) the CITY may, at its sole option, perform the work or improvements to be performed by the DEVELOPER, in which case the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any costs and expenses incurred by the CITY. In the alternative, the CITY may in whole or in part, specially assess any of the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessment resulting therefrom, including, but not limited to, notice and hearing requirement and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

14.2. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this DEVELOPMENT AGREEMENT is breached by the DEVELOPER and thereafter waived in writing by the CITY, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder. All waivers by the CITY must be in writing.

14.3. NO REMEDY EXCLUSIVE. No remedy herein conferred upon or reserved to the CITY shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the DEVELOPMENT AGREEMENT or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the CITY to exercise any remedy reserved to it, it shall not be necessary to give notice, other than the FORMAL NOTICE.

14.4. EMERGENCY. Notwithstanding the requirement contained in Section 14.1 hereof relating to FORMAL NOTICE to the DEVELOPER in case of a DEVELOPER DEFAULT and notwithstanding the requirement contained in Section 14.1 hereof relating to giving the DEVELOPER a right to cure the DEVELOPER DEFAULT, in the event of an emergency as determined by the CITY ENGINEER, resulting from the DEVELOPER DEFAULT, the CITY may perform the work or improvement to be performed by the DEVELOPER without giving any notice or FORMAL NOTICE to the DEVELOPER and without giving the DEVELOPER the right to cure the DEVELOPER DEFAULT. In such case, the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any and all costs incurred by the CITY. In the alternative, the CITY may, in whole or in part, specially assess the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessments resulting therefrom, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

ARTICLE 15
FINANCIAL OBLIGATIONS

15.1. DEVELOPER'S LETTER OF CREDIT AMOUNT. Prior to release of the FINAL PLAT for recording, the DEVELOPER shall deposit with the CITY an irrevocable LOC for the amounts required in Exhibits C and F. In lieu of an irrevocable LOC, DEVELOPER may deposit cash or other security acceptable to CITY.

All cost estimates shall be acceptable to the CITY ENGINEER. The bank and form of the irrevocable LOC shall be subject to approval by the CITY Finance Director and shall continue to be in full force and effect until released by the CITY. The irrevocable LOC shall be for a term ending two (2) years after acceptance by the CITY. In the alternative, the letter of credit may be for a one year term provided it is automatically renewable for successive one year periods from the present or any future expiration dates, and further provided that the irrevocable LOC states that at least sixty (60) days prior to the expiration date the bank will notify the CITY if the bank elects not to renew for an additional period. The irrevocable LOC shall secure compliance by the DEVELOPER with the terms of this DEVELOPMENT AGREEMENT. The CITY may draw down on the irrevocable LOC or cash deposit, without any further notice than that provided in Section 14.1 relating to a DEVELOPER DEFAULT, for any of the following reasons:

a) a DEVELOPER DEFAULT; or

b) upon the CITY receiving notice that the irrevocable LOC will be allowed to lapse prior to two (2) years after acceptance by the CITY.

The CITY shall use the LOC proceeds to reimburse the CITY for its costs and to cause the DEVELOPER IMPROVEMENTS to be constructed to the extent practicable; if the CITY ENGINEER determines that such DEVELOPER IMPROVEMENTS have been constructed and after

retaining 10% of the proceeds for later distribution pursuant to Section 15.2, the remaining proceeds shall be distributed to the DEVELOPER.

With CITY approval, the irrevocable LOC may be reduced pursuant to Section 15.2 from time to time as financial obligations are paid.

15.2. LOC RELEASE AND ESCROW INCREASE; DEVELOPER IMPROVEMENTS. The DEVELOPER may request that the LOC or cash deposits required by the DEVELOPMENT AGREEMENT be reduced at the following milestones:

a) Two grading reductions at least two months apart. Pond cleaning portion of the LOC is retained until all homes within the development have been issued a full certificate of occupancy;

b) Three site improvement reductions at least two months apart;

c) Final streets is retained in full until completion of the final streets;

d) One landscape reduction of 50% upon complete installation required per the approved landscape plan.

If it is determined by the CITY that the DEVELOPMENT PLANS were not strictly adhered to, or that work was done without CITY inspection, the CITY may require, as a condition of acceptance, that the DEVELOPER post an irrevocable LOC, or cash deposit equal to 125% of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. In the event that work, which is concealed, was done without permitting CITY inspection, then the CITY may, in the alternative, require the concealed condition to be exposed for inspection purposes.

15.3. DEVELOPER'S CASH FEES AND CASH ESCROW REQUIREMENTS. At the time that the DEVELOPMENT AGREEMENT is approved, DEVELOPER shall deposit cash and cash escrows with the CITY for those items and in the amounts required in Exhibit G.

15.4. BUILDER'S CASH FEES AND CASH ESCROW REQUIREMENTS. DEVELOPER shall notify each BUILDER that certain building permit fees and an escrow shall be required prior to the issuance of a building permit for each lot for those items and in the amount stated on Exhibit H, attached hereto. If the DEVELOPER is the only BUILDER pulling building permits, the CITY, in its sole discretion, may accept an irrevocable LOC from the DEVELOPER for each lot, in an amount equal to or exceeding the total amount of cash escrow requirement that would otherwise be required under this paragraph.

ARTICLE 16
MISCELLANEOUS

16.1. CITY'S DUTIES. The terms of this DEVELOPMENT AGREEMENT shall not be considered an affirmative duty upon the CITY to complete any DEVELOPER IMPROVEMENTS.

16.2. ADDITIONAL IMPROVEMENTS. If the DEVELOPER fails to construct the DEVELOPER IMPROVEMENTS, the CITY at its option, may install and construct the DEVELOPER IMPROVEMENTS. In such case, the CITY, at its option, may specially assess the cost wholly or in part therefore under Minnesota Statutes Chapter 429, or may draw on the irrevocable LOC or cash deposit. If the CITY specially assesses the cost of any portion thereof, then the DEVELOPER hereby waives any and all procedural and substantive objections to the installation of the improvements and the special assessments, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed the benefit to the FINAL PLAT. The DEVELOPER waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The DEVELOPER acknowledges that the benefit from the improvements equal or exceed the amount of the special assessments.

16.3. NO THIRD PARTY RECOURSE. Third parties shall have no recourse against the CITY under this DEVELOPMENT AGREEMENT.

16.4. VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this DEVELOPMENT AGREEMENT is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this DEVELOPMENT AGREEMENT.

16.5. RECORDING. The DEVELOPMENT AGREEMENT and PLAT shall be recorded with the COUNTY Recorder and the DEVELOPER shall provide and execute any and all documents necessary to implement the recording.

16.6. BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable DEVELOPMENT AGREEMENT shall run with the land in the FINAL PLAT, and shall be binding upon the successors and assigns of the DEVELOPER. This DEVELOPMENT AGREEMENT shall also run with and be binding upon any after acquired interest of the DEVELOPER in the land made the subject of the FINAL PLAT.

16.7. CONTRACT ASSIGNMENT. The DEVELOPER may not assign this DEVELOPMENT AGREEMENT without the prior written consent of the COUNCIL, which approval will not be unreasonably withheld. In such case, the third-party buyer will be required to accept and assume all contractual and financial responsibilities provided in this DEVELOPMENT AGREEMENT. Upon satisfaction of such requirements by such third-party buyer, the DEVELOPER's obligations hereunder shall terminate. Absent approval of the Council, the DEVELOPER's obligations hereunder shall continue in full force and effect, even if the DEVELOPER sells one or more lots, the entire PLAT, or any part of it.

16.8. AMENDMENT AND WAIVER. The parties hereto may by mutual written agreement amend this DEVELOPMENT AGREEMENT in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this DEVELOPMENT AGREEMENT or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this DEVELOPMENT AGREEMENT, waive compliance by another with any of the covenants contained in this DEVELOPMENT AGREEMENT, waive performance of any obligations by the other or

waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this DEVELOPMENT AGREEMENT. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this DEVELOPMENT AGREEMENT shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

16.9. GOVERNING LAW. This DEVELOPMENT AGREEMENT shall be governed by and construed in accordance with the laws of the State of Minnesota.

16.10. COUNTERPARTS. This DEVELOPMENT AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

16.11. HEADINGS. The subject headings of the paragraphs and subparagraphs of this DEVELOPMENT AGREEMENT are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

16.12. INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT AGREEMENT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER shall prevail.

16.13. ACCESS. The DEVELOPER hereby grants to the CITY, its agents, employees, officers, and contractors a license and right of entry to enter the DEVELOPMENT PROPERTY to perform all work and inspections deemed appropriate by the CITY during the installation of DEVELOPER IMPROVEMENTS and SITE IMPROVEMENTS.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT AGREEMENT.

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Its Mayor

By:_____
Joseph Fischbach
Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Myron Bailey and Joseph Fischbach to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

_____
Notary Public

DEVELOPER:
PULTE HOMES OF MINNESOTA LLC

By: _____
Name: Chad Onsgard
Its: Vice President / Land Dev

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

On this 10th day of February, 2022, before me a Notary Public within and for said County, personally appeared Chad Onsgard to me personally known, who being by me duly sworn, did say that s/he is the VP-Land Dev of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said entity by authority of its Board of Governors and said _____ acknowledged said instrument to be the free act and deed of the entity.

_____
Notary Public

SHERRY LYNN SUKOW
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025

THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
DEVELOPMENT PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota, legally described as:

DEVELOPER parcels:

Lots 1-22, Block 1, Hawthorne Pines Second Addition
Lots 1-24, Block 2, Hawthorne Pines Second Addition
Lots 1-4, Block 3, Hawthorne Pines Second Addition
Lots 1-19, Block 4, Hawthorne Pines Second Addition
Lots 1-37, Block 5, Hawthorne Pines Second Addition
Outlots A, C and D, Hawthorne Pines Second Addition

CITY parcel:

Outlot B, Hawthorne Pines Second Addition

HAWTHORNE PINES SECOND ADDITION

KNOW ALL BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

OUTLOT H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota

And, that the City of Cottage Grove, a Minnesota municipal corporation, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

OUTLOT I, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

Have caused the same to be surveyed and platted as HAWTHORNE PINES SECOND ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Pulte Homes of Minnesota LLC

By: _____
, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____, Chief Manager of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said City of Cottage Grove, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: City of Cottage Grove

By: _____, Mayor By: _____, Clerk

_____ _____
(Print Name) (Print Name)

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, Mayor and

_____, Clerk of the City of Cottage Grove, a Minnesota municipal corporation, on behalf of the corporation.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter Goers, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; and prepared this plat or directly supervised the preparation of this plat; that I am a duly Licensed Land Surveyor in the State of Minnesota; that the plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set or that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44410

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Peter Goers, Licensed Land Surveyor, Minnesota License No. 44410.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY OF COTTAGE GROVE, MINNESOTA

This plat was approved by the City Council of Cottage Grove, Minnesota this _____ day of _____, 20____, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____

By: _____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20____ on real estate herein before described, have been paid, and there are no delinquent taxes, and transfer has been entered on this _____ day of _____, 20____

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

Document Number: _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20__ at ____ o'clock ____.M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

ALLIANT ENGINEERING

DRAFT / DP # 124475

B-1

EXHIBIT B
FINAL PLAT

EXHIBIT B
FINAL PLAT
CONT.

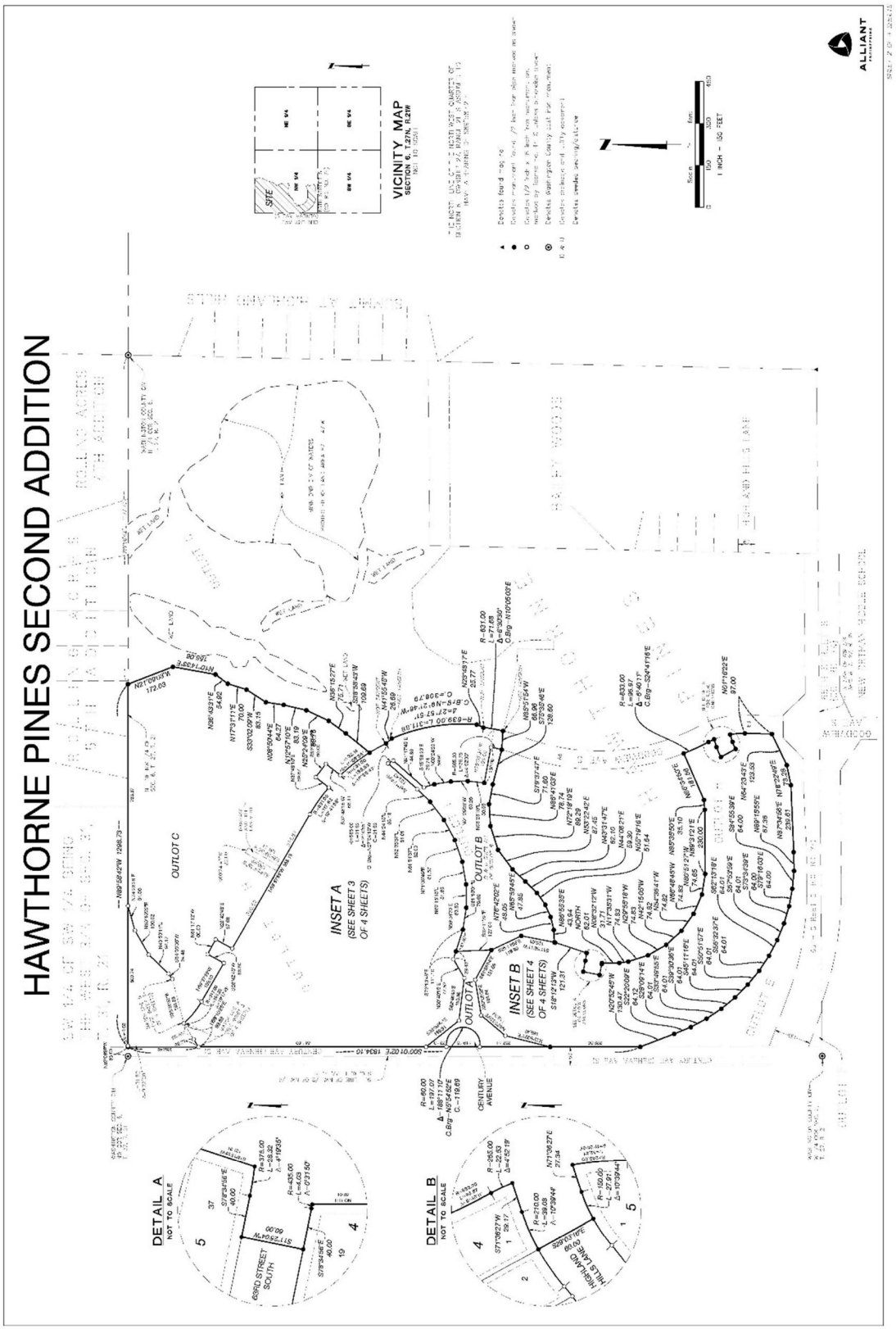


EXHIBIT B
FINAL PLAT
CONT.

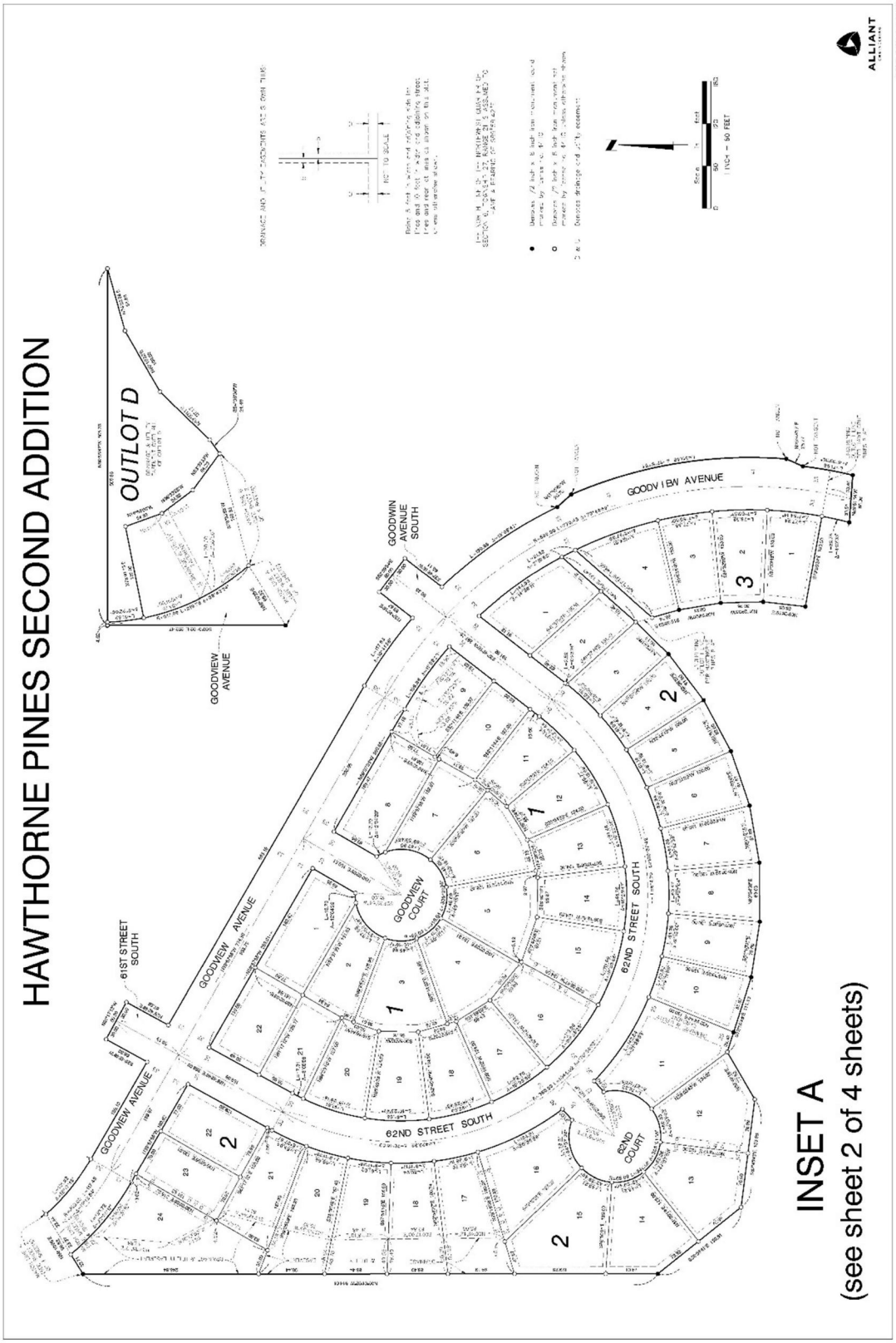


EXHIBIT B
FINAL PLAT
CONT.

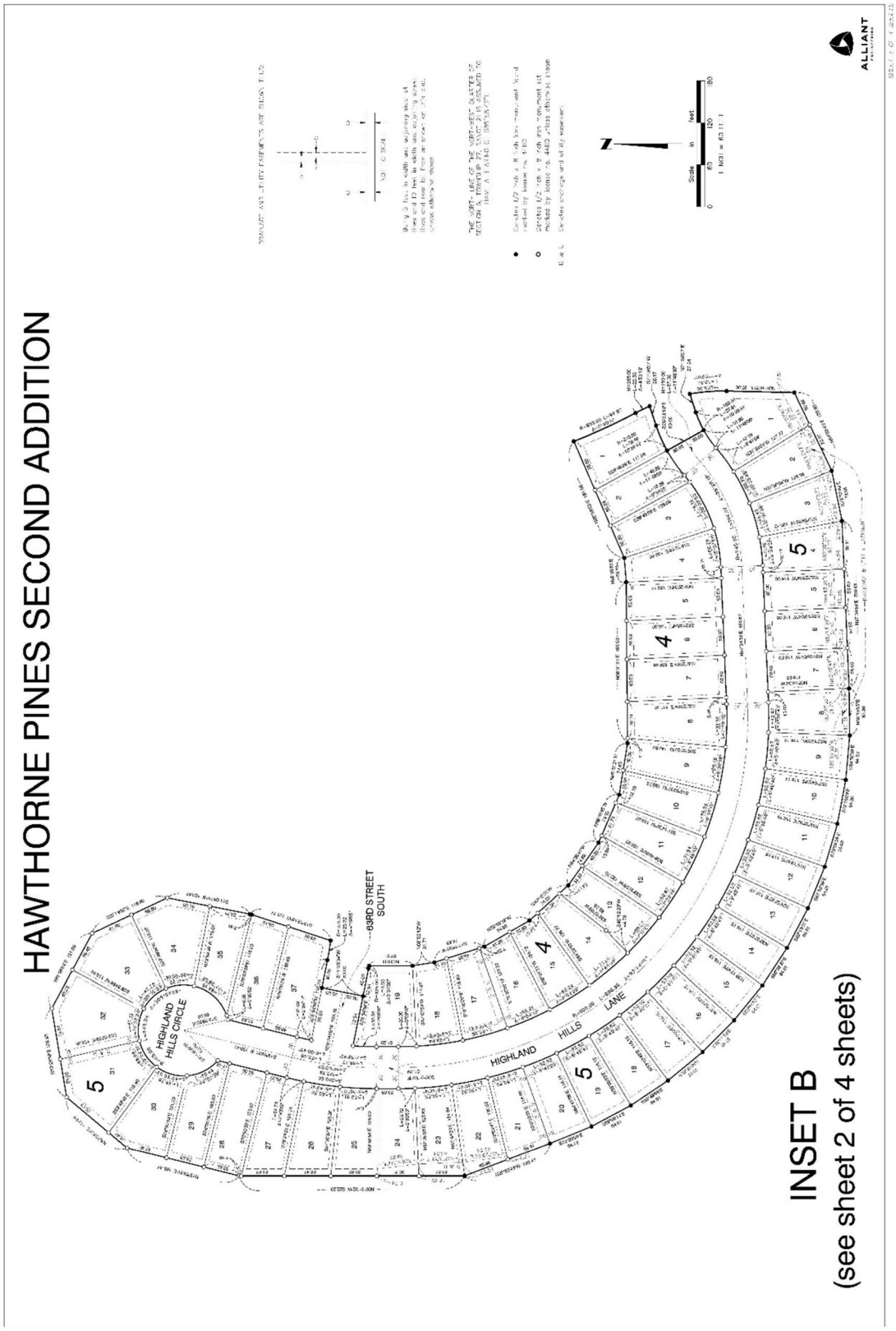


EXHIBIT C
SITE IMPROVEMENTS

Site Improvement LOC	Estimated Construction Cost	Per Lot
Sanitary Sewer	$ 817,350.00	$ 7,710.85
Watermain	$ 979,806.00	$ 9,243.45
Storm Sewer	$ 727,753.00	$ 6,865.59
Streets	$ 1,362,320.00	$ 12,852.08
Street Lighting	$ 83,880.00	$ 791.32
Subtotal:	$ 3,971,109.00	$ 37,463.29
LOC (125%)	$ 4,963,886.00	$ 46,829.11
Final Streets Construction Cost	$ 336,262.00	$ 3,172.28
Final Streets LOC (130%):	$ 437,141.00	$ 4,123.97
Total Site Improvement LOC:	**$ 5,401,027.00**	**$ 50,953.08**

EXHIBIT D
MISCELLANEOUS REQUIREMENTS AND CONDITIONS IMPOSED BY THE CITY

1) **CONDITIONS TO BE SATISFIED BEFORE CITY RELEASES THE FINAL PLAT TO BE RECORDED.**

a) Letter of Credit. DEVELOPER must provide the LOC required in this DEVELOPMENT AGREEMENT.

b) All Cash Deposits. DEVELOPER must pay all cash deposits required in this DEVELOPMENT AGREEMENT.

c) Planning Fees. DEVELOPER must pay the CITY all planning, engineering review and legal fees that have been incurred up to the date of approval of this DEVELOPMENT AGREEMENT.

d) Stormwater Ponding. Outlot B has been conveyed to the CITY for stormwater ponding.

2) **BUILDING PERMITS.** No building permits may be obtained until:

a) All the conditions in Paragraph 1 of this Exhibit D have been met;

b) All storm water ponds an associated drainage features including storm sewer and drainage swales have been installed;

c) The following documents have been recorded:

- Final Plat
- Quit Claim Deeds between DEVELOPER and CITY to ensure clear title of the DEVELOPMENT PROPERTY
- Development Agreement

3) **CERTIFICATES OF OCCUPANCY.** Prior to issuance of any certificate of occupancy, all the following conditions must be satisfied:

a) All the conditions listed in Paragraphs 1 and 2 of this Exhibit D must be satisfied.

b) The base course of bituminous for the streets serving the lot must be constructed by the DEVELOPER and approved by the CITY and determined by the CITY to be available for use.

c) The utilities have been installed and are available for use.

d) As built surveys have been received by the CITY.

e) All trees and shrubs required in Section 4.17(c) have been planted.

f) Outlots A and D have been deeded to the Homeowners' Association.

4) **SUBDIVISION EROSION CONTROL.** DEVELOPER is responsible for erosion control throughout the FINAL PLAT pursuant to the NPDES permit until all lots in the FINAL PLAT are built upon and until turf is established in each of the individual lots in the FINAL PLAT.

5) **CLEAN UP OF CONSTRUCTION DEBRIS ON STREETS AND ADJOINING PROPERTY.** The escrow amount stated on Exhibit G shall include an appropriate amount as determined by the Director of Public Works to ensure that the DEVELOPER removes any construction debris from streets adjoining the FINAL PLAT and from private properties that adjoint the FINAL PLAT. During the construction of the residences and other improvements within the FINAL PLAT, the DEVELOPER is responsible for removing any construction debris (including roofing materials, paper wrappings, construction material and other waste products resulting from construction) that may be blown from the construction site into adjoining private properties or into CITY streets or that may fall from delivery trucks onto adjoining private properties or CITY streets. Further, during construction, the DEVELOPER must clear the CITY streets of any dirt or other earthen material that may fall onto the CITY streets from the delivery trucks that are being used in the excavation and grading of the site.

6) **MAILBOXES.** The DEVELOPER is responsible for the placement of a mailbox for all the lots within the DEVELOPMENT PROJECT and must comply with the United States Postal Service's mailbox design and placement requirements. The mailboxes must all be of similar design and color within the DEVELOPMENT PROJECT.

7) **SIDEWALK SNOW REMOVAL AND TRAIL MAINTENANCE.** The CITY shall provide snow removal of transportation trails and sidewalks. If the CITY does not provide snow removal on a trail or sidewalk within the DEVELOPMENT PROJECT, the property owner abutting the trail or sidewalk must remove the snow and/or ice.

EXHIBIT E
PERMITS, LICENSES AND OTHER APPROVALS

1. Any licenses or permits required by the Minnesota Department of Health.

2. NPDES Permit from the MPCA.

3. Right of Way Permit from the CITY.

4. Grading Permit from the CITY.

5. Any contractor licenses from the CITY or the State of Minnesota.

6. Building Permits from the CITY.

7. Electrical Permits from the CITY.

8. Utility permits that may be required from the CITY, State of Minnesota or any utility company.

9. Right of Way Permit from the City of Woodbury.

10. Right of Way Permit from the City of Newport.

EXHIBIT F

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EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND INDIRECT COST CASH ESCROW

CASH REQUIREMENTS

City Fees	Unit	Qty	Unit Cost	Total	Per Lot
City Supplied Poles & Luminaires	EA	27	$ 2,050.00	$ 55,350.00	$ 522.17
Street Light Utility Surcharge	EA	106	$ 83.04	$ 8,802.24	$ 83.04
Seal Coating: Streets	SY	4,560	$ 1.25	$ 5,700.00	$ 53.77
Seal Coating: Trails	SY	507	$ 2.50	$ 1,267.50	$ 11.96
Park and Open Space Markers	EA	9	$ 135.00	$ 1,215.00	$ 11.46
Park Dedication Fees[1]	LOT	106	$ -	$ -	$ -
Water Main Oversizing Credit	LS	1	$ (68,951.17)	$ (68,951.17)	$ (650.48)
Stormwater Oversizing Credit	LS	1	$ (53,527.70)	$ (53,527.70)	$ (504.98)
2% Engineering Fee	LS	1	$ 86,147.42	$ 86,147.42	$ 812.71
Total Fees				**$ 36,003.29**	**$ 339.65**
City Park Trail Credit[2]	LS	1	$ (21,000)	$ (21,000.00)	$ (198.11)

1. Completed as part of the first addition with dedication of Outlot C.
2. At such time that work is completed and accepted by the City the credit will be reimbursed to the Developer.

CASH ESCROW

Engineering Escrow	Total	Per Lot
Plan Review	$ 91,147.42	$ 859.88
Inspection	$ 225,368.55	$ 2,126.12
Total Escrow:	**$ 316,515.97**	$ 2,986.00

AREA CHARGES

Area Charges	Cost/Acre	Acres	Total	Per Lot
Sanitary Area Charge	$ 3,104.00	32.13	$ 99,731.52	$ 940.86
Water Area Charge	$ 3,556.00	32.13	$ 114,254.28	$ 1,077.87
Storm Area Charge	$ 7,528.00	32.13	$ 241,874.64	$ 2,281.84
Total Area Charges:			**$ 455,860.44**	**$ 4,300.57**

*Ponding HWLs were omitted from Area Charge Calculations

EXHIBIT H
BUILDER'S ESCROW REQUIREMENTS
AND CASH REQUIREMENTS

LOC ESCROW

Builder LOC	**Per Lot**	
Yard & Boulevard Sod	$	4,065.00
Boulevard Trees	$	430.00
Property As-built Survey & Corner Replacement	$	1,000.00
Total LOC:	**$**	**5,495.00**

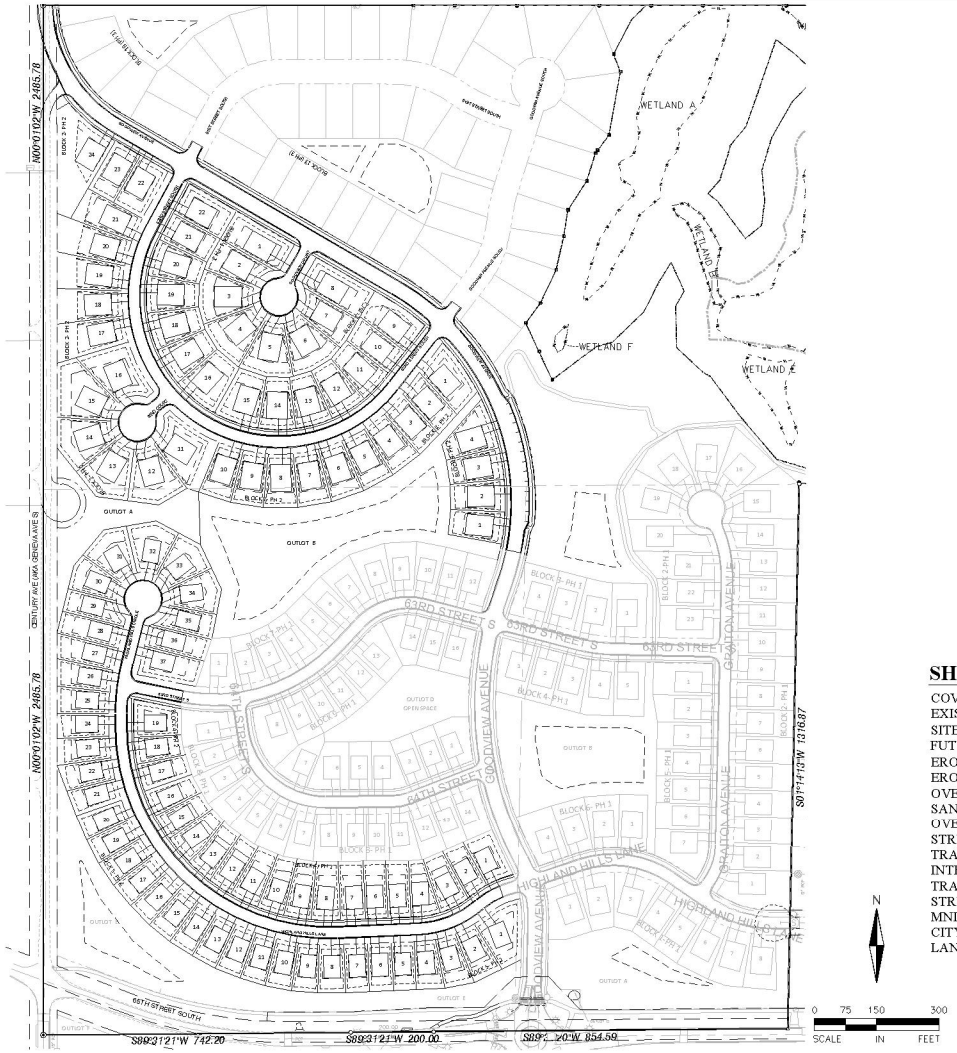
CASH REQUIREMENTS

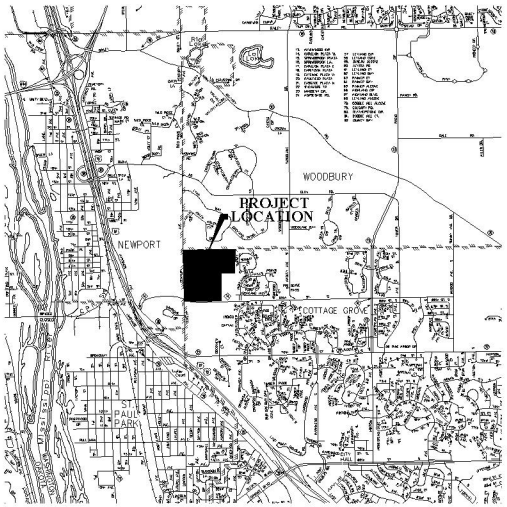
Building Permit Fees	**Per Lot**	
Sod & Boulevard Tree Inspection Fee	$	150.00
Curb Stop Inspection Fee	$	150.00
Grading As-built Review Fee	$	35.00
Right-of-way Permit Fee	$	50.00
Total Cash Added to Building Permit:	**$**	**385.00**

HAWTHORNE

COTTAGE GROVE, MINNESOTA

CONSTRUCTION PLANS PHASE 2





VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
EXISTING CONDITIONS AND REMOVALS PLAN	2
SITE PLAN AND TYPICAL SECTIONS	3
FUTURE CENTURY AVE CUL-DE-SAC & FINAL GOODVIEW AVE GRADING	4
EROSION AND SEDIMENT CONTROL PLAN	5
EROSION AND SEDIMENT CONTROL NOTES	6
OVERALL SANITARY SEWER AND WATERMAIN PLAN	7
SANITARY SEWER AND WATERMAIN PROFILES	8-13
OVERALL STREET AND STORM SEWER PLAN	14
STREET AND STORM SEWER PROFILES	15-20
TRAIL PLAN AND PROFILE	21
INTERSECTION DETAILS	22-23
TRAFFIC SIGNING AND PAVEMENT MARKINGS	24
STREET LIGHTING PLAN	25-26
MNDOT STANDARD PLANS AND PLATES	27
CITY STANDARD PLATES	28-35
LANDSCAPE PLAN AND NOTES	36-38

DEVELOPER

PULTE HOMES
7500 FLYING CLOUD DRIVE
SUITE 670
EDEN PRAIRIE, MN 55344
PH: 952-339-0723
CONTACT: CHAD ONSGARD

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

CLARK WICKLUND
LICENSE NO. 40922
EM: cwicklund@alliant-inc.com

SURVEYOR

PETER GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

NOTES:

HORIZONTAL DATUM: WASHINGTON CO. NAD 83-86 ADJ
VERTICAL DATUM: NAVD 88

CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION SHALL GOVERN FOR ALL IMPROVEMENTS ON THE PROJECT.

