Cottage Grove
Where Pride and Prosperity Meet

COTTAGE GROVE CITY COUNCIL

MAY 18, 2022

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

REGULAR MEETING - 7:00 P.M.

COUNCIL CHAMBER

Pursuant to Minn. Stat. 13D.02 subd. 1, Councilmember Thiede will be attending remotely at the following location: Cedar Rapids Marriot - 1200 Collins Road NE, Cedar Rapids, IA 52402

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 OPEN FORUM

5 ADOPTION OF AGENDA

6 PRESENTATIONS

A One Family 2nd Annual Hmong Memorial Sports Fest

Staff Recommendation: Receive presentation from event coordinator John Yang

B Meritorious Service Award Presentation

7 CONSENT AGENDA

A City Council Meeting Minutes- April 20, 2022 Regular and Special Meetings

Staff Recommendation: Approve the April 20, 2022 Regular and Special Meeting minutes.

B River Oaks Golf Course Improvements Plan

Staff Recommendation: Approve the River Oaks Golf Course improvements project scope and authorize staff to: 1. Prepare plans and specifications. 2. Purchase irrigation heads, valves and controllers utilizing cooperative purchasing agreement. 3. Authorize staff to begin drafting documentation of interfund loan from EDA Trust Fund for golf improvements.

C SafeAssure Service Agreement

Staff Recommendation: Approve the service agreement with SafeAssure for workplace safety consultant services.

D MnDOT Master Partnership Contract for Testing Services

Staff Recommendation: Adopt Resolution 2022-081 authorizing staff to execute the Master Partnership Contract with the Minnesota Department of Transportation (MnDOT) and allowing the City Engineer to negotiate work orders pursuant to the contract.

E Increase Budgeted Amount for Two Single Axle Dump Trucks in 2022

Staff Recommendation: Approve the increased budgeted amount of two single axle dump trucks from $470,000 to $638,569.

F County Road 19A/100th Street Realignment – Rural Surface Transportation Grant Program Application

Staff Recommendation: Adopt Resolution 2022-082 supporting the City's Rural Surface Transportation Grant application for the County Road 19A/100th Street Realignment Project.

G Raffle Permit - Accacia Lodge No. 51

Staff Recommendation: Authorize issuance of a single-occasion gambling permit to Accacia Lodge No. 51 to conduct a raffle at 11094 70th Street South on October 8, 2022.

H South District Trunk Storm Sewer Project

Staff Recommendation: Adopt Resolution 2022-094 approving the plans and specifications and establishing a June 9, 2022, bid date for the South District Trunk Storm Sewer Project.

I Mobile Food Unit Licenses

Staff Recommendation: Approve Mobile Food Unit licenses to the following applicants effective May 19, 2022, through December 31, 2022. 1. Miller Concession Inc. 2. Longs Combo Roll 3. Xai - The Corn Guy 4. Thai Thai Street Food 5. Linko Food LLC

J Rental License Approvals

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

K Pine Hill Water Tower Rehabilitation – Termination of Contract

Staff Recommendation: Adopt Resolution 2022-096 authorizing the termination of the Contract with Classic Protective Coatings, Inc. for the Water Storage Tank Rehabilitation – Pine Hill 0.5 MG Spheroid project and further authorizing City Staff to initiate the termination notice and take any other actions necessary to terminate the Contract.

8 APPROVE DISBURSEMENTS

A Approve payments for the period 4-29-2022 through 05-10-2022 in the amount of 742,650.78.

9 PUBLIC HEARINGS

A Special Event Permit - Strawberry Festival

Staff Recommendation: Authorize issuance of a special event and parade permit to Cottage Grove Strawberry Fest, contingent upon conditions outlined in the memo from Public Safety Director Koerner and Community Development Director Christine Costello dated May 11, 2022.

B Enclave Development - Hemingway Industrial

Staff Recommendation: 1. Hold the public hearing to vacate and discontinue the public drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 2. Adopt Resolution 2022-088 approving the vacation and discontinuance of the drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 3. Adopt Resolution 2022-089 approving the preliminary plat and final plat named Hemingway Industrial. 4. Adopt Resolution 2022-090 approving the Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses.

C Hinton Woods 2nd Addition

Staff Recommendation: 1. Hold the public hearing to vacate a public drainage and utility easement within Outlot C, Hinton Woods. 2. Adopt Resolution 2022-091 vacating a public drainage and utility easement within Outlot C, Hinton Woods. 3. Adopt Resolution 2022-092 approving the Final Plat for Hinton Woods 2nd Addition. 4. Approve the Hinton Woods 2nd Addition Development Agreement with D.R. Horton, Inc. – Minnesota. 5. Adopt Resolution 2022-093 approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

10 BID AWARDS

A Goodview Avenue Water Main Extension Project – Rescind Prior Bid Award, Reject Ineligible Bids, Award Bid

Staff Recommendation: Adopt Resolution 2022-095 that: 1) rescinds the award of the Goodview Avenue Water Main Project to Northdale Construction Company, Inc. as they are an ineligible bidder due to failing to comply with Minnesota Statute §16C.285 subd. 4 and the Bidding Documents; 2) rejects all three bids received for the project that did not include the Responsible Contractor Verification form; and 3) awards the Goodview Water Main Extension Project to Miller Excavating, Inc. in the amount of $2,271,124.81.

11 REGULAR AGENDA

A Ravine Crossing

Staff Recommendation: 1. Adopt Resolution 2022-083 approving a lot split creating a three-acre parcel to be combined with the neighboring church parcel at 9998 90th Street South. 2. Adopt Ordinance No. 1059 approving a zoning amendment to rezone 28.6 acres of land generally located on the northwest corner of 90th Street and Keats Avenue from AG-1, Agricultural Preservation, to R-4, Low Density Residential. 3. Adopt Resolution 2022-084 approving the preliminary plat for a subdivision to be called Ravine Crossing that will consist of 80 single-family lots and 3 outlots.

B Graymont Village

Staff Recommendation: 1. Adopt Ordinance No. 1058 approving a zoning amendment to change the zoning of property generally located west of Ideal Avenue, south of the planned 105th Street extension and north of 110th Street from AG-2, Agriculture, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development. 2. Adopt Resolution 2022-087 approving the preliminary plat for a residential subdivision to be called Graymont Village, which will consist of 207 lots for single-family homes.

C Preserve at Prairie Dunes

Staff Recommendation: 1.Adopt Resolution 2022-085 approving an amendment to the 2040 Comprehensive Plan to re-guide 14.91 acres of land from Industrial to Medium Density Residential and authorize staff to submit the amendment to the Metropolitan Council. 2. Adopt Ordinance No. 1057 approving the zoning amendment to rezone the subject property from AG-2, Agriculture, and R1, Rural Residential, to R-4, Low Density Residential, with a Planned Unit Development, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment. 3. Adopt Resolution 2022-086 approving the preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes that will consist of 154 lots for single-family homes, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment.

12 COUNCIL COMMENTS AND REQUESTS

13 WORKSHOPS - OPEN TO PUBLIC

14 WORKSHOPS - CLOSED TO PUBLIC

A City Administrator Performance Evaluation

Staff Recommendation: Close the meeting pursuant to MN Statute 13D.05 subd. (3)a to conduct a performance evaluation of City Administrator Jennifer Levitt.

15 ADJOURNMENT

City Council Action Request

6A

Meeting Date	5/18/2022
Department	Parks and Recreation
Agenda Category	Presentations
Title	One Family 2nd Annual Hmong Memorial Sports Fest
Staff Recommendation	Receive presentation from event coordinator John Yang
Budget Implication	N/A
Attachments	

City Council Action Request

6B

Meeting Date	5/18/2022
Department	Public Safety
Agenda Category	Presentations
Title	Meritorious Service Award Presentation
Staff Recommendation	
Budget Implication	None
Attachments	

City Council Action Request

7A

Meeting Date	5/18/2022
Department	Administration
Agenda Category	Consent Agenda
Title	City Council Meeting Minutes- April 20, 2022 Regular and Special Meetings
Staff Recommendation	Approve the April 20, 2022 Regular and Special Meeting minutes.
Budget Implication	N/A
Attachments	2022-04-20 City Council Minutes.tif 2.29MB

Cottage Grove
Where Pride and Prosperity Meet

MINUTES

COTTAGE GROVE CITY COUNCIL — April 20, 2022

COUNCIL CHAMBER
12800 RAVINE PARKWAY SOUTH

SPECIAL MEETING - 6:00 P.M.
TRAINING ROOM

1. CALL TO ORDER

2. ROLL CALL

Those present introduced themselves: Gretchen Larson, Economic Development Director; Joe Fischbach, HR Manager/City Clerk; Jennifer Levitt, City Administrator; Justin Olsen, Council Member; Dave Thiede, Council Member; Myron Bailey, Mayor; Steve Dennis, Council Member; Tony Khambata, Council Member; Dave Olson, Cottage Grove resident.

3. AGENDA ITEM

   A. Workshop: Development Project by Trellis Co.

Gretchen Larson, Director of Economic Development, introduced Dan Walsh, the Vice President of Trellis Company. They are proposing to build a 52-unit affordable senior housing project (30% to 60% of the Area Median Income (AMI)). If approved, they will be applying in July for Washington County's Low Income Housing Tax Credit (LIHTC) program; tax credits are competitive, so, the more support they can show from local agencies and governments, the better. The Executive Director of the EDA also gave them a letter of support for their application to the Washington County CDA GROW Program. Council has been provided with a detailed project overview of Trellis' proposal and information from Ehlers on the TIF; their report was run just before HUD released their housing rents so there will probably be adjustments made to that as the project moves forward.

Mr. Walsh thanked everyone for considering their request for a letter of support. He stated he'd introduce Trellis and briefly outline some of their goals for this new development, but he'd spend most of his time answering questions and getting feedback. As Director Larson mentioned, with changes in rents, they're at the beginning of their development process. Tax credit funding applications are annual, so they hope to be awarded funding at the end of 2022 and won't begin the formal design

and land use approval processes until early 2023. Mr. Larson stated they felt this project would fill an urgent housing need.
He stated Trellis began in 1991 as a nonprofit developer of affordable housing; they now have 51 properties and nearly 4,000 units. They have a strong track record and very high capacity to get new projects done. They fly below the radar, and their organizational model is a bit different; there are only seven of them, and they don't have a fundraising department. They don't rely on foundation grants as some nonprofits do, which allows them to be really flexible and focus on doing these types of developments with deep affordability. They've relied on the earned income of their portfolio for years. They're flexible and efficient, like a for profit, but everything they do has the double bottom line of the mission focus to it. They began their work in Minneapolis and built out from there; they only have properties in Minnesota, with no plans to expand into other states. They have comparatively fewer properties in the East Metro, which is why they're so excited about this opportunity in Cottage Grove. Trellis has three guiding values: 1) Deep affordability; 2) Stability; 3) Different roles in operations, not needing to have control, which has led them to great partnerships. This project came to them through a developing consultant with whom they work.

Mr. Larson identified three projects they completed in the last five years:
1) The Selby-Milton-Victoria Project in St. Paul, which is a mixed-use project that serves very low-income seniors. There's a café on the ground floor, on the corner.
2) The Cornerstone Creek Project in Golden Valley was a partnership with a nonprofit, Jewish Housing and Programming (J-HAP); it's a project for adults with developmental disabilities. The goal of this development is to allow those folks to live independently and get the services and support that they need to do so.
3) VA Medical Center project, near the Minneapolis-St. Paul Airport, is a project for homeless veterans, with medical services nearby.

Two primary goals for this project are: 1) Deep affordability. This is intended to serve residents relying mostly on Social Security; they see a very high demand for this type of product. Cottage Grove's last senior affordable development, The Legends, was funded through tax credits, but it serves a much higher market level with higher rents. They see this serving very low-income seniors. 2) A building that fits in with its surroundings and will be one that you'll be proud of. Mr. Larson stated he doesn't know what the perfect building is, so he's interested in their questions and feedback. This is a concept plan right now, and they've previously worked with this architect. He detailed things that he liked about it, noting there are five studios, the others are one bedroom.
Trellis' Requests: 1) Reduce the number of Class I materials from 65% to 50%. This request is driven by cost: In addition to rents increasing, construction costs have significantly increased this year; they hope those will stabilize but will probably remain high. Trying to fit a feasible financing structure for this very low-income population means they have to balance the cost of materials used; all materials will be high quality and durable. 2) Less Parking: There will be about 48 stalls for 52 units, so it's less than 1:1. Even if this site was twice as big, they'd still ask for this amount of parking; as a long-term owner, finding an adequate number of parking stalls is very important. Getting seniors out of their units and engaged in the community is one of the things their

company focuses on the most. With their similar developments, seniors don't drive as much, so we expect 2/3 of these spaces will be the best fit. He noted site advantages, including it being on the DART route and within walking distance to Hy-Vee, etc.

Council Member Thiede stated he noted that their parking area was connecting into the business area next to it, and there are some potential changes coming to that corner.

Mr. Larson stated that will be the potential Dunkin' Donuts; they won't be planning to integrate with that.

Council Member Dennis asked: 1) Who their typical snapshot customer would be; he requested more information on that, noting the five levels of care designated by the State of Minnesota.

Mr. Larson replied that this will be independent living. On site, it won't include assisted daily living services, but it will have fulltime management, maintenance staff, and likely a caretaker on site. They found what works for buildings of this size and this population is to also include a part-time services coordinator, who will know where in the community residents can access needed services. There is also an activities coordinator. Resident surveys in our senior properties show loneliness is the biggest thing that people want to avoid; therefore, they work in their senior properties to get people out of their units and plan activities for them. Trellis does not do any assisted living; we'll refer people once we're embedded in a community, but there's no formal you live here, then you'll go there, and then you'll go there. They find local people want to stay in the community in which they raised their kids, so the snapshot of someone who lives here is a retired person who doesn't have, or has already spent down, their assets. It's just somebody who's living on Social Security and other marginal supports. The rent is projected to be $512. The snapshot is it's your grandma or your grandpa, who just doesn't have that private pay; sometimes they spend it down much faster than they ever expected. This is a way for them to not get in over their head with a private-pay facility, but they don't need assisted living yet or anytime soon.

Council Member Olsen asked if they would allow companion animals; Mr. Larson replied yes, they do. He asked about the age requirements for residents; Mr. Larson stated its 55+, and that comes with the funding. He confirmed that they have elevators. Council Member Olsen stated their intended location is in an area with some other subsidized-housing projects, but there's also a beautiful market-rate apartment, Grove80, there. The last thing he'd want is a stark contrast between those two; as they think about the materials on the building, he'd encourage them to think about how they will complement what's already there. Regarding parking, the real issue is public transportation; sometimes a car is a luxury that they choose not to have as long as they can get transportation. Unfortunately, we don't have a lot of in-town transportation.

Council Member Khambata stated the independent-living units at another site were over $2,000 a month for a one bedroom three years ago, which is cost prohibitive for many people. This is a unique product in that 75% of it is going to be 30% AMI and then the other 12 units are going to be 60% AMI. It's a struggle to build and find funding, and the

private sector is charging almost twice as much. He thought it was a huge asset to have the location within walking distance to a park, a couple restaurants, and a grocery store; that kind of makes up for its lack of public transit accessibility. Regarding Council Member Olsen's comments about architectural design, even if you go with the Class II materials, the overall design elements should try to keep in line with the higher-end product that's right down the street. From a development standpoint, that high-end product owner might have a big issue with us holding them to Class I materials, and then giving their neighbor a cheaper alternative. Cost factor is more important here, but the last thing we want to do is deter future development because we gave the optics of treating people unfairly.

Mayor Bailey stated we're at a somewhat early stage, but he liked the direction that we're heading, thinks it's a definite need. Council has always talked about true lifecycle housing, which is a challenge we've had for many years. This is another option for those who maybe want to leave their house and stay in Cottage Grove, but don't have a lot of money. Regarding the architecture, it would be helpful for them to give us the percentages of different classes of material for their other projects. He stated he'd like to look at all of them to give him a feel of what it would look like and how it would complement the Grove80 Apartments. Mayor Bailey asked if there would be a community room for residents to play cards, etc., which Mr. Larson confirmed.

Mayor Bailey asked staff if the other project by Legends was still going through; Administrator Levitt replied that they just met with Ehlers today, and Ehlers is going to reach out again to the proposer to see if they're resubmitting that one. Mayor Bailey stated we had another developer who'd met with us to talk about that type of facility not too far from Trellis' proposed location.

Council Member Khambata commented Trellis' project at Selby and Milton is a really sharp-looking building. Mr. Larson stated the best way for them to build trust is for them to see the actual properties that they run, so he'd be happy to set up a tour and provide the percentages of the materials used on each of them. Their feedback has been very helpful, especially about complementing Grove80. He's happy that they're interested.

Mr. Olson stated that he did research on Trellis; he congratulated them on being focused on the dignity of their customers. He read the Google comments by renters, saw very few single stars, but saw lots of five stars. He's owned rental property and knows it's not easy to solve everybody's problems. His estimation of this firm is this is the kind of neighbor that we want here in Cottage Grove, managing a property like this. He shared Council Member Khambata's concerns about the look and feel of the outside, especially if we're being asked to sign off on TIF financing for them, which he thinks we should do. We're going to be foregoing some of the tax revenue we would otherwise have from this property, so the request is to finance that tax; in exchange for that, we keep the Metropolitan Council satisfied with our density requirements and our affordable housing requirements. He'd really like to see that metric, but that's the

question to resolve. If this looks like a project that will work for them, it ought to work for us because he's not sure it would get much better than this.

Significant discussion ensued, as follows:

- We're not actually determining TIF tonight.
- It's just a statement of support, so we're not obligating ourselves to any final plan.
- We would like to see the hard numbers, what the citizens of Cottage Grove are giving up for tax revenue, and what we'd accomplish with our goals for affordable housing and for density.
- It's approximately $455,000; that would be the TIF over 18 years.
- The HUD grant would come out, so that's going to change the metrics; it's a really long process now with all of those things that have changed just today.
- The value is if the TIF financing covers some of the development cost to make the project more attainable; absent the TIF financing, the project might not be possible. Having this amenity in our community, on land that would otherwise have a very low tax base because it's not currently developed, would be valuable.
- If this project doesn't happen, how long until the next one does; in the interim, we're not generating much tax revenue from that property anyway. If we're giving TIF financing over the course of 18 years, the City certainly couldn't do it for less in terms of their commitment.

Council Member Olsen asked if they found that most of these units were occupied by individuals or couples; Mr. Larson replied he would say more than half were couples. Council Member Olsen stated that, too, lends itself to the socialization element, and it's a great way to keep the family in the community and able to interact with their kids and grandkids; the walkability element is a pretty nice added benefit for picking this piece of property. He's personally concerned about the public transit element from what he's seen in other cities, but the walkability might be a very appealing part of this. He thought this would be something to explore further, and he'd be excited to tour their other facilities. Mr. Larson stated he was happy to hear that they're interested in the tour, and he'll definitely follow up with that. Council Member Olsen asked If we could learn about some of the numbers, which Mr. Larson confirmed.

Council Member Khambata asked what Mr. Larson's ask of Council was today in preparation for asking for this grant money. Mr. Larson replied that their request today was a resolution of support for the project and for TIF financing.

Council Member Olsen stated that Mr. Larson could send that in as part of their grant application. Mr. Larson agreed and stated that it is also a letter of support.

Mr. Olson stated he thought we should do that, too.

Council Member Khambata stated that we agree in concept, but before we commit to anything binding, we agree we want to see the numbers.

Mr. Olson stated he wanted to understand how this would help us achieve our affordable housing goals and our density goals.

Council Member Khambata stated if homeowners want to sell and get into something to have less maintenance, this product is pretty rare in the East Metro.

Mayor Bailey noted that we'd have some affordability data from the Metropolitan Council shortly.

4. ADJOURNMENT

The meeting adjourned at 6:49 p.m.

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 April 20, 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: Jennifer Levitt, City Administrator; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Ryan Burfeind, City Engineer/Public Works Director; Gretchen Carlson, Director of Economic Development; Christine Costello, Director of Community Development; Joe Fischbach, City Clerk/HR Manager; Pete Koerner, Public Safety Director; Mike Mrosla, Senior Planner; Robin Roland, Finance Director.

4. OPEN FORUM

Mayor Bailey opened the Open Forum. As no one 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

A. Special Recognition for Retirement of Reserve Sergeant Tony Henseler

Pete Koerner, Director of Public Safety, stated that they wanted to recognized Reserve Sergeant Tony Henseler on his retirement. Tony and his wife got involved with our department when they attended the Citizens Academy. In his career as a Reserve Officer and Sergeant, Tony did a number of administrative duties, including being a Police Department tour guide for Boy Scouts and school groups. He provided hundreds of hours to us, and we miss him. Director Koerner stated we're still recruiting for new members, so told Tony if he ever wanted to dust off his uniform, we had a place for him.

Mayor Bailey stated what he remembered about Tony was when they had a parade, he would throw candy at Tony to see what kind he liked. He thanked Tony for all of his years of service that he provided to our community. Mayor Bailey read aloud the plaque that was presented to Tony, thanked him again, and wished him a happy retirement.

B. National Police Week and Peace Officers Memorial Day Proclamation

Mayor Bailey stated that we'll be proclaiming National Police Week and Peace Officers Memorial Day Proclamation; he asked Council Member Dennis to read the proclamation and then Council will vote to approve.

Council Member Dennis read aloud the proclamation for National Police Week, May 11 through May 17, 2022, and for Peace Officers Memorial Day, Sunday, May 15, 2022.

Motion by Council Member Olsen to approve the proclamation of National Police Week, May 11 through May 17, 2022, and Peace Officers Memorial Day, Sunday, May 15, 2022; second by Council Member Khambata. Motion carried: 5-0.

C. Arbor Day Proclamation

Ryan Burfeind, Public Works Director, stated we'll be celebrating Arbor Day this year; it's a day that's recognized internationally. It's really about conservation and forestation, planting new trees in our community and in our country. There will be a ceremonial tree planting at Nina's Park, just north of Park High School, right off of Ideal Park, on the back side of the stadium, on Wednesday, April 27, at 1:00 p.m.

There will also be a tree giveaway this year; residents can apply on the City's website before Sunday, April 24, which will put them in a drawing for a free bareroot tree. There's only one entry per address, and names will be drawn randomly; the trees will be delivered on April 29, between 7:00 a.m. and noon.

Director Burfeind stated they'll also be doing buckthorn pickup again this year; call Public Works by this Friday, April 22, to put your name on the list, and we'll come out on April 27 or April 28, depending on the weather, to pick up the buckthorn. We ask that you put the buckthorn on the boulevard or behind the curb.

Mayor Bailey asked Director Burfeind what species of trees we'll be giving away; Director Burfeind replied that there's a handful of different species, including some ornamental varieties. When residents sign up for the drawing, the species will be listed on the City's website.

Council Member Olsen read aloud the Arbor Day Proclamation for April 29, 2022, in the City of Cottage Grove.

Motion by Council Member Thiede to approve the Arbor Day Proclamation; second by Council Member Khambata. Motion carried: 5-0.

7. CONSENT AGENDA

A. Approve the February 9, 2022, City Council Special Meeting Minutes.
B. Approve the February 23, 2022, City Council Special Meeting Minutes.
C. Approve the March 23, 2022, City Council Special Meeting Minutes.
D. Adopt Resolution 2022-062 approving 2021 Interfund Transfers and Closure of Funds 220, 490, and 526.
E. Adopt Resolution 2022-063 awarding the Cottage Grove Test Well 13 Project to Traut Companies in the amount of $91,414.
F. Issue a Mobile Food license to Northwoods Smokehouse LLC effective April 21, 2022, through December 31, 2022.
G. Approve the equipment use agreement with the City of Woodbury for use of their GrayKey data extraction tool.
H. Adopt Resolution 2022-065 authorizing support of Tax Increment Financing (TIF) for the proposed 52-unit multifamily development at 7601 79th Street South by Trellis Co.
I. Accept the attached 2022 Strategic Planning Report prepared by Ethical Leaders in Action.
J. Authorize Off Ice Training Center Agreement with the Cottage Grove Athletic Association.
K. Adopt Resolution 2022-067 awarding the 2022 Joint Crack Sealing Project to the accepted quote supplied by Asphalt Surface Technologies, Inc. in the amount of $58,050.
L. Adopt Resolution 2022-066 awarding the 2022 Joint Street Striping project to the lowest accepted quote supplied by Sir Lines-A-Lot LLC in the amount of $32,849.80.
M. Approve a permanent utility easement with Margery E. Olson to accommodate the hydrant to be installed along 70th Street South as part of the Goodview Avenue Water Main Extension Project.
N. Authorize issuance of a temporary intoxicating liquor license to the Cottage Lions Club for Kingston Park on June 17-17, 2022, and Lamar Fields on June 17, 2022, in conjunction with Strawberry Fest.
O. Approve the issuance of rental licenses to the properties listed in the attached table.

P. Adopt Resolution 2022-071 Accepting Donations received between January 1 and March 31, 2022.
Q. Approve the deferred assessment waiver agreements for the South District Street & Utility Improvement Project.

Council Member Dennis wished to pull Item P, Accept Donations Received 1st Quarter 2022, on the Consent Agenda for further comment and/or discussion.

Council Member Dennis stated that we have appreciation for individuals or organizations that make donations to our City. Three donations totaling $7,000 were received:

- Renewal by Andersen donated $5,000 for the Strawberry Fest Float.
- Deb Warnsholz donated $1,500 for a Memorial Park Bench.
- William and Lois Check donated $500 for the EMS Service.

Council Member Dennis stated no donation is ever too small or too large; every good-intentioned dollar that people provide to help make our home be better is something that's very important. The Council appreciates that very much, and Council Member Dennis thanked everyone for their donations.

Council Member Thiede stated the Strawberry Fest Committee, and the ambassadors, are very thankful for the donation to actually redo the float so the ambassadors can represent the City in all of the parades they attend in the metro area.

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 4/1/2022-4/14/2022 in the amount of $1,131,348.18.

Motion by Council Member Dennis to approve disbursements, second by Council Member Olsen. Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS

A. 2022 Mill and Overlay Improvements - Bid Award
Staff Recommendation: Adopt Resolution 2022-068 awarding the 2022 Mill and Overlay Improvements project to McNamara Contracting for the base bid amount plus Alternatives #1 and #2, for a total of $1,319,916.25.

Director Burfeind stated we received good, competitive bidding, but pricing was different. When we were bidding this project out and finishing our plans and specs and setting an estimate, oil was about $130 a barrel; that's the main portion of bituminous. About a day or two before we took bids, oil dropped down to about $95 a barrel, which we definitely saw in our bid results.

We did a handful of alternates with the bidding because we had a base scope of work that we had planned, and with those very high oil prices, we were concerned that the whole project might be too expensive, and we'd have higher bids. Alternate #1 and #2 were just additional street areas that really got us back to our planned scope of work. Alternate #3 was the Hamlet Park parking lot, which we wanted as an option. Since that time, there's been more discussion about some possible future improvements at Hamlet Park to the skate park, etc. Based on that, we're not recommending Alternate #3 be awarded just because we wouldn't want to damage that parking lot if there were future construction activities; it's not at a point where it has to be done. Alternate #4 was actually for a small residential project that's in the area; they're due for their final course. We worked with the developer to put it in here, but when we got the bids, he was able to get a more-competitive quote on his own. We'll work closely with him to make sure that his work is done at approximately the same time.

We had five bidders and got good bids and pricing on the project. We're recommending that Alternates #1 and #2 also be awarded. Our goal for the year was to Mill and Overlay everything south of 85th Street and east of Hadley Avenue as part of this project. We're looking at a two-phase project next year to work our way out of the rest of the neighborhood, up Grange Boulevard, Belden Boulevard, up to St. Paul Park.

With Hadley Avenue, we're Mill and Overlaying all in one stretch and will restripe it to 11-foot lanes, as that's a common speeding-complaint areas. Right now, it has wider, older-style striping, closer to 13-foot lanes with a five-foot shoulder; with 11-foot lanes, with a seven-foot shoulder, we should see some speed reductions and it will be a better parking lane for people on Hadley.

Director Burfeind noted we've worked with this contractor on both City and developer projects over the years.

Council Member Olsen asked Director Burfeind if he could explain the strategy used relating to maintenance of our roadways; there are different levels of maintenance that are done annually, and the public doesn't always understand how that's done.

Director Burfeind stated sealcoating and crack sealing are typical maintenance. He explained the Mill and Overlay program: Many streets in town have asphalt stripping; the top layer is just starting to come off, which is just starting in this neighborhood. Pavement core samples were done, which show it's in that top 1-to-1-1/2 inches. We'll be taking off the top two inches, getting rid of the bad pavement, and putting down new pavement. These roads are about 19 years old and have the stripping starting; if we don't do this, they'll quickly just get into very poor shape. We'd do a thin overlay practice with our in-house staff, and that can get it another seven years or so. So, you'll have about a 30-year life without the Mill and Overlay. Our intent with this is to do a Mill and Overlay now, and in about 19 or 20 years, that'll push it to 30, 32 years; then we'll do the thin overlay at that point. At 40 years, there will be a total reconstruction

pavement management project, which is more expensive, anywhere from $1 to $2 million a mile for cost; here, we're looking at about $200,000 a mile just to do the Mill and Overlay. We're not doing utility work or a lot of curb work; we're just replacing that pavement.

Council Member Olsen confirmed that a Mill and Overlay is sort of a half measure between what we used to do, sealcoating and crack sealing, and then the other end of the spectrum, a full reconstruction with repairs of pipes and wires. He stated that his neighborhood had a Mill and Overlay project done last year; it was really easy, it got done in a timely fashion, and the road looks magnificent. If we hadn't employed that action on the roadway, we'd have to do a full replacement on that road in the next seven-to-ten years; now, we're going to get an extra ten years, maybe more, out of the roadway if we continue on this path. Director Burfeind stated that's correct. Council Member Olsen stated he thinks it's a really wise strategy to employ, as this will certainly help us get more useful life out of our roadways.

Motion by Council Member Olsen to Adopt Resolution 2022-068 awarding the 2022 Mill and Overlay improvements project to McNamara Contracting, Inc. for the base bid amount plus Alternatives #1 and #2, for a total of $1,319,916.25; second by Council Member Thiede. Motion carried: 5-0.

B. Pine Hill Water Tower Rehabilitation Bid Award
Staff Recommendation: Adopt Resolution 2022-072 awarding the Pine Hill Water Storage Tank Rehabilitation Project to Classic Protective Coatings, Inc. for the base bid amount plus Alternative #1, for a total of $537,708.

Director Burfeind stated this is another Public Works maintenance project, very necessary work. The coating that's on the Pine Hill water tower is just over 20 years old, and we typically get 20 years of life out of a paint coating on a water tower. We had it on the CIP for this year for repainting.

We took bids last Thursday and received five bids. The apparent low bidder was Classic Protective Coatings; they're the contractor that actually did our two previous tank paintings, Meadow Grass and Inwood. This also had an Alternate; we're quite under the engineer's estimate, and we saw much better bidding than we had estimated and are comfortable with the bids received. The alternate was for a ten-year warranty instead of a five-year warranty; with the warranty work, it's not just a warranty, as in years two, three, and four they do inspections and on year five they do some actual touchups. For the next five years, they do more inspections and more touchups and a final report at year ten. We did that with the other two water towers, which we thought were very successful. Even though the Alternate was a little bit higher than our estimate, with the low base bid, we are recommending award of that Alternate as it fits within the funding that we have available. The ten-year warranty has done well for us in the past.

Council Member Thiede stated eight years ago we did water tower maintenance, where we prepaid some things; he wondered how that process worked and why it was decided not to do that again.

Director Burfeind replied in terms of the actual bidding process, the two previous tanks were under a professional service where you could select a team, an engineer and a tank-painting contractor. Since that time, the legislature has changed that law, so now it's back to a low-bidding process; if you're under $175,000, you can still do that, but over that amount, it's just more of a classic low-bid project. So, that's why we did this typical low-bid process.

Council Member Khambata stated it looked like one of the vendors wasn't offering a warranty; Mayor Bailey stated that was also his question and wondered if that was a typo. Director Burfeind replied that was not a typo, and they just weren't interested in offering a warranty.

Council Member Khambata asked if they see that often, with the way the market has been for materials and contractors, or if this was an anomaly. Director Burfeind replied that's more of an anomaly; warranty work for tanks is a very common practice, so they may not have had an interest in doing that part of the work.

Motion by Council Member Dennis to Adopt Resolution 2022-072 awarding the Pine Hill Water Storage Tank Rehabilitation Project to Classic Protective Coatings, Inc. for the base bid amount plus Alternate #1, for a total of $537,708; second by Council Member Khambata. Motion carried: 5-0.

C. Low Zone Raw Water Main Extension Improvements Project Bid Award
Staff Recommendation: Adopt Resolution 2022-064 awarding the Low Zone Raw Water Main Extension Improvements Project to McNamara Contracting, Inc. in the amount of $2,824,586.55.

Director Burfeind stated this project is actually our first 3M Settlement-funded project. This will be a raw water line, which will have untreated water that will go from Well 10, on 95th Street, and will be transported down to our future low-zone water treatment plant at Ideal Avenue and 110th Street. We're doing it now because it's a much more opportune time to get in there ahead of the future development in that area. We have the easements that we need, and it will also go on the 100th Street/Ideal Avenue right-of-way ahead of that development work; it would be much more costly later to run those pipes after development is completed. Even though the treatment plant is still a few years down the road, it definitely made sense to get this work done at this time.

This was bid on March 24, and we had nine bidders for this project; the reason for the delay in the award is we didn't have the final grant agreement from the State, and we wanted that before we awarded the project. Unfortunately, the low bidder was above our engineer's estimate; this is a water main, a pipe project, and much steel and iron is from Ukraine and Russia, so the steel industry has seen a doubling in price from $1,000 per ton to $2,000 per ton. Even with the award coming in higher, it's actually

under the State's budgeted amount, so they were very comfortable with moving ahead. McNamara Contracting was the same low bidder for the Mill and Overlay project.

Motion by Council Member Khambata to Adopt Resolution 2022-064 awarding the Low Zone Raw Water Main Extension Improvements Project to McNamara Contracting, Inc. in the amount of $2,824,586.55; second by Council Member Thiede.
Motion carried: 5-0.

D. Goodview Avenue Water Main Extension Project Bid Award
Staff Recommendation: Adopt Resolution 2022-070 awarding the Goodview Water Main Extension Project to Northdale Construction Company, Inc., in the amount of $2,270,208.43.

Director Burfeind stated that this is another 3M Settlement project that we've been working on since last year; the plan is bringing out new water services to the Goodview Avenue neighborhood, near 70th Street, close to the west end of town. It's for homes both north and south of 70th Street, along with a few homes along 70th Street itself.

We received five bids for this project; there's more to this project than the watermain, with more street reconstruction, but we saw the impact of the watermain pricing so are again over the engineer's estimate. The State was comfortable moving ahead with this project because it fits in with the budgets that we have, and they funded that grant agreement in full. This work maybe doesn't have the urgency of the Low Zone Raw Water, but there was a significant amount of effort put into it, and the residents are ready for it this year and have signed their agreements to connect. With the cost that comes with rebidding, even though the pipe pricing was a bit high, we're still recommending award and moving ahead with the project as the State has agreed to it and funded it in full.

Motion by Council Member Thiede to Adopt Resolution 2022-070 awarding the Goodview Water Main Extension Project to Northdale Construction Company, Inc., in the amount of $2,270,208.43; second by Council Member Khambata.
Motion carried: 5-0.

E. Goodview Avenue Well Sealing
Staff Recommendation: Award the Goodview Avenue Well Sealing project to Mineral Service Plus, LLC, in the amount of $166,052.50.

Director Burfeind stated we took bids on this last Thursday, and there were two bidders on this project, with the low bidder Mineral Service Plus, LLC; they actually did the well sealing for the Granada Avenue project. The reason this was bid separately was it's very specialized work, and we have to work very closely with the Minnesota Department of Health; they have one staff member who oversees the well sealing work, so it needs to be a one-on-one effort with the City contractor and the State. Once all of those homes are connected, then we come in and will do this work when it's ready.

Motion by Council Member Khambata to Adopt Resolution 2022-069 awarding the Goodview Avenue Well Sealing project to Mineral Service Plus, LLC, in the amount of $166,052.50; second by Council Member Olsen. Motion carried: 5-0.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata stated that the Red Rock Corridor Commission had their first meeting of the year; that incorporates our section of Highway 61 from St. Paul, where it meets I-94, all the way down to Hastings. One of our objectives is to work with the Metropolitan Council to achieve Bus Rapid Transit and make sure that we're serving all of our communities along this corridor. It was a very productive conversation and will be ongoing; we also received a presentation from the Metropolitan Council so saw what some of their projections are. A lot has changed with COVID, in terms of ridership and how surrounding communities are utilizing Bus Rapid Transit services. We'll be meeting again later this year and will keep those discussions going; it's a coalition of Ramsey County, Washington County, St. Paul Park, Newport, Cottage Grove, and Hastings.

Council Member Thiede stated he's again advertising Strawberry Fest; he'd like everybody to go to cottagegrovestrawberryfest.com as if you want to be in the parade, or the Strawberry Fields marketplace, the applications are there. Information about all of the activities is on that website so you can look at all of it, sign up for things, and if you want to be part of the planning, the meetings are the first and third Monday of every month at Carbone's at 6:00 p.m. We'd love to have people help out.

Council Member Olsen complimented Council Member Dennis and his Masonic Lodge, Acacia Lodge #51, on a terrific Easter pancake breakfast; he, Mayor Bailey, Senator Bigham, and Council Member Khambata were able to enjoy that last Saturday. The Masons were tremendous hosts, there was a great turnout, and the food was delicious.

Council Member Olsen recognized Public Works Week, which will be coming up in May. He assumed we'd do some sort of proclamation in the first week of May for Public Works Week like we do every year. He asked Director Burfeind whether or not there would be any events at Public Works for Public Works Week this year; sometimes we do an open house.

Director Burfeind stated for Public Works Week they typically like to get all of the staff together, invite Council, and have a lunch during that week to celebrate all the work the staff does for the City.

Council Member Olsen stated anybody who follows the City's Facebook page probably saw that Alec Koerner of the Public Works Department did a dog rescue yesterday; that actually happened on his street, a neighbor's dog. Our Public Works staff does outstanding work, especially over the last few years with the way that our City has been growing; they keep up on infrastructure, make sure all of the streetlights are

working, and make sure water is flowing into every household. They do very good work so was glad to hear that there will be an event this year.

Council Member Olsen stated that next month is Mental Health Awareness Month in the United States. We recently lost a student at Oltman Middle School due to some mental health issues; last night, at our Lions Club meeting, we made sure that we donated some money to the family, who is really struggling with losing him. He specifically spoke to people watching from home: There are many ways to deal with mental health challenges, and we all have friends or family members who are currently dealing with or have dealt with mental health challenges. When you're feeling helpless or hopeless, just know that there are so many resources out there to help. If you ever feel that you just don't know where to turn, there are people to turn to; you can turn to one of us, and we can give you some resources. All Saints Lutheran Church has many resources available for people dealing with mental health challenges, as does Washington County. He doesn't ever want to hear of us losing another young person; it's been really hard on the teachers and the staff and the other students. He was the student of one of our Lions Club members, and it's been really tough. Please make sure if you're not feeling okay that you turn to somebody who can help you feel okay. For those of us who feel okay on a daily basis, make sure you're paying attention to your friends and your family members; look for the signs and don't be afraid to get involved and help.

Mayor Bailey stated that it was his understanding after speaking with Director Koerner, who's also on the Lions Club Board, that a donation is being made to the Youth Service Bureau. Council Member Olsen confirmed that, stated that the Lions felt that that was an appropriate donation, as the Youth Service Bureau does so much in that regard.

Mayor Bailey stated that he's currently the president of the Youth Service Bureau, and there is an upcoming event, a gala, on May 5, and all of the proceeds from the gala will actually benefit youth and families with either chemical or mental health issues. Youth Service Bureau counselors go into the schools and work with students and teachers to figure out ways to make any sense of such a tragedy. The gala will be at Furber Farms in Cottage Grove, there will be some guest speakers, a silent auction, great entertainment, and the food is being catered by Tinucci's. For more information, go to Mayor Bailey's Facebook page or the Youth Service Bureau's Facebook page; there is a link there if you want to partake in this event. It's $45 per person, or $400 for a table of eight. The Youth Service Bureau does amazing work and is a nonprofit. They've had to turn away families and youth because they don't have enough counselors to help, so we're actually trying to find and hire additional therapists and chemical dependency counselors. If you're able to help the Youth Service Bureau, he encouraged the public to reach out to him if you need more information or want to donate. He noted there are many corporate sponsors, including Merchants Bank, 3M, Hy-Vee, and we appreciate their support. We're just looking for more to join us. He's hoping we can fill the barn at Furber Farms, but we need to know by April 22 if you'll be attending.

Mayor Bailey stated regarding the Fourth of July, the Lions Club takes care of setting up the Fourth of July fireworks. At this point, our sponsors include 3M, NorthPoint Development, Hy-Vee, and Tennis Sanitation; they've already committed $5,000 each to the Fourth of July fireworks. He's still waiting to hear back from one more sponsor but will wait to announce that until we have the money in hand, which would take us over $25,000. In the past we've done $20,000, and we don't know if there will be a price increase on those this year, but we want to make sure that the citizens in the area have a great display. Mayor Bailey stated that Matt Miller from Northwoods Smokehouse also dropped off a $500 check for the Fourth of July fireworks; if you're so inclined and want to donate, you can stop by City Hall to donate, and then we'll give that money to the Lions. He thanked everyone who had already donated.

Mayor Bailey stated that a very important member of our staff, Finance Director Robin Roland, will be retiring, and her husband will also be retiring soon. She has done an amazing job in taking the City through thick and thin; she's dealt with craziness when budgets were tight to when we've had some opportunities to go ahead and fund projects. She did a great job of keeping us honest; she made sure that we all knew where the money was coming from and was very focused on making sure that the taxpayers of Cottage Grove got the biggest bang for their buck, and we managed our budget very tightly. We've received awards for excellence in financial reporting for over 30 years, which has made our City so successful. As this is her last official meeting with us tonight, Mayor Bailey asked Council to join him in front of the dais and asked her to step forward to receive her plaque. He noted she likes to drive motorcycles, so hopes she'll be able to enjoy doing that this summer.

Mayor Bailey read aloud the plaque that was presented to Director Roland. On behalf of himself, the Council, the staff, and all of the citizens of Cottage Grove, he thanked her for all of her years of service. It was absolutely amazing having her as part of our team. We all wish her great success in her retirement.

Director Roland thanked Mayor Bailey and Council Members and all of the staff, especially Department Heads and her Finance Department staff, as this has been the best 12 years of her career. She would not have missed it for anything. She stated she's been honored to be part of the team, and she's thrilled with everything that we've done together over the last 12 years. She's so excited for what's coming next for the City of Cottage Grove, maybe even a AAA rating, which she didn't get done. She thanked everyone again and stated she really appreciated it.

13. WORKSHOPS - OPEN TO PUBLIC - None.

14. WORKSHOPS – CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Thiede, to adjourn the meeting at 8:00 p.m. Motion carried: 5-0.

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

City Council Action Request

7B

Meeting Date	5/18/2022
Department	Parks and Recreation
Agenda Category	Consent Agenda
Title	River Oaks Golf Course Improvements Plan
Staff Recommendation	Approve the River Oaks Golf Course improvements project scope and authorize staff to: 1. Prepare plans and specifications. 2. Purchase irrigation heads, valves and controllers utilizing cooperative purchasing agreement. 3. Authorize staff to begin drafting documentation of interfund loan from EDA Trust Fund for golf improvements.
Budget Implication	Project cost estimate, potential funding sources and purchasing request are outlined in the memo.
Attachments	Council Memo-Irrigation Project.tif 10.77MB

To:	Honorable Mayor and City Council
From: **CC:**	Zac Dockter, Parks and Recreation Director Dennis Neitz, River Oaks General Manager Jennifer Levitt, City Administrator
Date:	May 10, 2022
Subject:	River Oaks Golf Course Improvements Plan

Introduction/Background
At the May 4th Budget Workshop, City Council reviewed River Oaks Golf Course improvement recommendations from staff. Improvements include irrigation system replacement, fairway realignment, bunker renovation, tee box adjustments and tree removal.

Total project costs for all improvements are estimated at $3,500,000 and detailed as follows:
$2,250,000 Irrigation System Replacement
$1,250,000 Course Improvements

The suggested funding mechanism at the workshop was:
$650,000 Water Conservation Fund
$100,000 Stormwater Utility Fund/SWWD Coordinated Capital Improvement Plan(CCIP)
$2,750,000 Economic Development Authority Loan

Council suggested more discussion on the loan impact from the Economic Development Authority (EDA). Additionally, Council advised that the EDA review the loan recommendation at a future regular business meeting.

Staff noted that the irrigation consultant recommended an opportunity to reduce overall project costs by immediately purchasing sprinkler heads, valves and controllers under a cooperative purchasing program in order to avoid expected price increases. The written quote as of May 3, 2022 for this product was $279,522.22. An immediate purchase would likely save the City $14,000-$28,000 (5-10%) depending on industry price adjustments. Staff believes if the Council ultimately decided to delay or forgo the irrigation project, this inventory could either be retained for a future project or sold on the market at or near the original purchase price.

In response to Council direction at the workshop, staff has revised the project schedule to:

5/18/22	City Council approval of purchase of irrigation sprinkler heads, valves and controllers
5/19/22	Preparation of construction documents for the irrigation/course improvements
6/15/22	Approve plans and specifications and set bid date
6/30/22	Publicly post bid documents
7/20/22	Bid opening
7/27/22	Council workshop to review project bids and financing strategy
8/9/22	EDA review of loan recommendation
8/17/22	Award project

11/1/22	Pond construction and pump station installation
4/17/23	Irrigation and golf course construction
8/18/23	Substantial completion
8/28/23	Project completion

Staff Recommendation

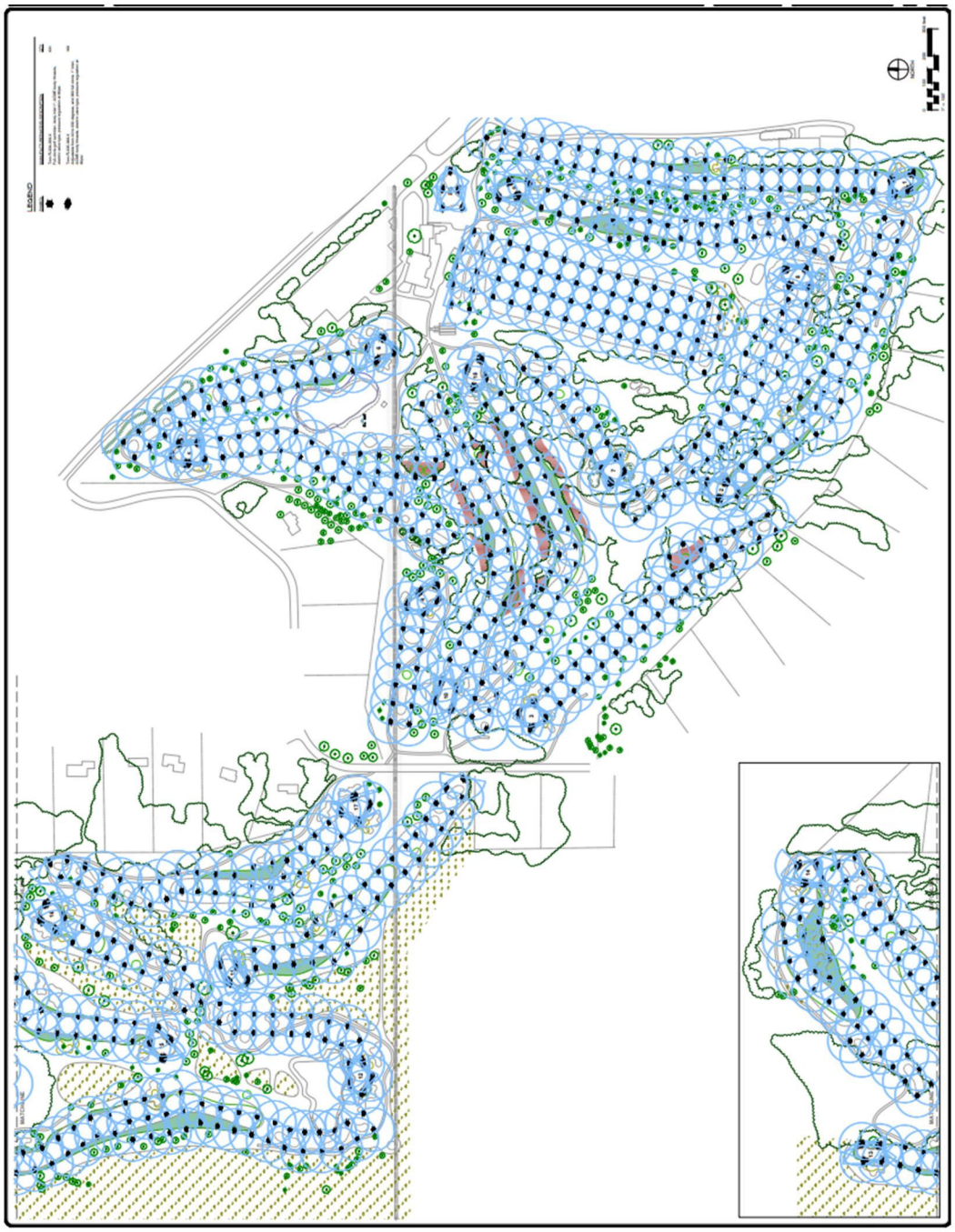
Approve the River Oaks Golf Course improvements project scope and authorize staff to:

1. Prepare plans and specifications.
2. Purchase irrigation heads, valves and controllers utilizing cooperative purchasing agreement.
3. Authorize staff to begin drafting documentation of interfund loan from EDA Trust Fund for golf improvements.

Proposed Irrigation System Maps

LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	Toro FLX34-358-X Full-circle golf sprinkler, body inlet 1", ACME body threads, electric valve type, pressure regulation at 80psi	631
◉	Toro FLX35-368-X Adjustable from 40 to 330 degrees, and 360 full circle. 1" inlet, ACME body threads, electric valve type, pressure regulation at 80psi	169



City Council Action Request

7C

Meeting Date	5/18/2022
Department	Administration
Agenda Category	Consent Agenda
Title	SafeAssure Service Agreement
Staff Recommendation	Approve the service agreement with SafeAssure for workplace safety consultant services.
Budget Implication	$8,746.17 Self-Insurance Fund
Attachments	20220512 - Safety Consultant Memo.tif 202.25KB 2022 SafeAssure Service Agreement.tif 8.74MB

Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council Members

From: Joe Fischbach, HR Manager

Date: May 12, 2022

Subject: Safety Consultant Service Agreement

Background

The City has been using Safe Assure as our workplace safety consultant for many years. The attached service agreement details what the services are they provide to the City. They include monthly training, attendance at our Safety Committee meetings, facility walk-throughs, mock OSHA inspections and website host for our safety data sheets (SDS).

Action Requested

Consider approving the service agreement with SafeAssure in the amount of $8,746.17 for the next year.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this _____day of _____, 2022, by and between the City of Cottage Grove, 12800 Ravine Parkway, Cottage Grove, Minnesota 55016, ("City") and SafeAssure Consultants, Inc., 7505 93rd Avenue NE, Spicer, Minnesota, 56288 ("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 certain professional Services ("Services"), as defined in the following documents:

        i. A proposal dated May 2, 2022, incorporated herein as Exhibit A;

        ii. Where terms and conditions of this Agreement and those terms and conditions included in Exhibit A specifically conflict, the terms of this Agreement shall apply;

    b. Consultant covenants and agrees to provide Services to the satisfaction of the City in a timely fashion, as set forth in Exhibit A, subject to Section 7 of this Agreement.

2. PAYMENT.

    a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in Exhibit A.

    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.

3. TERM. The term of this Agreement shall commence on the date written in the initial paragraph of this Agreement to May 31, 2023, unless all agreed upon tasks have been satisfactorily completed by Consultant or the Agreement is 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 a 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 30 days' written notice delivered to the other party to the addresses listed in Section 13 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, unless specifically provided for in Exhibit A. 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 Chadwick Peterson to be the primary contact for the City in the performance of the Services. He 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 these 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.

11. INSURANCE. During the performance of the Services under this Agreement, Consultant shall maintain the following insurance:

    a. General Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence;

    b. Professional Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence.

    c. Workers' Compensation Insurance in accordance with statutory requirements.

    d. Automobile Liability Insurance, with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

    Consultant shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the General Liability Insurance policy.

12. 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.

13. 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:	SafeAssure Consultants, Inc. 7505 93rd Avenue NE Spicer, MN 56288 Attention: Chadwick Peterson Or emailed: chad@safeassure.com

14. 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.

15. 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. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

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.

[remainder of page intentionally left blank]

CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By:_____
Tamara Anderson, City Clerk

Date:_____

CONSULTANT

By:_____

Its:_____

Date:_____





WHAT SAFEASSURE WILL DO FOR YOU

INFORMATION PACKET/PROPOSAL

June 2022

The United States Department of Labor, Division of Occupational Safety and Health Administration and the Minnesota Department of Labor, Division of Occupational Safety and Health Administration require employers to have documented proof of employee training and written procedures for certain specific standards. **The attached addendum and training schedule clarify written and training requirements.**

The required standards that apply to The City of Cottage Grove are listed below:

A.W.A.I.R.
MN Statute 182.653

"An employer covered by this section must establish a written Work-place Accident & Injury program that promotes safe & healthful working conditions".

BLOODBORNE PATHOGENS
29 CFR 1910.1030

Each employer having an employee(s) with occupational exposure as defined by paragraph (b) of this section shall establish a written Exposure Control Plan designed to eliminate or minimize employee exposure.

CONFINED SPACE
29 CFR 1910.146

If the employer decides that its employees will enter permit spaces, the employer shall develop and implement a written permit space program.....

CONTROL OF HAZARDOUS ENERGY
29 CFR 1910.147 &
MN Statute 5207.0600

"Procedures shall be developed, documented & utilized for the control of potentially hazardous energy when employees are engaged in the activities covered by this section".

EMERGENCY ACTION PLAN
29 CFR 1910.35 THRU .38

"The emergency action plan shall be in writing and shall cover the designated actions employers & employees must take to insure employee safety from fire & other emergencies".

ERGONOMICS
29 CFR PART 1910.900 THRU 1910.944

"Training required for each employee and their supervisors must address signs and symptoms of MSD's, MSD hazards and controls used to address MSD hazards."

EXCAVATIONS/TRENCHING 1926.651 (k)(1)

Daily inspections of excavations, the adjacent areas, and protective systems shall be made by a competent person for evidence of a situation that could result in possible cave-ins, indications of failure of protective systems, hazardous atmospheres, or other hazardous conditions.

GENERAL DUTY CLAUSE
PL91-596

"Hazardous conditions or practices not covered in an O.S.H.A. Standard may be covered under section 5(a)(1) of the act, which states: Each employer shall furnish to each of {their} employees employment and a place of employment which is free from recognized hazards that are causing or are likely to cause death or serious physical harm to {their} employees."

HAZARD COMMUNICATIONS
29 CFR 1910.1200 &
MN Statute 5206.0100 thru 5206.1200

"Evaluating the potential hazards of chemicals, and communicating information concerning hazards and appropriate protective measures to employees may include, but is not limited to, provision for: development & maintaining a written hazard communication program for the work-place..."

LOGGING OPERATIONS 1910.266 (i)(1)

The employer shall provide training for each employee, including supervisors, at no cost to the employee.

MOBILE EARTHMOVING EQUIPMENT
MN RULES 5207.1000

Mobile earth-moving equipment operators and all other employees working on the ground exposed to mobile earth-moving equipment shall be trained in the safe work procedures pertaining to mobile earth-moving equipment and in the recognition of unsafe or hazardous conditions.

OCCUPATIONAL NOISE EXPOSURE
29 CFR 1910.95

The employer shall institute a training program for all employees who are exposed to noise at or above an 8-hour time weighted average of 85 decibels and shall ensure employee participation in such a program.

OVERHEAD CRANES
1910.179(j)(3)

Periodic inspection. Complete inspections of the crane shall be performed at intervals as generally defined in paragraph (j)(1)(ii)(b) of this section, depending upon its activity……

PERSONAL PROTECTIVE EQUIPMENT
1926.95 a)

"Application." Protective equipment, including personal protective equipment for eyes, face, head, and extremities, protective clothing, respiratory devices, and protective shields and barriers, shall be provided, used, and maintained in a sanitary and reliable condition wherever it is necessary by reason of hazards of processes or environment, chemical hazards, radiological hazards, or mechanical irritants encountered in a manner capable of causing injury or impairment in the function of any part of the body through absorption, inhalation or physical contact.

POWERED INDUSTRIAL TRUCKS
29 CFR 1910.178

"Only trained and authorized operators shall be permitted to operate a powered industrial truck. Methods shall be devised to train operators in the safe operation of Powered Industrial Trucks".

RESPIRATORY PROTECTION
29 CFR 1910.134

Written standard operating procedures governing the selection and use of respirators shall be established.

RECORDING AND REPORTING OCCUPATIONAL INJURIES AND ILLNESSES
29 CFR 1904

"Each employer shall maintain in each establishment a log and summary of all occupational injuries and illnesses for that establishment....."

In the interest of Quality Safety Management, it may be recommended that written procedures and documented employee training also be provided for the following Subparts when or if applicable during the Service Agreement year. (Subparts represent multiple standards)

1910 Subparts
Subpart D - Walking - Working Surfaces
Subpart E - Means of Egress
Subpart F - Powered Platforms, Man-lifts, and Vehicle-Mounted Work Platforms
Subpart G - Occupational Health and Environmental Control
Subpart H - Hazardous Materials
Subpart I - Personal Protective Equipment
Subpart J - General Environmental Controls
Subpart K - Medical and First Aid
Subpart L - Fire Protection
Subpart M - Compressed Gas and Compressed Air Equipment
Subpart N - Materials Handling and Storage
Subpart O - Machinery and Machine Guarding
Subpart P - Hand and Portable Powered Tools and Other Hand-Held Equipment.
Subpart Q - Welding, Cutting, and Brazing.
Subpart S - Electrical
Subpart Z - Toxic and Hazardous Substances

1926 Subparts
Subpart C - General Safety and Health Provisions
Subpart D - Occupational Health and Environmental Controls
Subpart E - Personal Protective and Life Saving Equipment
Subpart F - Fire Protection and Prevention
Subpart G - Signs, Signals, and Barricades
Subpart H - Materials Handling, Storage, Use, and Disposal
Subpart I - Tools - Hand and Power
Subpart J - Welding and Cutting
Subpart K - Electrical
Subpart L - Scaffolds
Subpart M - Fall Protection
Subpart N - Cranes, Derricks, Hoists, Elevators, and Conveyors
Subpart O - Motor Vehicles, Mechanized Equipment, and Marine Operations
Subpart P - Excavations
Subpart V - Power Transmission and Distribution
Subpart W - Rollover Protective Structures; Overhead Protection
Subpart X - Stairways and Ladders
Subpart Z - Toxic and Hazardous Substances
Applicable MN OSHA 5205 Rules
Applicable MN OSHA 5207 Rules
Applicable MN OSHA 5206 Rules (Employee Right to Know)

All training on the programs written by SafeAssure Consultants, Inc. will meet or exceed State and/or Federal OSHA requirements.

These programs/policies and procedures listed on the addendum **do not** include the cost of hardware such as labels, signs, etc. and will be the responsibility of The City of Cottage Grove to obtain as required to comply with OSHA standards.

Our Service Agreement year will begin on the signing of this Service Agreement. Classroom training will be accomplished at a time convenient to most employees/management and so selected as to disrupt the workday as little as possible.

All documents and classroom training produced by SafeAssure Consultants for The City of Cottage Grove are for the sole and express use by The City of Cottage Grove and its employees and not to be shared, copied, recorded, filmed or used by any division, department, subsidiary, or parent organization or any entity whatsoever, without prior written approval of SafeAssure Consultants.

It is always the practice of SafeAssure Consultants to make modifications and/or additions to your program when necessary to comply with changing OSHA standards/statutes. These changes or additions, when made during a Service Agreement year, will be made at no additional cost to The City of Cottage Grove.

All written programs/services that are produced by SafeAssure Consultants, Inc. are guaranteed to meet the requirements set forth by MNOSHA/OSHA. SafeAssure Consultants, Inc. will reimburse The City of Cottage Grove should MNOSHA/OSHA assess a fine for a deficient or inadequate written program that was produced by SafeAssure Consultants, Inc. SafeAssure Consultants, Inc. does not take responsibility for financial loss due to MNOSHA/OSHA fines that are unrelated to written programs mentioned above.

If SafeAssure fails to perform any of the provisions of this Service Agreement or so fails to administer the work as to endanger the performance of the Service Agreement, such failure may constitute default. Unless the default is excused by the city, the city may, upon written notice to the SafeAssure, cancel this agreement in partial or entirety.

As a "full-service client" all time spent consulting, answering questions, correspondence, and OSHA inspection assistance both on and off site are part of the Service Agreement services and are included (see also schedule within).

ADDENDUM
SAFETY PROGRAM RECOMMENDATIONS
The City of Cottage Grove

Written Programs & Training

A.W.A.I.R. (A Workplace Accident and Injury Reduction Act)
- review/modify or write site specific program
- documented training of all personnel
- accident investigation
- simulated OSHA inspection

Bloodborne Pathogens
- review/modify or write site specific program
- documented training of all personnel

Chainsaw/Tree Trimming
- review/modify or write site specific program
- documented training of all personnel

Confined Space
- review/modify or write site specific program
- documented training of all personal

Contractors Safety Program
- review/modify or write site specific program
- documented training of all personnel

Cranes-Chains-Slings
- review/modify or write site specific program
- documented training of all personnel (inspections)

Emergency Action Plan
- review/modify or write site specific program
- documented training of all personnel

Employee Right to Know/Hazard Communication
- review/modify or write site specific program
- documented training of all personnel (general and specific training)
- various labeling requirements
- assist with installing and initiating the MSDSOnline Database

Ergonomics/Proper Lifting
- review/modify or write site specific program
- documented training of all personnel
    - job hazards-recognition
    - control steps
    - reporting
    - management leadership requirements
    - employee participation requirements

Fleet Safety/Defensive Driving
- review/modify or write site specific program
- documented training of all personnel

General Safety Requirements (other as required)
- review/modify or write site specific program
- documented training of all personnel

Hearing Conservation (Occupational Noise Exposure)
- review/modify or write site specific program
- documented training of all personnel
- decibel testing and documentation

Lock Out/Tag Out (Control of Hazardous Energy)
- review/modify or write site specific program
- documented training of all personnel

Mobile Earthmoving Equipment
- review/modify or write site specific program
- documented training of all personal

Personal Protective Equipment
- review/modify or write site specific program
- documented training of all personnel

Recordkeeping
- review/modify or write site specific program
- documented training of all personnel

Respiratory Protection
- review/modify or write site specific program
- documented training of all personnel
- Medical Questionnaire/Fit Tests

Trenching/Excavation
- review/modify or write site specific program
- documented training of all personnel

The "SafeAssure Advantage"

- On-Line training available for AWAIR, EAP, ERTK, ERGO/Lifting, Bloodborne, Fire Extinguishers, Forklift
- Safety Committee Advisor
- Employee Safety Progress Analysis
- SafeAssure "Client Discount Card" from Fastenal Stores or Catalogs (15% off any item)
- Job Hazard Analysis (JHA for more hazardous tasks/jobs)
- Training manual maintenance
- Safety manual maintenance
- Documented decibel testing
- Documented air quality readings-(CO-as required)
- Documented foot-candle readings (if needed)
- OSHA recordkeeping
- General Duty Clause
- Assistance during an actual OSHA inspection
- General safety recommendations
- "ALERT" data base
- Unlimited consulting services

Service Agreement

THIS AGREEMENT is made the 18th day of May, 2022 between The City of Cottage Grove, Cottage Grove, Minnesota, herein referred to as The City of Cottage Grove and SafeAssure Consultants, Inc. 7505 93rd Ave NE, Spicer, Minnesota, herein referred to as SafeAssure.

SafeAssure agrees to abide by all applicable federal and state laws including, but not limited to, OSHA regulations and local/state/national building codes. Additionally, SafeAssure will practice all reasonable and appropriate safety and loss control practices.

SafeAssure agrees to provide, at the time of execution of this Service Agreement, The City of Cottage Grove (upon request) with a current Certificate of Insurance with proper coverage lines and a **minimum** of **$2,000,000.00** in insurance limits of general liability and statutory for workers' compensation insurance. SafeAssure is insured by "The Hartford" insurance companies.

SafeAssure further agrees that The City of Cottage Grove will not be held liable for any claims, injuries, or damages of whatever nature due to negligence, alleged negligence, acts or omissions of SafeAssure to third parties. SafeAssure expressly forever releases and discharges The City of Cottage Grove, its agents, members, officers, employees, heirs and assigns from any such claims, injuries, or damages. SafeAssure will also agree to defend, indemnify and hold harmless The City of Cottage Grove, its agents, members and heirs from any and all claims, injuries, or damages of whatever nature pursuant to the provisions of this agreement.

SafeAssure and its employees is an independent contractor of The City of Cottage Grove, and nothing in this agreement shall be considered to create the relationship of an employer/employee.

In consideration of this signed Service Agreement, for the period of **Twelve Months** from the signing month, SafeAssure Consultants, Inc. agrees to provide The City of Cottage Grove, the aforementioned features and services. These features and services include but are not limited to providing OSHA compliance recommendations/consultations, scheduled classroom-training sessions, bi-monthly Safety Committee attendance, unlimited online training, and writing and maintaining mandatory OSHA programs. These features and services will be prepared to meet the specific needs of The City of Cottage Grove.

ANNUAL SERVICE AGREEMENT	$8,746.17
MSDS ON-LINE SERVICES	(included)

TOTAL ANNUAL $ $8,746.17

IN TESTIMONY WHEREOF, we agree to the day and year first above written and, if representing an organization or similar entity, further certify the undersigned are a duly authorized agent of said entity and authorized to sign on behalf of identified entity.

X_____

The City of Cottage Grove **Date**

X_____

The City of Cottage Grove **Date**

X_____ **051822**

President-SafeAssure **Date**

City Council Action Request

7D

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	MnDOT Master Partnership Contract for Testing Services
Staff Recommendation	Adopt Resolution 2022-081 authorizing staff to execute the Master Partnership Contract with the Minnesota Department of Transportation (MnDOT) and allowing the City Engineer to negotiate work orders pursuant to the contract.
Budget Implication	N/A
Attachments	MnDOT Testing Service Contract CC Memo.tif 3.48MB MnDOT Testing Services Master Contract.tif 81.09MB MnDOT Testing Services Contract Resolution.tif 1017.34KB

Cottage Grove
Where Pride and Prosperity Meet

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

From: Ryan Burfeind, PE, Public Works Director/City Engineer

Date: May 10, 2022

Re: MnDOT Master Partnership Contract for Testing Services

Background/Discussion

As part of road construction projects in the City, Cottage Grove utilizes MnDOT to perform plant inspections for bituminous and concrete. These inspections are required on all road projects where State Aid funding is utilized. MnDOT also offers these inspections for other locally funded roadway projects as well. As part of the inspection, MnDOT ensures that proper production and transportation methods are being employed by concrete and bituminous suppliers. They also test the material that is being supplied to the City to ensure that it meets the project specifications. These testing services are offered at a very cost effective rate and provide valuable information and quality control for materials that are used to build City streets.

MnDOT has a master partnership contract for testing services, which covers the conditions of the services. The current contract with MnDOT needs to be renewed in order to continue utilizing these services. The new contract is a multi-year contract, effective until June 30, 2027. As these testing services are required on projects with State Aid funding, an up-to-date contract is needed to continue to utilize that funding.

Recommendation

It is recommended the City Council adopt a resolution authorizing staff to execute the Master Partnership Contract with MnDOT and allowing the City Engineer to negotiate work orders pursuant to the contract.

MnDOT Contract Number: 1050144

STATE OF MINNESOTA
MASTER PARTNERSHIP CONTRACT

This master contract is between the State of Minnesota, acting through its Commissioner of Transportation in this contract referred to as the "State" and the Cottage Grove City, acting through its City Council, in this contract referred to as the "Other Party."

Recitals

1. The parties are authorized to enter into this contract pursuant to Minnesota Statutes, §§15.061, 471.59 and 174.02.
2. Minn. Stat. § 161.20, subd. 2, authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining and improving the trunk highway system.
3. Each party to this contract is a "road authority" as defined by Minn. Stat. §160.02, subd. 25.
4. Minn. Stat. § 161.39, subd. 1, authorizes a road authority to perform work for another road authority. Such work may include providing technical and engineering advice, assistance and supervision, surveying, preparing plans for the construction or reconstruction of roadways, and performing roadway maintenance.
5. Minn. Stat. §174.02, subd. 6, authorizes the Commissioner of Transportation to enter into contracts with other governmental entities for research and experimentation; for sharing facilities, equipment, staff, data, or other means of providing transportation-related services; or for other cooperative programs that promote efficiencies in providing governmental services, or that further development of innovation in transportation for the benefit of the citizens of Minnesota.
6. Each party wishes to occasionally purchase services from the other party, which the parties agree will enhance the efficiency of delivering governmental services at all levels. This Master Partnership Contract (MPC) provides a framework for the efficient handling of such requests. This MPC contains terms generally governing the relationship between the parties. When specific services are requested, the parties will (unless otherwise specified) enter into a "Work Order" contracts.
7. After the execution of this MPC, the parties may (but are not required to) enter into "Work Order" contracts. These Work Orders will specify the work to be done, timelines for completion, and compensation to be paid for the specific work.
8. The parties are entering into this MPC to establish terms that will govern all of the Work Orders subsequently issued under the authority of this Contract.

Contract

1. Term of Master Partnership Contract; Use of Work Order Contracts; Survival of Terms

1.1. **Effective Date**: This contract will be effective on July 1st, 2022, or upon the date last signed by all State officials as required under Minn. Stat. § 16C.05, subd. 2, whichever occurs last. The Other Party must not begin work under this Contract until ALL required signatures have been obtained and the Other Party has been notified in writing to begin such work by the State's Authorized Representative.

1.2. **Expiration Date**. This Contract will expire on June 30, 2027.

1.3. **Exhibits**. Exhibit A is attached and incorporated into this agreement.

1.4. **Work Order Contracts**. A work order contract must be negotiated and executed (by both the State and the Other Party) for each particular engagement, except for Technical Services provided by the State to the Other Party as specified in Article 2. The work order contract must specify the detailed scope of work and deliverables for that project. A party must not begin work under a work order until the work order is fully

executed. The terms of this MPC will apply to all work orders contracts issued, unless specifically varied in the work order. The Other Party understands that this MPC is not a guarantee of any payments or work order assignments, and that payments will only be issued for work actually performed under fully-executed work orders.

1.5. **Survival of Terms**. The following clauses survive the expiration or cancellation of this master contract and all work order contracts: 12. Liability; 13. State Audits; 14. Government Data Practices and Intellectual Property; 17. Publicity; 18. Governing Law, Jurisdiction, and Venue; and 22. Data Disclosure. All terms of this MPC will survive with respect to any work order contract issued prior to the expiration date of the MPC.

1.6. **Sample Work Order**. A sample work order contract is available upon request from the State.

1.7. **Definition of "Providing Party" and "Requesting Party"**. For the purpose of assigning certain duties and obligations in the MPC to work order contracts, the following definitions will apply throughout the MPC. "Requesting Party" is defined as the party requesting the other party to perform work under a work order contract. "Providing Party" is defined as the party performing the scope of work under a work order contract.

2. Technical Services

2.1. Technical Services include repetitive low-cost services routinely performed by the State for the Other Party. If requested and authorized by the Other Party, these services may be performed by the State for the Other Party without the execution of a work order, as these services are provided in accordance with standardized practices and processes and do not require a detailed scope of work. Exhibit A – Table of Technical Services is attached.

2.1.1. Every other service not falling under the services listed in Exhibit A will require a work order contract (If you have questions regarding whether a service is covered under 2.1.1, please contact Contract Management).

2.2. The Other Party may request the State to perform Technical Services in an informal manner, such as by the use of email, a purchase order, or by delivering materials to a State lab and requesting testing. A request may be made via telephone, but will not be considered accepted unless acknowledged in writing by the State.

2.3. The State will promptly inform the Other Party if the State will be unable to perform the requested Technical Services. Otherwise, the State will perform the Technical Services in accordance with the State's normal processes and practices, including scheduling practices taking into account the availability of State staff and equipment.

2.4. **Payment Basis**. Unless otherwise agreed to by the parties prior to performance of the services, the State will charge the Other Party the State's then-current rate for performing the Technical Services. The then-current rate may include the State's normal and customary additives. The State will invoice the Other Party upon completion of the services, or at regular intervals not more than once monthly as agreed upon by the parties. The invoice will provide a summary of the Technical Services provided by the State during the invoice period.

3. Services Requiring a Work Order Contract

3.1. **Work Order Contracts**: A party may request the other party to perform any of the following services under individual work order contracts.

3.2. **Professional and Technical Services**. A party may provide professional and technical services upon the request of the other party. As defined by Minn. Stat. §16C.08, subd. 1, professional/technical services "means services that are intellectual in character, including consultation, analysis, evaluation, prediction, planning, programming, or recommendation; and result in the production of a report or completion of a task." Professional and technical services do not include providing supplies or materials except as incidental to performing such services. Professional and technical services include (by way of example and without limitation) cultural resources, engineering services, surveying, foundation recommendations and reports, environmental documentation, right-of-way assistance (such as performing appraisals or providing

relocation assistance, but excluding the exercise of the power of eminent domain), geometric layouts, final construction plans, graphic presentations, public relations, and facilitating open houses. A party will normally provide such services with its own personnel; however, a party's professional/technical services may also include hiring and managing outside consultants to perform work provided that a party itself provides active project management for the use of such outside consultants.

3.3. **Roadway Maintenance**. A party may provide roadway maintenance upon the request of the other party. Roadway maintenance does not include roadway reconstruction. This work may include but is not limited to snow removal, ditch spraying, roadside mowing, bituminous mill and overlay (only small projects), seal coat, bridge hits, major retaining wall failures, major drainage failures, and message painting. All services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work.

3.4. **Construction Administration**. A party may administer roadway construction projects upon the request of the other party. Roadway construction includes (by way of example and without limitation) the construction, reconstruction, or rehabilitation of mainline, shoulder, median, pedestrian or bicycle pathway, lighting and signal systems, pavement mill and overlays, seal coating, guardrail installation, and channelization. These services may be performed by the Providing Party's own forces, or the Providing Party may administer outside contracts for such work. Construction administration may include letting and awarding construction contracts for such work (including state projects to be completed in conjunction with local projects). All contract administration services must be performed by an employee with sufficient skills, training, expertise or certification to perform such work.

3.5. **Emergency Services**. A party may provide aid upon request of the other party in the event of a man-made disaster, natural disaster or other act of God. Emergency services includes all those services as the parties mutually agree are necessary to plan for, prepare for, deal with, and recover from emergency situations. These services include, without limitation, planning, engineering, construction, maintenance, and removal and disposal services related to things such as road closures, traffic control, debris removal, flood protection and mitigation, sign repair, sandbag activities and general cleanup. Work will be performed by an employee with sufficient skills, training, expertise or certification to perform such work, and work must be supervised by a qualified employee of the party performing the work. If it is not feasible to have an executed work order prior to performance of the work, the parties will promptly confer to determine whether work may be commenced without a fully-executed work order in place. If work commences without a fully-executed work order, the parties will follow up with execution of a work order as soon as feasible.

3.6. When a need is identified, the State and the Other Party will discuss the proposed work and the resources needed to perform the work. If a party desires to perform such work, the parties will negotiate the specific and detailed work tasks and cost. The State will then prepare a work order contract. Generally, a work order contract will be limited to one specific project/engagement, although "on call" work orders may be prepared for certain types of services, especially for "Technical Services" items as identified section 2.1.. The work order will also identify specific deliverables required, and timeframes for completing work. A work order must be fully executed by the parties prior to work being commenced. The Other Party will not be paid for work performed prior to execution of a work order contract and authorization by the State.

4. Responsibilities of the Providing Party

4.1. **Terms Applicable to ALL Work Order Contracts**. The terms in this section 4.1 will apply to ALL work order contracts.

4.1.1. Each work order will identify an Authorized Representative for each party. Each party's authorized representative is responsible for administering the work order, and has the authority to make any decisions regarding the work, and to give and receive any notices required or permitted under this MPC or the work order.

4.1.2. The Providing Party will furnish and assign a publicly employed licensed engineer (Project Engineer), to be in responsible charge of the project(s) and to supervise and direct the work to be performed under each work order contract. For services not requiring an engineer, the Providing Party will

furnish and assign another responsible employee to be in charge of the project. The services of the Providing Party under a work order contract may not be otherwise assigned, sublet, or transferred unless approved in writing by the Requesting Party's authorized representative. This written consent will in no way relieve the Providing Party from its primary responsibility for the work.

4.1.3. If the Other Party is the Providing Party, the Project Engineer may request in writing specific engineering and/or technical services from the State, pursuant to Minn. Stat. Section 161.39. The work order Contract will require the Other Party to deposit payment in advance. The costs and expenses will include the current State additives and overhead rates, subject to adjustment based on actual direct costs that have been verified by audit.

4.1.4. Only the receipt of a fully executed work order contract authorizes the Providing Party to begin work on a project. Any and all effort, expenses, or actions taken by the Providing Party before the work order contract is fully executed are considered unauthorized and undertaken at the risk of non-payment.

4.1.5. In connection with the performance of this contract and any work orders issued, the Providing Agency will comply with all applicable Federal and State laws and regulations. When the Providing Party is authorized or permitted to award contracts in connection with any work order, the Providing Party will require and cause its contractors and subcontractors to comply with all Federal and State laws and regulations.

4.2. **Additional Terms for Roadway Maintenance**. The terms of section 4.1 and this section 4.2 will apply to all work orders for Roadway Maintenance.

4.2.1. Unless otherwise provided for by contract or work order, the Providing Party must obtain all permits and sanctions that may be required for the proper and lawful performance of the work.

4.2.2. The Providing Party must perform maintenance in accordance with MnDOT maintenance manuals, policies and operations.

4.2.3. The Providing Party must use State-approved materials, including (by way of example and without limitation), sign posts, sign sheeting, and de-icing and anti-icing chemicals.

4.3. **Additional Terms for Construction Administration**. The terms of section 4.1 and this section 4.3 will apply to all work order contracts for construction administration.

4.3.1. Contract(s) must be awarded to the lowest responsible bidder or best value proposer in accordance with state law.

4.3.2. Contractor(s) must be required to post payment and performance bonds in an amount equal to the contract amount. The Providing Party will take all necessary action to make claims against such bonds in the event of any default by the contractor.

4.3.3. Contractor(s) must be required to perform work in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction.

4.3.4. For work performed on State right-of-way, contractor(s) must be required to indemnify and hold the State harmless against any loss incurred with respect to the performance of the contracted work, and must be required to provide evidence of insurance coverage commensurate with project risk.

4.3.5. Contractor(s) must pay prevailing wages pursuant to applicable state and federal law.

4.3.6. Contractor(s) must comply with all applicable Federal, and State laws, ordinances and regulations, including but not limited to applicable human rights/anti-discrimination laws and laws concerning the participation of Disadvantaged Business Enterprises in federally-assisted contracts.

4.3.7. Unless otherwise agreed in a work order contract, each party will be responsible for providing rights of way, easement, and construction permits for its portion of the improvements. Each party will, upon the other's request, furnish copies of right of way certificates, easements, and construction permits.

4.3.8. The Providing Party may approve minor changes to the Requesting Party's portion of the project work if such changes do not increase the Requesting Party's cost obligation under the applicable work order contract.

4.3.9. The Providing Party will not approve any contractor claims for additional compensation without the Requesting Party's written approval, and the execution of a proper amendment to the applicable work order contract when necessary. The Other Party will tender the processing and defense of any such claims to the State upon the State's request.

4.3.10. The Other Party must coordinate all trunk highway work affecting any utilities with the State's Utilities Office.

4.3.11. The Providing Party must coordinate all necessary detours with the Requesting Party.

4.3.12. If the Other Party is the Providing Party, and there is work performed on the trunk highway right-of-way, the following will apply:

a. The Other Party will have a permit to perform the work on the trunk highway. The State may revoke this permit if the work is not being performed in a safe, proper and skillful manner, or if the contractor is violating the terms of any law, regulation, or permit applicable to the work. The State will have no liability to the Other Party, or its contractor, if work is suspended or stopped due to any such condition or concern.

b. The Other Party will require its contractor to conduct all traffic control in accordance with the Minnesota Manual on Uniform Traffic Control Devices.

c. The Other Party will require its contractor to comply with the terms of all permits issued for the project including, but not limited to, National Pollutant Discharge Elimination System (NPDES) and other environmental permits.

d. All improvements constructed on the State's right-of-way will become the property of the State.

5. Responsibilities of the Requesting Party

5.1. After authorizing the Providing Party to begin work, the Requesting Party will furnish any data or material in its possession relating to the project that may be of use to the Providing Party in performing the work.

5.2. All such data furnished to the Providing Party will remain the property of the Requesting Party and will be promptly returned upon the Requesting Party's request or upon the expiration or termination of this contract (subject to data retention requirements of the Minnesota Government Data Practices Act and other applicable law).

5.3. The Providing Party will analyze all such data furnished by the Requesting Party. If the Providing Party finds any such data to be incorrect or incomplete, the Providing Party will bring the facts to the attention of the Requesting Party before proceeding with the part of the project affected. The Providing Party will investigate the matter, and if it finds that such data is incorrect or incomplete, it will promptly determine a method for furnishing corrected data. Delay in furnishing data will not be considered justification for an adjustment in compensation.

5.4. The State will provide to the Other Party copies of any Trunk Highway fund clauses to be included in the bid solicitation and will provide any required Trunk Highway fund provisions to be included in the Proposal for Highway Construction, that are different from those required for State Aid construction.

5.5. The Requesting Party will perform final reviews and inspections of its portion of the project work. If the work is found to have been completed in accordance with the work order contract, the Requesting Party will promptly release any remaining funds due the Providing Party for the Project(s).

5.6. The work order contracts may include additional responsibilities to be completed by the Requesting Party.

6. Time

6.1. In the performance of project work under a work order contract, time is of the essence.

7. Consideration and Payment

7.1. **Consideration**. The Requesting Party will pay the Providing Party as specified in the work order. The State's normal and customary additives will apply to work performed by the State, unless otherwise specified in the work order. The State's normal and customary additives will not apply if the parties agree to a "lump sum" or "unit rate" payment.

7.2. **State's Maximum Obligation**. The total compensation to be paid by the State to the Other Party under all work order contracts issued pursuant to this MPC will not exceed $500,000.00.

7.3. **Travel Expenses**. It is anticipated that all travel expenses will be included in the base cost of the Providing Party's services, and unless otherwise specifically set forth in an applicable work order contract, the Providing Party will not be separately reimbursed for travel and subsistence expenses incurred by the Providing Party in performing any work order contract. In those cases where the State agrees to reimburse travel expenses, such expenses will be reimbursed in the same manner and in no greater amount than provided in the current "MnDOT Travel Regulations" a copy of which is on file with and available from the MnDOT District Office. The Other Party will not be reimbursed for travel and subsistence expenses incurred outside of Minnesota unless it has received the State's prior written approval for such travel.

7.4. Payment

7.4.1. **Generally**. The Requesting Party will pay the Providing Party as specified in the applicable work order, and will make prompt payment in accordance with Minnesota law.

7.4.2. **Payment by the Other Party**.

a. The Other Party will make payment to the order of the Commissioner of Transportation.

b. IMPORTANT NOTE: PAYMENT MUST REFERENCE THE "MNDOT CONTRACT NUMBER" SHOWN ON THE FACE PAGE OF THIS CONTRACT AND THE "INVOICE NUMBER" ON THE INVOICE RECEIVED FROM MNDOT.

c. Remit payment to the address below:

MnDOT
Attn: Cash Accounting
RE: MnDOT Contract Number 1050144W[XX] and Invoice Number: 00000[#####]
(see note above)
Mail Stop 215
395 John Ireland Blvd
St. Paul, MN 55155

7.4.3. **Payment by the State**.

a. Generally. The State will promptly pay the Other Party after the Other Party presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted as specified in the applicable work order, but no more frequently than monthly.

b. Retainage for Professional and Technical Services. For work orders for professional and technical services, as required by Minn. Stat. § 16C.08, subd. 2(10), no more than 90 percent of the amount due under any work order contract may be paid until the final product of the work order contract has been reviewed by the State's authorized representative. The balance due will be paid when the State's authorized representative determines that the Other Party has satisfactorily fulfilled all the terms of the work order contract.

8. Conditions of Payment

8.1. All work performed by the Providing Party under a work order contract must be performed to the Requesting Party's satisfaction, as determined at the sole and reasonable discretion of the Requesting Party's Authorized Representative and in accordance with all applicable federal and state laws, rules, and

regulations. The Providing Party will not receive payment for work found by the Requesting Party to be unsatisfactory or performed in violation of federal or state law.

9. State's Authorized Representative and Project Manager

9.1. The State's Authorized Representative for this master contract is the District State Aid Engineer, who has the responsibility to monitor the State's performance.

9.2. The State's Project Manager will be identified in each work order contract.

10. Other Party's Authorized Representative and Project Manager

10.1. The Other Party's Authorized Representative for administering this master contract is the Other Party's Engineer, and the Engineer has the responsibility to monitor the Other Party's performance. The Other Party's Authorized Representative is also authorized to execute work order contracts on behalf of the Other Party without approval of each proposed work order contract by its governing body.

10.2. The Other Party's Project Manager will be identified in each work order contract.

11. Assignment, Amendments, Waiver, and Contract Complete

11.1. **Assignment**. Neither party may assign or transfer any rights or obligations under this MPC or any work order contract without the prior consent of the other and a fully executed Assignment Contract, executed and approved by the same parties who executed and approved this MPC, or their successors in office.

11.2. **Amendments**. Any amendment to this master contract or any work order contract must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original contract, or their successors in office.

11.3. **Waiver**. If a party fails to enforce any provision of this master contract or any work order contract, that failure does not waive the provision or the party's right to subsequently enforce it.

11.4. **Contract Complete**. This master contract and any work order contract contain all negotiations and contracts between the State and the Other Party. No other understanding regarding this master contract or any work order contract issued hereunder, whether written or oral may be used to bind either party.

12. Liability

12.1. Each party will be responsible for its own acts and omissions to the extent provided by law. The Other Party's liability is governed by Minn. Stat. chapter 466 and other applicable law. The State's liability is governed by Minn. Stat. section 3.736 and other applicable law. This clause will not be construed to bar any legal remedies a party may have for the other party's failure to fulfill its obligations under this master contract or any work order contract. Neither party agrees to assume any environmental liability on behalf of the other party. A Providing Party under any work order is acting only as a "Contractor" to the Requesting Party, as the term "Contractor" is defined in Minn. Stat. §115B.03 (subd. 10), and is entitled to the protections afforded to a "Contractor" by the Minnesota Environmental Response and Liability Act. The parties specifically intend that Minn. Stat. §471.59 subd. 1a will apply to any work undertaken under this MPC and any work order issued hereunder.

13. State Audits

13.1. Under Minn. Stat. § 16C.05, subd. 5, the party's books, records, documents, and accounting procedures and practices relevant to any work order contract are subject to examination by the parties and by the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this MPC.

14. Government Data Practices and Intellectual Property

14.1. **Government Data Practices**. The Other Party and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this MPC and any work order contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Other Party under this MPC and any work order contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Other Party or the State.

14.2. **Intellectual Property Rights**

14.2.1. **Intellectual Property Rights**. The Requesting Party will own all rights, title, and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under work order contracts. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Providing Party, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this master contract or any work order contract. Works includes "Documents." Documents are the originals of any databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Providing Party, its employees, agents, or contractors, in the performance of a work order contract. The Documents will be the exclusive property of the Requesting Party and all such Documents must be immediately returned to the Requesting Party by the Providing Party upon completion or cancellation of the work order contract. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." The Providing Party Government assigns all right, title, and interest it may have in the Works and the Documents to the Requesting Party. The Providing Party must, at the request of the Requesting Party, execute all papers and perform all other acts necessary to transfer or record the Requesting Party's ownership interest in the Works and Documents. Notwithstanding the foregoing, the Requesting Party grants the Providing Party an irrevocable and royalty-free license to use such intellectual property for its own non-commercial purposes, including dissemination to political subdivisions of the state of Minnesota and to transportation-related agencies such as the American Association of State Highway and Transportation Officials.

14.2.2. **Obligations with Respect to Intellectual Property**.

a. **Notification**. Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Providing Party, including its employees and subcontractors, in the performance of the work order contract, the Providing Party will immediately give the Requesting Party's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure thereon.

b. **Representation**. The Providing Party must perform all acts, and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the Requesting Party, and that neither Providing Party nor its employees, agents or contractors retain any interest in and to the Works and Documents.

15. Affirmative Action

15.1. The State intends to carry out its responsibility for requiring affirmative action by its Contractors, pursuant to Minn. Stat. §363A.36. Pursuant to that Statute, the Other Party is encouraged to prepare and implement an affirmative action plan for the employment of minority persons, women, and the qualified disabled, and submit such plan to the Commissioner of the Minnesota Department of Human Rights. In addition, when the Other Party lets a contract for the performance of work under a work order issued pursuant to this MPC, it must include the following in the bid or proposal solicitation and any contracts awarded as a result thereof:

15.2. **Covered Contracts and Contractors**. If the Contract exceeds $100,000 and the Contractor employed more than 40 full-time employees on a single working day during the previous 12 months in Minnesota or in the state where it has its principle place of business, then the Contractor must comply with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600. A Contractor covered by Minn. Stat. § 363A.36 because it employed more than 40 full-time employees in another state and does not have a certificate of compliance, must certify that it is in compliance with federal affirmative action requirements.

15.3. **Minn. Stat. § 363A.36**. Minn. Stat. § 363A.36 requires the Contractor to have an affirmative action plan for the employment of minority persons, women, and qualified disabled individuals approved by the Minnesota Commissioner of Human Rights ("Commissioner") as indicated by a certificate of compliance. The law addresses suspension or revocation of a certificate of compliance and contract consequences in that event. A contract awarded without a certificate of compliance may be voided.

15.4. **Minn. R. Parts 5000.3400-5000.3600**.

15.4.1. **General**. Minn. R. Parts 5000.3400-5000.3600 implement Minn. Stat. § 363A.36. These rules include, but are not limited to, criteria for contents, approval, and implementation of affirmative action plans; procedures for issuing certificates of compliance and criteria for determining a contractor's compliance status; procedures for addressing deficiencies, sanctions, and notice and hearing; annual compliance reports; procedures for compliance review; and contract consequences for non-compliance. The specific criteria for approval or rejection of an affirmative action plan are contained in various provisions of Minn. R. Parts 5000.3400-5000.3600 including, but not limited to, parts 5000.3420-5000.3500 and 5000.3552-5000.3559.

15.4.2. **Disabled Workers**. The Contractor must comply with the following affirmative action requirements for disabled workers:

a. The Contractor must not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified disabled persons without discrimination based upon their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

b. The Contractor agrees to comply with the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

c. In the event of the Contractor's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with Minn. Stat. Section 363A.36, and the rules and relevant orders of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

d. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the commissioner of the Minnesota Department of Human Rights. Such notices must state the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment, and the rights of applicants and employees.

e. The Contractor must notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of Minn. Stat. Section 363A.36, of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled persons.

15.4.3. **Consequences**. The consequences for the Contractor's failure to implement its affirmative action plan or make a good faith effort to do so include, but are not limited to, suspension or revocation of a certificate of compliance by the Commissioner, refusal by the Commissioner to approve subsequent plans, and termination of all or part of this contract by the Commissioner or the State.

15.4.4. **Certification**. The Contractor hereby certifies that it is in compliance with the requirements of Minn. Stat. § 363A.36 and Minn. R. Parts 5000.3400-5000.3600 and is aware of the consequences for noncompliance.

16. Workers' Compensation

16.1. Each party will be responsible for its own employees for any workers compensation claims. This MPC, and any work order contracts issued hereunder, are not intended to constitute an interchange of government employees under Minn. Stat. §15.53. To the extent that this MPC, or any work order issued hereunder, is determined to be subject to Minn. Stat. §15.53, such statute will control to the extent of any conflict between the contract and the statute.

17. Publicity

17.1. **Publicity**. Any publicity regarding the subject matter of a work order contract where the State is the Requesting Party must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Other Party individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from a work order contract.

17.2. **Data Practices Act**. Section 17.1 is not intended to override the Other Party's responsibilities under the Minnesota Government Data Practices Act.

18. Governing Law, Jurisdiction, and Venue

18.1. Minnesota law, without regard to its choice-of-law provisions, governs this master contract and all work order contracts. Venue for all legal proceedings out of this master contract or any work order contracts, or the breach of any such contracts, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

19. Prompt Payment; Payment to Subcontractors

19.1. The parties must make prompt payment of their obligations in accordance with applicable law. As required by Minn. Stat. § 16A.1245, when the Other Party lets a contract for work pursuant to any work order, the Other Party must require its contractor to pay all subcontractors, less any retainage, within 10 calendar days of the prime contractor's receipt of payment from the Other Party for undisputed services provided by the subcontractor(s) and must pay interest at the rate of one and one-half percent per month or any part of a month to the subcontractor(s) on any undisputed amount not paid on time to the subcontractor(s).

20. Minn. Stat. § 181.59.

20.1. The Other Party will comply with the provisions of Minn. Stat. § 181.59 which requires: Every contract for or on behalf of the state of Minnesota, or any county, city, town, township, school, school district, or any other district in the state, for materials, supplies, or construction shall contain provisions by which the Contractor agrees: (1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no contractor, material supplier, or vendor, shall, by reason of race, creed, or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; (2) That no contractor, material supplier, or vendor, shall, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause (1) of this section, or on being hired, prevent, or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed, or color; (3) That a violation of this section is a misdemeanor; and (4) That this contract may be canceled or terminated by the state, county, city, town, school board, or any other person authorized to grant the contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this contract.

21. Termination; Suspension

21.1. **Termination by the State for Convenience**. The State or commissioner of Administration may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the Other Party. Upon termination, the Other Party and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.2. **Termination by the Other Party for Convenience**. The Other Party may cancel this MPC and any work order contracts at any time, with or without cause, upon 30 days written notice to the State. Upon termination,

the Other Party and the State will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21.3. **Termination for Insufficient Funding**. The State may immediately terminate or suspend this MPC and any work order contract if it does not obtain funding from the Minnesota legislature or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination or suspension must be by written or fax notice to the Other Party. The State is not obligated to pay for any services that are provided after notice and effective date of termination or suspension. However, the Other Party will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the master contract or work order is terminated because of the decision of the Minnesota legislature or other funding source, not to appropriate funds. The State must provide the Other Party notice of the lack of funding within a reasonable time of the State's receiving that notice.

22. Data Disclosure

22.1. Under Minn. Stat. §270C.65, subd. 3, and other applicable law, the Other Party consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Other Party to file state tax returns and pay delinquent state tax liabilities, if any.

23. Defense of Claims and Lawsuits

23.1. If any lawsuit or claim is filed by a third party (including but not limited to the Other Party's contractors and subcontractors), arising out of trunk highway work performed pursuant to a valid work order issued under this MPC, the Other Party will, at the discretion of and upon the request of the State, tender the defense of such claims to the State or allow the State to participate in the defense of such claims. The Other Party will, however, be solely responsible for defending any lawsuit or claim, or any portion thereof, when the claim or cause of action asserted is based on its own acts or omissions in performing or supervising the work. The Other Party will not purport to represent the State in any litigation, settlement, or alternative dispute resolution process. The State will not be responsible for any judgment entered against the Other Party, and will not be bound by the terms of any settlement entered into by the Other Party except with the written approval of the Attorney General and the Commissioner of Transportation and pursuant to applicable law.

24. Additional Provisions

24.1. NONE

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OTHER PARTY

The Other Party certifies that the appropriate person(s) have executed the contract on behalf of the Other Party as required by applicable articles, bylaws, resolutions or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

COMMISSIONER OF TRANSPORTATION

By: _____

Date: _____

Title: _____

COMMISSIONER OF ADMINISTRATION

By: _____

Date: _____

Source Code	Title	Description
1735	Bituminous Plant Inspection	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with bituminous plant inspection.
2830	Bridge Bearing Assemblies	All tasks related to the repair and maintenance of fixed or expansion-bearing assemblies on bridges. Includes related traffic
2819	Bridge Curb, Walk And Railing	Repairing and maintaining bridge curb, walk, rail, coping, and fencing connected to the rail. Includes glare screen and median barriers on bridges. Includes related traffic control.
2820	Bridge Deck	Work associated with bridge deck and slab repair regardless of removal depth or type of material used for patching. Includes deck or slab overlays and replacements and underside deck delamination. Includes related traffic control.
2838	Bridge Deck Crack Sealing	All tasks related to deck crack sealing. Includes related traffic control.
2827	Bridge Expansion, Relief Joints	All maintenance tasks associated with bridge expansion joints, except joint reestablishment. Includes tightening expansion device bolts and replacing seal glands. Includes related traffic control.
2855	Bridge Inspection Direct Support	Activities that support bridge inspection, but are not direct production (i.e., leadership, technical, administrative assistance.
2828	Bridge Inspection-Federal Fund	All bridge inspection tasks for non-MnDOT bridges funded by the federal Fracture-Critical Bridge Program (Project Code will begin with TSL and with the local bridge number). Includes related inspection reports. For MnDOT Trunk Highway bridges (Project Code begins with TSO followed by the bridge number) and local and Department of Natural Resources (DNR) (bridge number begins with 9A follow by bridge number) bridge inspections to be billed to the local government or Department of Natural Resources (DNR) use Source Code 2824.
2824	Bridge Inspection-Non-Federal	All tasks related to inventory, inspection, and load capacity rating work done on trunk highway bridges to meet the requirements of the National Bridge Inspection System and/or Minnesota Bridge Safety Inspection Program or for billing to local governments. Includes related inspection reports and deck condition surveys.
1421	Bridge Management System Operation/Administration/Data	Use for tasks related to the Bridge Management System, including operations, administration, or data entry.
2847	Bridge Poured/ Relief Joint Seal	All tasks associated with resealing bridge construction joints. Includes related traffic control. Related source type codes: Activities that support bridge inspection, but are not direct production (i.e., leadership, technical, administrative assistance).
2829	Bridge Superstructure	All tasks to repair any bridge component above the bridge seat that is not included in other source codes. Includes repairs to all types of bridge superstructure elements such as girders, beams, floor beams, trusses, stringers, t-beams, precast channels, and box girders. Includes related traffic control.
2316	Brush & Tree Removal	Maintaining, watering, trimming, and removing highway right of way tree and brush. Includes chipping of tree limbs and stump removal/grinding. Includes related traffic control.
0032	Business Unit Management	All expenses of business/office managers for general management and administration of support functions. includes administering central facilities maintenance and facilities capital budgets.
3000	Class Of Frequency Coordination	Use for frequency coordination done with APCO, AASHTO or FCCA.

Source Code	Title	Description
1733	Concrete Plant Inspections	Performing QA/QC physical testing at the plant; sampling and transporting of materials from the plant to the lab for lab testing, plant reviews, and operations; investigating plant discrepancies; and other technical services in the plant or office associated with stationary concrete plants or mobile concrete paving plant inspection.
1734	Construction Materials Inspections	Performing construction phase material inspection and engineering, for structural steel, precast and pre-stressed concrete, reinforcement steel, and electrical products and related technical services in the field and office for materials to be used in multiple projects. Includes travel time, sampling, and sample delivery. Includes tasks related to reviewing shop drawings furnished by suppliers or fabricators and contractor working drawings or calculations, and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices).
1802	Construction Surveying	Use for surveys to provide staking for the contractor's operations and for any other construction phase surveying
2106	Crack Sealing	All surface crack sealing, crack filling, or rout and seal operations. Includes related materials, hauling, stockpiling, and traffic control.
3023	Elec Comm Eq Rep - Miles	
0400	Equipment Calibration-Mat Insp	Use when performing periodic equipment calibration for equipment used in the materials lab or on construction projects.
1800	Field Inspection	All construction project field inspection (not cyclical inspection of assets), including preparatory plans & spec review, measurement, and verification other than environmental monitoring. Includes field inspection of materials such as gradations, densities/DCP, proctors, compaction, slump tests, and field air tests. Witnessing claims, determination and computation of pay quantities, materials control and certification for progress vouchers, but not for final payments. Includes collecting and transporting samples for lab tests, but not the actual laboratory verifications. Includes all construction phase project related activities for project and resident engineers such as problem resolution, guidance and direction to field technicians. Includes all miscellaneous field engineering expenses used by district offices such as space rental, utilities, or other costs charged to the construction project Includes all work associated with evaluation of implementation of intelligent compaction devices to determine if construction contract terms have been met.
1040	Final Design Surveys	All district field and office tasks needed to respond to supplemental "Requests for Survey Data" and add the data to the surveys base map or DTM.
0601	Gen Training Preparation - Delivery	Use for time, materials, and travel expenses when developing or delivering training. includes course preparation, designing materials, and managing training records.
2210	Guardrail-Install/Repair/Maintenance	Install, repair, or maintain low tension cable, plate beams, and end treatments; cable tension adjustments; and reflector replacement. includes related traffic control.
2624	Indirect Expense	Indirect shop expenses and shop equipment. Allocate to mobile equipment.
1871	Lighting Maintenance & Utilities	All work related to installing, maintaining, restoring, or removing highway lighting systems and fixtures. Includes repairing, maintaining, or replacing supports necessary for roadway lighting luminaries. Includes patrol highway lighting, inspect lighting structures, electrical service for highway lighting, re-lamping, pump stations, anti-icing systems, truck roll-over warning systems and electrical repairs. Includes traffic control in support of roadway lighting activities. Use for tasks related to public inquiries/complaints, review utility billings, provide data, and conduct field reviews.

Source Code	Title	Description
1875	Locate One Call	Finding and marking locations of buried conduit, cables, hand holes, loops, etc. in order to maintain or repair the traffic management system, signal systems, or roadway lighting systems.
1732	Material Testing & Inspection	Performing construction phase and research physical and chemical laboratory testing, and related technical services in the districts and central labs, and for performing research and construction phase non-destructive testing materials surveys, and related technical services in the field and offices. Includes detour surveys. Non-destructive tests include, skid resistance and falling weight deflectometer (FWD) testing.
2660	Misc Revenue	Used only by Office of Financial Management for billing and deposit transactions and to record payments to the department for gravel sold to contractors and others.
2822	Miscellaneous Bridge Maintenance	Miscellaneous maintenance tasks performed on a specific bridge or structure not covered by other source codes. Includes work on items such as stairways, drains, fencing, light bases, transient guards, and access doors. Includes transient removal, ordering materials, and picking up equipment. Includes related traffic control.
3049	On Call Electronic Communications Infrastructure Maintenance	To be used by Statewide Radio Communications personnel to record on-call time.
2142	Overhead Sign Panel Maintenance	Work related to the repair and replacement of overhead sign panels, extruded sign panels mounted on I-beams, and overhead sign structures. Includes related cable locates and traffic control. Does not include structural work.
2102	Patching	Related source type codes: 2103-Heavy patching, 2104-Bituminous paving, 2105-Blow patching
1520	Pavement Management System	For tasks related to the operation of the pavement management system, including development and maintenance/technical support. Includes tasks to meet needs external to MnDOT.
2406	Plowing & Material Application	Shoulder to shoulder snow removal operation, winging back, snow blowing drifts, and the application of de-icing chemicals using mobile equipment. Includes changing cutting edges during event and related traffic control.
3005	Radio - Mobile Equipment	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency (State Patrol, DNR, BCA, Fire Marshall). See OSRC Project Code list.
3027	Radio Programming	Creating or modifying radio frequency programs and programming mobile and portable radios. Does not include mobile radios used as fixed base radios as part of the Inter-OP System (Use 3009).
3002	Radio/Electronic Infrastructure	Use for the repair and preventative maintenance of all equipment associated with wireless two-way radio communications systems (includes mobile radios, portable radios, base stations, console workstations, recorders, etc.). Non-MnDOT equipment - Must use Project number assigned to requesting agency; Department of Public Safety (DPS) includes State Patrol (SP) Bureau of Criminal Apprehension (BCA), Fire Marshall); does not include Department of Natural Resources (DNR). See OSRC Project
3007	Radio/Electronic System Engineering	Use for design of microwave, radio and miscellaneous electronic systems.
3009	Radio/Electronic System Upgrade & Installation	Use for the installation and other services needed to provide major system upgrades or improvements to wireless or electronic systems. Use for all work performed to correct or repair deficiencies found in a new installation.
1716	Record Sampling	Used by Materials and Research Section and district materials staff to verify inspector" sampling and testing procedures and checking inspectors' equipment during project construction as required by FHWA. Use when performing field tests on split sample.

Source Code	Title	Description
2222	Sign/Delineation/Marker Repair	Replacing, repairing, and washing signs (including temporary stop signs). Includes re-sequencing intersection signing and repair/replace overhead and extrude signs mounted on I-beams. Includes related cable locates and traffic control.
1182	Soils/Foundation Field/Laboratory Tests	All laboratory testing necessary to provide geotechnical information to complete roadway soils recommendations and approvals for use in the development of Final Design Plans and Special Provisions. Lab work includes R-value, resilient modulus, soil classification, gradation, proctor testing, unconfined compression, consolidation, direct simple shear, direct sheer, permeability and triaxial tests.
1879	State Furnished Materials	Use to record labor hours, equipment usage, and material costs to supply state furnished materials to a state road construction project with federal participation.
1738	State Project - Specific Materials Inspection	Performing material inspection and engineering for materials designated for a specific construction project (SP). Generally applies to inspection of such things as structural steel, prestressed concrete items, and most precast concrete items and related technical services in the field and offices when related to a particular SP. Use for SP specific tasks related to performing the review of shop drawings furnished by suppliers or fabricators and contractor working drawings or calculations, and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering and technical services in the field and offices).
1434	Structural Metals Inspection-Non DOT	Reviewing shop drawings furnished by suppliers, fabricators, and contractors (working drawing or calculations), and for tasks related to structural metals inspection (materials surveys, physical and chemical laboratory testing, material inspection and engineering, and technical services in the field and offices) for local agency projects.
2629	Supplies & Small Tools	Shop tools, small equipment, and supplies that cannot be directly charged to a mobile equipment unit.
0152	Support Services	Work that supports general office management, system management such as entering data into SWIFT, PPMS, PUMA and other MnDOT systems, attending staff meetings and other indirect support activities.
1312	Tech Assist-Outside MnDOT	Use when providing technical assistance to an organization external to MnDOT.
3025	Tower/Building Maintenance	Use for all tasks related to the maintenance of a tower building or site. Includes towers, buildings, generators, LP system, fencing, landscaping, grounding, ice bridge, cable management, climbing ladders, card key systems, and HVAC.
1876	Traffic Counting	Use to record labor, equipment usage, and material costs for activities related to traffic counts made for statewide traffic monitoring or traffic operations. Includes all activities related to traffic counting, such as taking requests, assigning priorities, collecting field data, processing data, and developing new techniques for collection.
1501	Traffic Management System (TMS)	Used by traffic operations staff for all tasks that support the RTMC's operations center (or TOCC) providing traveler information, managing incidents and monitoring the FMS. Includes dynamic message sign maintenance, ramp meter maintenance, camera maintenance, and loop detection activities. Includes maintenance activities related to any ITS or TMS device such as RTMC cables, monitor wall, switchers, routers, or modems. Use to record all costs for maintenance activities related to traffic management fiber optics. Use for tasks related to maintaining traffic operations software including minor software enhancements and fixes. Use when providing traffic operations technical assistance external to MnDOT. Use with

Source Code	Title	Description
1513	Traffic Management System (TMS) Integration	For tasks associated with the incorporation of new and existing TMS devices (cameras, loops, DMS, and other ITS devices) into existing infrastructure to ensure proper operation. Use with the Construction/Program Delivery Appropriation.
1500	Traffic Mgt System Maintenance	Used by staff to maintain various Intelligent Transportation System (ITS) devices such as dynamic message signs, ramp meters, cameras, detection, cables, RICWS, video wall monitors, switches, routers or modems. Used to record all costs for maintenance activities related to traffic management fiber optics. Not to be used for Lighting or Traffic Signal maintenance.
1721	Traffic Sign Work Orders	Use for work involved in preparing work orders for traffic signs. Use only with Maintenance Operations appropriation (T790081).
2863	Traffic Signal Inspection	Work related to cyclical structural and electrical inspection and preventive maintenance checks of traffic signal systems/structures. Includes labor, equipment, materials, and traffic control.
1870	Traffic Signal Maintenance	Work related to the structural repair and replacement of traffic signal system structures and all electrical maintenance for traffic signal systems including electrical power, labor, equipment materials, GSOC locates, traffic control and responses to public inquiries.
2834	Waterway Maintenance	All tasks related to waterway maintenance for deck bridges. Includes debris removal, waterway cleanup, channel repair, and channel protection repair that is not part of slope protection. Includes related traffic control.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-081

RESOLUTION APPROVING A MASTER PARTNERSHIP CONTRACT BETWEEN THE MINNESOTA DEPARTMENT OF TRANSPORTATION AND THE CITY OF COTTAGE GROVE

WHEREAS, the Minnesota Department of Transportation wishes to cooperate closely with local units of government to coordinate the delivery of transportation services and maximize the efficient delivery of such services at all levels of government; and

WHEREAS, MnDOT and local governments are authorized by Minnesota Statutes sections 471.59, 174.02, and 161.20, to undertake collaborative efforts for the design, construction, maintenance and operation of state and local roads; and

WHEREAS, the parties wish to be able to respond quickly and efficiently to such opportunities for collaboration and have determined that having the ability to write "work orders" against a master contract would provide the greatest speed and flexibility in responding to identified needs.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City of Cottage Grove enter into a Master Partnership Contract with the Minnesota Department of Transportation, a copy of which was before the City Council.

2. That the proper City officers are authorized to execute such contract, and any amendments thereto.

3. That the City Engineer is authorized to negotiate work order contracts pursuant to the Master Contract, which work order contracts may provide for payment to or from MnDOT, and that the City Engineer may execute such work order contracts on behalf of the City of Cottage Grove without further approval by this Council.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

7E

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	Increase Budgeted Amount for Two Single Axle Dump Trucks in 2022
Staff Recommendation	Approve the increased budgeted amount of two single axle dump trucks from $470,000 to $638,569.
Budget Implication	$168,569 - Equipment Replacement Fund
Attachments	Dump Truck Budget Add CC Memo.tif 4.37MB

Cottage Grove
Where Pride and Prosperity Meet

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

From: Ryan Burfeind, Public Works Director/City Engineer
Adam Moshier, Fleet and Facilities Manager
Brenda Malinowski, Finance Director

Date: 5/11/2022

RE: Increase Budgeted Amount for Two Single Axle Dump Trucks in 2022

Introduction

In the 2022 budget, there is $470,000 to purchase two single axle dump trucks with snow plow equipment. These trucks would replace unit numbers 31-4006-06 and 31-4007-06.

Current prices have increased dramatically since the budget numbers were obtained in June of 2021. Staff has obtained updated quotes from vendors which reflects state contract pricing.

Background

The total purchase price as of 5/11/2022 is $638,569 for two single axle dump trucks. There have been surcharges added on both the truck and the equipment as all vendors are seeing increased costs. There may be more surcharges added if the model year of the truck changes due to delayed production.

Unit 31-4006-06 was planned to replace an older truck that is strictly used for plowing in the winter, 31-4003-04. This truck, along with 31-4007-06 were planned to be traded in at an estimated value of $64,000. The market for trade-in vehicles is also higher now, with a current estimated trade value of $75,000.

To cover the additional purchase costs, staff is proposing to not trade in unit 31-4007-06. Rather, this truck should be kept to fill the 14th plow route, which was discussed at the additional staffing meeting with Council. This would be an inexpensive way to add a 14th route, rather than purchasing a new truck for $320,000, or more, in 2023.

Budget Implication

There is $1.34 million in the Equipment Replacement Fund as of 12/31/2021, so funds are available to cover the additional expenses of the trucks. $165,000 of the $1.34 million was from the 2021 year-end transfer that was completed per the City's Fund Balance Policy.

Recommendation

The City Council approve the increased budgeted amount of two single axle dump trucks from $470,000 to $638,569.

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

7F

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	County Road 19A/100th Street Realignment – Rural Surface Transportation Grant Program Application
Staff Recommendation	Adopt Resolution 2022-082 supporting the City's Rural Surface Transportation Grant application for the County Road 19A/100th Street Realignment Project.
Budget Implication	N/A
Attachments	County Road 19A & 100th Street CC Memo.tif 6.45MB County Road 19A & 100th Street Resolution.tif 9.58MB

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

From: Ryan Burfeind, Public Works Director/City Engineer

Date: May 10, 2022

Re: County Road 19A/100th Street Realignment – Rural Surface Transportation Grant Program Application

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Background

In 2019, Washington County began a planning study related to a future arterial roadway to be developed in the southwestern area of the County, within the City of Cottage Grove. The primary driver of this study was to address the lack of arterial roadways in this area of the County. The County worked with several partners on this project including Cottage Grove, St. Paul Park, Grey Cloud Island Township, and the South Washington Watershed District. In April of 2021, the final study was approved by the City Council.

Since that time, this southern area of Cottage Grove has seen a rapid acceleration of both industrial and residential development. Due to this, the City and County are working to implement the first phase of the Southwest Arterial Study. This will involve the realignment of County Road 19A and 100th Street to provide a direct connection from Highway 61 into the Business Park. This project would also include the construction of a bridge over the CP Railroad, which is critical to allow for unhindered access for logistics and distribution businesses.

Discussion

While preliminary design work has been started by the County, final design, right-of-way acquisition, and construction costs are not funded at this point. The City and County are working to obtain funding through multiple sources including State and Federal grants, State Bonding, and the State General Fund. In April, Cottage Grove applied for a Federal RAISE grant, and Washington County applied for Regional Solicitation Funds. Cottage Grove staff are also working on an application to the Rural Surface Transportation Grant program, which is due May 23. From a transportation perspective, the urban/rural boundary line cuts through Cottage Grove. This realignment project is in the rural zone, which is why it is eligible for these funds. Given the roadway will have the characteristics and traffic of an urban roadway, it makes it a competitive application for the grant program.

As part of the application, a resolution from the City Council is required. This grant application will be for the same 80/20 split of the $32.8 million total project cost. This results in a $26,240,000 grant request and leaves $6,560,000 to be funded between the City and Washington County. It is anticipated there would be a roughly 50/50 split of these funds based on the County cost share policy. If awarded, much of the City funds would be paid for by Area Funds, including water and storm sewer.

Recommendation

It is recommended that the City Council adopt a resolution supporting the City's Rural Surface Transportation Grant application for the County Road 19A/100th Street Realignment Project.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-082

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR THE RURAL SURFACE TRANSPORTATION GRANT PROGRAM AS PART OF THE MULTIMODAL PROJECT DISCRETIONARY NOTICE OF FUNDING OPPORTUNITIY

WHEREAS, the City of Cottage Grove is seeing incredible growth and modernization; and

WHEREAS, with such rapid growth, it has been a challenge for the City to replace aging infrastructure, address increasing traffic congestion, and improve safety all while encouraging and welcoming a robust period of diverse population growth and job growth; and

WHEREAS, a 2019 study conducted by Washington County (the "Study") documented a lack of roadways specifically serving an area of growing industrial and residential development near Jamaica Avenue and Trunk Highway 61, a pivotal intersection for the community and region; and

WHEREAS, the Study recommended the solution to the increased congestion and safety concerns is the construction of a new arterial roadway that would also require the realignment of the existing 100th Street and County Road 19A, the intersection reconstruction of County Road 19A and Trunk Highway 61 and the construction of a railroad bridge to provide a grade-separated crossing over Canadian Pacific's rail line (hereinafter referred to as the "Southwest Arterial Project"); and

WHEREAS, the Southwest Arterial Project will serve as the main transportation route to Trunk Highway 61 from this growing area of the community, will greatly reduce congestion, increase capacity, and relieve stress at the Jamaica Avenue and Highway 61 interchange and also provide a much-needed additional access point to the City's Industrial Park; and

WHEREAS, there has been unprecedented new growth in the City's Industrial Park in 2021 and 2022, including the new NorthPoint Development, which is breaking ground in the Spring of 2022 on a 3.4 million square foot industrial park that will bring 1,800 jobs to the community, Renewal by Anderson which was recently approved for a 330,000 square foot expansion, which will add additional jobs to its existing workforce, an anticipated 100,000 square foot industrial warehouse/distribution center being developed by Capp Industries, and North Star Sheets which is undergoing a 35,600 square foot expansion; and

WHEREAS, the residential development in this same area is also seeing the extraordinary growth of four anticipated single-family development projects by 2025 that will total nearly 1,000 additional residential units and include a variety of housing stock and affordability tiers with single-family lots, smaller lots for active adults, senior twin homes and senior apartments; and

WHEREAS, the Southwest Arterial Project is both locally and regionally significant as it is directly improving the access to the main thoroughfare of Trunk Highway 61 that connects the City of Cottage Grove northerly to the Twin Cities Metro Area as well as to the southern regions of the State; and

WHEREAS, this critical corridor is essential to the mobility of the City's workforce and the logistics and supply chain industries; and

WHEREAS, the targeted location of the Southwest Arterial Project and improvements that will be realized from the Southwest Arterial Project by reducing traffic congestion and increasing safety, will have a substantial and immediate profound impact by providing efficiencies in mobility, accessibility and connectivity to travelers, residents, workforce and industries; and

WHEREAS, the Southwest Arterial Project is an innovative project in collaboration with other governmental agencies who all seek to increase workforce development opportunities, create community connectivity, and remove barriers to opportunity; and

WHEREAS, there are significant funding obstacles to design, construct and realize the Southwest Arterial Project, which has an estimated total project cost of $32,800,000; and

WHEREAS, based on the estimated total project cost, the City must provide a minimum 20% match in the amount estimated at $6,560,000; and

WHEREAS, the Rural Surface Transportation Grant program, is a federal program which seeks to provide funding for infrastructure projects of universal design and accessibility for freight, increase mobility, promote economic development, and remove barriers to opportunity and workforce development is a perfect match for the Southwest Arterial Project's purposes and goals by meeting the transportation needs of the expansion of the City's industrial mobility-related businesses that will have both a local and regional impact for freight movement; and

WHEREAS, The Federal Highway Administration (FHWA) requires that owning agencies agree to operate and maintain facilities constructed with federal transportation funds for the useful life of the improvement and not change the use of right of way or property ownership acquired without prior approval from the FHWA; and

WHEREAS, Cottage Grove is a rural area outside the boundary of a 2010 Census-designated Urbanized Area (UA) and further defined as a historically disadvantaged area not requiring a set local match for these funds; however, Cottage Grove will be providing a local match and be responsible for any unanticipated cost increases to deliver the project within the required time frame; and

WHEREAS, If awarded Cottage Grove must reach a funding grant agreement no later than September 30, 2025 after the applicant has satisfied applicable administrative requirements, including transportation planning and environmental review requirements and all Rural Surface Transportation Grant funds must be fully expended, by September 30, 2031.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the City is hereby authorized to apply for and execute the necessary documents for the Rural Surface Transportation Grant program application to request funding for the Southwest Arterial Project; and

BE IT FURTHER RESOLVED, that if so awarded, the City will honor the local contribution requirements to meet the full funding needs for the Southwest Arterial Project.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

7G

Meeting Date	5/18/2022
Department	Administration
Agenda Category	Consent Agenda
Title	Raffle Permit - Accacia Lodge No. 51
Staff Recommendation	Authorize issuance of a single-occasion gambling permit to Accacia Lodge No. 51 to conduct a raffle at 11094 70th Street South on October 8, 2022.
Budget Implication	N/A
Attachments	Memo - Accacia Lodge Gambling License Application.tif 2.46MB



To: C

From: D

Date: M

City Council Action Request

7H

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	South District Trunk Storm Sewer Project
Staff Recommendation	Adopt Resolution 2022-094 approving the plans and specifications and establishing a June 9, 2022, bid date for the South District Trunk Storm Sewer Project.
Budget Implication	$3,930,000 - Storm Sewer Area Fund

Attachments

South District Trunk Project CC Memo.tif	7.71MB
South District Trunk Project Resolution.tif	2MB
South District Trunk Project Plans & Specs.tif	57.45MB

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

From: Ryan Burfeind, PE, Public Works Director/City Engineer

Date: May 13, 2022

Re: South District Trunk Storm Sewer Project – Approve Plans and Specifications and Establish Bid Date

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Background

In 2022 Cottage Grove will be constructing a new trunk storm sewer, which will serve development and street infrastructure in the City's South District. The South District is generally described as land south of 100th Street, which includes the Northpoint, Preserve at Prairie Dunes, and Graymont Village Developments. While these development projects will have their own storm-water ponding to meet State, Watershed, and City requirements, the topography of the area requires that a trunk storm sewer be constructed to provide an outlet for their ponds. Figure 1 below highlights the proposed route for the trunk storm sewer, which will follow closely to the City's existing trunk sanitary sewer. As stormwater is prohibited to be routed to the Scientific Natural Area along the west boundary of this district, this route across 3M property provides the most cost-effective way to provide the outlet



Figure 1 – Trunk Storm Sewer Alignment

This trunk storm sewer is paid for by the City's Storm Sewer Area fund, which is funded by Area Charges that are collected from development projects. This pipe is also designed to serve any future development in this area of the City, along with future roadways such as the extension of 105th Street up to Jamaica Avenue. By sizing the pipe to meet these future needs, we are ensuring that stormwater can be managed in the most cost-effective way both now and into the future.

Discussion

Plans and Specifications: Plans and specifications have been prepared in accordance with City standards and specifications. The engineer's estimate for the project is $3,930,000.

Bid Date: A bid date of June 9, 2022 at 10:00 a.m. will provide ample time to provide required notification to contractors.

Recommendation

It is recommended the City Council adopt a resolution approving the plans and specifications and establishing a June 9, 2022, bid date for the South District Trunk Storm Sewer Project.

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

RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS AND ESTABLISHING A BID DATE FOR THE SOUTH DISTRICT TRUNK STORM SEWER PROJECT

WHEREAS, plans and specifications have been prepared in accordance with the City Standards and Specifications for the South District Trunk Storm Sewer Project; and

WHEREAS, a bid date has been established for June 9, 2022; and

WHEREAS, the City Engineer has presented such plans and specifications to the City Council for approval.

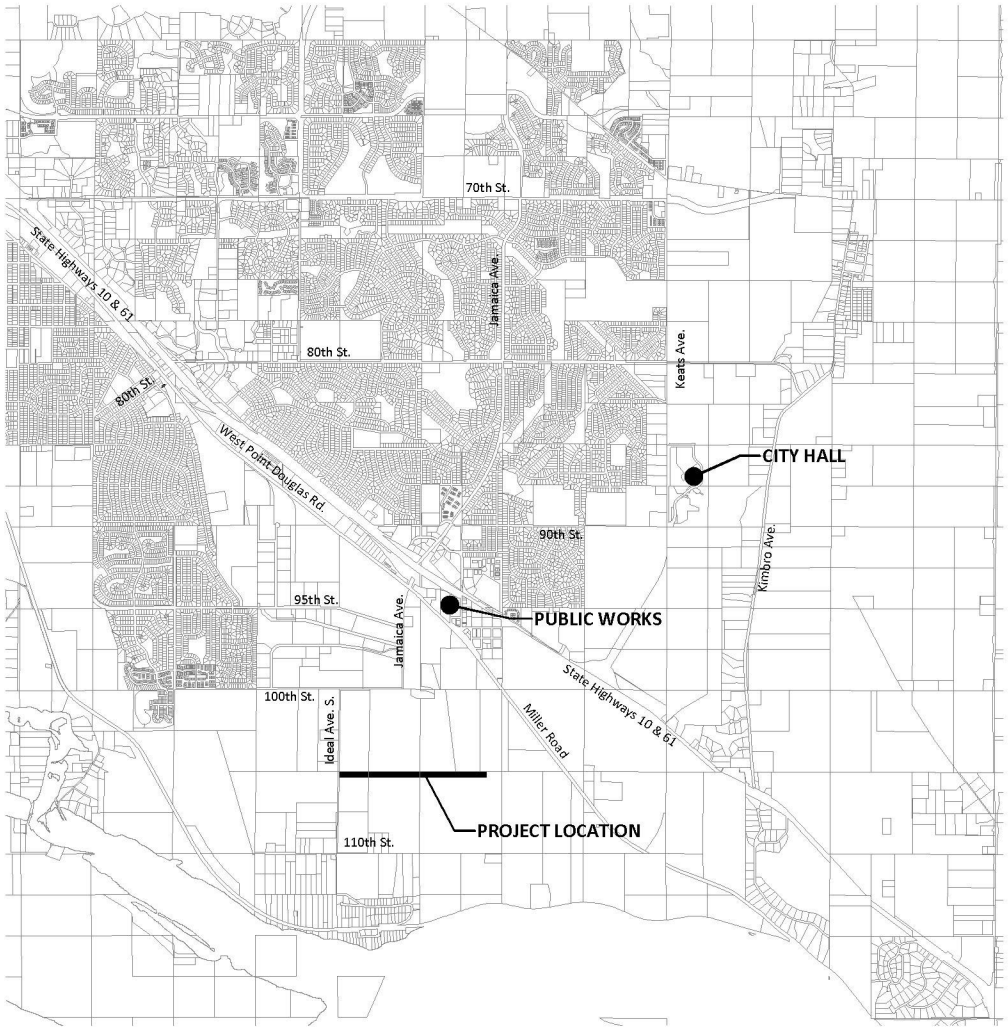
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, approves the plans and specifications and establishes a bid date of June 9, 2022, for the South District Trunk Storm Sewer Project.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk



MAP OF THE
CITY OF COTTAGE GROVE
WASHINGTON COUNTY, MN

Cottage Grove

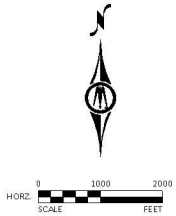
Where Pride and Prosperity Meet

SOUTH DISTRICT TRUNK STORM SEWER

2022

SHEET INDEX

SHEET NO.	DESCRIPTION
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL NOTES
G2.01	GENERAL PLAN LAYOUT & INDEX SHEET
G2.02	EASEMENT PLAN
G2.03	CONSTRUCTION STAGING & ACCESS
C1.01 - C1.05	DETAILS
C2.01 - C2.02	EROSION CONTROL PLAN
C2.03 - C2.05	STORMWATER POLLUTION PREVENTION PLAN
C4.01	SANITARY SEWER PLAN & PROFILE
C5.01 - C5.04	STORM SEWER PLAN AND PROFILE



THIS SET OF PLANS CONTAINS 21 SHEETS

MYRON BAILEY	MAYOR
DAVID THIEDE	COUNCIL MEMBER
STEVE DENNIS	COUNCIL MEMBER
JUSTIN OLSEN	COUNCIL MEMBER
TONY KHAMBATA	COUNCIL MEMBER
JENNIFER LEVITT	CITY ADMINISTRATOR
RYAN BURFEIND	DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KORINE LAND	ATTORNEY

PROJECT DATUM:
HORIZONTAL: WASHINGTON COUNTY COORDINATES, NAD 83 1986 ADJUSTMENT
VERTICAL: NAVD 88

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.

MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

BOLTON & MENK

3507 HIGH POINT DRIVE NORTH
BLDG. 1 SUITE E130
OAKDALE, MINNESOTA 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
www.bolton-menk.com

DESIGNED AK
DRAWN AK/MAJ
CHECKED MRW
CLIENT PROJ. NO. 0N1.125940

NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
TITLE SHEET

SHEET G0.01

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H:\CITY\N1\125940\CAD\CIVIL\25940-G001 Jay 5/12/2022 12:41:58 PM

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT ON POLE
- LIGHT-GROUND
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- ORDER MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POLE-BRACE
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

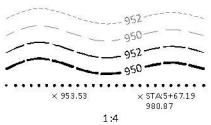
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- CONCRETE
- GRAVEL

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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MICHAEL R. WARNER
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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
LEGEND

SHEET G0.02

PROJECT STAGING/SEQUENCING NOTES

1. ANY PROPOSED STAGINGS SHOWN IN THE PLANS ARE INTENDED AS CONSTRAINTS WITHIN WHICH THE CONTRACTOR SHALL SCHEDULE AND COMPLETE WORK. THE OWNER AND ENGINEER ANTICIPATE THE CONTRACTOR MAY REQUIRE ADDITIONAL INTERIM STAGES. SUCH INTERIM STAGES SHALL BE DETERMINED AND IMPLEMENTED BY THE CONTRACTOR BASED ON THE CONTRACTOR'S RESOURCES, SCHEDULE, SPECIFIED WORK, AND INTERIM CONTRACT DEADLINES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROGRESSION OF WORK AND SHALL SUBMIT A DETAILED STAGING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK ON ANY PHASE.
3. AREAS OF WORK SUBJECT TO EASEMENT ACQUISITION ARE SHOWN ON SHEET G2.02. LATEST DATE OF TITLE & POSSESSION (WHEN WORK MAY COMMENCE) ANTICIPATED TO BE AUGUST 1, 2022. CONTRACTOR WILL BE NOTIFIED IN WRITING AS EASEMENTS ARE ACQUIRED AND MAY BEGIN WORK IN THOSE AREAS THEREAFTER AS HE DEEMS APPROPRIATE.
4. SEVERAL AREAS OF THE PROJECT HAVE TIME OF YEAR RESTRICTIONS DUE TO NATURAL RESOURCES HABITAT IN THE AREAS. THESE RESTRICTIONS ARE AS FOLLOWS.
   A. OCTOBER 15 - APRIL 15: NO WORK IN WETLAND AREA DUE TO BLANDINGS TURTLE AREA.
   B. APRIL 1 - JULY 31: NO WORK IN GRASSLAND AREAS DUE TO STATE BIRD SPECIES NESTING AREA. SEE C2.01-C2.02 FOR GRASSLAND LOCATIONS.

UTILITY CONSTRUCTION NOTES

1. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION. (INCIDENTAL)
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
3. ALL MATERIALS TESTING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. ALL USES OF THE WORD "INCIDENTAL" IN THESE CONSTRUCTION DOCUMENTS SHALL BE CONSTRUED TO MEAN INCIDENTAL WORK FOR WHICH NO DIRECT COMPENSATION SHALL BE MADE.
5. NO CONSTRUCTION OCTOBER 15TH TO APRIL 15TH IN WETLAND AREA.
6. NO CONSTRUCTION APRIL 1ST - JULY 31ST IN GRASS LAND AREAS
7. ALL EXCAVATION & EQUIPMENT SHALL REMAIN WITHIN ROW, EASEMENTS AND REMOVAL LIMITS SHOWN. TRENCH BOX OR SHEETING MAY BE REQUIRED. (INCIDENTAL)
8. CONTRACTOR SHALL PROTECT AND SUPPORT AS NECESSARY ALL TREES, BUILDINGS, LANDSCAPING, RETAINING WALLS, WALKWAYS, DRIVEWAYS, CURB AND GUTTER, ETC. UNLESS NOTED OTHERWISE IN THE PLAN OR IN THE FIELD BY THE ENGINEER.
9. CONTRACTOR SHALL SALVAGE REINSTALL AND INSTALL OR PROTECT OR REPLACE ALL LANDSCAPING INCLUDING BOULDERS, EDGING, LANDSCAPE ROCK, MULCH, BUSHES, PLANTS, LAWN ORNAMENTS, ETC. THAT ARE DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROTECT & SUPPORT ALL EXISTING PUBLIC AND PRIVATE UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE, WATERMAIN, STORM, SANITARY, WELLS, SEPTICS, DRAINFIELDS, ETC) AS DIRECTED BY UTILITY OWNER UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL COORDINATE ALL DEWATERING OPERATIONS AND OBTAIN ALL REQUIRED PERMITS.

HORIZONTAL AND VERTICAL CONTROL NOTES

1. HORIZONTAL: WASHINGTON COUNTY COORDINATES, NAD 83 1986 ADJUSTMENTS
2. VERTICAL : NAVD 88
3. BENCHMARK = TOP NUT OF HYDRANT ELEVATION OF 812.94, SEE SHEET C5.04.

TRAFFIC CONTROL NOTES

1. ACCESS TO RESIDENCES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ALSO SUPPLY ACCESS TO AND FROM THE SITE FOR CONCURRENT CONSTRUCTION PROJECTS, PRIVATE UTILITY IMPROVEMENTS/RELOCATIONS, AND AS OTHERWISE PROVIDED FOR IN THE SPECIAL PROVISIONS.
2. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD) AND INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. TRAFFIC CONTROL NOT IN COMPLIANCE WITH MN MUTCD WILL BE SUBJECT TO VIOLATION IN ACCORDANCE WITH THE SPECIAL PROVISIONS.
3. THE ITEM "TRAFFIC CONTROL" BID AS "LUMP SUM" SHALL INCLUDE ALL COSTS FOR PROVIDING TEMPORARY CONTROLS SPECIFIED IN THE PLAN AND OTHER TRAFFIC CONTROL REQUIRED PER THE MN/MUTCD DUE TO THE CONTRACTORS OPERATIONS FOR COMPLETION OF THE PROJECT INCLUDING BUT NOT LIMITED TO, ROADWORK AHEAD SIGNS, TRUCKS HAULING SIGNS, TRAIL CLOSED SIGNS, ETC. THE AMOUNT BID SHALL ALSO INCLUDE SUFFICIENT TRAFFIC CONTROL FOR WARNING OF POTENTIAL HAZARDS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FLASHING BARRICADES AROUND EQUIPMENT AND OBSTRUCTIONS, AND ORANGE CONSTRUCTION FENCE WITH POSTS FOR MULTIPLE INSTALLATIONS, DISASSEMBLY, AND REINSTALLATION AS NEEDED TO SECURE HAZARDS FROM TRAFFIC.
4. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO ENGINEER FOR REVIEW & APPROVAL. PLAN SHALL INCLUDE ROAD WORK AHEAD & TRUCKS HAULING SIGNAGE, TRAIL CLOSURE SIGNAGE, PROPOSED HAUL ROUTES, ETC.

REMOVAL NOTES

1. PRIOR TO REMOVALS, REQUIRED EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. COORDINATE WITH UTILITY OWNER TO RELOCATE POWER AND LIGHT POLES, AND OTHER PRIVATE UTILITIES AS NECESSARY.
3. ALL ADJACENT BITUMINOUS AND CONCRETE SURFACES SHALL BE CLEANLY SAWCUT PRIOR TO REMOVAL.
4. REMOVALS SHALL BE LIMITED TO AREAS WITHIN THE DEFINED PROJECT LIMITS. RESTORATION OF AREAS OUTSIDE OF PROJECT LIMITS SHALL BE COMPLETED AT THE CONTRACTOR'S COST UNLESS OTHERWISE APPROVED.
5. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF MATERIALS REMOVED FROM THIS SITE.
6. ANY TREES, SHRUBS, AND PLANTINGS TO BE REMOVED SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. CLEARING AND GRUBBING LIMITS SHOWN ARE MAXIMUM LIMITS. CONTRACTOR MAY ELECT TO REDUCE IMPACTS BASED ON MEANS AND METHODS.
7. CONTRACTOR SHALL PROTECT ALL ITEMS DESIGNATED FOR SALVAGE AND PROVIDE APPROPRIATE STORAGE UNTIL RE-INSTALLATION. ANY ITEMS DESIGNATED TO BE SALVAGED WHICH ARE DAMAGED SHALL BE REPLACED WITH NEW AT NO COST TO THE OWNER. REPAIR OF DAMAGED ITEMS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
8. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED DURING CONSTRUCTION.

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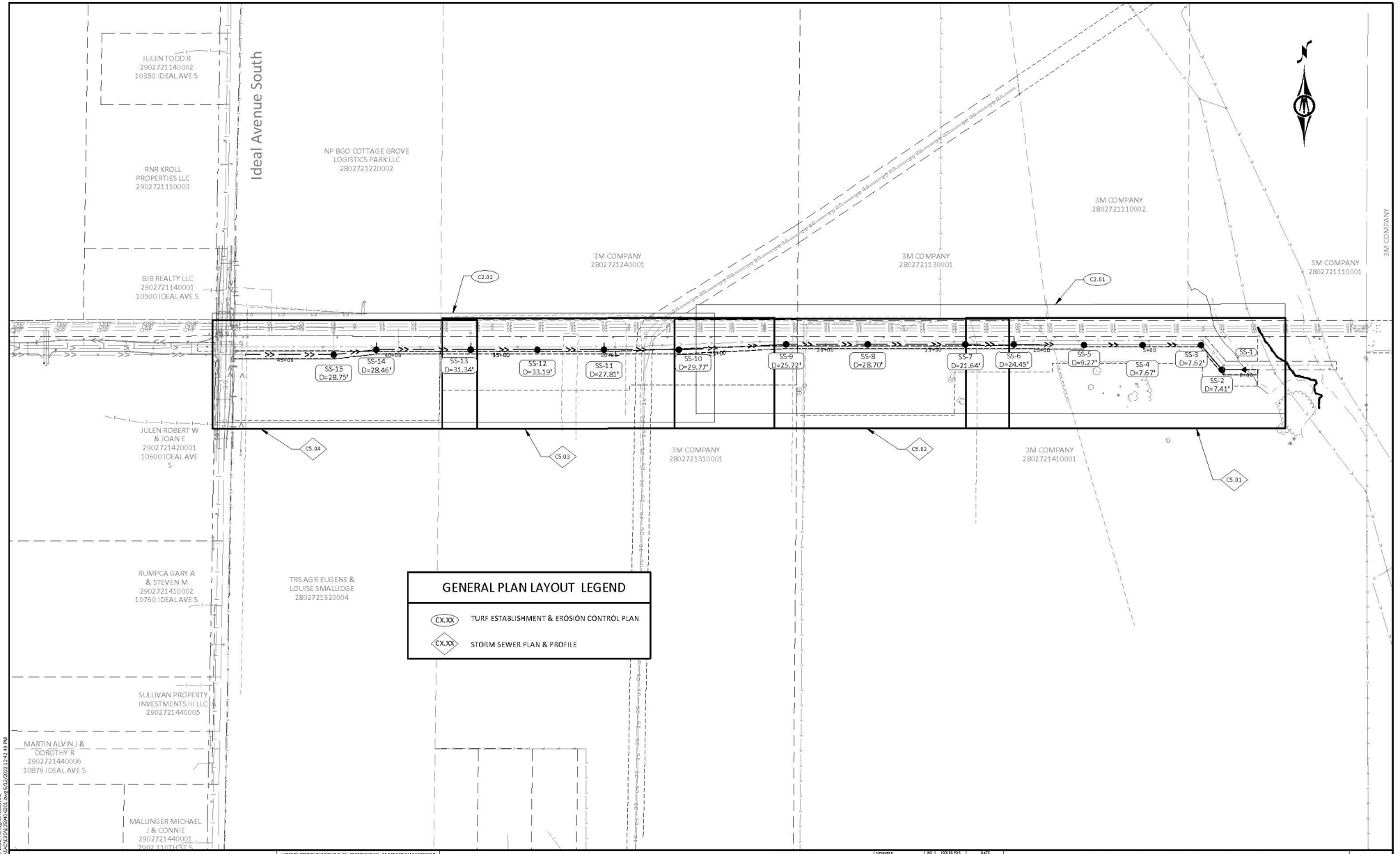
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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
GENERAL NOTES

SHEET
G0.03



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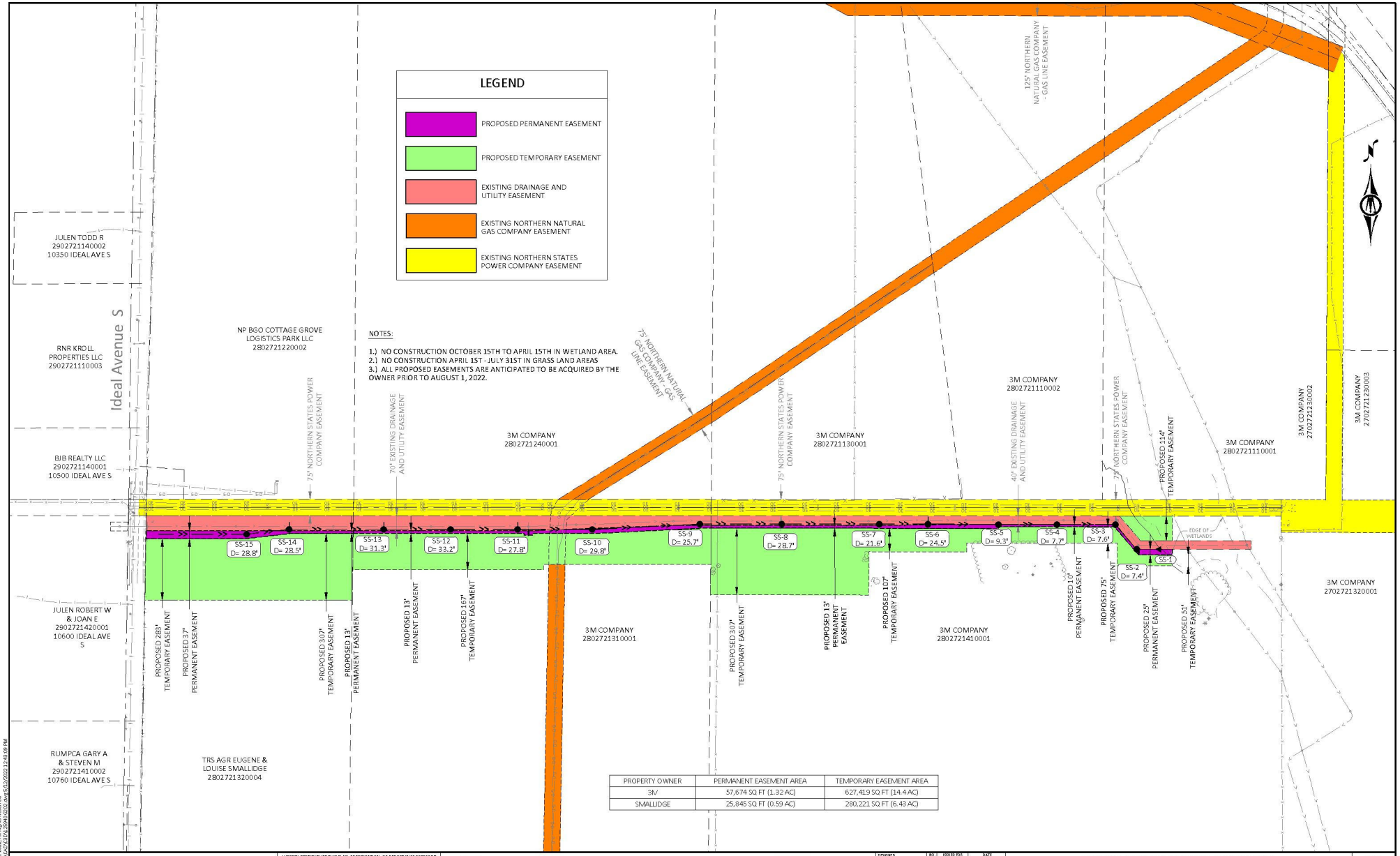
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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
GENERAL PLAN LAYOUT & INDEX SHEET

SHEET G2.01



PROPERTY OWNER	PERMANENT EASEMENT AREA	TEMPORARY EASEMENT AREA
3M	57,674 SQ FT (1.32 AC)	627,419 SQ FT (14.4 AC)
SMALLIDGE	25,845 SQ FT (0.59 AC)	280,221 SQ FT (6.43 AC)

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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
EASEMENT PLAN

SHEET G2.02

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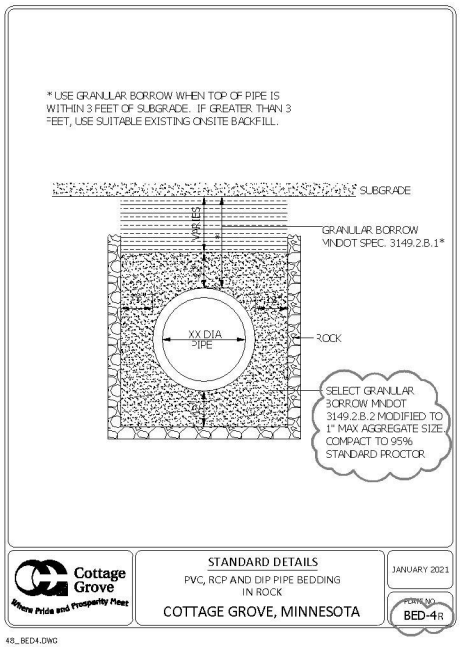
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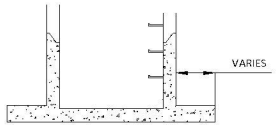
CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
CONSTRUCTION STAGING & SITE ACCESS

SHEET G2.03

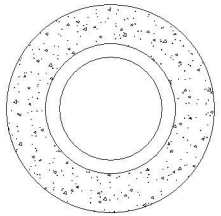
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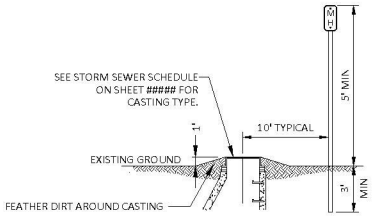
1. ANTI-BUOYANCY COLLAR SHALL BE CAST MONOLITHICALLY WITH BASE SECTION.
2. CONTRACTOR SHALL SUBMIT ANTI-BUOYANCY CALCULATIONS WITH MANHOLE SUBMITTALS DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MINNESOTA.



MANHOLE ANTI-BUOYANCY COLLAR
NOT TO SCALE

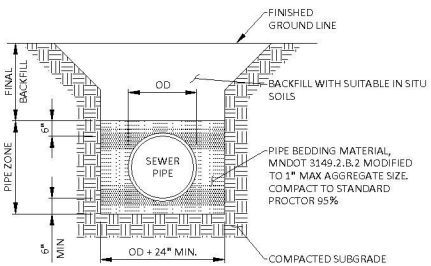
STORM SEWER SCHEDULE

STRUCTURE	TYPE	STD. DETAIL	CASTING	DIAMETER	ANTI-BUOYANCY COLLAR	SPECIAL COMMENTS
SS-1	FES	STO-11	-	48"		TRASH GUARD
SS-2	MH	STO-3	R-1642	7'	X	
SS-3	MH	STO-3	R-1642	7'	X	
SS-4	MH	STO-3	R-1642	6'	X	
SS-5	MH	STO-3	R-1642	6'		
SS-6	MH	STO-1	R-1642	6'		
SS-7	MH	STO-1	R-1642	6'		
SS-8	MH	STO-1	R-1642	6'		
SS-9	MH	STO-1	R-1642	6'		
SS-10	MH	STO-1	R-1642	6'		
SS-11	MH	STO-1	R-1642	6'		
SS-12	MH	STO-1	R-1642	6'		
SS-13	MH	STO-1	R-1642	6'		
SS-14	MH	STO-1	R-1642	5'		
SS-15	MH	STO-1	R-1642	5'		

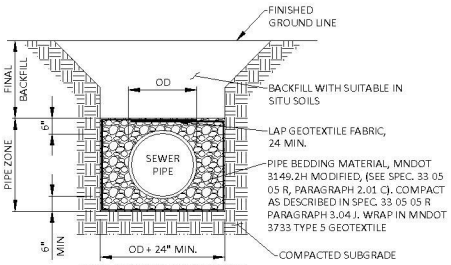


NOTES:
1. SIGNS TO BE A MIN OF 6"X9".
2. BLACK ON WHITE IS PREFERRED.
3. 3M OR EQUAL ENGINEER'S GRADE REFLECTIVE SHEETING ON ALUMINUM IS PREFERRED.
4. WORDING SHALL BE:
   M
   H
5. 4 SIGNS SHALL BE POSTED AT EQUAL DISTANCE FROM MANHOLE AT ALL MANHOLES IN UNIMPROVED AREAS OR AS SHOWN ON THE STRUCTURE SCHEDULE.
6. FIELD VERIFY FINAL LOCATION WITH THE ENGINEER.

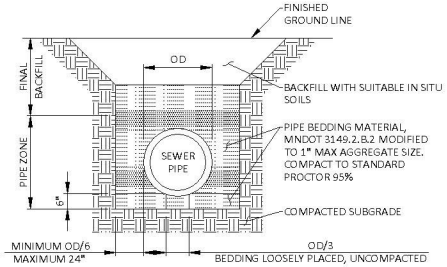
MANHOLE CASTING DETAIL
NOT TO SCALE



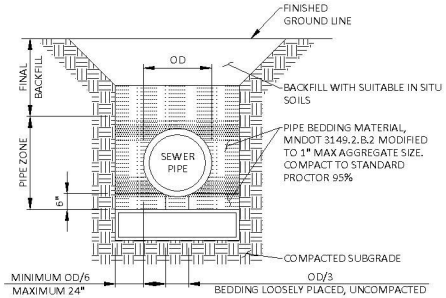
TYPE A1 STANDARD BEDDING
PVC SANITARY SEWER
FOR STUB AT MH 100



TYPE A2 STANDARD BEDDING
PVC SANITARY SEWER
FOR STUB AT MH 109



STANDARD BEDDING
RCP STORM SEWER



BEDDING IN POOR SOILS
RCP STORM SEWER

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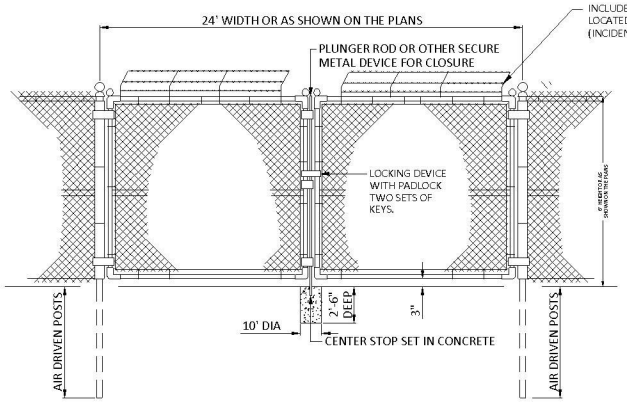
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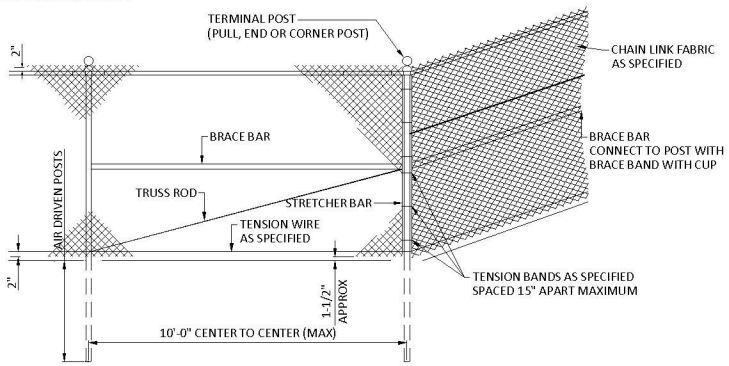
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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
DETAILS

SHEET
C1.01



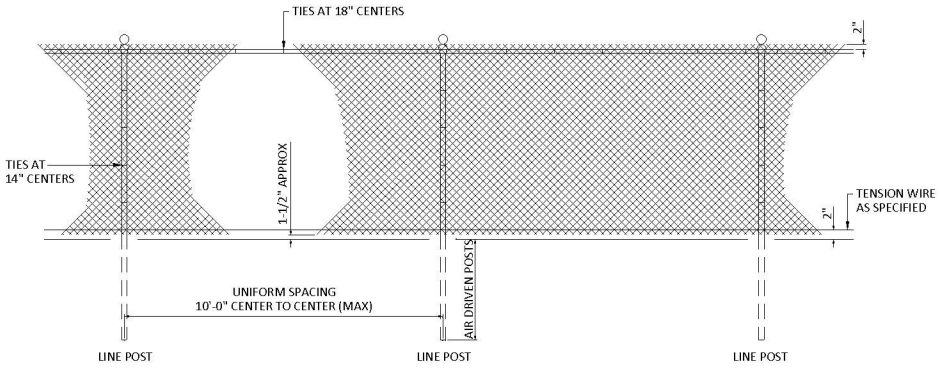
DOUBLE SWING GATE



PULL, END OR CORNER POST

NOTES:

1.) CONTRACTOR SHALL SUBSTANTIALLY MATCH LOOK AND APPEARANCE OF EXISTING FENCES BEING MODIFIED AS PART OF THIS PROJECT.



LINE SECTION

CHAIN LINK FENCE

NOT TO SCALE

CHAIN LINK FENCE FRAMEWORK SPECIFICATIONS

FRAMING MEMBERS	TYPE 1 (SCHED 40) ROUND PIPE		POST DEPTH BELOW GRADE (IN)	CONCRETE FOOTING DIA (IN)	CONCRETE FOOTING DEPTH (IN)
TERMINAL POSTS (END, CORNER AND PULL POSTS)					
FABRIC HEIGHT 6 FEET OR LESS	OUTSIDE DIAMETER (IN)	2.375	36	10	42
	WALL THICKNESS (IN)	0.154			
	WEIGHT (LB/FT)	3.650			
FABRIC HEIGHT OVER 6 FEET TO 8 FEET	OUTSIDE DIAMETER (IN)	2.875	42	12	48
	WALL THICKNESS (IN)	0.203			
	WEIGHT (LB/FT)	5.790			
FABRIC HEIGHT OVER 8 FEET TO 10 FEET	OUTSIDE DIAMETER (IN)	2.875	48	12	54
	WALL THICKNESS (IN)	0.203			
	WEIGHT (LB/FT)	5.790			
LINE POSTS					
FABRIC HEIGHT 6 FEET OR LESS	OUTSIDE DIAMETER (IN)	1.900	48	NO CONCRETE FOUNDATION - AIR DRIVE	
	WALL THICKNESS (IN)	0.145			
	WEIGHT (LB/FT)	2.720			
FABRIC HEIGHT OVER 6 FEET TO 8 FEET	OUTSIDE DIAMETER (IN)	2.375	48	NO CONCRETE FOUNDATION - AIR DRIVE	
	WALL THICKNESS (IN)	0.154			
	WEIGHT (LB/FT)	3.650			
FABRIC HEIGHT OVER 8 FEET TO 10 FEET	OUTSIDE DIAMETER (IN)	2.375	60	NO CONCRETE FOUNDATION - AIR DRIVE	
	WALL THICKNESS (IN)	0.154			
	WEIGHT (LB/FT)	3.650			
GATE SUPPORT POSTS (6' OR LESS GATE LEAF WIDTH)					
FABRIC HEIGHT 6 FEET OR LESS	OUTSIDE DIAMETER (IN)	2.375	36	10	42
	WALL THICKNESS (IN)	0.154			
	WEIGHT (LB/FT)	3.650			
FABRIC HEIGHT OVER 6 FEET TO 8 FEET	OUTSIDE DIAMETER (IN)	2.875	42	12	48
	WALL THICKNESS (IN)	0.203			
	WEIGHT (LB/FT)	5.790			
FABRIC HEIGHT OVER 8 FEET TO 10 FEET	OUTSIDE DIAMETER (IN)	2.875	48	12	54
	WALL THICKNESS (IN)	0.203			
	WEIGHT (LB/FT)	5.790			
GATE SUPPORT POSTS (OVER 6' TO 12' GATE LEAF WIDTH)					
FABRIC HEIGHT 6 FEET OR LESS	OUTSIDE DIAMETER (IN)	2.875	42	12	48
	WALL THICKNESS (IN)	0.203			
	WEIGHT (LB/FT)	5.790			
FABRIC HEIGHT OVER 6 FEET TO 8 FEET	OUTSIDE DIAMETER (IN)	3.500	42	12	48
	WALL THICKNESS (IN)	0.216			
	WEIGHT (LB/FT)	7.580			
FABRIC HEIGHT OVER 8 FEET TO 10 FEET	OUTSIDE DIAMETER (IN)	4.000	48	12	54
	WALL THICKNESS (IN)	0.226			
	WEIGHT (LB/FT)	9.120			
GATE FRAMES					
6' OR LESS GATE LEAF WIDTH	OUTSIDE DIAMETER (IN)	1.660	N/A	N/A	N/A
	WALL THICKNESS (IN)	0.140			
	WEIGHT (LB/FT)	2.270			
OVER 6' TO 12' GATE LEAF WIDTH	OUTSIDE DIAMETER (IN)	1.900	N/A	N/A	N/A
	WALL THICKNESS (IN)	0.145			
	WEIGHT (LB/FT)	2.720			
TOP RAIL AND BRACES					
ALL	OUTSIDE DIAMETER (IN)	1.660	36	10	42
	WALL THICKNESS (IN)	0.140			
	WEIGHT (LB/FT)	2.270			

NOTE TO DESIGNER: FOR FENCING WITH WINDSCREENS, PRIVACY SLATS OR SIGNS THAT WILL IMPACT WIND LOADING, OR FOR FENCES OVER 10 FEET IN HEIGHT, CONSULT FENCE FABRICATOR OR STRUCTURAL ENGINEER FOR POST AND FOUNDATION DESIGN.

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MICHAEL R. WARNER
LIC. NO. 46693 DATE 05/12/2022

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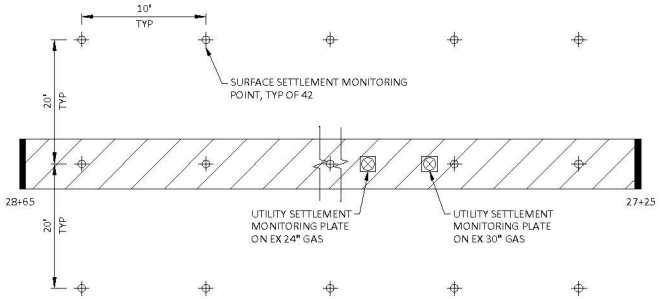
Cottage Grove
Where Pride and Prosperity Meet

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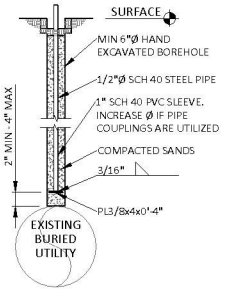
CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
DETAILS

SHEET C1.02



PIPE JACKING - GAS MAINS CROSSING

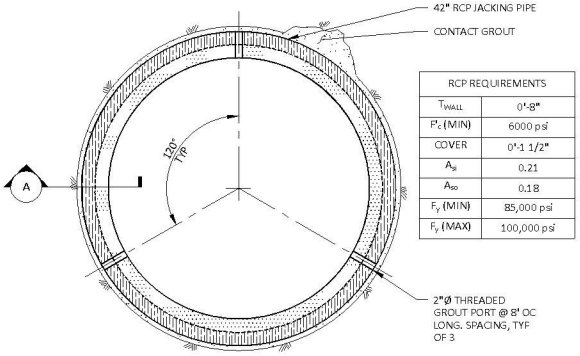
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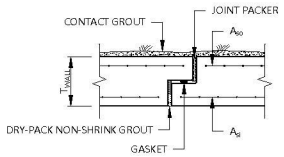
UTILITY SETTLEMENT PLATE

SETTLEMENT MONITORING NOTES:

1. FURNISH AND INSTALL 18" LONG x 3/4" DIA STEEL PIPES AS SURFACE SETTLEMENT POINTS IN ALL NON PAVED AREAS, DRIVE PIPES A MINIMUM OF 12" AND MAXIMUM OF 15" INTO THE GROUND. REMOVE ALL PIPES AT PROJECT COMPLETION.
2. INSTALL SURFACE AND UTILITY SETTLEMENT MONITORING POINTS 10 DAYS PRIOR TO BEGINNING OF TUNNELING OPERATIONS AND TAKE INITIAL BASELINE READINGS.
3. SETTLEMENT MONITORING SHALL BE SURVEYED ONCE PER DAY DURING CONSTRUCTION OF EXCAVATION SUPPORT SYSTEMS AND TUNNELING OPERATIONS.