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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
COVER SHEET

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 under the laws of the State of MINNESOTA

CLARK WICKLUND, PE — 40922
Date — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

1

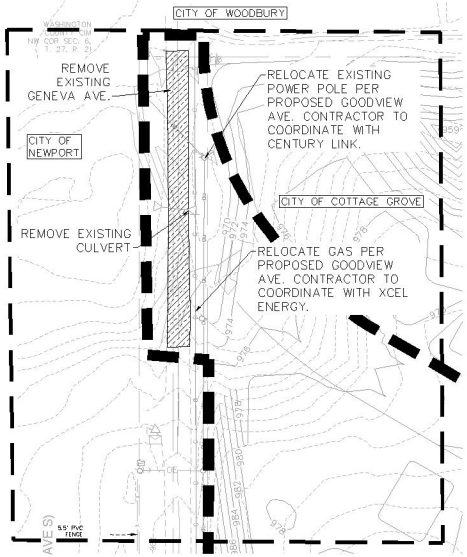
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LEGEND:

- CURB REMOVAL AND REPLACEMENT
- REMOVAL
- CONSTRUCTION LIMIT

INSERT A



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

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COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS AND REMOVALS

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40922
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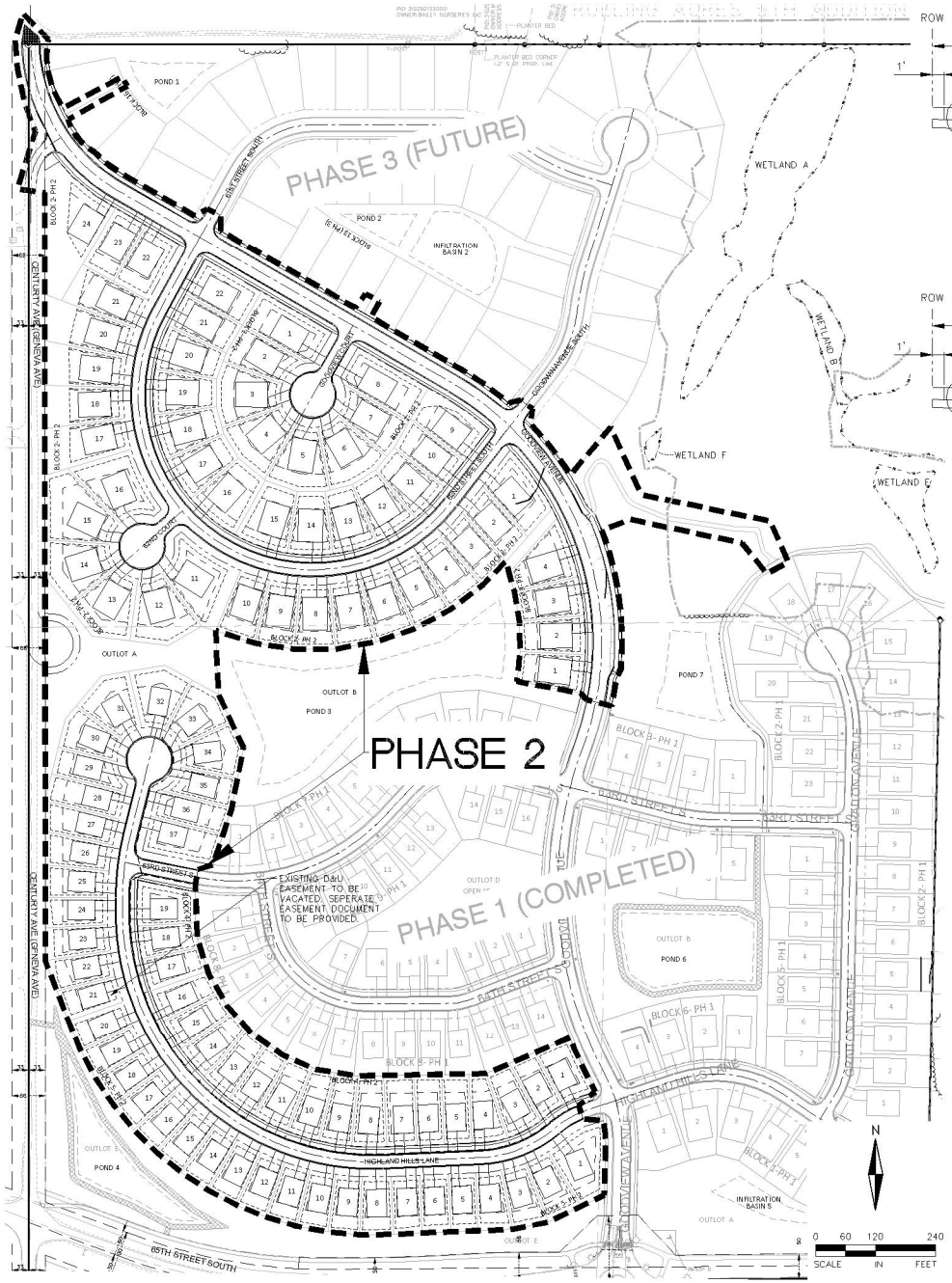
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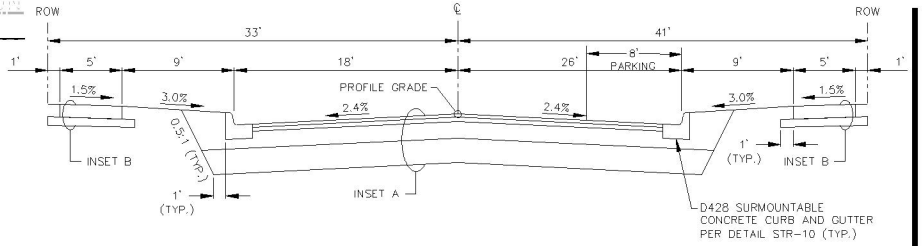
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

2

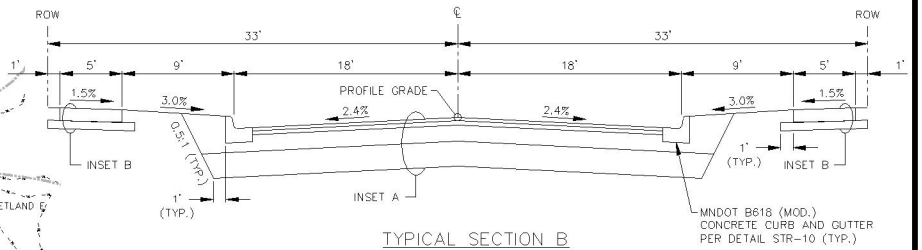
SHEET 2 of 38

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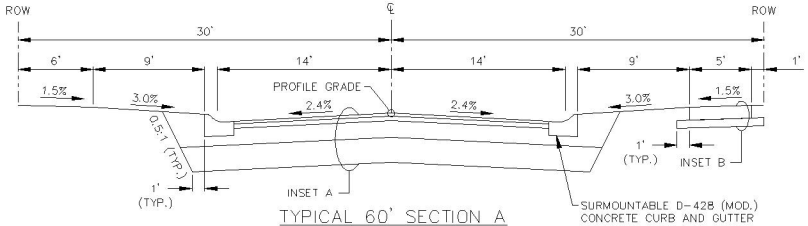




TYPICAL SECTION B WITH BUMP OUT PARKING
GOODVIEW AVENUE STA: 11+77.34 TO 15+05.17



TYPICAL SECTION B
GOODVIEW AVENUE

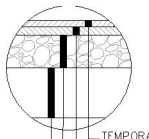


TYPICAL 60' SECTION A
HIGHLAND HILLS CIRCLE
HIGHLAND HILLS LANE
63RD STREET SOUTH
62ND STREET SOUTH
GOODVIEW COURT
62ND COURT
GOODWIN AVE SOUTH
61ST STREET SOUTH

TYPICAL SECTION GENERAL NOTES:

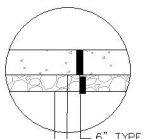
1. TYPICAL SECTIONS ARE NOT TO SCALE.
2. ALL CROSS SLOPES ARE EXPRESSED IN PERCENT GRADE.
3. ALL DIMENSIONS AT CURB AND GUTTER ARE MEASURED FACE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. PROPOSED TYPICAL SECTION TO EXTEND A MINIMUM OF 1' BEYOND BACK OF CURB.
5. SEE PLANS FOR LOCATION OF PROPOSED WALKS. SIDE OF STREET MAY VARY FROM TYPICAL SECTION SHOWN.
6. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED FOR TURF OR SOD ESTABLISHMENT.

INSET A – BITUMINOUS STREET



- TEMPORARY BITUMINOUS WEDGE PER CITY DETAIL STR-26 (NOTE: FUTURE 1.5" WEAR COURSE TO BE "SPECIAL" PER CITY DETAIL STR-1, BUT NOT PART OF THIS CONTRACT)
- 2.0" TYPE SP 9.5 WEARING COURSE MIXTURE (3, C) [SPWEA330C]
- 8" CLASS 5 AGGREGATE BASE 100% CRUSHED LIMESTONE
- SUBGRADE EXCAVATION AND AGGREGATE BACKFILL AS DIRECTED BY THE ENGINEER (IF NECESSARY, 12"MIN. THICKNESS REQUIRED)

INSET B – CONCRETE SIDEWALK



- 6" TYPE 3F52A CONCRETE
- 4" CLASS 5 AGGREGATE BASE 100% CRUSHED LIMESTONE
- EXCAVATION AND ADDITIONAL AGGREGATE BACKFILL (AS DIRECTED BY THE ENGINEER)

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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
SITE PLAN AND TYPICAL SECTIONS

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40922
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QUALITY ASSURANCE/CONTROL

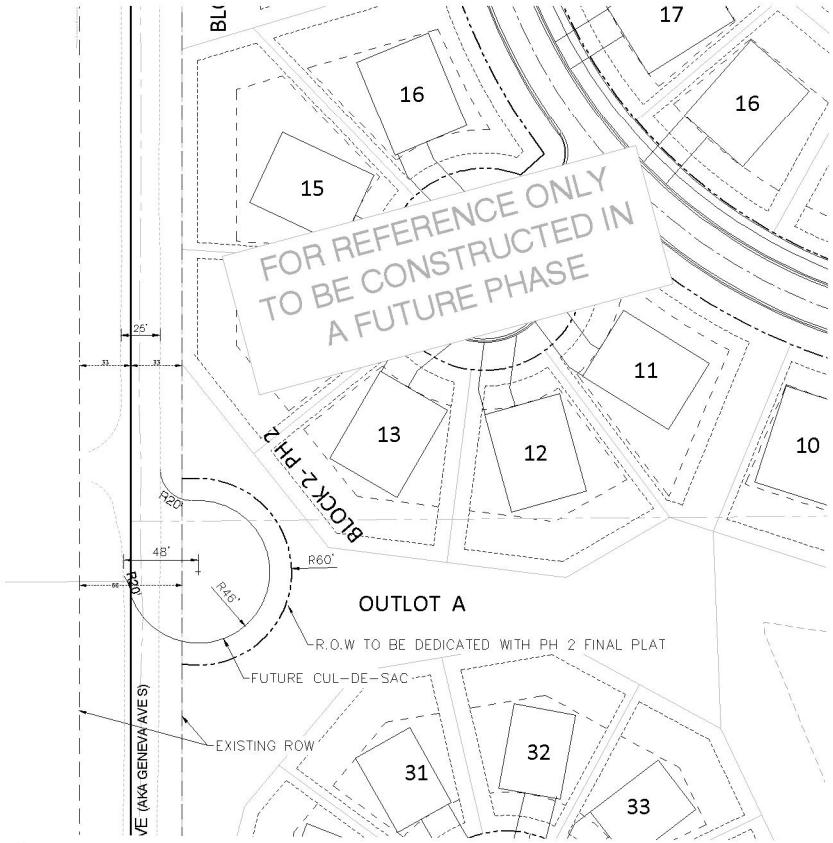
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

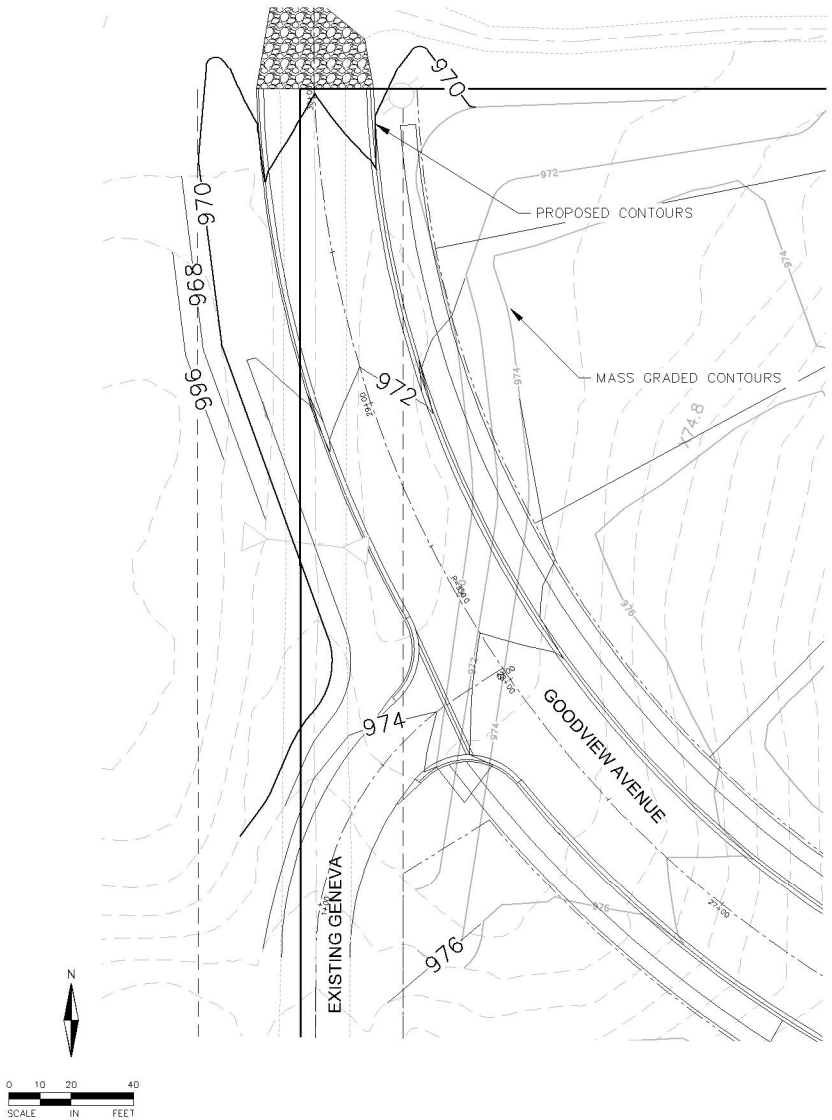
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CENTURY AVE TURNAROUND CUL-DE-SAC



FINAL GRADING FOR GOODVIEW AVE CONNECTION TO OLD GENEVA AVE



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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
FUTURE CENTURY AVE CUL-DE-SAC & FINAL GOODVIEW AVE GRADING

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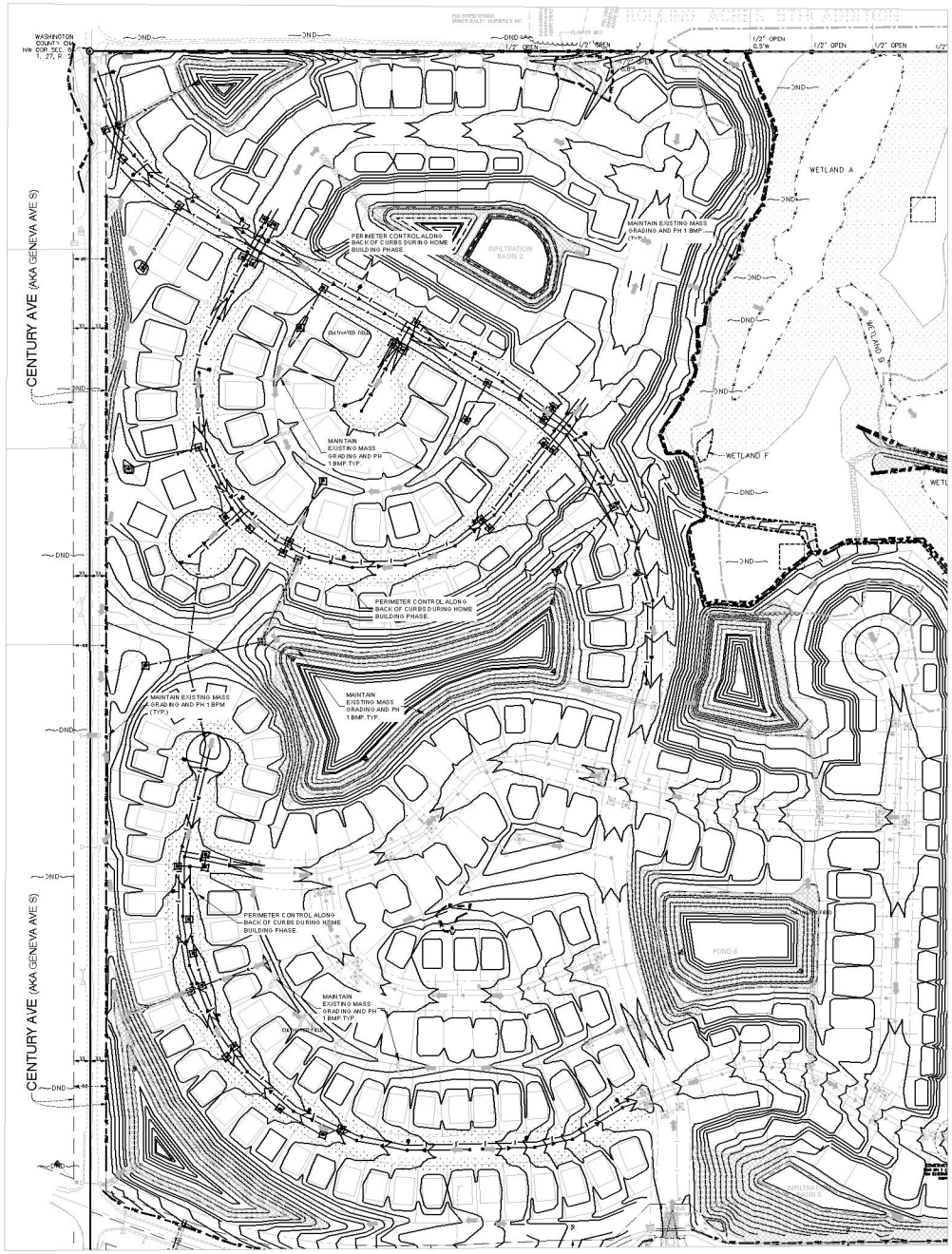
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PROJECT TEAM DATA

DESIGNED:	DN
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PROJECT NO:	219-197

4

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GENERAL NOTES:

1. THE PRIMARY METHOD OF EROSION AND SEDIMENT CONTROL SHALL BE THE USE OF 2" GRADING HOLD DOWN ON THE UPSTREAM SIDE OF ALL CONSTRUCTED CURB AND GUTTER, WALK AND TRAIL. THIS HOLD DOWN SHALL BE LEFT AT THE COMPLETION OF THE STREET AND UTILITY PHASE AND PRIOR TO HOME BUILDING.
2. SEE CITY OF COTTAGE GROVE STANDARD PLATES PROVIDED IN THESE PLANS FOR FURTHER EROSION CONTROL DETAILS.
3. ALL SLOPES 1:3 OR GREATER SLOPE SHALL RECEIVE BLANKET PER CITY OF COTTAGE GROVE DETAILS.
4. SEE LANDSCAPE PLAN ON SHEET 36 FOR ADDITIONAL SEEDING AREAS.
5. PERIMETER CONTROL SHALL BE USED AT THE BACK OF CURB DURING THE HOME BUILDING PHASE.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENT CONTROL BMPS.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET AND UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING
5. PAVE SITE.
6. CONTRACTOR TO LEAVE TOPSOIL 2" BELOW UPSTREAM SIDE OF CURB AND GUTTER, WALK AND TRAIL FOR EROSION CONTROL.
7. INSTALL PRIVATE UTILITIES.
8. INSTALL INLET PROTECTION DEVICES.
9. INSTALL POST STREET AND UTILITY SILT FENCE.
10. SEED TO A TOTAL WIDTH OF 100 FEET ALONG EACH ROADWAY CENTERLINE.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED, IF REQUIRED BY THE CONTRACT.

SWPPP BMP QUANTITIES (PER PLAN):

STORM INLET PROTECTION:	46 EACH
STANDARD POST SILT FENCE:	20,423 LF*
BIO-ROLL EROSION CHECKS:	22 LF*

*MAINTAIN MASS GRADING BMP QUANTITIES

IMPERVIOUS AREA:

PHASE 1 IMPERVIOUS:	APPX 28.40 AC
EXISTING IMPERVIOUS:	APPX 0.52 AC
PROPOSED PHASE 2 IMPERVIOUS:	APPX 13.33 AC

LEGEND:

- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- 952 EXISTING CONTOURS
- 961 PROPOSED CONTOURS
- CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENTATION BASIN (MASS GRADING BPM)
- SEED (MNDOT 25-141) HYDRAULIC MULCH MATRIX FERTILIZER TYPE 3
- STORM INLET PROTECTION
- SF — PRE — SEDIMENT BARRIER (MASS GRADING BPM)
- BIO-ROLL EROSION CHECKS (MASS GRADING BPM)
- STORMWATER FLOW ARROW

N

0 50 100 200
SCALE IN FEET

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADING BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE THE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY INPLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

EROSION CONTROL RESPONSIBLE PARTY:

PULTE HOMES
7500 FLYING CLOUD DRIVE SUITE 670
EDEN PRAIRIE, MN 55344
PH: 952-229-0723
CONTACT: CHAD ONSGARD

CONTRACTOR:
ENEBAK CONSTRUCTION
18972 BRANDTJEN FARM DRIVE,
LAKEVILLE, MN 55044
PH: 952-479-6722
CONTACT: TOM HANSON

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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
EROSION AND SEDIMENT CONTROL PLAN

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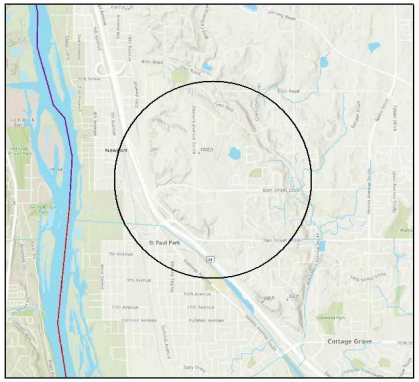
PROJECT TEAM DATA

DESIGNED:	BH
DRAWN:	AA JP
PROJECT NO:	219-197

5

SHEET 5 of 38

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VICINITY MAP

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF COTTAGE GROVE AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMPS) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMPS SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND ESTIMATED DURATION OF USE.
4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMPS ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).
5. ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT.
6. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE SHALL OCCUR BEYOND THE LAND DISTURBANCE LIMITS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
10. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN THE TREE PROTECTION FENCE AREAS.
11. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMPS) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
12. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
13. THE BMPS SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMPS WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMPS OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
14. THE BMPS SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES SHALL BE CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.
15. THE LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
16. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
17. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
18. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
19. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
21. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.
22. PIPE OUTLETS SHALL HAVE ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTING.
23. PORTABLE TOILETS SHALL BE POSITIONED SO THAT THEY ARE SECURE.

ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.
3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDAR DAYS OF DISCOVERY.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   A. DATE AND TIME OF INSPECTIONS;
   B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
   E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
   F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
SANITARY SEWER AND WATERMAIN PROFILES

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 under the laws of the State of MINNESOTA

CLARK WICKLUND, PE — 40922
Date — License No.

QUALITY ASSURANCE/CONTROL

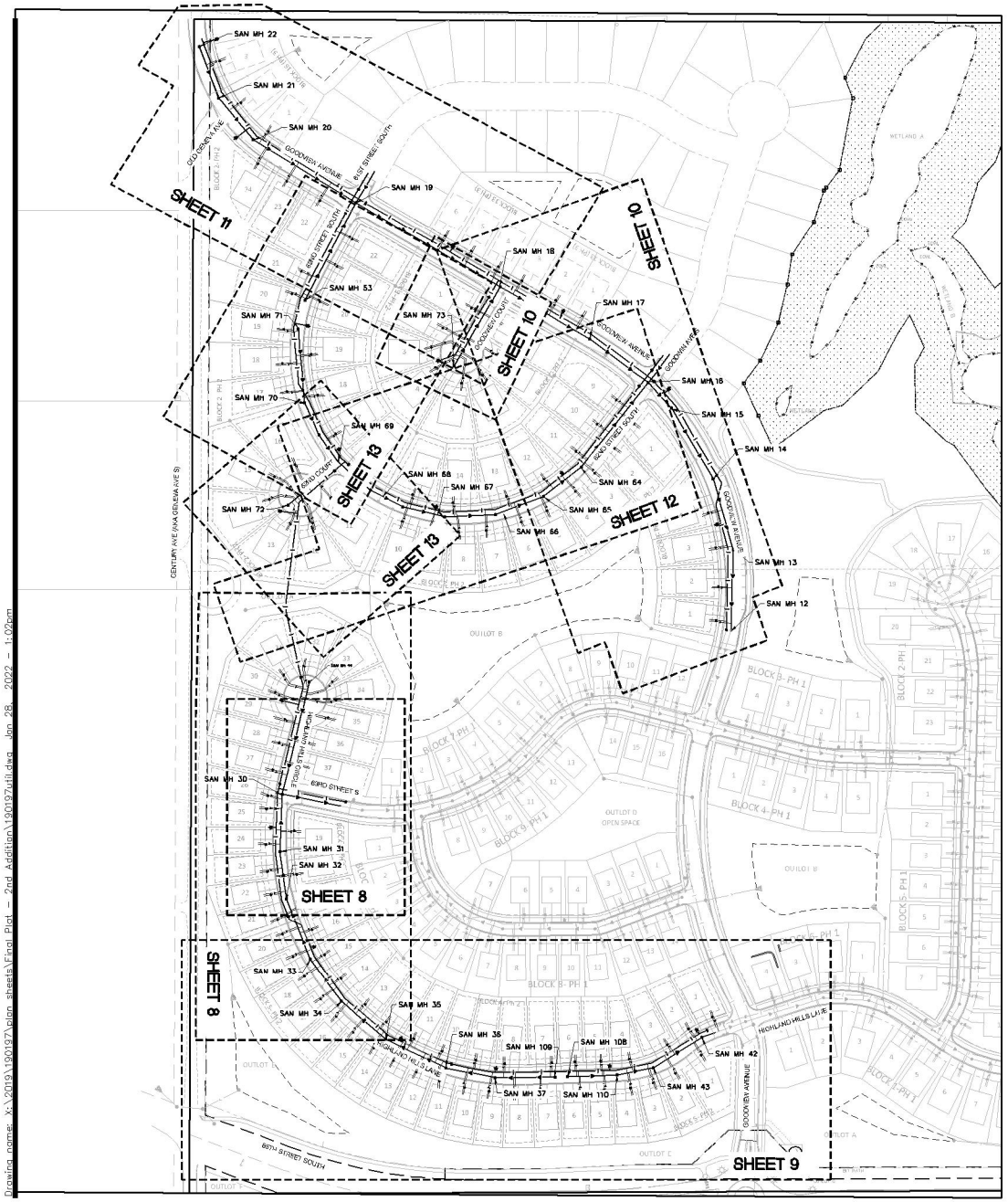
BY	DATE
DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: BN
DRAWN: AA JP
PROJECT NO: 219-197

6

SHEET 6 of 38

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SANITARY SEWER AND WATERMAIN GENERAL NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. MAINTAIN A MIN 2' VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
4. PROVIDE A MINIMUM OF 4" THICK STYROFOAM BOARD INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR UTILITY AND STREET CONSTRUCTION.
6. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

LEGEND:

- PROPOSED SANITARY MANHOLE
- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT, GATE VALVE OR CURB STOP
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN
- EXISTING GATE VALVE, HYDRANT OR CURB STOP

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OVERALL SANITARY SEWER AND WATERMAIN PLAN

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CLARK WICKLUND, PE

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1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

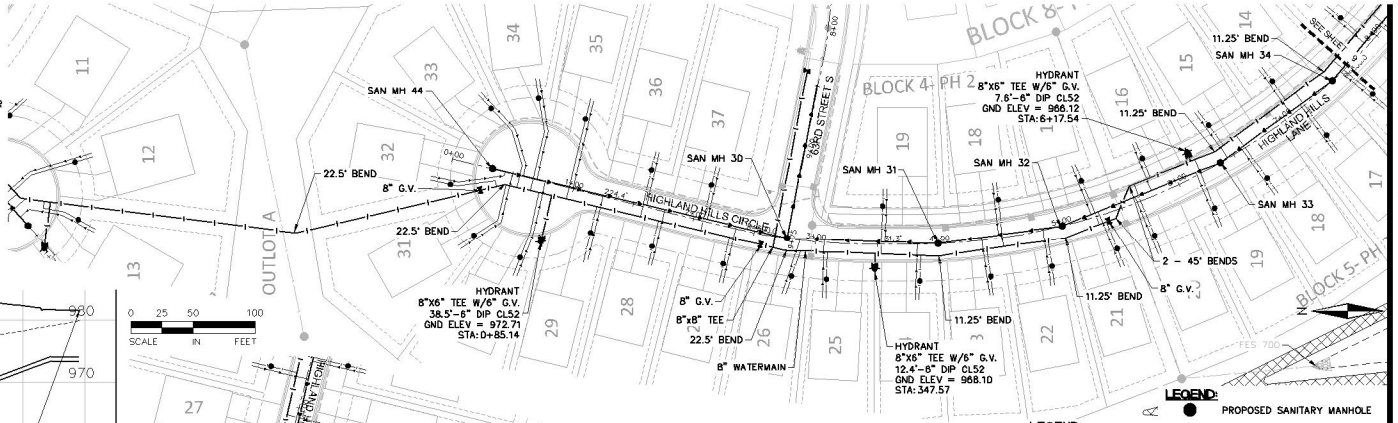
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SHEET 7 of 38

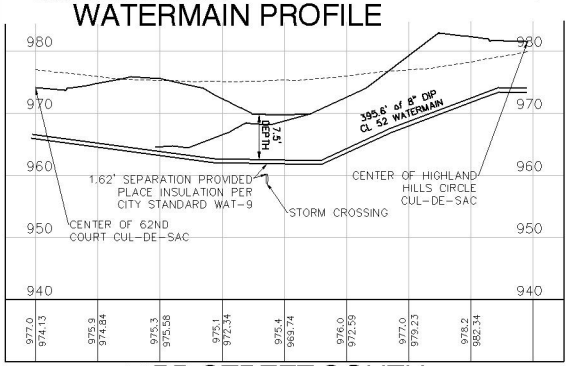
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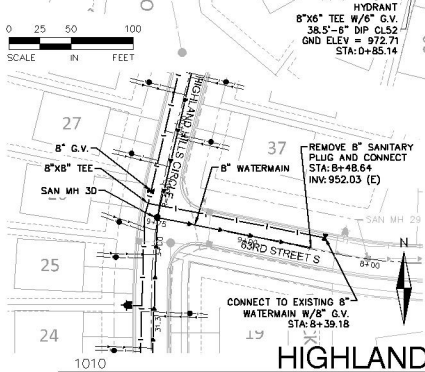
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2. ALL WATER SERVICES SHALL BE 1" COPPER TYPE "K" W/7.5' MINIMUM COVER.
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4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWNSTREAM SANITARY MANHOLE. SANITARY SERVICE INVERT ELEVATIONS ARE SHOWN AT THE UPSTREAM END OF SERVICE AFTER THE RISER PIPE IF REQUIRED. SEE SERVICES TABLE IF RISER IS REQUIRED.
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7. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
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   16'-22' = SDR 26
   22'+=C-900
8. REFER TO CITY OF COTTAGE GROVE CURRENT ENGINEERING STANDARD CITY SPECIFICATIONS FOR ADDITIONAL DETAIL.