RCP REQUIREMENTS	
T_{WALL}	0'-8"
F'_c (MIN)	6000 psi
COVER	0'-1 1/2"
A_s	0.21
A_{60}	0.18
F_y (MIN)	85,000 psi
F_y (MAX)	100,000 psi



SECTION A

RCP CARRIER - PIPE JACKING

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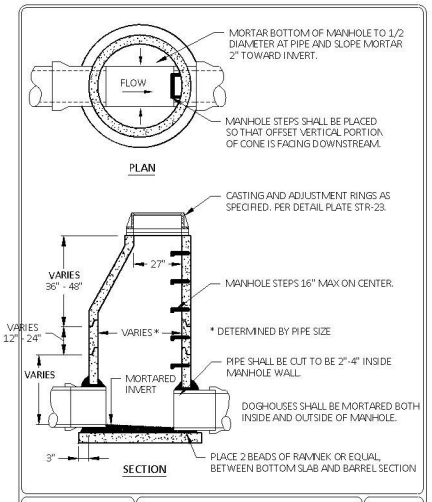
Cottage Grove
Where Pride and Prosperity Meet

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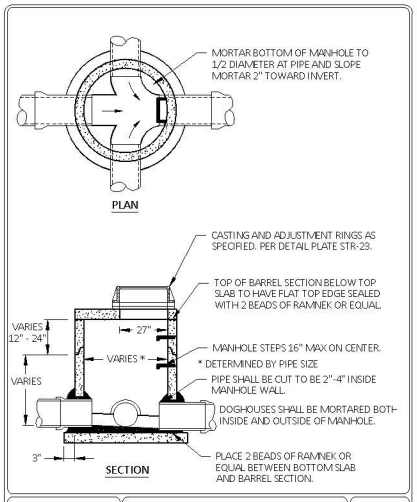
CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
DETAILS

SHEET
C1.03



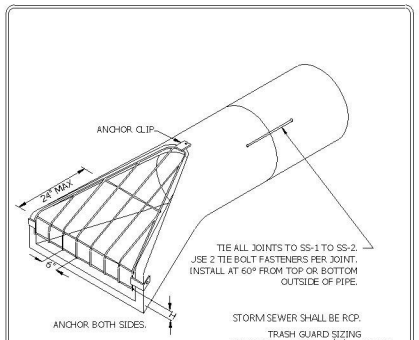
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STORM SEWER MANHOLE COTTAGE GROVE, MINNESOTA	JANUARY 2022 PLATE NO. STO-1

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Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB COTTAGE GROVE, MINNESOTA	JANUARY 2022 PLATE NO. STO-3

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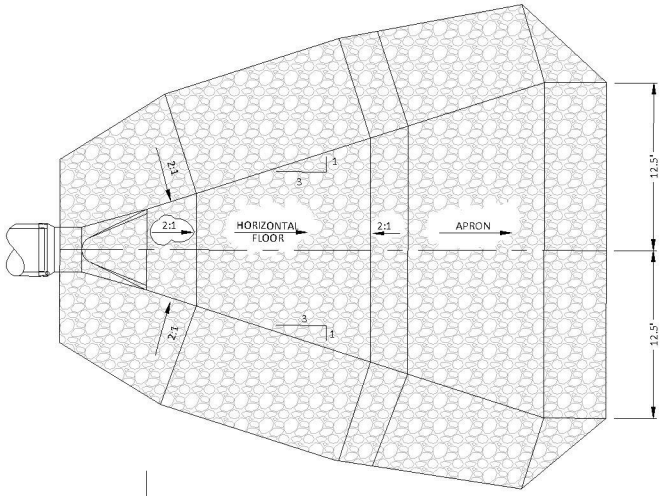
TRASH GUARD SIZING

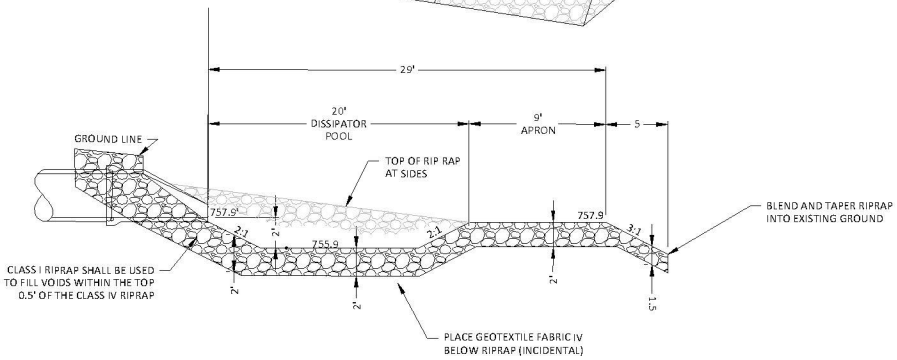
PIPE SIZE	BARS	H'	BOLTS
12"-18"	3/4"Ø	3'-4"	5/8"
21"-42"	1"Ø	4'-6"	3/4"
48"-72"	1 1/4"Ø	6'-8"	1"

SEE CITY PLATE NO. STO-12 AND STO-13 FOR RIPRAP PLACEMENT.

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS FLARED END SECTION AND TRASH GAURD COTTAGE GROVE, MINNESOTA	JANUARY 2022 PLATE NO. STO-11

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RIPRAP BASIN DETAIL

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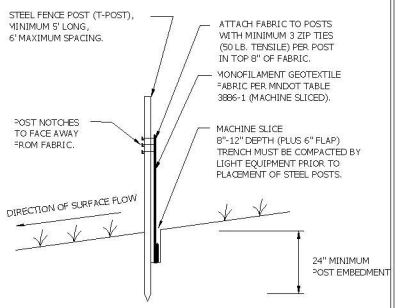
Cottage Grove — Where Pride and Prosperity Meet

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SOUTH DISTRICT TRUNK STORM SEWER
DETAILS

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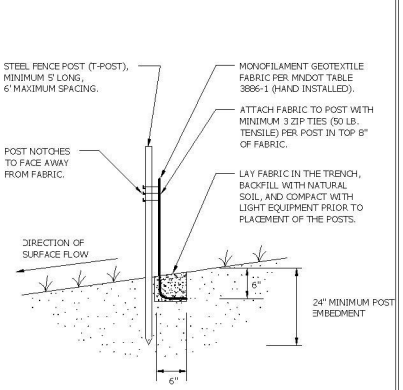


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-1

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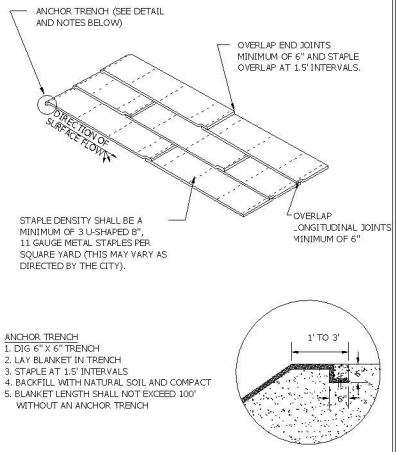


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HAND INSTALLED SILT FENCE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-2

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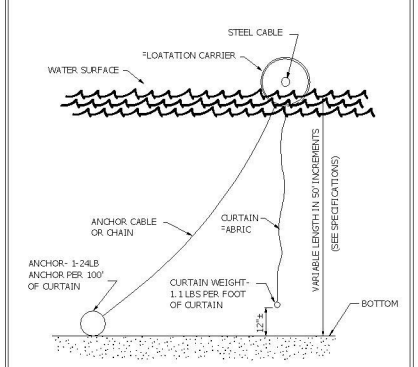


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
EROSION CONTROL BLANKET INSTALLATION
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-5

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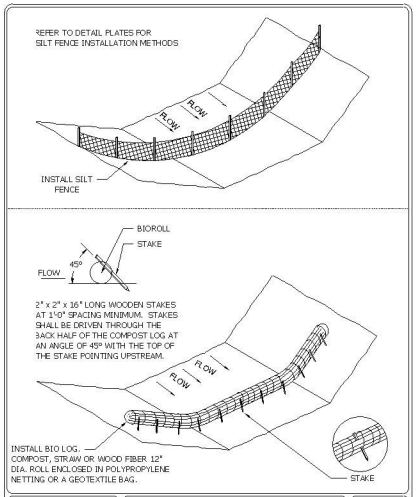


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
FLOATING SILT CURTAIN
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-6

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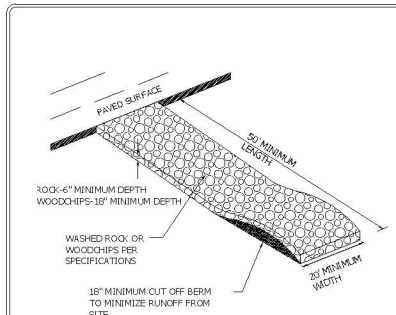


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
DITCH CHECKS
COTTAGE GROVE, MINNESOTA

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PLATE NO. ERO-11

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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

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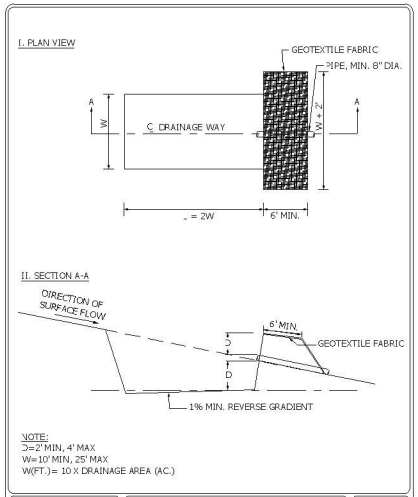


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SLOPE TRACKING
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-13

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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TEMPORARY SEDIMENT TRAP/BASIN
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-14

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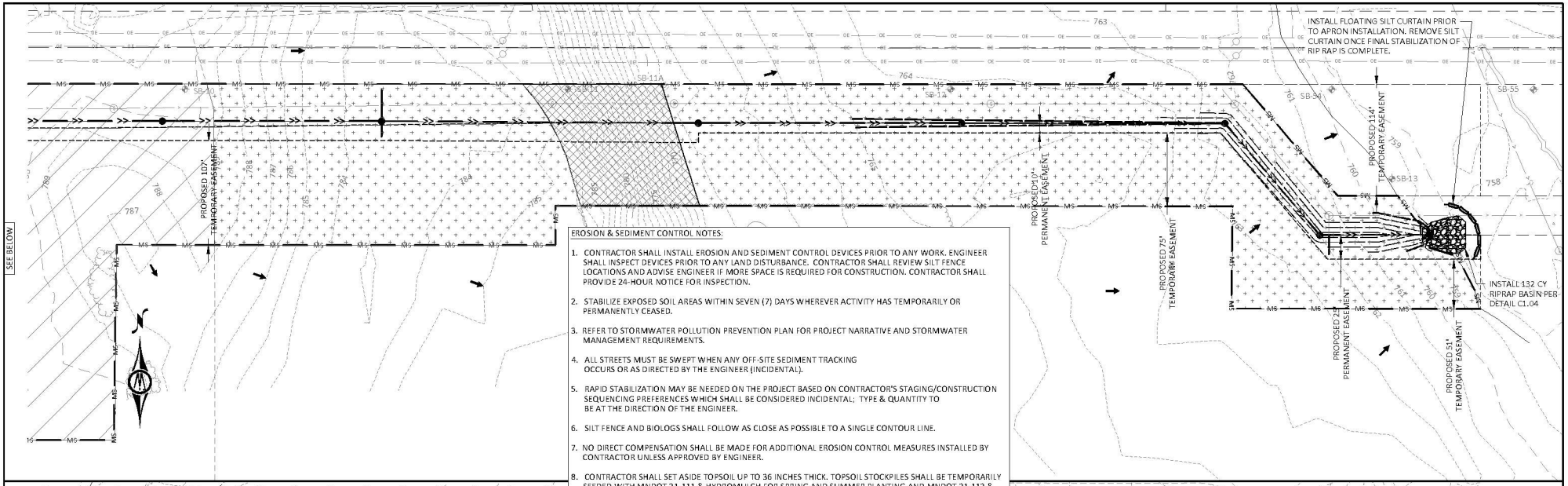
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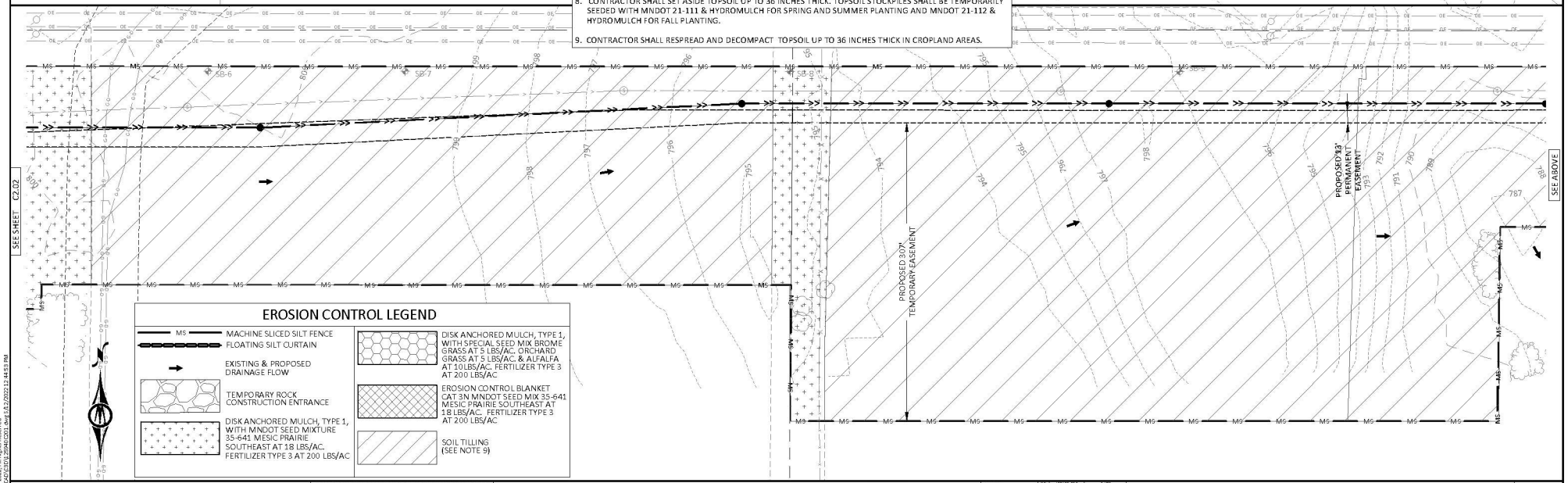
CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
DETAILS

SHEET C1.05



EROSION & SEDIMENT CONTROL NOTES:

1. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO ANY WORK. ENGINEER SHALL INSPECT DEVICES PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR SHALL REVIEW SILT FENCE LOCATIONS AND ADVISE ENGINEER IF MORE SPACE IS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE 24-HOUR NOTICE FOR INSPECTION.
2. STABILIZE EXPOSED SOIL AREAS WITHIN SEVEN (7) DAYS WHEREVER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR PROJECT NARRATIVE AND STORMWATER MANAGEMENT REQUIREMENTS.
4. ALL STREETS MUST BE SWEPT WHEN ANY OFF-SITE SEDIMENT TRACKING OCCURS OR AS DIRECTED BY THE ENGINEER (INCIDENTAL).
5. RAPID STABILIZATION MAY BE NEEDED ON THE PROJECT BASED ON CONTRACTOR'S STAGING/CONSTRUCTION SEQUENCING PREFERENCES WHICH SHALL BE CONSIDERED INCIDENTAL; TYPE & QUANTITY TO BE AT THE DIRECTION OF THE ENGINEER.
6. SILT FENCE AND BIOLOGS SHALL FOLLOW AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR LINE.
7. NO DIRECT COMPENSATION SHALL BE MADE FOR ADDITIONAL EROSION CONTROL MEASURES INSTALLED BY CONTRACTOR UNLESS APPROVED BY ENGINEER.
8. CONTRACTOR SHALL SET ASIDE TOPSOIL UP TO 36 INCHES THICK. TOPSOIL STOCKPILES SHALL BE TEMPORARILY SEEDED WITH MNDOT 21-111 & HYDROMULCH FOR SPRING AND SUMMER PLANTING AND MNDOT 21-112 & HYDROMULCH FOR FALL PLANTING.
9. CONTRACTOR SHALL RESPREAD AND DECOMPACT TOPSOIL UP TO 36 INCHES THICK IN CROPLAND AREAS.



EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- FLOATING SILT CURTAIN
- EXISTING & PROPOSED DRAINAGE FLOW
- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- DISK ANCHORED MULCH, TYPE 1, WITH MNDOT SEED MIXTURE 35-641 MESIC PRAIRIE SOUTHEAST AT 18 LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- DISK ANCHORED MULCH, TYPE 1, WITH SPECIAL SEED MIX BROME GRASS AT 5 LBS/AC. ORCHARD GRASS AT 5 LBS/AC. & ALFALFA AT 10 LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- EROSION CONTROL BLANKET CAT 3N MNDOT SEED MIX 35-641 MESIC PRAIRIE SOUTHEAST AT 18 LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- SOIL TILLING (SEE NOTE 9)

HORZ. SCALE 0 50 100 FEET

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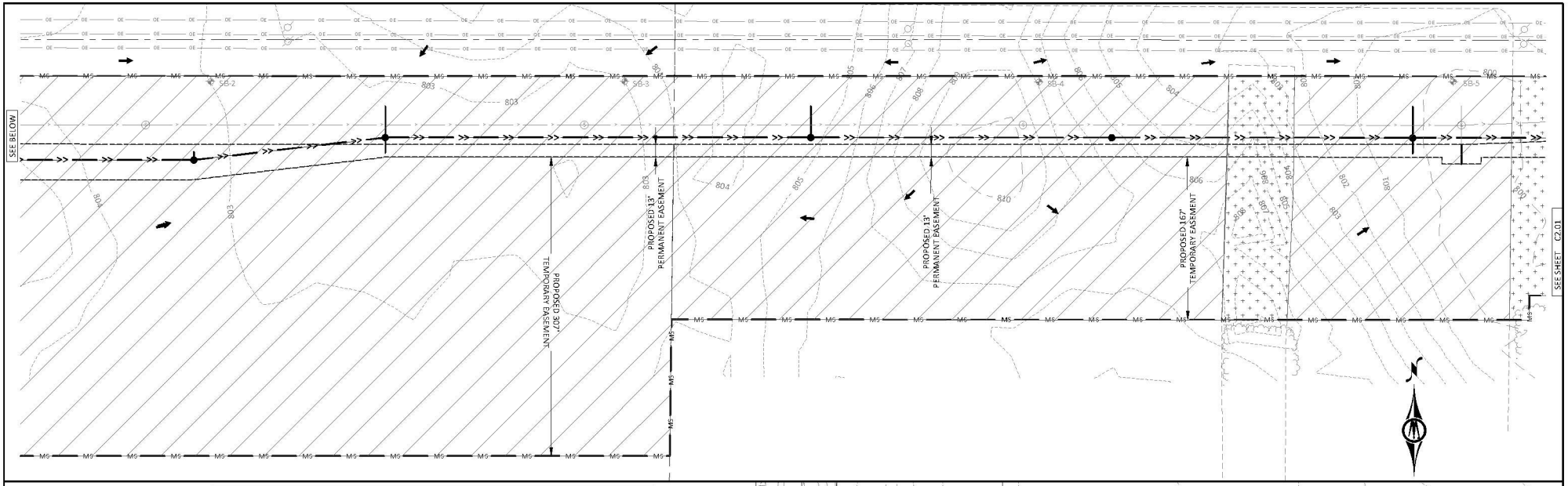
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SOUTH DISTRICT TRUNK STORM SEWER
EROSION CONTROL PLAN

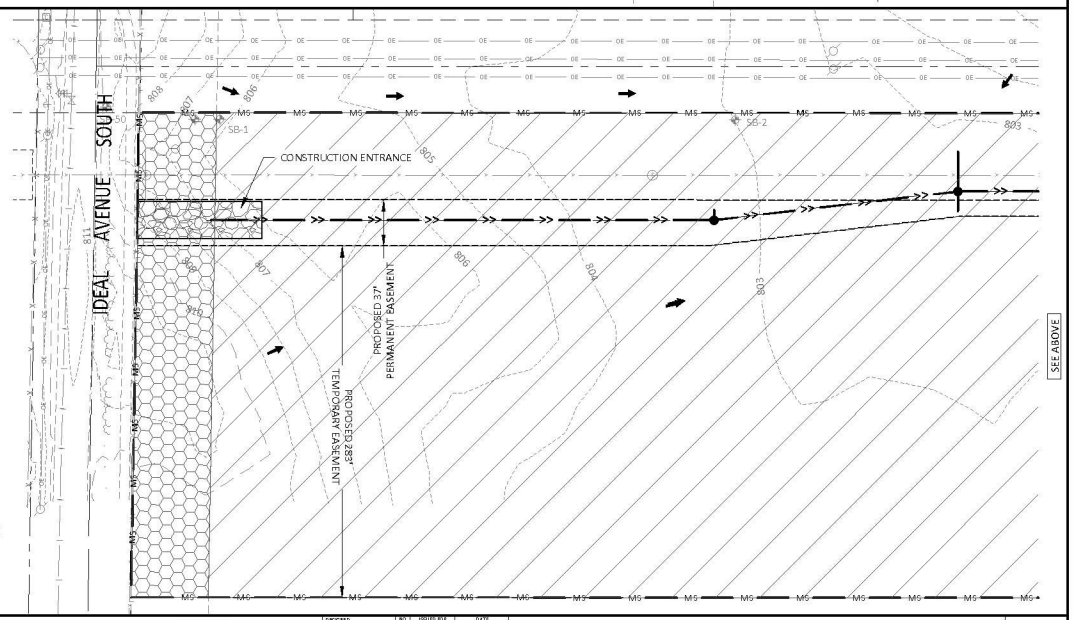
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2. STABILIZE EXPOSED SOIL AREAS WITHIN SEVEN (7) DAYS WHEREVER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR PROJECT NARRATIVE AND STORMWATER MANAGEMENT REQUIREMENTS.
4. ALL STREETS MUST BE SWEPT WHEN ANY OFF-SITE SEDIMENT TRACKING OCCURS OR AS DIRECTED BY THE ENGINEER (INCIDENTAL).
5. RAPID STABILIZATION MAY BE NEEDED ON THE PROJECT BASED ON CONTRACTOR'S STAGING/CONSTRUCTION SEQUENCING PREFERENCES WHICH SHALL BE CONSIDERED INCIDENTAL; TYPE & QUANTITY TO BE AT THE DIRECTION OF THE ENGINEER.
6. SILT FENCE AND BIOLOGS SHALL FOLLOW AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR LINE.
7. NO DIRECT COMPENSATION SHALL BE MADE FOR ADDITIONAL EROSION CONTROL MEASURES INSTALLED BY CONTRACTOR UNLESS APPROVED BY ENGINEER.
8. CONTRACTOR SHALL SET ASIDE TOPSOIL UP TO 36 INCHES THICK. TOPSOIL STOCKPILES SHALL BE TEMPORARILY SEEDED WITH MNDOT 21-111 & HYDROMULCH FOR SPRING AND SUMMER PLANTING AND MNDOT 21-112 & HYDROMULCH FOR FALL PLANTING.
9. CONTRACTOR SHALL RESPREAD AND DECOMPACT TOPSOIL UP TO 36 INCHES THICK IN CROPLAND AREAS.



EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- FLOATING SILT CURTAIN
- EXISTING & PROPOSED DRAINAGE FLOW
- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- DISK ANCHORED MULCH, TYPE 1, WITH MNDOT SEED MIXTURE 35-641 MESIC PRAIRIE SOUTHEAST AT 18 LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- DISK ANCHORED MULCH, TYPE 1, WITH SPECIAL SEED MIX BROME GRASS AT 5 LBS/AC. ORCHARD GRASS AT 5 LBS/AC. & ALFALFA AT 10LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- EROSION CONTROL BLANKET CAT 3N MNDOT SEED MIX 35-641 MESIC PRAIRIE SOUTHEAST AT 18 LBS/AC. FERTILIZER TYPE 3 AT 200 LBS/AC
- SOIL TILLING (SEE NOTE 9)

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HORZ. SCALE: 0 50 100 FEET

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.

MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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DESIGNED	AK
DRAWN	AK/MAJ
CHECKED	MRW
CLIENT PROJ. NO.	0N1.125940

NO.	ISSUED FOR	DATE

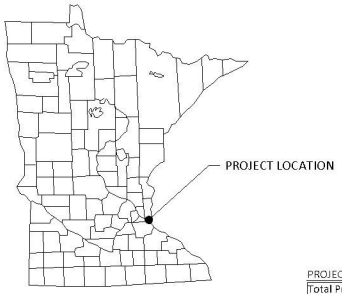
CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
EROSION CONTROL PLAN

SHEET C2.02

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SOUTH DISTRICT STORM SEWER PROJECT PHASE 1

CITY OF COTTAGE GROVE
WASHINGTON COUNTY, MINNESOTA



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- OR — IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- DWSMA, HIGH VULNERABILITY

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Cottage Grove, MN	Ryan Burfeind	651-458-2899
SWPPP DESIGNER:	Bolton & Menk, Inc.	Derek Benoy	763-228-6538
CONTRACTOR:	TBD	TBD	
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Cottage Grove, MN	Ryan Burfeind	651-458-2899

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	34.50	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	0.0	ACRES
Total new impervious surface area created =	0.0	ACRES

Planned Construction Start Date: 08/01/2022
Estimated Construction Completion Date: 03/31/2023

PERMANENT STORMWATER MANAGEMENT SYSTEM:
No new impervious surface will be created:

	Wet Sedimentation Basin
	Infiltration/Filtration
	Regional Pond
X	Permanent Stormwater Management Not Required

PROJECT LOCATION:

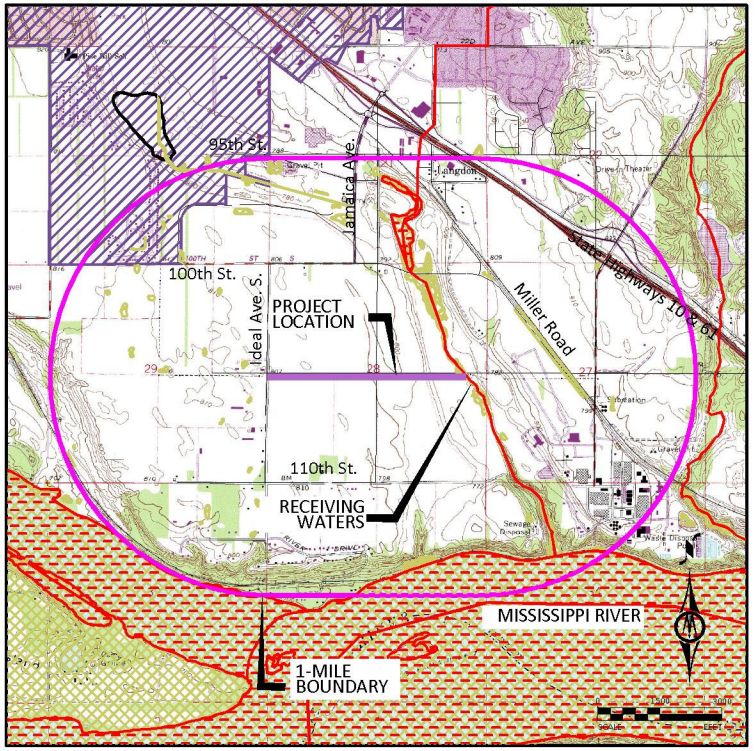
COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
WASHINGTON	T27N	R21W	28	44.7973°	-93.9379°

BMP SUMMARY	QUANTITY	UNIT
DISK ANCHORED MULCH W/ MNDOT SEED MIXTURE 35-641	5.8	ACRE
ROLLED EROSION PREVENTION CATEGORY 20 W/ MNDOT SEED MIX 35-641	1,930	SY
WETLAND REHABILITATION - MNDOT SEED MIXTURE 34-171	.5	ARCE
TEMPORARY SEEDING	8	ACRE
TEMPORARY HYDRAULIC EROSION CONTROL, TYPE BFM	6	ACRE
TEMPORARY HYDRAULIC EROSION CONTROL, TYPE MULCH	2	ACRE
CONSTRUCTION EXIT	1	EACH
SILT FENCE, MACHINE SLICED	11,000	LF
FLOATING SILT CURTAIN	100	LF
SEDIMENT CONTROL LOG TYPE - WOOD FIBER	325	LF
STREET SWEEPING	50	HR
EROSION CONTROL SUPERVISOR	1	LS

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Excavation, storm sewer construction, temporary erosion and sediment control and permanent stabilization.

The South District Storm Sewer - Phase 1 project involves the construction of the main truck storm sewer line. The main truck line will convey stormwater runoff from future development, but Phase 1 does not include the construction of any inlet structures, therefore stormwater runoff from the site will follow existing drainage patterns.

No new impervious surfaces will be created by this project, therefore there is no need for permanent storm water management BMPs.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Mississippi	River	Yes	Yes	TSS, PFOS, Nutrients
Unnamed	River	No	Yes	TSS, PFOS, Nutrients

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, waterway protection, inlet protection, and construction exit.
3) Construct storm sewer in short segments to minimize disturbed area.
4) Add additional temporary BMPs as necessary during construction based on inspection reports.
5) Ensure final stabilization measures are complete.
6) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
7) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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DRAWN	AK/MAJ		
CHECKED	MRW		
CLIENT PROJ. NO.	0N1.125940		

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
SWPPP - PROJECT INFORMATION AND LOCATION MAP

SHEET C2.03

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN R100001 (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. inspections of areas with permanent cover to be reduced to once per month,
b. inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no less than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	PENDING

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA

Derek Benoy

Construction Site Management (May 31 2024)
Design of Construction SWPPP (May 31 2024)

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MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
SWPPP - NARRATIVE

SHEET C2.04

LEGEND

PROJECT BOUNDARY

SOIL TYPE



HORZ. SCALE 0 300 600 FEET

SOIL TYPE SUMMARY			
Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
7B	Hubbard loamy sand, 1-6% slopes	A	NHEL
7D	Hubbard loamy sand, 12-18% slopes	A	HEL
8	Sparta loamy sand, 0-2% slopes	A	NHEL
8B	Sparta loamy sand, 2-6% slopes	A	NHEL
100B	Copaston loam, 0-6% slopes	B/D	NHEL
151	Burkhardt sandy loam, 0-3% slopes	A	NHEL
327	Dickman sandy loam, 0-2% slopes	A	NHEL
468	Otter silt loam	D	NHEL
	NHEL - Not Highly Erodible Land		
	PHEL - Potentially Highly Erodible Land		
	HEL - Highly Erodible Land		

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN	
DESCRIPTION	SHEET NO.
SITE MAP	C2.03
DIRECTION OF FLOW	C2.01-C2.02
FINAL STABILIZATION	C2.01-C2.02
SOILS	C2.05
DRAINAGE STRUCTURES	C5.01-C5.02
DRAINAGE TABULATION	C1.01
STORM SEWER PLAN & PROFILE SHEETS	C5.01-C5.02
EROSION & SEDIMENT CONTROL DETAILS	C1.04-C1.05
EROSION CONTROL TABULATION	C2.03
TURF ESTABLISHMENT TABULATION	C2.03
NARRATIVE & NOTES	C2.03 - C2.04

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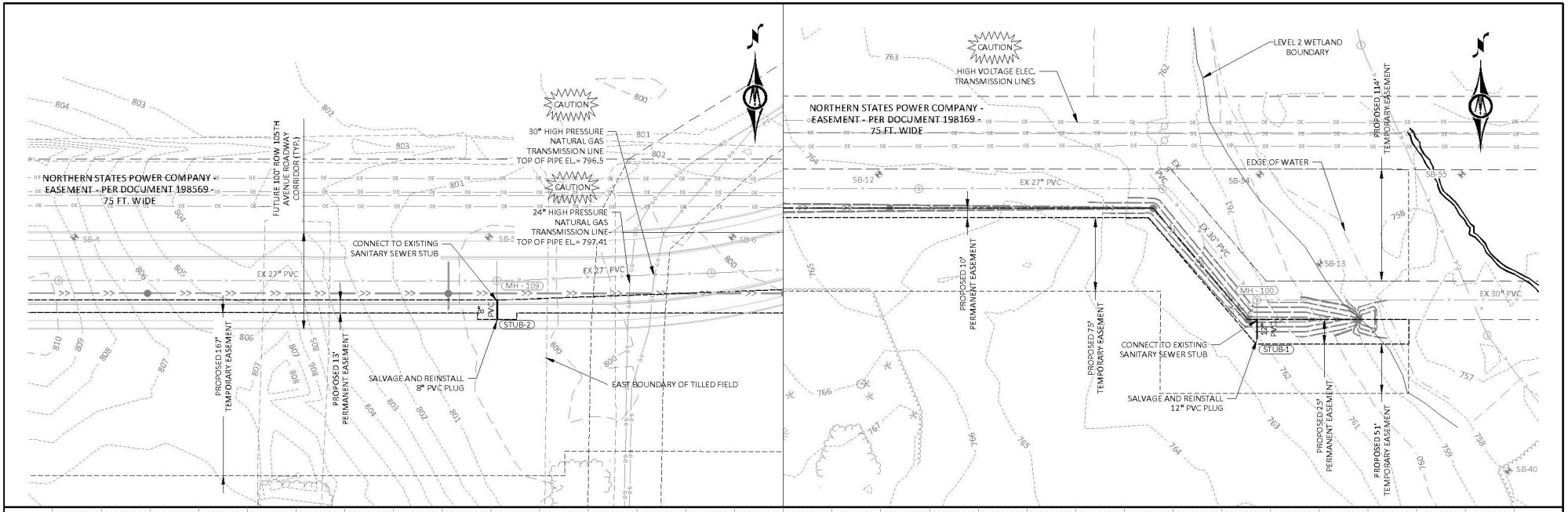
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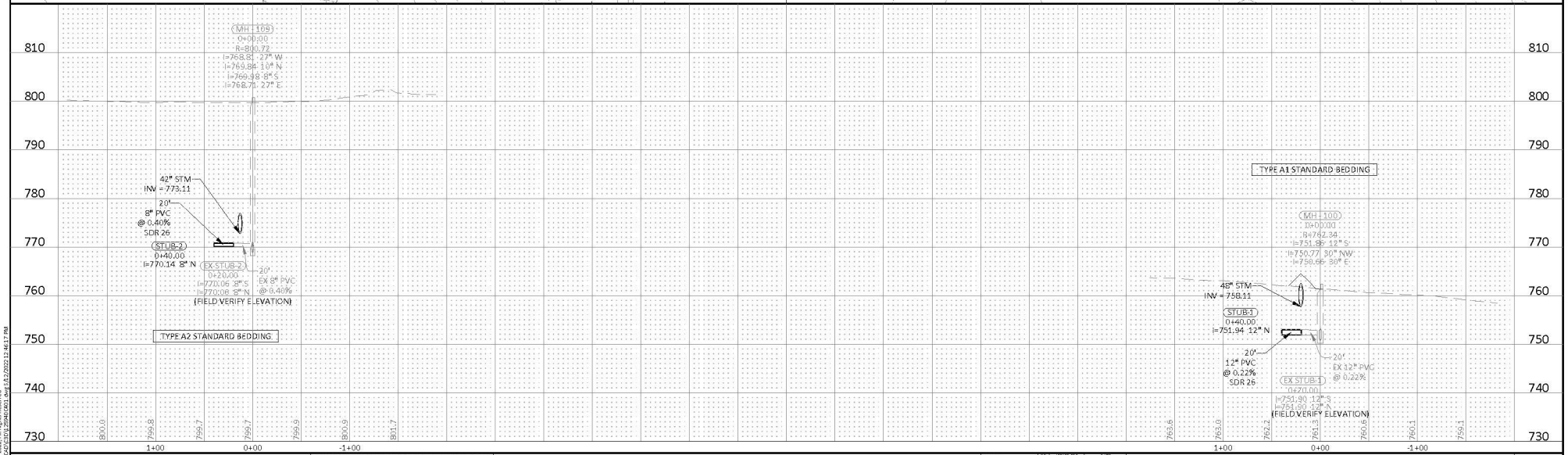
NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
SWPPP - SOILS MAP

SHEET C2.05

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HORZ. SCALE 0 50 100 FEET
VERT. SCALE 0 10 20 FEET

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.

MICHAEL R. WARNER
LIC. NO. 46693 DATE 05/12/2022

BOLTON & MENK
3507 HIGH POINT DRIVE NORTH
BLDG. 1 SUITE E130
OAKDALE, MINNESOTA 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
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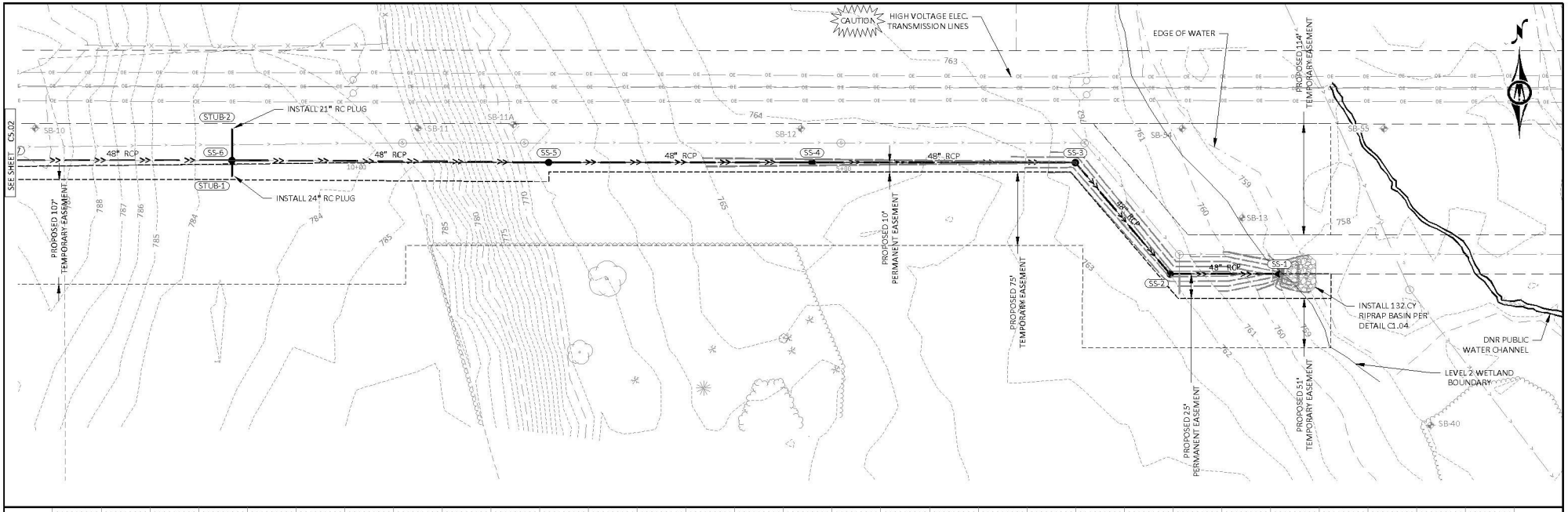
Cottage Grove
Where Pride and Prosperity Meet

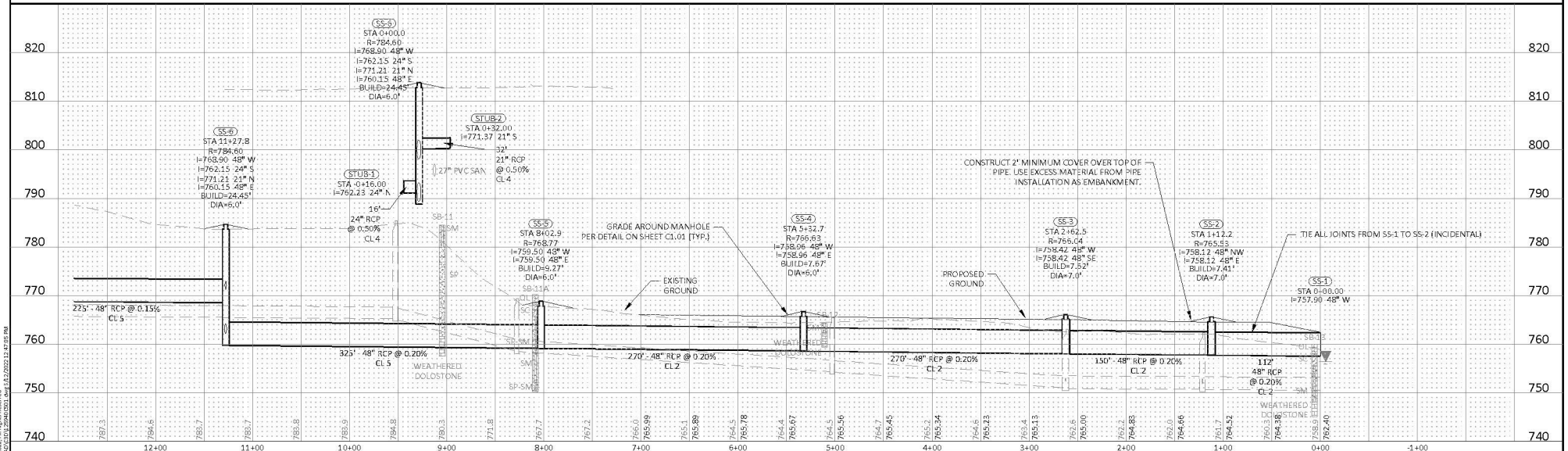
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NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
SANITARY SEWER PLAN AND PROFILE

SHEET C4.01





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MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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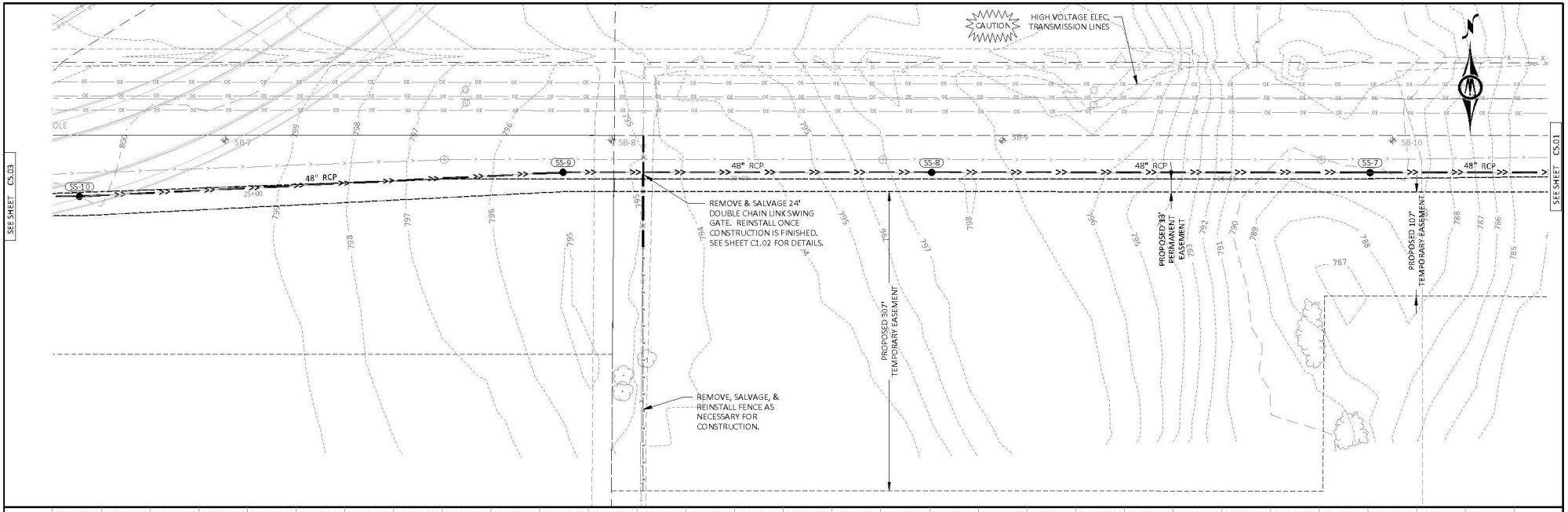
Cottage Grove
Where Pride and Prosperity Meet

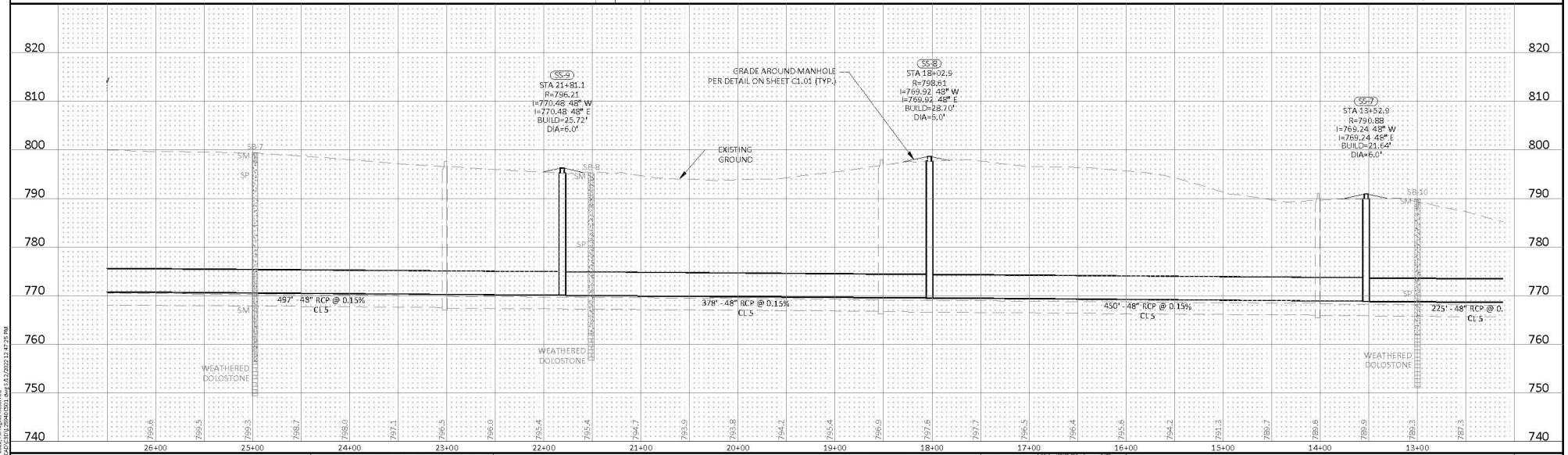
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NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
STORM SEWER PLAN AND PROFILE

SHEET C5.01





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MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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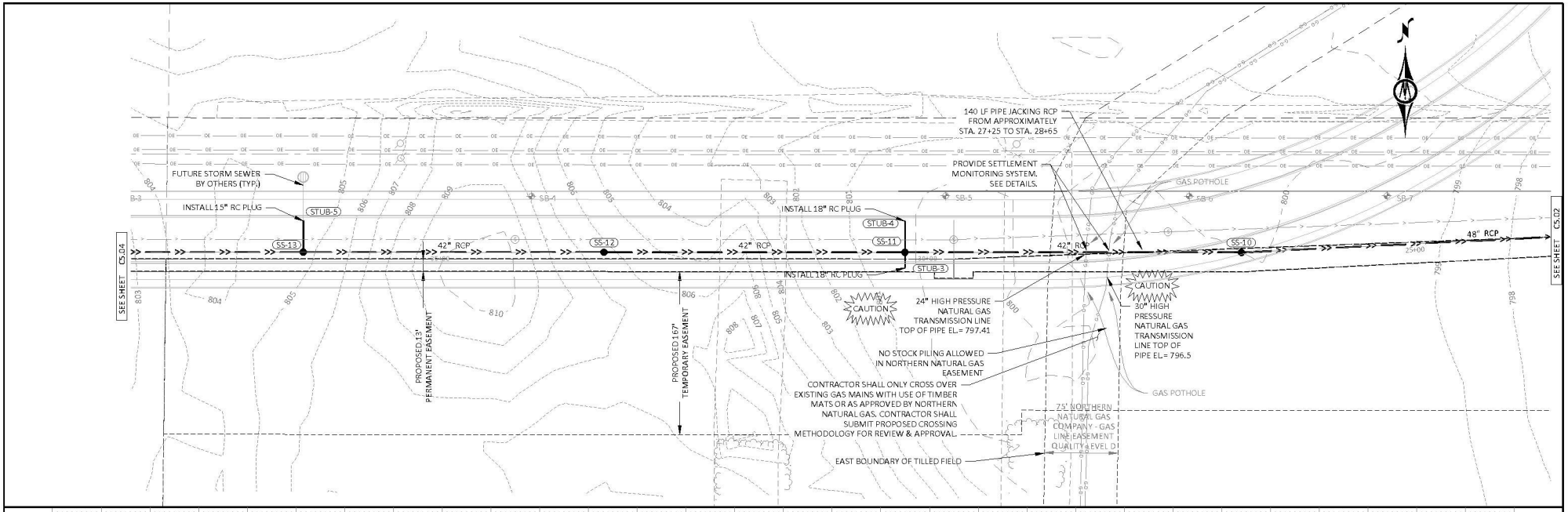
Cottage Grove
Where Pride and Prosperity Meet

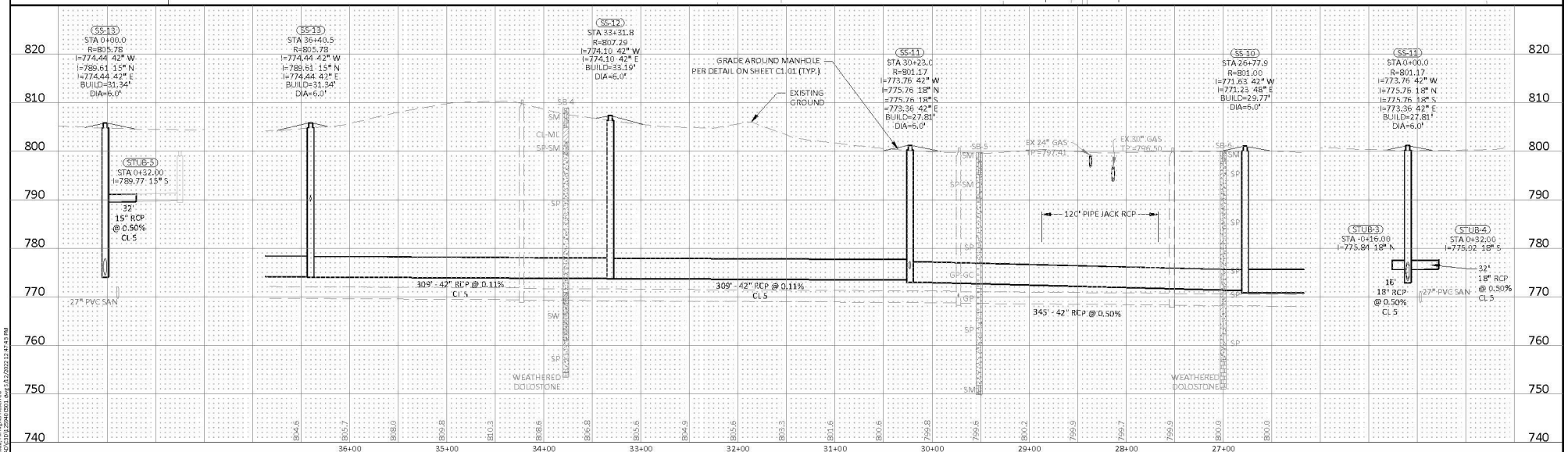
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CHECKED MRW
CLIENT PROJ. NO. 0N1.125940

NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
STORM SEWER PLAN AND PROFILE

SHEET C5.02





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MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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Cottage Grove
Where Pride and Prosperity Meet

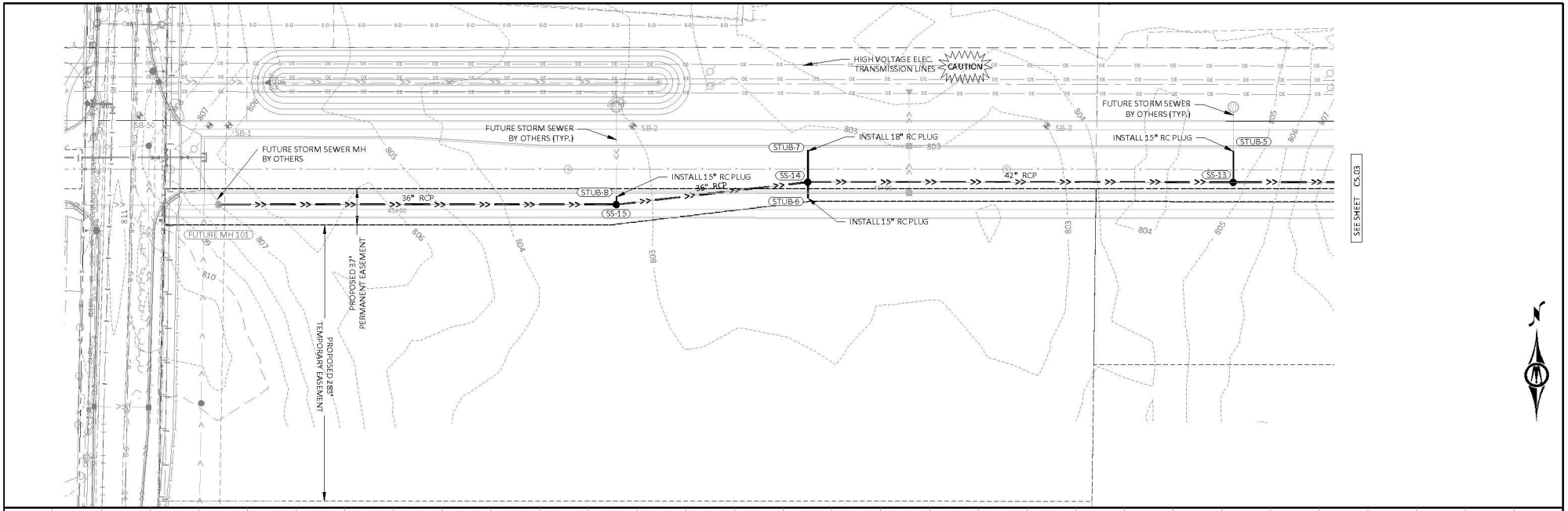
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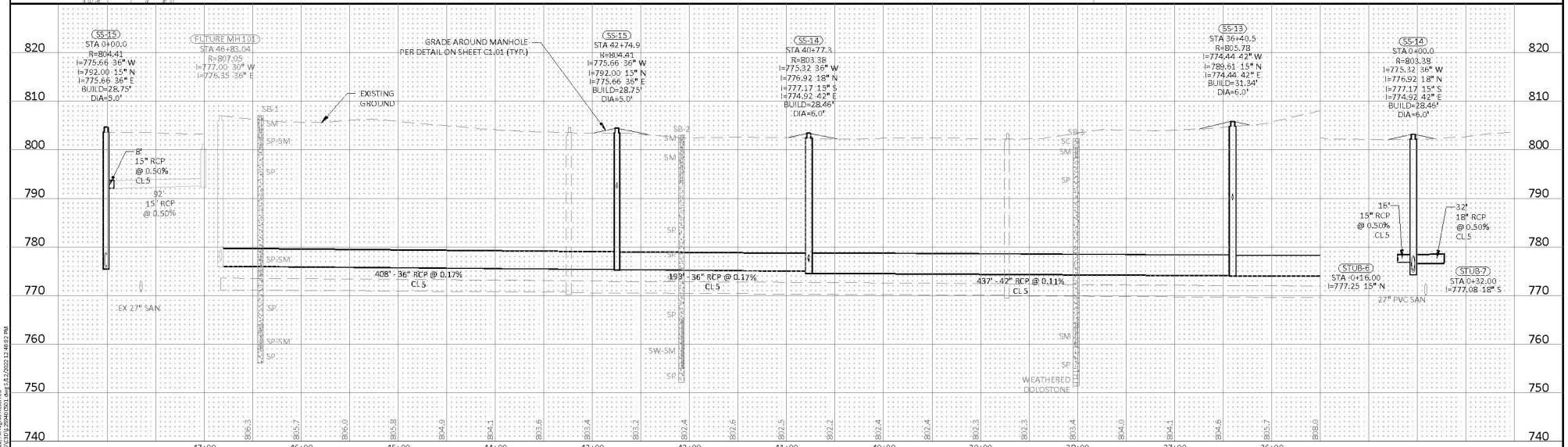
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CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
STORM SEWER PLAN AND PROFILE

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MICHAEL R. WARNER
LIC. NO. 44693 DATE 05/12/2022

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Cottage Grove
Where Pride and Prosperity Meet

DESIGNED	AK
DRAWN	AK/MAJ
CHECKED	MRW
CLIENT PROJ. NO.	0N1.125940

NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SOUTH DISTRICT TRUNK STORM SEWER
STORM SEWER PLAN AND PROFILE

SHEET C5.04

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Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator
From: Tamara Anderson, City Clerk

Date: May 11, 2022

Subject: Mobile Food Unit Licenses

Background

The Council enacted a mobile food ordinance that established performance standards, insurance requirements, and licensing for the operation of mobile food units within City limits.

The following mobile food units have met the license requirements and have been approved for licensing.

Miller Concession Inc.
Longs Combo Roll
Xai – The Corn Guy
Thai Thai Street Food
Linko Food LLC
Smith Brothers BBQ
Boba Tea

Recommendation

Staff is recommending that Miller Concession Inc., Longs Combo Roll, Xai the Corn Guy, Thai Thai Street Food, Linko Foods LLC., Smith Brothers BBQ, and Boba Tea be issued Mobile Food Unit licenses through December 31, 2022.

City Council Action Request

7J

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Consent Agenda
Title	Rental License Approvals
Staff Recommendation	Approve the issuance of rental licenses to the properties in the attached table.
Budget Implication	N/A
Attachments	Rental License Approvals CC Memo.tif 2.21MB Rental License Approvals Table.tif 103.11KB

Cottage Grove
Where Pride and Prosperity Meet

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

FROM: Conner Jakes, Code Enforcement Officer

DATE: May 12, 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 - MAY 18, 2022

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-001304-2022	6681	HYDE AVENUE SOUTH	US BANK NA TE
RENT-001317-2022	8171	HOMESTEAD AVENUE SOUTH	BERRY, BENJAMIN
RENT-001323-2022	7564	INMAN AVENUE SOUTH	THE TRS AGR OF FLOYD & LAUREEN OTT

MULTI-FAMILY:

WOODMOUNT TOWNHOMES, 8815 90TH ST: 7 BUILDINGS

City Council Action Request

7K

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Consent Agenda
Title	Pine Hill Water Tower Rehabilitation – Termination of Contract
Staff Recommendation	Adopt Resolution 2022-096 authorizing the termination of the Contract with Classic Protective Coatings, Inc. for the Water Storage Tank Rehabilitation – Pine Hill 0.5 MG Spheroid project and further authorizing City Staff to initiate the termination notice and take any other actions necessary to terminate the Contract.
Budget Implication	N/A
Attachments	Pine Hill Water Tower CC Memo.tif 5.89MB Pine Hill Water Tower Resolution.tif 5.62MB

Cottage Grove
Where Pride and Prosperity Meet

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

From: Ryan Burfeind, PE, Public Works Director/City Engineer
Rick Alt, Utilities Superintendent

Date: May 13, 2022

Re: Pine Hill Water Tower Rehabilitation – Termination of Contract

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Background

Included in the CIP for 2022 was the rehabilitation of the Pine Hill Water Tower. Plans and specifications were designed for the project over the winter, and the City took bids on the project on April 14, 2022. The project was award to Classic Protective Coatings Inc. on April 20, 2022.

Discussion

On April 28, 2022, the City was made aware of the impact that a new Health Based Value for PFBS, which was released by the Minnesota Department of Health, would have on our water system. PFBS is one of the six PFAS chemicals that are included in the overall Health Index calculation for drinking water wells. While this change did not have a major impact on the City's Intermediate and High-Pressure Zones of our water system, it had a much greater impact on the Low-Pressure Zone where the Pine Hill Water Tower is located. This zone includes Wells #1, #2, and #10. Well #2 has been offline for many years as it has a Health Advisory due to the Health Index (HI) being over 1.0. Well #1 has historically been under the HI of 1.0, however this change in PFBS brings it very close to 1.0. Due to this, upcoming quarterly testing by MDH could result in the HI being over 1.0 and a well advisory being issued, resulting in the shutdown of the well. This would leave only Well #10 to serve the low-pressure zone.

This situation would be very taxing for the Low-Pressure Zone and would greatly hinder the ability to operate it in a sustainable manner without the Pine Hill Water Tower in service, particularly during a drought. It would also further complicate a challenging hydraulic scenario that exists in the River Acres neighborhood, which is susceptible to pressure spikes due to the long dead end water lines. As such, based on modeling efforts completed by the City's consultant, the risk is too great to the City's water supply system to complete the rehabilitation project in 2022. Staff is recommending the termination of the contract at this time and delaying this project until the new 1.5 million gallon Low Zone Water Tower is constructed in the coming years. Once this water tower is completed per the CIP, this will give the needed flexibility to complete the painting project without jeopardizing the City's water system

Recommendation

It is recommended the City Council adopt a resolution authorizing the termination of the Contract with Classic Protective Coatings, Inc. for the Water Storage Tank Rehabilitation – Pine Hill 0.5 MG Spheroid project and further authorizing City Staff to initiate the termination notice and take any other actions necessary to terminate the Contract.

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

RESOLUTION TERMINATING THE CONTRACT FOR THE WATER STORAGE TANK REHABILITATION - PINE HILL 0.5 MG SPHEROID PROJECT WITH CLASSIC PROTECTIVE COATINGS, INC.

WHEREAS, on April 20, 2022, the City Council awarded the (the "Project") to Classic Protective Coatings, Inc. ("Contractor"); and

WHEREAS, the Project will require taking the Pinehill Water Tower out of service during the term of the Project; and

WHEREAS, on April 28, 2022, after the award of the Project to the Contractor, the City was made aware of the impact that a new Minnesota Department of Health adjustment to the Health Based Value for Perfluorobutane sulfonate ("PFBS") would have on Well #1. The City was cautioned that this change in the Health Based Value reduces water supply options for the City, further taxing Well #10 and therefore complicates the decision to take the Pine Hill Water Tower out of service during the Project; and

WHEREAS, in addition, after the bid award, the City received new modeling information regarding how the watermain extension project in the River Acres neighborhood will cause great fluctuation in water pressure in Well #10 and again, complicating the decision to take the Pine Hill Water Tower out of service during the Project; and

WHEREAS, in order to protect the public health, safety and welfare, the City's consultant engineer is recommending that the Pinehill Water Tower remain fully operational until such time as the City has a new water supply in service in order to avoid disruption in water service to the residents; and

WHEREAS, the City has not yet provided the Notice to Proceed to Contractor for the Project; and

WHEREAS, pursuant to the Contract for the Project, the City may terminate the Contract for convenience upon 7 days' written notice to the Contractor and in such circumstances, the Contractor is not entitled to be paid for any loss of anticipated profits or revenue, post-termination overhead costs, or other economic loss arising out of or resulting from such termination.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the City Council hereby authorizes the termination of the Contract with Classic Protective Coatings, Inc. for the Water Storage Tank Rehabilitation - Pine Hill 0.5 MG Spheroid project and further authorizes City Staff to initiate the termination notice and take any other actions necessary to terminate the Contract.

Passed this 18th day of May 2022.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

8A

Meeting Date	5/18/2022
Department	Finance
Agenda Category	Approve Disbursements
Title	Approve payments for the period 4-29-2022 through 05-10-2022 in the amount of 742,650.78.
Staff Recommendation	
Budget Implication	N/A
Attachments	COUNCIL CHECK REGISTER & REPORT.tif 12.59MB

PAYROLL CHECK REGISTER

Biweekly payroll dated 05/05/2022- $374,777.29

Mayor Council payroll dated 05/05/2022- $1,803.06

PT Fire payroll dated 05/13/22- $29,287.51

Cottage Grove

Expense Approval Report

By Vendor Name

Payment Dates 4/29/2022 - 5/10/2022

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN20033 - ACUSHNET COMPANY					
ACUSHNET COMPANY	216126	05/04/2022	913010199	PROSHOP MERCHANDISE	117.60
				Vendor VEN20033 - ACUSHNET COMPANY Total:	**117.60**
Vendor: VEN01187 - ADVANCED GRAPHIX INC					
ADVANCED GRAPHIX INC	216127	05/04/2022	208954	CLM# CA208126 - FA4193 DECA...	20.50
				Vendor VEN01187 - ADVANCED GRAPHIX INC Total:	**20.50**
Vendor: VEN30583 - ALEX AIR APPARATUS, INC					
ALEX AIR APPARATUS, INC	12968	05/05/2022	5330	ANNUAL COMPRESSOR AIR QU...	956.44
				Vendor VEN30583 - ALEX AIR APPARATUS, INC Total:	**956.44**
Vendor: VEN32652 - ALL SEASONS GARAGE DOOR COMPANY					
ALL SEASONS GARAGE DOOR C...	12969	05/05/2022	5-4369	TUNE UP SERVICE CALL/SPRING...	844.24
				Vendor VEN32652 - ALL SEASONS GARAGE DOOR COMPANY Total:	**844.24**
Vendor: VEN01103 - ALLSTATE PETERBILT SALES & LEASING					
ALLSTATE PETERBILT SALES & L...	12970	05/05/2022	3004480242	VALVE, ELBOWS - 6005/34150	72.45
				Vendor VEN01103 - ALLSTATE PETERBILT SALES & LEASING Total:	**72.45**
Vendor: VEN33229 - AMAZON FULFILLMENT SERVICES, INC.					
AMAZON FULFILLMENT SERVIC...	12971	05/05/2022	16VM-9RPP-9JVT	MAGNETIC DRY ERASE BOARD ...	40.99
AMAZON FULFILLMENT SERVIC...	12971	05/05/2022	17Q6-4XJF-4M17	2 PIECES THUMB OPERATED C...	27.96
AMAZON FULFILLMENT SERVIC...	12971	05/05/2022	1GHP-XRW9-XYLL	SWAT UNIFORM-DEITNER	25.98
AMAZON FULFILLMENT SERVIC...	12971	05/05/2022	1LD7-VWVW-PMC4	HDMI CABLES FOR TV'S-HERO	43.98
AMAZON FULFILLMENT SERVIC...	12971	05/05/2022	1TDQ-DFJH-4YC3	MEYER PRODUCTS 7347 PLOWS...	113.10
				Vendor VEN33229 - AMAZON FULFILLMENT SERVICES, INC. Total:	**252.01**
Vendor: VEN01045 - AMERICAN ENGINEERING TESTING INC					
AMERICAN ENGINEERING TEST...	12972	05/05/2022	INV-062712	SOUTH DISTRICT SANITARY SE...	1,605.25
AMERICAN ENGINEERING TEST...	12972	05/05/2022	INV-062764	TG-P14 POND IMPROVEMENTS ...	1,292.75
				Vendor VEN01045 - AMERICAN ENGINEERING TESTING INC Total:	**2,898.00**
Vendor: VEN34977 - ARAMARK UNIFORM & CAREER APPAREL GROUP INC					
ARAMARK UNIFORM & CAREER...	12973	05/05/2022	250000125595	RESTAURANT LINEN/SUPPLIES ...	570.88
ARAMARK UNIFORM & CAREER...	12973	05/05/2022	250000130430	RESTAURANT LINEN/SUPPLIES ...	488.90
ARAMARK UNIFORM & CAREER...	12973	05/05/2022	250000135898	RESTAURANT LINEN/SUPPLIES ...	570.88
ARAMARK UNIFORM & CAREER...	12973	05/05/2022	250000140817	RESTAURANT LINEN/SUPPLIES ...	488.90
				Vendor VEN34977 - ARAMARK UNIFORM & CAREER APPAREL GROUP INC Total:	**2,119.56**
Vendor: VEN29278 - BAUER BUILT TIRE					
BAUER BUILT TIRE	216128	05/04/2022	518014273	MNT 4 NEW TIRES, O/S LABOR -...	1,882.81
				Vendor VEN29278 - BAUER BUILT TIRE Total:	**1,882.81**
Vendor: VEN02096 - BEACON ATHLETICS LLC					
BEACON ATHLETICS LLC	12974	05/05/2022	543546-IN	STREAMLINER BASEBALL LINE C...	1,385.00
BEACON ATHLETICS LLC	12974	05/05/2022	544918-IN	3-SPIKE PITCHER'S RUBBER-PAR...	200.00
				Vendor VEN02096 - BEACON ATHLETICS LLC Total:	**1,585.00**
Vendor: VEN35312 - BERMUDA SANDS APPAREL LLC					
BERMUDA SANDS APPAREL LLC	216129	05/04/2022	104347	PROSHOP APPAREL	3,364.96
				Vendor VEN35312 - BERMUDA SANDS APPAREL LLC Total:	**3,364.96**
Vendor: VEN35453 - BIX PRODUCE COMPANY LLC					
BIX PRODUCE COMPANY LLC	12975	05/05/2022	5370619	FOOD FOR CLUBHOUSE	232.85
BIX PRODUCE COMPANY LLC	12975	05/05/2022	5374895	FOOD FOR CLUBHOUSE	296.54
				Vendor VEN35453 - BIX PRODUCE COMPANY LLC Total:	**529.39**
Vendor: VEN02288 - BOUND TREE MEDICAL, LLC					
BOUND TREE MEDICAL, LLC	12976	05/05/2022	84476947	EMS SUPPLIES	35.99
BOUND TREE MEDICAL, LLC	12976	05/05/2022	84476948	EMS SUPPLIES	299.03
				Vendor VEN02288 - BOUND TREE MEDICAL, LLC Total:	**335.02**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN02005 - BOYER FORD TRUCKS INC					
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30225	DRYER AIR ASSEMBLY - 6005/3...	457.79
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30236	STARTER ASSEMBLY - 4004/341...	239.28
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30504	CONTROL VALVE - 6005/34150	164.53
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30559	VALVES - 6005/34150	579.98
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30651	CREDIT INV# 7P30225 - VALVE	-57.32
BOYER FORD TRUCKS INC	12977	05/05/2022	7P30865	CREDIT INV# 7P30559 - RELAY	-269.31
BOYER FORD TRUCKS INC	12977	05/05/2022	7P31365	GASKET, EXH CLAMPS - 4005/3...	156.56
BOYER FORD TRUCKS INC	12977	05/05/2022	7P31436	EXHAUST CLAMPS - 4005/34212	164.62
BOYER FORD TRUCKS INC	12977	05/05/2022	7P31535	CREDIT INV# 7P31365 - GASKET...	-78.31
BOYER FORD TRUCKS INC	12977	05/05/2022	7P31579	HEATER CORE ASSEMBLY - 6002...	79.74
				Vendor VEN02005 - BOYER FORD TRUCKS INC Total:	**1,437.56**
Vendor: VEN35801 - BRANDED BILLS					
BRANDED BILLS	216130	05/04/2022	INV0005999	PROSHOP MERCHANDISE	895.31
				Vendor VEN35801 - BRANDED BILLS Total:	**895.31**
Vendor: VEN02017 - BROCK WHITE COMPANY LLC					
BROCK WHITE COMPANY LLC	12978	05/05/2022	15323720-00	CRAFCO ROADSAVER - CRACKS...	3,000.00
BROCK WHITE COMPANY LLC	12978	05/05/2022	15323720-00	CRAFCO ROADSAVER - CRACKS...	28,800.00
				Vendor VEN02017 - BROCK WHITE COMPANY LLC Total:	**31,800.00**
Vendor: VEN33107 - BURGGRAF'S ACE HARDWARE OF COTTAGE GROVE CO.					
BURGGRAF'S ACE HARDWARE ...	216131	05/04/2022	4521	HEAVY DUTY EDGER BLADE-UTIL..	13.98
BURGGRAF'S ACE HARDWARE ...	216131	05/04/2022	4526	D BATTERIES-PARKS	16.99
BURGGRAF'S ACE HARDWARE ...	216131	05/04/2022	4532	FASTENERS-PARKS	9.44
				Vendor VEN33107 - BURGGRAF'S ACE HARDWARE OF COTTAGE GROVE CO. Total:	**40.41**
Vendor: VEN35768 - BURNSVILLE AUTOMOTIVE INC					
BURNSVILLE AUTOMOTIVE INC	216132	05/04/2022	28128	2022 TOYOTA RAV4 - AWD LE -...	28,292.00
BURNSVILLE AUTOMOTIVE INC	216132	05/04/2022	28128	MN SALES TAX & FEES	1,949.81
BURNSVILLE AUTOMOTIVE INC	216132	05/04/2022	28128	ALL WEATHER FLOOR LINERS	205.00
				Vendor VEN35768 - BURNSVILLE AUTOMOTIVE INC Total:	**30,446.81**
Vendor: VEN35289 - CADD MICROSYSTEMS INC					
CADD MICROSYSTEMS INC	12979	05/05/2022	SO30029214	Bluebeam Renewal	2,885.00
				Vendor VEN35289 - CADD MICROSYSTEMS INC Total:	**2,885.00**
Vendor: VEN35835 - CENTER FOR INTERNET SECURITY INC					
CENTER FOR INTERNET SECURI...	216133	05/04/2022	INV-220418-0038090	CIS SERVICES MDR ADVANCED ...	600.00
				Vendor VEN35835 - CENTER FOR INTERNET SECURITY INC Total:	**600.00**
Vendor: VEN33565 - CINTAS CORPORATION NO. 2					
CINTAS CORPORATION NO. 2	12980	05/05/2022	4112791587	SCRAPER - SHOP TWL - RIVER O...	45.15
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116075583	MAT SERVICE - CENTRAL FIRE	122.98
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116075869	PW UNIFORM SVC	5.91
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116075869	PW UNIFORM SVC	38.68
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116075884	SHOP TWL - AIR SVC - CART - HD..	33.16
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116075884	SHOP TWL - AIR SVC - CART - HD..	33.16
CINTAS CORPORATION NO. 2	12980	05/05/2022	4116214420	SHOP TWL - COVERALLS - RIVER...	57.70
				Vendor VEN33565 - CINTAS CORPORATION NO. 2 Total:	**336.74**
Vendor: VEN35458 - CIVICPLUS LLC					
CIVICPLUS LLC	12981	05/05/2022	224025	HOURLY DESIGN RATE-LONGAE...	320.00
				Vendor VEN35458 - CIVICPLUS LLC Total:	**320.00**
Vendor: VEN32321 - COMPASS MINERALS AMERICA INC					
COMPASS MINERALS AMERICA ...	216134	05/04/2022	987519	ROAD SALT	15,419.97
COMPASS MINERALS AMERICA ...	216134	05/04/2022	988131	ROAD SALT	15,027.83
COMPASS MINERALS AMERICA ...	216134	05/04/2022	988930	ROAD SALT	5,384.97
				Vendor VEN32321 - COMPASS MINERALS AMERICA INC Total:	**35,832.77**
Vendor: VEN35830 - CONSOLIDATED CONTAINER CO LLC					
CONSOLIDATED CONTAINER CO...	216135	05/04/2022	INV00134984	55G FNDRY BURN UNPNTED-PA...	1,500.00
				Vendor VEN35830 - CONSOLIDATED CONTAINER CO LLC Total:	**1,500.00**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN03943 - COTTAGE GROVE ANIMAL HOSPITAL					
COTTAGE GROVE ANIMAL HOSP..	216136	05/04/2022	255042	SOFT CHEWS FOR GUNNAR	70.91
				Vendor VEN03943 - COTTAGE GROVE ANIMAL HOSPITAL Total:	**70.91**
Vendor: VEN03037 - COTTAGE GROVE AREA CHAMBER OF COMMERCE					
COTTAGE GROVE AREA CHAMB...	12982	05/05/2022	6936	CG FIREFIGHTERS JOB FAIR BO...	100.00
COTTAGE GROVE AREA CHAMB...	12982	05/05/2022	6950	BOOTH FOR COMMUNITY SHO...	250.00
				Vendor VEN03037 - COTTAGE GROVE AREA CHAMBER OF COMMERCE Total:	**350.00**
Vendor: VEN29508 - COTTAGE GROVE POLICE FEDERATION					
COTTAGE GROVE POLICE FEDE...	12983	05/05/2022	INV024950	5/5/22 BIWEEKLY PAYROLL 4/1...	1,598.00
				Vendor VEN29508 - COTTAGE GROVE POLICE FEDERATION Total:	**1,598.00**
Vendor: VEN03012 - CUB FOODS					
CUB FOODS	216137	05/04/2022	20220414	FOOD FOR PW BREAKFAST	89.65
				Vendor VEN03012 - CUB FOODS Total:	**89.65**
Vendor: VEN30524 - CUSTOM ONE HOMES					
CUSTOM ONE HOMES	216138	05/04/2022	20220504	REFUND ESCROW - 7328 HARK...	5,371.00
				Vendor VEN30524 - CUSTOM ONE HOMES Total:	**5,371.00**
Vendor: VEN30349 - DAKOTA COUNTY ABSTRACT CO					
DAKOTA COUNTY ABSTRACT CO	216139	05/04/2022	53242	TITLE COMMITMENT FEES - 14...	8,050.00
				Vendor VEN30349 - DAKOTA COUNTY ABSTRACT CO Total:	**8,050.00**
Vendor: VEN33908 - DISCOUNT STEEL, INC					
DISCOUNT STEEL, INC	12984	05/05/2022	5267424	ALUM PIPE - 1601/34096	11.58
				Vendor VEN33908 - DISCOUNT STEEL, INC Total:	**11.58**
Vendor: VEN05004 - ED'S TROPHIES INC					
ED'S TROPHIES INC	216140	05/04/2022	4405	NAME PLATES-WHELAN/HARRI...	36.00
ED'S TROPHIES INC	216140	05/04/2022	4408	ACRYLIC PLAQUE W/BASE YEAR...	60.00
				Vendor VEN05004 - ED'S TROPHIES INC Total:	**96.00**
Vendor: VEN06020 - ELLIOTT AUTO SUPPLY					
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7524128	OIL FLTR - STOCK ITEM	4.68
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7529234	OIL FLTRS - STOCK ITEM	9.36
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7551810	COOLANT & FUEL FLTR - 6105/...	17.46
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7551819	FUEL & OIL FLTR - 6102/34226	11.32
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7561672	COOLANT & OIL FLTR - 6105/34...	73.96
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-7563567	AIR & OIL FLTR - 6101/34240	20.10
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-Z28928	BATTERIES - STOCK ITEM	94.12
ELLIOTT AUTO SUPPLY	12985	05/05/2022	1-Z29077	CREDIT - BATTERY CORE RETUR...	-36.00
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-289248	OIL FLTRS - STOCK ITEM	11.22
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-289507	IGNITION COIL, SPARK PLUG - 4...	774.80
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-289760	BATTERIES - STOCK ITEM	331.84
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-289796	OIL FLTR - 6105/34227	28.83
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-289797	FUEL FLTR - 6102/34226	7.43
ELLIOTT AUTO SUPPLY	12985	05/05/2022	74-290096	FUEL FLTR - 6101/34240	7.43
				Vendor VEN06020 - ELLIOTT AUTO SUPPLY Total:	**1,356.55**
Vendor: VEN05028 - EMERGENCY APPARATUS MAINTENANCE, INC.					
EMERGENCY APPARATUS MAIN...	12986	05/05/2022	122294	PASSENGER CREW DOOR HAND...	291.54
EMERGENCY APPARATUS MAIN...	12986	05/05/2022	122496	SEAT BELTS, YOKE, TANK VALVE...	4,146.47
				Vendor VEN05028 - EMERGENCY APPARATUS MAINTENANCE, INC. Total:	**4,438.01**
Vendor: VEN05060 - EMERGENCY AUTOMOTIVE TECHNOLOGIES INC					
EMERGENCY AUTOMOTIVE TEC...	12987	05/05/2022	JP032122-41	CLM# CA114999 - FA4193 RHI...	925.37
EMERGENCY AUTOMOTIVE TEC...	12987	05/05/2022	JP032122-42	CLM# CA114999 - FA5027 RHI...	834.56
				Vendor VEN05060 - EMERGENCY AUTOMOTIVE TECHNOLOGIES INC Total:	**1,759.93**
Vendor: VEN31385 - FARMER BROS CO					
FARMER BROS CO	216141	05/04/2022	94321417	BEVERAGES FOR CLUBHOUSE	158.20
				Vendor VEN31385 - FARMER BROS CO Total:	**158.20**
Vendor: VEN30565 - FINANCE & COMMERCE, INC.					
FINANCE & COMMERCE, INC.	216142	05/04/2022	745363265	AD FOR BID-PINE HILL WATER ...	323.39

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
FINANCE & COMMERCE, INC.	216142	05/04/2022	745376115	AD FOR BID-GLACIAL VALLEY P...	304.33
				Vendor VEN30565 - FINANCE & COMMERCE, INC. Total:	**627.72**
Vendor: VEN32106 - FIRE PROTECTION SERVICES, INC					
FIRE PROTECTION SERVICES, INC	216143	05/04/2022	1766	VAN METER REMODEL-REVIEW...	32.00
				Vendor VEN32106 - FIRE PROTECTION SERVICES, INC Total:	**32.00**
Vendor: VEN31404 - FLEETPRIDE, INC					
FLEETPRIDE, INC	216144	05/04/2022	98036654	AIR DRYER - 4008/34199	183.74
FLEETPRIDE, INC	216144	05/04/2022	98075139	GOVERNOR & BRAKLEEN - STO...	157.76
FLEETPRIDE, INC	216144	05/04/2022	98120130	PINTLE HOOK - 4005/34212	121.21
				Vendor VEN31404 - FLEETPRIDE, INC Total:	**462.71**
Vendor: VEN33883 - FRANK EDWARD BAKKE					
FRANK EDWARD BAKKE	216145	05/04/2022	22032	HYDRANT TESTING 3/9/22 - 95...	345.00
FRANK EDWARD BAKKE	216145	05/04/2022	22033	HYDRANT TESTING 3/10/22 - 9...	345.00
				Vendor VEN33883 - FRANK EDWARD BAKKE Total:	**690.00**
Vendor: VEN14420 - GENUINE PARTS COMPANY					
GENUINE PARTS COMPANY	12988	05/05/2022	2514-986263	SYNTHETIC LUBE - SHOP SUPPLY..	9.49
GENUINE PARTS COMPANY	12988	05/05/2022	2514-986485	BATTERY, SPARK PLUG - 8705/3...	98.76
GENUINE PARTS COMPANY	12988	05/05/2022	2514-986704	ROTORS & BRK PADS - 1006/34...	139.99
GENUINE PARTS COMPANY	12988	05/05/2022	2514-987017	TRANS-X POSI-TRAC ADDITIVE -...	26.32
GENUINE PARTS COMPANY	12988	05/05/2022	2514-987018	TRANS-X POSI-TRAC ADDITIVE -...	26.32
GENUINE PARTS COMPANY	12988	05/05/2022	2514-987535	CREDIT INV# 2514-986485 - CO...	-18.00
GENUINE PARTS COMPANY	12988	05/05/2022	2514-989534	CREDIT INV# 2514-978987 - DE...	-21.35
				Vendor VEN14420 - GENUINE PARTS COMPANY Total:	**261.53**
Vendor: VEN07022 - GERLACH OUTDOOR POWER EQUIPMENT, INC.					
GERLACH OUTDOOR POWER E...	12989	05/05/2022	230225	CONTROL LEVER, BRACKET, LINK..	80.08
GERLACH OUTDOOR POWER E...	12989	05/05/2022	231272	AIR FILTER/FUEL CAP GASKET/T...	88.61
				Vendor VEN07022 - GERLACH OUTDOOR POWER EQUIPMENT, INC. Total:	**168.69**
Vendor: VEN07007 - GERTENS					
GERTENS	216146	05/04/2022	150023/12	FERTILIZER	14,330.25
GERTENS	216146	05/04/2022	160123/12	1 PALLET OF FERTILIZER	1,302.75
GERTENS	216146	05/04/2022	160124/12	1 PALLET OF FERTILIZER FOR BA...	1,158.00
GERTENS	216146	05/04/2022	165964/12	SPRAYER/SCOOPS/ROUNDUP-P...	975.95
GERTENS	216146	05/04/2022	166180/12	FERTILIZER-PARKS	173.70
GERTENS	216146	05/04/2022	7022/8	HARDWOOD MULCH-PARKS	87.80
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	240.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	279.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	372.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	600.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	640.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	792.00
GERTENS	216146	05/04/2022	K10150/6	ARBOR DAY EVENT	100.00
GERTENS	216146	05/04/2022	K61961/12	2 PALLETS GAME TIME INFIELD ...	1,110.00
				Vendor VEN07007 - GERTENS Total:	**22,161.45**
Vendor: VEN32232 - GOODYEAR COMMERCIAL TIRE & SERVICE CENTERS					
GOODYEAR COMMERCIAL TIRE...	216148	05/04/2022	124-1104506	TIRES - STOCK ITEM	1,941.18
				Vendor VEN32232 - GOODYEAR COMMERCIAL TIRE & SERVICE CENTERS Total:	**1,941.18**
Vendor: VEN07015 - GRAINGER					
GRAINGER	12990	05/05/2022	9251939279	FIBERGLASS TILE PROBE-STREET...	34.83
GRAINGER	12990	05/05/2022	9251939287	VIDEO BORESCOPE-STREETLIGH...	259.00
GRAINGER	12990	05/05/2022	9268484343	CABLE TIES-PARKS	366.30
GRAINGER	12990	05/05/2022	9271535776	FILTER ELEMENT-PW	18.96
GRAINGER	12990	05/05/2022	9271535784	FILTER ELEMENT-PW	9.07
GRAINGER	12990	05/05/2022	9273545203	WATER BOTTLE FILLING STATIO...	1,442.82
				Vendor VEN07015 - GRAINGER Total:	**2,130.98**
Vendor: VEN07023 - GRAPHIC DESIGN INC					
GRAPHIC DESIGN INC	12991	05/05/2022	QB42716	#10 REGULAR ENVELOPES-PW	119.00
GRAPHIC DESIGN INC	12991	05/05/2022	QB42739	VISITOR'S GUIDE REPRINT 5000...	6,041.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
GRAPHIC DESIGN INC	12991	05/05/2022	QB42740	BUSINESS CARDS-CHRISTOPHER...	34.00
GRAPHIC DESIGN INC	12991	05/05/2022	QB42740	BUSINESS CARDS-CHRISTOPHER...	34.00
				Vendor VEN07023 - GRAPHIC DESIGN INC Total:	**6,228.00**
Vendor: VEN08252 - HACH COMPANY					
HACH COMPANY	216149	05/04/2022	12973450	DPD FREE REFILL VIALS-WATER	267.02
				Vendor VEN08252 - HACH COMPANY Total:	**267.02**
Vendor: VEN32266 - HANCO CORPORATION					
HANCO CORPORATION	216150	05/04/2022	618128	TIRES - STOCK ITEM	590.90
				Vendor VEN32266 - HANCO CORPORATION Total:	**590.90**
Vendor: VEN09001 - ICMA RETIREMENT TRUST-457,ROTH					
ICMA RETIREMENT TRUST-457,...	12992	05/05/2022	INV024944	5/5/22 BIWEEKLY PAYROLL 4/1...	2,765.76
ICMA RETIREMENT TRUST-457,...	12992	05/05/2022	INV024945	5/5/22 BIWEEKLY PAYROLL 4/1...	9,875.37
ICMA RETIREMENT TRUST-457,...	12992	05/05/2022	INV024946	5/5/22 BIWEEKLY PAYROLL 4/1...	1,351.12
ICMA RETIREMENT TRUST-457,...	12992	05/05/2022	INV024957	5/5/22 MAYOR COUNCIL MAY	1,274.16
				Vendor VEN09001 - ICMA RETIREMENT TRUST-457,ROTH Total:	**15,266.41**
Vendor: VEN33005 - IMAGETREND, INC.					
IMAGETREND, INC.	216151	05/04/2022	134680	ELITE RESCUE SAAS ANNUAL FEE	11,787.49
				Vendor VEN33005 - IMAGETREND, INC. Total:	**11,787.49**
Vendor: VEN30088 - INSTRUMENTAL RESEARCH, INC					
INSTRUMENTAL RESEARCH, INC	216152	05/04/2022	3982	MARCH WATER TESTING	460.88
				Vendor VEN30088 - INSTRUMENTAL RESEARCH, INC Total:	**460.88**
Vendor: VEN09005 - INTERNATIONAL UNION OF OPERATING ENGIN.					
INTERNATIONAL UNION OF OP...	12993	05/05/2022	INV024949	5/5/22 BIWEEKLY PAYROLL 4/1...	1,260.00
				Vendor VEN09005 - INTERNATIONAL UNION OF OPERATING ENGIN. Total:	**1,260.00**
Vendor: VEN09024 - INVER GROVE FORD					
INVER GROVE FORD	12994	05/05/2022	5313387	LAMP ASSEMBLY - 5006/34169	233.72
INVER GROVE FORD	12994	05/05/2022	5313403	WHEEL HUB ASSEMBLY - 1951/...	342.70
INVER GROVE FORD	12994	05/05/2022	5313508	ARM ASSEMBLY, WASHER, NUT ..	164.35
INVER GROVE FORD	12994	05/05/2022	5313889	BRAKE PADS - STOCK ITEM	57.49
INVER GROVE FORD	12994	05/05/2022	5313937	AIR FILTERS - STOCK ITEM	56.82
INVER GROVE FORD	12994	05/05/2022	5313952	CREDIT INV# 5313937 - S/B FO...	-56.82
INVER GROVE FORD	12994	05/05/2022	5313955	CREDIT INV# 5313889 - S/B FO...	-57.49
				Vendor VEN09024 - INVER GROVE FORD Total:	**740.77**
Vendor: VEN10068 - JOHNSON BROTHERS LIQUOR CO.					
JOHNSON BROTHERS LIQUOR C...	216153	05/04/2022	2030843	ALCOHOL FOR CLUBHOUSE	135.56
				Vendor VEN10068 - JOHNSON BROTHERS LIQUOR CO. Total:	**135.56**
Vendor: VEN35667 - KNSM ENTERPRISES LLC					
KNSM ENTERPRISES LLC	12995	05/05/2022	22-0106	2022 SENIOR BANNERS	2,415.00
				Vendor VEN35667 - KNSM ENTERPRISES LLC Total:	**2,415.00**
Vendor: VEN31717 - KRAFT CONTRACTING & MECHANICAL LLC					
KRAFT CONTRACTING & MECH...	12996	05/05/2022	24758	REPAIR INNOVENT UNIT #1-ICE ...	265.00
KRAFT CONTRACTING & MECH...	12996	05/05/2022	S1021	REPLACE BELTS ON MECHANIC...	471.77
KRAFT CONTRACTING & MECH...	12996	05/05/2022	S1031	REBUILT RPZ VALVE - CITY HALL	1,300.00
KRAFT CONTRACTING & MECH...	12996	05/05/2022	S877	RPL SPRK ECTRODES&FLAME S...	2,132.86
KRAFT CONTRACTING & MECH...	12996	05/05/2022	S880	FIX FURNACE #1 - PARKS	782.05
KRAFT CONTRACTING & MECH...	12996	05/05/2022	S895	CHECKED BOILER #1 - CITY HALL	455.00
				Vendor VEN31717 - KRAFT CONTRACTING & MECHANICAL LLC Total:	**5,406.68**
Vendor: VEN31389 - LAW ENFORCEMENT LABOR SERVICES, INC					
LAW ENFORCEMENT LABOR SE...	12997	05/05/2022	INV024951	5/5/22 BIWEEKLY PAYROLL 4/1...	455.00
				Vendor VEN31389 - LAW ENFORCEMENT LABOR SERVICES, INC Total:	**455.00**
Vendor: VEN35842 - LEGACY RESTORATION LLC					
LEGACY RESTORATION LLC	216154	05/04/2022	20220504	REFUND PERMIT# 2021-014181 ..	100.00
				Vendor VEN35842 - LEGACY RESTORATION LLC Total:	**100.00**
Vendor: VEN35668 - LRS PORTABLES LLC					
LRS PORTABLES LLC	12998	05/05/2022	MP199673	TOILET RENTAL - OAKWOOD PA...	60.00
LRS PORTABLES LLC	12998	05/05/2022	MP199674	TOILET RENTAL - WAG FARMS ...	60.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
LRS PORTABLES LLC	12998	05/05/2022	MP199675	TOILET RENTAL - RIVER OAKS	120.00
LRS PORTABLES LLC	12998	05/05/2022	MP199676	TOILET RENTAL - HAMLET PARK	125.00
LRS PORTABLES LLC	12998	05/05/2022	MP199677	TOILET RENTAL - KINGSTON PA...	125.00
LRS PORTABLES LLC	12998	05/05/2022	MP199678	TOILET RENTAL - WOODRIDGE ...	125.00
LRS PORTABLES LLC	12998	05/05/2022	MP199679	TOILET RENTAL - PINE TREE VAL...	60.00
LRS PORTABLES LLC	12998	05/05/2022	MP199680	TOILET RENTAL - PUBLIC WORKS	60.00
LRS PORTABLES LLC	12998	05/05/2022	MP199681	TOILET RENTAL - HAMLET PARK...	60.00
				Vendor VEN35668 - LRS PORTABLES LLC Total:	**795.00**
Vendor: VEN30050 - LUBE-TECH & PARTNERS, LLC					
LUBE-TECH & PARTNERS, LLC	12999	05/05/2022	2884405	USED OIL PICKUP - PUBLIC DROP..	300.00
LUBE-TECH & PARTNERS, LLC	12999	05/05/2022	2884406	USED OIL PICKUP - FLEET SHOP	60.00
LUBE-TECH & PARTNERS, LLC	12999	05/05/2022	2886652	GRACO REEL & HOSE FOR SHOP	773.57
				Vendor VEN30050 - LUBE-TECH & PARTNERS, LLC Total:	**1,133.57**
Vendor: VEN32230 - MANSFIELD OIL COMPANY					
MANSFIELD OIL COMPANY	13000	05/05/2022	23164063	3,200 GAL UNLEADED GASOLINE	9,236.89
				Vendor VEN32230 - MANSFIELD OIL COMPANY Total:	**9,236.89**
Vendor: VEN34894 - MCMASTER-CARR SUPPLY COMPANY					
MCMASTER-CARR SUPPLY COM...	216155	05/04/2022	75997579	CHECK VALVES & PIPE FITTINGS ..	49.54
MCMASTER-CARR SUPPLY COM...	216155	05/04/2022	76479813	SHELVING FOR PARTS ROOM	262.48
				Vendor VEN34894 - MCMASTER-CARR SUPPLY COMPANY Total:	**312.02**
Vendor: VEN13410 - MENARDS					
MENARDS	13001	05/05/2022	52496	WHIRLPOOL 11.6 CU.FT. REFRI...	649.00
MENARDS	13001	05/05/2022	52660	BROWN BLANK WALL PLATE-PW	0.68
MENARDS	13001	05/05/2022	52672	CAR FRESHNER/AUTO DETAILER...	25.91
MENARDS	13001	05/05/2022	52694	SHOP TOWELS/PINESOL/CLOR...	65.32
MENARDS	13001	05/05/2022	52698	AUTO DETAILER/LAUNDRY SOA...	78.82
MENARDS	13001	05/05/2022	52717-2022	PAINT/CAR WASH/TRAY LINER/...	113.80
MENARDS	13001	05/05/2022	52718	FVP RV MARINE ANTIFREEZE-ST...	2.99
MENARDS	13001	05/05/2022	52723	CLEANING SUPPLIES/TOOL KIT-R..	59.21
MENARDS	13001	05/05/2022	52748	ALL PUPOSE CLEANER/HEAVY ...	9.25
MENARDS	13001	05/05/2022	52749	JOIST HANGER/NAILS/SCREWS-...	60.19
MENARDS	13001	05/05/2022	52753	POISON MOLE WORMS/SNAP ...	21.65
MENARDS	13001	05/05/2022	52761	GATOR MOP-HERO	18.48
MENARDS	13001	05/05/2022	52766	POWER STRIP/SURGE PROTECT...	63.45
MENARDS	13001	05/05/2022	52797	CONST SCREW/DECK SCREWS/...	63.54
MENARDS	13001	05/05/2022	52804	MAILBOXES/AC2 GREEN TREAT...	165.10
MENARDS	13001	05/05/2022	52810	2X4 STUDS-PARKS	56.97
MENARDS	13001	05/05/2022	52841	VELCRO-PD	21.99
MENARDS	13001	05/05/2022	52940	HOLE SAW TIP & PILOT DRILL BI...	18.47
MENARDS	13001	05/05/2022	52963	CLEANING SUPPLIES-FIRE	19.87
MENARDS	13001	05/05/2022	52993	2X6 STUDS-PARKS	11.67
				Vendor VEN13410 - MENARDS Total:	**1,526.36**
Vendor: VEN32147 - MIKE SKARA					
MIKE SKARA	216156	05/04/2022	20220504	RELEASE OF EMPLOYMENT CLA...	100.00
				Vendor VEN32147 - MIKE SKARA Total:	**100.00**
Vendor: VEN33362 - MILBANK WINWATER WORKS					
MILBANK WINWATER WORKS	216157	05/04/2022	176808 05	4" HBMAG SG COMP 25' NICOR	3,146.16
MILBANK WINWATER WORKS	216157	05/04/2022	177256 07	6" HBMAG SG COMP 25' NICOR	6,591.28
				Vendor VEN33362 - MILBANK WINWATER WORKS Total:	**9,737.44**
Vendor: VEN35690 - MINNESOTA AG POWER INC					
MINNESOTA AG POWER INC	13003	05/05/2022	8556523	AERATOR GOLF COURSE	47,783.06
MINNESOTA AG POWER INC	13003	05/05/2022	9086894	TIRE INSTALLATION JD2020-RIV...	419.71
				Vendor VEN35690 - MINNESOTA AG POWER INC Total:	**48,202.77**
Vendor: VEN30384 - MINNESOTA GLOVE INC					
MINNESOTA GLOVE INC	13004	05/05/2022	335403	UNIFORM - HUMBLE	219.94
				Vendor VEN30384 - MINNESOTA GLOVE INC Total:	**219.94**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN13473 - MN CHILD SUPPORT CENTER					
MN CHILD SUPPORT CENTER	216158	05/04/2022	INV024953	5/5/22 BIWEEKLY PAYROLL 4/1...	54.44
				Vendor VEN13473 - MN CHILD SUPPORT CENTER Total:	**54.44**
Vendor: VEN33108 - MN DEPT OF EMPLOYMENT & ECONOMIC DEVELOPMENT					
MN DEPT OF EMPLOYMENT & ...	13005	05/05/2022	20220504	MAY AMERICAN LOGISTICS GR...	1,486.20
				Vendor VEN33108 - MN DEPT OF EMPLOYMENT & ECONOMIC DEVELOPMENT Total:	**1,486.20**
Vendor: VEN13352 - MN DEPT OF HEALTH					
MN DEPT OF HEALTH	216159	05/04/2022	20220504-2	WATER SUPPLY OPERATOR LIC...	23.00
MN DEPT OF HEALTH	216160	05/04/2022	20220504-1	WATER SUPPLY OPERATOR LIC...	23.00
				Vendor VEN13352 - MN DEPT OF HEALTH Total:	**46.00**
Vendor: VEN13371 - MN DEPT OF NATURAL RESOURCES					
MN DEPT OF NATURAL RESOUR...	216161	05/04/2022	20220504	PROGRAM EQUIPMENT FOR AR...	1,800.00
				Vendor VEN13371 - MN DEPT OF NATURAL RESOURCES Total:	**1,800.00**
Vendor: VEN13481 - MN FIRE SERVICE CERTIFICATION BOARD					
MN FIRE SERVICE CERTIFICATIO...	216162	05/04/2022	9918	FIRE OFFICER I CERTIFICATION ...	1,080.00
				Vendor VEN13481 - MN FIRE SERVICE CERTIFICATION BOARD Total:	**1,080.00**
Vendor: VEN13452 - MN STREET SUPERINTENDENTS ASSOCIATION					
MN STREET SUPERINTENDENTS...	216163	05/04/2022	20220504	2022 MSSA MEMBERSHIPS	300.00
				Vendor VEN13452 - MN STREET SUPERINTENDENTS ASSOCIATION Total:	**300.00**
Vendor: VEN13463 - MTI DISTRIBUTING CO.					
MTI DISTRIBUTING CO.	13006	05/05/2022	1339402-00	NOZZLES/CONNECTORS/COUPL...	721.73
MTI DISTRIBUTING CO.	13006	05/05/2022	1339648-00	8 IN FOAM FILLED WHEELS - ST...	502.09
				Vendor VEN13463 - MTI DISTRIBUTING CO. Total:	**1,223.82**
Vendor: VEN14443 - NCPERS MINNESOTA - 403800					
NCPERS MINNESOTA - 403800	13007	05/05/2022	403800052022	MAY 2022 LIFE INSURANCE PR...	320.00
				Vendor VEN14443 - NCPERS MINNESOTA - 403800 Total:	**320.00**
Vendor: VEN14409 - NORTHERN SAFETY TECHNOLOGY, INC					
NORTHERN SAFETY TECHNOLO...	13008	05/05/2022	53859	AMBER RESPNDR LOW PROFILE...	870.89
				Vendor VEN14409 - NORTHERN SAFETY TECHNOLOGY, INC Total:	**870.89**
Vendor: VEN35665 - OPTUM FINANCIAL INC					
OPTUM FINANCIAL INC	13009	05/05/2022	1304755	HSA MAINTENANCE FEES-MAR...	348.75
				Vendor VEN35665 - OPTUM FINANCIAL INC Total:	**348.75**
Vendor: VEN30439 - O'REILLY AUTO PARTS					
O'REILLY AUTO PARTS	216164	05/04/2022	3266-428392	SPARK PLUG, OIL FLTR, FUEL FL...	43.25
O'REILLY AUTO PARTS	216164	05/04/2022	3266-428550	BRAKE FLUID - SHOP SUPPLY SS...	15.44
O'REILLY AUTO PARTS	216164	05/04/2022	3266-428598	CREDIT INV# 3266-428392 - WI...	-15.98
O'REILLY AUTO PARTS	216164	05/04/2022	3266-429028	BATTERY - 21MISC/34209	284.74
O'REILLY AUTO PARTS	216164	05/04/2022	3266-429050	CREDIT INV# 3266-429028 - BA...	-18.00
O'REILLY AUTO PARTS	216164	05/04/2022	3266-429158	METAL POLISH - 4005/34212	8.99
O'REILLY AUTO PARTS	216164	05/04/2022	3266-429163	TAILGATE HANDLE - 1302/34217	18.80
O'REILLY AUTO PARTS	216164	05/04/2022	3266-429420	CREDIT RETURNED FUEL FLTR - ...	-3.09
				Vendor VEN30439 - O'REILLY AUTO PARTS Total:	**334.15**
Vendor: VEN34834 - PAYPOINT HR LLC					
PAYPOINT HR LLC	216165	05/04/2022	COTTAGE GROVE ADD 05	CITY CLERK ANAYLSIS	250.00
				Vendor VEN34834 - PAYPOINT HR LLC Total:	**250.00**
Vendor: VEN16101 - PEARSON BROS, INC					
PEARSON BROS, INC	216166	05/04/2022	5531	2022 STREET SWEEPING PROJE...	32,775.00
				Vendor VEN16101 - PEARSON BROS, INC Total:	**32,775.00**
Vendor: VEN35773 - PERFORMANCE FOOD GROUP INC					
PERFORMANCE FOOD GROUP I...	216167	05/04/2022	113453	FOOD/SUPPLIES FOR CLUBHOU...	344.23
PERFORMANCE FOOD GROUP I...	216167	05/04/2022	113453	FOOD/SUPPLIES FOR CLUBHOU...	912.40
PERFORMANCE FOOD GROUP I...	216167	05/04/2022	113453	FOOD/SUPPLIES FOR CLUBHOU...	192.91
PERFORMANCE FOOD GROUP I...	216167	05/04/2022	121912	CREDIT INV# 113453 - CABBAGE	-23.19
				Vendor VEN35773 - PERFORMANCE FOOD GROUP INC Total:	**1,426.35**
Vendor: VEN34122 - PERFORMANCE PLUS, LLC					
PERFORMANCE PLUS, LLC	13010	05/05/2022	122586	PRE-EMPLOYMENT TESTING	424.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
PERFORMANCE PLUS, LLC	13010	05/05/2022	122587	PRE-EMPLOYMENT TESTING	68.00
				Vendor VEN34122 - PERFORMANCE PLUS, LLC Total:	**492.00**
Vendor: VEN34149 - PIONEER MANUFACTURING COMPANY					
PIONEER MANUFACTURING C...	13011	05/05/2022	INV833751	WHITE PAINT FOR THE LINE MA...	2,865.60
PIONEER MANUFACTURING C...	13011	05/05/2022	INV833751	WHITE PAINT FOR THE LINE MA...	72.00
				Vendor VEN34149 - PIONEER MANUFACTURING COMPANY Total:	**2,937.60**
Vendor: VEN16192 - PLUNKETT'S PEST CONTROL, INC					
PLUNKETT'S PEST CONTROL, INC	13012	05/05/2022	7395420	PEST CONTROL 2/1/22-1/31/23 ..	302.10
				Vendor VEN16192 - PLUNKETT'S PEST CONTROL, INC Total:	**302.10**
Vendor: VEN16138 - PUBLIC EMPLOYEES RETIREMENT ASSOCIATION					
PUBLIC EMPLOYEES RETIREME...	13013	05/05/2022	INV024955	5/5/22 BIWEEKLY PAYROLL 4/1...	44,230.86
PUBLIC EMPLOYEES RETIREME...	13013	05/05/2022	INV024956	5/5/22 BIWEEKLY PAYROLL 4/1...	68,196.54
PUBLIC EMPLOYEES RETIREME...	13013	05/05/2022	INV024958	5/5/22 MAYOR COUNCIL MAY	226.60
				Vendor VEN16138 - PUBLIC EMPLOYEES RETIREMENT ASSOCIATION Total:	**112,654.00**
Vendor: VEN34889 - PULTE HOMES OF MN LCC					
PULTE HOMES OF MN LCC	216168	05/04/2022	20220504	REFUND ESCROW - 6396 HIGHL...	6,295.00
				Vendor VEN34889 - PULTE HOMES OF MN LCC Total:	**6,295.00**
Vendor: VEN17336 - QUALITY PROPANE, INC					
QUALITY PROPANE, INC	13014	05/05/2022	234026	BULK CYL	135.96
				Vendor VEN17336 - QUALITY PROPANE, INC Total:	**135.96**
Vendor: VEN18051 - R & R SPECIALTIES OF WISCONSIN, INC					
R & R SPECIALTIES OF WISCONS...	13015	05/05/2022	75543-IN	BLUE BRISTLES BOARD BRUSH	260.65
R & R SPECIALTIES OF WISCONS...	13015	05/05/2022	75552-IN	BLADE SHARPENING	60.00
				Vendor VEN18051 - R & R SPECIALTIES OF WISCONSIN, INC Total:	**320.65**
Vendor: VEN31949 - RED WING SHOE STORE					
RED WING SHOE STORE	13016	05/05/2022	728-2-43550	UNIFORM - HONCHARENKO	268.98
RED WING SHOE STORE	13016	05/05/2022	728-2-43912	UNIFORM - BRAY	378.48
RED WING SHOE STORE	13016	05/05/2022	728-2-43954	CREDIT INV# 728-2-43550 - UNI...	-8.50
RED WING SHOE STORE	13016	05/05/2022	728-2-44275	UNIFORM - SCHWERY	220.99
				Vendor VEN31949 - RED WING SHOE STORE Total:	**859.95**
Vendor: VEN30368 - RIVER STATES TRUCK AND TRAILER, INC					
RIVER STATES TRUCK AND TRAI...	13017	05/05/2022	925743	EXHAUST PIPE - 8601/34185	197.26
RIVER STATES TRUCK AND TRAI...	13017	05/05/2022	925754	VALVE - RETURNED	59.11
RIVER STATES TRUCK AND TRAI...	13017	05/05/2022	926288	AIR TANK & CABLE - 4008/34199	218.64
RIVER STATES TRUCK AND TRAI...	13017	05/05/2022	CM925754	CREDIT INV# 925754 - VALVE	-59.11
				Vendor VEN30368 - RIVER STATES TRUCK AND TRAILER, INC Total:	**415.90**
Vendor: VEN30854 - ROHN INDUSTRIES, INC					
ROHN INDUSTRIES, INC	13018	05/05/2022	572966	DOCUMENT SHREDDING	21.00
				Vendor VEN30854 - ROHN INDUSTRIES, INC Total:	**21.00**
Vendor: VEN31969 - SAFE-FAST, INC					
SAFE-FAST, INC	13019	05/05/2022	INV259261	HIGH VISABILITY GLOVES-STREE...	184.80
				Vendor VEN31969 - SAFE-FAST, INC Total:	**184.80**
Vendor: VEN35034 - SMOOT ENTERPRISES ADVANCED SPORTSWEAR LLC					
SMOOT ENTERPRISES ADVANC...	13020	05/05/2022	7522	UNIFORM - MANN	20.00
				Vendor VEN35034 - SMOOT ENTERPRISES ADVANCED SPORTSWEAR LLC Total:	**20.00**
Vendor: VEN19415 - ST ANDREWS PRODUCTS CO					
ST ANDREWS PRODUCTS CO	13021	05/05/2022	9196-14502	PROSHOP MERCHANDISE	379.75
ST ANDREWS PRODUCTS CO	13021	05/05/2022	9196-14533	PENCILS FOR RIVER OAKS	234.12
				Vendor VEN19415 - ST ANDREWS PRODUCTS CO Total:	**613.87**
Vendor: VEN31218 - STANTEC CONSULTING SERVICES INC					
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905273	1.5MG LOW ZONE ELEVATED T...	449.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905275	2021 NATURAL RESOURCE MA...	4,723.45
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905276	RENEWAL BY ANDERSON SVCS ...	168.00
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905280	NORTHPOINT DEVELOPMENT S...	8,490.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905283	PRESERVE AT PRAIRIE DUNES S...	588.00
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905284	STORM WATER UTILITY (GOODV..	1,048.50

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905285	GENERAL (GLACIAL VALLEY PAR...	336.00
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905286	IRON FILTER/FOULING SVCS 1/...	3,159.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905286	PFAS PILOT STUDY SVCS 1/29/2...	9,041.63
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905287	COMPREHENSIVE PLAN UPDATE..	325.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905289	INTERMED ZONE WATER TREAT...	4,833.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905290	BUSINESS PARK AUAR UPDATE ...	1,223.25
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905292	AGGREGATE INDUSTRIES EIS SU...	16,070.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905293	LOW ZONE WTP SVCS 1/29/22-...	781.50
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905294	GOODVIEW AVE WATERMAIN E...	7,530.00
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905295	105TH ST/100TH ST/IDEAL AVE ...	88,904.25
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905296	LOW ZONE RAW WATER MAIN ...	8,850.25
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905297	LOW ZONE RAW WATER MAIN ...	23,354.00
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905298	WELL 13 SVCS 1/29/22-3/4/22	5,574.75
STANTEC CONSULTING SERVICE...	13022	05/05/2022	1905299	SOUTH DISTRICT STREET & UTIL...	24,034.00
				Vendor VEN31218 - STANTEC CONSULTING SERVICES INC Total:	**209,486.58**
Vendor: VEN19294 - STREICHER'S POLICE EQUIPMENT					
STREICHER'S POLICE EQUIPME...	13024	05/05/2022	I1565342	BALLISTIC HELMETS/HELMET A...	1,065.00
				Vendor VEN19294 - STREICHER'S POLICE EQUIPMENT Total:	**1,065.00**
Vendor: VEN30107 - SYMBOLARTS, LLC					
SYMBOLARTS, LLC	13025	05/05/2022	427239-IN	COTTAGE GROVE DPS YRS OF S...	198.52
				Vendor VEN30107 - SYMBOLARTS, LLC Total:	**198.52**
Vendor: VEN20063 - TAYLOR MADE GOLF COMPANY,INC.					
TAYLOR MADE GOLF COMPANY,..	216169	05/04/2022	35812115	PROSHOP MERCHANDISE	167.80
				Vendor VEN20063 - TAYLOR MADE GOLF COMPANY,INC. Total:	**167.80**
Vendor: VEN35024 - TERRAFORM POWER LLC					
TERRAFORM POWER LLC	13026	05/05/2022	200100167448	SOLAR PRODUCTION CENTRAL F..	1,150.51
				Vendor VEN35024 - TERRAFORM POWER LLC Total:	**1,150.51**
Vendor: VEN18145 - TERRY RAYMOND					
TERRY RAYMOND	216170	05/04/2022	20220504	MEAL REIMBURSEMENT FOR P...	14.94
				Vendor VEN18145 - TERRY RAYMOND Total:	**14.94**
Vendor: VEN32056 - THE COTTAGE GROVE PROFESSIONAL FIREFIGHTERS					
THE COTTAGE GROVE PROFESS...	13027	05/05/2022	INV024948	5/5/22 BIWEEKLY PAYROLL 4/1...	550.00
				Vendor VEN32056 - THE COTTAGE GROVE PROFESSIONAL FIREFIGHTERS Total:	**550.00**
Vendor: VEN33351 - TIME COMMUNICATIONS, INC					
TIME COMMUNICATIONS, INC	216171	05/04/2022	2003-042922	ANSWERING SVC 4/29/22-5/26...	364.96
				Vendor VEN33351 - TIME COMMUNICATIONS, INC Total:	**364.96**
Vendor: VEN35826 - TODD MONTREUIL					
TODD MONTREUIL	216172	05/04/2022	1324	BOULDER IMAGES	17,220.00
				Vendor VEN35826 - TODD MONTREUIL Total:	**17,220.00**
Vendor: VEN35392 - TOP GOLF USA INC					
TOP GOLF USA INC	13028	05/05/2022	9401	TOP TRACER LICENSE FEES-MAY...	4,809.38
				Vendor VEN35392 - TOP GOLF USA INC Total:	**4,809.38**
Vendor: VEN20057 - TRANS UNION LLC					
TRANS UNION LLC	216173	05/04/2022	4241193	EMPLOYMENT CREDIT REPORTS	10.56
TRANS UNION LLC	216173	05/04/2022	4241193	EMPLOYMENT CREDIT REPORTS	10.56
				Vendor VEN20057 - TRANS UNION LLC Total:	**21.12**
Vendor: VEN20050 - TWIN CITY HARDWARE					
TWIN CITY HARDWARE	216174	05/04/2022	PSI2108403	OAKWOOD PARK SHELTER	4,575.00
				Vendor VEN20050 - TWIN CITY HARDWARE Total:	**4,575.00**
Vendor: VEN21640 - US BANK					
US BANK	13033	05/06/2022	4/11/2022	PROGRESSIVE INDUSTRIES-AW...	97.72
US BANK	13033	05/06/2022	4/11/2022	CUB FOODS-SNACKS FOR COUN...	54.10
US BANK	13033	05/06/2022	4/11/2022	CUB FOODS-SNACKS FOR COUN...	37.22
US BANK	13033	05/06/2022	4/11/2022	WALMART-SUPPLIES FOR SERV...	69.54
US BANK	13033	05/06/2022	4/11/2022	HOOTSUITE-ANNUAL PLAN 3/2...	588.00
US BANK	13033	05/06/2022	4/11/2022	IPMA-HR MEMBERSHIP FISCHB...	417.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	13033	05/06/2022	4/11/2022	CONSTANTCONTACT-MARCH S...	70.00
US BANK	13033	05/06/2022	4/11/2022	BOARD OF AELSLAGID-CERTIFIC...	122.50
US BANK	13033	05/06/2022	4/11/2022	CANVA-MONTHLY SUBSCRIPTI...	12.95
US BANK	13033	05/06/2022	4/11/2022	LEAGUE OF MN CITIES-2022 A...	439.00
US BANK	13033	05/06/2022	4/11/2022	WALMART-SNACKS FOR PLANN...	70.82
US BANK	13033	05/06/2022	4/11/2022	JIMMY JOHNS-REC MASTER PL...	210.24
US BANK	13033	05/06/2022	4/11/2022	HYVEE-BREAKFAST FOR PLANNI...	28.98
US BANK	13033	05/06/2022	4/11/2022	AMAZON-BALLOON GARLAND K..	16.10
US BANK	13033	05/06/2022	4/11/2022	PARTY CITY-BALLOONS FOR VO...	32.00
US BANK	13033	05/06/2022	4/11/2022	JOANN-FABRIC FOR VOLUNTEER..	50.99
US BANK	13033	05/06/2022	4/11/2022	ACROMAT-ACROSAN ROLL TO...	40.22
US BANK	13033	05/06/2022	4/11/2022	MENARDS-GUN PISTOL RACK-B...	40.78
US BANK	13033	05/06/2022	4/11/2022	MIDWAY VOCATIONAL-CONTIN...	290.00
US BANK	13033	05/06/2022	4/11/2022	MN DOT-TEMP TRAFFIC CONTR...	4.30
US BANK	13033	05/06/2022	4/11/2022	MN DOT-TEMP TRAFFIC CONTR...	200.00
US BANK	13033	05/06/2022	4/11/2022	THE PICKLED LOON SALOON-M...	23.77
US BANK	13033	05/06/2022	4/11/2022	SUBWAY-MNICS TRAINING ME...	18.56
US BANK	13033	05/06/2022	4/11/2022	JIMMY JOHNS-MN HSEM TRAIN...	15.10
US BANK	13033	05/06/2022	4/11/2022	COUNTRY INN & SUITES-MNICS...	87.03
US BANK	13033	05/06/2022	4/11/2022	BURGGRAFS-FUEL MIX/SEAL TA...	55.73
US BANK	13033	05/06/2022	4/11/2022	HYVEE-FOOD/BEVERAGE FOR N...	49.89
US BANK	13033	05/06/2022	4/11/2022	SURVEYMONKEY-3/20-4/19/22 ...	50.00
US BANK	13033	05/06/2022	4/11/2022	WALMART-CELL MOUNT-MART...	26.80
US BANK	13033	05/06/2022	4/11/2022	OFFICEMAX/DEPOT-STORAGE ...	27.58
US BANK	13033	05/06/2022	4/11/2022	MENARDS-UTILITY HOOKS-LIND...	13.70
US BANK	13033	05/06/2022	4/11/2022	ADVANCED SPORTSWEAR-UNIF...	202.00
US BANK	13033	05/06/2022	4/11/2022	INTOXIMETERS-PBT REPAIR-HE...	340.50
US BANK	13033	05/06/2022	4/11/2022	PLEAA-2022 MEMBRESHIP DUES..	35.00
US BANK	13033	05/06/2022	4/11/2022	STATE OF MN POST BOARD-LIC...	2.24
US BANK	13033	05/06/2022	4/11/2022	STATE OF MN POST BOARD-LIC...	2.24
US BANK	13033	05/06/2022	4/11/2022	STATE OF MN POST BOARD-LIC...	90.00
US BANK	13033	05/06/2022	4/11/2022	STATE OF MN POST BOARD-LIC...	90.00
US BANK	13033	05/06/2022	4/11/2022	BP DOWS JUNCTION-FUEL FOR ...	70.54
US BANK	13033	05/06/2022	4/11/2022	OGDEN TOTAL-FUEL FOR FT RIL...	73.07
US BANK	13033	05/06/2022	4/11/2022	DUDLEYS CORNER-FUEL FOR FT...	75.00
US BANK	13033	05/06/2022	4/11/2022	STORM TRAINING GROUP-REPU...	103.95
US BANK	13033	05/06/2022	4/11/2022	BETHANY SINCLAIR-FUEL FOR FT..	75.00
US BANK	13033	05/06/2022	4/11/2022	MN LAW ENFORCE-EXPLORER ...	1,425.00
US BANK	13033	05/06/2022	4/11/2022	LOVE'S TRAVEL-FUEL FOR FT RIL...	58.31
US BANK	13033	05/06/2022	4/11/2022	ECKBERG LAMMERS PC-HUMAN..	399.00
US BANK	13033	05/06/2022	4/11/2022	BROWNELLS-FIREARMS SUPPLI...	313.42
US BANK	13033	05/06/2022	4/11/2022	MENARDS-K9 SUPPLIES-GRAFF	74.07
US BANK	13033	05/06/2022	4/11/2022	POLICE SERVICE DOGS-COLLAR ...	50.00
US BANK	13033	05/06/2022	4/11/2022	BURGER KING-MEAL FOR K9 SC...	8.94
US BANK	13033	05/06/2022	4/11/2022	SUBWAY-MEAL FOR K9 SCHOOL...	19.72
US BANK	13033	05/06/2022	4/11/2022	I HEART PHO-MEAL FOR K9 SC...	13.59
US BANK	13033	05/06/2022	4/11/2022	WENDY'S-MEAL FOR K9 SCHOO...	18.19
US BANK	13033	05/06/2022	4/11/2022	SUBWAY-MEAL FOR K9 SCHOOL...	17.76
US BANK	13033	05/06/2022	4/11/2022	DAVANNIS-MEAL FOR K9 SCHO...	17.41
US BANK	13033	05/06/2022	4/11/2022	DAVANNIS-MEAL FOR K9 SCHO...	17.41
US BANK	13033	05/06/2022	4/11/2022	MCDONALD'S-MEAL FOR K9 SC...	15.18
US BANK	13033	05/06/2022	4/11/2022	RAISING CANES-MEAL FOR K9 S...	14.70
US BANK	13033	05/06/2022	4/11/2022	TAQUERIA LOS OCAMPO-MEAL ...	16.01
US BANK	13033	05/06/2022	4/11/2022	FIVE GUYS-MEAL FOR K9 SCHO...	19.01
US BANK	13033	05/06/2022	4/11/2022	I HEART PHO-MEAL FOR K9 SC...	20.70
US BANK	13033	05/06/2022	4/11/2022	CHIPOTLE-MEAL FOR K9 SCHOO...	21.26
US BANK	13033	05/06/2022	4/11/2022	WALMART-FIRE DEPT AWARD F...	18.64
US BANK	13033	05/06/2022	4/11/2022	GLOBALTEST SUPPLY-GAS LEAK...	310.34
US BANK	13033	05/06/2022	4/11/2022	WALMART-FIRE DEPT AWARD F...	12.78
US BANK	13033	05/06/2022	4/11/2022	CUB FOODS-FOOD FOR SOUTH ...	32.66

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	13033	05/06/2022	4/11/2022	MINVALCO-BELIMO ROTARY AC...	290.62
US BANK	13033	05/06/2022	4/11/2022	CMC RESCUE-CMC ROPE RESCU...	65.00
US BANK	13033	05/06/2022	4/11/2022	RESIDENCE INN ST. CLOUD-MNI...	285.42
US BANK	13033	05/06/2022	4/11/2022	RESIDENCE INN ST. CLOUD-MNI...	285.42
US BANK	13033	05/06/2022	4/11/2022	RESIDENCE INN ST. CLOUD-MNI...	285.42
US BANK	13033	05/06/2022	4/11/2022	ESCH CONSTRUCTION SUPPLY-D..	449.00
US BANK	13033	05/06/2022	4/11/2022	MN SAFETY COUNCIL-FORKLIFT ...	290.00
US BANK	13033	05/06/2022	4/11/2022	UOFM BBE EROSION-CONSTRU...	130.00
US BANK	13033	05/06/2022	4/11/2022	UOFM BBE EROSION-CONSTRU...	520.00
US BANK	13033	05/06/2022	4/11/2022	ATBATT-TADIRAN AA LITHIUM ...	175.01
US BANK	13033	05/06/2022	4/11/2022	HYVEE-BAGELS FOR PW-MOSHI...	57.63
US BANK	13033	05/06/2022	4/11/2022	CARBONES PIZZERIA-PIZZA FOR...	90.15
US BANK	13033	05/06/2022	4/11/2022	STARBUCKS-COFFEE FOR EGG ...	19.27
US BANK	13033	05/06/2022	4/11/2022	DOLLAR TREE-EGG HUNT SUPPL...	37.58
US BANK	13033	05/06/2022	4/11/2022	WALMART-SNACKS/SUPPLIES F...	33.38
US BANK	13033	05/06/2022	4/11/2022	DOMINO'S-PIZZA FOR SPRING B...	103.55
US BANK	13033	05/06/2022	4/11/2022	WALMART-FOOD FOR ICE ARE...	16.86
US BANK	13033	05/06/2022	4/11/2022	OTC BRANDS-EGG HUNT SUPPL...	1,106.90
US BANK	13033	05/06/2022	4/11/2022	CG CHAMBER-COMMUNITY SH...	66.66
US BANK	13033	05/06/2022	4/11/2022	HYVEE-DONUTS FOR EGG HUNT...	7.50
US BANK	13033	05/06/2022	4/11/2022	AMAZON-SCRUBBING PADS-HI...	57.90
US BANK	13033	05/06/2022	4/11/2022	BURGGRAFS ACE HARDWARE-F...	7.51
US BANK	13033	05/06/2022	4/11/2022	WALMART-STATE HOCKEY TOU...	131.06
US BANK	13033	05/06/2022	4/11/2022	AED USA-PHILIPS ONSITE AED P...	111.00
US BANK	13033	05/06/2022	4/11/2022	CARBONES PIZZERIA-PIZZA FOR...	90.15
US BANK	13033	05/06/2022	4/11/2022	HYVEE-FOOD/SUPPLIES FOR DE...	39.72
US BANK	13033	05/06/2022	4/11/2022	WALMART-ICE SHOW COSTUM...	19.67
US BANK	13033	05/06/2022	4/11/2022	TARGET-GIFT CARD FOR EASTER..	30.00
US BANK	13033	05/06/2022	4/11/2022	WALMART-ICE SHOW COSTUM...	155.10
US BANK	13033	05/06/2022	4/11/2022	CG CHAMBER-COMMUNITY SH...	66.66
US BANK	13033	05/06/2022	4/11/2022	IHEARTMEDIA-MAR MONTHLY ...	10.73
US BANK	13033	05/06/2022	4/11/2022	ZOOMSHIFT-SUBSCRIPTION 3/1...	16.03
US BANK	13033	05/06/2022	4/11/2022	ZOOMSHIFT-SUBSCRIPTION 3/1...	72.50
US BANK	13033	05/06/2022	4/11/2022	MIAMA-2022 SPRING WORKSH...	25.00
US BANK	13033	05/06/2022	4/11/2022	HOWIES HOCKEY-WATER BOTT...	430.00
US BANK	13033	05/06/2022	4/11/2022	WALMART-FOOD FOR ICE ARE...	44.60
US BANK	13033	05/06/2022	4/11/2022	WALMART-FOOD FOR ICE ARE...	57.40
US BANK	13033	05/06/2022	4/11/2022	HYVEE-RETURN FOOD FOR ICE ...	-23.40
US BANK	13033	05/06/2022	4/11/2022	HYVEE-FOOD FOR ICE ARENA-...	28.08
US BANK	13033	05/06/2022	4/11/2022	WALMART-FOOD FOR ICE ARE...	101.64
US BANK	13033	05/06/2022	4/11/2022	WALMART-HANGERS/CLOTHIN...	207.97
US BANK	13033	05/06/2022	4/11/2022	WAYFAIR-BOOKCASE FOR PROP...	228.70
US BANK	13033	05/06/2022	4/11/2022	WALMART-SUPPLIES FOR PROS...	14.11
US BANK	13033	05/06/2022	4/11/2022	WALMART-SUPPLIES FOR PROS...	46.15
US BANK	13033	05/06/2022	4/11/2022	STAPLES-HANGERS FOR PROPS...	41.87
US BANK	13033	05/06/2022	4/11/2022	FIXTURES & DISPLAYS-COUNTER..	178.66
US BANK	13033	05/06/2022	4/11/2022	ZOOMSHIFT-SUBSCRIPTION 3/1...	107.00
US BANK	13033	05/06/2022	4/11/2022	DYNAMICMEDIA-SIRIUSXM BUS...	373.02
US BANK	13033	05/06/2022	4/11/2022	GOOGLE ADS-MAR ADS GOLF/...	489.33
US BANK	13033	05/06/2022	4/11/2022	CG CHAMBER-COMMUNITY SH...	66.68
US BANK	13033	05/06/2022	4/11/2022	FACEBOOK-ADVERTISEMENTS ...	1.36
US BANK	13033	05/06/2022	4/11/2022	TERRY'S HARDWARE-LABOR FO...	16.00
US BANK	13033	05/06/2022	4/11/2022	WITTEK GOLF-BALL WASHER M...	220.43
US BANK	13033	05/06/2022	4/11/2022	R&R PRODUCTS-HEAVY DUTY B...	183.78
US BANK	13033	05/06/2022	4/11/2022	GCSAA-MEMBERSHIP 3/1/22-2/...	205.00
US BANK	13033	05/06/2022	4/11/2022	MN DEPT OF AGRICULTURE-PES...	75.00
US BANK	13033	05/06/2022	4/11/2022	PARTY CITY-ST PATRICK'S DAY E...	74.09
US BANK	13033	05/06/2022	4/11/2022	ZOOMSHIFT-SUBSCRIPTION 3/1...	107.00
US BANK	13033	05/06/2022	4/11/2022	THEKNOT/WEDDINGWIRE-VEN...	480.00
US BANK	13033	05/06/2022	4/11/2022	INDEED-JOB APPLIES ADVERTIS...	300.00

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
US BANK	13033	05/06/2022	4/11/2022	PARTS TOWN-THERMOPILE PA...	99.21
US BANK	13033	05/06/2022	4/11/2022	HYVEE-FOOD FOR CLUBHOUSE-...	13.95
US BANK	13033	05/06/2022	4/11/2022	CUB FOODS-FOOD FOR CLUBH...	29.93
US BANK	13033	05/06/2022	4/11/2022	HYVEE-FOOD FOR CLUBHOUSE-...	69.76
US BANK	13033	05/06/2022	4/11/2022	CUB FOODS-FOOD FOR CLUBH...	6.35
US BANK	13033	05/06/2022	4/11/2022	WALMART-NAME TAGS-MANN	9.92
US BANK	13033	05/06/2022	4/11/2022	EDAM-INNOVATIONS IN BROA...	10.00
US BANK	13033	05/06/2022	4/11/2022	THE BUSINESS JOURNALS-DIGIT...	110.00
US BANK	13033	05/06/2022	4/11/2022	JIMMY JOHNS-DINNER FOR EDA..	64.48
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-SEAT CHANGE FEES ...	49.99
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-SEAT CHANGE FEES ...	49.99
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-SEAT CHANGE FEES ...	49.99
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-ICSC AIRFARE LARS...	497.20
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-ICSC AIRFARE LEVITT...	697.20
US BANK	13033	05/06/2022	4/11/2022	DELTA AIR-ICSC AIRFARE BAILEY...	697.20
US BANK	13033	05/06/2022	4/11/2022	JIMMY JOHNS-DINNER FOR EDA..	61.79
US BANK	13033	05/06/2022	4/11/2022	ICSC-2022 LAS VEGAS FULL PR...	1,590.00
US BANK	13033	05/06/2022	4/11/2022	PARTY CITY-DISCOVER CG BOO...	40.81
US BANK	13033	05/06/2022	4/11/2022	MENARDS-DISCOVER CG BOOTH..	13.16
US BANK	13033	05/06/2022	4/11/2022	USPS PO-POSTAGE FOR MAILIN...	125.40
US BANK	13033	05/06/2022	4/11/2022	PAYPAL*CG SFEST-CVB STRAW...	125.00
US BANK	13033	05/06/2022	4/11/2022	TARGET-BALLOONS FOR DISCO...	21.26
US BANK	13033	05/06/2022	4/11/2022	AMAZON-SELFIE STATION PROP...	24.67
US BANK	13033	05/06/2022	4/11/2022	COSTCO-BATTERIES/CUTLERY-...	130.92
US BANK	13033	05/06/2022	4/11/2022	ULINE-CORRUGATED PADS FOR...	1,123.89
US BANK	13033	05/06/2022	4/11/2022	COSTCO-BATTERIES-ANSELMENT	118.04
US BANK	13033	05/06/2022	4/11/2022	DECC DULUTH-120V BATTERY F...	100.00
US BANK	13033	05/06/2022	4/11/2022	STAMPS-PRO PLAN SVC 2/18/22..	4.99
US BANK	13033	05/06/2022	4/11/2022	SMARTWAIVER-MARCH GROW...	30.00
US BANK	13033	05/06/2022	4/11/2022	GOOGLE ADS-MARCH HERO CE...	256.28
US BANK	13033	05/06/2022	4/11/2022	MAILCHIMP-MARCH SVC-ANSE...	56.00
US BANK	13033	05/06/2022	4/11/2022	MENARDS-GUN PISTOL RACK-...	20.44
US BANK	13033	05/06/2022	4/11/2022	DECC DULUTH-PARKING FOR C...	10.00
US BANK	13033	05/06/2022	4/11/2022	HOLIDAY-FUEL FOR DULUTH C...	46.94
US BANK	13033	05/06/2022	4/11/2022	HOLIDAYINN-LODGING FOR DU...	272.22
US BANK	13033	05/06/2022	4/11/2022	WALMART-SNACKS/SUPPLIES F...	71.91
US BANK	13033	05/06/2022	4/11/2022	ACTION TARGETS-BULLSEYE TA...	67.65
US BANK	13033	05/06/2022	4/11/2022	IAFC-FIRE/EMS CHIEF MEMBER...	240.00
US BANK	13033	05/06/2022	4/11/2022	ISFSI-INSTRUCTOR ASSOCIATIO...	125.00
US BANK	13033	05/06/2022	4/11/2022	AMERICAN HEART-AED CPR TRA..	423.60
US BANK	13033	05/06/2022	4/11/2022	MILE HIGH RETAC-EMS FINANC...	150.00
US BANK	13033	05/06/2022	4/11/2022	NATIONAL REGISTRY EMT-RECE...	25.00
US BANK	13033	05/06/2022	4/11/2022	AIRSEPT-DUAL RECYCLE GUARD...	426.64
US BANK	13033	05/06/2022	4/11/2022	EBAY-FRONT WHEEL COVER 4X4..	85.90
US BANK	13033	05/06/2022	4/11/2022	GARDNER OF FLORIDA-SEAL,SE...	12.54
US BANK	13033	05/06/2022	4/11/2022	MARSHALLWOLFAUTOMATION...	86.91
US BANK	13033	05/06/2022	4/11/2022	GRAINGER-HEAVYDUTY ALARM...	48.65
US BANK	13033	05/06/2022	4/11/2022	MN DVS COTGRV-REG FEES FA4...	31.00
US BANK	13033	05/06/2022	4/11/2022	MN DVS COTGRV-REG FEES FA4...	0.77
US BANK	13033	05/06/2022	4/11/2022	PRO-LAB INC-MOLD SAMPLES F...	40.00
US BANK	13033	05/06/2022	4/11/2022	UBIQUITI-AP REPLACEMENT-BL...	179.00
US BANK	13033	05/06/2022	4/11/2022	ZOOM-WEBINAR 3/16/22-4/15...	214.64
US BANK	13033	05/06/2022	4/11/2022	AMAZON WEB SERVICES-MARC...	34.51
US BANK	13033	05/06/2022	4/11/2022	DYNASCAPE SOFTWARE-COLOR...	778.80
US BANK	13033	05/06/2022	4/11/2022	ZOHO-ZOHO ASSIST ANNUAL S...	757.16
US BANK	13033	05/06/2022	4/11/2022	DIGICERT-CREDIT STANDARD SS...	-268.00
US BANK	13033	05/06/2022	4/11/2022	DIGICERT-STANDARD SSL CERT ...	268.00
US BANK	13033	05/06/2022	4/11/2022	NETWORKSOLUTIONS-DOMAIN...	105.17
US BANK	13033	05/06/2022	4/11/2022	DIGICERT-STANDARD SSL CERT ...	268.00
				Vendor VEN21640 - US BANK Total:	**27,336.96**

Vendor Name	Payment Number	Payment Date	Payable Number	Description (Item)	Amount
Vendor: VEN32558 - US BANK					
US BANK	216175	05/04/2022	20220425	APRIL UNIFORM PURCHASES	2,309.36
US BANK	216175	05/04/2022	20220425	APRIL UNIFORM PURCHASES	727.00
				Vendor VEN32558 - US BANK Total:	**3,036.36**
Vendor: VEN35692 - VAN METER INC					
VAN METER INC	216176	05/04/2022	S012055077.002	SPLICE COVER TAP CONNECTOR...	1,539.00
VAN METER INC	216176	05/04/2022	S012077459.001	CUTTING REELS-STREETLIGHTS	431.86
VAN METER INC	216176	05/04/2022	S012084147.001	CUTTING REELS/CONNECTORS/...	555.74
VAN METER INC	216176	05/04/2022	S012084150.001	RACK-A-TIERS DISPENSERS-STR...	225.31
				Vendor VEN35692 - VAN METER INC Total:	**2,751.91**
Vendor: VEN23259 - WASHINGTON CONSERVATION DISTRICT					
WASHINGTON CONSERVATION...	216177	05/04/2022	5568	1ST QUARTER SHARED EDUCAT...	716.31
				Vendor VEN23259 - WASHINGTON CONSERVATION DISTRICT Total:	**716.31**
Vendor: VEN23148 - WASHINGTON COUNTY					
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-W...	15.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-H...	3.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	1,152.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	123.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	93.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-T...	3.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-H...	9.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-R...	21.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	543.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	48.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-HI...	1,017.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	723.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	585.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	711.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-W...	39.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-O...	3.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-80...	6.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-W...	3.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-LE...	3.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-R...	282.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-H...	6.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-20...	381.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-S...	15.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-PA...	6.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-DE...	687.00
WASHINGTON COUNTY	13029	05/05/2022	200958	2022 SPECIAL ASMT BILLING-DE...	687.00
				Vendor VEN23148 - WASHINGTON COUNTY Total:	**7,164.00**
Vendor: VEN31705 - WISCONSIN SCTF					
WISCONSIN SCTF	216178	05/04/2022	INV024954	5/5/22 BIWEEKLY PAYROLL 4/1...	669.22
				Vendor VEN31705 - WISCONSIN SCTF Total:	**669.22**
Vendor: VEN32213 - YOLEISY VALDES-GONZALES					
YOLEISY VALDES-GONZALES	13031	05/05/2022	30444	APRIL LAWN CARE - FIRE #4	491.00
YOLEISY VALDES-GONZALES	13031	05/05/2022	30449	APRIL LAWN CARE - HERO CENT...	1,052.00
YOLEISY VALDES-GONZALES	13031	05/05/2022	30450	APRIL LAWN CARE - CITY HALL	2,180.00
YOLEISY VALDES-GONZALES	13031	05/05/2022	30451	APRIL LAWN CARE - CENTRAL FI...	751.00
				Vendor VEN32213 - YOLEISY VALDES-GONZALES Total:	**4,474.00**
Vendor: VEN26201 - ZIEGLER INC.					
ZIEGLER INC.	13032	05/05/2022	IN000492084	CAT YELLOW SPRAY PAINT - 82...	33.41
				Vendor VEN26201 - ZIEGLER INC. Total:	**33.41**
				Grand Total:	**742,650.78**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	98,878.13
230 - SURFACE WATER MANAGEMENT	34,539.81
235 - SEALCOATING FUND	31,800.00
240 - FORFEITURE & SEIZURE	30,446.81
250 - ICE ARENA	2,607.33
255 - GOLF COURSE SPECIAL REVENUE FUND	66,499.15
285 - ECONOMIC DEVELOPMENT AUTHORITY	12,988.51
290 - HERO CENTER OPERATIONS	3,755.66
300 - CLOSED DEBT	1,371.00
310 - 2018A IMPROVEMENT BONDS	30.00
330 - 2021A GO IMPROVEMENT BONDS	543.00
455 - 3M SETTLEMENT - MPCA	50,924.00
491 - 2013A GO IMPROVEMENT BONDS (13 PM & HINTON)	1,065.00
492 - 2015A GO IMPROVEMENT BONDS	1,308.00
493 - 2016B GO IMPROVEMENT BONDS	711.00
510 - FUTURE PROJECTS	25,008.45
520 - MSA CONSTRUCTION	8,350.00
560 - PAVEMENT MANAGEMENT	381.00
568 - DEVELOPER PETITIONED PROJECTS	24,055.00
570 - PARK TRUST	5,215.33
575 - WATER CONNECT/AREA	12,650.63
580 - SEWER CONNECTION/AREA	1,605.25
585 - STORM CONNECTION/AREA	1,982.75
610 - WATER OPERATING	12,257.44
620 - SEWER OPERATING	687.00
630 - STREET LIGHTS	5,460.74
660 - SOUTH WASHINTON COUNTY AMBUL	1,298.62
700 - SELF INSURANCE	2,229.18
710 - FLEET MAINTENANCE	27,032.40
720 - INFORMATION TECHNOLOGY	17,929.77
810 - DEVELOPER LETTER OF CREDIT	126,212.75
990 - PAYROLL FUND	132,827.07
Grand Total:	**742,650.78**

Account Summary

Account Number	Account Name	Payment Amount
100-02-0110-4200	OFFICE SUPPLIES	97.72
100-02-0110-4210	OP SUPPLY-OTHER	240.86
100-02-0110-4300	PROF SERVICES	250.00
100-02-0110-4401	DUES & SUBS	1,210.45
100-02-0110-4403	TRAVEL/TRAIN/CON	749.04
100-02-0110-4434	SPECIAL EVENTS	16.10
100-08-0395-4434	SPECIAL EVENTS	82.99
100-09-2500-4272	OP SUP-BUILDINGS	40.22
100-09-2500-4305	FEES FOR SERVICE	2,201.00
100-09-2500-4371	MAINT-REPAIR/OTH	40.78
100-09-2500-4372	MAINT-REPAIR/BLD	4,732.10
100-13-1000-3140	BUILDING PERMIT	100.00
100-13-1000-4300	PROF SERVICES	32.00
100-13-1000-4305	FEES FOR SERVICE	10.56
100-13-1000-4403	TRAVEL/TRAIN/CON	290.00
100-13-1045-4300	PROF SERVICES	18.00
100-14-2040-4403	TRAVEL/TRAIN/CON	204.30
100-15-0400-4403	TRAVEL/TRAIN/CON	144.46
100-21-0500-4210	OP SUPPLY-OTHER	281.69
100-21-0500-4217	CLOTHING/UNIFORM	3,602.34
100-21-0500-4300	PROF SERVICES	424.00

Account Summary

Account Number	Account Name	Payment Amount
100-21-0500-4340	PRINTING	34.00
100-21-0500-4370	MAINT-REPAIR/EQ	340.50
100-21-0500-4401	DUES & SUBS	219.48
100-21-0500-4403	TRAVEL/TRAIN/CON	2,294.81
100-21-0532-4210	OP SUPPLY-OTHER	313.42
100-21-0537-4210	OP SUPPLY-OTHER	124.07
100-21-0537-4300	PROF SERVICES	70.91
100-21-0537-4403	TRAVEL/TRAIN/CON	219.88
100-26-0800-4210	OP SUPPLY-OTHER	572.94
100-26-0800-4217	CLOTHING/UNIFORM	727.00
100-26-0800-4272	OP SUP-BUILDINGS	19.87
100-26-0800-4305	FEES FOR SERVICE	1,364.98
100-26-0800-4360	UTILITIES	1,150.51
100-26-0800-4370	MAINT-REPAIR/EQ	956.44
100-26-0800-4372	MAINT-REPAIR/BLD	318.58
100-26-0800-4403	TRAVEL/TRAIN/CON	2,001.26
100-26-0800-4434	SPECIAL EVENTS	100.00
100-31-1200-4210	OP SUPPLY-OTHER	556.72
100-31-1200-4217	CLOTHING/UNIFORM	411.70
100-31-1200-4371	MAINT-REPAIR/OTH	135.96
100-31-1200-4403	TRAVEL/TRAIN/CON	1,240.00
100-32-1260-4210	OP SUPPLY-OTHER	175.01
100-32-1260-4217	CLOTHING/UNIFORM	378.48
100-34-1290-4210	OP SUPPLY-OTHER	165.10
100-34-1290-4271	OP SUP-OTHER IMP	35,832.77
100-35-2005-4200	OFFICE SUPPLIES	119.00
100-35-2005-4210	OP SUPPLY-OTHER	147.28
100-35-2005-4305	FEES FOR SERVICE	700.22
100-35-2005-4372	MAINT-REPAIR/BLD	28.71
100-41-1500-4210	OP SUPPLY-OTHER	9,663.76
100-41-1500-4216	FERTILIZER/CHEM	16,964.70
100-41-1500-4217	CLOTHING/UNIFORM	219.94
100-41-1500-4272	OP SUP-BUILDINGS	65.32
100-41-1500-4340	PRINTING	34.00
100-41-1500-4372	MAINT-REPAIR/BLD	2,224.87
100-41-1500-4380	RENTAL/LEASE	675.00
100-41-1516-4217	CLOTHING/UNIFORM	260.48
100-51-2300-4210	OP SUPPLY-OTHER	1,890.15
100-51-2300-4434	SPECIAL EVENTS	1,391.70
230-60-3200-4300	PROF SERVICES	716.31
230-60-3200-4301	ENGINEERING SVS	1,048.50
230-60-3200-4371	MAINT-REPAIR/OTH	32,775.00
235-00-1217-4271	OP SUP-OTHER IMP	31,800.00
240-21-0554-4530	CRIMINAL FORFEITURE M...	30,446.81
250-77-3700-4209	OP SUPPLIES-CLEN	65.41
250-77-3700-4210	OP SUPPLY-OTHER	643.36
250-77-3700-4300	PROF SERVICES	68.00
250-77-3700-4305	FEES FOR SERVICE	10.56
250-77-3700-4370	MAINT-REPAIR/EQ	1,057.42
250-77-3700-4401	DUES & SUBS	99.26
250-77-3700-4403	TRAVEL/TRAIN/CON	25.00
250-77-3700-4436	PROSHOP RESALE	430.00
250-77-3700-4438	VENDING RESALE	44.60
250-77-3740-4438	CONCESSIONS RESALE	163.72
255-53-2100-4210	OP SUPPLY-OTHER	951.58
255-53-2100-4305	FEES FOR SERVICE	5,289.40
255-53-2100-4341	ADVER/PUBLISH	557.37
255-53-2100-4438	PRO/MISC RESALE	4,925.42

Account Summary

Account Number	Account Name	Payment Amount
255-55-2105-4200	OFFICE SUPPLIES	40.99
255-55-2105-4210	OP SUPPLY-OTHER	16.00
255-55-2105-4270	OP SUP-VEH/EQ	823.92
255-55-2105-4305	FEES FOR SERVICE	102.85
255-55-2105-4380	RENTAL/LEASE	120.00
255-55-2105-4401	DUES & SUBS	280.00
255-55-2105-4530	MACH & EQUIPMENT	47,783.06
255-56-2140-4210	OP SUPPLY-OTHER	477.53
255-56-2140-4305	FEES FOR SERVICE	2,226.56
255-56-2140-4341	ADVER/PUBLISH	780.00
255-56-2140-4370	MAINT-REPAIR/EQ	99.21
255-56-2140-4436	CONCESSION RESAL	1,538.59
255-56-2140-4438	PRO/MISC RESALE	351.11
255-56-2140-4439	LIQUOR - RESALE	135.56
285-12-1135-4210	OP SUPPLY-OTHER	9.92
285-12-1135-4301	ENGINEERING SVS	1,223.25
285-12-1135-4401	DUES & SUBS	120.00
285-12-1135-4434	SPECIAL EVENTS	3,757.84
285-12-1150-4210	OP SUPPLY-OTHER	53.97
285-12-1150-4311	POSTAGE	125.40
285-12-1150-4340	PRINTING	6,041.00
285-12-1150-4434	SPECIAL EVENTS	170.93
285-12-9285-2220	DUE TO OTHER GOV	1,486.20
290-00-2900-4210	OP SUPPLY-OTHER	1,480.28
290-00-2900-4280	CAPITAL OUTLAY <$5,000	100.00
290-00-2900-4305	FEES FOR SERVICE	1,052.00
290-00-2900-4311	POSTAGE	4.99
290-00-2900-4321	DATA PROCESSING	30.00
290-00-2900-4341	ADVER/PUBLISH	312.28
290-00-2900-4372	MAINT-REPAIR/BLD	57.39
290-00-2900-4403	TRAVEL/TRAIN/CON	579.16
290-00-2900-4434	SPECIAL EVENTS	71.91
290-00-2900-4438	PRO/MISC RESALE	67.65
300-00-9300-4300	PROF SERVICES	1,371.00
310-00-9310-4300	PROF SERVICES	30.00
330-00-9330-4300	PROF SERVICES	543.00
455-00-7222-4551	PROJECT-ENGINEER	4,833.50
455-00-7232-4551	PROJECT-ENGINEER	7,530.00
455-00-7233-4551	PROJECT-ENGINEER	5,574.75
455-00-7243-4551	PROJECT-ENGINEER	9,631.75
455-00-7245-4551	PROJECT-ENGINEER	23,354.00
491-00-9491-4300	PROF SERVICES	1,065.00
492-00-9492-4300	PROF SERVICES	1,308.00
493-00-9493-4300	PROF SERVICES	711.00
510-00-6489-4210	OP SUPPLY-OTHER	3,023.00
510-00-6489-4305	FEES FOR SERVICE	4,723.45
510-00-6489-4449	OTHER CONTRACT	17,220.00
510-00-9510-4300	PROF SERVICES	42.00
520-00-6552-4300	PROF SERVICES	8,050.00
520-00-9520-4300	PROF SERVICES	300.00
560-00-9560-4300	PROF SERVICES	381.00
568-00-6700-4551	PROJECT-ENGINEER	24,034.00
568-00-9568-4300	PROF SERVICES	21.00
570-00-9570-4301	ENGINEERING SVS	336.00
570-00-9570-4341	ADVER/PUBLISH	304.33
570-00-9570-4540	OTHER CAP OUTLAY	4,575.00
575-00-7220-4551	PROJECT-ENGINEER	12,201.13
575-00-9575-4301	ENGINEERING SVS	449.50

Account Summary

Account Number	Account Name	Payment Amount
580-00-7246-4551	PROJECT-ENGINEER	1,605.25
585-00-9585-4301	ENGINEERING SVS	1,982.75
610-70-3000-4210	OP SUPPLY-OTHER	735.71
610-70-3000-4216	FERTILIZER/CHEM	267.02
610-70-3000-4300	PROF SERVICES	687.00
610-70-3000-4305	FEES FOR SERVICE	460.88
610-70-3000-4341	ADVER/PUBLISH	323.39
610-70-3000-4371	MAINT-REPAIR/OTH	9,737.44
610-70-3000-4403	TRAVEL/TRAIN/CON	46.00
620-80-3100-4300	PROF SERVICES	687.00
630-75-1400-4210	OP SUPPLY-OTHER	3,489.88
630-75-1400-4271	OP SUP-OTHER IMP	1,970.86
660-24-0600-4210	OP SUPPLY-OTHER	335.02
660-24-0600-4401	DUES & SUBS	365.00
660-24-0600-4403	TRAVEL/TRAIN/CON	598.60
700-00-9700-4300	PROF SERVICES	348.75
700-00-9700-4734	AUTO CLAIMS	1,780.43
700-00-9700-4735	WORKERS COMP MED DE…	100.00
710-33-1700-4210	OP SUPPLY-OTHER	1,462.69
710-33-1700-4212	LUB/ADD	360.00
710-33-1700-4217	CLOTHING/UNIFORM	38.68
710-33-1700-4270	OP SUP-VEH/EQ	9,508.39
710-33-1700-4305	FEES FOR SERVICE	33.16
710-33-1700-4370	MAINT-REPAIR/EQ	6,320.82
710-33-1700-4449	OTHER CONTRACT	31.77
710-33-1710-4211	MOTOR FUELS	9,236.89
710-33-1720-4210	OP SUPPLY-OTHER	40.00
720-07-0380-4300	PROF SERVICES	320.00
720-07-0380-4321	DATA PROCESSING	17,609.77
810-00-8217-2310	DEPOSITS PAYABLE	11,666.00
810-00-9810-2310	DEPOSITS PAYABLE	114,546.75
990-05-9990-2010	PERA	112,654.00
990-05-9990-2035	LIFE INS-WITHHLD	320.00
990-05-9990-2037	CHILD SUPPORT	723.66
990-05-9990-2038	UNION DUES	3,863.00
990-05-9990-2043	DEFERRED COMP	15,266.41
	Grand Total:	**742,650.78**

Project Account Summary

Project Account Key		Payment Amount
None		742,650.78
	Grand Total:	**742,650.78**

City Council Action Request

9A

Meeting Date	5/18/2022
Department	Public Safety
Agenda Category	Public Hearings
Title	Special Event Permit - Strawberry Festival
Staff Recommendation	Authorize issuance of a special event and parade permit to Cottage Grove Strawberry Fest, contingent upon conditions outlined in the memo from Public Safety Director Koerner and Community Development Director Christine Costello dated May 11, 2022.
Budget Implication	None
Attachments	Memo - Strawberry Festival.tif 2.92MB Parade Route.tif 11.59MB Public Notice.tif 384.58KB

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

From: Peter J Koerner, Director of Public Safety
Christine Costello, Community Development Director

Date: May 11, 2022

Subject: **STRAWBERRY FEST SPECIAL EVENT AND PARADE PERMIT**

Cottage Grove Area Strawberry Fest has applied for a special event permit for the 2022 Strawberry Fest. Our City Code, Chapter 5 Special Events, identifies a permit process for events of this type. Organizers submitted a permit application, and the Strawberry Fest group did get approval to host the event once again at Kingston Park. The process for the Strawberry Fest is unique in that City staff attend meetings during the process and provides feedback.

The special event permit application was distributed to the Public Safety Department and to other departments that may require special services or other conditions for the event. Each department will review the application and determine the amount of special services that are necessary, which are included in the conditions.

Since the property is located within five hundred feet (500') of residential property, the city council is holding a hearing on the application. The city council should consider the application and either approve the permit with or without conditions, or deny the permit. The applicant will be notified of the decision in writing. A notice of the hearing was mailed to the residential properties within five hundred feet (500') of Kingston Park on May 6, 2022.

Major event activities are similar to past years with most events taking place at Kingston Park and Lamar Fields, in addition to the Parade, and a 5K Race & Walk. The final schedule of events is still being finalized.

Hours of Operation
Events are tentatively scheduled during the following timeframes:

Thursday, June 16, 4 p.m. to 10 p.m.
Friday, June 17, 2 p.m. to 12:30 a.m.
Saturday, June 18, 7 a.m. to 12:30 a.m.
Sunday, June 19, 10 a.m. to 4 p.m.

Building Permits
Building and Electrical Permits and any associated fees are required for the temporary stage, tents over 750 square feet, electrical hookups, and any other usage as required by the uniform building code, state statute, or local ordinance. In addition, all tents must meet the requirements listed in the Uniform Fire Code. Proof of the fire-retardant treatment for all tents must be provided for inspection.

Incident Action Plan
The applicant and the Public Safety Department discussed the Incident Action Plan (IAP) for instances of severe weather and emergencies. The applicant will coordinate with Public Safety. The plan will include evacuation routes, evacuation signage, and will utilize Grey Cloud Elementary for a temporary shelter.

Security
The applicant and the Public Safety Department discussed site security. Based on projected attendance estimates, the Public Safety Department will supply four uniformed police officers on Friday and Saturday from 8 p.m. to 12:30 a.m. for the outdoor dances/bands.

EMS/First Aid
The applicant and the Public Safety Department will coordinate a medical service plan and the applicant will have a first aid booth.

Traffic and Emergency Lanes
The applicant must designate and maintain adequate egress and ingress entrances on streets adjacent to the event to prevent traffic from stacking on roadways and property. The applicant is responsible for maintaining all fire and emergency lanes located within the event property. These fire and emergency lanes will be designated by the Public Safety Department.

Sanitation
The applicant must provide and adequately maintain additional portable toilets at Kingston Park. One portable toilet for every 240 estimated attendees is required.

Food Sales
All on-site food sales locations must be licensed by Minnesota Department of Health, Minnesota Department of Agriculture, and/or Washington County Department of Public Health and are subject to inspection.

Food Trucks
An annual license is required to operate a food truck in the City of Cottage Grove. All food trucks must obtain an annual license and must have all applications materials to the City Clerk by June 8, so the application can be reviewed and get approval at the June 15 Council meeting.

Requirements:

- License: The mobile food unit operator must be licensed by the Minnesota Department of Health, Minnesota Department of Agriculture, and/or Washington County Department of Public Health and Environment as required under Minnesota State law. The license must be clearly posted. A mobile food unit operator must also be licensed by the City.

- Fire Code: The mobile food unit must meet State Fire Code requirements.
- Insurance: The mobile food unit operator must comply with the insurance provisions as detailed in the license application packet.

Inspections and enforcement

- A mobile food unit operating in the City will be inspected
- A failure to meet any of the requirements outlined in ordinance 1055 shall result in an immediate order to correct or cease operations by the Public Safety Department.

Alcohol Sales

The St. Paul Park/Newport Lions and the Cottage Grove Lions obtained temporary "On Sale" intoxicating liquor licenses for the event. A fence will be placed around the perimeter of the outdoor beer tent to be located contiguous to the paved parking lot. During the bean bag tournament, alcohol will be allowed on the tennis courts until 5 p.m. After 5 p.m., all alcohol must be kept in the perimeter of the paved parking lot. Selling, serving, or dispensing liquor to a person under twenty-one (21) years of age is prohibited. Persons twenty-one (21) years of age or older purchasing alcoholic beverages shall be issued a wristband for identification purposes. The license holders will be required to obtain proof of age for purchasing or consuming liquor by:

a. Valid driver's license or identification card issued by Minnesota, another state, or a province of Canada, which includes the photograph and date of birth of the licensed person.
b. Military identification card issued by the United States Department of Defense, or
c. A valid passport.

No sale or display of alcoholic beverages will be allowed after midnight.

Glass Containers

No glass containers will be used, displayed, or allowed in the event or perimeter parking lots.

Waste Collection

A sanitation firm will provide 35 collection containers and additional dumpsters at the location. Staff will empty containers throughout the event.

Fencing

In addition to fencing at Kingston Park in the main parking lot, snow fence must be added on the east side of the parking lot behind the pavilion.

Fireworks

The applicant is scheduling a fireworks display on Saturday night at 10:30 p.m. The Fire Marshal or designee will review the plan and inspect the site on Friday. The Fire Department will station a grass rig at the site during the fireworks.

Noise

The application requests approval of amplified live music until midnight on Friday and Saturday.

The fireworks demonstration is scheduled for Saturday at 10:30 p.m.

Staff recommends granting an exemption to the noise ordinance for the music and firework display.

Parade
The applicant also submitted a parade permit request for Saturday at 10:30 a.m. The parade route begins on 80th at Crossroads Church (7955 Ivystone Ave), heads north on Jamaica to Indian Boulevard, then east on Indian Boulevard to Cottage Grove Middle School. The applicant is requesting assistance from the police reserves for traffic control and barricades from Public Works.

5K Race
The applicant also submitted a 5K race permit. The race will be held on Saturday at 8:00 a.m. Police reserves will assist with traffic control where the race crosses major roadways. Additional staff will be along the route. Cottage Grove Parks and Recreation is coordinating the race. Public Safety approved the route for the race.

Insurance
The applicant must provide proof of commercial general liability insurance as outlined in City Code Title 5-5-10. As Cottage Grove Strawberry Fest has declared, they have no employees and own no automobiles; the requirements for Workers' Compensation coverage and Automobile coverage specified under this section of the Code will not be required.

Recommendation
1. Hold the public hearing to consider the special event permit application for Strawberry Fest.
2. Authorize issuance of a special event permit to Cottage Grove Strawberry Fest, contingent upon conditions outlined in the memo from Public Safety Director Koerner and Community Development Christine Costello dated May 11, 2022, and all applicable state and local statutes.

Cottage Grove Strawberry Fest Parade Route – Assembly area will be setup in the Cross Roads – CG parking lot, turning left onto 80th Street, turn left Onto Jamaica, turn right onto Indian Blvd and tear down at the Cottage Grove Middle school.



Parade Lineup – Cross Road Church Parking Lot -

Parade Route -

Cottage Grove
Where Pride and Prosperity Meet

Notice Mailed to residents within 500 feet of Kingston Park and Grey Cloud Elementary on 5/6/2022

PUBLIC NOTICE
City of Cottage Grove

Dear Resident,

An application has been filed with the City of Cottage Grove by Cottage Grove Area Strawberry Festival, Inc., for their annual community festival to be held June 16 - 19, 2022. Most of the events will take place at Kingston Park and Grey Cloud Elementary School and this notice is being mailed to residents within 500 feet of these locations. For more information on the proposed events, go to the Strawberry Fest website at www.cottagegrovestrawberryfest.com. Please note that some scheduling is subject to change.

The City Council will consider the application at their May 18, 2022 regular meeting at 7:00 p.m., at Cottage Grove City Hall, 12800 Ravine Parkway South, Cottage Grove, where residents can attend and provide input. If you are unable to attend and would like to provide input, email your name, address, and comments to cityadmin@cottagegrovemn.gov and they will be provided to the City Council.

Joe Fischbach
City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

9B

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Public Hearings
Title	Enclave Development - Hemingway Industrial
Staff Recommendation	1. Hold the public hearing to vacate and discontinue the public drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 2. Adopt Resolution 2022-088 approving the vacation and discontinuance of the drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 3. Adopt Resolution 2022-089 approving the preliminary plat and final plat named Hemingway Industrial. 4. Adopt Resolution 2022-090 approving the Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses.
Budget Implication	N/A

Attachments

Enclave Development CC Memo.tif	36.66MB
Enclave Development Hemingway Industrial Final Plat.tif	1.63MB
Enclave Development Easement Vacation Exhibit.tif	1.43MB
Enclave Development Exterior Elevations.tif	2.42MB
Enclave Development Engineer Review Memo.tif	24.31MB
Enclave Development Plan Set.tif	35.67MB
Enclave Development Resolution-Easement Vacation.tif	10.12MB
Enclave Development Resolution-PP & FP.tif	2.02MB
Enclave Development Resolution-Site Plan.tif	11.6MB

Cottage Grove
Where Pride and Prosperity Meet

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

FROM: Jane Kansier, AICP
Senior Planner, Bolton & Menk

DATE: May 13, 2022

RE: Enclave Development – Easement Vacation, Preliminary and Final Plat, Site Plan

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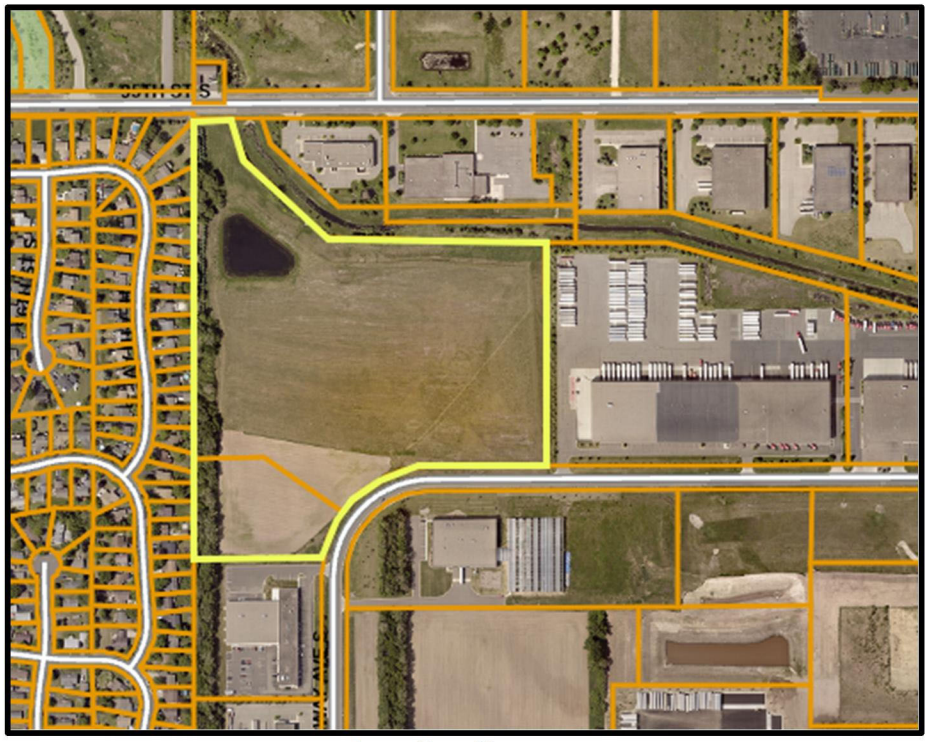
Proposal

Enclave Development (Applicant) has submitted the following applications for property located at Hemingway and 97th Street South:

1. Hold a public hearing to vacate and discontinue public drainage and utility easements within Glengrove Industrial Park 5th Addition.

2. A Preliminary Plat and Final Plat to be called Hemingway Industrial, which combines part of Lot 1, Block 1, Glengrove Industrial Park 5th Addition and Outlot A, Glengrove Industrial Park 5th Addition into a single lot.

3. Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses.



Location Map

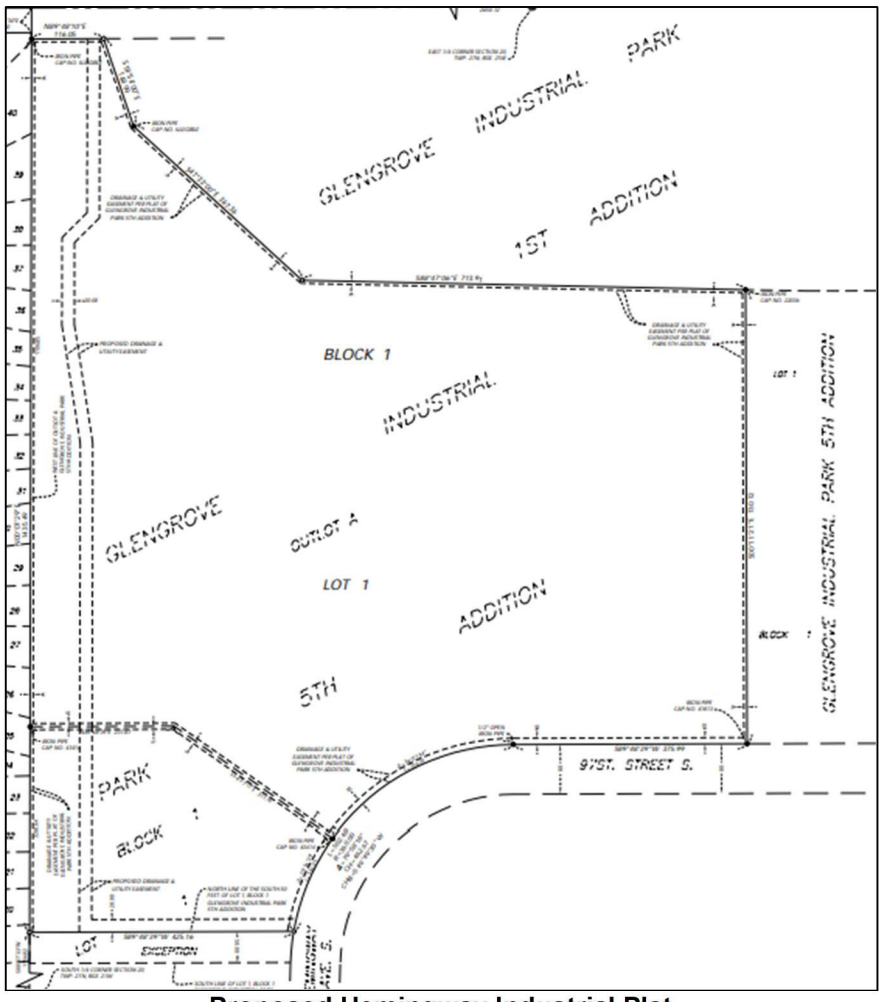
Review Schedule
Application Received: March 30, 2022
Acceptance of Completed Application: March 30, 2022
Planning Commission Date: April 25, 2022
City Council Date: May 18, 2022
60-Day Review Deadline: May 29, 2022

Background

In February 2022, the EDA entered into a purchase agreement with Syndica, LLC, for the sale of 25.3 acres of land. Syndica and Enclave Development have the same principals. This property is currently vacant land and is zoned I-2, General Industry.

Preliminary and Final Plat

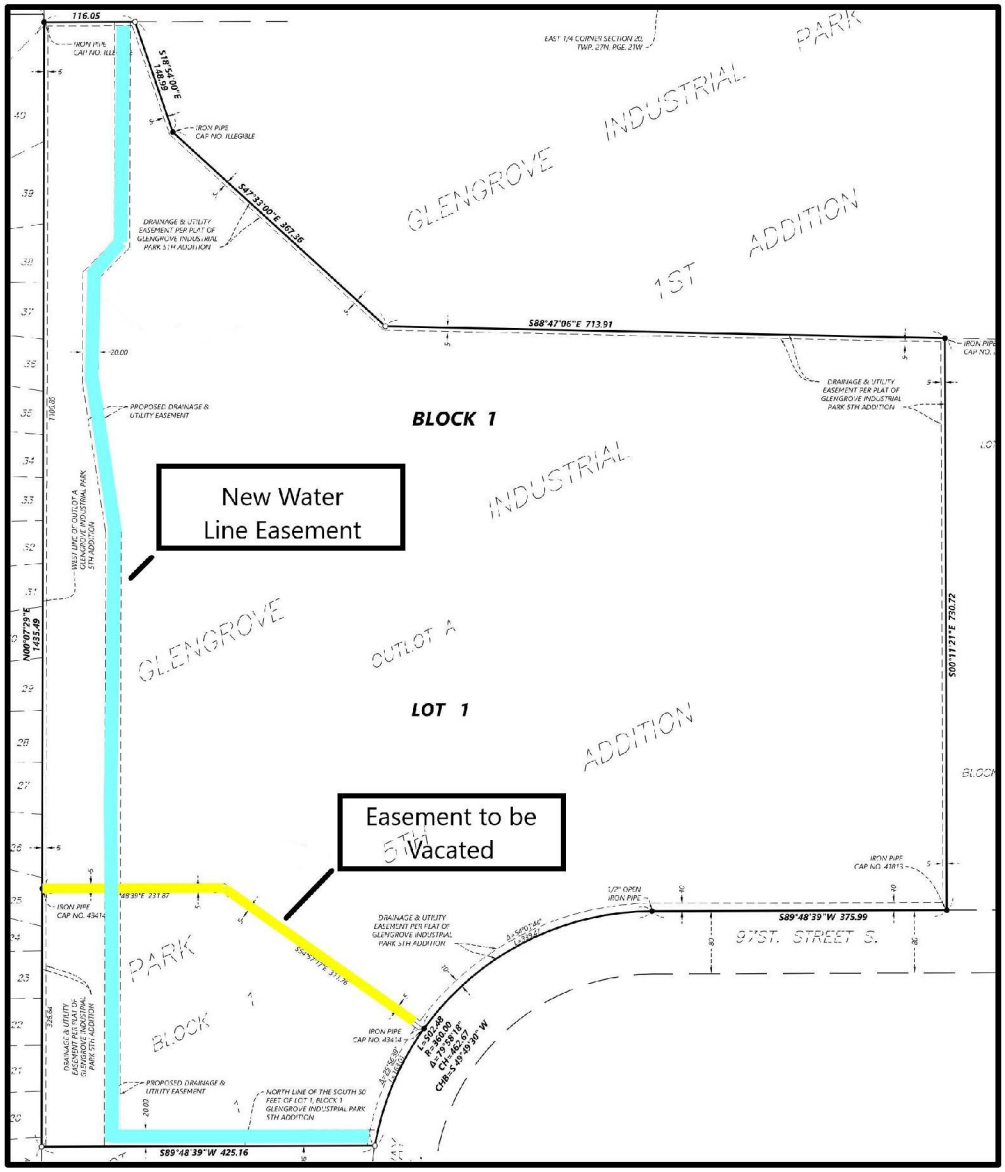
This site currently consists of two parcels. The southerly parcel is a 3-acre parcel described as Lot 1, Block 1, Glengrove 5th Addition, and the north 22.3-acre parcel is described as Outlot A, Glengrove 5th Addition. The Applicant is proposing to combine these parcels into one buildable parcel.



Proposed Hemingway Industrial Plat

Easement Vacation

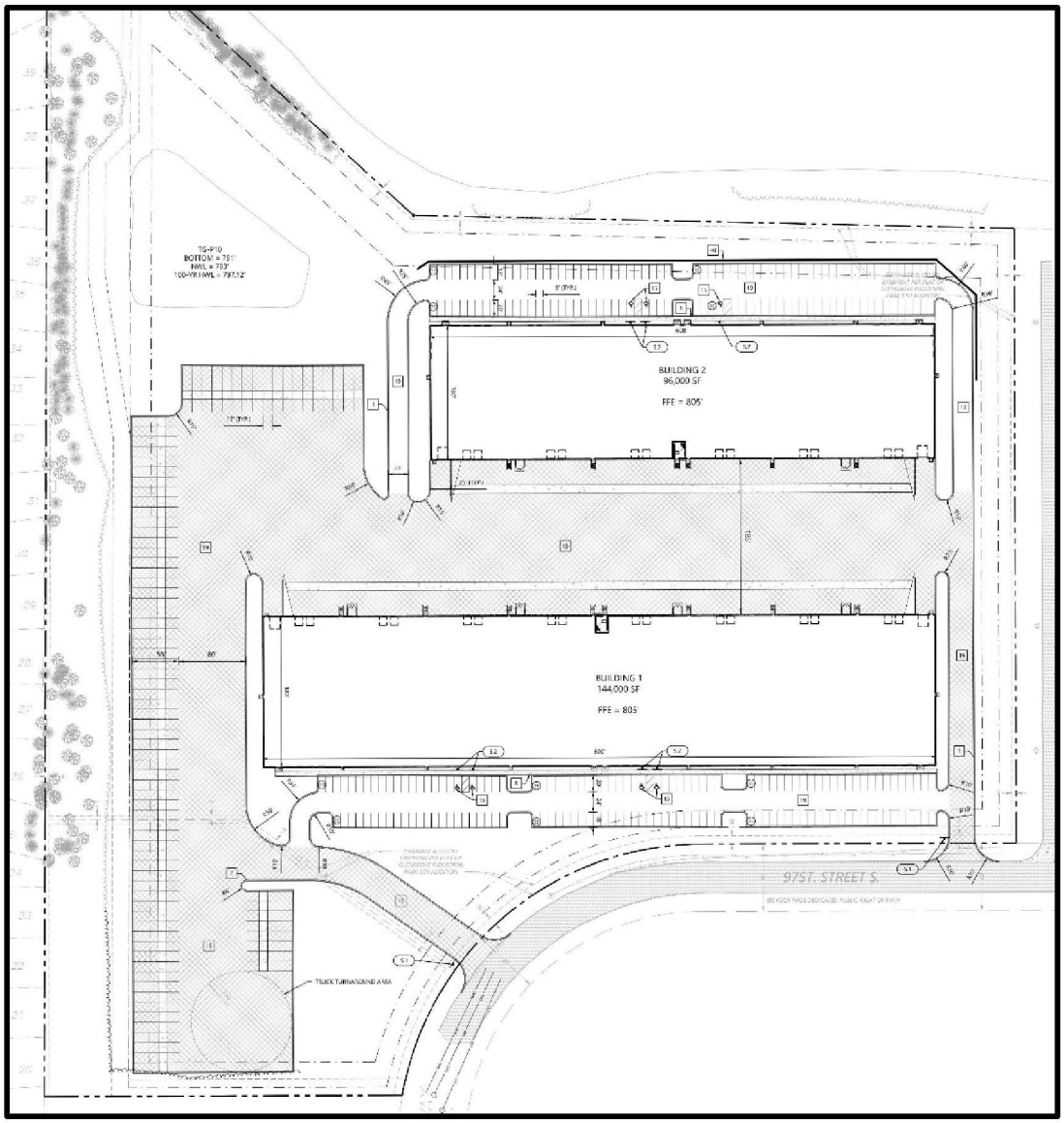
A permanent drainage and utility easement was platted along the common lot line between Outlot A and Lot 1, Block 1, as part of the Glengrove Industrial Park 5th Addition. There are no existing utilities within this easement, and with the lot combination, it is no longer necessary. The Applicant is proposing to vacate this easement. As part of the plat, a public drainage and utility easement will be provided over the location of the new raw water line that extends through the development property. This water line is scheduled for construction beginning in June 2022.



Watermain Easement

Site Plan

The Applicant is proposing construction of two buildings, totaling 240,000 square feet, for warehouse and office use. There are no specific users for the site at this time. The development of the site also includes automobile and truck parking, as well as loading docks.



Site Layout

Planning Considerations

Comprehensive Plan

The 2040 Comprehensive Plan guides the property as Industrial, which has been the case since at least 1982. The proposed use is consistent with this guided land use. Additional properties on either side of 97th Street and Hemingway Avenue are also guided Industrial to continue to support the expansion of the Cottage Grove Business Park. The area directly west of this site is currently a residential neighborhood.

Ordinance Criteria

The 25.3-acre site is currently zoned I-2, General Industry. This zoning classification is consistent with the industrial land use designation shown in the 2040 Comprehensive Plan. The proposed warehousing and office space uses are permitted uses within the I-2, General Industry Zoning District.

The City's Zoning Ordinance requires site plan review for proposed new structures or additions. The purpose of the site plan review is to ensure proposed new developments conform to the City's development standards that are outlined within the Zoning Ordinance requirements.

Setbacks

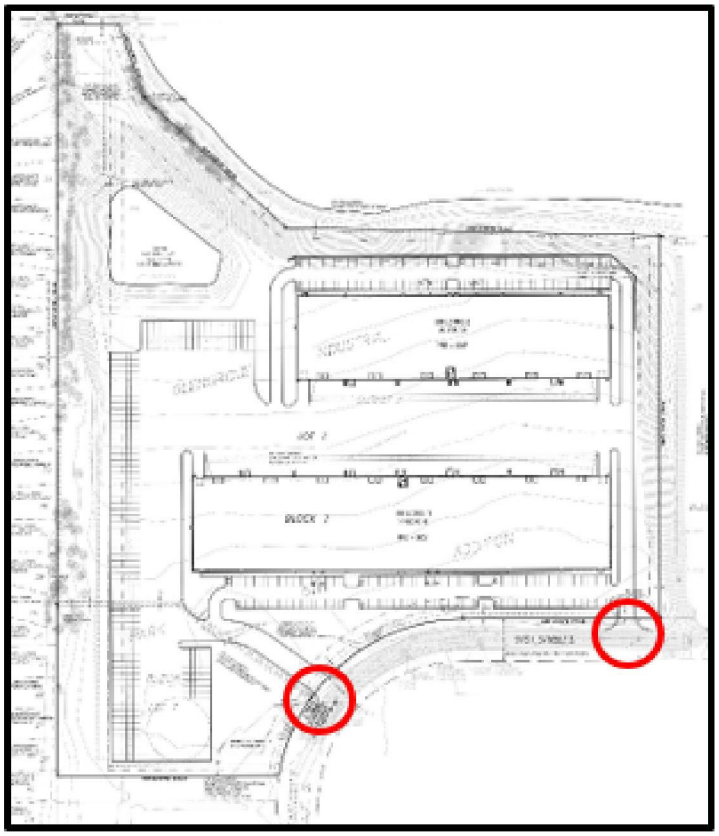
The table below identifies the minimum and proposed setbacks:

Standard	Minimum Required	Proposed	
		Building 1	Building 2
Front Yard	40'	92'	458'
Side Yard – Interior	52' (40'+1' for each 1' over 30' in height)	96'	94'
Side Yard Abutting Residential District	125'	260'	457'
Rear Yard	60'	459'	115'

The proposed buildings meet the minimum front, rear, and side setbacks for the I-2, General Industry Zoning District.

Traffic/Access

The site plan includes two access points. The most easterly access is specifically for employee traffic while the westerly access is intended to be utilized for truck traffic only.



Proposed Access Locations

Parking

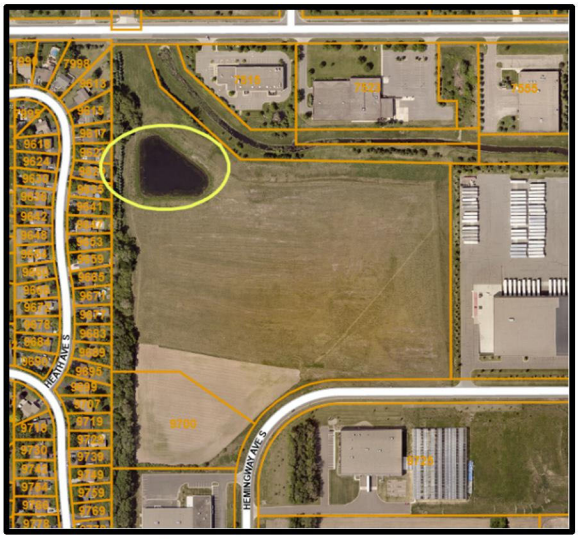
The applicant is proposing 216,000 square feet of floor area for warehouses and 24,000 square feet of floor area for offices. This requires a total of 204 parking spaces (1 space per 2,000 square feet of warehouse and 1 space per 250 square feet of office). The applicant has proposed 276 parking spaces, which is greater than the required minimum spaces. The spaces are accessed from the easterly driveway and are located in the front and the rear of the proposed buildings. Semi-trailer parking (91 spaces) is located on the west side of the site; 27 of those spaces are provided on the plans as proof of parking for future use if needed. Access to this parking area is from the westerly driveway.

Utilities

The development is planned to connect to available sanitary and watermain located within the adjacent public streets right-of-way. As noted above, a public drainage and utility easement will be provided over the location of the new raw water line that extends through the development property.

Surface Water Management/Grading

The site grading for the project is proposed to meet the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan. Final construction drawings will need to meet the approval of the City Engineer. Stormwater is proposed to be managed within the existing pond to the north of the development site. The EDA worked with the property owner to ensure the pond was graded as an effort to ensure the site was shovel ready and marketable as a developable industrial site.



Storm Basin Location

Tree Preservation

The applicant has completed an individual tree inventory as required with a site plan review application. No tree removal is proposed on the site.

Landscaping

City Code Title 11-6-20 requires 15 percent of the proposed developed space to be preserved as open space as well as 8 percent green space within parking islands and bump outs. The Applicant is proposing 49 percent of the site to be preserved as open/green space. The required landscape

calculation (per square feet of site area) and the proposed plantings are outlined in the table below:

Plant Type	Required	Provided
Overstory/Deciduous	145	145
Coniferous	135	135
Shrubs	406	406
Ornamentals	--	27

The Applicant will be required to submit an amended landscape plan prior to issuance of a building permit providing the following:

- No less than 8 percent of the parking lot area proposed as open/green space.
- Required building perimeter landscaping.

Additional landscaping is proposed along the western edge given it is adjacent to an existing residential development. The Applicant is confident the proposed landscape screening will provide not only a visual buffer but also a sound buffer from the more intense activities on the site.

Noise
City Code section 11-11-5 states that industrial users shall meet all federal, state and local noise requirements. Minnesota's noise pollution rules (Minn. R. 7030.0040) are based on statistical calculations that quantify noise levels over a one-hour monitoring period. There are statutory limits for a residential location, which limits noise to 65 dBA during the daytime (7:00 a.m. to 10:00 p.m.) and 55 for nighttime (10:00 p.m. to 7:00 a.m.) This means that during a one-hour period of monitoring, daytime noise levels cannot exceed 70 dBA for more than 10 percent of the time or 65 dBA more than 50 percent of the time. The Applicant does not anticipate noise pollution issues with this proposal. As a condition of approval, the Applicant shall work with the City staff to mitigate any noise concerns that exceed MPCA noise standards if complaints are received.

Lighting Plan
Enclave has submitted a photometric plan with their application. The plan verifies the lighting on the site does not exceed one (1) foot-candle at the property lines as outlined in the City's ordinance standards. As a condition of approval, all lighting shall be shoebox style, downward directed, with LED lamps and flush lens unless approved in writing by planning staff. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens. Light shields shall be added to the parking lot lighting adjacent to the residential properties.

Architecture
The proposed buildings are composed of painted precast concrete wall panels in three colors, and glass windows with anodized aluminum storefront frames. Each of the main pedestrian entrances are set into precast metal architectural panels with metal canopies over each of the doors. The precast concrete panels are consistent with the Zoning Ordinance requirements of 65 percent Class I materials as well as additional recent development within the City's business park.



Proposed Building Elevations

Development Fees
The applicant would be required to pay area charges, including park dedication, and connection fees including stormwater, water, and sanitary sewer prior to the release of a building permit.

Neighborhood Meeting
The city and the Developer (Enclave) held a neighborhood meeting on April 18, 2022. Notice of the neighborhood meeting was sent to surrounding property owners within 500 feet of the project area. The intent of the meeting was to give neighboring property owners the opportunity to listen to the Developer's site plan proposal and to learn about the upcoming watermain project, ask questions, and present concerns they might have to the Developer and the City in the early planning stages of the proposed project.

A total of two residents attended at the meeting. Enclave provided a presentation outlining their proposed development and opened the discussion for any questions or concerns. The only questions concerned the potential removal of trees as a result of this development or the watermain project. Staff and the Developer verified the project is outside of the existing trees.

Public Hearing Notices
The public hearing notice of the Planning Commission meeting was published in the *St. Paul Pioneer Press* and mailed to the 105 property owners within 500 feet of the property on April 13, 2022. The public hearing notice for the easement vacation was published in the *St. Paul Pioneer Press* on May 4, 2022, and on May 11, 2022.

Planning Commission Meeting
The City's Planning Commission reviewed and held a public hearing for these requests at their April 25, 2022, meeting. Three members of the public spoke about the application. Their primary concerns were potential traffic issues caused by the development, and the number of industrial buildings being constructed in Cottage Grove. City Staff noted the traffic in the area has been studied extensively as part of the AUAR process. There are several road improvements taking place in the area to accommodate truck and employee traffic. The Planning Commission unanimously (6-to-0) voted to recommend approval of the applications, subject to the listed conditions.

City Department Review
The City's Technical Review Committee reviewed the applications, provided input, and made a favorable recommendation that the proposal be approved as requested.

Recommendation

The City Council is recommended to take the following actions:

1. Hold the public hearing to vacate and discontinue the public drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition.

2. Adopt the resolution approving the vacation and discontinuance of the drainage and utility easements.

3. Adopt the resolution approving the Preliminary Plat and Final Plat to be called Hemingway Industrial, which combines a part of Lot 1, Block 1, Glengrove Industrial Park 5th Addition and Outlot A, Glengrove Industrial Park 5th Addition into a single lot.

4. Adopt the resolution approving the Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses.

Attachments:
- Hemingway Industrial Final Plat
- Easement Vacation Exhibit
- Exterior Elevations
- Review Memo dated 4/19/2022
- Civil Plan revision dated 5/6/2022

HEMINGWAY INDUSTRIAL

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

Lot 1, Block 1, except the South 50 feet and Outlot A, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as HEMINGWAY INDUSTRIAL and does hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Enclave Development LLC, a North Dakota limited liability company, has caused these presents to be signed by its proper member this _____ day of _____, 20_____.

Enclave Development LLC

By: _____
(NAME)

It's _____
(TITLE)

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, it's _____, Enclave Development LLC, a North Dakota limited liability company.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County,_____.

My Commission Expires _____

I, Christopher N. Ambourn, 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, 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_____.

_____
Christopher N. Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20_____, by Christopher N. Ambourn.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY COTTAGE GROVE, MINNESOTA
This plat of HEMINGWAY INDUSTRIAL was approved and accepted by the City Council of Cottage Grove, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Cottage Grove, Minnesota

By: _____ By: _____
Mayor Clerk

COUNTY SURVEYOR, Washington County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

_____
Washington County Surveyor

COUNTY AUDITOR/TREASURER, Washington County, Minnesota
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

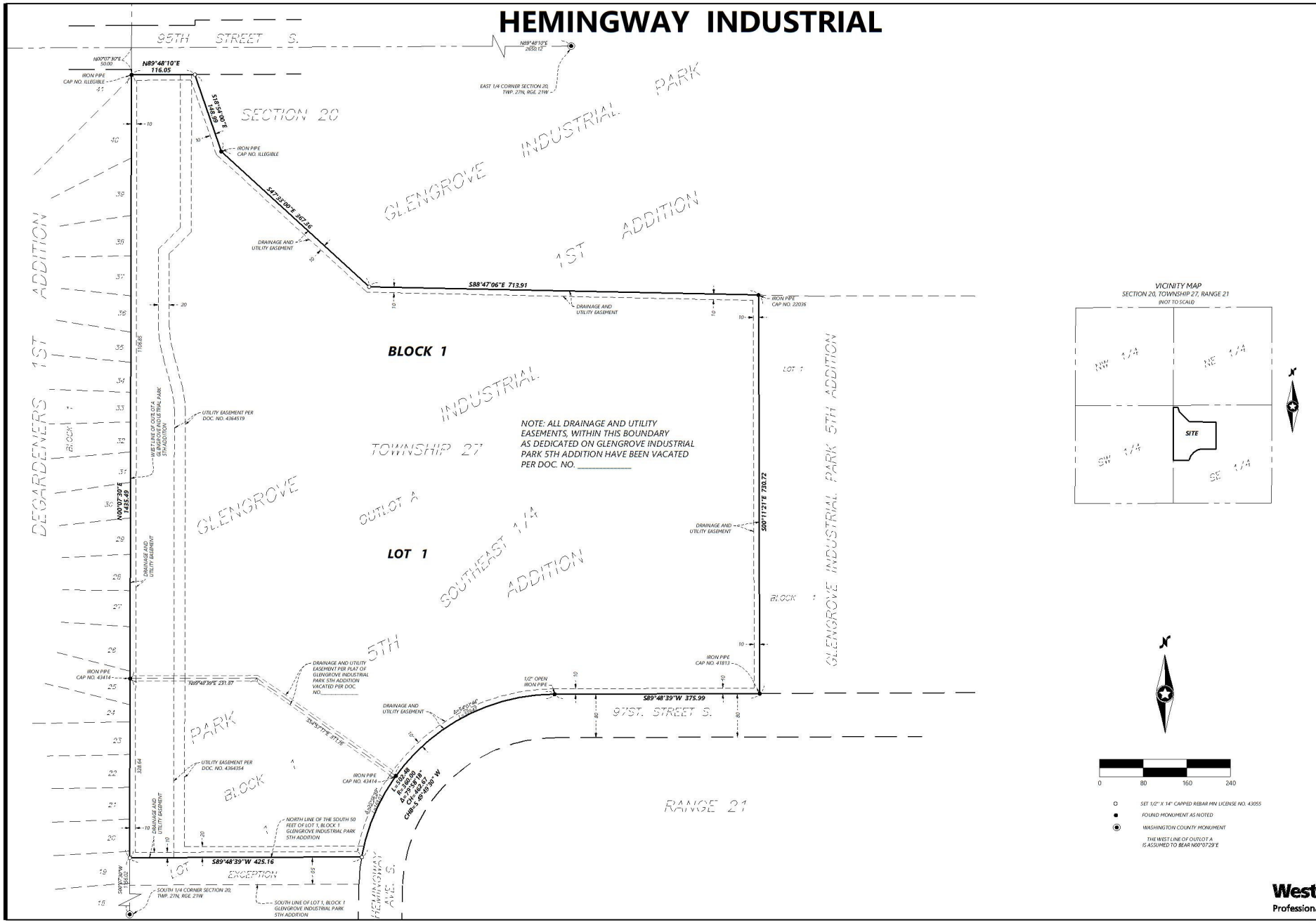
_____
Washington County Auditor/Treasurer

COUNTY RECORDER, Washington County, Minnesota
I hereby certify that this plat of HEMINGWAY INDUSTRIAL was filed this _____ day of _____, 20_____, at _____ o'clock _____M., as Document No. _____.

_____
Washington County Recorder

Westwood
Professional Services, Inc.

HEMINGWAY INDUSTRIAL



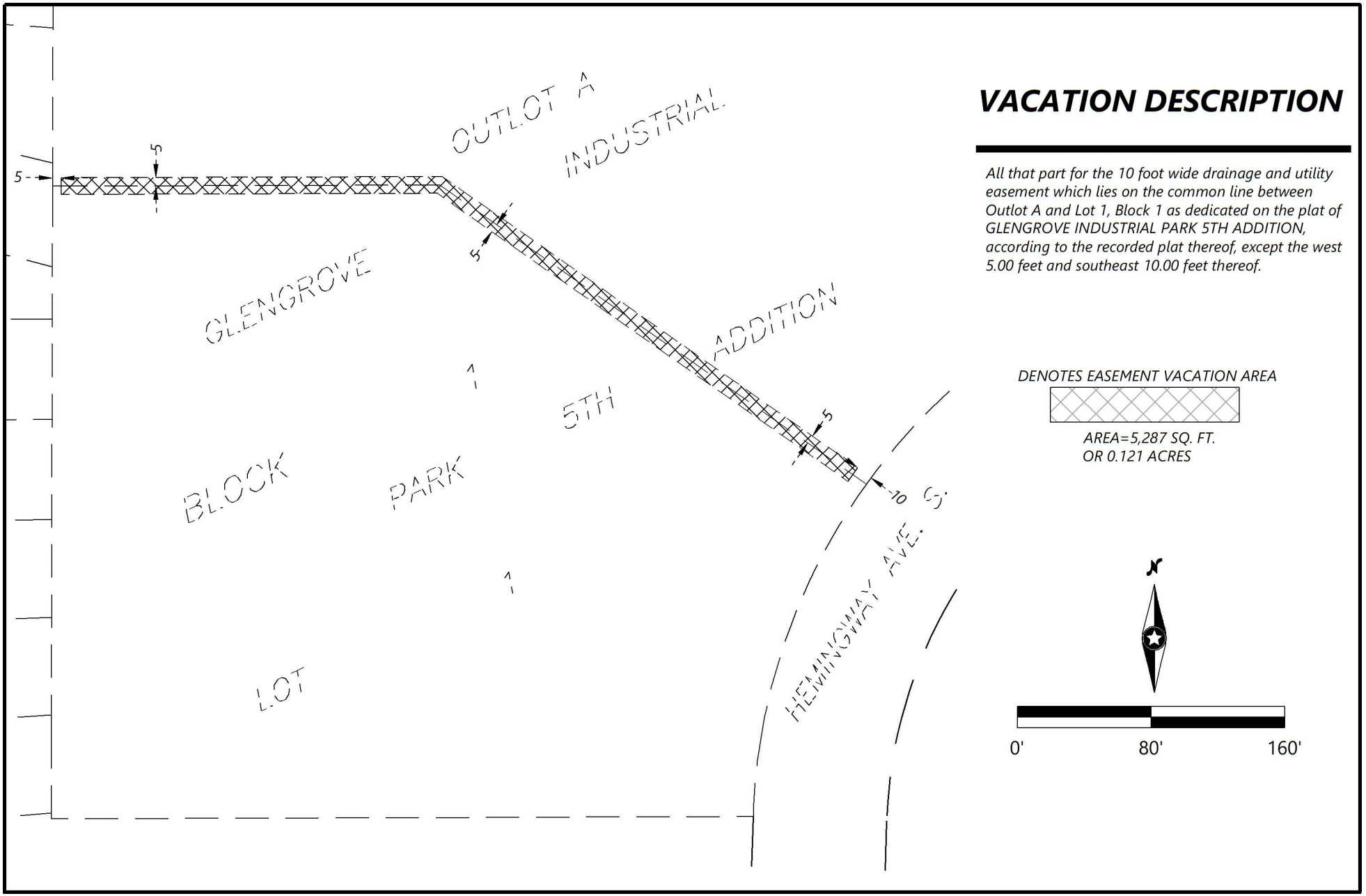
VICINITY MAP
SECTION 20, TOWNSHIP 27, RANGE 21
(NOT TO SCALE)

- SET 1/2" X 14" CAPPED REBAR MN LICENSE NO. 43055
- FOUND MONUMENT AS NOTED
- WASHINGTON COUNTY MONUMENT

THE WEST LINE OF OUTLOT A IS ASSUMED TO BEAR N00°07'29"E

Westwood
Professional Services, Inc.

© 2022 Westwood Professional Services, Inc.



VACATION DESCRIPTION

All that part for the 10 foot wide drainage and utility easement which lies on the common line between Outlot A and Lot 1, Block 1 as dedicated on the plat of GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, except the west 5.00 feet and southeast 10.00 feet thereof.

N:\0035562.00\DWG\SURVEY\0035562V-ESK-01.DWG

DESIGNED:	.
CHECKED:	CA
DRAWN:	JWM
FIELD CREW:	.
FIELD WORK DATE:	.

HEMINGWAY INDUSTRIAL

COTTAGE GROVE, MN

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

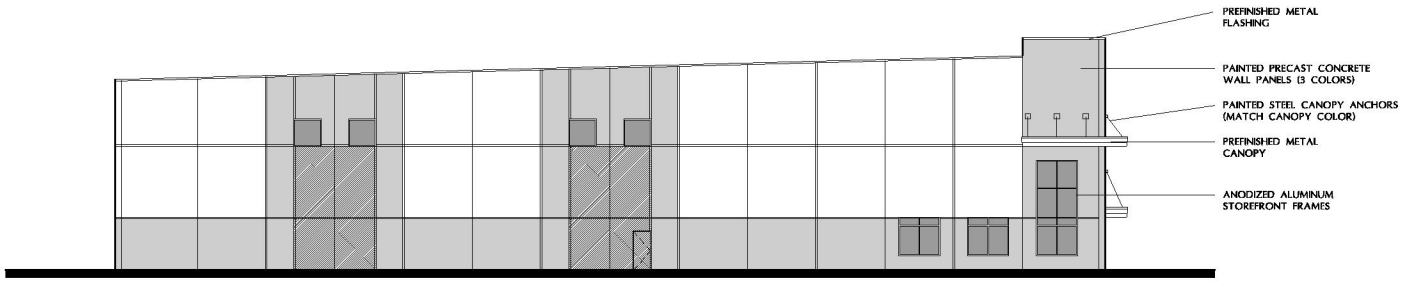
Westwood Professional Services, Inc.

EASEMENT VACATION EXHIBIT

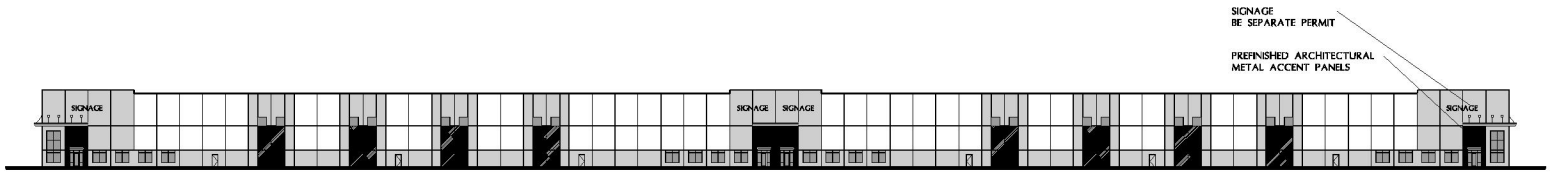
PROJECT NUMBER: 0035562.00

SHEET NUMBER: 1 OF 1

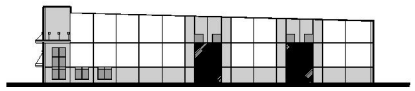
DATE: 04/29/2022



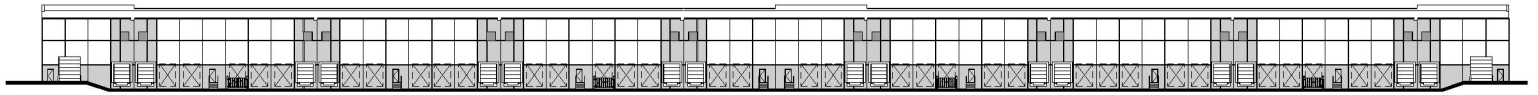
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



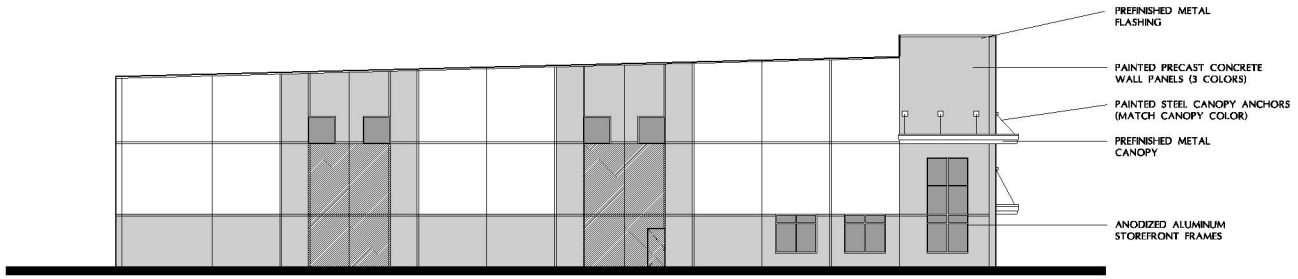
NORTH ELEVATION

BUILDING #1

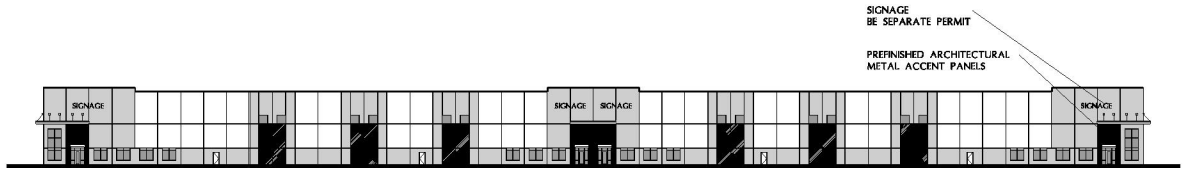
HEMINGWAY INDUSTRIAL CENTER

Cottage Grove, Minnesota

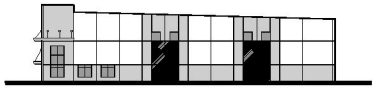
NOTE:- THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.



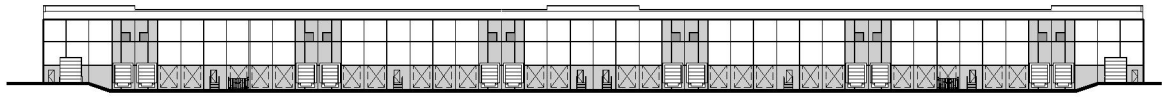
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

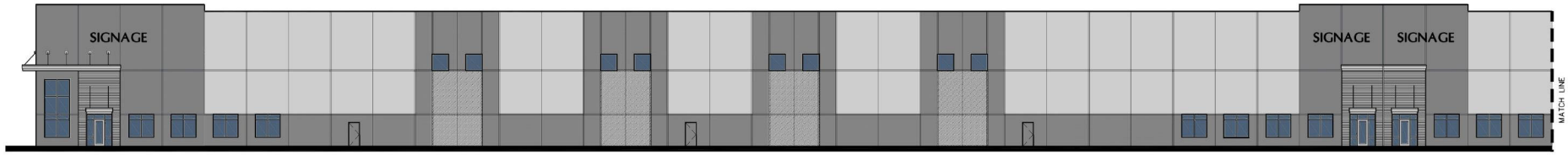
BUILDING #2

HEMINGWAY INDUSTRIAL CENTER

Cottage Grove, Minnesota

NOTE:- THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

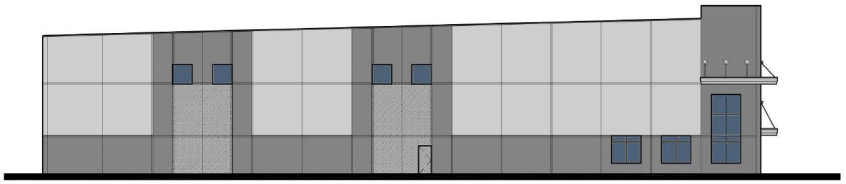
ARCHITECTS



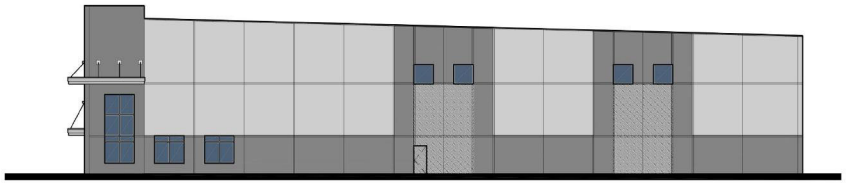
1 / A3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



6 / A3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 / A3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 / A3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

BOLTON & MENK
Real People. Real Solutions.

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

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

MEMORANDUM

Date: 04/19/2022

To: Ryan Burfeind, PE

From: Andrew Olson, PE
Mike Boex, PE

Subject: Hemingway Industrial Plan Review
City of Cottage Grove, MN
Project No.: 0N1.127128

This memo summarizes the review of the preliminary plat plans submitted by Westwood Professional Services Inc., dated 03/30/22.

Plat Comments:

1. Please label the drainage and utility easement document numbers for the raw watermain on the west side of the site.
    a. The easement should be redrawn based on the legal description in the recorded document.
    b. The recorded easements have been provided attached to the end of this memo.
2. A 10' perimeter drainage and utility easement should be provided on all sides of the property.
    a. Please provide easement on the southwest side of the parcel between the watermain easement and the western plat line.
3. The existing perimeter drainage and utility easement between the two existing parcels should be vacated when the parcels are combined.

Preliminary Plan Comments:

Sheet C001:

4. Please list the horizontal and vertical datums along with any benchmarks used for the project.
5. Final plans should include a photometrics plan.

Sheet C100:

6. Final plans should include a removal plan.
7. Removals should include street removals for the utility connections and driveway connections.
8. There are three sewer and water stubs provided to the property. Please remove the center set of services since they are not needed for the development.
    a. The 12" water service should be removed to the main and plugged.

Bolton & Menk is an equal opportunity employer.

b. The 6" sewer service should be removed to the wye and capped.

c. Since the westerly set of services is being used for a water connection only, the adjacent sewer service can remain in place; no removal is necessary.

9. Please show the watermain easement from the raw watermain project.

10. Please show the existing storm sewer service near the southernmost property line. The record plan for this service has been attached to this memo.

Sheet C200:

11. Driveway aprons should conform to city standard detail STR-17.

    a. Street patching should conform to city standard detail SRT-21.

    b. Please show the improvements according to the detail plates.

12. The bottom of pond TG-P10 was constructed to elevation 790.

Sheet C300:

13. Please label all local and pond EOFs to evaluate freeboard standards.

    a. Freeboard standards: For stormwater basins the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation.

    b. There must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the structure for each local low point and temporary ponding area.

14. Please label top and bottom of wall elevations for the retaining wall on the north side of the site.

15. Add a note on the plans indicating that all work within the City Right of Way must conform to the current City Standard Specifications.

Sheet C500:

16. There is an existing storm sewer stub off Hemingway Avenue that is stubbed out to the property line. Effort should be made to evaluate if this stub can be used rather than connecting into the street.

    a. The record plan for the stub is attached to the end of this memo.

    b. Due to the existing 18" service, the allowable discharge to 97th/Hemingway is assumed to be 10 cfs.

17. All storm sewer connecting into the City system should be RCP. This includes the outlet from STMH-303 to FES-304 and the connection from CBMH-201 to the storm sewer in Hemingway Avenue.

    a. All other private storm sewer materials may follow note 14A.

    b. Please remove note 14E.

18. The developer shall execute a stormwater maintenance agreement for the private basin (TG-P10).

19. All watermain on the project shall be DIP Class 52, please revise General Note 11.
20. Final plans should include pipe crossing information to avoid elevation conflicts between utilities.
21. It appears DLI standards have not been met for pipe grades. Please review and revise grades to conform to DLI standards.
22. Riprap quantities should conform to city standard detail STO-12.
23. Please show the 16" watermain in the westerly drainage and utility easement and label that it will be installed by others.
    a. Included with this memo are the plan sheets for that watermain.
24. The storm sewer outlet into the flume should be placed at elevation 775.0.
25. The current pond configuration presents a chance of short circuiting. Please consider moving either the inlet or outlet.
26. Please label the existing sewer and water sizes at each connection.

Sheets C600-601:

27. Please update all city standard detail plates to the 2022 versions.
28. Retaining walls over four feet (4') in height must be designed by a registered architect or engineer and be reviewed and approved by the City Engineer.
29. Retaining walls over thirty inches (30") in height that are located in pedestrian traffic areas or within thirty-six inches (36") of a public way walk shall be completely fenced along the top edge with a permanent fencing material.
    a. Attached to this memo is the City standard fencing material which should be referenced for all proposed fencing within the site.
30. Please use a standard skimmer (STO-16) rather than a submerged inlet pipe for OCS-301.
    a. If a weir wall is needed, the minimum structure size should be 5' diameter.
    b. If a custom detail is needed for the outlet structure, ensure the city standard grate is depicted correctly per detail STO-16.

Sheet L100:

31. The City Forester will review the landscape plan for details related to tree species and planting locations. List the following restrictions on the plan and ensure they are applied to the proposed plan:
    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

32. Please review the landscaping plan to avoid trees in conflict with utilities.
    a. For example, there is a tree over the watermain on the southwest corner of Building 1.
    b. There are also trees located in conflict with the hydrants on the northwest corners of Building 1 and Building 2.
33. Right of way should be irrigated, please clarify in the notes.

Stormwater Comments:

34. HydroCAD:
    a. The existing and proposed HydroCAD models simulate drainage areas of 21.21 acres and 22.266 acres, respectively. Although Regional Pond TG-P12 is sized to include the runoff from the 3.02-acre parcel, please compute the existing and proposed rate and volume of runoff from this parcel so the existing and proposed HydroCAD models include the same total drainage area and match the drainage areas maps for the full 25.3-acre site.
    b. The proposed drainage area map shows subwatersheds 2S and 3S. These subwatershed are apparently combined within subwatershed 2S in the Proposed Condition HydroCAD model. Please adjust the maps or model so both are consistent.
    c. The proposed condition HydroCAD model includes 7.5 acres of grass simulated with a curve number of 39. The city surface water management plan recommends a curve number value of 61 for development site pervious areas. Please update the model to use curve number 61 for these pervious areas or explain why this is not appropriate.
35. **Rate Control:**
    a. The HydroCAD model and rate control summary table in the stormwater report indicate the 2-year peak discharge rate from the proposed site (1.16 cfs) exceeds the existing rate of 0.26 cfs. Please evaluate whether additional measures are feasible to meet the rate control requirements.
    b. The 3.02-acre parcel was included within the design for the existing TG-P12 Regional stormwater pond and infiltration basin. Since the proposed impervious surface percentage of this 3.02-acre parcel is less than or equal to the design impervious percentage of 72% (Curve Number 85), no other rate control, volume control, or water quality treatment is required for the parcel. However, runoff from the parcel needs to be conveyed through existing storm drains within 97th Street to regional pond TG-P12. As previously mentioned, limit discharge to 10 cfs.
        i. Please show expected surface emergency overflow routes and elevations.
36. **Volume Control:**
    a. Pretreatment: The City requires adequate pretreatment of stormwater runoff from development activities prior to discharge into all waterbodies and stormwater basins. The MPCA Stormwater Manual includes the following pretreatment recommendations for infiltration basins (which is also reasonable for large filtration basins):

"It is HIGHLY RECOMMENDED that the following pretreatment sizing guidelines be followed: Before entering an infiltration practice, stormwater should first enter a pretreatment practice sized to treat a minimum volume of 25 percent of the V_{wq}."[1]

i. Please update the filtration basin to include a pretreatment basin.

ii. In addition, the city requires filtration basins to be constructed to be "off-line" so that the basins fill along with the pretreatment basin, but higher flood flows are not routed through the filtration basins in order to have better long-term operation and less maintenance. Wet sediment pretreatment ponds should include equalizer pipes at the connection to the filtration basin.

37. **Water Quality**: The P8 model was used to compute pollutant loads and removals due to the filtration basin. The P8 model simulates the 19.2 acres that drains to the filter basin.
    a. The pervious curve number used for this area is 39. Please adjust the pervious curve number to 45 as per the South Washington Watershed District P8 guidance.
    b. The P8 model should also be updated to include the 3.08 acres of area that flows off-site without treatment.
    c. The stormwater narrative report states: "The allowable TP loading rate for the site is 4.22 lbs./year (19.18 acres x 0.22 lbs./acre/year)." Please update the narrative report and TP loading calculation to include 22.266 acres (the drainage area of the filter basin and the 3.08 acres of direct surface runoff).
38. **Basin Labels**: The normal water level (NWL), high water level (HWL) and emergency overflow elevation (EOF) must be labeled on ponds, infiltration basins, filters and similar BMPs. Please add the HWL and EOF of the filtration basin to plans.
39. **Filtration Media**: Sheet C601 includes details of the proposed filtration basin soil media. Please use a filtration soil media matching the city standard mix as follows: For a successful vegetation establishment, the city recommends providing a Filter Topsoil Borrow (MnDOT 3877.2G) consisting of 70% sand (meeting the gradation requirements of 3126 "Fine Aggregate for Portland Cement Concrete") and 30% Grade 2 Compost (MnDOT 3890). Lower compost levels have typically proved difficult when establishing vegetation in basins.
40. **Filtration Basin Plan Notes**: Include notes on the plans indicating how to stage construction and use low-impact earth moving equipment to avoid compaction of the soils under the filtration system in order to improve the likelihood of successful filtration within the basin .
41. **Rational Method**:
    a. Please include a map showing drainage areas to each catch basin and a table showing the rational storm drain design including capacities and velocities.
    b. 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.
        i. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.

[1] Design criteria for infiltration - Minnesota Stormwater Manual (state.mn.us) accessed April 2022

ii. Maximum storm sewer velocities should be kept at 10 feet per second or less.
iii. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
iv. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
v. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.

c. 41 lf of 12" STM SWR @ 20% is shown on C500. This pipe segment would have a velocity exceeding 10 feet per second. Please reduce the grade of this segment so velocities are 10 feet per second or less.

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

43. **Testing**: The City will require post-construction testing to verify the infiltration/filtration rate and drawdown period of any infiltration/filtration basins. Please add the following to the filtration basin plan notes: "Post construction testing of the filtration rate and drawdown period will be required."

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

45. **Models**: Please note that digital copies of the final version stormwater models (HydroCAD, P8) and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.

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PERMIT PLANS

FOR

EXISTING CONDITIONS, SITE, GRADING, UTILITIES, AND LANDSCAPE

FOR

HEMINGWAY INDUSTRIAL

COTTAGE GROVE, MN

PREPARED FOR:

ENCLAVE DEVELOPMENT

1 2ND STREET NORTH, SUITE 102

FARGO, ND 58102

CONTACT: BRIAN BOCHMAN

PHONE: 701-212-8110

EMAIL: BRIAN@ENCLAVECOMPANIES.COM

PREPARED BY:

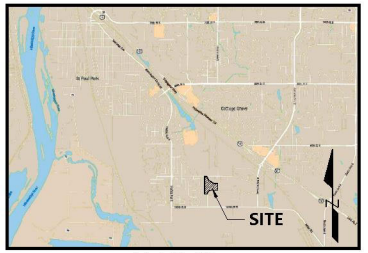
Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0035562.00

CONTACT: DAVID T. BADE



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet Number	Sheet Title
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS PLAN
C101	TREE PRESERVATION PLAN
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	GRADING & EROSION CONTROL PLAN
C301	ENLARGED GRADING PLAN
C400	SANITARY SEWER & WATERMAIN PLAN
C500	STORM SEWER PLAN
C600	DETAILS I
C601	DETAILS II
L100	SOUTH LANDSCAPE PLAN
L200	NORTH LANDSCAPE PLAN
E100	LIGHTING AND PHOTOMETRIC PLAN

BENCHMARKS

BM-1
CSGPS C IN SIDEWALK
N: 122,852.212
E: 469,474.697
ELEV = 888.42

SURVEY DATUMS

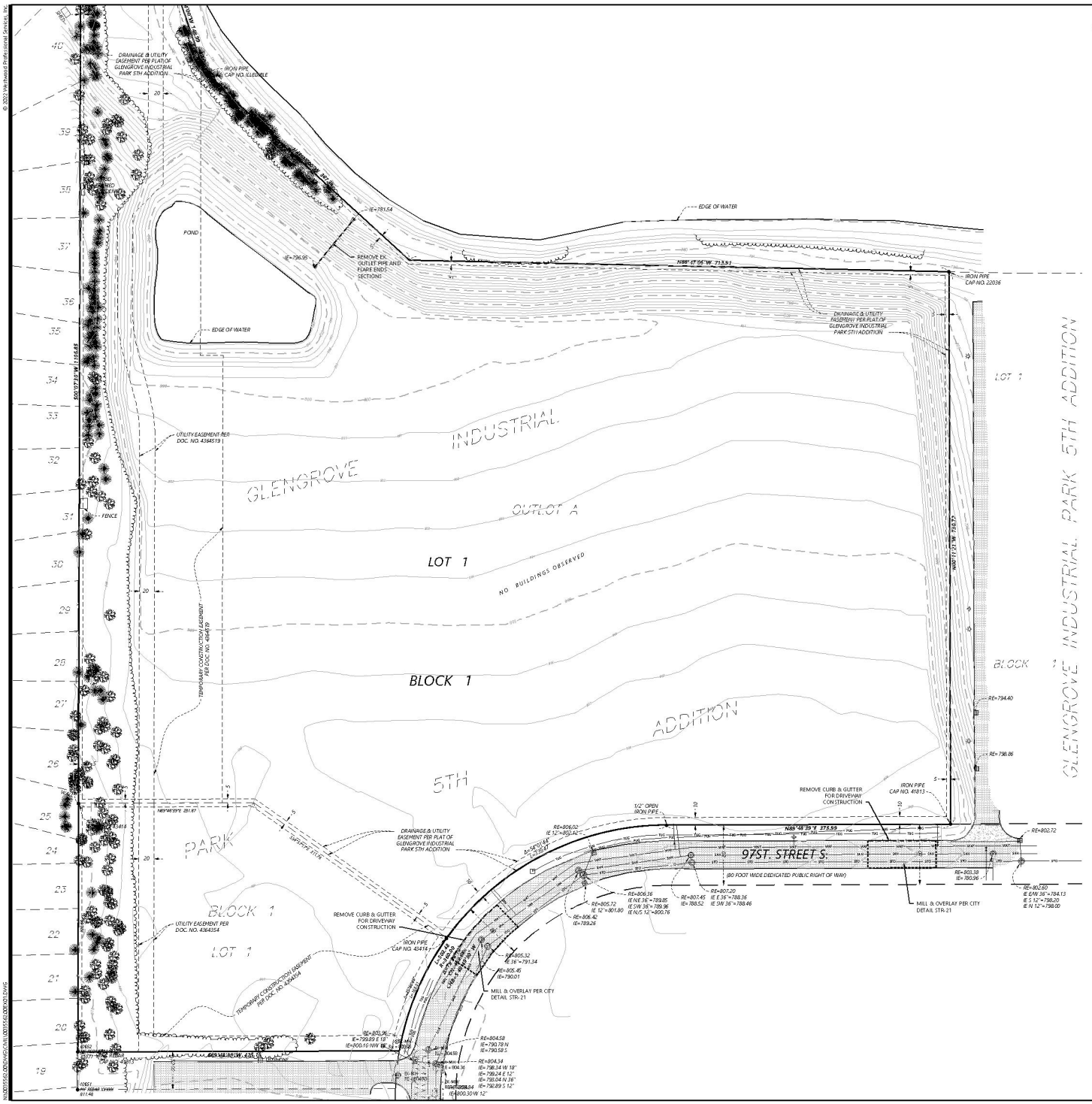
VERTICAL
NAVD88

HORIZONTAL
WASHINGTON COUNTY COORDINATE (NAD - 1996 ADJUSTMENT)

NO.	DATE	REVISION	SHEETS
	05/06/2022	CITY COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PERMIT PLANS
FOR
EXISTING CONDITIONS, SITE, GRADING, UTILITIES, AND LANDSCAPE
FOR
HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

INITIAL SUBMITTAL DATE: 03/30/2022 SHEET: C001



LEGEND

SANITARY MANHOLE	BOUNDARY LINE
SEWER CLEANOUT	RIGHT-OF-WAY LINE
SEPTIC COVER	LOT LINE
STORM MANHOLE	EASEMENT LINE
BEEHIVE CATCH BASIN	SECTION LINE
CATCH BASIN	TREE LINE
FLARED END SECTION	CABLE TELEVISION LINE
CULVERT	GAS LINE
CATCH BASIN MANHOLE	POWER OVERHEAD
HYDRANT	POWER UNDERGROUND
GATE VALVE	SANITARY SEWER
ELECTRIC BOX	STORM SEWER
ELECTRIC METER	TELEPHONE OVERHEAD
ELECTRIC MANHOLE	TELEPHONE UNDERGROUND
ELECTRIC TOWER	WATERMAIN
STREET LIGHT	FIBER OPTIC
POWER POLE WITH LIGHT	FENCE LINE
GUY WIRE	CURB & GUTTER
POWER POLE	CONCRETE SURFACE
TELEPHONE BOX	BITUMINOUS SURFACE
STEEL/WOOD POST	GRAVEL SURFACE
SIGN	WETLAND
SOIL BORING	FOUND MONUMENT (SEE LABEL)
CONIFEROUS TREE	SET MONUMENT (SEE LABEL)
DECIDUOUS TREE	

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN	SAN	SANITARY SEWER
WAT	WAT	WATER MAIN
HYD	HYD	HYDRANT
STO	STO	STORM SEWER
GAS		GAS
UGE	UGE	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
UGT	UGT	UNDERGROUND TELEPHONE
OHT	OHT	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
RW	RW	RETAINING WALL
F	F	FENCE
CONCRETE	REMOVALS	CONCRETE
BITUMINOUS	REMOVALS	BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED	
DRAWN	
CHECKED	
APPROVED	
HORIZONTAL SCALE	50'
VERTICAL SCALE	10'

INITIAL ISSUE	03/30/2022	
REVISIONS		
1	05/09/2022	CITY COMMENTS
2		
3		
4		
5		

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LIC. NO. _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone 651.300.4261
Fax 651.300.4262
Westwood Professional Services, Inc.
7699 Anagram Drive, Suite 100
Minnetonka, MN 55344
www.westwoodps.com

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
C100

DATE: 03/30/2022

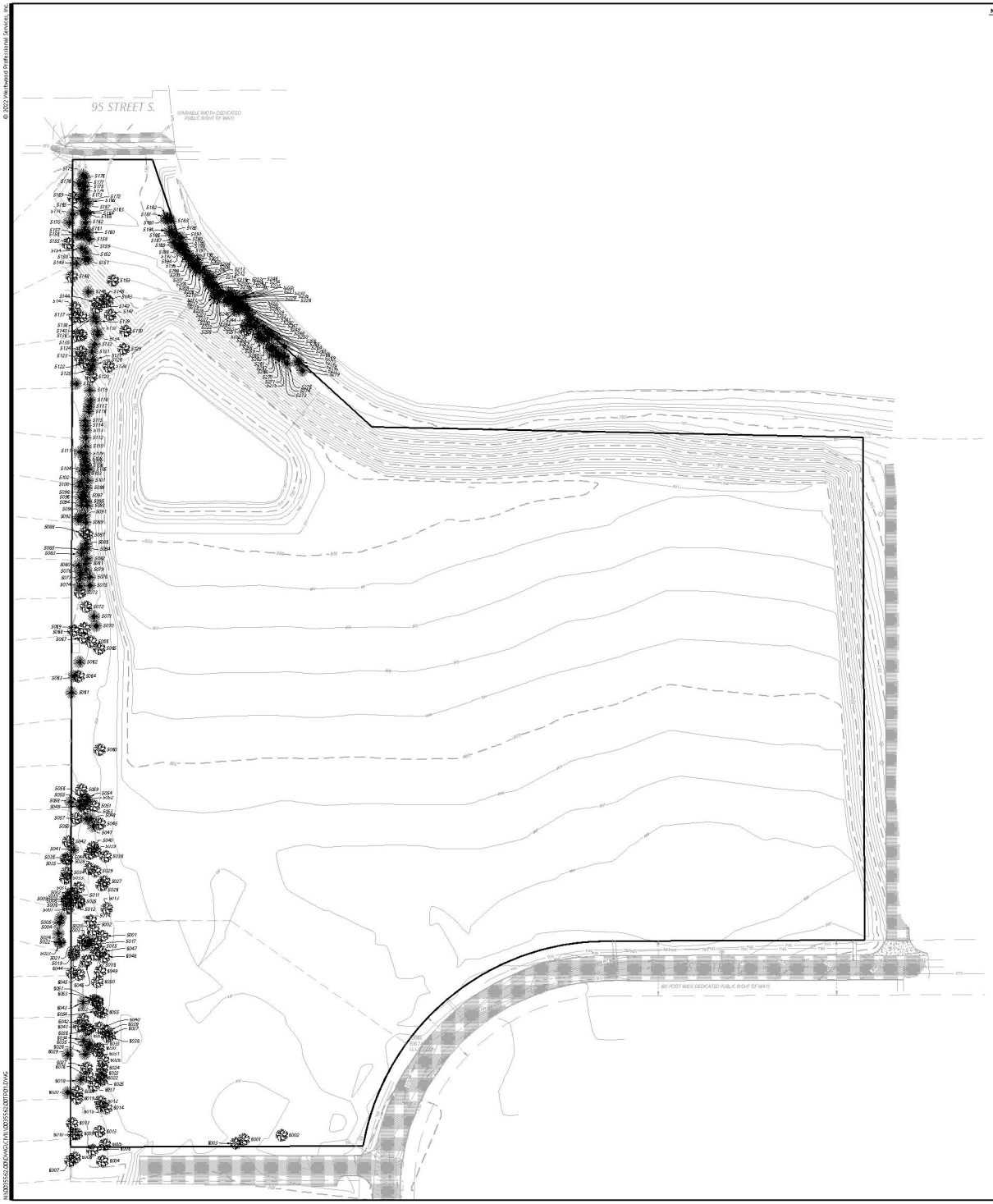
PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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M:\00355\62.00\DWG\PLAN\00355620PLN.DWG

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No.	Species	DBH [in.]
5001	Siberian Elm	8
5002	Red Oak	13
5003	Hackberry	11
5004	Colorado Spruce	10
5005	Colorado Spruce	4
5006	Siberian Elm	18
5007	Siberian Elm	18
5008	Siberian Elm	16
5009	Siberian Elm	12
5010	Siberian Elm	20
5011	Siberian Elm	6
5012	Siberian Elm	25
5013	Siberian Elm	15
5014	Siberian Elm	13
5015	Siberian Elm	11
5016	Siberian Elm	13
5017	Norway Pine	14
5018	Hackberry	10
5019	Black Cherry	12
5020	Norway Pine	11
5021	Hackberry	11
5022	Colorado Spruce	8
5023	Colorado Spruce	5
5024	Colorado Spruce	10
5025	Siberian Elm	8
5026	Boxelderelder	9
5027	Boxelderelder	8
5028	Siberian Elm	22
5029	Siberian Elm	24
5031	Boxelderelder	8
5032	Siberian Elm	12
5033	Siberian Elm	18
5034	Green and White Ash	6
5035	Green and White Ash	6
5036	Siberian Elm	18
5038	Boxelderelder	8
5039	Hackberry	26
5040	Hackberry	13
5041	Norway Pine	15
5042	Boxelderelder	14
5044	Boxelderelder	11
5045	Boxelderelder	9
5047	Norway Pine	12
5048	Norway Pine	9
5049	Norway Pine	13
5050	Norway Pine	13
5051	Boxelderelder	12
5052	Norway Pine	12
5053	Hackberry	14
5054	Hackberry	9
5055	Hackberry	6
5056	Hackberry	8
5057	Boxelderelder	13
5058	Norway Pine	15
5059	Red Oak	16
5060	Siberian Elm	18
5061	Norway Pine	16
5062	Norway Pine	11
5063	Norway Pine	12
5064	Siberian Elm	26
5065	Siberian Elm	12
5066	Boxelderelder	10
5067	Boxelderelder	8
5068	Boxelderelder	8
5069	American Elm	11
5070	Norway Pine	14
5071	Norway Pine	10
5072	Boxelderelder	14
5073	Boxelderelder	9
5074	Colorado Spruce	3
5075	Colorado Spruce	6
5076	Colorado Spruce	6
5077	Colorado Spruce	7
5078	Colorado Spruce	5
5079	Colorado Spruce	5
5080	Colorado Spruce	4
5081	Colorado Spruce	3
5082	Colorado Spruce	6
5083	Colorado Spruce	4
5084	Colorado Spruce	5
5085	Colorado Spruce	5
5086	Colorado Spruce	6
5087	Colorado Spruce	4
5088	Colorado Spruce	7
5089	Colorado Spruce	6
5090	Colorado Spruce	5
5091	Colorado Spruce	5
5092	Colorado Spruce	3
5093	Colorado Spruce	5
5094	Colorado Spruce	5
5095	Colorado Spruce	4
5096	Colorado Spruce	4
5097	Colorado Spruce	6
5098	Colorado Spruce	4
5099	Colorado Spruce	7
5100	Colorado Spruce	6
5101	Colorado Spruce	6
5102	Colorado Spruce	6
5103	Colorado Spruce	7
5104	Colorado Spruce	6
5105	Colorado Spruce	5
5106	Colorado Spruce	7
5107	Colorado Spruce	4
5108	Colorado Spruce	6
5109	Colorado Spruce	5
5110	Colorado Spruce	7
5111	Colorado Spruce	6
5112	Colorado Spruce	7
5113	Colorado Spruce	6
5114	Colorado Spruce	6
5115	Colorado Spruce	7
5116	Colorado Spruce	8
5117	Colorado Spruce	6
5118	Colorado Spruce	8
5119	Colorado Spruce	4
5120	Siberian Elm	8
5121	Colorado Spruce	4
5122	Sugar Maple	7
5123	Sugar Maple	8
5124	Siberian Elm	18
5125	Colorado Spruce	2
5126	Colorado Spruce	2
5127	Colorado Spruce	3
5128	Siberian Elm	17
5129	Siberian Elm	14
5130	Siberian Elm	8
5131	Colorado Spruce	5
5132	Colorado Spruce	6
5133	Colorado Spruce	3
5134	Colorado Spruce	3
5135	Siberian Elm	6
5136	Norway Pine	10
5137	Silver Maple	14
5138	Siberian Elm	9
5139	Colorado Spruce	3
5140	Colorado Spruce	2
5141	Siberian Elm	14
5142	Siberian Elm	16
5143	Siberian Elm	20
5144	Siberian Elm	11
5145	Siberian Elm	11
5146	Colorado Spruce	3
5147	Silver Maple	14
5148	Silver Maple	36
5149	Colorado Spruce	13
5150	Colorado Spruce	4
5151	Colorado Spruce	6
5152	Norway Spruce	5
5153	Siberian Elm	11
5154	Colorado Spruce	5
5155	White Pine	13
5156	Colorado Spruce	7
5157	Colorado Spruce	8
5158	Colorado Spruce	9
5159	Colorado Spruce	8
5160	Colorado Spruce	5
5161	Colorado Spruce	6
5162	Colorado Spruce	7
5163	Colorado Spruce	4
5164	Colorado Spruce	8
5165	Colorado Spruce	6
5166	Colorado Spruce	6
5167	Colorado Spruce	6
5168	Colorado Spruce	7
5169	Siberian Elm	28
5170	Colorado Spruce	12
5171	Colorado Spruce	12
5172	Colorado Spruce	6
5173	Colorado Spruce	8
5174	Colorado Spruce	6
5175	Colorado Spruce	7
5176	Colorado Spruce	7
5177	Colorado Spruce	7
5178	Colorado Spruce	7
5179	Colorado Spruce	6
5180	Norway Pine	6
5181	Norway Pine	8
5182	Norway Pine	4
5183	Norway Pine	8
5184	Norway Pine	7
5185	Norway Pine	8
5186	Norway Pine	8
5187	Norway Pine	5
5188	Norway Pine	6
5189	Norway Pine	9
5190	Norway Pine	3
5191	Norway Pine	5
5192	Norway Pine	7
5193	Norway Pine	6
5194	Norway Pine	6
5195	Norway Pine	7
5196	Norway Pine	7
5197	Norway Pine	4
5198	Norway Pine	6
5199	Norway Pine	7
5200	Norway Pine	7
5201	Norway Pine	6
5202	Norway Pine	6
5203	Norway Pine	5
5204	Norway Pine	5
5205	Norway Pine	4
5206	Norway Pine	6
5207	Norway Pine	9
5208	Norway Pine	5
5209	Norway Pine	6
5210	Norway Pine	7
5211	Norway Pine	5
5212	Norway Pine	6
5213	Norway Pine	4
5214	Norway Pine	7
5215	Norway Pine	5
5216	Norway Pine	4
5217	Norway Pine	4
5218	Norway Pine	6
5219	Norway Pine	8
5220	Norway Pine	4
5221	Norway Pine	9
5222	Norway Pine	5
5223	Norway Pine	5
5224	Norway Pine	7
5225	Norway Pine	6
5226	Norway Pine	6
5227	Norway Pine	6
5228	Norway Pine	6
5229	Norway Pine	8
5230	Norway Pine	4
5231	Norway Pine	4
5232	Norway Pine	4
5233	Norway Pine	5
5234	Norway Pine	6
5235	Norway Pine	3
5236	Norway Pine	7
5237	Norway Pine	7
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5239	Norway Pine	4
5240	Norway Pine	5
5241	Norway Pine	6
5242	Norway Pine	4
5243	Norway Pine	6
5244	Norway Pine	8
5245	Norway Pine	6
5246	Norway Pine	4
5247	Norway Pine	4
5248	Norway Pine	6
5249	Norway Pine	5
5250	Norway Pine	7
5251	Cottonwood	16
5252	Cottonwood	11
5253	Cottonwood	10
5254	Norway Pine	7
5255	Norway Pine	6
5256	Norway Pine	6
5257	Norway Pine	6
5258	Norway Pine	5
5259	Norway Pine	6
5260	Norway Pine	7
5261	Norway Pine	8
5262	Norway Pine	4
5263	Norway Pine	5
5264	Norway Pine	7
5265	Norway Pine	3
5266	Norway Pine	7
5267	Norway Pine	7
5268	Norway Pine	6
5269	Norway Pine	6
5270	Norway Pine	6
5271	Norway Pine	7
5272	Norway Pine	6
5273	Norway Pine	6
5274	Norway Pine	7
5275	Norway Pine	6
5276	Norway Pine	4
5277	Norway Pine	6
5278	Norway Pine	5
5279	Norway Pine	6

LEGEND

CONIFEROUS TREE

DECIDUOUS TREE

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOTES

1. NO TREE REMOVAL IS PROPOSED AT THIS TIME.

No.	Species	DBH [in.]
6001	Siberian Elm	6
6002	Siberian Elm	6
6003	Siberian Elm	6
6004	Siberian Elm	15
6005	Siberian Elm	13
6006	Siberian Elm	13
6007	Siberian Elm	9
6008	Siberian Elm	8
6009	Siberian Elm	7
6010	Siberian Elm	7
6011	Siberian Elm	11
6012	Siberian Elm	12
6013	Siberian Elm	10
6014	Siberian Elm	7
6015	Siberian Elm	7
6016	Siberian Elm	20
6017	Siberian Elm	19
6018	Red Pine	14
6019	Boxelder	9
6020	Red Pine	15
6021	Siberian Elm	7
6022	Siberian Elm	10
6023	Siberian Elm	12
6024	Siberian Elm	6
6025	Siberian Elm	6
6026	Siberian Elm	6
6027	Siberian Elm	8
6028	Red Cedar	10
6029	White Spruce	8
6030	Silver Maple	11
6031	Silver Maple	13
6032	Siberian Elm	20
6033	Red Pine	11
6034	Red Pine	14
6035	Red Pine	14
6036	Siberian Elm	9
6037	Siberian Elm	7
6038	Siberian Elm	6
6039	Siberian Elm	11
6040	Siberian Elm	6
6041	Siberian Elm	8
6042	Hackberry	9
6043	Red Pine	16
6044	Boxelder	14
6045	Hackberry	16
6046	Boxelder	9
6047	Siberian Elm	11
6048	Siberian Elm	13
6049	Siberian Elm	7
6050	Siberian Elm	9
6051	Siberian Elm	16
6052	Siberian Elm	7
6053	Siberian Elm	18
6054	Siberian Elm	12
6055	Siberian Elm	9



NOT FOR CONSTRUCTION

ISSUANCE	
INITIAL ISSUE	03/30/2022
REVISIONS	
1	05/09/2022 CITY COMMENTS
2	
3	
4	
5	
DRAWN BY	
CHECKED	
DATE	
HORIZONTAL SCALE	60'
VERTICAL SCALE	12 in/ft

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LICENSE NO. _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Web www.westwoodps.com
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343

TREE PRESERVATION PLAN

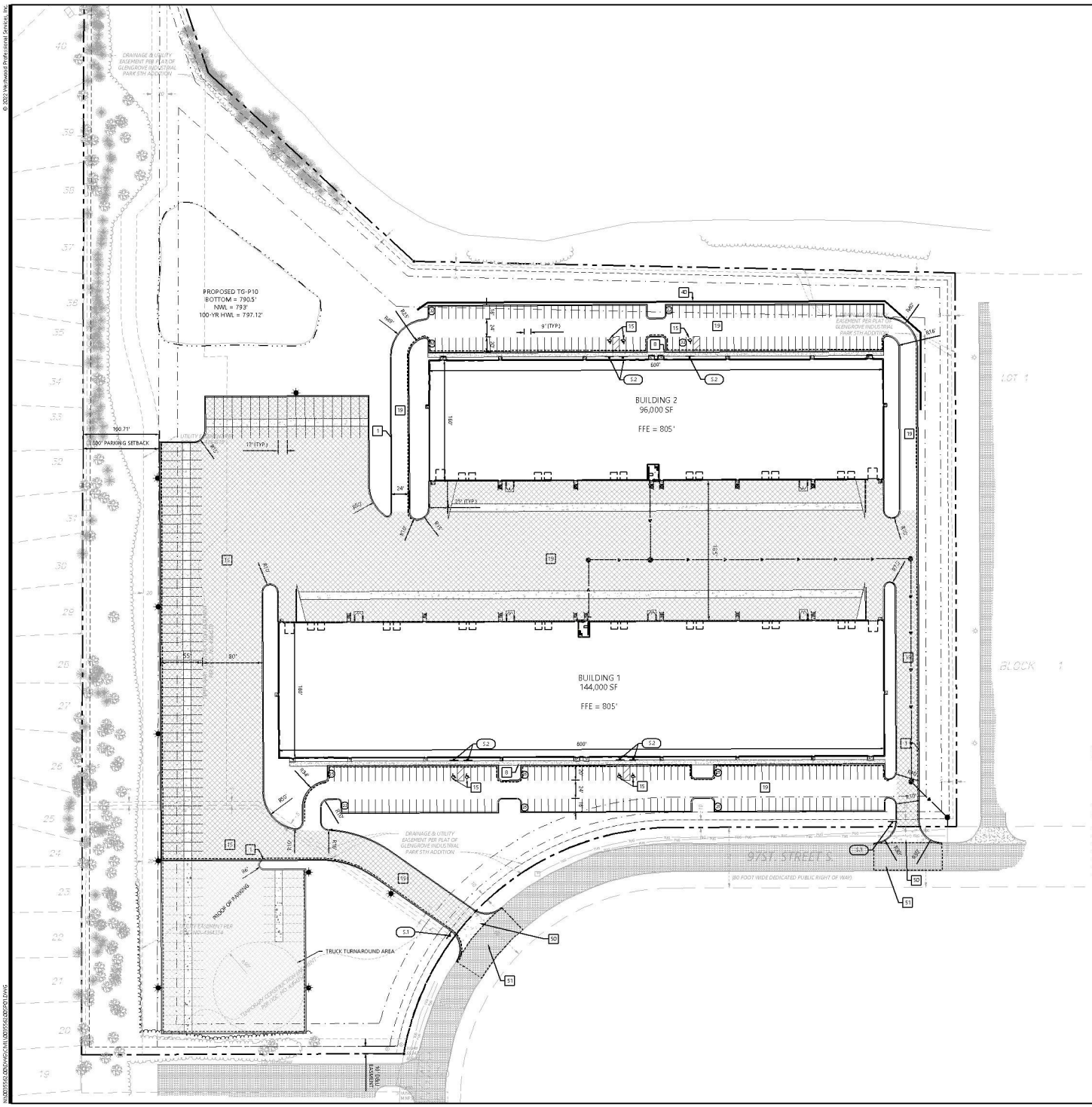
SHEET NUMBER:
C101

DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

M:\00355\62.00\DWG\CAD\00355620TREE01.DWG



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICE, MINNETONKA, MN, 2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
12. ALL WORK WITHIN THE CITY R.O.W. MUST CONFORM TO CURRENT CITY STANDARD SPECIFICATIONS.

SITE DEVELOPMENT SUMMARY

• ZONING:	I-2, GENERAL INDUSTRY
• PARCEL DESCRIPTION:	OUTLOT A & LOT 1, BLOCK 1 - GLEN GROVE INDUSTRIAL PARK 5TH ADDITION
• PROPERTY AREA:	1,102,466 SF (25.31 AC)
• PERVIOUS SURFACE: • IMPERVIOUS SURFACE(RATIO):	540,000 SF (49.0%) 562,466 SF (51.0%)
• BUILDING GROSS SIZE:	240,000 SF
• BUILDING SETBACK PER CODE:	40'=FRONT 40'=SIDE / 125'=SIDE TO RESIDENTIAL 60'=REAR
• PARKING SETBACK:	20'=FRONT AND ROW 10'=SIDE AND REAR 100'=SIDE TO RESIDENTIAL
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 20' LONG, 24' AISLE
• PARKING RATIO REQUIREMENT WAREHOUSE: OFFICE	CITY OF COTTAGE GROVE 1 SPACE/ 2000 SF OF FLOOR AREA 1 SPACE / 250 OF FLOOR AREA 216,000/2,000 + 24,000/250 = 204
TOTAL SPACES REQUIRED:	204 SPACES
• PARKING PROVIDED:	276 SPACES

SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M

SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
19	PAVEMENT SECTIONS
40	MODULAR BLOCK RETAINING WALL
50	CITY DETAIL STR17 - CONCRETE DRIVEWAY APRON COMMERCIAL
51	CITY DETAIL STR21 - DRIVEWAY CONNECTION TO EX. STREET

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

ISSUE/REVISIONS	DATE
INITIAL ISSUE	03/30/2022
REVISIONS: 01 05/09/2022	CITY COMMENTS
02	
03	
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05	
06	
07	
08	
09	
10	

DESIGNED
DRAWN
CHECKED
APPROVED
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10'

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LIC. NO. 25810

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Web Site www.westwoodps.com
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343

SITE PLAN

SHEET NUMBER:
C200

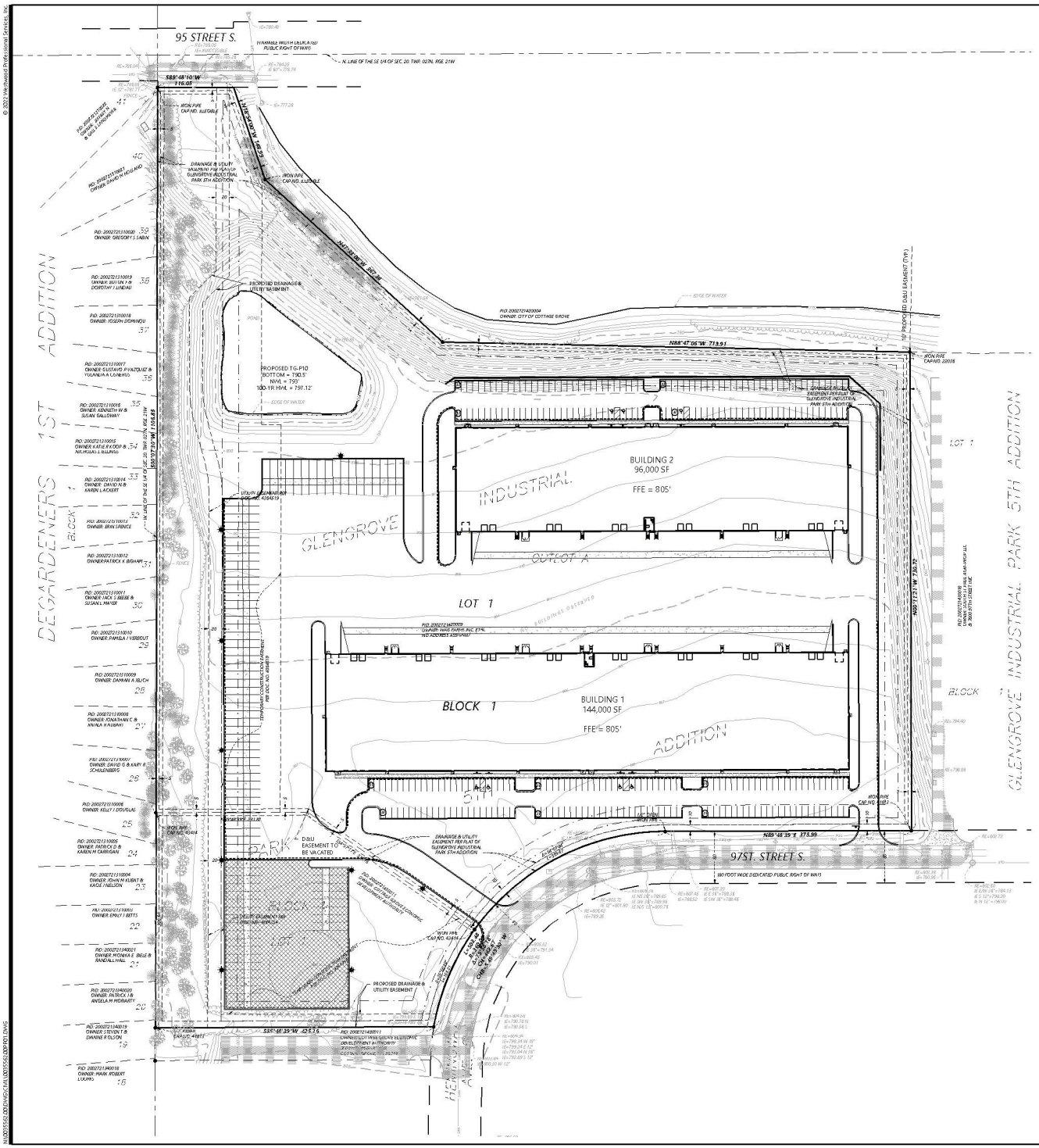
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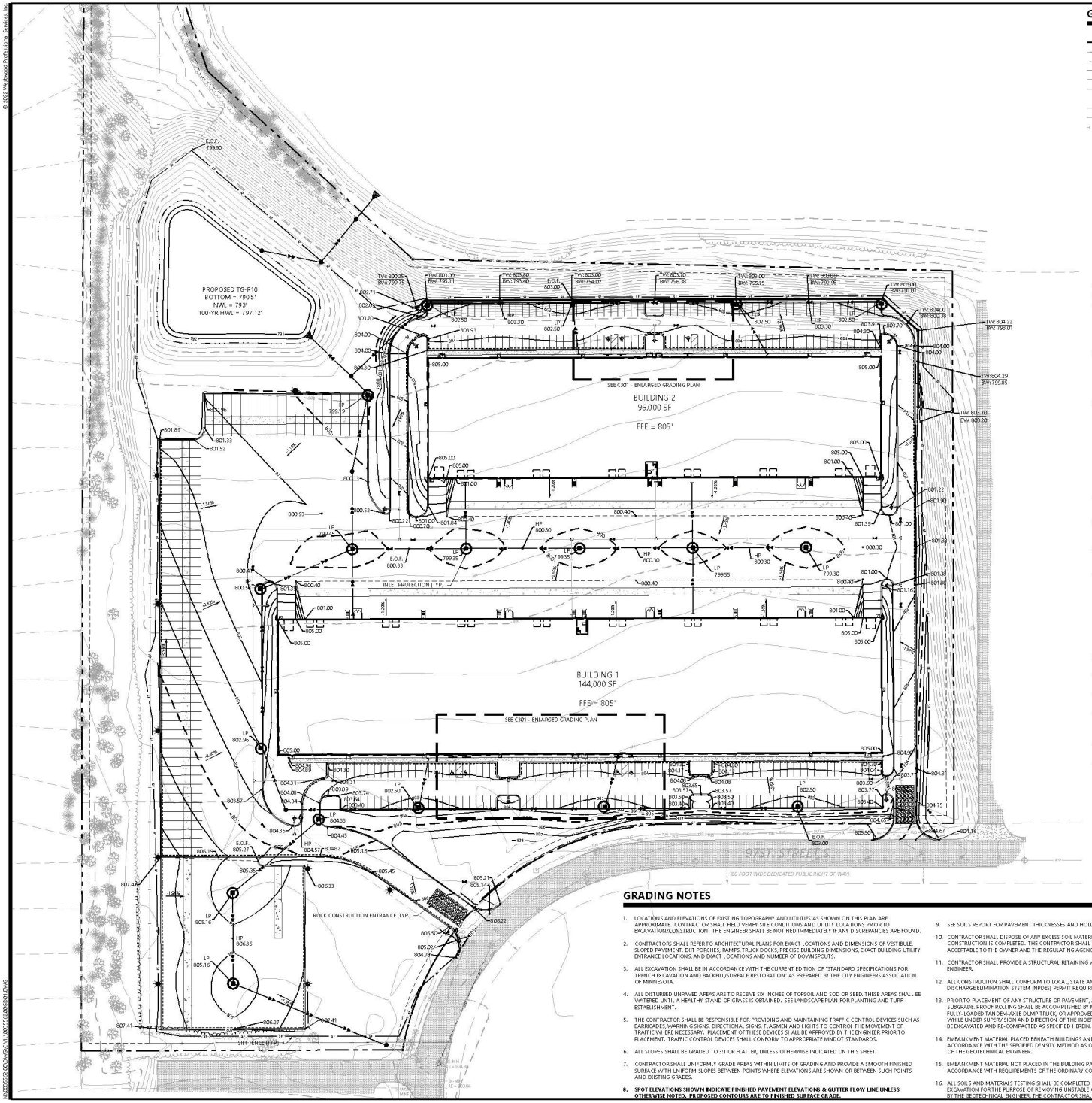
PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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95 STREET S.
N LINE OF THE SE 1/4 OF SEC. 20, TWP. 027N, RGE. 21W
S89°48'10"W 716.05
N00°12'00"W 1268.15
N00°12'00"W 567.46
N88°47'06"W 713.91
S00°12'00"E 1316.48
S00°12'00"E 1316.48
S00°12'00"E 750.70
N88°47'23"W 750.70
S89°48'39"W 425.15
N89°48'39"E 373.59
97ST. STREET S.
60 FOOT WIDE DEDICATED PUBLIC RIGHT OF WAY
PROPOSED TG-P10
BOTTOM = 790.5'
NWL = 791'
100-YR HWL = 797.12'
PROPOSED DRAINAGE & UTILITY EASEMENT
10' PROPOSED D&U EASEMENT (TYP.)
BUILDING 2
96,000 SF
FFE = 805'
BUILDING 1
144,000 SF
FFE = 805'
INDUSTRIAL
GLENGROVE
OUTLOT A
LOT 1
BLOCK 1
BLOCK 1
LOT 1
BLOCK 1
DEGARDENEERS 1ST ADDITION
GLENGROVE INDUSTRIAL PARK 5TH ADDITION
PROPOSED D&U EASEMENT TO BE VACATED
DRAINAGE & UTILITY EASEMENT PER PLAT OF GLENGROVE INDUSTRIAL PARK 5TH ADDITION
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GRADING LEGEND

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
	980	INDEX CONTOUR
	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		BIOROLL
		RIDGE LINE
		SILT FENCE
		TREE PROTECTION FENCE
	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
6. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
7. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - D. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
13. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.
14. ALL WORK WITHIN THE CITY R.O.W. MUST CONFORM TO CURRENT CITY STANDARD SPECIFICATIONS.

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

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1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION
INITIAL ISSUE	03/30/2022
REVISIONS	
1	06/09/2022 CITY COMMENTS
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DESIGNED
DRAWN
CHECKED
APPROVED
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10'

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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.

DAVID T. BAUF
DATE: 03/30/2022 LICENSE NO. 40409

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Web www.westwoodps.com
Westwood Professional Services, Inc.
7200 34th Avenue South, Suite 202
Minneapolis, MN 55450

GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C300

DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

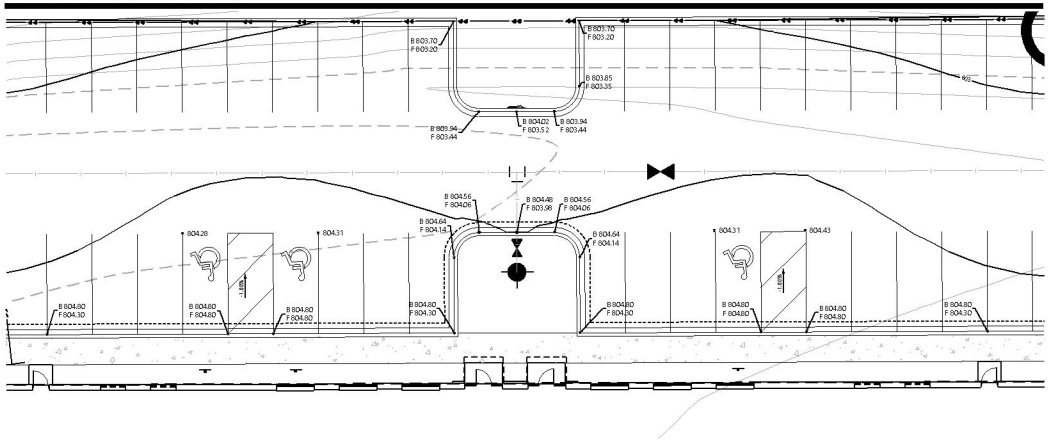
HEMINGWAY INDUSTRIAL

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GRADING ENLARGEMENT - NORTH

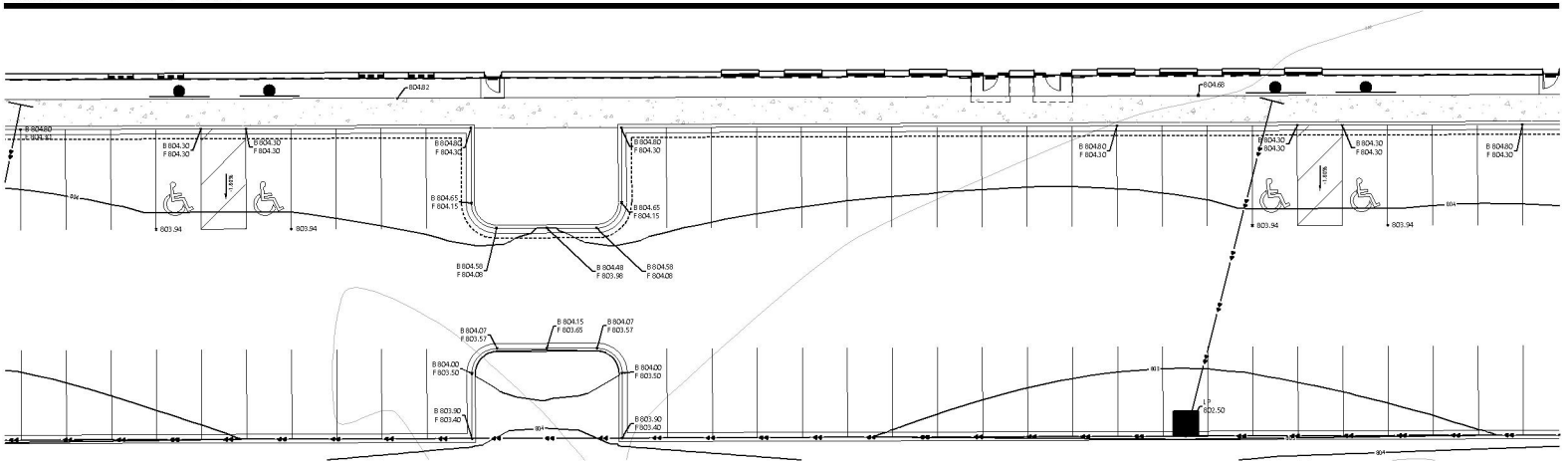


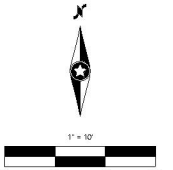
GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
	980	INDEX CONTOUR
	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		BIOROLL
		RIDGE LINE
SF	SF	SILT FENCE
TPF	TPF	TREE PROTECTION FENCE
× 900.00	× 900.00	SPOT ELEVATION
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	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION

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811 or call811.com
Common Ground Alliance

GRADING ENLARGEMENT - SOUTH





NOT FOR CONSTRUCTION

ISSUED	
DESIGNED	
DRAWN	
CHECKED	
HORIZONTAL SCALE	10'
VERTICAL SCALE	2 to 1

INITIAL ISSUE	03/30/2022
REVISIONS	
1	06/09/2022 CITY COMMENTS
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3	
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5	

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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Minneapolis, MN 55343
Westwood Professional Services, Inc.

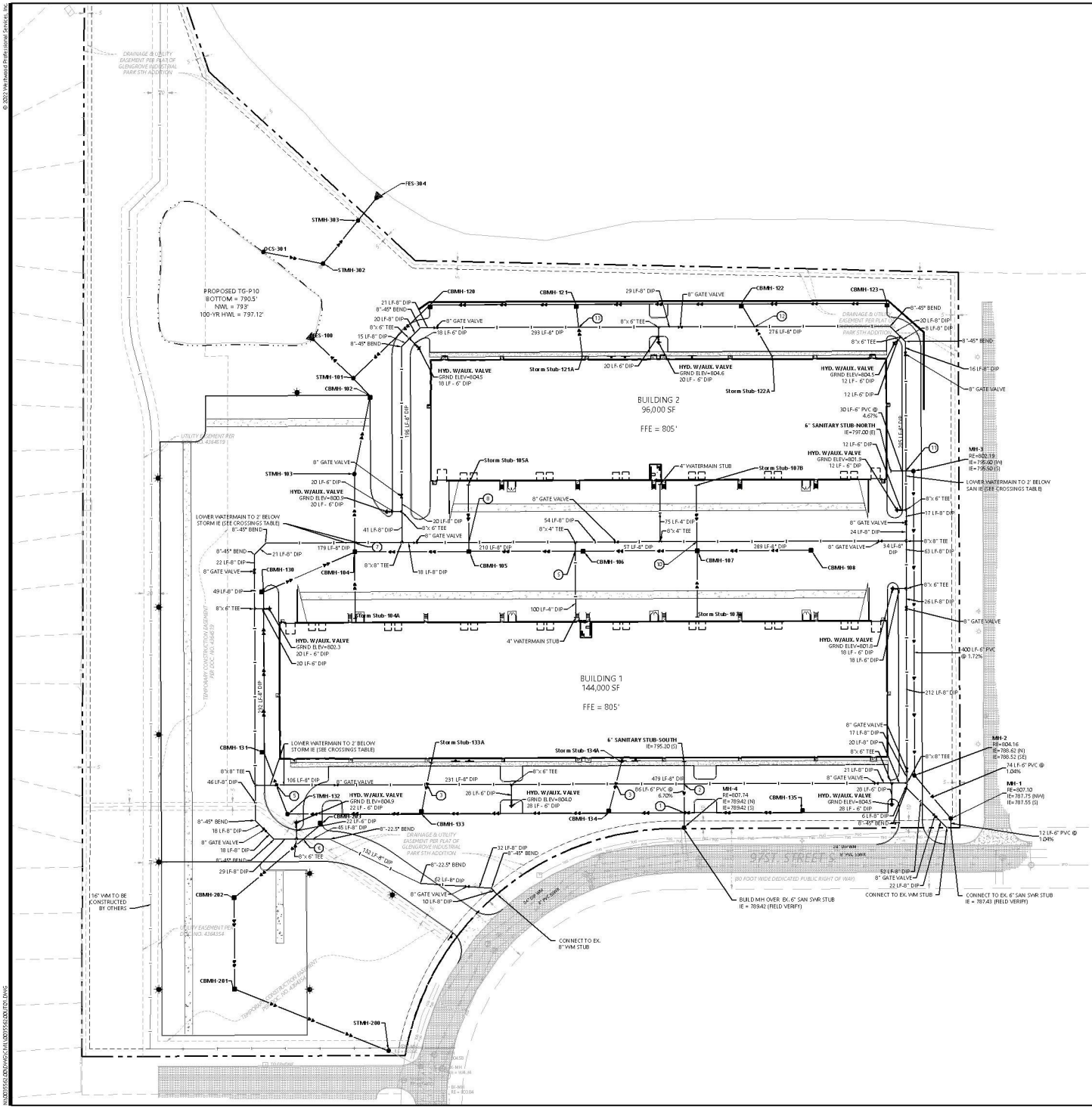
ENLARGED GRADING PLAN

SHEET NUMBER:
C301
DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
HYD	HYD	HYDRANT
GAS	GAS	GAS
UGE	UGE	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
UGT	UGT	UNDERGROUND TELEPHONE
OHT	OHT	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
GV	GV	GATE VALVE
FES	FES	FLARED END SECTION (WITH RIPRAP)
LP	LP	LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52, PER AWWA C115 OR C151.
12. ALL WATER LINES SHALL HAVE 7.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
17. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
18. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET.

UTILITY CROSSINGS

NUMBER	SAN TOP	SAN IE	STO IE	WM TOP	WM IE
1	791.21	-	786.23	-	-
2	793.75	-	-	-	785.74
3	-	-	789.56	796.28	-
4	-	-	789.56	796.16	-
5	-	-	795.49	793.49 (LW)	-
6	-	-	801.23	797.05	-
7	-	-	793.91	791.91 (LW)	-
8	-	-	796.23	792.15	-
9	-	-	794.82	791.98	-
10	-	-	796.24	792.29	-
11	-	796.00	-	794.00 (LW)	-
12	-	-	789.44	785.91	-
13	-	-	789.45	785.94	-

* ASSUMES 7.5' FEET COVER OVER WATER SERVICE
** STORM SEWER AT WATER CROSSING TO BE PVC SCHEDULE 40

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION	DATE
	INITIAL ISSUE	03/30/2022
1	CITY COMMENTS	

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LICENSE NO. _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Westwood Professional Services, Inc.
7200 34th Avenue South, Suite 200
Minneapolis, MN 55450
www.westwoodps.com

SANITARY SEWER & WATERMAIN PLAN

SHEET NUMBER:
C400
DATE: 03/30/2022

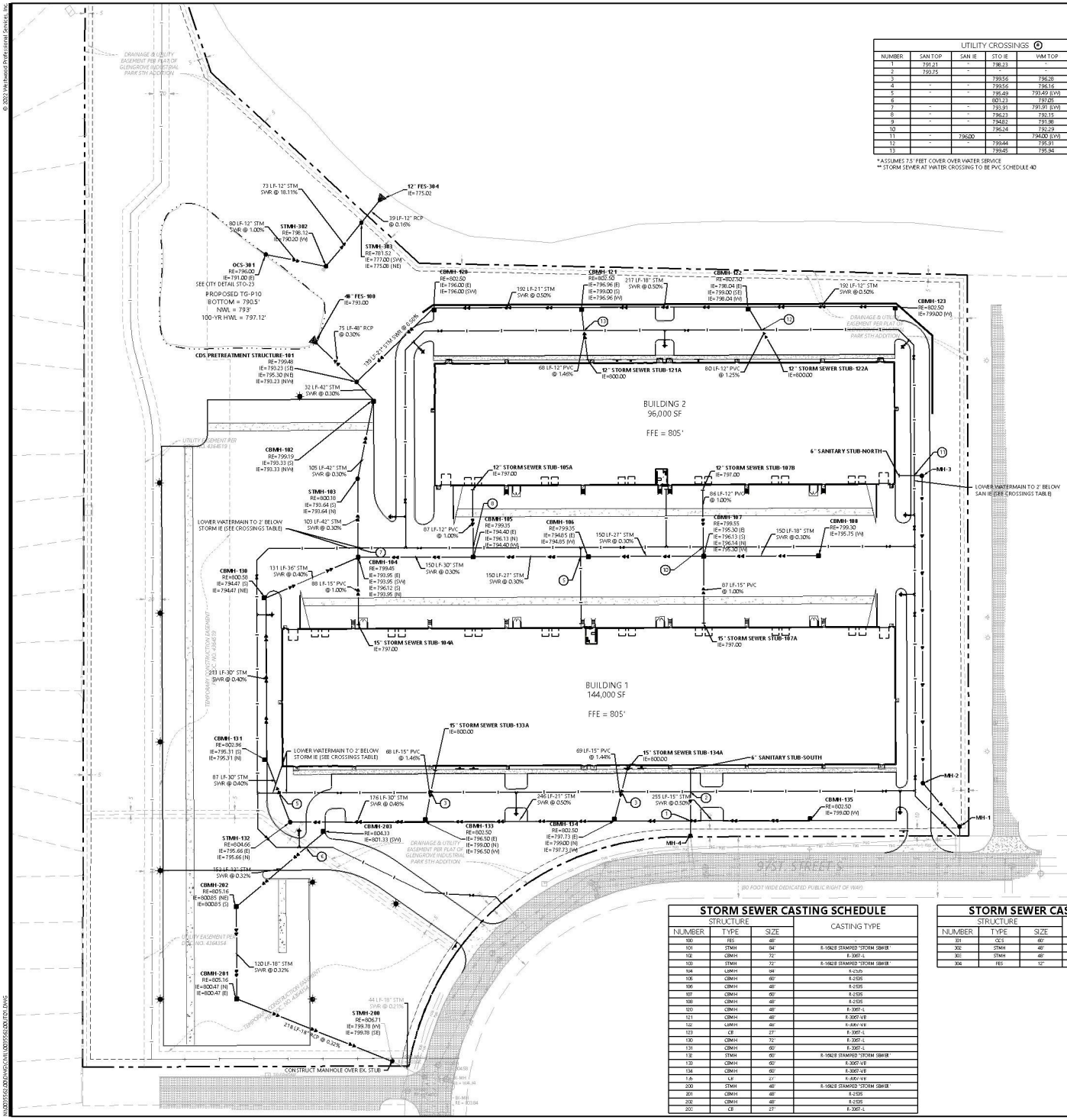
PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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UTILITY CROSSINGS (A)					
NUMBER	SAN TOP	SAN IE	STO IE	WM TOP	WM IE
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2	790.75	-	-	-	785.74
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9	-	-	794.82	791.98	-
10	-	-	796.24	792.29	-
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13	-	-	789.45	795.94	-

* ASSUMES 7.5' FEET COVER OVER WATER SERVICE
** STORM SEWER AT WATER CROSSING TO BE PVC SCHEDULE 40

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
UGE	UGE	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
UGT	UGT	UNDERGROUND TELEPHONE
OHT	OHT	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
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STORM SEWER CASTING SCHEDULE

STRUCTURE NUMBER	TYPE	SIZE	CASTING TYPE
100	FES	48"	-
101	STMH	84"	R-1662B STAMPED "STORM SEWER"
102	CBMH	72"	R-3067-L
103	STMH	72"	R-1662B STAMPED "STORM SEWER"
104	CBMH	84"	R-2535
105	CBMH	60"	R-2535
106	CBMH	48"	R-2535
107	CBMH	60"	R-2535
108	CBMH	48"	R-2535
120	CBMH	48"	R-3067-L
121	CBMH	48"	R-3067-VB
122	CBMH	48"	R-3067-VH
123	CB	27"	R-3067-L
130	CBMH	72"	R-3067-L
131	CBMH	60"	R-3067-L
132	STMH	60"	R-1662B STAMPED "STORM SEWER"
133	CBMH	60"	R-3067-VB
134	CBMH	60"	R-3067-VB
135	CB	27"	R-3067-VH
200	STMH	48"	R-1662B STAMPED "STORM SEWER"
201	CBMH	48"	R-2535
202	CBMH	48"	R-2535
203	CB	27"	R-3067-L

STORM SEWER CASTING SCHEDULE

STRUCTURE NUMBER	TYPE	SIZE	CASTING TYPE
301	OCS	60"	SEE DETAIL CITY DETAIL STO-23
302	STMH	48"	R-1662B STAMPED "STORM SEWER"
303	STMH	48"	R-1662B STAMPED "STORM SEWER"
304	FES	12"	-

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED	
DRAWN	
CHECKED	
APPROVED	
HORIZONTAL SCALE	50'
VERTICAL SCALE	10' to 1"

INITIAL ISSUE	03/30/2022
REVISIONS	DESCRIPTION
	CITY COMMENTS

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LICENSE NO. _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Web Site www.westwoodps.com
Westwood Professional Services, Inc
7200 - 80 Freeway Drive, Suite 200
Maple Grove, MN 55369

STORM SEWER PLAN

SHEET NUMBER:
C500

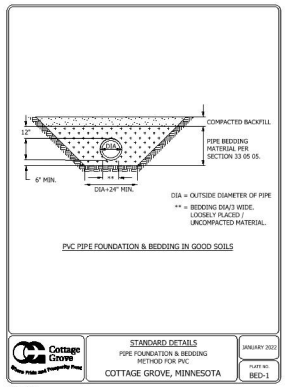
DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

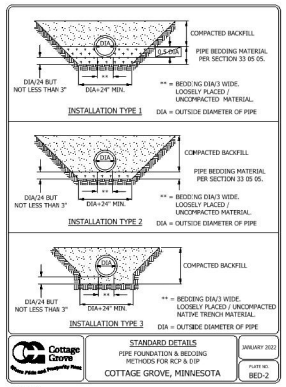
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PVC PIPE FOUNDATION & BEDDING IN GOOD SOILS

STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHOD FOR PVC
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-1

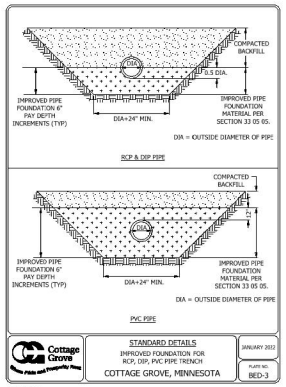


INSTALLATION TYPE 1

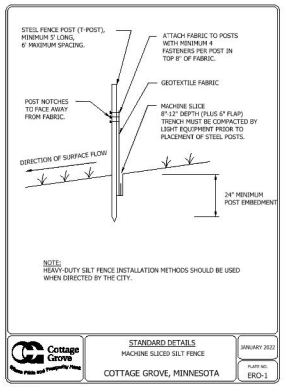
INSTALLATION TYPE 2

INSTALLATION TYPE 3

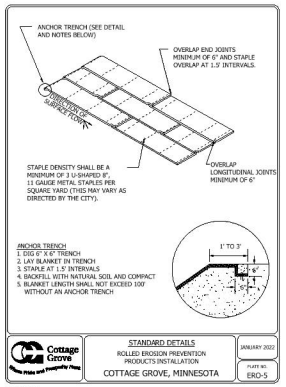
STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-2



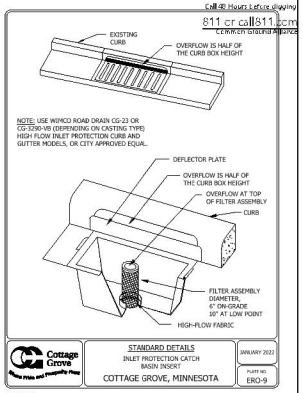
STANDARD DETAILS
IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-3



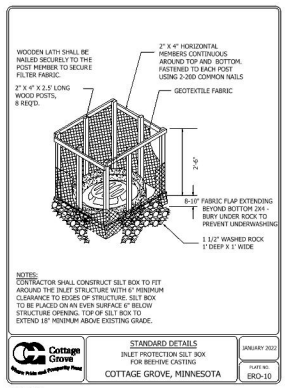
STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-1



STANDARD DETAILS
ROLLED EROSION PREVENTION PRODUCTS INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-5

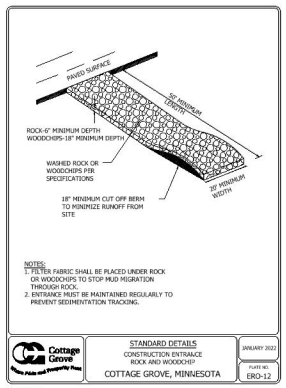


STANDARD DETAILS
INLET PROTECTION CATCH BASIN INSERT
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-9



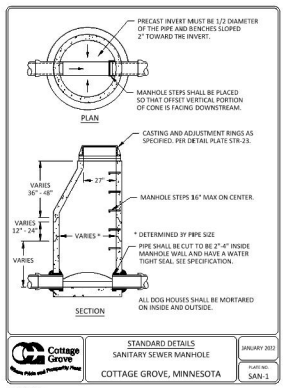
NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-10

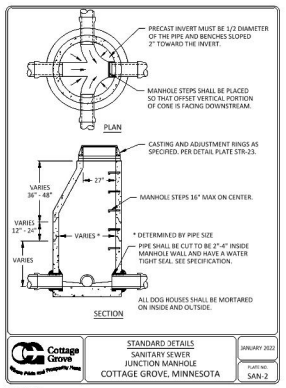


NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK OR WOODCHIPS TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCES MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION TRACKING.

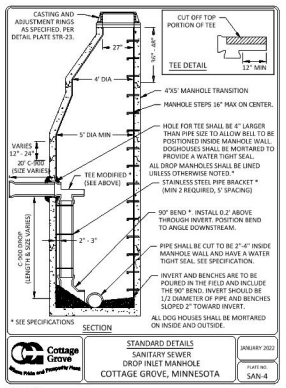
STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-12



STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. SAN-1

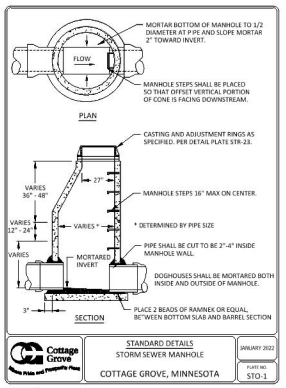


STANDARD DETAILS
SANITARY SEWER JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. SAN-2

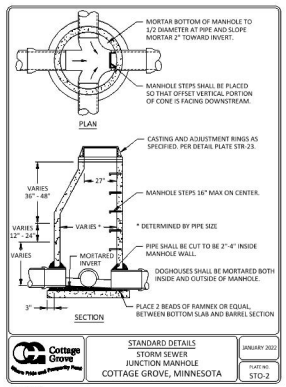


4'X5' MANHOLE TRANSITION
MANHOLE STEPS 16" MAX ON CENTER.
HOLE FOR TEE SHALL BE 4" LARGER THAN PIPE SIZE TO ALLOW BELL TO BE POSITIONED INSIDE MANHOLE WALL. DOGHOUSES SHALL BE MORTARED TO PROVIDE A WATER TIGHT SEAL.
ALL DROP MANHOLES SHALL BE LINED UNLESS OTHERWISE NOTED.*
STAINLESS STEEL PIPE BRACKET * (MIN 2 REQUIRED, 5' SPACING)
90° BEND * INSTALL 0.2' ABOVE THROUGH INVERT. POSITION BEND TO ANGLE DOWNSTREAM.
PIPE SHALL BE CUT TO BE 2"-4" INSIDE MANHOLE WALL AND HAVE A WATER TIGHT SEAL. SEE SPECIFICATION.
INVERT AND BENCHES ARE TO BE POURED IN THE FIELD AND INCLUDE THE 90° BEND. INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.
ALL DOG HOUSES SHALL BE MORTARED ON INSIDE AND OUTSIDE.

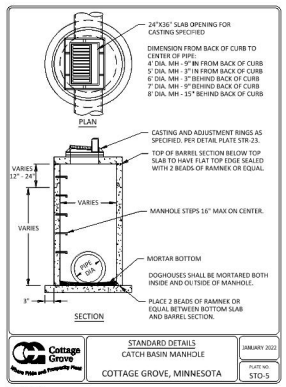
STANDARD DETAILS
SANITARY SEWER DROP INLET MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. SAN-4



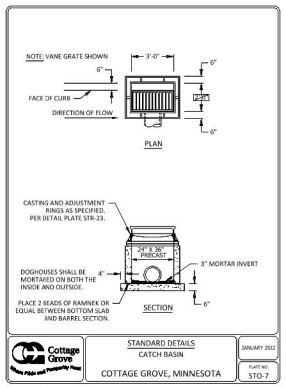
STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-1



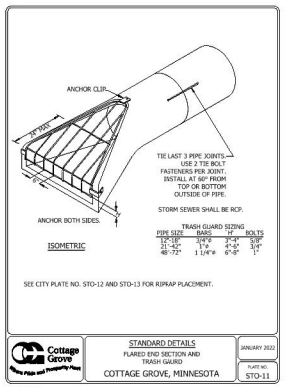
STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-2



STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-5



STANDARD DETAILS
CATCH BASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-7

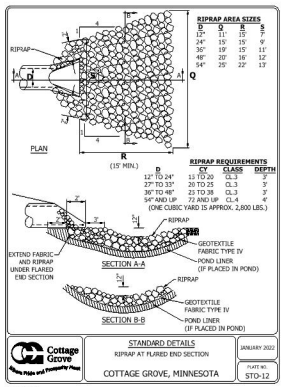


TRASH GUARD SIZING

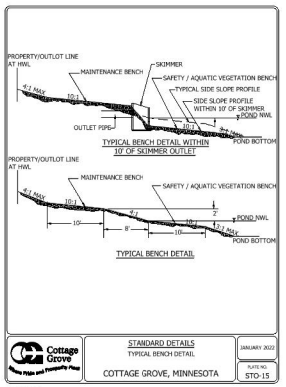
PIPE SIZE	BARS	"A"	BOLTS
12"-18"	3/4"ø	3'-0"	5/8"
21"-42"	1"ø	4'-6"	3/4"
48"-72"	1 1/4"ø	6'-0"	1"

SEE CITY PLATE NO. STO-12 AND STO-13 FOR RIPRAP PLACEMENT.

STANDARD DETAILS
FLARED END SECTION AND TRASH GAURD
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-11



STANDARD DETAILS
RIPRAP AT FLARED END SECTION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-12



STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-15

48_STO2.DWG | 48_STO5.DWG | 48_STO7.DWG | 48_STO11.DWG | 48_STO12.DWG | 48_STO15.DWG

Westwood
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Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343
www.westwoodps.com

ISSUE/REVISIONS	DATE
INITIAL ISSUE	03/30/2022
1 CITY COMMENTS	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
HORIZONTAL SCALE	####
VERTICAL SCALE	####

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N #478, SUITE 102
PARKER, NE 58102

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

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.
DAVID T. BAUS
DATE: 03/30/2022 LIC. NO. 40409

DETAILS I

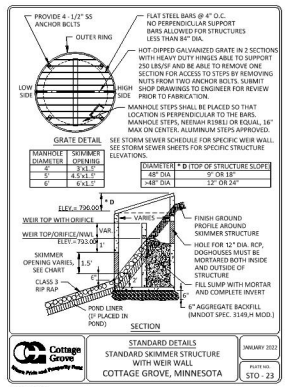
SHEET NUMBER:
C600
DATE: 03/30/2022
PROJECT NUMBER: 00355.62.00

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HEMINGWAY INDUSTRIAL

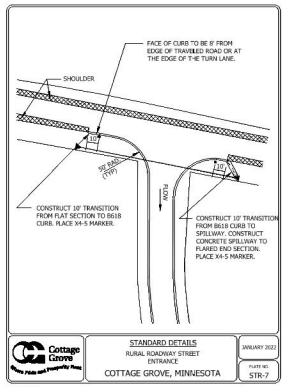
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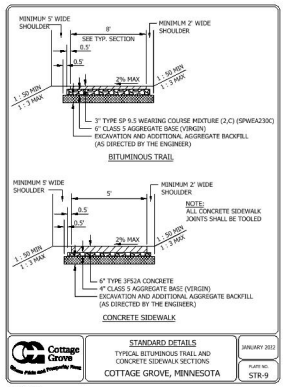
STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO - 23

48_ST023.DWG



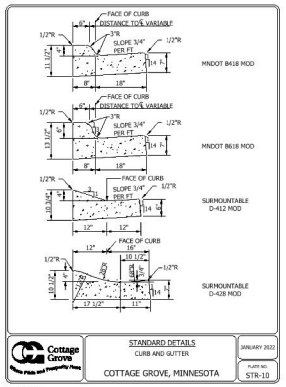
STANDARD DETAILS
RURAL ROADWAY STREET ENTRANCE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-7

48_STR7.DWG



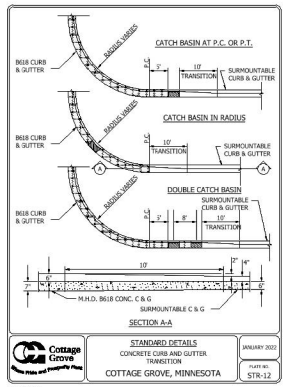
STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-9

48_STR9.DWG



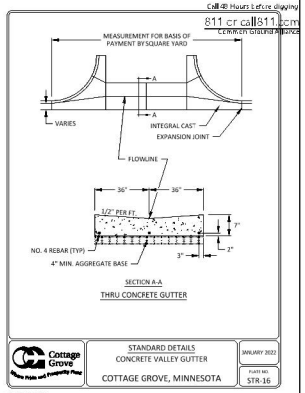
STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-10

48_STR10.DWG



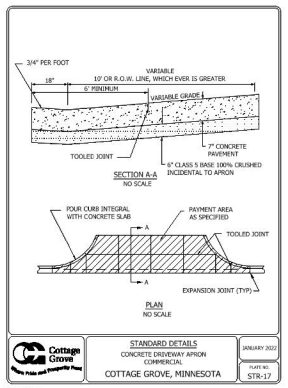
STANDARD DETAILS
CONCRETE CURB AND GUTTER TRANSITION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-12

48_STR11.DWG



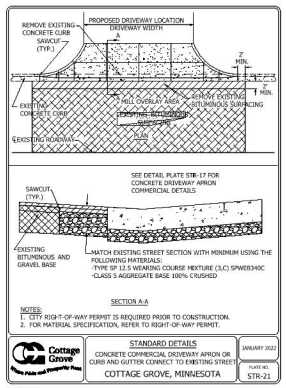
STANDARD DETAILS
CONCRETE VALLEY GUTTER
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-16

48_STR16.DWG



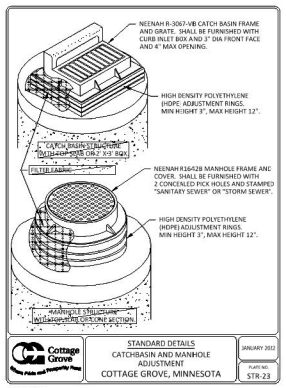
STANDARD DETAILS
CONCRETE DRIVEWAY APRON COMMERCIAL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-17

48_STR17.DWG



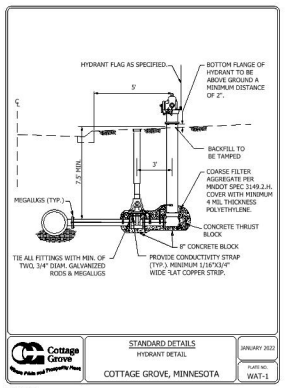
STANDARD DETAILS
CONCRETE COMMERCIAL DRIVEWAY APRON OR CURB AND GUTTER CONNECT TO EXISTING STREET
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-21

48_STR21.DWG



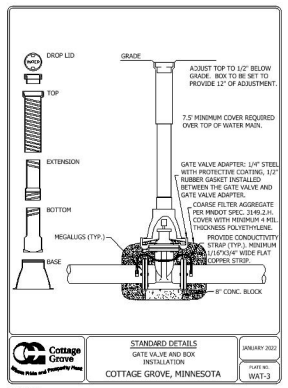
STANDARD DETAILS
CATCHBASIN AND MANHOLE ADJUSTMENT
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-23

48_STR23.DWG



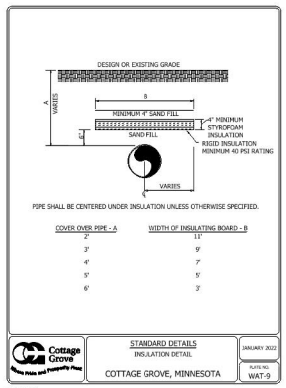
STANDARD DETAILS
HYDRANT DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-1

48_WAT1.DWG



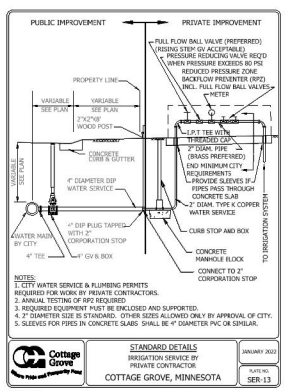
STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-3

48_WAT3.DWG



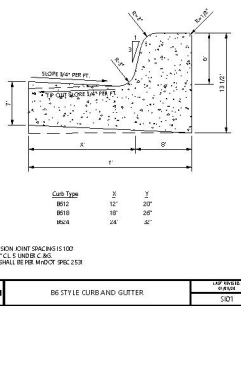
STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-9

48_WAT9.DWG

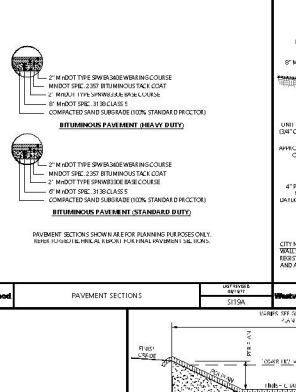


STANDARD DETAILS
IRRIGATION SERVICE BY PRIVATE CONTRACTOR
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. SER-13

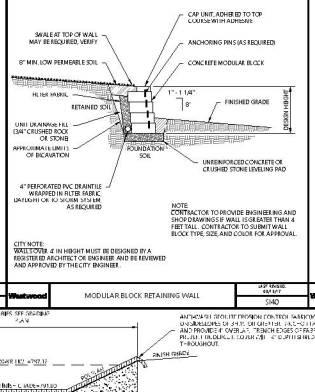
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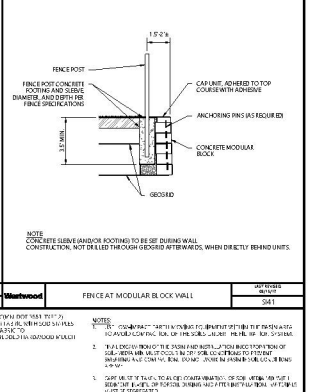
Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED 08/19/22 | SHEET NO. S101



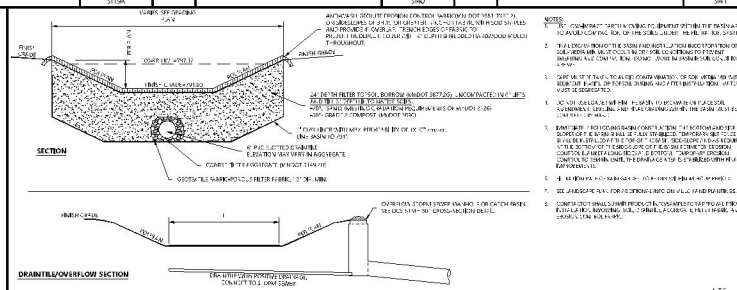
Westwood | PAVEMENT SECTIONS | LAST REVISED 08/19/22 | SHEET NO. S105A



Westwood | MODULAR BLOCK RETAINING WALL | LAST REVISED 08/19/22 | SHEET NO. S140



Westwood | FENCE AT MODULAR BLOCK WALL | LAST REVISED 08/19/22 | SHEET NO. S141



Westwood | FILTRATION BASIN | LAST REVISED 08/19/22 | SHEET NO. GD37

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Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343
www.westwoodps.com

ISSUE/REVISIONS	DATE
PRELIMINARY	
FINAL	
CITY COMMENTS	05/30/2022
CITY COMMENTS	06/30/2022

DESIGNED
DRAWN
CHECKED
APPROVED
HORIZONTAL SCALE: ####
VERTICAL SCALE: ####

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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.

DAVID T. BAUF
DATE: 03/30/2022 LICENSE NO. 40409

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

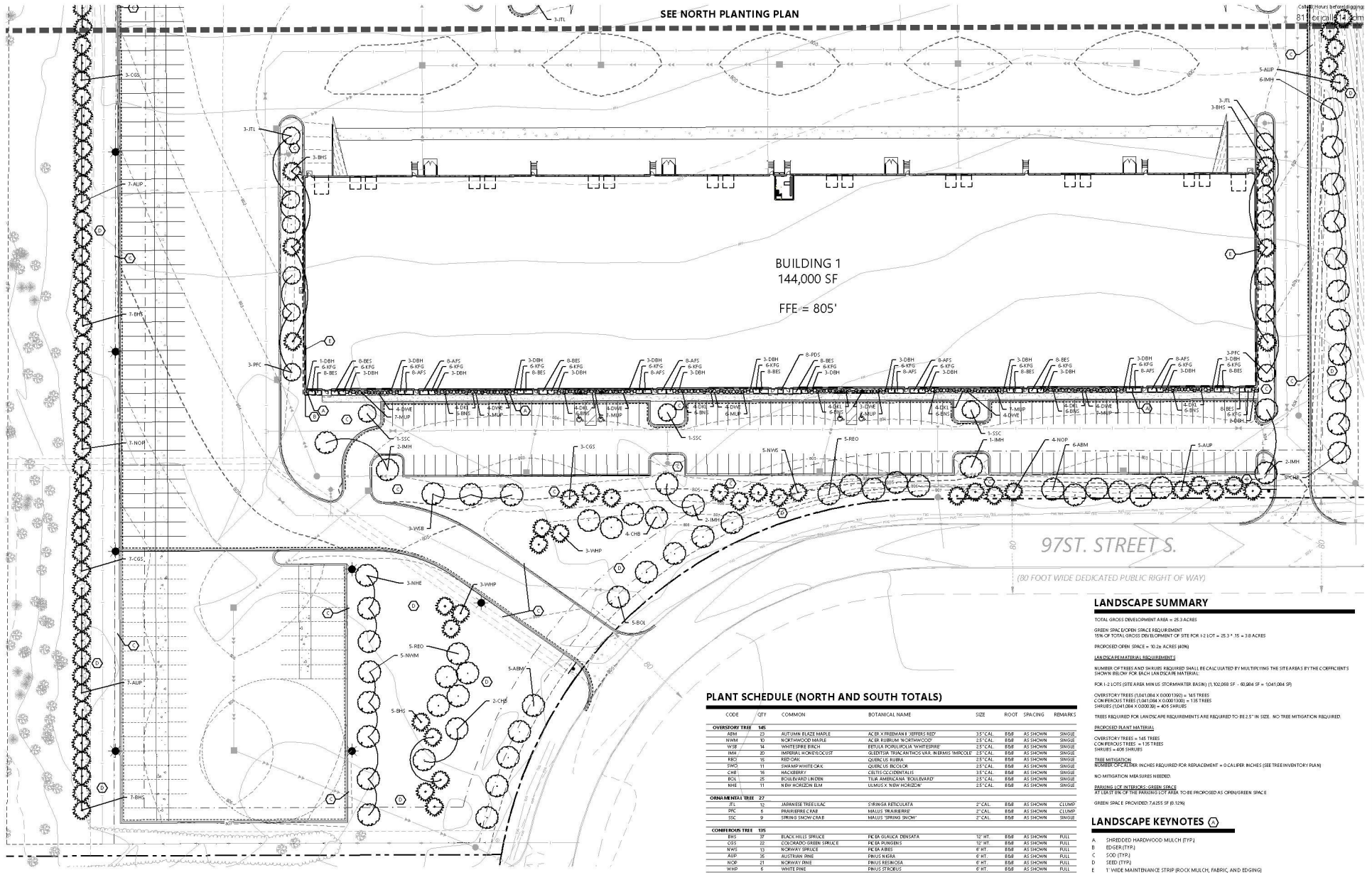
DETAILS II

SHEET NUMBER:
C601
DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

M:\00355\62.00\DWG\CAD\00355620DETDWG



PLANT SCHEDULE (NORTH AND SOUTH TOTALS)

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE	**145**						
ABM	23	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERS RED'	3.5" CAL.	B&B	AS SHOWN	SINGLE
NWM	10	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
WSB	14	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
IMH	20	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
REO	15	RED OAK	QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	SINGLE
SWO	11	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	SINGLE
CHB	16	HACKBERRY	CELTIS OCCIDENTALIS	3.5" CAL.	B&B	AS SHOWN	SINGLE
BOL	25	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
NHE	11	NEW HORIZON ELM	ULMUS X 'NEW HORIZON'	2.5" CAL.	B&B	AS SHOWN	SINGLE
ORNAMENTAL TREE	**27**						
JTL	12	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL.	B&B	AS SHOWN	CLUMP
PFC	6	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL.	B&B	AS SHOWN	CLUMP
SSC	9	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL.	B&B	AS SHOWN	SINGLE
CONIFEROUS TREE	**135**						
BHS	37	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	12' HT.	B&B	AS SHOWN	FULL
CGS	22	COLORADO GREEN SPRUCE	PICEA PUNGENS	12' HT.	B&B	AS SHOWN	FULL
NWS	13	NORWAY SPRUCE	PICEA ABIES	8' HT.	B&B	AS SHOWN	FULL
AUP	35	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B	AS SHOWN	FULL
NOP	21	NORWAY PINE	PINUS RESINOSA	6' HT.	B&B	AS SHOWN	FULL
WHP	6	WHITE PINE	PINUS STROBUS	6' HT.	B&B	AS SHOWN	FULL
CONIFEROUS SHRUB	**153**						
BNS	73	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5	CONT.	5'-0" O.C.	--
TAY	32	TAUNTON YEW	TAXUS MEDII 'TAUNTON'	#5	CONT.	4'-0" O.C.	--
MUF	48	MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5	CONT.	4'-0" O.C.	--
DECIDUOUS SHRUB	**253**						
DWE	27	DWARF WINGED EUONYMUS	EUONYMUS ALATUS 'COMPACTUS'	#5	CONT.	3'-0" O.C.	--
AJN	19	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	#5	CONT.	4'-0" O.C.	--
DKL	28	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	#5	CONT.	5'-0" O.C.	--
NAV	21	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	#5	CONT.	5'-0" O.C.	--
DBH	89	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-0" O.C.	--
CRD	30	CARDINAL DOGWOOD	CORNUS SERICEA 'CARDINAL'	#5	CONT.	5'-0" O.C.	--
BYD	39	BUD'S YELLOW DOGWOOD	CORNUS ALBA 'BUD'S YELLOW'	#5	CONT.	5'-0" O.C.	--
PERENNIALS	**464**						
BES	144	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1	CONT.	18" O.C.	--
AFS	112	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1	CONT.	18" O.C.	--
KFG	192	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	--
PDS	16	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	#1	CONT.	18" O.C.	--

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE SUMMARY

TOTAL GROSS DEVELOPMENT AREA = 25.3 ACRES

GREEN SPACE/OPEN SPACE REQUIREMENT
15% OF TOTAL GROSS DEVELOPMENT OF SITE FOR I-2 LOT = 25.3 * .15 = 3.8 ACRES

PROPOSED OPEN SPACE = 10.2± ACRES (40%)

LANDSCAPE MATERIAL REQUIREMENTS

NUMBER OF TREES AND SHRUBS REQUIRED SHALL BE CALCULATED BY MULTIPLYING THE SITE AREA S BY THE COEFFICIENTS SHOWN BELOW FOR EACH LANDSCAPE MATERIAL.

FOR I-2 LOTS (SITE AREA MINUS STORMWATER BASIN) (1,102,088 SF - 60,984 SF = 1,041,084 SF)

OVERSTORY TREES (1,041,084 X 0.0001392) = 145 TREES
CONIFEROUS TREES (1,041,084 X 0.0001300) = 135 TREES
SHRUBS (1,041,084 X 0.000039) = 406 SHRUBS

TREES REQUIRED FOR LANDSCAPE REQUIREMENTS ARE REQUIRED TO BE 2.5" IN SIZE. NO TREE MITIGATION REQUIRED.

PROPOSED PLANT MATERIAL

OVERSTORY TREES = 145 TREES
CONIFEROUS TREES = 135 TREES
SHRUBS = 406 SHRUBS

TREE MITIGATION
NUMBER OF CALIPER INCHES REQUIRED FOR REPLACEMENT = 0 CALIPER INCHES (SEE TREE INVENTORY PLAN)

NO MITIGATION MEASURES NEEDED.

PARKING LOT INTERIORS: GREEN SPACE
AT LEAST 8% OF THE PARKING LOT AREA TO BE PROPOSED AS OPEN/GREEN SPACE

GREEN SPACE PROVIDED: 7,4255 SF (8.12%)

LANDSCAPE KEYNOTES (A)

A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D SEED (TYP.)
E 1' WIDE MAINTENANCE STRIP (ROCK MULCH, FABRIC, AND EDGING)

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE
ORNAMENTAL TREE
CONIFER TREE
SHRUBS
PERENNIALS
EDGER

1" = 30'
0' 30' 60' 90'

NOT FOR CONSTRUCTION

ISSUE/REVISIONS	DATE
INITIAL ISSUE	03/30/2022
1 05/09/2022	CITY COMMENTS

DESIGNED
DRAWN
CHECKED
APPROVED
HORIZONTAL SCALE: 30'
VERTICAL SCALE: 6 In 1'

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LICENSE NO.: _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343
www.westwoodps.com

SOUTH LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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CITY LANDSCAPE NOTES

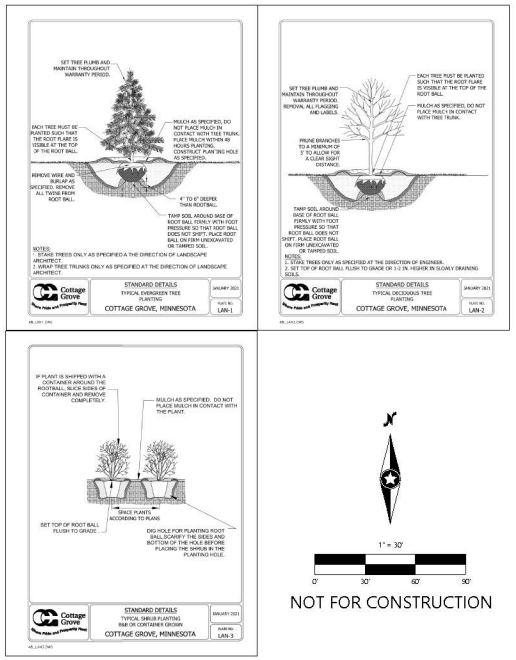
NOTES:

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREET LIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND DWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20-FT ACCESS ROUTE, AND NO CONIFEROUS TREES TREES SHOULD BE LOCATED WITHIN 5' OF THE 20-FT POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
9. BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO CITY'S APPROVED SPECIES LIST.
10. NO TREE SHOULD BE PLANTED WITH DRAINAGE AND UTILITY EASEMENT.
11. RIGHT OF WAY TO BE IRRIGATED.

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALLS811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE IN STALLED AS PER MN LA & AN SI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY, TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BE MATERIALS. REMOVE POT ON POTTED PLANTS. SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REFOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIALS AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 ½" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, 8'Y1'MIL, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. IN INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



ISSUE/REVISIONS	DATE
INITIAL ISSUE	03/30/2022
1 CITY COMMENTS	05/09/2022
2	
3	
4	
5	
6	

DESIGNED
DRAWN
CHECKED
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: AS NOTED

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET N NORTH, SUITE 102
FARGO, ND 58102

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

DATE: _____ LICENSE NO. _____

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

Westwood
Phone 952.937.5150
Fax 952.937.5822
Web www.westwoodps.com
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343

NORTH LANDSCAPE PLAN

SHEET NUMBER:
L200

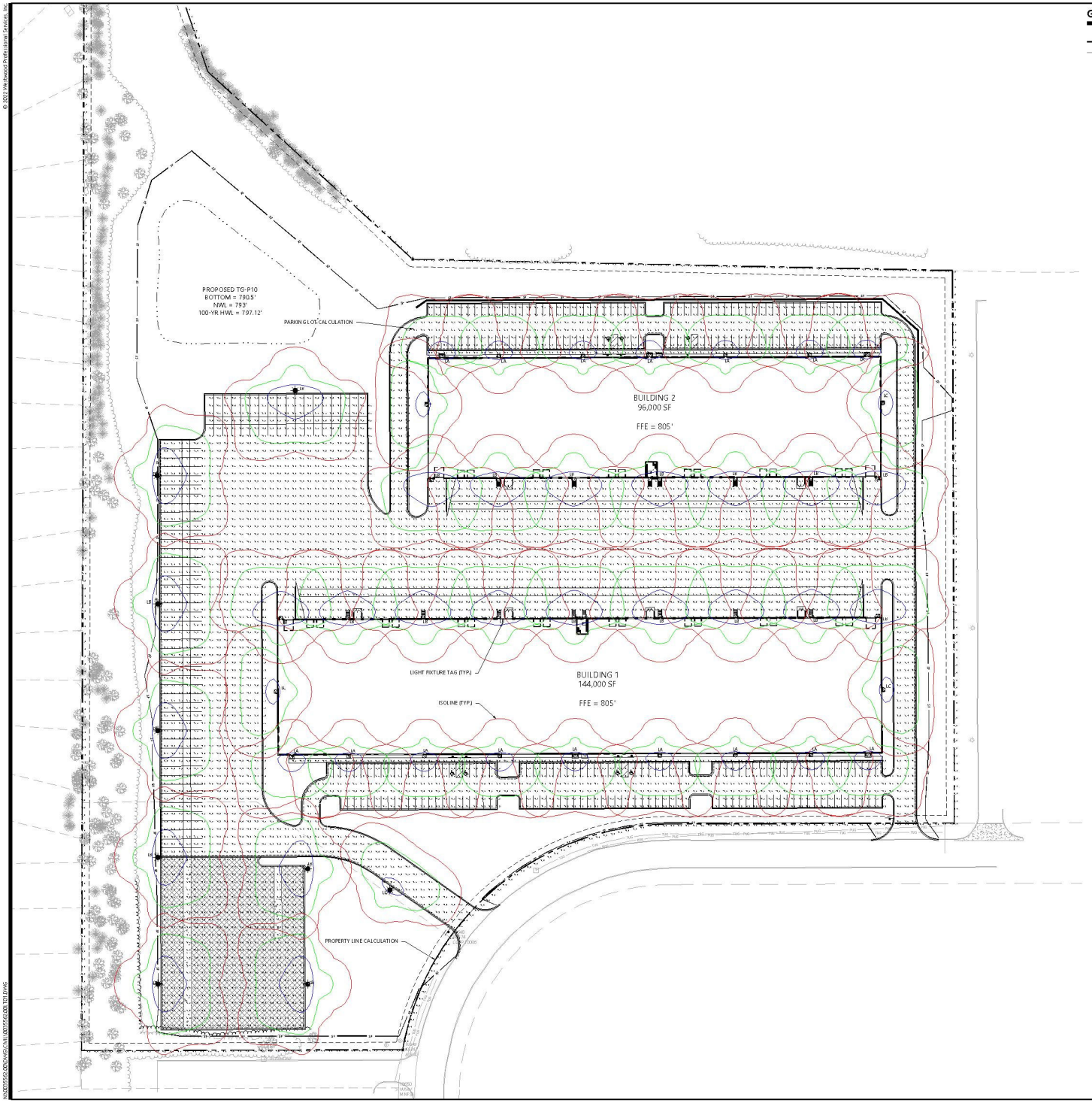
DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

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GRADING LEGEND

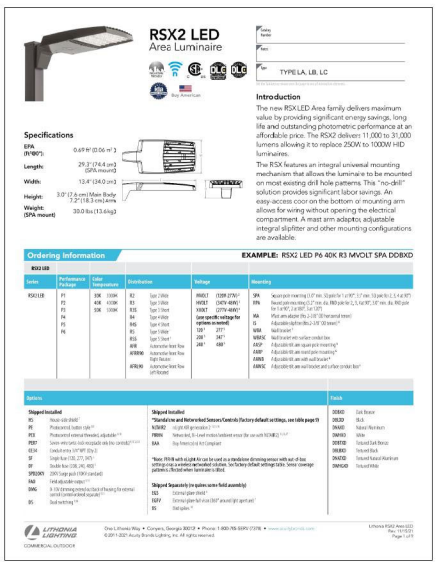
EXISTING / PROPOSED

- PROPERTY LINE
- CURB AND GUTTER
- WALL MOUNT LIGHT FIXTURE
- POLE MOUNT LIGHT FIXTURE
- 2.0 FOOT CANDLE ISOLINE
- 1.0 FOOT CANDLE ISOLINE
- 0.1 FOOT CANDLE ISOLINE

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

CALCUATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
PARKING LOT	1.17	6.6	0.0
PROPERTY LINE	0.0	0.1	0.0

LUMINAIRE SCHEDULE						
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	QUANTITY
LA	LITHONIA	RSX2 LED - P1 - 40K - R4	25'	71W	11,136	16
LB	LITHONIA	RSX2 LED - P3 - 40K - R4	25'	147W	22,022	24
LC	LITHONIA	RSX2 LED - P1 - 40K - R3	25'	71W	10,992	5





NOT FOR CONSTRUCTION

ISSUE/REVISIONS	DATE
INITIAL ISSUE	03/30/2022
REVISIONS:	
1 CITY COMMENTS	05/09/2022
2	
3	
4	
5	
6	
7	

DESIGNED
DRAWN
CHECKED
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' to 1"

PREPARED FOR:
ENCLAVE DEVELOPMENT
1 2ND STREET NORTH, SUITE 102
FARGO, ND 58102

HEMINGWAY INDUSTRIAL
COTTAGE GROVE, MN

LIGHTING AND PHOTOMETRIC PLAN

Westwood
Phone 952.937.5150
Fax 952.937.5822
Web www.westwoodps.com
Westwood Professional Services, Inc.
7699 Anagram Drive • Suite 300
Minnetonka, MN 55344
Civil • Structural • Transportation
Water Resources • Landscape Architecture
Environmental • Surveying

SHEET NUMBER:
E100

DATE: 03/30/2022

PROJECT NUMBER: 00355.62.00

HEMINGWAY INDUSTRIAL

M:\00355\D\DWG\ALL\00355D01.TPP.DWG

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-088

A RESOLUTION VACATING A PUBLIC DRAINAGE AND UTILITY EASEMENT LOCATED WITHIN THE CITY OF COTTAGE GROVE, MINNESOTA

WHEREAS, by that certain plat of Glengrove Industrial Park 5th Addition recorded as Document No. 4035863 on July 31, 2015 in the Washington County Recorder's Office, the following was dedicated as a public drainage and utility easement:

> All that part for the 10 foot wide drainage and utility easement which lies on the common line between Outlot A and Lot 1, Block 1 as dedicated on the plat of Glengrove Industrial Park 5th Addition, according to the recorded plat thereof, except the west 5.00 feet and southeast 10.00 feet thereof.

("Easement"); and

WHEREAS, the 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 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 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.

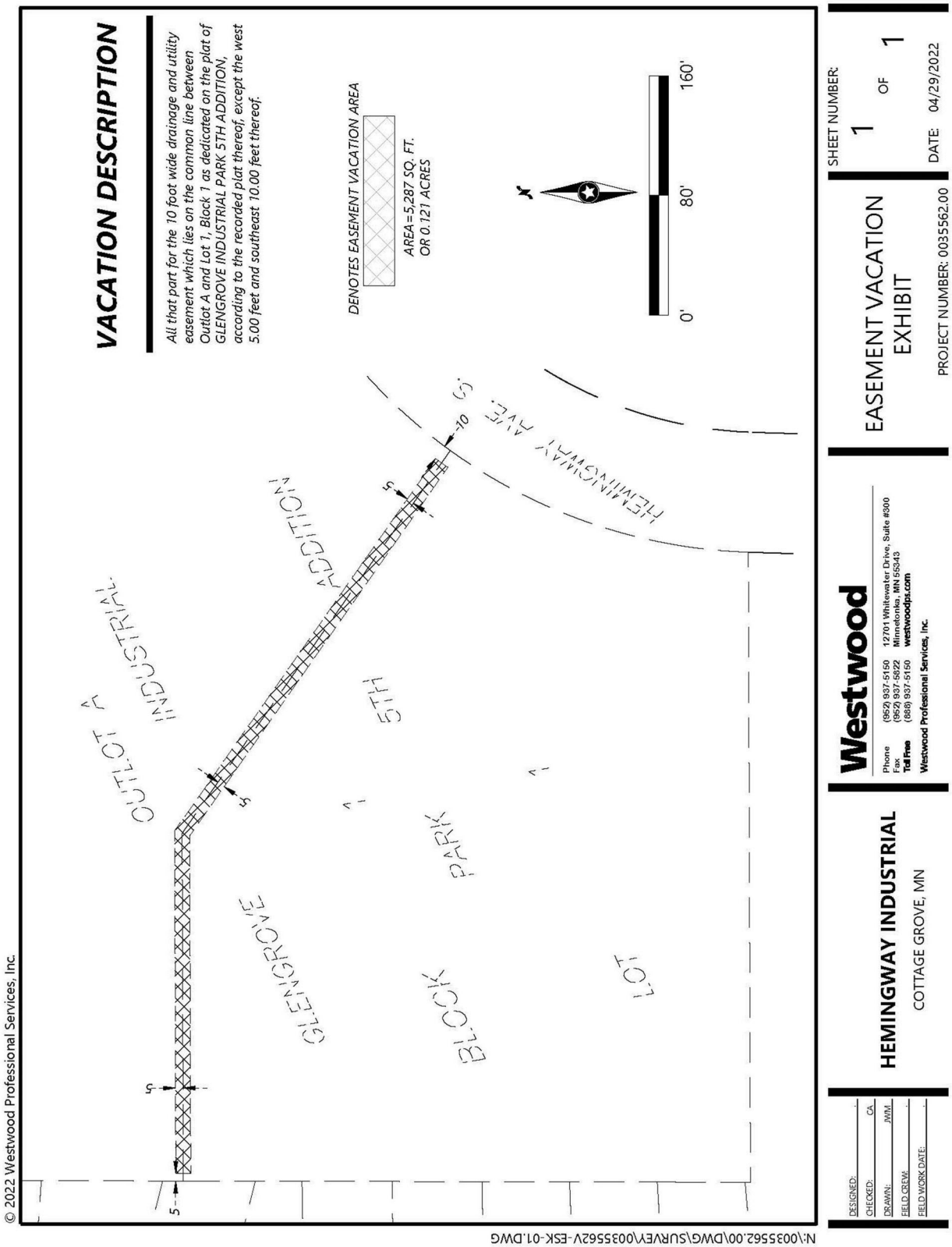
Adopted this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

EXHIBIT A
DEPICTION OF EASEMENT TO BE VACATED



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:

> All that part for the 10 foot wide drainage and utility easement which lies on the common line between Outlot A and Lot 1, Block 1 as dedicated on the plat of Glengrove Industrial Park 5th Addition recorded as Document No. 4035863 on July 31, 2015 in the Washington County Recorder's Office, except the west 5.00 feet and southeast 10.00 feet thereof, 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, May 18, 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 18th day of May, 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: _____
Tamara Anderson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

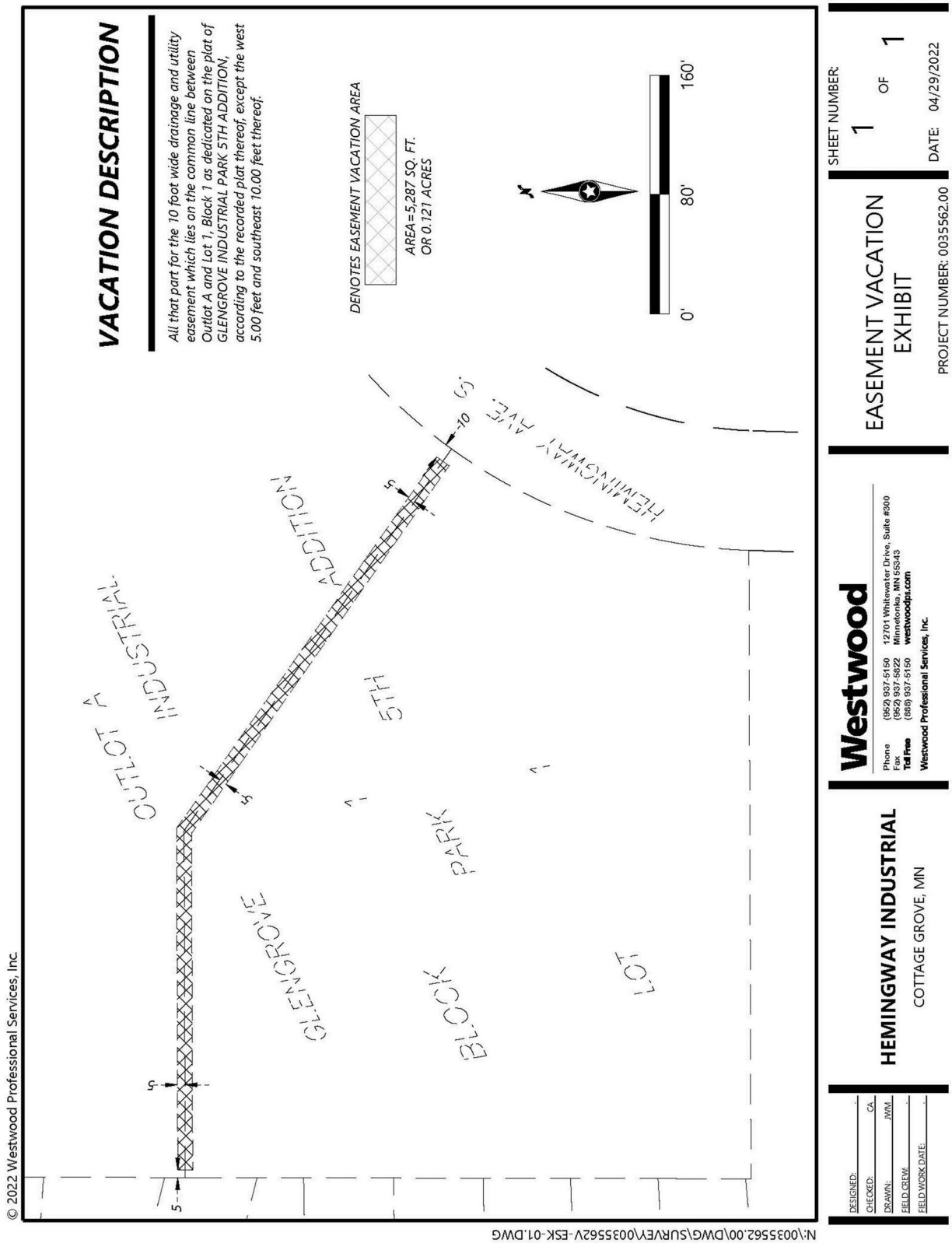
On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Tamara Anderson to me personally known, who being by me duly sworn, did say that she is the City Clerk of the City of Cottage Grove, a Minnesota municipal corporation, the municipality named in 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



CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-089

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT NAMED HEMINGWAY INDUSTRIAL

WHEREAS, Enclave Development has applied for a preliminary plat and final plat to be called Hemingway Industrial, which will create one industrial lot, on property legally described as follows:

> Lot 1, Block 1, except the South 50 feet and Outlot A, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, 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 April 25, 2022; 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, by a 6-to-0 vote, recommended approval of the preliminary plat to be called Hemingway Industrial, subject to certain conditions.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the preliminary and final plats for Hemingway Industrial, which creates one industrial lot on property legally described above. The approval of the preliminary and final plats is subject to the following conditions:

1. The final plat shall include easements of all public and private utility lines serving all planned development of the parent parcel.

2. 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.

3. The existing drainage and utility easement located on the common lot line between Lot 1, Block 1, Glengrove Industrial Park 5th Addition and Outlot A, Glengrove Industrial Park 5th Addition must be vacated prior to approval of the final plat.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-090

A RESOLUTION APPROVING A SITE PLAN REVIEW OF A WAREHOUSE AND DISTRIBUTION FACILITY CONSISTING OF TWO BUILDINGS ON PROPERTY GENERALLY LOCATED AT 97TH STREET AND HEMINGWAY AVENUE

WHEREAS, Enclave Development applied for a site plan review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses., to be located on property legally described below:

Lot 1, Block 1, except the South 50 feet and Outlot A, GLENGROVE INDUSTRIAL PARK 5TH ADDITION, according to the recorded plat thereof, Washington County, 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 Planning Commission held the public hearing on this application on April 25, 2022; 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 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 warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses, to be located on property legally described above, subject to the following conditions:

1. The Applicant shall work with the City to mitigate any noise concerns that exceed Minnesota Rules 7030.0040 as identified in the MPCA noise standards if complaints are received.

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

3. All applicable permits (i.e., building, electrical, grading, mechanical, right-of-way) 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 or City Engineer.

4. Prior to issuance of a building permit, the developer shall execute a stormwater maintenance agreement for the private basin on the site.

5. Prior to submittal of the building permit application, all comments related to the civil site, utility, landscaping, grading, and building construction plans must be addressed and plans revised accordingly.

6. The final landscape plan shall be submitted with the building permit application. Prior to the issuance of a building permit, the City Forester will review the landscape plan for details related to tree species and planting locations. Any changes required will be made prior to issuance of the building permit.

7. Irrigation shall be provided for all sodded and landscaped areas including the curbed landscaped islands interior to the parking lot, and the 97th Street and Hemingway Avenue boulevard. The irrigation system shall consist of an underground sprinkling system designed by a professional irrigation installer to meet the water requirements of the site's specific vegetation. The design build system shall cover all the disturbed green spaces and extend to the street curbs.

8. Prior to the release of the building permit, 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 inform the City in writing that said improvements have been completed. The City will retain the financial guarantee for a period of one year from the date of notice of completion to ensure the survival of the plantings and that the required as-built survey has been submitted. No building or right-of way permits will be issued until the required financial guarantee has been received and accepted by the City.

9. Prior to the issuance of a certificate of occupancy, the applicant shall submit as-built survey plans in electronic format (pdf and. dwq) for the site grading and all public and private utilities.

10. Water main, sanitary sewer, and storm sewer improvements shall be constructed per Cottage Grove detail plates.

11. The final grading and erosion plan shall be approved by the City Engineer. The grading and erosion control plan for the site must comply 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.

12. The grading plan and site grading of the property shall be consistent with the approved surface water management plan.

13. All concrete and bituminous surfaces on the site must always be maintained in good workmanship like condition.

14. The applicant shall obtain a right-of-way permit for all work within the City right-of-way.

15. Landscaping on the site must always be maintained in good health and dead plantings shall be replaced in a timely manner.

16. A light matrix study shall be completed and submitted with the building permit application. All outdoor lighting must meet City Code requirements and shall not exceed one (1) foot-candle at any property line. all lighting shall be shoebox style, downward directed, with LED lamps and flush lens unless approved in writing by planning staff. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lens. In addition, any entry lighting under canopies shall be recessed and use a flush lens. Light shields shall be added to the parking lot lighting adjacent to the residential properties.

17. The submitted exterior construction finish materials of the building must be consistent with the intent of the City's architectural control ordinance. Complete plans must be submitted with the building permit to ensure compliance with City Code requirements.