WATERMAIN PROFILE





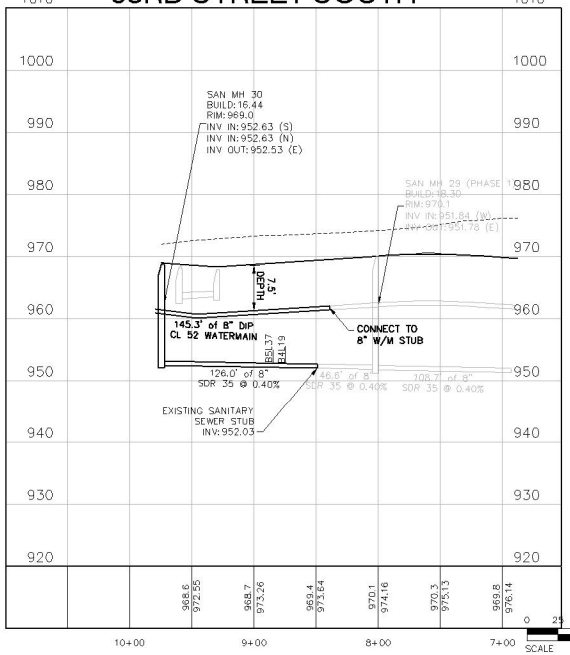
WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
4	14	0+69	956.57	968.24	971.10	0
4	15	0+7	956.00	966.79	969.60	0
4	16	0+77	955.50	965.96	968.50	0
4	17	0+18	955.31	965.96	968.20	0
4	18	0+49	954.93	966.73	969.20	0
4	19	0+26	956.69	969.54	970.30	4
5	17	0+79	956.78	968.24	970.50	0
5	18	0+20	956.18	966.99	969.10	0
5	19	1+16	955.81	966.18	968.20	0
5	20	0+66	955.65	965.76	967.80	0
5	21	0+31	955.48	965.75	967.80	0
5	22	0+85	955.15	966.12	967.90	0
5	23	0+35	954.97	966.83	968.20	0
5	24	1+05	954.64	967.70	969.00	0
5	25	0+30	956.62	968.99	969.70	3
5	26	0+10	956.53	969.41	970.90	3
5	27	0+42	956.98	970.13	971.50	0
5	28	1+01	959.57	971.07	972.70	0
5	29	1+52	961.95	972.19	974.90	0
5	30	2+00	964.60	973.47	975.20	0
5	31	2+27	965.77	973.97	976.00	0
5	32	2+33	965.70	974.71	976.00	0
5	33	2+18	965.37	974.38	976.20	0
5	34	2+07	964.94	973.64	975.50	0
5	35	1+77	963.42	973.02	974.80	0
5	36	1+16	960.17	971.44	973.90	0
5	37	0+36	955.97	969.27	972.50	3

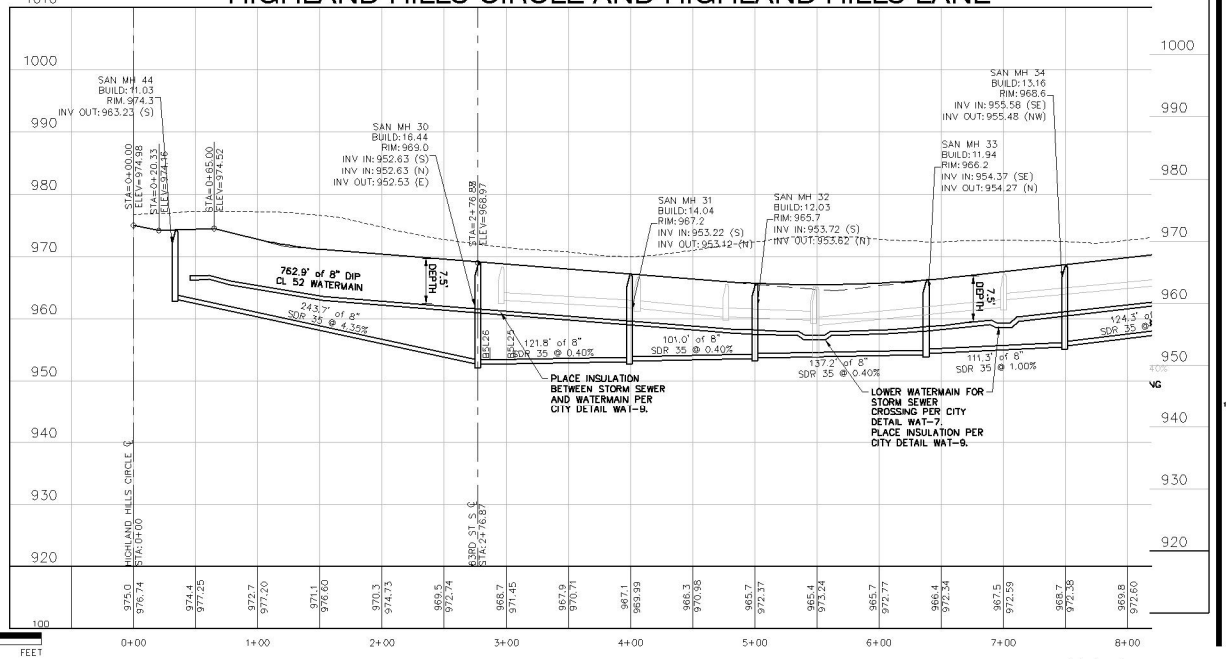
LEGEND:
STATION =SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE =LOWEST FLOOR ELEVATION
RISER =RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT=RISER X 0.707)

LEGEND:
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- PROPOSED WATERMAIN
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- PROPOSED SANITARY SEWER
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- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN
- EXISTING GATE VALVE, HYDRANT OR CURB STOP

63RD STREET SOUTH



HIGHLAND HILLS CIRCLE AND HIGHLAND HILLS LANE



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PHASE 2 CONSTRUCTION DOCUMENTS
63RD ST S, HIGHLAND HILLS CIRCLE & HIGHLAND HILLS LANE
SANITARY SEWER AND WATERMAIN PROFILES

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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

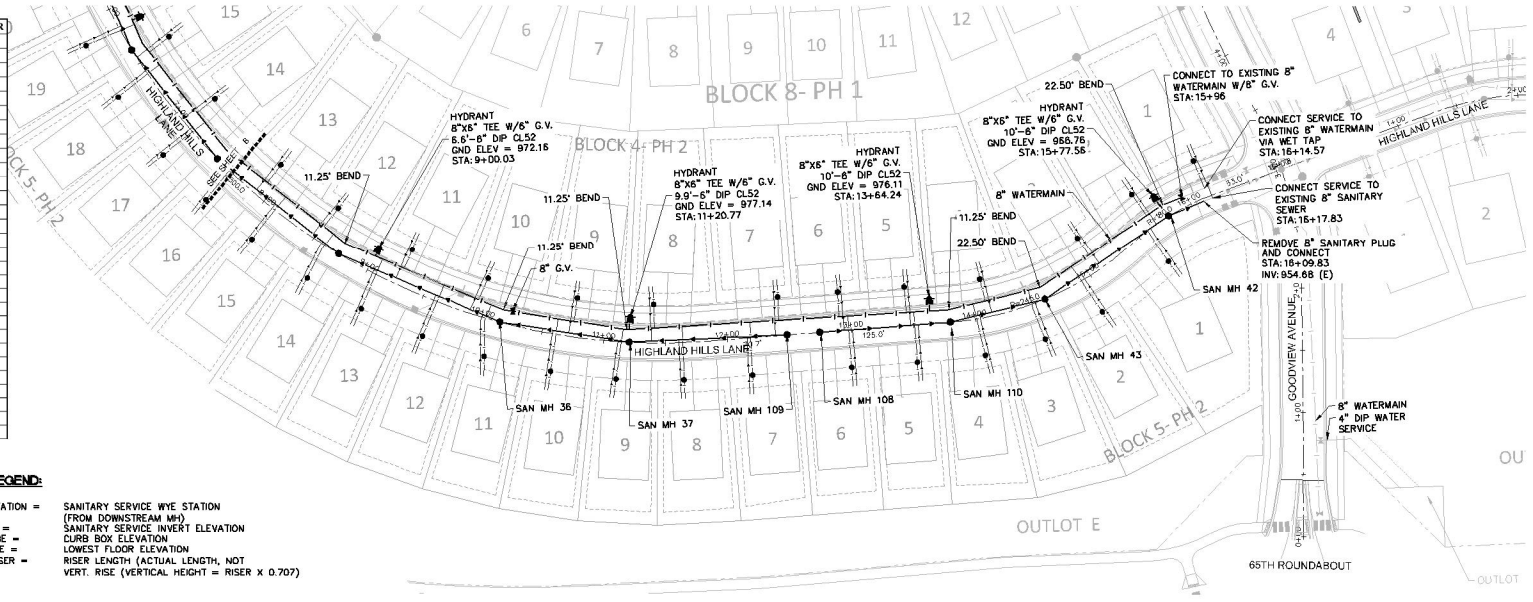
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SHEET 8 of 38

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WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
4	1	0+60	956.31	966.43	969.00	0
4	2	0+12	956.83	967.38	970.50	0
4	3	0+68	958.41	969.36	973.00	0
4	4	0+44	961.44	974.14	976.80	0
4	5	0+32	965.85	977.33	979.40	3
4	6	0+86	967.47	978.97	980.90	3
4	7	1+18	967.43	979.52	980.90	0
4	8	0+18	965.91	977.89	980.90	0
4	9	0+56	964.77	976.39	978.70	0
4	10	1+15	963.18	974.60	977.20	0
4	11	0+50	961.52	973.08	976.00	0
4	12	0+98	959.55	971.40	974.40	0
4	13	0+40	958.09	970.01	972.80	0
5	1	0+18	957.05	967.54	971.00	0
5	2	0+85	959.10	969.93	972.90	0
5	3	0+8	960.46	972.16	975.10	0
5	4	0+54	961.86	974.36	977.20	0
5	5	0+26	965.67	976.92	979.90	3
5	6	0+79	967.26	978.70	981.30	3
5	7	0+95	967.11	979.27	972.20	0
5	8	0+40	966.31	978.27	980.50	0
5	9	0+96	965.45	977.11	979.50	0
5	10	0+43	964.69	976.00	978.70	0
5	11	1+26	963.58	974.82	977.70	0
5	12	0+85	962.58	973.71	976.10	0
5	13	0+31	961.21	972.56	975.20	0
5	14	1+08	959.89	971.50	974.00	0
5	15	0+59	958.70	970.34	973.00	0
5	16	0+10	957.43	969.30	971.50	0



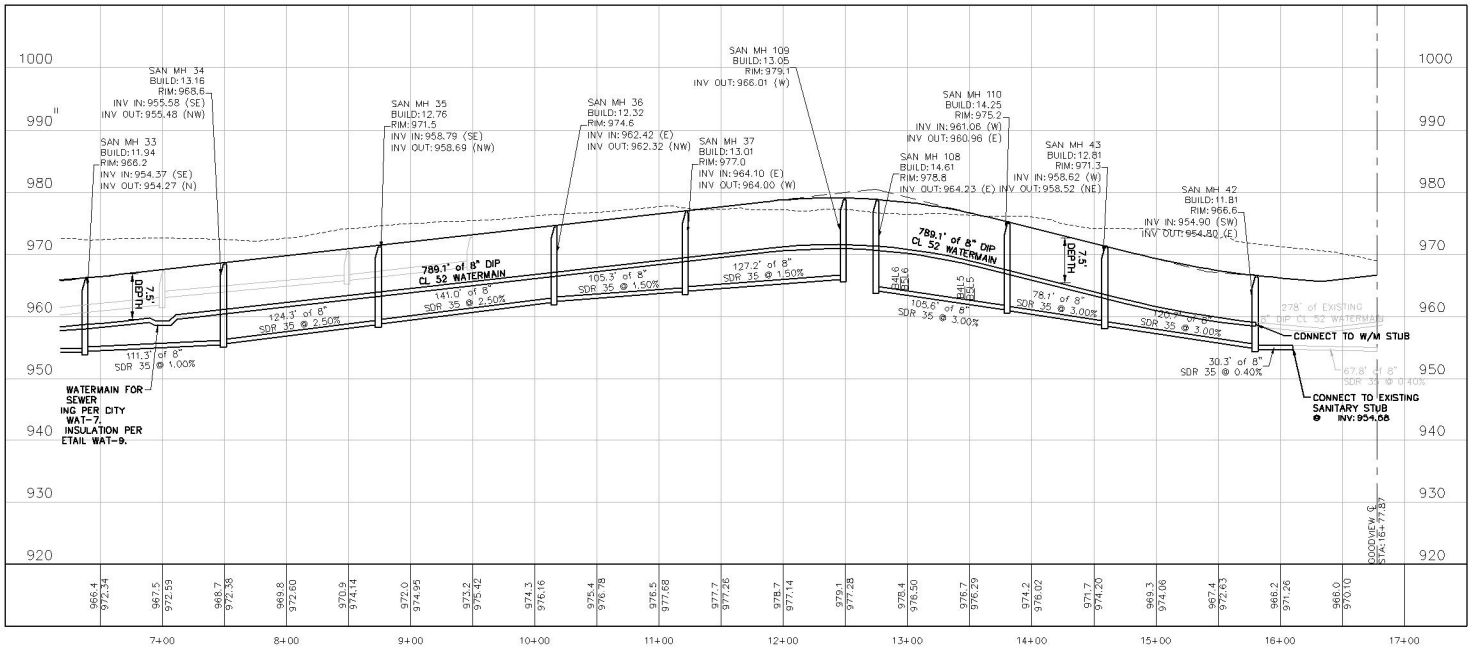
LEGEND:

STATION = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
RISER = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)

N

0 25 50 100
SCALE IN FEET

HIGHLAND HILLS LANE



GENERAL NOTES:

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- PROPOSED WATER SERVICE
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

9

Drawing name: x:\2019\1901097\plan sheets\Final Plat - 2nd Addition\1901097dt.dwg, Jan 28, 2022 - 1:03pm

WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
3	1	0+15	948.18	960.66	955.00	0
3	2	0+90	950.68	962.65	957.20	3
3	3	0+8	951.94	965.11	959.00	4
3	4	0+88	954.17	967.50	961.90	7
13	1	0+35	964.67	977.65	971.70	11
13	2	1+00	964.94	978.05	971.70	11
13	3	1+88	965.29	978.54	971.70	11
13	4	0+22	966.30	978.90	972.50	11
1	1	0+67	966.36	979.07	973.00	9
1	2	1+32	967.85	980.83	974.00	7
1	3	1+52	968.24	981.44	974.40	6
1	4	1+80	968.74	981.83	974.70	6
1	5	1+68	968.52	981.81	974.70	6
1	6	1+60	968.34	981.32	974.40	6
1	7	1+27	967.62	980.67	974.00	7
1	8	0+65	965.59	979.15	973.00	8

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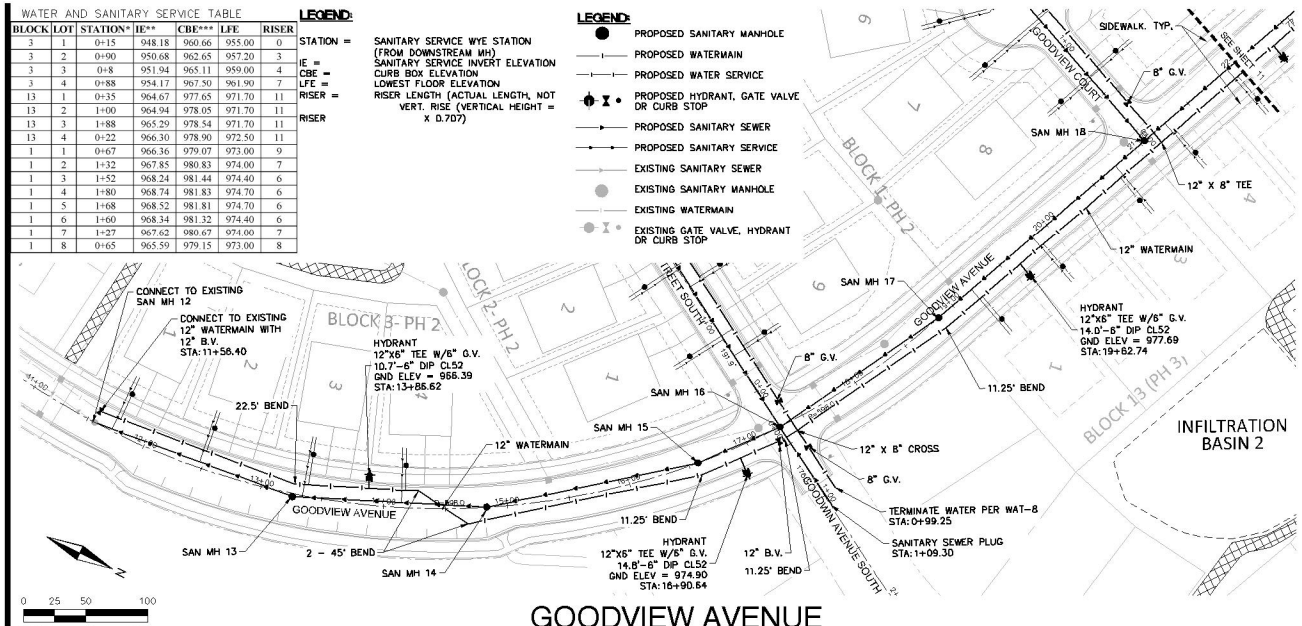
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RISER

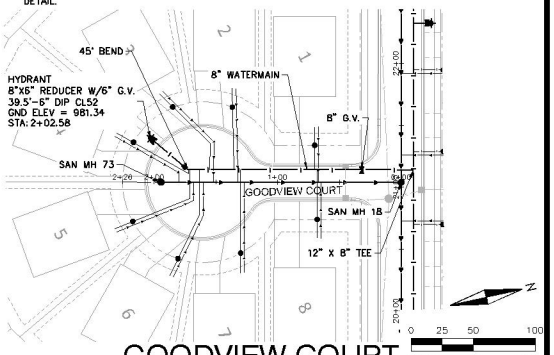
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- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN
- EXISTING GATE VALVE, HYDRANT DR CURB STOP

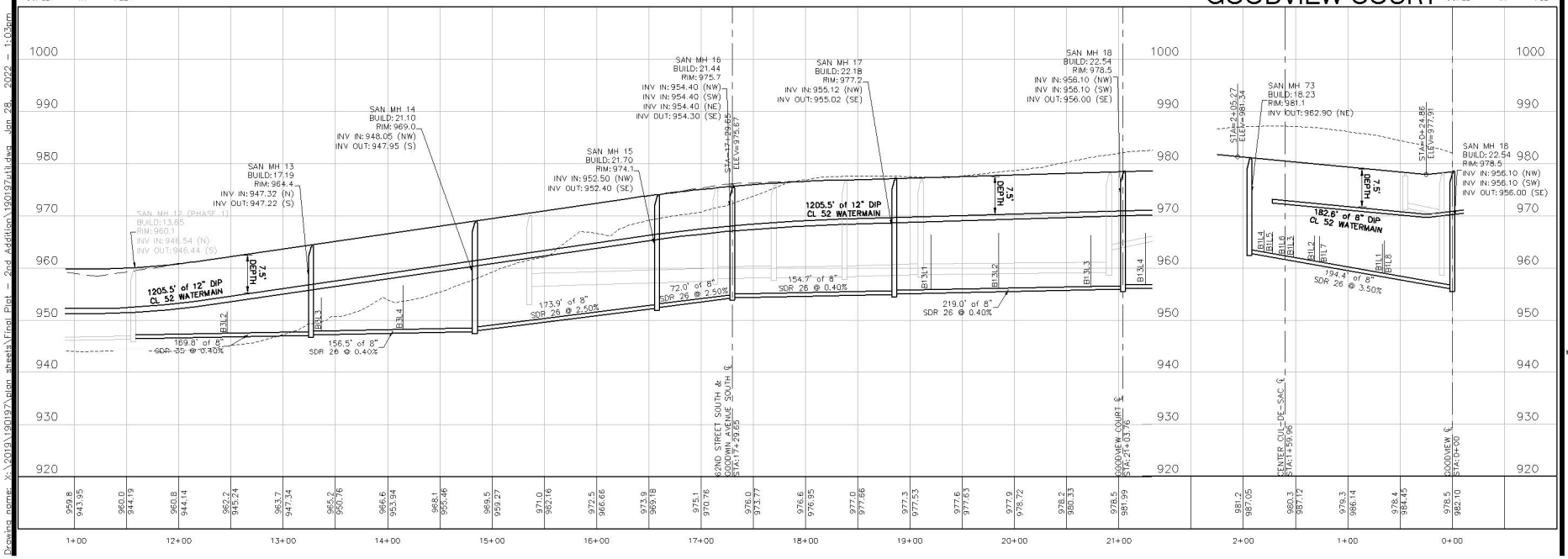
GENERAL NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
2. ALL WATER SERVICES SHALL BE 1" COPPER TYPE "K" W/7.5' MINIMUM COVER.
3. SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED 15' BEYOND RIGHT-OF-WAY PER CITY OF COTTAGE GROVE STANDARD DETAIL SER-1.
4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWNSTREAM SANITARY MANHOLE. SANITARY SERVICE INVERT ELEVATIONS ARE SHOWN AT THE UPSTREAM END OF SERVICE AFTER THE RISER PIPE IF REQUIRED. SEE SERVICES TABLE IF RISER IS REQUIRED.
5. 12" WATERMAIN SHALL HAVE CLASS 250 BUTTERFLY VALVES W/STAINLESS STEEL HARDWARE IN ACCORDANCE WITH CITY DETAIL WAT-4.
6. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
7. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
   0'-18' = SDR 35
   18'-22' = SDR 26
   22'+=C-900
8. REFER TO CITY OF COTTAGE GROVE CURRENT ENGINEERING STANDARD SPECIFICATIONS FOR ADDITIONAL DETAIL.





GOODVIEW AVENUE



GOODVIEW COURT

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Minneapolis, MN 55402
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www.alliant-inc.com

HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
GOODVIEW AVE & ROAD GOODVIEW COURT
SANITARY SEWER AND WATERMAIN PROFILES

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CLARK WICKLUND, PE
40922
Date License No.

QUALITY ASSURANCE/CONTROL

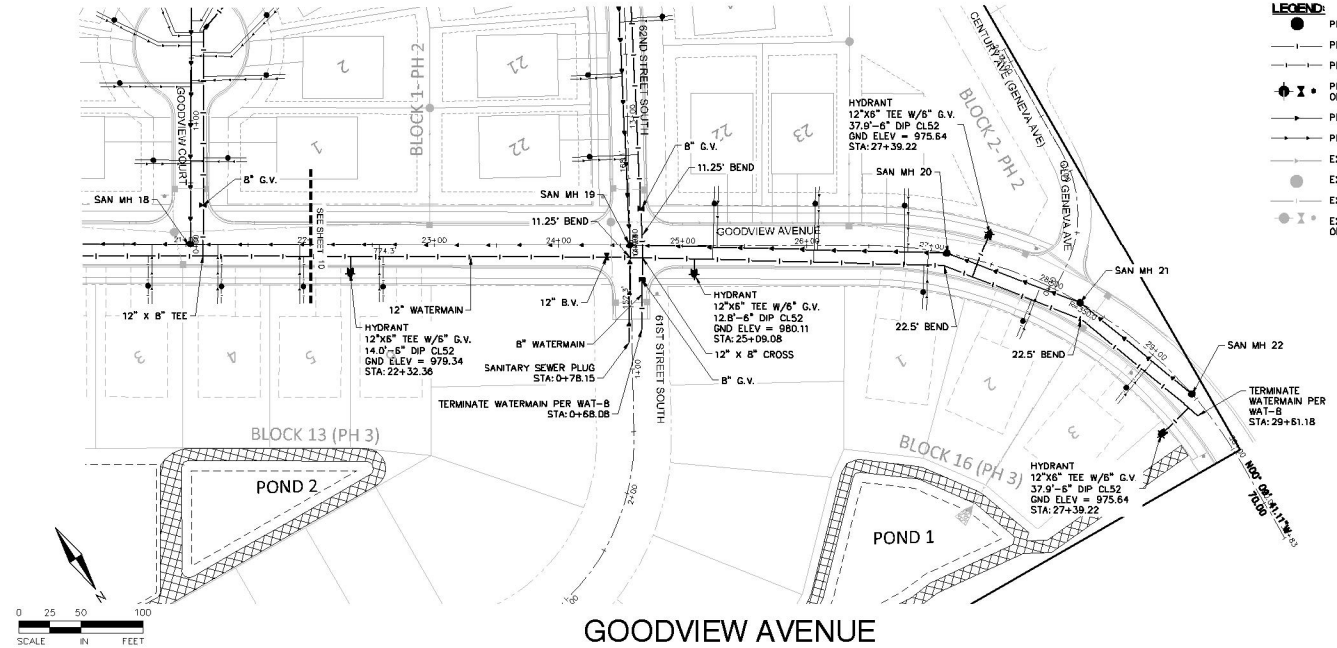
BY	DATE
DATE	**ISSUE**
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

10

Drawing name: x:\2019\190197\plan sheets\Final Plat - 2nd Addition\190197-alt.dwg Jan 28, 2022 - 1:03pm



LEGEND:

- PROPOSED SANITARY MANHOLE
- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT, GATE VALVE OR CURB STOP
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN
- EXISTING GATE VALVE, HYDRANT OR CURB STOP

WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
2	22	0+70	964.48	980.13	973.00	6
2	23	1+51	963.25	978.75	972.50	4
2	24	2+24	964.94	977.27	970.90	6
13	5	0+88	966.46	979.32	972.50	8
13	6	1+52	966.69	979.70	973.00	5
16	1	2+40	966.78	976.75	970.50	0
16	2	0+80	960.96	974.78	968.50	0
16	3	0+75	961.51	972.32	966.30	0

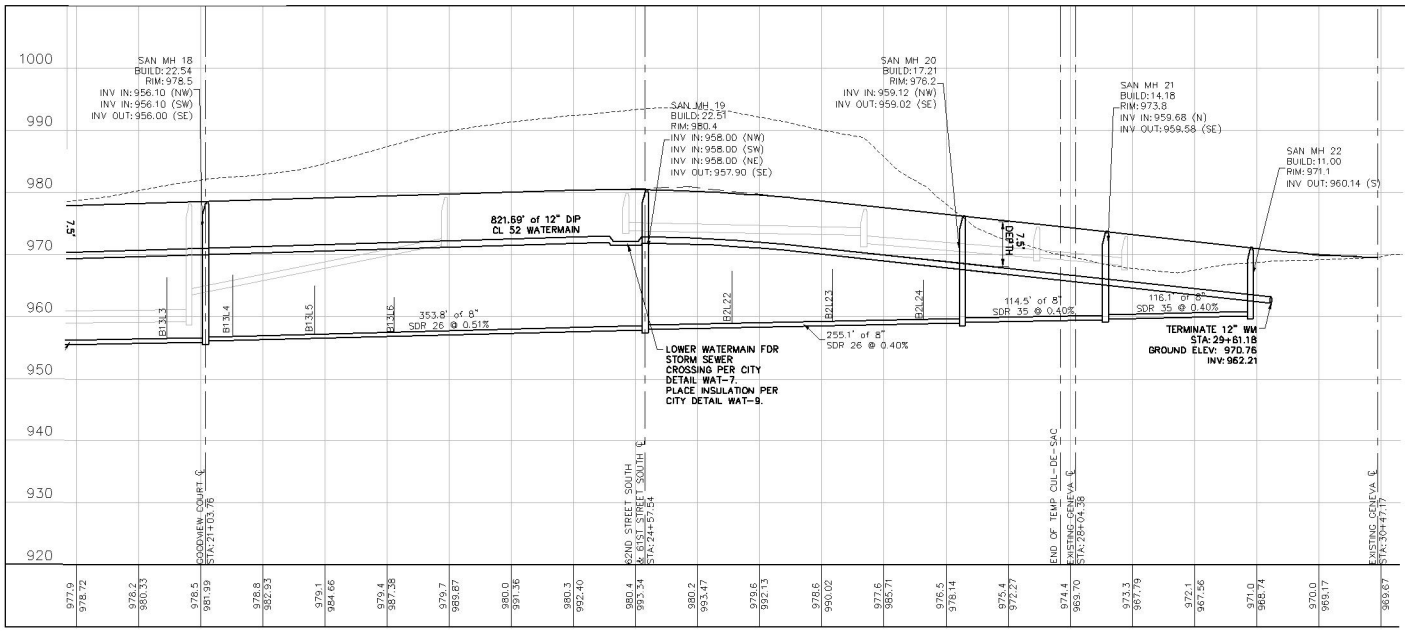
LEGEND:

STATION = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
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RISER = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)

GENERAL NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
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PROJECT NO: 219-197

11

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WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
2	1	0+84	962.81	975.67	970.00	6
2	2	1+51	964.64	977.00	970.00	6
2	3	2+16	965.52	978.29	970.90	5
2	4	0+40	967.40	979.32	971.90	5
2	5	0+3	968.68	980.67	973.00	5
2	6	0+60	968.98	981.56	973.50	5
2	7	0+19	969.32	981.62	973.50	5
2	8	0+79	968.88	981.21	973.30	4
2	9	0+21	969.16	980.77	972.90	4
2	10	0+80	968.67	980.34	972.60	3
1	9	0+68	962.32	975.23	969.30	6
1	10	1+34	963.61	976.55	970.40	5
1	11	2+06	965.05	978.04	971.90	4
1	12	0+75	967.28	979.99	973.50	4
1	13	0+70	968.43	981.54	974.50	5
1	14	0+86	968.10	981.01	974.30	3
1	15	0+77	968.61	980.29	973.80	3
1	16	0+67	967.10	980.24	973.50	0

LEGEND:

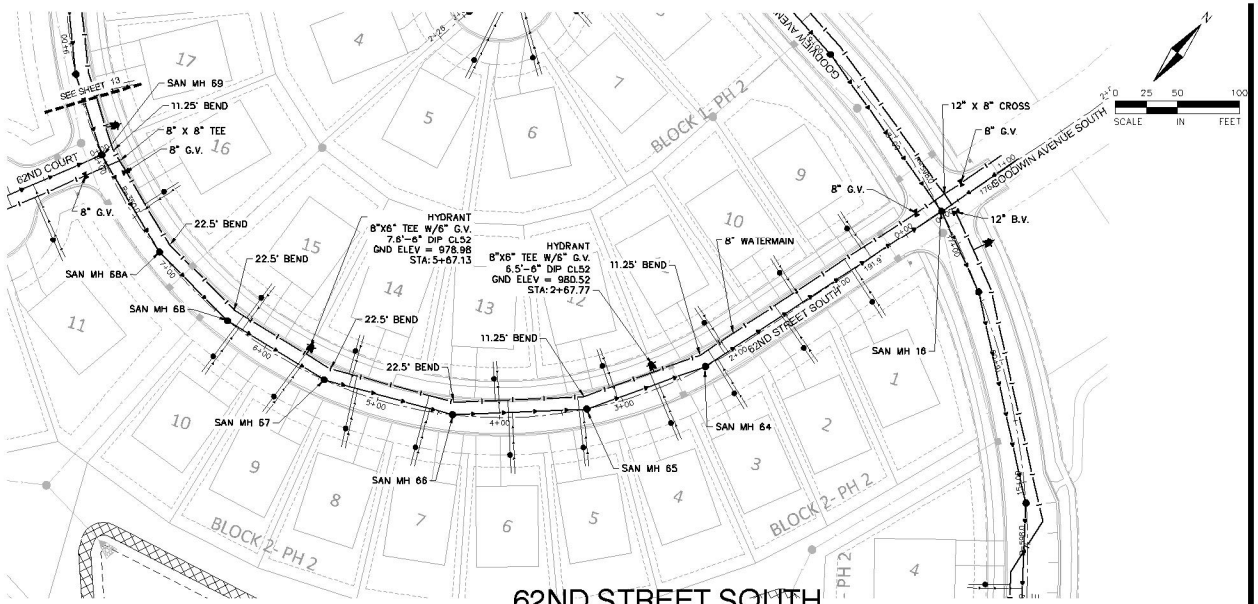
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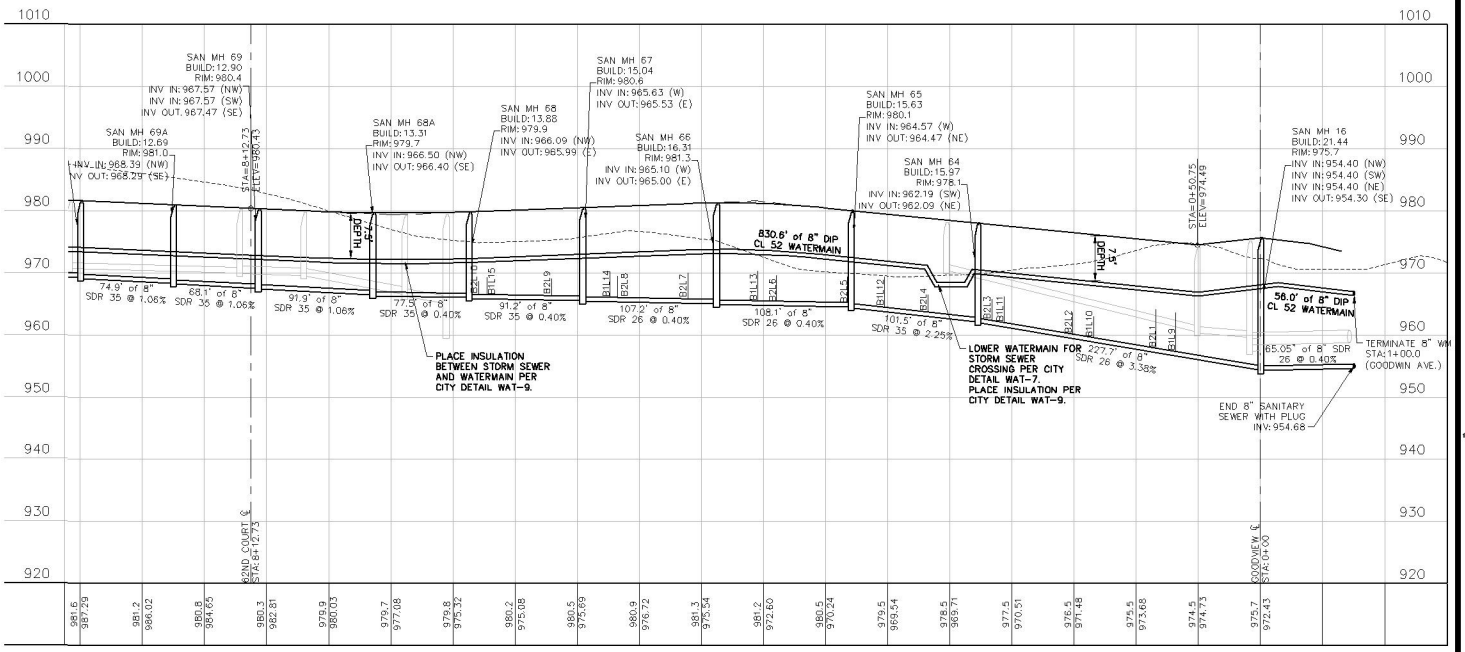
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LEGEND:

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- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT, GATE VALVE OR CURB STOP
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SEWER
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PROJECT TEAM DATA
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DRAWN: AA JP
PROJECT NO: 219-197

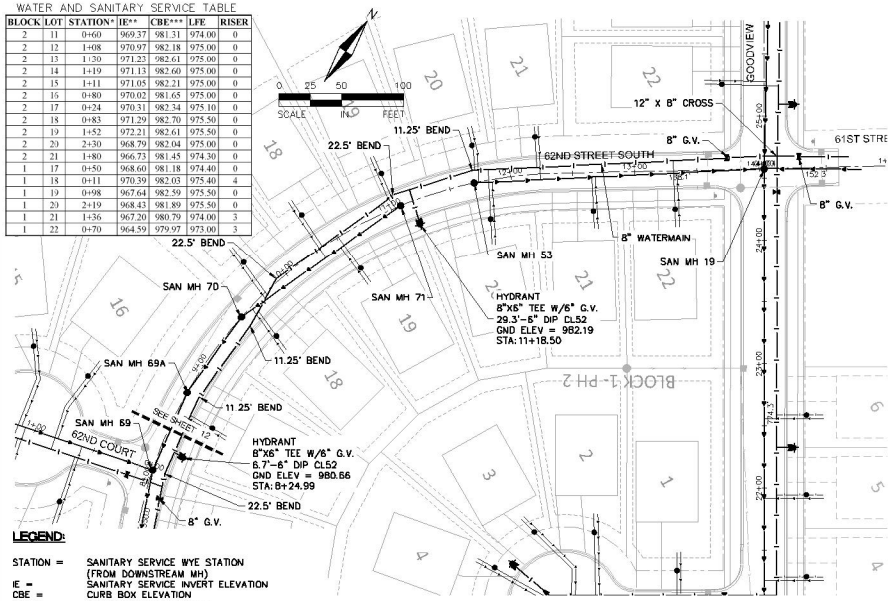
12

SHEET 12 of 38

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WATER AND SANITARY SERVICE TABLE

BLOCK	LOT	STATION*	IE**	CBE***	LFE	RISER
2	11	0+60	969.37	981.31	974.00	0
2	12	1+08	970.97	982.18	975.00	0
2	13	1+30	971.23	982.61	975.00	0
2	14	1+19	971.13	982.60	975.00	0
2	15	1+11	971.05	982.21	975.00	0
2	16	0+80	970.02	981.65	975.00	0
2	17	0+24	970.31	982.34	975.10	0
2	18	0+83	971.29	982.70	975.50	0
2	19	1+52	972.21	982.61	975.50	0
2	20	2+30	968.79	982.04	975.00	0
2	21	1+80	966.73	981.45	974.30	0
1	17	0+50	968.60	981.18	974.40	0
1	18	0+11	970.39	982.03	975.40	4
1	19	0+98	967.64	982.59	975.50	0
1	20	2+19	968.43	981.89	975.50	0
1	21	1+36	967.20	980.79	974.00	3
1	22	0+70	964.59	979.97	973.00	3



LEGEND:

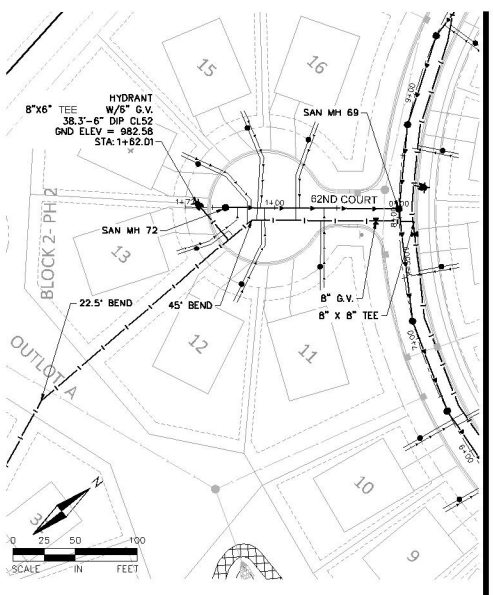
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GENERAL NOTES:

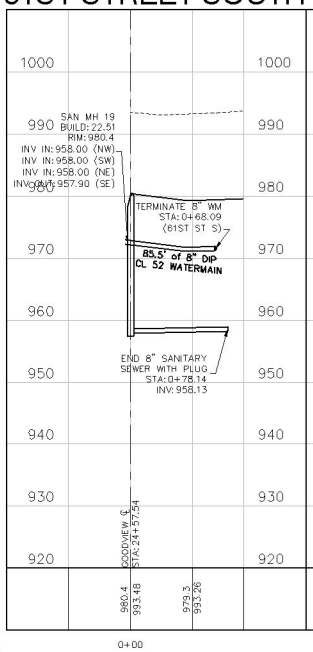
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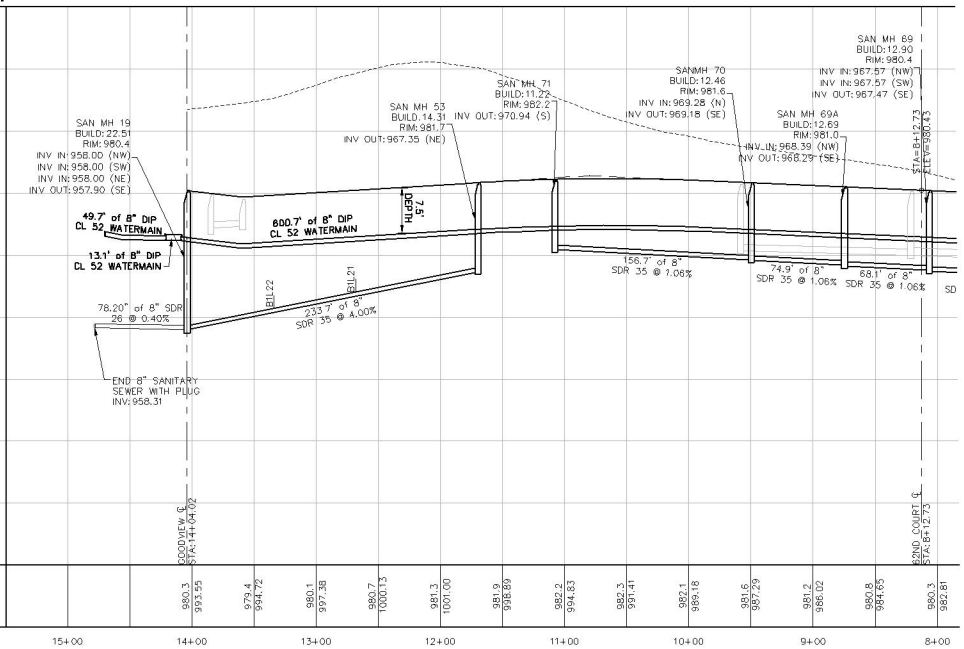
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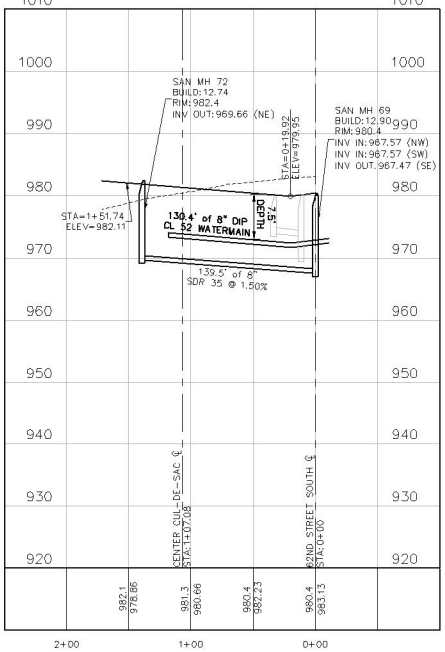
61ST STREET SOUTH



62ND STREET SOUTH



62ND COURT



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PHASE 2 CONSTRUCTION DOCUMENTS
62ND STREET SOUTH AND 62ND COURT
SANITARY SEWER AND WATERMAIN PROFILES

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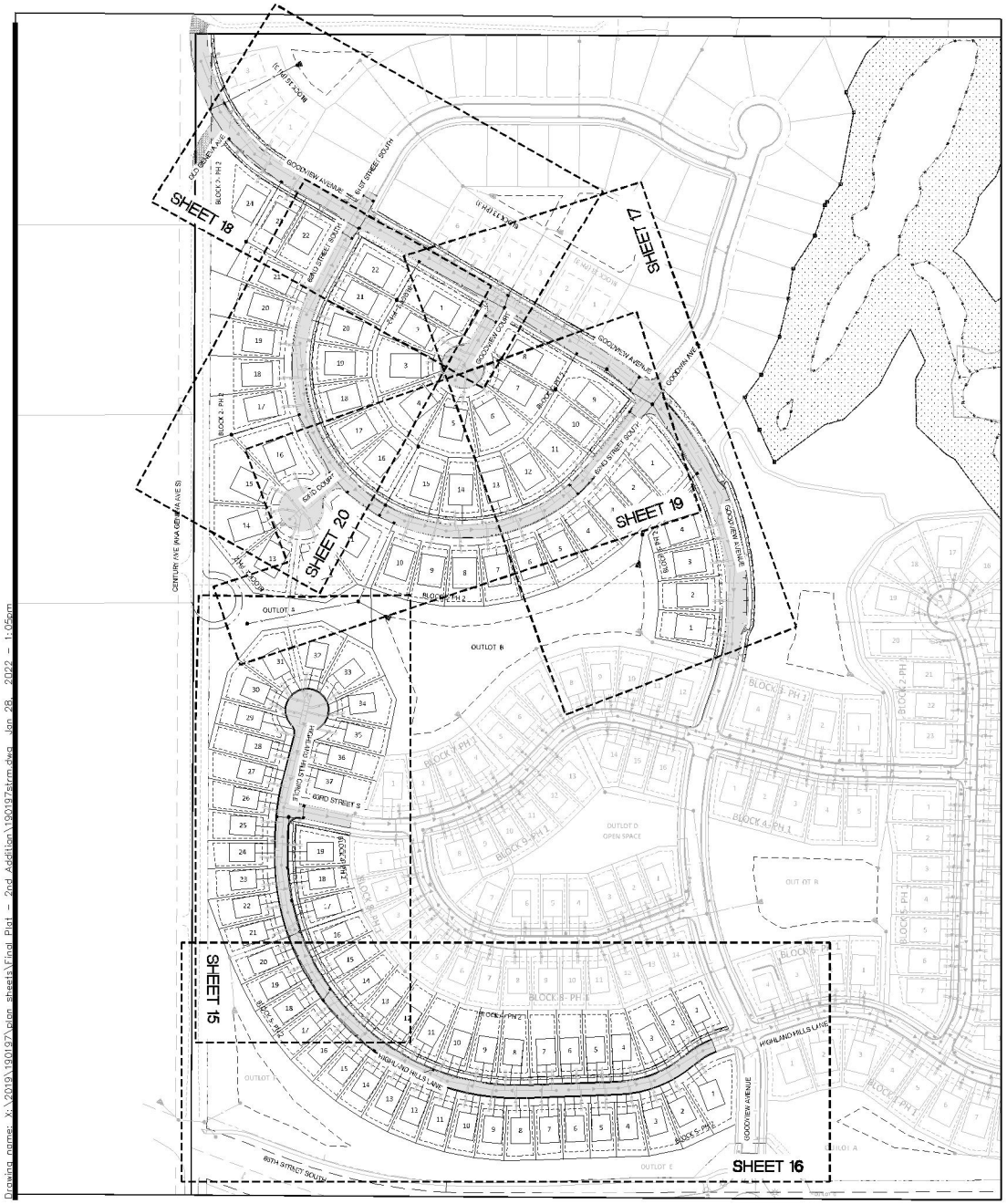
DATE	ISSUE
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1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

13

Drawing name: X:\2019\190197\plan sheets\Final Plat - 2nd Addition\190197-alt.dwg Jan 28, 2022 - 11:04am



STORM SEWER GENERAL NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. MAINTAIN A MIN 2' VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
4. PROVIDE A MINIMUM OF 4" THICK STYROFOAM BOARD INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36"
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR UTILITY AND STREET CONSTRUCTION.
6. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

LEGEND:

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER

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HAWTHORNE 2ND ADDITION

PHASE 2 CONSTRUCTION DOCUMENTS

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OVERALL STREET AND STORM SEWER PLAN

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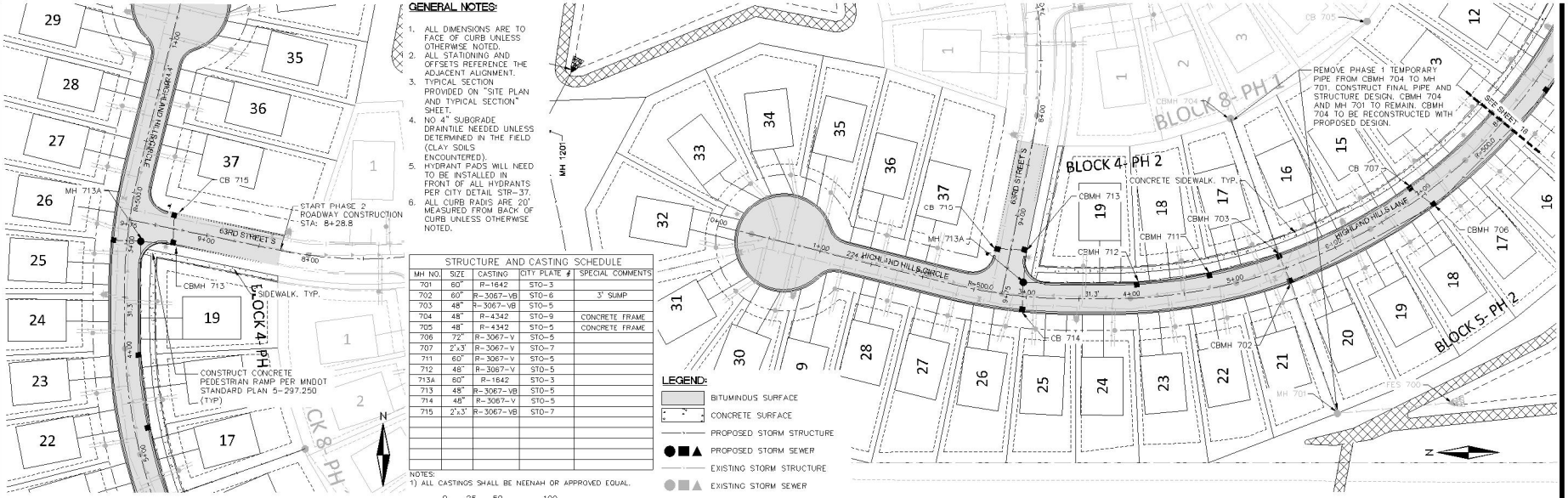
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PROJECT TEAM DATA

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PROJECT NO:	219-197

14

Drawing name: x:\2019\190197\plan sheets\Final Plat - 2nd Addition\190197strm.dwg Jan 28, 2022 - 1:05pm



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STATIONING AND OFFSETS REFERENCE THE ADJACENT ALIGNMENT.
3. TYPICAL SECTION PROVIDED ON "SITE PLAN AND TYPICAL SECTION" SHEET.
4. NO 4" SUBGRADE DRAINTILE NEEDED UNLESS DETERMINED IN THE FIELD (CLAY SOILS ENCOUNTERED).
5. HYDRANT PADS WILL NEED TO BE INSTALLED IN FRONT OF ALL HYDRANTS PER CITY DETAIL STR-37.
6. ALL CURB RADIS ARE 20' MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.

STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
701	60"	R-1642	STO-3	
702	60"	R-3067-VB	STO-6	3' SUMP
703	48"	R-3067-VB	STO-5	
704	48"	R-4342	STO-9	CONCRETE FRAME
705	48"	R-4342	STO-5	CONCRETE FRAME
706	72"	R-3067-V	STO-5	
707	2'x3'	R-3067-V	STO-7	
711	60"	R-3067-V	STO-5	
712	48"	R-3067-V	STO-5	
713A	60"	R-1642	STO-3	
713	48"	R-3067-VB	STO-5	
714	48"	R-3067-V	STO-5	
715	2'x3'	R-3067-VB	STO-7	

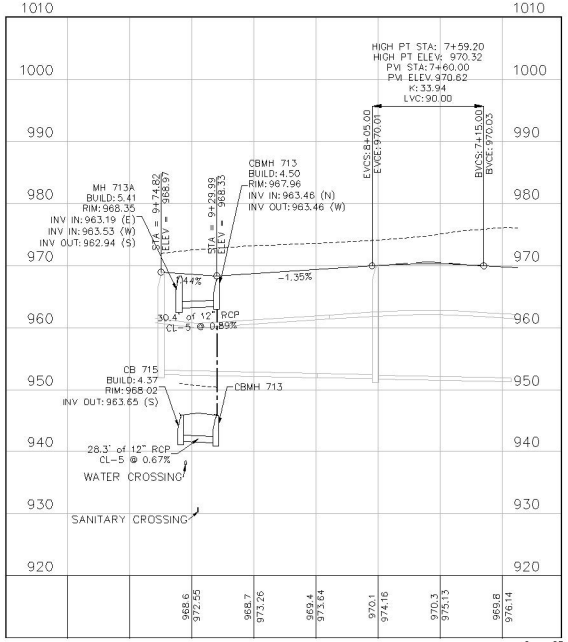
NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

LEGEND:

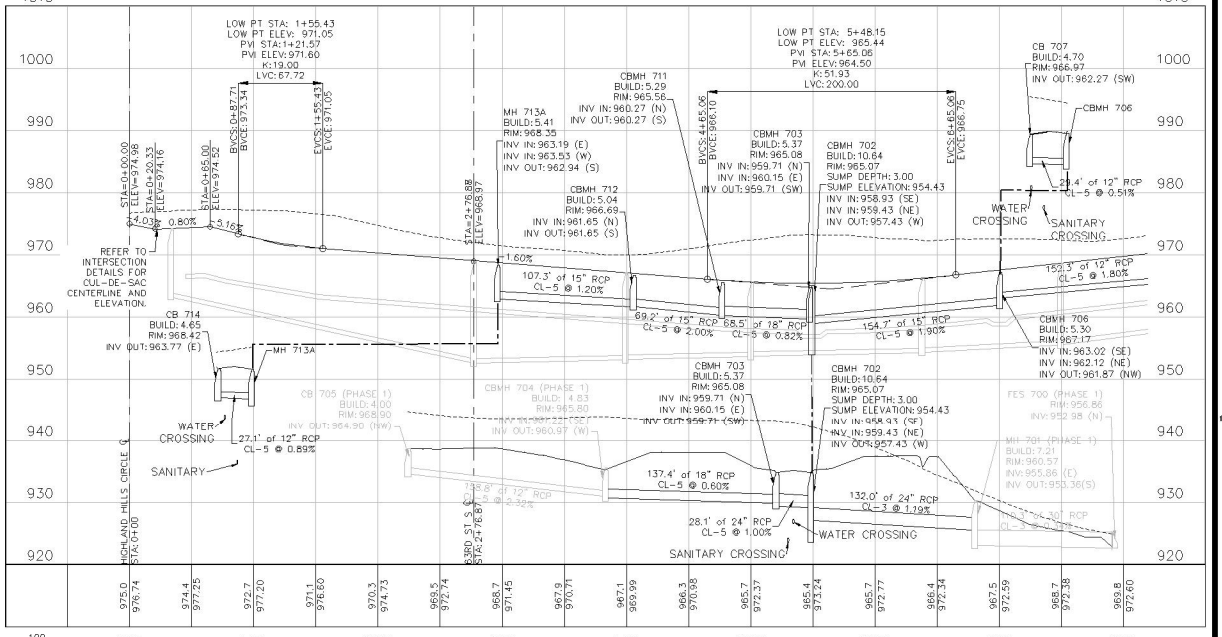
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SCALE IN FEET: 0 25 50 100

63RD STREET SOUTH



HIGHLAND HILL CIRCLE



SCALE IN FEET: 0 25 50 100

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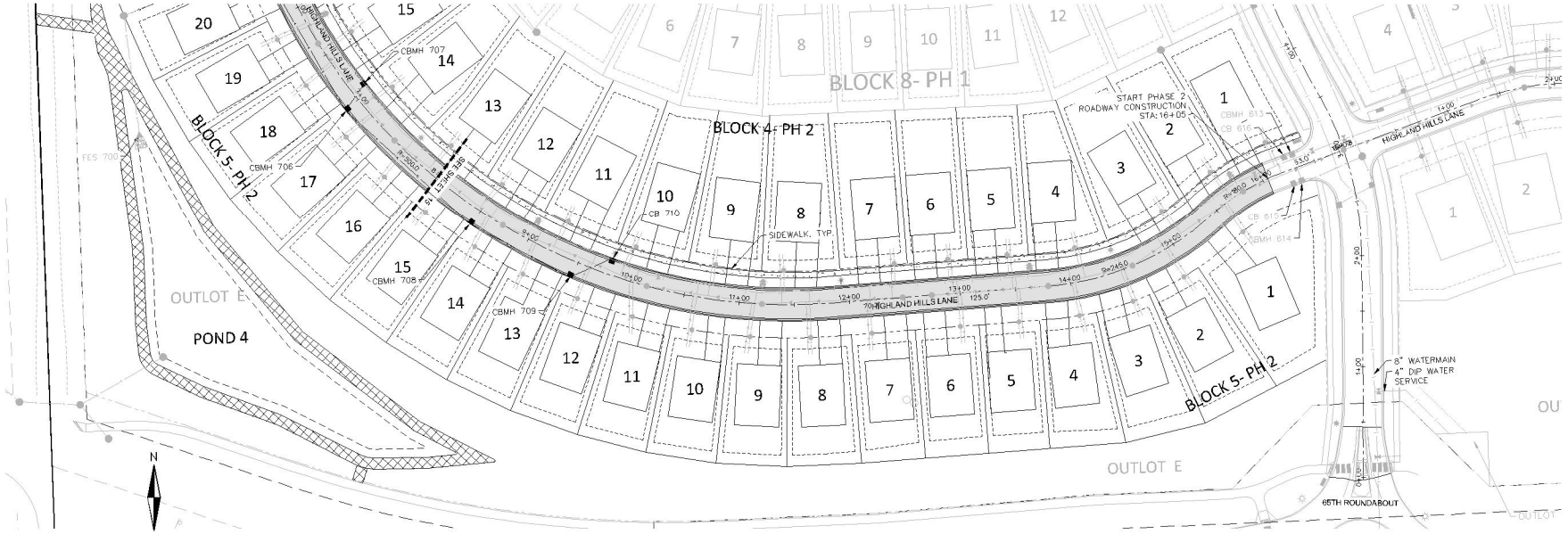
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DRAWN: AA JP
PROJECT NO: 219-197

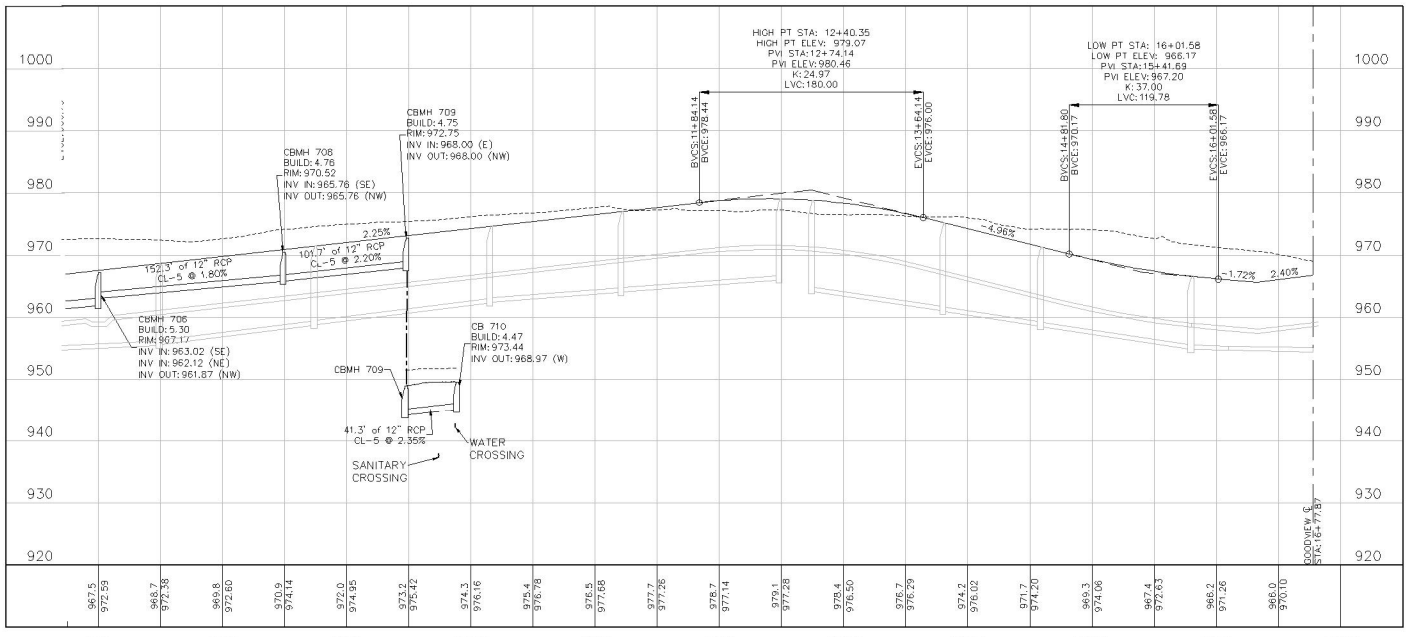
15

SHEET 15 of 38

Drawing name: X:\2019\1901097\plan sheets\Final Plot - 2nd Addition\1901097strm.dwg Jan 28, 2022 - 1:06pm



HIGHLAND HILL CIRCLE



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STATIONING AND OFFSETS REFERENCE THE ADJACENT ALIGNMENT.
3. TYPICAL SECTION PROVIDED ON "SITE PLAN AND TYPICAL SECTION" SHEET.
4. NO 4" SUBGRADE DRAINTILE NEEDED UNLESS DETERMINED IN THE FIELD (CLAY SOILS ENCOUNTERED).
5. HYDRANT PADS WILL NEED TO BE INSTALLED IN FRONT OF ALL HYDRANTS PER CITY DETAIL STR-37.
6. ALL CURB RADIS ARE 20' MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.

STRUCTURE AND CASTING SCHEDULE				
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
708	48"	R-3067-V	STO-5	
709	48"	R-3067-V	STO-5	
710	2'X3'	R-3067-V	STO-7	

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

LEGEND:

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER

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HAWTHORNE 2ND ADDITION
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PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN AND PROFILES

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CLARK WICKLUND, PE

40922
Date License No.

QUALITY ASSURANCE/CONTROL

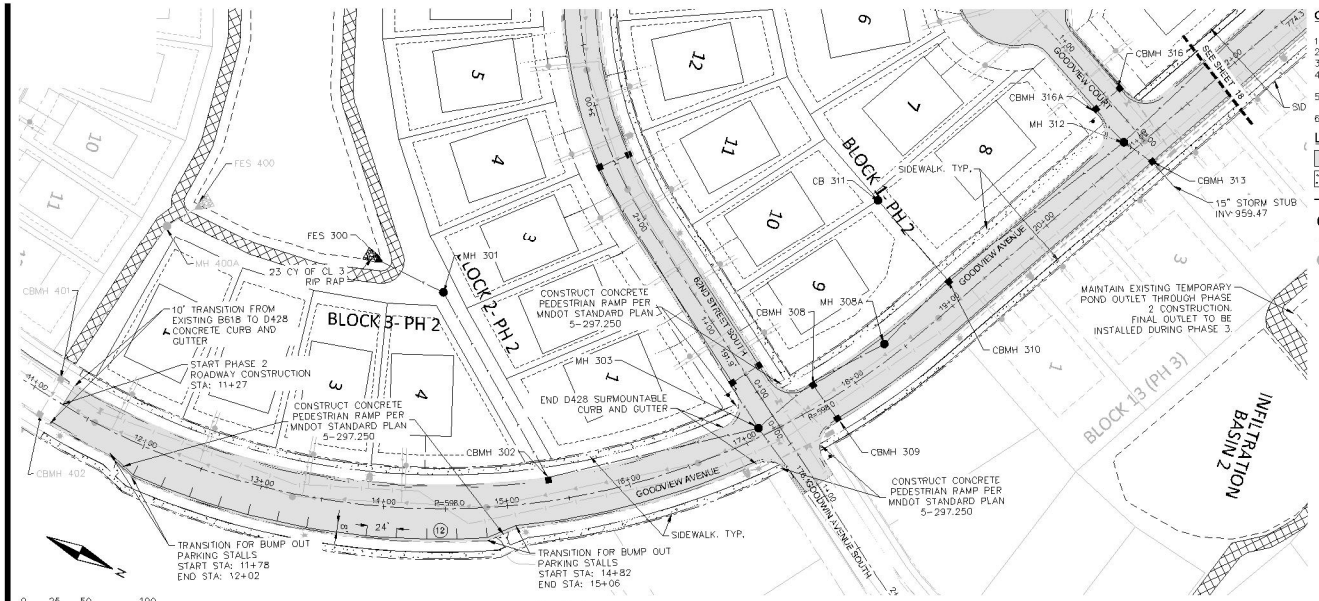
BY DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

16

Drawing name: x:\2019\19019?\plan sheets\Final Plat - 2nd Addition\19019?stm.dwn Jan 28, 2022 - 1:06pm



GENERAL NOTES:

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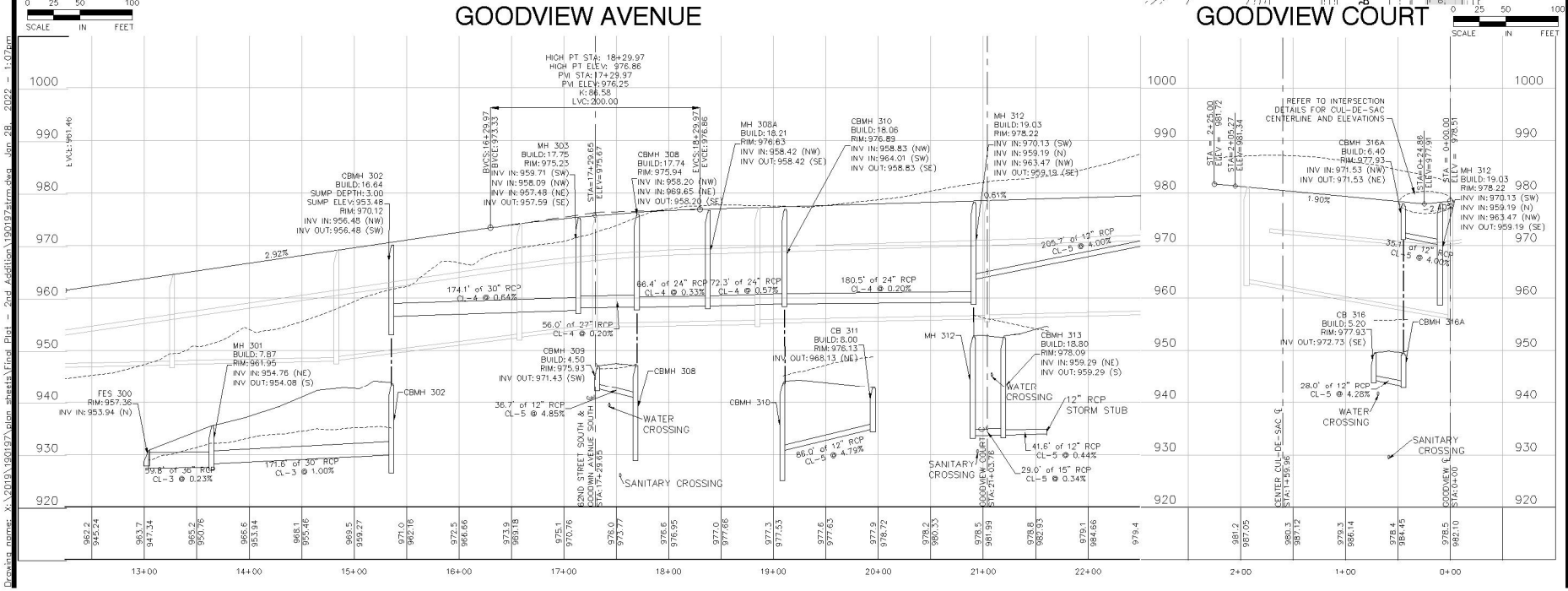
LEGEND:

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER

STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
301	60"	R-1642	STO-3	GREEN SPACE
302	60"	R-3067-V	STO-6	3' SUMP
303	60"	R-1642	STO-3	
308	48"	R-3067-V	STO-5	
308A	48"	R-1642	STO-3	
309	2x3	R-3067-V	STO-7	
310	48"	R-3067-V	STO-5	
311	48"	R-4342	STO-9	GREEN SPACE
312	48"	R-1642	STO-3	
313	48"	R-3067-V	STO-7	
314	60"	OCS	STO-16	
316	60"	R-3067-VB	STO-5	
316A	60"	R-3067-V	STO-5	

NOTES:
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Date — License No.