18. Trash and recycling containers must be stored indoors or in enclosures meeting City ordinance criteria.

19. All rooftop and at-grade mechanical equipment shall be screened from public view as reviewed and approved by the Community Development Department.

20. As a component of the site plan review, a schematic sign package shall be submitted for review and approval by the City.

21. All comments outlined in Bolton and Menk's letter dated April 19, 2022 shall be addressed.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

9C

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Public Hearings
Title	Hinton Woods 2nd Addition
Staff Recommendation	1. Hold the public hearing to vacate a public drainage and utility easement within Outlot C, Hinton Woods. 2. Adopt Resolution 2022-091 vacating a public drainage and utility easement within Outlot C, Hinton Woods. 3. Adopt Resolution 2022-092 approving the Final Plat for Hinton Woods 2nd Addition. 4. Approve the Hinton Woods 2nd Addition Development Agreement with D.R. Horton, Inc. – Minnesota. 5. Adopt Resolution 2022-093 approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.
Budget Implication	N/A

Attachments

Hinton Woods 2nd CC Memo.tif	14.25MB
Hinton Woods 2nd Resolution- Easement Vacation.tif	11.69MB
Hinton Woods 2nd Resolution-Final Plat.tif	12.31MB
Hinton Woods 2nd Resolution-P&S.tif	3.67MB
Hinton Woods 2nd Attachment A-Easement Vacation Exhibit.tif	1.3MB
Hinton Woods 2nd Attachment B-Final Plat.tif	1.84MB
Hinton Woods 2nd Attachment C-Development Agreement.tif	114.6MB
Hinton Woods 2nd Attachment D-Construction Plans.tif	62.4MB
Hinton Woods 2nd Attachment E-Engineering Review Letter.tif	1.64MB

Cottage Grove
Where Pride and Prosperity Meet

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

FROM: Mike Mrosla, Senior Planner

DATE: May 18, 2022

RE: Hinton Woods 2nd Addition – Easement Vacation, Final Plat, Development Agreement and Development Plans

---

Introduction

The City Council is requested to take the following actions:

1. Hold a public hearing and adopt a resolution vacating a temporary drainage and utility easement within Outlot C, Hinton Woods

2. Adopt a resolution approving the Final Plat for Hinton Woods 2nd Addition

3. Approve the Hinton Woods 2nd Addition Development Agreement with D.R. Horton, Inc. – Minnesota

4. Adopt a resolution approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc.

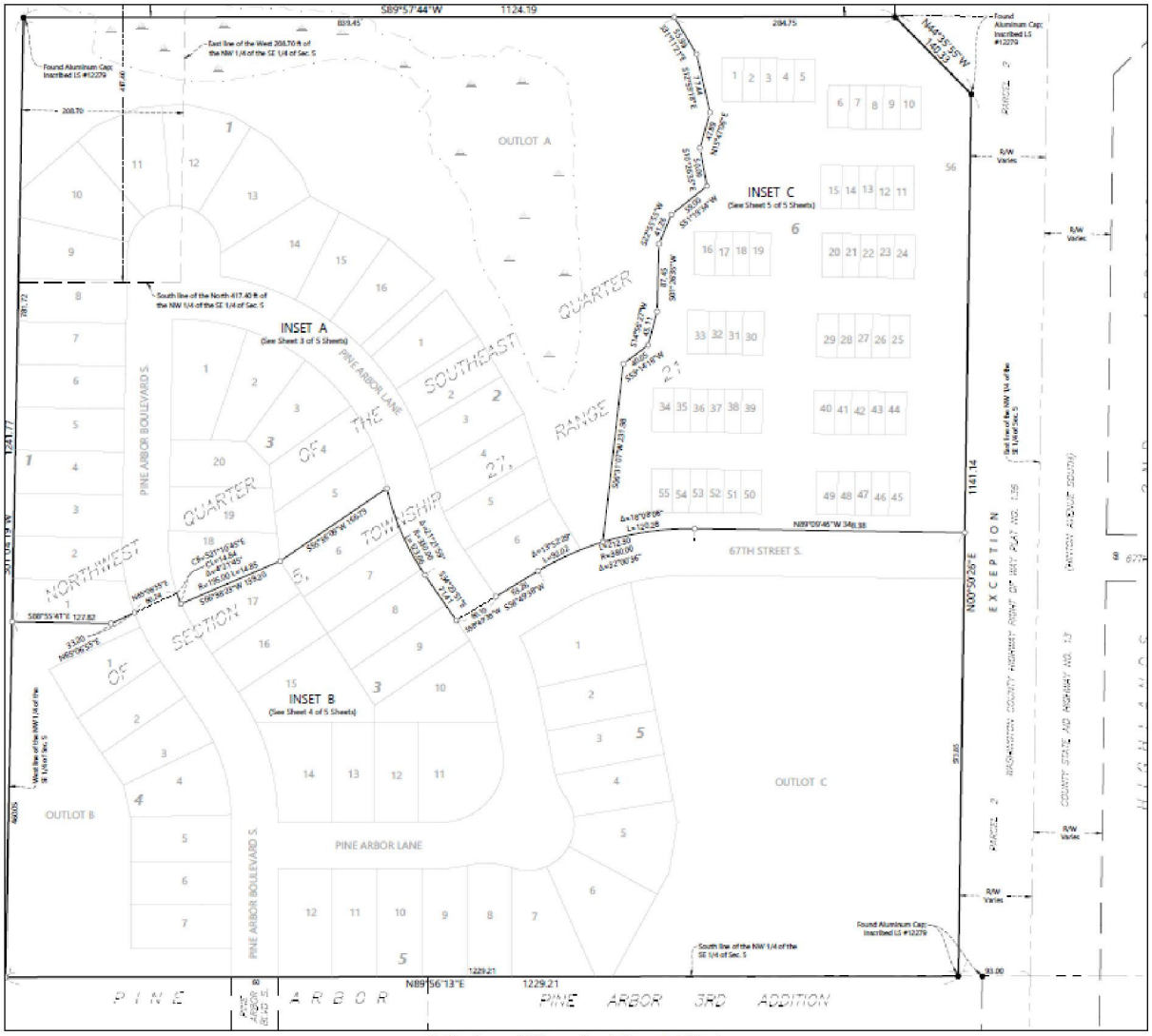
The location for the proposed Hinton Woods 2nd Addition is shown on the map below:

Location Map



Background

At its May 19, 2021, meeting the City Council approved D.R. Horton's (Applicant) request for a comprehensive plan amendment (Resolution 2021-074), zoning amendment with a planned unit development (Ordinance No. 1040), and preliminary plat for Hinton Woods (Resolution 2021-075) on 39.95 acres land located on the southwest corner of Hinton Avenue and 65th Street. The City Council approved the Hinton Woods final plat, constructions plans, and development agreement at their August 4, 2021, meeting (Resolution 2021-099). The final plat included 61 single-family lots and 55 townhome units were approved as part of the preliminary plat. The final plat also included three outlots.



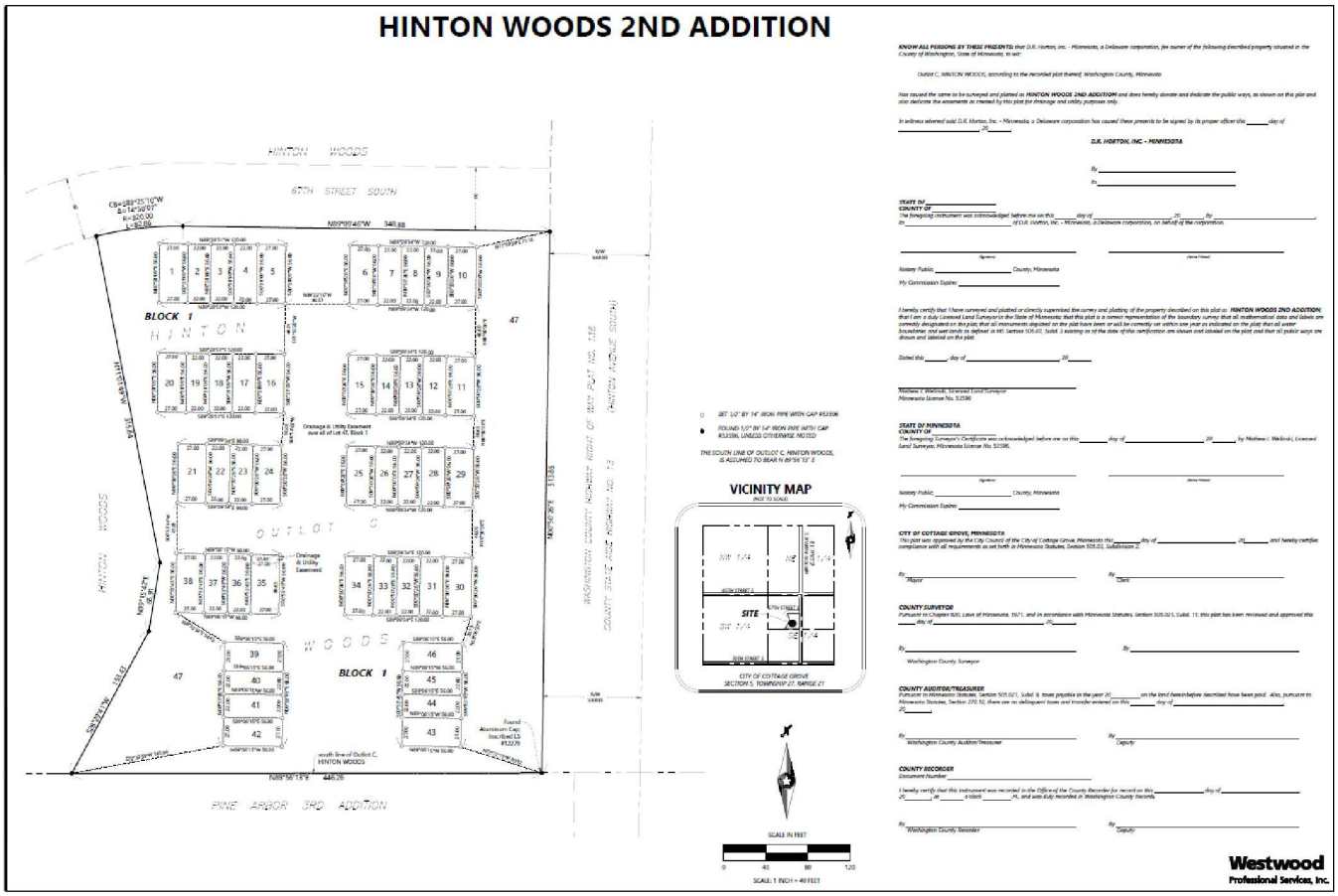
Hinton Woods Final Plat

Easement Vacation

As part of the first addition of the Hinton Woods development, a drainage and utility easement was placed over Outlot C (Attachment A). Since the outlot is being platted as part of this application the easement is no longer necessary and the Applicant is requesting the easement be vacated.

Final Plat Review

The Hinton Woods 2nd Addition final plat was distributed to city departments, Washington County, and ISD 833 for their review and comments. No comments or recommendations were received. The submitted final plat consists of the 46 townhome units. 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 2021-075. The Hinton Woods 2nd Addition final plat is shown below (Attachment B).



Hinton Woods 2nd Addition Final Plat

The Developer is proposing a Homeowners' Association (HOA) that will be responsible for the maintenance of townhomes and the common area (Lots 47, Block 1). The Developer shall enter into a private street maintenance agreement that requires the HOA to maintain the private street fingers and private storm sewer infrastructure within the private streets and common lots (Lot 47, Block 1).

Development Agreement

The Developer has signed the development agreement, which is attached for review (Attachment C).

Development Plan Review

The City Engineer has reviewed the development plans dated March 30, 2022, by the developer's consulting engineer Westwood Professional Services, Inc., and is recommending approval of those plans (e.g. construction plans, drawings, specifications and surveys) subject

to the comments in the April 18, 2022, review memorandum and any subsequential memorandums from Bolton & Menk, or as modified and approved by the City Engineer in writing (Attachment E).

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 C, Hinton Woods.

2. Adopt a resolution approving the Final Plat for Hinton Woods 2nd Addition.

3. Approve the Hinton Woods 2nd Addition Development Agreement with D. R. Horton, Inc. – Minnesota.

4. Adopt a resolution approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

Attachments

A. Easement Vacation
B. Hinton Woods 2nd Addition Final Plat
C. Hinton Woods 2nd Addition Development Agreement
D. Hinton Woods 2nd Addition Development Plans dated March 30, 2022
E. Engineering Review Letter dated April 18, 2022
F. Resolutions

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

A RESOLUTION VACATING A PUBLIC DRAINAGE AND UTILITY EASEMENT LOCATED WITHIN THE CITY OF COTTAGE GROVE, MINNESOTA

WHEREAS, by that certain plat of Hinton Woods recorded as Document No. 4350871 on December 14, 2021 in the Washington County Recorder's Office, a public drainage and utility easement was dedicated over all of Outlot C, Hinton Woods ("Easement"); and

WHEREAS, the 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 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 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.

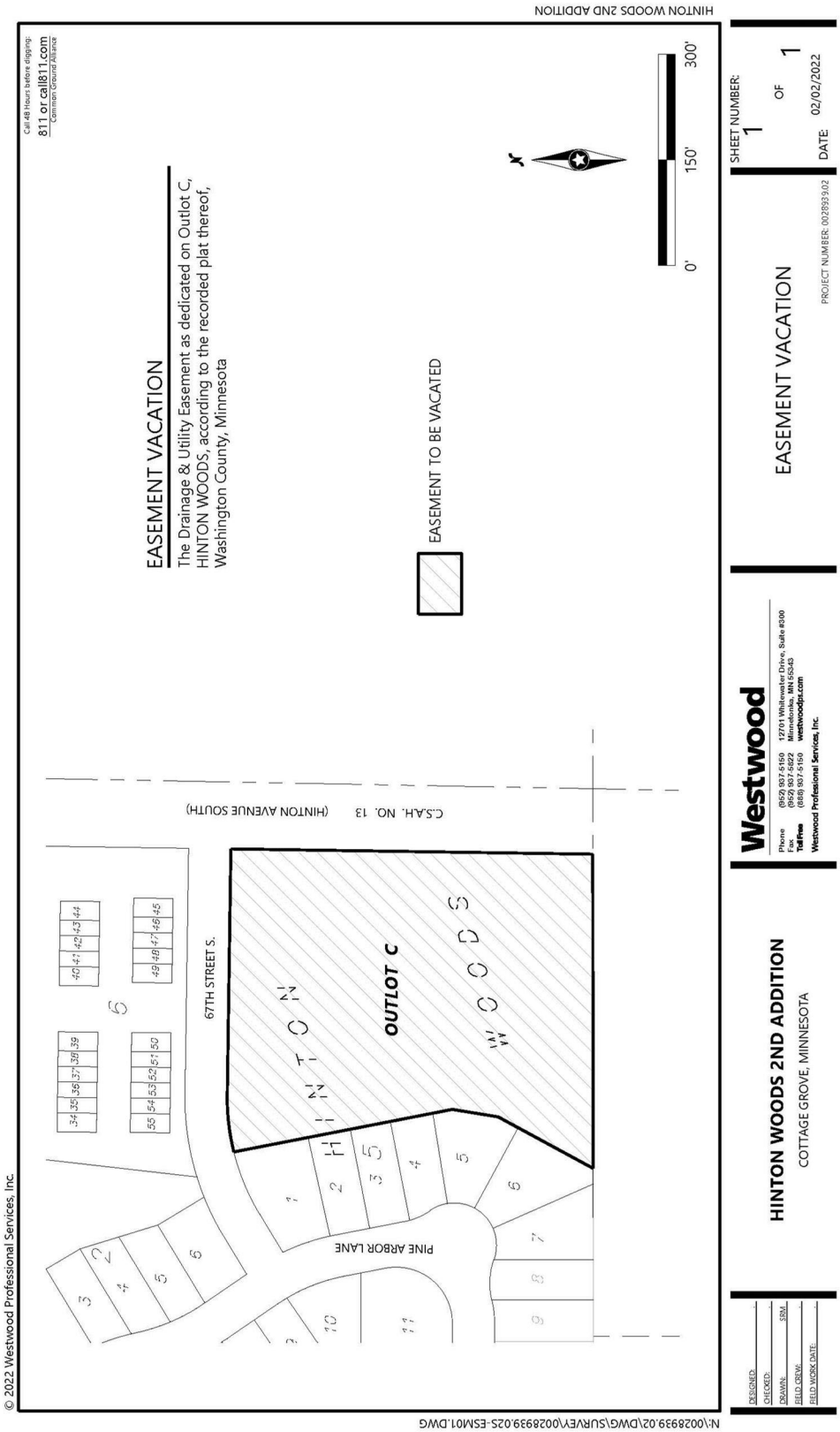
Adopted this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

EXHIBIT A
DEPICTION OF EASEMENT TO BE VACATED



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:

Public Drainage and Utility Easement over all of Outlot C, Hinton Woods, as dedicated in the plat of Hinton Woods recorded as Document No. 4350871 on December 14, 2021 in the Washington County Recorder's Office, 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, May 18, 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 18th day of May, 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: _____
Tamara Anderson, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

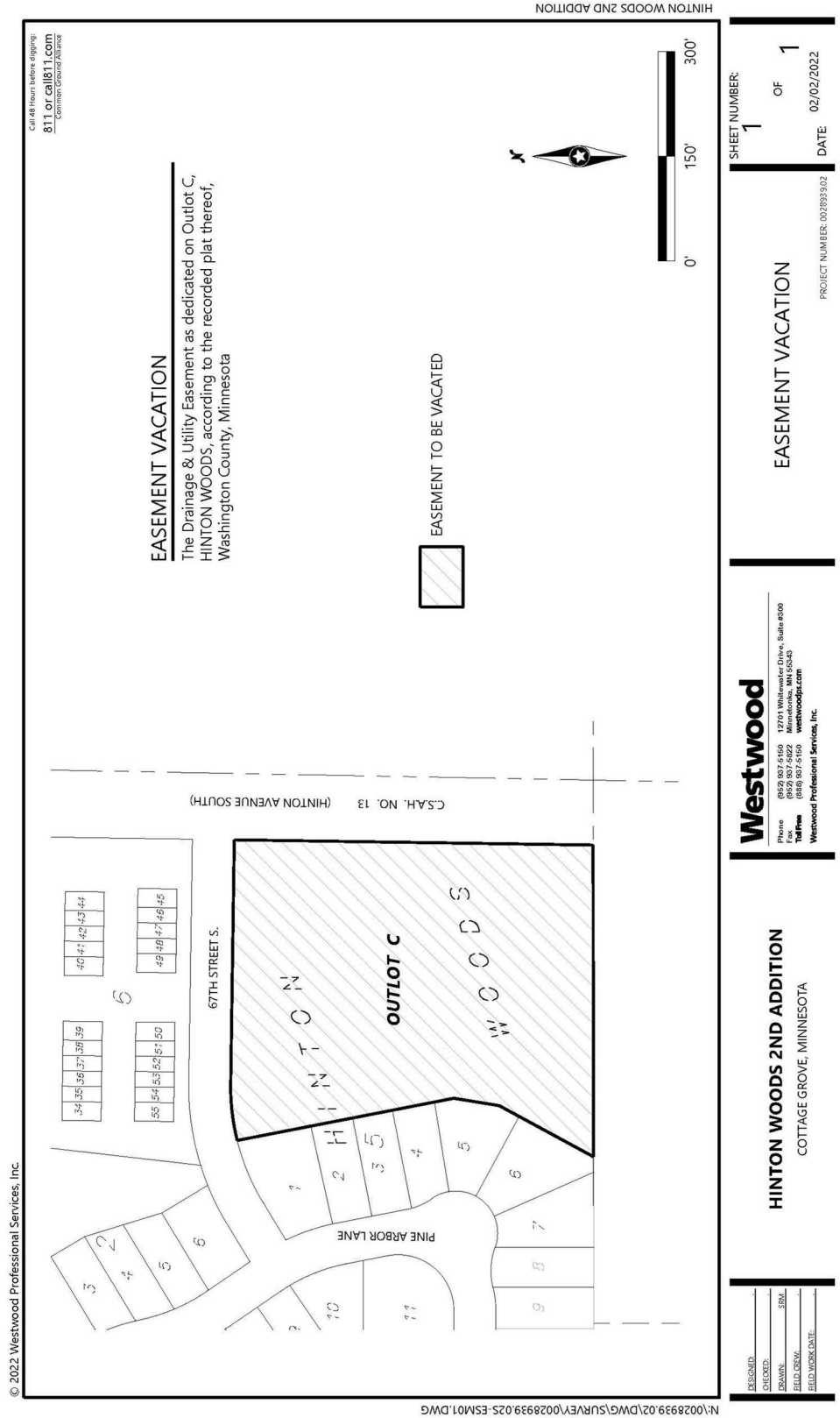
On this _____ day of _____, 2022, before me a Notary Public within and for said County, personally appeared Tamara Anderson to me personally known, who being by me duly sworn, did say that she is the City Clerk of the City of Cottage Grove, a Minnesota municipal corporation, the municipality named in 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



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

RESOLUTION APPROVING THE FINAL PLAT NAMED HINTON WOODS 2ND ADDITION

WHEREAS, D.R. Horton, Inc. – Minnesota has applied for a final plat to develop a residential subdivision named Hinton Woods 2nd Addition, which consists of 46 townhome units, to be located on property legally described as:

Outlot C, HINTON WOODS, according to the recorded plat thereof, Washington County, Minnesota

WHEREAS, the Planning Commission held the public hearing on the comprehensive plan amendment to change the land use of the northeast corner of the site from Mixed Use to Medium Density Residential; the zoning amendment to change the zoning of the property from R-2.5, Residential Single Family, to R-5, Medium Density Residential, with a PUD, Planned Unit Development; and the preliminary plat for Hinton Woods on April 26, 2021; and

WHEREAS, the Planning Commission on a 4-to-2 vote recommended approval of the comprehensive plan amendment, zoning amendment, and preliminary plat on April 26, 2021, subject to certain conditions; and

WHEREAS, on May 19, 2021, the City Council adopted Resolution 2021-074 approving the comprehensive plan amendment and authorizing submittal of the amendment to the Metropolitan Council; and

WHEREAS, the City Council adopted Ordinance No. 1040 on May 19, 2021, which rezoned approximately 39.95 acres of land from R-2.5, Residential Single Family, to R-5, Medium Density Residential, with a PUD, Planned Unit Development; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendation and approved the preliminary plat (Resolution No. 2021-075) on May 19, 2021; and

WHEREAS, the Metropolitan Council approved the comprehensive plan amendment on July 20, 2021; and

WHEREAS, the City Council approved Hinton Woods final plat on August 4, 2021, (Resolution 2021-099)

WHEREAS, City staff found the Hinton Woods 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 Hinton Woods 2nd Addition 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 named Hinton Woods 2nd Addition, which consists of 46 townhome units to be located on property legally described above. Approval of this final plat is subject to the following conditions:

1. Prior to the release of the final plat the applicant shall provide in writing that Washington County has vacated the permanent easement on Outlot C, Hinton Woods.

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

3. The Developer must abide by the conditions stipulated in Resolution 2021-075, which approved the Hinton Woods preliminary plat, except as hereafter modified.

4. Prior to installing final streets for the Hinton Woods 2nd Addition development, the developer must submit final street plans to the City for review and approval.

5. All utility, drainage, and development construction must conform to the development plans and specifications prepared by the developer's consulting engineer, Westwood Professional Services and are subject to the comments in the March 30, 2022, review memorandum and any subsequential memorandums from Bolton & Menk, or as modified and approved by the City Engineer in writing.

6. 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.

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

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

9. 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.

10. 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.

11. 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.

12. 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.

13. Maintenance is required for all common outlots, landscaping, fencing, irrigation, and group mailboxes.

14. 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.

15. The landscaping plan shall be modified, if necessary, to ensure all proposed boulevard trees are a species on the City's preferred tree list or approved by the City Forester.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

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

RESOLUTION APPROVING THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR HINTON WOODS 2ND ADDITION

WHEREAS, D.R. Horton LLC – Minnesota has applied for a final plat to develop a residential subdivision named Hinton Woods. This subdivision plat consists of a total of 46 townhome units to be located on property legally described as:

Outlot C, HINTON WOODS, according to the recorded plat thereof, Washington County, Minnesota

WHEREAS, the Developer will utilize the approved plans and specifications dated March 30, 2022, as prepared by Westwood Professional Services to construct the public improvements within the subdivision; and

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

WHEREAS, a development agreement and financial sureties are required for the development of this project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Cottage Grove, Washington County, Minnesota, hereby approves the Hinton Woods 2nd Addition construction plans and specifications dated March 30, 2022, as prepared by Westwood Professional Services, subject to the following conditions:

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

2. The developer and builders must comply with the review comments found in the April 18, 2022, memorandum and any subsequential memorandum from Bolton & Menk.

3. Modifications to final construction plans and specifications shall be approved in writing by the City Engineer.

Passed this 18th day of May 2022.

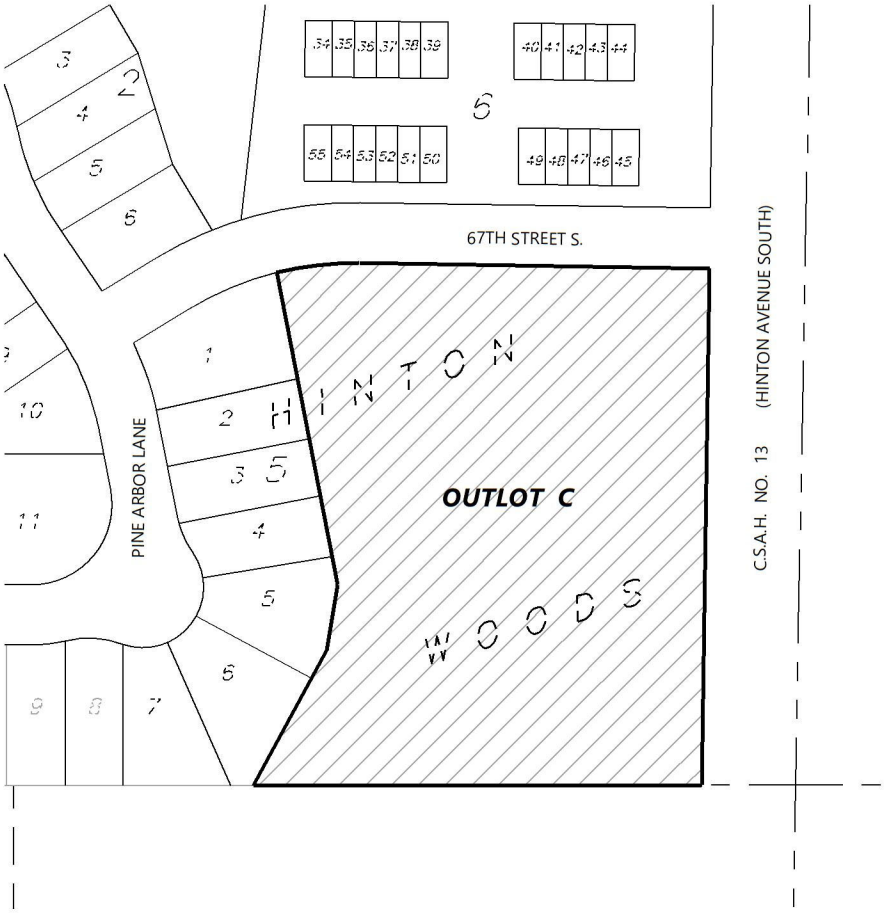
_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

© 2022 Westwood Professional Services, Inc.

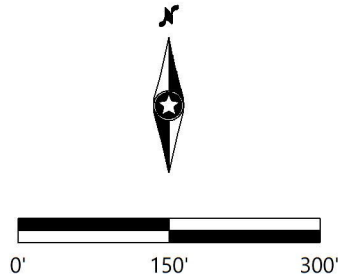
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



EASEMENT VACATION

The Drainage & Utility Easement as dedicated on Outlot C, HINTON WOODS, according to the recorded plat thereof, Washington County, Minnesota

EASEMENT TO BE VACATED



N:\0028939.02\DWG\SURVEY\0028939.02S-ESM01.DWG

HINTON WOODS 2ND ADDITION

DESIGNED: .
CHECKED: .
DRAWN: SRM
FIELD CREW: .
FIELD WORK DATE: .

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

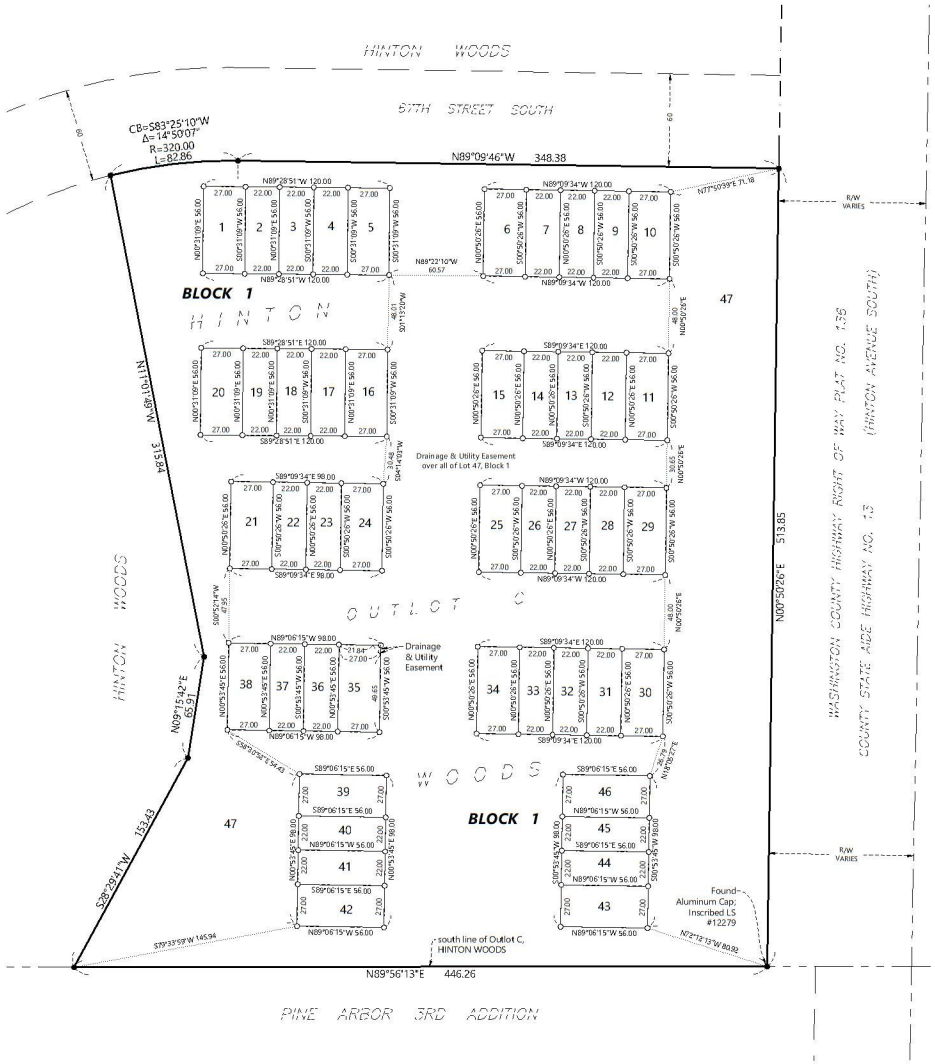
EASEMENT VACATION

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 1 OF 1

DATE: 02/02/2022

HINTON WOODS 2ND ADDITION



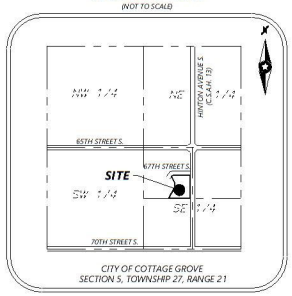
○ SET 1/2" BY 14" IRON PIPE WITH CAP #53596

● FOUND 1/2" BY 14" IRON PIPE WITH CAP #53596, UNLESS OTHERWISE NOTED

THE SOUTH LINE OF OUTLOT C, HINTON WOODS, IS ASSUMED TO BEAR N 89°56'13" E

VICINITY MAP

(NOT TO SCALE)



CITY OF COTTAGE GROVE
SECTION 5, TOWNSHIP 27, RANGE 21

SCALE IN FEET

0 40 80 120

SCALE: 1 INCH = 40 FEET

KNOW ALL PERSONS BY THESE PRESENTS: *that D.R. Horton, Inc. - Minnesota, a Delaware corporation, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:*

Outlot C, HINTON WOODS, according to the recorded plat thereof, Washington County, Minnesota

Has caused the same to be surveyed and platted as ***HINTON WOODS 2ND ADDITION*** *and does hereby donate and dedicate the public ways, as shown on this plat and also dedicate the easements as created by this plat for drainage and utility purposes only.*

In witness whereof said D.R. Horton, Inc. - Minnesota, a Delaware corporation has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

D.R. HORTON, INC. - MINNESOTA

By _____

Its _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____, its _____ of D.R. Horton, Inc. - Minnesota, a Delaware corporation, on behalf of the corporation.

_____ _____
Signature *(None Printed)*

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

I hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as ***HINTON WOODS 2ND ADDITION****; 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.*

Dated this _____, day of _____, 20_____

_____
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20_____, by Mathew J. Welinski, Licensed Land Surveyor, Minnesota License No. 53596.

_____ _____
Signature *(None Printed)*

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

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.

By _____ *By* _____
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, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer 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*

Westwood
Professional Services, Inc.

DEVELOPMENT AGREEMENT

FOR THE PLAT OF

HINTON WOODS 2nd ADDITION

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

D.R. HORTON, INC.-MINNESOTA

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 D.R. Horton, Inc.-Minnesota, a Delaware corporation ("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 Hinton Woods 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 D.R. Horton, Inc.-Minnesota, a Delaware corporation.

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 March 30, 2022 and prepared by Westwood Professional Services, Inc., 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 Hinton Woods 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 on May 18, 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:	D.R. Horton, Inc.-Minnesota 20860 Kenbridge Court #100 Lakeville, MN 55044

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 temporary or permanent 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 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 are built 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 only 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 has continued responsibility 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 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, townhome address range signs, no parking signs on both sides of private streets 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.

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 and to the back of curb of Hinton Avenue adjacent to Lot 47, Block 1. 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. DEVELOPER shall maintain the right of way from the back of curb of Hinton Avenue and adjacent to Lot 47, Block 1.

4.10. BOULEVARD AND AREA RESTORATION. The DEVELOPER shall sod 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. 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. 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 one model townhome building permit if approved by the City's Building Official and Fire Marshal, prior to roadway Class V gravel base and utilities being installed.

No temporary certificate of occupancy for any lot shall be issued until the DEVELOPER has constructed a temporary bituminous roadway that is acceptable in design by the CITY 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.

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.

b) The Homeowners' Association for the townhomes shall be required to maintain the landscaping and irrigation systems within Lot 47, Block 1 containing the Homeowners' Association-owned common elements and irrigation systems to the back of the curb, including Hinton Avenue that is adjacent to the DEVELOPMENT PROJECT, after it is installed by DEVELOPER.

c) The DEVELOPER will be financially responsible for this work, which shall be secured by a Letter of Credit as described in Exhibit F.

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 handbook titled Water Quality in Urban Areas and a grading permit from 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. 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. TREE MITIGATION. DEVELOPER shall comply with all tree mitigation requirements in City Code Title 11-6-16 and City approvals.

7.3. PRIVATE STREETS. 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.

7.4. PRIVATE STREET LIGHTS. There are portions of the streetlight 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 Hinton Woods 2nd Addition, Cottage Grove, Minnesota.

ARTICLE 8

[INTENTIONALLY BLANK]

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. 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.

9.3. 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 create a Homeowners' Association for the townhomes 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 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:_____
Tamara Anderson
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 Tamara Anderson 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:
D.R. HORTON, INC.-MINNESOTA

By: _____
Name: James R. Slaikeu
Its: Vice President

STATE OF Minnesota)
) ss.
COUNTY OF Dakota)

On this 13th day of May, 2022, before me a Notary Public within and for said County, personally appeared James R. Slaikeu to me personally known, who being by me duly sworn, did say that he is the Vice President of D.R. Horton, Inc.-Minnesota, a Delaware corporation, the company named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.

_____
Notary Public

DEBORAH L RIDGEWAY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 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:

Lots 1-47, Block 1, Hinton Woods 2nd Addition

EXHIBIT B
FINAL PLAT

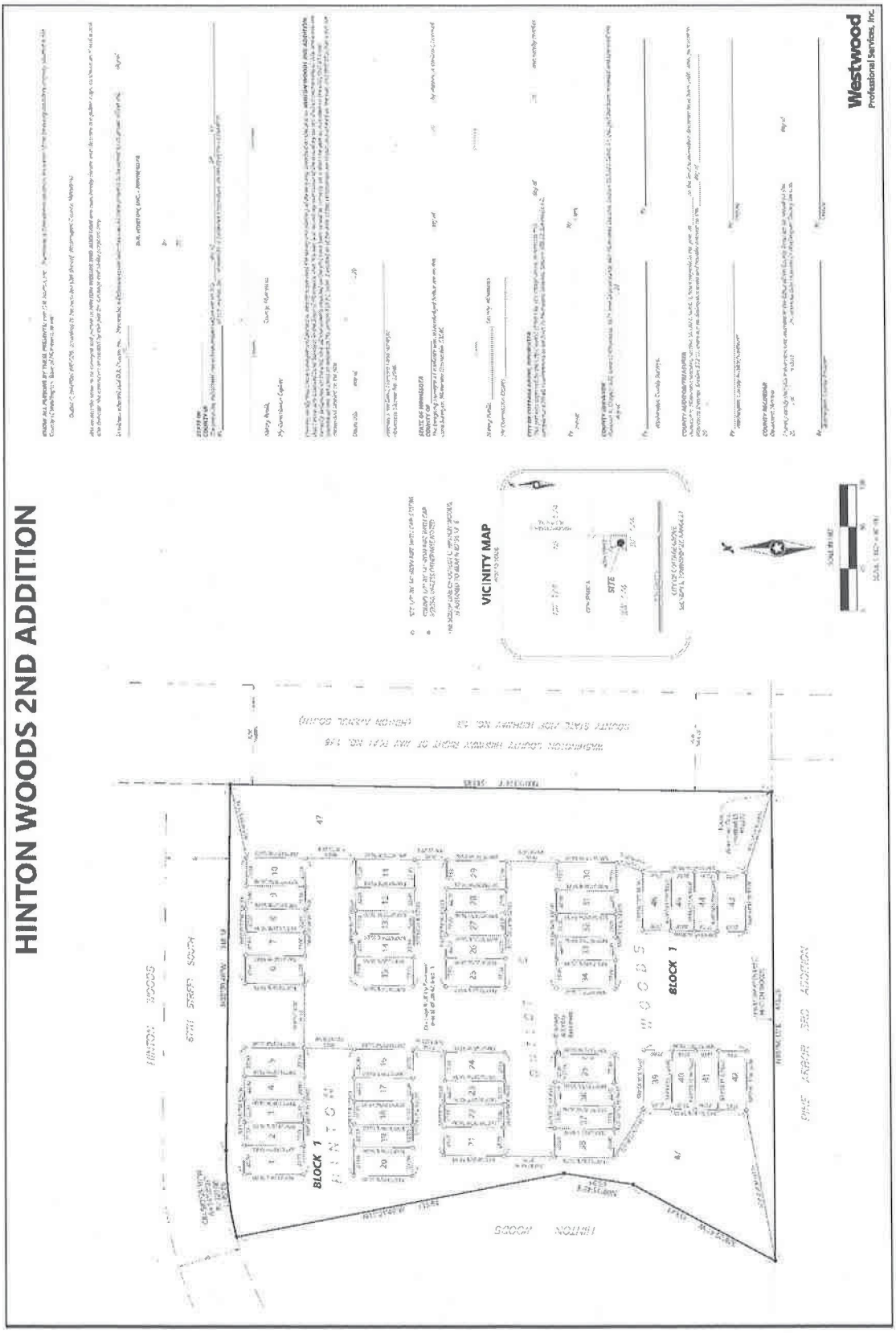


EXHIBIT C
SITE IMPROVEMENTS

Site Improvement LOC	Estimated Construction Cost	Per Lot
Sanitary Sewer	$ 205,552.00	$ 4,468.52
Watermain	$ 271,057.00	$ 5,892.54
Storm Sewer	$ 114,113.00	$ 2,480.72
Streets	$ 358,820.00	$ 7,800.43
Street Lighting	$ 22,450.00	$ 488.04
Subtotal:	$ 971,992.00	$ 21,130.26
LOC (125%)	$ 1,214,990.00	$ 26,412.83
Final Streets Construction Cost	$ 76,191.00	$ 1,656.33
Final Streets LOC (130%):	$ 99,048.00	$ 2,153.22
Total Site Improvement LOC:	**$ 1,314,038.00**	**$ 28,566.04**

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) Park Dedication and Credits. DEVELOPER must pay park dedication fees as required in Exhibit G.

e) The following document has been executed:

- A maintenance agreement with the CITY for the maintenance of private streets, stormwater utilities and street lights.

f) The following document has been recorded:

- Vacation of all existing permanent easements within the FINAL PLAT

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
- Development Agreement
- Deed for Lot 47, Block 1 to the Homeowner's Association

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.

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

e) All trees and shrubs required in Section 4.17(a) have been planted.

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 COUNTY.

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

LANDSCAPING

Landscape LOC	**Total**	**Per Lot**
Landscaping Estimate	$ 31,405.00	$ 682.72
Total LOC (150%):	**$ 47,108.00**	$ 1,024.09

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 - Residential	EA	2	$ 2,255.00	$ 4,510.00	$ 98.04
Street Light Utility Surcharge	EA	46	$ 120.00	$ 5,520.00	$ 120.00
Park and Open Space Markers	EA	-	$ 135.00	$ -	$ -
Park Dedication Fees	LOT	46	$ 3,050.00	$ 140,300.00	$ 3,050.00
2% Engineering Fee	LS	1	$ 20,963.66	$ 20,963.66	$ 455.73
Total Fees				**$ 171,293.66**	**$ 3,723.78**

CASH ESCROW

Engineering Escrow	Total	Per Lot
Plan Review	$ 25,963.66	$ 564.43
Inspection	$ 62,409.15	$ 1,356.72
Total Escrow:	**$ 88,372.80**	**$ 1,921.15**

AREA CHARGES

Area Charges	Cost/Acre	Acres	Total	Per Lot
Sanitary Area Charge*	$ 58.00	4.72	$ 273.76	$ 5.95
Water Area Charge*	$ 104.00	4.72	$ 490.88	$ 10.67
Storm Area Charge - Medium Density*	$ 2,167.00	4.72	$ 10,228.24	$ 222.35
Total Area Charges:			**$ 10,992.88**	**$ 238.98**

*Hinton Woods Addition (Outlot C) was charged as Single Family Residential. The Cost/Acre has been adjusted to reflect the difference between the 2021 Single Family rates and the 2022 Medium Density rates for this addition.

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**

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CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREETS

FOR

HINTON WOODS 2ND ADDITION

COTTAGE GROVE, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: DAVE KLEE

PHONE: 952-985-7837

EMAIL: DRKLEE@DRHORTON.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0028939.02

CONTACT: FRANCIS D HAGEN II

SHEET INDEX

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	Cover
2	Overall Utility Plan
3	Sanitary Sewer & Watermain Construction Plan
4	Sanitary Sewer & Watermain Construction Plan
5	Sanitary Sewer & Watermain Construction Plan
6	Street & Storm Sewer Construction Plan
7	Street & Storm Sewer Construction Plan
8	Street & Storm Sewer Construction Plan
9	Storm Sewer Construction Plan
10	Intersection Details
11	MnDOT Pedestrian Ramp Details
12	MnDOT Pedestrian Ramp Details
13	MnDOT Pedestrian Ramp Details
14	MnDOT Pedestrian Ramp Details
15	MnDOT Pedestrian Ramp Details
16	MnDOT Pedestrian Ramp Details
17	Details
18	Details
19	Details
20	Details
21	Details
22	Details
23	Overall Landscape Plan
24	Landscape Plan
25	Landscape Plan
26	Landscape Notes & Details
27	Lighting Plan



Vicinity Map
(NOT TO SCALE)

NOTE: CITY OF COTTAGE GROVE'S STANDARD SPECIFICATION FOR STREET AND UTILITY CONSTRUCTION SHALL GOVERN FOR ALL IMPROVEMENTS ON THIS PROJECT.

BENCHMARKS

BM-1
MnDOT #8205
EL.=817.31

BM-2
WPS CONTROL POINT #252
EL.=910.70

HORIZONTAL DATUM
1983NAD (1986ADJ) WASHINGTON COUNTY COORDINATE SYSTEM IN US SURVEY FEET (CHECKED THE N 1/4, NW COR, E 1/4 & W 1/4)

BM-4
1988NADV IN US SURVEY FEET
USED CONTROL AND SECTION CORNER INFO FROM PARKVIEW POINTE (0013649.00)

NO.	DATE	REVISION	SHEETS

CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATER MAIN, STORM SEWER AND STREETS
FOR
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN
INITIAL SUBMITTAL DATE: 03/30/22 SHEET: 1 OF 27

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-CVR01.DWG

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*STORM STRUCTURE WITHIN 10' OF WATERMAIN SHALL HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
HYD			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION SHALL GOVERN FOR ALL IMPROVEMENTS ON THE PROJECT.

STROM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
75	CBMH	48"	R-3067-V
76	CBMH	48"	R-3067-V
77A	CB	2'x 3'	R-3067-V
77	CBMH	60"	R-3067-V
78	STMH	48"	R-1642
79	CBMH	48"	R-3067-V
80	CBMH	48"	R-3067-V
81	CBMH	48"	R-3067-VB
82A	CB	2'x 3'	R-3067-V
82	CBMH	48"	R-3067-VB
83	CB	2'x 3'	R-3067-V

N

1" = 100'

0' 100' 200' 300'

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-GAR01.DWG

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

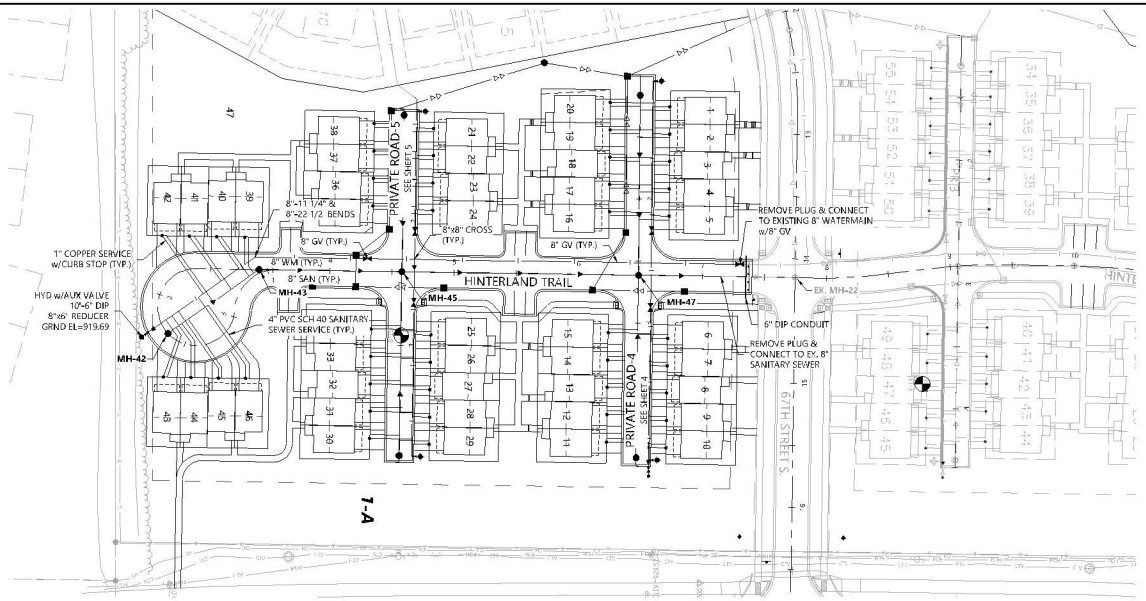
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

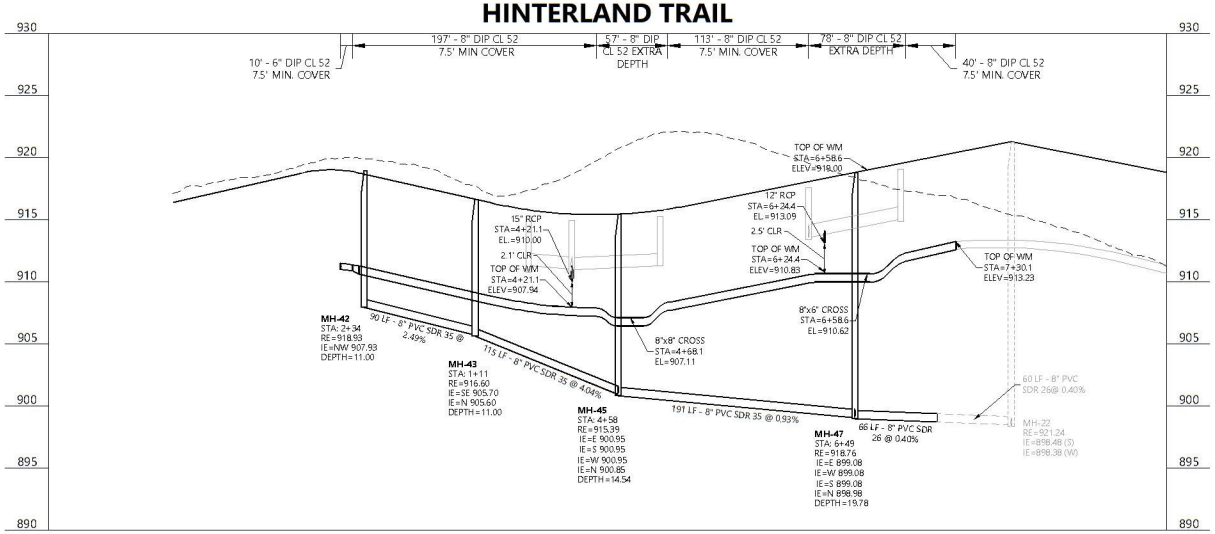
OVERALL UTILITY PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 2 OF 27
DATE: 03/30/22

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HINTERLAND TRAIL



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

- XXX.X — SANITARY SEWER SERVICE INVERT ELEVATION @ 5' BEYOND EASEMENT LINE
- WYE = X+XX, X.X" RISER — SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X — DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- (A) — WATER SERVICES SHALL BE INSTALLED BELOW STORM SEWER WITH A MINIMUM OF 18" CLEARANCE. PROVIDE INSULATION WHERE SEPARATION IS LESS THAN 24".

GENERAL NOTES

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES SHALL BE CONSTRUCTED PER CITY DETAIL SAN-4.
4. CURB BOXES THAT FALL WITHIN DRIVEWAYS SHALL BE INSTALLED PER CITY DETAIL SER-11.

BLK NO	LOT NO.	WYE=X+XX	XXX.X	XXX.X
1-A	39	0+05	910.4	917.0
	40	0+10	910.4	918.3
	41	0+27	911.4	919.0
	42	0+45	911.4	919.1
	43	0+82	912.3	919.9
	44	0+76	912.3	919.6
	45	0+70	911.3	919.0
	46	0+50	911.3	919.0

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-UTF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

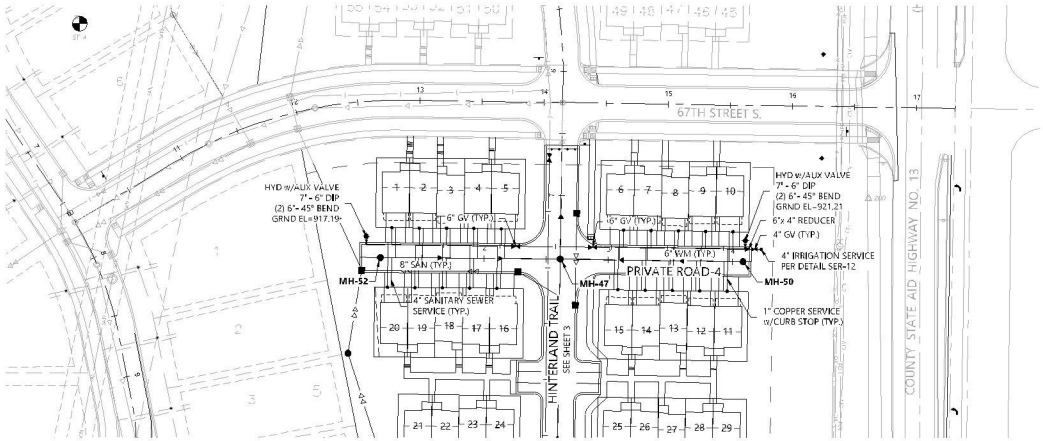
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

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Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 3 OF 27
DATE: 03/30/22

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BLK NO.	LOT NO.	WYE=X+XX	XXX.X	XXX.X	RISERS
1-A	1	1+33	911.0	918.1	.
	2	1+11	911.0	918.3	.
	3	0+89	911.0	918.5	.
	4	0+67	912.8	918.8	3.5' RISER
	5	0+45	912.8	919.3	5.0' RISER
	6	0+48	913.2	920.3	4.5' RISER
	7	0+70	913.2	920.5	3.5' RISER
	8	0+92	913.2	920.7	.
	9	1+14	914.2	921.2	.
	10	1+36	914.2	921.5	.
	11	1+32	913.7	920.9	.
	12	1+10	913.7	920.5	.
	13	0+88	912.7	920.2	.
	14	0+66	912.7	920.0	3.5' RISER
	15	0+44	912.7	919.8	5.0' RISER
	16	0+48	911.5	918.8	5.0' RISER
	17	0+70	911.5	918.2	3.5' RISER
	18	0+92	910.5	918.0	.
	19	1+14	910.5	917.8	.
	20	1+36	910.5	917.6	.

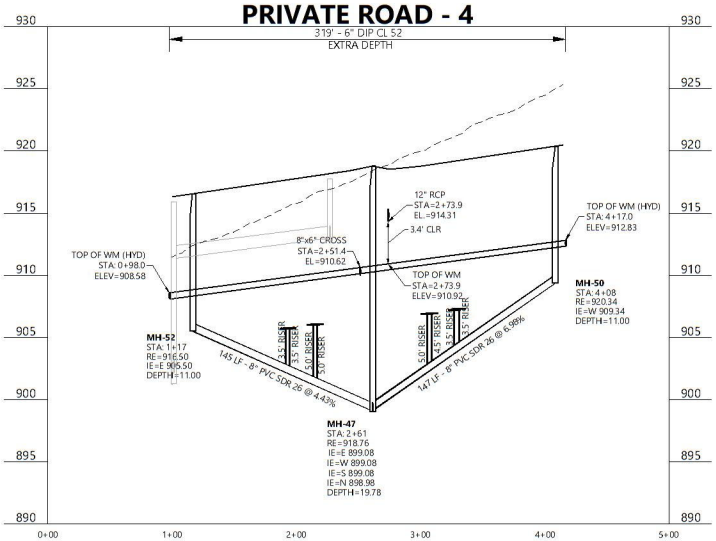
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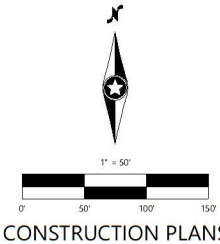
LEGEND

- (XXX.X) — SANITARY SEWER SERVICE INVERT ELEVATION @ 5' BEYOND EASEMENT LINE
- [WYE = X+XX / X.X' RISER] — SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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4. CURB BOXES THAT FALL WITHIN DRIVEWAYS SHALL BE INSTALLED PER CITY DETAIL SER-11.





CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CWL\FINAL UTILITY\0028939.02C-UTF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:
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2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAUCH IV
DATE: 03/30/22 LICENSE NO. 17716

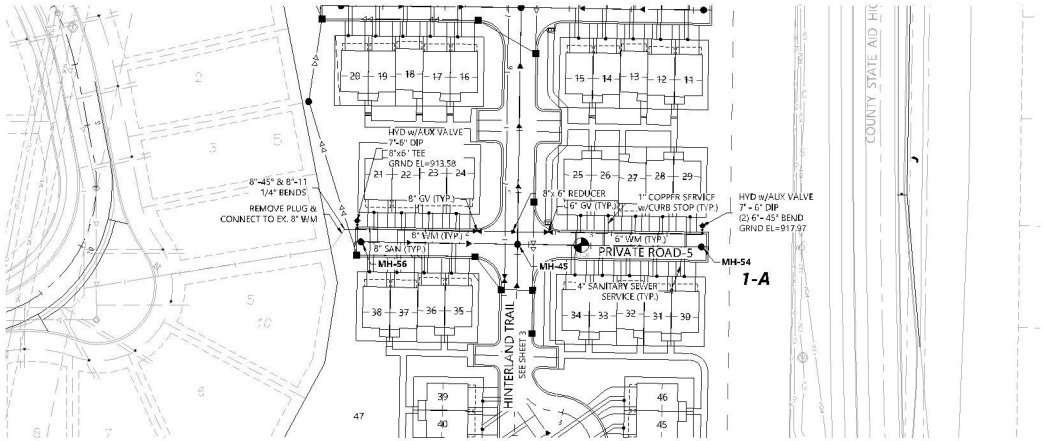
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

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Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 4 OF 27
DATE: 03/30/22

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BLK NO	LOT NO.	WYE=X+XX	XXX.X	XXX.X	RISERS
1-A	21	1+13	907.2	914.5	.
	22	0+91	907.2	914.7	.
	23	0+69	908.2	915.1	.
	24	0+47	908.2	915.7	.
	25	0+48	910.0	917.1	.
	26	0+70	910.0	917.3	.
	27	0+92	910.0	917.5	.
	28	1+14	911.0	918.0	.
	29	1+36	911.0	918.2	.
	30	1+32	910.5	917.8	.
	31	1+10	910.5	917.4	.
	32	0+88	909.5	917.0	.
	33	0+66	909.5	916.8	.
	34	0+44	909.5	916.6	.
	35	0+50	907.7	915.2	.
	36	0+72	907.7	915.0	.
	37	0+94	906.7	914.1	.
	38	1+16	906.7	913.9	.

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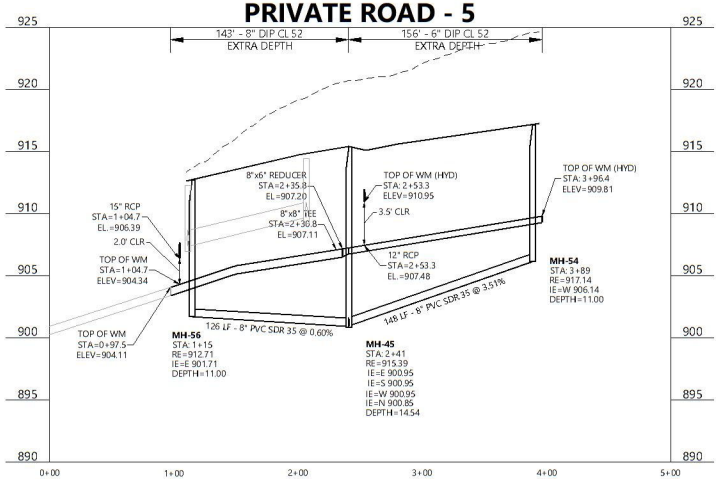
LEGEND

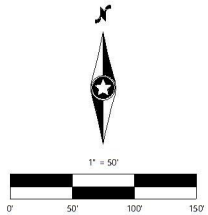
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GENERAL NOTES

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4. CURB BOXES THAT FALL WITHIN DRIVEWAYS SHALL BE INSTALLED PER CITY DETAIL SER-11.

PRIVATE ROAD - 5





CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

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DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

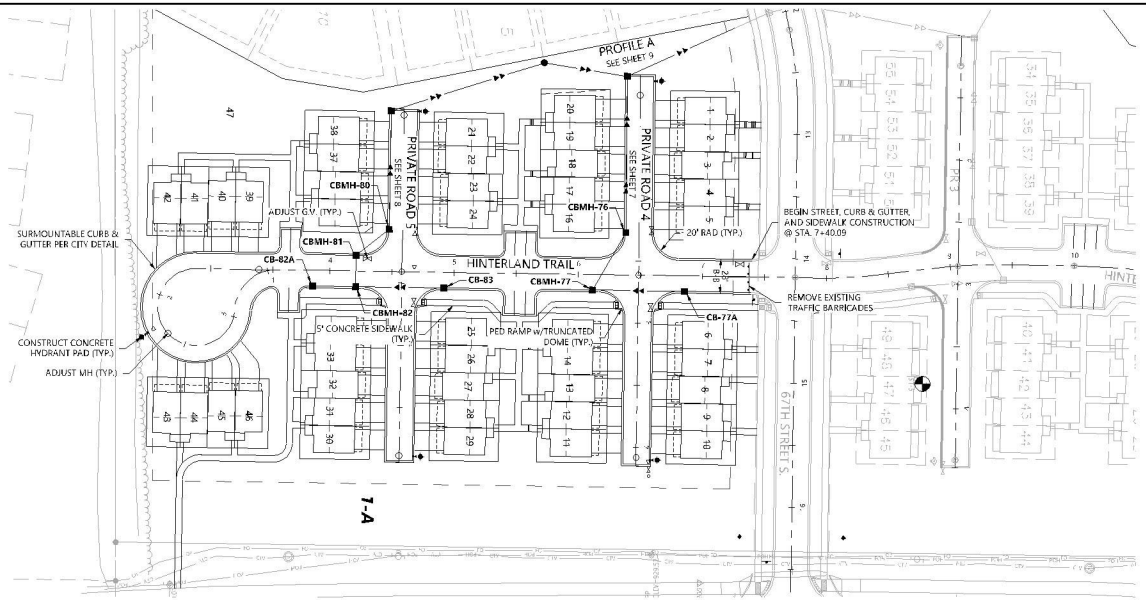
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

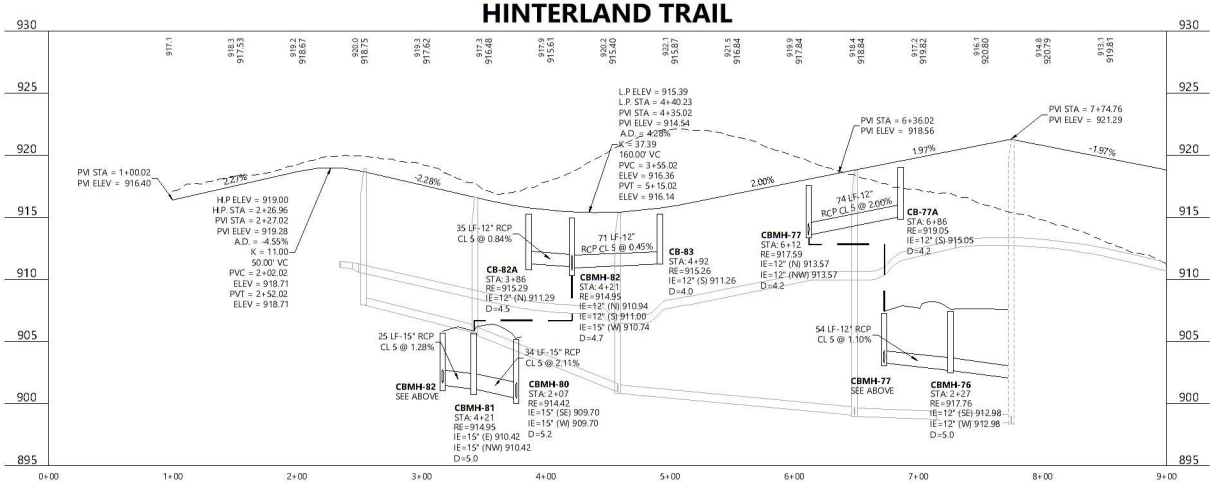
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Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 5 OF 27
DATE: 03/30/22

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LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ 5' BEYOND EASEMENT LINE
WYE = X+XX X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-STR01.DWG

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

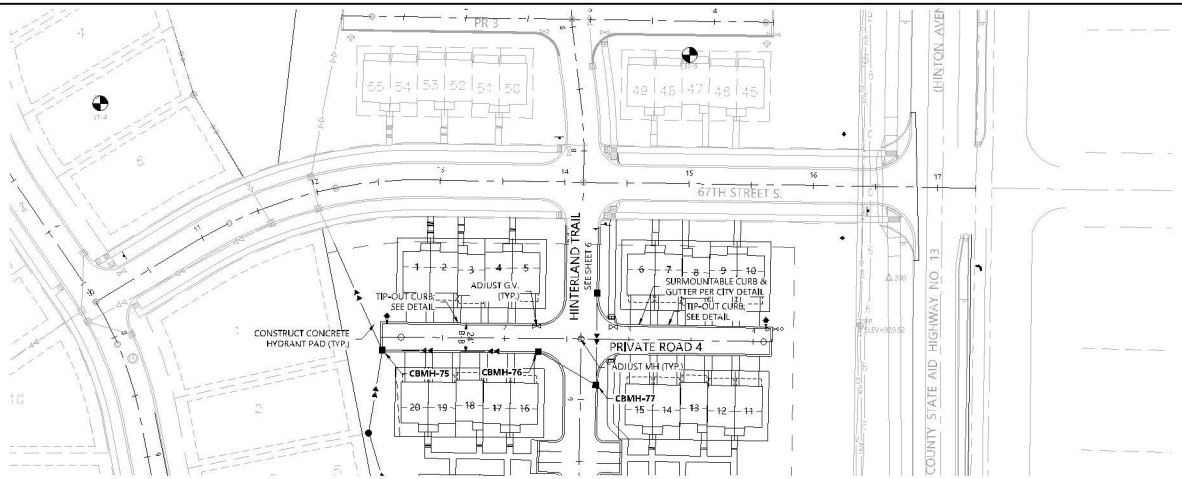
HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

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STREET & STORM SEWER CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 6 OF 27
DATE: 03/30/22

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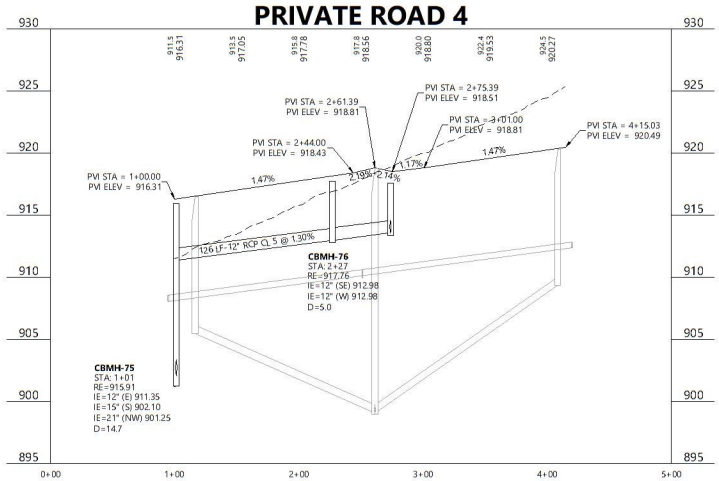
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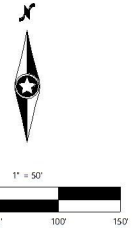
LEGEND

- XXX.X — SANITARY SEWER SERVICE INVERT ELEVATION @ 5' BEYOND EASEMENT LINE
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4. CURB BOXES THAT FALL WITHIN DRIVEWAYS SHALL BE INSTALLED PER CITY DETAIL SER-11.





CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

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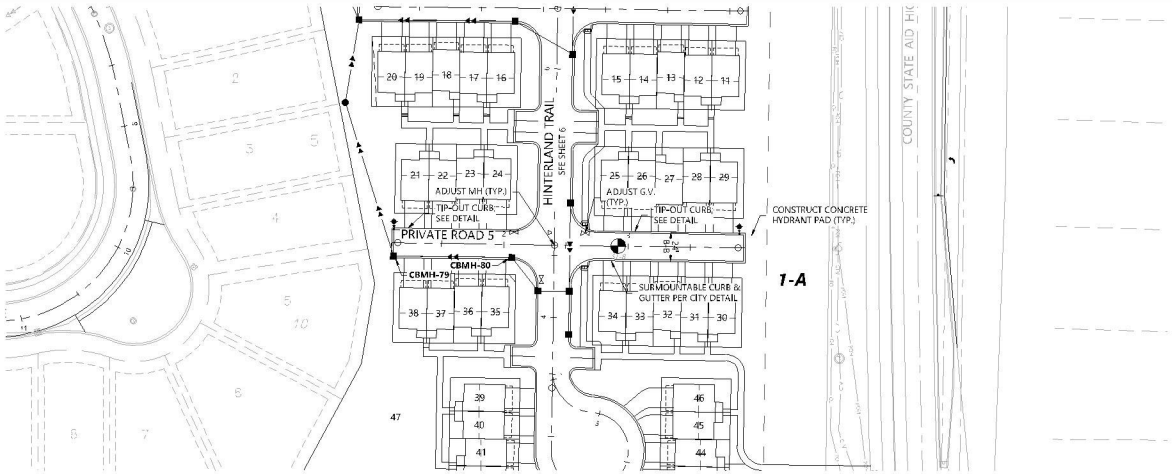
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STREET & STORM SEWER CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 7 OF 27
DATE: 03/30/22

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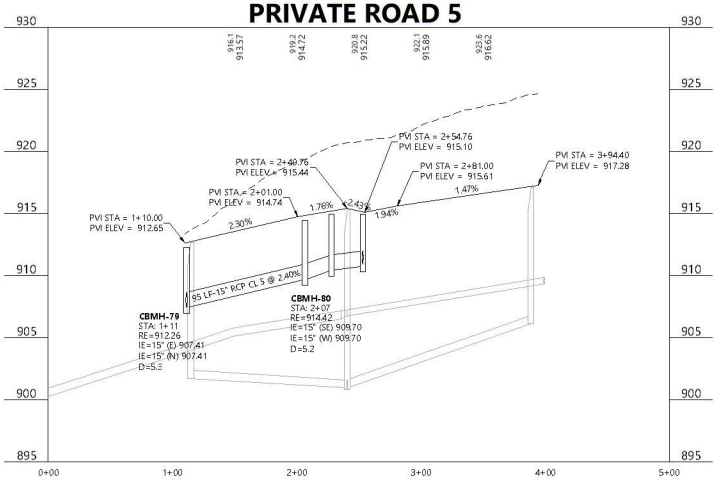
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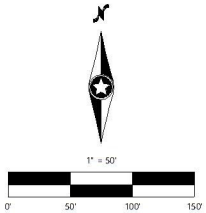
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CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-STR01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
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PREPARED FOR:

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LAKEVILLE, MINNESOTA 55044

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DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

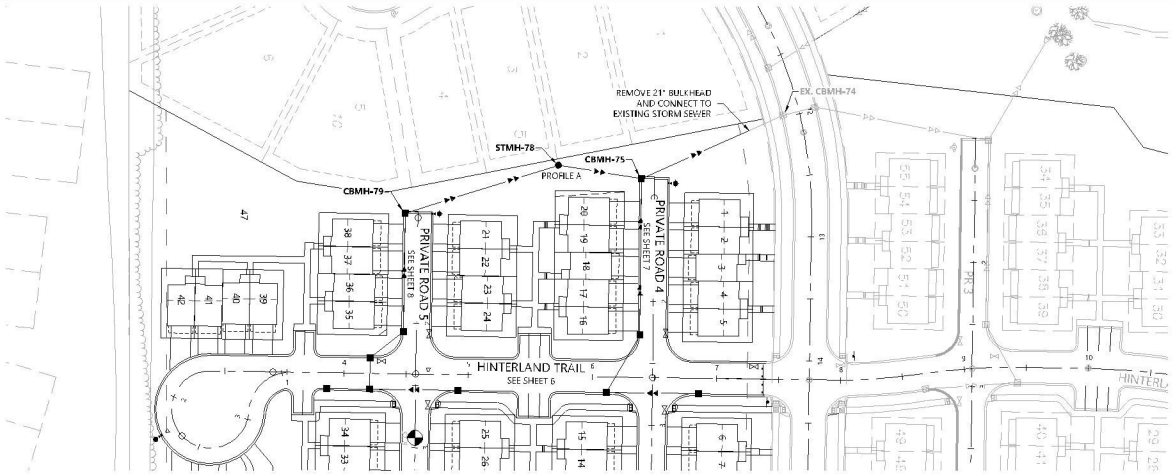
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STREET & STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 8 OF 27
DATE: 03/30/22

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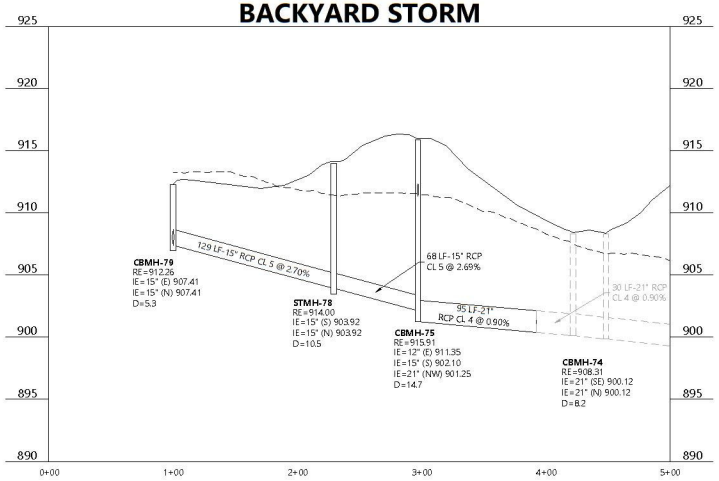
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BACKYARD STORM



1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-STF01.DWG

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INITIAL ISSUE: 03/30/22
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PREPARED FOR:
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20860 KENBRIDGE COURT, SUITE 100
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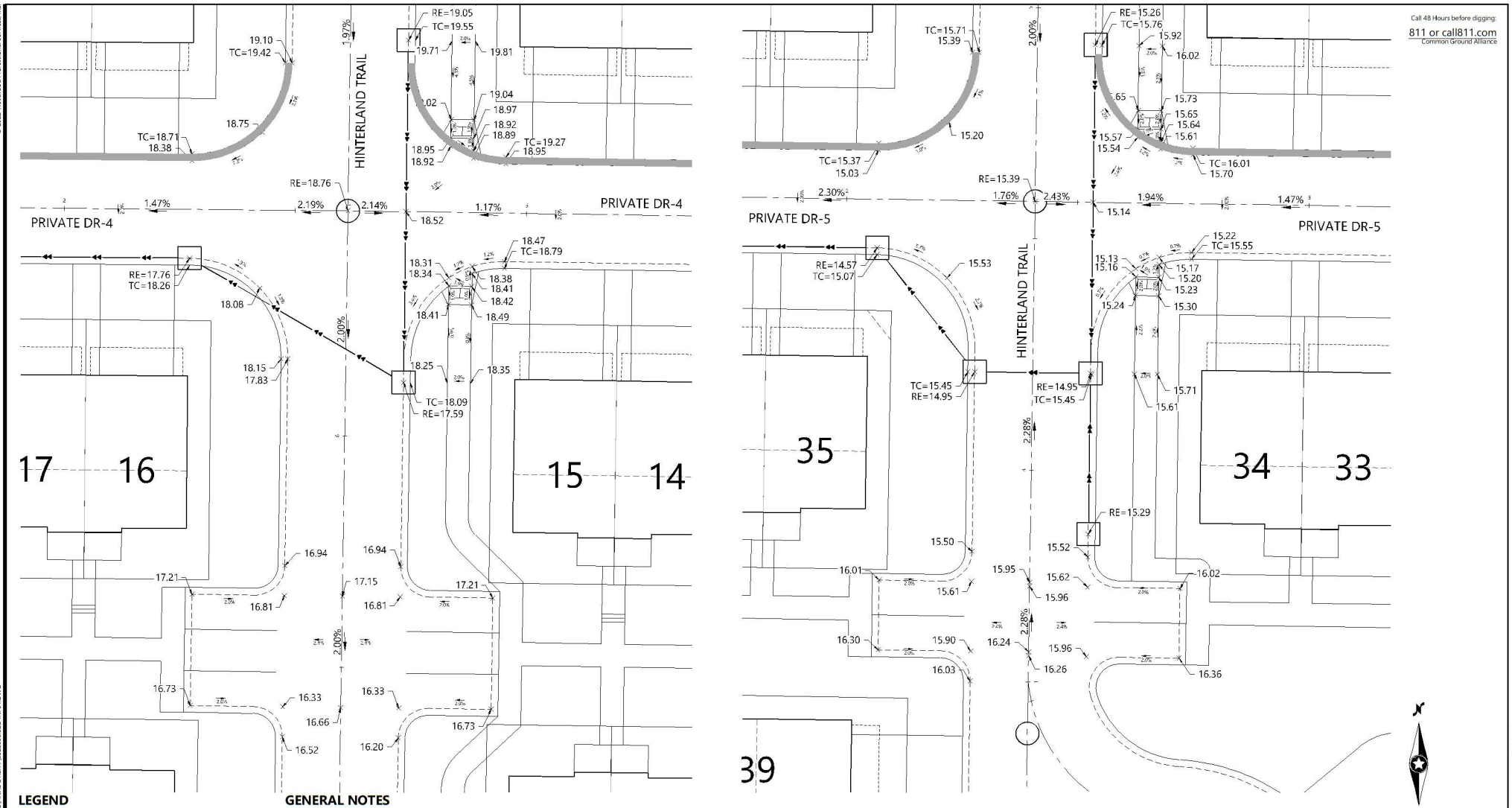
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COTTAGE GROVE, MN

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Westwood Professional Services, Inc.

STORM SEWER CONSTRUCTION PLAN
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 9 OF 27
DATE: 03/30/22

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LEGEND

EXISTING	PROPOSED	
× 900.00	× 900.00	GUTTER ELEVATION
		FLOW LINE
		BACK OF CURB
		TIPOUT CURB

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. 20'-4" DRAINTILE NEEDED EACH SIDE OF CATCH BASIN AT LOW POINTS
4. PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION LENGTH
5. PER CITY STANDARDS, CATCH BASIN CASTINGS SHALL BE SUMPED 1" BELOW GUTTER LINE, MANHOLE CASTINGS SHALL BE SUMPED 1/4" TO 3/8" AND GATE/BUTTERFLY VALVE BOXES SHALL BE SUMPED 3/4"

1" = 10'
0' 10' 20' 30'

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-INF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	10.000004"
VERTICAL SCALE:	2' OR 1"

INITIAL ISSUE: 03/30/22
REVISIONS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0028939.02

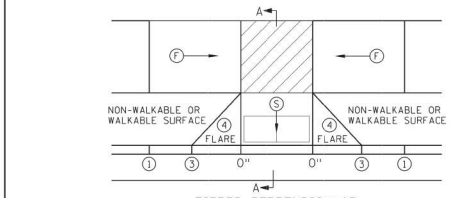
SHEET NUMBER: 10 OF 27
DATE: 03/30/22

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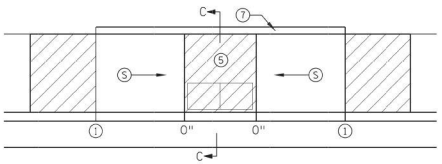
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Common Ground Alliance



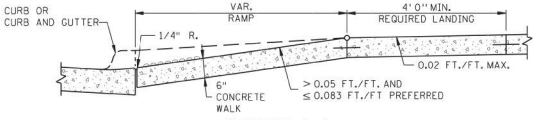
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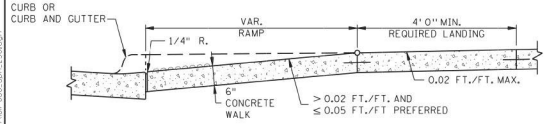
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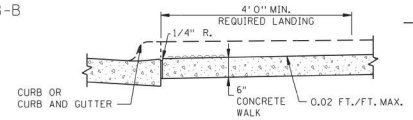
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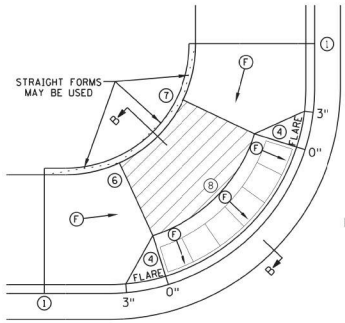
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



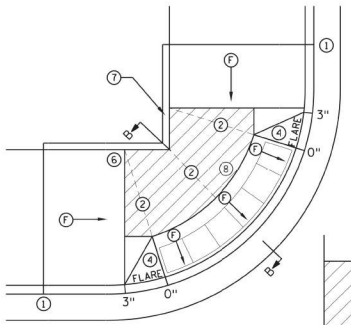
SECTION B-B
FAN



SECTION C-C
PARALLEL/DEPRESSED CORNER

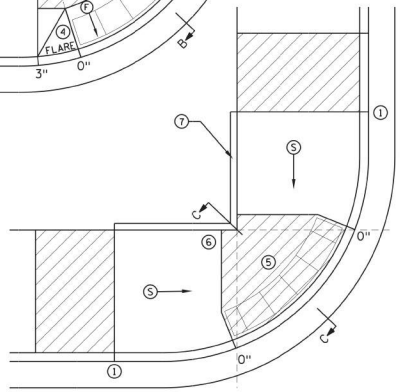


FAN (10)

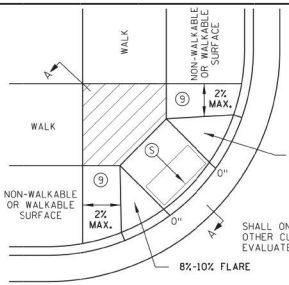


MODIFIED FAN (10)

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

REVISIONS:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

Date Printed: 8/1/2017
N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT001.DWG

REVISED:
APPROVED:
STATE DESIGN ENGINEER
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 1 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.20

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

DESIGNED: FDH II.
CHECKED: FDH II.
DRAWN: FDH III.
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

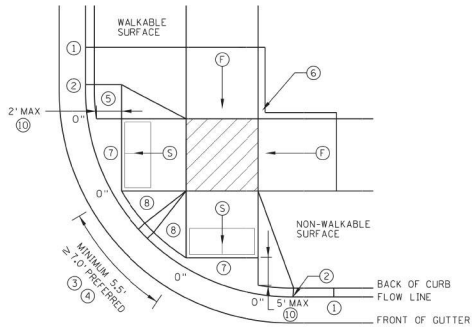
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

MNDOT PEDESTRIAN RAMP DETAILS
PROJECT NUMBER: 0028939.02

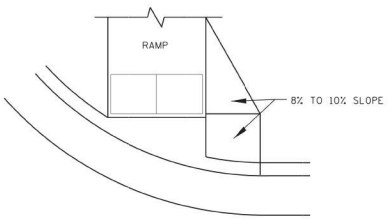
SHEET NUMBER: 11 OF 27
DATE: 03/30/22

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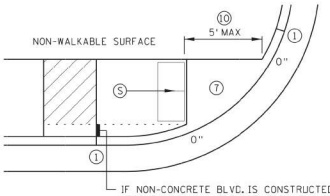
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811 or call811.com
Common Ground Alliance



COMBINED DIRECTIONAL ⑨

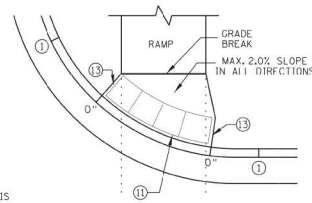


DIRECTIONAL RAMP WALKABLE FLARE

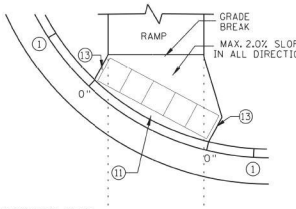


IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

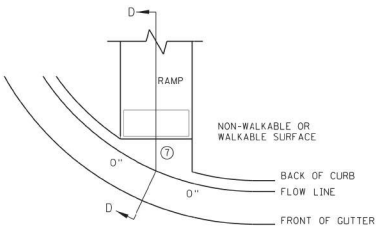
STANDARD ONE-WAY DIRECTIONAL ⑨

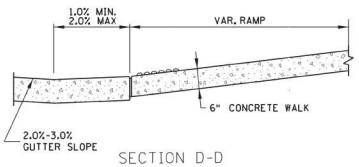


DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

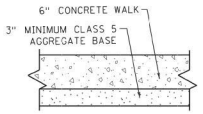


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB





SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

CURB FOR DIRECTIONAL RAMPS ⑭

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.

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

REVISIONS:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED:
STATE DESIGN ENGINEER
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 2 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.21

CONSTRUCTION PLANS

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Date Printed: 8/17/2021
By: Jeffrey Peterson
C:\Users\jeffrey.peterson\Desktop\0028939.02C-DTF01.DWG

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. PIASCIK II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

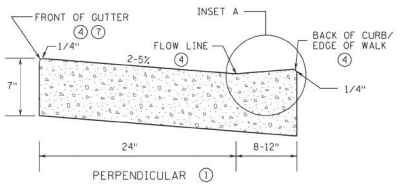
MNDOT PEDESTRIAN RAMP DETAILS

PROJECT NUMBER: 0028939.02

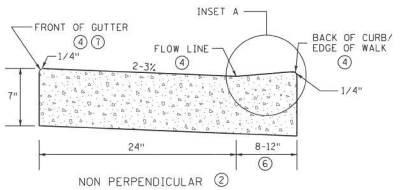
SHEET NUMBER: 12 OF 27
DATE: 03/30/22

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811 or call811.com
Common Ground Alliance

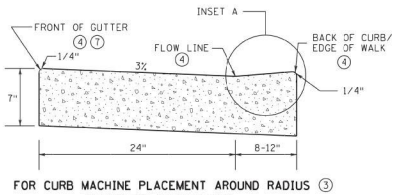


PERPENDICULAR ①

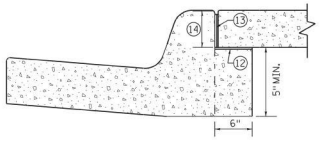


NON PERPENDICULAR ②

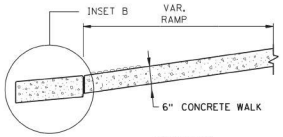
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

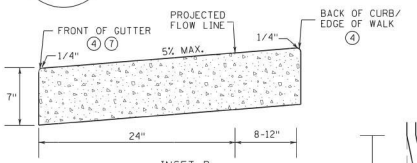


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

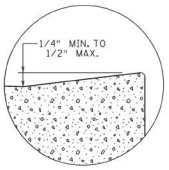


OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

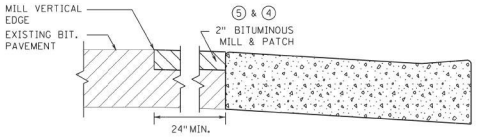


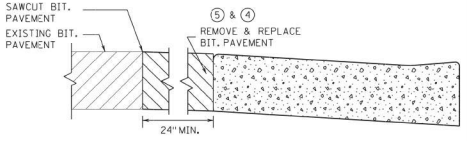


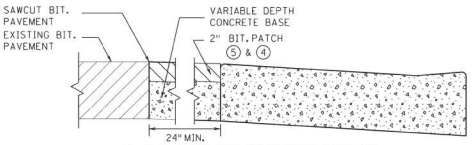
INSET B
OUTFLOW GUTTER ⑧



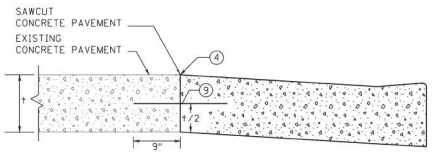
INSET A



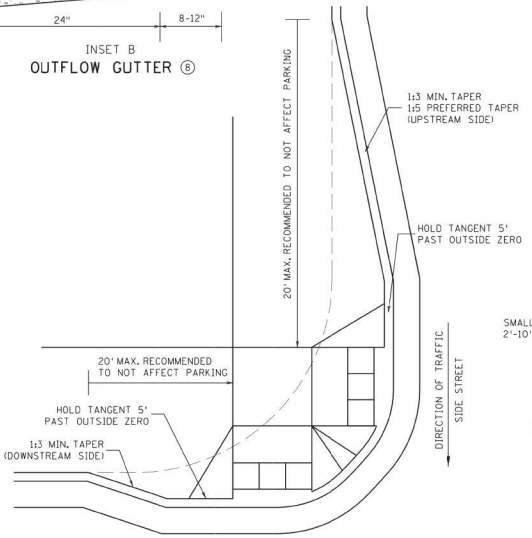




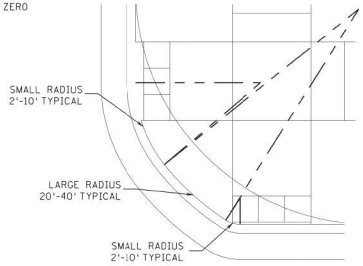
ONLY ALLOWED PER ENGINEER'S APPROVAL



PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



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.

REVISIONS:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED:
STATE DESIGN ENGINEER
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 3 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.22

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT01.DWG
Date Printed: 8/1/2022
By: Jeffrey Peterson
C:\Users\jeff.peterson\Desktop\0028939.02\Cad\Plan\Utility\680_dan_250.dgn

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. PISCHKE II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

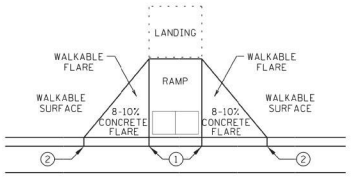
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

MNDOT PEDESTRIAN RAMP DETAILS
PROJECT NUMBER: 0028939.02

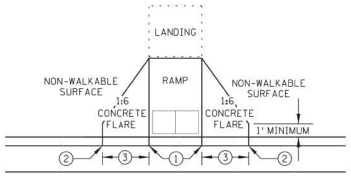
SHEET NUMBER: 13 OF 27
DATE: 03/30/22

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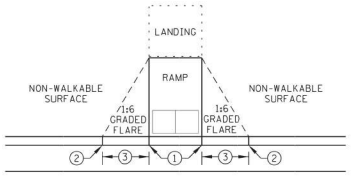
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



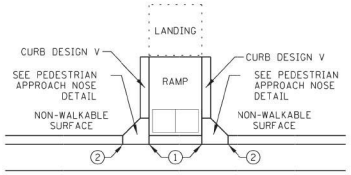
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

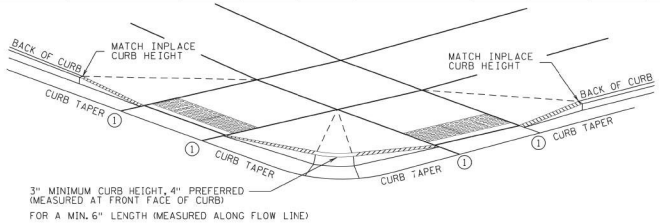


GRADED FLARES

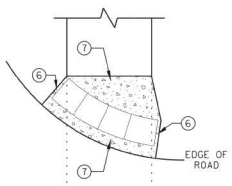


RETURNED CURB (5)

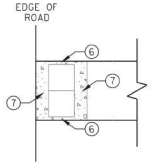
TYPICAL SIDE TREATMENT OPTIONS (4) (11)



DETECTABLE EDGE WITH (8)
CURB AND GUTTER

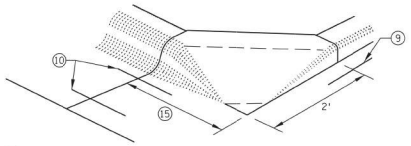


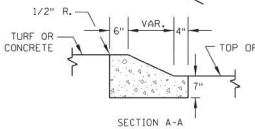
RADIAL DETECTABLE WARNING



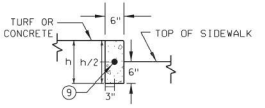
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

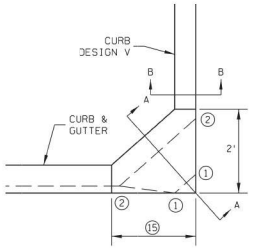




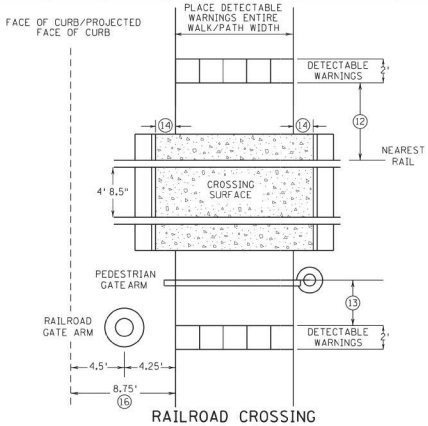
SECTION A-A



SECTION B-B



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 WITHOLT 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 SHEE'S 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.

REVISIONS:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED:
1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 4 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.23

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

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Date Plotted: 8/1/2022
By: Thomas Hoffman
P:\Projects\0028939.02\Civil\Cad\Plan\MN-600_dgn_250.dgn

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

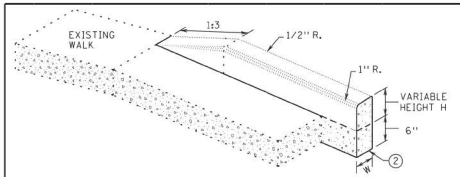
MNDOT PEDESTRIAN RAMP DETAILS

PROJECT NUMBER: 0028939.02

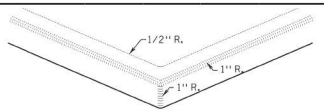
SHEET NUMBER: 14 OF 27
DATE: 03/30/22

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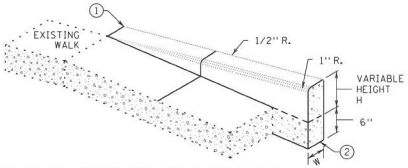
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



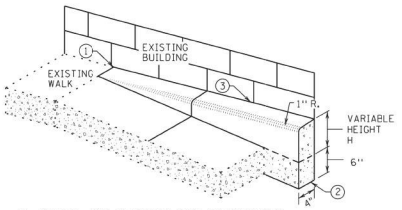
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB INTERSECTION

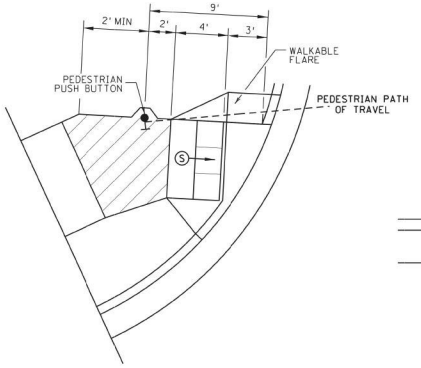


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



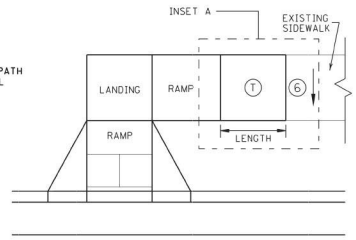
V CURB ADJACENT TO BUILDING OR BARRIER

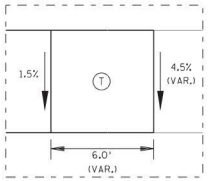
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



SEMI-DIRECTIONAL RAMP (3,4,9)
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

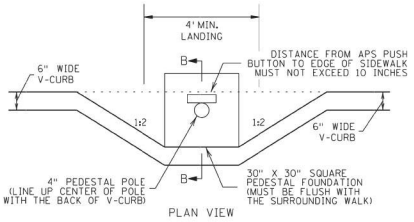
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



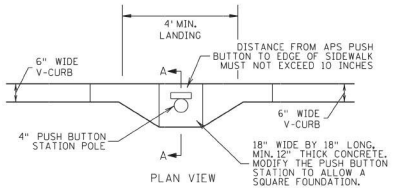


INSET A

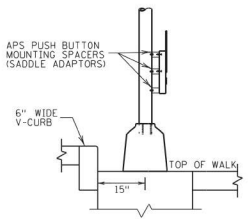
TRANSITION PANEL 4 5



PLAN VIEW

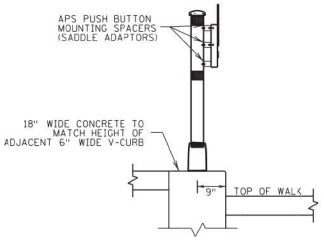


PLAN VIEW



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.

REVISIONS:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED:
STATE DESIGN ENGINEER
1-23-2017

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 5 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.24

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DTF01.DWG
Date Plotted: 8/1/2022
By: Thomas Hoffman
Z:\Projects\0028939.02\Civil\Cad\Plan\MN-600_sqm_250.dgn

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
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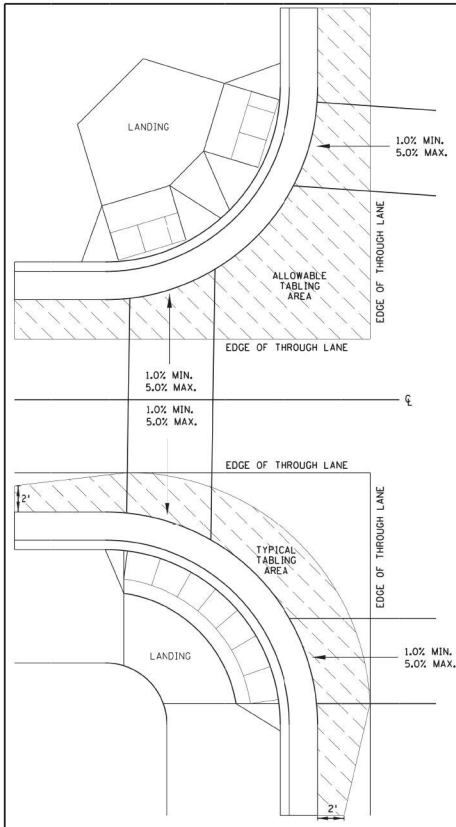
MNDOT PEDESTRIAN RAMP DETAILS

PROJECT NUMBER: 0028939.02

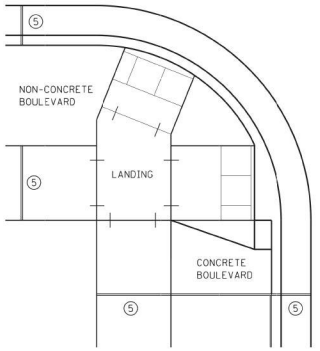
SHEET NUMBER: 15 OF 27
DATE: 03/30/22

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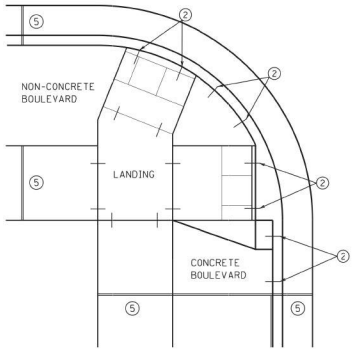
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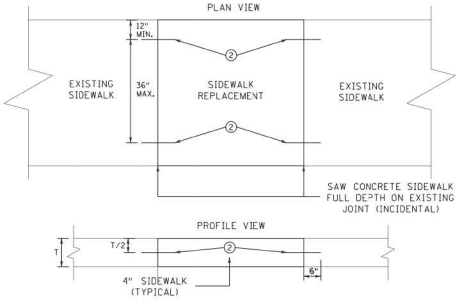
CURB LINE AND ROAD CROSSING ADJUSTMENTS



EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④

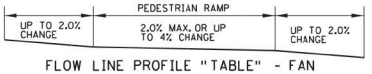


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



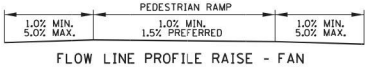
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



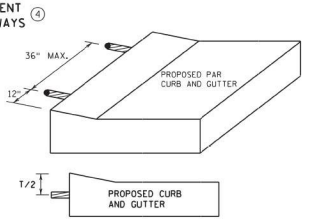
FLOW LINE PROFILE "TABLE" - FAN

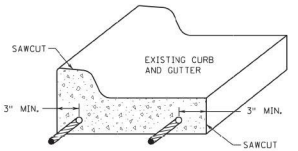


FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



FLOW LINE PROFILE RAISE - FAN

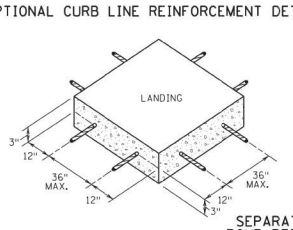


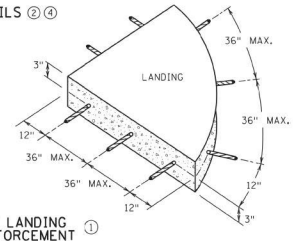


FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③

OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④





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 (SHEET 6 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.25

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

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DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
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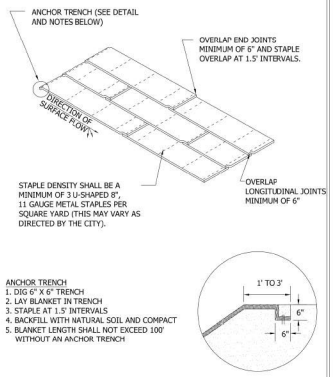
MNDOT PEDESTRIAN RAMP DETAILS

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 16 OF 27
DATE: 03/30/22

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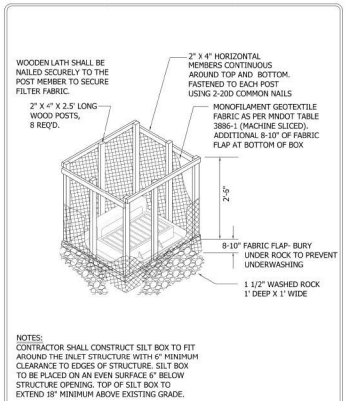
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
EROSION CONTROL BLANKET INSTALLATION	PLATE NO. ERO-5
COTTAGE GROVE, MINNESOTA	

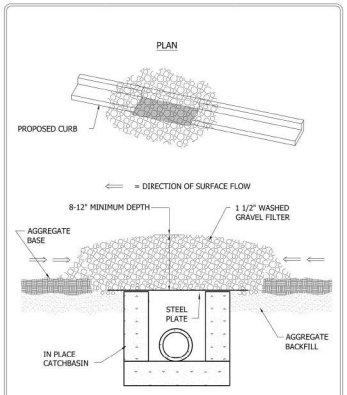
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
INLET PROTECTION SILT BOX FOR CATCH BASIN	PLATE NO. ERO-7
COTTAGE GROVE, MINNESOTA	

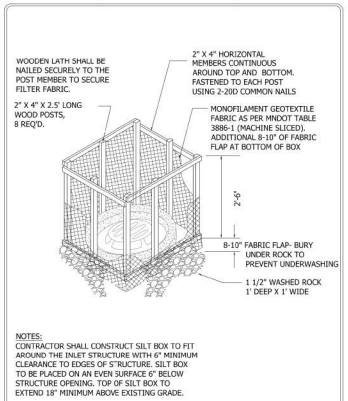
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
INLET PROTECTION ROCK FILTER FOR CATCH BASIN	PLATE NO. ERO-8
COTTAGE GROVE, MINNESOTA	

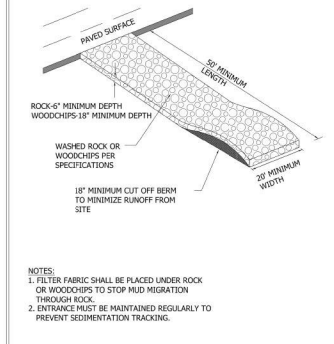
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING	PLATE NO. ERO-10
COTTAGE GROVE, MINNESOTA	

48_ERO10.DWG



Cottage Grove — Where Pride and Prosperity Meet

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

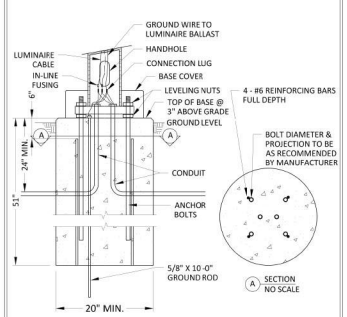
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STANDARD DETAILS	JANUARY 2021
SLOPE TRACKING	PLATE NO. ERO-13
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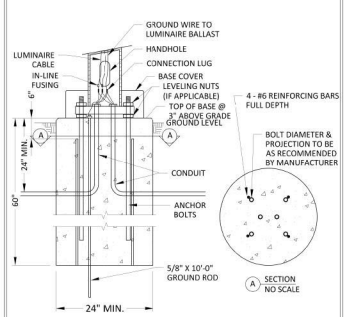
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STANDARD DETAILS	JANUARY 2021
CONCRETE LIGHT BASE TYPE A	PLATE NO. LGT-2
COTTAGE GROVE, MINNESOTA	

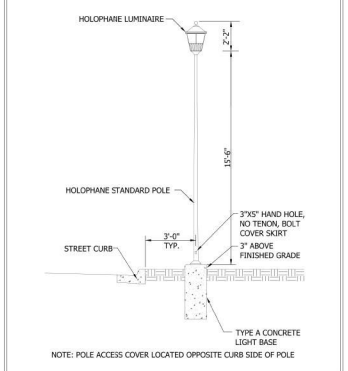
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STANDARD DETAILS	JANUARY 2021
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COTTAGE GROVE, MINNESOTA	

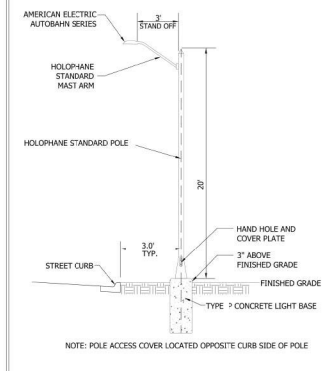
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STANDARD DETAILS	JANUARY 2021
LIGHT POLE TYPE A RESIDENTIAL	PLATE NO. LGT-7
COTTAGE GROVE, MINNESOTA	

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STANDARD DETAILS	JANUARY 2021
LIGHT POLE TYPE P4 COBRA HEAD LED FIXTURE 20 FOOT	PLATE NO. LGT-12
COTTAGE GROVE, MINNESOTA	

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HINTON WOODS 2ND ADDITION

CONSTRUCTION PLANS

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VERTICAL SCALE:	## OR ##

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REVISIONS

PREPARED FOR:
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LAKEVILLE, MINNESOTA 55044

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FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

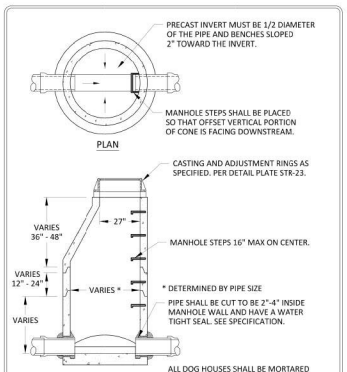
DETAILS

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 17 OF 27
DATE: 03/30/22

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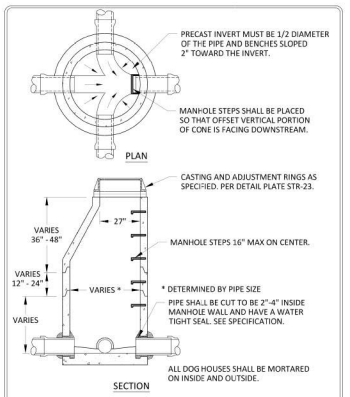
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STANDARD DETAILS	JANUARY 2021
SANITARY SEWER MANHOLE	PLATE NO. SAN-1
COTTAGE GROVE, MINNESOTA	

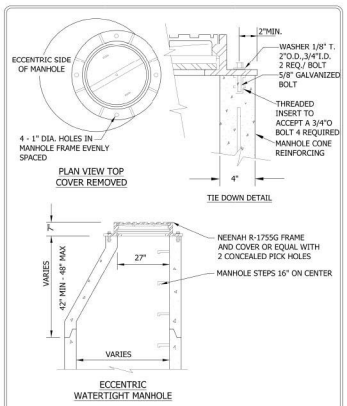
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
SANITARY SEWER JUNCTION MANHOLE	PLATE NO. SAN-2
COTTAGE GROVE, MINNESOTA	

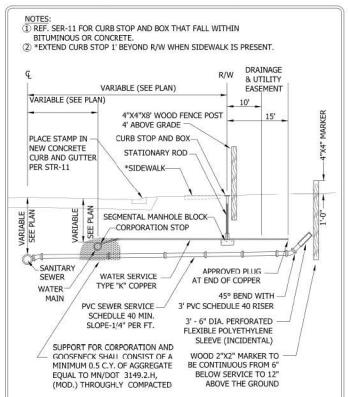
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Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE	PLATE NO. SAN-5
COTTAGE GROVE, MINNESOTA	

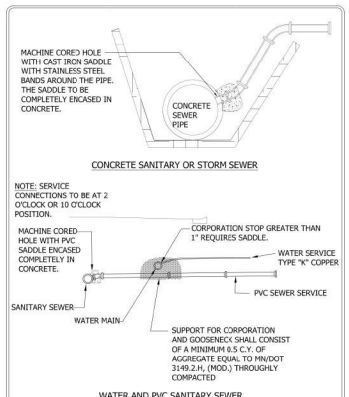
48_SAN5.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS	PLATE NO. SER-1
COTTAGE GROVE, MINNESOTA	

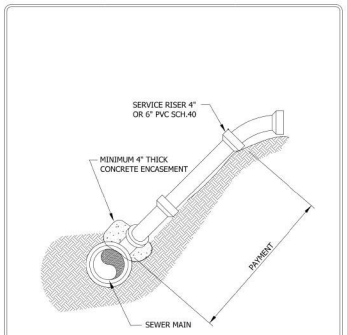
48_SER1.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
PRIVATE CONNECTIONS TO PUBLIC UTILITIES	PLATE NO. SER-2
COTTAGE GROVE, MINNESOTA	

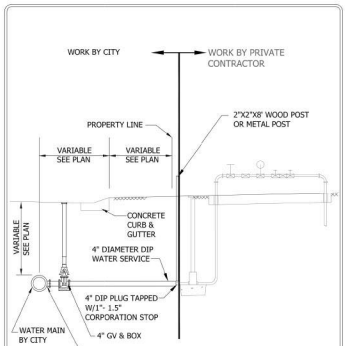
48_SER2.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
SERVICE RISER	PLATE NO. SER-9
COTTAGE GROVE, MINNESOTA	

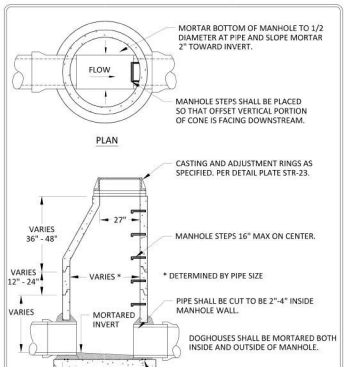
48_SER9.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
IRRIGATION SERVICE	PLATE NO. SER-12
COTTAGE GROVE, MINNESOTA	

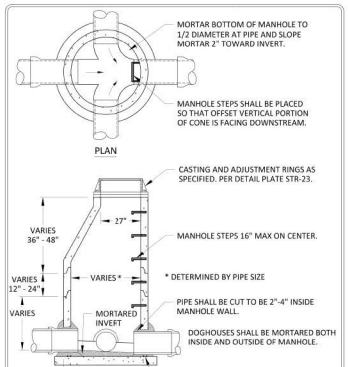
48_SER12.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
STORM SEWER MANHOLE	PLATE NO. STO-1
COTTAGE GROVE, MINNESOTA	

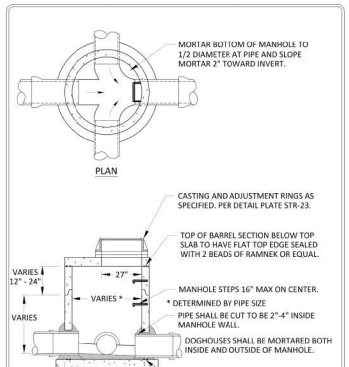
48_STO1.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
STORM SEWER JUNCTION MANHOLE	PLATE NO. STO-2
COTTAGE GROVE, MINNESOTA	

48_STO2.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS	JANUARY 2021
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB	PLATE NO. STO-3
COTTAGE GROVE, MINNESOTA	

48_STO3.DWG

CONSTRUCTION PLANS

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT02.DWG

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. PASCH II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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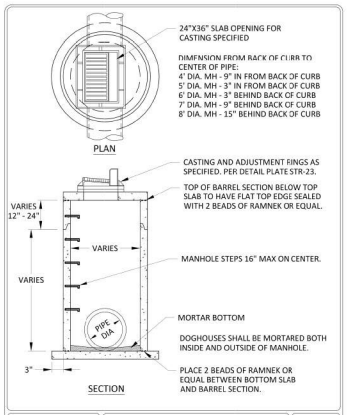
DETAILS

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 18 OF 27
DATE: 03/30/22

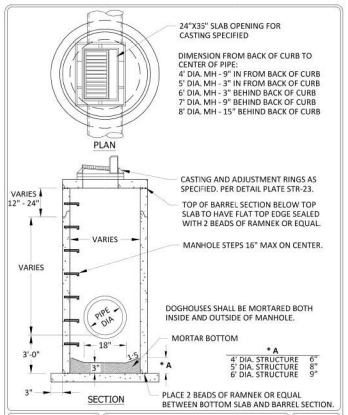
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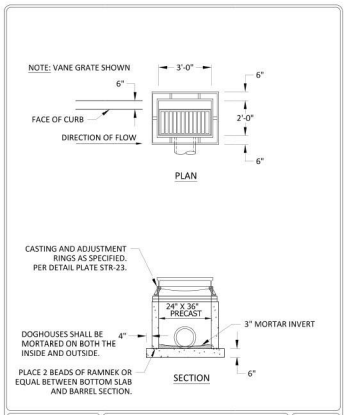
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN MANHOLE COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-5

48_STO5.DWG



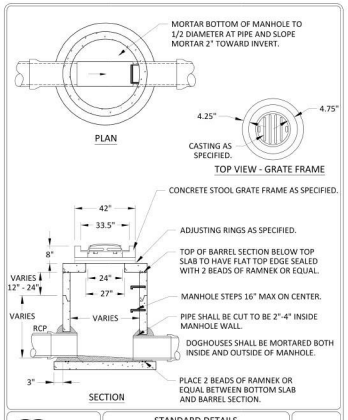
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN MANHOLE WITH SUMP COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-6

48_STO6.DWG



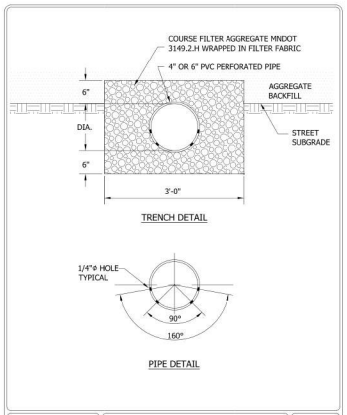
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCH BASIN COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-7

48_STO7.DWG



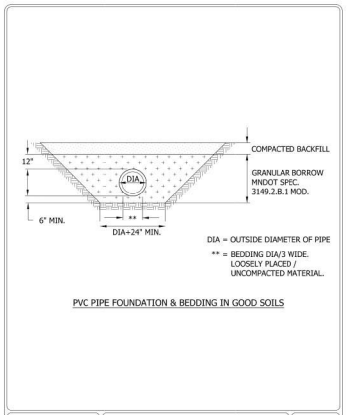
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-9

48_STO9.DWG



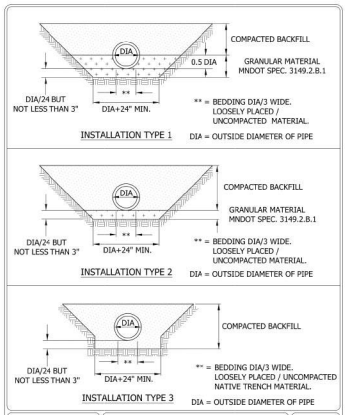
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PVC PERFORATED PIPE COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. STO-14

48_STO14.DWG



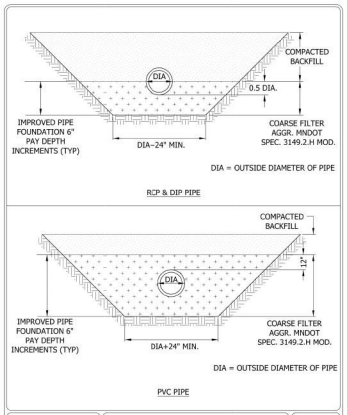
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHOD FOR PVC COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-1

48_BED1.DWG



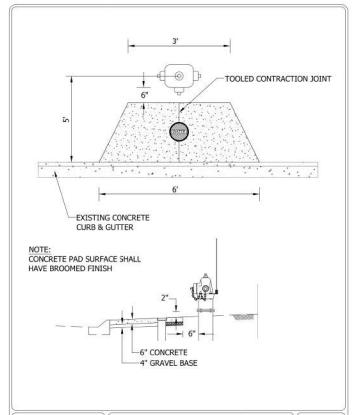
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-2

48_BED2.DWG



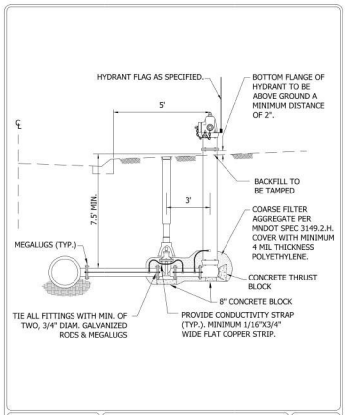
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. BED-3

48_BED3.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 HYDRANT DETAIL COTTAGE GROVE, MINNESOTA	JANUARY 2021 PLATE NO. WAT-1

48_WAT1.DWG

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT02.DWG

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HASKIN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

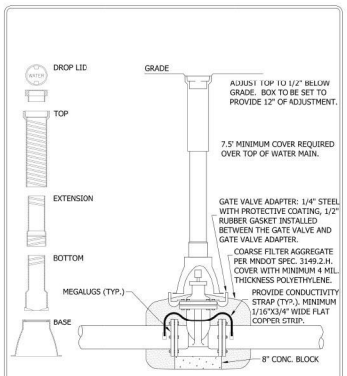
DETAILS

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 19 OF 27
DATE: 03/30/22

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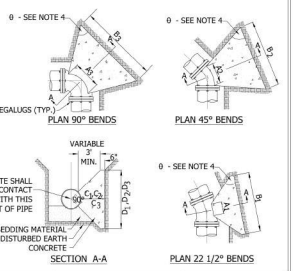


STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. WAT-3

48_WAT3.DWG

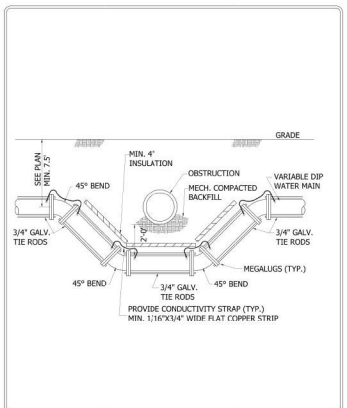
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSIDN C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. θ = 45° MINIMUM.
5. PLACE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



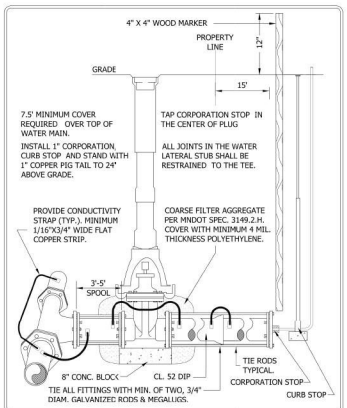
STANDARD DETAILS
CONCRETE THRUST BLOCKING
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. WAT-6

48_WAT6.DWG



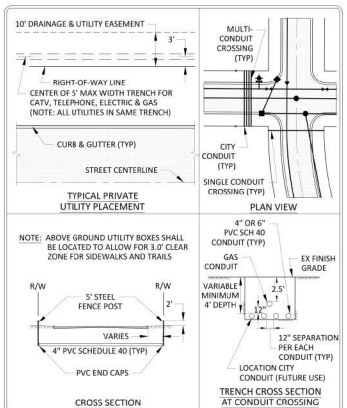
STANDARD DETAILS
WATER MAIN OFFSET
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. WAT-7

48_WAT7.DWG



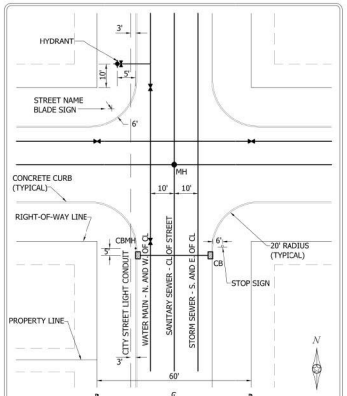
STANDARD DETAILS
DIP SERVICE OR DEAD END LINE
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. WAT-8

48_WAT8.DWG



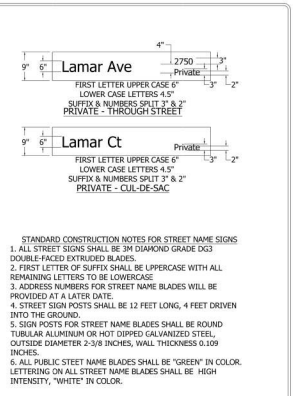
STANDARD DETAILS
PRIVATE UTILITY CONDUIT CROSSING
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-34

48_STR34.DWG



STANDARD DETAILS
TYPICAL UTILITY LOCATIONS
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-28

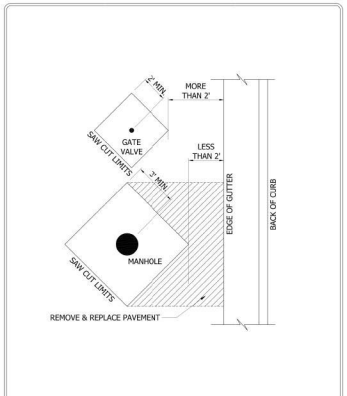
48_STR28.DWG



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.

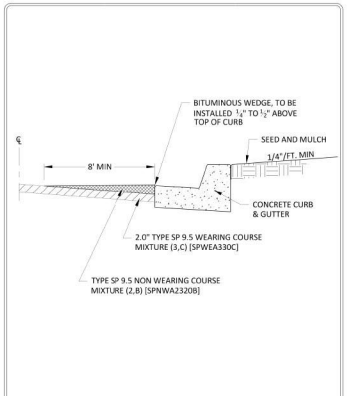
STANDARD DETAILS
STREET NAME BLADE SIGNS
PRIVATE STREETS
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-30

48_STR30.DWG



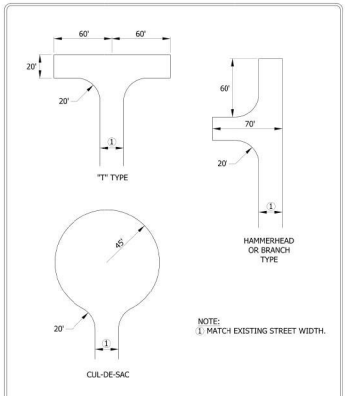
STANDARD DETAILS
STRUCTURE ADJUSTMENT PATCH (BITUMINOUS OR CONCRETE)
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-25

48_STR25.DWG



STANDARD DETAILS
CONCRETE CURB PROTECTION
BITUMINOUS WEDGE
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-26

48_STR26.DWG



STANDARD DETAILS
TEMPORARY TURNAROUND
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-27

48_STR27.DWG

CONSTRUCTION PLANS

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT02.DWG

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HASKIN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

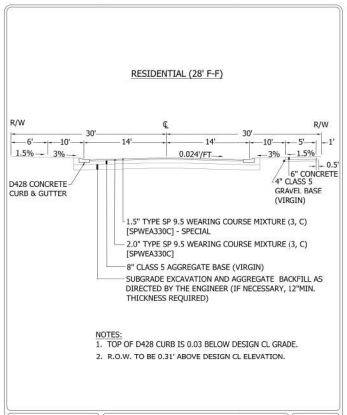
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Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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DETAILS
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 20 OF 27
DATE: 03/30/22

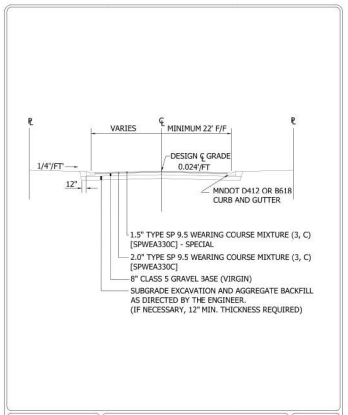
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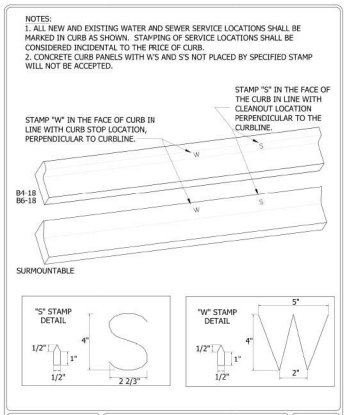
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-1

48_STR1.DWG



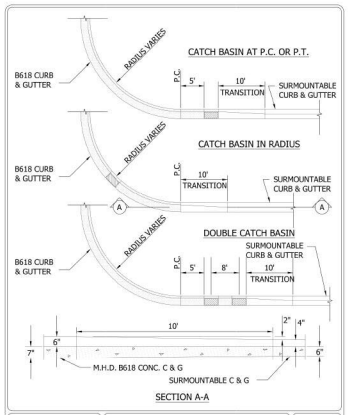
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
TYPICAL PRIVATE STREET SECTION URBAN
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-3

48_STR3.DWG



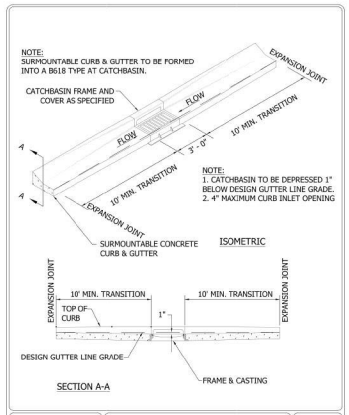
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
WATER AND SEWER SERVICE LOCATION STAMP IN CURB
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-11

48_STR11.DWG



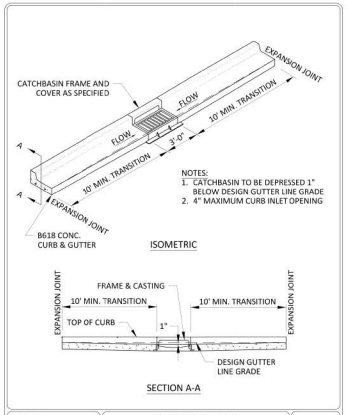
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
CONCRETE CURB AND GUTTER TRANSITION
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-12

48_STR12.DWG



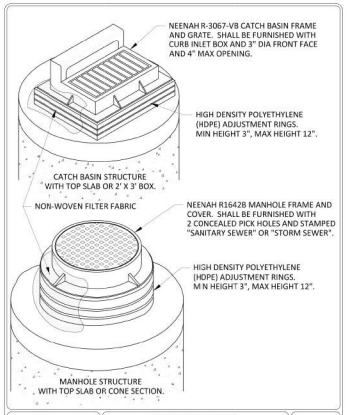
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
SURMOUNTABLE CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-13

48_STR13.DWG



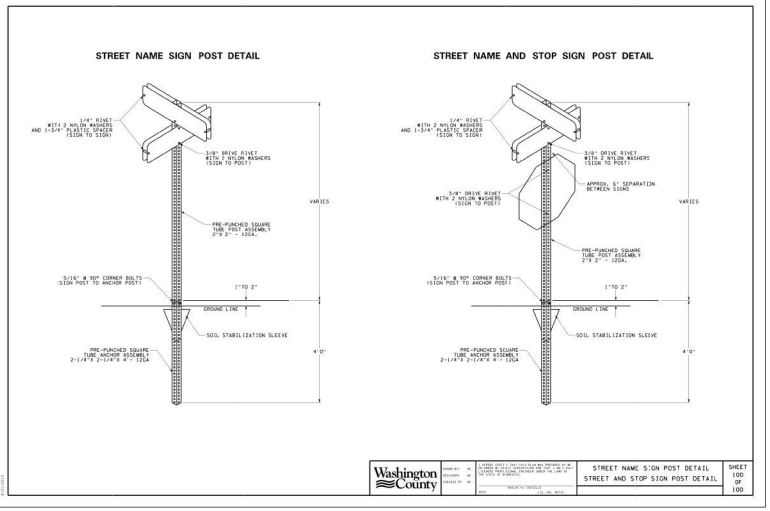
Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
B618 CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-14

48_STR14.DWG



Cottage Grove — Where Pride and Prosperity Meet
STANDARD DETAILS
CATCHBASIN AND MANHOLE ADJUSTMENT
COTTAGE GROVE, MINNESOTA
JANUARY 2021
PLATE NO. STR-23

48_STR23.DWG



CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

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DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS:
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5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. PISCIOTTA II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

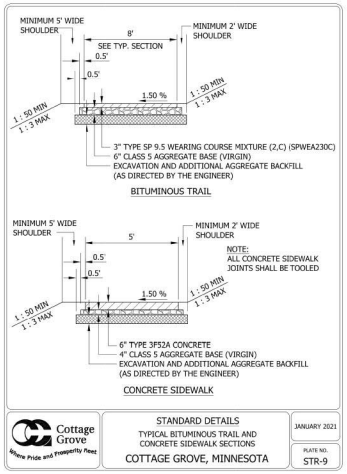
DETAILS

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 21 OF 27
DATE: 03/30/22

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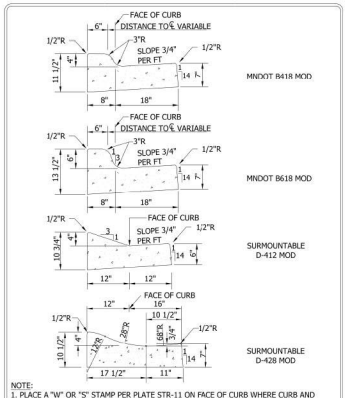


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. STR-9

48_STR9.DWG



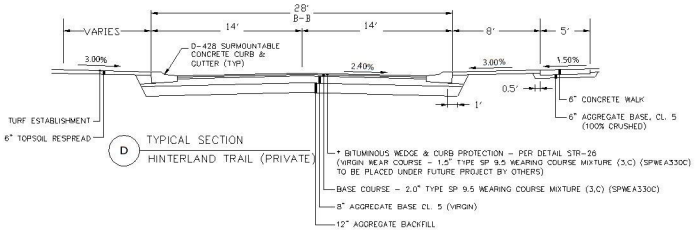
NOTE:
1. PLACE A "W" OR "S" STAMP PER PLATE STR-11 ON FACE OF CURB WHERE CURB AND GUTTER CROSSES A WATER OR SANITARY SEWER SERVICE.

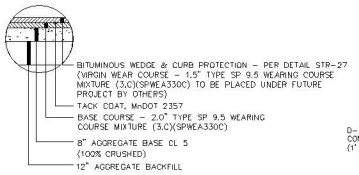
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA

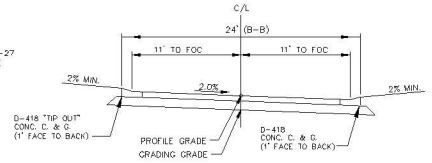
JANUARY 2021
PLATE NO. STR-10

48_STR10.DWG

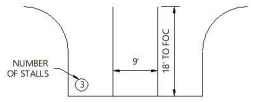




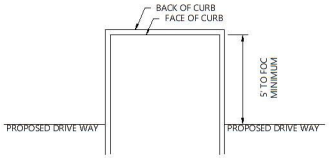
TYPICAL STREET SECTION
N.T.S.



PRIVATE ROADS 1-5 SECTION
N.T.S.



OFF STREET PARKING STALL DETAIL



END OF PRIVATE DRIVEWAY DETAIL

CONSTRUCTION PLANS

HINTON WOODS 2ND ADDITION

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-DIT02.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	## OR ##

INITIAL ISSUE: 03/30/22
REVISIONS
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5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D. HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
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DETAILS
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 22 OF 27
DATE: 03/30/22

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FINAL PLANT SCHEDULE

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY TREES	307				
FFM+	12	Fall Fiesta Maple / Acer saccharum 'Bailsta'	2.5" BB	AS SHOWN	H 50'-70' W 50'
SGM+	14	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 50'-60' W 40'
SKH	27	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
IMH+	12	Imperial Honeylocust / Gleditsia tricanthos var. inermis 'Impcole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
RED	20	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 60'-80' W 40'-50'
BUO	20	Bur Oak / Quercus macrocarpa	2.5" BB	AS SHOWN	H 60'-80' W 50'-60'
SWO	19	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'-50'
WHO	19	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 60'-80' W 60'-80'
SCE	35	St. Croix Elm / Ulmus americana 'St. Croix'	2.5" BB	AS SHOWN	H 60'-70' W 50'-60'
NHE	32	New Horizon Elm / Ulmus 'New Horizon'	2.5" BB	AS SHOWN	H 40'-50' W 30'-40'
ACE	18	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
SEL+	26	Sentry Linden / Tilia americana 'McKSentry'	2.5" BB	AS SHOWN	H 50'-60' W 35'
GSL+	18	Greenspire Linden / Tilia cordata 'Greenspire'	2.5" BB	AS SHOWN	H 50'-60' W 35'-40'
HAK	24	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
RVB	11	River Birch / Betula nigra	10' HT., BB CLUMP	AS SHOWN	H 40'-60' W 30'-40'
EVERGREEN TREES	120				
BHS	24	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	26	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
WHP	21	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	26	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 30'-40'
CCF	23	Concolor Fir / Abies concolor	6' HT., BB	AS SHOWN	H 30'-50' W 15'-30'
ORNAMENTAL TREES	37				
TCH+	15	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	1.5" BB	AS SHOWN	H 15'-20' W 15'-20'
QUA+	12	Quaking Aspen / Populus tremuloides	1.5" BB	AS SHOWN	H 40'-60' W 20'-30'
PFC+	9	Prairiefire Crabapple / Malus 'Prairiefire'	1.5" BB	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES. TREES MARKED WITH A + INDICATED LIMITED USE SPECIES AND ARE NOT TO BE USED ON BOULEVARD.

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE REQUIRED:	657 TREES
MULTI FAMILY RESIDENTIAL DEVELOPMENTS: TOWNHOMES (104 UNITS)	311 TREES
* 1 - CONIFEROUS TREE PER UNIT	104 TREES
* 1 - OVERSTORY DECIDUOUS TREES PER 40LF OF SITE PERIMETER (4,083 LF)	103 TREES
** 2 - ORNAMENTAL DECIDUOUS TREE MAYBE SUBSTITUTED FOR 1 OVERSTORY	
* 1 - OVERSTORY DECIDUOUS STREET TREE PER UNIT	104 TREES
* 5 - UNDERSTORY SHURBS PER UNIT	520 SHRUBS
SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS (61 LOTS)	311 TREES
* 4 TREES PER LOT MINIMUM	244 TREES
** 1 TO BE CONIFEROUS	
* 10 SHRUBS PER LOT	610 SHRUBS
** TEN UNDERSTORY SHRUBS INSTALLED PER LOT (BY BUILDER)	
SINGLE FAMILY STREET TREE SUBDIVISION REQUIREMENTS:	67 TREES
* 1 BOULEVARD TREE PER LOT , 2 BLVD TREES @ CORNER LOTS	
** 61 LOTS TOTAL, (6 CORNER LOTS)	
TREE PRESERVATION REPLACEMENT:	35 TREES
EXISTING TREES PRESERVED CREDIT:	-22 TREES
* EXISTING QUALIFYING TREES MAY BE CREDITED TOWARD THE REQUIRED TREES DETAILED IN THIS SECTION AT A RATE OF 1:1 (SEE TREE INVENTORY: 22 QUALIFYING TREES SAVED)	
REPLACEMENT TREES REQUIRED:	
* SEE TREE PRESERVATION PLAN AND TREE INVENTORY FOR COMPLETE CALCULATIONS (142 CAL. IN. = 57 TREES)	
REPLACEMENT TREES TO BE:	
- 2.5 CAL. IN. PER DECIDUOUS TREE	
- 2 CAL. IN. PER 6' EVERGREEN TREE	

LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	689.5 TREES
MULTI FAMILY PROVISIONS	320.5 TREES
* OVERSTORY DECIDUOUS STREET TREES:	112 TREES
* OVERSTORY DECIDUOUS TREES:	93 TREES
* CONIFEROUS TREES:	120 TREES
* ORNAMENTAL DECIDUOUS TREES: (37 ORNAMENTAL DECID. TREES = 18.5 OVERSTORY DECID. TREES)	18.5 TREES*
SINGLE FAMILY PROVISIONS	311 TREES
* OVERSTORY DECIDUOUS STREET TREES:	67 TREES
* OVERSTORY DECIDUOUS YARD TREES:	130 TREES
* CONIFEROUS YARD TREES:	114 TREES
** SEE TOWNHOME & SINGLE FAMILY FOUNDATION PLANTING DETAIL WITH FINAL PLANS FOR SHRUB TOTAL	
TREE REPLACEMENT PROVISIONS	35 TREES
* OVERSTORY DECIDUOUS BUFFER TREES:	35 TREES
** LOCATED THROUGHOUT OUT-LOTS AND MULTI FAMILY BUFFER	

PLANT SYMBOL LEGEND

OVERSTORY DECIDUOUS STREET TREES

LARGE OVERSTORY TREES

FUTURE DECIDUOUS TREES (BY BUILDER)

BUFFER EVERGREEN TREES

FUTURE EVERGREEN TREES (BY BUILDER)

SMALL OVERSTORY TREES

NATIVE SEEDING LEGEND

DENOTES MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641) TOTAL AREA (1.11 AC)

DENOTES STORMWATER SOUTH & WEST SEED MIX (33-261) TOTAL AREA (2.35 AC)

DENOTES WET MEADOW SOUTH & WEST NATIVE MIX (34-271) TOTAL AREA (0.59 AC)

* ALL PUBLIC R/W AND SINGLE FAMILY LOTS TO BE SODDED. ALL PUBLIC OUTLOTS TO BE SEEDED WITH LOW MAINTENANCE TURF GRASS MIX (25-131) UNLESS NOTED OTHERWISE SUCH AS NATIVE SEED MIXES ALONG STORMWATER AREAS

NOTES:

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20' ACCESS ROUTE AND NO CONIFEROUS TREES WITHIN 5' OF THE 20' POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

1" = 100'

0' 100' 200' 300'

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HINTON WOODS 2ND ADDITION

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 03/30/22
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
CORY MEYER
DATE: 03/30/22 LICENSE NO. 26971

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 23 OF 27
DATE: 03/30/22

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CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/30/22
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20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 03/30/22 LICENSE NO. 26971

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COTTAGE GROVE, MN

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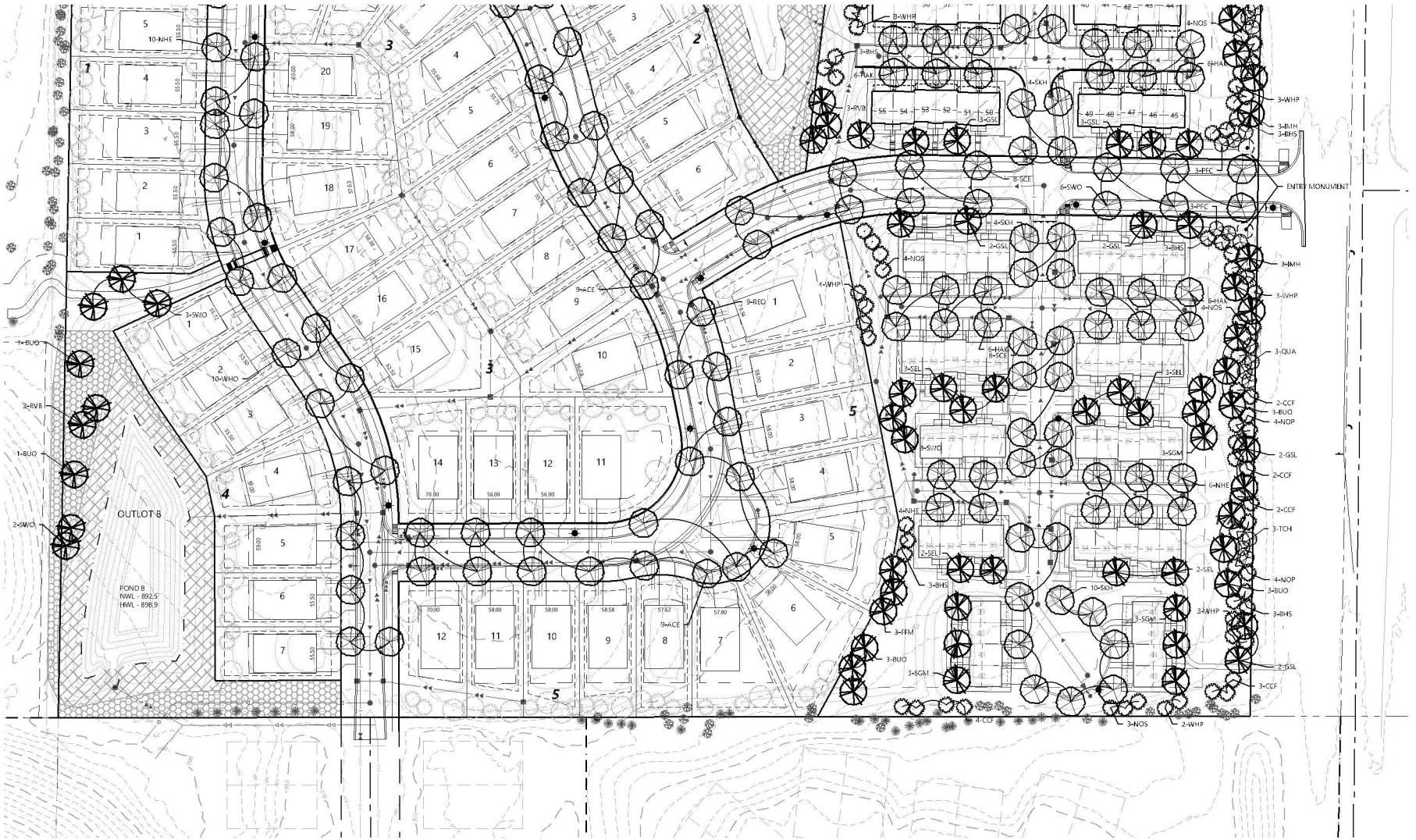
LANDSCAPE PLAN

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 24 OF 27
DATE: 03/30/22

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HINTON WOODS 2ND ADDITION

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DESIGNED:	-
CHECKED:	-
DRAWN:	-
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 03/30/22 LICENSE NO. 26971

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Westwood Professional Services, Inc.

LANDSCAPE PLAN

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 25 OF 27
DATE: 03/30/22

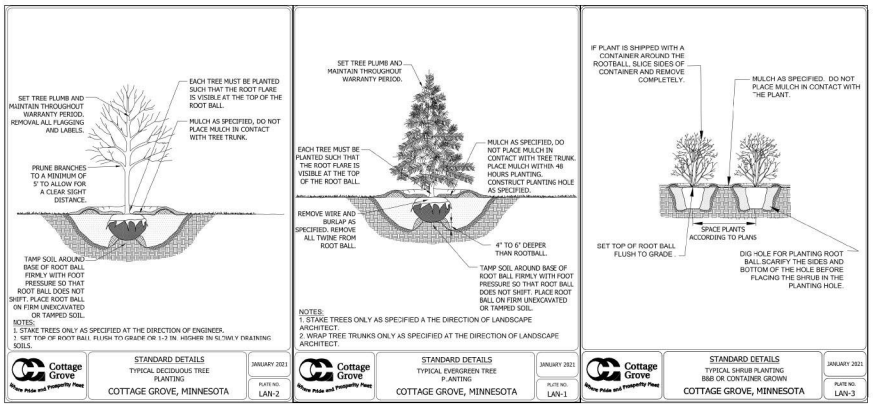
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PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PLANTING DETAILS

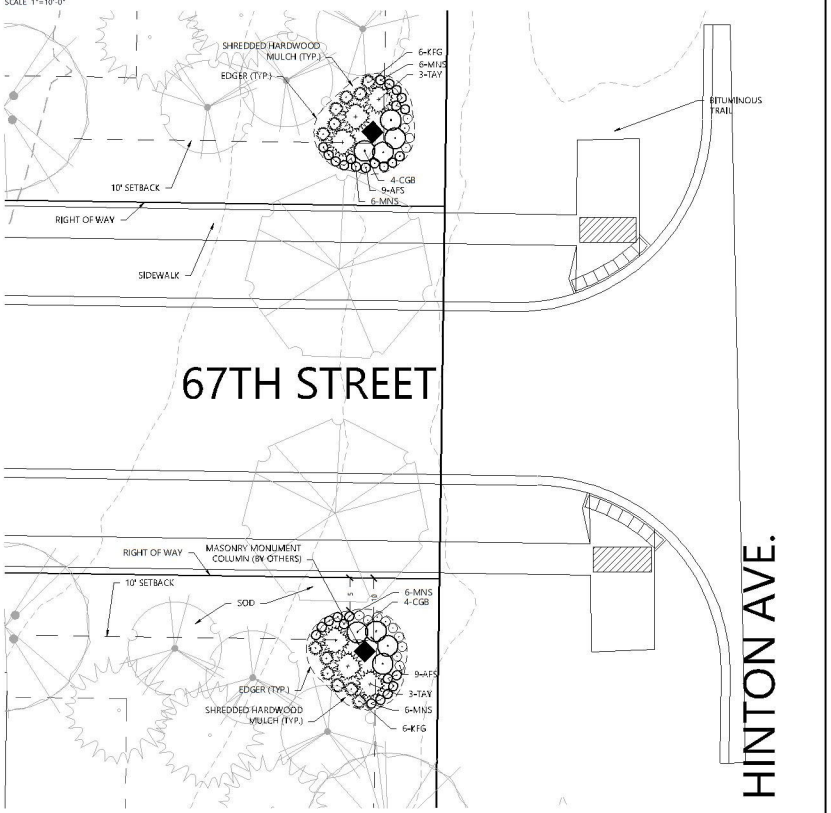


MONUMENT SIGN (ARTIST REND. BY OTHERS)



ENTRY MONUMENT SIGN DETAIL

SCALE 1"=10'-0"



MONUMENT SIGN PLANT SCHEDULE (2 TOTAL)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
EVERGREEN SHRUBS	6			
TAY	6	Taunton Yew / Taxus medii 'Taunton'	#5 CONT.	4' O.C.
DECIDUOUS SHRUBS	15			
CGB	15	Chicagoland Green Boxwood / Buxus 'Glencoe'	#5 CONT.	3' O.C.
PERENNIALS	54			
MNS	24	May Night Salvia / Salvia x nemorosa 'May Night'	#1 CONT.	18" O.C.
AFS	18	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 CONT.	18" O.C.
KFG	12	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	24" O.C.

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

1" = 10'
0' 10' 20' 30'

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-PLT01.DWG

HINTON WOODS 2ND ADDITION

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 03/30/22
REVISIONS
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
CORY MEYER
DATE: 03/30/22 LICENSE NO. 26971

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE NOTES & DETAILS
PROJECT NUMBER: 0028939.02

SHEET NUMBER: 26 OF 27
DATE: 03/30/22

© 2022 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

OVERALL UTILITY LEGEND

- POLE MOUNTED LUMINAIRE
- CONDUIT CROSSING ROAD
- UNDERGROUND CONDUIT
- HANDHOLE
- 4" PVC SCHEDULE 40 CONDUIT CROSSINGS
- METER PEDESTAL LOCATION

LIGHTING NOTES

1. ALL WIRE MUST BE IN CONDUIT
2. SEE SHEET 17 FOR MORE INFORMATION ON LIGHT POLE AND LUMINAIRE. LIGHT BASE AND POLE SHALL BE TYPE A PER STANDARD DETAIL LGT-2 AND LGT-7
3. CONDUCTORS IN CONDUIT SHALL BE BURIED AT A DEPTH OF 24 INCHES FROM GRADE TO TOP OF CONDUIT
4. UNLESS OTHERWISE NOTED, ALL NEW CONDUIT SHALL BE 1.5" SCHEDULE 40; HDPE WILL NOT BE ALLOWED
5. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, TYPE XHHW-2, (2)#6, (1)#8 GND
6. THIS PLAN SPECIFIES CONDUIT SIZE, TYPE, AND GENERAL LOCATION. THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD
7. LIGHTING UNITS SHALL BE SET BACK 36" BEHIND THE BACK OF CURB TO CENTER OF FOUNDATION
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE LIGHTING SYSTEM w/XCEL ENERGY
9. INSTALL SPLICES PER THE CITY'S STANDARD SPECIFICATION
10. THE INSTALLER SHALL VERIFY THAT THE EXISTING CIRCUITS ARE NOT OVERLOADED AND FIXTURES DO NOT EXPERIENCE EXCESSIVE VOLTAGE DROP
11. INSTALLATION SHOULD COMPLY WITH CITY OF COTTAGE GROVE STANDARD FOR STREET AND UTILITY CONSTRUCTION.
12. INSTALL PAD MOUNTED 200A METER PEDESTAL PER UTILITY REQUIREMENTS. METER PEDESTAL SHORT CIRCUIT RATING TO BE GREATER THAN AVAILABLE SHORT CIRCUIT FAULT CURRENT FROM UTILITY. BRANCH BREAKERS TO BE ADEQUATELY SIZED AND RATED FOR ELECTRIC LOAD.

N:\0028939.02\DWG\CIVIL\FINAL UTILITY\0028939.02C-LP01.DWG

HINTON WOODS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/30/22
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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.
FRANCIS D HAGEN II
DATE: 03/30/22 LICENSE NO. 17716

HINTON WOODS 2ND ADDITION
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free: (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LIGHTING PLAN

PROJECT NUMBER: 0028939.02

SHEET NUMBER: 27 OF 27
DATE: 03/30/22

BOLTON & MENK
Real People. Real Solutions.

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

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

MEMORANDUM

Date: 04/18/2022

To: Ryan Burfeind, PE

From: Andrew Olson, PE
Mike Boex, PE

Subject: Hinton Woods 2nd Addition Plan Review
City of Cottage Grove, MN
Project No.: 0N1.127129

This memo summarizes the review of the street & utility documents submitted by Westwood Professional Services Inc., dated 03/30/22 (received 03/31/22).

Street and Utility Comments:

Sheet 3:

1. For clarity, please label Hinterland Trail as a private road on all sheets. For example, please change the bold text above the profile view to "Hinterland Trail (Private Street)" on this and other sheets.
2. Please remove General Note 3 since there are no drop structures in the 2nd Addition.
3. Please evaluate moving MH-42 just south and west of station 2+00 near the curb line. This realignment is intended to allow the services to intersect the main in a more perpendicular fashion.
4. Per city standards, the sanitary sewer between MH-47 and MH-45 should be SDR 26.

Sheet 4:

5. Please review valve locations so they are located in the pavement and not within the curb.
    a. It appears the valves in front of lot 5 and lot 24 could be in the curb.
6. For the hydrant near MH-50, please replace the 2-45 degree bends with a 6"x6" tee.
7. The irrigation valve behind curb should be located within a hydrant pad.

Sheet 5:

8. Please check the profile comments:
    a. The 8"x8" cross is labeled as a tee.
    b. The watermain and storm sewer labels at the crossing are incorrect.
9. Please move the valve at the west side of the Private Road – 5 and Hinterland Trail such that it's located 2' behind the curb near MH-56.

Bolton & Menk is an equal opportunity employer.

a. The valve should be located within a hydrant pad.

Sheet 6:

10. Please confirm the low point at 4+40. The low point for the profile and intersection details do not appear to match.

Sheet 9:

11. Please label the backyard storm as private in the bold text above the profile view: "Backyard Storm (Private)".

Sheets 17-22:

12. All detail plates should be updated to the 2022 versions.
13. Please remove the following detail plates:
    a. LGT-3
    b. LGT-12
    c. SAN-5
    d. STO-6
    e. STO-9
14. Please add the following city standard detail plates:
    a. SER-13

Sheet 27:

15. In the title block, please identify the sheet name as: "Private Lighting Plan."

City Council Action Request

10A

Meeting Date	5/18/2022
Department	Public Works
Agenda Category	Bid Awards
Title	Goodview Avenue Water Main Extension Project – Rescind Prior Bid Award, Reject Ineligible Bids, Award Bid
Staff Recommendation	Adopt Resolution 2022-095 that: 1) rescinds the award of the Goodview Avenue Water Main Project to Northdale Construction Company, Inc. as they are an ineligible bidder due to failing to comply with Minnesota Statute §16C.285 subd. 4 and the Bidding Documents; 2) rejects all three bids received for the project that did not include the Responsible Contractor Verification form; and 3) awards the Goodview Water Main Extension Project to Miller Excavating, Inc. in the amount of $2,271,124.81.
Budget Implication	$2,271,124.81 - 3M Settlement Agreement
Attachments	Goodview Water Main CC Memo.tif 7.18MB Goodview Water Main Recommendation of Award Letter.tif 1.56MB Goodview Water Main Resolution.tif 5.5MB

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

From: Ryan Burfeind, P.E., Public Works Director/City Engineer

Date: May 13, 2022

Re: Goodview Avenue Water Main Extension Project – Rescind Prior Bid Award, Reject Ineligible Bids, Award Bid

---

Background

On August 2, 2021, the City entered into a grant agreement with the Minnesota Pollution Control Agency (MPCA) for the Goodview Avenue Water Main Extension Project. This agreement secured funding through the 3M Settlement Agreement to extend water service to the 42 properties in the Goodview Avenue neighborhood. A neighborhood meeting was held on September 16, 2021, with 15 of the properties represented at the meeting, to discuss the project in further detail with the property owners.

The Goodview Avenue neighborhood has 5 of the 35 existing wells (that have been tested), testing over the Health Based Values (HBVs) for PFAS. Thirteen of the existing wells have tested to be above 0.5 of the HBV, which is the target to stay below for the City going forward. The wells that are over the HBVs currently have whole house granular activated carbon (GAC) filters provided by the MPCA. The water main extension project for this neighborhood was included by the State in the Conceptual Drinking Water Supply Plan due to the high level of PFAS in the wells and the amount of 3M funding that the State needs to spend per year to treat and monitor these wells. Additionally, as long as residents are on private wells, they need to continue to spend money to maintain them even though they are contaminated.

The executed construction grant agreement for the project was received by the City April 11, 2022.

Discussion

Bids were opened for this project on Thursday, March 24, 2022. Five bids were received, and the low bid was awarded to Northdale Construction Company, Inc. in the amount of $2,270,208.43, on April 20, 2022.

The contract review by the City Attorney has determined that the contractor failed to submit the required Responsible Contractor Verification form with the bidding documents as required by Minnesota Statutes §16C.285, subd. 4. Therefore, the contractor's bid is not complete, is ineligible, and must be rejected. In addition, it has been further determined that the bids submitted by Ryan Contracting Co. and Geislinger & Sons also did not include the required Responsible

Contractor Verification form. The bids submitted by Miller Excavating, Inc. and Eureka Construction, Inc. did contain the signed Responsible Contractor Verification form.

The attached revised bid summary letter indicates that Miller Excavating, Inc. submitted the lowest eligible bid in the amount of $2,271,124.81. The cost difference between Northdale's and Miller's bid is $916.38.

Recommendation

It is recommended that the City Council adopt a resolution:

1. Rescinding the award of the project to Northdale Construction Company, Inc. as they are an ineligible bidder due to failing to comply with Minnesota Statute §16C.285 subd. 4 and the Bidding Documents; and,

2. Rejecting all three bids received for the project that did not include the Responsible Contractor Verification form; and

3. Awarding the Goodview Water Main Extension project to Miller Excavating, Inc. in the amount of $2,271,124.81.

SEH

Building a Better World
for All of Us®

May 12, 2022

RE: City of Cottage Grove, MN
Goodview Avenue Water Main Improvements
SEH No. COTTG 162976 14.00

Honorable Mayor & City Council
City of Cottage Grove
12800 Ravine Parkway S.
Cottage Grove, MN 55016

Dear Mayor & City Council Members:

On Thursday, March 24, 2022, at 11:00 a.m., five (5) bids were received for the above-referenced project. The bids ranged from a high of $2,694,279.75 to a low of $2,270,208.43. The low bid was submitted by Northdale Construction Company, Inc.

Contractor	Total Bid
Northdale Construction Company, Inc.	$2,270,208.43
Miller Excavating, Inc.	$2,271,124.81
Eureka Construction, Inc.	$2,356,179.20
Ryan Contracting Co.	$2,389,078.50
Geislinger & Sons	$2,694,279.75
Engineer's Estimate	($2,133,000.00)

Bids submitted by Northdale Construction Company, Inc., Ryan Contracting Co., and Geislinger & Sons did not include a State of Minnesota Verification of Compliance with MN Statutes 16C.285 document. This document is required to be completed by contractors and submitted at the date and time of the bid to comply with the State's responsible contractor requirement for bid responses more than $50,000. If this document is not submitted at the time of the bid by a contractor, their bid is not eligible to be awarded a construction contract for the project or to perform work on the project.

As the low bid submitted by Northdale Construction Company, Inc. did not include the document mentioned above, they are not eligible to be awarded a construction contract to work on this project thereby making Miller Excavating, Inc. of Stillwater, Minnesota the lowest eligible bidder.

In reliance on our experience with Miller Excavating, Inc. and/or materials and information provided by the contractor, we have determined that 1) they have a sufficient understanding of the project and equipment to perform the construction for which it bid; and 2) according to their bonding agent they presently have the financial ability to complete the project bid. SEH makes no representation or warranty as to the actual financial viability of the contractor or its ability to complete its work.

Accordingly, we recommend the project be awarded to Miller Excavating, Inc. in the amount of $2,271,124.81, contingent upon the City's receipt of all permits and easements if all permits and easements have not been obtained at the time of award.

Sincerely,

Chad E. Setterholm, PE
Project Manager
(lic. MN)

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022 -

RESCINDING THE PREVIOUS AWARD, REJECTING THE INELIGIBLE BIDS AND AWARDING THE BID FOR THE GOODVIEW AVENUE WATER MAIN EXTENSION PROJECT TO MILLER EXCAVATING, INC. IN THE AMOUNT OF $2,721,124.81

WHEREAS, the City awarded the contract for the Goodview Water Main Extension Project to the low bidder, Northdale Construction Company, Inc., on April 20, 2022; and

WHEREAS, the contractor did not submit a signed Responsible Contractor Verification form with its bidding documents, as required by Minnesota Statute §16C.285 subdivision 4 and the Bidding Documents; and

WHEREAS, the project award to Northdale Construction Company, Inc. must be rescinded as they are an illegible bidder; and

WHEREAS, Ryan Contracting Co. and Geislinger & Sons also failed to submit a signed Responsible Contractor Verification Form with their bidding documents, therefore the bids received from Northdale Construction Company, Inc., Ryan Contracting Co. and Geislinger & Sons must all be rejected; and

WHEREAS, Miller Excavating, Inc. and Eureka Construction, Inc. submitted all required documents with their bid submittals, including the Responsible Contractor Verification Form; and

WHEREAS, of the two remaining eligible bids, Miller Excavating, Inc. is the lowest responsible bidder and it is recommended they be awarded the contract.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that

1. The award of the project to Northdale Construction Company, Inc. is rescinded as they are an ineligible bidder for failing to submit the Responsible Contractor Verification Form with its bid documents, a requirement stated in Minnesota Statute §16C.285 subd. 4 and the Bidding Documents; and
2. The bids received from Northdale Construction Company, Inc., Ryan Contracting Co. and Geislinger & Sons for the Goodview Avenue Water Main Extension Project are rejected for failing to submit the Responsible Contractor Verification Form with their bid documents, a requirement stated in Minnesota Statute §16C.285 subd. 4 and the Bidding Documents; and

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022 -

3. The bid for the Goodview Avenue Water Main Extension Project is awarded to Miller Excavating, Inc. in the amount of $2,271,124.81, subject to final review and approval by the City Attorney.