QUALITY ASSURANCE/CONTROL

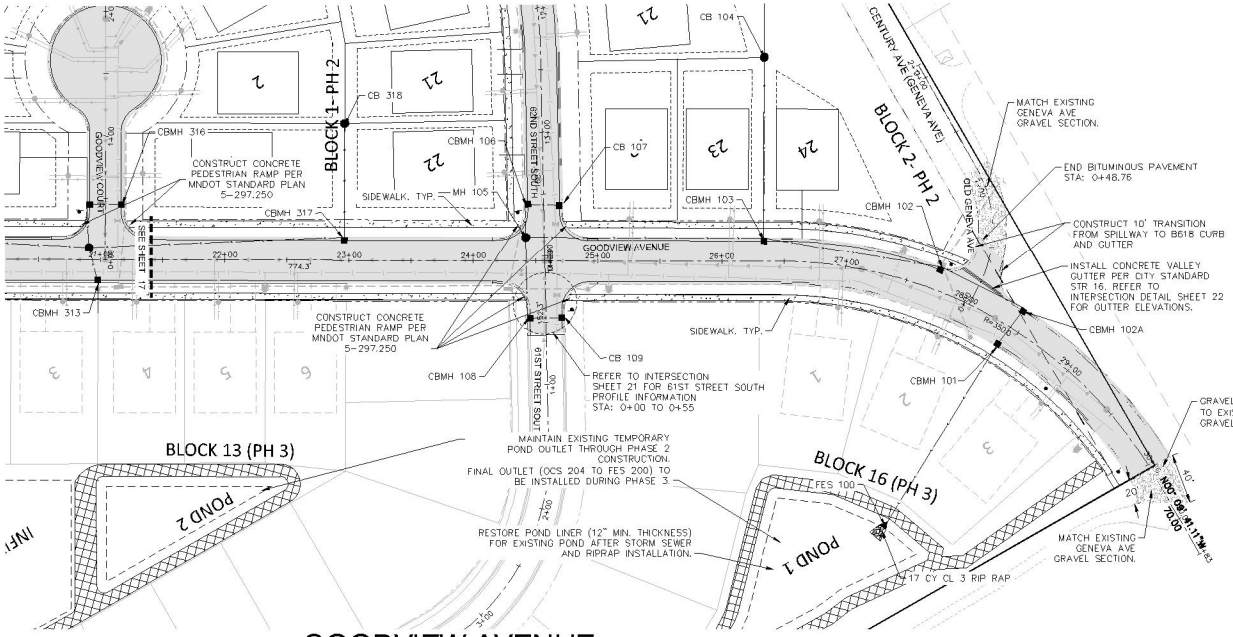
BY	DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

17

Drawing name: X:\2019\1901097\plan sheets\Final Plat - 2nd Addition\1901097strm.dwg Jan 28, 2022 - 1:07pm



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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STRUCTURE AND CASTING SCHEDULE

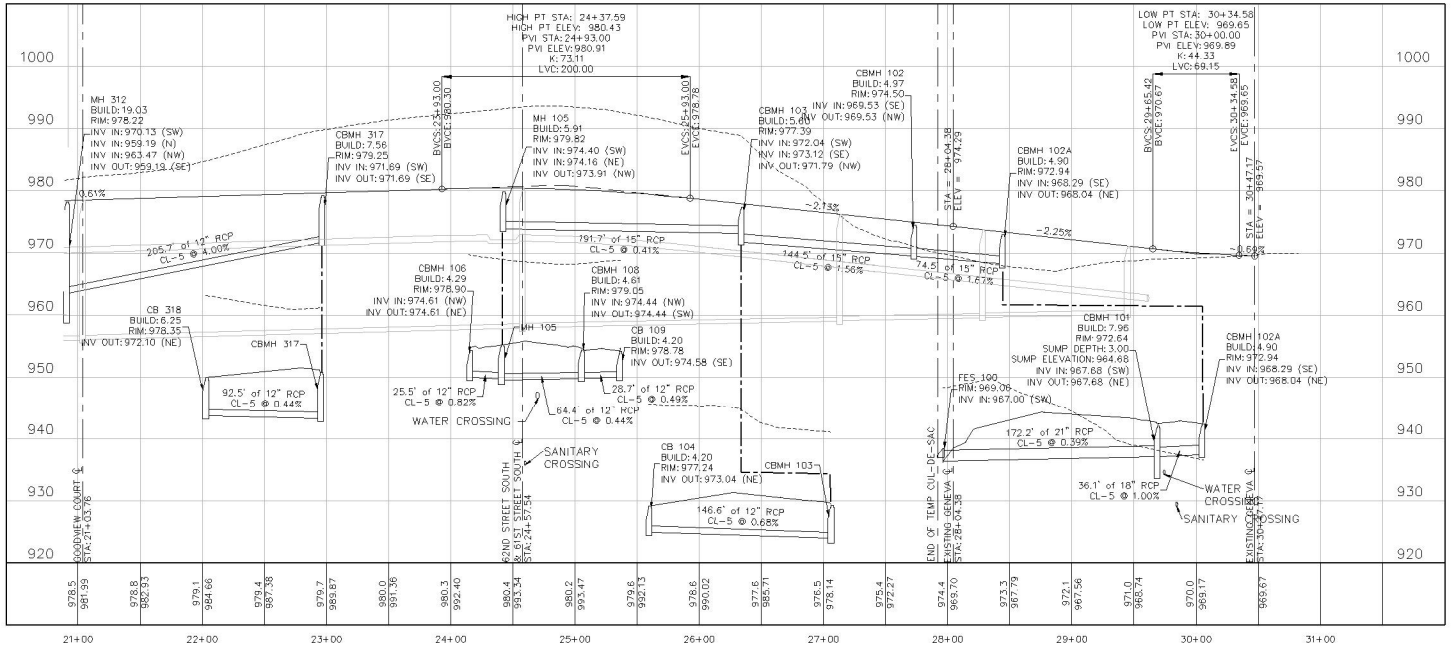
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
101	48"	R-3067-V	STO-6	3' SUMP
102	48"	R-3067-V	STO-5	
102A	48"	R-3067-V	STO-5	
103	48"	R-3067-V	STO-5	
104	48"	R-4342	STO-7	
105	48"	R-1642	STO-3	
106	48"	R-3067-V	STO-5	
107	2'x3'	R-3067-V	STO-7	
108	48"	R-3067-V	STO-5	
109	2'x3'	R-3067-V	STO-7	
317	48"	R-3067-V	STO-5	
318	48"	R-4342	STO-9	GREEN SPACE

NOTES:
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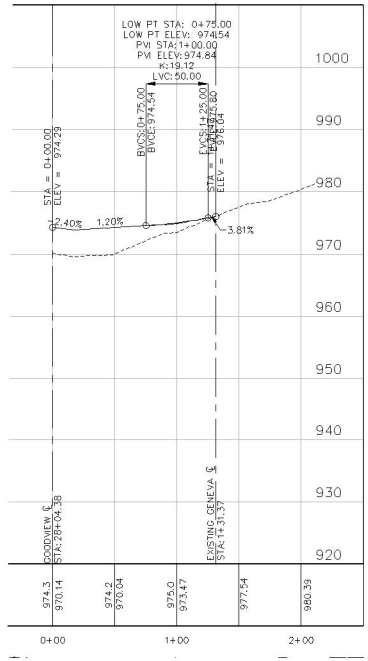
LEGEND:

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER

GOODVIEW AVENUE



OLD GENEVA AVE



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STREET AND STORM SEWER PLAN AND PROFILES

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CLARK WICKLUND, PE
40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

18

Drawing name: x:\2019\190197\plan sheets\Final Plot - 2nd Addition\190197stm.dwg Jan 28, 2022 - 1:08pm

GENERAL NOTES:

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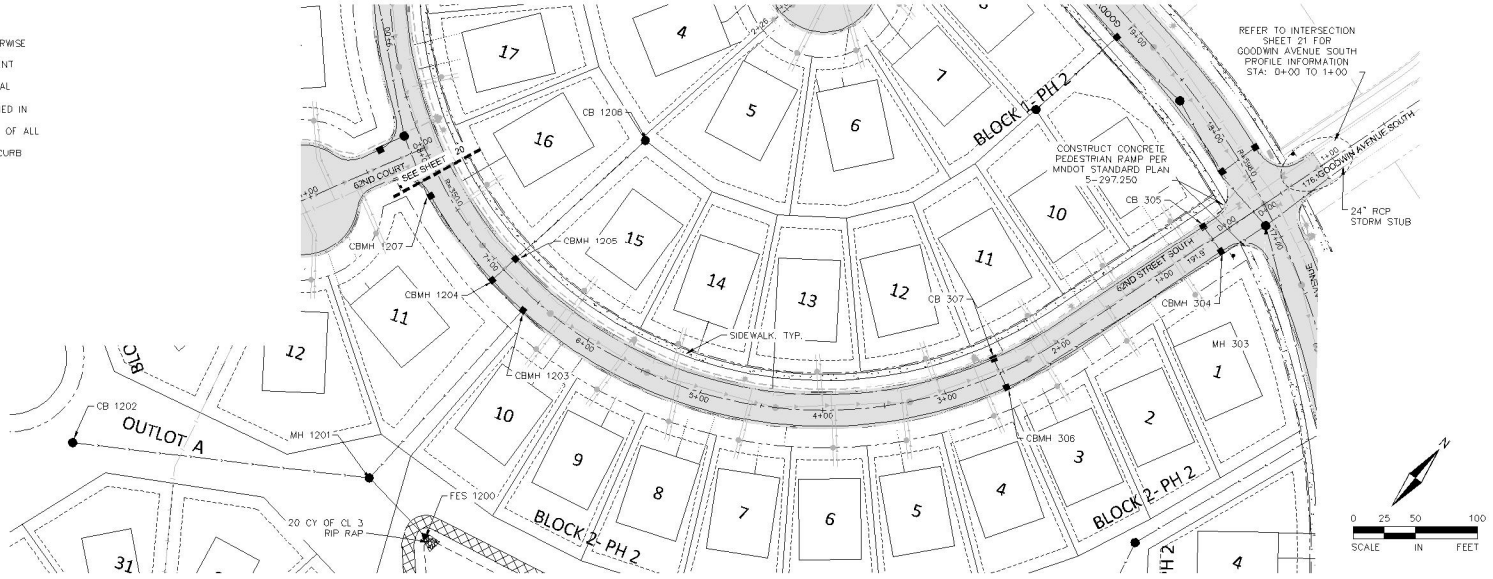
STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
303	60"	R-1642	STO-3	
304	48"	R-3067-VB	STO-5	
305	2'x3'	R-3067-VB	STO-7	
306	48"	R-3067-V	STO-5	
307	2'x3'	R-3067-V	STO-7	
1201	48"	R-1642	STO-3	
1202	2'x3'	R-4342	STO-9	GREEN SPACE
1203	60"	R-3067-V	STO-6	3' SUMP
1204	48"	R-3067-V	STO-5	
1205	48"	R-3067-V	STO-5	
1206	48"	R-4342	STO-9	GREEN SPACE
1207	48"	R-3067-V	STO-5	

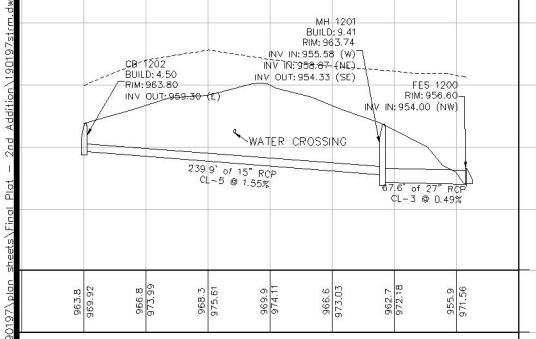
NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

LEGEND:

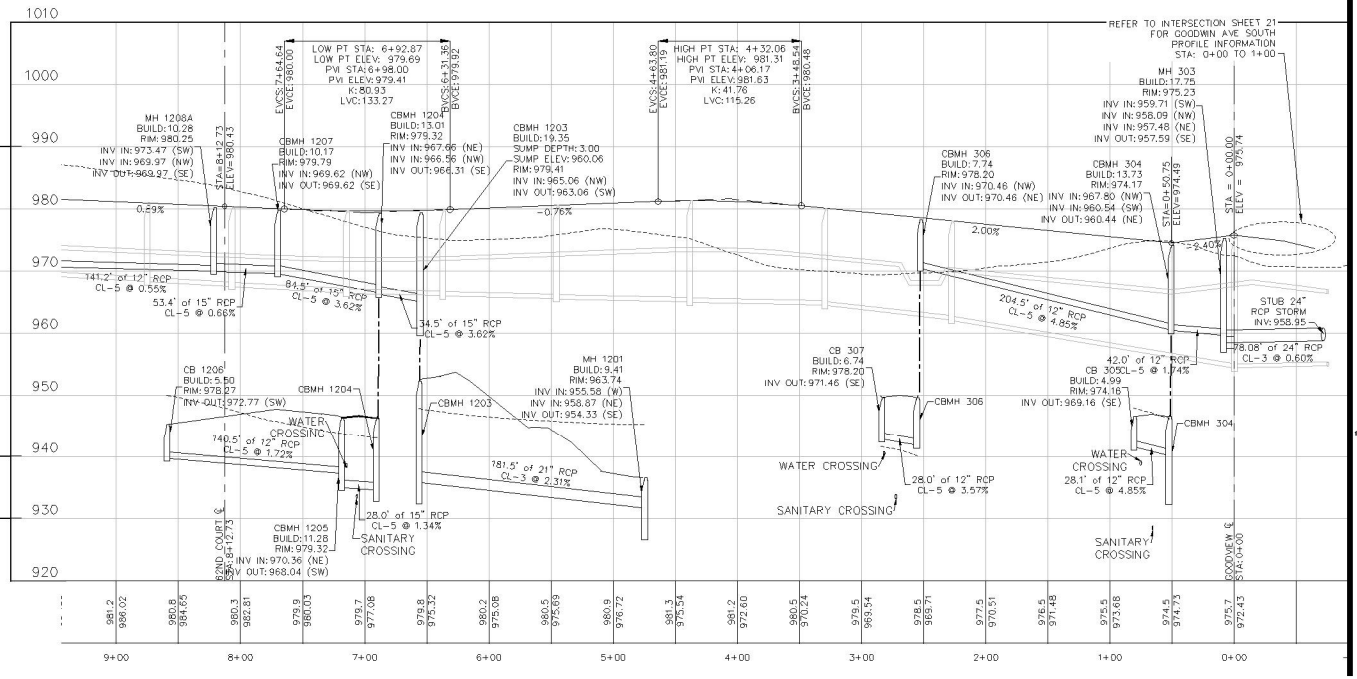
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER



CB 1202 TO FES 1200



62ND STREET SOUTH



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PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN AND PROFILES

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CLARK WICKLUND, PE — 40922
Date — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

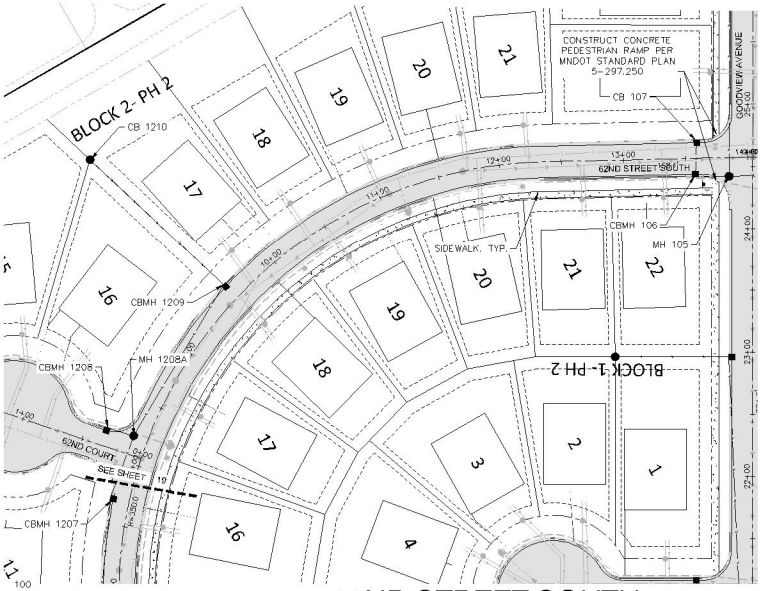
DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

19

SHEET 19 of 38

Drawing name: X:\2019\190197\plan_sheets\Final Plot - 2nd Addition\190197stmdsn.dwn Jan 28, 2022 - 1:09pm



62ND STREET SOUTH

GENERAL NOTES:

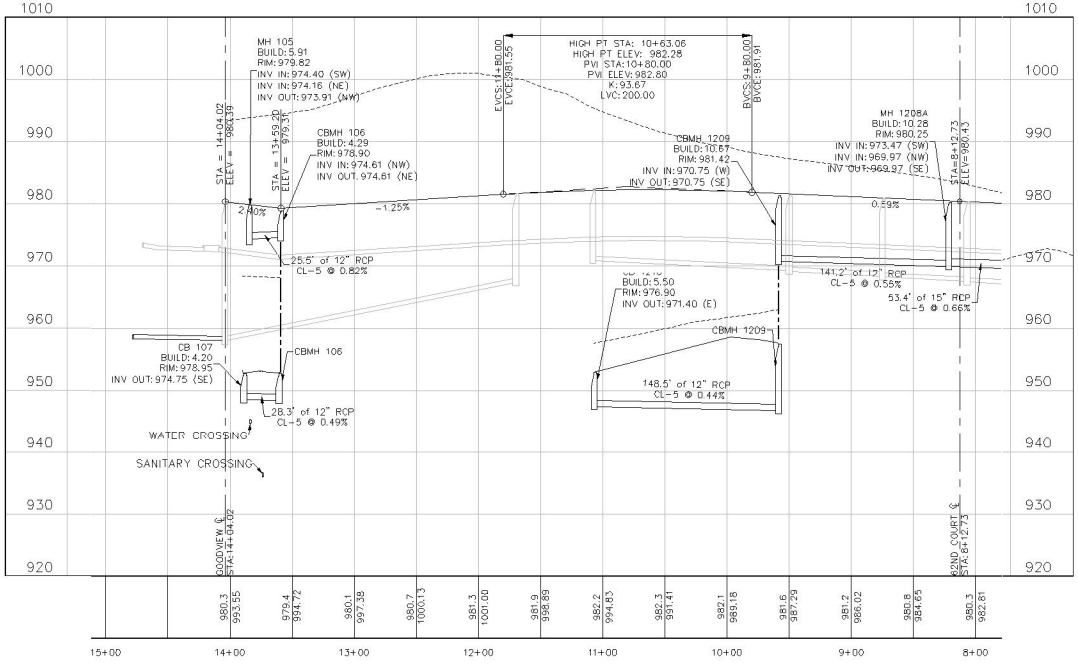
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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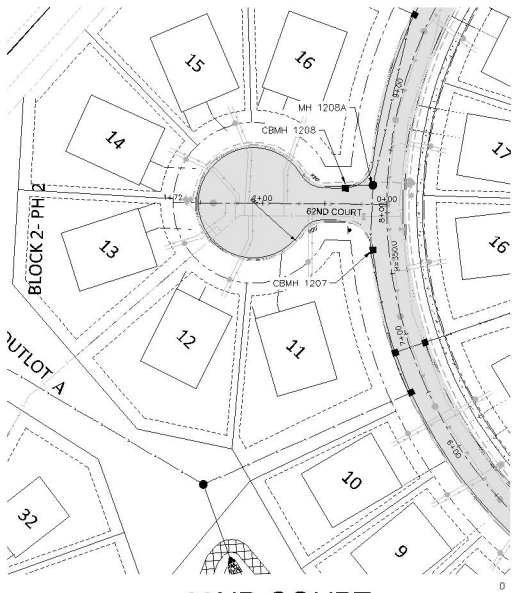
STRUCTURE AND CASTING SCHEDULE				
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
105	48"	R-1642	STO-3	
106	48"	R-3067-V	STO-5	
107	2'x3'	R-3067-V	STO-7	
1208	48"	R-3067-V	STO-5	
1208A	48"	R-1642	STO-3	
1209	48"	R-3067-V	STO-5	
1210	48"	R-4342	STO-9	GREEN SPACE

NOTES:
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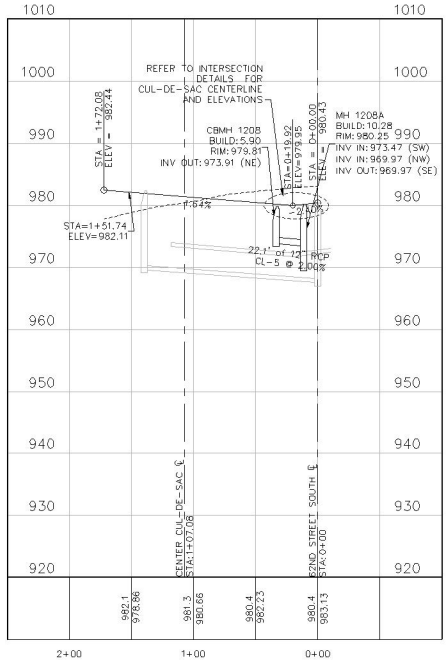
LEGEND:

- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER





62ND COURT



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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN AND PROFILES

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Date License No.

QUALITY ASSURANCE/CONTROL

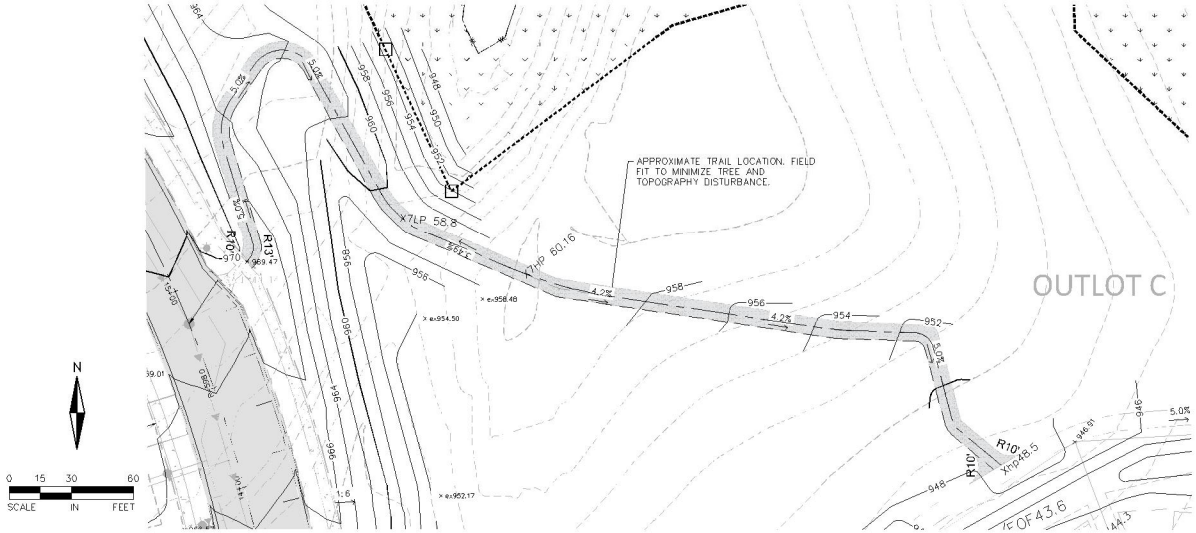
BY	DATE
DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 218-197

20

SHEET 20 of 38

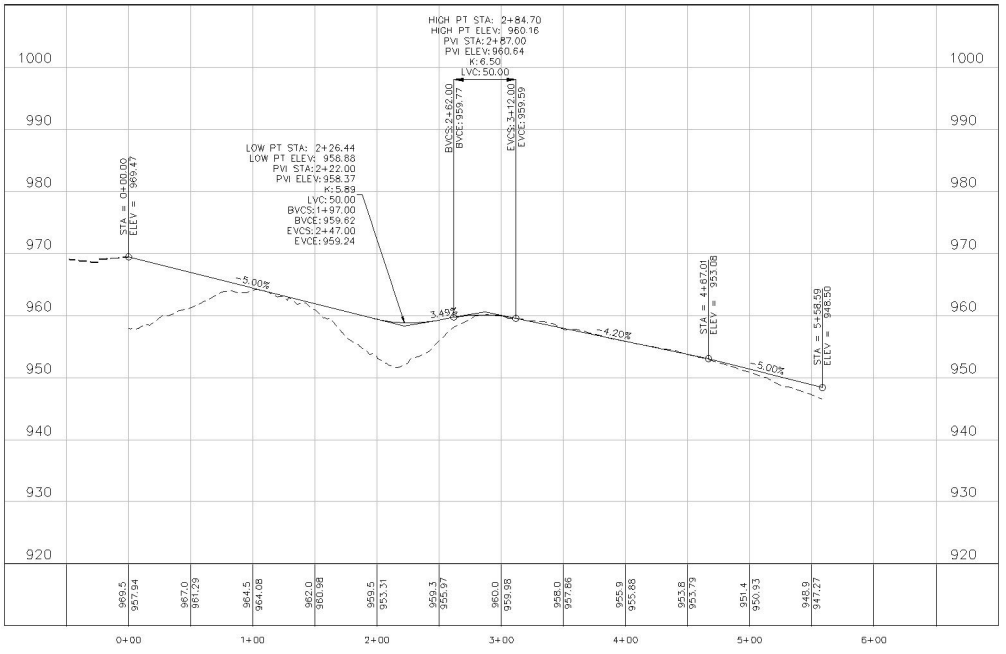
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GOODVIEW AVE TRAIL TO PARK

LEGEND:

8' BITUMINOUS TRAIL (STR - 9)



0 25 50 100
SCALE IN FEET

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PHASE 2 CONSTRUCTION DOCUMENTS
TRAIL PLAN AND PROFILE

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Date 58822 License No.

QUALITY ASSURANCE/CONTROL

BY DATE

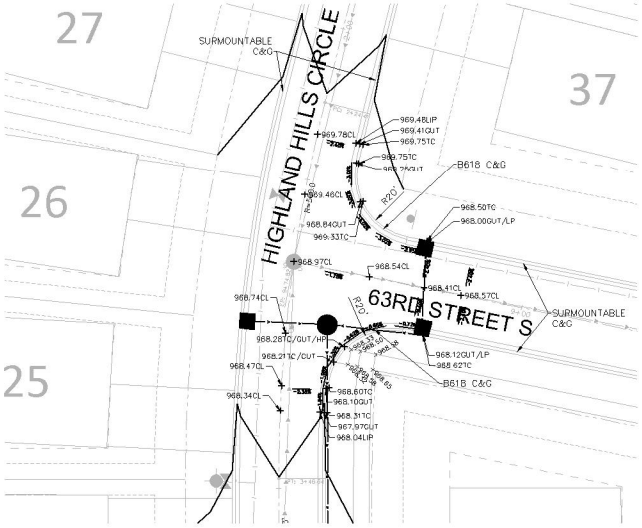
DATE	ISSUE
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1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

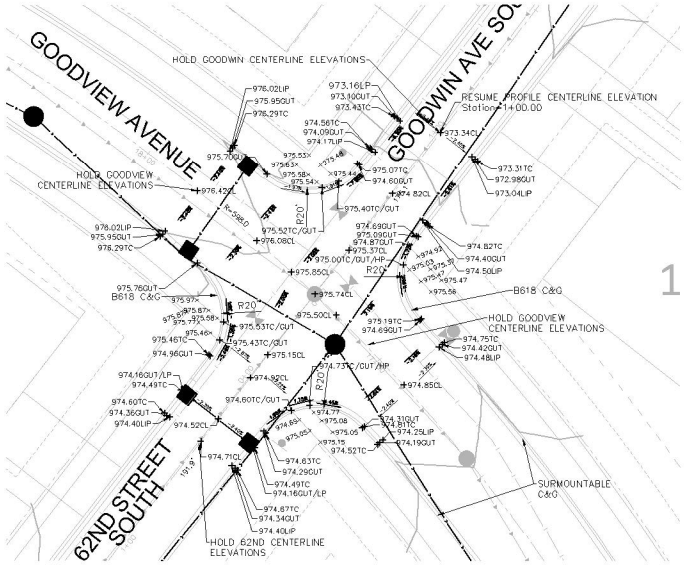
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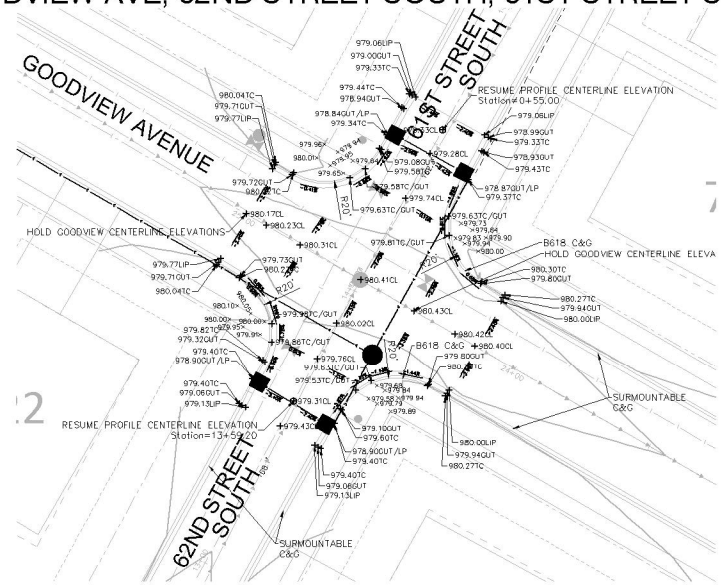
63RD ST S, HIGHLAND HILLS LANE HIGHLAND HILLS CIRCLE



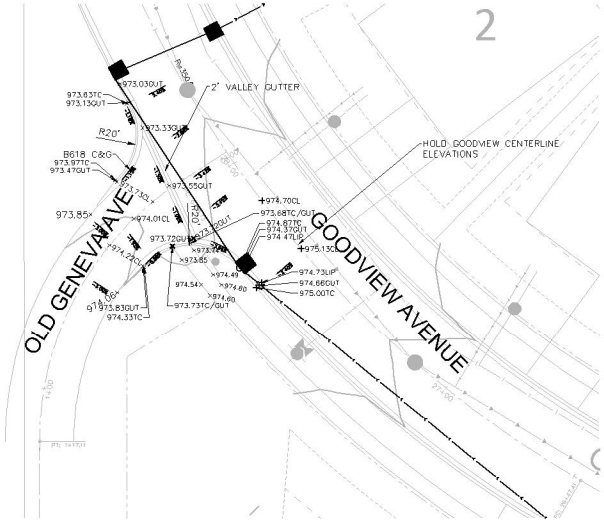
GOODVIEW AVE, GOODWIN AVE SOUTH, 62ND STREET SOUTH



GOODVIEW AVE, 62ND STREET SOUTH, 61ST STREET SOUTH



GOODVIEW AVE, OLD GENEVA AVE.



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PHASE 2 CONSTRUCTION DOCUMENTS
INTERSECTION DETAILS

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40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
1/27/2022	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

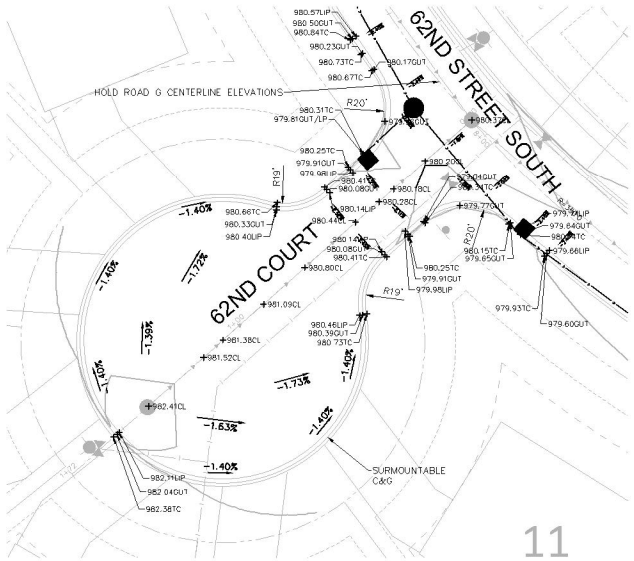
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	218-157

22

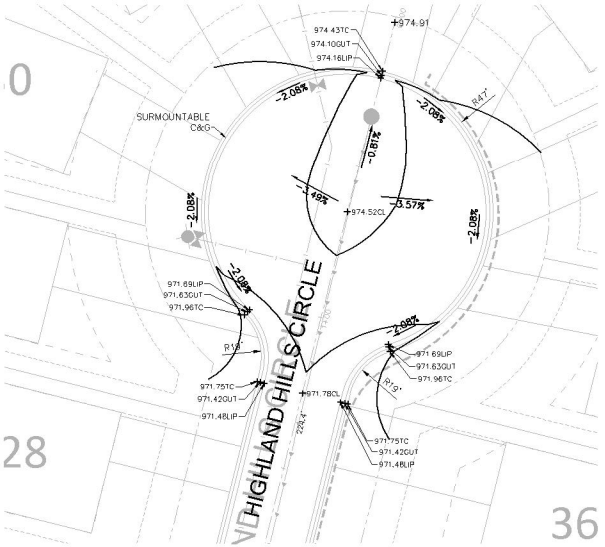
SHEET 22 of 38

Drawing name: x:\2019\190197\plan sheets\Final Plat - 2nd Addition\190197int.dwg Jan 28, 2022 - 1:13pm

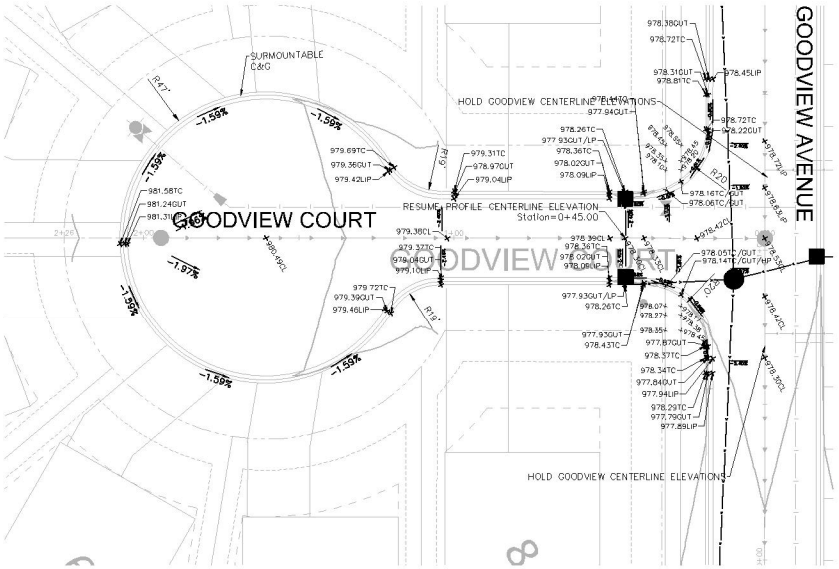
62ND COURT CUL-DE-SAC
62ND STREET SOUTH AND 62ND COURT INTERSECTION



HIGHLAND HILLS CIRCLE CUL-DE-SAC



GOODVIEW COURT CUL-DE-SAC
GOODVIEW COURT GOODVIEW AVE INTERSECTION



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12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

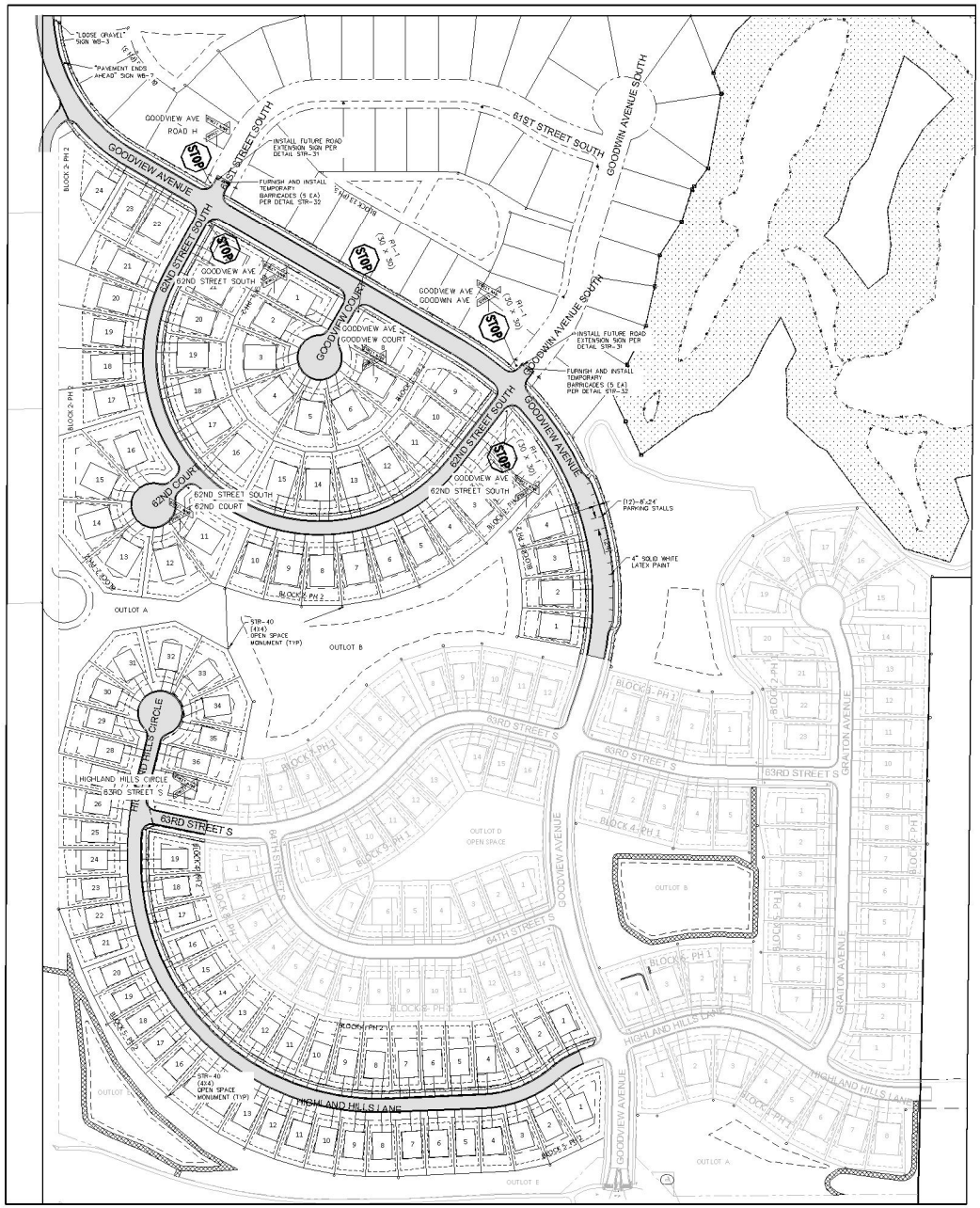
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

23

SHEET 23 of 38

Drawing name: x:\2019\190197\plan sheets\Final Plat - 2nd Addition\190197int.dwg Jan 28, 2022 - 1:13pm



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HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
TRAFFIC SIGNING AND PAVEMENT MARKING PLAN

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 under the laws of the State of MINNESOTA

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40922
Date License No.