   Passed this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

11A

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Regular Agenda
Title	Ravine Crossing
Staff Recommendation	1. Adopt Resolution 2022-083 approving a lot split creating a three-acre parcel to be combined with the neighboring church parcel at 9998 90th Street South. 2. Adopt Ordinance No. 1059 approving a zoning amendment to rezone 28.6 acres of land generally located on the northwest corner of 90th Street and Keats Avenue from AG-1, Agricultural Preservation, to R-4, Low Density Residential. 3. Adopt Resolution 2022-084 approving the preliminary plat for a subdivision to be called Ravine Crossing that will consist of 80 single-family lots and 3 outlots.
Budget Implication	N/A

Attachments

Ravine Crossing CC Memo.tif	47.41MB
Ravine Crossing Rezoning Ordinance.tif	8.35MB
Ravine Crossing Lot Split Cert of Survey.tif	1.28MB
Ravine Crossing Preliminary Plat.tif	5.82MB
Ravine Crossing Prelim Plat Narrative.tif	6.18MB
Ravine Crossing Civil Drawings.tif	47.68MB
Ravine Crossing Engineers Review Memo.tif	19.84MB
RESOLUTION 2022-083 APPROVING A LOT SPLIT FOR PID 15 027 21 44 0001.tif	7.38MB
RESOLUTION 2022-084 - PRELIMINARY PLAT (RAVINE CROSSING).tif	36.94MB

Cottage Grove
Where Pride and Prosperity Meet

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

FROM: Emily Schmitz, Senior Planner

DATE: May 12, 2022

RE: Ravine Crossing – Zoning Amendment, Site Plan, and Preliminary Plat

---

Proposal

DR Horton, Inc. – Minnesota (Applicant) has submitted applications for the following:

1. A lot split creating a three-acre parcel to be combined with the neighboring church parcel.

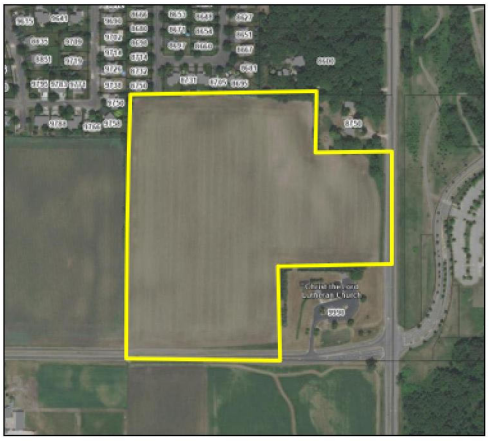
2. A zoning amendment to rezone 28.6 acres from AG-1, Agricultural Preservation, to R-4, Low Density Residential

3. A preliminary plat for a subdivision consisting of 80 single-family lots and 3 outlots to be called Ravine Crossing

Review Schedule
Application Received: March 30, 2022
Application Accepted: March 30, 2022
Planning Commission Meeting: April 25, 2022
City Council Meeting: May 18, 2022
60-Day Review Deadline: May 29, 2022

Background

Site Conditions
The 32-acre site is currently used for agriculture purposes and is all tilled fields. The site is bordered on the north by the existing Pine Meadow neighborhood and by Christ The Lord Church in the southeast corner.

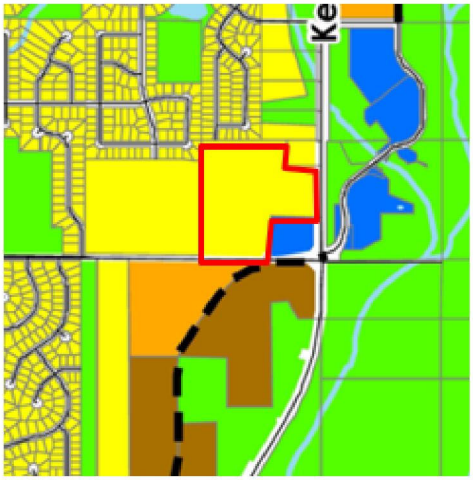


Current Site

Land Use Background

The 32-acre parcel has been guided low density residential since the approval of the 2030 Comprehensive Plan and remained guided for low density residential development as part of the 2040 Comprehensive Plan Update.

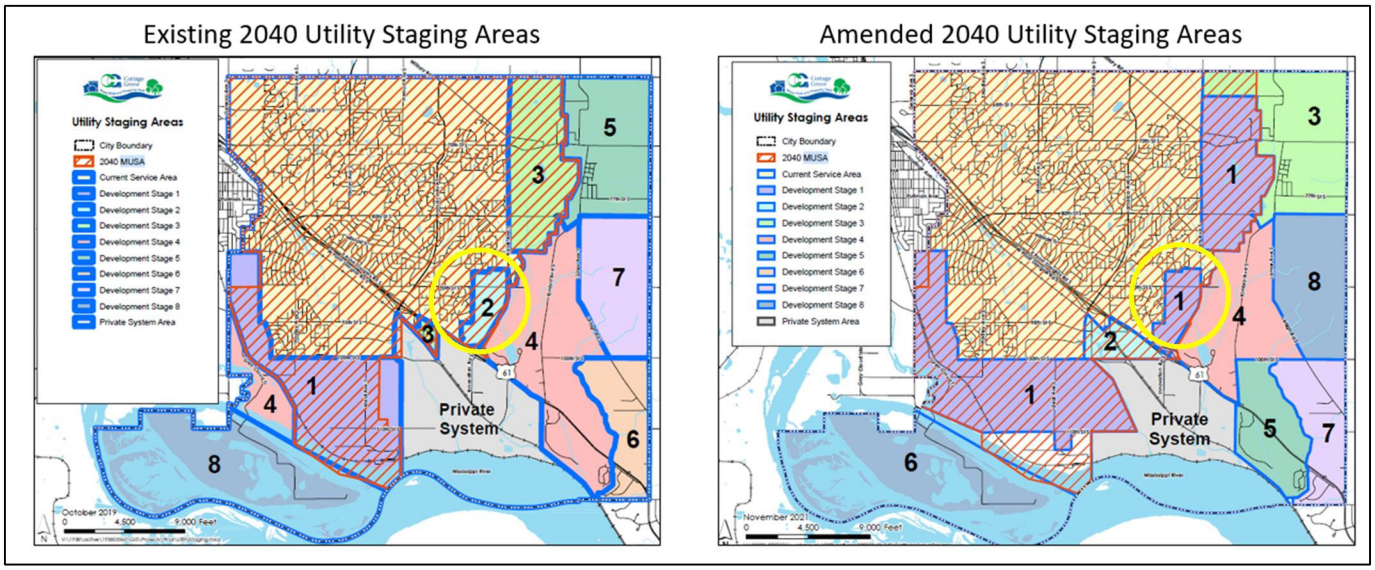




Comprehensive Plan Amendment

The City's strategic planning efforts for many years was to position the community for growth, and those efforts were solidified in 2018 when the 2040 Comprehensive Plan was completed. However, since the plan was completed, the City has seen significant residential development demands as an outcome of these planning efforts. This increased demand has required the City to reevaluate the staging areas, urban service areas, population forecast, and housing needs for the entire community.

The subject site is located outside the utility staging area as depicted in the 2040 Comprehensive Plan and is currently within Utility Staging Area 2, which cannot be approved for development until Utility Staging Area 1 is 80 percent built out. The proposed utility staging area amendment addresses this as shown below by adjusting the proposed development area within Utility Staging Area 1.



The amended utility staging area plan as part of the 2040 Comprehensive Plan was approved by the City Council on March 16, 2022. The City submitted the amendment to the Metropolitan Council for formal review and approval. The Metropolitan Council is permitted up to 120 days for their review. As a condition of approval, the Comprehensive Plan amendment must be approved by the Metropolitan Council prior to the issuance of a building permit.

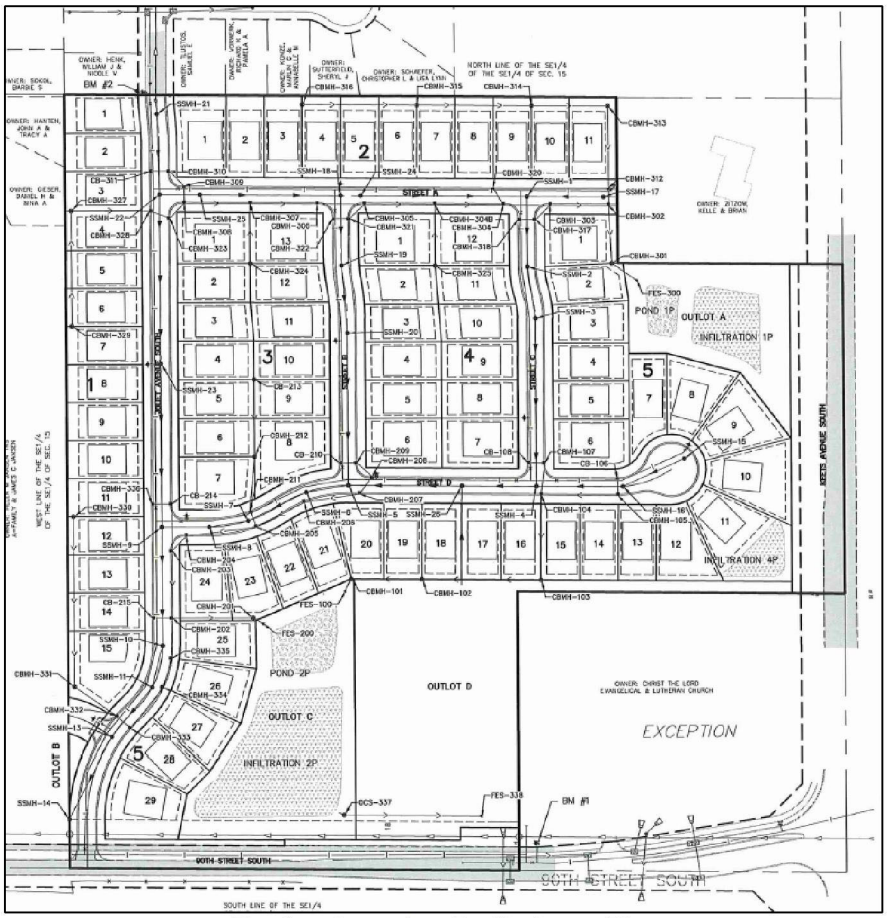
Zoning

The property is currently zoned AG-1, Agricultural Preservation. The requested rezoning from AG-1 to R-4, Low Density Residential, would be in accordance with the long-term growth plan for the parcel as outlined in the Comprehensive Plan Land Use Map. Low Density Residential allows for 1 to 4 units per acre density; therefore, the proposed gross density of 2.53 units per acre meets the density requirements.

Planning Considerations

Preliminary Plat

The preliminary plat, as proposed, depicts a logical development given the performance standards of the zoning district. The plat consists of 80 low-density owner-occupied homes. The current property owner plans to deed Outlot D to the adjacent church. This will require a lot split prior to the recording of a final plat; therefore, Outlot D will be adjusted to be reflected as an exception parcel rather an outlot on the plat.



Ravine Crossing Preliminary Plat

Zoning Development Standards

The development performance standards of the requested zoning district classifications and those requested as part of the development are detailed below. The Developer has not requested a PUD (Planned Unit Development) as part of their application.

Lot Development Performance Standards	
Standard	**Proposed Zoning R-4**
Minimum Lot Area	7,500 sf
Minimum lot width at the front setback	60 feet
Minimum side yard setback, house	7.5 feet
Minimum side yard setback, garage	5 feet
Minimum front yard setback	30 feet
Minimum rear yard setback	35 feet
Corner lot setback	20 feet
Maximum Principal structure height	35 feet

Park Land and Open Space

A minimum of 10 percent of developable area (areas below the highwater level of ponding areas and right-of-way are deducted) shall be required for new developments in order to provide residents with public recreation facilities including parks and open spaces per City Code Title 10-4-3.

Given the City's planned parks and trail system for this area does not propose additional park land within this development area, the developer will be required to meet the park dedication with cash in lieu of dedication. The required park dedication will be solidified as part of the final plat process and the Development Agreement.

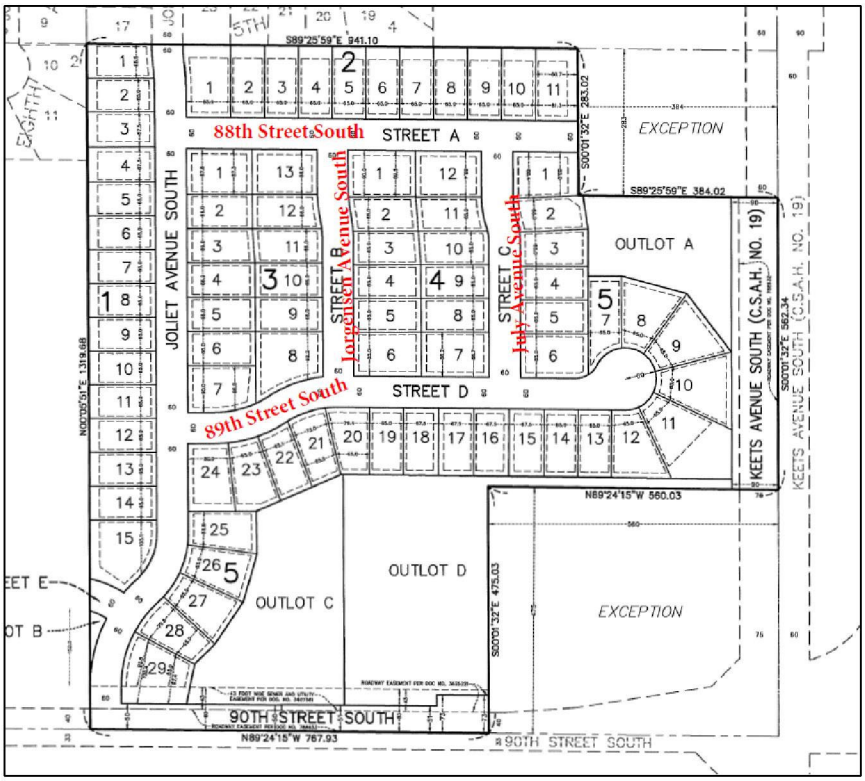
Transportation

The proposed development will access from 90th Street with the main access extending to connect to Joliet Avenue at the north end of the development. Street stubs are proposed for future development of the parcel to the west as well as the parcel in the northeast corner. At such time development continues to the south of 90th Street, Ravine Parkway would be planned to extend across Keats Avenue and south parallel to Keats Avenue. At that time, 90th Street would be reconfigured to connect to the extended Ravine Parkway, and the access to the proposed development would be extended to reconnect to the relocated 90th Street.



Potential Future Alignment

Street names have been designated per Washington County's uniform street naming guide. The proposed street names have been reviewed and approved by the City's Public Safety Department to ensure the most efficient emergency response to the area. All street names must be labeled on the final plat.



Proposed Street Names

Trails and Sidewalks
As with all development within the community, sidewalks are required within the proposed development on one side of each of the streets. Given the unique location of the development property and the proximity to existing older developments that were constructed at a time with different standards, sidewalks were not constructed in the adjacent developments. However, sidewalks are required to provide pedestrian connectivity to adjacent trails. Sidewalks within the proposed Ravine Crossing will provide that connectivity to the trail along 90th Street and Keats Avenue.

Tree Preservation
Given the current site is a tilled field, there are minimal trees located on the development site and does not include any required mitigation. The Developer is not removing more than 35 percent of the qualifying trees on the site therefore, no mitigation is required.

Landscaping
City ordinance standards for residential development requires the following:

- One boulevard tree per lot, two per corner lot, to be planted within the right-of-way
- Four yard trees per lot and 10 shrubs per lot
- Given the development location adjacent to an arterial roadway (Keats Avenue) a buffer strip with an average of 75 feet is required (no area of the buffer shall be less than half the minimum buffer width required).

The Developer has provided a landscape plan identifying all required boulevard trees, yard trees, and buffer trees within the development. All landscape or buffer trees are required to be maintained by the property owner or a homeowner's association. Given no HOA is proposed, the buffer will be required to be maintained by the property owner on which the landscaping is installed.

Grading
Site grading is necessary to provide on-site stormwater detention, street and building pad elevations, and drainage swales for routing surface water runoff to appropriate storm sewer systems. Each building pad will be graded above the street elevation and at least three feet above the 100-year high-water elevation for adjacent stormwater basins. As noted on the preliminary grading, drainage, and erosion control plan, silt fence will be installed along the perimeter of the grading limits. The grading requirements for the site includes construction of the required ponding for this site. These ponds will be platted in outlots that will be owned and maintained by the City.

The preliminary grading plan (dated 12/29/21) was reviewed by the City's engineering staff, and their review comments are included in the February 16, 2022, memorandum. Additional grading review will be required upon submittal of an updated plan set. These plans are required to be submitted and approved prior to issuance of a grading permit.

Stormwater Management Plan
Storm sewer will be extended from all streets to the stormwater basins proposed throughout the development. The proposed basin areas require access points, which are to be a minimum of 20 feet wide, to allow for maintenance of the infrastructure in the future. The Developer has depicted these required pond access routes to all proposed ponding areas on the plat and will be required to dedicate the accesses as part of the outlot with which the basin resides to the City. The property

owners on either side of these access routes will be required to maintain the vegetation to the centerline of the access routes.

The preliminary stormwater management plan, dated March 28, 2022, was submitted and reviewed by the City's engineering staff, and their comments are included in a plan review letter dated April 20, 2022. The Developer's engineering consultant will continue to work with the City Engineer and SWWD (Southwest Watershed District) to address stormwater requirements and provide wetland delineation documentation.

Utilities
The installation of the on-site utilities, roads, and supporting infrastructure will be privately designed and constructed to meet City specifications. The plan review memo dated April 20, 2022, addresses the connections for the project. Drainage and utility easements are required over all utility connections and infrastructure, not within City right-of-way, allowing the City access to public infrastructure.

The Developer is proposing a sanitary service to the church between Lots 18 and 17, Block 5. This service is considered a private service for future connection to the church; therefore, the pipe will be required to be privately maintained. The Developer is required to provide a private easement over the pipe at a minimum of 30 feet wide.

Fencing
Any fencing proposed on lots visible from Keats Avenue will be required to be uniformly designed with uniform color. The developer should communicate to all new property owners of Lots 2-11, Block 5 that they should plan for installation of fencing with uniform design and color.

Architecture
The Developer is proposing their Premier home plans, which are currently under construction in the Northwick Park development. The square footage of these home plans ranges from 1,500 to 2,500 square feet and are offered with a variety of floorplan options. All models have two to four bedrooms with three-car garages. Starting prices will range from $450,000 to $500,000.



Phasing
The Developer is proposing development of the site in two phases. Mass site grading of the entire parcel is planned to take place through the summer of 2022 and the first model available fall of 2022. The second phase of the development is planned for construction the summer of 2023.

Area Charges and Development Fees
Area charges and related development fees for this project will be based on the acreages shown on the final plat. These fees and charges will be accurately adjusted based on the final plat layout and be provided in the development agreement. All fees and charges will be memorialized within the development agreement. Payment to the City will be required at the time the development agreement is fully executed by the City and Developer.

Homeowners Association
The Developer is not proposing a homeowner's association (HOA) given there will be no common owned elements of the proposed project; however, given the required 75-foot landscape buffer adjacent to arterial roadways (Keats Avenue), the Developer will be required to record a restrictive covenant over Lots 9-11, Block 5 requiring those property owners maintain the landscape buffer no less than 35 feet from the right-of-way.

Department Review
The proposed project was reviewed by the City's Technical Review Committee at their April 6, 2022 meeting. No comments were received.

Neighborhood Meeting
The Developer (DR Horton) held a neighborhood meeting on April 14, 2022. Notice of the neighborhood meeting was sent to surrounding property owners within 500 feet of the project area. The intent of the meeting was to give neighboring property owners the opportunity to listen to the Developer's site plan proposal, ask questions, and present concerns they might have to the Developer in the early planning stages of the proposed project.

A total of ten attendees attended at the meeting. DR Horton provided a presentation outlining their proposed development and opened the discussion for any questions or concerns. The only concern noted was being sure no construction traffic accessed the site from Joliet Avenue to the north. Staff verified a condition of approval would require all construction traffic to access the site from 90th Street. The Developer also indicated they would be walking the perimeter of the site with adjacent property owners to identify any areas of concern with those existing residents.

Planning Commission Meeting
The Planning Commission reviewed the applications at the public hearing at their April 25, 2022 meeting. During the public hearing, the following questions and concerns were shared:

- Concern related to drainage of the proposed development and impacts to surrounding properties.
    - The City Engineer verified there will be no drainage impacts to properties along Keats Avenue given all drainage within the proposed development would be collected and piped to the proposed ponds.

- Impact to existing properties as part of the extension of small utilities to the development.
    - The City Engineer clarified the small utilities along Keats Avenue are within the County right-of-way and any work within that area will require a permit from the County. Typically, extension of small utilities is directionally drilled under driveways and does not impact existing infrastructure.

- Residents want to be sure no construction traffic utilizes Joliet Avenue to the north.
    - A condition of approval of the preliminary plat prohibits construction traffic from using Joliet Avenue. The Developer will be required to keep the existing barricades up until such time the extension of Joliet Avenue to 90th Street is paved.

- Clarification of turn lanes proposed as part of this project.
    - The City Engineer verified only a left-turn lane is required to be installed on 90th Street with this proposed project. Future development in the area would require additional review of the street and potential need for additional turn lanes at that time.

The Planning Commission unanimously (6-to-0 vote) recommended approval of the zoning amendment and preliminary plat.

Public Hearing Notices
Public hearing notices were mailed to 57 property owners who are within 500 feet of the proposed subdivision and published in The St. Paul Pioneer Press on April 13, 2022.

Recommendation

The City Council is recommended to take the following actions:

1. Adopt the resolution approving the lot split creating a three-acre parcel to be combined with the neighboring church parcel.

2. Adopt the ordinance approving a zoning amendment to rezone 28.6 acres from AG-1, Agricultural Preservation, to R-4, Low Density Residential.

3. Adopt the resolution approving the preliminary plat for a subdivision to be called Ravine Crossing that will consist of 80 single-family lots and 3 outlots.

Attachments:
- Certificate of Survey - Jensen
- Ravine Crossing Preliminary Plat
- Ravine Crossing Preliminary Civil Drawing 12/22/2022
- Engineering Review Memorandum 4/20/2022

CITY OF COTTAGE GROVE, MINNESOTA
ORDINANCE NO. 1059

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA AMENDING CITY CODE TITLE 11-1-6, ZONING MAP, VIA REZONING CERTAIN PROPERTY IN SECTIONS 15 AND TOWNSHIP 27 FROM AG-1, AGRICULTRAL PRESERVATION, TO R-4, LOW DENSITY RESIDENTIAL DISTRICT

The City Council of the City of Cottage Grove, Washington County, Minnesota, does ordain as follows:

SECTION 1. AMENDMENT. The City of Cottage Grove's Official Zoning Map as referenced in Section 11-1-6 of the "Code of the City of Cottage Grove," County of Washington, State of Minnesota, shall be amended by rezoning 28.6 acres of land legally described below from Ag-1, Agricultural Preservation, to R-4, Low Density Residential:

> The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions:
>
> Exception One:
> The East 838.09 feet of the South 495.00 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.
>
> Exception Two:
> The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

SECTION 2. REZONING. The Official Zoning Map shall be amended by changing the zoning classification of the 28.6 acres of land legally described above from AG-1, Agricultural Preservation, to R-4, Low Density Residential, based on the following findings:

A. The proposed requested R-4, Low Density Residential District is consistent with the low density residential land use designation in the Future Land Use Map of the City's 2040 Comprehensive Plan.

B. The Future Land Use Map in the Future Vision 2040 Comprehensive Plan identifies the future land use development of the applicant's property for low residential land uses. The developer is proposing single-family lots for the property, which is consistent with the City's Future Vision 2040 Comprehensive Plan.

C. The preliminary plat depicts a logical development given the performance standards of the zoning district. The plat consists of 80 low-density owner-occupied units and three outlots. The net density of the proposed Ravine Crossing development is 2.53 units per acre. The density range for the Low-Density Residential Land Use is 1 to 4 dwelling units per acre. The proposed development meets the Comprehensive Plan standards.

D. Sidewalk connections are proposed and acceptable to the City.

E. The proposed preliminary plat and grading plan are consistent with the low-density residential land use designation for this area.

F. The property is within the MUSA and can be properly served by public utilities.

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire Official Zoning ordinance:

> "The City of Cottage Grove's Official Zoning Map (City Code Title 11-1-6) shall be amended by rezoning 28.6 acres of land generally located west of County Road 19 (Keats Avenue South) and north of 90th Street and from AG-1, Agricultural Preservation, to R-4, Low Density Residential (Ordinance No. 1059)."

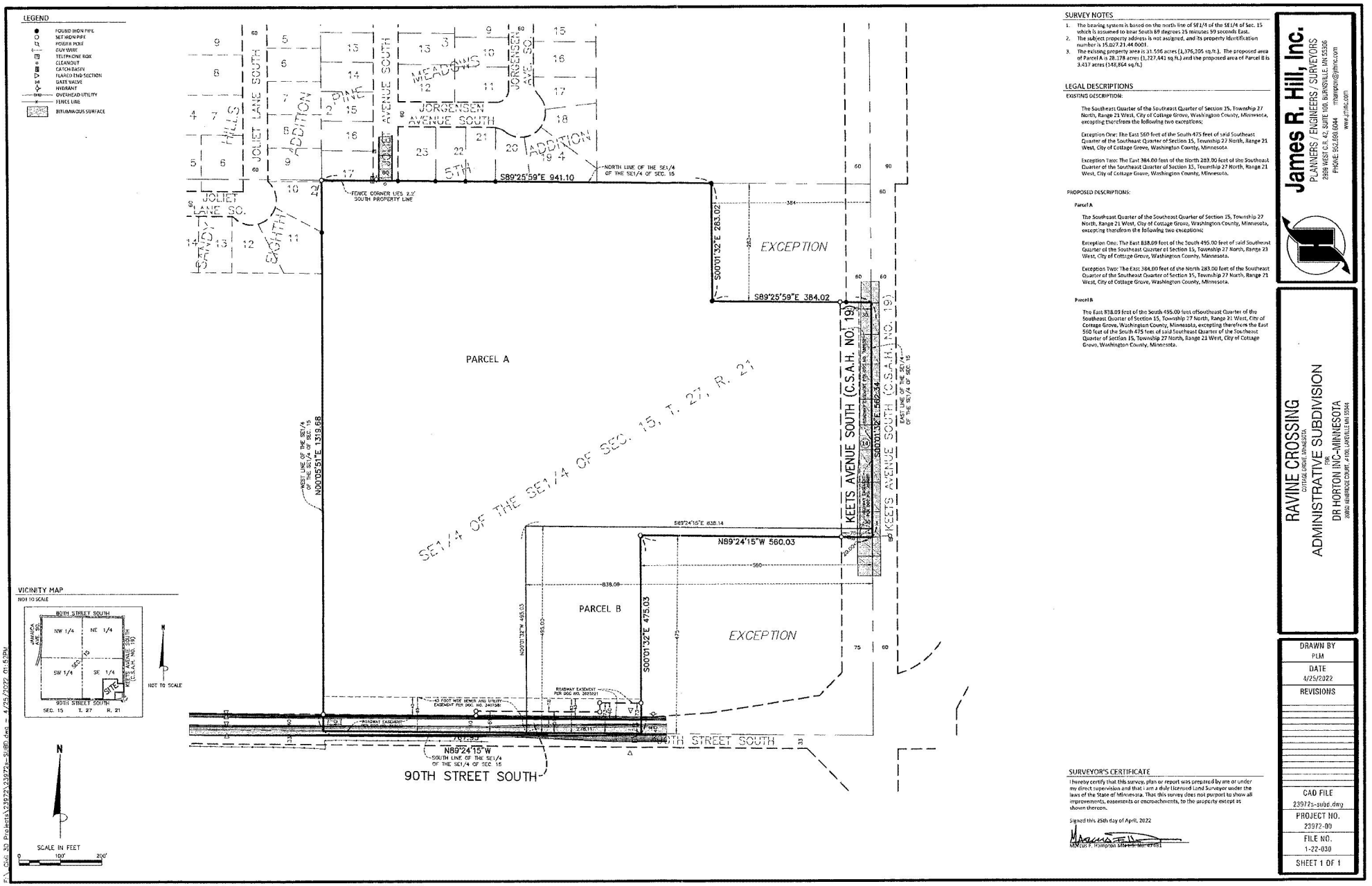
SECTION 4. EFFECTIVE DATE. This ordinance amendment shall not be in full force and effective until after approval by the Metropolitan Council of the related 2040 Comprehensive Plan amendment identified in City Resolution 2022-045 and subsequent publication of this ordinance according to law.

Passed this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk



SURVEY NOTES

1. The bearing system is based on the north line of SE1/4 of the SE1/4 of Sec. 15 which is assumed to bear South 89 degrees 25 minutes 59 seconds East.
2. The subject property address is not assigned, and its property identification number is 15.027.21.44.0001.
3. The existing property area is ±1.596 acres (1,376,205 sq.ft.). The proposed area of Parcel A is 26.178 acres (1,227,441 sq.ft.) and the proposed area of Parcel B is 3.417 acres (148,864 sq.ft.)

LEGAL DESCRIPTIONS

EXISTING DESCRIPTION:

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions;

Exception One: The East 560 feet of the South 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Exception Two: The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

PROPOSED DESCRIPTIONS:

Parcel A

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions;

Exception One: The East 838.09 feet of the South 495.00 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Exception Two: The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Parcel B

The East 838.09 feet of the South 495.00 feet ofSoutheast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the East 560 feet of the South 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 25th day of April, 2022

Marcus F. Hampton MN Lic. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
mhampton@jrhinc.com
www.jrhinc.com

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
ADMINISTRATIVE SUBDIVISION
FOR:
DR HORTON INC-MINNESOTA
20860 KEARBRIDGE COURT, #100, LAKEVILLE MN 55044

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RAVINE CROSSING

COTTAGE GROVE, MINNESOTA

PRELIMINARY DEVELOPMENT PLANS

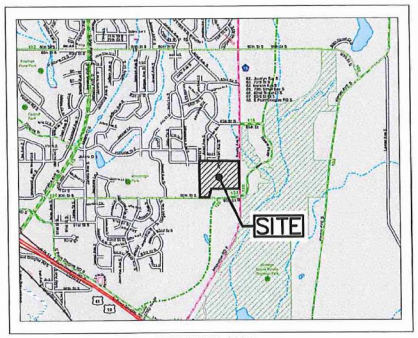
FOR

DR HORTON INC.–MINNESOTA

20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

PHONE: (952)–985–3757

PROJECT COORDINATES
N 44°49'16"
W 92°54'26"



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: R4 (LOW DENSITY RESIDENTIAL)

NUMBER OF LOTS 80 LOTS

CITY OF COTTAGE R–4 ZONING REQUIREMENT

MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH AT SETBACK	60 FEET

R–4 ZONING MINIMUM SETBACKS

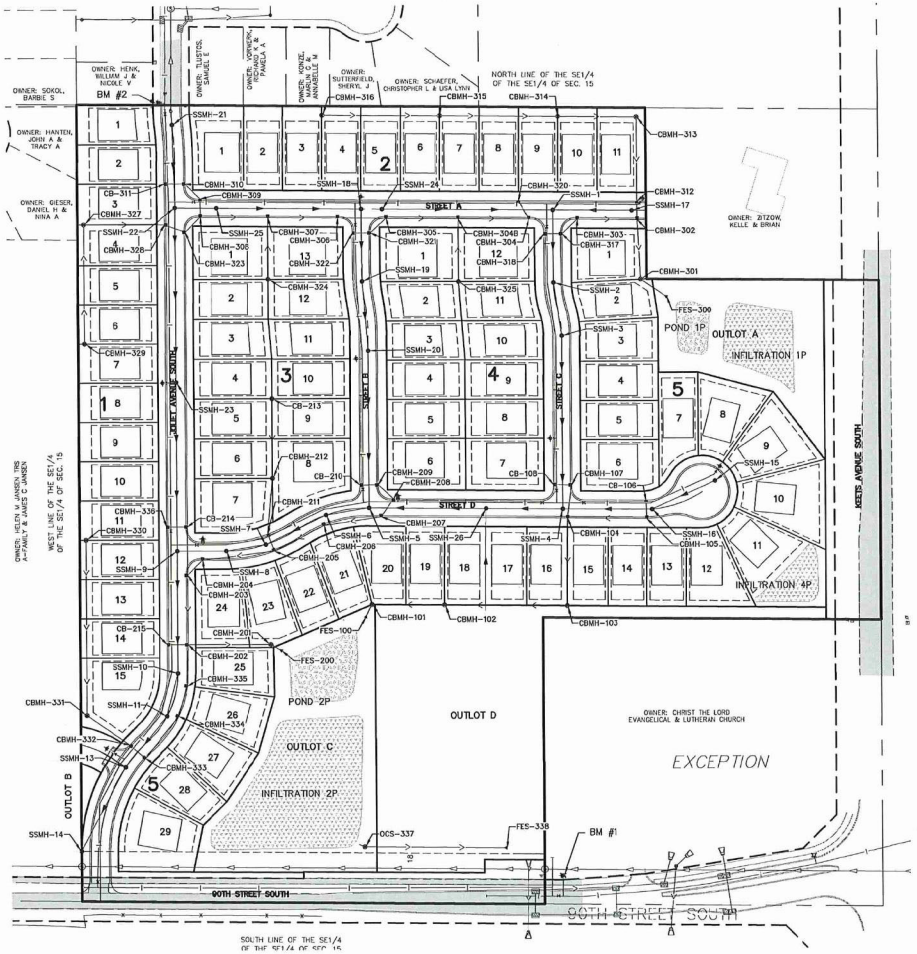
FRONT	30 FEET
SIDE	7.5 FEET
SIDE (STREET)	20 FEET
REAR	35 FEET

GROSS DENSITY	2.53 D.U./ACRE
LOTS	17.739 ACRES
R.O.W.	7.589 ACRES
EXISTING ROAD (90TH STREET SOUTH)	(0.941 ACRES)
EXISTING ROAD (KEATS AVENUE SOUTH)	(1.162 ACRES)
SUBDIVISION ROADS (60' RIGHT OF WAY)	(5.486 ACRES)
OUTLOTS	6.268 ACRES
PONDING (OUTLOTS A AND C)	(3.230 ACRES)
CHURCH (OUTLOT D)	(3.000 ACRES)
FUTURE DEVELOPMENT (OUTLOT B)	(0.038 ACRES)
TOTAL	31.596 ACRES

BENCHMARK

1# T.N.H. AT
NORTH SIDE OF 90TH STREET SOUTH & SW CORNER OF THE CHURCH PROPERTY
TOP NUT HYDRANT ELEV=903.28

2# T.N.H. AT
WEST SIDE OF JOLIET AVE SOUTH & NW CORNER OF PROJECT PROPERTY.
TOP NUT HYDRANT ELEV=913.39



INDEX

TITLE SHEET	C1.0
EXISTING CONDITIONS	C1.1
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EROSION & SEDIMENT CONTROL DETAILS	C3.1–3.3
PRELIMINARY GRADING & DRAINAGE PLAN	C4.0–4.3
PRELIMINARY OVERALL UTILITY PLAN	C5.0
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–STORM SEWER PLAN	C6.0–6.1
DETAILS PLAN	C7.0
PRELIMINARY LANDSCAPE PLAN	L1.1–1.3

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- 1002 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED WIMCO–POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- EXISTING WETLAND AREA (DELINEATION PER MNR PRELIMINARY DETERMINATION–MARCH, 2018)
- PROPOSED WETLAND BUFFER (20' MINIMUM)

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

PROJECT CONTACTS

PROJECT ENGINEER	JOEL COOPER, PE – JAMES R. HILL, INC.	(952)–890–6044 (O)
DEVELOPER:	REID SCHULTZ, DR HORTON INC	(952)–985–3757 (O)
CITY ENGINEER:	RYAN BURFEIND, PE – CITY OF COTTAGE GROVE	(651)–458–2808 (O)
NPDES OFFICER:	SARAH KAMRATH – MFCA	(651)–757–2855 (O)

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

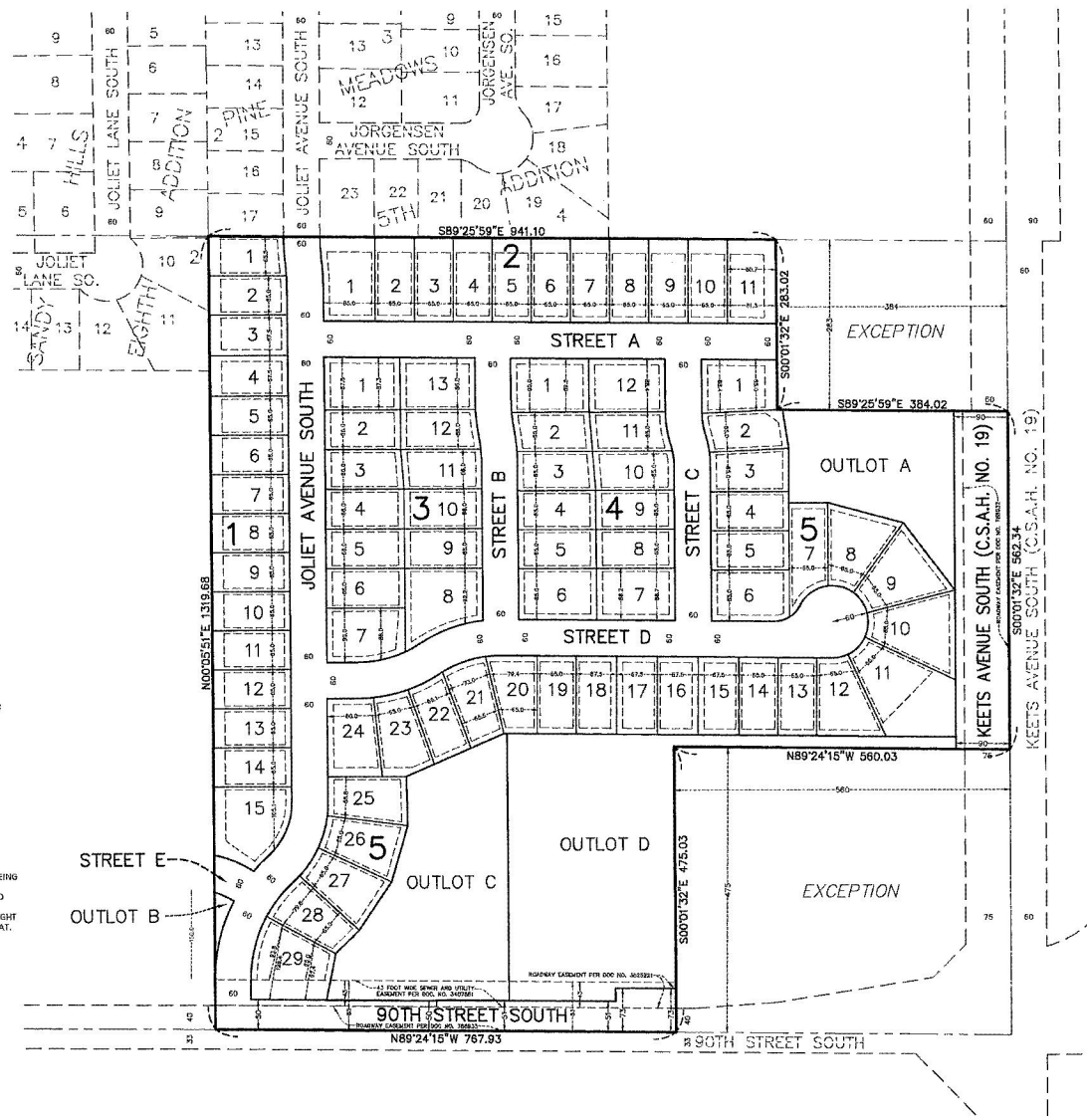
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890–6044 FAX: (952)890–6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MN.
JOEL G. COOPER
Date: 02/23/22 Reg.No. 18495

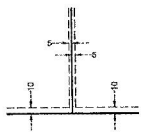
RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
TITLE SHEET
FOR
DR HORTON INC–MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

N

SCALE IN FEET
0 100' 200'

PROPERTY DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions;

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PROPOSED ZONING:	R4 (LOW DENSITY RESIDENTIAL)
NUMBER OF LOTS	80 LOTS

CITY OF COTTAGE R-4 ZONING REQUIREMENT

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R-4 ZONING MINIMUM SETBACKS

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CHURCH (OUTLOT D)	(3.000 ACRES)
FUTURE DEVELOPMENT (OUTLOT B)	(0.028 ACRES)
TOTAL	31.596 ACRES

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2959 WEST 134 ST. SUITE 100 BURNSVILLE MN 55306
PHONE: (952)890-0544 www.jrhinc.com

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA

PRELIMINARY PLAT

FOR

DR HORTON INC-MINNESOTA
2380 HOLIDAY COURT, # 100, LAKEVILLE, MN 55044

DRAWN BY PLM
DATE 3/10/2022
REVISIONS
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PROJECT NO. 23972-00
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RAVINE CROSSING
PRELIMINARY PLAT
SUBMITTAL NARRATIVE

REQUEST

D.R. Horton, Inc. - Minnesota is requesting approval of Preliminary Plat and Rezoning the nearly 32-acre site located on the northwest corner of 90th Street S and Keets Avenue S to be called Ravine Crossing. The site layout proposes a total of 80 detached single-family homes to comply with the R4 Zoning District.

DEVELOPMENT TEAM

Developer & Builder:	D.R. Horton, Inc.-Minnesota (Reid Schulz/Deb Ridgeway)
Civil Engineer/Surveying:	James R. Hill (Joel Cooper)
Landscape Architect:	Calyx Design Group (Ben Hartberg)

SITE INFORMATION AND EXISTING SITE DESCRIPTION

Property Address: UNASSIGNED

Tax ID Numbers: 1502721440001

Existing Conditions:

The site is currently used for agricultural purposes.

It is bordered on the north by 65th Street S and existing single-family homes; on the south by 90th Street S; on the west by agricultural land guided for future residential; and on the east by Keets Avenue and Christ the Lord Church.

COMPREHENSIVE PLAN & ZONING

The 2040 Comprehensive Plan guides the site for future low density. This request includes a rezoning from Agricultural to R4 – Low Density Residential, which is within the planned guiding for the site.



2040 Comprehensive Plan



Zoning Map

PRELIMINARY PLAT

Ravine Crossing includes 80 detached single-family homes with minimal lot widths of 65 feet at the setback. The proposed development will obtain access from 90th Street S, as well as an extension of Joliet Avenue from the north. Additionally, stub streets will be provided to the southwest and northeast property boundaries for future connections. All streets will be public.

The single-family homes are Horton's Premier home plans currently being constructed in Northwick Park (near Military Road & Ravine Pkwy). These homes range in square footage from 1,527 to 2,513 and offer a variety of elevation and floorplan options. These multi-level plans have living and dining on the main level, 3 bedrooms on the upper level and additional space for a family room and bedroom in the lower level. All homes have 3 to 4 bedrooms with 3-car garages. The design of this product line makes it appealing to multiple demographics from first time homebuyers to empty nesters.

LANDSCAPING

Landscaping will be provided in accordance with the City's landscape and tree preservation requirements. Landscaping will be concentrated along Keets Avenue and adjacent to the church property to provide a buffer.

Ravine Crossing is not anticipated to have a homeowners' association. Therefore, all landscaping will be maintained by individual lot owners.

CONSTRUCTION SCHEDULE

Grading for the entire site is anticipated to start Summer 2022 followed by the 1st phase of street & utility construction. Home construction would begin late Fall 2022 with first occupancies about Spring 2023.

Dependent on market conditions, the 2nd phase of development will occur Summer 2023.

RAVINE CROSSING

COTTAGE GROVE, MINNESOTA

PRELIMINARY DEVELOPMENT PLANS

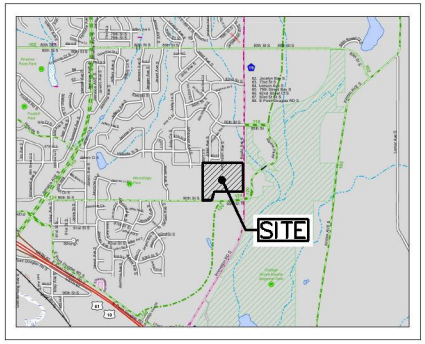
FOR

DR HORTON INC.–MINNESOTA

20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

PHONE: (952)–985–3757

PROJECT COORDINATES
N 44°49'16"
W 92°54'26"



LOCATION MAP
NOT TO SCALE

CURRENT ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: R4 (LOW DENSITY RESIDENTIAL)

NUMBER OF LOTS 80 LOTS

CITY OF COTTAGE R-4 ZONING REQUIREMENT

MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH AT SETBACK	60 FEET

R-4 ZONING MINIMUM SETBACKS

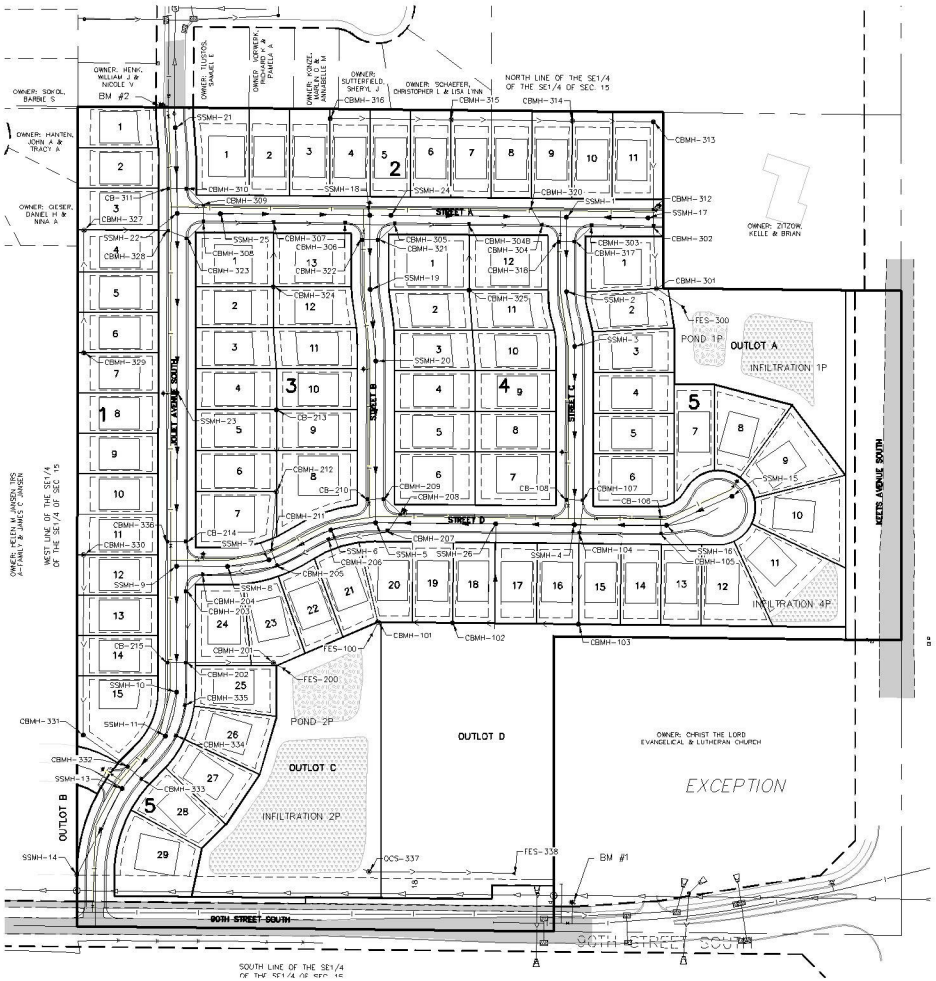
FRONT	30 FEET
SIDE	7.5 FEET
SIDE (STREET)	20 FEET
REAR	35 FEET

GROSS DENSITY	2.53 D.U./ACRE
LOTS	17.739 ACRES
R.O.W.	7.589 ACRES
EXISTING ROAD (90TH STREET SOUTH)	(0.941 ACRES)
EXISTING ROAD (KEATS AVENUE SOUTH)	(1.162 ACRES)
SUBDIVISION ROADS (60' RIGHT OF WAY)	(5.486 ACRES)
OUTLOTS	6.268 ACRES
PONDING (OUTLOTS A AND C)	(3.230 ACRES)
CHURCH (OUTLOT D)	(3.000 ACRES)
FUTURE DEVELOPMENT (OUTLOT B)	(0.038 ACRES)
TOTAL	31.596 ACRES

BENCHMARK

1# T.N.H AT
NORTH SIDE OF 90TH STREET SOUTH & SW CORNER OF THE CHURCH PROPERTY
TOP NUT HYDRANT ELEV=908.28

2# T.N.H AT
WEST SIDE OF JOLIET AVE SOUTH & NW CORNER OF PROJECT PROPERTY.
TOP NUT HYDRANT ELEV=913.39



INDEX

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–STORM SEWER PLAN	C6.0–6.1
DETAILS PLAN	C7.0
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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- 1002 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED WIMCO-POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SB#1 SOIL BORING LOCATION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- EXISTING WETLAND AREA (DELINEATION PER MNR PRELIMINARY DETERMINATION–MARCH, 2018)
- PROPOSED WETLAND BUFFER (20' MINIMUM)

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

PROJECT CONTACTS

PROJECT ENGINEER	JOEL COOPER, PE – JAMES R. HILL, INC.	(952)–890–6044 (O)
DEVELOPER:	REID SCHULTZ, DR HORTON INC	(952)–985–3757 (O)
CITY ENGINEER:	RYAN BURFEIND, PE – CITY OF COTTAGE GROVE	(651)–458–2808 (O)
NPDES OFFICER:	SARAH KAMRATH – MPCA	(651)–757–2855 (O)

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James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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PHONE: (952)890–6044 FAX: (952)890–6244

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.
JOEL C. COOPER
Date: 02/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
TITLE SHEET
FOR
DR HORTON INC–MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY AJA/VUN
DATE 02/23/22
REVISIONS
CAD FILE 23972 TS
PROJECT NO. 23972
C1.0

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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING RAILROAD
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- FLOOD LINE 896.7 AREA

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

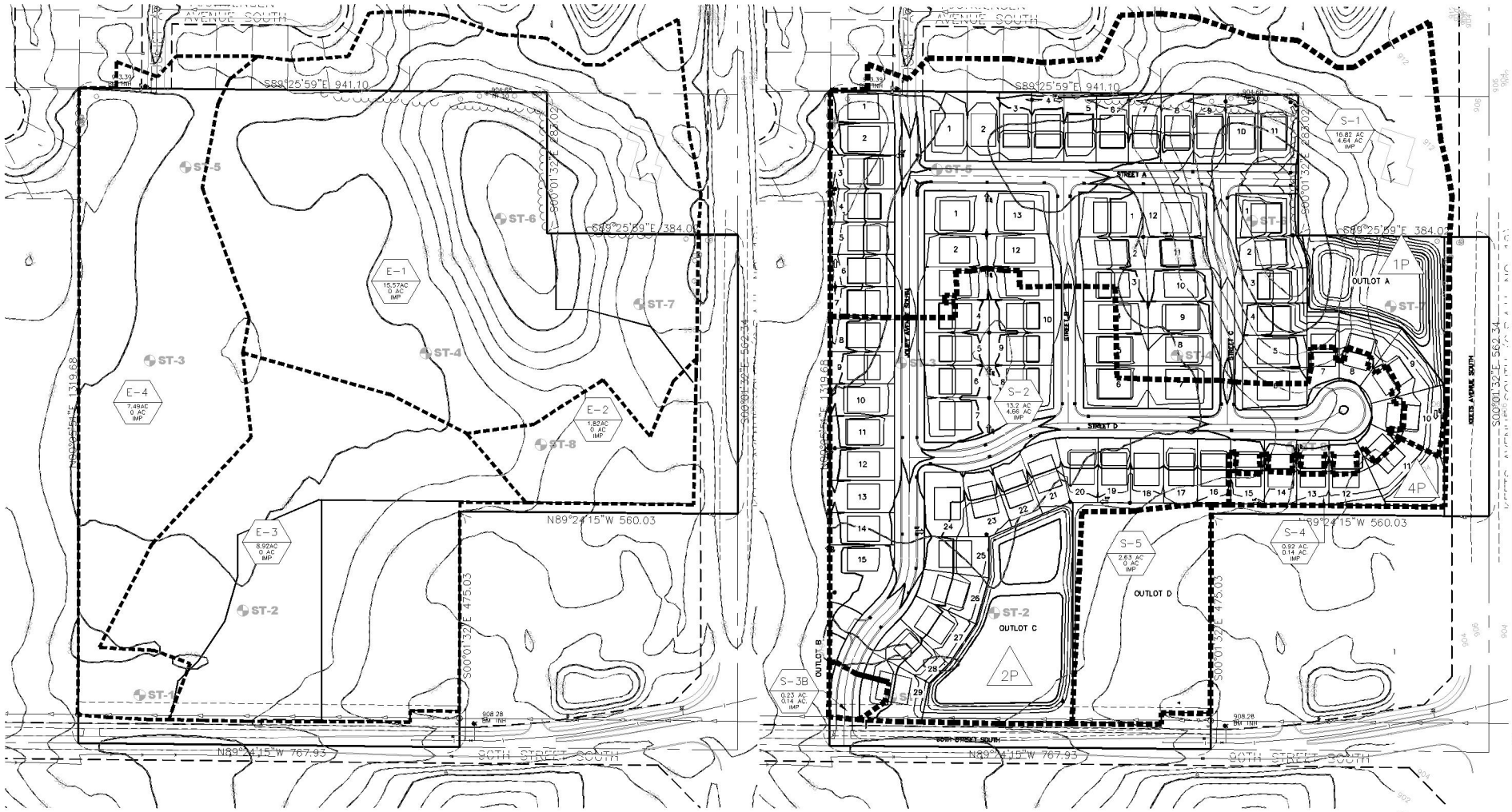
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NEIL C. COOPER
Date: 03/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
EXISTING CONDITIONS
FOR
DR HORTON INC-MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

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EXISTING DRAINAGE MAP

DRAINAGE SUMMARY		
RAIN EVENT	EXISTING (CFS)	PROPOSED (CFS)
1 YR	1.53	0.52
2 YR	3.14	0.64
10 YR	15.34	1.12
100 YR	58.07	2.19

VOLUME REDUCTION REQUIREMENT

EXISTING IMPERVIOUS = 0.0 SF
PROPOSED IMPERVIOUS = 417,305 SF = 9.58 AC.
1.0" OVER NEW IMPERVIOUS = 1.0"/12" PER FT x 417,305 SF = 34,775 CF
INFILTRATION VOLUME REQUIRED = 34,775 CF

TOTAL INFILTRATION VOLUME PROVIDED = 57,949 SF x 2.5 FT = 144,872 CF
INFILTRATION RATE = 0.7 IN/HR
1P INFILTRATION VOL = 12,381 SF X 2.5 FT = 30,953 CF
1P INFILTRATION CAPACITY = 12,381 X (0.7 IN/HR : 12 IN) = 722 CF/HR
1P INFILTRATION TIME REQUIRED = 30,953 CF/ 722 CF/HR =42 HRS < 48HRS

2P INFILTRATION VOL. = 40,905 SF X 2.5 FT =102,263 CF
2P INFILTRATION CAPACITY = 40,905 SF X (0.7 IN/HR : 12 IN = 2,386 CF/ HR
2P INFILTRATION TIME REQUIRED =102,263 CF : 2,386 CF/ HR = 43 HRS < 48 HRS

4P INFILTRATION VOL. = 4,663 SF X 2.5 FT = 11,658 CF
4P INFILTRATION CAPACITY = 4,663 SF X (0.7 IN/HR : 12 IN) = 272 CF/ HR
4P INFILTRATION TIME REQUIRED = 11,658 CF / 272 CF/ HR = 43 HRS < 48 HRS

PROPOSED DRAINAGE MAP

LEGEND

1P — POND AREA

1S — DRAINAGE AREA (TOTAL DRAINAGE AREA 336,710 SF; IMPERVIOUS AREA 0 SF IMP)

Tc PATH

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

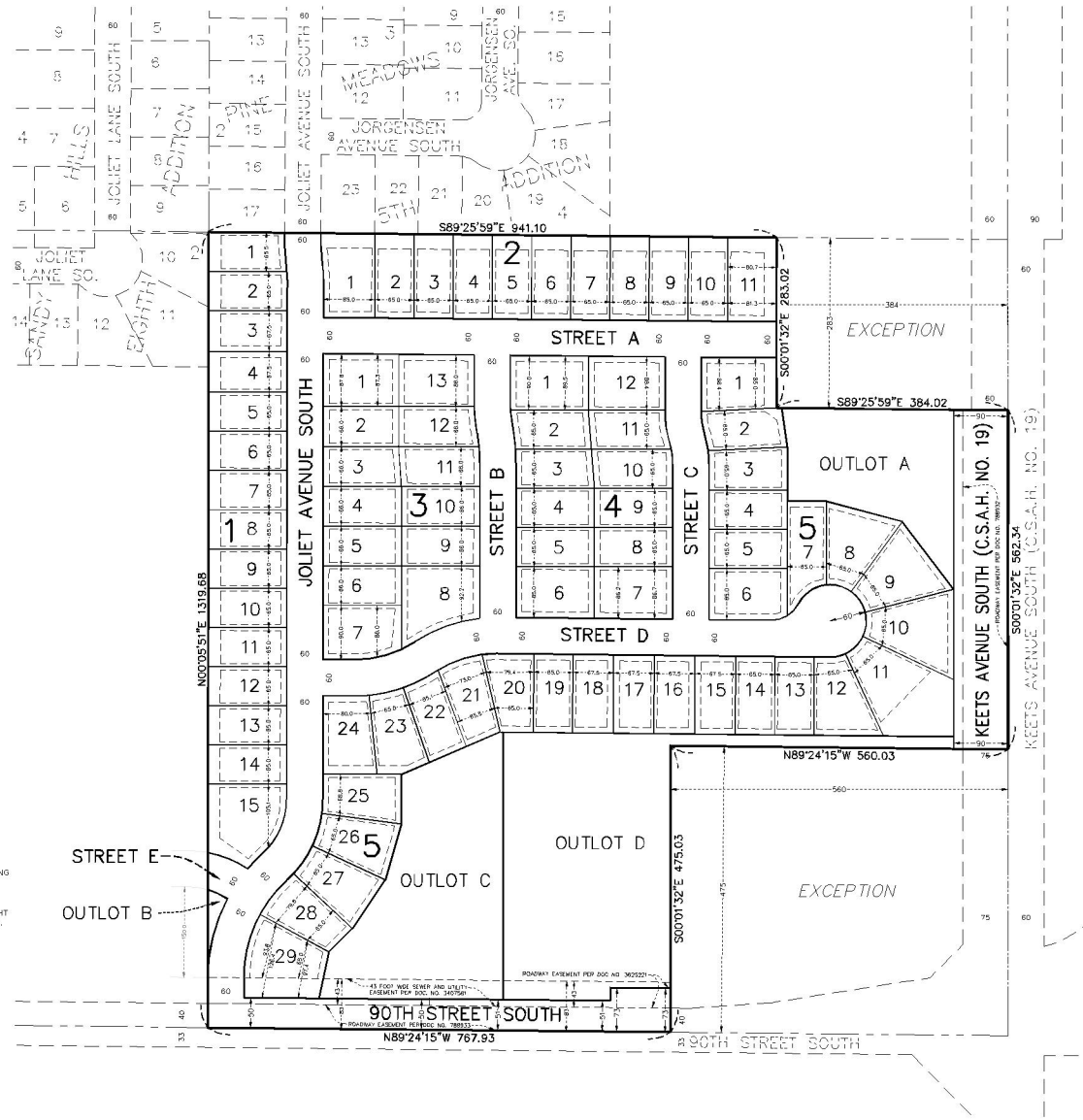
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PHONE: (952)890-6044 FAX: (952)890-6244

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NEIL C. COOPER
Date: 02/23/22 Reg. No. 18995

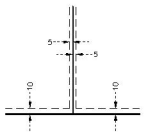
RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
SITE INFORMATION PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

N

SCALE IN FEET
0 100' 200'

PROPERTY DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions;

Exception One: The East 560 feet of the South 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Exception Two: The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	R4 (LOW DENSITY RESIDENTIAL)
NUMBER OF LOTS	80 LOTS

CITY OF COTTAGE R-4 ZONING REQUIREMENT

MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH AT SETBACK	60 FEET

R-4 ZONING MINIMUM SETBACKS

FRONT	30 FEET
SIDE	7.5 FEET
SIDE (STREET)	20 FEET
REAR	35 FEET

GROSS DENSITY	2.53 D.U./ACRE
LOTS	17.739 ACRES
R.O.W.	7.589 ACRES
EXISTING ROAD (90TH STREET SOUTH)	(0.941 ACRES)
EXISTING ROAD (KEATS AVENUE SOUTH)	(1.162 ACRES)
SUBDIVISION ROADS (60' RIGHT OF WAY)	(5.486 ACRES)
OUTLOTS	6.268 ACRES
PONDING (OUTLOTS A AND C)	(3.230 ACRES)
CHURCH (OUTLOT D)	(3.000 ACRES)
FUTURE DEVELOPMENT (OUTLOT B)	(0.038 ACRES)
TOTAL	31.596 ACRES

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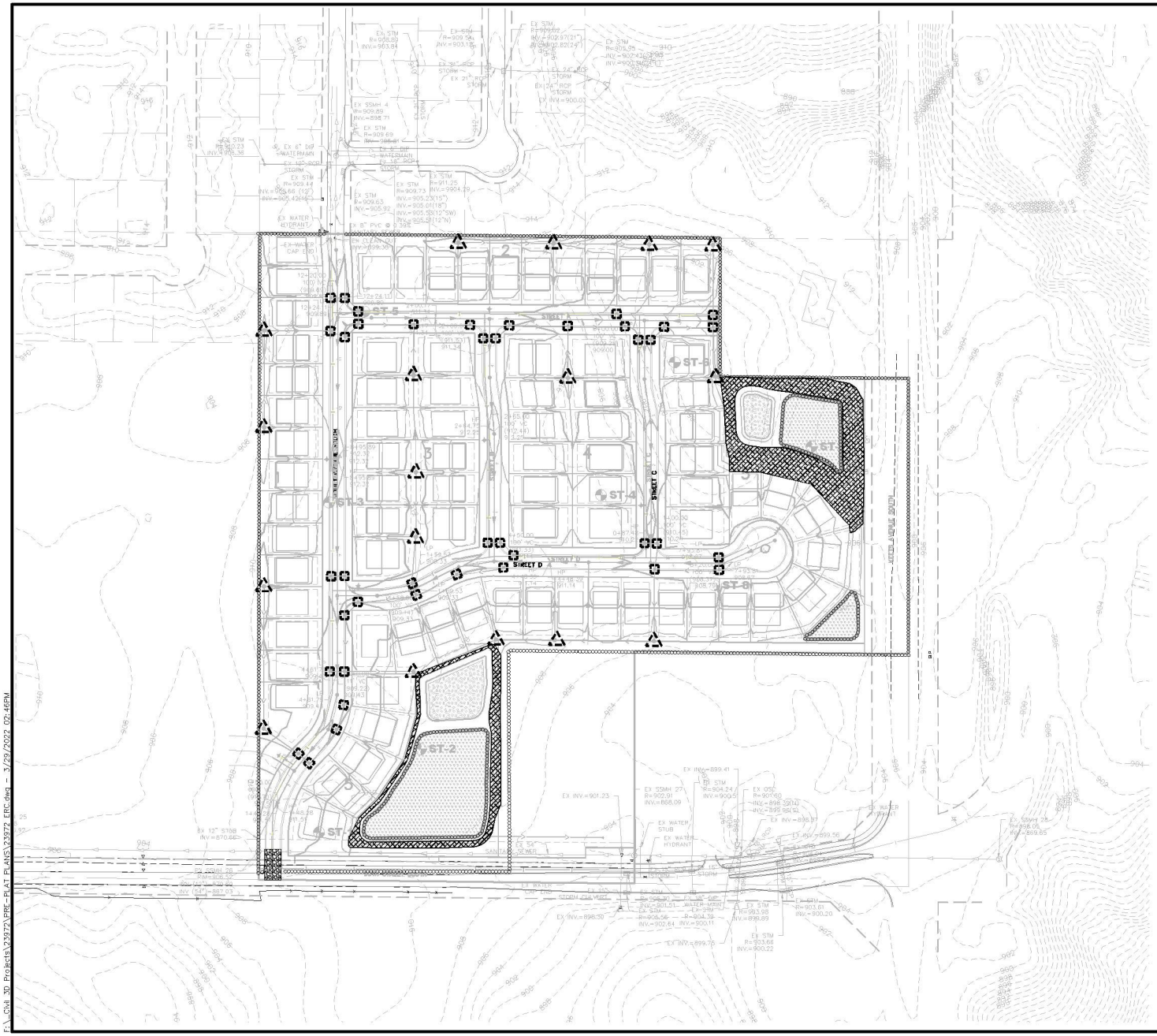
RAVINE CROSSING
COTTAGE GROVE, MINNESOTA

PRELIMINARY PLAT

DR HORTON INC-MINNESOTA
20300 KENRIDGE COURT, #100, LAKEVILLE, MN 55044

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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED SILT FENCE HEAVY DUTY
- PROPOSED WIMCO
- POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION
- POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH CHECK – MnDOT TYPE 3
- POST GRADING/UTILITY CONSTRUCTION
- PROPOSED TEMPORARY ROCK
- CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- MnDOT CATEGORY 3
- PROPOSED GENERAL SEED & MULCH MIX – MnDOT 25-141
- PROPOSED STORMWATER SEED & MULCH MIX – MnDOT 33-261
- PROPOSED NATIVE SEED & MULCH MIX – MnDOT 35-241

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

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NEIL S. COOPER
Date: 02/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY: AJA/VUN
DATE: 02/23/22
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PROJECT NO.: 23972
C3.0

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JENSON PROPERTY - COTTAGE GROVE, MN

TYPE OF PROJECT: Residential

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA	31.6 AC
TOTAL DISTURBED AREA	27.5 AC
PROPOSED (DESIGN) IMPERVIOUS AREA	8.9 AC

SPECIAL WATERS: The site is within 1 mile of an Unnamed creek, listed as an impaired creek. Impairment is for Fishes Bioassessment

The site is within 1 mile of an Unnamed lake, listed as an impaired lake. Impairment is for Nutrients

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water.

23.9:
Permittees must immediately initiate stabilization of exposed soil areas, as described in item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

23.10:
Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

Also, a mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the SWPPP at least 30-days before the construction start date. The SWPPP can be attached electronically when using the online application.

CONSTRUCTION PHASING
The project is expected to be constructed in three phases, with mass grading occurring during one construction season. Mass grading is anticipated to be completed within 6 weeks from commencement of work. Utility and street construction is anticipated to be completed within 6 weeks from commencement of work.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT
As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The street subcut will serve as temporary sediment basins during construction. The project is primarily cut, and therefore perimeter erosion will flow inward towards the project.

The risk of discharge of sediment off of the site is low, due to the grade orientation and design. The highest potential for discharge off the site is from the street entrance.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:
1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs:
1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs
Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.
Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 N TUs or less.

STABILIZATION BMPs
The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:
1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs
1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMP's for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS
Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre
(2) Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)
A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(3) Hydro-Seeding (Stockpile)
A. Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1,000 gal
B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
C. Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
D. Water: 875 gal/1000 gal
E. Apply at 6000 gal of Slurry per acre.
(4) Stormwater Basins (Aquatic Bench up to HWL)
A. Seed: **MNDOT 33-261** at a rate of 14.5 lb/acre
B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs
Routine Inspection
1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES
1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)
6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

MPCA STORMWATER PERMIT - RESPONSIBILITY
The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: REID SCHULTZ - DR HORTON INC - (952)-985-3757
PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS
ENGINEER:
JOEL COOPER, P.E., - James R. Hill, Inc. - 952-890-6044

TRAINING REQUIREMENTS
JOEL COOPER, P.E.
DESIGN OF CONSTRUCTION SWPPP (CERTIFICATION(2021-2023))
UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN

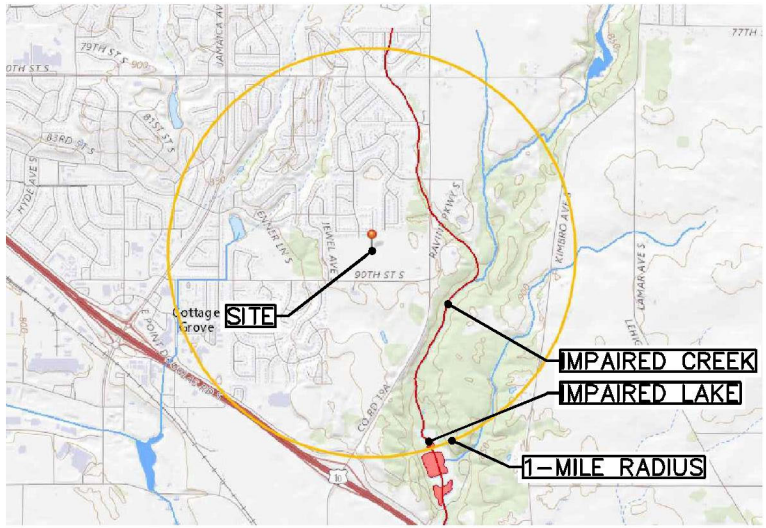
LGU CONTACT: RYAN BURFEIND, PE - CITY OF COTTAGE GROVE - (651)-458-2808
MPCA COMPLIANCE: SARAH KAMRATH - MPCA - (651)-757-2855
The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	5259
EROSION CONTROL BLANKET CATEGORY 3	AC	1.17
MNDOT SEED AND MULCH 33-261 (STORMWATER BASIN)	AC	1.33
MNDOT SEED AND MULCH 25-141 (GENERAL MIX) - 1.5X	AC	25
MNDOT SEED AND MULCH 21-112 (TEMPORARY COVER CROP)	AC	5
REAR YARD INLET PROTECTION	EA	17
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	41



USGS MAP
NTS



USDA SOIL MAP
1" = 200'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. City Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL C. COOPER
Date: 02/23/22 Reg. No. 48956

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY: AJA
DATE: 02/23/22
REVISIONS

CAD FILE: 23972 ERD
PROJECT NO.: 23972
C3.1

F:\A_Civil_3D_Projects\23972\PRE-PLAT PLANS\23972_ERD.dwg — 3/29/2022 02:46PM

1.1 Permit coverage. [Minn. R. 7090]

1.2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a project is part of a common plan of development or sale that ultimately will disturb greater than one (1) acre, and authorizes, subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity. [Minn. R. 7090]

1.3 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in Item 3.3 through 3.4 or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project. [Minn. R. 7090]

1.4 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized Indian Reservation governed by a tribe or tribal member's own land held in trust by the federal government for a tribe or tribal member. [Minn. R. 7090]

1.5 Coverage under this permit is not required when all stormwater from construction activity is routed directly to a wastewater treatment facility, as defined in Minn. Stat. Sect. 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total Suspended Solids (TSS) effluent limit. [Minn. R. 7090]

1.6 This permit covers ongoing project to covered under any previous construction stormwater permit that are not complete on the issuance date of this permit. Permittees must either remain in compliance with the previous permit and terminate coverage within 12 months of the issuance date of this permit or comply with this permit, including updating the Stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permittees of previously permitted projects are not required to incorporate any additional requirements regarding the permanent treatment system included in this reissued permit. [Minn. R. 7090]

1.7 Coverage for projects that extend beyond the expiration date of this permit remains effective from grace period covering project completion and Notice of Termination (NOT) submittal. If Permittees cannot complete projects during the grace period, the MPCA will extend coverage under the next permitted permittees must comply with the requirements of the new permit including updating the SWPPP. Permittees are required to follow changes to the permanent stormwater treatment section of the next permit. [Minn. R. 7090]

2.1 Prohibition and Limitations of Coverage. [Minn. R. 7090]

2.2 The owner must not discharge to a public water without SWPPP that complies with Item 5.2 prior to submitting the application for coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in permit revocation. [Minn. R. 7090]

2.3 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and discharges from dewatering activities in accordance with Item 5.10.3. Prohibited discharges include, but are not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or the pollutants used in vehicle and equipment operation and maintenance, soaps or solvents used in vehicle and equipment washing and maintenance, and other hazardous substances or wastes. [Minn. R. 7090]

2.4 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring local, state or federal authorizations but has U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of Natural Resources (DNR) Public Waters Work permits or local governmental unit (LGU) Wetland Conservation Act replacement plans or determinations). [Minn. R. 7090]

2.5 This permit does not authorize stormwater discharges associated with industrial facility except for construction activity. Permittees must obtain coverage for discharges associated with industrial activity unless separate NPDES/SDS permit once day-to-day operational activities commence even if construction is ongoing. [Minn. R. 7090]

2.6 This permit does not authorize discharges from non-point source agricultural and silvicultural activities and does not apply to farmers meeting the exemptions in Minn. Stat. Sect. 116.07, subd. 7. [Minn. R. 7090]

2.7 This permit does not authorize stormwater discharges to prohibited, restricted, special or impaired waters unless permittees follow the additional stormwater requirements in Item 5.2.2 and Item 5.2.3. [Minn. R. 7090]

2.8 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental review required by law, including any required Environmental Assessment Worksheets or Environmental Impact Statements, federal environmental review, or other required review prior to applying for coverage under this permit. If the owner's plan of development or sale development schedule requires environmental review, coverage under this permit cannot be obtained until such environmental review is complete. [Minn. R. 7090]

2.9 This permit does not replace or satisfy any review requirements for discharges adversely impacting state or federally designated endangered or threatened species or endangered or critical habitat. The owner must comply with the National Historic Preservation Act and contact all required parties for review and consultation related to historic preservation, including significant archaeological sites and any burial sites, within the boundaries of the project. [Minn. R. 7090]

2.10 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22. [Minn. R. 7090]

3.1 Application and Coverage Effective Date. [Minn. R. 7090]

3.2 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA at least seven (7) days before the first disturbance (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. [Minn. R. 7090]

3.3 For projects or common plans of development or sale that disturb less than 50 acres, or do not discharge stormwater within mile (wet) radius measurement(s) of special or impaired water, permittees do not need to submit the SWPPP with the application. Permittees must submit the SWPPP upon application and completing the payment process. [Minn. R. 7090]

3.4 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be included with the application and submitted at least 30 days before the start of construction activity. This applies if there is a discharge point on the project within one mile (wet) radius measurement of, and flows to, a special water listed in Item 23.3 through 23.6 or an impaired water as described in Item 23.7. Permit coverage for these projects is effective upon submitting the application and complete SWPPP, completing the payment process and receiving a determination from the MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is complex. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30 days after completing the payment process. [Minn. R. 7090]

3.5 The application requires listing all persons meeting the definition of owner and operator as permittees. The owners responsible for compliance with the terms and conditions of this permit. The operator is responsible for compliance with sections 5, 6, 9, 22, 24 and applicable requirements for construction activity in section 23. [Minn. R. 7090]

3.6 Permittees will receive coverage notification in a manner determined by the MPCA. [Minn. R. 7090]

3.7 For construction projects where the owner or operator changes, or multiple owners or operators exist for portions of the property to various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must submit a complete permit modification form provided by the MPCA. The current owner or the new owner or operator must submit the form prior to the new owner or operator commencing construction activity or no later than 30 days after taking ownership of the property. [Minn. R. 7090]

3.8 For construction projects where is the owner or operator changes, the current owner must provide a SWPPP to the new owner or operator that specifically addresses the remaining construction activity. The new owner or operator can implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure the activities do not render another party's erosion prevention and sediment control BMPs ineffective. [Minn. R. 7090]

4.1 Termination of Coverage. [Minn. R. 7090]

4.2 Permittees must submit a NOT within 30 days after all terminations conditions listed in Section 4.3 are complete. [Minn. R. 7090]

4.3 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final lean out, or transferring portions of site to other owners. The permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R. 7090]

4.4 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:

a. construction activity has ceased for at least 0 days; and

b. at least seven (7) days (except if winter conditions apply) all construction activity has been completed and permanent cover has been established on those areas; and

c. in areas where construction activity is not complete, permanent cover has been established; and

d. the site complies with Item 3.3 through 13.7.

After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require a permit coverage if the subsequent development is part of a common plan of development or sale will result in land disturbing activities of one (1) or more acres in size. [Minn. R. 7090]

4.5 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner has sold the project. [Minn. R. 7090]

5.1 Stormwater Pollution Prevention Plan (SWPPP) Contents. [Minn. R. 7090]

5.2 The owner must develop a complete SWPPP that addresses Item 5.3 through 5.26. [Minn. R. 7090]

5.3 The SWPPP must incorporate specific best management practices (BMPs) used to comply with the requirements of this permit. [Minn. R. 7090]

5.4 The SWPPP must describe a maximum 7-day rolling by rolling calculation for the timing for installation of all erosion prevention and sediment control BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]

5.5 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with procedures used to establish and maintain these BMPs as necessary for the site conditions during construction. Standard details and conspecifications for BMPs must be included in the final plans and specifications for the project. [Minn. R. 7090]

5.6 The SWPPP must include the construction plans and other information used for the design of temporary sediment basins and any of the permanent stormwater treatment systems required in section 15. [Minn. R. 7090]

5.7 The SWPPP must include estimated quantities and its posted at the start of the project for the life of the project that will erosion prevention and sediment control BMPs (e.g., linear feet of silt fence or square feet of erosion control blanket). [Minn. R. 7090]

5.8 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]

5.9 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, direction of flow and all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the areas of steep slopes. The site map must also include impervious surfaces, soil types and locations of potential pollutant-generating activities as identified in Section 12. [Minn. R. 7090]

5.10 The SWPPP must include a map of surface waters, existing wetlands, and stormwater ponds or basins that can be identified on maps such as United States Geological Survey 7.5 minute quadrangle maps, the National Wetland Inventory map or equivalent maps and are within one mile (aerial radius measurement) from the project's boundaries that will receive stormwater from construction site, during or after construction. The SWPPP must identify if the surface waters are special or impaired waters. [Minn. R. 7090]

5.11 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for who to the DNR has promulgated "work in water restriction" during specified fish spawning time frames. [Minn. R. 7090]

5.12 Permittees must identify locations of 50' buffer zones as required in Item 8.17 and 100' permanent buffer zones as required in Item 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]

5.13 If permittees determine compliance with the following requirements is infeasible, they must document the determination in the SWPPP:

a. temporary sediment basins as described in Section 14; and

b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a reasonable attempt must be made to obtain additional right-of-way (Item 15.8); and

c. buffer zones as described in Item 8.17 and Item 23.11. [Minn. R. 7090]

5.14 If permittees determine that a temporary sediment basin is infeasible as described in Item 14.1.0, the SWPPP must describe the alternative BMPs used. [Minn. R. 7090]

5.15 When systems cannot meet the full volume reduction requirement on site, (e.g., the site has infiltration prohibitions, see Item 14.1.4 through Item 14.2), the permittee must document the reasons in the SWPPP. [Minn. R. 7090]

5.16 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal reviews conducted for the project. For purposes of this permit, mitigation measures means actions necessary to avoid, minimize, or mitigate for impacts related to erosion prevention, sediment control), the permanent stormwater treatment system, pollution prevention management measures and discharge rates and volumes from the project's construction activities. [Minn. R. 7090]

5.17 The SWPPP must describe the methods used for permanent cover of all exposed soil areas. [Minn. R. 7090]

5.18 The SWPPP must identify the locations of areas where construction will be phased to minimize the duration of exposed soil areas in the SWPPP. [Minn. R. 7090]

5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and with flows to an impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency (USEPA) approved Total Maximum Daily Load (TMDL) for the pollutant(s) of concern. The SWPPP must identify the BMPs that are consistent with the assumptions and TMDLs approved at any time prior to permit application submittal and are still in effect. [Minn. R. 7090]

5.20 Permittees must document in the SWPPP, all trained individuals identified in Item 21.2. Documentation must include:

a. names of personnel required to be trained; and

b. dates of training and name of instructor(s) and entity providing training; and

c. content of training course.

If permittees do not know the names of the individuals at the time of application, the permittees must ensure they do not commit training before construction activity commences. [Minn. R. 7090]

5.21 The SWPPP must identify a person(s) responsible for installation and maintenance of erosion prevention and sediment control BMPs who will coordinate with all contractors, sub-contractors, and operators on-site to oversee the implementation of the SWPPP. [Minn. R. 7090]

5.22 The SWPPP must describe the specific procedures that will be implemented and used for enhancing the sedimentation process and how it achieves compliance with Item 8.18. [Minn. R. 7090]

5.23 The SWPPP must identify all potential pollutant-generating activities, including drainage ditches and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees must remove all debris and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems and restabilize the areas where re-sediment removal results in exposed soil. Permittees must complete removal and stabilization within seven (7) calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. Permittees must use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) days of obtaining access. Permittees are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters. [Minn. R. 7090]

5.24 Permittees must inspect construction site vehicle exit locations, streets and curbed gutter systems within and adjacent to the project for sediment tracking from roadways or tracked sediment from vehicles. Permittees must remove sediment from all paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to users of public streets. [Minn. R. 7090]

5.25 Permittees must repair, replace or supplement all perimeter control devices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. [Minn. R. 7090]

5.26 The SWPPP must address soil compaction in areas where infiltration basins and minimize the sediment when the depth of bed sment collected in the basin reaches 1/2 the storage volume. [Minn. R. 7090]

5.27 Permittees must ensure that at least one individual present on the site for available to the project site in three (3) locations. [Minn. R. 7090] Item 21.2.b. [Minn. R. 7090]

5.28 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:

a. the expected amount, frequency, intensity, and duration of precipitation; and

b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features; and

c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points; and

d. the range of soil particle sizes expected to be present. [Minn. R. 7090]

6.1 Site Plan Amendments. [Minn. R. 7090]

6.2 One of the individuals described in Item 21.2.a or item 21. 2.b or another qualified individual must complete all inspections. Changes to the SWPPP must be completed within seven (7) days or include a justification describing how the replacement BMP is effective for the site characteristics. [Minn. R. 7090]

8.3 Permittees must amend the SWPPP to include additional or mod fied BMPs as necessary to correct problems identified in any inspection reports, investigations, reviews conducted by any local, state or federal agency, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters. [Minn. R. 7090] Item 6.2 and Item 6.3. [Minn. R. 7090]

6.4 Permittees must amend the SWPPP to include additional or mod fied BMPs as necessary to correct problems identified in any investigations conducted by operators, reviewer findings or inspections by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard violations in receiving waters. Permittees must complete such SWPPP modifications within seven (7) calendar days of discovery, unless precluded by legal, regulatory, or physical access constraints. Permittees must document any amendments to the SWPPP proposed as a result of these investigations or reviews or explain in writing why the changes are not needed. [Minn. R. 7090]

6.5 Permittees must amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the discharge of pollutants to surface waters or groundwater and which has not been addressed in the SWPPP. [Minn. R. 7090]

6.6 Permittees must amend the SWPPP to include additional BMPs as needed to meet the requirements of this permit. [Minn. R. 7090]

6.7 Permittees must amend the SWPPP to include additional or mod fied BMPs as necessary to correct problems identified in any inspection reports, investigations, reviews conducted by any local, state or federal agency, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters. [Minn. R. 7090]

6.8 Permittees must amend the SWPPP to include additional or mod fied BMPs as necessary to correct problems identified in any investigations conducted by operators, reviewer findings or inspections by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard violations in receiving waters. Permittees must complete such SWPPP modifications within seven (7) calendar days of discovery, unless precluded by legal, regulatory, or physical access constraints. Permittees must document any amendments to the SWPPP proposed as a result of these investigations or explain in writing why the changes are not needed. [Minn. R. 7090]

7.1 Employee and Subcontractor Training. [Minn. R. 7090]

7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate manner consistent with the manufacturer's guidance with relevant manufacturer specifications and accepted engineering practices. [Minn. R. 7090]

8.1 Erosion Prevention BMPs. [Minn. R. 7090]

8.2 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]

8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes when steep slopes are unavoidable, permittees must limit the amount and duration of the disturbance. [Minn. R. 7090]

8.4 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they are permanently stabilized. Inlet protection may be removed for a specific inlet during its use for temporary conveyance of stormwater runoff, such as directing runoff to a sediment control practice, when the contributing drainage area is fully stabilized. [Minn. R. 7090]

8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time frames, permittees must not perform any construction activities that result in the physical alteration of all exposed soil areas within 200 feet of the water's edge, and shall stabilize those waters, within 24 hours during the restriction period. [Minn. R. 7090]

8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or drainage system. For ditches or swales that cannot be completed stabilized at the end of each day, permittees must install temporary or permanent ditches or swales within 24 calendar days after connecting to a surface water or drainage system and must stabilize completed sections of the ditch immediately after they are finished. [Minn. R. 7090]

8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with properly designed rock ditch check, bio bale, silt dike, etc.) do not need to be stabilized. Permittees must stabilize these areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]

8.8 Permittees must not use mulch, hydromulch, tackifier, polyacrylamides or similar erosion prevention practices within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with the continuous slope of greater than 2 percent. [Minn. R. 7090]

8.9 Permittees must install temporary or permanent energy dissipation and velocity control BMPs within 24 hours after connection to a surface water or permanent stormwater treatment system. [Minn. R. 7090]

8.10 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with the SWPPP. [Minn. R. 7090]

9.1 Sediment Control Practices. [Minn. R. 7090]

9.2 Permittees must install sediment control practices on all downgrad ient perimeters of the site and downgradien t areas of the site that drain to any surface water, including urb and gutter systems.

9.3 Permittees must locate sediment control practices upgradient of any buffer zones. Permittees must install sediment control practices before any upgradie nt land-disturbing activities begin and keep the sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

9.4 Temporary or permanent ditches or swales that drain water from the site must direct discharges to sediment containment systems (e.g., ditches with rock check dams) equipment sediment control practices or redundant sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

9.5 A floating silt curtain placed in the water is not a sed iment control BMP to satisfy Items 9.2 except when working on a shoreline or below the waterline. Immediately after the short-te rm construction activity (e.g., install pipe), the permittees must repair, replace or supplement the silt curtain with upgradient sediment control practices like those listed in Item 9.2. [Minn. R. 7090]

9.6 Permittees must re-install silt fence or other sediment control BMPs to address maintenance requirements, permittees must install and bional upgradient sediment control practices or redundant sediment control practices in place until they establish permanent cover. [Minn. R. 7090] Item 9.2 is required in Item 8.5. [Minn. R. 7090]

9.7 Permittees must not place temporary sediment basins on areas of existing vegetation (e.g., street flooding/flooding, bio swales, etc.) unless approved by the City/county/township/Minnesota Department of Transportation engineer(). Permittees must document the local approval in the project's SWPPP. [Minn. R. 7090]

9.8 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgrade nt perimeter. [Minn. R. 7090]

9.9 Permittees must locate bio bales downslope of natural buffers or surface waters, including stormwater conveyances such curb and gutter systems unless there is a bypass in place for the stormwater f. [Minn. R. 7090]

9.10 Permittees must install a vehicle tracking BMP to minimize the track-out of sediment from the construction site or other paved roads within the site. [Minn. R. 7090]

9.11 Permittees must use street sweeping if vehicle tracking BMPs are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090]

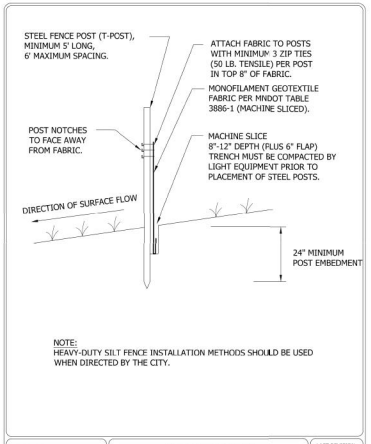
9.12 Permittees must install temporary sediment basins as required in section 14.1. [Minn. R. 7090]

9.13 Inany areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use to minimize soil compaction. [Minn. R. 7090]

9.14 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]

9.15 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]

9.16 Permittees must preserve a 50 foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double) perimeter sediment control and have a surface water located within 50 feet of the project's earth disturbances and stormwater flow to surface waters. Permittees must install perimeter sediment control practices at least 5 feet apart unless limited by lack of available space. Natural buffers are not used adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons in the SWPPP. If a combination of perimeter control BMPs is required (redundant perimeter control), the contractor must install

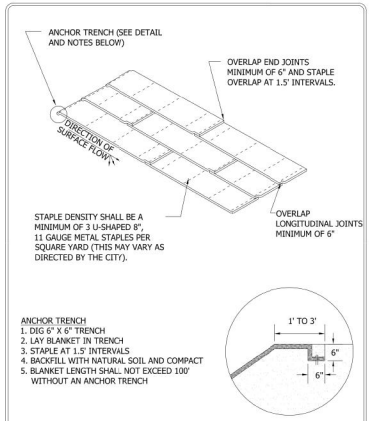


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-1

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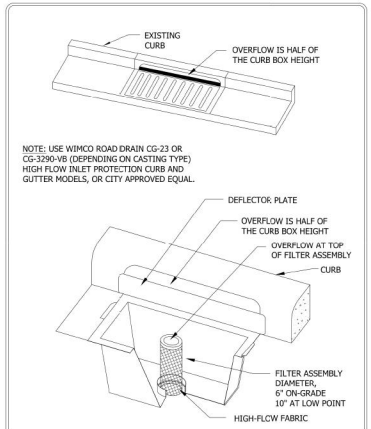


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
EROSION CONTROL BLANKET INSTALLATION
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-5

48_ERO5.DWG

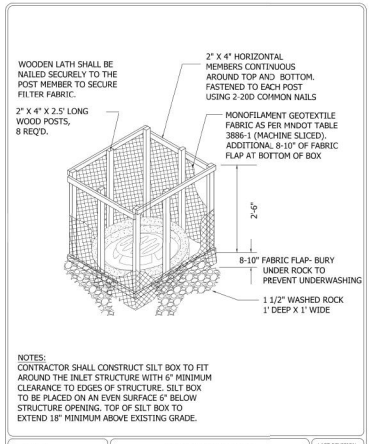


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION CATCH BASIN INSERT
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-9

48_ERO9.DWG

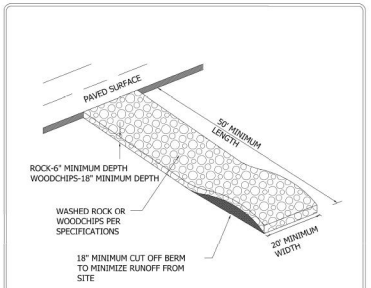


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-10

48_ERO10.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-12

48_ERO12.DWG

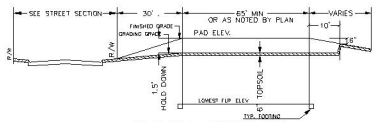


Cottage Grove — Where Pride and Prosperity Meet

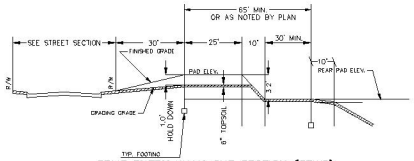
STANDARD DETAILS
SLOPE TRACKING
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. ERO-13

48_ERO13.DWG



SPLIT ENTRY SECTION (SE)
NOT TO SCALE



SPLIT ENTRY WALK OUT SECTION (SEWO)
NOT TO SCALE

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. City Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
NEIL C. COOPER
Date: 02/23/22 Reg. No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY: AJA
DATE: 02/23/22
REVISIONS

CAD FILE: 23972 ERD
PROJECT NO.: 23972
C3.3

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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED WETLAND BUFFER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED WETLAND BUFFER SIGN

STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
11. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
12. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON FEB. 25, 2022. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.

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

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SCALE IN FEET
0 80 160 240
1 inch = 80 feet

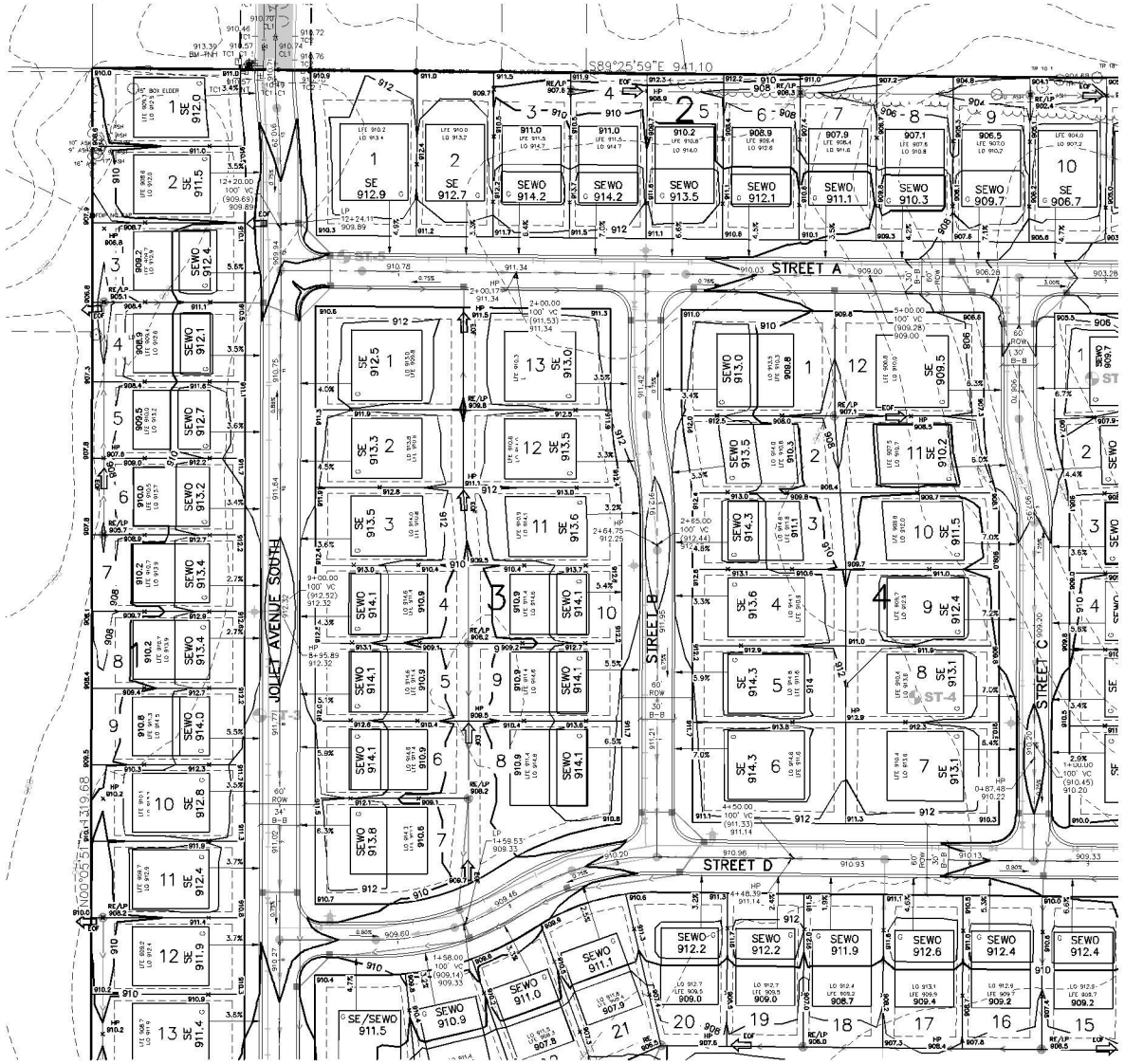
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL K. COOPER
Date: 02/23/22 Reg.No. 18495

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY
JEK/VUN
DATE
02/23/22
REVISIONS
CAD FILE
23972 G
PROJECT NO.
23972
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LEGEND

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SCALE IN FEET
0 50 100 150
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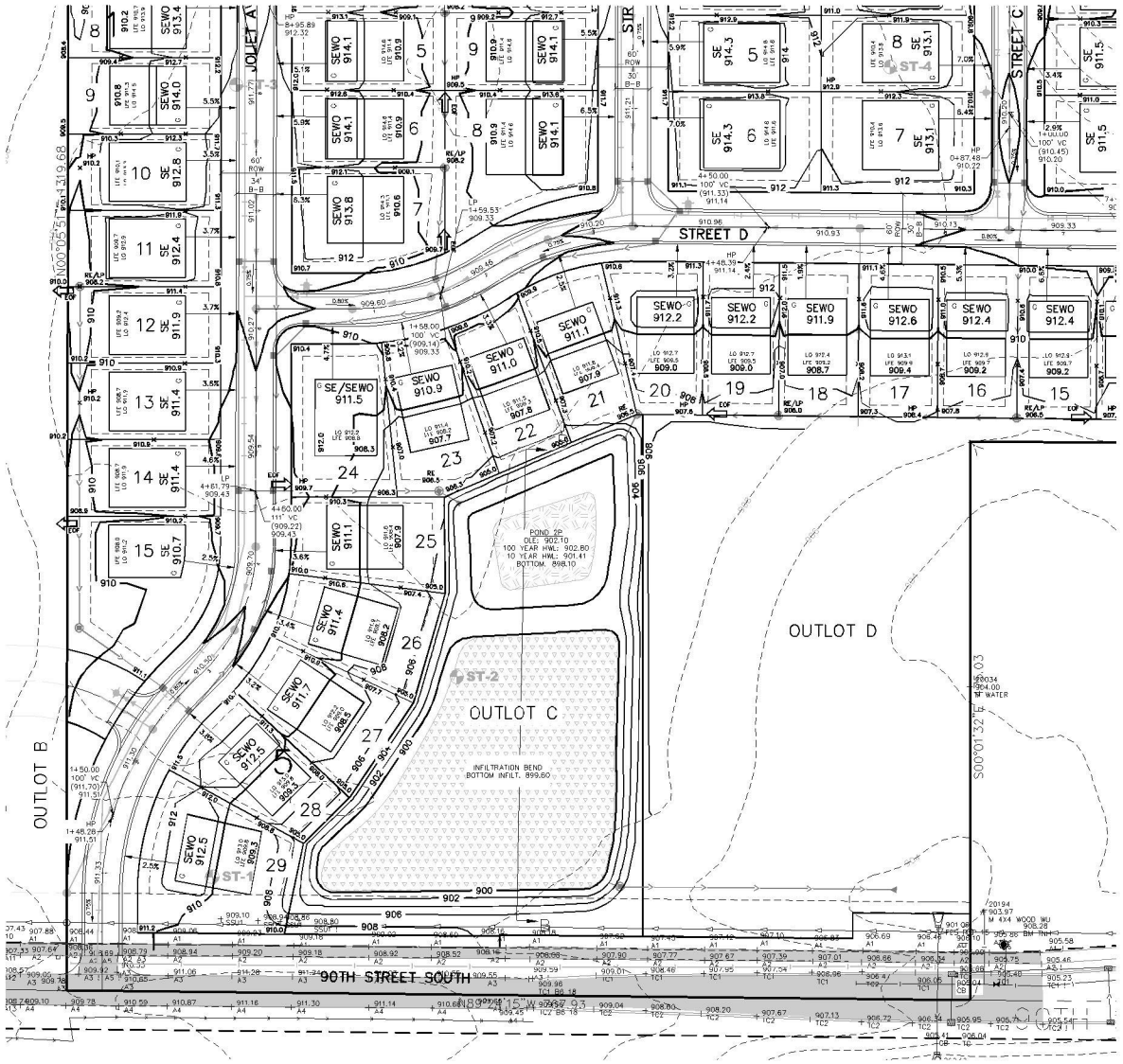
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JOEL E. COOPER
Date: 02/23/22 Reg. No. 18995

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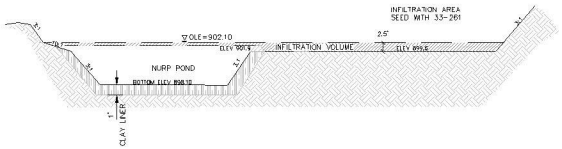
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DATE: 02/23/22
REVISIONS:
CAD FILE: 23972 G
PROJECT NO.: 23972
C4.1

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LEGEND

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NURP POND P2 & INFILTRATION BASIN
CROSS SECTION B–B
NOT TO SCALE

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

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

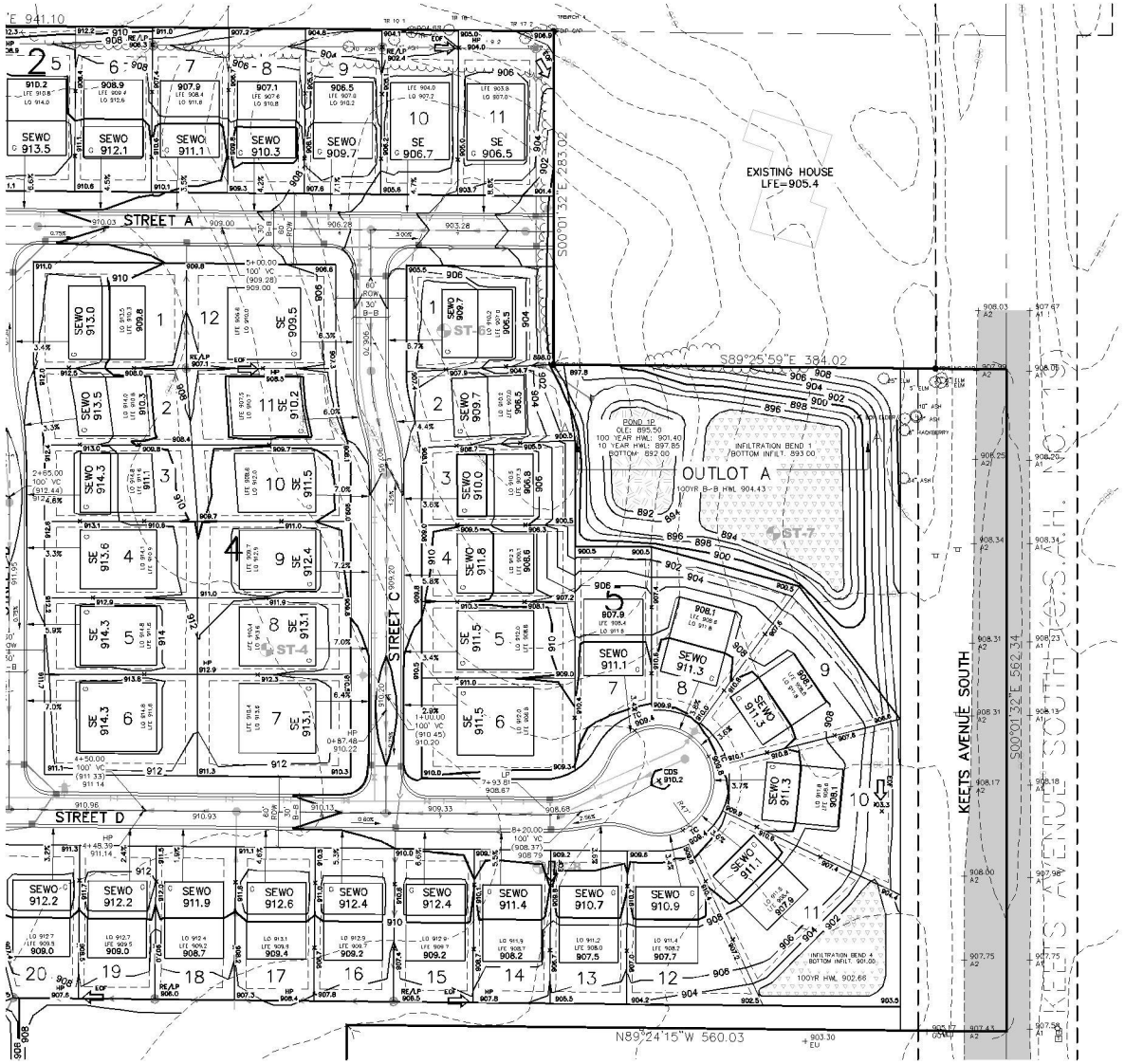
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Jack E. COOPER
Date: 02/23/22 Reg. No. 18995

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PRELIMINARY GRADING & DRAINAGE PLAN
FOR
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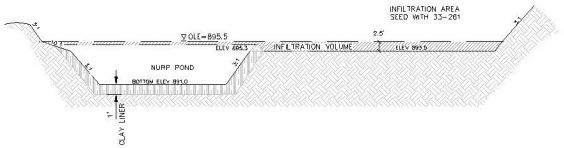
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DATE: 02/23/22
REVISIONS:
CAD FILE: 23972 G
PROJECT NO.: 23972
C4.2

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LEGEND

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NURP POND P1 & INFILTRATION BASIN
CROSS SECTION A-A
NOT TO SCALE

N

SCALE IN FEET
0 50 100 150
1 Inch = 50 feet

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

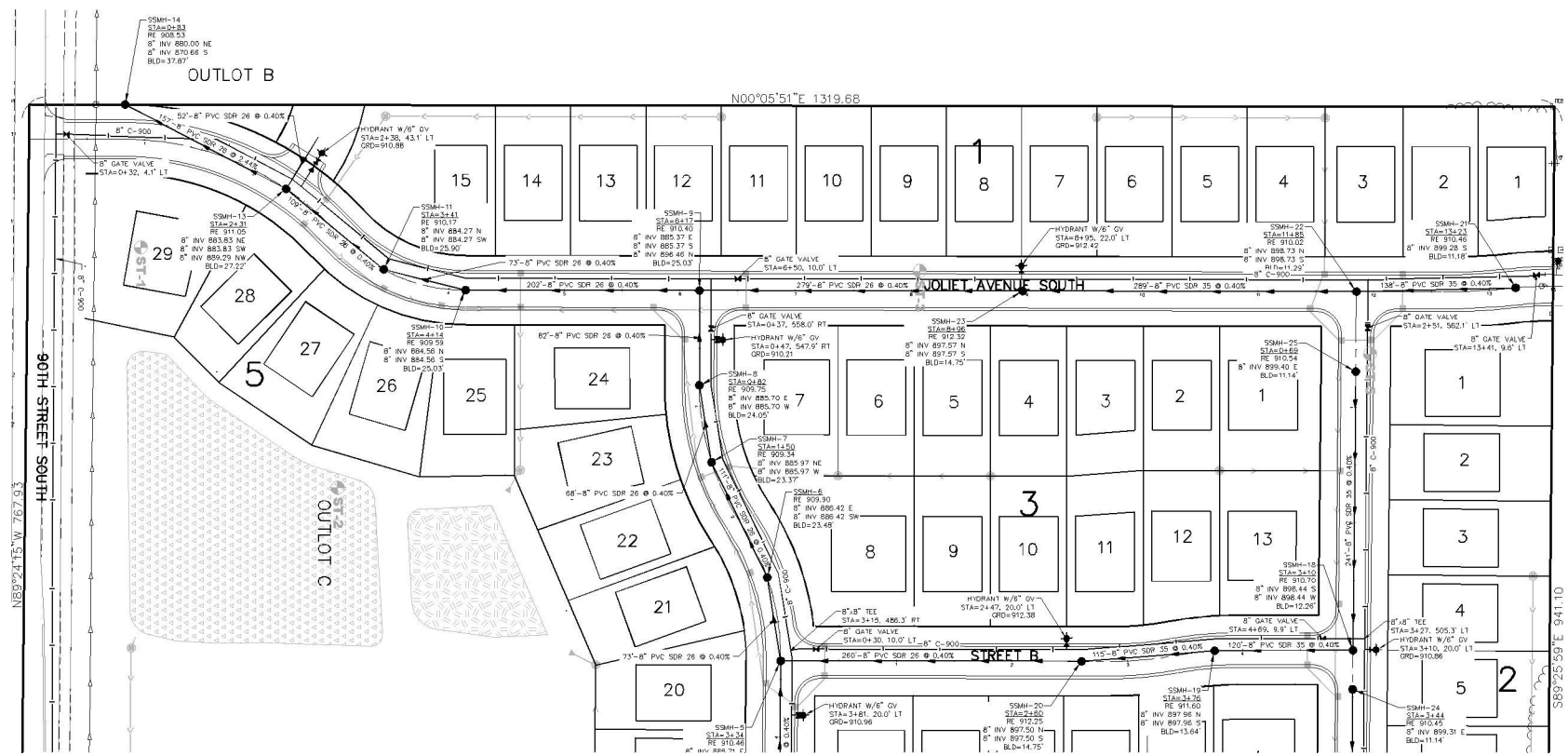
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GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF COTTAGE GROVE, MN GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.

2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

   THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

   THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. CONTRACTOR RESPONSIBILITIES:
   THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY

   THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

   CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

   THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

2. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

   THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

3. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.

4. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C900 PVC W/ TRACER WIRE.

5. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
   a. 0' - 18' DEEP = PVC SDR 35
   b. 18' - 28' DEEP = PVC SDR 26
   c. 28' - 32' DEEP = PVC SDR 18, AWWA C900
   d. 32' + DEEP = POLYBOND LINED DIP, ASTM A746

LEGEND

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

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

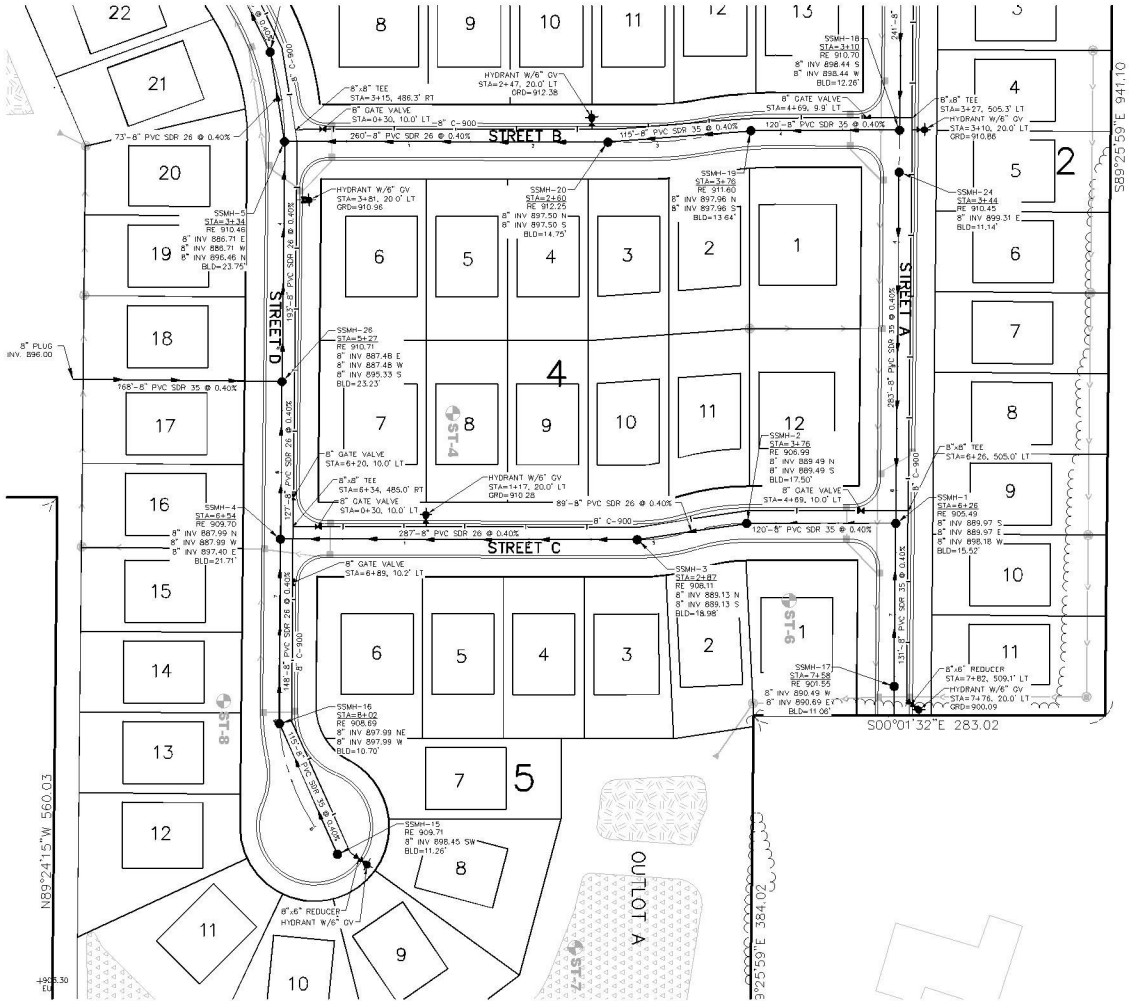
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

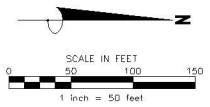
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JOEL C. COOPER
Date: 02/23/22 Reg. No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
PRELIMINARY SANITARY & WATERMAIN PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY AJA/VUN
DATE 02/23/22
REVISIONS
CAD FILE 23972 U
PROJECT NO. 23972
C5.1

P:\Civil 3D Projects\23972\PRE-PLAT PLANS\23972 U.dwg - 3/29/2022 02:46PM





LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING WETLAND EDGE
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

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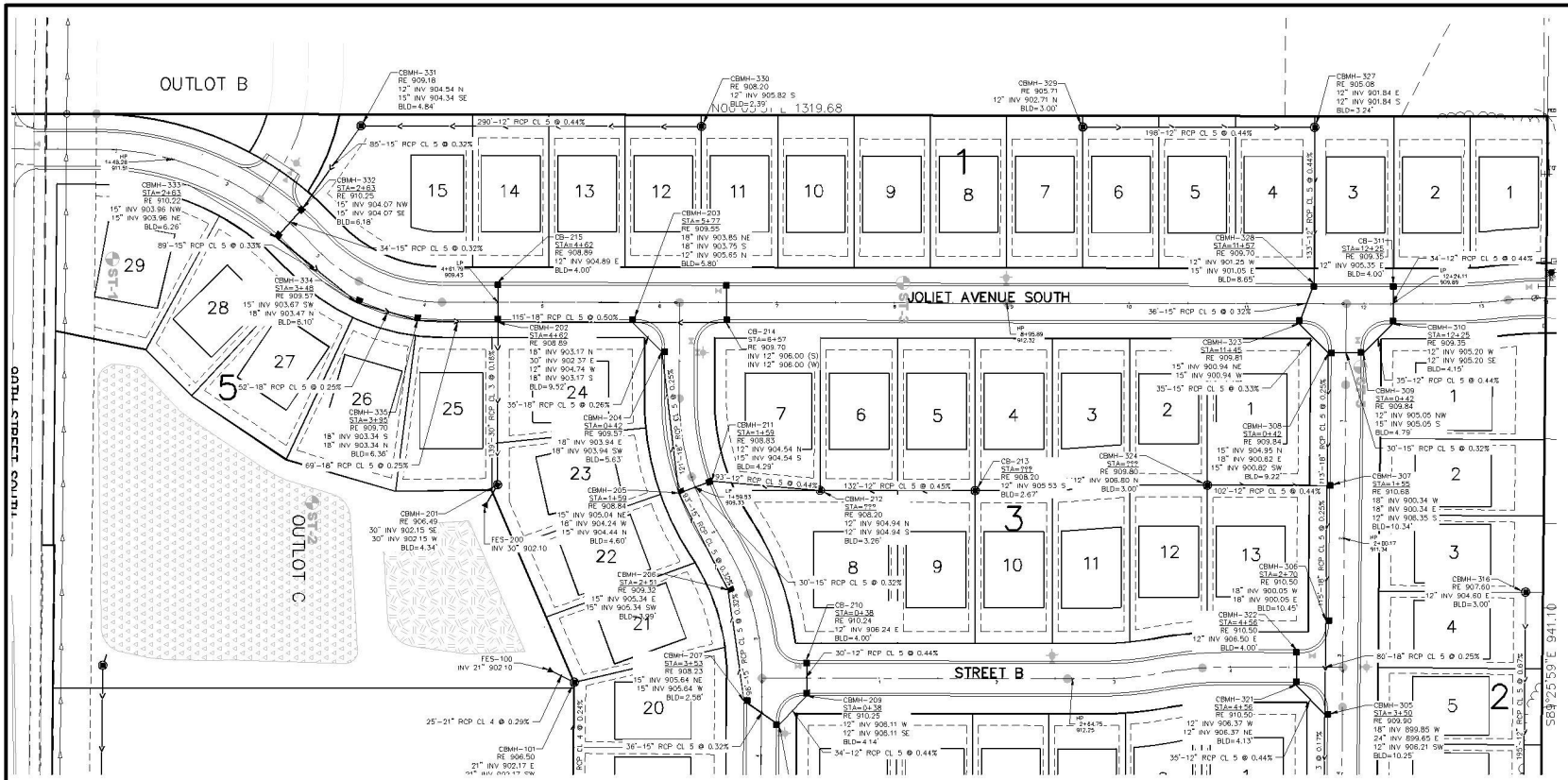
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NEIL C. COOPER
Date: 02/23/22 Reg. No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA

PRELIMINARY SANITARY & WATERMAIN PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE, MN 55044

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DATE	02/23/22
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PROJECT NO.	23972
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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION (SB-1)
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
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- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
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- PROPOSED FILTRATION BASIN

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0 50 100 150
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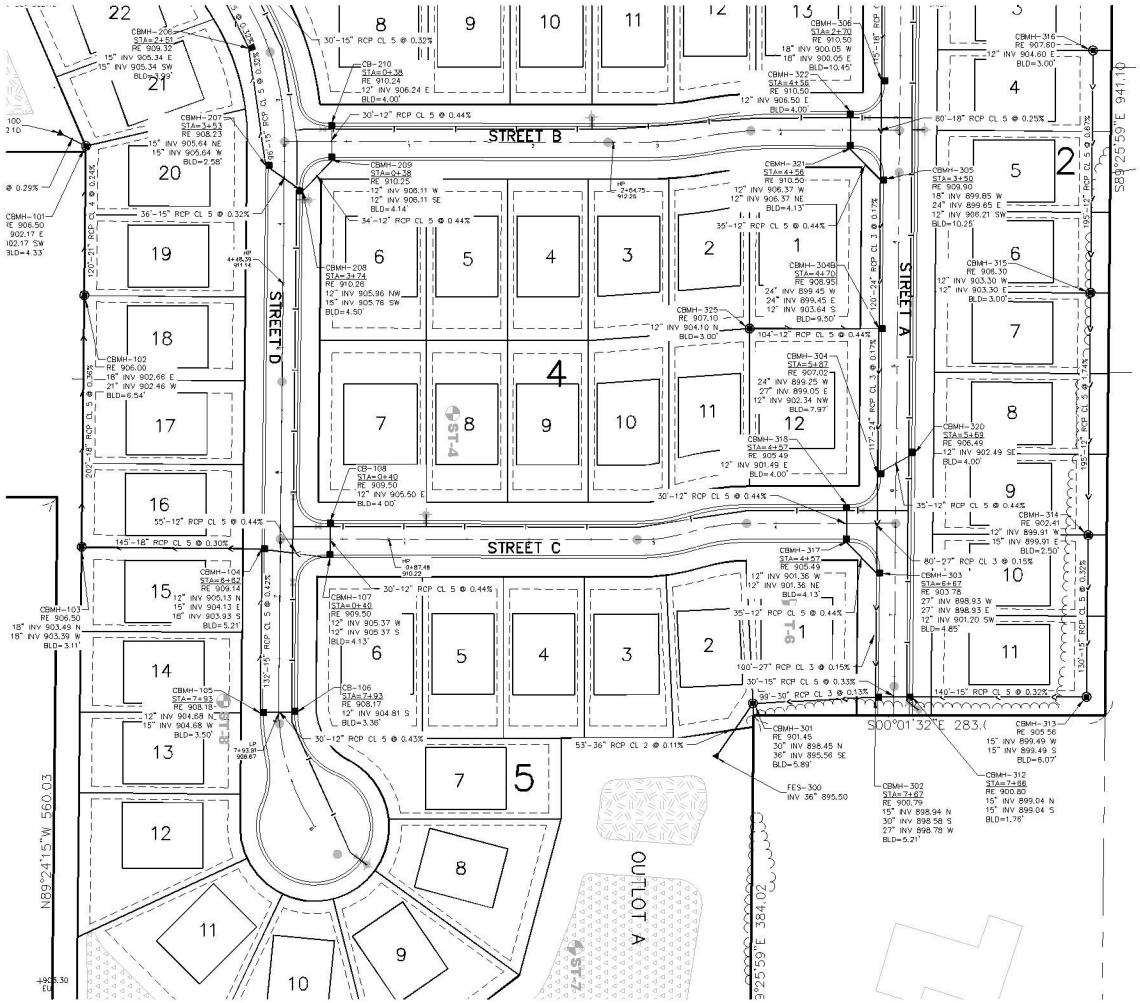
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, Suite 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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Jack L. COOPER
Date: 02/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
PRELIMINARY STORM SEWER PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY: AJA/VUN
DATE: 02/23/22
REVISIONS:
CAD FILE: 23972 U
PROJECT NO.: 23972
C6.0

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LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB & GUTTER
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION (SB-1)
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
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- PROPOSED FILTRATION BASIN

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1 inch = 50 feet

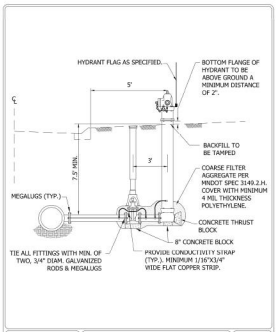
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. City Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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Jack L. COOPER
Date: 02/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
PRELIMINARY STORM SEWER PLAN
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

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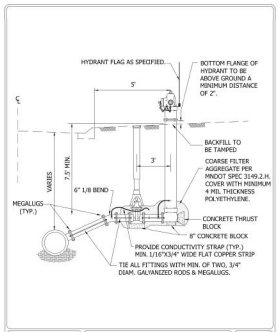


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. WAT-1

48_WAT1.DWG

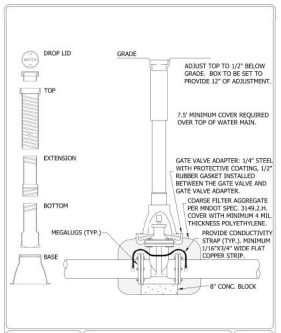


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL WITH VERTICAL BEND
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. WAT-2

48_WAT2.DWG

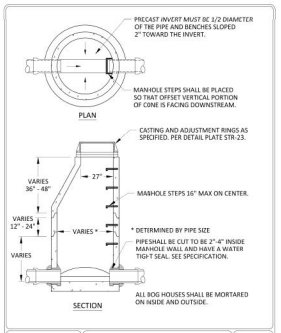


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. WAT-3

48_WAT3.DWG

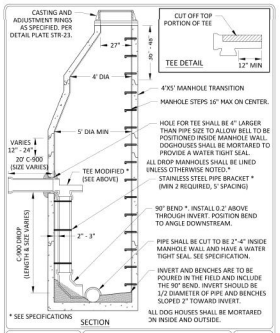


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. SAN-1

48_SAN1.DWG

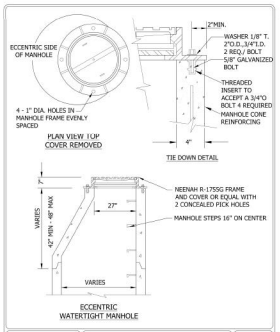


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER DROP INLET MANHOLE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. SAN-4

48_SAN4.DWG

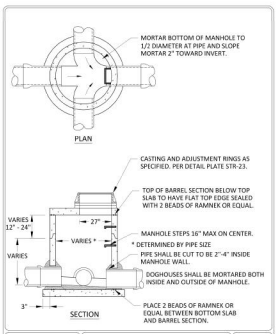


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. SAN-5

48_SAN5.DWG

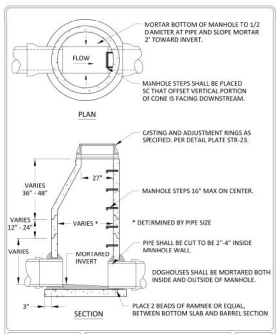


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-3

48_STO3.DWG

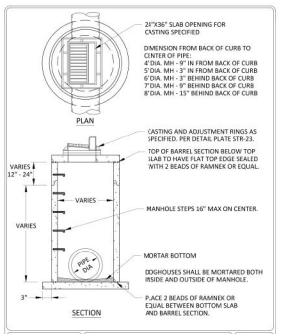


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-1

48_STO1.DWG

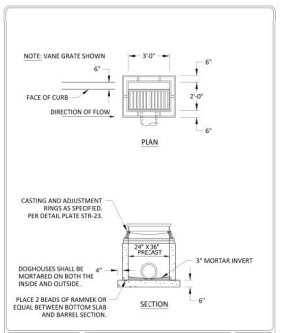


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-5

48_STO5.DWG

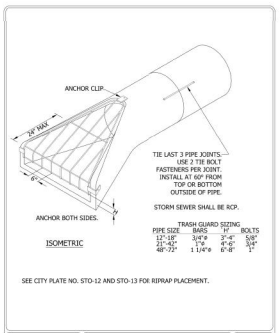


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-7

48_STO7.DWG

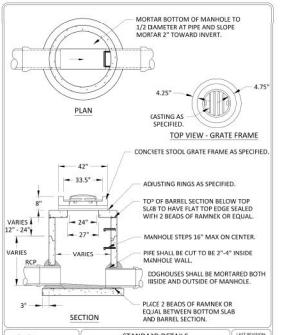


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
FLARED END SECTION AND TRASH GAURD
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-11

48_STO11.DWG

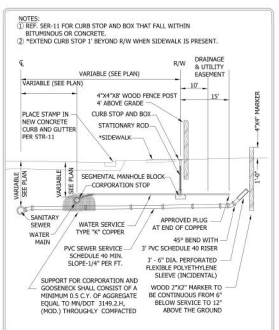


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. STO-9

48_STO9.DWG

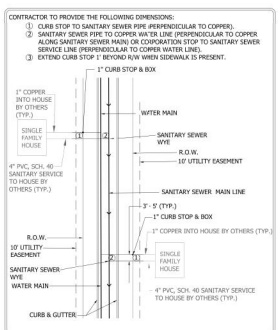


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. SER-1

48_SER1.DWG

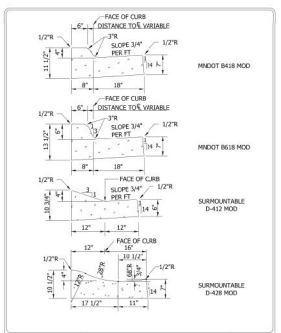


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

LAST REVISION: JANUARY 2020
PLATE NO. SER-5

48_SER5.DWG

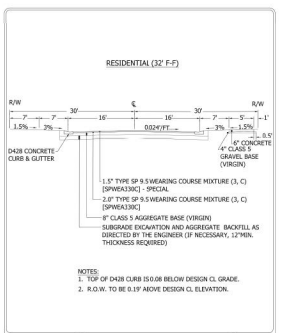


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA

JANUARY 2022
PLATE NO. STR-10

48_STR10.DWG

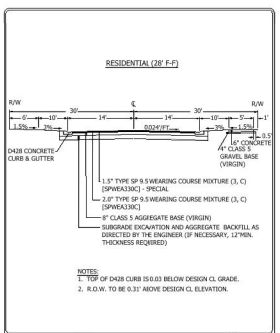


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION RESIDENTIAL (32' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2022
PLATE NO. STR-2

48_STR2.DWG

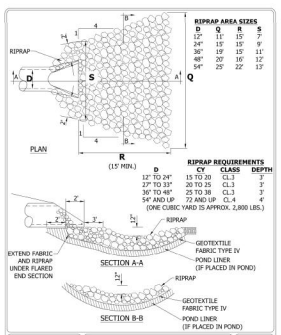


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2022
PLATE NO. STR-1

48_STR1.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
RIPRAP AT FLARED END SECTION
COTTAGE GROVE, MINNESOTA

JANUARY 2022
PLATE NO. STO-12

48_STO12.DWG

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

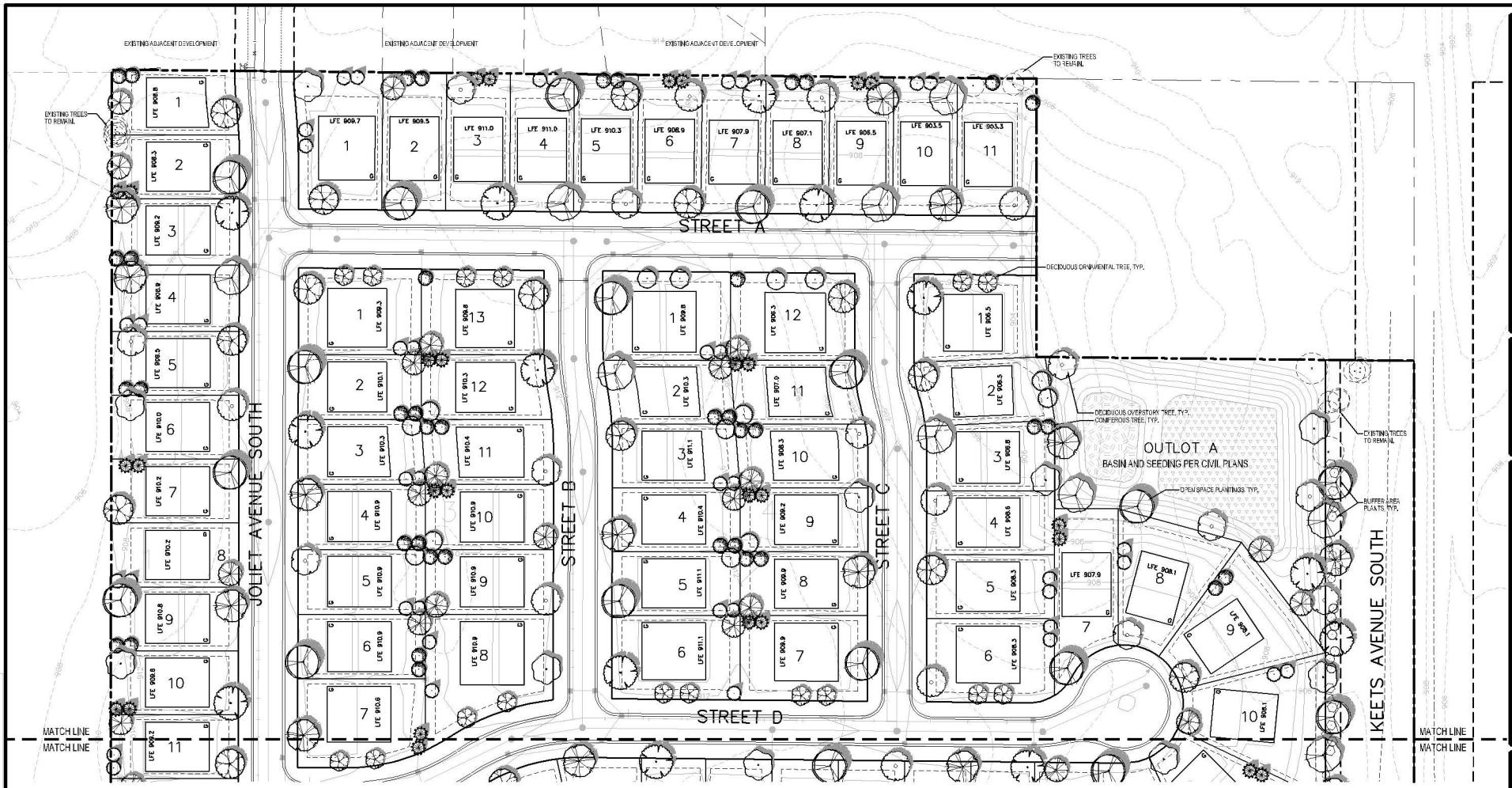
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JOEL C. COOPER
Date: 02/23/22 Reg.No. 18995

RAVINE CROSSING
COTTAGE GROVE, MINNESOTA
DETAILS
FOR
DR HORTON INC-MINNESOTA
20860 KENRIDGE COURT, #100, LAKEVILLE MN 55044

DRAWN BY
VJN
DATE
02/23/22
REVISIONS

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23972 D
PROJECT NO.
23972
C7.0

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General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Cottage Grove Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

N

SCALE IN FEET
0 50 100
1 Inch = 50 feet

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

CITY OF COTTAGE GROVE LANDSCAPE REQUIREMENTS:

Zoning Designation: R-2

a. Lot Trees Required: (4) Overstory Per Lot X 80 Lots = 320 Required Lot Trees
> At least (1) front yard tree must act as a street frontage tree.
> (2) Ornamental Trees may be substituted for (1) Overstory tree
> Up to (2) Coniferous Trees allowed per Lot
>>299 Lot Trees Shown.

b. Roadway Buffer Required = (1) 3 tree per 40 lineal feet of road frontage to 80% mature opacity:
992' / 40 = 25 Buffer Trees, plus shrubs, & count tow ards Required Lot Trees
>>23 Buffer Trees Shown, with 21 serving as lot tree equivalents.

c. Open Space Plantings Required:
Require Overstory Trees: 139,543 X 0.0002321 = 32
>32 Shown.
Required Coniferous Trees: 139,543 X 0.0002167 = 30
>30 Shown.
Required Woody Shrubs: 139,543 X 0.0005 = 70
>70 Shrubs Shown (in Buffer Area)

See Sheet L1.3 for Planting Details, Notes, and Requirements

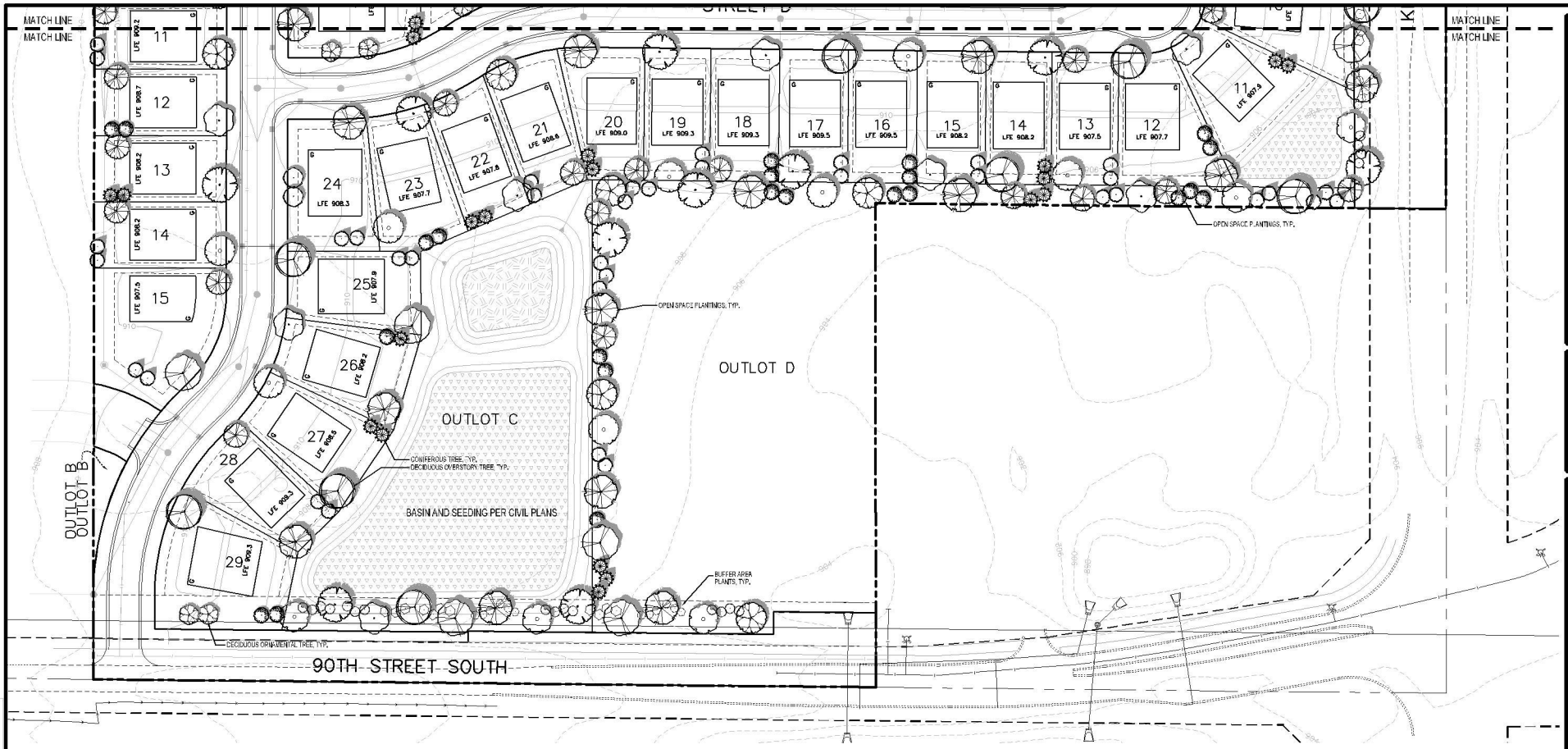
LANDSCAPE LAYOUT PLAN - NORTH:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

PRELIMINARY

JENSON PROPERTY
COTTAGE GROVE, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
DR HORTON INC. - MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE, MN 55044

DRAWN BY: HL
DATE: 03/25/22
REVISIONS
CAD FILE: 23972-L
PROJECT NO. 23972
L1.1



LANDSCAPE LAYOUT PLAN - SOUTH:

General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Cottage Grove Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

N

SCALE IN FEET
0 50 100
1 inch = 50 feet

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

See Sheet L1.3 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

PRELIMINARY

JENSON PROPERTY
COTTAGE GROVE, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
DR HORTON INC. – MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE, MN 55044

DRAWN BY
HL
DATE
03/25/22
REVISIONS
CAD FILE
23972-L
PROJECT NO.
23972
L1.2

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Mp	Malus x `Prairifire`	Prairifire Crab Apple	1.5" Cal.	B&B	18
	Ov3	Ostrya virginiana	Ironwood	1.5" Cal.	B&B	10
	Ss	Syringa pekinensis `Gundak`	Copper Curls Lilac	1.5" Cal.	B&B	6
DECIDUOUS OVERSTORY TREE	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ar	Acer rubrum	Red Maple	2.5" Cal.	B&B	37
	As	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	24
	Br	Betula nigra	River Birch	2.5" Cal.	B&B	24
	Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	21
	Gl2	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2.5" Cal.	B&B	19
	Gl	Gymnocladus dioica `McKBranched` TM	Decaf Kentucky Coffeetree	2.5" Cal.	B&B	16
	Qr	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	14
	Ts	Tilia americana `Sentry`	American Linden	2.5" Cal.	B&B	15
	Um	Ulmus x `New Horizon`	New Horizon Elm	2.5" Cal.	B&B	16
EVERGREEN TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ab	Abies balsamea	Balsam Fir	6` Hgt.	B&B	44
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	74
	Pp	Pinus ponderosa	Ponderosa Pine	6` Hgt.	B&B	63
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Cg	Cornus racemosa	Gray Dogwood	5 gal. (Min. 18" Height)	Pot	24
	Cb	Cornus sericea `Bud`s Yellow`	Bud`s Yellow Twig Dogwood	5 gal. (Min. 18" Height)	Pot	24
	Vl	Viburnum lentago	Nannyberry	5 gal. (Min. 18" Height)	Pot	26

Landscape Notes:

1. Tree saucer mulch to be three inch (3") depth (per city requirement) natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail, including PVC trunk guards.

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

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. Deciduous tree diameter is measured at breast-height (40" above final grade), in accordance with National Forestry and ANSI standards. Coniferous tree height is measured following planting installation, and is measured from final grade to the tip of the central leader. Bidders submitting pricing accept the above measurement conditions.

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

5. All proposed plants shall be located and staked as shown.

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

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

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

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

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

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

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

13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

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

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

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

17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the Owner for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor.

18. All edger shall be professional grade black steel edger, 1/8" Thick, 12' straight lengths (if noted). Anchor every 18" on-center (minimum). Submit sample.

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

20. Unless otherwise noted/indicated, plant beds shall receive 4"depth single-shred hardwood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.

21. Wood mulch for shrub and perennial planting areas (if noted) shall be Western Red Cedar mulch. Submit mulch samples for approval.

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

23. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.

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

25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.

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

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

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

29. See Site and Civil plans for grading, utilities, and additional information regarding the project.

30. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 6" of imported, pulverized topsoil. Slope away from building.

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

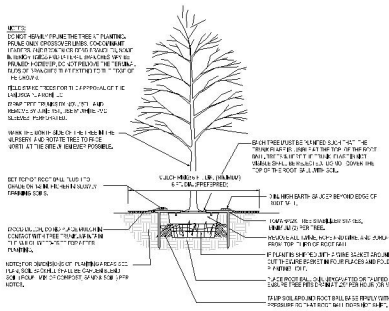
32. Fencing (if noted) per Architect's Plans and Specifications.

33. Landscape contractor shall coordinate tree removal activities and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.

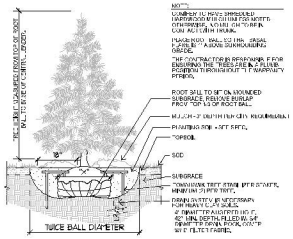
34. All disturbed areas are to receive turf sod or seed to establish final vegetation.

35. Retaining walls and stairs (if noted) require structural engineering, by others.

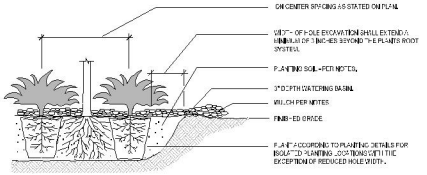
36. Native Seed Areas: Prairie seeding contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives,garbage removal, and re-seeding bare areas larger than 6'X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.



1 L1.3 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



2 L1.3 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE



3 L1.3 TYP. SHRUB PLANTING - SECTION
NOT TO SCALE

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

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475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
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cdg

PRELIMINARY

JENSON PROPERTY
COTTAGE GROVE, MINNESOTA
DETAILS, NOTES, & SCHEDULES
FOR
DR HORTON INC. - MINNESOTA
20860 KENBRIDGE COURT, #100, LAKEVILLE, MN 55044

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DATE
03/25/22
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PROJECT NO.
23972
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MEMORANDUM

Date: 04/20/2022

To: Ryan Burfeind, PE

From: Andrew Olson, PE

Mike Boex, PE

Subject: Ravine Crossing Plan Review
City of Cottage Grove, MN
Project No.: 0N1.127131

This memo summarizes the review of the grading documents and street & utility documents submitted by James R Hill, dated 02/23/22 (received 03/30/22). We recognize some of the comments are related to final design and not necessarily a preliminary submittal, however we believe it's prudent to provide those comments early in the process.

Preliminary Plat Plan Comments:

Sheet C1.0:

1. Final plans should include a streetlighting plan since the city owns and operates the lights. Lights shall conform to city standard detail LGT-7.
2. The horizontal and vertical datums for the project should be listed on the plans.
3. Please update the spelling of Keats Avenue on all sheets.
4. Note that the City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements on the project.

Sheet C1.1:

5. Finals plans should include a removals plan.
6. Please label all contours.

Sheet C2.0:

7. The 43' sewer easement for the Met Council interceptor sewer on the north side of 90th Street may not be used for drainage and utility purposes. Please provide an additional 5' of platted drainage and utility easement on the south side of Lot 29, Block 5.
    a. All street and utility work in the Met Council easement will require an encroachment agreement. The City will coordinate this agreement.
8. Outlot D should provide a 10' perimeter drainage and utility easement on the north, west, and south sides. Easement should also be provided along the east side adjacent to Keats Avenue. Easement is not needed on common lot lines with the church property.

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9. Please clarify the 51' right of way on the east side of the 90th Street dedicated ROW.
10. Easement widths to be confirmed with final plan and profile sheets. The easement widths should be twice as wide as the pipe depth with a minimum width of 20'. The utility should also be centered within the easement.
11. Outlot B should be dedicated to the City.
12. On final plans, provide horizontal curve information.
13. A 75-ft landscape buffer should be provided behind the proposed Keats Avenue right-of-way. Buffer averaging can be used, but the minimum buffer shall be at least ½ of the required 75-ft.
14. The city will not be able to access the proposed ponds adjacent to Keats Avenue from the County Road. Access shall be provided to Outlot A from local roads, either Street C or D. a 20-ft wide outlot should be provided between lots to provide access. Refer to the grading plan comments for more information.
    a. If the basin behind Lot 11, Block 5 remains in future submittals, it will need to be located in an outlot and not in easement. In addition, a 20-ft minimum outlot connection will need to be provided between this basin and Outlot A for access.
15. Access to Outlot C is acceptable as shown; the 90th Street Trail will be utilized.

Sheet C3.0-3.3:

16. Please refer to the detail plates needed for the inlet protection in the legend.
17. The detail plates on Sheet C3.3 should be updated to the 2022 versions.

Sheet C4.0-4.3:

18. 5-ft wide sidewalk should be added on one side of each street with the exception of cul-de-sacs.
    a. For Joliet Avenue, please add the sidewalk to the east side of the road with termination at Street A.
    b. Include a pedestrian ramp and section of sidewalk on Street E.
19. A left turn lane should be provided on 90th Street into the development.
20. Pond maintenance access routes should be hatched to depict the route around each pond to each flared end and outlet structure. Refer to city detail STO-15 for typical pond benching detail. Confirm ponds have maintenance and aquatic benches where required. In addition, hatch should be depicted at each 20-ft wide access point from a street or trail (6:1 max running slope, 10:1 max side slope).
    a. Maintenance access should be within a public Outlot and not within drainage and utility easement.
    b. Access to Outlot C will be provided from the 90th Street Trail, depict a route off the trail per the requirements listed above.
21. Review and confirm all EOF locations.
    a. For example, the EOF for the low point at 1+50 Street D is labeled to the north between Lots 7/8, Block 3 (909.7).

i. An EOF should instead be labeled around the southeast radius from Street D to Joliet Avenue. From there, the EOF between lots 24/25, Block 5 (910.3) would be used.

1. The EOF to the north between Lots 7/8, Block 3 (909.7) would not be used since subsequent lots to the north depict EOF elevations of 911.12 and 911.5. Please correct these EOF arrows.
2. All EOFs for low point drainage should be labeled, including those in gutter lines where applicable.
    a. Similarly, Lots 12-13 Block 5 do not appear to have 1-ft of freeboard from the gutter EOF on Street C to the north (please label).

b. The EOF in the northwest corner of Lot 11, Block 2 does not appear to be labeled. Please ensure spot elevations accompany all proposed EOFs.

22. The EOF behind Lot 4, Block 1 appears to drain to a landlocked low area on the adjacent parcel. Please determine the subsequent EOF elevation of the landlocked area; this may require additional survey.
    a. Based on the statement in the plans that existing contours could be +/- half the contour interval, the EOF could be as high as 908-909. Once this EOF is determined a freeboard determination can be made for lots along the west side of the plat.
23. Freeboard standards: For stormwater basins the low adjacent grade (LAG) elevation for all new adjacent structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation.
    a. The EOF of Pond 2 appears to be approximately elevation 907. Seven lots do not have 2 feet of freeboard above the EOF including: Lots 21, 22, 23, 24, 25, 26 and 27, Block 5.
        i. The pond EOF, storm pipe outlet, and drainage way should be encompassed in drainage and utility easement. Evaluate if the pond outlet pipe can be connected to the culvert crossing of 90th Street.
24. Freeboard for backyard and side-yard conveyance and temporary ponding areas: there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the structure.
    a. For example, Lot 7 Block 3 and Lot 15 Block 1 both have less than 1 foot of freeboard between EOF of 910.3 (between Lots 24/25, Block 5) and LAG.
    b. Some of the backyard and sideyard EOF elevations are obstructed. Please ensure that the EOF elevations are legible.
25. Display all driveways on the plans.
26. Final plans shall include intersection details to clarify drainage patterns and grades shall be submitted for all street intersections (e.g. grades around radii, where crown of street will be carried through or warped, etc.).
    a. Label curb radii at intersections (20' typ.).
    b. The cul-de-sacs will also need details to depict drainage.

27. Pedestrian ramps in the public right-of-way shall be constructed per MnDOT standard plan 5-297.250. Consider adding these documents to the plans.
28. Pond HWLs need to be completely contained within Outlots; please revise the plan accordingly throughout the site.
29. Designed wet ponds will require a clay liner that shall extend 1 vertical foot above the NWL; please update the detail on sheet C4.2.
30. Valley gutters are required through intersections with longitudinal grades of less than 2.00%.
    a. Final plans and intersection details will clarify what will ultimately be needed.
31. Overland drainage shall be a minimum of 2.00%.
32. Pond grading in Outlot C should not extend into the Met Council sewer easement.
33. There proposed grading appears to create a low area behind Lot 1 Block 5 on the adjacent property.
    a. This low area may not drain, and if it were graded to drain this work would be on private property and may impact trees.
        i. Clarify as to how drainage will make its way to Outlot A within D&U easement.
    b. Contours do not appear to tie in correctly near Street A.
34. Drainage from an adjacent property must be contained within a drainage and utility easement.
    a. For example, the EOF path from Outlot A behind Lot 10 Block 5 should be contained in an easement or outlot.
    b. An EOF should be labeled for infiltration basin 4 as well.
35. Label all lot corners (e.g. rear corner of Lot 15 Block 1).

<u>Sheets C5.1-5.2:</u>

36. On final plans, please show service information on each lot (wye station, curb box elevation, sewer elevation at upstream end of service, top of riser elevation if applicable).
    a. The minimum riser height shall be 3'.
37. The final plans will require plan and profiles of utilities to understand utility cover across the length of pipe, crossings, and clearances between crossings. Plan sheets should be presented at a 50-scale or larger.
38. Pipe class will be reviewed when profiles are submitted. Please determine the maximum cover over each pipe run and label the proposed pipe class on the plans. Less than 18' depth shall be SDR-35, less than 28' depth SDR-26, and greater than 28' shall be designed by the engineer.
39. For the final plans, label all water main fittings and hydrant leads.
40. All water main valves 12" and larger should be butterfly valves.
41. All watermain shall be DIP. Please revise the C900 labels and General Notes 3 and 4.
42. The existing watermain on the north end of Joliet Avenue is 6" DIP. Please connect on the existing watermain with a 6" gate valve and then an 8"x6" reducer.

43. Please show the connection to the existing 18" DIP stub within 90th Street. The connection to the 18" DIP should be made with an 18" butterfly valve and then 45 degree bends to shift the watermain to be located under the south edge of the trail and installed all of the way to the western plat line.
    a. Oversizing credit will be provided for the size increase.
    b. Please add an 18" butterfly valve just west of the 18"x8" tee.
    c. Note the removals required for the watermain extension.
    d. Show the Met Council easement on the utility plans for reference.
44. Please be aware that there is a city-owned fiber line on the north side of the trail along 90th Street. Please add a note to protect this line as watermain and street construction are extended into the site.
45. The watermain and sanitary sewer stubs for the future development of the property to the west should be installed far enough past the property line where the future connection will not require curb and pavement removal.
    a. It is preferred that permanent curb be installed adjacent to Lot 15, Block 1.
    b. Please attempt to work with the adjacent property owner to obtain an easement for utility stubs.
    c. The hydrant should be installed in its future location behind curb by installing an 8"x6" tee.
46. The watermain on the east end of Street A should end with an 8"x6" tee for the hydrant lead and then an 8" plug.
47. The standard for drop manholes requires 5' minimum diameter with Zebron lining, see city detail plate SAN-4 and the city standard specifications.
48. Unless a drop manhole is being proposed, invert elevations should match in each structure.
49. Please lower the NW invert in SSMH-13 for the stub for future sanitary sewer to allow design flexibility for the future development of the property to the west. The invert should match the NE and SW inverts.
50. The City has record of a 12" DIP pipe from the Met Council interceptor which is attached to this memo. Based on that plan, the south invert of SSMH-14 should be revised. If the developer has other information through field measurements or other sources, please share.
51. On the north end of Joliet Avenue, there is an existing sanitary sewer cleanout past the end of the existing pavement. This clean out should be replaced with a sanitary sewer manhole. Attached to this memo is the record drawing of that sewer pipe.
52. Sanitary sewer service to the church: The city views the pipe between lots as a private service and would prefer that an additional private easement be obtained for the church for their use of the proposed sewer pipe.
    a. The private easement should be a minimum of 30' wide in total.
    b. The typical 5' side lot drainage and utility easement should be provided for public (platted) drainage and utility.

Sheets C6.0-6.1:

53. The maximum velocity discharged overland shall be limited to 4-fps and the maximum velocity into a wet basin is 6-fps. The grade on storm pipe segments will be reviewed when profiles are provided.
54. A storm sewer structure schedule shall be provided which identifies structure diameter, casting, applicable City Detail Plate number, and special notes such as sump depth if applicable.
55. The first storm structure upstream of a stormwater basin within the street shall be a sump structure. See applicable city detail plates.
56. A 4' minimum build should be provided for every storm structure in the street to ensure a 3' minimum cover over pipe. Profiles will clarify cover requirements are met.
    a. 2' minimum cover over storm pipe should be provided in greenspaces.
57. Avoid placing storm pipe behind curb. Catch basins can be repositioned and converted to manholes if not required for drainage.
58. All ponds should provide outlet structures and piped outlets.
59. Place catch basins at lot lines when possible.
60. Reduce rear-yard storm sewer when possible.
    a. Reduce rear-yard pipe runs to 300-ft when possible for jetting. Catch basins should be placed every 3-4 lots of overland drainage.
    b. For example, can the catch basin opposite CB-214 be placed at the lot line between Lots 11/12 Block 1 and then to CBMH-330.
    c. There is a long rear yard storm sewer behind Block 2. Please evaluate breaking it up and connecting to structures in the street. It appears this storm sewer as designed will impact existing trees; perhaps reducing rear-yard storm could help preserve some trees.
61. Rip rap should be placed at each flared end (e.g. FES-300) per city standard detail plate STO-12.

Sheet C7.0:

62. Please review all detail plates per comments from this memo.

Sheets L1.1-1.3:

63. Please show all boulevard trees on the Landscaping plan.
64. Each lot should have one boulevard tree in the front yard.
    a. Corner lots should also have one boulevard tree on the side of the house.
65. The City Forester will review the landscape plan for details related to tree species and planting locations. List the following restrictions on the plan and ensure they are applied to the proposed plan:
    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

66. All boulevard and outlot trees should be labeled to ensure the species match the approved list (attached to this memo).

67. Please depict all surface features such as traffic signs, streetlights, and hydrants on the landscape plan to help identify potential conflicts.

68. Replace landscaping detail plates with City Standard Plates LAN-1, LAN-2, and LAN-3.

69. There should be no trees within the Keats Avenue right of way or the Met Council easement.

    a. Trees should not be planted in drainage and utility easements so that drainage swales are not impacted.

Streetlighting Comments:

70. The street lighting plan will need to be revised to meet the following guidelines.

    a. Residential lights should be approximately 200-250 feet apart located at lot lines, at street intersections, and pedestrian crossings.

    b. Streetlights should be located along the sidewalk side of the street.

    c. Streetlights in cul-de-sacs should be located towards the back of the cul-de-sac.

    d. Feed point cabinet locations and source of power should be identified on the plan.

    e. Identify wire sizes on the plan. Wire to be placed in conduit (1.5-inch minimum Schedule 40).

    f. Show the last light in the neighborhood to the north, located at the southeast corner of Joliet Avenue and Jorgensen Avenue, for reference.

Signing and Striping Comments:

71. A separate signing and striping sheet should be provided.

72. Park/Open Space markers will be needed between residential lots and city owned outlots. The Parks Department will provide these locations for inclusion on final plans.

73. A stop sign will be needed on Joliet Avenue at 90th Street.

74. Left turn lane signage should be provided in accordance with the MnMUTCD.

75. Striping modifications will be needed for the left turn lane addition. All through lanes should have a Speed Limit:1 (40:1) minimum taper.

76. Barricades and future road extension signs should be provided at the end of Street E, see city details STR-31 and STR-32.

Stormwater Comments:

77. HydroCAD:

a. 7.2 inches of precipitation is simulated as the 100-year precipitation depth. Please update this to 7.4 inches for the 100-year 24-hour storm as per the surface water management plan.
b. Infiltration Rates:
    i. HydroCAD for Pond 2 includes an infiltration rate of 0.2 cfs which doesn't match the area*velocity product of 0.66 cfs. Please check the rate and update the HydroCAD model as appropriate.
    ii. The HydroCAD model for Infiltration Basin 4 includes an infiltration rate of 0.02 cfs which doesn't match the area*velocity product of 0.076 cfs. Please check the rate and update the HydroCAD model as appropriate.

78. Rate Control:
    a. The rate control summary table in the stormwater narrative (and Plan Sheet C1.2) does not include subwatershed 5S in proposed conditions. The 5S subwatershed includes 2.6 acres listed in the plans as Outlot D. For comparison of existing and proposed conditions, Outlot D should also be separated from the other subwatersheds in the existing conditions model and rate summary.
    b. Proposed condition outflow rates from the site need to be at or below the unit rate of 0.2 cfs/acre. This outflow rate is met for the proposed development conditions--with the exception of the existing undeveloped areas of Outlot D which are expected to be managed at the time the outlot develops with the church.
79. Volume Control:
    a. Infiltration Rate: The design infiltration rate of 0.7 in/hr. is acceptable as long as it is supported by soil borings or infiltration testing. Please provide the geotechnical report and soils borings.
    b. The Construction Stormwater Permit Section 16.8 requires 48-hour drawdown and bypass of excess runoff. Infiltration Basins 1 & 2 have drawdown periods exceeding 48 hours due to the 100-year water levels and limited surface outflows. Please work to achieve a 48-hour drawdown.
80. Ponds and Pretreatment:
    a. Please identify the permanent pool depths and volumes for Ponds 1P and 2P.
    b. The contour drawing on Sheet C4.3 calls out a bottom elevation of Pond P1 as 892.0 but the detail on the sheet calls out a bottom elevation of 891.0 feet.
    c. Infiltration basins are shown in the plans as on-line with overflow spillways. Infiltration basins should be off-line, separated from pretreatment basins by earthen berms and connected with equalizer pipes.
        i. The city requires infiltration basins to be constructed to be “off-line” so that the basins fill along with the pretreatment basin, but higher flood flows are not routed through the infiltration basins in order to have better long-term operation and less maintenance. The outlet pipe from Pond 2 (Sheet C4.2) should be moved from the infiltration basin into the wet pond.
        ii. Pond 1 is shown on the plans and models to be an infiltration basin with a surface overflow but no outlet pipe. Since this basin will receive runoff from 16.8 acres, it seems prudent to include a pipe outlet for use if the infiltration

basin does not function due to frozen soils or plugging. Please include a pipe outlet or explain why an outlet pipe is not feasible.

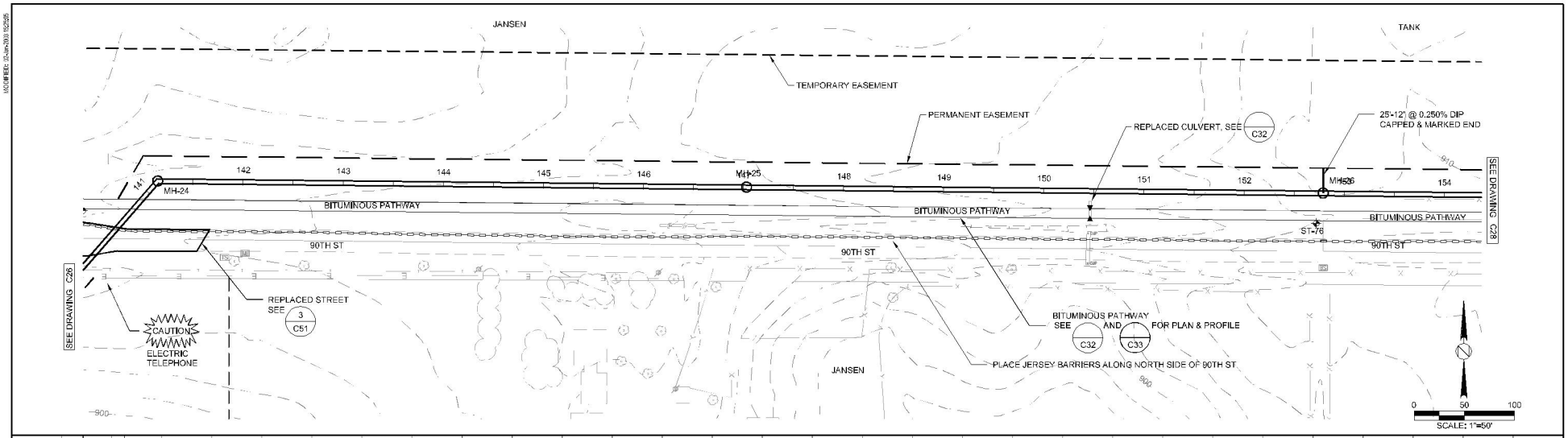
iii. Pond 4 is shown on the plans and models to be an infiltration basin with a surface overflow but no outlet pipe. Please provide an outlet pipe for this basin as well.

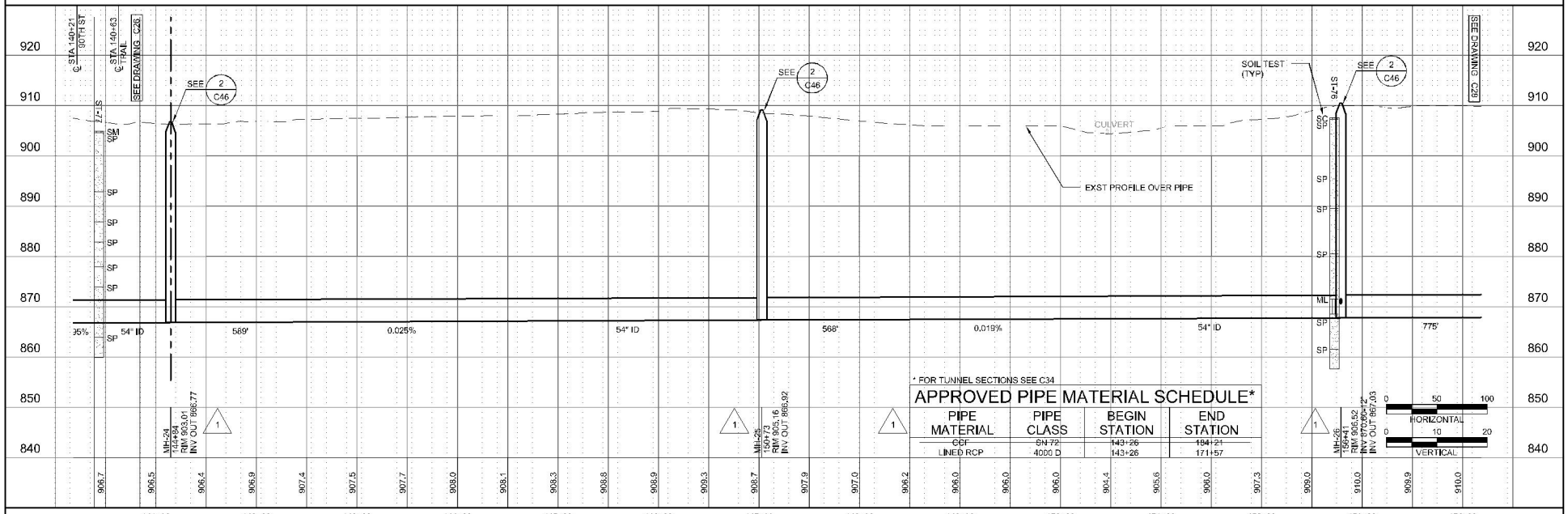
iv. Wet sediment pretreatment ponds should include equalizer pipes at the connection to the infiltration basin.

81. Pond Labels: Please label the location and elevation of emergency overflows (EOF) on all ponds and infiltration basins.
82. Pond Side slopes: Pond side slopes should be 4:1 maximum above the aquatic bench, see city standard detail STO-15.
83. Skimmers: Pond outlet structures should include skimmers. See standard detail STO-16, no submerged pipes are allowed.
84. Water Quality: Watershed rules call for a TP loading rate of 0.075 lbs./acre/year or existing loading rates, whichever is less, since the project site drains to the Ravine Lake. Submit a water quality analysis using a method such as the P8 or MIDS models or the MPCA "Simple Method" to demonstrate compliance with the phosphorus loading requirements.
85. Infiltration Media: Please use a soil media in the infiltration basins matching the city standard mix as follows: For a successful vegetation establishment, the city recommends providing a Filter Topsoil Borrow (MnDOT 3877.2G) consisting of 70% sand (meeting the gradation requirements of 3126 “Fine Aggregate for Portland Cement Concrete”) and 30% Grade 2 Compost (MnDOT 3890). Lower compost levels have typically proved difficult when establishing vegetation in basins.
86. Infiltration Basin Plan Notes:
    a. Include notes on the plans indicating how to stage construction and use low-impact earth moving equipment to avoid compaction of the soils under the infiltration basins in order to improve the likelihood of successful infiltration within the basins. The NPDES Construction Stormwater Permit includes guidance in Section 16.4 and 16.5.
87. Rational Method: Sheets C6.0 and C6.1 show storm drain catch basins, pipe sizes and grades.
    a. Please include a map showing drainage areas to each catch basin and a table showing the rational storm drain design including capacities and velocities.
    b. 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.
        i. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
        ii. Maximum storm sewer velocities should be kept at 10 feet per second or less.
        iii. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
        iv. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.

v. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.

88. Control Erosion at Construction Sites: The city requires that applications for new or redevelopment activity include in their applications for City review, a SWPPP as required under the NPDES construction permit in effect at the time of review. Construction sites will be inspected to ensure compliance with the existing erosion and sediment control ordinance, Watershed District requirements, and with the construction site permit under NPDES Phase II MS4 rules. The city completes quality assurance inspections on all NPDES permits in the city (where the city is not the owner) twice each month. Erosion and sediment control best management practices as outlined in the Minnesota Stormwater Manual will be required and must be shown on required submittals to the City for approval.
    a. Any street sweeping conducted by the City to remove erosional debris from streets will be charged to the owner of the property.
    b. Please note that the City requires silt fence or similar perimeter sediment controls at the back of curb and around lots during the building phase.
    c. It is acceptable to use the proposed wet sediment ponds as temporary sediment basins during construction, but it is important that infiltration basins are protected from stormwater and sediment during construction. Please note that rigorous sediment and erosion controls are necessary to keep sediment and runoff away from the infiltration basins during construction.
    d. Please describe phasing to ensure excavation of infiltration basins after the drainage area is stabilized.
89. Testing: The City will require post-construction testing to verify the infiltration/filtration rate and drawdown period of any infiltration/filtration basins. Please add the following to the infiltration basin plan notes: “Post construction testing of the infiltration rate and drawdown period will be required.”
90. CAD Files: Please note that digital copies of the final version shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.
91. Models: Please note that digital copies of the final version stormwater models (HydroCAD, P8) and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.





* FOR TUNNEL SECTIONS SEE C34

APPROVED PIPE MATERIAL SCHEDULE*

PIPE MATERIAL	PIPE CLASS	BEGIN STATION	END STATION
CCF LINED RCP	SN 72 4000 D	143+26 143+26	164+21 171+57

NO.	DATE	BY	REMARKS
	7-14-06	DAJ	RECORD PLAN
1	12-30-02	RPH	CHANGED TO CONFORM W/ ADDENDUM NO 5 REVISION
	8-9-02	RPH	ISSUED FOR BIDDING

REVISIONS

Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

APPROVED RECORD DRAWING
DATE
CONSULTING ENGR REP DATE
MCES CONSTRUCTION DEPT REP DATE
MCES ENGR DEPT REP

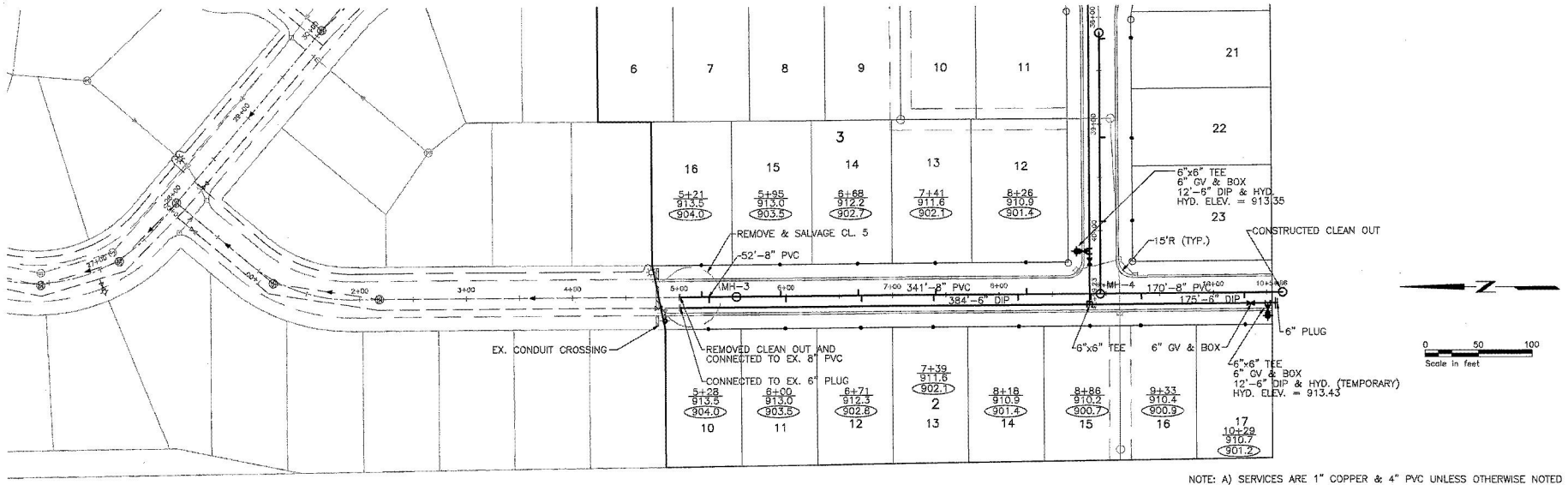
PROJECT NO. 970.11
CONTRACT C2P057
FILE NAME 01-1C27LDWG

SOUTH WASHINGTON COUNTY GRAVITY INTERCEPTOR
PLAN & PROFILE
STATION 141+15 TO STATION 154+00
COTTAGE GROVE, WOODBURY MINNESOTA

C27
33 of 89

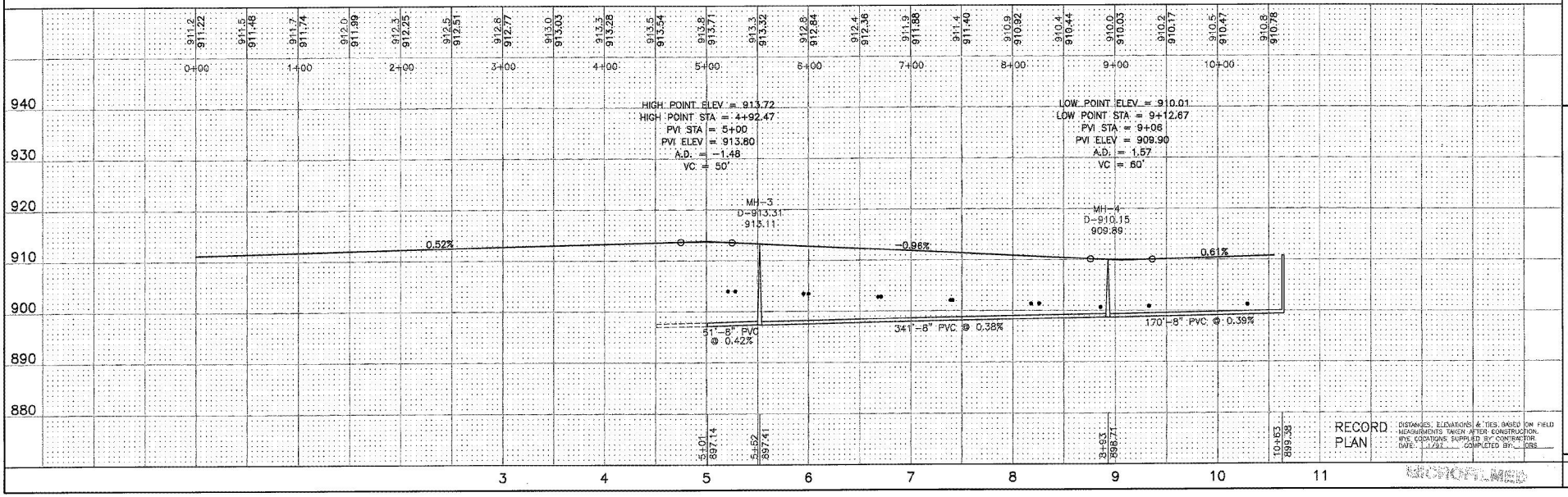
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINTED NAME THOMAS W PETERSON
DATE 8-9-02 REG. NO. 18610

M:\970011\00\cad\dwg\phase1\01111C27LDWG 1/2/2008 3:26:24 PM CST
01 1IC27LDWG
01 1IC26LDWG
01 1IC28LDWG
22x34-dual.dwg
PLOTTED: 03-Jan-2008 15:26:05
MODIFIED: 03-Jan-2008 15:26:05



NOTE: A) SERVICES ARE 1" COPPER & 4" PVC UNLESS OTHERWISE NOTED
B) WYE LOCATIONS ARE MEASURED FROM THE DOWNSTREAM MH AND SUPPLIED BY T.V. INSPECTION
C) ALL CURB BOX ELEV. ARE DESIGN
D) 888.8 INDICATES INVERT ELEV. AT THE END OF 4" PVC AS SUPPLIED BY CONTRACTOR
E) ALL SERVICES HAVE A 1' LEAD BEYOND CURB BOX UNLESS OTHERWISE NOTED
F) D-888.8 INDICATES DESIGN RIM ELEV.
888.8 INDICATES AS-BUILT ELEV.

JOLIET AVENUE SOUTH



RECORD PLAN

DISTANCES, ELEVATIONS & TIES BASED ON FIELD MEASUREMENTS TAKEN AFTER CONSTRUCTION.
WYE LOCATIONS SUPPLIED BY CONTRACTOR.
DATE: 1/97 COMPLETED BY: DBS

RECEIVED

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.
Doug A. Bonestroo
DATE 4-18-96 REG. NO. 13451
© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1996

	DATE
REVISION	
SURVEY	DAH
DRAWN	DAJ
DESIGNED	DAJ
APPROVED	JAB
DATE	4-18-96
COMM.	48376

L:\48\48376\483760SK

Engineers & Architects
St. Paul • Milwaukee
Bonestroo Rosene Anderlik & Associates

COTTAGE GROVE, MINNESOTA
PINE MEADOWS 5TH ADDITION, PHASE 2
SANITARY SEWER, WATER MAIN & STREETS
JOLIET AVENUE

48376

SHEET 4 OF 5

Boulevard Tree Planting List 2020

Overstory

Northern Pin Oak- *Quercus ellipsoidalis*

Red Oak- *Quercus rubra*

White Oak- *Quercus alba*

Swamp White Oak- *Quercus bicolor*

St. Croix Elm- *Ulmus americana 'St. Croix'*

New Horizon Elm- *Ulmus 'New Horizon'*

Accolade Elm- *Ulmus davidiana var. japonica 'Morton'*

Skyline Honeylocust- *Gleditsia tricanthos var. inermis 'Skycole'*

Hackberry- *Celtis occidentalis*

River Birch- *Betula nigra* (SINGLE STEM ONLY)

Yellowwood- *Cladrastis kentuckea*

Kentucky Coffeetree- *Gymnocladus dioicus*

London Planetree- *Platanus × acerifolia*

Tuliptree- *Liriodendron tulipifera*

Understory

Japanese Tree Lilac- *Syringa reticulata 'Ivory Silk'*

Spring Snow Crabapple- Malus *'Spring Snow'*

Ironwood- *Carpinus caroliniana*

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-083

A RESOLUTION APPROVING A LOT SPLIT FOR PID: 15.027.21.44.0001

WHEREAS, Rebecca E. Jensen, a single person, Phyllis A. Wirth and Richard W. Wirth, wife and husband, and Barbara C. Petit Revocable Living Trust dated June 22, 2006 (collectively "Owners") are the fee owners of real property located in Washington County, Minnesota, legally described as follows:

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions:

Exception One:
The East 560 feet of the South 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Exception Two:
The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Abstract Property
PID: 15.027.21.44.0001

(the "Property"); and

WHEREAS, the Owners desire to subdivide the Property into two parcels, legally described as follows and depicted on Exhibit A, attached hereto and incorporated herein:

Parcel A

The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions:

Exception One:
The East 838.09 feet of the South 495.00 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Exception Two:
The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Parcel B

The East 838.09 feet of the South 495.00 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the East 560 feet of the south 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota; and

WHEREAS, the Owners desire to convey Parcel A to D.R. Horton, Inc. – Minnesota, a Delaware corporation, for the Ravine Crossing development; and

WHEREAS, the Owners desire to convey Parcel B to Christ the Lord Evangelical Lutheran Church, a Minnesota nonprofit corporation (the "Church"), who are the fee owners of the adjacent property legally described as follows:

The East 560 feet of the South 475 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Abstract Property
PID: 15.027.21.44.0003

(the "Church Property"); and

WHEREAS, after Parcel B is conveyed to the Church, Parcel B and the Church Property will be combined; and

WHEREAS, the City Council has reviewed the proposed lot split and has no objection.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove as follows:

1. The City hereby approves the lot split of the Property, contingent on Parcel B being combined with the Church Property.

2. City Staff is authorized to execute, record or take any other actions necessary to implement the lot split.

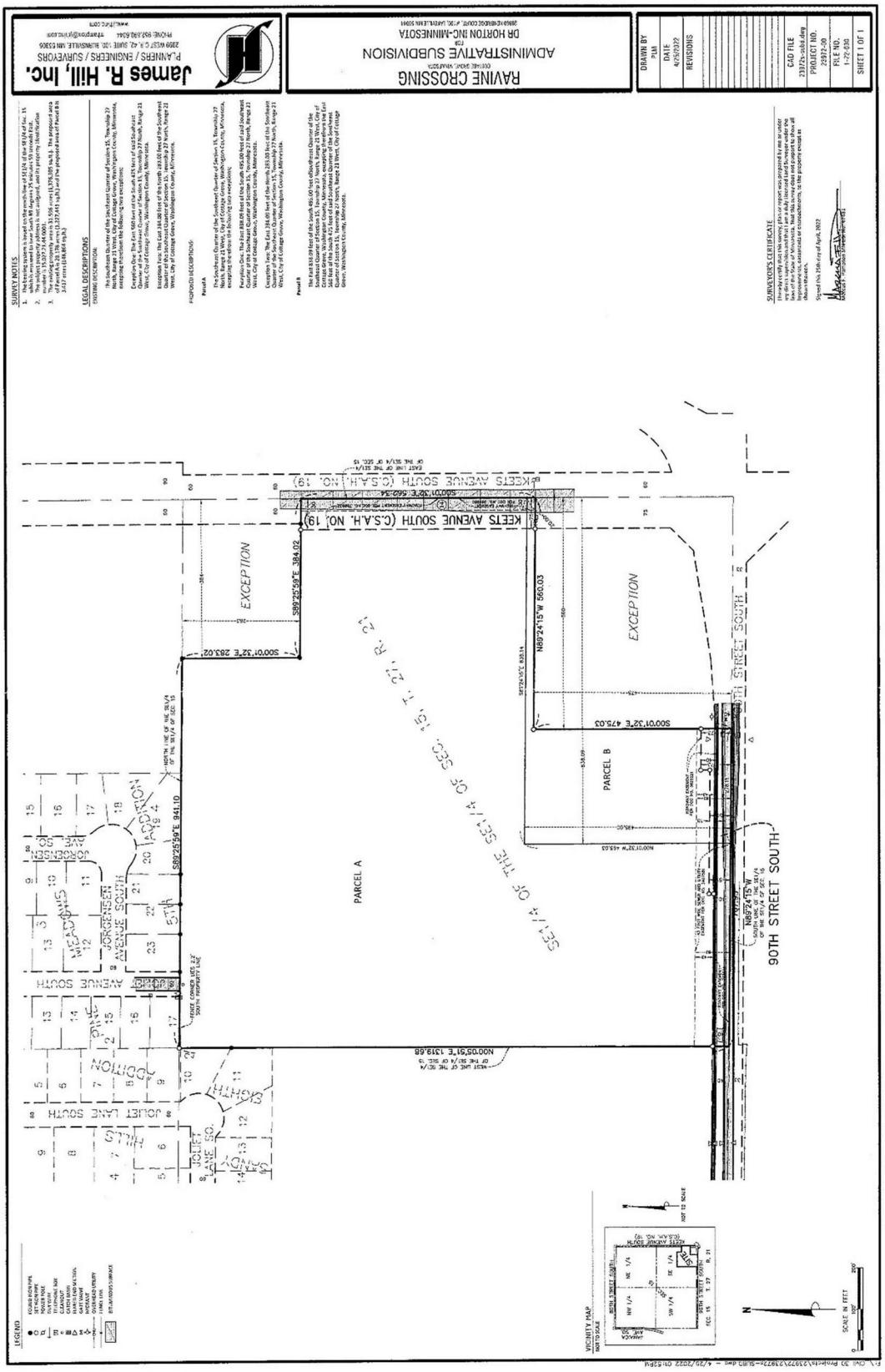
Passed this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

EXHIBIT A
DEPICTION OF PARCEL A AND PARCEL B



CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-084

A RESOLUTION APPROVING A PRELIMINARY PLAT CONSISTING OF 80 SINGLE-FAMILY LOTS TO BE CALLED RAVINE CROSSING

WHEREAS, D.R. Horton, Inc. – Minnesota has applied for a preliminary plat for a residential subdivision to be called Ravine Crossing, which subdivides 28.6 acres into 80 residential lots and 3 outlots, to be located on property legally described as:

> The Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, excepting therefrom the following two exceptions:
>
> Exception One:
> The East 838.09 feet of the South 495.00 feet of said Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.
>
> Exception Two:
> The East 384.00 feet of the North 283.00 feet of the Southeast Quarter of the Southeast Quarter of Section 15, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

WHEREAS, DR Horton also applied for a zoning amendment to change the zoning of the property from AG-1, Agricultural Preservation, to R-4, Low Density Residential; 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 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 Planning Commission held the public hearing for the preliminary plat on April 25, 2022; 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 that the City Council approve the preliminary plat application for the proposed Ravine Crossing residential development; and

WHERAS, the proposed rezoning from AG-1, Agricultural Preservation, to R-4, Low Density Residential, shall not become effective until the proposed 2040 Comprehensive Plan amendment is approved by the Metropolitan Council; and

WHEREAS, the proposed preliminary plat shall not become effective until the proposed 2040 Comprehensive Plan amendment is approved by the Metropolitan Council.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the preliminary plat for a subdivision consisting 80 single-family lots and 3 outlots to be called Ravine Crossing, on property legally described above, subject to the following conditions:

General Development

1. Prior to the issuance of a building permit the Metropolitan Council shall approve the City of Cottage Groves proposed 2040 Comprehensive Plan amendment.

2. 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.

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

4. 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.

5. The Developer shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Bolton & Menk memorandum dated April 20, 2022, subject to modifications that are agreed to by the Developer and City Engineer.

6. The Preliminary Plat approval shall be good for one calendar year after approval.

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.

Construction and Grading

10. A grading permit and financial guaranty is required prior to approval of grading activity related to the project.

11. 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.

12. 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.

13. 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.

14. 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.

15. No construction traffic is permitted to enter the site from Joliet Avenue. All construction traffic must access from 90th Street. The existing barricades shall remain until Joliet Avenue is paved within the Ravine Crossing development. The Developer may be required to place signage routing traffic to 90th Street.

Lot Performance Standards

16. The architectural standards of the development 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. Architectural materials must be varying on the front façade of the principal structure (shakes, board and batten, brick or stone, accent siding, shutters, window boxes, etc.).

    e. Home styles and floorplans may be offered subject to administrative review and approval from City staff.

17. If fencing installed within the following lots, it must be constructed of the same design, materials, and color Lots 2-11, Block 5.

Utilities

18. 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.

19. The water utility plan shall conform to the City's water supply and distribution plan.

20. The sanitary sewer utility plan shall conform to the City's sanitary sewer comprehensive plan.

21. All stormwater designs shall meet the intent of the City's Surface Water Management Plan and the SWWD water management plan.

22. 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

23. The street names for proposed public streets shall align with the County's uniform street naming system and labeled on the final plat.

24. 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.

Landscaping and Irrigation

25. 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.

26. No tree mitigation is required as part of the proposed development.

27. 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.

28. 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.

29. The Developer is responsible for establishing the final grades, topsoil, and seeding of all the lots, outlots, and boulevards within the subdivision.

30. Four trees and ten shrubs are required to be installed within each lot.

31. No homeowner's association (HOA) is being proposed as a part of this development as there will be no monument sign or common owned landscaped islands within the site. A restrictive covenant is required to be recorded against the three lots adjacent

to Keats Avenue requiring the property owner to maintain the vegetation buffer as outlined in the approved landscape plan submitted with the final plat. The Developer must record the covenants prior to the issuance of any building permits on Lots 9-11, Block 5. The City will enforce the covenants recorded against the properties; failure to comply will require the City to mitigate and assess against the property.

32. Outlots to be deeded to the City:

    a. Outlot A
    b. Outlot C

Surface Water Management

33. 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.

34. 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.

35. All pond access routes shall be sodded. Lots adjacent to pond access routes including trail corridors are required to maintain to the center of these accesses.

Onsite Infrastructure Improvements

36. A street lighting plan must be submitted by the Developer and approved by the City Engineer.

37. 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.

38. The Developer is responsible for the cost and installation of public land boundary markers at the corners of private properties abutting Outlots A and C. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. The Developer shall comply with the 1991 Wetlands Conservation Act, as amended.

56. Temporary parking during construction shall be permitted on only one side of the street. No construction parking shall be permitted on Joliet Avenue within the adjacent development.

57. No construction access shall be permitted from Joliet Avenue. All construction access must come from 90th Street. The Developer shall be required to post signage and communicate to their contractors.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

Cottage Grove
Where Pride and Prosperity Meet

11B

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Regular Agenda
Title	Graymont Village
Staff Recommendation	1. Adopt Ordinance No. 1058 approving a zoning amendment to change the zoning of property generally located west of Ideal Avenue, south of the planned 105th Street extension and north of 110th Street from AG-2, Agriculture, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development. 2. Adopt Resolution 2022-087 approving the preliminary plat for a residential subdivision to be called Graymont Village, which will consist of 207 lots for single-family homes.
Budget Implication	N/A

Attachments

Graymont Village CC Memo.tif	54.2MB
Graymont Village Rezoning Ordinance.tif	9.18MB
Graymont Village Attachment A-Roadway Plans.tif	6.28MB
Graymont Village Attachment B- Revised Preliminary Plat.tif	1.68MB
Graymont Village Attachment C-Plan Set.tif	71.77MB
Graymont Village Attachment D-Engineer Review Memo.tif	17.83MB
Graymont Village Resolution-Prelim Plat.tif	55.39MB

Cottage Grove
Where Pride and Prosperity Meet

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

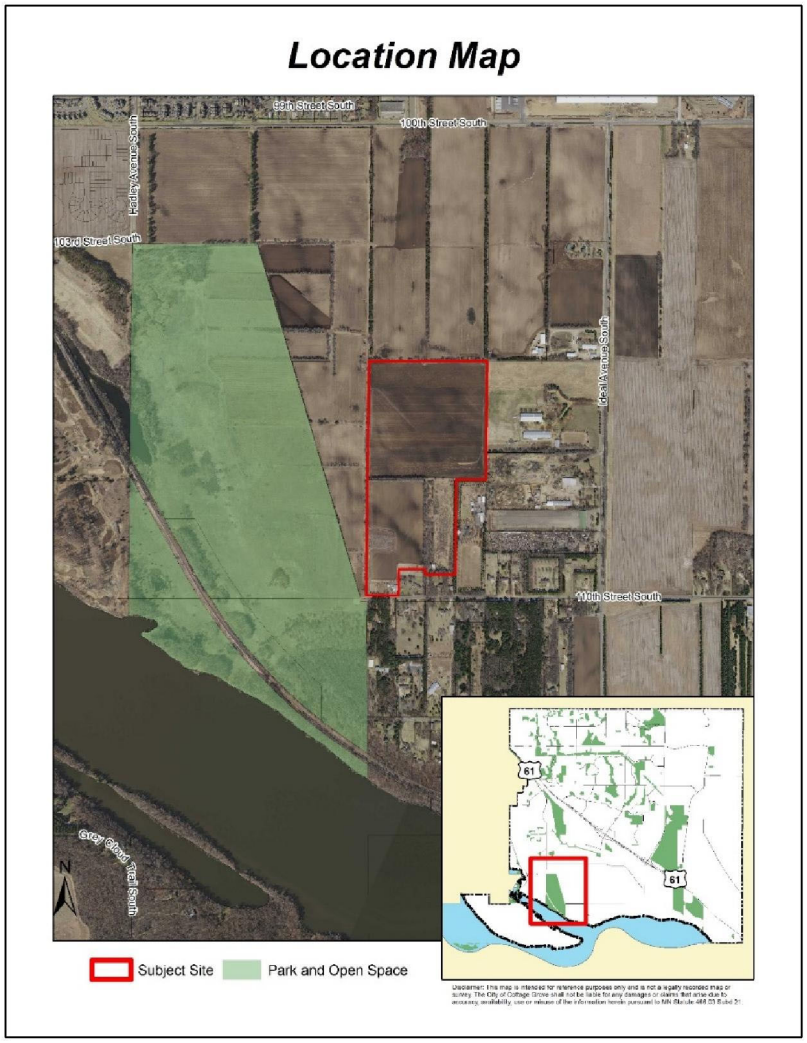
FROM: Mike Mrosla, Senior Planner

DATE: May 18, 2022

RE: Graymont Village – Zoning Amendment and Preliminary Plat

Proposal

Lennar (Applicant) has submitted an application for a Preliminary Plat, Rezoning, and a Planned Unit Development (PUD) for a project to be known as Graymont Village. The subject properties are located west of Ideal Avenue, south of the planned 105th Street extension and north of 110th Street. The Applicant is proposing to construct 207 single family homes on approximately 65.3 acres. The property is currently zoned AG-2, Agricultural, and R-3, Single Family Residential, and is guided on the land use plan as Low Density Residential.



Review Schedule

Application Received: March 30, 2022
Neighbohood Meeting: March 3, 2022
Application Accepted: April 13, 2022
60-Day Review Deadline: June 12, 2022
Planning Commission Meeting: April 25, 2022
Tentative City Council Meeting: May 15, 2022

Background

Site Conditions

The subject properties consist of 65.3 acres of tilled and vacant fields. The proposed site's topography is flat with little grade change.



2020 Aerial Photo

Planning Commission Meeting

At their April 25, 2022, meeting, the Planning Commission reviewed this request and held a public hearing. Seven residents provided public testimony about the proposed development. Below is a

summary of those comments along with a summary of response to the inquiry. All the supporting findings can be found in the Planning Consideration section of this memo.

- Proposed Roadway Connection to 110th Street.
  - *Response – State Fire Code requires all developments over 30 units to have two access roads. The proposed development will have access from 105th Street and 110th Street. The proposed access creates an interconnected street network that reduces the distances traveled to reach destinations, increases route options, and promotes safety.*

- Traffic Impacts on 110th Street
  - *Response – 110th Street is designed and constructed to handle the additional trips from the proposed development. The proposed development was designed in a way to influence driver behavior to utilize 105th Street. The proposed development will develop from north to south with the intent to further encourage residents to use 105th street. The shorter distance for all lots in the development is to travel out of the area using 105th Street, rather than utilizing 110th Street.*

- Traffic Impacts on Jamaica Avenue.
  - *Response – A Traffic Impact Study (TIS) was recently completed as part of the Cottage Grove Business Park Alternative Urban Areawide Review (AUAR) update that was approved by the City Council at their February 25, 2022, meeting. In addition, another traffic study was completed as part of the NorthPoint development. Both studies showed that the existing roadways can support the increased traffic with road improvements being constructed in conjunction with the NorthPoint Development.*

- Why can't the lots be 1.5 acres or larger?
  - *Response* – The Comprehensive Plan guides the area south of 100th Street and west of Ideal Avenue as low density, which allows for two-to-four units per acre.

The Commissioners asked follow-up questions regarding traffic, access, and PUD requirements. The Planning Commission voted unanimously (6-to-0) to recommend approval subject to conditions.

Planning Considerations

Plan Review

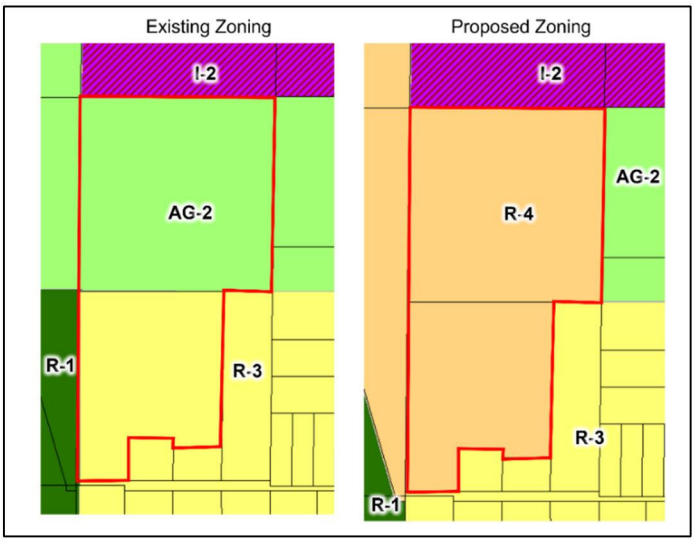
The dates of the plan set utilized for this review were submitted by WSB and are dated 3/30/2022 (Attachment B). All comments provided in the Stantec engineering review memo dated April 18, 2022, (Attachment C) will be required to be addressed in a new submittal. The submitted plans have been review by engineering, planning, and public safety departments.

Rezoning and Comprehensive Plan

The subject property is currently guided as Low Density Residential in the 2040 Comprehensive Plan. The proposed preliminary plat and the land use plan from the 2040 Comprehensive Plan are consistent the 2040 Comprehensive Plan in the following ways:

- The Land Use Map in the 2040 Comprehensive Plan identifies the future land use development of the subject property as low density residential land uses. The Applicant is proposing single-family lots for the subject property, which is consistent with the 2040 Comprehensive Plan.
- The proposed density of 3.47 units per acre is consistent with the Low-Density Residential land use of 2 to 4 units per acre.
- The proposed development helps provide the city with a diverse mix of housing types that are needed to serve all income levels and all stages of life.
- The proposed preliminary plat and grading plan are consistent with the low-density residential land use designation for this area.

The Applicant is requesting to rezone the subject property from AG-2, Agriculture and R-3, Single Family Residential, to R-4, Low Density Residential, with a Planned Unit Development (PUD) Overlay, which would be in accordance with the City's 2040 Comprehensive Plan.

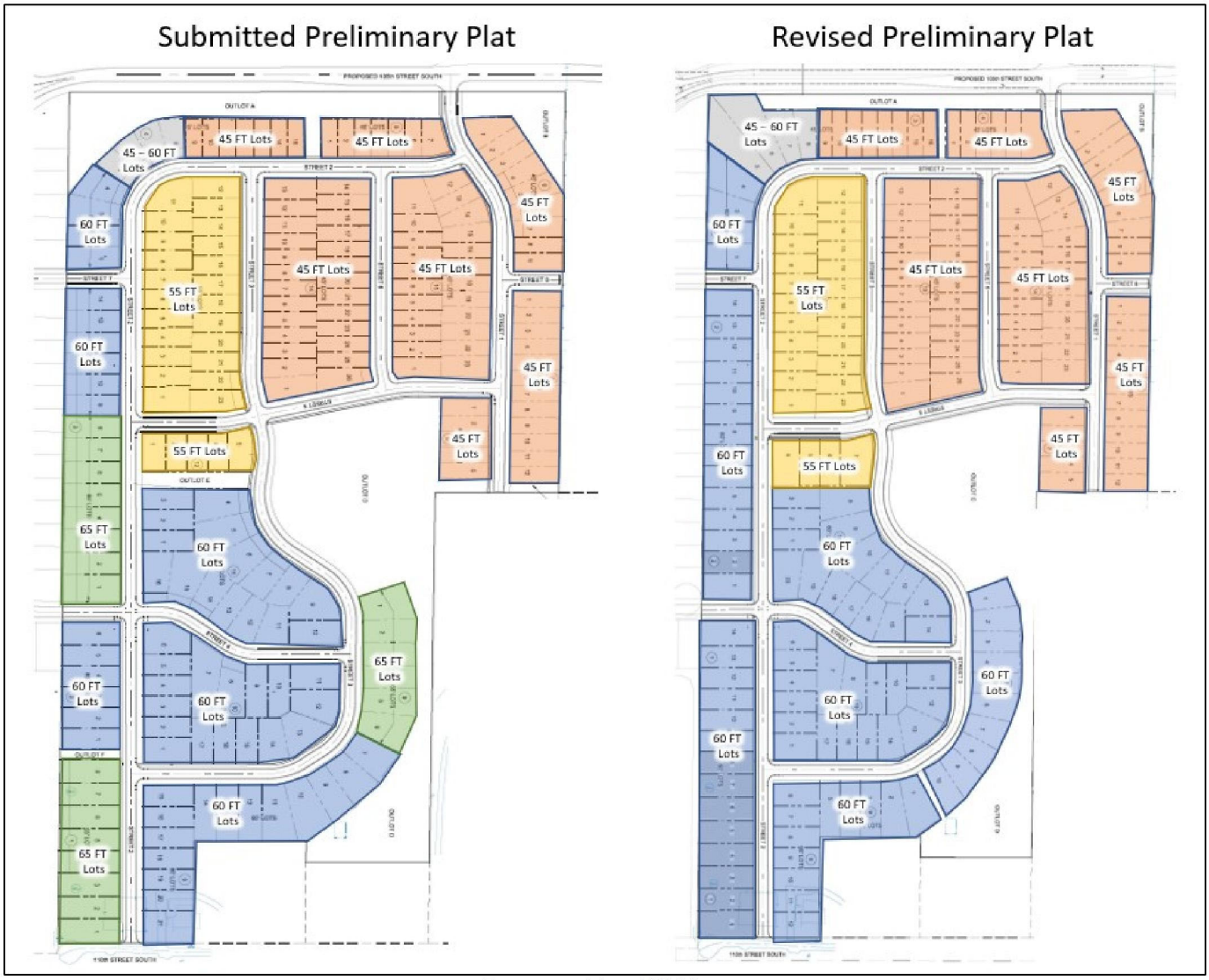


Proposed Rezoning

Cottage Grove Business Park Alternative Urban Areawide Review (AUAR)
At its March 2, 2022, meeting the City Council approved a resolution adopting the Cottage Grove Business Park AUAR Update and Mitigation Plan. The Cottage Grove Business Park AUAR was updated because the land uses were not consistent with the City's 2040 Comprehensive Plans land use plan. In addition, Minnesota Rules, part 4410.3610 subpart 7 requires an AUAR to be updated every five years or until development is complete within the AUAR area. Since the plan was adopted in 2018, it would need to be updated in no later than 2023. The approved update satisfies both requirements. The proposed preliminary plat is consistent with the AUAR, and mitigation strategies have been included in the conditions of approval for this proposed development.

Preliminary Plat
The preliminary plat, as proposed, depicts a logical development of a viable property given the adopted performance standards of the zoning district and the surrounding land uses. The Applicant is proposing a denser residential product on the northern section of the proposed development adjacent to the NorthPoint Development, that was approved at the December 15, 2021, the

City Council meeting. The NorthPoint development consists of 3.5 million square feet of warehouse, manufacturing, distribution, and office building space. Conventional land planning concentrates denser residential uses adjacent to major roadway, transit stations, commercial, and industrial uses. Density levels decrease as you transition further away from the more intense uses. This is a very common land use planning practice and is proposed as part of this development. The Applicant is proposing 207 single-family homes on a variety of lot widths ranging from 45 feet wide to 65 feet wide as shown in the image below. However, since the Planning Commission meeting, the Applicant revised the plat to increase the lot depths and removed Outlot E and the 65-foot-wide lots to address comments in the engineering memo dated April 13, 2022. The overall lot count remains at 207 units.



Proposed Lot Widths

New Product Type

The Applicant states that the proposed 45-foot-wide lots are intended for detached single-family homes with standard two-car garages, three or more bedrooms, and two or more bathrooms. This product is designed to provide a more attainable detached housing option for first-time home buyers. There is a segment of the market that desires a single-family home that is not attached.

Staff has heard from the residential developers that there is no market demand for a townhome product in the southern portion of the community.

The Applicant is currently constructing this housing product in Otsego, Minnesota, and this would be the first location in the east metro. The proposed housing product for the 45-foot-wide lots is similar to the townhomes currently available in the Calarosa development. The Calarosa town-homes range from 25 to 32 feet wide for each unit. In the proposed Graymont Village, the widths of the planned single-family detached homes are 26 to 30 feet with a two-car garage as shown in the images below.



45-foot-wide lot housing product

Planned Unit Development

The Applicant is requesting PUD flexibility on the following zoning performance standards as shown in the table below:

Flexibility Requested	R-4 Standards	Graymont Village R-4/PUD
Front yard setback	30 feet	25 feet
Rear yard setback	35 feet	30 feet
Minimum lot width	60 feet	45 – 60 feet
Minimum lot area	7,500 SF	5,850 SF

The majority of the PUD flexibility requested by the Applicant is for the proposed 45-foot-wide lots. The minimum lot area of the 45-foot-wide lot is 5,850 square feet. Besides the flexibility shown in the table above, the proposed development meets or exceeds the R-4 zoning district standards.

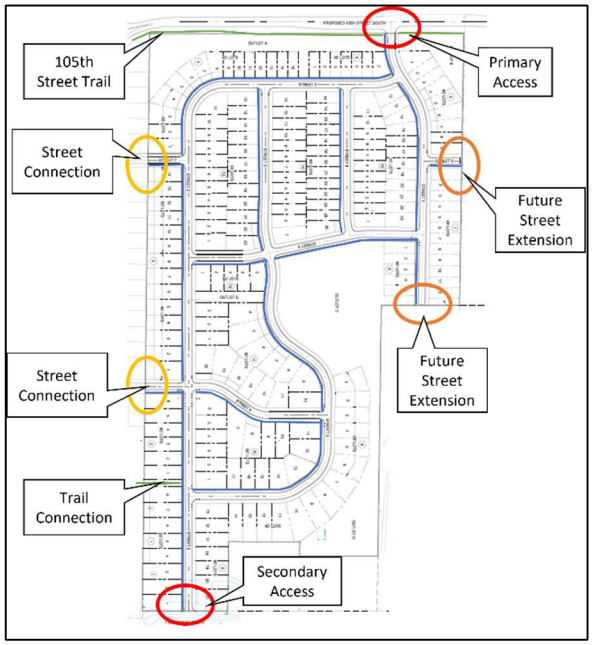
Access and Pedestrian Plan

The previously discussed NorthPoint development requires numerous roadway improvements as shown in the image below (Attachment A).



Anticipated Roadway Improvements

The NorthPoint Development is required to construct 105th Street from Ideal Avenue to the proposed roundabout west as identified as Item 1 in the image above. This section will be constructed as a three-lane urban section with a center left-turn lane and right turn lanes at each access point. Bituminous trail would be constructed on both sides of the roadway and streetlights would be added for safety. Construction of 105th is anticipated to be completed fall of 2022. 105th Street will be the primary access point for the proposed development. A secondary access will be provided on the south side of the proposed development on 110th Street. The proposed subdivision will have connections to the proposed Preserve at Prairie Dunes and accesses stubbed for future street extensions as shown below. Secondary access from this area to 100th Street will be provided as part of the City's South District Street and Utility Improvement Project, which will involve the extension of Hadley Avenue and realignment of 100th Street in 2022 and 2023.



Accesses and Pedestrian Plan

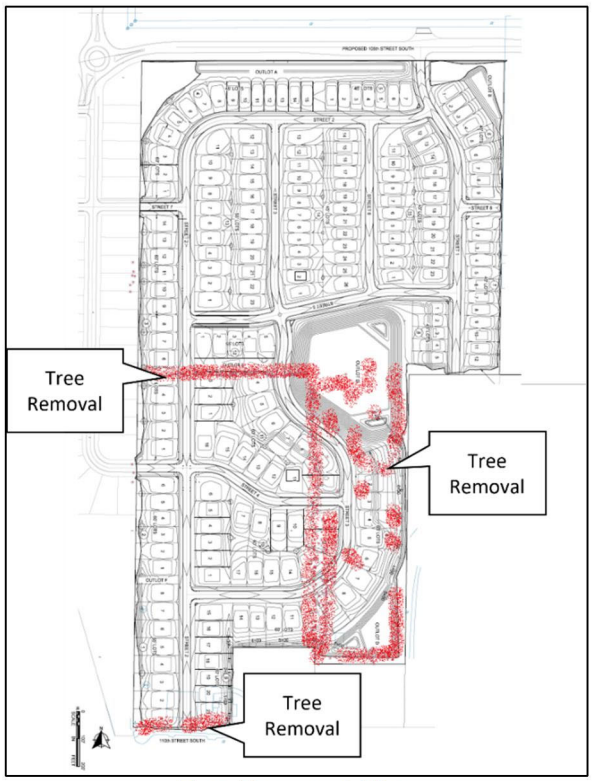
The Applicant is proposing a five-foot wide sidewalk on one side of all internal streets within the subdivision. The sidewalks will be stubbed to the proposed Preserve at Prairie Dunes Development and to future development parcels. The Applicant will also construct an eight-foot-wide bituminous recreation trail that connection to the proposed trail system within the Preserve at Prairie Dunes Development.

Park Land and Open Space

A minimum of 10 percent of developable area shall be required for new developments to provide residents with public recreation facilities, including parks and open spaces, as a part of development projects per City Code Title 10-4-3. The City's Comprehensive Plan does not guide any portion of this parcel as future passive or active park area. However, the proposed development will have trail and sidewalk connections to the 7.95-acre neighborhood park that was dedicated to the City as part of the NorthPoint Development. In addition, the City is planning on adding a park on the land to the east of the proposed development if and when the future development occurs. The proposed recreational trail corridor outlot will be dedicated to the City as a portion of the required park dedication and the remainder will be cash in lieu of dedication land and memorialized in the developer agreement.

Tree Preservation

City Code Title 11-6-19 requires completion of a tree inventory (all qualifying trees) for the entire project area of a proposed development. The Applicant submitted a Tree Preservation Plan that included a tree survey of the existing trees onsite. However, the submitted plan is incomplete and shall be revised to meet the intent of the City Code. The red area in the exhibit below depicts where the Applicant is proposing tree removal.



Tree Removal Plan

As a condition of approval, a revised tree inventory and landscaping plan that shall be approved by planning staff in writing prior to City Council approval of the final plat and any cash in lieu of replacement shall be memorialized in the developer's agreement.

Landscaping

City Code Title 11-6-5 requires a minimum amount of landscape plantings to be installed as a part of development projects within the City. These required plantings include boulevard trees, building perimeter plantings, and landscape requirements. The project will include a minimum of 233 boulevard trees that that are identified on the City's boulevard tree planting list. The landscaping plan shows the required four trees per lot or 828 total trees. City Code requires four trees per lot. Staff is recommending the developer reduce the number of trees on the narrow lots to two or three. This will reduce overcrowding of the trees and increase survivability. The outstanding trees that do not fit on the narrow lot shall be planted elsewhere within the common areas of the development.



Landscaping Plan

Stormwater Management Plan
Storm sewer will be extended from streets within the development to the stormwater basins proposed on the west and south side of the development. Outlot D which are proposed as storm basins, will be required to be deeded to the City for future maintenance. The proposed basin areas require access points, which are to be a minimum of 20 feet wide to allow for maintenance of the infrastructure in the future. The preliminary stormwater management plan and wetland delineation was submitted and reviewed by the City's engineering staff, and their comments are included in a plan review letter dated April 18, 2022. The developer's engineering consultant will continue to work with the City Engineer and South Washington Watershed District to address stormwater storage basins and drainage.

Grading
As with all new development projects, site grading is necessary to provide on-site stormwater detention, street and building pad elevations, and drainage swales for routing surface water runoff to appropriate storm sewer systems. The Developer is proposing to mass site grade the development. Each building pad will be graded above the street elevation and at least three feet above the ordinary high-water elevation for stormwater basins. As noted on the preliminary grading, drainage, and erosion control plan, silt fence will be installed along the perimeter of the grading limits. The preliminary grading plan was reviewed by the City's engineering staff, and their review comments are included in the April 18, 2022, memorandum. Additional grading review will be required upon submittal of final grading and utility plans for the site.

Utilities
The property is currently located in the Metropolitan Urban Service Area (MUSA) and public utilities will be provide to the subject property as part of the 105th Street Construction. The installation of the on-site utilities, roads, and supporting infrastructure will be privately designed and constructed to meet City specifications in the engineering memo dated April 18, 2022.

Area Charges and Development Fees
Area charges and related development fees for this project will be based on the acreages shown on the final plat. These fees and charges will be accurately adjusted based on the final plat layout and be provided in the development agreement. All fees and charges will be memorialized within the development agreement. Payment to the City will be required at the time the development agreement is fully executed by the City and Developer.

Public Hearing Notices
Public hearing notices were mailed to 369 property owners who are within 500 feet of the proposed subdivision and the Rivers Acres neighborhood and published in the *St. Paul Pioneer Press* on April 13, 2022.

Neighborhood Meeting
The City and the Applicant held a joint neighborhood meeting on March 3, 2022. Notice of the neighborhood meeting was sent to surrounding property owners within 500 feet of the project area. The intent of the meeting was to give neighboring property owners the opportunity to ask questions and present concerns they might have to the developer in the early planning stages of the proposed project. In addition, Public Works Director Burfeind presented an overview of the proposed roadway improvements in the area and timeline for completion. Fourteen property owners were in attendance. The only questions asked were about the proposed project were in

regard to housing prices. The majority of the questions were related to traffic and NorthPoint development.

Recommendation

That the City Council consider approving the following two actions.

1. A zoning amendment to change the zoning of the subject property from AG-2, Agriculture, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development.

2. A preliminary plat for a residential subdivision to be called Graymont Village, which will consist of 207 lots for single-family homes.

Attachments

A. Roadway Improvements Exhibit
B. Revised Preliminary Plat
C. Submitted Preliminary Plans
D. Engineering Review Memorandum 4/18/2022
E. Rezoning Ordinance
F. Resolution Approving Preliminary Plat

CITY OF COTTAGE GROVE, MINNESOTA
ORDINANCE NO. 1058

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA AMENDING CITY CODE TITLE 11-1-6, ZONING MAP, VIA REZONING CERTAIN PROPERTY IN SECTION 3 FROM AG-2, AGRICULTURAL, AND R-3, SINGLE FAMILY RESIDENTIAL, TO R-4, LOW DENSITY RESIDENTIAL DISTRICT, WITH A PUD, PLANNED UNIT DEVELOPMENT

The City Council of the City of Cottage Grove, Washington County, Minnesota, does ordain as follows:

SECTION 1. AMENDMENT. The City of Cottage Grove's Official Zoning Map as referenced in Section 11-1-6 of the "Code of the City of Cottage Grove," County of Washington, State of Minnesota, shall be amended by rezoning 65.3 acres of land legally described below from AG-2, Agricultural, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development:

The North Half of the Southeast Quarter of Section 29, Township 27, Range 21, lying south of the North 175 feet thereof and lying West of the East 1320 feet thereof, Washington County, Minnesota.

Abstract

AND

The West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, except the 2 following described parcels:

1. The North 291.00 feet of the South 324.00 feet of the East 299.34 feet of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, Washington County, Minnesota.

2. The South 33 feet of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, Washington County, Minnesota.

and

The West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27 North, Range 21 West, except the South 264.35 feet, Washington County, Minnesota.

Being Abstract Land.

SECTION 2. REZONING. The Official Zoning Map shall be amended by changing the zoning classification of the 65.3 acres of land legally described above from AG-2, Agricultural, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development, based on the following findings:

A. The Land Use Map in the 2040 Comprehensive Plan identifies the future land use development of the subject property as low density residential land uses. The Applicant

is proposing single-family lots for the subject property, which is consistent with the 2040 Comprehensive Plan.

B. The proposed R-4, Low Density Residential District, and its development standards with the PUD, Planned Unit Development, designation, is consistent with the low density residential land use designation in the Future Land Use Map of the City's Future Vision 2040 Comprehensive Plan.

C. The density of the proposed Preserve at Prairie Dunes development is 3.47 units per acre. The density range for the Low Density Residential Land Use District is 2 to 4 dwelling units per acre. The proposed development closely aligns with the Comprehensive Plan standards.

D. The proposed preliminary plat and grading plan are consistent with the low density residential land use designation for this area.

E. The property is within the MUSA and can be properly served by public utilities.

F. The proposed development helps provide the city with a diverse mix of housing types that are needed to serve all income levels and stages in the life cycle.

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire Official Zoning ordinance:

> "The City of Cottage Grove's Official Zoning Map (City Code Title 11-1-6) shall be amended by rezoning 65.3 acres of land generally located west of Ideal Avenue, south of the planned 105th Street extension and north of 110th Street, from AG-2, Agricultural, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development (Ordinance No. 1058)."

SECTION 4. EFFECTIVE DATE. This ordinance amendment shall be in full force and effective from and after adoption and publication according to law.

Passed this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk


HADLEY AVE
JAMET AVE
HAYWARD AVE
HEATH AVE
HEMINGWAY AVE
JAMAICA AVE
100TH STREET
Future Development
REMOVE EXISTING ROADWAY
PROPOSED 100TH STREET
Future Development
Future Development
Future Development
REMOVE EXISTING ROADWAY
PROPOSED 103RD STREET
103RD ST
PROPOSED HADLEY AVENUE
City Park
NorthPoint
NorthPoint
IDEAL AVE
Proposed Summersgate Development
105TH STREET
Proposed Lennar Development
3
2A
2A
3
4
4
2
5
1
Anticipated Road Improvements Schedule
The project numbers below correspond with the numbers on the map
1. 105th Street South - 2022
2. Hadley Avenue Extension – 2022
2A. Hadley Avenue Extension -2023
3. 100th Street Realignment - 2023
4. 100th Street Improvements – 2022 - 2023
5. Ideal Avenue Improvements - 2022 - 2023
SOUTH DISTRICT STREET & UTILITY IMPROVEMENTS
ROADWAY
CURB / MEDIAN
SIDEWALK
TRAIL
CONCRETE PAVEMENT
100TH ST, 105TH ST, & IDEAL AVE IMPROVEMENTS
ROADWAY
CURB / MEDIAN
DRIVEWAY
SIDEWALK
TRAIL
CONCRETE PAVEMENT
TRUCK APRON
© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS

OUTLOT TABLE

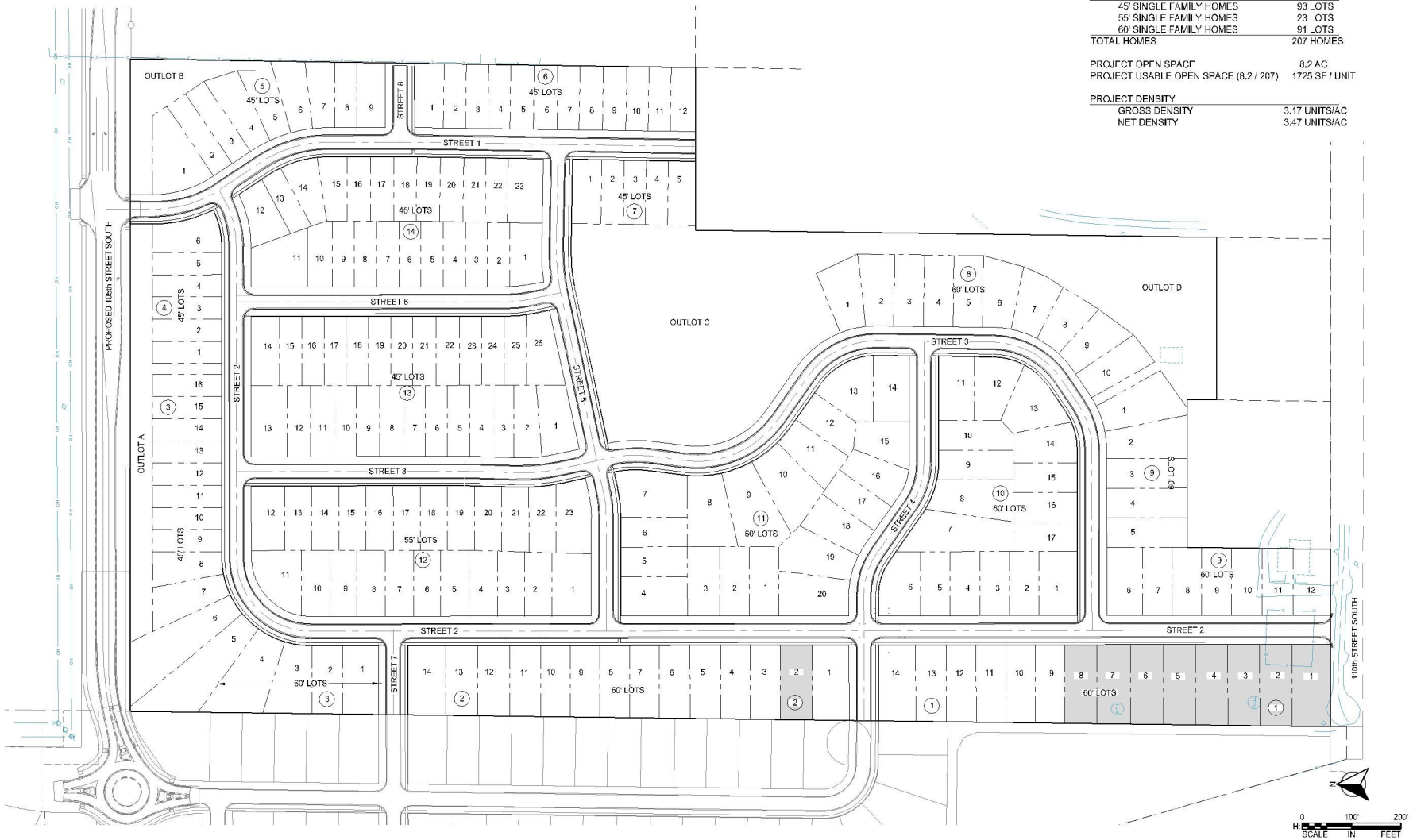
OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING/OPEN SPACE	CITY	40,728 SF
B	PONDING/OPEN SPACE	CITY	24,211 SF
C	PONDING/OPEN SPACE	CITY	292,290 SF

SITE PLAN NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE DEVELOPMENT DATA

EXISTING ZONING	AG2 - AGRICULTURAL
PROPOSED ZONING	R-4 / PUD
GROSS SITE AREA:	65.3 AC
105TH STREET ROW:	3.0 AC
POWER EASEMENT	2.7 AC
NET SITE AREA:	59.6 AC
PONDING / OPEN SPACE:	8.2 AC
DEVELOPMENT SUMMARY:	
45' SINGLE FAMILY HOMES	93 LOTS
55' SINGLE FAMILY HOMES	23 LOTS
60' SINGLE FAMILY HOMES	91 LOTS
TOTAL HOMES	207 HOMES
PROJECT OPEN SPACE	8.2 AC
PROJECT USABLE OPEN SPACE (8.2 / 207)	1725 SF / UNIT
PROJECT DENSITY	
GROSS DENSITY	3.17 UNITS/AC
NET DENSITY	3.47 UNITS/AC



wsb | Cottage Grove

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

NO.	DATE	DESCRIPTION

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.

JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54023

PRELIMINARY PLAT

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO.
019623-000

SHEET
G2.01

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PRELIMINARY PLAT FOR:

GRAYMONT VILLAGE

COTTAGE GROVE, MINNESOTA

WSB Project No. 019623-000
Issue Date..... 03-30-2022 - INITIAL CITY SUBMITTAL.

Engineer Contact:
WSB
701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416
James M. Sollis, PE
Phone 612-201-8356
email: jsollis@wsbeng.com



1 G0.01 PROJECT LOCATION MAP
SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

LEGAL DESCRIPTION:

N

Sheet List Table	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
G1.01	EXISTING CONDITIONS
G2.01	PRELIMINARY PLAT
G2.02	PRELIMINARY PLAT
G2.03	PRELIMINARY PLAT
G2.04	PRELIMINARY PLAT
G2.05	PRELIMINARY PLAT
G2.06	PRELIMINARY PLAT
G2.07	PRELIMINARY PLAT
G2.08	PRELIMINARY PLAT
G2.09	PRELIMINARY PLAT
G2.10	SITE DETAILS
C3.01	OVERALL GRADING DRAINAGE & EROSION CONTROL
C3.02	GRADING NOTES
C3.03	GRADING DRAINAGE & EROSION CONTROL
C3.04	GRADING DRAINAGE & EROSION CONTROL
C3.05	GRADING DRAINAGE & EROSION CONTROL
C3.06	GRADING DRAINAGE & EROSION CONTROL
C3.07	GRADING DRAINAGE & EROSION CONTROL
C3.08	GRADING DRAINAGE & EROSION CONTROL
C3.09	GRADING DRAINAGE & EROSION CONTROL
C3.10	STORM STRUCTURE TABLES
C3-11	ERPSION CONTROL DETAILS
C3.12	EROSION CONTROL DETAILS
C4.01	STREET & UTILITY PLAN
C4.02	STREET & UTILITY PLAN
C4.03	STREET & UTILITY PLAN
C4.04	STREET & UTILITY PLAN
C4.05	STREET & UTILITY PLAN
C4.06	STREET & UTILITY PLAN
C4.07	STREET & UTILITY PLAN
C6.01	STREET PROFILES
C6.02	STREET PROFILES
LS1.01	PRELIMINARY LANDSCAPE PLAN
LS1.02	TREE PRESERVATION PLAN
LS1.03	TREE PRESERVATION PLAN

GENERAL NOTES:

1. EXISTING SITE INFORMATION WAS TAKEN FROM TOPOGRAPHIC SURVEY COMPLETED BY WSB, GOLDEN VALLEY, MINNESOTA DATED FEBRUARY 2022. AT THE TIME OF SURVEY, THE SITE WAS FALLOW AGRICULTURAL FIELD. ACTUAL FIELD CONDITIONS MAY VARY. VERIFY ALL FIELD CONDITIONS INCLUDING LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES AFFECTING THE SCOPE OF THIS CONTRACT. SEE SURVEY FOR BENCHMARK INFORMATION. PROTECT ALL PROPERTY CORNERS. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
2. CONSTRUCTION ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF COTTAGE GROVE.
3. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF COTTAGE GROVE PRIOR TO THE START OF CONSTRUCTION.
7. ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH (4") LAYER OF TOPSOIL. SEE LANDSCAPE - TREE PRESERVATION PLANS FOR PERMANENT GROUND COVER.
8. ALL CONCRETE WASHOUT PRACTICES MUST MEET OR EXCEED THE MPCA STANDARDS.
9. ALL DISCHARGE OF TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) SHALL DISCHARGE INTO A TEMPORARY OR PERMANENT SEDIMENT BASIN UNLESS INFEASIBLE. IF A SEDIMENT BASIN IS NOT AVAILABLE, THE CONTRACTOR SHALL TREAT ALL DISCHARGE WITH APPROPRIATE BMP's SO THAT ANY DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES
16. REFER TO "GEOTECHNICAL EVALUATION REPORT FOR: JULEN & STU-MAC PROPERTIES, IDEAL AVENUE AND 110th STREET SOUTH, COTTAGE GROVE, MINNESOTA", PREPARED BY BRAUN INTERTEC CORPORATION, DATED DECEMBER 14, 2021 FOR SUBSURFACE DATA, RECOMMENDATIONS AND BORING LOGS.

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TITLE SHEET

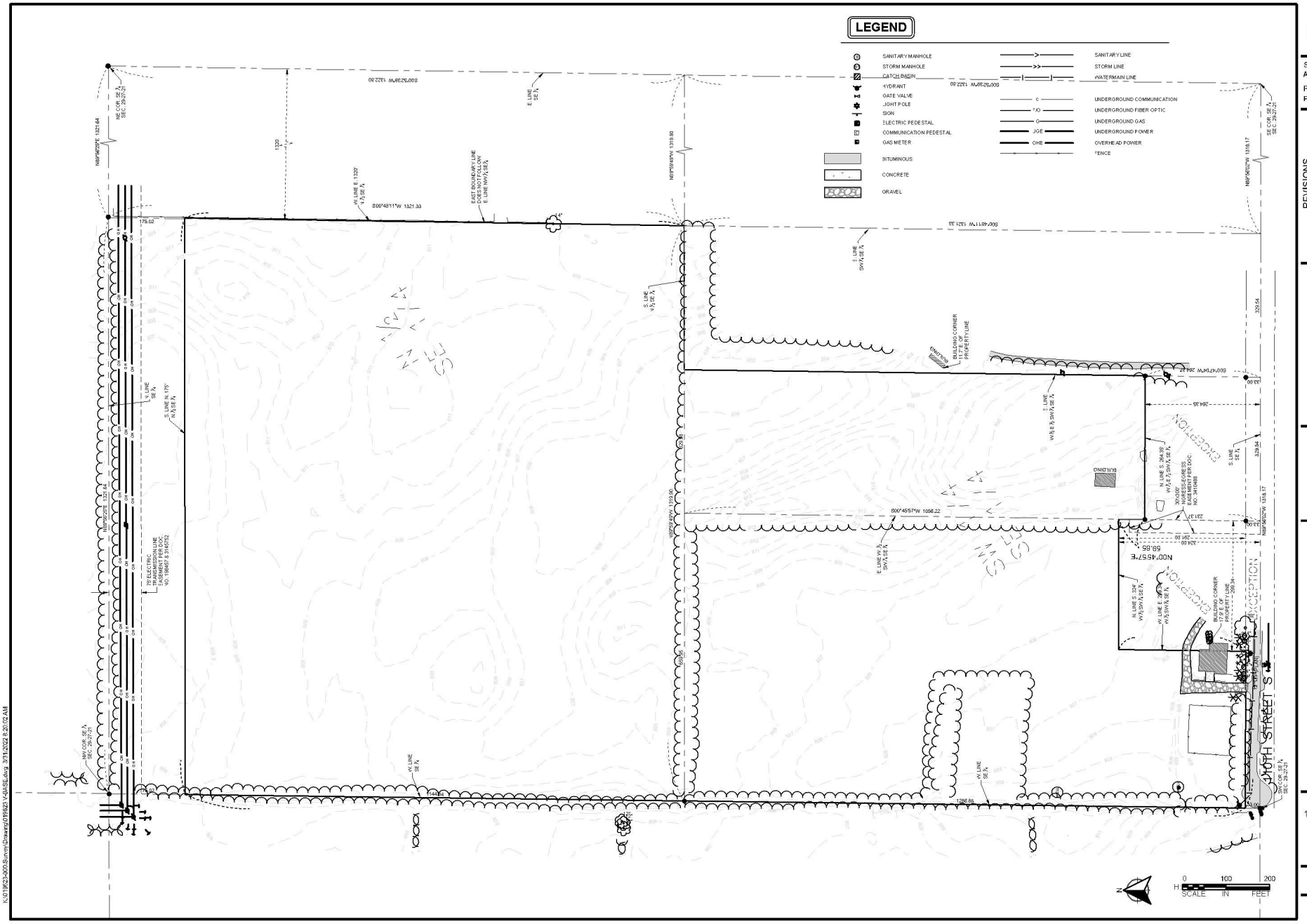
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
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EXISTING CONDITIONS

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OUTLOT TABLE

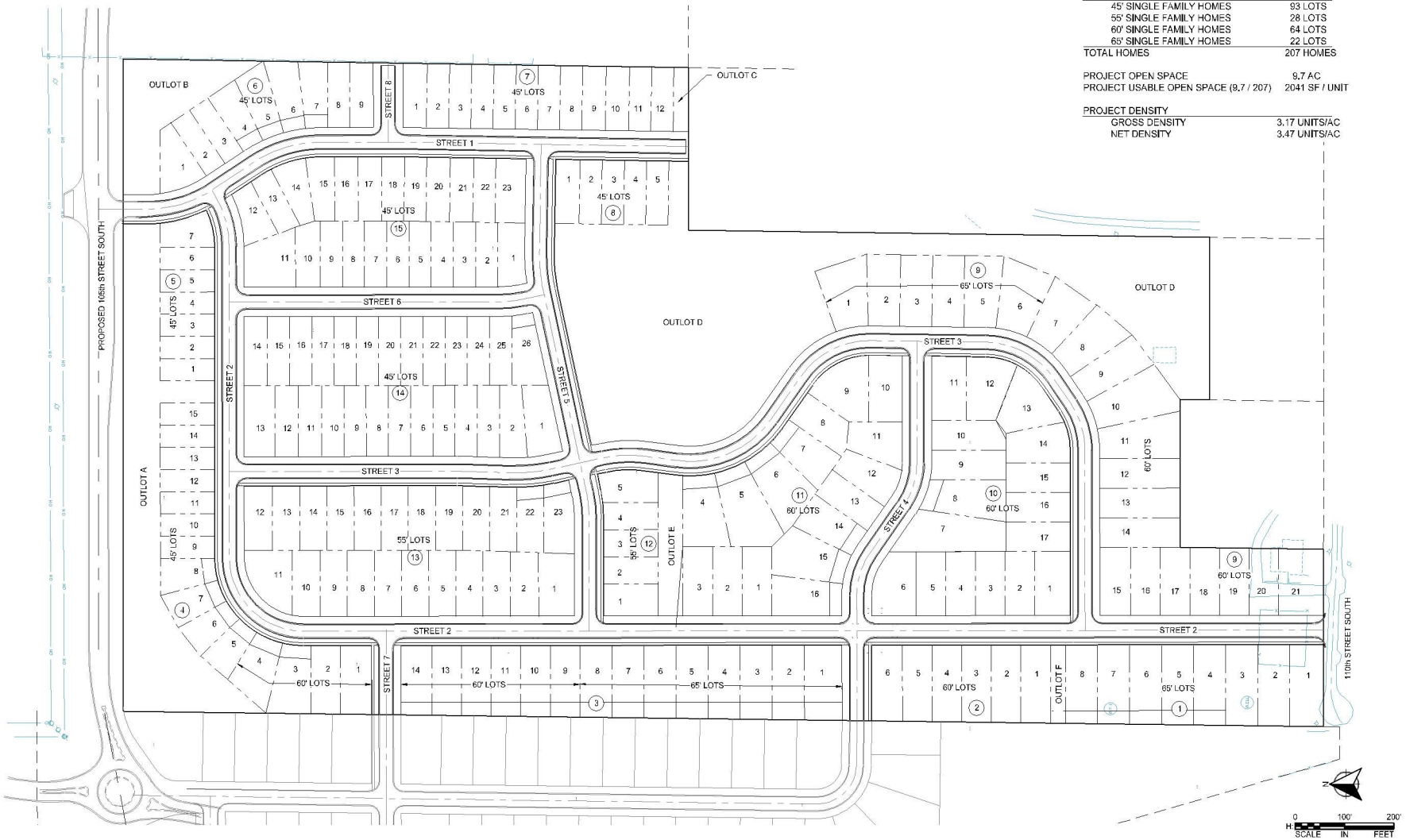
OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING/OPEN SPACE	CITY	100,438 SF
B	PONDING/OPEN SPACE	CITY	35,537 SF
C	OPEN SPACE	CITY	4,564 SF
D	PONDING/OPEN SPACE	CITY	299,956 SF
E	OPEN SPACE	CITY	14,243 SF
F	OPEN SPACE	CITY	4,745 SF

SITE PLAN NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE DEVELOPMENT DATA

EXISTING ZONING	AG2 - AGRICULTURAL
PROPOSED ZONING	R-5 / PUD
GROSS SITE AREA:	65.3 AC
105TH STREET ROW:	3.0 AC
POWER EASEMENT	2.7 AC
NET SITE AREA:	59.6 AC
PARK / PONDING / OPEN SPACE:	9.7 AC
DEVELOPMENT SUMMARY:	
45' SINGLE FAMILY HOMES	93 LOTS
55' SINGLE FAMILY HOMES	28 LOTS
60' SINGLE FAMILY HOMES	64 LOTS
65' SINGLE FAMILY HOMES	22 LOTS
TOTAL HOMES	207 HOMES
PROJECT OPEN SPACE	9.7 AC
PROJECT USABLE OPEN SPACE (9.7 / 207)	2041 SF / UNIT
PROJECT DENSITY	
GROSS DENSITY	3.17 UNITS/AC
NET DENSITY	3.47 UNITS/AC



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PRELIMINARY PLAT

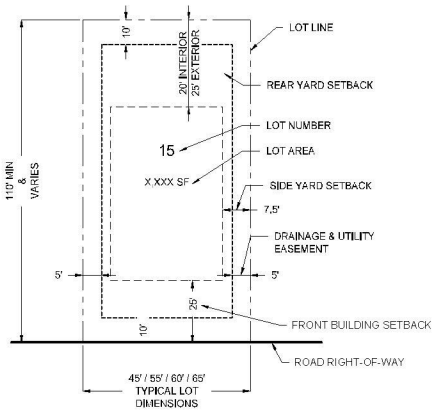
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X / G2.02 TYPICAL SINGLE FAMILY RESIDENTIAL LOT DETAIL

SCALE: NOT TO SCALE

R-5 / PUD LOT STANDARDS

STANDARD	ZONING R-5	45' SINGLE FAMILY	55' SINGLE FAMILY	60' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	7,500 SF	4,950 SF	6,050 SF	7,500 SF	8,450 SF
AVERAGE LOT AREA	N/A	N/A	N/A	N/A	N/A
MINIMUM LOT WIDTH	60 FT @ FRT SBK	45 FT @ FRT SBK	55 FT @ FRT SBK	60 FT @ FRT SBK	65 FT @ FRT SBK
MINIMUM LOT DEPTH	N/A	110'	110'	110'	130'
SETBACKS					
FRONT YARD	35 FT	25 FT	25 FT	25 FT	25 FT
SIDE FRONT YARD	NA	10 FT	10 FT	10 FT	10 FT
SIDE YARD	7.5 FT	7.5 FT	7.5 FT	7.5 FT	7.5 FT
SIDE YARD GARAGE	5 FT	5 FT	5 FT	5 FT	5 FT
REAR YARD - INTERIOR	20 FT	20 FT	20 FT	20 FT	20 FT
REAR YARD - EXTERIOR	25 FT	25 FT	25 FT	25 FT	25 FT
MINIMUM SEPARATION	15 FT	15 FT	15 FT	15 FT	15 FT

LEGEND

- PROPERTY LINE
- LOT LINE
- ROW
- CENTERLINE
- DRAINAGE / UTILITY EASEMENT
- BUILDING SETBACK LINE
- (4) BLOCK NUMBER
- 15 LOT NUMBER

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PRELIMINARY PLAT

GRAYMONT VILLAGE

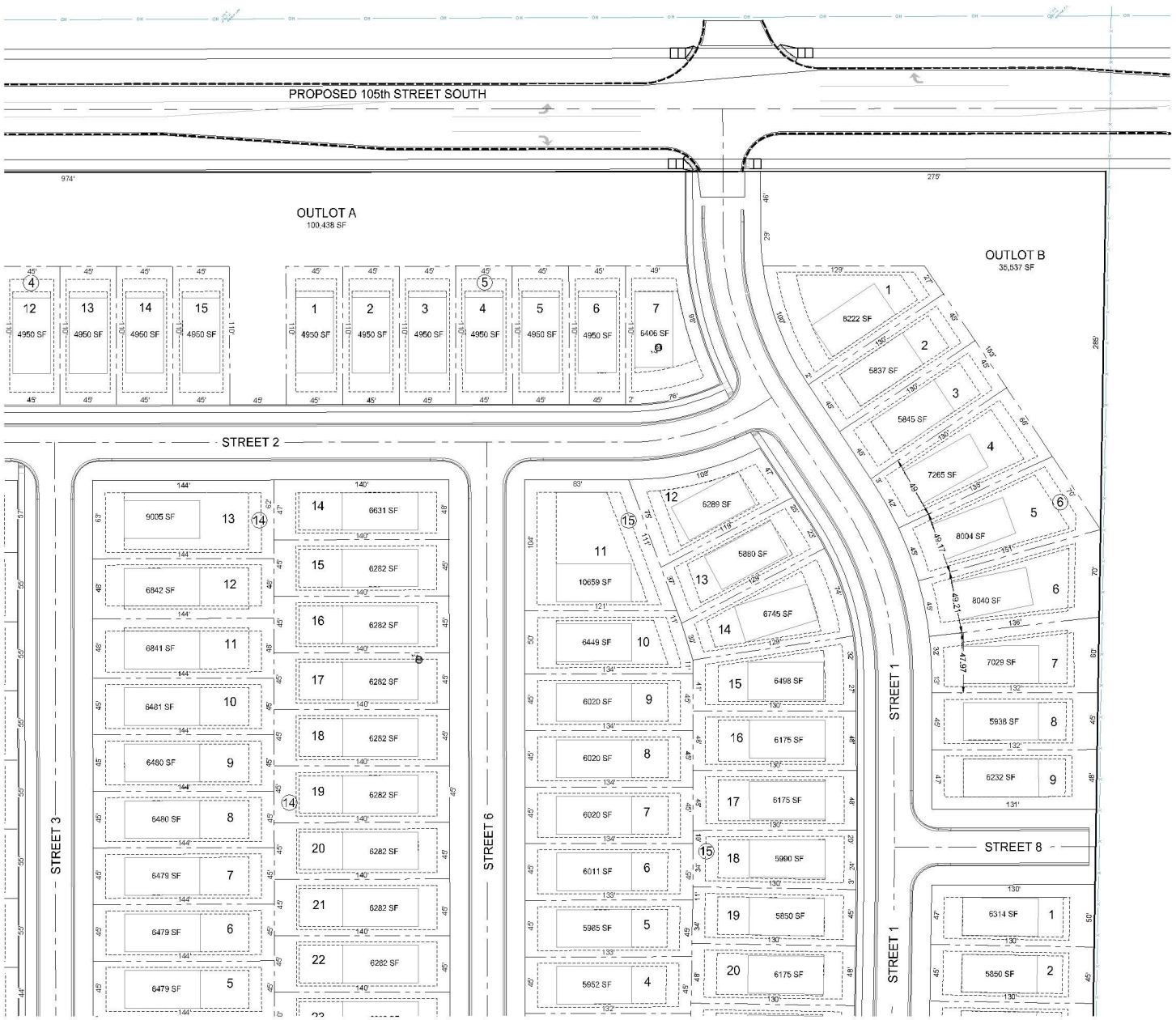
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- ROW
- CENTERLINE
- DRAINAGE / UTILITY EASEMENT
- BUILDING SETBACK LINE
- (4) BLOCK NUMBER
- 15 LOT NUMBER

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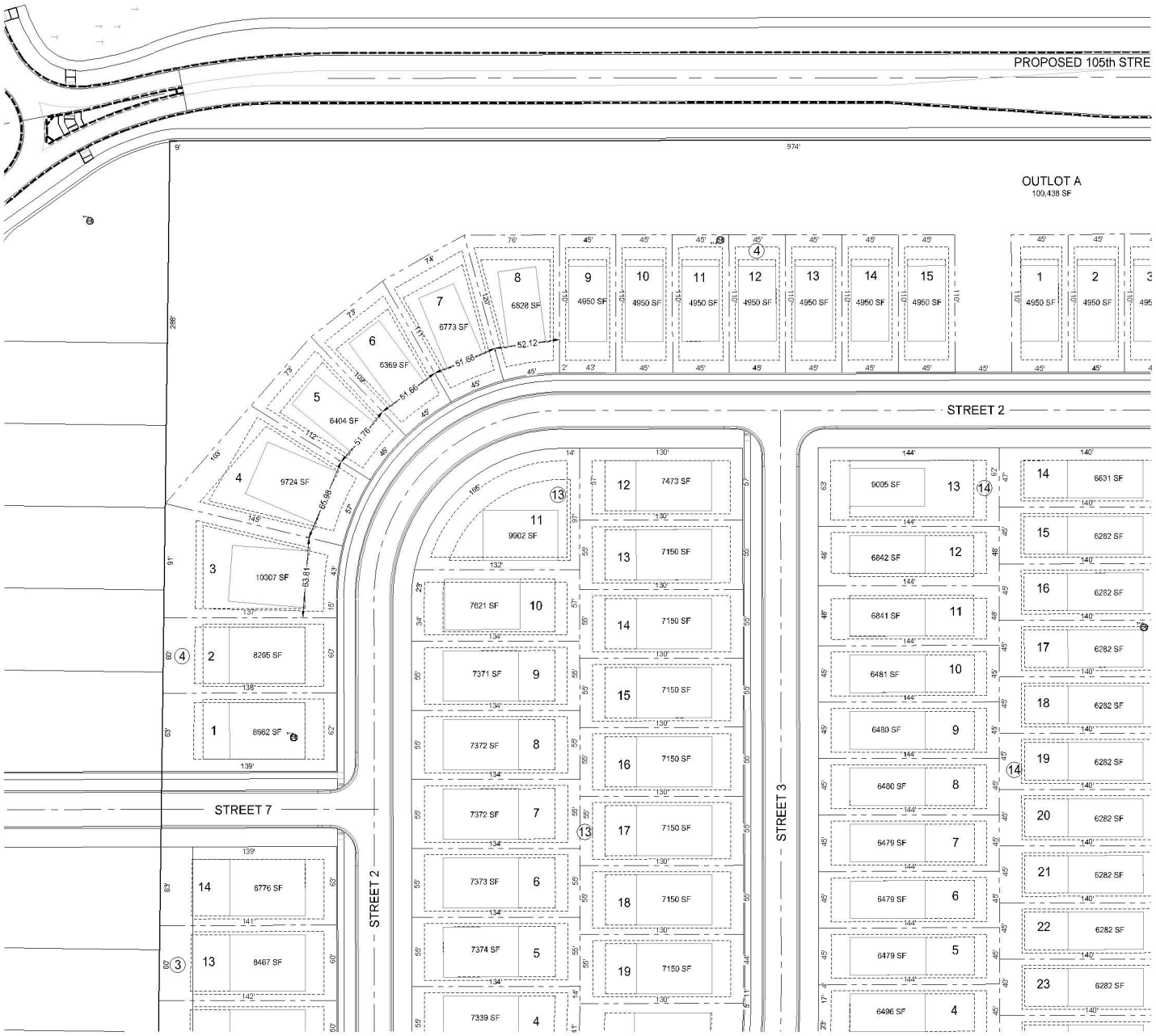
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- PROPERTY LINE
- LOT LINE
- ROW
- CENTERLINE
- DRAINAGE / UTILITY EASEMENT
- BUILDING SETBACK LINE
- (4) BLOCK NUMBER
- 15 LOT NUMBER

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- PROPERTY LINE
- LOT LINE
- ROW
- CENTERLINE
- DRAINAGE / UTILITY EASEMENT
- BUILDING SETBACK LINE
- (4) BLOCK NUMBER
- 15 LOT NUMBER

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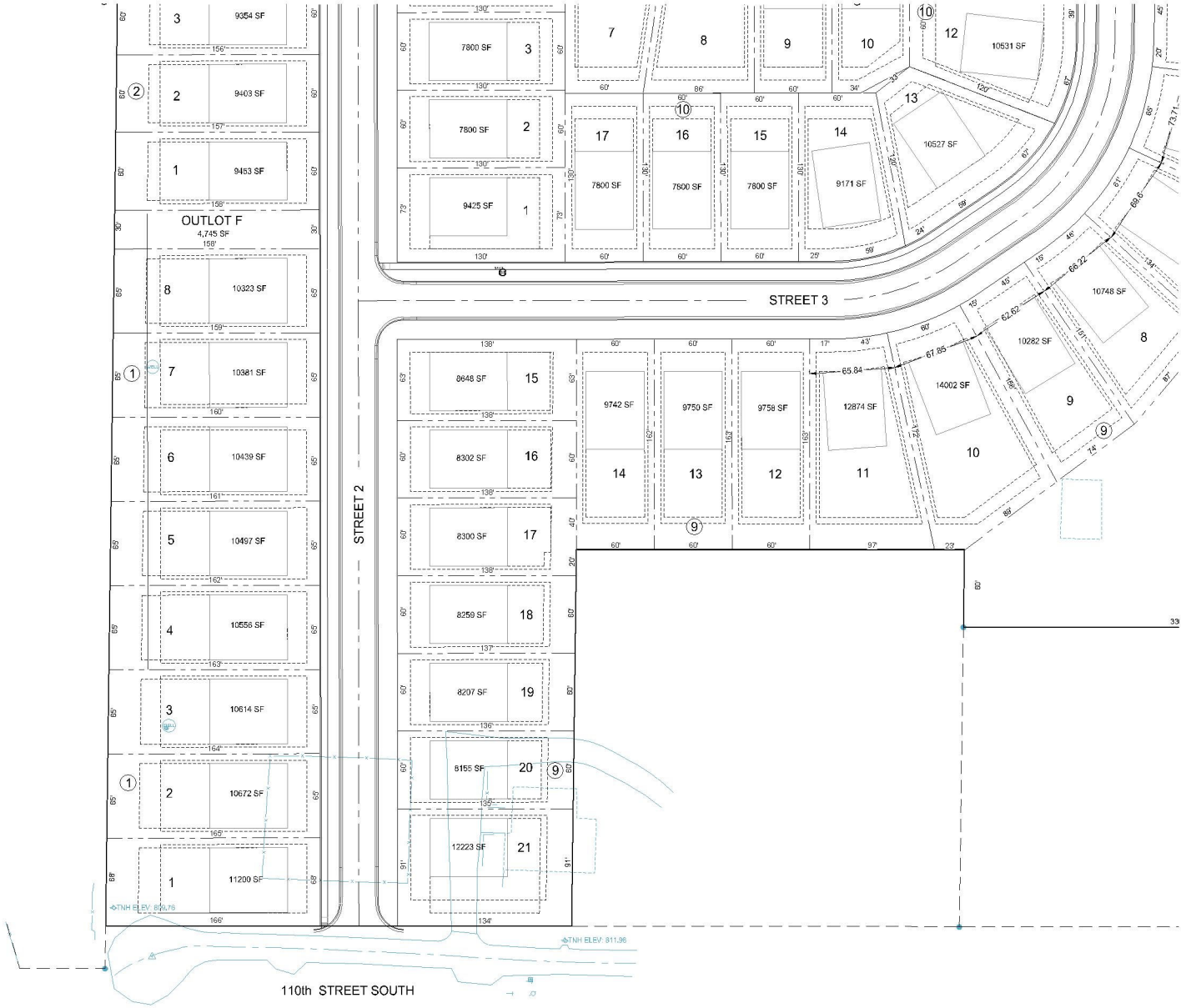
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LEGEND

- PROPERTY LINE
- LOT LINE
- ROW
- CENTERLINE
- DRAINAGE / UTILITY EASEMENT
- BUILDING SETBACK LINE
- (4) BLOCK NUMBER
- 15 LOT NUMBER

N

0 40' 80'

SCALE IN FEET

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Where Pride and Prosperity Meet

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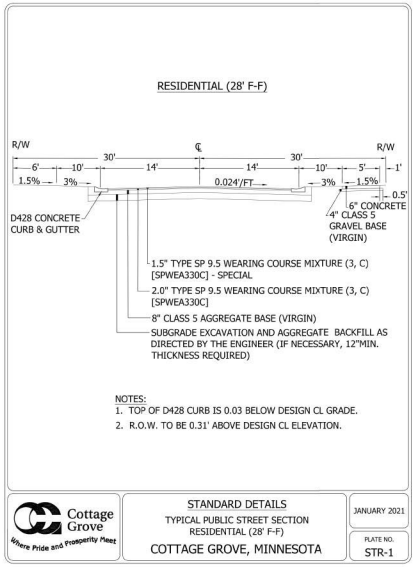
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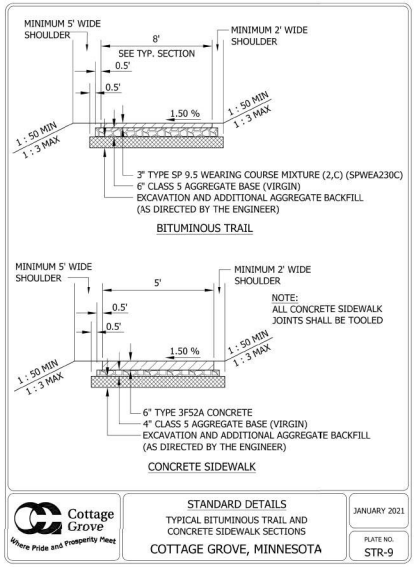
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STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2021

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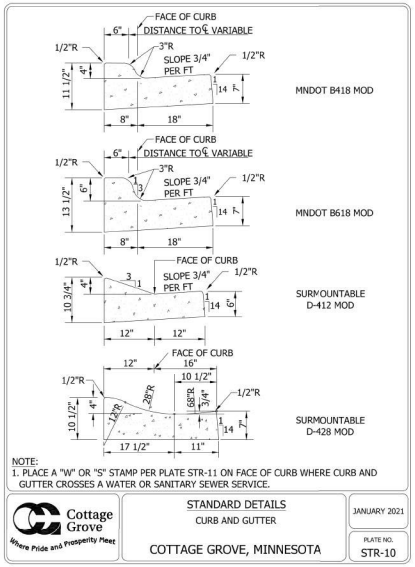
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STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-9

48_STR9.DWG



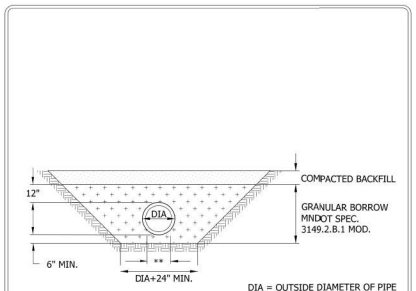
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STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. STR-10

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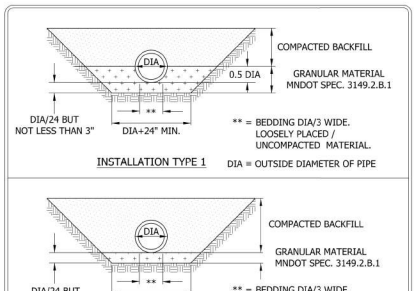
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STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHOD FOR PVC
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. BED-1

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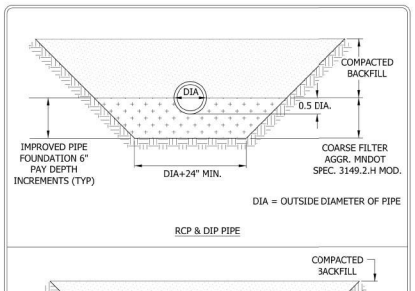
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STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP
COTTAGE GROVE, MINNESOTA

JANUARY 2021

PLATE NO. BED-2

48_BED2.DWG



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

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LIC. NO. 54923
DATE: 03-30-2022

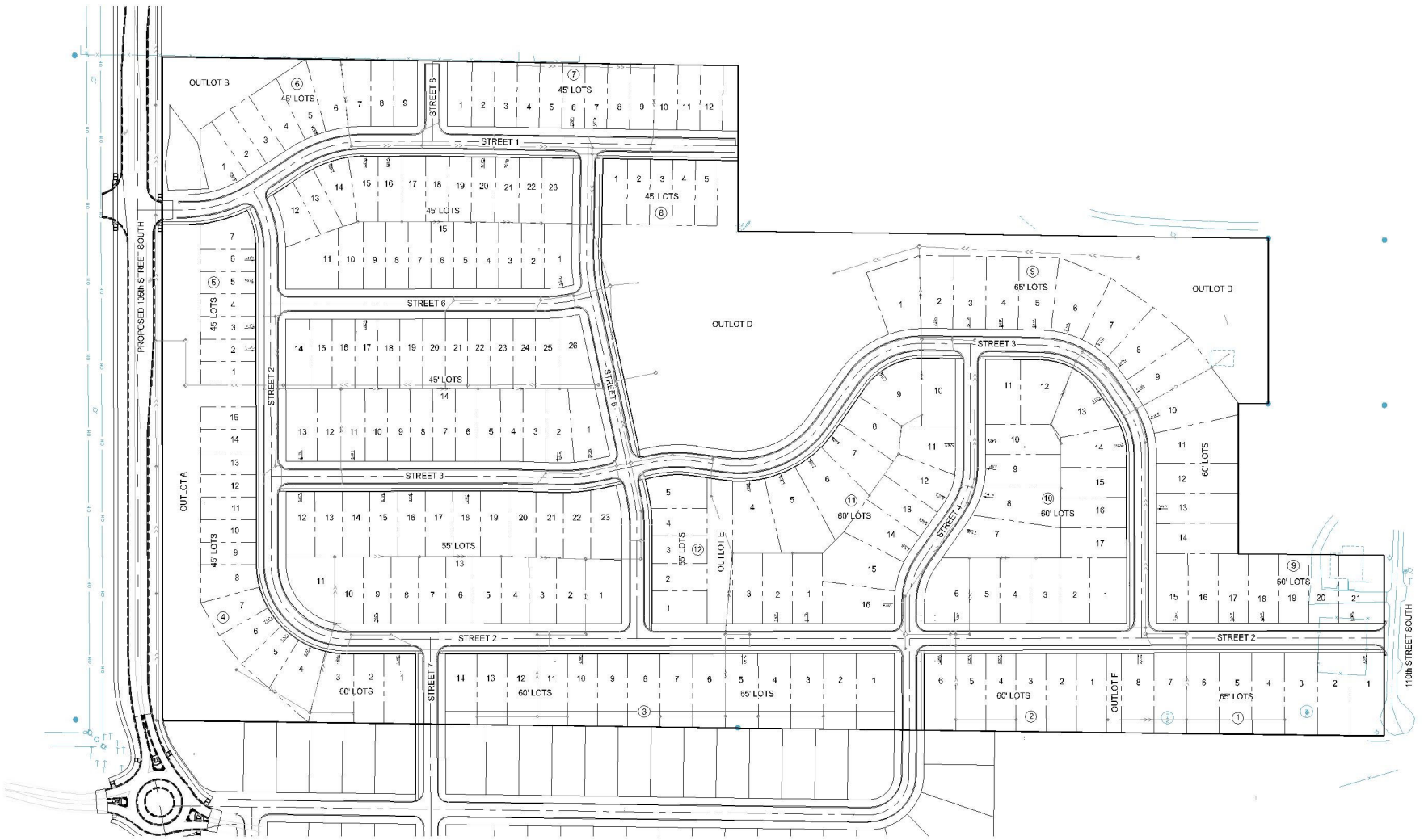
SITE DETAILS

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO.
019623-000

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G2.10



wsb | Cottage Grove

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

OVERALL GRADING DRAINAGE & EROSION CONTROL

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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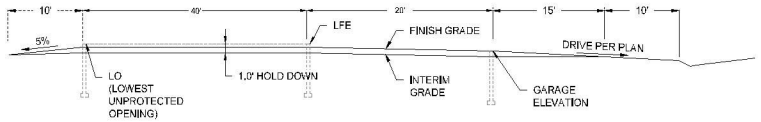
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GRADING NOTES:

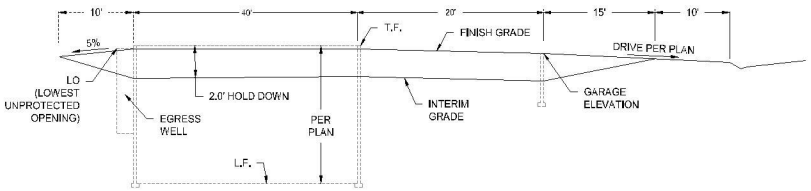
1. ALL PROPOSED RESIDENTIAL STRUCTURES ON THIS SITE MUST HAVE A MINIMUM TOP OF FOUNDATION AND LOWEST UNPROTECTED OPENING ELEVATION A MINIMUM OF 1.0' ABOVE ANY APPLICABLE LOCAL LOW POINTS (TEMPORARY IMPOUNDMENT) EMERGENCY OVERFLOW (EOF).
2. ALL PROPOSED RESIDENTIAL STRUCTURES ON THIS SITE ON POND ADJACENT LOTS MUST HAVE A MINIMUM TOP OF FOUNDATION AND LOWEST UNPROTECTED OPENING ELEVATION 2.0' ABOVE THE ADJACENT POND EMERGENCY OVERFLOW (EOF) AND/OR 5.0' ABOVE THE ADJACENT POND 100 YR. HIGH WATER IMPOUNDMENT ELEVATION, WHICHEVER IS GREATER.
3. ALL RESIDENTIAL STRUCTURES DEPICTED HEREIN ARE PROTOTYPIC AND ARE NOT INTENDED FOR ACTUAL CONSTRUCTION. THE BUILDER SHALL BE RESPONSIBLE FOR ANY AND ALL ACCOMMODATIONS, MODIFICATIONS, ETC. TO ALL PROPOSED RESIDENTIAL STRUCTURES TO ACCOMMODATE THE DESIGN ELEVATIONS SHOWN HEREON AS WELL AS ALL REQUIRED MODIFICATIONS TO THE DESIGN ELEVATIONS SHOWN TO ENSURE THE STRUCTURES COMPLIANCE WITH EGRESS AND ALL APPLICABLE CODE. ALTERATION AND OR MODIFICATION OF THE PROPOSED GRADES SHOWN HEREON TO FACILITATE THE CONSTRUCTION OF ANY PROPOSED RESIDENTIAL STRUCTURE SHALL BE THE BUILDERS RESPONSIBILITY. ANY SUCH MODIFICATION OF DESIGN GRADES SHOWN HEREIN, ESPECIALLY LOWERING OF THE DESIGNATED LOWEST UNPROTECTED OPENING ELEVATION (LO) MAY REQUIRE THE BUILDER TO PROVIDE ADDITION INFORMATION, UP TO AND INCLUDING AN INDIVIDUAL LOT GRADING PLAN AND PERMIT UPON THE CITY OF COTTAGE GROVE REQUEST.
4. PERVIOUS GROUND IMMEDIATELY ADJACENT A BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING FOUNDATION AT A SLOPE NOT LESS THAN 5 PERCENT FOR A MINIMUM DISTANCE OF 10' HORIZONTAL, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' HORIZONTAL, A 5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE BUILDING FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
5. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES.
6. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF COTTAGE GROVE.
7. CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
8. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1.5% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 5.0% UNLESS OTHERWISE NOTED.
9. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. PERVIOUS FINISH GRADE EXTERIOR AND ADJACENT A BUILDING FOUNDATION SHALL BE BELOW THE TOP OF THE FOUNDATION. A MINIMUM OF 8" IS SHOWN HEREIN.
12. ALL EXTERIOR BUILDING WALLS AND FOUNDATIONS ADJACENT PERVIOUS NON PAVED AREAS SHALL BE WATERPROOFED TO AN ELEVATION OF 0.5' ABOVE SAID EXTERIOR PERVIOUS GRADE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
14. ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH (4") LAYER OF TOPSOIL, SEE EROSION AND SEDIMENT CONTROL PLANS & SPECIFICATIONS FOR TEMPORARY AND PERMANENT STABILIZATION REQUIREMENTS.
15. ALL CONCRETE WASHOUT PRACTICES MUST MEET OR EXCEED THE MPCA STANDARDS.
16. ALL DISCHARGE OF TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) SHALL DISCHARGE INTO A TEMPORARY OR PERMANENT SEDIMENT BASIN UNLESS INFEASIBLE. IF A SEDIMENT BASIN IS NOT AVAILABLE, THE CONTRACTOR SHALL TREAT ALL DISCHARGE WITH APPROPRIATE BMP's SO THAT ANY DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
17. PER THE NPDES CONSTRUCTION STORM WATER PERMIT, THE DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN ONE HALF INCH IN 24 HOURS MUST BE DOCUMENTED. RAINFALL AMOUNTS MUST BE OBTAINED FROM A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION WITHIN ONE MILE OF THE SITE, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
18. ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COTTAGE GROVE STANDARD DETAILS AND SPECIFICATIONS.
16. REFER TO "GEOTECHNICAL EVALUATION REPORT FOR: JULEN & STUMAC PROPERTIES, IDEAL AVENUE AND 110th STREET SOUTH, COTTAGE GROVE, MINNESOTA", PREPARED BY BRAUN INTERTEC CORPORATION, DATED DECEMBER 14, 2021 FOR SUBSURFACE DATA, RECOMMENDATIONS AND BORING LOGS.

EROSION CONTROL NOTES:

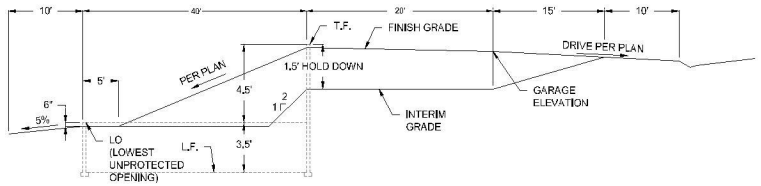
1. CONTRACTOR IS NOTIFIED THAT ACTIONS ON THIS PROJECT ARE GOVERNED BY AN INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THIS PLAN SHEET, THE PLANS AND SPECIFICATIONS AND THE SWPPP INCORPORATES EROSION AND SEDIMENT CONTROL MEASURES WITH WHICH THE CONTRACTOR MUST COMPLY.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY NPDES PERMITS AND SHALL MAINTAIN SAID PERMITS AS REQUIRED BY THE REGULATORY AGENCY.
3. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED WITH THIS PROJECT. FAILURE TO IMPLEMENT THE CONTROLS AND PRACTICES OUTLINED WOULD RESULT IN VIOLATION OF THE CLEAN WATER ACT AND IS GROUNDS FOR PENALTIES.
4. ESTABLISH EROSION CONTROL MEASURES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN DURING THE ENTIRE LENGTH OF CONSTRUCTION. AREAS WHICH ARE SUBJECT TO SEVERE EROSION AND OFF-SITE AREAS WHICH ARE ESPECIALLY VULNERABLE TO DAMAGE FROM EROSION AND/OR SEDIMENTATION ARE TO BE IDENTIFIED AND RECEIVE ADDITIONAL EROSION CONTROL MEASURES AS DIRECTED BY THE CONTRACTING OFFICER (OR OWNER'S CONSTRUCTION REPRESENTATIVE).
5. ESTABLISH PROTECTION ZONES AROUND ALL INFILTRATION AREAS.
6. LOCATIONS OF STABILIZED CONSTRUCTION ENTRANCES INDICATED ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION AND SIZE OF ENTRANCES TO ACCOMMODATE CONSTRUCTION VEHICLES AND ACTIVITIES.
7. COORDINATE ALL LAND DISTURBING ACTIVITIES AND CONDUCT SO AS TO MINIMIZE THE SIZE OF THE TO BE EXPOSED AREA AT ANY ONE TIME AND MINIMIZE THE TIME OF EXPOSURE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED. COORDINATE ALL LAND DISTURBING ACTIVITIES SO AS TO MINIMIZE OFF-SITE SEDIMENTATION DAMAGE. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED.
8. THE CONTRACTOR SHALL NOT DISTURB EXISTING VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
9. PERIODICALLY CLEAN OUT AND DISPOSE OF ALL SEDIMENT ONCE THE STORAGE CAPACITY OF THE TEMPORARY DRAINAGE FEATURE OR STRUCTURE RECEIVING THE SEDIMENT IS REDUCED BY ONE-HALF. CLEAN OUT AND DISPOSE OF ALL SEDIMENT AT THE COMPLETION OF THE PROJECT. INFILTRATION AREAS ARE NOT TO BE USED AS TEMPORARY ESC FACILITIES.
10. PROVIDE ADDITIONAL ON-SITE PROTECTION, IN ADDITION TO THAT SHOWN SO THAT SEDIMENT IS NOT PERMITTED TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
11. REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AND VERIFY THE CLEANING OUT OF ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, SUMP IN STORM SEWER STRUCTURES AND DITCHES ONCE FINAL STABILIZATION HAS OCCURRED.
12. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE CITY OF COTTAGE GROVE.
13. EROSION CONTROL FEATURES MAY NOT BE REMOVED UNTIL 70% OF THE AREA HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENTS, BUILDINGS, STORM SEWERS, LANDSCAPING, AND SEEDING.
14. DRAINAGE DITCHES OR SWALES WITHIN 200' OF SURFACE WATER OR THE PROPERTY LINE WILL BE STABILIZED WITHIN 24 HOURS OF CONNECTION.
15. TEMPORARY STOCKPILES INCLUDE ADDITIONAL SEDIMENT CONTROL AND TEMPORARY COVER AFTER 14 DAYS.



1 C3.02 TYPICAL SOG HOLD DOWN GRADE DETAIL
SCALE: NOT TO SCALE



2 C3.02 TYPICAL FB SE/LO HOLD DOWN GRADE DETAIL
SCALE: NOT TO SCALE



3 C3.02 TYPICAL FB/LO SE/WO HOLD DOWN GRADE DETAIL
SCALE: NOT TO SCALE

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AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

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LIC. NO. 54023
DATE: 03-30-2022

GRADING NOTES

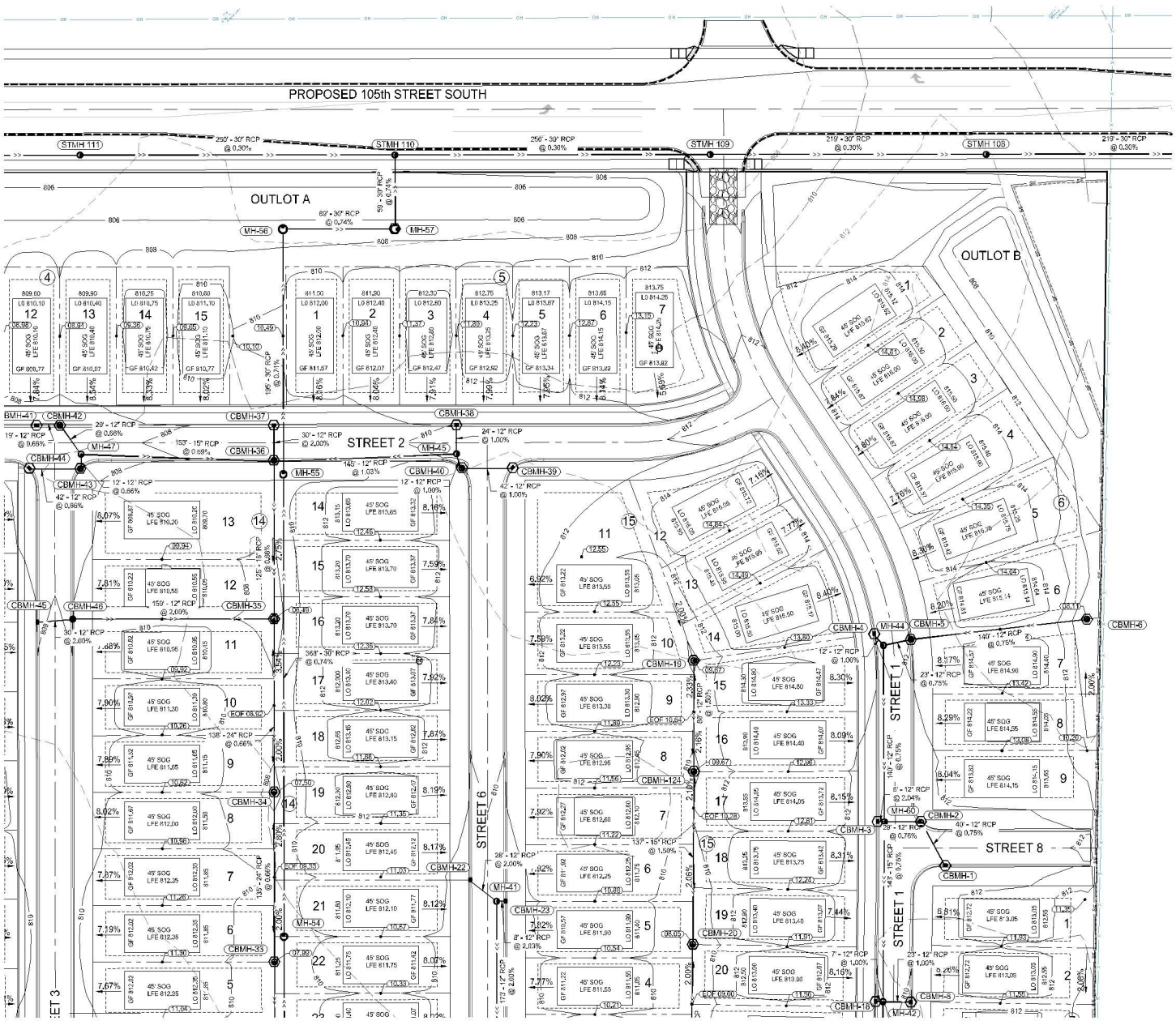
GRAYMONT VILLAGE
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LEGEND

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- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SANITARY SEWER MAIN
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- PROPOSED DRAINAGE STRUCTURE
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- INLET PROTECTION
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- STABILIZED CONSTRUCTION ENTRANCE

SCALE: 0 40' 80' — H: 1 IN = FEET

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GRADING DRAINAGE & EROSION CONTROL

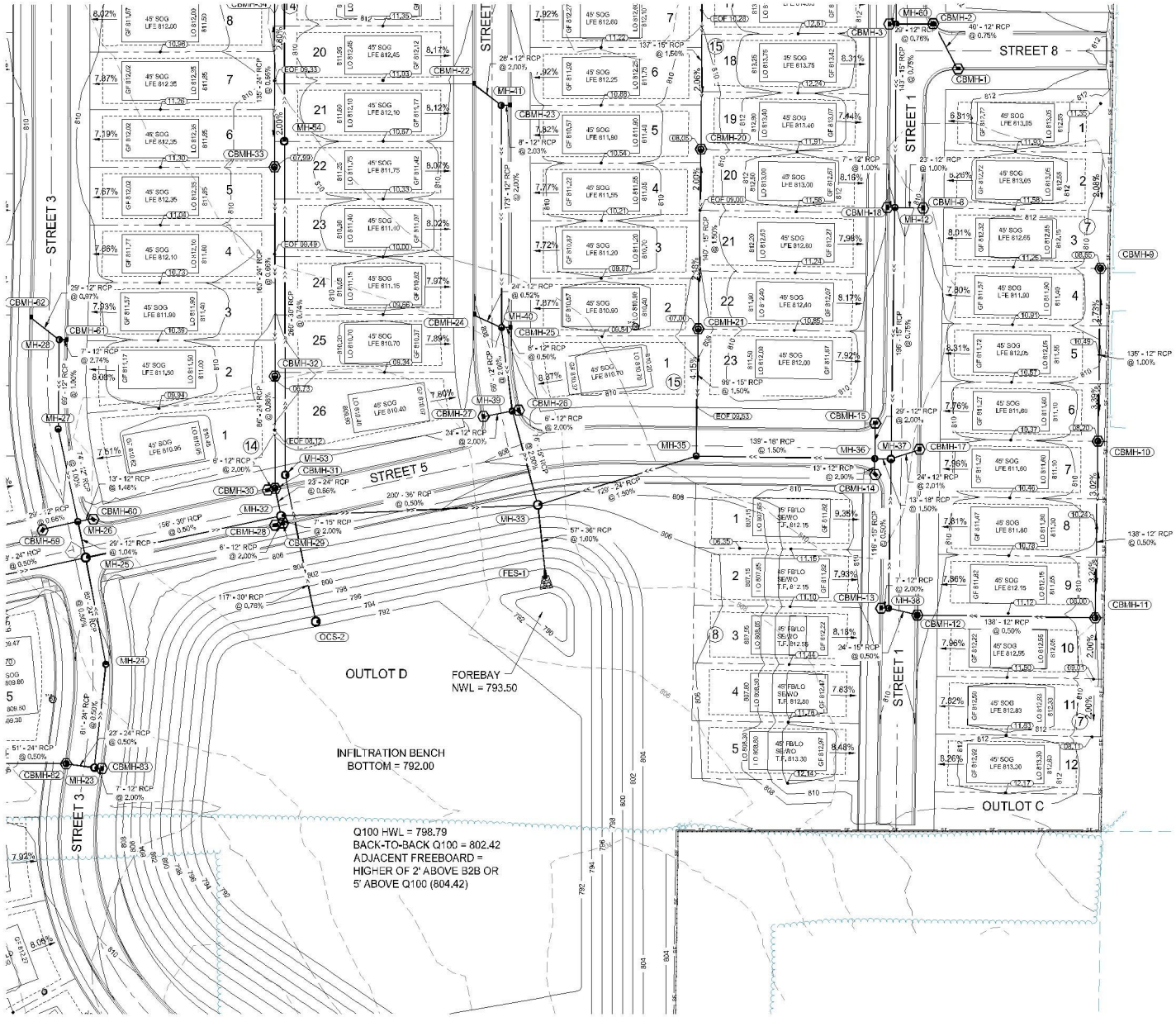
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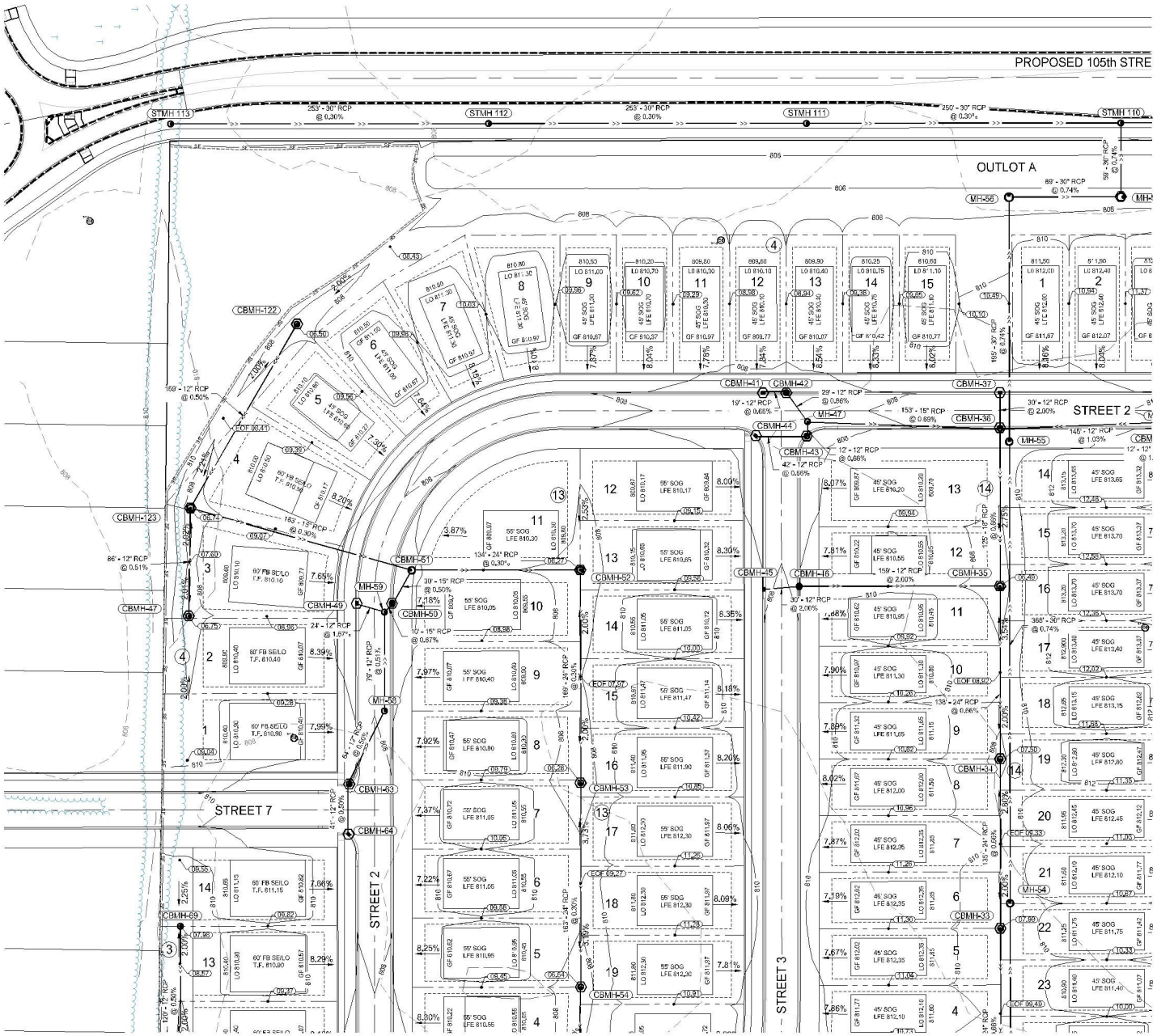
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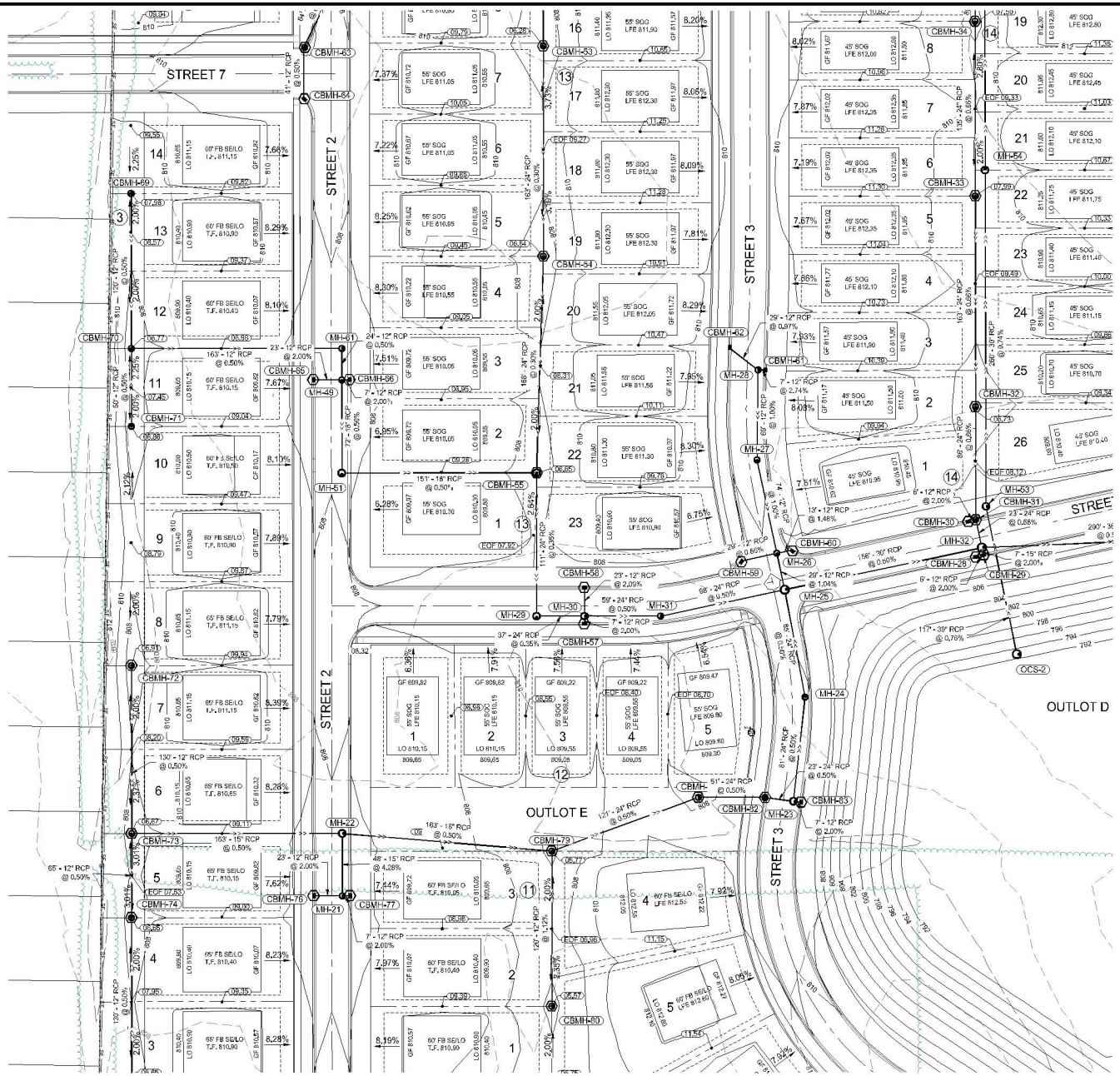
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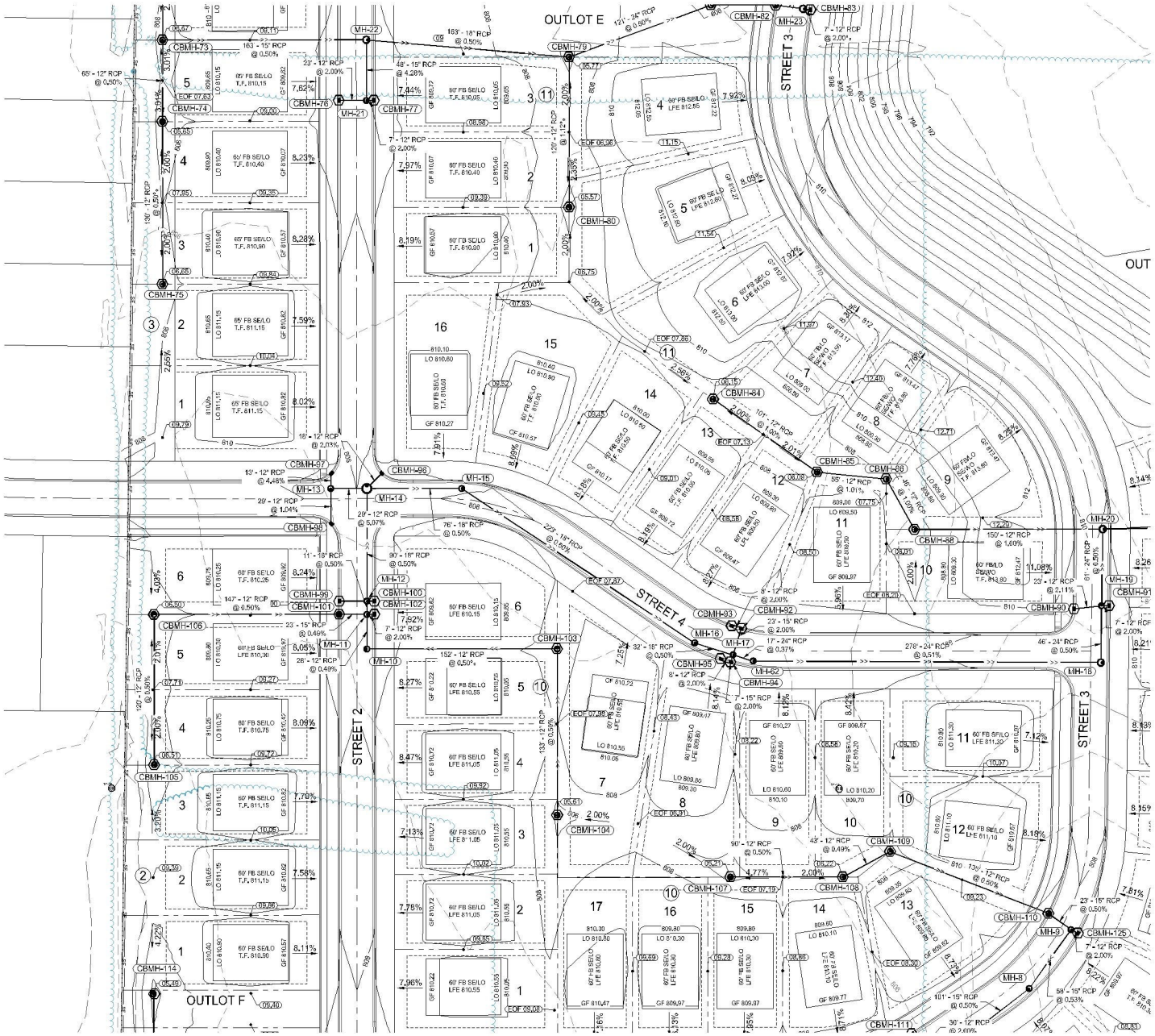
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H: SCALE IN FEET

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GRADING
DRAINAGE &
EROSION
CONTROL

GRAYMONT VILLAGE

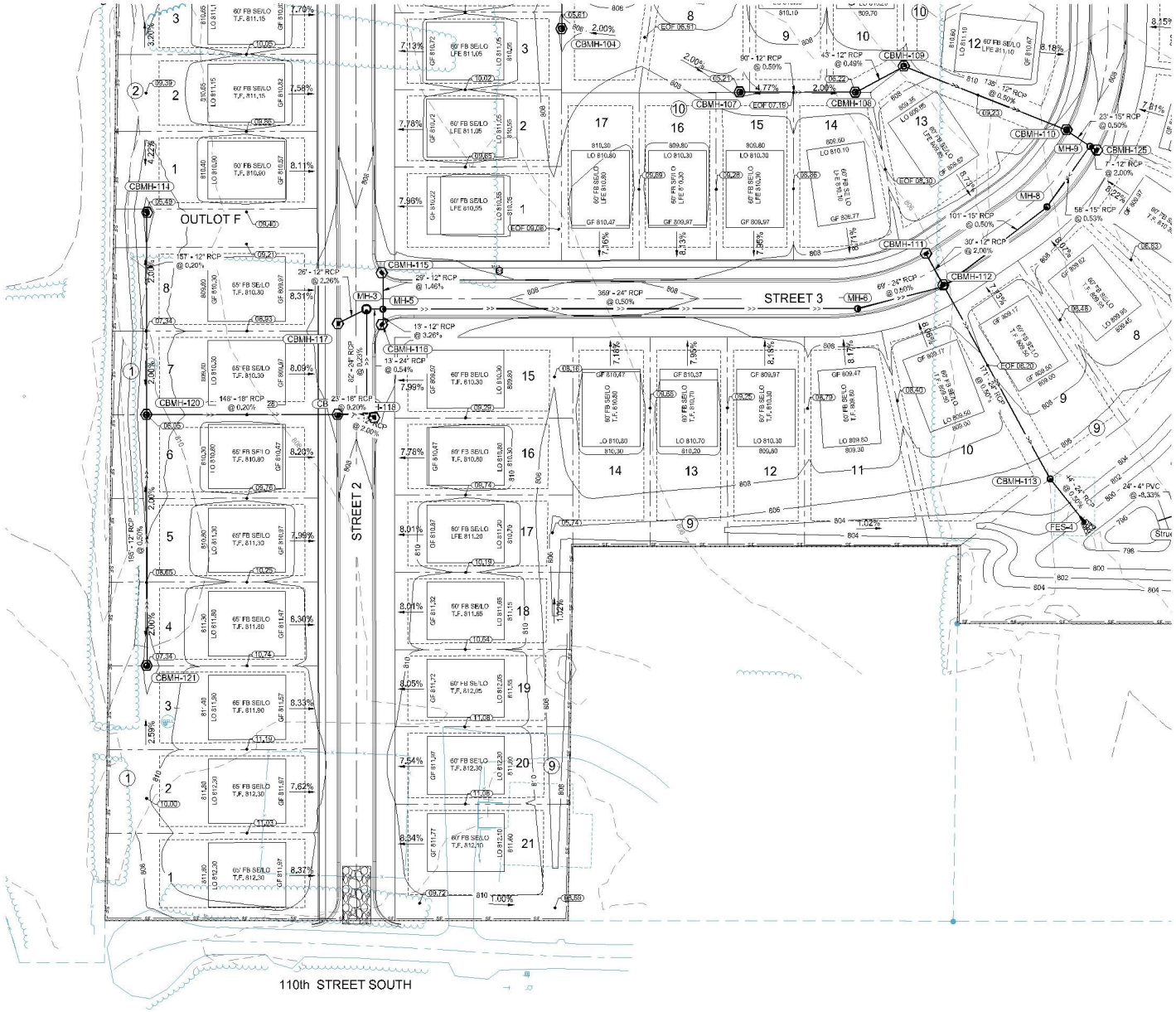
COTTAGE GROVE, MINNESOTA

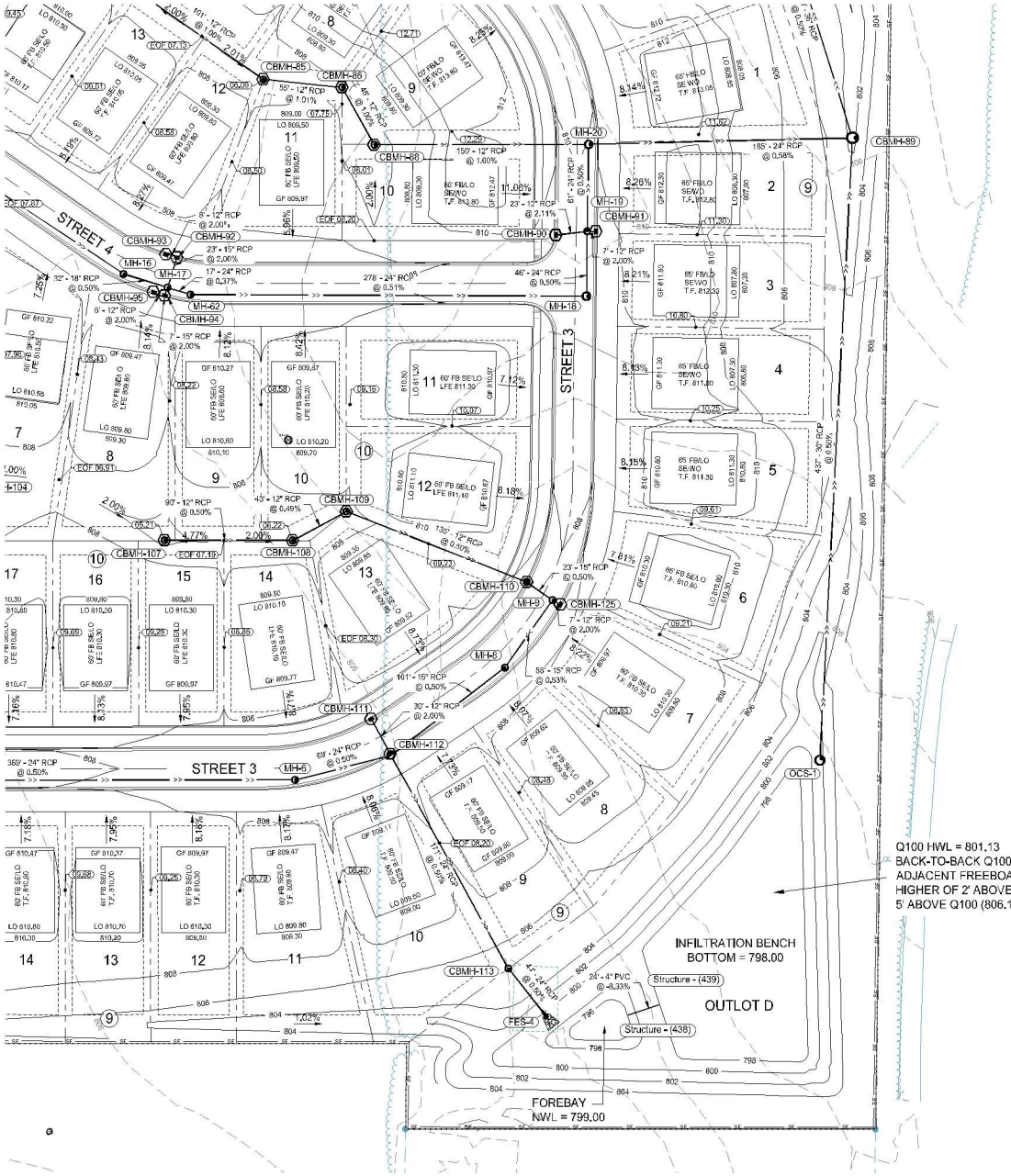
LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO. 019623-000

SHEET C3.07

K:\019623-000\Cad\Plan\019623-000 C-GRADPLAN.dwg 3/31/2022 8:22:55 AM


OUTLOT F
STREET 2
STREET 3
110th STREET SOUTH
CBMH-104
CBMH-107
CBMH-108
CBMH-109
CBMH-110
CBMH-111
CBMH-112
CBMH-113
CBMH-114
CBMH-115
CBMH-116
CBMH-117
CBMH-120
CBMH-121
CBMH-125
MH-3
MH-5
MH-6
MH-8
MH-9
FES-1
CB
369' - 24" RCP @ 0.50%
157' - 12" RCP @ 0.20%
148' - 18" RCP @ 0.20%
29' - 12" RCP @ 1.46%
26' - 12" RCP @ 2.26%
13' - 12" RCP @ 3.26%
13' - 24" RCP @ 0.54%
32' - 24" RCP @ 0.20%
23' - 18" RCP @ 0.20%
90' - 12" RCP @ 0.50%
45' - 12" RCP @ 0.49%
138' - 12" RCP @ 0.50%
23' - 15" RCP @ 0.50%
101' - 15" RCP @ 0.50%
58' - 15" RCP @ 0.53%
30' - 12" RCP @ 2.00%
69' - 24" RCP @ 0.50%
44' - 24" RCP @ 0.00%
24" - 4" PVC @ -8.33%
7' - 12" RCP @ 2.00%
60' FB SE/LO T.F. 811.15
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LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED WATER MAIN
- LIMITS OF DISTURBANCE
- ST-1 — SOIL BORING LOCATION AND IDENTIFICATION
- F.B. — FULL BASEMENT
- FB/LO — LOOKOUT FOUNDATION
- FB/WO — WALKOUT FOUNDATION
- F.F. — FINISH FLOOR/TOP OF SLAB
- LFE — LOW FLOOR ELEVATION
- LO — LOWEST UNPROTECTED OPENING
- SE/LO — SPLIT ENTRY LOOKOUT
- SE/WO — SPLIT ENTRY WALKOUT
- SOG — SLAB ON GRADE
- T.F. — TOP OF FOUNDATION
- INLET PROTECTION
- RIP RAP
- SF — SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

N

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H: SCALE IN FEET

wsb

Cottage Grove — Where Pride and Prosperity Meet

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

NO.	DATE	DESCRIPTION

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.

JAMES M. SOLTIS, PE
Phone 612-201-3356 email: jsoltis@wsbeng.com
LIC. NO. 54823
DATE: 03-30-2022

GRADING DRAINAGE & EROSION CONTROL

GRAYMONT VILLAGE

COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
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Structure Table	
STRUCTURE	DETAILS
MH-44	RIM = 812.115 SUMP = 806.777 INV IN = 806.777 INV IN = 807.878 INV OUT = 806.950
CBMH-4	RIM = 811.744 SUMP = 808.000 INV OUT = 808.000
CBMH-5	RIM = 811.706 SUMP = 806.949 INV IN = 806.949 INV OUT = 806.949
MH-60	RIM = 811.038 SUMP = 805.650 INV IN = 805.899 INV IN = 805.976 INV IN = 806.670 INV OUT = 805.650
CBMH-3	RIM = 810.629 SUMP = 806.800 INV OUT = 806.800
CBMH-1	RIM = 810.375 SUMP = 806.500 INV OUT = 806.500
CBMH-2	RIM = 810.208 SUMP = 806.197 INV IN = 806.197 INV OUT = 806.200
MH-45	RIM = 810.112 SUMP = 803.000 INV IN = 803.000 INV IN = 803.000 INV OUT = 803.000
MH-42	RIM = 809.976 SUMP = 804.578 INV IN = 804.578 INV IN = 805.568 INV IN = 805.731 INV OUT = 804.580
MH-20	RIM = 809.951 SUMP = 796.480 INV IN = 798.466 INV IN = 796.485 INV OUT = 796.480
CBMH-39	RIM = 809.930 SUMP = 803.541 INV OUT = 803.541
CBMH-6	RIM = 809.667 SUMP = 808.000 INV OUT = 808.000
CBMH-38	RIM = 809.777 SUMP = 803.240 INV OUT = 803.240
CBMH-19	RIM = 809.672 SUMP = 804.977 INV OUT = 804.977
CBMH-124	RIM = 809.689 SUMP = 803.406 INV IN = 803.656 INV OUT = 803.406
CBMH-8	RIM = 809.556 SUMP = 805.800 INV OUT = 805.800
CBMH-18	RIM = 809.555 SUMP = 805.800 INV OUT = 805.800
CBMH-40	RIM = 809.551 SUMP = 803.124 INV IN = 803.124 INV OUT = 803.124
MH-19	RIM = 809.496 SUMP = 796.790 INV IN = 796.792 INV IN = 804.540 INV IN = 804.960 INV OUT = 796.790

Structure Table	
STRUCTURE	DETAILS
MH-38	RIM = 809.496 SUMP = 801.650 INV IN = 801.652 INV IN = 804.863 INV OUT = 801.650
MH-55	RIM = 809.312 SUMP = 785.470 INV IN = 785.470 INV OUT = 785.471
MH-41	RIM = 809.300 SUMP = 804.760 INV IN = 804.762 INV IN = 804.760 INV OUT = 804.760
MH-18	RIM = 809.155 SUMP = 797.020 INV IN = 797.021 INV OUT = 797.020
CBMH-12	RIM = 809.113 SUMP = 801.770 INV IN = 802.022 INV OUT = 801.770
CBMH-13	RIM = 809.075 SUMP = 805.000 INV OUT = 805.000
CBMH-91	RIM = 809.072 SUMP = 805.000 INV OUT = 805.000
MH-54	RIM = 809.013 SUMP = 788.190 INV IN = 788.190 INV OUT = 788.190
CBMH-90	RIM = 809.027 SUMP = 805.030 INV OUT = 805.030
MH-35	RIM = 809.027 SUMP = 797.010 INV IN = 797.796 INV IN = 798.540 INV OUT = 797.010
CBMH-22	RIM = 808.982 SUMP = 805.320 INV OUT = 805.320
MH-57	RIM = 807.262 SUMP = 783.366 INV IN = 783.366 INV OUT = 783.366
CBMH-23	RIM = 808.854 SUMP = 804.920 INV OUT = 804.920
MH-23	RIM = 808.801 SUMP = 797.688 INV IN = 797.690 INV IN = 804.360 INV OUT = 797.688
MH-28	RIM = 808.757 SUMP = 804.515 INV IN = 804.520 INV IN = 804.520 INV OUT = 804.515
CBMH-9	RIM = 808.649 SUMP = 804.750 INV OUT = 804.750
MH-37	RIM = 808.641 SUMP = 800.820 INV IN = 803.110 INV IN = 804.010 INV IN = 801.070 INV OUT = 800.820
CBMH-62	RIM = 808.470 SUMP = 804.800 INV OUT = 804.800
MH-36	RIM = 808.465 SUMP = 800.628 INV IN = 800.628 INV IN = 803.423 INV IN = 803.743 INV OUT = 800.630

Structure Table	
STRUCTURE	DETAILS
CBMH-36	RIM = 808.389 SUMP = 801.006 INV IN = 803.790 INV IN = 801.510 INV IN = 801.260 INV OUT = 801.006
CBMH-37	RIM = 808.389 SUMP = 804.390 INV OUT = 804.390
CBMH-82	RIM = 808.378 SUMP = 797.805 INV IN = 797.805 INV OUT = 797.805
CBMH-83	RIM = 808.377 SUMP = 804.500 INV OUT = 804.500
CBMH-61	RIM = 808.344 SUMP = 804.700 INV OUT = 804.700
CBMH-17	RIM = 808.331 SUMP = 804.500 INV OUT = 804.500
MH-27	RIM = 808.281 SUMP = 803.820 INV IN = 803.820 INV OUT = 803.820
CBMH-33	RIM = 807.987 SUMP = 797.878 INV IN = 797.878 INV OUT = 797.878
CBMH-10	RIM = 808.204 SUMP = 803.400 INV IN = 803.400 INV OUT = 803.400
MH-24	RIM = 808.157 SUMP = 797.280 INV IN = 797.280 INV OUT = 797.283
CBMH-20	RIM = 808.047 SUMP = 801.343 INV IN = 801.343 INV OUT = 801.343
CBMH-11	RIM = 808.043 SUMP = 802.710 INV IN = 802.712 INV OUT = 802.710
MH-40	RIM = 808.000 SUMP = 794.230 INV IN = 801.296 INV IN = 794.230 INV IN = 794.230 INV OUT = 801.296
CBMH-15	RIM = 807.985 SUMP = 804.000 INV OUT = 804.000
CBMH-69	RIM = 807.979 SUMP = 801.800 INV OUT = 801.800
MH-15	RIM = 807.911 SUMP = 800.268 INV IN = 800.270 INV OUT = 800.268
CBMH-86	RIM = 807.800 SUMP = 800.430 INV IN = 800.431 INV OUT = 800.430
CBMH-14	RIM = 807.897 SUMP = 804.000 INV OUT = 804.000
MH-25	RIM = 807.889 SUMP = 796.359 INV IN = 796.859 INV IN = 796.860 INV IN = 802.780 INV OUT = 796.359

Structure Table	
STRUCTURE	DETAILS
CBMH-51	RIM = 807.869 SUMP = 800.050 INV IN = 802.289 INV IN = 800.800 INV OUT = 800.050
CBMH-84	RIM = 807.828 SUMP = 803.682 INV OUT = 803.682
MH-58	RIM = 807.780 SUMP = 803.153 INV IN = 803.153 INV OUT = 803.153
MH-14	RIM = 807.689 SUMP = 800.647 INV IN = 800.647 INV IN = 801.177 INV IN = 802.650 INV OUT = 800.647
MH-51	RIM = 807.686 SUMP = 799.400 INV IN = 799.400 INV OUT = 799.400
MH-2	RIM = 807.668 SUMP = 801.510 INV IN = 802.014 INV IN = 803.110 INV OUT = 801.510
CBMH-109	RIM = 807.640 SUMP = 801.735 INV IN = 801.740 INV OUT = 801.735
CBMH-24	RIM = 807.632 SUMP = 794.358 INV OUT = 794.358
MH-26	RIM = 807.606 SUMP = 803.080 INV IN = 803.080 INV IN = 803.080 INV IN = 803.080 INV OUT = 803.080
MH-13	RIM = 807.589 SUMP = 802.640 INV IN = 802.640 INV IN = 802.640 INV OUT = 802.640
MH-9	RIM = 807.565 SUMP = 800.698 INV IN = 800.700 INV IN = 802.983 INV OUT = 800.698
CBMH-25	RIM = 807.555 SUMP = 794.269 INV OUT = 794.269
CBMH-63	RIM = 807.554 SUMP = 803.476 INV IN = 803.476 INV OUT = 803.476
CBMH-45	RIM = 807.549 SUMP = 804.463 INV OUT = 804.463
CBMH-34	RIM = 807.548 SUMP = 798.769 INV IN = 798.770 INV OUT = 798.769
CBMH-46	RIM = 807.530 SUMP = 803.861 INV IN = 803.861 INV OUT = 803.861
MH-22	RIM = 807.502 SUMP = 799.973 INV IN = 800.220 INV IN = 800.220 INV OUT = 799.973
MH-39	RIM = 807.450 SUMP = 799.980 INV IN = 799.980 INV IN = 802.522 INV IN = 802.878 INV OUT = 799.980
MH-10	RIM = 807.438 SUMP = 797.300 INV IN = 801.700 INV OUT = 801.700

Structure Table	
STRUCTURE	DETAILS
MH-61	RIM = 807.370 SUMP = 800.385 INV IN = 800.390 INV OUT = 800.385
CBMH-121	RIM = 807.359 SUMP = 803.835 INV OUT = 803.835
MH-11	RIM = 807.336 SUMP = 801.153 INV IN = 801.403 INV IN = 802.760 INV IN = 801.565 INV OUT = 801.153
MH-59	RIM = 807.332 SUMP = 802.500 INV IN = 802.500 INV IN = 802.755 INV OUT = 802.500
MH-49	RIM = 807.326 SUMP = 799.760 INV IN = 800.764 INV IN = 802.540 INV IN = 802.860 INV OUT = 799.760
MH-21	RIM = 807.325 SUMP = 802.290 INV IN = 802.540 INV IN = 802.860 INV OUT = 802.290
MH-12	RIM = 807.326 SUMP = 801.097 INV IN = 801.100 INV IN = 802.760 INV IN = 802.440 INV OUT = 801.097
MH-3	RIM = 807.309 SUMP = 801.320 INV IN = 801.320 INV IN = 802.320 INV OUT = 801.320
MH-47	RIM = 807.276 SUMP = 802.311 INV IN = 802.561 INV IN = 802.560 INV OUT = 802.311
CBMH-118	RIM = 807.264 SUMP = 803.260 INV OUT = 803.260
CBMH-119	RIM = 807.244 SUMP = 802.060 INV IN = 802.060 INV OUT = 802.060
CBMH-81	RIM = 807.218 SUMP = 798.059 INV IN = 798.060 INV OUT = 798.059
CBMH-97	RIM = 807.159 SUMP = 803.216 INV OUT = 803.216
CBMH-110	RIM = 807.153 SUMP = 800.813 INV IN = 801.063 INV OUT = 800.813
CBMH-21	RIM = 806.994 SUMP = 799.243 INV IN = 799.243 INV OUT = 799.243
CBMH-125	RIM = 807.133 SUMP = 803.130 INV OUT = 803.130
MH-5	RIM = 807.120 SUMP = 801.250 INV IN = 801.250 INV IN = 802.250 INV IN = 802.250 INV OUT = 801.253
MH-53	RIM = 807.111 SUMP = 790.110 INV IN = 790.110 INV OUT = 790.114
MH-8	RIM = 807.088 SUMP = 800.390 INV IN = 800.390 INV OUT = 800.394

Structure Table	
STRUCTURE	DETAILS
CBMH-27	RIM = 807.054 SUMP = 803.000 INV OUT = 803.000
CBMH-26	RIM = 807.047 SUMP = 803.000 INV OUT = 803.000
CBMH-88	RIM = 807.028 SUMP = 799.969 INV IN = 799.969 INV OUT = 799.970
CBMH-96	RIM = 807.022 SUMP = 803.020 INV OUT = 803.020
MH-31	RIM = 807.018 SUMP = 797.350 INV IN = 797.350 INV OUT = 797.350
CBMH-98	RIM = 806.939 SUMP = 802.940 INV OUT = 802.940
CBMH-60	RIM = 806.912 SUMP = 803.270 INV OUT = 803.270
CBMH-101	RIM = 806.912 SUMP = 801.515 INV IN = 801.765 INV OUT = 801.515
CBMH-102	RIM = 806.912 SUMP = 802.900 INV OUT = 802.900
CBMH-59	RIM = 806.911 SUMP = 803.270 INV OUT = 803.270
CBMH-72	RIM = 806.910 SUMP = 801.930 INV OUT = 801.930
MH-29	RIM = 806.905 SUMP = 797.768 INV IN = 797.770 INV OUT = 797.768
CBMH-50	RIM = 806.902 SUMP = 802.440 INV IN = 802.440 INV OUT = 802.440
CBMH-117	RIM = 806.902 SUMP = 802.900 INV OUT = 802.900
CBMH-65	RIM = 806.902 SUMP = 803.000 INV OUT = 803.000
CBMH-66	RIM = 806.902 SUMP = 803.000 INV OUT = 803.000
CBMH-49	RIM = 806.901 SUMP = 802.900 INV OUT = 802.900
CBMH-76	RIM = 806.901 SUMP = 803.000 INV OUT = 803.000
CBMH-77	RIM = 806.901 SUMP = 803.000 INV OUT = 803.000

Structure Table	
STRUCTURE	DETAILS
CBMH-100	RIM = 806.901 SUMP = 802.900 INV OUT = 802.900
CBMH-99	RIM = 806.901 SUMP = 802.900 INV OUT = 802.900
CBMH-42	RIM = 806.898 SUMP = 802.754 INV IN = 802.754 INV OUT = 802.754
CBMH-71	RIM = 806.881 SUMP = 801.500 INV OUT = 801.500
CBMH-41	RIM = 806.876 SUMP = 802.877 INV OUT = 802.877
CBMH-103	RIM = 806.852 SUMP = 802.460 INV IN = 802.460 INV OUT = 802.460
MH-8	RIM = 806.848 SUMP = 799.417 INV IN = 799.420 INV OUT = 799.417
CBMH-106	RIM = 806.842 SUMP = 802.500 INV IN = 802.500 INV OUT = 802.500
MH-30	RIM = 806.797 SUMP = 797.640 INV IN = 797.640 INV IN = 801.521 INV IN = 801.859 INV OUT = 797.644
CBMH-32	RIM = 806.792 SUMP = 796.802 INV IN = 796.802 INV OUT = 796.802
CBMH-70	RIM = 806.782 SUMP = 801.199 INV IN = 801.200 INV IN = 801.200 INV OUT = 801.199
CBMH-47	RIM = 806.752 SUMP = 802.035 INV OUT = 802.035
MH-56	RIM = 806.750 SUMP = 784.030 INV IN = 784.030 INV OUT = 784.030
CBMH-123	RIM = 806.740 SUMP = 801.349 INV IN = 801.599 INV IN = 801.600 INV OUT = 801.349
MH-32	RIM = 806.725 SUMP = 795.076 INV IN = 795.580 INV IN = 796.080 INV IN = 801.780 INV OUT = 795.076
CBMH-115	RIM = 806.669 SUMP = 802.670 INV OUT = 802.670
CBMH-116	RIM = 806.669 SUMP = 802.670 INV OUT = 802.670
CBMH-73	RIM = 806.668 SUMP = 801.034 INV IN = 801.280 INV IN = 801.280 INV OUT = 801.034
CBMH-55	RIM = 806.661 SUMP = 798.150 INV IN = 798.150 INV IN = 798.650 INV OUT = 798.152

Structure Table	
STRUCTURE	DETAILS
CBMH-74	RIM = 806.655 SUMP = 801.605 INV IN = 801.605 INV OUT = 801.605
CBMH-75	RIM = 806.654 SUMP = 802.255 INV OUT = 802.255
CBMH-54	RIM = 806.653 SUMP = 798.655 INV IN = 798.655 INV OUT = 798.655
CBMH-43	RIM = 806.590 SUMP = 802.639 INV IN = 802.639 INV OUT = 802.639
CBMH-44	RIM = 806.590 SUMP = 802.914 INV OUT = 802.914
MH-62	RIM = 806.578 SUMP = 798.427 INV IN = 798.427 INV OUT = 798.427
MH-17	RIM = 806.575 SUMP = 798.490 INV IN = 798.990 INV IN = 801.090 INV IN = 801.599 INV OUT = 798.490
MH-16	RIM = 806.572 SUMP = 799.150 INV IN = 799.150 INV OUT = 799.152
CBMH-105	RIM = 806.568 SUMP = 803.100 INV OUT = 803.100
CBMH-84	RIM = 806.148 SUMP = 802.000 INV OUT = 802.000
CBMH-122	RIM = 806.499 SUMP = 802.446 INV OUT = 802.446
CBMH-35	RIM = 806.490 SUMP = 799.678 INV IN = 800.180 INV IN = 800.680 INV OUT = 799.678
CBMH-57	RIM = 806.372 SUMP = 802.000 INV OUT = 802.000
CBMH-58	RIM = 806.372 SUMP = 802.000 INV OUT = 802.000
CBMH-31	RIM = 806.301 SUMP = 796.232 INV IN = 796.232 INV IN = 802.170 INV OUT = 796.232
CBMH-29	RIM = 806.301 SUMP = 801.920 INV IN = 802.170 INV OUT = 801.920
CBMH-28	RIM = 806.294 SUMP = 802.290 INV OUT = 802.290
CBMH-30	RIM = 806.294 SUMP = 802.290 INV OUT = 802.290
CBMH-53	RIM = 806.279 SUMP = 799.140 INV IN = 799.140 INV OUT = 799.143

Structure Table	
STRUCTURE	DETAILS
CBMH-52	RIM = 806.274 SUMP = 799.650 INV IN = 799.650 INV OUT = 799.650
CBMH-107	RIM = 805.201 SUMP = 802.399 INV OUT = 802.399
CBMH-108	RIM = 806.224 SUMP = 801.950 INV IN = 801.950 INV OUT = 801.950
MH-33	RIM = 806.173 SUMP = 794.070 INV IN = 794.070 INV IN = 798.466 INV IN = 795.070 INV OUT = 794.074
CBMH-112	RIM = 806.170 SUMP = 799.070 INV IN = 801.570 INV IN = 799.070 INV IN = 799.890 INV OUT = 799.070
CBMH-111	RIM = 806.168 SUMP = 802.170 INV OUT = 802.170
CBMH-94	RIM = 806.155 SUMP = 801.739 INV IN = 801.989 INV OUT = 801.739
CBMH-95	RIM = 806.146 SUMP = 802.150 INV OUT = 802.150
CBMH-85	RIM = 806.077 SUMP = 800.986 INV IN = 800.986 INV OUT = 800.990
CBMH-120	RIM = 806.049 SUMP = 802.360 INV IN = 802.860 INV IN = 802.856 INV OUT = 802.360
CBMH-92	RIM = 805.981 SUMP = 801.550 INV IN = 801.801 INV OUT = 801.550
CBMH-93	RIM = 805.963 SUMP = 801.960 INV OUT = 801.960
CBMH-79	RIM = 805.761 SUMP = 798.663 INV IN = 799.160 INV IN = 799.660 INV OUT = 798.663
CBMH-104	RIM = 805.611 SUMP = 803.120 INV OUT = 803.120
CBMH-80	RIM = 805.554 SUMP = 801.000 INV OUT = 801.000
CBMH-114	RIM = 805.516 SUMP = 803.170 INV OUT = 803.170
CBMH-113	RIM = 804.935 SUMP = 798.219 INV IN = 798.220 INV OUT = 798.219
CBMH-89	RIM = 801.835 SUMP = 794.398 INV IN = 795.400 INV IN = 794.900 INV OUT = 794.398
OCS-1	RIM = 801.461 SUMP = 797.090 INV OUT = 797.090

Structure Table	
STRUCTURE	DETAILS
FES-4	RIM = 800.333 SUMP = ??? INV IN = 798.000
OCS-2	RIM = 799.000 SUMP = 789.000 INV OUT = 791.000
Structure - (439)	RIM = 798.361 SUMP = ??? INV IN = 798.000
FES-1	RIM = 796.917 SUMP = ??? INV IN = 793.500
FES-2	RIM = 796.917 SUMP = ??? INV IN = 793.500
Structure - (438)	RIM = 796.361 SUMP = ??? INV OUT = 796.000
STMH 113	RIM = 788.492 SUMP = 785.200 INV OUT = 785.200
STMH 112	RIM = 787.732 SUMP = 784.440 INV IN = 784.440 INV OUT = 784.440
STMH 111	RIM = 786.973 SUMP = 783.680 INV IN = 783.681 INV OUT = 783.680
STMH 110	RIM = 786.221 SUMP = 782.929 INV IN = 782.929 INV OUT = 782.930
STMH 109	RIM = 785.471 SUMP = 782.179 INV IN = 782.179 INV OUT = 782.180
STMH 108	RIM = 784.814 SUMP = 781.520 INV IN = 781.522 INV OUT = 781.520
STMH 107	RIM = 784.154 SUMP = 780.860 INV IN = 780.862 INV OUT = 780.860
STMH 106	RIM = 783.494 SUMP = 780.202 INV IN = 780.202

wsb

Cottage Grove
Where Pride and Prosperity Meet

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

NO.	DATE	DESCRIPTION

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.

JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STORM STRUCTURE TABLES

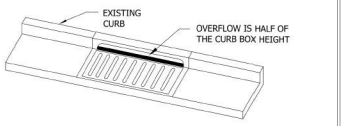
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
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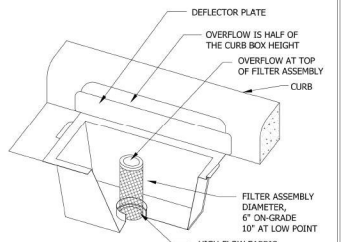
WSB PROJECT NO.
019623-000

SHEET
C3.10

K:\019623-000\Cad\Plan\019623-000 CVGRADPLAN.dwg 3/31/2022 8:22:48 AM



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.

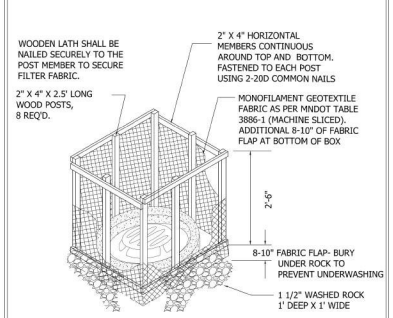


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STANDARD DETAILS
INLET PROTECTION CATCH BASIN INSERT
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-9

48_ERO9.DWG



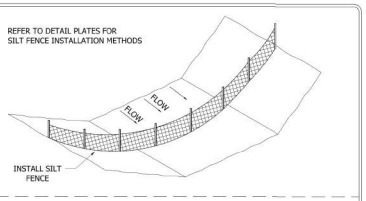
NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

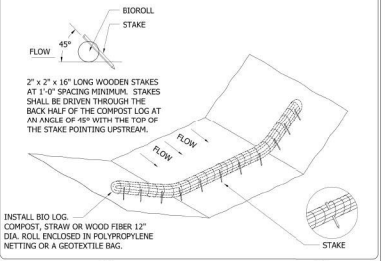
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-10

48_ERO10.DWG



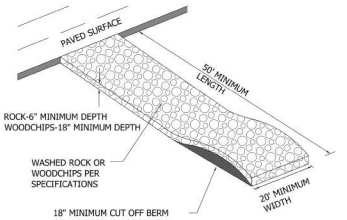


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
DITCH CHECKS
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-11

48_ERO11.DWG



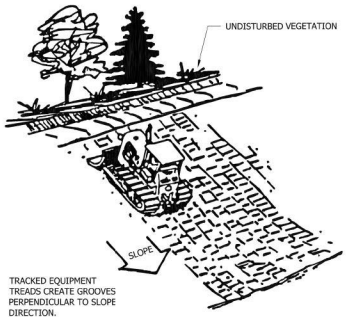
NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK OR WOODCHIPS TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION TRACKING.

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



TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

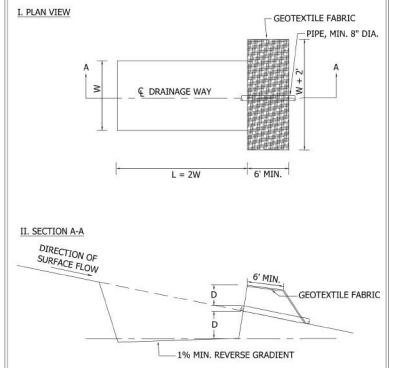
NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

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STANDARD DETAILS
SLOPE TRACKING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-13

48_ERO13.DWG



NOTE:
D=2' MIN, 4' MAX
W=10' MIN, 25' MAX
W(FT.)= 10 X DRAINAGE AREA (AC.)

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STANDARD DETAILS
TEMPORARY SEDIMENT TRAP/BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-14

48_ERO14.DWG

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SCALE: AS SHOWN
DESIGN BY: JTW JMS
PLAN BY: PJM VRB
CHECK BY: JMS

REVISIONS

NO.	DATE	DESCRIPTION

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.