QUALITY ASSURANCE/CONTROL

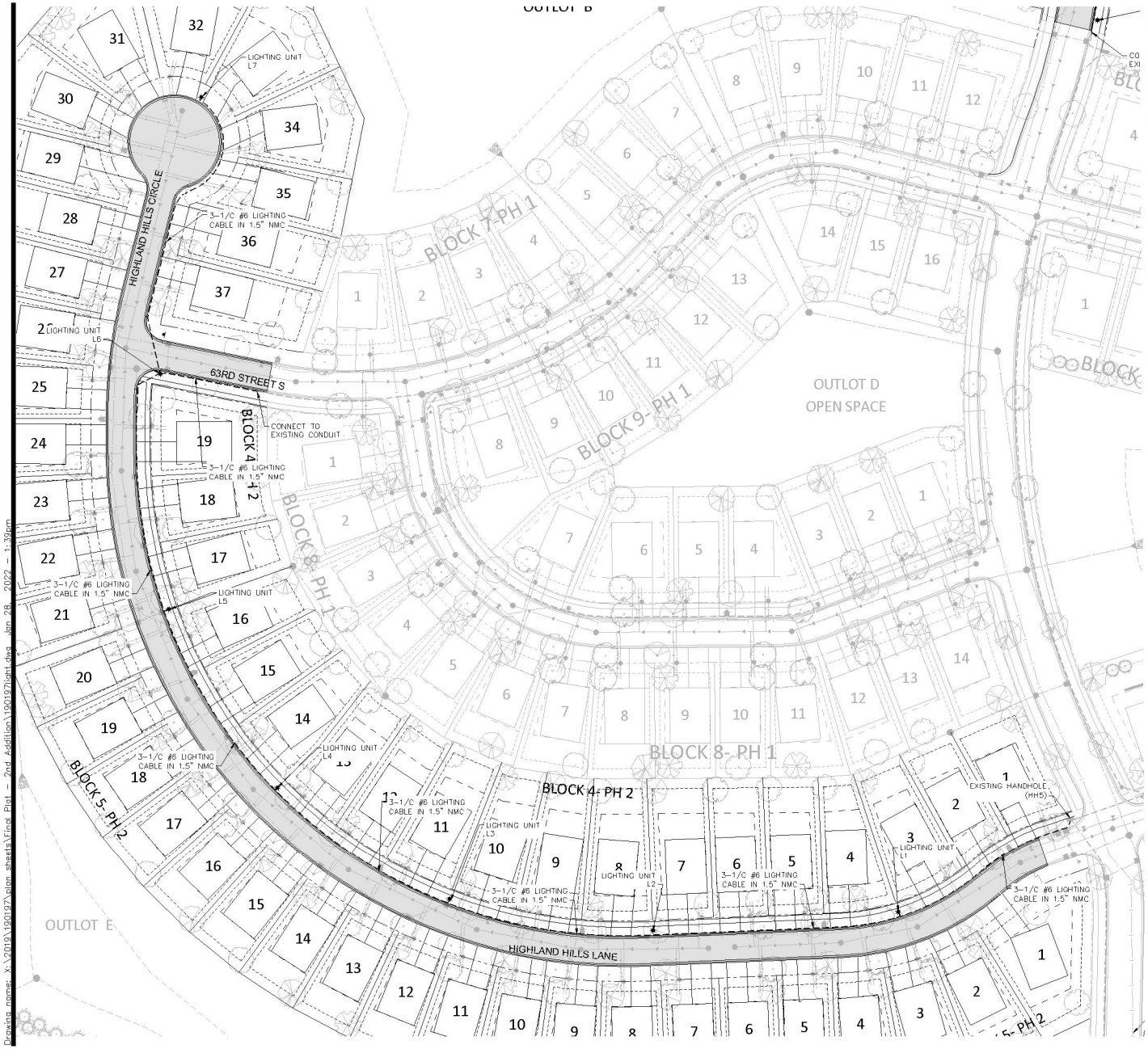
BY	DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

24

Drawing name: X:\2019\1901097\plan sheets\First Plat - 2nd Addition\1901097signage.dwg Jan 28, 2022 - 1:36pm



NOTES:

1. UNLESS OTHERWISE NOTED, ALL NEW CONDUIT SHALL BE 1.5" NMC SCHEDULE 40.
2. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, 240VAC CIRCUITS. 2-1/C #6 AND 1-1/C#6 CONDUCTOR.
3. THIS PLAN SPECIFIES CONDUIT SIZE, TYPE, AND GENERAL LOCATION. THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD.
4. LIGHTING UNITS ARE TYPICALLY SET BACK 36" BEHIND THE BACK-OF-CURB TO CENTER OF FOUNDATION.
5. ADDITIONAL LOCATIONS OF CONDUIT AND WIRING NOT IDENTIFIED MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. ADDITIONAL CONDUIT AND WIRING ADDED TO THE CONTRACT WILL BE PAID FOR AT THE CONTRACT UNIT PRICE REGARDLESS OF QUANTITY ADDED AND METHOD OF PLACEMENT REQUIRED.
6. ALL CONDUIT SHALL BE TRENCHED UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE LIGHTING SYSTEM WITH UTILITY COMPANY
8. CIRCUIT DIAGRAM TO BE PROVIDED BY DEVELOPER AND APPROVED BY THE CITY OF COTTAGE GROVE.
9. HANDHOLES TO BE INSTALLED PER STANDARD DETAIL LGT-1.

LEGEND:

STREETLIGHT POLE	23 (PH2)
HANDHOLE	4
SOURCE OF POWER	1
1.5-INCH NMC	5,485 FT

N

0 25 50 100
SCALE IN FEET

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HAWTHORNE 2ND ADDITION
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PHASE 2 CONSTRUCTION DOCUMENTS
LIGHTING PLAN (SOUTH)

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BY	DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

25

SHEET 25 of 38

Drawing name: X:\2019\190197\civil_sheets\Final Plat - 2nd Addition\190197light.dwg Jan 28, 2022 - 1:39pm



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PHASE 2 CONSTRUCTION DOCUMENTS
LIGHTING PLAN (NORTH)

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DATE	ISSUE
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1/28/2022	CITY RESUBMITTAL

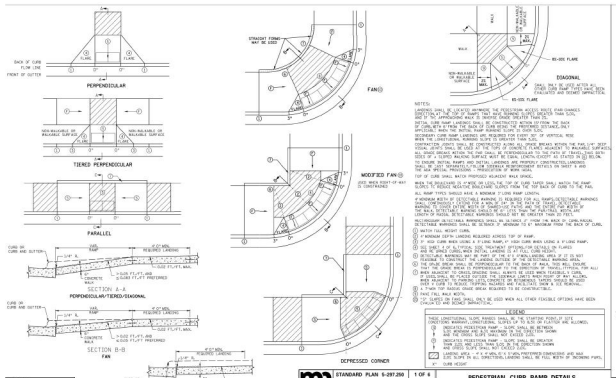
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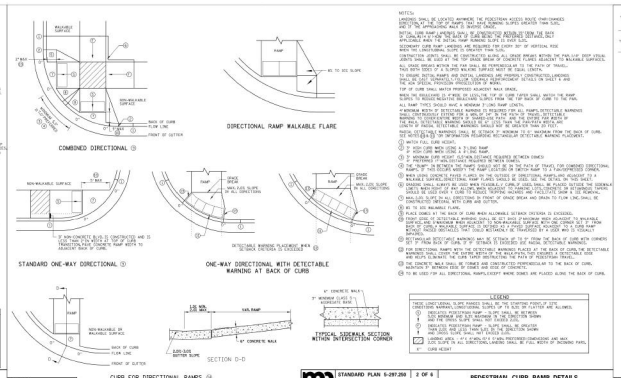
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DRAWN:	AA JP
PROJECT NO:	219-197

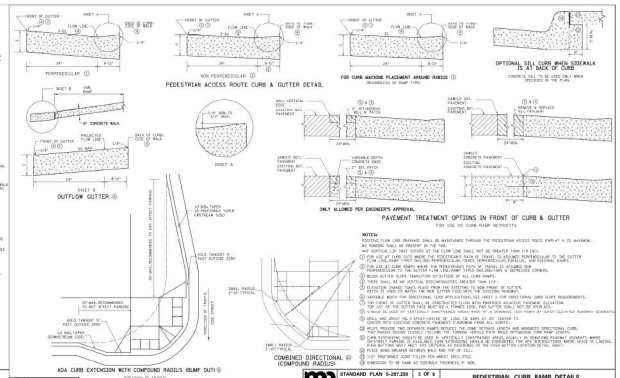
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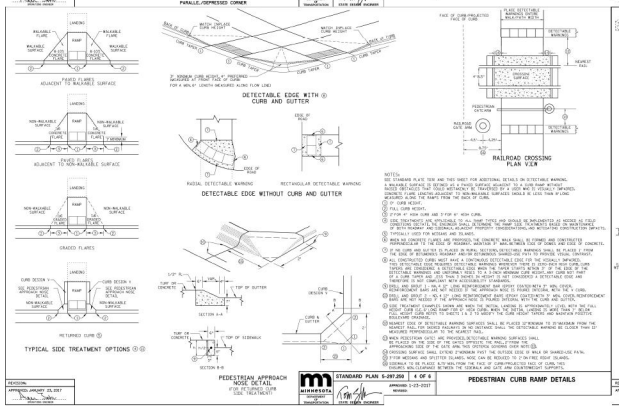
SHEET **26** of **38**

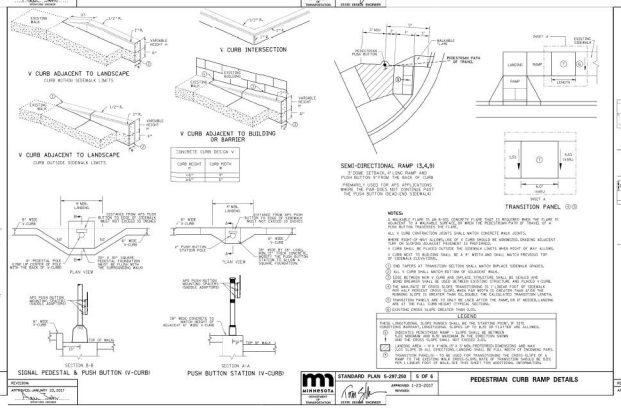
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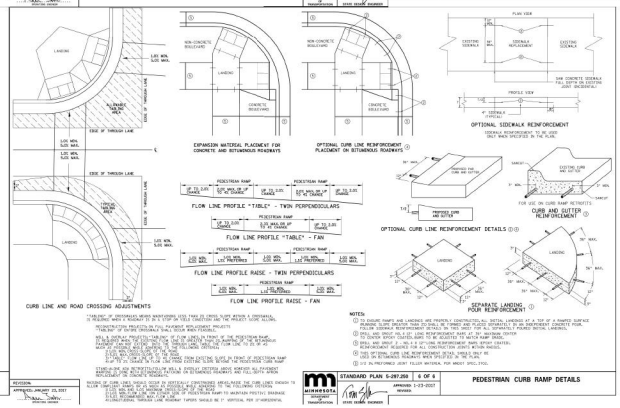












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PHASE 2 CONSTRUCTION DOCUMENTS

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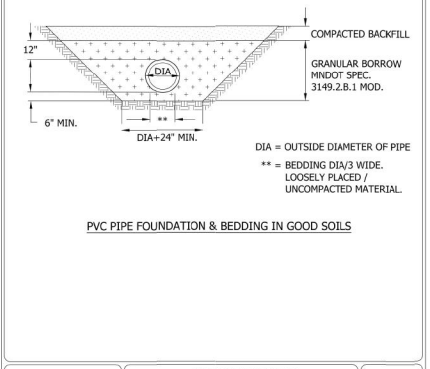
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1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

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SHEET 27 of 38

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PVC PIPE FOUNDATION & BEDDING IN GOOD SOILS

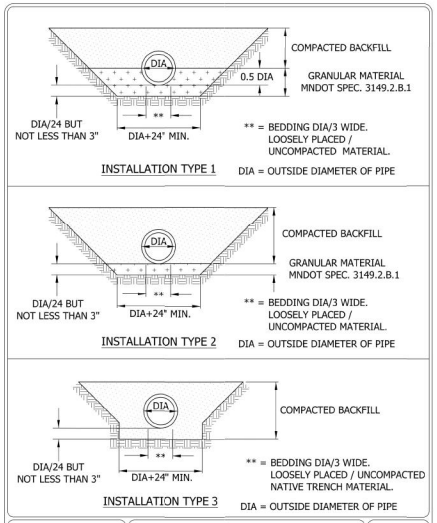
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STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHOD FOR PVC
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. BED-1

48_BED1.DWG



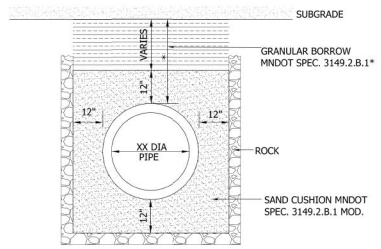
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STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. BED-2

48_BED2.DWG



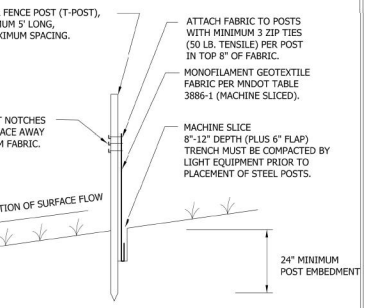
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STANDARD DETAILS
PVC, RCP AND DIP PIPE BEDDING IN ROCK
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. BED-4

48_BED4.DWG



NOTE:
HEAVY-DUTY SILT FENCE INSTALLATION METHODS SHOULD BE USED WHEN DIRECTED BY THE CITY.

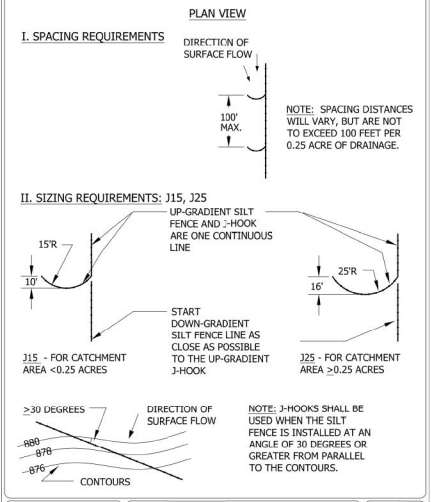
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STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. ERO-1

48_ERO1.DWG



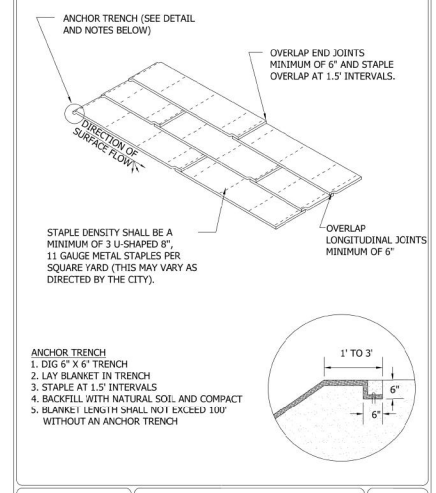
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STANDARD DETAILS
J-HOOK SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. ERO-4

48_ERO4.DWG



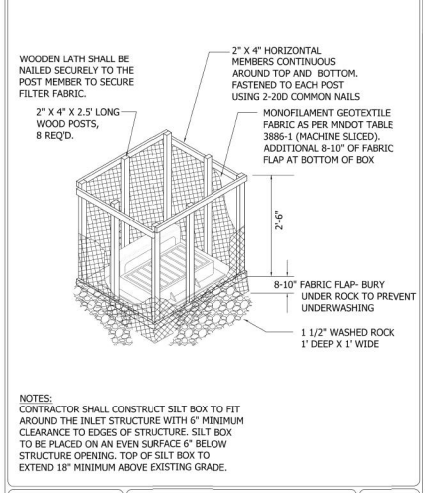
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STANDARD DETAILS
EROSION CONTROL BLANKET INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. ERO-5

48_ERO5.DWG



NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

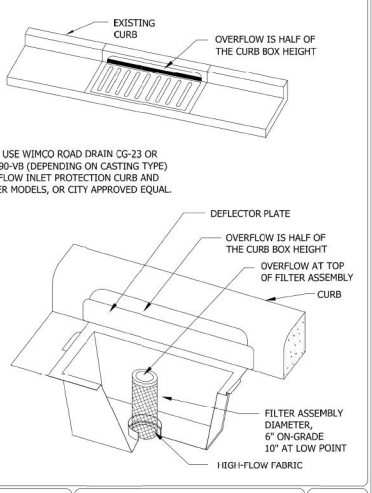
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STANDARD DETAILS
INLET PROTECTION SILT BOX FOR CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. ERO-7

48_ERO7.DWG



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 2021

PLATE NO. ERO-9

48_ERO9.DWG

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CITY OF COTTAGE GROVE STANDARD PLATES

PHASE 2 CONSTRUCTION DOCUMENTS

COTTAGE GROVE, MN

HAWTHORNE 2ND ADDITION

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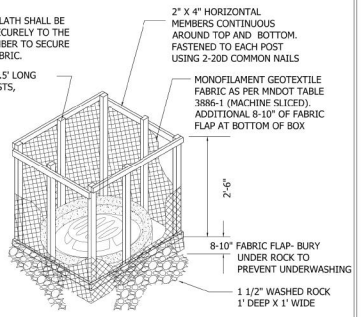
DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

28

SHEET 28 of 38

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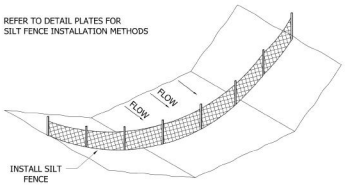
NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

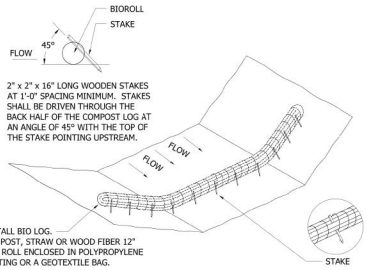
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STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-10

48_ERO10.DWG



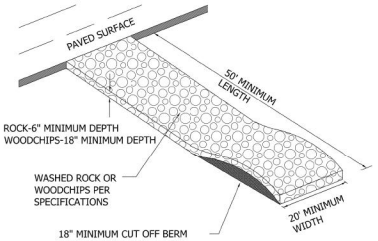


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
DITCH CHECKS
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-11

48_ERO11.DWG



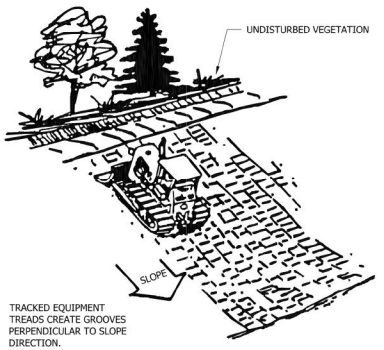
NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK OR WOODCHIPS TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION TRACKING.

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-12

48_ERO12.DWG



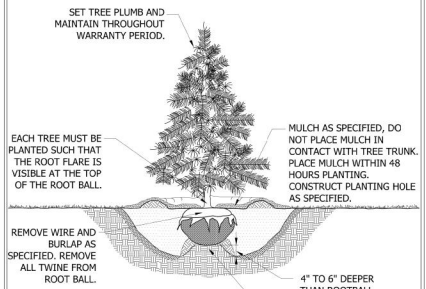
NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

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STANDARD DETAILS
SLOPE TRACKING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-13

48_ERO13.DWG



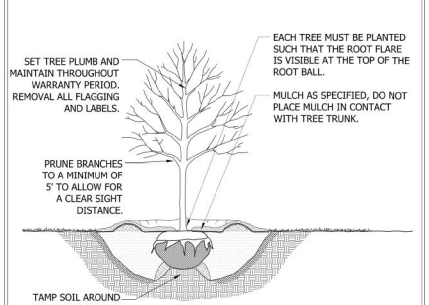
NOTES:
1. STAKE TREES ONLY AS SPECIFIED A THE DIRECTION OF LANDSCAPE ARCHITECT.
2. WRAP TREE TRUNKS ONLY AS SPECIFIED AT THE DIRECTION OF LANDSCAPE ARCHITECT.

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL EVERGREEN TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. LAN-1

48_LAN1.DWG



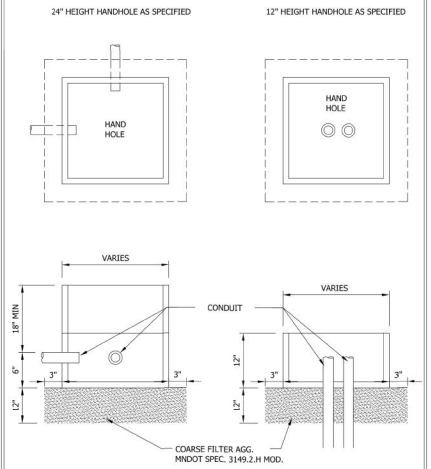
NOTES:
1. STAKE TREES ONLY AS SPECIFIED AT THE DIRECTION OF ENGINEER.
2. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

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STANDARD DETAILS
TYPICAL DECIDUOUS TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. LAN-2

48_LAN2.DWG

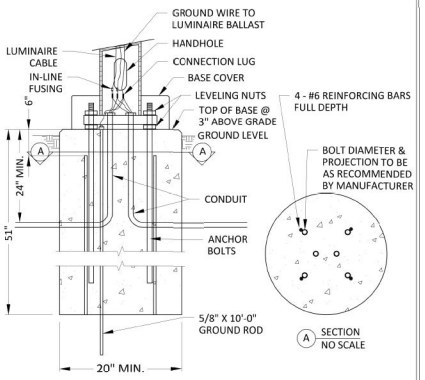


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STANDARD DETAILS
LIGHTING HANDHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. LGT-1

48_LGT1.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE A
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. LGT-2

48_LGT2.dwg

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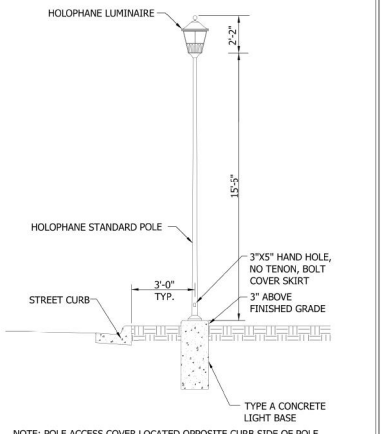
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	1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

29

SHEET 29 of 38

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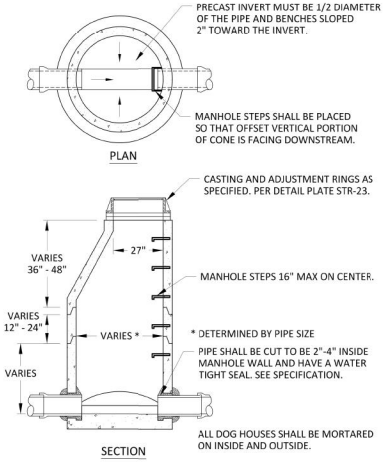
NOTE: POLE ACCESS COVER LOCATED OPPOSITE CURB SIDE OF POLE

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE A RESIDENTIAL
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. LGT-7

48_LGT7.DWG

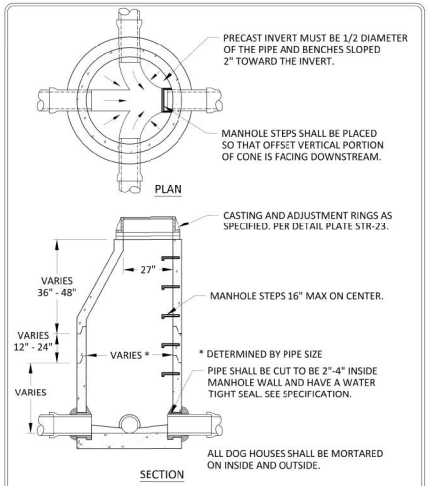


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SAN-1

48_SAN1.DWG

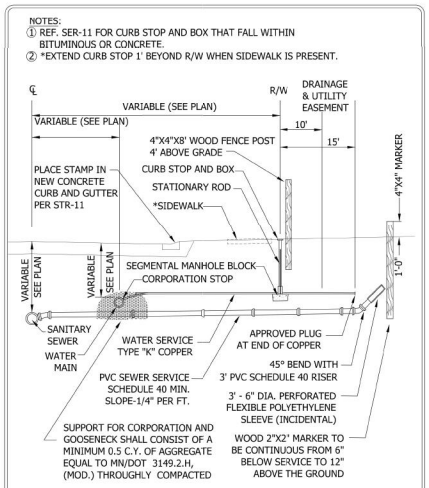


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER
JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SAN-2

48_SAN2.DWG

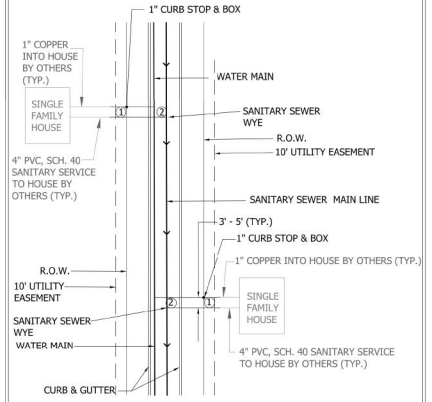


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SER-1

48_SER1.DWG

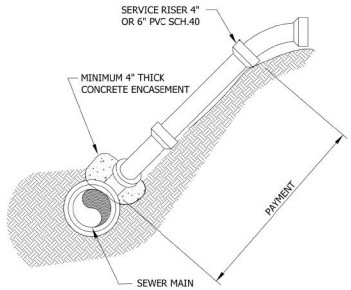


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SER-5

48_SER5.DWG

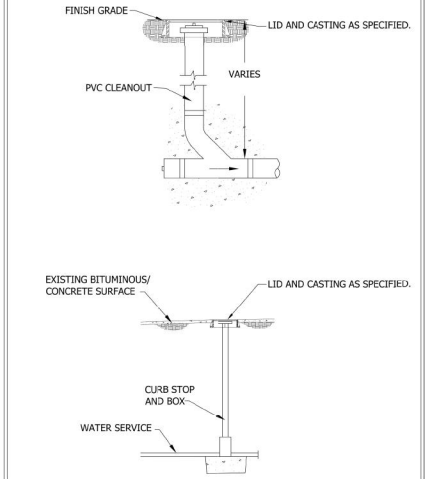


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SERVICE RISER
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SER-9

48_SER9.DWG

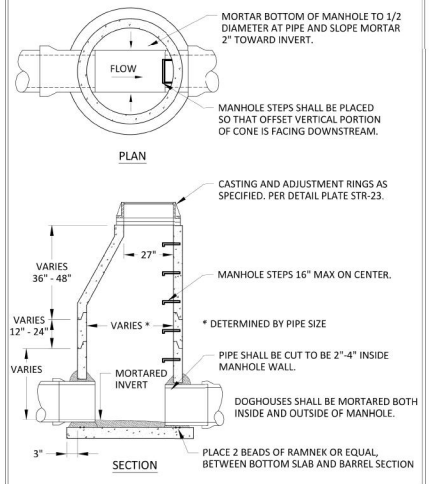


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CASTING PROTECTION AT CLEANOUT
CASTING PROTECTION AT CURB BOX
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. SER-11

48_SER11.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. STO-1

48_STO1.DWG

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PHASE 2 CONSTRUCTION DOCUMENTS
CITY OF COTTAGE GROVE STANDARD PLATES

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CLARK WICKLUND, PE
40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

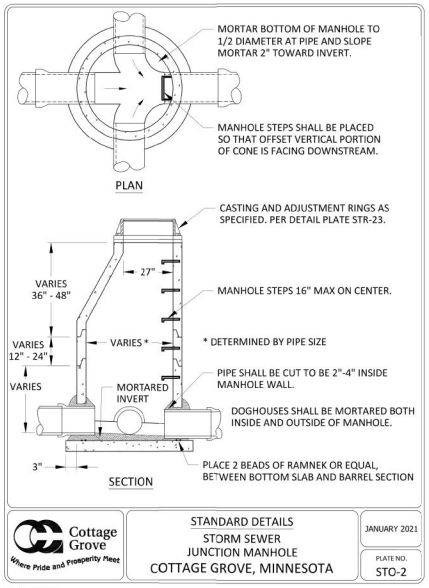
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12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

30

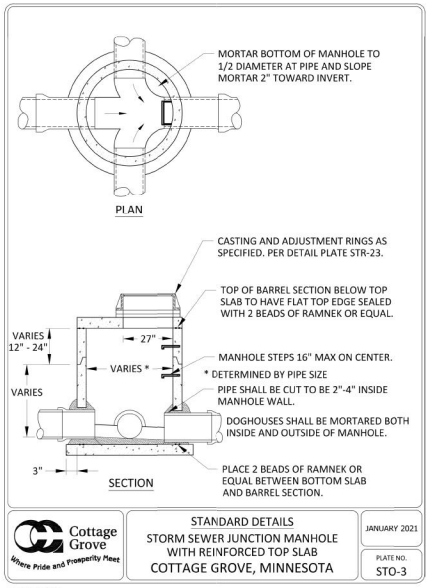
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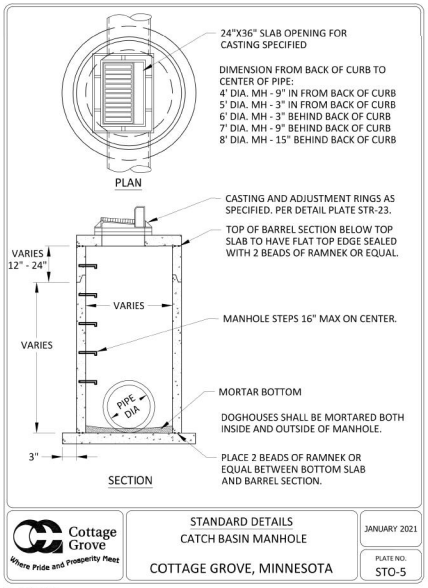
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STORM SEWER JUNCTION MANHOLE COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-2

48_STO2.DWG



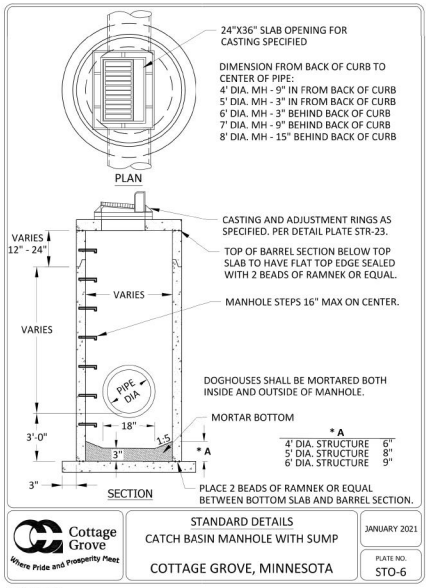
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-3

48_STO3.DWG



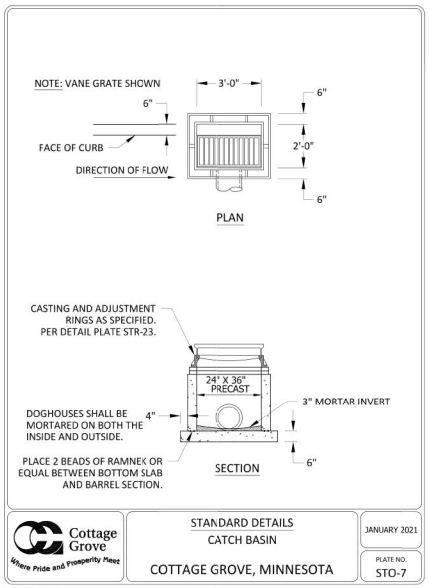
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48_STO5.DWG



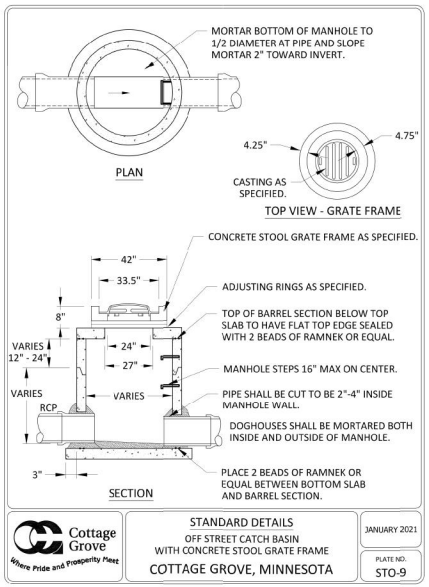
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN MANHOLE WITH SUMP COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-6

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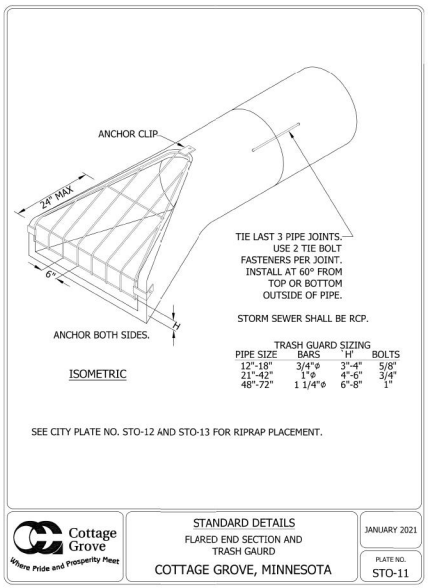
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-7

48_STO7.DWG



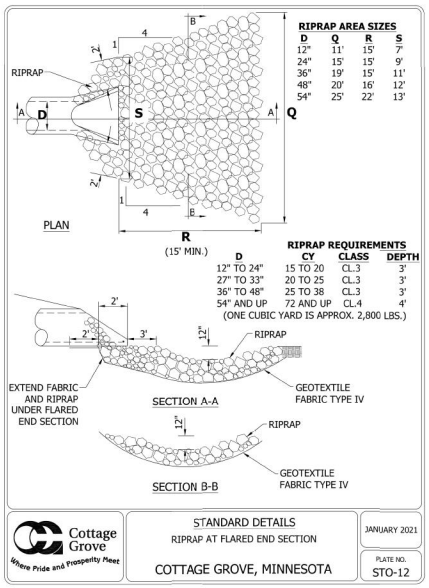
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-9

48_STO9.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS FLARED END SECTION AND TRASH GAURD COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-11

48_STO11.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS RIPRAP AT FLARED END SECTION COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-12

48_STO12.DWG

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CLARK WICKLUND, PE — 40922
Date — License No.

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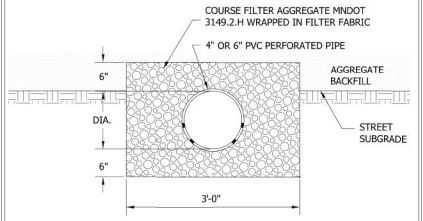
DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

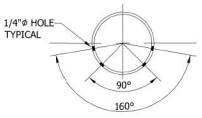
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SHEET 31 of 38

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TRENCH DETAIL



PIPE DETAIL

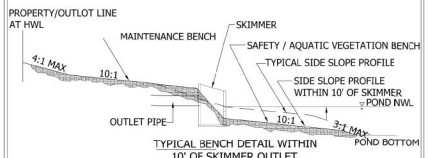
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
PVC PERFORATED PIPE
COTTAGE GROVE, MINNESOTA

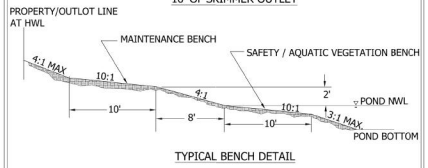
JANUARY 2021

PLATE NO. STO-14

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TYPICAL BENCH DETAIL WITHIN 10' OF SKIMMER OUTLET



TYPICAL BENCH DETAIL

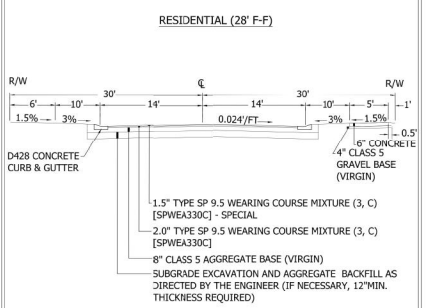
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STO-15

48_STO15.DWG



NOTES:
1. TOP OF D428 CURB IS 0.03 BELOW DESIGN C. GRADE.
2. R.O.W. TO BE 0.31' ABOVE DESIGN CL ELEVATION.