JAMES M. SOLTIS, PE
Phone 612-420-6356 email: jsoltis@wsbeng.com
LIC. NO. 54323
DATE: 03-30-2022

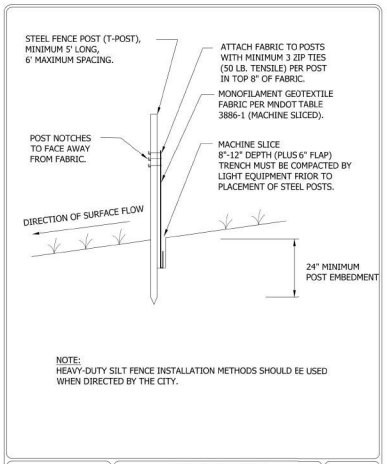
ERPSION CONTROL DETAILS

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO. 019623-000

SHEET C3-11

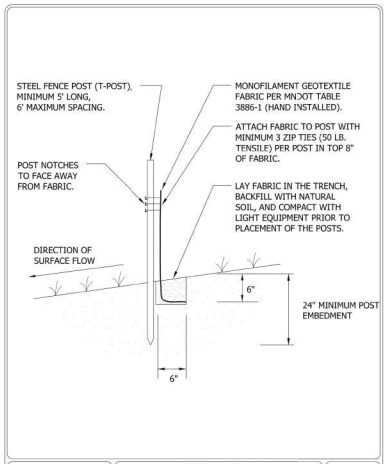


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-1

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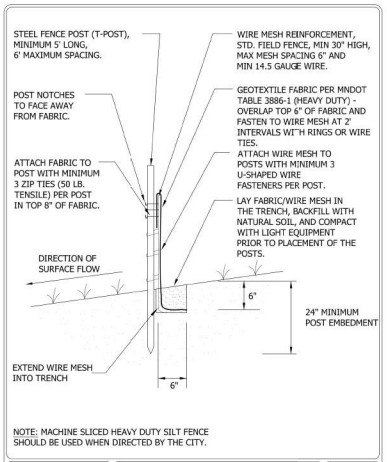


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HAND INSTALLED SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
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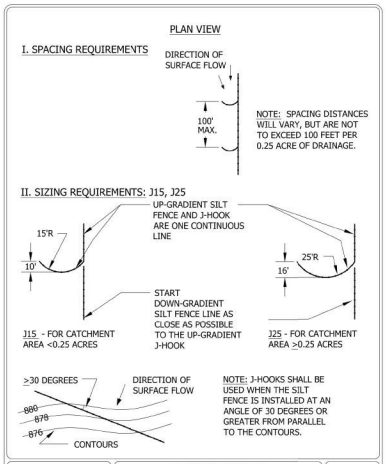


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HEAVY DUTY SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-3

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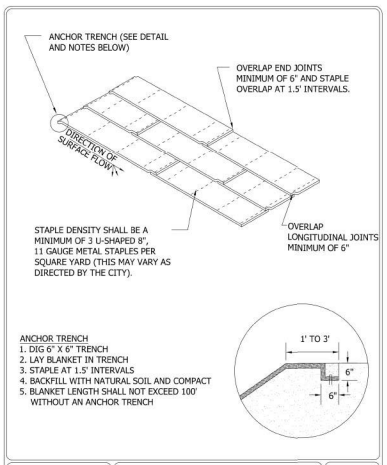


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
J-HOOK SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2021
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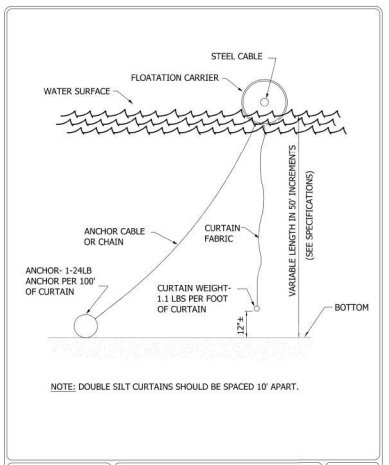


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
EROSION CONTROL BLANKET INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2021
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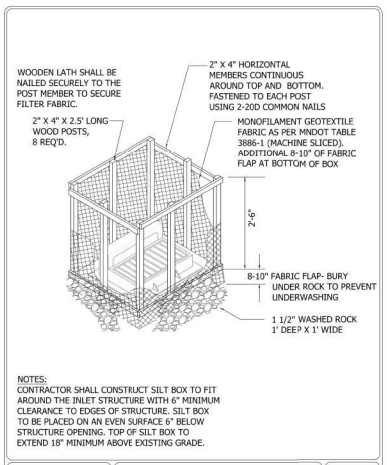


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
FLOATING SILT CURTAIN
COTTAGE GROVE, MINNESOTA

JANUARY 2021
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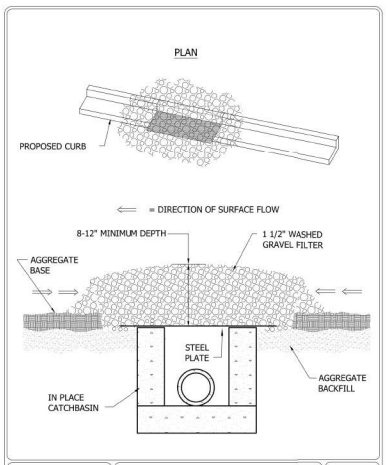


Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX FOR CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO. ERO-7

48_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

48_ERO8.DWG

wsb — Cottage Grove, Where Pride and Prosperity Meet

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DESIGN BY: JTW JMS
PLAN BY: PJM VRB
CHECK BY: JMS

REVISIONS

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JAMES M. SOLTIS, PE
Phone 612-420-6356 email: jsoltis@wsbeng.com
LIC. NO. 54323
DATE: 03-30-2022

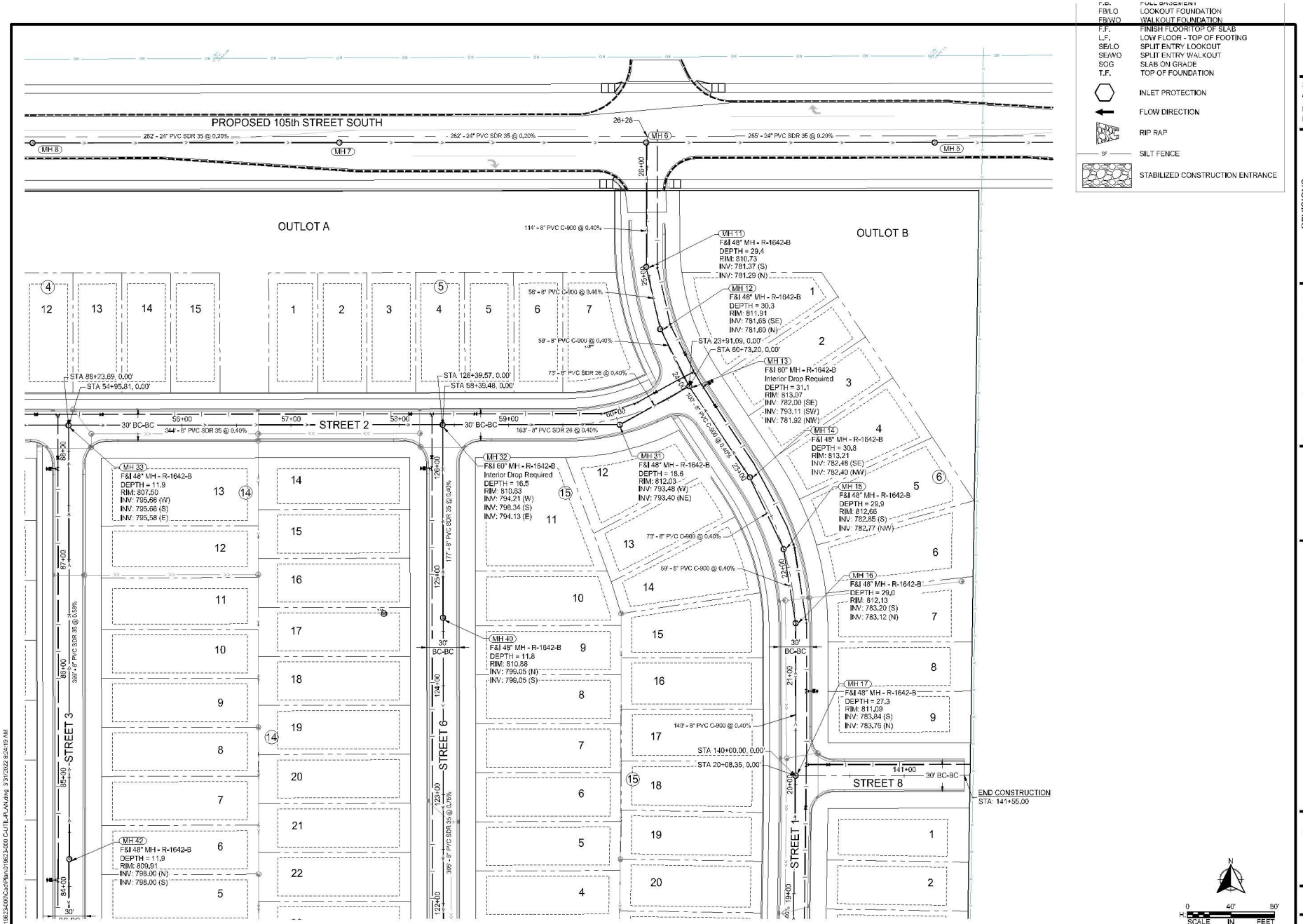
EROSION CONTROL DETAILS

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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WSB PROJECT NO.
019623-000

SHEET
C3.12



F.B.	FULL BASEMENT
FB/LO	LOOKOUT FOUNDATION
FB/WO	WALKOUT FOUNDATION
F.F.	FINISH FLOOR/TOP OF SLAB
L.F.	LOW FLOOR - TOP OF FOOTING
SE/LO	SPLIT ENTRY LOOKOUT
SE/WO	SPLIT ENTRY WALKOUT
SOG	SLAB ON GRADE
T.F.	TOP OF FOUNDATION

INLET PROTECTION

FLOW DIRECTION

RIP RAP

SF SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

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Cottage Grove
Where Pride and Prosperity Meet

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PLAN BY: PJM VRB	CHECK BY: JMS

REVISIONS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

GRAYMONT VILLAGE

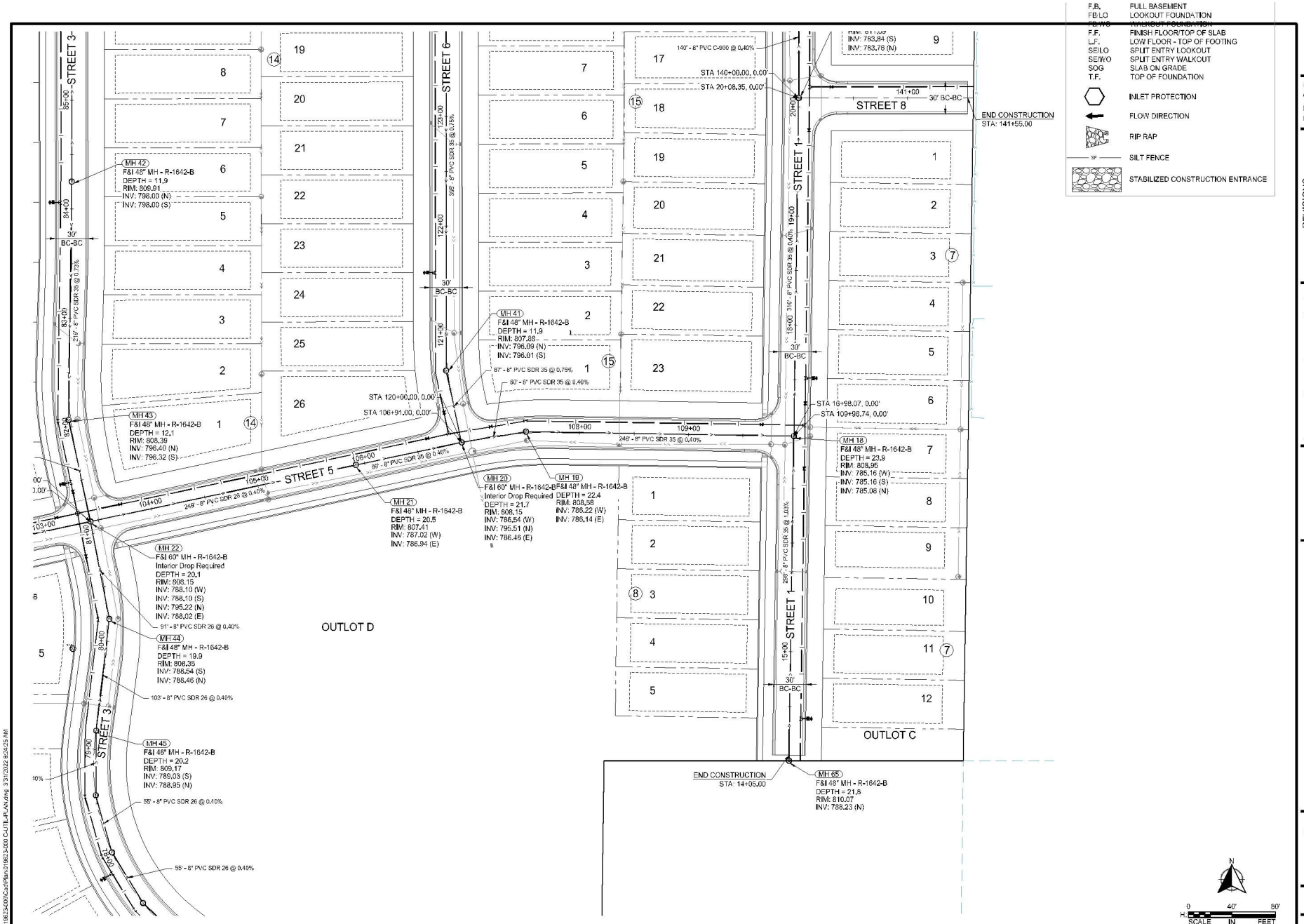
COTTAGE GROVE, MINNESOTA

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PJM VRB	JMS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

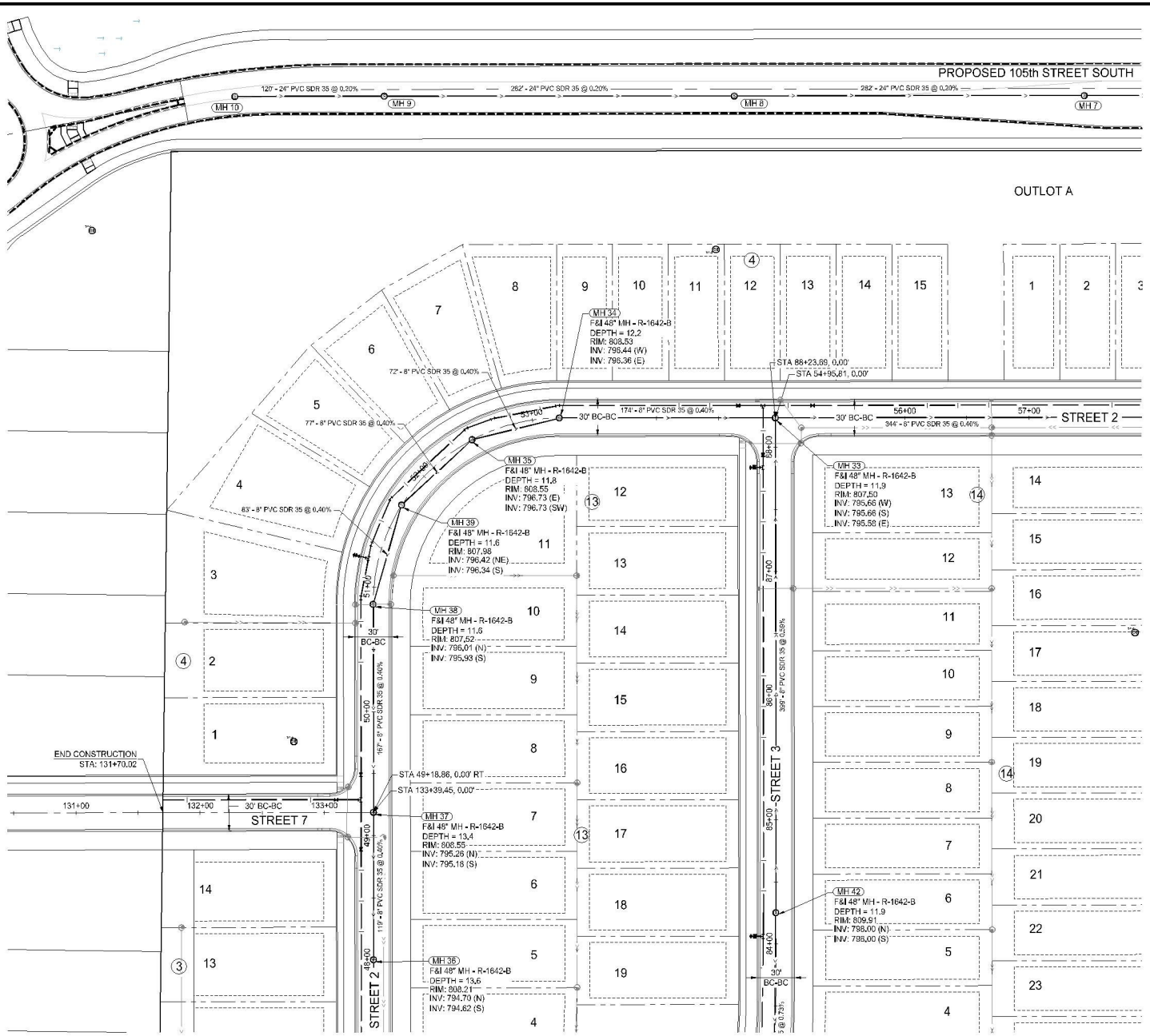
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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WSB PROJECT NO.
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F.B.	FULL BASEMENT
FB/LO	LOOKOUT FOUNDATION
FB/WO	WALKOUT FOUNDATION
F.F.	FINISH FLOOR/TOP OF SLAB
L.F.	LOW FLOOR - TOP OF FOOTING
SE/LO	SPLIT ENTRY LOOKOUT
SE/WO	SPLIT ENTRY WALKOUT
SOG	SLAB ON GRADE
T.F.	TOP OF FOUNDATION
	INLET PROTECTION
	FLOW DIRECTION
	RIP RAP
SF	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE

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PLAN BY:	CHECK BY:
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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54023

STREET & UTILITY PLAN

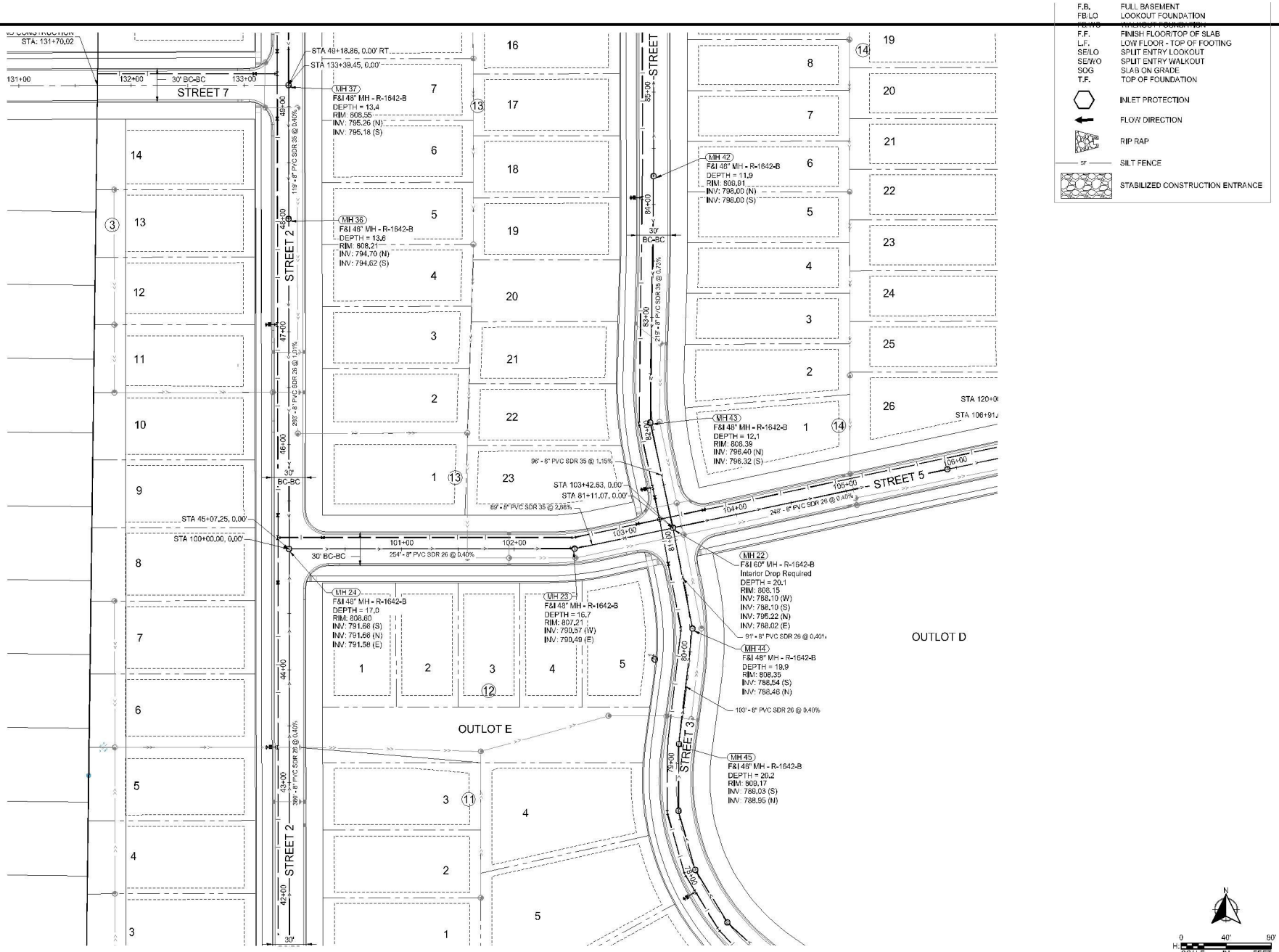
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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PLYMOUTH, MN 55446
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WSB PROJECT NO.
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JAMES M. SOLTIS, PE
Phone 612-201-3356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

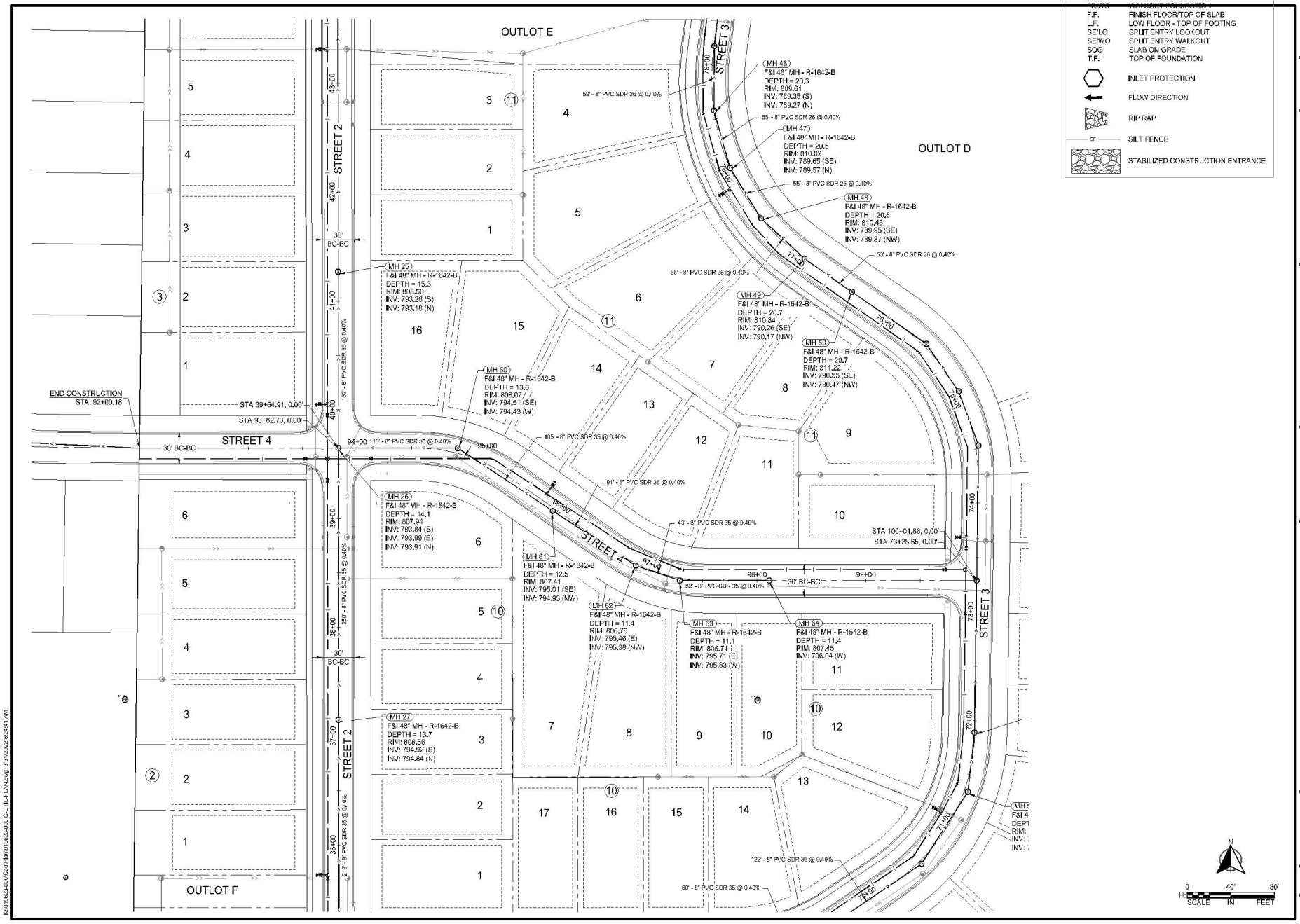
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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16305 36th AVENUE NORTH
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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

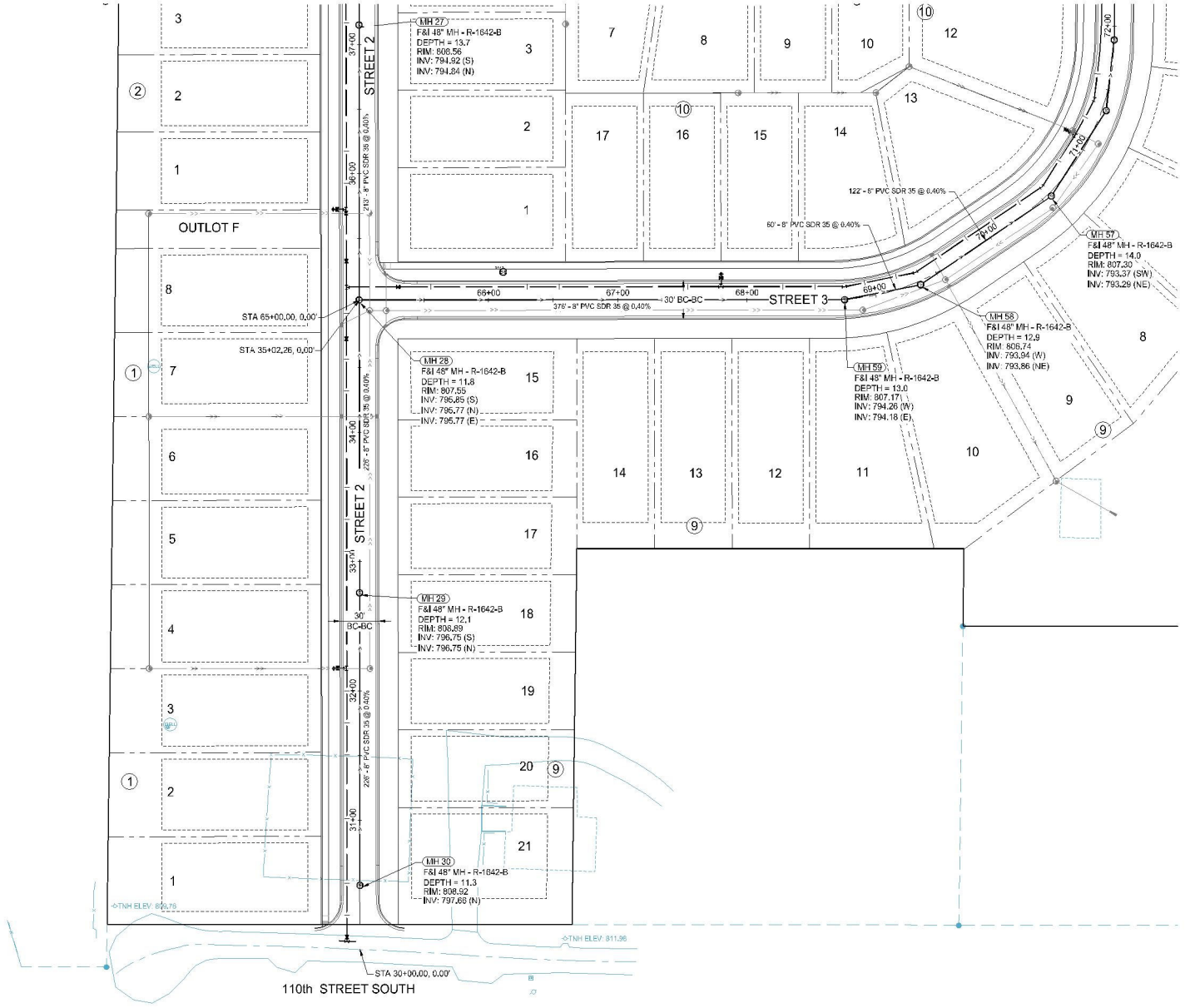
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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F.B.	FULL BASEMENT
FB/LO	LOOKOUT FOUNDATION
FB/WO	WALKOUT FOUNDATION
F.F.	FINISH FLOOR/TOP OF SLAB
L.F.	LOW FLOOR - TOP OF FOOTING
SE/LO	SPLIT ENTRY LOOKOUT
SE/WO	SPLIT ENTRY WALKOUT
SOG	SLAB ON GRADE
T.F.	TOP OF FOUNDATION
	INLET PROTECTION
	FLOW DIRECTION
	RIP RAP
SF	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE

N

0 40' 80'
H: SCALE IN FEET

wsb

Cottage Grove
Where Pride and Prosperity Meet

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

GRAYMONT VILLAGE

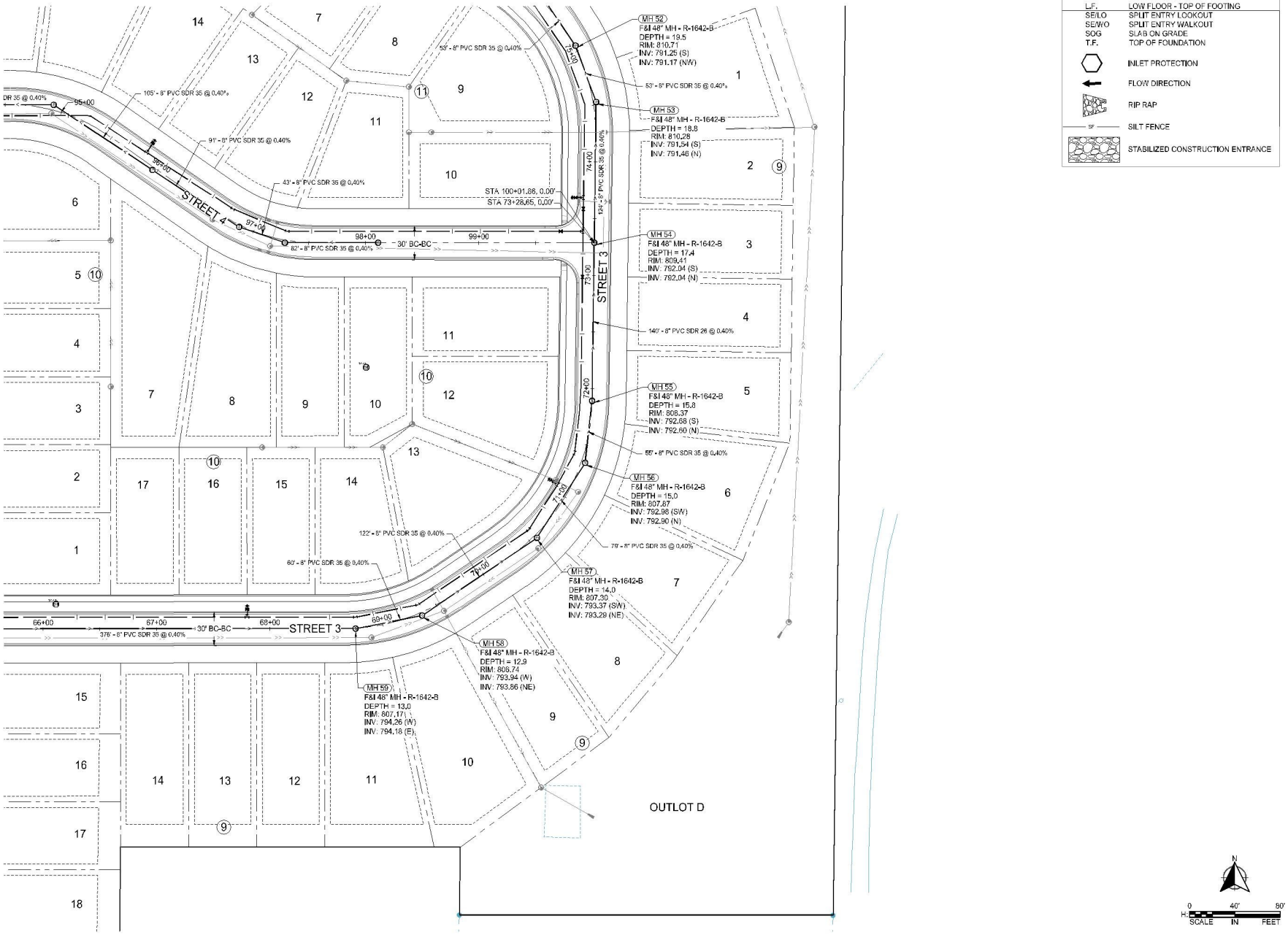
COTTAGE GROVE, MINNESOTA

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F.B.	FULL BASEMENT
FB/LO	LOOKOUT FOUNDATION
FB/WO	WALKOUT FOUNDATION
F.F.	FINISH FLOOR/TOP OF SLAB
L.F.	LOW FLOOR - TOP OF FOOTING
SE/LO	SPLIT ENTRY LOOKOUT
SE/WO	SPLIT ENTRY WALKOUT
SOG	SLAB ON GRADE
T.F.	TOP OF FOUNDATION
	INLET PROTECTION
	FLOW DIRECTION
	RIP RAP
SF	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE

N

0 40' 80'
H: SCALE IN FEET

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Cottage Grove
Where Pride and Prosperity Meet

SCALE: AS SHOWN
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PLAN BY: PJM VRB
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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET & UTILITY PLAN

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

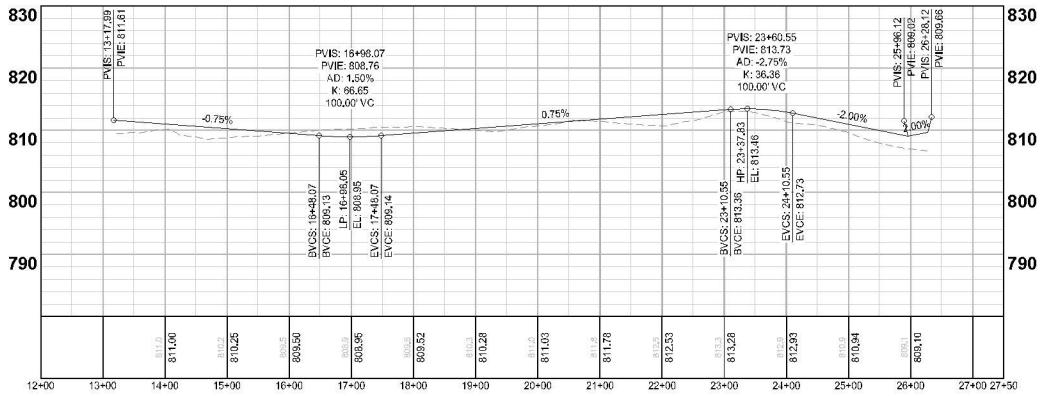
LENNAR
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PLYMOUTH, MN 55446
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WSB PROJECT NO. 019623-000

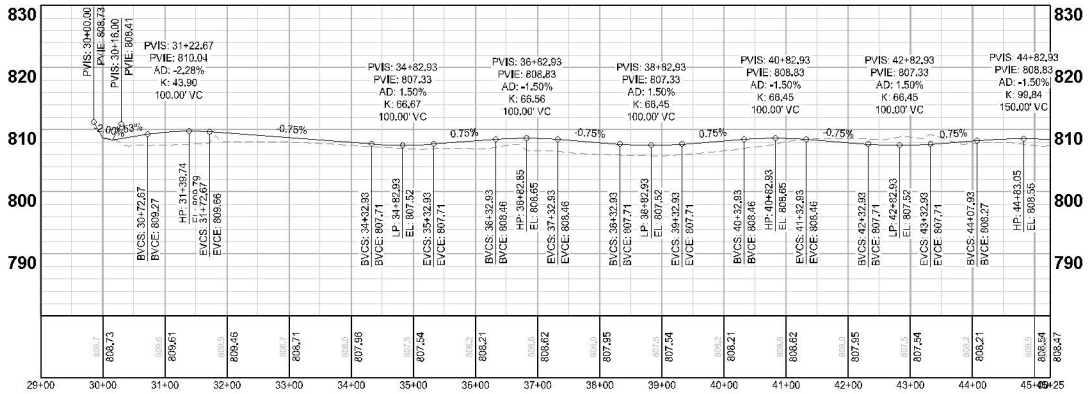
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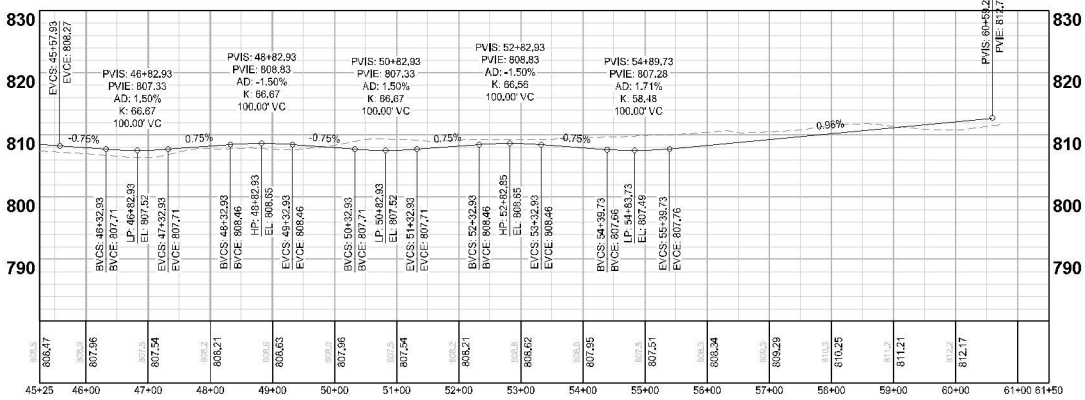
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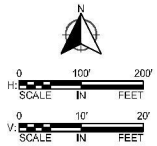


STREET 2 (STA 29+00.00 - 45+25.00)



STREET 2 (STA 45+25.00 - 61+50.00)





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Cottage Grove
Where Pride and Prosperity Meet

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AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54023

STREET PROFILES

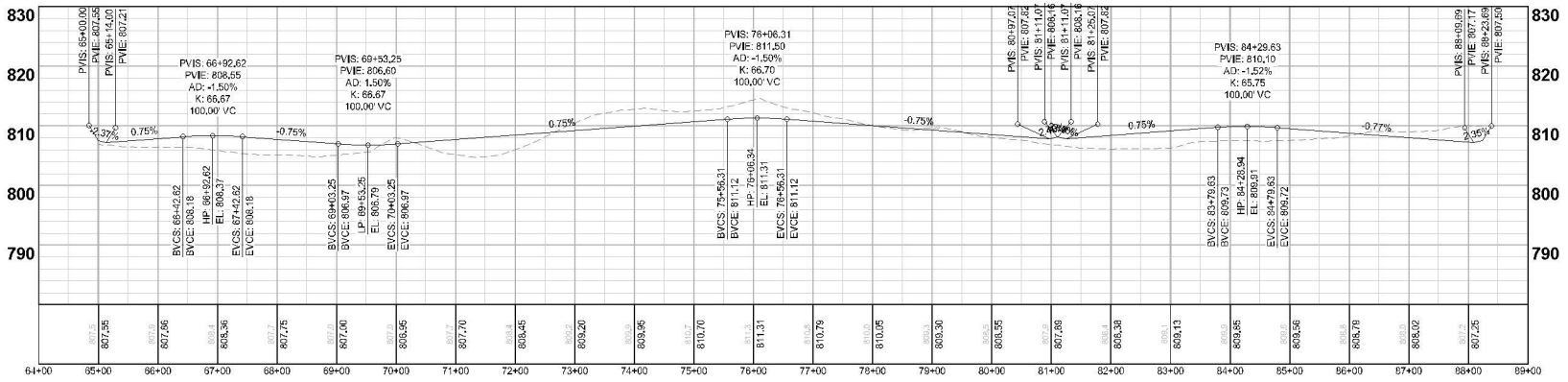
GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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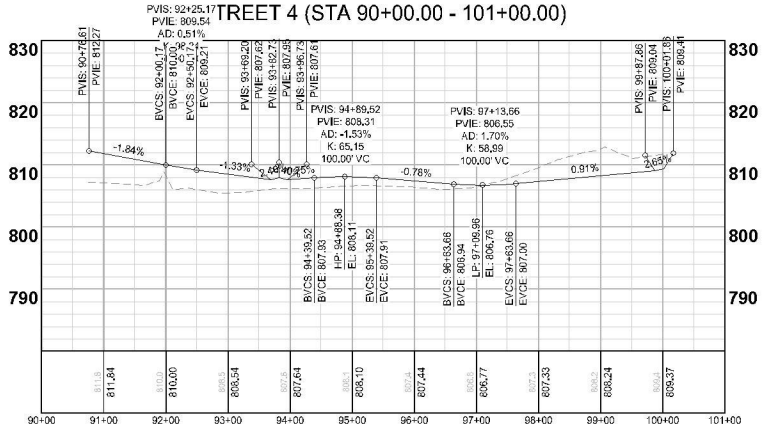
WSB PROJECT NO.
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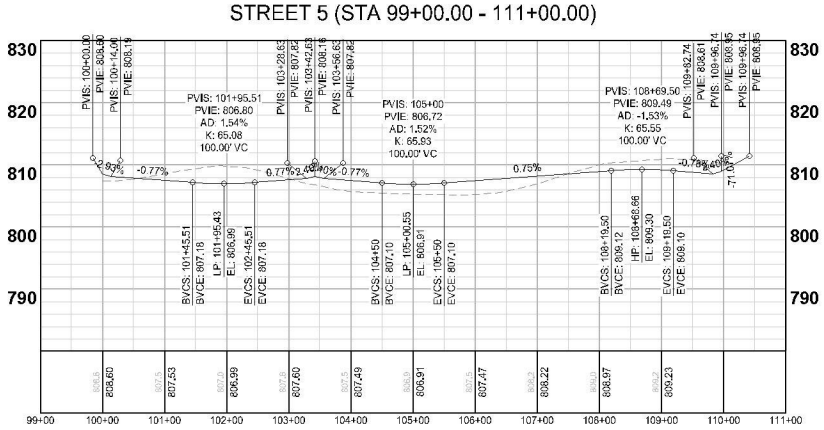
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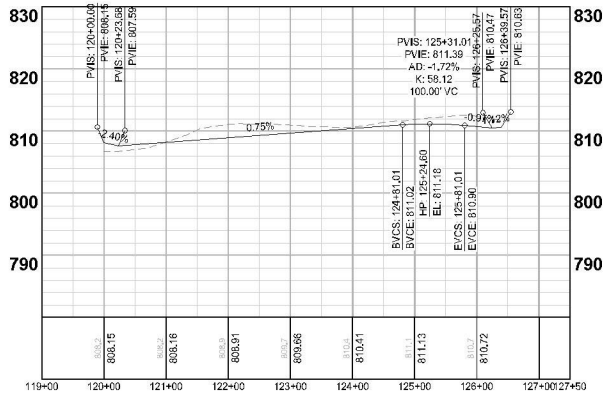
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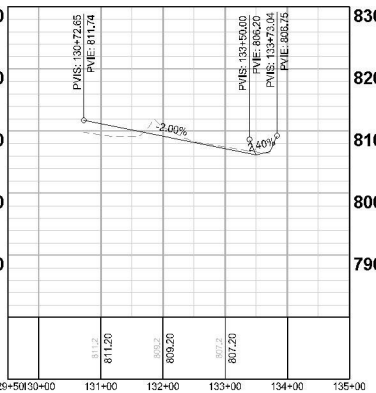
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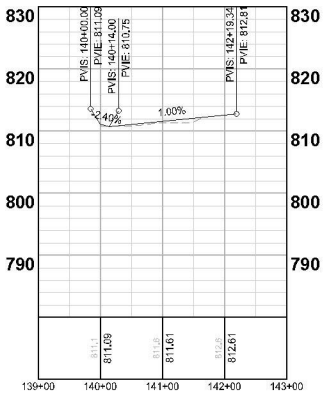
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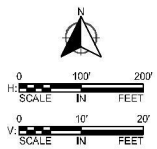


STREET 7 (STA 129+50.00 - 135+00.00)



STREET 8 (STA 139+00.00 - 143+00.00)





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Cottage Grove
Where Pride and Prosperity Meet

SCALE:	DESIGN BY:
AS SHOWN	JTW JMS
PLAN BY:	CHECK BY:
PJM VRB	JMS

REVISIONS

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JAMES M. SOLTIS, PE
Phone 612-201-8356 email: jsoltis@wsbeng.com
DATE: 03-30-2022 LIC. NO. 54823

STREET PROFILES

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO.
019623-000

SHEET
C6.02

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LANDSCAPE REQUIREMENTS

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS (207 LOTS)	1661 TREES
4 TREES PER LOT MINIMUM (207 LOTS)	828 TREES
** 1 TO BE CONIFEROUS	
** LENNAR HOMES WILL WORK WITH THE CITY TO DETERMINE THE FEASIBLE NUMBER OF TREES PER LOT BECAUSE OF THE NARROWER LOT SIZES AND MULTIPLE OBSTRUCTIONS.	
** TREES ARE NOT SHOWN ON PLAN - ASSUME REQUIREMENT NOTE	
10 SHRUBS PER LOT	2070 SHRUBS
**TEN UNDERSTORY SHRUBS INSTALLED PER LOT (BY BUILDER)	
** SHRUBS ARE NOT SHOWN ON PLAN - ASSUME REQUIREMENT NOTE	
SINGLE FAMILY STREET TREE SUBDIVISION REQUIREMENTS:	233 TREES
1 BOULEVARD TREE PER LOT, 2 BLVD TREES @ CORNER LOTS	
**207 LOTS TOTAL, (26 CORNER LOTS)	

CITY LANDSCAPE NOTES

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. FINAL TREE LOCATION SUBJECT TO CHANGE AND SPECIES SUBJECT TO AVAILABILITY.
3. TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER AND WATER CONNECTIONS.
4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
6. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20' ACCESS ROUTE, AND NO CONIFEROUS TREES SHOULD BE LOCATED WITHIN 5' OF THE 20' POND ACCESS ROUTE.
8. NO TREE SHOULD BE LOCATED WITHIN A STORM POND HWL.
9. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
10. BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO CITY'S APPROVED SPECIES LIST.
11. NO TREE SHOULD BE PLANTED WITHIN DRAINAGE AND UTILITY EASEMENT.

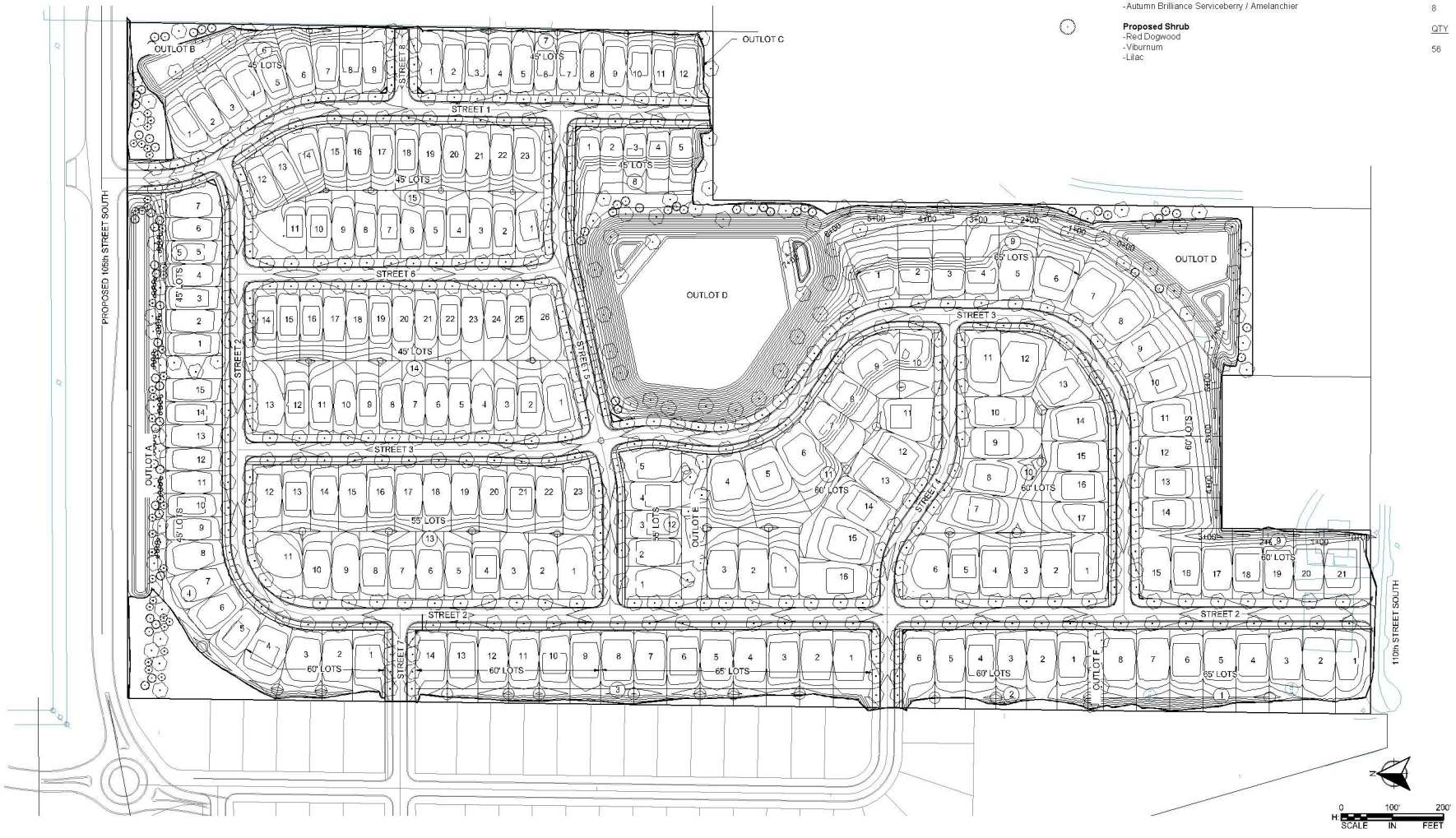
PRELIMINARY PLANT SCHEDULE

Proposed Overstory Tree — QTY
- Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'
- Swamp White Oak / Quercus bicolor
- Sienna Glen Maple / Acer x freemanii 'Sienna'
- Accolade Elm / Ulmus japonica x wilsoniana 'Morton' — 449

Proposed Evergreen Tree — QTY
- Black Hills Spruce / Picea glauca densata
- Norway Spruce / Picea abies
- White Pine / Pinus strobus — 61

Proposed Understory Tree — QTY
- Quaking Aspen / Populus tremuloides
- Japanese Tree Lilac / Syringa reticulata
- Autumn Brilliance Serviceberry / Amelanchier — 8

Proposed Shrub — QTY
- Red Dogwood
- Viburnum
- Lilac — 56



wsb — Cottage Grove, Where Pride and Prosperity Meet

SCALE: AS SHOWN | DESIGN BY: AM
PLAN BY: AKS | CHECK BY: AM

REVISIONS

NO.	DATE	DESCRIPTION

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.

ANDY MASTERPOLE, LA
Phone 507-455-1492 email amasterpole@wsbeng.com
DATE: 03-30-2022 LIC. NO. 22226

PRELIMINARY LANDSCAPE PLAN

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO. 019623-000

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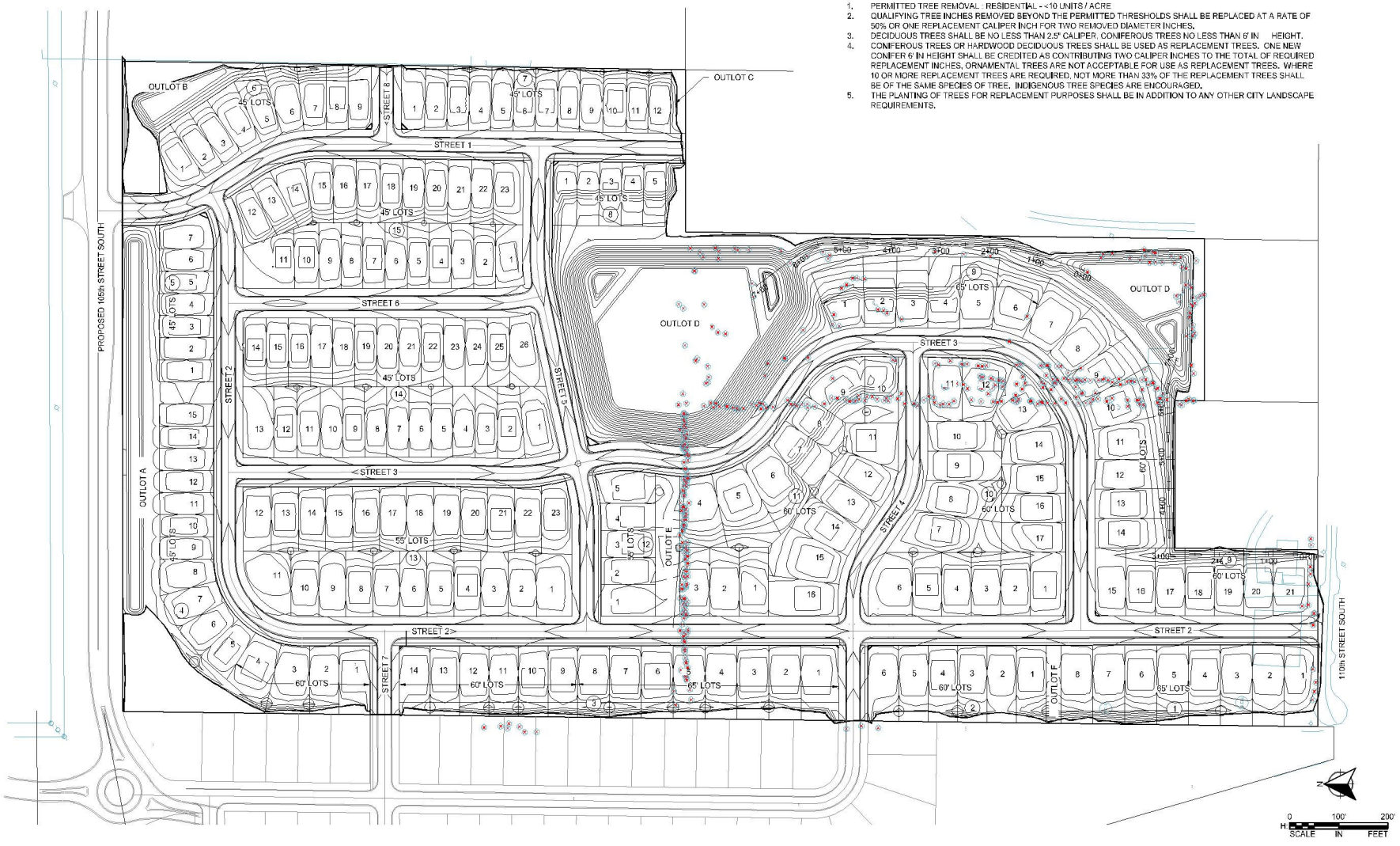
TREE PRESERVATION CALCULATIONS

TOTAL QUALIFYING HEALTHY INCHES	7634"
PERMITTED TREE REMOVAL LIMIT OF EXISTING QUALIFYING INCHES 35% -Residential < 10 units / acre	2671.9"
TOTAL QUALIFYING INCHES LEFT	4962"
@ 50% REPLACED	2481"
DIVIDE BY 2.5" CAL.	= 992 TREES (183 PROVIDED ON PLAN)

NOTE: ALL TREES ARE TO BE REMOVED ON PLAN. SEE LANDSCAPE PLAN FOR REPLACEMENT PLANTINGS.

TREE PRESERVATION REQUIREMENTS

1. PERMITTED TREE REMOVAL : RESIDENTIAL - <10 UNITS / ACRE
2. QUALIFYING TREE INCHES REMOVED BEYOND THE PERMITTED THRESHOLDS SHALL BE REPLACED AT A RATE OF 50% OR ONE REPLACEMENT CALIPER INCH FOR TWO REMOVED DIAMETER INCHES.
3. DECIDUOUS TREES SHALL BE NO LESS THAN 2.5" CALIPER. CONIFEROUS TREES NO LESS THAN 6' IN HEIGHT.
4. CONIFEROUS TREES OR HARDWOOD DECIDUOUS TREES SHALL BE USED AS REPLACEMENT TREES. ONE NEW CONIFER 6' IN HEIGHT SHALL BE CREDITED AS CONTRIBUTING TWO CALIPER INCHES TO THE TOTAL OF REQUIRED REPLACEMENT INCHES. ORNAMENTAL TREES ARE NOT ACCEPTABLE FOR USE AS REPLACEMENT TREES. WHERE 10 OR MORE REPLACEMENT TREES ARE REQUIRED, NOT MORE THAN 33% OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES OF TREE. INDIGENOUS TREE SPECIES ARE ENCOURAGED.
5. THE PLANTING OF TREES FOR REPLACEMENT PURPOSES SHALL BE IN ADDITION TO ANY OTHER CITY LANDSCAPE REQUIREMENTS.



wsb | Cottage Grove — Where Pride and Prosperity Meet

SCALE:	DESIGN BY:
AS SHOWN	AM
PLAN BY:	CHECK BY:
AKS	AM

REVISIONS

NO.	DATE	DESCRIPTION

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ANDY MASTERPOLE, LA
Phone 507-455-1492 email amasterpole@wsbeng.com
DATE: 03-30-2022 LIC. NO. 22226

TREE PRESERVATION PLAN

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

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WSB PROJECT NO.
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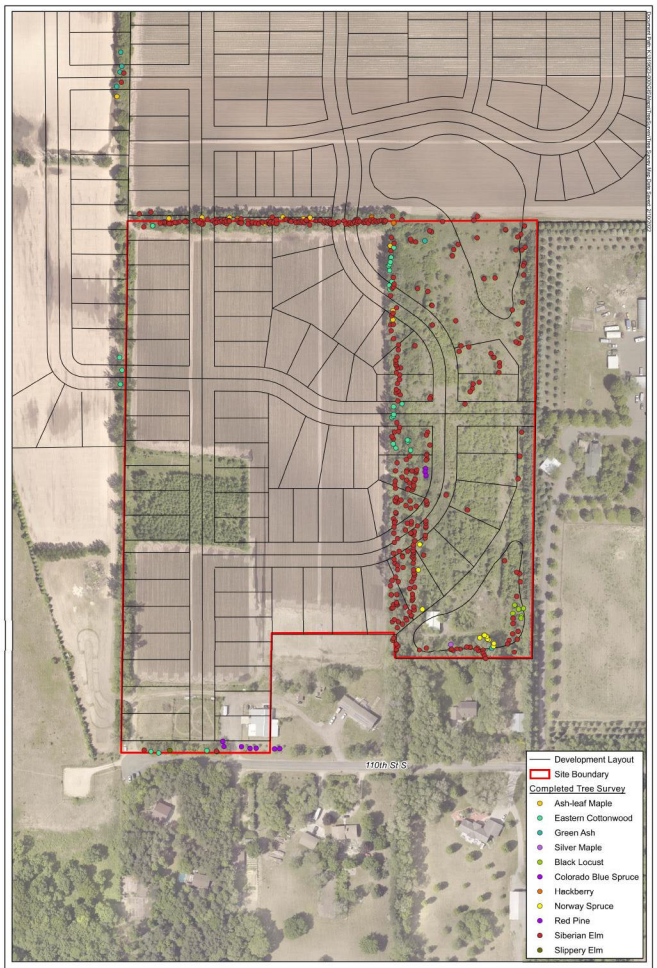


Figure 1 - Tree Survey
Lennar Cottage Grove Assembly
Cottage Grove, Minnesota

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wsb | Cottage Grove

SCALE: AS SHOWN
DESIGN BY: AM
PLAN BY: AKS
CHECK BY: AM

REVISIONS

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ANDY WASTERPOLE, LA
Phone 507-455-1492 email amasterpole@wsbeng.com
DATE: 03-30-2022 LIC. NO. 22226

TREE PRESERVATION PLAN

GRAYMONT VILLAGE
COTTAGE GROVE, MINNESOTA

LENNAR
16305 36th AVENUE NORTH
PLYMOUTH, MN 55446
PAUL TABONE
PH. 952-240-3086
paul.tabone@lennar.com

WSB PROJECT NO.
019623-000

SHEET
LS1.03

Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

April 18, 2022
File: 193802266

Ryan Burfeind, PE
Public Works Director/City Engineer
8635 West Point Douglas Road S.
Cottage Grove, Minnesota 55016

Reference: Graymont Village (Preliminary Plat Submittal)

Dear Ryan,

Below are preliminary plat comments for the Graymont Village plans submitted on March 31, 2022:

General Comments:

1. Please include updated detail plates and City of Cottage Grove standard specifications (dated January 2022) with final plans. The detail plates and standard specifications are included on the City's website.
2. The old linework for the 105th Street roundabout has been included on the plan sheets, please update.
3. Include turf establishment sheets with the final plans.
4. Include electrical plan for street lighting sheets with the final plans.
5. Include information for addressing existing wells on site. Are there any sanitary septic systems on the site?
6. Include information for addressing existing buildings, fences, driveways, and other structures to be removed from site (reference southern portion of the project).

Preliminary Plat Comments:

7. Verify a minimum of a twenty-foot drainage and utility easement has been provide for all storm sewer (ten feet on each side of pipe centerline).
8. Verify a drainage and utility easement has been provided for all drainage that is routed to storm inlets or ponding areas (across rear yards, etc.).
9. Site Plan Note #5: "Street widths are shown from back of curb to back of curb",

Face of curb to face of curb must be specified per City detail plates.

10. Proposed Outlot A, Outlot B, and Outlot E will be owned and maintained by the HOA and a maintenance agreement will need to be prepared and signed.
11. Include a twenty foot outlot to access the southern pond/infiltration area on Outlot D.
12. Proposed lot setbacks are smaller than typical and should be reviewed with the City Planner (25' vs 35' rear setback, 10' vs 15' side setback, 10' vs 20' corner setback, etc.).

Grading Drainage & Erosion Control Comments):

13. Are wetlands located on site (part of Outlot B, northwest corner of Outlot A, or other areas)?
14. Trunk storm sewer stub is located at north end of Street 1(this will be installed as part of the 105th Street project). Proposed plan has the trunk storm connection located west of lot 1 block 5.
15. The trunk storm sewer must be routed within the street rather than in backyards.
16. Outlot B does not have a proposed ponding outlet. Provide an outlet to Outlot A when truck storm sewer is relocated. Provide infiltration basin details as well as information on the plan sheets for proposed outlots A and B where infiltration is being proposed. See #10 above for additional requirements.
17. Include proposed lot corner elevations.
18. Include street stationing and proposed centerline elevations. Identify high and low points on the plans.
19. Maintain a 2% minimum grade for rear lot swales (lots 17 through 21 block 9, lots 10 through 14 block 9, etc.).
20. Is detail ERO-14 needed? Where will a temporary sediment trap/basin be used?
21. Emergency Overflows (EOF) should be labeled and identified on the plans with elevations included.
22. Lowest adjacent grade must be set 1-foot above the adjacent backyard/side yard EOF or adjacent overland conveyance.
23. Lowest adjacent grade must be 2-feet above the adjacent detention basin EOF.
24. Lowest adjacent grade must be 3-feet higher than the ponds HWL.
25. All drainage should be collected and treated prior to leaving the development. Currently there are portions of street drainage that are graded to drain off site.

Street & Utility Plan Comments:

26. Include an overall utility plan sheet.
27. Verify and check hydrant coverage (maximum of 250 foot radius coverage).
28. Relocate hydrants that fall over proposed storm sewer (hydrant between lots 3 & 4 of block 1, etc.).
29. Include temporary hydrant or blow-off (east end of Street 8, south end of Street 1, west end of Street 7, south end of Street 2, west end of Street 4, etc.).
30. Include watermain sizes (DIP only) and label all fittings within the final plans.
31. Show and include locations of all proposed irrigation services.
32. Provide details for proposed water main connection at 100th Street.
33. Adjust elevation of sanitary manhole connection at 105th Street. Elevation at end of plug, installed as part of the 105th Street project, is proposed to be 774.88.
34. Street 3 (sanitary MH 33 to MH 43) and Street 6 (sanitary MH 32 to MH 40) include segments of sanitary pipe that are close to 400' long, shorten/spit distances between manhole stretches.
35. Sanitary MH 28 includes two downstream inverts. Include a dead-end manhole east of sanitary MH 28 (south of lot 17 block 10).
36. Sanitary and watermain profile views should be included within the final plans, verify potential utility conflicts.
37. Include sanitary sewer and water services with service information for each property within the final plans.
38. There are a number of storm sewer manholes located within the street/driving lanes, a number of structures can be relocated to the curb line and/or eliminated.
39. Eliminate storm sewer in back yards wherever applicable and route within ROW (rear yard drainage can be picked up with side yard storm sewer that tie into storm sewer within ROW).
40. Adjust catchbasins at intersections to be outside of curb radiuses.
41. Relocate storm sewer structures located within boulevards to streets whenever applicable for access (MH33, CBMH 51, etc.).
42. Sheet C3.07, view is cut off. Unable to see pipe east of MH-20.
43. Show and label draintile out of catch basins at all low points within the final plans.
44. Add catchbasins at the south end of Street 2 before street drainage goes into 110th Street.
45. Storm sewer profiles views should be included within the final plans, verify potential utility conflicts.
46. Include a storm stub to the south end of Steet 1.

47. The detention basin outlet designs, discharge rates, and high-water levels will need to be reviewed once the stormwater plan and HydroCAD models are submitted.
48. Provide Outlet Control Structure (OCS) details.
49. Shift storm sewer MH-33 closer to the street or in it and provide a sump manhole.
50. Currently the entire site is only showing dry basins with sediment forebays. Include wet ponds with a maintenance bench and offline infiltration rather than using sediment forebays.
51. Sump manholes should be placed at the closest upstream outlet into the infiltration basins that are located within the roadway for ease of maintenance (CBMH-112, MH-20, etc.).
52. It appears a sump manhole is being proposed in OCS-2. For maintenance purposes, this should be removed.
53. Add additional sidewalks added along: Street 6 between Street 2 and Street 5, Street 4 between Street 2 and Street 3, and Street 8 east of Street 1. Street 7 sidewalk locations should be moved to the south side of the street.
54. Include pedestrian ramps for both sides of street at all crossings.
55. Adjust sidewalk connection point to landing pad for the sidewalk along 105th Street.
56. Add temporary cul-de-sac at the southern end of Street 1.
57. Include signing and pavement markings within the final plans.
58. Include driveway locations within the final plans
59. Include limits and type of curb within the final plans.

Preliminary Landscape Plan Comments:

60. No landscaping shall be placed within outlots that will be owned by the City (Outlot D, etc.). Boulevard trees adjacent to Outlots should be placed every 80 feet.
61. Landscaping should not be placed within drainage and utility easements (west and north of lot 1 block 5, etc.).
62. 45' to 55' lots require one boulevard tree on every other lot, corner lots require two boulevard trees.
63. Reference and include approved boulevard trees species included on the City's website.

Stormwater Requirements:

64. All drainage from the development should be conveyed to trunk line that will be installed as part of the new street design for 105th Street and Hadley Avenue. The maximum allowable discharge for the site is 0.046cfs per acre as indicated in the submitted SWMP for Graymont Village. All Calculations will need to be verified as the site continues to be updated.
65. It appears water quality meets the site requirements. Please provide the proposed conditions MIDs results for verification. Currently, only the existing conditions have been provided.
66. Although volume requirements are being met, please provide calculations showing the proposed infiltration basins will be able to drain within 48 hours.
67. Please update the TC's so they are broken out by sheet flow, shallow concentrated flow, pipe flow, etc. to be more accurate of what will occur and consistent with the existing conditions model.
68. For Infiltration 4P, the current design does not retain the 100-year storm. Where is the EOF located at? Can the design be altered to contain the 100-year storm?
69. Please describe the pretreatment that is occurring for the infiltration in outlots A and B.
70. The text at the large infiltration basins references back-to-back storms and freeboard requirements that do not pertain to Cottage Grove. Cottage Grove freeboard requirements are: Lowest adjacent grade must be 3 feet above basin HWL; 2 feet above basin EOF; 1 foot above backyard/sideyard EOF or adjacent overland conveyance.

Regards,

Stantec Consulting Services Inc.

Tyler K. Johnson, PE
Phone: 612-712-2065
tyler.johnson@stantec.com

David R. Sanocki, PE
Phone: 651-712-2124
dave.sanocki@stantec.com

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2022-087

RESOLUTION APPROVING THE PRELIMINARY PLAT NAMED GRAYMONT VILLAGE

WHEREAS, U.S. Home, LLC (Lennar) has applied for a preliminary plat for a residential subdivision to be called Graymont Village, which subdivides 65.3 acres of land into 207 lots for single-family homes and 6 outlots to be located on property legally described as:

The North Half of the Southeast Quarter of Section 29, Township 27, Range 21, lying south of the North 175 feet thereof and lying West of the East 1320 feet thereof, Washington County, Minnesota.

Abstract

AND

The West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, except the 2 following described parcels:

1. The North 291.00 feet of the South 324.00 feet of the East 299.34 feet of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, Washington County, Minnesota.

2. The South 33 feet of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27, Range 21, Washington County, Minnesota.

and

The West Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 27 North, Range 21 West, except the South 264.35 feet, Washington County, Minnesota.

Being Abstract Land.

WHEREAS, U.S. Home, LLC also applied for a zoning amendment to change the zoning of the property from AG-2, Agricultural, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development; and

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 Saint Paul Pioneer Press; and

WHEREAS, the Planning Commission held the public hearing on this application on April 25, 2022; 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, by a 6-to-0 vote, recommended approval of the preliminary plat to be called Graymont Village, 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 Graymont Village, which subdivides 65.3 acres of land into 207 lots for single-family homes and 6 outlots, located on the 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. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by the Community Development Director, shall require review and approval by the Planning Commission and City Council.

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

4. The Applicant shall enter into a development agreement with the City. The development agreement shall be executed by the Applicant prior to City Council approval of the final plat.

5. 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.

6. The Developer shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Stantec memorandum dated April 18, 2022, subject to modifications that are agreed to by the developer and City Engineer. All comments shall be adopted herein by reference.

7. This approval does not include monument signs. A separate sign permit is required for all proposed monument signage.

8. All mitigation items within the Cottage Grove Business Park AUAR shall be adhered to.

Platting, Land Dedication, and Easements

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

10. 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.

11. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.

12. 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.

13. Outlots D and F shall be deeded to the City at the time of recording of the final plat.

Construction and Grading

14. A grading permit and financial guaranty is required prior to approval of grading activity related to the project.

15. 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.

16. 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.

17. 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.

18. 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

19. The architectural standards of the homes shall be consistent with the following:

    a. The minimum attached garage floor area for dwellings shall be 440 square feet.

    b. Architectural design is required on all four sides of the principal structure.

    c. Architectural materials must be varying on the front façade of the principal structure (shakes, board and batten, accent siding, shutters, window boxes, etc.).

20. Setbacks required:
    i. Front: 25 feet
    ii. Side (house): 7.5 feet
    iii. Side (garage): 5 feet
    iv. Rear: 30 feet
    v. Corner: 20 feet

21. Additional home styles and floor plans that meet the intent of the PUD may be offered subject to administrative review and approval from City staff.

22. Once a house plan is approved for a given lot, no identical house plan may be constructed on the five lots surrounding it; i.e., the lots adjacent on either side, the lot most directly across the street, and the lots adjacent to the lot most directly across the street.

23. If fencing is installed by any property owner adjoining Hadley Avenue or 105th Street, the fence design, materials, and color shall be uniform. The fence must be placed on the house side of any earth berm or landscaping and shall not encroach rights-of-way or Outlots. Fencing shall be a minimum of five feet away from the trail/sidewalk and the adjoining property owner must mow and maintain that five-foot area. This condition shall be memorialized in any covenant documents.

Utilities

24. 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.

25. The water utility plan shall conform to the City's water supply and distribution plan.

26. The sanitary sewer utility plan shall conform to the City's sanitary sewer comprehensive plan.

27. All stormwater designs shall meet the intent of the City's Surface Water Management Plan and the SWWD water management plan.

28. 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

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. The street names for proposed public streets shall align with the County's uniform street naming system and labeled on the final plat.

31. Future road connection signs shall be provided at the future road access point in the northern portion of the development.

Landscaping and Irrigation

32. The landscaped buffer adjacent 105th Street shall be maintained an HOA or property owner. In the event a property owner is required to maintain the area a restrictive convenance shall be placed on the lots adjacent to 105th Street.

33. 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.

34. 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.

35. The Developer is responsible for establishing the final grades, topsoil, and seeding of all the lots, outlots, and boulevards within the subdivision.

36. Landscaping shall be installed as approved meeting the City's Zoning Code minimum landscape standards unless reviewed and approved in writing by Planning staff.

37. 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. Lots than cannot accommodate four trees shall have at least two (2) of three (3) trees in addition to the required boulevard tree. The remaining required trees per lot shall be planted elsewhere within the common areas of the development.

38. A revised tree inventory and landscaping plan that shall be approved by planning staff in writing prior to City Council approval of the final plat and any cash in lieu of replacement shall be memorialized in the developer's agreement.

Surface Water Management

39. 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.

40. 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

41. A street lighting plan must be submitted by the developer and approved by the City Engineer.

42. 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.

43. The developer is responsible for the cost and installation of public land boundary markers at the corners of private properties. 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 is outlined in Bolton & Menk plan review letter dated April 18, 2022.

44. The developer shall provide a trail stub off of the northern cul-de-sac to the proposed park identified in the

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. 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. 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 de-watering 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 model homes as noted in the developer's agreement to be approved with the final plat. An unobstructed gravel surface road extension from a paved street surface to the proposed model home's driveway.

58. No additional building permits beyond the model permits as noted in the developer's agreement 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.

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 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.

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/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.

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.

72. The park dedication requirements will be satisfied upon dedication of Outlot G and payment of the remaining cash in lieu of land dedication as detailed in the development agreement and at the time of recording of the Final plat.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

11C

Meeting Date	5/18/2022
Department	Community Development
Agenda Category	Regular Agenda
Title	Preserve at Prairie Dunes
Staff Recommendation	1. Adopt Resolution 2022-085 approving an amendment to the 2040 Comprehensive Plan to re-guide 14.91 acres of land from Industrial to Medium Density Residential and authorize staff to submit the amendment to the Metropolitan Council. 2. Adopt Ordinance No. 1057 approving the zoning amendment to rezone the subject property from AG-2, Agriculture, and R1, Rural Residential, to R-4, Low Density Residential, with a Planned Unit Development, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment. 3. Adopt Resolution 2022-086 approving the preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes that will consist of 154 lots for single-family homes, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment.
Budget Implication	N/A

Attachments	Preserve at Prairie Dunes CC Memo.tif	62.04MB
	Preserve at Prairie Dunes Resolution-Comp Plan Amendment.tif	5.7MB
	Preserve at Prairie Dunes Rezoning Ordinance.tif	8.93MB
	Preserve at Prairie Dunes Resolution-Prelim Plat.tif	55.39MB
	Preserve at Prairie Dunes Attachment A-Roadway Plan.tif	6.28MB
	Preserve at Prairie Dunes Attachment B-Plan Set.tif	91.56MB
	Preserve at Prairie Dunes Attachment C-Phasing Plan.tif	10.89MB
	Preserve at Prairie Dunes Attachment D-Engineer Review Memo.tif	13.37MB
	Preserve at Prairie Dunes Attachment E-DNR Letter.tif	8.4MB

Cottage Grove
Where Pride and Prosperity Meet

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

FROM: Mike Mrosla, Senior Planner

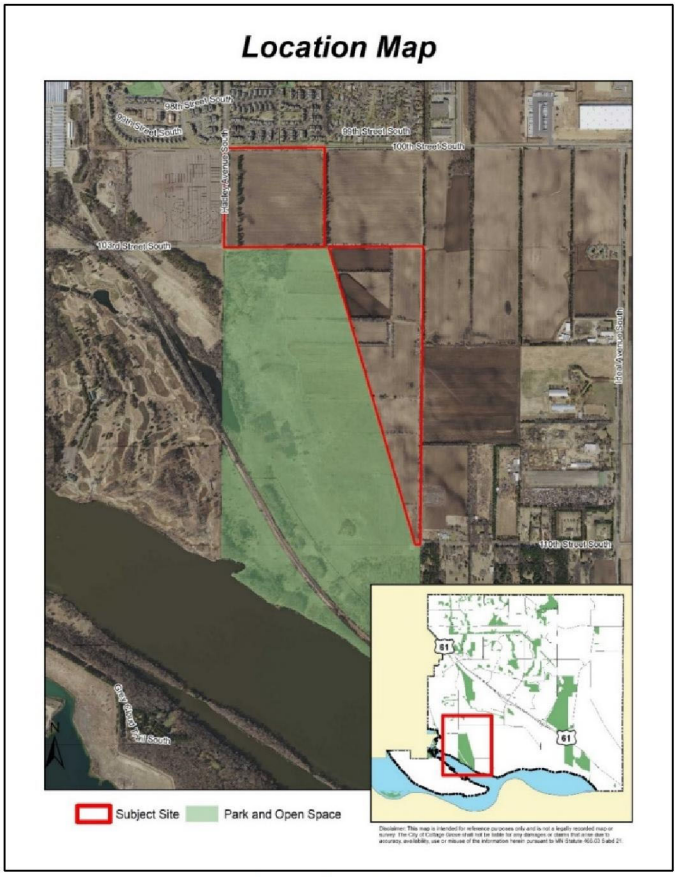
DATE: May 18, 2022

RE: Preserve at Prairie Dunes – Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat

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Proposal

Summergate Development (Applicant) submitted applications for a Comprehensive Plan Amendment, Preliminary Plat, Rezoning, and a Planned Unit Development (PUD) for a project to be known as Preserve at Prairie Dunes. The subject properties begin at the southeast corner of the Hadley Avenue and 100th Street intersection and then proceed south and west of the approved Cottage Grove Logistics Park (NorthPoint Development) and east of the Scientific Natural Area (SNA). The applicant is proposing to construct 161 single family homes on approximately 60 acres of the 100.43-acre site. The property is currently zoned AG-2, Agricultural and R-1, Rural Residential and is guided in the Comprehensive Plans land use plan as Medium Density Residential, Low Density Residential, and Industrial.

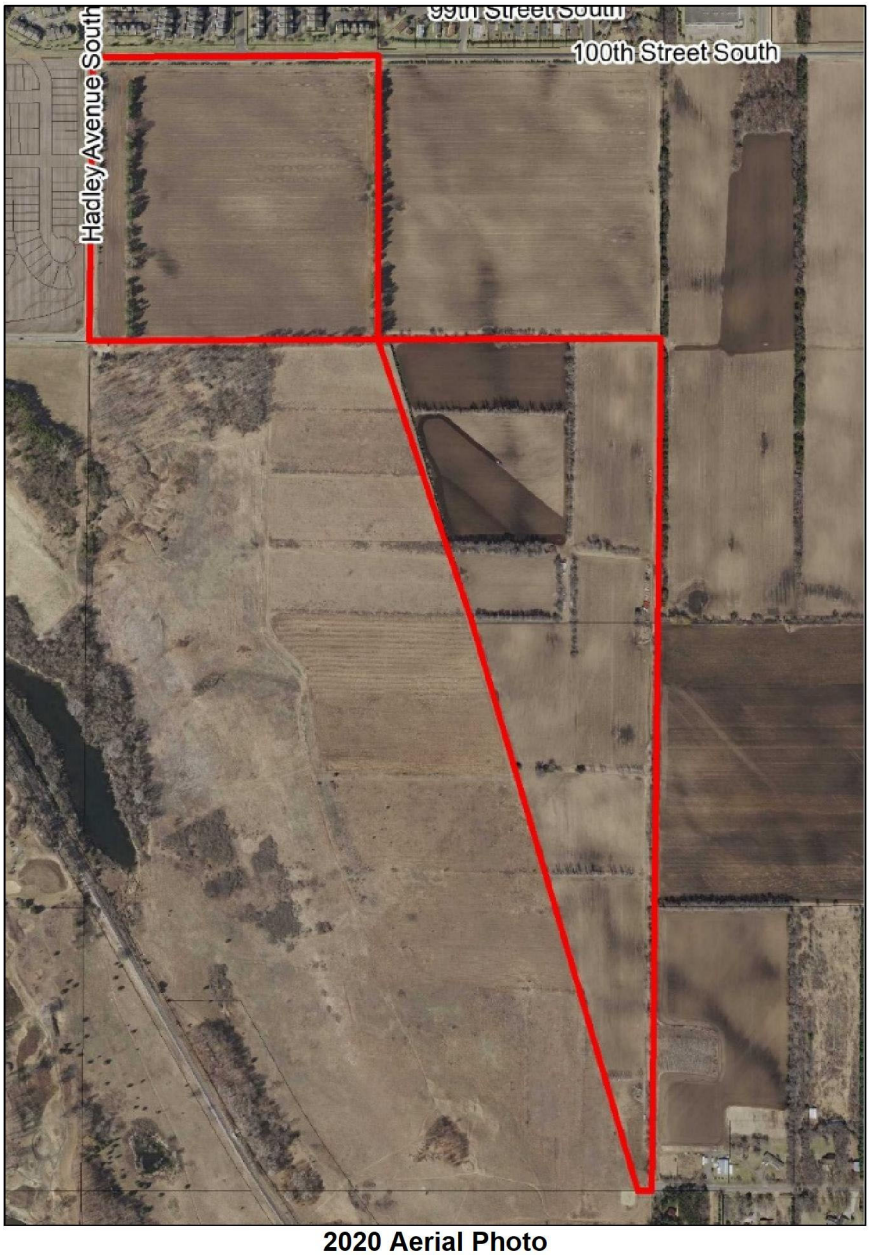


Location Map

Review Schedule
Application Received: March 3, 2022
Neighborhood Meeting: March 3, 2022
Application Accepted: April 13, 2022
60-Day Review Deadline: June 12, 2022
Planning Commission Meeting: April 25, 2022
Tentative City Council Meeting: May 15, 2022

Background

Site Conditions
The subject properties consist of 100.43 acres of tilled fields with vegetated windbreaks. The proposed site topography is flat with little grade change.



2020 Aerial Photo

Planning Commission Meeting
At their April 25, 2022, meeting, the Planning Commission reviewed this request and held a public hearing. Six residents provided public testimony about the proposed development. Below is a summary of the comments provided along with a summary of response to the inquiry. All the supporting findings can be found in the Planning Consideration section of this.

- Development Impacts to the SNA
  - *Response – City staff and the Applicant previously met with the DNR to discuss the proposed project. At that time, the DNR shared concerns about limiting trail connections to the SNA and requested the Applicant try to preserve trees adjacent to the SNA. In addition, the DNR requested the recreational trail be constructed adjacent to the SNA, to act as a burn break when the DNR does proscribed burns. The Applicant incorporated these comments into their preliminary plat submittal.*

- Soil Qualities Onsite
  - *Response – A Phase I Environmental Study was completed, and no soil issues were identified. Additionally, the proposed development will be served by City water.*

- Traffic impacts on Hadley and Jamaica Avenues
  - *Response – A Traffic Impact Study (TIS) was recently completed as part of the Cottage Grove Business Park Alternative Urban Areawide Review (AUAR) update that was approved by the City Council at their February 25, 2022, meeting. In addition, another traffic study was completed as part of the NorthPoint Development. Both studies showed that the existing roadways can support the increased traffic with improvements being constructed in conjunction with the NorthPoint Development.*

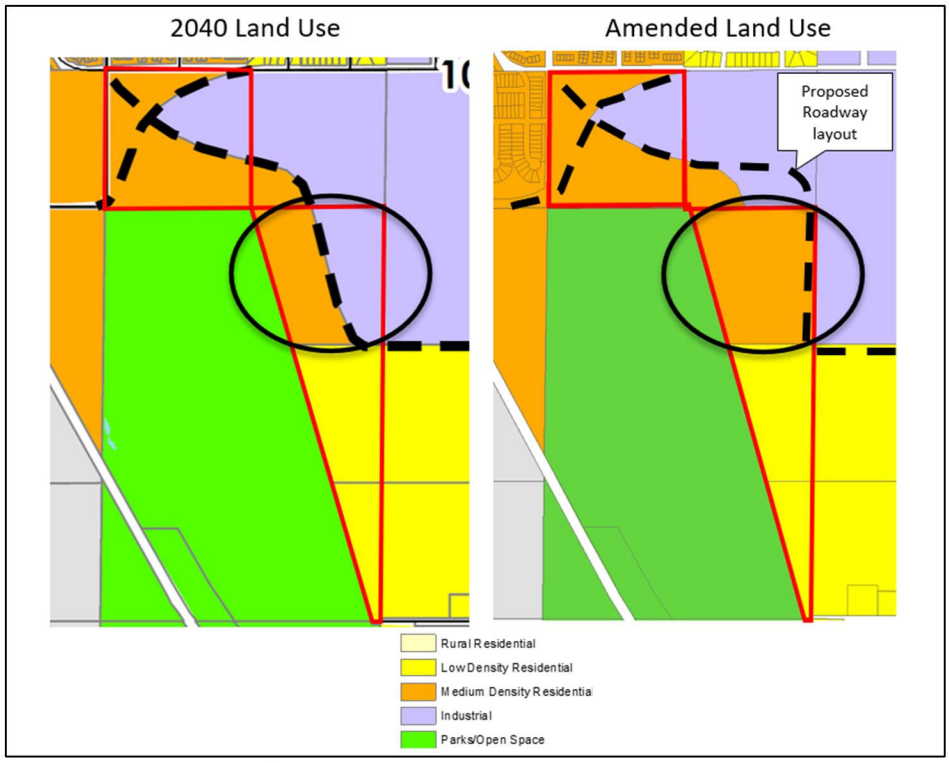
- What are the future land uses on the outlots at the proposed intersection of Hadley Avenue and 100th Street?
  - *Response* – The 2040 *Comprehensive Plan guides the outlots as medium density Residential and industrial.*

The Planning Commissioners asked follow-up questions regarding land use, soils, and DNR involvement. The Planning Commission voted unanimously (6-to-0) to recommend approval subject to conditions.

Planning Considerations

Plan Review
The plan set utilized for this review was submitted by Westwood and is dated 4/20/2022 (Attachment B). All comments provided in the engineering review memo dated March 22, 2022, (Attachment D) will be required to be addressed.

Comprehensive Plan Amendment
The subject property is currently guided as Medium Density Residential, Low Density Residential, and Industrial. The Applicant is proposing a minor land use modification to re-guide the area previously guided as Industrial on the subject parcel in the image below to Medium Density Residential.



Proposed 2040 Comprehensive Plan Land Use Amendment

The times and conditions have changed since the 2040 Comprehensive Plan land use plan was drafted. The current land use plan has a roadway bisecting the subject property with Medium Density Residential on the west and Industrial on the east. However, when the plan was conceived the proposed roadway was located in a conceptual location. Upon review, it was determined that the best location for the proposed roadway was the east side of the subject property adjacent to the existing 75-foot powerline easement. The intent behind this relocation is to create a significant buffer between the residential and industrial uses.

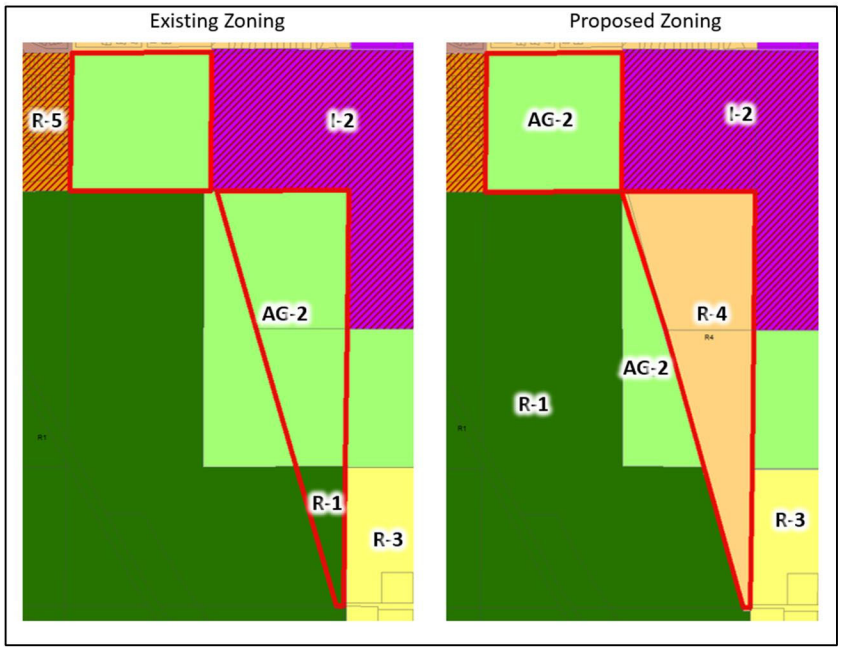
The proposed preliminary plat and the land use map from the City's 2040 Comprehensive Plan are consistent in the following ways:

- The proposed development helps provide the City with a diverse mix of housing types that are needed to serve all income levels and stages in the life cycle
- Trail and sidewalk connections are proposed and acceptable to the City.
- The proposed roadway layout is consistent with the transportation plan
- The proposed density of 3.29 units per acre is consistent with the 2040 Comprehensive Plan.
- The proposed preliminary plat and grading plan are consistent with the medium density and low-density residential land use designation for this area.

The Metropolitan Council is required to review and approve all Comprehensive Plan amendments. City staff has worked with the Metropolitan Council to determine what kind of approvals are needed for the proposed amendment since it is minor amendment. In discussions with our Metropolitan Council Sector Representative, it was determined that the approval could be administrative and does not require adjacent community review or full Metropolitan Council approval.

Rezoning

The subject properties are currently zoned AG-2, Agricultural, and R-1, Rural Residential. The Applicant is proposing to rezone the subject properties shown below to R-4, Low Density Residential, with a PUD, Planned Unit Development.



Proposed Rezoning

The Applicant is only proposing to rezone the area that is proposed to develop at this time. Outlots A-D that are designated for future development on the proposed preliminary plat will be rezoned with future development applications. The proposed rezoning is contingent upon Metropolitan Council approval of the proposed comprehensive plan amendment.

Mississippi River Corridor Critical Area (MRCCA) Overlay District

The Mississippi River Corridor Critical Area (MRCCA) was created in 1976 to protect the area's natural, cultural, and scenic resources. At their December 15, 2021, meeting the City Council approved a resolution adopting the DNR's updated MRCCA ordinance, which provides coordinated land use and planning and zoning guidelines for development within the critical area. The ordinance is intended to protect existing bluffs, islands, floodplains, and wetlands and to be enforced by local jurisdictions.

The southernmost section of the subject property is located within the Critical Area Separated from River MRCCA Overlay District. This area is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River. On the submitted preliminary plat, the Applicant is proposing to construct a stormwater pond and a recreational walking trail.

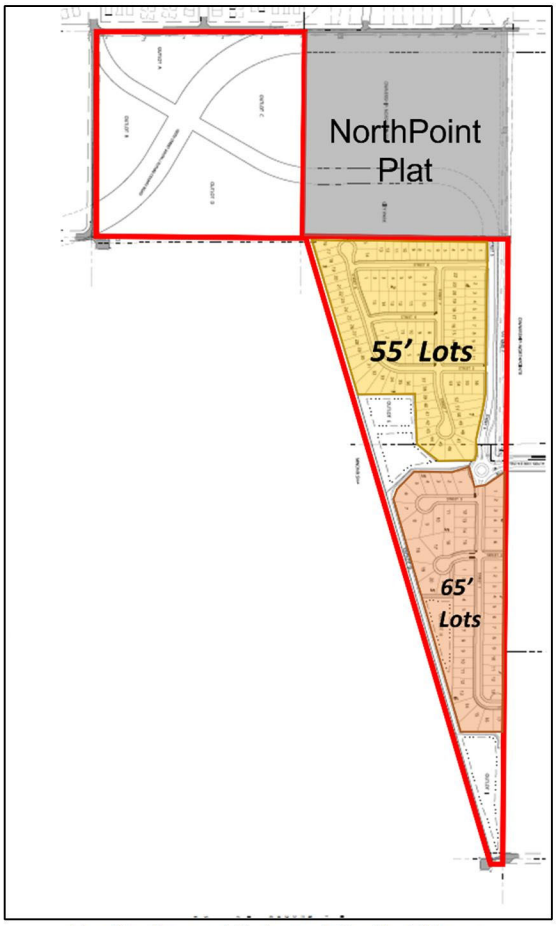
Cottage Grove Business Park Alternative Urban Areawide Review

At its March 2, 2022, meeting the City Council approved a resolution adopting the Cottage Grove Business Park AUAR Update and Mitigation Plan. The Cottage Grove Business Park AUAR was updated because the land uses were not consistent with the City's 2040 Comprehensive Plan

land use plan. In addition, Minnesota Rules, part 4410.3610 subpart 7 requires an AUAR to be updated every five years or until development is complete within the AUAR area. Since the plan was adopted in 2018 it would need to be updated in 2023. The approved update satisfies both requirements. The proposed preliminary plat is consistent with the AUAR and mitigation strategies have been included in the conditions of approval for this proposed development.

Preliminary Plat

The preliminary plat, as proposed, depicts a logical development of a viable property given the adopted performance standards of the zoning district and the surrounding land uses. The northern section of the proposed plat consists of right of way for the realignment of 100th Street and Hadley Avenue and four future development outlots (A-D). On the southern section, the Applicant is proposing to construct 161 single family homes with five outlots. The lot widths will vary from 50 feet on the northern section of the plat and 65 feet on the southern section.



Preliminary Plat and Outlot Uses

The Applicant is proposing a denser product on the northern section of the proposed development adjacent to the NorthPoint Development, that was approved at the December 15, 2021, the City Council meeting. Conventional land planning concentrates denser residential uses adjacent to major roadway, transit stations, commercial, and industrial uses. Density levels decrease as you transition further away from the more intense uses. This is very common land use planning practice and can be seen throughout the metropolitan area.

Planned Unit Development

The Applicant is requesting PUD flexibility on the following zoning performance standards as shown in the table below:

Flexibility Requested	R-4 Standards	Preserve at Prairie Dunes R-4/PUD
Minimum front yard setback	30 feet	25 feet
Minimum lot width	60 feet	50 feet
Minimum lot area	7,500 SF	6,565 SF

The requested PUD flexibility is consistent with the approvals surrounding developments have received. The R-4 district requires a minimum lot width of 60 feet. The Applicant is proposing 104 lots with a minimum width of 50 feet. The R-4 district also requires a minimum lot area of 7,500 square feet and the Applicant is proposing a minimum lot area of 6,565 square feet. However, the average lot area is 8,546 square feet for the 50-foot lots. Besides the flexibility as previously mentioned, the proposed development meets or exceeds all other R-4 zoning district standards.

Access

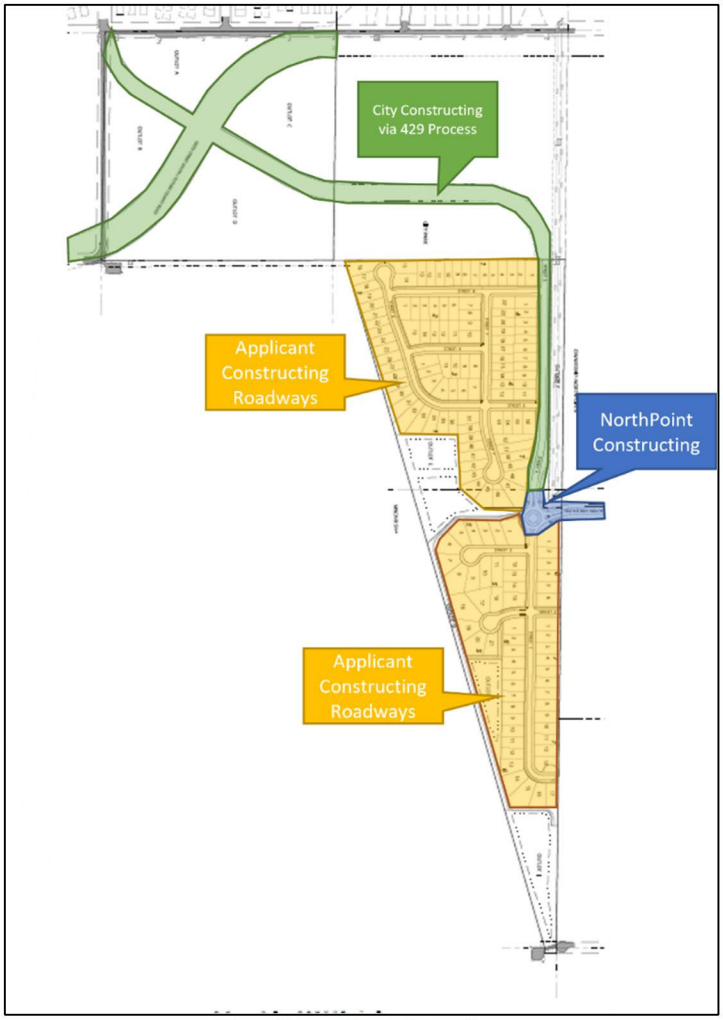
The previously discussed NorthPoint Development requires numerous roadway improvements as shown in the image below (Attachment A).



Anticipated Roadway Improvements

The NorthPoint Development is required to construct 105th Street from Ideal Avenue to the proposed roundabout as identified as Item 1 in the image above. This section will be constructed as a three-lane urban section with a center left turn lane and right turn lanes at each access point. A bituminous trail would be constructed on both sides of the roadway and streetlights would be added for safety. Construction of 105th Street is anticipated to be completed fall of 2022.

Hadley Avenue sections shown as Items 2 and 2A will be designed as a residential collector with homes fronting the roadway. The intent for the Hadley Avenue roadway design is to limit the traffic from the NorthPoint Development from utilizing the roadway due to the narrowed roadway design and reduced speeds. The City will be constructing the section of Hadley Avenue north of the roundabout on 105th Street and the realignments of Hadley Avenue and 100th Street. This work is anticipated to start in June 2022 and be completed in 2023. The City will utilize Minnesota Statutes Chapter 429 to fund the project. Minnesota Statutes Chapter 429 gives municipalities the authority to levy special assessments for public improvement projects to the benefitting properties. On April 20, 2022, the City Council approved the deferred assessment waivers.



Roadway Construction

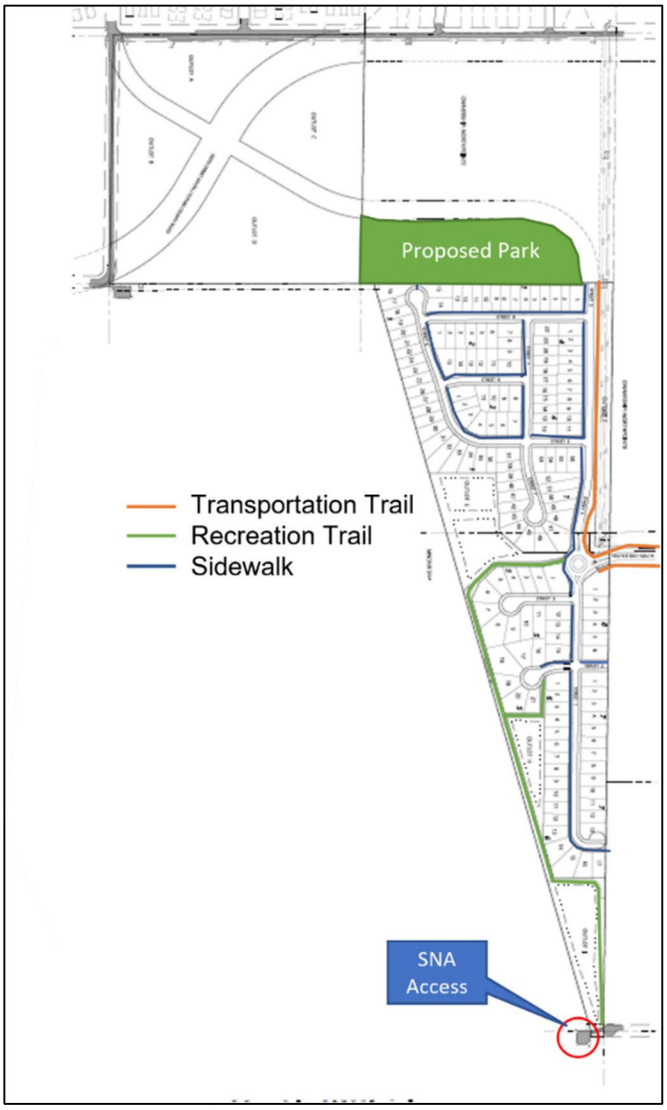
Phasing

The proposed subdivision will develop in two phases (Attachment C). The first phase of development consists of fifty 50-foot lots and twenty-nine 65-foot lots.

Sidewalks and Trails

The Applicant is proposing a five-foot wide sidewalk on one side of all internal streets within the subdivision and as depicted in blue below. The Applicant is proposing to construct an eight-foot wide bituminous recreation trail that will have internal neighborhood connections and will be lo-

cated adjacent to the SNA. City staff and the Applicant have discussed potential SNA trail connections with the Minnesota Department of Natural Resources (DNR). The DNR did not want any trail connects to the SNA besides the existing access points located on 110th and 103rd Streets. As a condition of approval, the Applicant shall provide a trail stub on the northernmost cul-de-sac to provide access to the proposed park as shown on the image below.



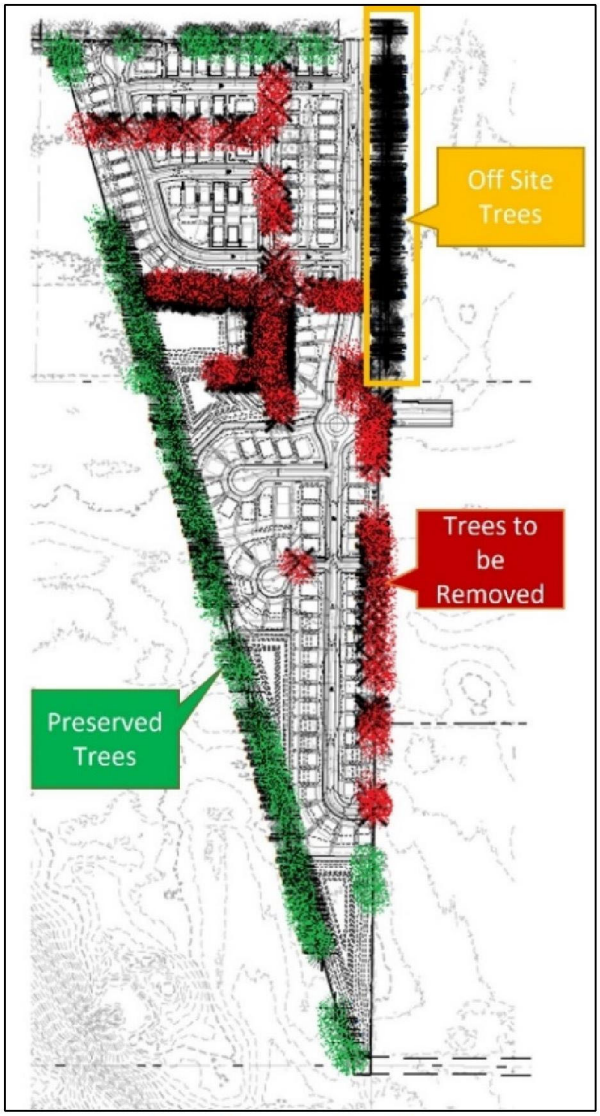
Trail and Sidewalks

Park Land and Open Space

A minimum of 10 percent of developable area shall be required to provide residents with public recreation facilities, including parks and open spaces, as part of development projects per City Code Title 10-4-3. The proposed development is located adjacent to the SNA, and to north of the proposed residential development there will be a 7.95-acre neighborhood park that was dedicated to the City as part of the NorthPoint Development. The park is proposed to include a parking lot, shelter area, active play area, a multiuse court, and an open lawn area. The proposed recreational trail corridor outlot will be dedicated to the City as a portion of the required park dedication and the remainder will be cash in lieu of dedication land as memorialized in the developer agreement.

Tree Preservation and Landscaping

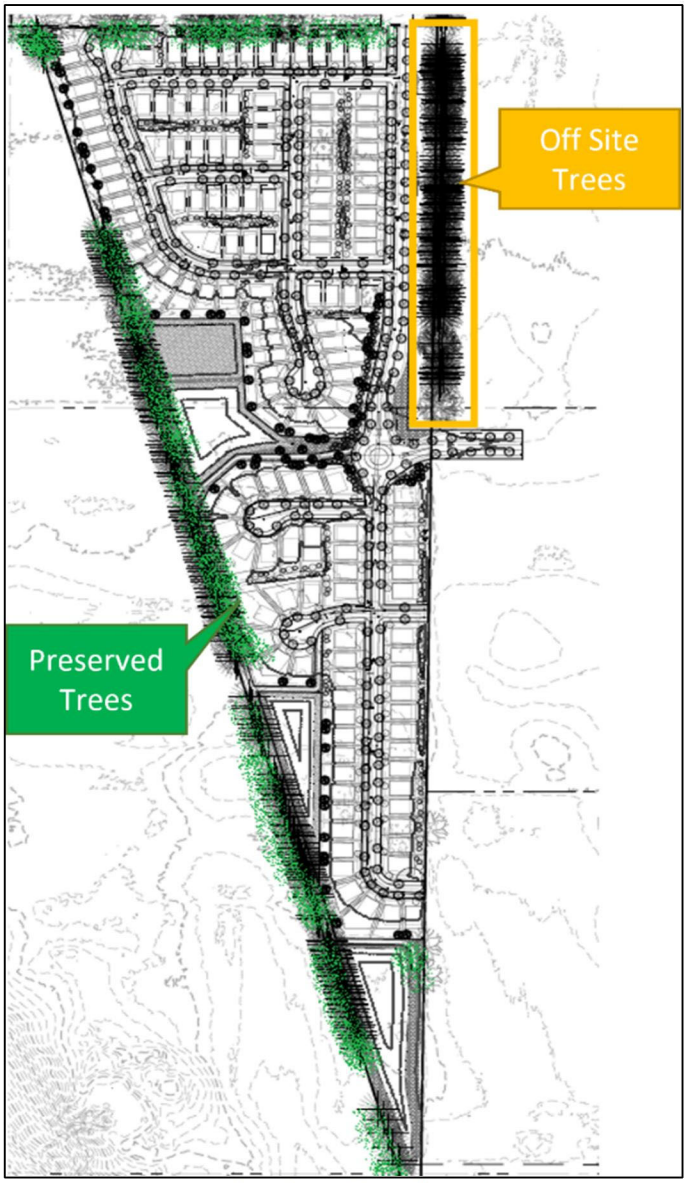
City Code Title 11-6-19 requires completion of a tree inventory (all qualifying trees) for the entire project area of a proposed development. The Applicant submitted a Tree Preservation Plan that included a tree survey of the existing trees on site. The existing site has 4,291 qualifying caliper inches of trees. The Applicant is proposing to remove 2,449 caliper inches or 217 trees. The ordinance allows removal of 1501.85 (35 percent) caliper inches without replacement. Removal of the remaining 947.2 caliper inches of trees requires mitigation at a ratio of 1:2 replacement, or 473.6 caliper inches. As a condition of approval, the Applicant shall work with the City to mitigate 473.6 caliper inches of replacement trees on the site or pay cash in lieu of the required mitigation or a combination of both. A final landscaping plan shall be approved by planning staff in writing prior to the approval of the final plat, and the total cash in lieu of replacement shall be memorialized in the developer's agreement.



Tree Preservation Plan

City Code Title 11-6-5 requires landscape plantings to be installed as a part of development projects within the City. These required plantings include boulevard trees, building perimeter plantings, and landscape requirements. The project will include a minimum of 227 boulevard trees that

that are identified on the City's boulevard tree planting list. The landscaping plan shows the required four trees per lot or 406 total trees. In addition, each lot shall have 10 understory shrubs. The Applicant is also proposing to plant 174 trees to assist in screening the development from the roadway.



Landscaping Plan

Stormwater Management Plan

Storm sewer will be extended from streets within the development to the stormwater basins proposed on the west and south side of the development. Outlots E, H, and I, which are proposed as storm basins, will be required to be deeded to the City for future maintenance. The proposed basin areas require access points, which are to be a minimum of 20 feet wide to allow for maintenance of the infrastructure in the future. The preliminary stormwater management plan and wetland delineation was submitted and reviewed by the City's engineering staff, and their comments are included in the plan review letter dated March 22, 2022. The developer's engineering consultant will continue to work with the City Engineer and South Washington Watershed District to address stormwater storage basins and drainage.

Grading
As with all new development projects, site grading is necessary to provide on-site stormwater detention, street and building pad elevations, and drainage swales for routing surface water runoff to appropriate storm sewer systems. The Developer is proposing to mass site grade the development. Each building pad will be graded above the street elevation and at least three feet above the ordinary high-water elevation for stormwater basins. As noted on the preliminary grading, drainage, and erosion control plan, silt fencing will be installed along the perimeter of the grading limits. The preliminary grading plan was reviewed by the City's engineering staff, and their review comments are included in the March 22, 2022, memorandum. Additional grading review will be required upon submittal of final grading and utility plans for the site.

Utilities
The property is currently located in the Metropolitan Urban Service Area (MUSA) and public utilities will be provided to the subject property as part of the 105th Street Construction. The installation of the on-site utilities, roads, and supporting infrastructure will be privately designed and constructed to meet City specifications and is referenced in the engineering memo dated March 22, 2022.

Area Charges and Development Fees
Area charges and related development fees for this project will be based on the acreages shown on the final plat. All fees and charges will be accurately adjusted based on the final plat layout and be memorialized in the development agreement. Payment to the City will be required at the time the development agreement is fully executed by the City and Developer.

Public Hearing Notices
Public hearing notices were mailed to 369 property owners who are within 500 feet of the proposed subdivision and the Rivers Acres neighborhood and published in the *St. Paul Pioneer Press* on April 13, 2022. Staff has not received any comments at the time of writing this report.

DNR Notification
City staff and the Applicant previously met with the DNR to discuss the proposed project. At that time, the DNR shared concerns about limiting trail connections the SNA and requested the Applicant try to preserve trees adjacent to the SNA. In addition, the DNR requested the recreational trail be constructed adjacent to the SNA, to act as a burn break when the DNR does proscribed burns. The Applicant incorporated these comments into their preliminary plat submittal. The City shared the updated development plans with the DNR, and they provided a comment letter (Attachment E).

Neighborhood Meeting
The City and the Applicant held a joint neighborhood meeting on March 3, 2022. Notice of the neighborhood meeting was sent to surrounding property owners within 500 feet of the project area and the River Acres neighborhood. The intent of the meeting was to give neighboring property owners the opportunity to ask questions and present concerns they might have to the developer in the early planning stages of the proposed project. The Applicant provided an overview of their proposed project. Public Works Director Burfeind presented an overview of the proposed roadway improvements in the area and timeline for completion. Fourteen property owners were in attendance. There were only a few questions related to trails, sidewalks, and housing prices within the

proposed development. The majority of the questions were related to traffic and the NorthPoint development.

Recommendation

That the City Council consider approving the following three actions.

1. An amendment to the 2040 Comprehensive Plan to re-guide the 14.91 acres of land described in the attached resolution from Industrial to Medium Density Residential and authorize staff to submit the amendment to the Metropolitan Council.

2. A zoning amendment to change the zoning of the subject property from AG-2, Agriculture, and R1, Rural Residential, to R-4, Low Density Residential, with a Planned Unit Development, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment.

3. A preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes, which will consist of 154 lots for single-family homes and contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment.

Attachments

A. Roadway Improvements Exhibit
B. Preliminary Plans dated 4/20/22
C. Phasing Plan
D. Engineering Review Memorandum 3/22/2022
E. DNR Comment Letter
F. Resolution Approving the Comprehensive Plan Amendment
G. Rezoning Ordinance
H. Resolution Approving Preliminary Plat

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2022-0XX

RESOLUTION APPROVING THE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE LAND USE OF 14.91 ACRES OF LAND LOCATED AT THE PROPERTY LEGALLY DESCRIBED BELOW FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL AND FOR SUBMITTAL TO THE METROPOLITAN COUNCIL FOR REVIEW

WHEREAS, the Minnesota Land Planning Act requires all metropolitan area communities, when amending and updating their comprehensive plans to submit the plans to the Metropolitan Council for approval; and described

WHEREAS, the Summergate Companies LLC. has applied for a comprehensive plan amendment to change the land use of 14.91 acres of land from Industrial to Medium Density Residential for a proposed subdivision to be called Preserve at Prairie Dunes. The property is legally described as:

> That part of the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section 29, Township 27, Range 21, Washington County, Minnesota, lying Easterly of a straight line drawn from a point on the North line of said South Half (S 1/2) a distance of 66 feet East of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) to a point 450 feet East of the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW ¼)

WHEREAS, the Planning Commission held a public hearing and reviewed the request on April 25, 2022. At that time the Planning Commission recommended approval by a 6-to-0 vote. Staff concurs and recommends that the City Council approve the comprehensive plan amendment; and

WHEREAS, on May 18, 2022, the City Council considered an application Summergate Companies LLC. for an amendment to the Cottage Grove 2040 Comprehensive Plan to change the land use designation from Industrial to Medium Density Residential for the legally described land above; and

WHEREAS, on May 18, 2022, the City Council approved the proposed Comprehensive Plan Amendment application from Summergate Companies LLC. for the legally described land above, subject to review by the Metropolitan Council pursuant to Minnesota Statutes §473.864; and

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, approves the comprehensive plan amendment to change the land use of 14.91 acres of land, legally described above, from Industrial to Medium Density Residential, and the distribution to the Metropolitan Council.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
ORDINANCE NO. 1057

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA AMENDING CITY CODE TITLE 11-1-6, ZONING MAP, VIA REZONING CERTAIN PROPERTY IN SECTION 3 FROM AG-2, AGRICULTURAL, AND R-1, RURAL RESIDENTIAL TO R-4, LOW DENSITY RESIDENTIAL DISTRICT, WITH A PUD, PLANNED UNIT DEVELOPMENT

The City Council of the City of Cottage Grove, Washington County, Minnesota, does ordain as follows:

SECTION 1. AMENDMENT. The City of Cottage Grove's Official Zoning Map as referenced in Section 11-1-6 of the "Code of the City of Cottage Grove," County of Washington, State of Minnesota, shall be amended by rezoning 60.2 acres of land legally described below from AG-2, Agricultural, and R-1, Rural Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development:

> That part of the South Half of the Northwest Quarter (S 1/2 NW 1/4) and the Southwest Quarter (SW 1/4) in Section 29, lying Easterly of a straight line drawn from a point on the South line of said Southwest Quarter (SW 1/4) a distance of 66 feet West of the Southeast corner of said Southwest Quarter (SW 1/4) to a point on the North line of said South Half of the Northwest Quarter (S 1/2 NW 1/4) a distance of 66 feet East of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4); and the North 33 feet of the East 66 feet of the North Half of the Northwest Quarter in Section 32, all in Township 27, Range 21, Washington County, Minnesota.

SECTION 2. REZONING. The Official Zoning Map shall be amended by changing the zoning classification of the 60.2 acres of land legally described above from AG-2, Agricultural, and R-1, Rural Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development, based on the following findings:

A. The Future Land Use Map in the Future Vision 2040 Comprehensive Plan identifies the future land use development of the subject property as Medium Density Residential and Industrial land uses. The applicant has applied for a comprehensive plan amendment to change the area guided as Industrial to Medium Density Residential. Approval of the zoning amendment is contingent upon approval by the Metropolitan Council of the comprehensive plan amendment.

B. The proposed R-4, Low Density Residential District, and its development standards with the PUD, Planned Unit Development, designation, is consistent with the low and medium density residential land use designation in the Future Land Use Map of the City's Future Vision 2040 Comprehensive Plan.

C. The proposed preliminary plat and grading plan are consistent with the low and medium-density residential land use designation for this area.

D. The property is within the MUSA and can be properly served by public utilities.

E. The proposed development helps provide the city with a diverse mix of housing types that are needed to serve all income levels and stages in the life cycle.

SECTION 3. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire Official Zoning ordinance:

> "The City of Cottage Grove's Official Zoning Map (City Code Title 11-1-6) shall be amended by rezoning 100.43 acres of land generally located at the southeast corner of the Hadley Avenue and 100th Street intersection and south and west of the approved Cottage Grove Logistics Park (NorthPoint Development) and east of the Scientific Natural Area (SNA), from AG-2, Agricultural, and R-1, Rural Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development."

SECTION 4. EFFECTIVE DATE. This ordinance amendment shall not be in full force and effective until after approval by the Metropolitan Council of the related 2040 Comprehensive Plan amendment identified in City Resolution 2022-0XX and subsequent publication of this ordinance according to law.

Passed this 18th day of May, 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

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

RESOLUTION APPROVING THE PRELIMINARY PLAT NAMED PRESERVE AT PRAIRIE DUNES

WHEREAS, Summergate Development has applied for a preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes, which subdivides 100.43 acres of land into 161 lots for single-family homes and 12 outlots to be located on property legally described as:

> That part of the South Half of the Northwest Quarter (S 1/2 NW 1/4) and the Southwest Quarter (SW 1/4) in Section 29, lying Easterly of a straight line drawn from a point on the South line of said Southwest Quarter (SW 1/4) a distance of 66 feet West of the Southeast corner of said Southwest Quarter (SW 1/4) to a point on the North line of said South Half of the Northwest Quarter (S 1/2 NW 1/4) a distance of 66 feet East of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4); and the North 33 feet of the East 66 feet of the North Half of the Northwest Quarter in Section 32, all in Township 27, Range 21, Washington County, Minnesota.

WHEREAS, Summergate Development also applied for a zoning amendment to change the zoning of the property from AG-2, Agricultural, and R-1, Rural Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development; and

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 Saint Paul Pioneer Press; and

WHEREAS, the Planning Commission held the public hearing on this application on April 25, 2022; 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, by a 6-to-0 vote, recommended approval of the preliminary plat to be called Preserve at Prairie Dunes, 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 Preserve at Prairie Dunes, which subdivides 100.43 acres of land into 161 lots for single-family homes and 5 outlots, located on the property legally described above. The approval of the preliminary plat is subject to the following conditions:

<u>General Development</u>

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

2. 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.

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

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

5. The Applicant shall enter into a development agreement with the City. The development agreement shall be executed by the Applicant prior to City Council approval of the Final Plat.

6. 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.

7. The Developer shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Stantec memorandum dated March 22, 2022, subject to modifications that are agreed to by the developer and City Engineer. All comments shall be adopted herein by reference.

8. This approval does not include monument signs. A separate sign permit is required for all proposed monument signage.

9. The 10.632 acres of dedicated right of way on the northwestern parcel as shown on the AREA Sketch exhibit dated 11/08/2021 may be included as developable acreage for the purposes of calculating density for future development of Outlot A, B, C, and D.

10. All mitigation items within the Cottage Grove Business Park AUAR shall be adhered to.

<u>Platting, Land Dedication, and Easements</u>

11. The City will be constructing the South District Street & Utility Improvements to complete the extension of Hadley Avenue to serve this development area, which will start prior to approval of the final plat. All necessary permanent and temporary easements shall be provided to the City to complete these improvements

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

13. 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.

14. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.

15. 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.

16. Outlots E, G, H, and I shall be deeded to the City at the time of recording of the final plat.

17. Outlot F shall have an easement over the storm sewer catch basin.

18. Right of way connect from 102nd Street connection to Hadley Avenue shall be added to Outlot B on the final plat.

Construction and Grading

19. A grading permit and financial guaranty is required prior to approval of grading activity related to the project.

20. 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.

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

22. Erosion control devices must be installed prior to commencement of any grading activity. 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.

23. 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

24. The architectural standards of the homes shall be consistent with the following:

a. The minimum attached garage floor area for dwellings shall be 440 square feet.

b. Architectural design is required on all four sides of the principal structure.

c. Architectural materials must be varying on the front façade of the principal structure (shakes, board and batten, accent siding, shutters, window boxes, etc.).

25. Setbacks required:

i. Front: 25 feet

ii. Side (house): 7.5 feet

iii. Side (garage): 5 feet

iv. Rear: 35 feet

26. Additional home styles and floor plans that meet the intent of the PUD may be offered subject to administrative review and approval from City staff.

27. Minimum single-family detached lot width shall be no less the 55 feet at the building setback.

28. Once a house plan is approved for a given lot, no identical house plan may be constructed on the five lots surrounding it; i.e., the lots adjacent on either side, the lot most directly across the street, and the lots adjacent to the lot most directly across the street.

29. If fencing is installed by any property owner adjoining Hadley Avenue or 105th Street, the fence design, materials, and color shall be uniform. The fence must be placed on the house side of any earth berm or landscaping and shall not encroach rights-of-way or Outlots. Fencing shall be a minimum of five feet away from the trail/sidewalk and the adjoining property owner must mow and maintain that five-foot area. This condition shall be memorialized in any HOA covenant documents.

Utilities

30. 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.

31. The water utility plan shall conform to the City's water supply and distribution plan.

32. The sanitary sewer utility plan shall conform to the City's sanitary sewer comprehensive plan.

33. All stormwater designs shall meet the intent of the City's Surface Water Management Plan and the SWWD water management plan.

34. 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

35. 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.

36. The street names for proposed public streets shall align with the County's uniform street naming system and labeled on the final plat.

37. Future road connection signs shall be provided at the future road access point in the northern portion of the development.

Landscaping and Irrigation

38. 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.

39. 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.

40. The Developer is responsible for establishing the final grades, topsoil, and sodding of all the lots and boulevards within the subdivision.

41. The Developer is responsible for establishing the final grades, topsoil, and sodding of all outlots.

42. Landscaping shall be installed as approved meeting the City's Zoning Code minimum landscape standards unless reviewed and approved in writing by Planning staff.

43. Four (4) trees and ten (10) shrubs shall be installed within each lot per ordinance.

44. The Applicant shall work with the City to mitigate 473.6 caliper inches of replacement trees on the site or pay cash in lieu of the required mitigation or a combination of both. A final landscaping plan that shall be approved by planning staff in writing prior to approval of the final plat and the total cash in lieu of replacement shall be memorialized in the developer's agreement.

45. Outlot F shall be planted with a prairie or native seed mix and shall maintained be HOA. A restoration or maintenance plan for Outlot F shall be provided as part of the final landscaping plan. Said plan should be approved by staff in writing.

Surface Water Management

46. 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.

47. 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

48. A street lighting plan must be submitted by the developer and approved by the City Engineer.

49. 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.

50. The developer is responsible for the cost and installation of public land boundary markers at the corners of private properties. 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 is outlined in Stantec plan review letter dated March 22, 2022.

51. The developer shall provide a trail stub off of the northern cul-de-sac to the proposed park identified in the Cottage Grove Logistic Park Plat.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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.

57. 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 de-watering or bi-pass pumping, etc. Any deviations from the above hours are subject to approval of the City Engineer.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. 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.

64. Notwithstanding any other provision of this resolution to the contrary, the City will issue building permits for model homes as noted in the developer's agreement to be approved with the final plat. An unobstructed gravel surface road extension from a paved street surface to the proposed model home's driveway.

65. No additional building permits beyond the model permits as noted in the developer's agreement 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.

66. 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.

67. 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.

68. 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.

69. 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.

70. 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.

71. 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.

72. 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.

73. The Developer shall comply with the 1991 Wetlands Conservation Act, as amended.

74. 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.

75. 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.

76. 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 escrow amount will be included in the development agreement.

77. Temporary parking during construction shall be permitted on only one side of the street.

78. The park dedication requirements will be satisfied upon dedication of Outlot G and payment of the remaining cash in lieu of land dedication as detailed in the development agreement and at the time of recording of the final plat.

Passed this 18th day of May 2022.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk



Anticipated Road Improvements Schedule

The project numbers below correspond with the numbers on the map

1. 105th Street South - 2022
2. Hadley Avenue Extension – 2022

2A. Hadley Avenue Extension -2023

3. 100th Street Realignment - 2023
4. 100th Street Improvements – 2022 - 2023
5. Ideal Avenue Improvements - 2022 - 2023

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PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING, UTILITIES, TREE PRESERVATION AND LANDSCAPE

FOR

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044
CONTACT: CASEY WOLLSCHLAGER
PHONE: 952-898-3461
EMAIL: CASEY@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0032908.00
CONTACT: CORY L. MEYER

SHEET INDEX

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3	Preliminary Plat
4	Preliminary Plat
5	Preliminary Plat
6	Preliminary Plat
7	Preliminary Plat
8	Preliminary Plat
9	Overall Preliminary Grading Drainage & Erosion Control Plan
10	Preliminary Grading Drainage & Erosion Control Plan
11	Preliminary Grading Drainage & Erosion Control Plan
12	Preliminary Grading Drainage & Erosion Control Plan
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14	Preliminary Street & Utility Plan
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32	TREE PRESERVATION PLAN
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NO.	DATE	REVISION	SHEETS
01	04/20/22	CITY COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS
FOR
PRELIMINARY PLAT, GRADING, UTILITIES, TREE PRESERVATION AND LANDSCAPE
FOR
PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

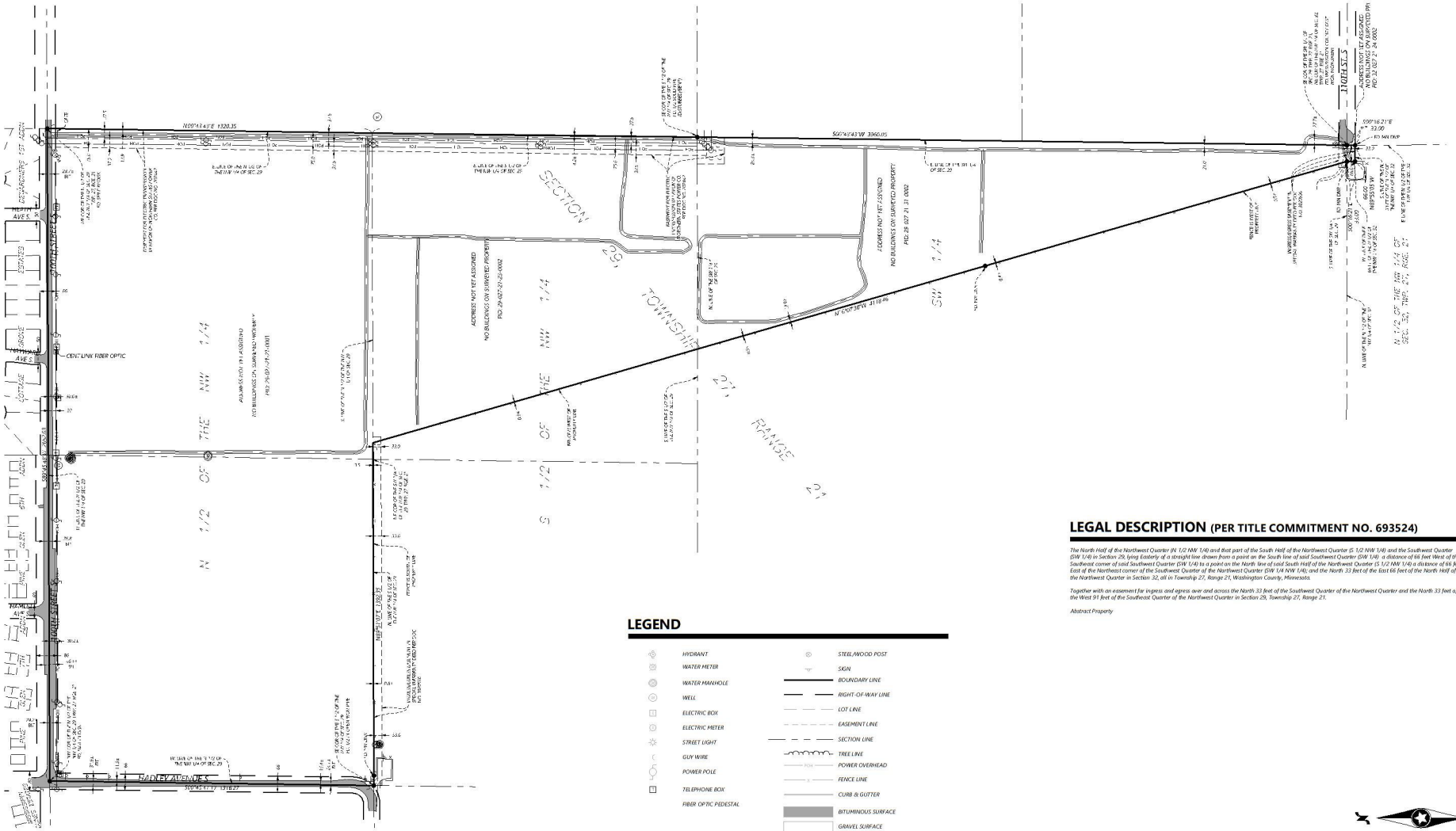
INITIAL SUBMITTAL DATE: 03/02/22 SHEET: 1 OF 34

PROJECT NUMBER: 0032908.00

PRESERVE AT PRAIRIE DUNES

N:\0032908.00\DWG\CIVIL\PRELIMINARY\0032908C-CV01.DWG

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LEGEND

- HYDRANT
- WATER METER
- WATER MANHOLE
- WELL
- ELECTRIC BOX
- ELECTRIC METER
- STREET LIGHT
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- FIBER OPTIC PEDESTAL
- STEEL/WOOD POST
- SIGN
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TREE LINE
- POWER OVERHEAD
- FENCE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- WETLAND
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 693524)

The North Half of the Northwest Quarter (N 1/2 NW 1/4) and that part of the South Half of the Northwest Quarter (S 1/2 NW 1/4) and the Southwest Quarter (SW 1/4) in Section 29, lying Easterly of a straight line drawn from a point on the South line of said Southwest Quarter (SW 1/4) a distance of 66 feet West of the Southeast corner of said Southwest Quarter (SW 1/4) to a point on the North line of said South Half of the Northwest Quarter (S 1/2 NW 1/4) a distance of 66 feet East of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4); and the North 33 feet of the East 66 feet of the North Half of the Northwest Quarter in Section 32, all in Township 27, Range 21, Washington County, Minnesota.

Together with an easement for ingress and egress over and across the North 33 feet of the Southwest Quarter of the Northwest Quarter and the North 33 feet of the West 91 feet of the Southeast Quarter of the Northwest Quarter in Section 29, Township 27, Range 21.

Abstract Property

NOT FOR CONSTRUCTION

N:\0032908.00\DWG\CIVIL\PRELIMINARY\0032908C-EXP01.DWG

PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	40' OR 20'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

MATHEW J. WELINSKI
DATE: 04/20/22 LICENSE NO. 53596

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS

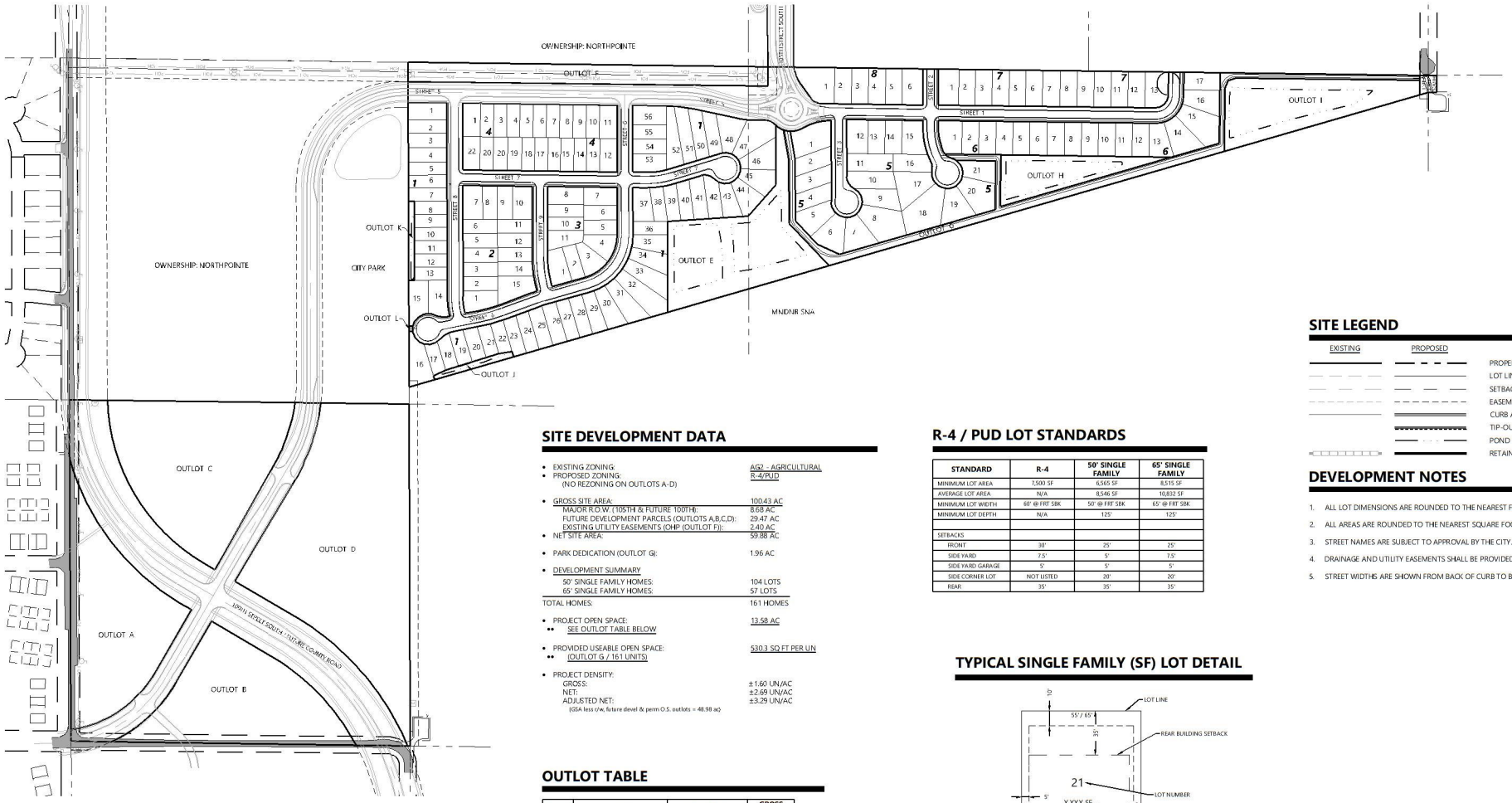
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 2 OF 34

DATE: 04/20/22

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SITE DEVELOPMENT DATA

• EXISTING ZONING:	AG2 - AGRICULTURAL
• PROPOSED ZONING: (NO REZONING ON OUTLOTS A-D)	R-4/PUD
• GROSS SITE AREA:	100.43 AC
MAJOR R.O.W. (105TH & FUTURE 100TH):	8.68 AC
FUTURE DEVELOPMENT PARCELS (OUTLOTS A,B,C,D):	29.47 AC
EXISTING UTILITY EASEMENTS (OHP (OUTLOT F)):	2.40 AC
• NET SITE AREA:	59.88 AC
• PARK DEDICATION (OUTLOT G):	1.96 AC
• DEVELOPMENT SUMMARY	
50' SINGLE FAMILY HOMES:	104 LOTS
65' SINGLE FAMILY HOMES:	57 LOTS
TOTAL HOMES:	161 HOMES
• PROJECT OPEN SPACE:	13.58 AC
•• SEE OUTLOT TABLE BELOW	
• PROVIDED USEABLE OPEN SPACE:	530.3 SQ FT PER UN
•• (OUTLOT G / 161 UNITS)	
• PROJECT DENSITY:	
GROSS:	±1.60 UN/AC
NET:	±2.69 UN/AC
ADJUSTED NET:	±3.29 UN/AC
(GSA less r/w, future devel & perm O.S. outlots = 48.98 ac)	

R-4 / PUD LOT STANDARDS

STANDARD	R-4	50' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	7,500 SF	6,565 SF	8,515 SF
AVERAGE LOT AREA	N/A	8,546 SF	10,832 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	50' @ FRT SBK	65' @ FRT SBK
MINIMUM LOT DEPTH	N/A	125'	125'
SETBACKS			
FRONT	30'	25'	25'
SIDE YARD	7.5'	5'	7.5'
SIDE YARD GARAGE	5'	5'	5'
SIDE CORNER LOT	NOT LISTED	20'	20'
REAR	35'	35'	35'

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

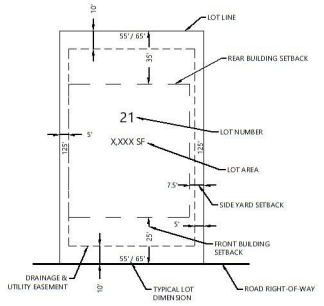
DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	FUTURE DEVELOPMENT	LANDOWNER	5.59 AC
B	FUTURE DEVELOPMENT	LANDOWNER	5.34 AC
C	FUTURE DEVELOPMENT	LANDOWNER	7.05 AC
D	FUTURE DEVELOPMENT	LANDOWNER	11.49 AC
E	PONDING	CITY	4.12 AC
F	OHP EASEMENT / OPEN SPACE	HOA	2.40 AC
G	TRAIL CORRIDOR (PARK)	CITY	2.23 AC
H	PONDING	CITY	1.53 AC
I	PONDING / PARK	CITY	2.95 AC
J	INFILTRATION STRIP	CITY	0.18 AC
K	INFILTRATION STRIP	CITY	0.16 AC
L	SIDEWALK	CITY	0.01 AC

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



PROPERTY DESCRIPTION

The North Half of the Northwest Quarter (N 1/2 NW 1/4) and that part of the South Half of the Northwest Quarter (S 1/2 NW 1/4) and the Southwest Quarter (SW 1/4) in Section 29, lying Easterly of a straight line drawn from a point on the South line of said Southwest Quarter (SW 1/4) a distance of 66 feet West of the Southeast corner of said Southwest Quarter (SW 1/4) to a point on the North line of said South Half of the Northwest Quarter (S 1/2 NW 1/4) a distance of 66 feet East of the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4); and the North 33 feet of the East 66 feet of the North Half of the Northwest Quarter in Section 32, all in Township 27, Range 21, Washington County, Minnesota.

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Abstract Property

1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

N:\0032908.00\DWG\CIVIL\PRELIMINARY\0032908C-PPP01.DWG

PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	40' OR 20'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 04/20/22 LICENSE NO. 26971

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

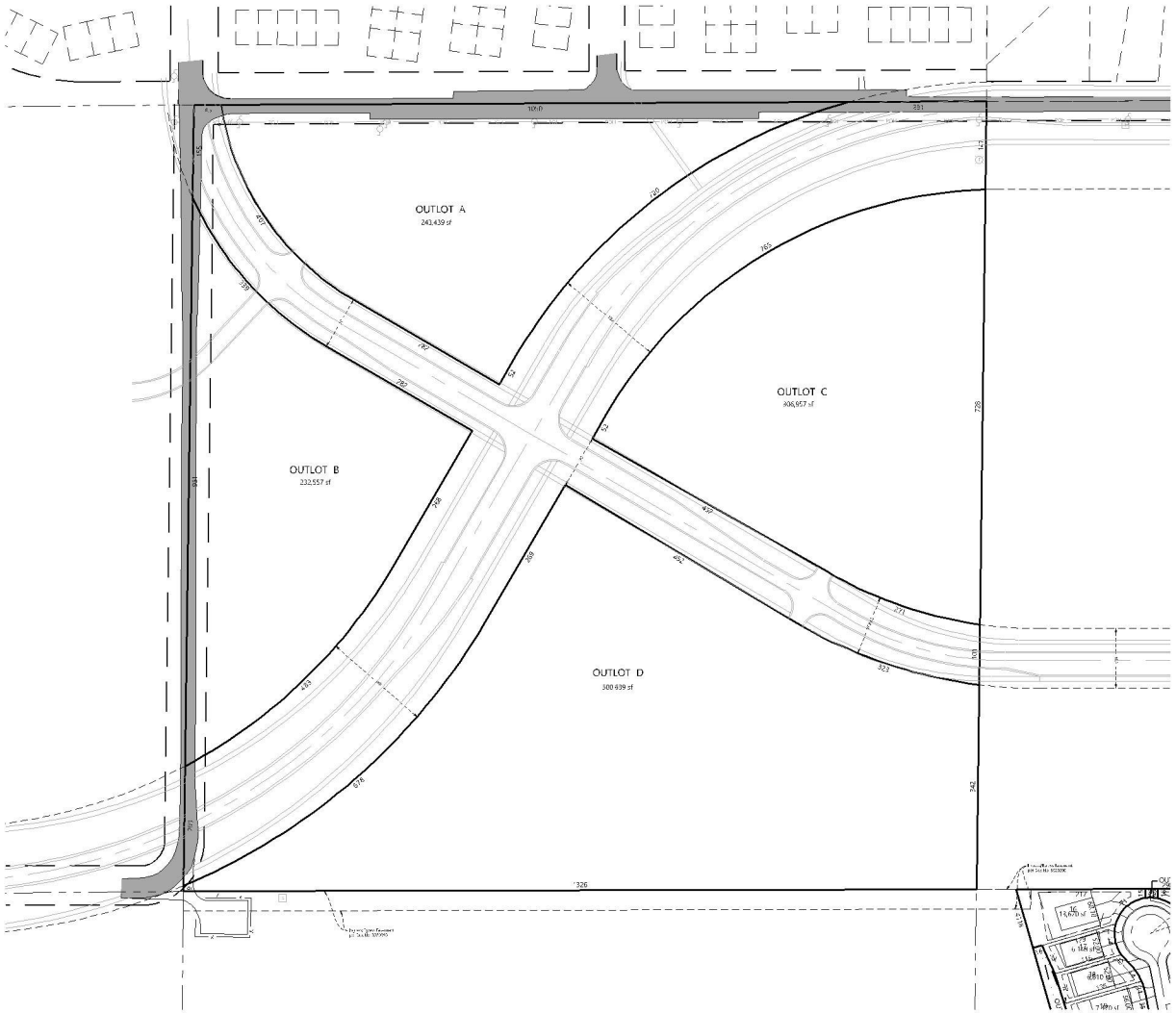
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 3 OF 34

DATE: 04/20/22

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PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
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HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

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17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 4 OF 34
DATE: 04/20/22

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HORIZONTAL SCALE:	60'
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE: 03/02/22
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1 04/20/22 CITY COMMENTS
2 . .
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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CORY L. MEYER
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PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

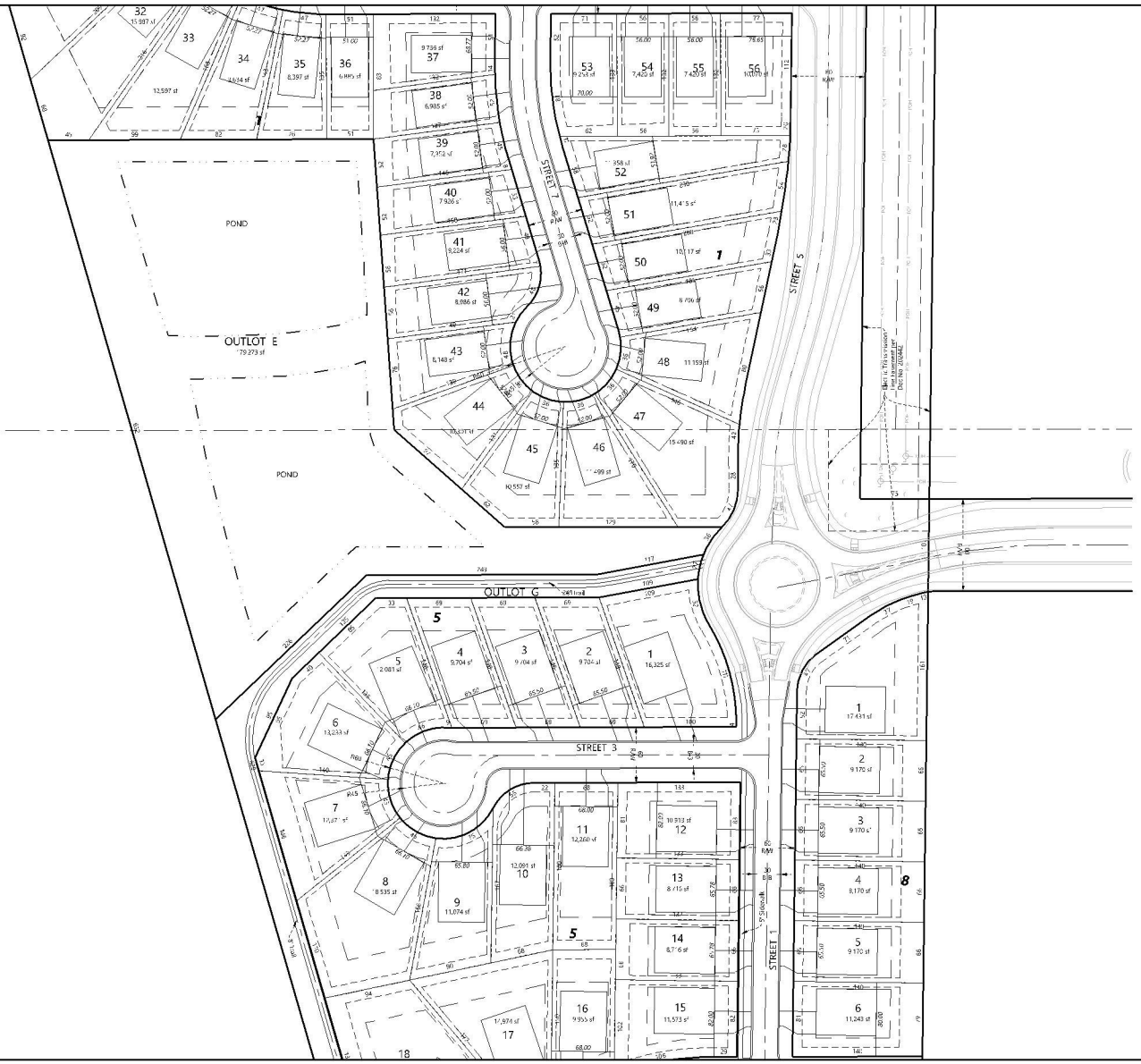
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PROJECT NUMBER: 0032908.00

SHEET NUMBER: 5 OF 34
DATE: 04/20/22

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17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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DATE: 04/20/22 LICENSE NO. 26971

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PRELIMINARY PLAT

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 6 OF 34

DATE: 04/20/22

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N

1" = 60'
0' 60' 120' 180'

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17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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CORY L. MEYER
DATE: 04/20/22 LICENSE NO. 26971

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

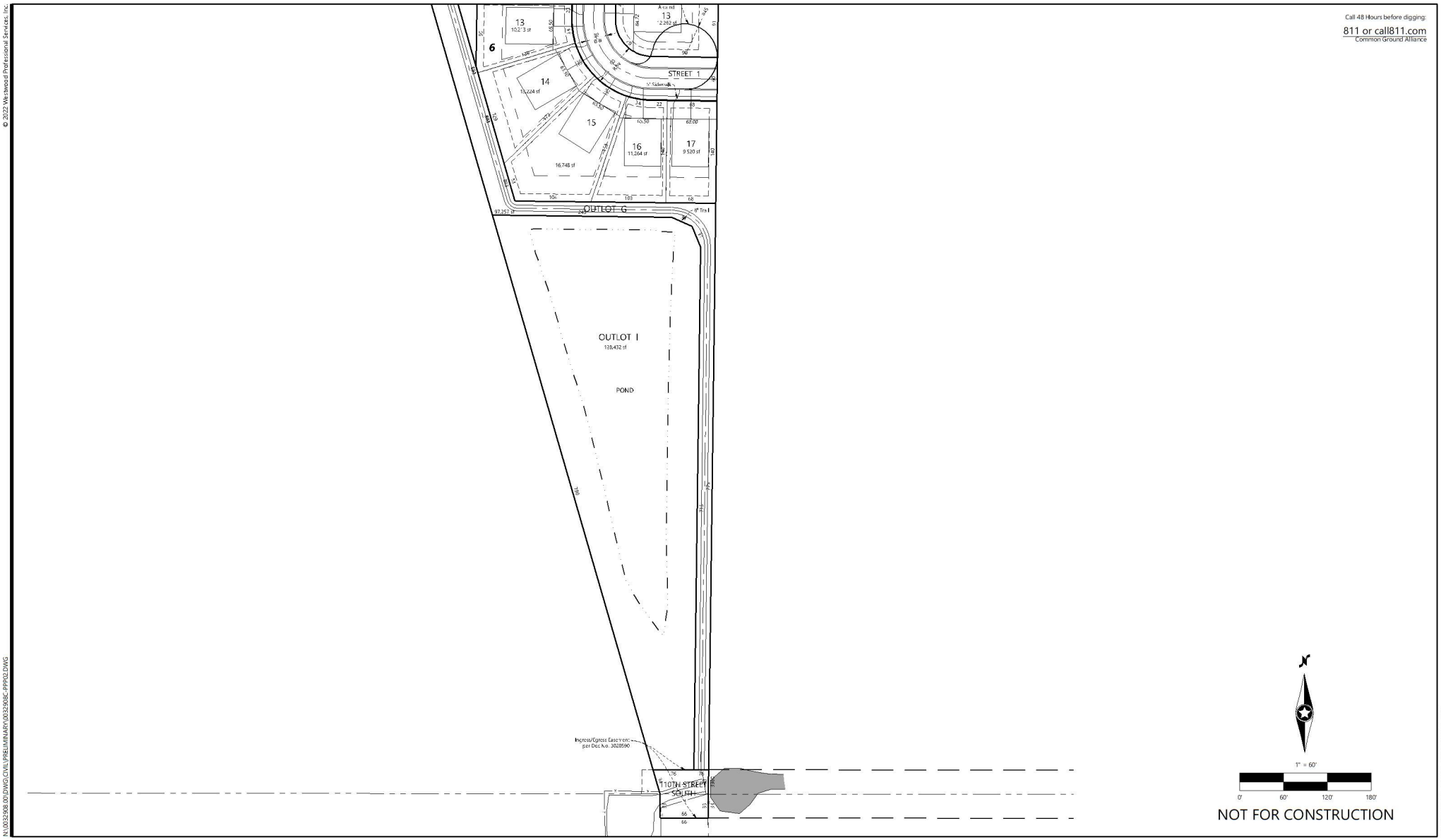
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PRELIMINARY PLAT

PROJECT NUMBER: 0032908.00

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DATE: 04/20/22

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0' 60' 120' 180'

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LAKEVILLE, MN 55044

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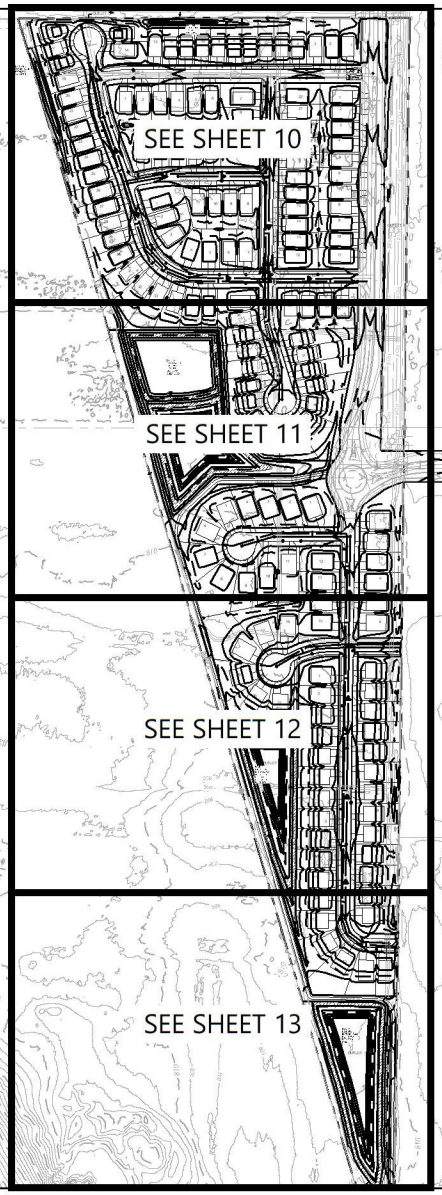
PRELIMINARY PLAT

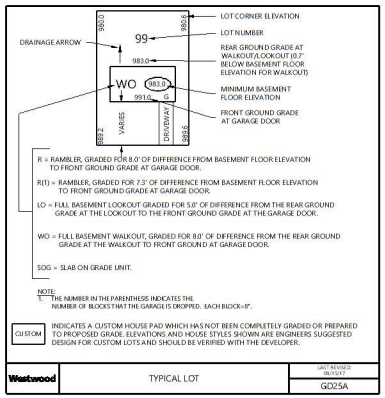
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SHEET NUMBER: 8 OF 34

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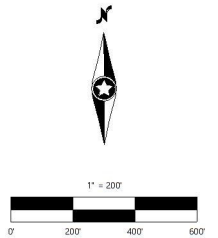




Call 48 Hours before digging:
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Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-1	SB-1	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
+ 900.00	+ 900.00	SPOT ELEVATION
	HP/LP 900.00	HIGH/LOW POINT
	CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	XX%	PROPOSED STREET PROFILE GRADE
STM		STORM SEWER
		TREE LINE
TPF		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL		GRADING LIMITS
SF		SILT FENCE
POST SF		SILT FENCE-POST GRADING
HDSF		HEAVY DUTY SILT FENCE
RSC		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
	DND	WETLAND BUFFER MONUMENT
		DO NOT DISTURB



NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

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PREPARED FOR:
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LAKEVILLE, MN 55044

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.
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

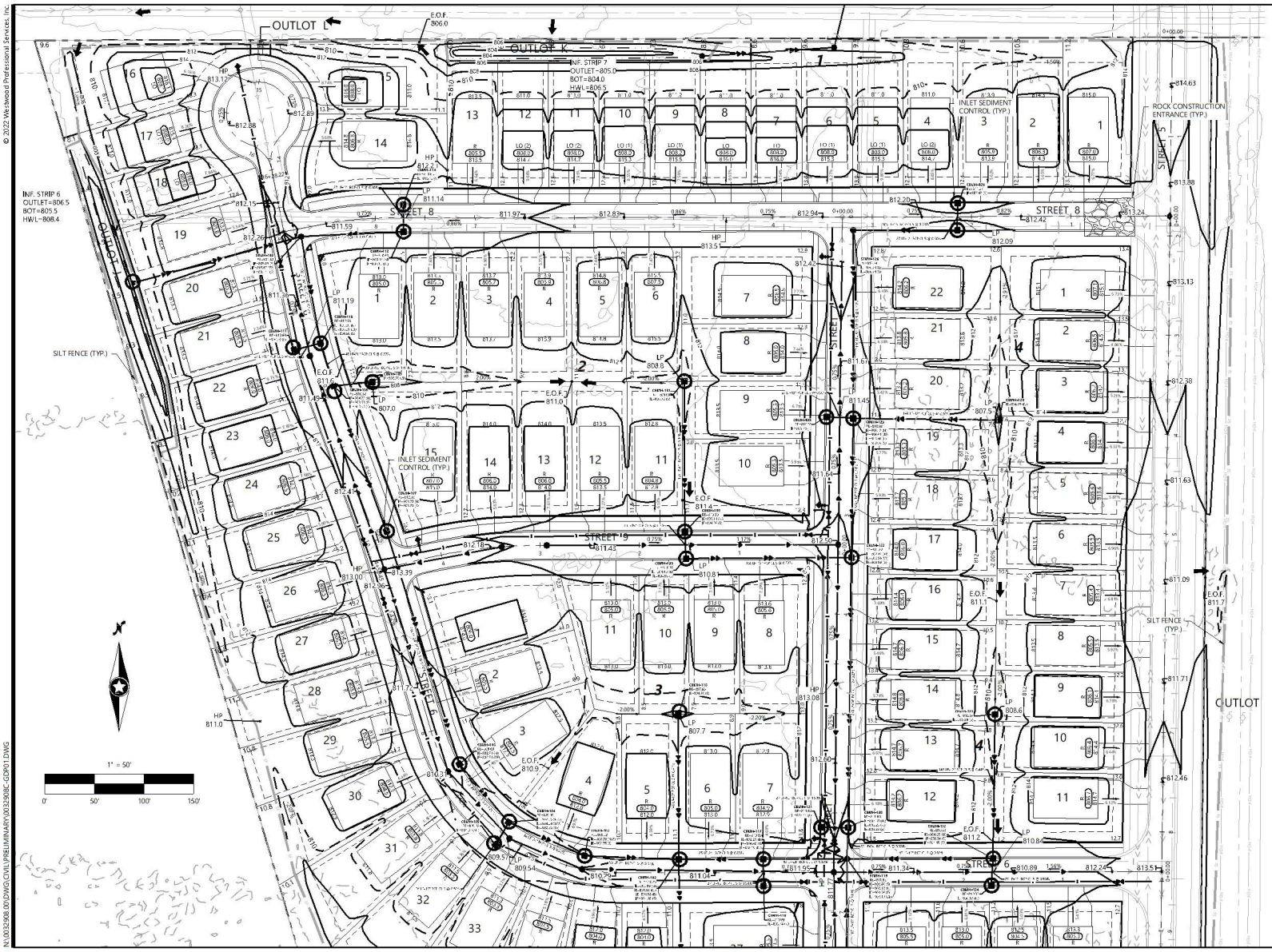
PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 9 OF 34
DATE: 04/20/22

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
+ 900.00	+ 900.00	SPOT ELEVATION
	HP/LP 900.00	HIGH/LOW POINT
	CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
DND	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
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3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION

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PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
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4 . .
5 . .