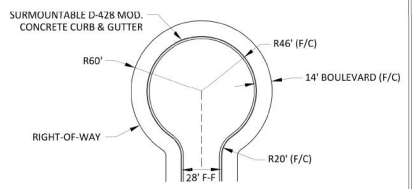
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION
RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

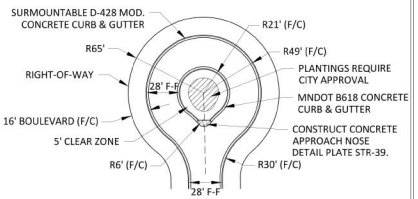
JANUARY 2021

PLATE NO. STR-1

48_STR1.DWG



STANDARD CUL-DE-SAC



NOTE:
CURB AND GUTTER TO BE B618 (GUTTER OUT).

ISLAND CUL-DE-SAC

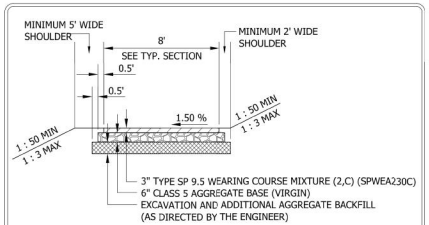
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL CUL-DE-SAC SECTIONS
RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

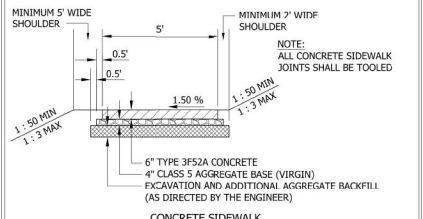
JANUARY 2021

PLATE NO. STR-4

48_STR4.DWG



BITUMINOUS TRAIL



CONCRETE SIDEWALK

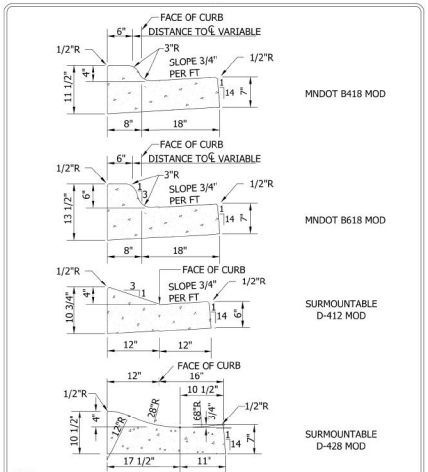
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-9

48_STR9.DWG



NOTE:
1. PLACE A "W" OR "S" STAMP PER PLATE STR-11 ON FACE OF CURB WHERE CURB AND GUTTER CROSSES A WATER OR SANITARY SEWER SERVICE.

Cottage Grove — Where Pride and Prosperity Meet

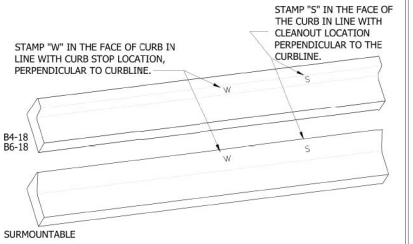
STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA

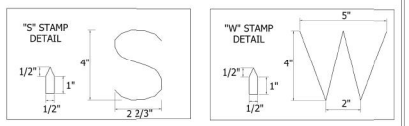
JANUARY 2021

PLATE NO. STR-10

48_STR10.DWG

NOTES:
1. ALL NEW AND EXISTING WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF CURB.
2. CONCRETE CURB PANELS WITH W'S AND S'S NOT PLACED BY SPECIFIED STAMP WILL NOT BE ACCEPTED.





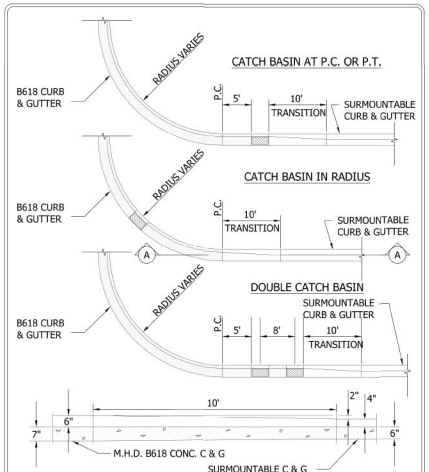
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATER AND SEWER SERVICE LOCATION STAMP IN CURB
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-11

48_STR11.DWG



SECTION A-A

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE CURB AND GUTTER TRANSITION
COTTAGE GROVE, MINNESOTA

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PLATE NO. STR-12

48_STR12.DWG

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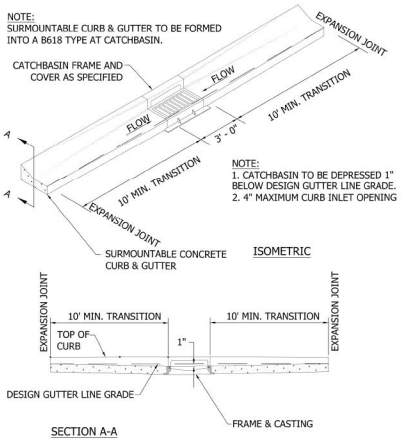
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DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

32

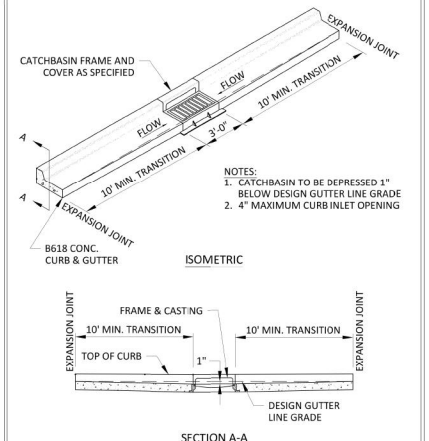
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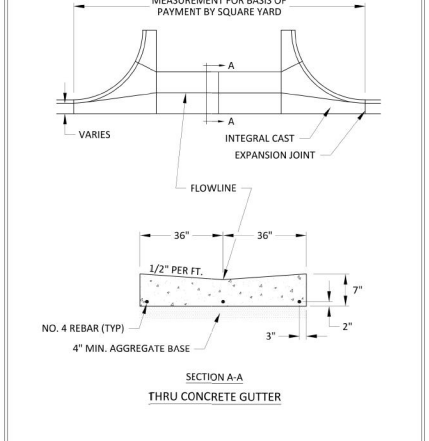
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS SURMOUNTABLE CURB AND GUTTER CONSTRUCTION AT CATCHBASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-13

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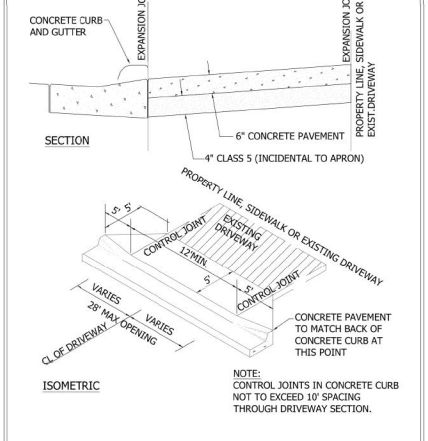
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS B618 CURB AND GUTTER CONSTRUCTION AT CATCHBASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-14

48_STR14.DWG



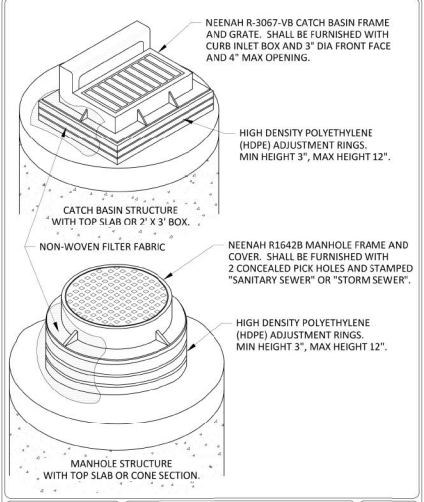
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE VALLEY GUTTER COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-16

48_STR16.DWG



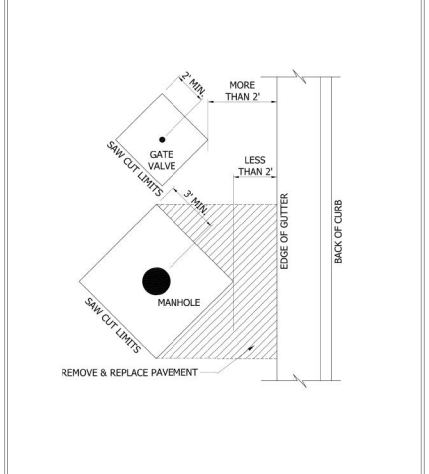
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE DRIVEWAY APRON RESIDENTIAL COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-18

48_STR18.DWG



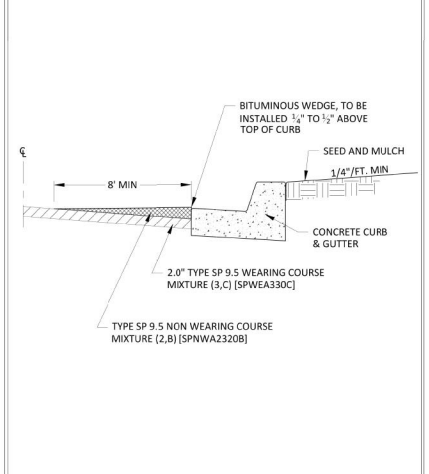
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCHBASIN AND MANHOLE ADJUSTMENT COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-23

48_STR23.DWG



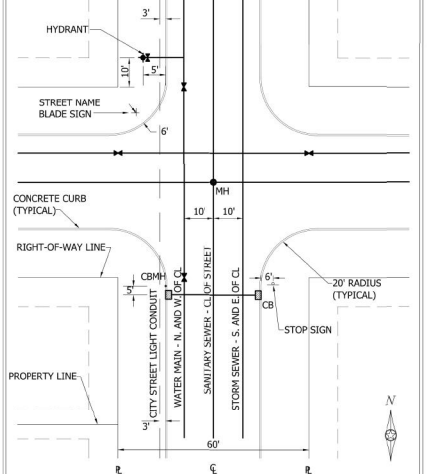
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STRUCTURE ADJUSTMENT PATCH (BITUMINOUS OR CONCRETE) COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-25

48_STR25.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE CURB PROTECTION BITUMINOUS WEDGE COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-26

48_STR26.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS TYPICAL UTILITY LOCATIONS COTTAGE GROVE, MINNESOTA	JANUARY 2021	PLATE NO. STR-28

48_STR28.DWG

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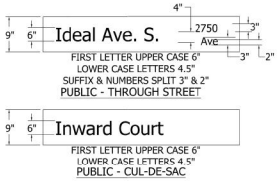
BY	DATE
DATE	ISSUE
12/29/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-197

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SHEET 33 of 38

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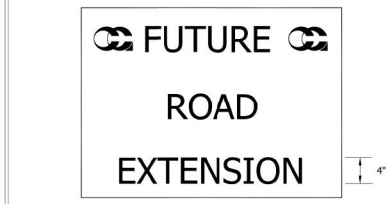


STANDARD CONSTRUCTION NOTES FOR STREET NAME SIGNS

1. ALL STREET SIGNS SHALL BE 3M DIAMOND GRADE DG3 DOUBLE-FACED EXTRUDED BLADES.
2. FIRST LETTER OF SUFFIX SHALL BE UPPERCASE WITH ALL REMAINING LETTERS TO BE LOWERCASE
3. ADDRESS NUMBERS FOR STREET NAME BLADES WILL BE PROVIDED AT A LATER DATE.
4. STREET SIGN POSTS SHALL BE 12 FEET LONG, 4 FEET DRIVEN INTO THE GROUND.
5. SIGN POSTS FOR STREET NAME BLADES SHALL BE ROUND TUBULAR ALUMINUM OR HOT DIPPED GALVANIZED STEEL, OUTSIDE DIAMETER 2-3/8 INCHES, WALL THICKNESS 0.109 INCHES.
6. ALL PUBLIC STEET NAME BLADES SHALL BE "GREEN" IN COLOR. LETTERING ON ALL STREET NAME BLADES SHALL BE HIGH INTENSITY, "WHITE" IN COLOR.

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STREET NAME BLADE SIGNS PUBLIC STREETS COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-29

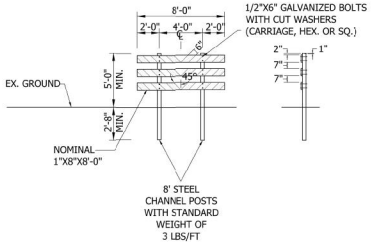
48_STR29.DWG



NOTES:
1. SIGN SIZE SHALL BE 18"X24".
2. LETTERS TO BE BLACK ON A WHITE BACKGROUND.
3. THE SIGN IS TO BE MOUNTED ON THE PERMANENT BARRICADES.
4. THE TEXT HEIGHT SHALL BE 4"

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS FUTURE ROAD EXTENSION SIGN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-31

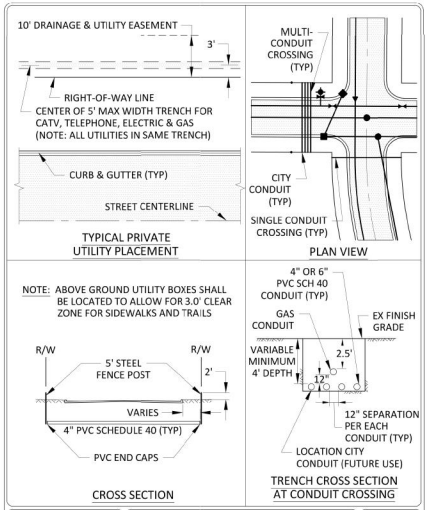
48_STR31.DWG



NOTES:
1. THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC. BARRICADES SHALL BE PLACED WITH MAXIMUM 6' SPACING AND SHALL SPAN ENTIRE ROADWAY WIDTH.
2. ONLY ONE "END OF ROAD MARKER" REQUIRED PER STREET.

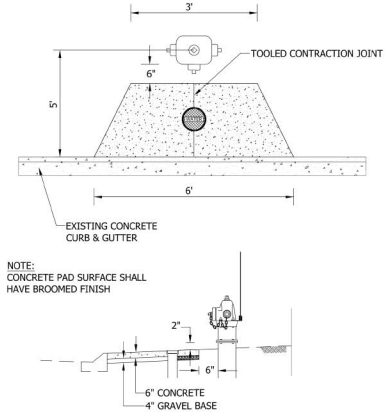
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PERMANENT BARRICADE COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-32

48_STR32.DWG



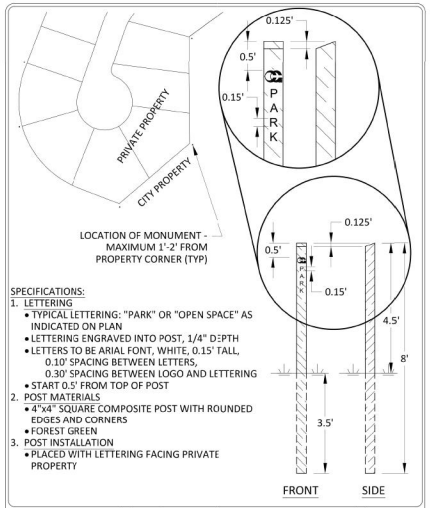
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PRIVATE UTILITY CONDUIT CROSSING COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-34

48_STR34.DWG



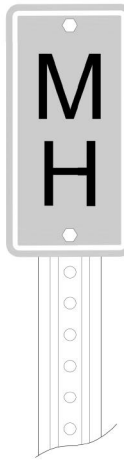
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE HYDRANT PAD COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-37

48_STR37.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CITY MONUMENT POST COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-40

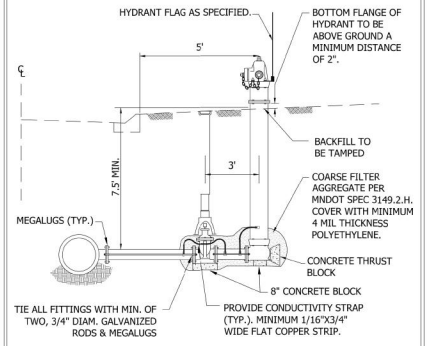
48_STR40.DWG



NOTES:
1. 6"x12" SIGN PANEL:
   1.1. MH FOR SANITARY - WHITE LETTERS ON GREEN HIP SHEETING WITH WHITE BORDER.
   1.2. SW FOR STORM SEWER - WHITE LETTERS ON GREEN HIP SHEETING WITH WHITE BORDER.
   1.1. GV FOR WATER MAIN - WHITE LETTERS ON BLUE HIP SHEETING WITH WHITE BORDER
2. U-CHANNEL GALVANIZED POST, MINIMUM 3 LB/FT 6'-6" LONG.
3. REQUIRED FOR STRUCTURES LOCATED IN NON-MAINTAINED AREAS AS DIRECTED BY ENGINEER.

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STRUCTURE MARKER SIGN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STR-41

48_STR41.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS HYDRANT DETAIL COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. WAT-1

48_WAT1.DWG

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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 under the laws of the State of MINNESOTA

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Date — License No.

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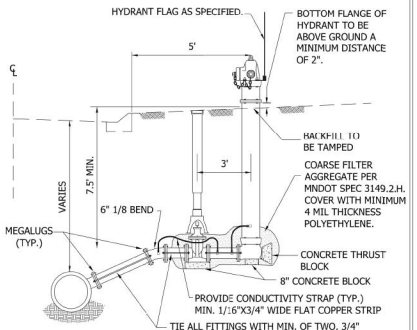
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SHEET 34 of 38

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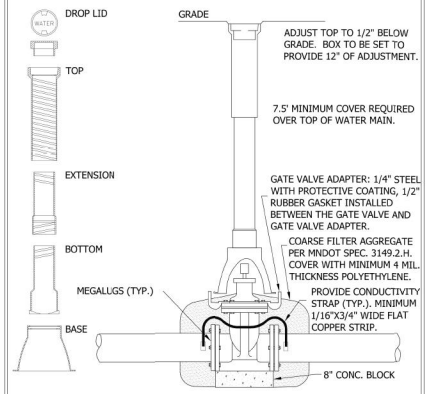


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL WITH VERTICAL BEND
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. WAT-2

48_WAT2.DWG

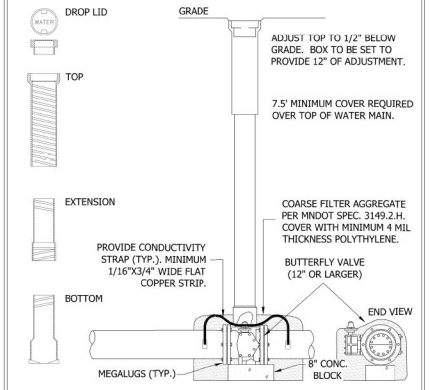


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. WAT-3

48_WAT3.DWG



Cottage Grove — Where Pride and Prosperity Meet

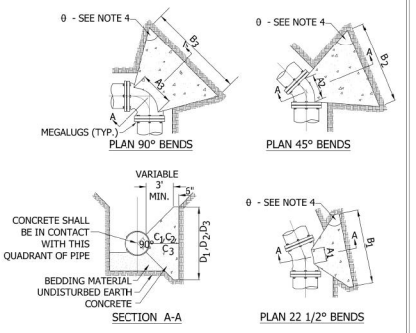
STANDARD DETAILS
BUTTERFLY VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. WAT-4

48_WAT4.DWG

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

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

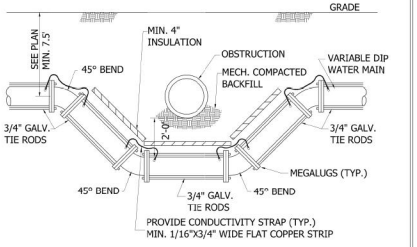


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE THRUST BLOCKING
COTTAGE GROVE, MINNESOTA

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PLATE NO. WAT-6

48_WAT6.DWG

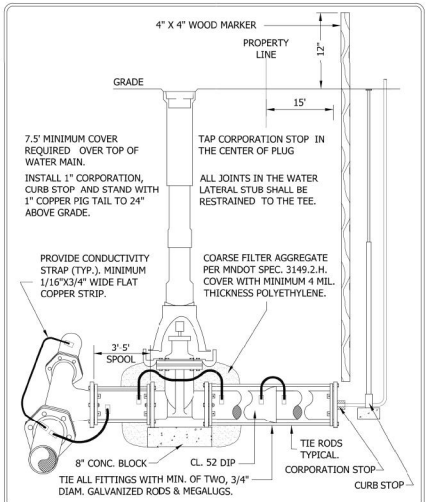


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATER MAIN OFFSET
COTTAGE GROVE, MINNESOTA

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PLATE NO. WAT-7

48_WAT7.DWG

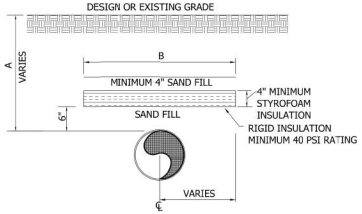


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
DIP SERVICE OR DEAD END LINE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. WAT-8

48_WAT8.DWG



PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. WAT-9

48_WAT9.DWG

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CITY OF COTTAGE GROVE STANDARD PLATES

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CLARK WICKLUND, PE
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Date License No.

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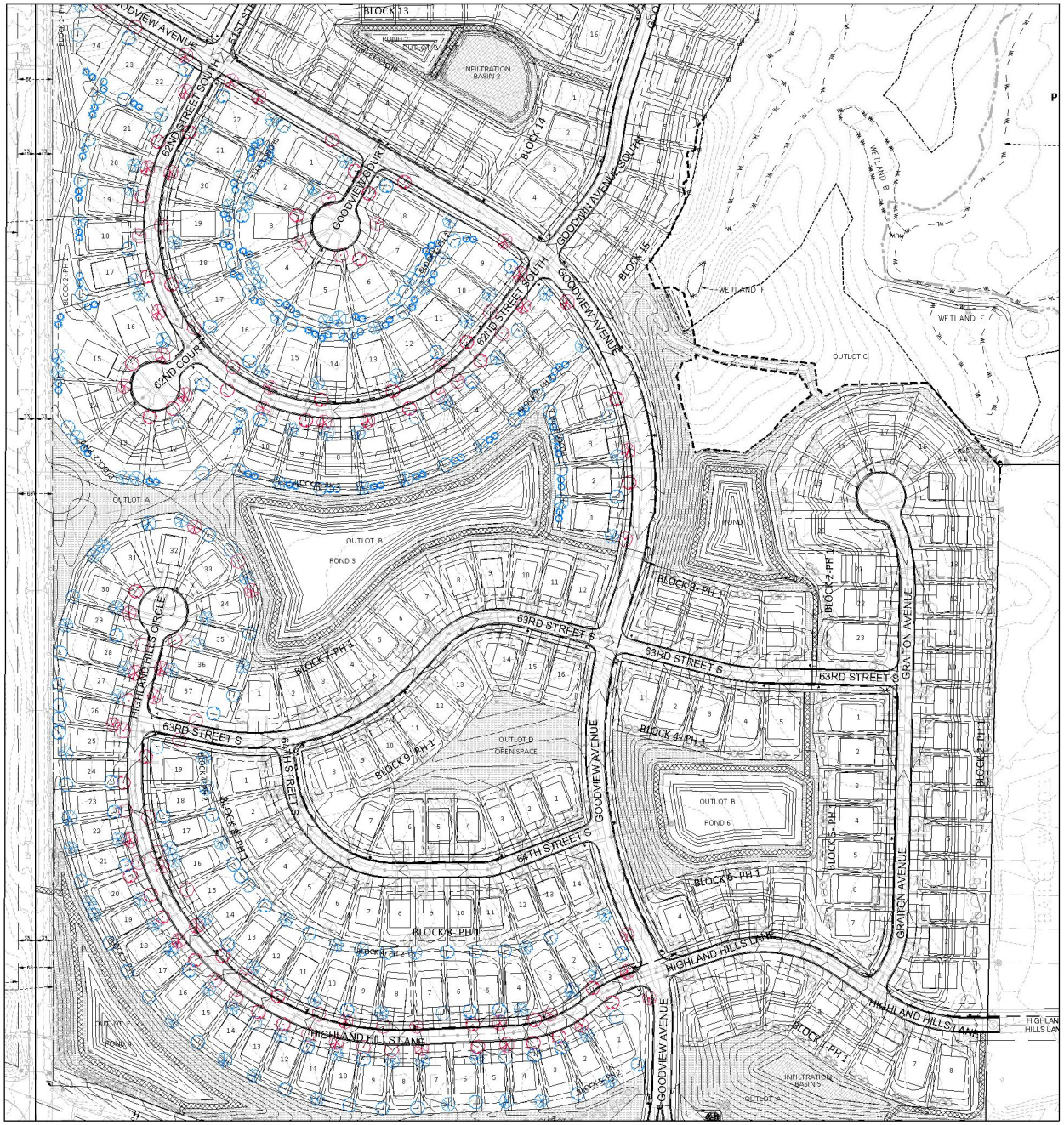
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PROJECT TEAM DATA
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LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CALLING GOPHER STATE ONE CALL AT 811 OR 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
2. INSTALL 6" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" PLANTING SOIL TO ALL PERENNIAL & ANNUAL AREAS.
3. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
4. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL. ROCK MULCH TO BE 4" DEPTH OF 3-4" TRAP ROCK OVER FILTER FABRIC.
5. INSTALL 4-6" DEPTH DARK BROWN SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
6. PLANTING SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL. 33% PEAT MOSS. 33% PIT RUN SAND.
7. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
8. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
9. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
10. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
11. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
12. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS
13. GENERAL & LANDSCAPE CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
14. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE
15. CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE
16. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT
17. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL
18. NO TREES SHOULD BE LOCATED WITHIN A STORM POND'S 20' ACCESS ROUTE
19. NO CONIFEROUS TREES SHOULD BE WITHIN 20' OF A PROPOSED SIDEWALK / TRAIL
20. NO DECIDUOUS TREES SHOULD BE WITHIN 5' OF A SIDEWALK / TRAIL

SEEDING NOTES

INFILTRATION AREA SEED MIX: MN STATE SEED MIX 33-262. SEEDING RATE TO BE 44 LBS/ACRE (PURE LIVE SEED).

SIDE SLOPE SEED MIX: MN STATE SEED MIX 35-241 SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED. WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED, RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL

LANDSCAPE REQUIREMENTS

A. 55' LOTS:	56
B. 65' LOTS:	50
C. TOTAL LOTS PH2:	106

TOTAL	REQUIRED	PROPOSED
	431	431
ALL LOTS: 1 BLVD TREE / LOT	106	106
(ADD'L BLVD TREE / CORNER LOT)	13	13
55' LOTS: 2 TREES / LOT (56)	112	112
65' LOTS: 4 TREES / LOT (50)	200	200

LANDSCAPE SCHEDULE

TOTAL	KEY	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE / ROOT TYPE	NOTES
DECIDUOUS OVERSTORY TREES					
27	AB	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" cal. B&B	Straight Trunk, No V-Crotch
33	HB	Common Hackberry	Celtis occidentalis	2.5" cal. B&B	Straight Trunk, No V-Crotch
41	HL	Skyline Honeylocust	Gleditisia triacanthos var. inermis 'Skycole'	2.5" cal. B&B	Straight Trunk, No V-Crotch
52	PE	Patriot Elm	Ulmus 'Patriot'	2.5" cal. B&B	Straight Trunk, No V-Crotch
56	PO	Majestic Skies Northern Pin Oak	Quercus ellipsoidalis 'Bailskies'	2.5" cal. B&B	Straight Trunk, No V-Crotch
29	RB	River Birch	Betula Nigra	2.5" cal. B&B	Straight Trunk, No V-Crotch
48	SE	St. Croix Elm	Ulmus americana 'St. Croix'	2.5" cal. B&B	Straight Trunk, No V-Crotch
28	SM	Fall Fiesta Sugar Maple	Acer saccharum 'Bailsta'	2.5" cal. B&B	Straight Trunk, No V-Crotch
17	SO	Swamp White Oak	Quercus bicolor	2.5" cal. B&B	Straight Trunk, No V-Crotch
CONIFEROUS TREES					
32	BF	Balsam Fir	Abies balsamea	6' Ht. B&B	Full Form
32	NS	Norway Spruce	Pices abies	6' Ht. B&B	Full Form
36	RP	Red Pine	Pinus resimosa	6' Ht. B&B	Full Form
431	TOTAL OVERSTORY & CONIFEROUS TREES				

Note:
- Quantities on plan supersede list quantities in a discrepancy.

LEGEND

PROPOSED PHASE 1 TREES

PROPOSED PHASE 2 DECIDUOUS BOULEVARD TREE

PROPOSED PHASE 2 DECIDUOUS LOT TREE

PROPOSED PHASE 2 CONIFEROUS LOT TREE

INFILTRATION SEED MIX – PH1 (MN STATE MIX 33-262)

SIDE SLOPE SEED MIX – PH1 (MN STATE MIX 35-241)

N

0 40 80 160
SCALE IN FEET

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PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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

MARK KRONBECK, PLA

26222
License No.

Date

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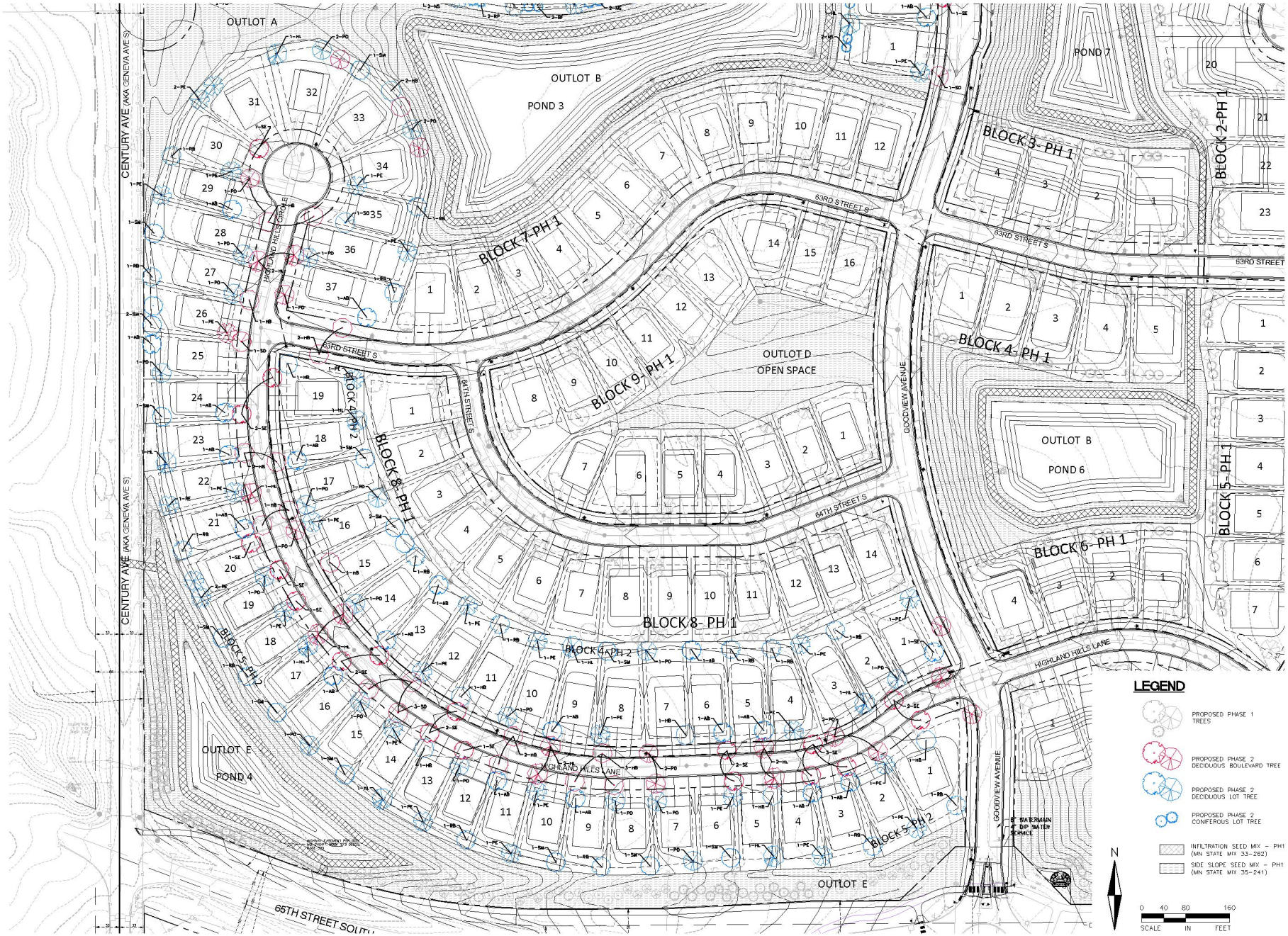
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DESIGNED: JG
DRAWN: JG CS
PROJECT NO: 219-197

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HAWTHORNE 2ND ADDITION
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PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE VIEW 1

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

MARK RAUSCH, PE
26222
Date License No.

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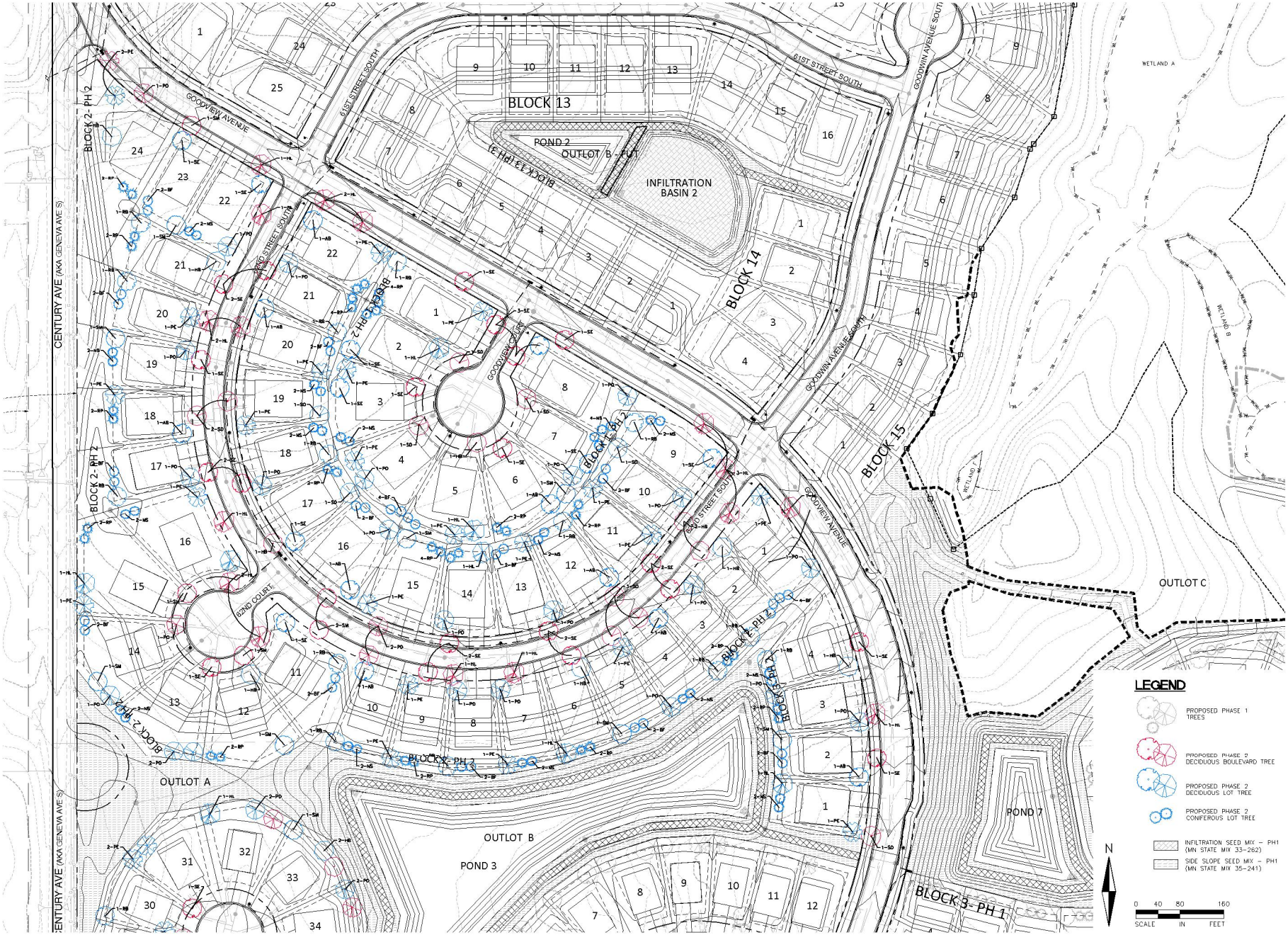
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DRAWN:	JG CS
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37

SHEET 37 of 38

Drawing name: x:\2019\191097\plan sheets\Final Plat - 2nd Addition\191097land.dwg Jan 28, 2022 - 1:51pm



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

HAWTHORNE 2ND ADDITION
COTTAGE GROVE, MN
PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE VIEW 2

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

MARK KRONBECK, PLA — 29222
Date — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
12/20/2021	CITY SUBMITTAL
1/28/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	JG
DRAWN:	JG CS
PROJECT NO:	219-197

38

Drawing name: X:\2019\190197\plan sheets\Final Plot - 2nd Addition\190197land.dwg Jan 28, 2022 - 1:52pm

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-XXX

RESOLUTION APPROVING THE DEVELOMENT PLANS AND SPECIFICATIONS FOR HAWTHORNE PINES 2ND ADDITION

WHEREAS, Pulte Homes of Minnesota, LLC applied for a final plat to develop a residential subdivision named Hawthorne Pines 2nd Addition. This subdivision plat consists of 106 detached single-family homes and four outlots and will be located on property legally described as:

OULOT H, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

AND

OUTLOT I, HAWTHORNE PINES, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Developer will utilize the approved water and sanitary sewer plans & specifications dated December 20, 2021, as prepared by Alliant Engineering to construct the public improvements within the subdivision and in conformance with the January 11, 2022, review comment letter from Bolton and Menk; and

WHEREAS, the Developer will install the water and sanitary sewer and other public improvements within the subdivision in accordance with current City ordinances and policies; and

WHEREAS, a development agreement and additional financial sureties are required for the complete development of this project; and

WHEREAS, the City Engineer has reviewed the development plans and specifications prepared by Alliant Engineering and is recommending that the City Council adopt a resolution approving said development plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Cottage Grove, Washington County, Minnesota, hereby approves the Hawthorne Pines 2nd Addition development plans and specifications dated December 20, 2021, as prepared by Alliant Engineering, subject to the following conditions:

1. The developer and contractors must comply with all City ordinances and policies.

2. Modifications to the final public improvement construction plans and specifications as required in writing by the City Engineer.

Passed this 16th day of February 2022.

_____
Myron Bailey, Mayor

Attest:

_____

Joe Fischbach, City Clerk

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: 02/04/2022

To: Ryan Burfeind, PE

From: Mike Boex, PE

Subject: Hawthorne 2nd Addition Plan Review
City of Cottage Grove, MN
Project No.: 0N1.126303

This memo summarizes the review of both grading documents and street & utility documents submitted by Alliant Engineering, dated 01/28/22.

Street and Utility Comments:

Sheet 8:

1. Please label all storm crossings in profile view. This applies to all sanitary and watermain sheets.
2. The finish ground profile for the watermain between Highland Hills Circle and 62nd Court is displaying in two different locations. Please verify the correct profile and display accordingly.

Sheet 9:

3. All services and lot numbers should be visible if referenced on the page. This comment applies to all sheets.
4. Please consider combining San MH 109 and San MH 108. This would reduce project cost and future maintenance. This was adjusted as part of the 1st Addition before the structures were moved to the 2nd Addition.
    a. It appears that San MH 109 could be shifted west to the location where the 3.00% grade to San MH 108 would match inverts. San MH 108 could then be removed.

Sheet 10:

5. Consider reducing the depth of San MH 73 in order to reduce overall depth and reduce or eliminate risers.
    a. The maximum allowable grade of 8" sanitary sewer is 8.00%.
6. Please move the 12" butterfly valve at 17+30 to the north side of the cross.
7. Please remove the 8" gate valve to the future stub for Goodwin Avenue. The next phase should connect to the stub with a new 8" gate valve.
    a. This also applies to the valve on the stub to 61st Street on Sheet 11.

Bolton & Menk is an equal opportunity employer.

Sheet 11:

8. Please extend the watermain along Goodview Avenue into Woodbury so a future connection does not have to remove pavement and curb and gutter.
    a. The watermain should be transitioned to the west side of the street.
9. Please remove the profile labels for the temporary cul-de-sac.

Sheet 14:

10. Please show the right of way lines per the 2nd Addition. The right of way should fully encompass the sanitary and water stubs for the 3rd Addition and any disturbance to excavate down to the stubs.

Sheet 15:

11. Please label street and right of way widths on all street and storm sewer sheets.

Sheet 17:

12. Storm sewer grades should be evaluated to reduce the depth of storm sewer structures and pipe to avoid conflicts with water services. If there is a 2'x3' structure deeper than 4.5' then access becomes difficult.
    a. Storm sewer should be kept at minimum depth wherever possible while maintaining a minimum of 3' of cover within the roadway.
    b. Below are a few examples of storm sewer depths that could be reduced. This list is not exhaustive.
        i. CB 311 could be reduced to a build between 4 and 5 feet. There should be a minimum of 3' of cover over the pipe through the utility easement to avoid private utility conflicts.
        ii. Sheet 19: CB 307 to CBMH 306 could be raised to avoid the watermain offset on 62nd Street South. CB 307 could be raised to a 4.0' build and then the rest of the run to MH 303 could be shallowed up to vastly reduce the storm sewer depth.
13. All crossings should be shown and labeled in profile view.
14. Please label the riprap for FES 300 as 25 CY of Cl 3 riprap per City standard detail STO-12.

Sheet 19:

15. The proposed curb on Century/Geneva Avenue should start with a 10' transition from flat to full-height curb. This comment applies to both proposed connections to the gravel roadway.
16. A permanent sidewalk should be built to the city limits.
17. The gravel transition in Woodbury should occur over 100' for a more gradual taper.
    a. Discussions are currently ongoing with the Citys of Woodbury and Newport on the connection to Century Avenue. These discussions may result in comments on future plan reviews.
18. The City of Newport has requested that a paved spillway to direct stormwater be provided in areas where curb and gutter stop in order to direct drainage to the existing ditch on Geneva/Century Avenue.

Sheet 20:

19. Please label the riprap for FES 1200 as 19 CY of Cl 3 riprap per City standard detail STO-12.

Sheets 22-23:

20. Please revise the pedestrian ramps to conform to ADA and MnDOT Standards.
    a. Landings for pedestrian ramps are not allowed to exceed 2% in any direction. Please check the diagonal grades for the landings.
21. The valley gutter for old Geneva Avenue at Goodview Avenue should conform to the City standard detail STR-16.
22. The crown for Goodview Avenue should be maintained through the intersections. The crown may be warped to a minimum of 2% to allow for drainage alterations on the approach streets.
23. Please review the grade arrows as some appear to be conflicting with spot elevations. For example, at the northern intersection of Goodview Avenue and 62nd Street the northwest side of 62nd Street has a 0.81% grade to the curb from the centerline but the outside gutter (979.86) is higher than the centerline (979.76).
24. Please provide a scale bar and north arrows for the viewports. If all viewports are the same, one of each should be added to each sheet.
25. Please revise the cul-de-sac grading for 62nd Court. The manhole towards the back of the cul-de-sac is a high point which would be very difficult to construct. Please consider shifting the high point to the center of the cul-de-sac.

Sheet 24:

26. The signage plan should include the City Open Space Monument Signs (City standard detail STR-40).
    a. Please specify which monument signs will be installed with the 2nd Addition. The symbols for existing, proposed, and future all appear to be the same.

Sheet 25:

27. Please make the following modifications to the streetlighting:
    a. Please review utility and tree conflicts with the new streetlight locations.
28. Comments on streetlighting conduit and conductors will be provided in a follow up email.

Sheets 28-35:

29. Please add the following detail plates.
    a. BED-3

Sheets 36-38:

30. Corner lots should only have one tree in the front boulevard and one tree on the side of the lot. Please revise the tree locations for Lot 22, Block 2.
31. Please update the plans to include the underlined sections that are new requirements as of 2022.
    a. Deciduous trees should be located a minimum of 5’ off any utility pipe.

b. Coniferous trees should be located a minimum of 15' off any utility pipe.

c. No tree should be located within 10' of a hydrant or 15' from a streetlight.

d. No trees should be located within a storm pond HWL.

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

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

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

h. Boulevard trees and trees within City outlots should conform to the attached approved species list.

Stormwater Comments:

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

    a. The rational design will be reviewed upon resubmittal with the updated storm sewer design.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2020-042

RESOLUTION APPROVING THE PRELIMINARY PLAT NAMED SULLIVAN PINES

WHEREAS, TEG Land Holdings, LLC has applied for a preliminary plat for a residential subdivision to be called Sullivan Pines, which subdivides 121.15 acres into 247 residential lots and 10 outlots, to be located on property legally described as:

> The North 1/2 of Northwest 1/4; the Southwest 1/4 of the Northwest 1/4; the West 1/2 of the Southeast 1/4 of the Northwest 1/4; all in Section 6, Township 27, Range 21, Washington County, Minnesota;
>
> Except therefrom all that part of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 27, Range 21, described as follows: Commencing at the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence East on a South line of said Southwest 1/4 of the Northwest 1/4 742.2 feet to the point of beginning; thence North 1 degree 15 minutes East, 413.5 feet to an iron stake; thence East parallel to said South line 200 feet to an iron stake; thence South 1 degree 15 minutes West, 413.5 feet to said South line; thence West 200 feet to the point of beginning.
>
> Abstract Property

WHEREAS, public hearing notices were mailed to surrounding property owners within 500 feet of the proposed development site and a public hearing notice was published in the South Washington County Bulletin; and

WHEREAS, the Planning Commission held the public hearing on this application on February 24, 2020; and

WHEREAS, the applicant was present at the meeting and no one from the public spoke for or against the permit application; and

WHEREAS, the Planning Commission unanimously (6-to-0 vote) recommended approval of the preliminary plat to be called Sullivan Pines, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the preliminary plat for a residential subdivision to be called Sullivan Pines, which subdivides 121.15 acres into a total of 247 residential lots and 10 outlots, to be located on property legally described above. The approval of the preliminary plat is subject to the following conditions:

<u>General Development</u>

1. The Developer and builders must comply with all city ordinances and policies except as may be modified by agreement of the Developer and City staff.

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

3. The applicant receives appropriate building permits from the City, and permits or approvals from other regulatory agencies including, but not limited to: South Washington Watershed District, Minnesota Department of Health, Minnesota Department of Natural Resources, and Minnesota Pollution Control Agency, and Washington County.

4. The Developer shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Bolton & Menk memorandum dated February 21, 2020, subject to modifications that are agreed to by the developer and City Engineer.

5. All conditions of the 65th Street assessment must be addressed at time of sale of the property and prior to the recording of a final plat.

6. The Developer shall install the remaining trail segment along 65th Street to the City's westerly boarder, remove existing pedestrian ramp at the 65th Street roundabout, and install the trail connection to the permanent roundabout pedestrian crossing location. This shall be completed as a part of the first phase of the development.

Platting, Land Dedication, and Easements

7. The final plat and the City's approval of the final plat are subject to additional conditions that will be listed in the City resolution approving the final plat and included in the development agreement.

8. The Developer must enter into an agreement with the City of Cottage Grove for the completion of the public improvements required by City ordinances. Once the development agreement is completely executed and all cash deposits and payments are paid to the City, the City will release the final plat to the Developer for recording at the Washington County Recorder's Office.

9. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.

10. Common mailboxes meeting the approval of the local postmaster are required.

11. No lots shall be platted along Goodview Avenue adjacent to the park area. The section between 63rd Street and Goodwin Avenue will remain open park area with bump out on street parking.

12. All center islands and medians within the development must be platted as outlots and owned and maintained by the HOA.

Construction and Grading

13. A grading permit and financial guaranty is required prior to approval of grading activity related to the project.

14. Prior to Council review of the final plat, the Developer must submit for staff review and approval a final construction management plan that includes erosion control measures, project phasing for grading work, areas designated for preservation, a rock construction

entrance, and construction-related vehicle parking. All emergency overflow swales must be identified on the grading and erosion control plan.

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

16. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control shall 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 11-6-12, Erosion Control During Construction of the City's Subdivision Ordinance.

17. Upon completing site grading, four copies of an "As-Built" survey for the site grade elevations must be submitted to the City. An electronic file of the "As-Built" survey must be submitted to the City Engineer.

Lot Performance Standards

18. The architectural standards of the homes shall be consistent with the following:

    a. The minimum finished floor area for single-family dwellings is 1,200 square feet.
    b. The minimum attached garage floor area for single-family dwellings shall be 440 square feet.
    c. Architectural design is required on all four sides of the principal structure.
    d. The minimum roof pitch for the main roof slope is a 6/12 pitch.
    e. Windows, doors, and garage doors must have a low or no maintenance trim on all four sides of the dwelling.
    f. Architectural materials must be varying on the front façade of the principle structure (shakes, board and batten, brick or stone, accent siding, shutters, window boxes, etc.).

19. Home styles and floorplans that meet the intent of the PUD may be offered subject to administrative review and approval from City staff.

20. If fencing is installed within the project area, it must be constructed of the same design, materials, and color throughout the development.

21. Lots 2 to 8, Block 1 are required to have a minimum 30-foot front yard setback aligning with existing lots abutting Highland Hills Lane to the east.

Utilities

22. The Developer is responsible for providing the necessary easements and costs associated with road and utility improvements serving the site. All drainage and utility easements, as recommended by the City Engineer, must be shown on the final plat and dedicated to the City for public purposes.

23. The water utility plan shall conform to the City's water supply and distribution plan.

24. The sanitary sewer utility plan shall conform to the City's sanitary sewer comprehensive plan.

25. All stormwater designs shall meet the intent of the City's Surface Water Management Plan and the SWWD water management plan.

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

Streets

27. The street names for proposed public streets shall align with the County's uniform street naming system and labeled on the final plat.

28. The City's curb replacement policy must be complied with during home building. A bituminous wedge shall be maintained on the street until 90 percent of the homes are constructed in any phase or in three years.

29. Sidewalk shall be installed on one side of each public street and on both sides of Goodview Avenue South from 65th Street to the north project site boarder.

Landscaping and Irrigation

30. Irrigation systems installed within City right-of-way are solely the responsibility and risk of the Developers, or individual. The City is not responsible or liable for any damage or costs related to installation, damage, or replacement of lawn irrigation systems placed in the boulevard as a result of City use of or future changes in the right of way. The HOA is responsible for the maintenance of the irrigation system within the boulevard area to the back of the curb and within any outlots. An irrigation plan is required to be submitted and approved prior to the issuance of a building permit.

31. All proposed tree locations on the proposed landscape plan shall be reviewed and approved by the City Forester. Deciduous trees should be located a minimum of 5 feet off any utility pipe. Coniferous trees shall be located a minimum of 15 feet off any utility pipe. No trees shall be located within a storm pond high water level or within the pond access routes. Trees shall not be located so as to interfere with hydrants, street lighting, and traffic signage.

32. A buffer along 65th Street South between the trail and the high water level of the ponding within Outlots A and I shall be landscaped aligning with existing developments along 65th Street. These landscaped areas are required to be maintained by the HOA. The Developer shall enter into a maintenance agreement with the City of Cottage Grove for maintenance of landscaping required to be installed within City owned outlots A and I and the irrigation and turf maintenance up to the back of the curb of 65th Street South.

33. The City Forester will mark the location where boulevard trees must be planted and approve the tree species to be planted. The final landscape plan must be reviewed, coordinated, and approved by the City Forester.

34. The Developer is responsible for establishing the final grades, topsoil, and seeding of all the lots, outlots, and boulevards within the subdivision.

35. Four yard trees and ten shrubs are required to be installed within each lot prior to the issuance of a certificate of occupancy. The 55-foot wide lots are required to have one boulevard tree and an additional two yard trees. The remaining required two yard trees shall be planted throughout the development's common areas; 25 percent should be coniferous. An updated landscape plan shall be included in the final plat submittal for review and approval by the City's Forester for each development phase.

36. The HOA will be required to maintain the vegetation between the 65th Street trail and the back of the curb of 65th Street. These landscape plantings along 65th Street will be required to be installed as part of the first phase of the development.

37. Cul-de-sac islands will be required to be platted as outlots landscaped and maintained by the HOA.

38. Outlot J shall be deeded to the City.

39. Outlots that are not deeded to the City as stormwater basins are required to be maintained by the HOA:

    a. Outlot F
    b. Outlot H

Surface Water Management

40. The lowest opening ground elevations of all structures shall be a minimum of two feet above the emergency overflow elevation, and three feet above adjacent pond high water levels.

41. All emergency overflow swales must be identified on the grading and erosion control plan. Each fall while home building is occurring, emergency overflow elevations shall be surveyed to ensure the emergency overflows are properly graded and maintained.

Onsite Infrastructure Improvements

42. A street lighting plan must be submitted by the Developer and approved by the City Engineer.

43. The Developer must place iron monuments at all lot and block corners and at all other angle points on property lines. Iron monuments must be placed after all site and right-of-way grading has been completed in order to preserve the lot markers for future property owners.

44. The Developer is responsible for the cost and installation of public land boundary markers at the corners of private properties abutting Outlot A, B, C, D, E, G, and I. The boundary markers are $115 per marker and are to be picked up at the Cottage Grove Public Works facility. The boundary markers must be installed before a building permit is issued for the lot that abuts the recommended marker location. The actual number of park boundary

markers will be determined once the final boundary configuration for the Outlots is determined.

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

46. The Developer is responsible for all street maintenance; upkeep and repair of curbs, boulevards, and sod; and street sweeping until the project is complete. All streets must be maintained free of debris and soil until the subdivision is completed. The Developer hereby agrees to indemnify and hold the City harmless from any and all claims for damages of any nature whatsoever arising out of Developer's acts or omissions in performing the obligations imposed upon Developer by this paragraph.

47. The Developer will provide to the City copies of test results, suppliers, subcontractors, etc., relating to the work to be performed by the Developer. The Developer agrees to furnish to the City a list of contractors being considered for retention by the developer for the performance of the work described in the development agreement.

48. The Developer is responsible for the control of grass and weeds in excess of eight inches on vacant lots or boulevards within their development. Failure to control grass and weeds will be considered a Developer's default and the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City.

49. The Developer is responsible to require each builder within the development to provide a rock entrance for every house that is to be constructed in the development. This entrance is required to be installed upon initial construction of the home, but a paved driveway must be completed before the City will issue a certificate of occupancy for that property. See City Standard Plate ERO-12 for construction requirements. The water service line and shut-off valve shall not be located in the driveway.

50. The Developer will be required to conduct all major activities to construct the public improvements during the following hours of operation:

Monday through Friday	7:00 A.M. to 7:00 P.M.
Saturday	9:00 A.M. to 5:00 P.M.
Sunday	Not Allowed

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

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

52. The Developer grants the City, its agents, employees, officers, and contractors' permission to enter the site to perform all necessary work and/or inspections during grading and the installation of public improvements by the Developer.

53. Upon acceptance of the public improvements by the City Council, all responsibility for the improvements must be assumed by the City, except that the Developer is subject to a one-year warranty on the construction of the improvements from the time of acceptance by the City of all public improvements.

54. The City will not have any responsibility with respect to any street or other public improvements unless the street or other public improvements have been formally accepted by the City. Upon completion of the improvements, the Developer may request, in writing, their acceptance by the City. This request must be accompanied by proof that there are no outstanding judgments or liens against the land upon which the public improvements are located. Upon the City's receipt of a written request for acceptance from the Developer, the City Engineer will conduct a final inspection of the public improvements and will furnish a written list of any deficiencies noted. The City Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the city ordinance. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Minnesota, and receipt of reproducible record drawings and satisfactory test results, the City Engineer will notify the Developer in writing of the City's approval of the public improvements and schedule the request for acceptance for review by the City Council.

55. Upon completion of the work, the Developer shall provide the City with a full set of as-built plans for City records and transmitted to the City in a DWG Autocad format and pdf format. Developer must also furnish the City with a pdf format of the final plat and four prints of the recorded plat. If the Developer does not provide as-builts, the City will produce them at the developer's expense.

56. The Developer is responsible for completing the final grade on all lots and ensuring all boulevards and yards have a minimum of four inches of organic topsoil or black dirt on them. Placement of organic topsoil or black dirt, sod, and shrubs must not be transferred to homeowners.

57. Notwithstanding any other provision of this resolution to the contrary, the City will issue building permits for up to two (2) model homes per builder on lots acceptable to the City upon Developer's compliance with the following requirements:

    a. Approval of a building plan and survey by the Chief Building Official.
    b. Presence of a paved road within three hundred feet (300') and presence of a fire hydrant within one thousand feet (1,000') of the model home(s).
    c. An unobstructed gravel surface road extension from a paved street surface to the proposed model home's driveway.
    d. No certificate of occupancy for such model homes shall be issued until all typical requirements for such issuance have been met.

e. Final plat has been recorded.

58. No additional building permits beyond the model permits will be issued until such time as adequate public utilities, including streetlights and streets, have been installed and determined to be available to use. The City will require that the utilities, lighting, and street system have been constructed and considered operational prior to issuance of any building permits in the development. Also, the City must have all the necessary right-of-way and/or easements needed for the property to be serviced.

59. The Developer acknowledges in the development agreement that prior to the construction of the improvements, site conditions, access to paved roads, and fire hydrants will be substandard and will not be optimized until the improvements are completed. To the fullest extent permitted by law, Developer agrees to indemnify the City, its officers, employees, agents and others acting on its behalf and to hold them harmless and defend and protect them (with counsel of the City's choosing) from and against any and all loss, damage, liability, cost, and expense, specifically including attorneys' fees and other costs and expenses of defense, which result from, or otherwise arise in connection with any actions, claims or proceedings of any sort caused by or arising from the construction or use of the model homes by Developer or its contractors, employees, agents, or assigns, prior to the improvements being completed. Such claims shall include, but not be limited to, claims that the model homes could not be accessed properly or in a timely manner by fire equipment and/or police or emergency vehicles due to road or site conditions or claims based on lack of proximity to fire hydrants or lack of adequate fire protection. Although indemnification shall cease for claims arising after the improvements are completed and accepted, indemnification obligations for claims arising prior to the completion of the Improvements shall survive the termination of the agreement.

60. Adequate dumpsters must be on site during construction of streets, utilities, and houses. When the dumpsters are full, they must be emptied immediately or replaced with an empty dumpster. The Developer is responsible to require each builder to provide an on-site dumpster to contain all construction debris, thereby preventing it from being blown off-site. It is the responsibility of the Developer to ensure no debris blows on or off site.

61. Adequate portable toilets must be on-site at all times during construction of utilities, roadways, and houses. At no time shall any house under construction be more than 250 feet away from any portable toilet. Toilets must be regularly emptied.

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

63. All areas disturbed by the excavation and back-filling operations shall be fertilized, mulched, and disc anchored as necessary for seed retention. Time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan and schedule, or supplementary instructions received from the City, or in an emergency determined at the sole discretion of the City, the City may take such action as it deems appropriate to control erosion immediately. The City will notify the Developer in advance of any

proposed action, but failure of the City to do so will not affect the Developer's and the City's rights or obligations. If the Developer does not reimburse the City for any costs of the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay such costs.

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

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

66. The Developer shall comply with the 1991 Wetlands Conservation Act, as amended.

67. It is the Developer's responsibility to keep active and up to date the Developer's contract and financial surety (e.g. Letter of Credit, etc.). These documents must remain active until the Developer has been released from any further obligation by City Council motion received in writing from the City Engineer.

68. The Developer must provide to the City an irrevocable letter of credit for on-site improvements to ensure that the Developer will construct or install and pay for the following:

    a. Paved streets
    b. Concrete curb and gutter
    c. Hard surface driveways
    d. Street lights
    e. Mailboxes
    f. Water system (trunk and lateral) and water house service stubs
    g. Sanitary sewer system (trunk and lateral) and sanitary house service stubs
    h. Storm sewer system
    i. Street and traffic control signs
    j. Shaping and sodding drainage ways and emergency overflows in accordance with the drainage development plan approved by the City Engineer
    k. Adjust and repair new and existing utilities
    l. Trails and sidewalks
    m. Erosion control, site grading and ponding
    n. Surveying and staking
    o. Stormwater basin, and open space boundary markers
    p. Landscaping

These improvements are all in conformance with City approved plans and specifications and will be installed at the sole expense of the Developer in conformance with Title 10, Chapter 5 of the City Code; or if in lieu of the Developer making said improvements, the City proceeds to install any or all of said improvements, under the provisions of Chapter 429 of the Minnesota Statutes, the City Council may reduce said Letter of Credit by the amounts provided, upon the ordering, for those public improvements so undertaken. The Letter of Credit must have the same expiration date as the Developer's contract.

The bank and form of the security is subject to the reasonable approval of the City. The security shall be automatically renewing. The term of the security may be extended from time to time if the extension is furnished to the City at least forty-five (45) days prior to the stated expiration date of the security. If the required public improvements are not completed, or terms of the Development Agreement are not satisfied, at least thirty (30) days prior to the expiration of a letter of credit, the city may draw down the letter of credit. The City may draw down the security without prior notice for any default of the Development Agreement. The minimum amount for this financial guarantee will be included in the development agreement.

69. The Developer must post a cash escrow with the City's Finance Director to cover engineering, legal, and administrative costs incurred by the City. If this non-interest-bearing account balance becomes deficient, the Developer must deposit additional funds. This must be done before final bonding obligations are complete. This escrow amount will be included in the development agreement.

70. The Developer must post a cash escrow with the City's Finance Director to cover engineering costs and other City services, expenses, and materials provided in reviewing and processing of the final plat, including but not limited to staff time, legal expenses, office and field inspections, general inspections, and all other city staff services performed. This escrow amount will be included in the development agreement.

71. Temporary parking during construction shall be permitted on only one side of the street. No construction parking is permitted on 65th Street, Century Avenue, Geneva Avenue, or within the Bailey Woods development.

Passed this 18th day of March 2020.

Myron Bailey, Mayor

Attest:

Joe Fischbach, City Clerk

Receipt:# 471946

RES $46.00

Return to:
CITY OF COTTAGE GROVE
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

4240298

Certified Filed and/or recorded on:

4/27/2020 3:46 PM

4240298

Office of the County Recorder
Washington County, Minnesota
Jennifer Wagenius, County Recorder

STATE OF MINNESOTA)
COUNTY OF WASHINGTON)
CITY OF COTTAGE GROVE)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Cottage Grove, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached copy of Resolution No. 2020-042 of the City of Cottage Grove with the original on file in my office and the same is a full, true and complete transcript therefrom.

WITNESS, my hand as such City Clerk and the corporate seal of the City this 22nd day of April, 2020.

Joe Fischbach, City Clerk

SEAL

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City Council Action Request

11A

Meeting Date	2/16/2022
Department	Public Safety
Agenda Category	Regular Agenda
Title	Liquor Compliance Check Violation
Staff Recommendation	Allow business representatives an opportunity to respond to the City Council regarding liquor compliance check violations occurring November 22, 2021. 1. MOPECA of Cottage Grove, Inc. DBA Las Margaritas Mexican Restaurant: If the representative admits to the violation or fails to attend, impose the scheduled penalty for the 1st violation in a 24-month period of a $500.00 fine and one-day suspension, or, at the City Council's discretion, in lieu of the suspension, the participation of employees in an educational program approved by the Public Safety Director. If the representative denies the violation schedule a contested-case hearing before an administrative law judge.
Budget Implication	N/A
Attachments	Memo from P Koerner.tif 2.56MB

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: February 8, 2022

Subject: **LIQUOR COMPLIANCE CHECK VIOLATION**

Background
On November 22, 2021, the Cottage Grove Public Safety Department conducted liquor compliance checks of Cottage Grove Businesses holding liquor licenses by using an underage buyer. The following business failed the compliance check.

MOPECA of Cottage Grove, Inc., DBA Las Margaritas Mexican Restaurant. This is the business's first violation in a 24-month period.

A letter was delivered to Las Margaritas Mexican Restaurant requesting the presence of a representative to attend the February 16, 2022, City Council Meeting and respond to the allegation that their business sold liquor to an underage buyer. They were informed that if they admitted to the violation or failed to attend, staff would request Council to impose the scheduled fine as outlined in our City Fee Table, and in the event they deny the allegation, staff would request that a contested-case hearing be scheduled before an administrative law judge.

Presentation
Director of Public Safety will provide a brief overview of the compliance process and the violation that occurred on November 22, 2021.

Summary of compliance process
Cottage Grove Public Safety conducts two liquor compliance checks per calendar year which has been our practice for decades. During COVID and mask mandates we did suspend the checks and reimplemented in November of 2021. We believe hiring, training, and supervising responsible staff is essential to keeping businesses in compliance with State Laws and City Ordinances regulating the sale of alcohol. We appreciate the effort businesses have put into this important part of their operations. Responsible alcohol sales are a respected part of our business community, and their efforts to help us keep alcohol out of the hands of youth are commendable. We will continue to regularly use alcohol compliance checks as a tool in our efforts to keep the City of Cottage Grove safe. Through cooperation in working together, we can make a difference. With our recent Community Engagement Officer addition, we will be working to create even better partnerships and training opportunities with the business community.

Sgt Michael McCormick currently oversees the Compliance Check Officer and provided the summary on the procedure.

In order to conduct these compliance checks, Cottage Grove Police Officers recruit volunteers from the community that have an interest in Law Enforcement and want to help keep their community safe. The volunteers assist Officers by entering licensed establishments to verify they are complying with local and state laws. They are at least 18-years old, but under the age of 21. They must have a valid MN State-issued identification card or driver's license that is current and has a picture. During the alcohol compliance checks, the volunteer is accompanied by two Officers.

Volunteer decoys are given the following instructions and actions are taken.

- Arrive at the police department at a pre-determined date and time in normal everyday clothing that they wear.
- Do not change their appearance in any way from their normal everyday appearance.
- Pictures of their appearance are taken prior to conducting the compliance checks and saved for any case file that may be established from a violation.
- Volunteers are instructed that if asked, they are to state their real age.
- They are instructed that under no circumstances are they authorized to lie to an employee about who they are.
- Volunteers are instructed to provide their MN State-issued identification (ID) or driver's license (DL) that has their true age and identity only if asked for.
- This ID or DL is reviewed and photographed by Officers prior to conducting the compliance checks.
- A photo of the ID or DL is taken and uploaded to any case file that may be established from a violation.
- The volunteer is then provided with a monetary note for payment in establishments.
- This monetary note is photographed and saved for any violations that may occur to confirm a violation has occurred.

Officers then leave the Police Department in an unmarked police department vehicle and visit establishments that have licenses to sell alcohol within Cottage Grove. A list of forms is obtained through the Washington County Department of Public Health and Environment prior to conducting the checks. A form is completed for every establishment that is visited for the day with date, time, who went in, and descriptors of the employee.

Upon arriving at an establishment, Officers instruct the volunteer to enter the establishment by themselves and try to purchase alcohol. Volunteers are not advised on a specific product to purchase due to the variety of products at different establishments.

Volunteers are instructed if it is an alcohol sale at a restaurant, to send a message via cell phone to Officers that they were served an alcoholic beverage. If it is a liquor store sale, volunteers are instructed to come directly back out to the Officers in the vehicle and notify them of the sale. Volunteers are also instructed to obtain a receipt for the sale, if possible.

If a sale occurs, Officers go into the establishment with the volunteer and ask them who sold them the alcohol. Once the volunteer identifies the person who conducted the sale, Officers identify themselves as Cottage Grove Police Department Compliance Check Officers. Officers ask the employee if they sold alcohol to the volunteer. Officers then ask for the employee to get the manager or person in charge at the time to notify them of the violation. The employee is asked what happened and why they sold alcohol to a minor. They are asked whether they asked for age or identification. After that the employee is notified that they will be receiving a citation via the mail for a misdemeanor offense of sale of alcohol to a minor. It is standard operating procedure to charge the employee under Cottage Grove City Code 3-12-13 instead of a gross misdemeanor charge under Minnesota Statue 340A.702.1. This is due to compliance checks being seen as an educational experience, and it is the Public Safety Department's goal for every establishment to be complaint with State, County and City Codes. Officers ask the employee to provide them with the monetary note that was prerecorded from their case till, which is documented as evidence. Officers return the change that the volunteer received back for the monetary note. This confirms that the volunteer provided a monetary note in exchange for the alcohol that they brought to the Officers. Officers always ask if there are any questions for them from the employee or management prior to exiting the establishment. If there is any issue with what the volunteer did at the time of the transaction, this is the time where it would be brought up to Officers.

Currently, Cottage Grove is following best practices that are consistent with other communities/agencies in Washington County.

Recommendation
Allow business representatives an opportunity to respond to the City Council regarding liquor compliance check violations occurring November 22, 2021.

1. MOPECA of Cottage Grove, Inc. DBA Las Margaritas Mexican Restaurant: If the representative admits to the violation or fails to attend, impose the scheduled penalty for the 1st violation in a 24-month period of a $500.00 fine and one-day suspension, or, at the City Council's discretion, in lieu of the suspension, the participation of employees in an educational program approved by the Public Safety Director. If the representative denies the violation schedule a contested-case hearing before an administrative law judge.