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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
CHRISTIAN H. FROEMKE
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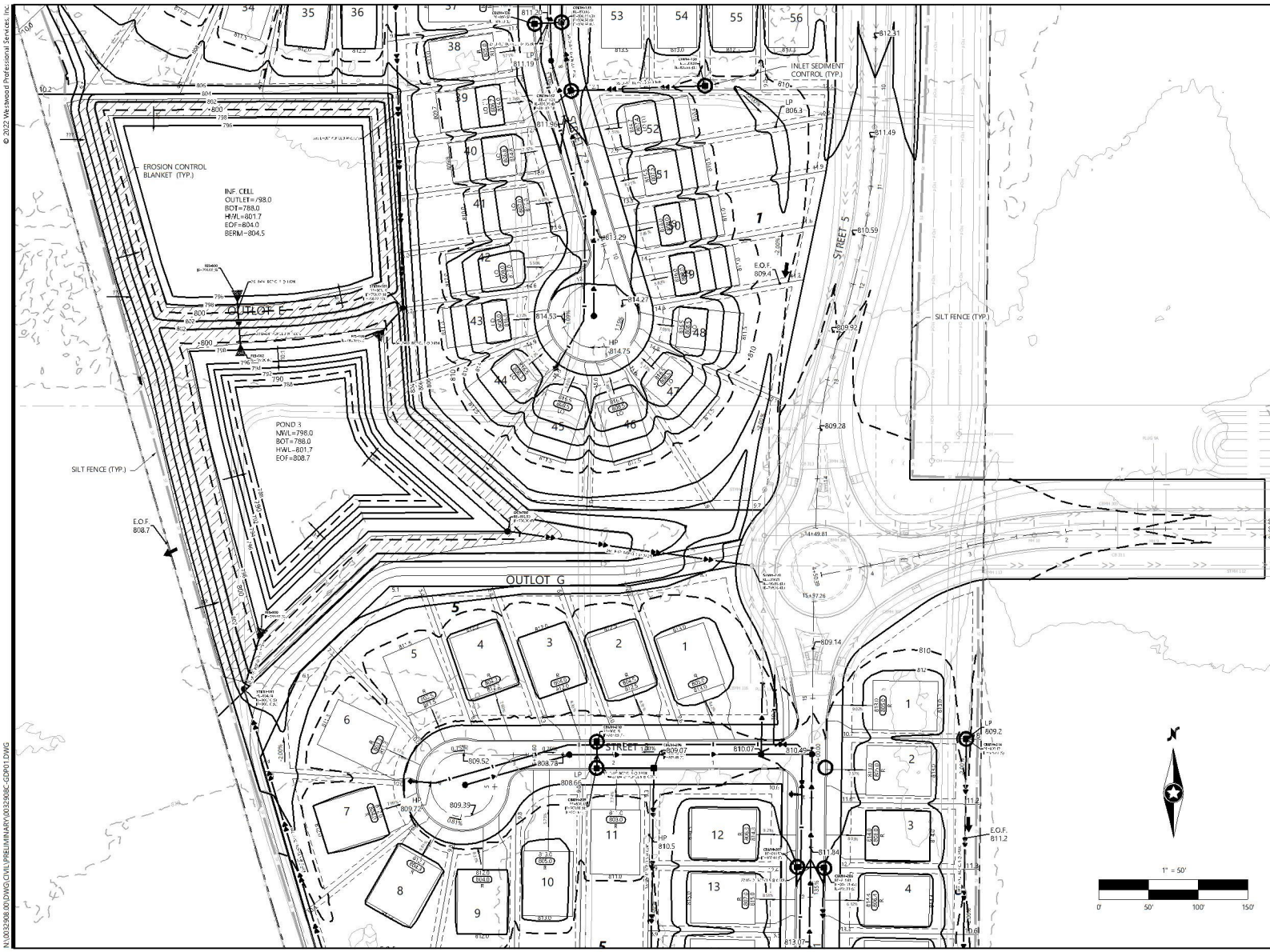
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PROJECT NUMBER: 0032908.00

SHEET NUMBER: 10 OF 34
DATE: 04/20/22

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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
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SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
	HP/LP 900.00	HIGH/LOW POINT
	CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	XXX%	PROPOSED STREET PROFILE GRADE
STM		STORM SEWER
		TREE LINE
TPF		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
GL		GRADING LIMITS
SF		SILT FENCE
POST-SF		SILT FENCE-POST GRADING
HDSF		HEAVY DUTY SILT FENCE
RSC		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

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PRESERVE AT PRAIRIE DUNES

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DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/02/22
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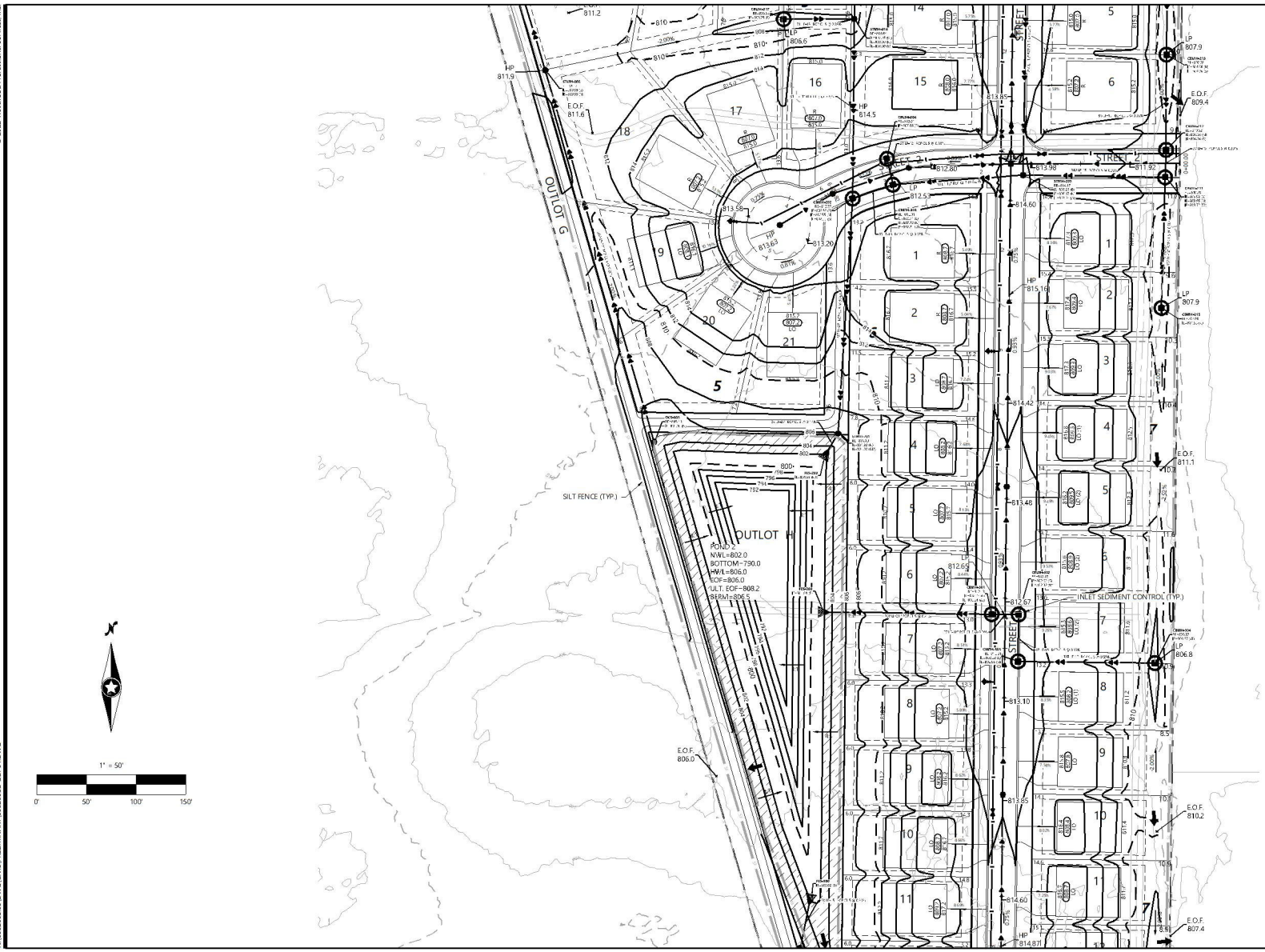
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 11 OF 34
DATE: 04/20/22

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Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
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	CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
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	XX%	PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
TPF	TPF	TREE PROTECTION FENCE
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GL	GL	GRADING LIMITS
SF	SF	SILT FENCE
POST-SF	POST-SF	SILT FENCE-POST GRADING
HDSF	HDSF	HEAVY DUTY SILT FENCE
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		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
DND	DND	DO NOT DISTURB

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NOT FOR CONSTRUCTION

N:\0032908.00\DWG\CIVIL\PRELIMINARY\0032908C-GDP01.DWG

PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 . .
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4 . .
5 . .

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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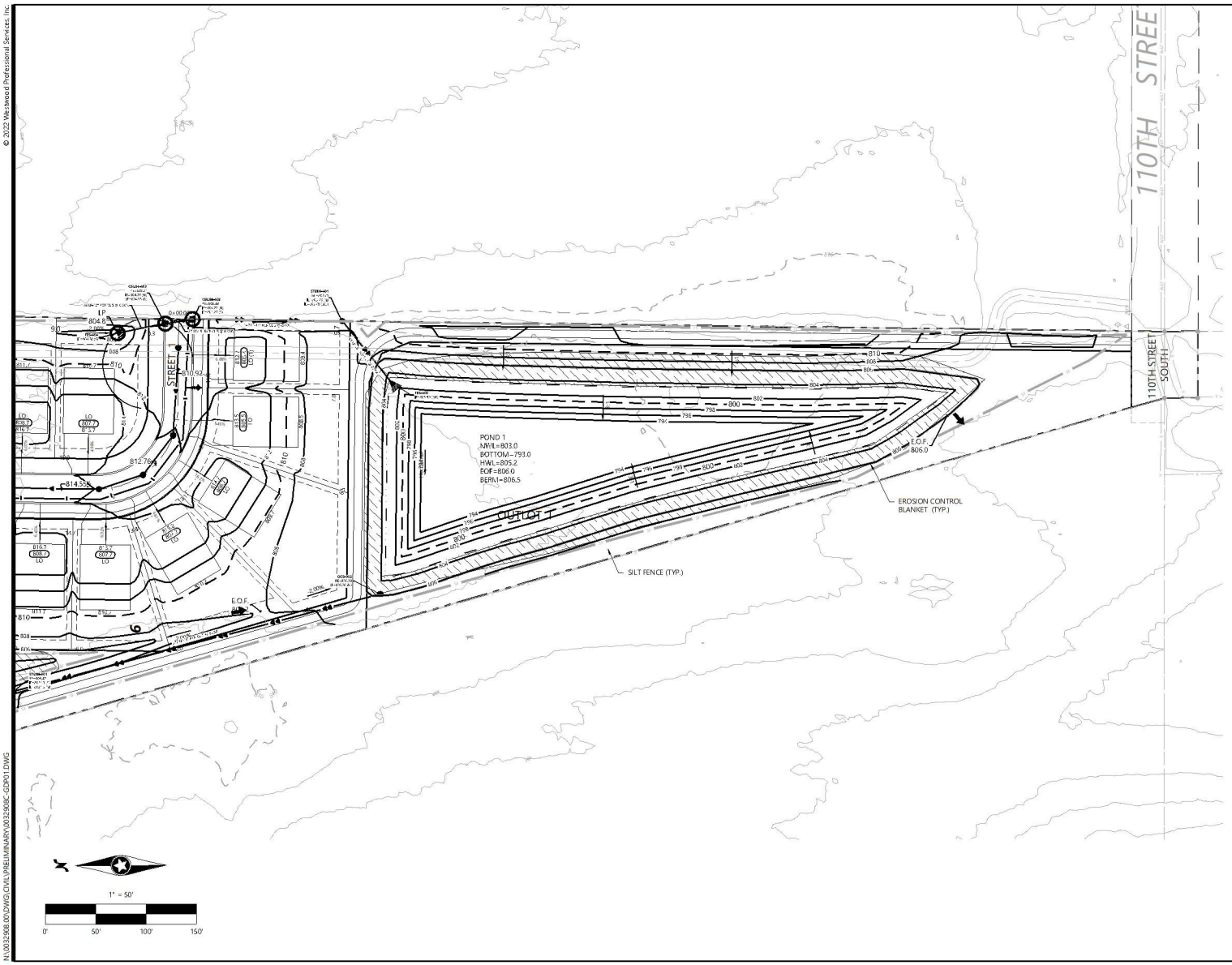
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 12 OF 34
DATE: 04/20/22

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GRADING & EROSION CONTROL LEGEND

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SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
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PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF
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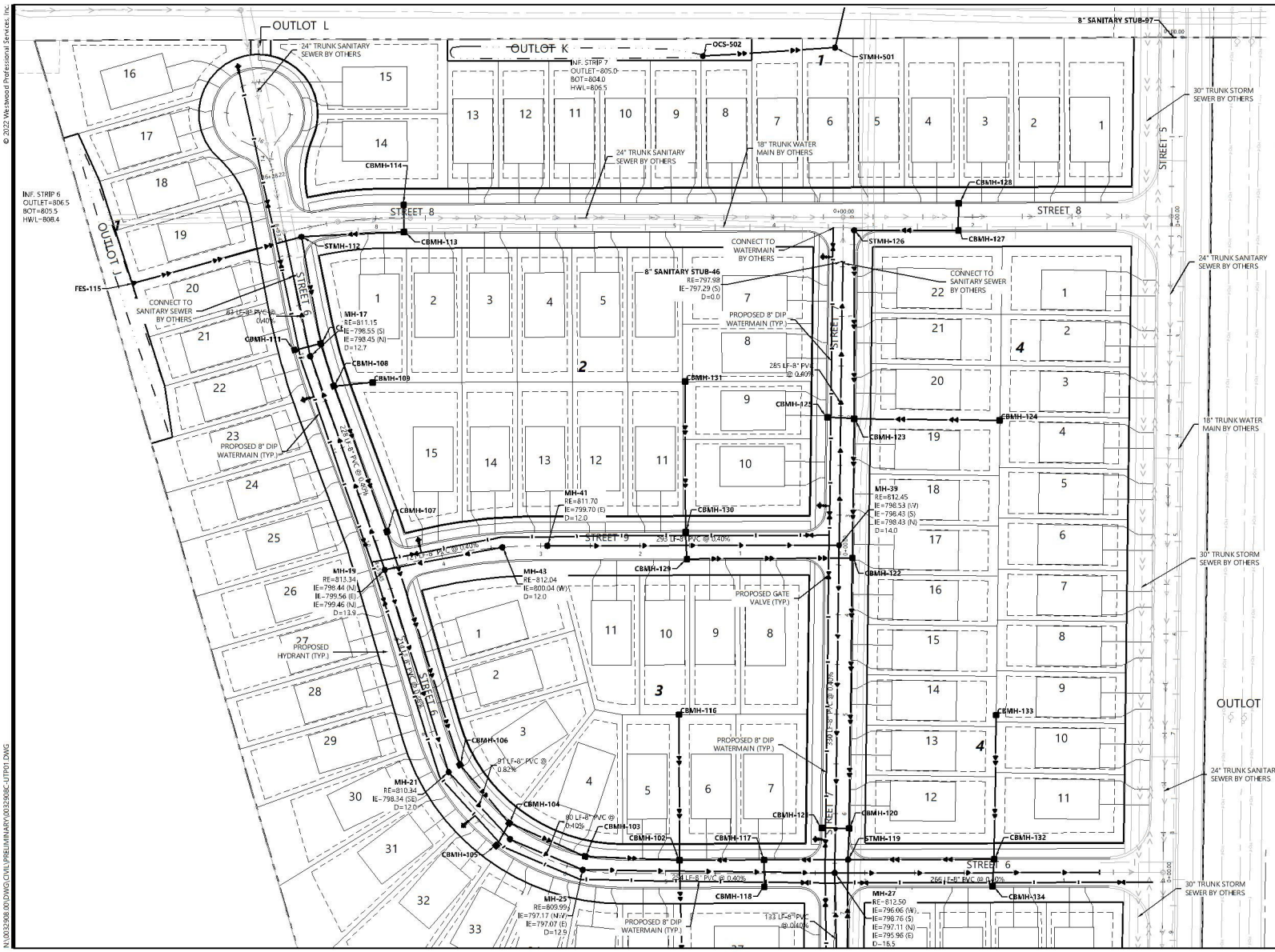
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UTILITY LEGEND

EXISTING	PROPOSED	
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
DT	DT	DRAIN TILE
WAT	WAT	WATER MAIN
HYD	HYD	HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. THE CITY OF COTTAGE GROVE STANDARD SPECIFICATION FOR UTILITY AND STREET CONSTRUCTION, DATED JANUARY 2022, SHALL GOVERN.

NOT FOR CONSTRUCTION

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PRESERVE AT PRAIRIE DUNES

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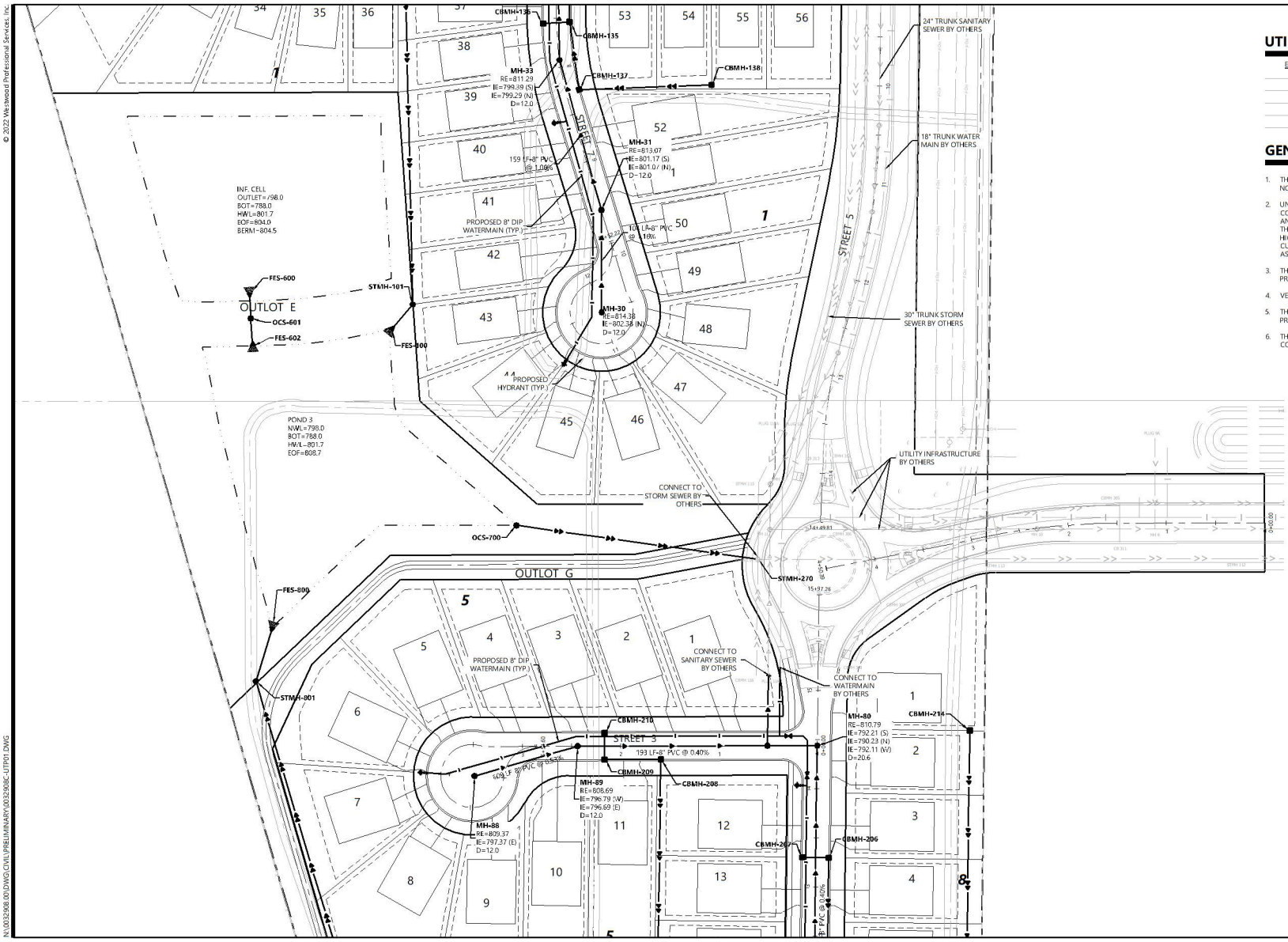
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Westwood Professional Services, Inc.

PRELIMINARY STREET & UTILITY PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 14 OF 34
DATE: 04/20/22

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UTILITY LEGEND

EXISTING	PROPOSED	
SAN	SAN	SANITARY SEWER
STO	STO	STORM SEWER
DT	DT	DRAIN TILE
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
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3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. THE CITY OF COTTAGE GROVE STANDARD SPECIFICATION FOR UTILITY AND STREET CONSTRUCTION, DATED JANUARY 2022, SHALL GOVERN.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

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DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

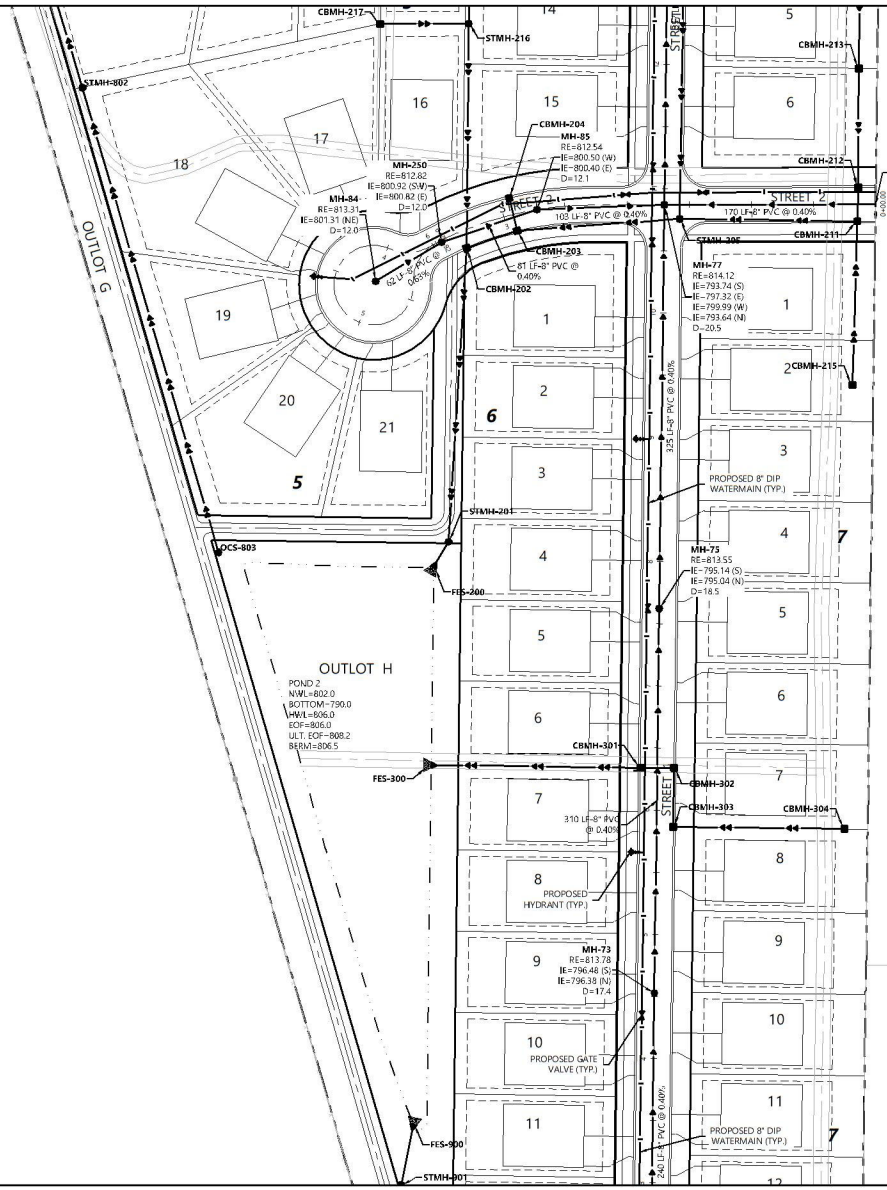
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PRELIMINARY STREET & UTILITY PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 15 OF 34
DATE: 04/20/22

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UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STM		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

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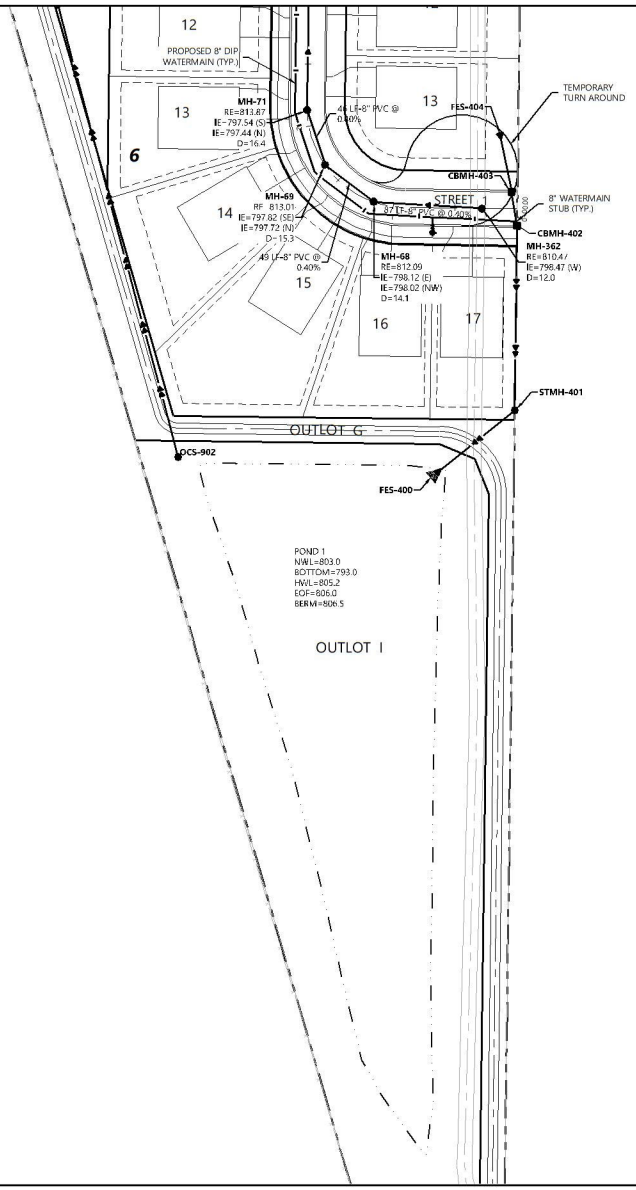
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PRELIMINARY STREET & UTILITY PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 16 OF 34
DATE: 04/20/22

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UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
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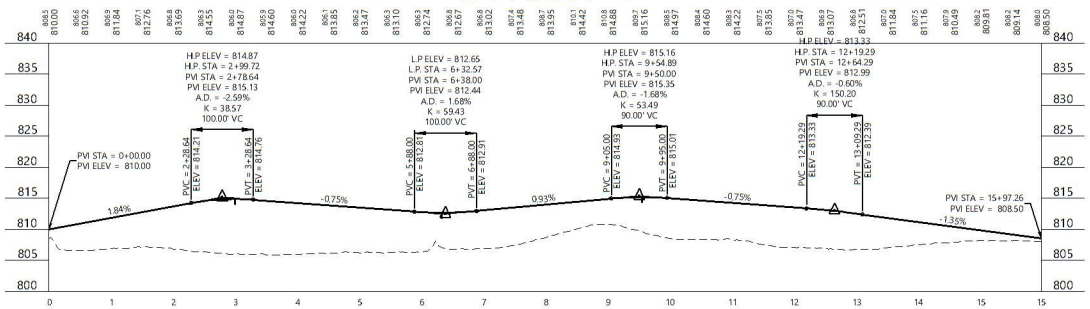
PRELIMINARY STREET & UTILITY PLAN

PROJECT NUMBER: 0032908.00

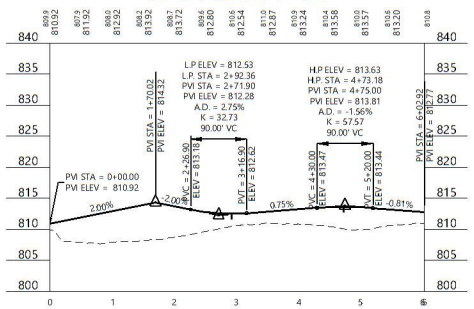
SHEET NUMBER: 17 OF 34
DATE: 04/20/22

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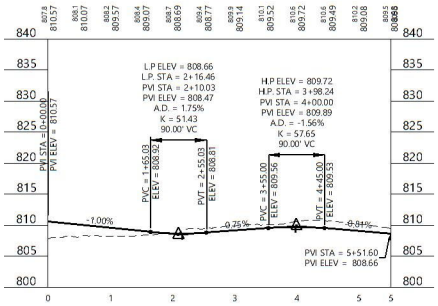
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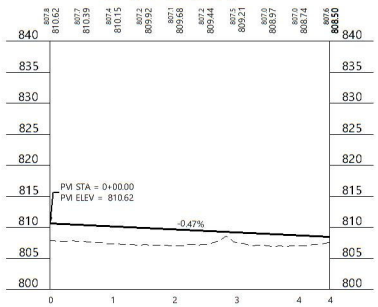
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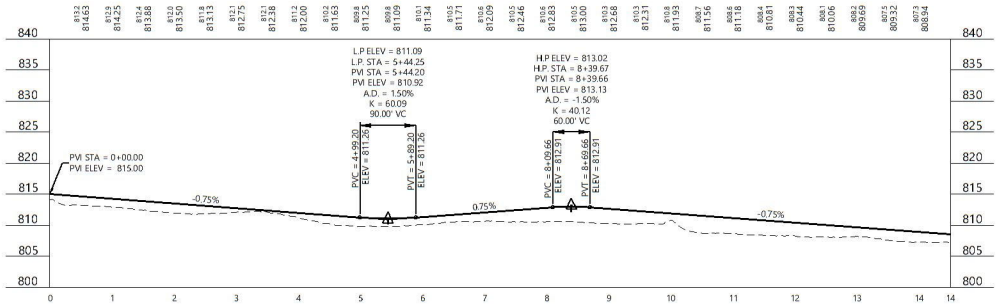
STREET 3



STREET 4



STREET 5



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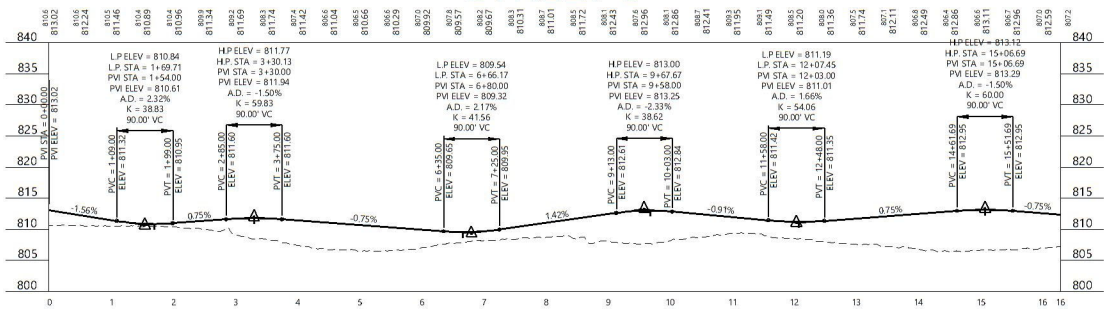
STREET PROFILES
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 18 OF 34
DATE: 04/20/22

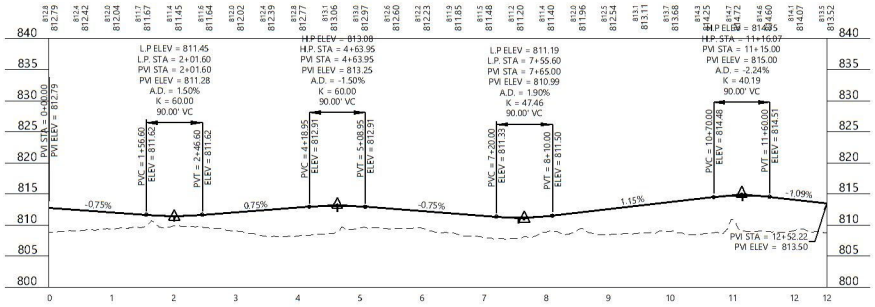
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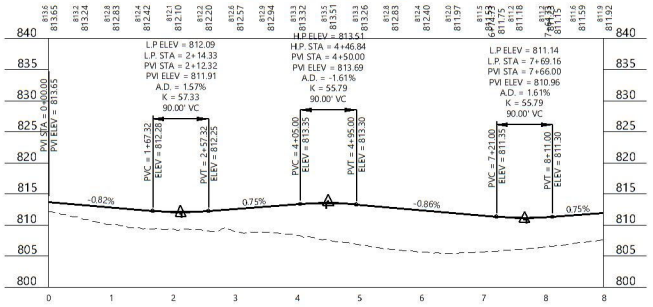
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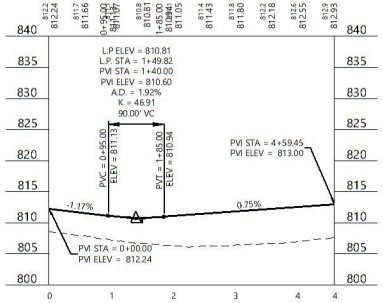
STREET 7



STREET 8



STREET 9



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DRAWN:	TDD
HORIZONTAL SCALE:	
VERTICAL SCALE:	

INITIAL ISSUE: 03/02/22
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DATE: 04/20/22 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

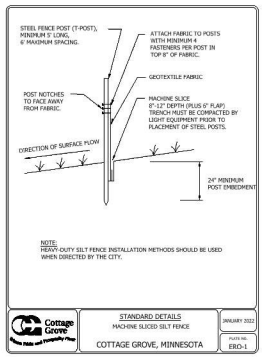
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STREET PROFILES
PROJECT NUMBER: 0032908.00

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DATE: 04/20/22

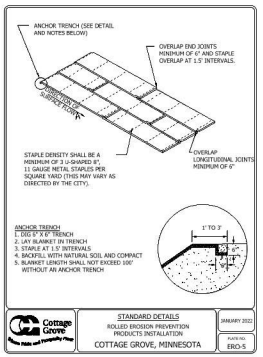
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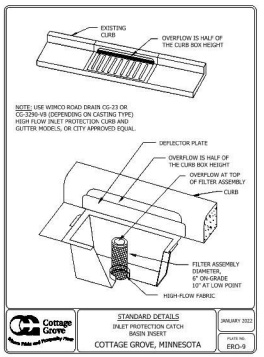
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MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-1

4B_ERO1.DWG



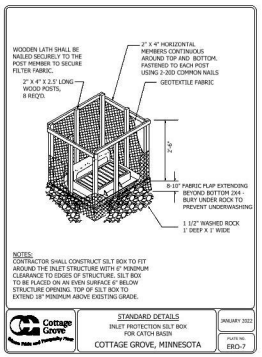
STANDARD DETAILS
ROLLED EROSION PREVENTION PRODUCTS INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-5

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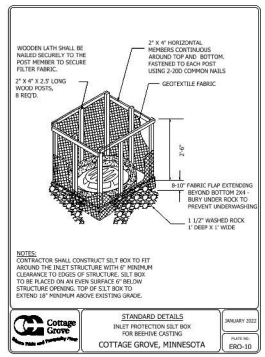
STANDARD DETAILS
INLET PROTECTION CATCH BASIN INSERT
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-9

4B_ERO9.DWG



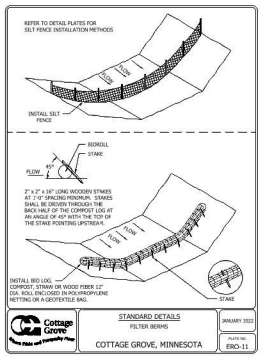
STANDARD DETAILS
INLET PROTECTION SILT BOX FOR CATCH BASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-7

4B_ERO7.DWG



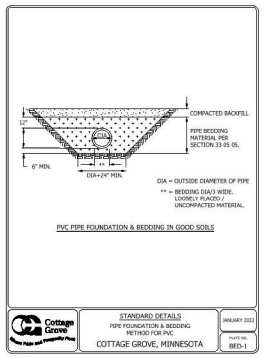
STANDARD DETAILS
INLET PROTECTION SILT BOX FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-10

4B_ERO10.DWG



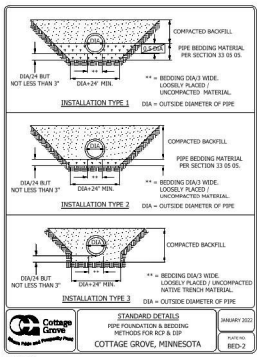
STANDARD DETAILS
FILTER BERMS
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-11

4B_ERO11.DWG



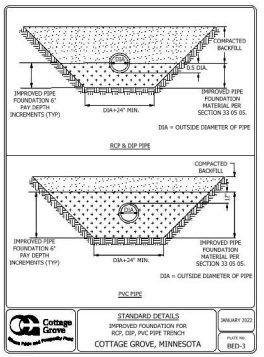
STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHOD FOR PVC
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-1

4B_BED1.DWG



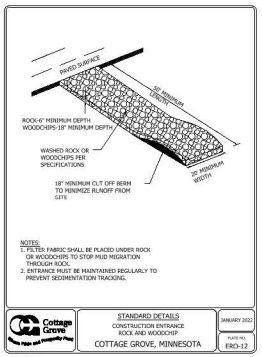
STANDARD DETAILS
PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-2

4B_BED2.DWG



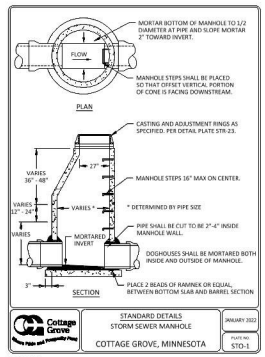
STANDARD DETAILS
IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. BED-3

4B_BED3.DWG



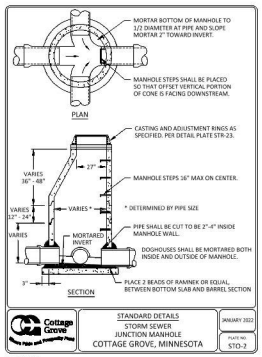
STANDARD DETAILS
CONSTRUCTION ENTRANCE ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. ERO-12

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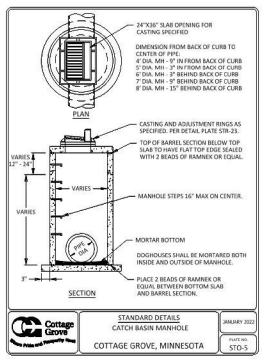
STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-1

4B_STO1.DWG



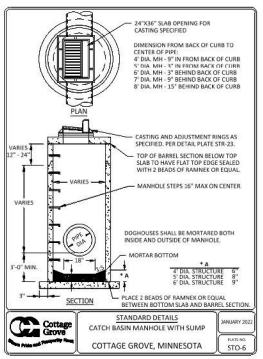
STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-2

4B_STO2.DWG



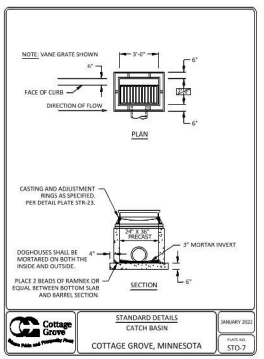
STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-5

4B_STO5.DWG



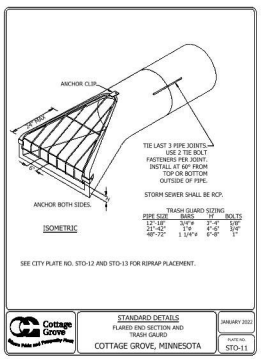
STANDARD DETAILS
CATCH BASIN WITH SUMP
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-6

4B_STO6.DWG



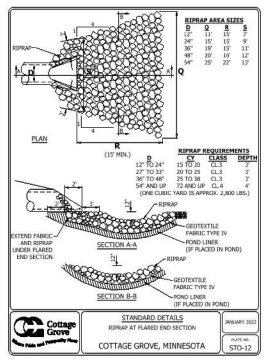
STANDARD DETAILS
CATCH BASIN
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-7

4B_STO7.DWG



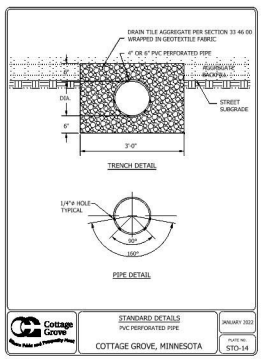
STANDARD DETAILS
FLARED END SECTION AND TRASH GAURD
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-11

4B_STO11.DWG



STANDARD DETAILS
RIPRAP AT FLARED END SECTION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-12

4B_STO12.DWG



STANDARD DETAILS
PVC PERFORATED PIPE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-14

4B_STO14.DWG

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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

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COTTAGE GROVE, MN

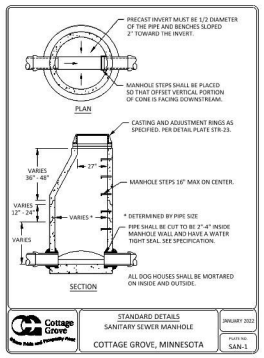
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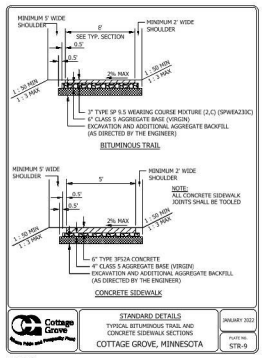
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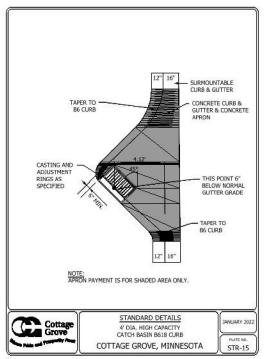
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DATE: 04/20/22

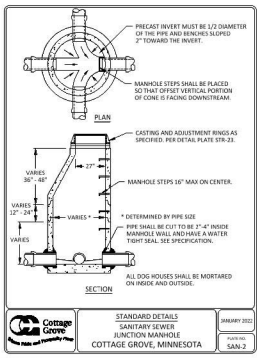
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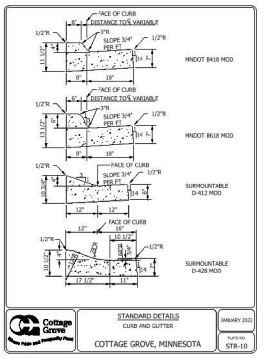
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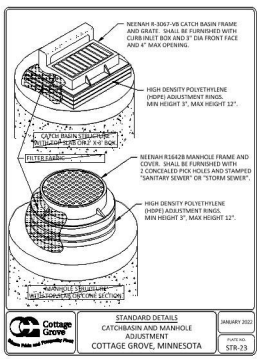


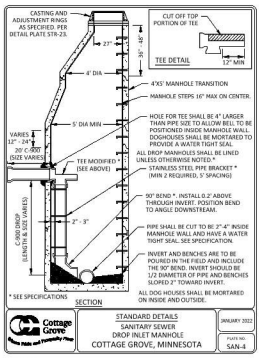


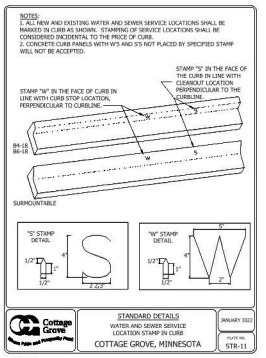


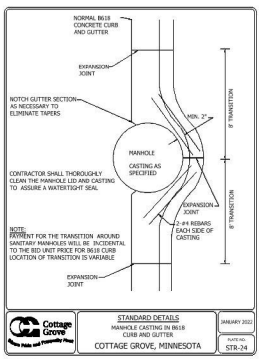


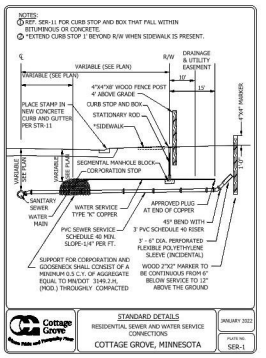


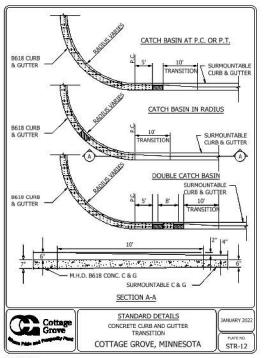


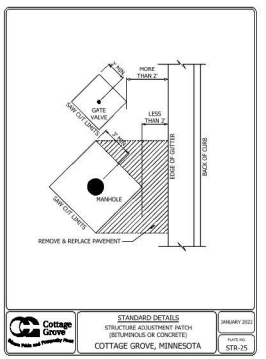


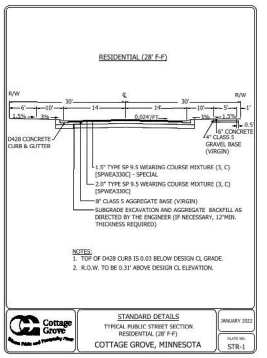


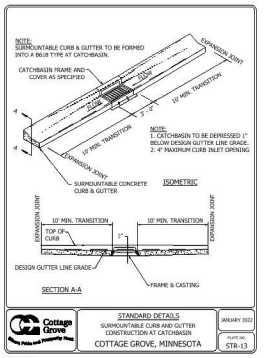


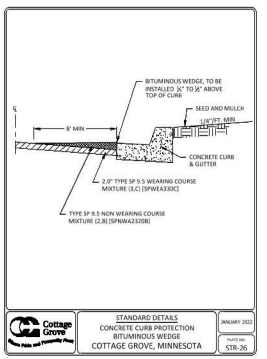


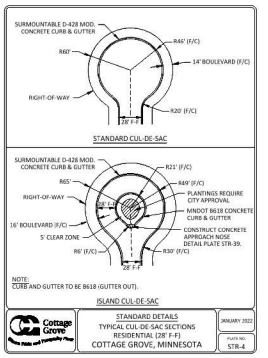


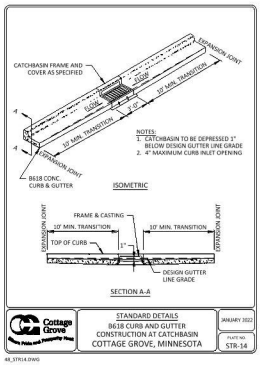


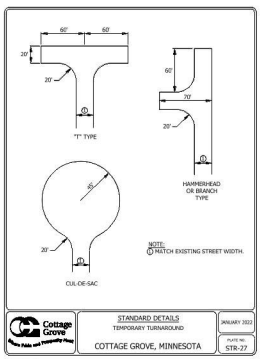












STANDARD DETAILS	SANITARY SEWER MANHOLE
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. SAN-1

STANDARD DETAILS	SANITARY SEWER JUNCTION MANHOLE
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. SAN-2

STANDARD DETAILS	SANITARY SEWER DROP INLET MANHOLE
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. SAN-4

STANDARD DETAILS	RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. SER-1

STANDARD DETAILS	TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F)
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-1

STANDARD DETAILS	TYPICAL CUL-DE-SAC SECTIONS RESIDENTIAL (28' F-F)
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-4

STANDARD DETAILS	TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-9

STANDARD DETAILS	CURB AND GUTTER
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-10

STANDARD DETAILS	WATER AND SEWER SERVICE LOCATION STAMP IN CURB
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-11

STANDARD DETAILS	CONCRETE CURB AND GUTTER TRANSITION
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-12

STANDARD DETAILS	SURMOUNTABLE CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-13

STANDARD DETAILS	B618 CURB AND GUTTER CONSTRUCTION AT CATCHBASIN
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-14

STANDARD DETAILS	4' DIA. HIGH CAPACITY CATCH BASIN B618 CURB
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-15

STANDARD DETAILS	CATCHBASIN AND MANHOLE ADJUSTMENT
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-23

STANDARD DETAILS	MANHOLE CASTING IN B618 CURB AND GUTTER
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-24

STANDARD DETAILS	STRUCTURE ADJUSTMENT PATCH (BITUMINOUS OR CONCRETE)
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-25

STANDARD DETAILS	CONCRETE CURB PROTECTION BITUMINOUS WEDGE
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-26

STANDARD DETAILS	TEMPORARY TURNAROUND
	COTTAGE GROVE, MINNESOTA
JANUARY 2022	PLATE NO. STR-27

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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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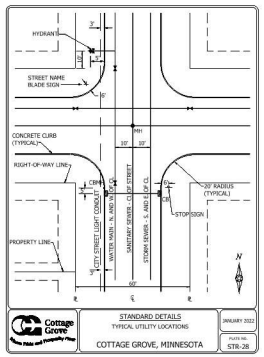
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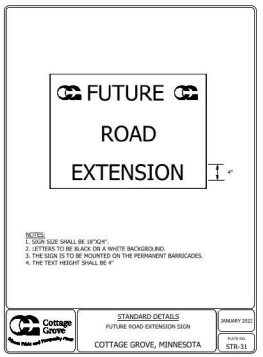
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DATE: 04/20/22

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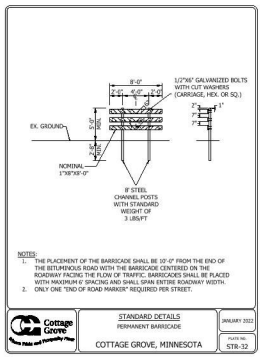
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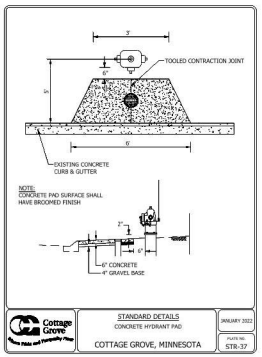
STANDARD DETAILS
TYPICAL UTILITY LOCATIONS
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-28



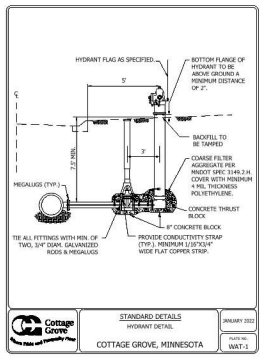
STANDARD DETAILS
FUTURE ROAD EXTENSION SIGN
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-31



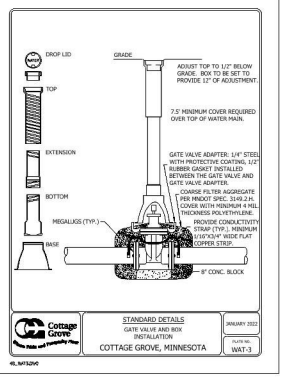
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PERMANENT BARRICADE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-32



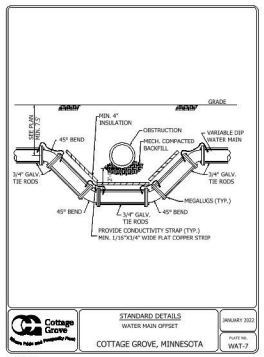
STANDARD DETAILS
CONCRETE HYDRANT PAD
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STR-37



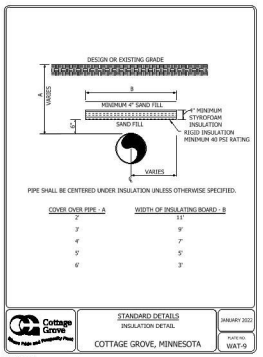
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HYDRANT DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-6



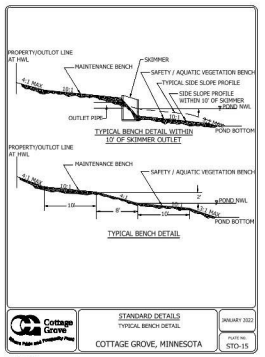
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GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-3



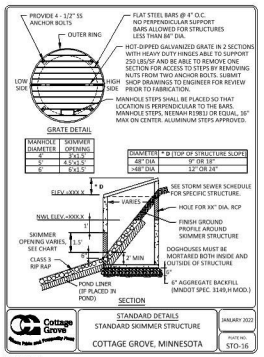
STANDARD DETAILS
WATER MAIN OFFSET
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-7



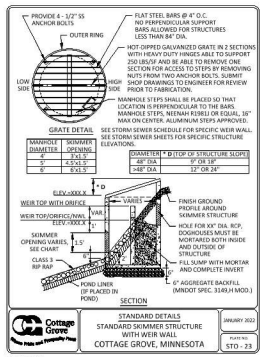
STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. WAT-9



STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-15

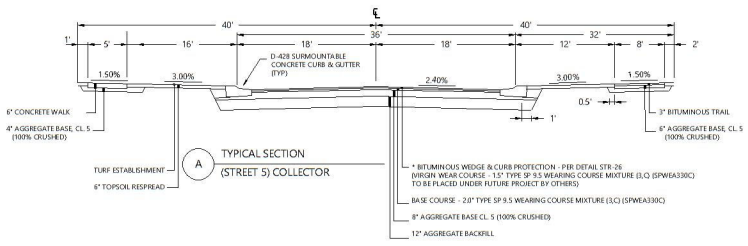


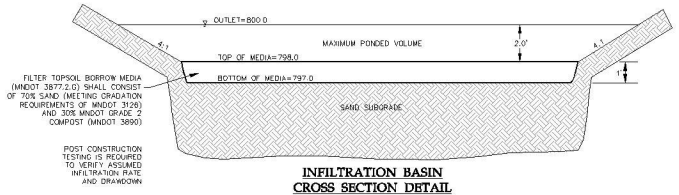
STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO-16



STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
PLATE NO. STO - 23

NOTES:
1. REFER TO DETAIL STR-9 FOR BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS.





INFILTRATION BASIN
CROSS SECTION DETAIL

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COTTAGE GROVE, MN

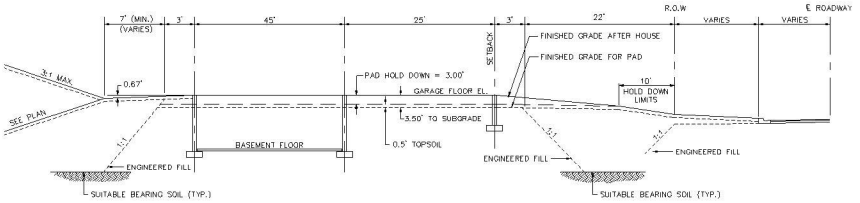
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PROJECT NUMBER: 0032908.00

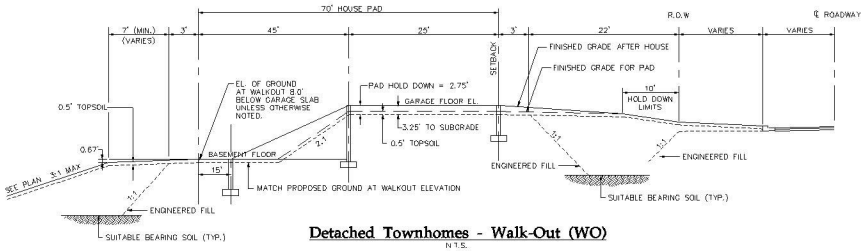
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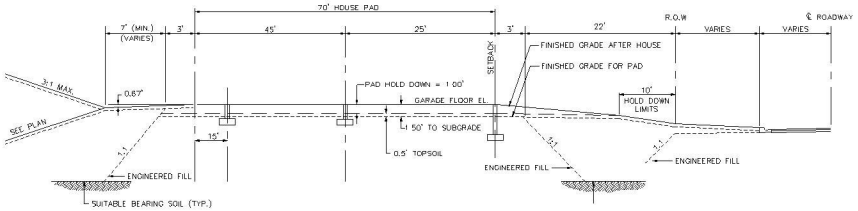
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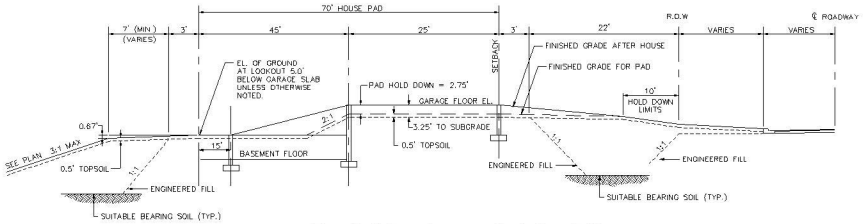
Detached Townhomes - Rambler (R)
N.T.S.



Detached Townhomes - Walk-Out (WO)
N.T.S.



Detached Townhomes - Slab on Grade (SOG)
N.T.S.



Detached Townhomes - Look-Out (LO)
N.T.S.

NOT FOR CONSTRUCTION

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PRESERVE AT PRAIRIE DUNES

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HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 03/02/22
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1 04/20/22 CITY COMMENTS
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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

CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

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COTTAGE GROVE, MN

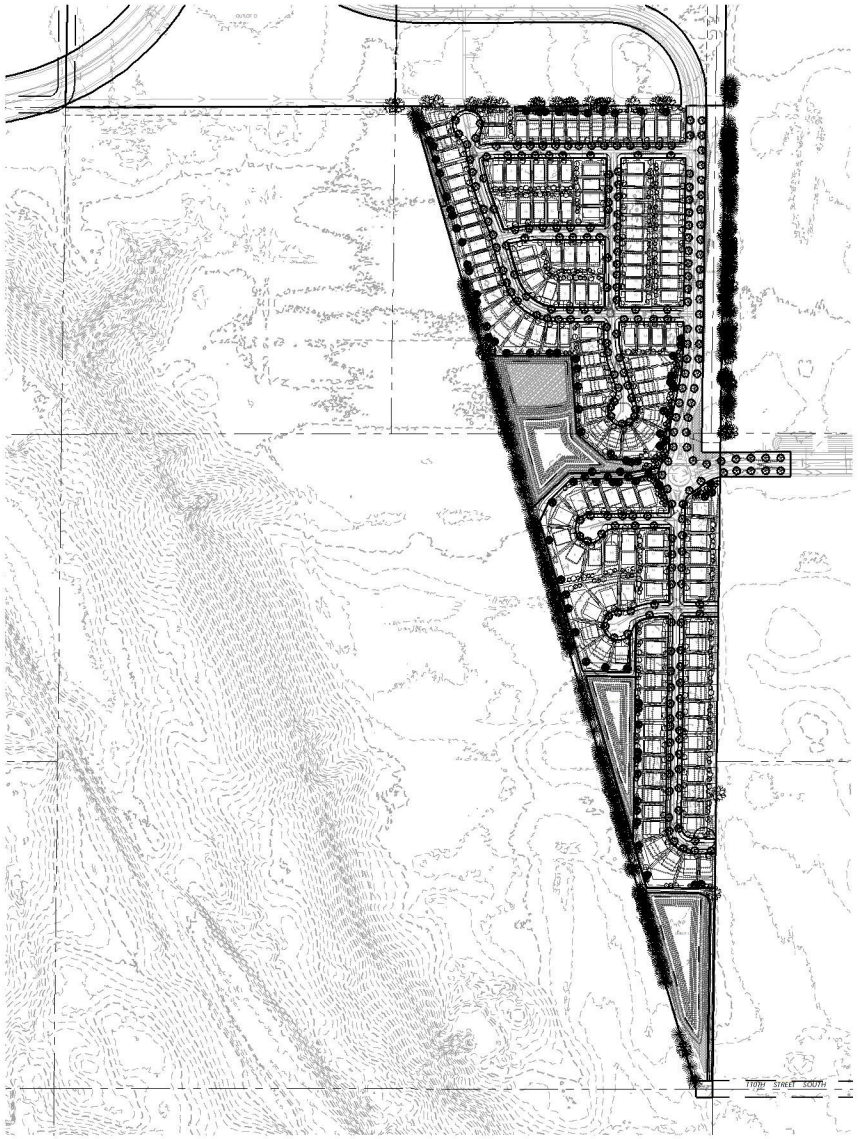
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DETAILS

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 23 OF 34
DATE: 04/20/22

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PRELIMINARY PLANT SCHEDULE

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
OVERSTORY DECIDUOUS STREET TREES	+ Sienna Glen Maple / Acer x freemanii 'Sienna'	1.75"/2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	1.75"/2.5" BB	AS SHOWN	H 50' W 35'-40'
	White Oak / Quercus alba	1.75"/2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
	Red Oak / Quercus rubra	1.75"/2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
	Northern Pin Oak / Quercus ellipsoidalis	1.75"/2.5" BB	AS SHOWN	H 50'-60' W 40'-50'
	Swamp White Oak / Quercus bicolor	1.75"/2.5" BB	AS SHOWN	H 50'-60' W 40'
LARGE OVERSTORY TREES	St. Croix Elm / Ulmus americana 'St. Croix'	1.75"/2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	1.75"/2.5" BB	AS SHOWN	H 70' W 40'-50'
	Yellowwood / Cladratis kentuckea	1.75"/2.5" BB	AS SHOWN	H 60' W 30'-40'
FUTURE DECIDUOUS TREES (BY BUILDER)	Kentucky Coffeetree / Gymnocladus dioicus	1.75"/2.5" BB	AS SHOWN	H 60' W 30'-40'
	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold'	1.75"/2.5" BB	AS SHOWN	H 50' W 30'
	Hackberry / Celtis occidentalis	1.75"/2.5" BB	AS SHOWN	H 50'-75' W 50'
BUFFER EVERGREEN TREES	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
FUTURE EVERGREEN TREES (BY BUILDER)	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
	Techny Arborvitae / Thuja accidentalis 'Techny'	6' HT., BB	AS SHOWN	H 12'-15' W 6'-8'
SMALL OVERSTORY TREES	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
	Japanese Tree Lilac / Syringa reticulata	6' HT., BB CLUMP	AS SHOWN	H 25'-30' W 20'-25'
	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CLUMP	AS SHOWN	H 15'-25' W 15'-25'
	Quaking Aspen / Populus tremuloides	2" BB	AS SHOWN	H 40'-60' W 20'-30'
	Spring Snow Crab / Malus 'Spring Snow'	2" BB	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES. TREES MARKED WITH A + INDICATED LIMITED USE SPECIES AND ARE NOT USED ON BOULEVARD.

NATIVE SEEDING LEGEND

MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (3.5 AC)

DENOTES STORMWATER NATIVE SEED MIX (33-261)
TOTAL AREA (2.0 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* ALL DISTURBED AREAS IN GRAY CLOUD TRAIL & 103RD STREET R.O.W. TO BE SEEDED WITH MESIC GENERAL ROADSIDE SEED MIX (25-141)

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE REQUIRED:	871 TREES
SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS (154 LOTS)	627 TREES
* 4 TREES PER LOT MINIMUM (161 LOTS) ** 1 TO BE CONIFEROUS	644 TREES
* 10 SHRUBS PER LOT ** TEN UNDERSTORY SHRUBS INSTALLED PER LOT (BY BUILDER)	1,610 SHRUBS
SINGLE FAMILY STREET TREE SUBDIVISION REQUIREMENTS: * 1 BOULEVARD TREE PER LOT, 2 BLVD TREES @ CORNER LOTS ** 161 LOTS TOTAL (23 CORNER LOTS)	184 TREES
EXISTING TREES PRESERVED CREDIT: * EXISTING QUALIFYING TREES MAY BE CREDITED TOWARD THE REQUIRED TREES DETAILED IN THIS SECTION AT A RATE OF 1:1 (SEE TREE INVENTORY: 214 QUALIFYING TREES SAVED)	-201 TREES
TREE PRESERVATION REPLACEMENT: REPLACEMENT TREES REQUIRED: * SEE TREE PRESERVATION PLAN AND TREE INVENTORY FOR COMPLETE CALCULATIONS 609.5 INCHES = 244 TREES REPLACEMENT TREES TO BE: - 2.5 CAL. IN. PER DECIDUOUS TREE - 2 CAL. IN. PER 6' EVERGREEN TREE	244 TREES

LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	871 TREES
* OVERSTORY DECIDUOUS STREET TREES:	230 TREES
* OVERSTORY DECIDUOUS YARD TREES:	267 TREES
* CONIFEROUS YARD TREES:	178 TREES
* OVERSTORY DECIDUOUS BUFFER TREES:	88 TREES
* CONIFEROUS BUFFER TREES:	84 TREES
* ORNAMENTAL BUFFER TREES:	24 TREES
- TREE REPLACEMENT IS MET THROUGH ADDITIONAL BOULEVARD STREET TREES ALONG EAST SIDE OF STREET 1, BUFFERING ALONG THE COLLECTOR ROAD AND ADDITIONAL TREES IN OUTLOTS AND SINGLE FAMILY LOTS.	
- EXISTING TREE CREDIT HAS BEEN APPLIED ON LOTS ALONG THE NORTH SIDE OF THE PROJECT WHERE SIGNIFICANT TREES HAVE BEEN SAVED ALONG THE FUTURE PARK. IT HAS ALSO BEEN APPLIED IN LOTS ALONG THE WESTERN EDGE OF THE PROJECT WHERE SIGNIFICANT TREES HAVE BEEN SAVED IN BACK OF LOTS AND ABUTTING PONDS ALONG THE DNR PARCEL.	

CITY LANDSCAPE NOTES

NOTES:

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20-FT ACCESS ROUTE, AND NO CONIFEROUS TREES TREES SHOULD BE LOCATED WITHIN 5' OF THE 20-FT POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
9. BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO CITY'S APPROVED SPECIES LIST.
10. NO TREE SHOULD BE PLANTED WITH DRAINAGE AND UTILITY EASEMENT.

1" = 250'

0' 250' 500' 750'

PRESERVE AT PRAIRIE DUNES

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HORIZONTAL SCALE: 250.000001'
VERTICAL SCALE: 50' OR 25'

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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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

CORY L. MEYER
DATE: 04/20/22 LICENSE NO. 26971

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
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Fax: (952) 937-5822 Minnetonka, MN 55343
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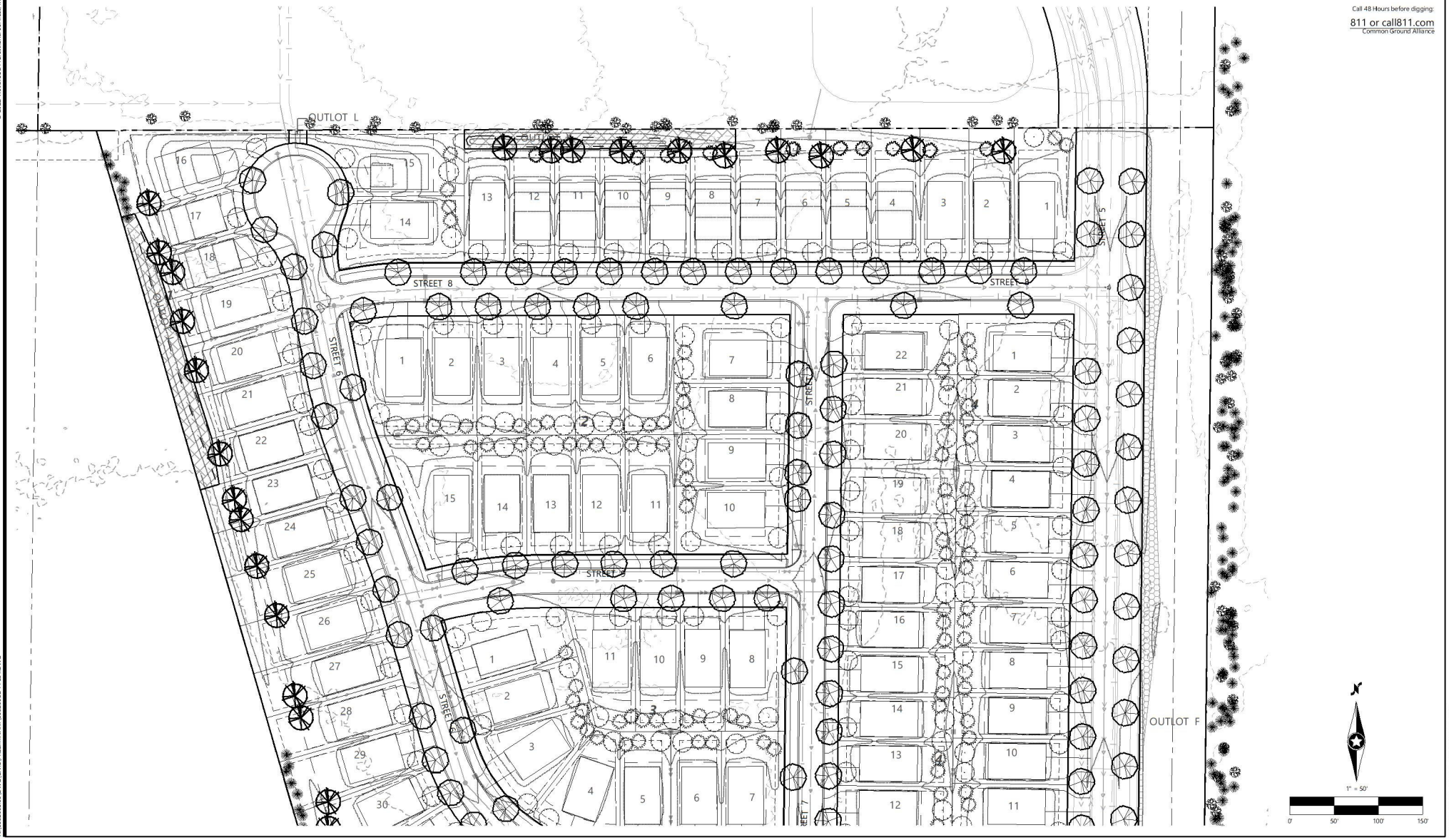
OVERALL PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 24 OF 34
DATE: 03/02/22

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VERTICAL SCALE: 10' OR 5'

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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 25 OF 34

DATE: 04/20/22

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SUMMERGATE DEVELOPMENT INC.

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LAKEVILLE, MN 55044

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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 26 OF 34

DATE: 04/20/22

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PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING START-UP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.



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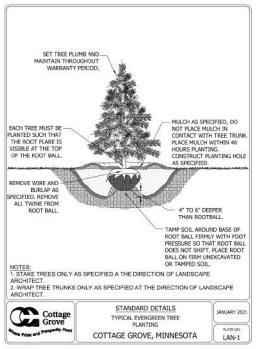
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COTTAGE GROVE, MN

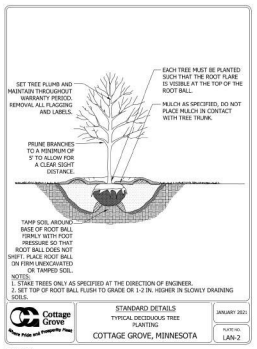
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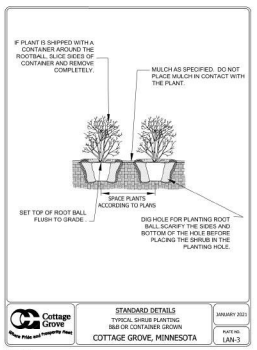
PRELIMINARY
LANDSCAPE PLAN
PROJECT NUMBER: 0032908.00

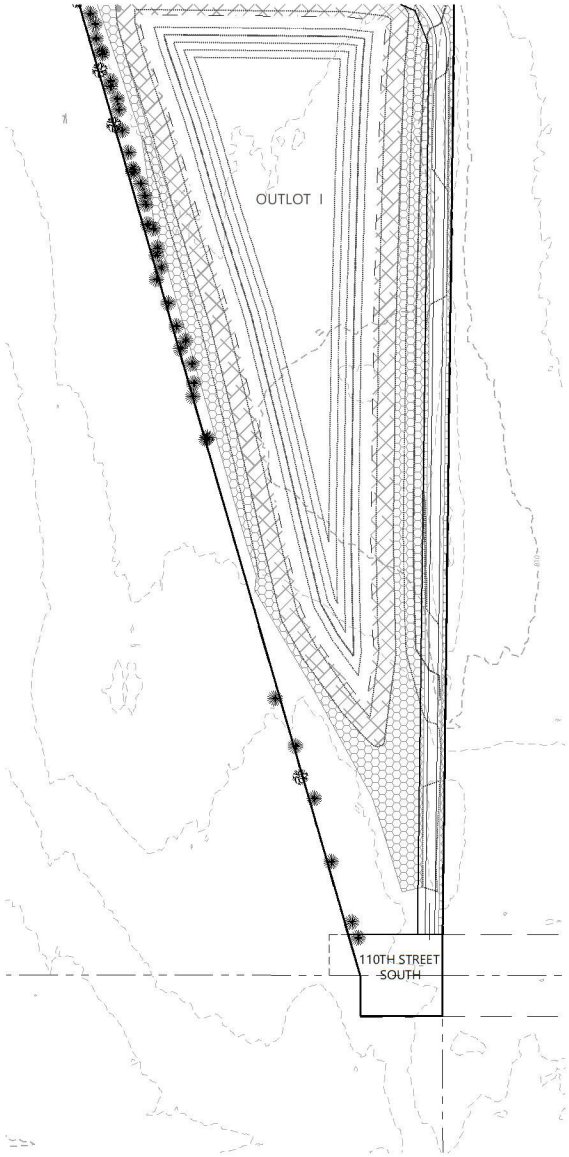
SHEET NUMBER: 27 OF 34
DATE: 04/20/22

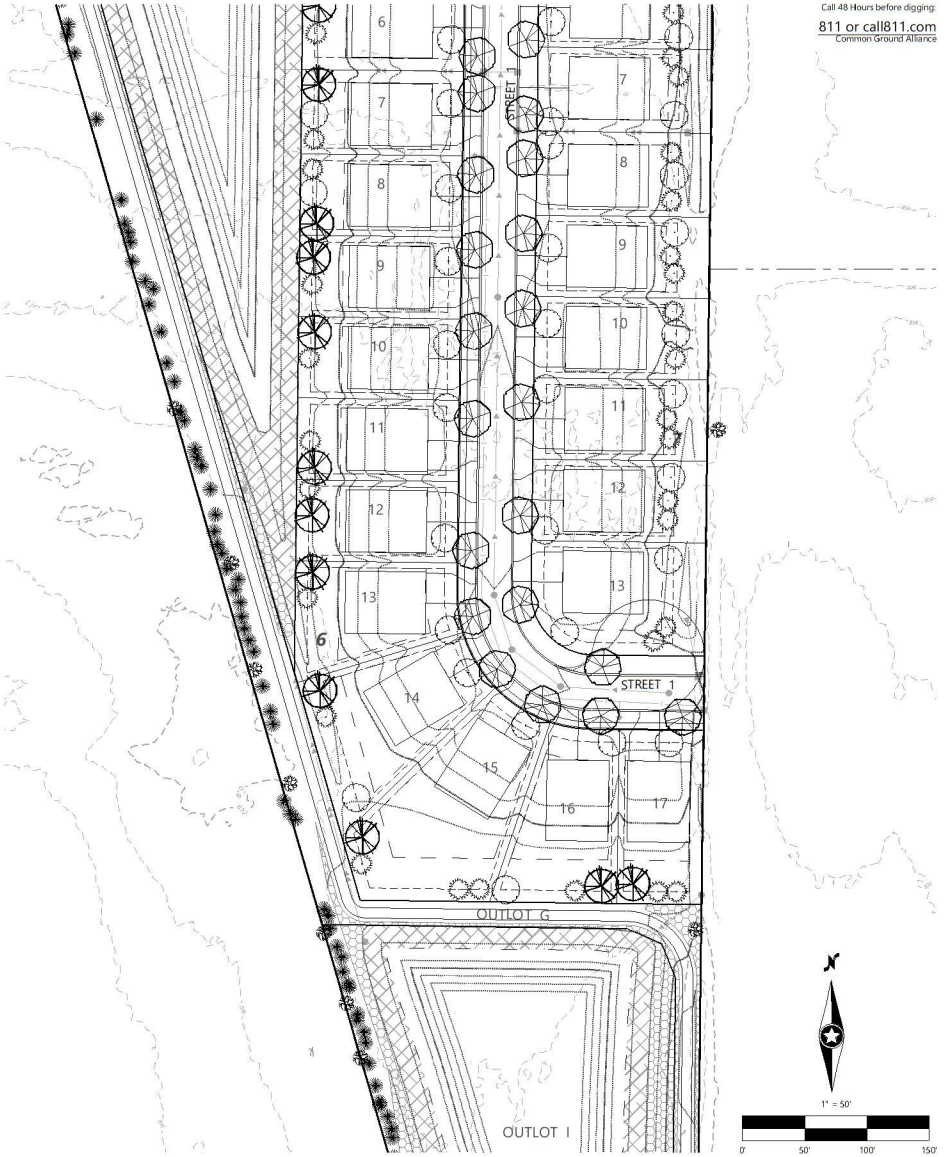
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1" = 50'
0' 50' 100' 150'

PRESERVE AT PRAIRIE DUNES

N:\0032908.00\DWG\CIVIL\PRELIMINARY\0032908C-PP101.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50.000001'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
CORY L. MEYER
DATE: 04/20/22 LICENSE NO. 26971

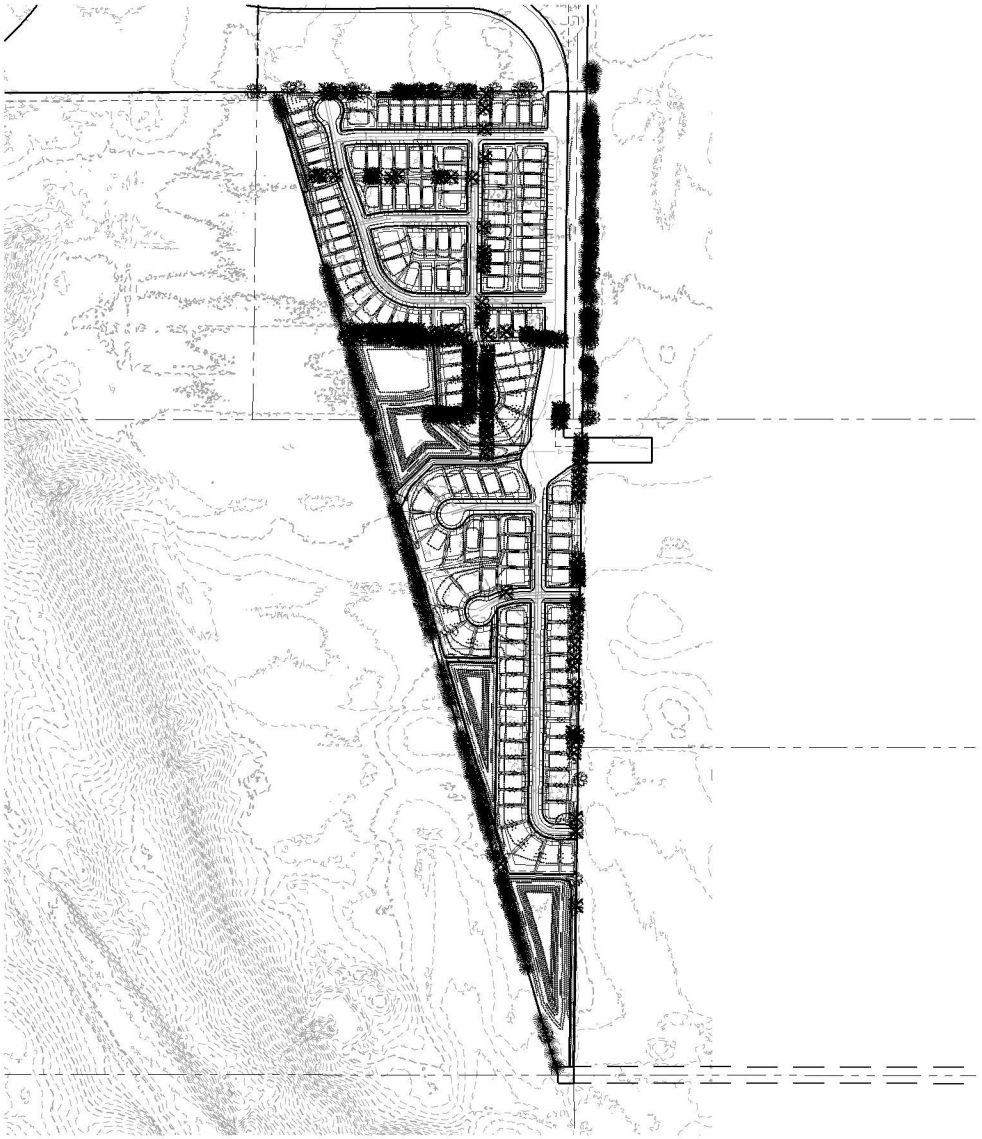
PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax: (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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PRELIMINARY
LANDSCAPE PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 28 OF 34
DATE: 04/20/22

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TREE PRESERVATION REQUIREMENTS

QUALIFYING TREE

- QUALIFYING TREE: A HEALTHY TREE MEASURING A MINIMUM OF SIX INCHES (6") DBH FOR HARDWOOD DECIDUOUS TREES, OR A MINIMUM OF EIGHT INCHES (8") DBH FOR SOFTWOOD DECIDUOUS TREES OR A MINIMUM OF TEN FEET (10') IN HEIGHT FOR CONIFEROUS/EVERGREEN TREES.
- HARDWOOD DECIDUOUS SPECIES: IRONWOOD, OAK, ELM, MAPLE, WALNUT, ASH, HICKORY, BIRCH, BLACK CHERRY, HACKBERRY, AND LOCUST.
- SOFTWOOD DECIDUOUS SPECIES: COTTONWOOD, CATALPA, POPLARS, ASPEN, SILVER MAPLE, BASSWOOD, BOX ELDER, AND WILLOW.
- CONIFEROUS SPECIES: A WOOD PLANT WHICH, AT MATURITY, IS A LEAST TWELVE (12) FEET OF MORE IN HEIGHT, AND WHICH RETAINS ITS GREEN COLOR YEAR ROUND AND DOES NOT DROP ITS FRONDS OR NEEDLES IN THE WINTER. DBH CONVERSION RATE: A NUMBER EQUAL TO ONE HALF THE TREES'S HEIGHT IN FEET. 1"=2'
- HEALTHY TREE: A LIVE TOP CROWN THAT IS GREATER THAN ¾ THE TOTAL TREE HEIGHT. NEWLY DEAD BRANCHES THAT MAKE UP LESS THAN FIFTEEN PERCENT (15%) OF THE TOTAL CROWN. LESS THAN FIFTEEN PERCENT (15%) OF THE TREE CROWN WITH MISSING BRANCHES. FOLIAGE THAT IS DENSE THROUGHOUT THE LIVE PORTION OF THE CROWN.

PERMITTED TREE REMOVAL 35%

- RESIDENTIAL: <10 UNITS / ACRE
  (313 UNITS / 165 ACRE = 1.9 UN./AC.)

SIZES AND TYPES OF REPLACEMENT TREES

- QUANTITY: QUALIFYING TREE INCHES REMOVED BEYOND THE PERMITTED THRESHOLDS SHALL BE REPLACED AT A RATE OF 50%, OR ONE (1) REPLACEMENT CALIPER INCH FOR TWO (2) REMOVED DIAMETER INCHES.
- SIZE: DECIDUOUS TREES: NO LESS THAN 2.5 CALIPER INCHES. CONIFEROUS TREES: NO LESS THAN SIX FEET IN HEIGHT.
- SPECIES: CONIFEROUS TREES OR HARDWOOD DECIDUOUS TREES SHALL BE USED AS REPLACEMENT TREES. ONE NEW CONIFER SIX (6) FEET IN HEIGHT SHALL BE CREDITED AS CONTRIBUTING TWO (2) CALIPER INCHED TO THE TOTAL OF REQUIRED REPLACEMENT INCHES. ORNAMENTAL TREES ARE NOT ACCEPTABLE FOR USE AS REPLACEMENT TREES. WHERE (10) OR MORE REPLACEMENT TREES ARE REQUIRED, NOT MORE THAN THIRTY THREE PERCENT (33%) OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES OF TREE. INDIGENOUS TREE SPECIES ARE ENCOURAGED.
- THE PLANTING OF TREES FOR REPLACEMENT PURPOSES SHALL BE IN ADDITION TO ANY OTHER CITY LANDSCAPE REQUIREMENTS.

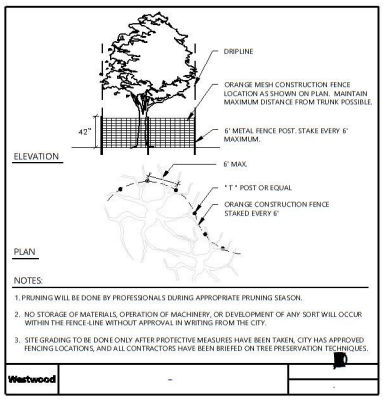
TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL QUALIFYING HEALTYH INCHES	4,280 **INCHES**
PERMITTED TREE REMOVAL LIMIT OF EXISTING QUALIFYING INCHES 35% - Residential <10 units/acre	1498 **INCHES**
TOTAL QUALIFYING INCHES REMOVED	2,717 **INCHES**
EXCESS QUALIFYING INCHES REMOVED	1,219 **INCHES**
REPLACEMENT INCHES REQUIRED 50% - Replacement Rate	609.5 **INCHES**
TOTAL REPLACEMENT TREES REQUIRED 609.5 Caliper Inches / 2.5 Caliper Inches	243.8 **TREES**
SAVED TREE CREDITS	201 **TREES**

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED

TREE PROTECTION DETAIL

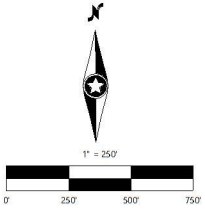


NOTES:

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

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PRESERVE AT PRAIRIE DUNES

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DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 250'
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 03/02/22
REVISIONS:
1 04/20/22 CITY COMMENTS
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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CORY L. MEYER
DATE: 04/20/22 LICENSE NO. 26971

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

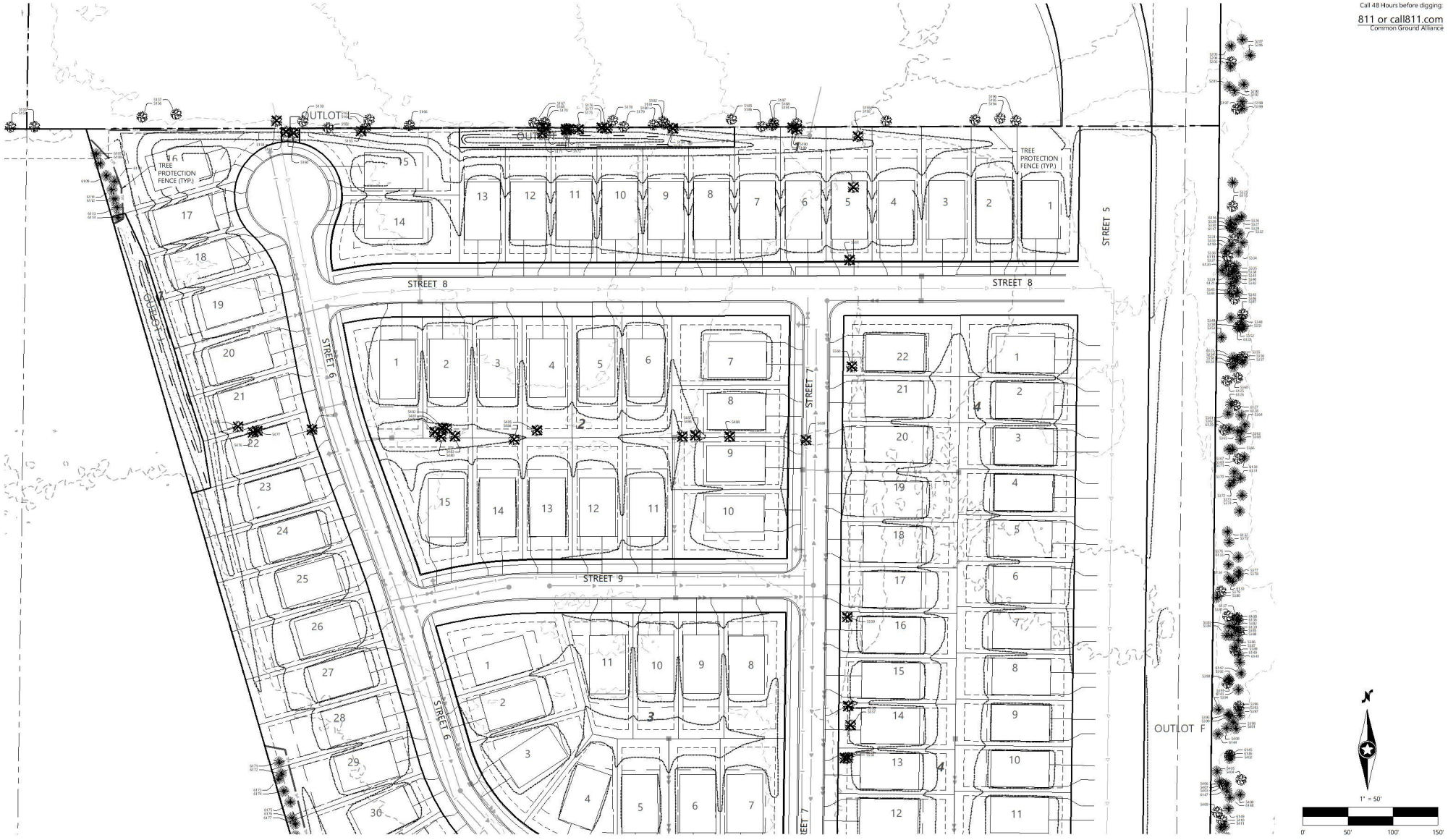
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Westwood Professional Services, Inc.

OVERALL TREE PRESERVATION PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 29 OF 34
DATE: 03/02/22

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LAKEVILLE, MN 55044

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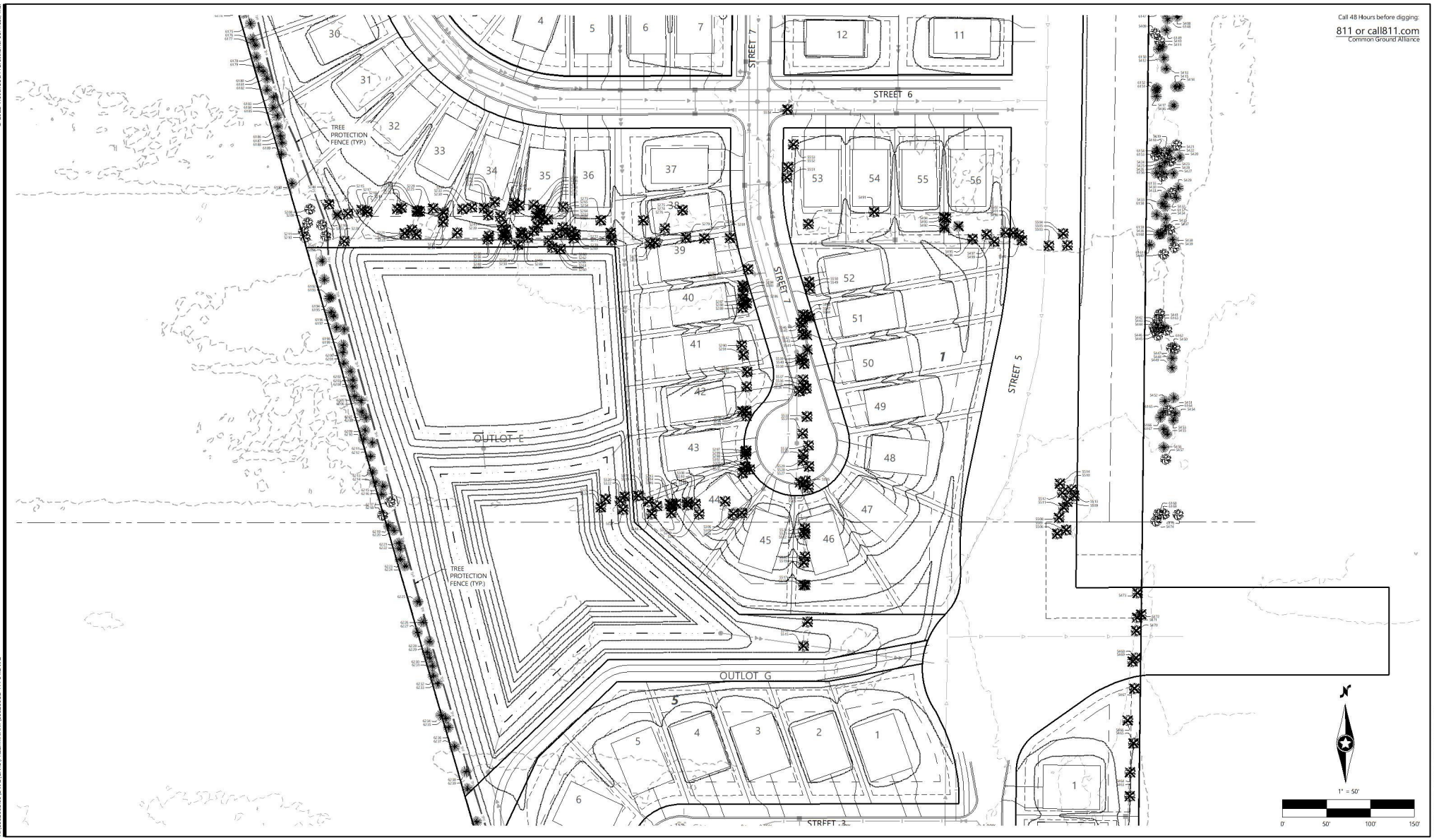
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Westwood Professional Services, Inc.

TREE PRESERVATION PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 30 OF 34
DATE: 04/20/22

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PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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TREE PRESERVATION PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 31 OF 34

DATE: 04/20/22

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0' 50' 100' 150'

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DRAWN: -
HORIZONTAL SCALE: 50.000001'
VERTICAL SCALE: 10' OR 5'

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REVISIONS:
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3 - -
4 - -
5 - -

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CORY L. MEYER
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COTTAGE GROVE, MN

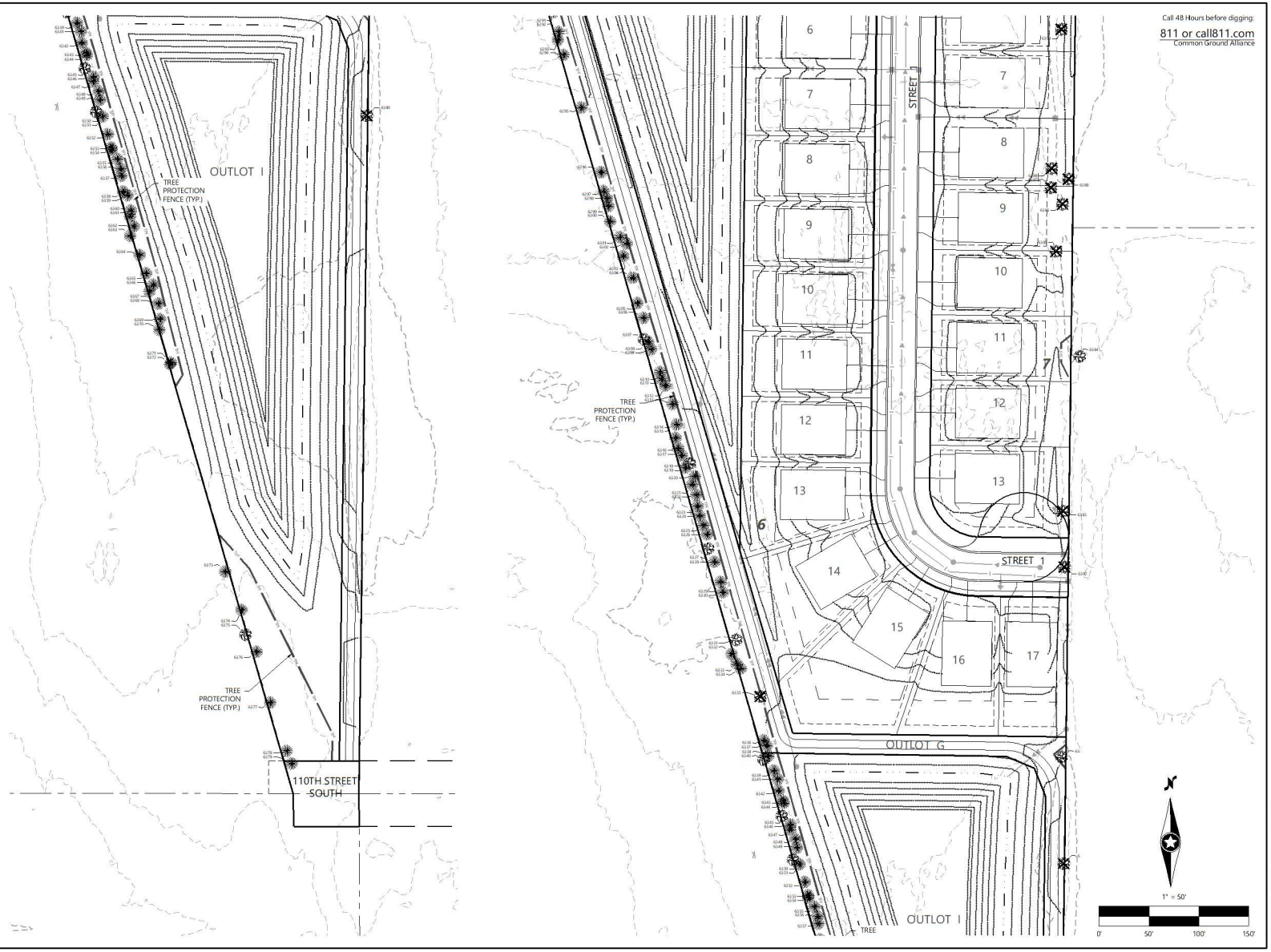
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TREE PRESERVATION PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 32 OF 34
DATE: 04/20/22

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TREE PRESERVATION PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER: 33 OF 34
DATE: 04/20/22

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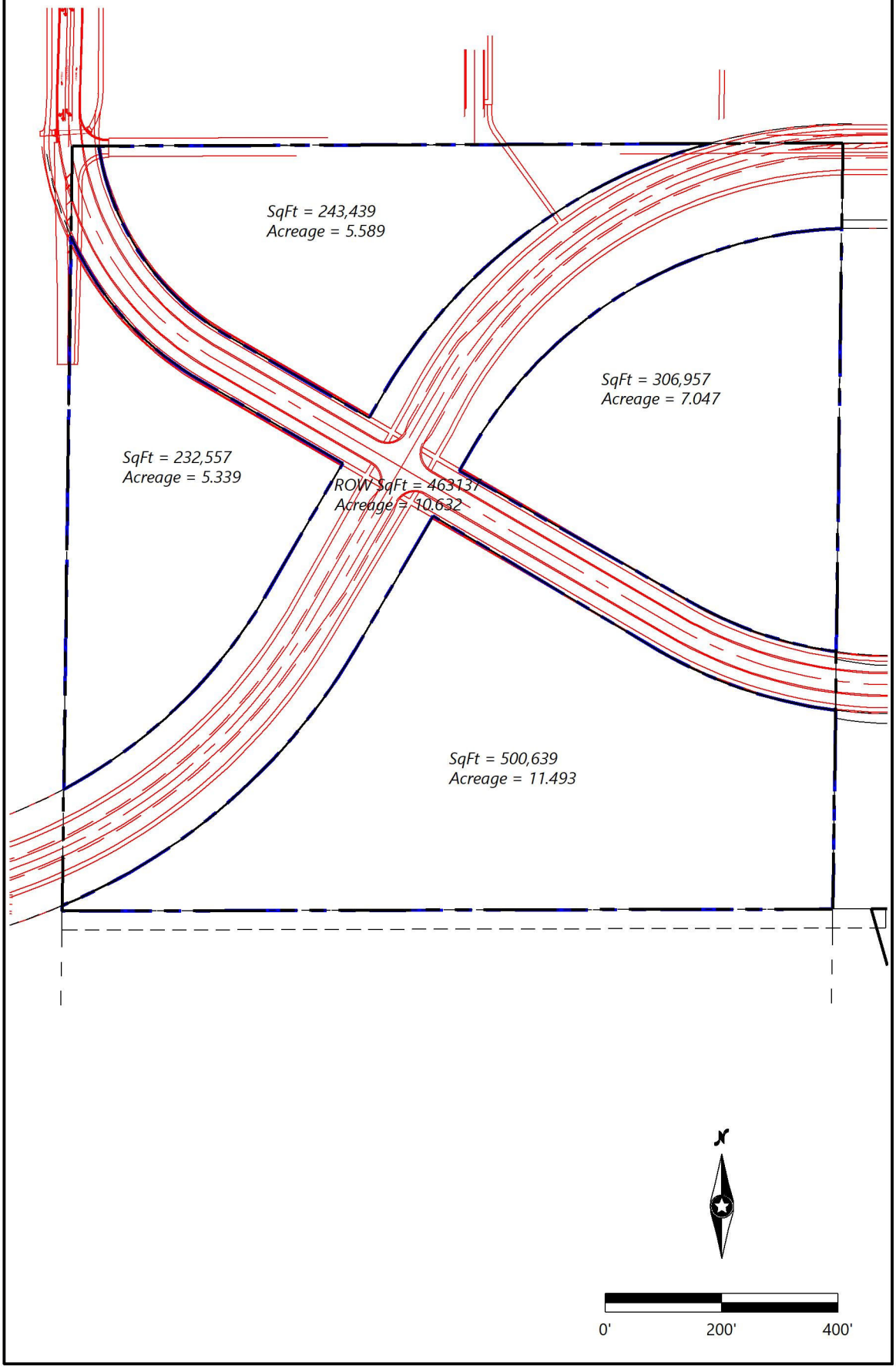
TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5154	Hackberry	14			Hardwood	Offsite
5155	Boxelder	10			Softwood	Offsite
5156	Siberian Elm	14	x		Hardwood	Offsite
5157	Hackberry	19			Hardwood	Offsite
5158	Hackberry	22	x		Hardwood	REMOVED - EXEMPT- CITY INFRA.
5159	Hackberry	19			Hardwood	REMOVED - EXEMPT- CITY INFRA.
5160	Hackberry	11			Hardwood	REMOVED - EXEMPT- CITY INFRA.
5161	Boxelder	9		5% dead	Softwood	Saved
5162	Boxelder	9			Softwood	Offsite
5163	Hackberry	12			Hardwood	Offsite
5164	Boxelder	13			Softwood	Saved
5165	Boxelder	10	x	10% dead	Softwood	Removed
5166	Siberian Elm	14			Hardwood	Offsite
5167	Boxelder	19			Softwood	Offsite
5168	Boxelder	12		15% dead crown, small trunk wounds	Softwood	Offsite
5169	Boxelder	9			Softwood	Removed
5170	Boxelder	13			Softwood	Offsite
5171	Boxelder	17			Softwood	Removed
5172	Boxelder	18	x		Softwood	Removed
5173	Boxelder	12			Softwood	Removed
5174	Boxelder	11			Softwood	Removed
5175	Boxelder	21	x		Softwood	Removed
5176	Boxelder	14			Softwood	Removed
5177	Boxelder	27	x	small trunk wounds	Softwood	Removed
5178	Boxelder	9	x		Softwood	Offsite
5179	Boxelder	10			Softwood	Offsite
5180	Boxelder	14			Softwood	Offsite
5181	Boxelder	11			Softwood	Offsite
5182	Boxelder	13			Softwood	Offsite
5183	Boxelder	22	x		Softwood	Removed
5184	Boxelder	13	x		Softwood	Removed
5185	Boxelder	26	x		Softwood	Offsite
5186	Boxelder	9	x		Softwood	Offsite
5187	Boxelder	8			Softwood	Offsite
5188	Boxelder	9			Softwood	Offsite
5189	Boxelder	10			Softwood	Removed
5190	Boxelder	18			Softwood	Removed
5191	Boxelder	12			Softwood	Offsite
5192	Cottonwood	26	x	5% dead crown	Softwood	Removed
5193	Boxelder	10			Softwood	Offsite
5194	Boxelder	9	x		Softwood	Offsite
5195	Boxelder	8	x		Softwood	Offsite
5196	Boxelder	8	x		Softwood	Offsite
5197	Boxelder	8	x		Softwood	Offsite
5198	Red (Norway) Pine	15			Coniferous	Offsite
5199	Red (Norway) Pine	16			Coniferous	Offsite
5200	Red (Norway) Pine	16			Coniferous	Offsite
5201	Red (Norway) Pine	16			Coniferous	Offsite
5202	Red (Norway) Pine	20			Coniferous	Offsite
5203	Red (Norway) Pine	15			Coniferous	Offsite
5204	Boxelder	19	x		Softwood	Offsite
5205	Red (Norway) Pine	15			Coniferous	Offsite
5206	Red (Norway) Pine	15			Coniferous	Offsite
5207	Red (Norway) Pine	15			Coniferous	Offsite
5208	Siberian Elm	12			Hardwood	Saved
5209	Green and White Ash	6			Softwood	Saved - Exempt Size
5210	Siberian Elm	7			Hardwood	Saved
5211	Siberian Elm	29		5% dead	Hardwood	Saved
5212	Siberian Elm	18			Hardwood	Saved
5213	Hackberry	7			Hardwood	Saved
5214	Siberian Elm	14			Hardwood	Removed
5215	Siberian Elm	14			Hardwood	Removed
5216	Red (Norway) Pine	10			Coniferous	Removed
5217	Siberian Elm	21		15% dead	Hardwood	Removed - Exempt - Unhealthy
5218	Siberian Elm	14			Hardwood	Removed
5219	Hackberry	7			Hardwood	Removed
5220	Siberian Elm	19			Hardwood	Removed
5221	Siberian Elm	7			Hardwood	Removed
5222	Siberian Elm	13			Hardwood	Removed
5223	Siberian Elm	16			Hardwood	Removed
5224	Siberian Elm	11			Hardwood	Removed
5225	Siberian Elm	14			Hardwood	Removed
5226	Siberian Elm	8			Hardwood	Removed
5227	Siberian Elm	10			Hardwood	Removed
5228	Siberian Elm	16			Hardwood	Removed
5229	Siberian Elm	19			Hardwood	Removed
5230	Siberian Elm	18			Hardwood	Removed
5231	Hackberry	7			Hardwood	Removed
5232	Siberian Elm	6			Hardwood	Removed
5233	Siberian Elm	13			Hardwood	Removed
5234	Siberian Elm	18			Hardwood	Removed
5235	Siberian Elm	10			Hardwood	Removed
5236	Siberian Elm	6			Hardwood	Removed
5237	Siberian Elm	10			Hardwood	Removed
5238	Siberian Elm	16			Hardwood	Removed
5239	Siberian Elm	6			Hardwood	Removed
5240	Siberian Elm	10			Hardwood	Removed
5241	Hackberry	7			Hardwood	Removed
5242	Siberian Elm	7			Hardwood	Removed
5243	Siberian Elm	6		5% dead	Hardwood	Removed
5244	Siberian Elm	10			Hardwood	Removed
5245	Siberian Elm	16			Hardwood	Removed
5246	Siberian Elm	11			Hardwood	Removed
5247	Siberian Elm	8	x		Hardwood	Removed
5248	Siberian Elm	11			Hardwood	Removed
5249	Siberian Elm	11		10% dead	Hardwood	Removed
5250	Siberian Elm	11			Hardwood	Removed
5251	Siberian Elm	14			Hardwood	Removed
5252	Siberian Elm	10			Hardwood	Removed
5253	Siberian Elm	6		5% dead	Hardwood	Removed
5254	Siberian Elm	6			Hardwood	Removed
5255	Siberian Elm	10			Hardwood	Removed
5256	Siberian Elm	10		10% dead	Hardwood	Removed
5257	Siberian Elm	7			Hardwood	Removed
5258	Siberian Elm	6		5% dead	Hardwood	Removed
5259	Siberian Elm	14			Hardwood	Removed
5260	Siberian Elm	12			Hardwood	Removed
5261	Siberian Elm	14			Hardwood	Removed
5262	Siberian Elm	9			Hardwood	Removed
5263	Siberian Elm	6			Hardwood	Removed
5264	Siberian Elm	18			Hardwood	Removed
5265	Siberian Elm	6			Hardwood	Removed
5266	Siberian Elm	17			Hardwood	Removed
5267	Siberian Elm	13			Hardwood	Removed
5268	Siberian Elm	11			Hardwood	Removed
5269	Siberian Elm	28			Hardwood	Removed
5270	Siberian Elm	9		5% dead	Hardwood	Removed
5271	Siberian Elm	12		10% dead	Hardwood	Removed
5272	Boxelder	20	x		Softwood	Removed
5273	Boxelder	18	x		Softwood	Removed
5274	Siberian Elm	16		10% dead	Hardwood	Removed
5275	Siberian Elm	16		10% dead	Hardwood	Removed
5276	Boxelder	16	x		Softwood	Removed
5277	Siberian Elm	6		10% dead	Hardwood	Removed
5278	Siberian Elm	22		15% dead	Hardwood	Removed - Exempt - Unhealthy

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5279	Siberian Elm	12		10% dead	Hardwood	Removed
5280	Cottonwood	11			Softwood	Removed
5281	Cottonwood	18			Softwood	Removed
5282	Siberian Elm	14			Hardwood	Removed
5283	Siberian Elm	11			Hardwood	Removed
5284	Siberian Elm	13			Hardwood	Removed
5285	Siberian Elm	14			Hardwood	Removed
5286	Siberian Elm	12			Hardwood	Removed
5287	Siberian Elm	6			Hardwood	Removed
5288	Siberian Elm	16			Hardwood	Removed
5289	Siberian Elm	9	x		Hardwood	Removed
5290	Siberian Elm	9			Hardwood	Removed
5291	Siberian Elm	13			Hardwood	Removed
5292	Siberian Elm	12		10% dead	Hardwood	Removed
5293	Siberian Elm	13			Hardwood	Removed
5294	Siberian Elm	12			Hardwood	Removed
5295	Siberian Elm	16			Hardwood	Removed
5296	Siberian Elm	8		5% dead	Hardwood	Removed
5297	Siberian Elm	8		10% dead	Hardwood	Removed
5298	Siberian Elm	13			Hardwood	Removed
5299	Siberian Elm	6			Hardwood	Removed
5300	Siberian Elm	10			Hardwood	Removed
5301	Siberian Elm	20			Hardwood	Removed
5302	Siberian Elm	6	x		Hardwood	Removed
5303	Siberian Elm	7	x		Hardwood	Removed
5304	Siberian Elm	10			Hardwood	Removed
5305	Siberian Elm	26			Hardwood	Removed
5306	Siberian Elm	8			Hardwood	Removed
5307	Siberian Elm	13			Hardwood	Removed
5308	Siberian Elm	7			Hardwood	Removed
5309	Siberian Elm	7			Hardwood	Removed
5310	Siberian Elm	7			Hardwood	Removed
5311	Siberian Elm	9			Hardwood	Removed
5312	Siberian Elm	9			Hardwood	Removed
5313	Siberian Elm	13			Hardwood	Removed
5314	Siberian Elm	6			Hardwood	Removed
5315	Siberian Elm	9			Hardwood	Removed
5316	Siberian Elm	15			Hardwood	Removed
5317	Siberian Elm	6			Hardwood	Removed
5318	Siberian Elm	12			Hardwood	Removed
5319	Siberian Elm	8			Hardwood	Removed
5320	Siberian Elm	13			Hardwood	Removed
5321	Siberian Elm	8			Hardwood	Removed
5322	Siberian Elm	10			Hardwood	Removed
5323	Siberian Elm	8			Hardwood	Removed
5324	Siberian Elm	22	x		Hardwood	Removed
5325	Red (Norway) Pine	20			Coniferous	Offsite
5326	Red (Norway) Pine	13	x		Coniferous	Offsite
5327	Red (Norway) Pine	13			Coniferous	Offsite
5328	Boxelder	10			Softwood	Offsite
5329	Red (Norway) Pine	11			Coniferous	Offsite
5330	Red (Norway) Pine	13			Coniferous	Offsite
5331	Hackberry	9			Hardwood	Offsite
5332	Siberian Elm	13			Hardwood	Offsite
5333	Red (Norway) Pine	12			Coniferous	Offsite
5334	Red (Norway) Pine	15			Coniferous	Offsite
5335	Red (Norway) Pine	15			Coniferous	Offsite
5336	Boxelder	8			Softwood	Offsite
5337	Red (Norway) Pine	11			Coniferous	Offsite
5338	Red (Norway) Pine	10			Coniferous	Offsite
5339	Red (Norway) Pine	13			Coniferous	Offsite
5340	Hackberry	9			Hardwood	Offsite
5341	Hackberry	6			Hardwood	Offsite
5342	Red (Norway) Pine	12			Coniferous	Offsite
5343	Red (Norway) Pine	14			Coniferous	Offsite
5344	Red (Norway) Pine	12			Coniferous	Offsite
5345	Boxelder	8			Softwood	Offsite
5346	Hackberry	10			Hardwood	Offsite
5347	Hackberry	18			Hardwood	Offsite
5348	Red (Norway) Pine	17			Coniferous	Offsite
5349	Red (Norway) Pine	18			Coniferous	Offsite
5350	Hackberry	16			Hardwood	Offsite
5351	Red (Norway) Pine	8			Coniferous	Offsite
5352	Red (Norway) Pine	12			Coniferous	Offsite
5353	Red (Norway) Pine	16			Coniferous	Offsite
5354	Red (Norway) Pine	13			Coniferous	Offsite
5355	Hackberry	10			Hardwood	Offsite
5356	Hackberry	14	x		Hardwood	Offsite
5357	Red (Norway) Pine	12			Coniferous	Offsite
5358	Boxelder	8			Hardwood	Offsite
5359	Cottonwood	15			Softwood	Removed
5360	American Elm	14	x		Hardwood	Offsite
5361	Red (Norway) Pine	12			Coniferous	Offsite
5362	Red (Norway) Pine	19			Coniferous	Offsite
5363	Red (Norway) Pine	12			Coniferous	Offsite
5364	Red (Norway) Pine	12			Coniferous	Offsite
5365	Red (Norway) Pine	14			Coniferous	Offsite
5366	Red (Norway) Pine	14			Coniferous	Offsite
5367	Red (Norway) Pine	13			Coniferous	Offsite
5368	Red (Norway) Pine	10	x		Coniferous	Offsite
5369	Hackberry	13			Hardwood	Offsite
5370	Red (Norway) Pine	12			Coniferous	Offsite
5371	Red (Norway) Pine	13			Coniferous	Offsite
5372	Red (Norway) Pine	13			Coniferous	Offsite
5373	Red (Norway) Pine	20			Coniferous	Offsite
5374	Red (Norway) Pine	20			Coniferous	Offsite
5375	Red (Norway) Pine	12			Coniferous	Offsite
5376	Red (Norway) Pine	16			Coniferous	Offsite
5377	Red (Norway) Pine	13			Coniferous	Offsite
5378	Red (Norway) Pine	12	x		Coniferous	Offsite
5379	Boxelder	8	x		Softwood	Offsite
5380	Red (Norway) Pine	18	x		Coniferous	Offsite
5381	Red (Norway) Pine	18			Softwood	Offsite
5382	Red (Norway) Pine	10			Coniferous	Offsite
5383	Red (Norway) Pine	13			Coniferous	Offsite
5384	Red (Norway) Pine	12			Coniferous	Offsite
5385	Red Oak	6			Hardwood	Offsite
5386	Red (Norway) Pine	13			Coniferous	Offsite
5387	Red (Norway) Pine	15			Coniferous	Offsite
5388	Red (Norway) Pine	15			Coniferous	Offsite
5389	Boxelder	20			Softwood	Offsite
5390	Red (Norway) Pine	13			Coniferous	Offsite
5391	Boxelder	16	x		Softwood	Offsite
5392	Red (Norway) Pine	13			Coniferous	Offsite
5393	Red (Norway) Pine	14	x		Coniferous	Offsite
5394	Red (Norway) Pine	16			Coniferous	Offsite
5395	Red (Norway) Pine	15			Coniferous	Offsite
5396	Hackberry	11	x		Hardwood	Offsite
5397	Red (Norway) Pine	9			Coniferous	Offsite
5398	Red (Norway) Pine	12			Coniferous	Offsite
5399	Red (Norway) Pine	11			Coniferous	Offsite
5400	Red (Norway) Pine	14			Coniferous	Offsite
5401	Red (Norway) Pine	18			Coniferous	Offsite
5402	Red (Norway) Pine	17			Coniferous	Offsite
5403	Red (Norway) Pine	12			Coniferous	Offsite

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5404	Red Oak	9			Hardwood	Offsite
5405	Red (Norway) Pine	14			Coniferous	Offsite
5406	Red (Norway) Pine	16			Coniferous	Offsite
5407	Boxelder	20	x		Softwood	Offsite
5408	Red (Norway) Pine	13			Coniferous	Offsite
5409	Siberian Elm	7			Hardwood	Offsite
5410	Boxelder	9			Softwood	Offsite
5411	Red (Norway) Pine	14			Coniferous	Offsite
5412	Red (Norway) Pine	13			Coniferous	Offsite
5413	Red (Norway) Pine	17			Coniferous	Offsite
5414	Red (Norway) Pine	13			Coniferous	Offsite
5415	Red (Norway) Pine	16			Coniferous	Offsite
5416	Red (Norway) Pine	18			Coniferous	Offsite
5417	Red (Norway) Pine	19			Coniferous	Offsite
5418	Red (Norway) Pine	19			Coniferous	Offsite
5419	Red Oak	7			Hardwood	Offsite
5420	Red (Norway) Pine	14			Coniferous	Offsite
5421	Boxelder	10			Softwood	Offsite
5422	Red (Norway) Pine	20			Coniferous	Offsite
5423	Boxelder	11			Softwood	Offsite
5424	Boxelder	8			Softwood	Offsite
5425	Red (Norway) Pine	11			Coniferous	Offsite
5426	Red (Norway) Pine	13			Coniferous	Offsite
5427	Red (Norway) Pine	16			Coniferous	Offsite
5428	Red (Norway) Pine	14			Coniferous	Offsite
5429	Red (Norway) Pine	14			Coniferous	Offsite
5430	Boxelder	12			Softwood	Offsite
5431	Red (Norway) Pine	13			Coniferous	Offsite
5432	Red (Norway) Pine	17			Coniferous	Offsite
5433	Red (Norway) Pine	16			Coniferous	Offsite
5434	Red (Norway) Pine	12			Coniferous	Offsite
5435	Red (Norway) Pine	10			Coniferous	Offsite
5436	Red (Norway) Pine	13			Coniferous	Offsite
5437	Hackberry	15			Hardwood	Offsite
5438	Red (Norway) Pine	14			Coniferous	Offsite
5439	Red Oak	12			Hardwood	Offsite
5440	Red Oak	12			Hardwood	Offsite
5441	Hackberry	20			Hardwood	Offsite
5442	Hackberry	15			Hardwood	Offsite
5443	Boxelder	18	x		Softwood	Offsite
5444	Boxelder	8			Softwood	Offsite
5445	Boxelder	16	x		Softwood	Offsite
5446	Hackberry	10			Hardwood	Offsite
5447	American Elm	21			Hardwood	Offsite
5448	Red (Norway) Pine	14			Coniferous	Offsite
5449	Red (Norway) Pine	17			Coniferous	Offsite
5450	Siberian Elm	9			Hardwood	Offsite
5451	Red (Norway) Pine	18			Coniferous	Offsite
5452	Red (Norway) Pine	17			Coniferous	Offsite
5453	Red (Norway) Pine	11			Coniferous	Offsite
5454	Red (Norway) Pine	15			Coniferous	Offsite
5455	Red (Norway) Pine	14			Coniferous	Offsite
5456	Red (Norway) Pine	14			Coniferous	Offsite
5457	Siberian Elm	6			Hardwood	Offsite
5458	Colorado Spruce	9			Coniferous	Removed
5459	Fruit Tree	8	x		Softwood	Removed
5460	Green and White Ash	9			Softwood	Removed
5461	Green and White Ash	10	x		Softwood	Removed
5462	Green and White Ash	11	x		Softwood	Removed
5463	Green and White Ash	10			Softwood	Removed
5464	Green and White Ash	6	x		Softwood	Removed - Exempt - Size
5465	Green and White Ash	12	x		Softwood	Removed
5466	Green and White Ash	14			Softwood	Removed
5467	Green and White Ash	11			Softwood	Removed
5468	Green and White Ash	10			Softwood	Removed
5469	Green and White Ash	9			Softwood	Removed
5470	Green and White Ash	13			Softwood	Removed
5471	Siberian Elm	13	x		Hardwood	Removed
5472	Siberian Elm	11	x		Hardwood	Removed
5473	Green and White Ash	27			Softwood	Removed
5474	Siberian Elm	16		10% dead	Hardwood	Offsite
5475	Cottonwood	12			Softwood	Removed
5476	Cottonwood	12			Softwood	Removed
5477	Cottonwood	11			Softwood	Removed
5478	American Elm	8			Hardwood	Removed
5479	Siberian Elm	12			Hardwood	Removed
5480	Siberian Elm	9			Hardwood	Removed
5481	Siberian Elm	7			Hardwood	Removed
5482	Siberian Elm	7			Hardwood	Removed
5483	Cottonwood	16	x		Softwood	Removed
5484	Cottonwood	12			Softwood	Removed
5485	Cottonwood	12			Softwood	Removed
5486	Cottonwood	20		15% dead	Softwood	Removed - Exempt - Unhealthy
5487	Cottonwood	21		15% dead	Softwood	Removed - Exempt - Unhealthy
5488	Cottonwood	24	x	10% dead	Softwood	Removed
5489	Cottonwood	19	x	15% dead	Softwood	Removed - Exempt - Unhealthy
5490	Cottonwood	19			Softwood	Removed
5491	Siberian Elm	18		10% dead/ ELA on top	Hardwood	Offsite
5492	Red (Norway) Pine	19	x		Coniferous	Removed
5493	Siberian Elm	13			Hardwood	Removed
5494	Siberian Elm	14			Hardwood	Removed
5495	Red (Norway) Pine	13			Coniferous	Removed
5496	Boxelder	9	x		Softwood	Removed
5497	Boxelder	10	x		Softwood	Removed
5498	Boxelder	9			Softwood	Removed
5499	Boxelder	11			Softwood	Removed
5500	Boxelder	8	x		Softwood	Removed
5501	Boxelder	9			Softwood	Removed
5502	Green and White Ash	8			Softwood	Removed
5503	Boxelder	8	x		Softwood	Removed
5504	Boxelder	8	x		Softwood	Removed
5505	Boxelder	8	x		Softwood	Removed
5506	Siberian Elm	7	x		Hardwood	Removed
5507	Siberian Elm	16			Hardwood	Removed
5508	Siberian Elm	6	x		Hardwood	Removed
5509	Siberian Elm	10	x		Hardwood	Removed
5510	Siberian Elm	13			Hardwood	Removed
5511	Siberian Elm	9			Hardwood	Removed
5512	Siberian Elm	9	x		Hardwood	Removed
5513	Siberian Elm	10	x		Hardwood	Removed
5514	Siberian Elm	9	x		Hardwood	Removed
5515	Siberian Elm	15	x		Hardwood	Removed
5516	Siberian Elm	7			Hardwood	Removed
5517	Siberian Elm	12			Hardwood	Removed
5518	Black Cherry	6	x		Hardwood	Removed
5519	Siberian Elm	7			Hardwood	Removed
5520	Cottonwood	10			Softwood	Removed
5521	Siberian Elm	15			Hardwood	Removed
5522	Siberian Elm	11			Hardwood	Removed
5523	Siberian Elm	9	x		Hardwood	Removed
5524	Siberian Elm	7			Hardwood	Removed
5525	Siberian Elm	7			Hardwood	Removed
5526	Siberian Elm	7			Hardwood	Removed
5527	Siberian Elm	6			Hardwood	Removed
5528	Siberian Elm	6			Hardwood	Removed

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5529	Siberian Elm	6	x		Hardwood	Removed
5530	Siberian Elm	7			Hardwood	Removed
5531	Siberian Elm	10			Hardwood	Removed
5532	Cottonwood	9			Softwood	Removed
5533	Siberian Elm	15			Hardwood	Removed
5534	Siberian Elm	10			Hardwood	Removed
5535	Siberian Elm	11			Hardwood	Removed
5536	Siberian Elm	11			Hardwood	Removed
5537	Siberian Elm	18	x		Hardwood	Removed
5538	Siberian Elm	18			Hardwood	Removed
5539	Siberian Elm	8		10% dead	Hardwood	Removed
5540	Siberian Elm	12			Hardwood	Removed
5541	Red (Norway) Pine	6			Coniferous	Removed
5542	Siberian Elm	9	x		Hardwood	Removed
5543	Red (Norway) Pine	8			Coniferous	Removed
5544	Red (Norway) Pine	6			Coniferous	Removed
5545	Siberian Elm	18			Hardwood	Removed
5546	Siberian Elm	8			Hardwood	Removed
5547	Siberian Elm	6	x		Hardwood	Removed
5548	Siberian Elm	14			Hardwood	Removed
5549	Siberian Elm	10			Hardwood	Removed
5550	Siberian Elm	12			Hardwood	Removed
5551	Cottonwood	10			Softwood	Removed
5552	Cottonwood	26		15% dead	Softwood	Removed - Exempt - Unhealthy
5553	Cottonwood	31		15% dead	Softwood	Removed - Exempt - Unhealthy
5554	Siberian Elm	8			Hardwood	Removed
5555	Cottonwood	8			Softwood	Removed
5556	Cottonwood	8			Softwood	Removed
5557	Siberian Elm	7			Hardwood	Removed
5558	Siberian Elm	7	x		Hardwood	Removed
5559	Cottonwood	32		15% dead	Softwood	Removed - Exempt - Unhealthy
5560	Siberian Elm	9			Hardwood	Removed
5561	Cottonwood	30		15% dead	Softwood	Removed - Exempt - Unhealthy
5562	Cottonwood	26	x	15% dead	Softwood	Removed - Exempt - Unhealthy
6207	Colorado Spruce	6			Coniferous	Saved
6208	Colorado Spruce	6			Coniferous	Saved
6209	Colorado Spruce	10			Coniferous	Saved
6210	Colorado Spruce	8			Coniferous	Saved
6211	Colorado Spruce	8			Coniferous	Saved
6212	Colorado Spruce	8			Coniferous	Saved
6213	Colorado Spruce	8			Coniferous	Saved
6214	Colorado Spruce	9			Coniferous	Saved
6215	Colorado Spruce	8			Coniferous	Saved
6216	Colorado Spruce	8			Coniferous	Saved
6217	Colorado Spruce	9			Coniferous	Saved
6218	Siberian Elm	7			Hardwood	Saved
6219	Colorado Spruce	8			Coniferous	Saved
6220	Colorado Spruce	8			Coniferous	Saved
6221	Colorado Spruce	8			Coniferous	Saved
6222	Colorado Spruce	8			Coniferous	Saved
6223	Colorado Spruce	8			Coniferous	Saved
6224	Colorado Spruce	8			Coniferous	Saved
6225	Colorado Spruce	8			Coniferous	Saved
6226	Colorado Spruce	8			Coniferous	Saved
6227	Colorado Spruce	8			Coniferous	Saved
6228	Colorado Spruce	8			Coniferous	Saved
6229	Colorado Spruce	8			Coniferous	Saved
6230	Colorado Spruce	8			Coniferous	Saved
6231	Colorado Spruce	8			Coniferous	Saved
6232	Colorado Spruce	7			Coniferous	Saved
6233	Colorado Spruce	9			Coniferous	Saved
6234	Colorado Spruce	7			Coniferous	Offsite
6235	Colorado Spruce	8			Coniferous	Saved
6236	Colorado Spruce	8			Coniferous	Saved
6237	Colorado Spruce	8			Coniferous	Saved
6238	Colorado Spruce	8			Coniferous	Saved
6239	Colorado Spruce	7			Coniferous	Saved
6240	Colorado Spruce	6			Coniferous	Saved
6241	Colorado Spruce	8			Coniferous	Saved
6242	Colorado Spruce	8			Coniferous	Saved
6243	Colorado Spruce	8			Coniferous	Saved
6244	Colorado Spruce	7			Coniferous	Saved
6245	Colorado Spruce	5			Coniferous	Saved
6246	Colorado Spruce	6			Coniferous	Saved
6247	Colorado Spruce	4			Coniferous	Saved
6248	Colorado Spruce	7			Coniferous	Saved
6249	Colorado Spruce	8			Coniferous	Saved
6250	Colorado Spruce	5			Coniferous	Saved
6251	Colorado Spruce	5			Coniferous	Saved
6252	Colorado Spruce	9			Coniferous	Saved
6253	Colorado Spruce	5			Coniferous	Saved
6254	Colorado Spruce	5			Coniferous	Saved
6255	Colorado Spruce	6			Coniferous	Saved
6256	Colorado Spruce	6			Coniferous	Saved
6257	Colorado Spruce	6			Coniferous	Saved
6258	Colorado Spruce	6			Coniferous	Saved
6259	Colorado Spruce	6			Coniferous	Saved
6260	Colorado Spruce	6			Coniferous	Saved
6261	Colorado Spruce	6			Coniferous	Saved
6262	Colorado Spruce	4			Coniferous	Saved
6263	Colorado Spruce	6			Coniferous	Saved
6264	Colorado Spruce	4			Coniferous	Saved
6265	Colorado Spruce	7			Coniferous	Saved
6266	Colorado Spruce	8			Coniferous	Saved
6267	Colorado Spruce	4			Coniferous	Saved
6268	Boxelder	10			Softwood	Saved
6269	Colorado Spruce	6			Coniferous	Saved
6270	Colorado Spruce	4			Coniferous	Offsite
6271	Siberian Elm	7			Hardwood	Saved
6272	Colorado Spruce	9			Coniferous	Saved
6273	Colorado Spruce	4			Coniferous	Saved
6274	Colorado Spruce	5			Coniferous	Saved
6275	Siberian Elm	7			Hardwood	Offsite
6276	Colorado Spruce	7			Coniferous	Saved
6277	Colorado Spruce	5			Coniferous	Saved
6278	Colorado Spruce	4			Coniferous	Saved
6279	Colorado Spruce	5			Coniferous	Saved
6280	Colorado Spruce	5			Coniferous	Saved

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COTTAGE GROVE, MINNESOTA

Westwood

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12701 Whitewater Drive, Suite #300
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westwoodps.com

Westwood Professional Services, Inc.

AREA SKETCH

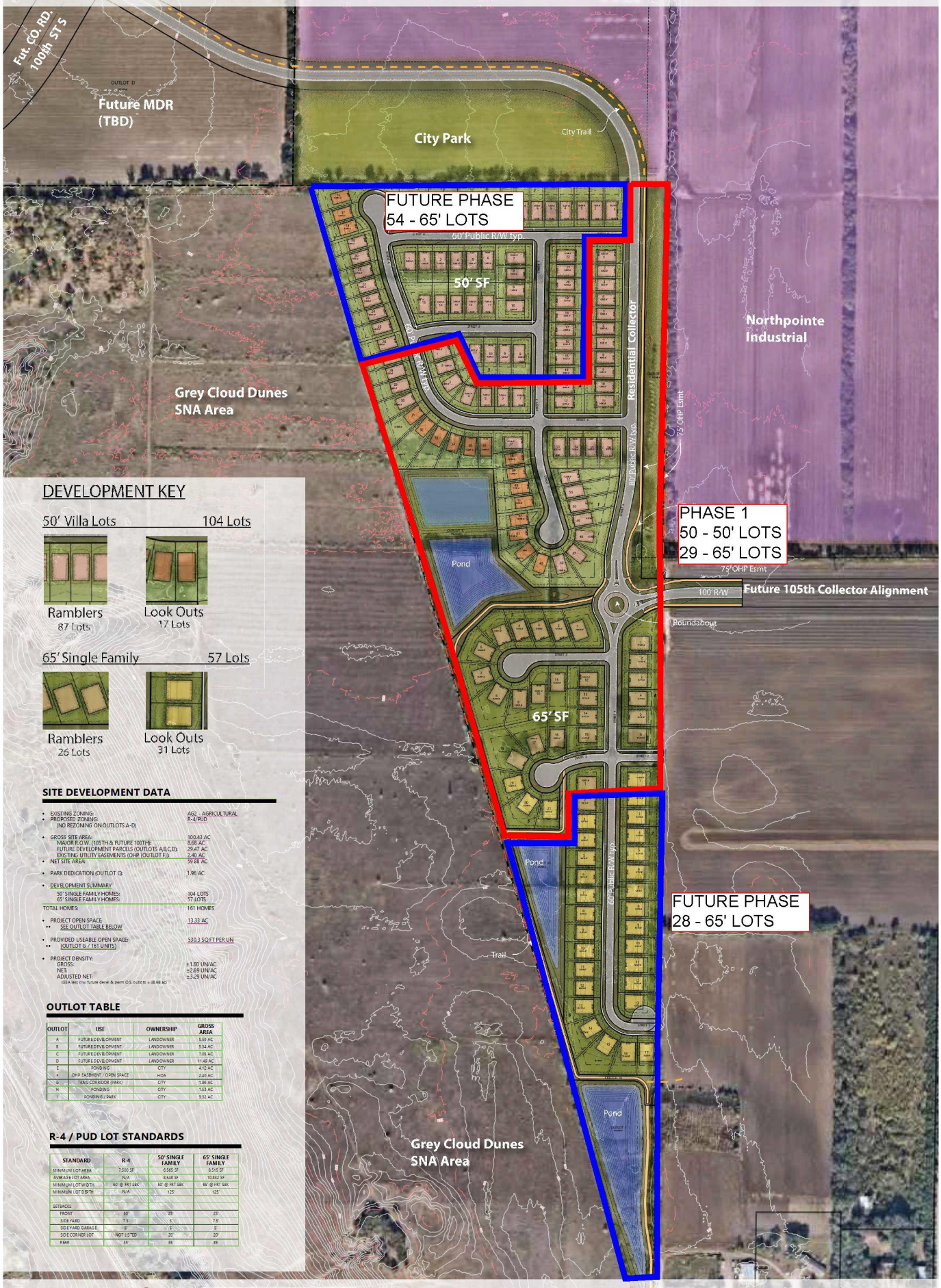
PROJECT NUMBER: 0032908.00

SHEET NUMBER: 1 OF 1

DATE: 11/08/2021

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN



DEVELOPMENT KEY

50' Villa Lots — 104 Lots

Ramblers
87 Lots

Look Outs
17 Lots

65' Single Family — 57 Lots

Ramblers
26 Lots

Look Outs
31 Lots

SITE DEVELOPMENT DATA

• EXISTING ZONING:	AG2 - AGRICULTURAL
• PROPOSED ZONING: (NO REZONING ON OUTLOTS A-D)	R-4/PUD
• GROSS SITE AREA:	100.43 AC
MAJOR R.O.W. (105TH & FUTURE 100TH)	8.68 AC
FUTURE DEVELOPMENT PARCELS (OUTLOTS A,B,C,D)	29.47 AC
EXISTING UTILITY EASEMENTS (OHP (OUTLOT F))	2.40 AC
• NET SITE AREA:	59.88 AC
• PARK DEDICATION (OUTLOT G):	1.96 AC
• DEVELOPMENT SUMMARY:	
50' SINGLE FAMILY HOMES:	104 LOTS
65' SINGLE FAMILY HOMES:	57 LOTS
TOTAL HOMES:	161 HOMES
• PROJECT OPEN SPACE	13.33 AC
•• SEE OUTLOT TABLE BELOW	
• PROVIDED USEABLE OPEN SPACE:	530.3 SQ FT PER UN
•• (OUTLOT G / 161 UNITS)	
• PROJECT DENSITY:	
GROSS:	± 1.60 UN/AC
NET:	±2.69 UN/AC
ADJUSTED NET:	±3.29 UN/AC
(GSA less r/w, future devel & perm O.S. outlots = 48.98 ac)	

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	FUTURE DEVELOPMENT	LANDOWNER	5.59 AC
B	FUTURE DEVELOPMENT	LANDOWNER	5.34 AC
C	FUTURE DEVELOPMENT	LANDOWNER	7.05 AC
D	FUTURE DEVELOPMENT	LANDOWNER	11.49 AC
E	PONDING	CITY	4.12 AC
F	OHP EASEMENT / OPEN SPACE	HOA	2.40 AC
G	TRAIL CORRIDOR (PARK)	CITY	1.96 AC
H	PONDING	CITY	1.53 AC
I	PONDING / PARK	CITY	3.32 AC

R-4 / PUD LOT STANDARDS

STANDARD	R-4	50' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	7,500 SF	6,565 SF	8,515 SF
AVERAGE LOT AREA	N/A	8,565 SF	10,832 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	50' @ FRT SBK	65' @ FRT SBK
MINIMUM LOT DEPTH	N/A	125	125
SETBACKS			
FRONT	30'	25'	25'
SIDE YARD	7.5	5	7.5
SIDE YARD GARAGE	10	10	10
SIDE CORNER LOT	NOT LISTED	20'	20'
REAR	35'	35'	35'

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Westwood Professional Services, Inc.

SUMMERGATE

5/11/22 0032909

Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

March 22, 2022
File: 193802266

Ryan Burfeind, PE
Public Works Director/City Engineer
8635 West Point Douglas Road S.
Cottage Grove, Minnesota 55016

Reference: Preserve at Prairie Dunes (Review Comments – Preliminary Plat, Preliminary Grading, Preliminary Street & Utility, Preliminary Landscape and Stormwater Report Received on 3/10/22)

Dear Ryan,

Below are review comments for the proposed Preserve at Prairie Dunes preliminary plat, preliminary grading, preliminary street & utility, preliminary landscape, and stormwater report received on 3/10/22:

General Comments:

1. The landscaping and tree preservation information is currently under review by City staff.
2. A lighting plan will need to be submitted for review.
3. Submit a signing and pavement marking plan for review.
4. Include reference to the current City of Cottage Grove "Standard Specification for Utility and Street Construction", dated January 2022, in the project plans.

Preliminary Plat Comments (sheets 2 - 8):

1. Maintain a minimum of a 20' easement for all utilities (10' on each side of pipe centerline).
2. A 30' easement will be required between lots 14 & 15 Block 1 for the 24" trunk sanitary sewer and 18" trunk water main that will be extended north and through the City park area.
3. Include a minimum of a 20' drainage and utility easement for all rear lot drainage routed through yards (Lots 2-12 Block 1, Lots 15-30 Block 1, Lots 1-6 Block 8, Lots 6-8 Block 5, Lots 18-20 Block 5, Lots 1-13 Block 7, Lots 13-14 Bock 6, etc.).

4. Provide a 20' outlot between lots 14 & 15 block, this is for a sidewalk that will be routed to the park area.
5. Combine outlot E, G, H, & I into one outlot.
6. Remove the southern end of outlot I that overlaps with the current ROW for 100th Street.

Preliminary Grading Plan Comments (sheets 9 - 13):

1. Low floor elevations must be set 1-foot above the adjacent EOFs. It appears not all backyard EOFs are identified throughout the plans. Please make sure backyard EOFs are identified.
2. Lowest adjacent grade must be 2-feet above the adjacent detention basin EOF.
3. A storm Water Pollution Prevention Plan (SWPPP) must be prepared for the project.
4. Include silt fence around the entire perimeter of ponding areas.
5. Include spot elevations throughout the plan, minimum 2% grade in green space areas.
6. Dead storage in the ponds should range from three feet and not exceed ten feet in depth. Please adjust the grading to reflect this
7. Locate the rock construction entrance near the northwest corner of the development and not off of 105th Street.
8. Construct the infiltration basin with a 90% sand and 10% compost mixture. Use MnDOT seed mix 35-221 (Dry Prairie General) for the infiltration basin.

Preliminary Street & Utility Plan Comments (sheets 14 - 17):

1. 30" Trunk storm sewer, 24" trunk sanitary sewer, and 18" trunk water main will be extended within Hadley (Street 5) north of the roundabout.
2. 24" Tunk Sanitary and 18" trunk watermain are required to be extended west of Hadley (Street 5) within Street 8.
3. No watermain or sanitary will be installed in Hadley (Street 5) north of Street 8.
4. Move/relocate the hydrant at northwest corner of Hadley (Street 5)/Street 8 off of Street 8.
5. Loop watermain wherever applicable (south end of street 7 east to Hadley/Street, between Street 3 and Street 2).
6. All water main pipe shall be ductile iron pipe.
7. Label all water fittings and include the size of all gate valves within the plans. Note vales 12" or larger must be butterfly valves.

8. Include individual irrigation services if needed.
9. Include pipe sizes for all proposed sanitary, watermain, and storm sewer.
10. Include sanitary, watermain, and storm profile views within the plans.
11. All storm sewer shall be reinforced concrete pipe.
12. Use a storm sewer CBMH instead of storm FES in backyard areas.
13. Include storm sewer sump manholes, last manhole in paved areas prior to entering ponding areas.
14. The plans currently show a submerged pipe from all stormwater ponds leading to their respective OCS. Please remove the submerged pipe and use only the OCS with an orifice opening and skimming structure to convey the stormwater.
15. Extend sidewalk north on Street 6 to park area (west side of lot 13 & 14 block 1).
16. Move/relocate the sidewalk on the north side of Street 2 to south side of Street 2.
17. Eliminate pedestrian crossings (west crossing at northeast corner of Street 6 & Street 9, east crossing at northwest corner of Street 9 & Street 7, south crossing at northwest corner of Street 6 & Street 7).
18. Extend the trail along the east side of Outlot I to the 110th Street cul-de-sac.
19. Proposed cul-de-sacs must be constructed with a 46' radius face to face (Reference City Detail Plate STR-4).

Preliminary Landscape Plan Comments (sheets 24 - 28):

1. Landscape areas should be reviewed to insure they are not placed directly over proposed utilities.
2. Avoid placing landscaping is proposed drainage swales.
3. In note 24 (sheet 27) reference is made to rain gardens. Are rain gardens being proposed as part of this development?

Stormwater Requirements:

1. The maximum allowable discharge for the parcel north of the 105th street corridor is 0.084 cfs per acre and 0.046 cfs per acre for the parcel south of the 105th street corridor. The stormwater management plan should be updated to reflect these rates rather than the 0.084 cfs per acre for the entire site.
2. Basin outlet designs, discharge rates, and high-water levels will need to be reviewed once the stormwater plan and HydroCAD models are updated to incorporate the maximum allowable discharge discussed above.

3. The Pond data table (e.g. NWL, HWL, EOF) does not match the grading plans. Please review and update accordingly.
4. Please print the HydroCAD existing and proposed conditions separately. Currently they are combined and make it more difficult to review what is being proposed and what is existing.
5. A rational method calculation, or similar method, for determining pipe sizes should be submitted for the proposed storm sewer layout that entail pipe depth, pipe cover, slope, velocities, and capacities within the proposed pipe.
6. The preliminary SWMP for the site indicates that water quality is being met for the site. Verification for water quality will be needed once revisions are made to the site.
7. Based on the soil borings provided, it appears a top layer of silty sand (SM) is throughout the site. This corresponds to a hydraulic soils group (HSG) B, which has an infiltration rate of 0.45 in/hr according to the MN Stormwater Manual. In areas where infiltration is being proposed, please include in the notes that it is required to remove the topsoil layer to ensure soils from HSG A are being reached as indicated in your stormwater management plan.

Regards,

Stantec Consulting Services Inc.

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DEPARTMENT OF NATURAL RESOURCES

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106

Transmitted by Email

May 13, 2022

Mike Mrosla, Senior Planner
City of Cottage Grove
12800 Ravine Parkway
Cottage Grove, MN 55016

RE: Preserve at Prairie Dunes Development Adjacent to Grey Cloud Dunes SNA

Dear Mike Mrosla,

The Department of Natural Resources (DNR) has reviewed the information provided in the City of Cottage Grove Planning Commission packet regarding the Preserve at Prairie Dunes Development, and would like to provide comments to be shared with City staff and council members prior to the consideration of this project at the May 18, 2022, City Council Meeting.

A query of the Natural Heritage Information System (NHIS) should be requested to assess the potential impacts to rare species, as was stated would be required in the Cottage Grove Business Park AUAR 2022 Update. It is likely that surveys and/or timing restrictions for tree removal and construction may apply to this development, and an NHIS review would support taking these factors into account. Potential impacts to rare species and subsequently the SNA should be factored into decision-making when the City considers this project. Many of the state-protected rare features within the SNA can occur beyond the SNA boundary, therefore it is important that all development, utilities, and construction projects within the vicinity query the NHIS in the early planning stages of a project as to allow sufficient time for coordination with DNR. Also, please be aware that the project area is within a high potential zone for Rusty-patched bumble bee (RPBB). Because RPBB is federally listed as endangered, the proposer will need to coordinate with the U.S. Fish and Wildlife Service regarding potential impacts to this species.

The DNR appreciates that a trail will act as a barrier between residences and the SNA since management of the SNA involves semi-regular use of prescribed fire to maintain open habitat conditions that are favorable to rare plant and wildlife species that exist on the property. Prescribed burning is generally considered a safe land management tool, but smoke from this activity can reach other adjacent properties on occasion. The trail width will not always be sufficient to prevent smoke from reaching neighboring properties and potential homeowners should be made aware of this potential when purchasing adjacent property.

Vegetation management of landscaping along the trail, in park areas, and within stormwater features will be important to coordinate with the DNR so that potential management does not negatively impact the SNA through the introduction of invasive species, herbicide/pesticide drift, or by negatively impacting rare species that may use the new open spaces. We encourage developers to incorporate native plants and seed mixes into development landscaping and stormwater features to the greatest degree possible in order to provide pollinator habitat. The Board of Water and Soil Resources (BWSR) provides many excellent resources on their Lawns to Legumes website. Due to the proximity to the SNA, please make sure that all seed mixes are free of noxious weeds and invasive species.

It is unclear from project plans how the access to the north SNA parking lot will be affected by the new road improvements both during construction and after. The DNR expects to maintain access to the SNA for management purposes as well as public access throughout construction and after the new road is built. Please coordinate with SNA Program Supervisor, Molly Roske (Molly.Roske@state.mn.us; 651-259-5094), regarding the construction schedule and final driveway design. The DNR will also follow up with a call to City staff to clarify points of contact within DNR when providing information for review and comment.

Thank you for your consideration and for your continued coordination. Please let me know if you have any questions.

Sincerely,



Melissa Collins
Regional Environmental Assessment Ecologist | Ecological and Water Resources
Minnesota Department of Natural Resources
1200 Warner Road
St. Paul, MN 55106
Phone: 651-259-5755
Email: melissa.collins@state.mn.us

CC: Jennifer Levitt, City of Cottage Grove
Christine Costello, City of Cottage Grove
Grant Wilson, DNR Regional Director
Dan Lais, DNR Regional Manager
Liz Harper, DNR Assistant Regional Manager
Molly Roske, DNR SNA Program Supervisor
Kris Hennig, DNR Scientific and Natural Areas Specialist
Dan Scollan, DNR Area Hydrologist

City Council Action Request

14A

Meeting Date	5/18/2022
Department	Administration
Agenda Category	Workshops - Closed to Public
Title	City Administrator Performance Evaluation
Staff Recommendation	Close the meeting pursuant to MN Statute 13D.05 subd. (3)a to conduct a performance evaluation of City Administrator Jennifer Levitt.
Budget Implication	N/A
Attachments	

MINUTES

COTTAGE GROVE CITY COUNCIL — May 18, 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 May 18, 2022, at Cottage Grove City Hall, 12800 Ravine Parkway. Pursuant to Minnesota State Statute 13D.02, Subd. 1, Mayor Bailey noted that Council Member Thiede would be attending this meeting remotely from the following location: Cedar Rapids Marriott, 1200 Collins Road NE, Cedar Rapids, IA, 52402. Mayor Bailey stated he, too, is attending the meeting remotely from his home due to a positive COVID test on Tuesday. Mayor Bailey called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Also present: Jennifer Levitt, City Administrator; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Tammy Anderson, City Clerk; Ryan Burfeind, City Engineer/Public Works Director; Gretchen Carlson, Director of Economic Development; Christine Costello, Director of Community Development; Joe Fischbach, HR Manager; Pete Koerner, Public Safety Director; Brenda Malinowski, Finance Director; Mike Mrosla, Senior Planner; Emily Schmitz, Senior Planner.

Mayor Bailey requested the next two agenda items be switched so that he can add two agenda items before we begin Open Forum.

4. ADOPTION OF AGENDA

Mayor Bailey proposed four modifications to tonight's agenda:

1) Remove Item 6 B, Meritorious Service Award Presentation; it will be placed on the June 1, 2022, City Council Agenda so we can have the full Council present to celebrate this well-deserved award.
2) Remove Item 14 A, which is Workshop Closed to the Public, the performance evaluation of City Administrator Jennifer Levitt; it will be placed on the June 1, 2022, City Council Agenda, as again we'd like to have the full Council physically present to provide a more-engaged dialogue with her.
3) Add the following condition and modification to Item 7 I, which is the Mobile Food Unit License; we will be pulling that for a separate vote, and that is adding conditional approval for FatHouse, Juice Box, SUPER Hmong Taiwanese Sausages, and Broken Rice for license approval pending all required paperwork is completed and submitted to the City by May 25, 2022.
4) A Temporary Suspension of the Rules of the Council regarding the Preservation of Order, which would be considered after we adopt this agenda.

Motion by Council Member Dennis to adopt the agenda with the revisions stated by Mayor Bailey, as outlined above; second by Council Member Khambata.

Council Member Olsen asked what is the intent of changing the rules? Mayor Bailey stated he'd explain that in a minute, but it's just so that Council Member Dennis can manage any comments or questions that come from the audience since he, Mayor Bailey, is not physically present in the Council Chambers this evening.

Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

Temporary Suspension of Rules of the Council regarding the Preservation of Order:

Mayor Bailey stated that he's presiding over the meeting but is doing so remotely and cannot see the audience, so that makes it impossible for him to preserve order, if needed; he's asking that we temporarily suspend the Rule of the Council in this matter. He will preside over the meeting, but asked Mayor Pro Tem Dennis be given the authority to preserve order in the Council Chambers. The Rule in our Code allows for suspension of our normal Rule of Order by majority vote. Mayor Bailey asked for a motion to approve this temporary change for tonight's meeting.

Motion by Council Member Olsen to temporarily suspend the Rules of the Council regarding the preservation of order; second by Council Member Khambata.
Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

5. OPEN FORUM

Mayor Bailey opened the Open Forum. Mayor Pro Tem Dennis asked if there was anyone who wished to address the Council.

David Blume, 8791 77th Street South, stated as treasurer of the Southeast Metro Amateur Radio Club (SEMARC), he extended an invitation for the public to meet with the amateur radio operators of our community as we participate in the national event called Field Day, on June 25, at 1:00 p.m., at Cottage Grove Fire Station #3, 7500 Langly Avenue South; it lasts for 24 hours. Amateur radio operators can provide a critical public service for our communities during times of disaster, and we're able to provide reliable communications when the normal infrastructure is offline. Licensed by the FCC and trained in the art and science of radio communications and basic electronic theory, we own and maintain our own communications equipment. Our national organization has built relationships with several service agencies such as FEMA, Red Cross, Salvation Army, etc. SEMARC has participated in several simulated emergency drills, such as the 2010 Aircraft downing on the Mississippi River, and the regularly scheduled Homeland Security and Emergency Management Radiological Emergency Preparedness (REP) drill; the next REP drill is scheduled for May 25. They're proud to say that they've actually provided communication services to communities such as Lake St. Croix Beach for their flooding event in July 2015, and to Fargo, North Dakota, for flooding events in 1997 and 2009. This public service is easily extended during non-emergency events, such as parades, marathons, etc. The purpose of his visit tonight is to show the science, the service, and the skill that we can offer to our community. We'd love the opportunity to show you our capabilities in person, so we look forward to seeing members of the City of Cottage Grove, Cottage Grove Public Safety, and the citizens of the southeast metro area during our Field Day event.

Mayor Bailey thanked Mr. Blume for his presentation. He's previously attended some of their events, so he appreciates that they're now inviting the public. He encouraged the citizens of Cottage Grove and his Council colleagues to stop by and say hi and see how it all works.

As no one else wished to address the Council, Mayor Pro Tem Dennis closed the Open Forum.

6. PRESENTATIONS

A. One Family 2nd Annual Hmong Memorial Sports Fest
Staff Recommendation: Receive presentation from event coordinator John Yang.

John Yang stated that he represents One Family, a nonprofit organization that right now mainly focuses on sports. We try to help youth by presenting them with an atmosphere where they can perform their sports in a professional atmosphere; we try to make it as nice as possible by providing all of the equipment needed to have fun and excel in sports. We will be at Kingston Park on May 28-29, and he invited everyone to come and join them there. We will have flag football, corn hole, volleyball, basketball, and we just picked up a soccer coordinator, so we will have a few teams of soccer players there. We want to thank the City of Cottage Grove for allowing us to use beautiful

Kingston Park; he wanted to make sure everyone knew the invitation was open to the public to join with us on a hopefully beautiful day.

Mayor Bailey stated he lives somewhat close to Kingston Park, so he's seen one event there; you definitely have a large draw, with many people attending these events.

Council Member Dennis stated Mr. Yang had an opportunity to interact with a number of guests that played various sports last year, and people spoke very highly of what they'd put together; they stated they had a fantastic time, so we appreciate and thank you for coming to Cottage Grove to bring that opportunity. We'd love to have you back anytime.

Mr. Yang thanked Council Member Dennis for that, and also thanked the City for assisting us with our food trucks. This came up very quickly for us, so unfortunately some of our food vendors weren't able to get the application in time. He really appreciates the City working with us on that, it means a lot to them.

7. CONSENT AGENDA

A. Approve the April 20, 2022, City Council Regular and Special Meeting Minutes.
B. Approve the Royal Oaks Golf Course improvements project scope and authorize staff to: 1) Prepare plans and specifications. 2) Purchase irrigation heads, valves, and controllers utilizing cooperative purchasing agreement. 3) Authorize staff to begin drafting documentation of interfund loan from EDA Trust Fund for golf improvements.
C. Approve the service agreement with SafeAssure for workplace safety consultant services.
D. Adopt Resolution 2022-081 authorizing staff to execute the Master Partnership Contract with the Minnesota Department of Transportation (MnDOT) and allowing the City Engineer to negotiate work orders pursuant to contract.
E. Approve the increased budgeted amount of two single axle dump trucks from $470,000 to $638,569.
F. Adopt Resolution 2022-082 supporting the City's Rural Surface Transportation Grant application for the County Road 19A/100th Street Realignment Project.
G. Authorize issuance of a single-occasion gambling permit to Accacia Lodge No. 51 to conduct a raffle at 11094 70th Street South on October 8, 2022.
H. Adopt Resolution 2022-094 approving the plans and specifications and establishing a June 9, 2022, bid date for the South District Trunk Storm Sewer Project.
I. Approve Mobile Food Unit licenses to the following applicants, effective May 19, 2022, through December 31, 2022: 1) Miller Concession, Inc. 2) Longs Combo Roll. 3) Xai - The Corn Guy. 4) Thai Thai Street Food. 5) Linko Food, LLC. 6) Smith Brothers BBQ. 7) Boba Tea.
J. Approve the issuance of rental licenses to the properties in the attached table.

K. Adopt Resolution 2022-096 authorizing the termination of the Contract with Classic Protective Coatings, Inc. for the Water Storage Tank Rehabilitation - Pine Hill 0.5 MG Spheroid project and further authorizing City staff to initiate the termination notice and take any other actions necessary to terminate the Contract.

Mayor Bailey wished to pull Item I, Mobile Food Unit Licenses, on the Consent Agenda for a separate vote.

Motion by Council Member Olsen to approve the Consent Agenda, except for Item I; second by Council Member Thiede. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

Mayor Bailey stated Item I is the Mobile Food Unit Licenses, and there are additional food vendors that are planning to come to the One Family 2nd Annual Hmong Memorial Sports Fest, which Mr. Yang just spoke about. The City of Cottage Grove just recently changed our food unit ordinances and processes. Mr. Yang spoke about some of the challenges he's had, and the Strawberry Fest Committee is also having some initial growing pains with our new ordinance. He asked Council Member Thiede to speak about a recommendation for these two very specific events, due to the timing of our new ordinance changes.

Council Member Thiede stated what it really boils down to is for Strawberry Fest, all the applications went out in January, so vendors signed up, not knowing about the food unit license. We had all but a couple of our food vendors set up prior to April 6, when Council actually approved the food unit ordinance. The Hmong Sports Fest also had a difficult time because the Special Event permit was completed without totally knowing about the food unit vendor licensing. At our last Strawberry Fest meeting, we were wondering if they had a tent and just a trailer with supplies inside if that would actually be considered a food unit and if it would also have to be licensed. Council Member Thiede felt what would be fair is we actually need to modify the Special Event permit to actually say that food trucks/units involved in this Special Event also need to get their licensing; that way they'll know that when they're actually filling out the permit. He'd like to have the permit requirement of $250 waived for both events on the agenda tonight; by getting this verbiage on the Special Event permit, then everything going forward would need the $250 license fee. He's already set it up with the Strawberry Fest Committee that after the Strawberry Fest this year, we need to discuss how we're going to handle this next year for food units that are in the carnival also. Beside the food units, he thought the Lions Club's beer tent would also fall under that. We need to discuss this and get the message out to participants.

Mayor Bailey stated he wanted to get City Attorney Korine Land's input on this item. Attorney Land stated as long as the Council is being fair with both of these Special Event permits, she never likes to see Councils waive fees because these are cost recovery, the City is expending resources. However, in unique circumstances, as long as all applications are treated the same, that feels fair and uniform. If the Council feels

that this is a justifiable waiver of the fee in this one circumstance, this is probably the best way to do it.

Council Member Olsen asked regarding Item I and how it's worded in our agenda, he asked how the motion should sound to ensure that it's clearly understood what we're doing. It's been pulled for a separate vote; he's more than willing to make the motion that we waive the fees for both of these events, as that's fair and reasonable, but he also wants to make sure that we deal with whatever businesses are on the Agenda for Item I. He asked Administrator Levitt and Attorney Land to guide us on the correct verbiage and vote.

Attorney Land stated she'd recommend that Council approve the licenses that are on the Agenda tonight, approve conditionally the additional licenses that were added tonight, with the conditions as stated earlier by Mayor Bailey, and waive the $250 for each license for all of them.

Motion by Council Member Olsen to approve the licenses that are on the Agenda tonight, approve conditionally the additional licenses that were added tonight with the conditions as stated earlier by Mayor Bailey, and waive the $250 for each license for all of them; second by Council Member Thiede.

Council Member Khambata stated that given the timeline in which the ordinance change fell, he recognizes that it constituted an unnecessary hardship for the applicants, and for that reason he's in favor of waiving the fee. Council Member Dennis stated when we start a new program, sometimes there are some growing pains. He thought there was always an opportunity for us to be reasonable and fair; he thinks this is a great example of doing that in the best interest of people to the greater good, so he favors it as well.

Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

A. Approve payments for the period of 4/29/2022-5/10/2022 in the amount of $742,650.78.

Motion by Council Member Dennis to approve disbursements; second by Council Member Olsen. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

9. PUBLIC HEARINGS

A. Special Event Permit - Strawberry Festival
Staff Recommendation: Authorize issuance of a special event and parade permit to Cottage Grove Strawberry Fest, contingent upon conditions

outlined in the memo from Public Safety Director Koerner and Community Development Director Christine Costello dated May 11, 2022.

Public Safety Director Pete Koerner stated with the COVID delays, this festival has been in the making for over two years, so they're very prepared. The Strawberry Fest Committee is a volunteer committee; their mission is to bring the community together. Many City staff from various departments attend this festival, so it's a group effort. It's like it has been previously, but it's growing; this year they've added wrestling, and the carnival, the talent show, entertainment, all the food vendors, including two different Lions Clubs, will be there. The Strawberry Fest web page is kept up to date, so new events are added at cottagegrovestrawberryfest.com. The Special Event permit was submitted in January, and we're making sure everything falls into our safety plan. Notices for tonight's public hearing have been sent, and we'll ask Council for their final approval tonight.

Director Koerner reviewed the days/hours of operation and noted the memo in the Council packet has all of the conditions listed: Building and Electrical Permits; Incident Action Plan; Severe Weather Evacuation Routes; Security; EMS/First Aid; Traffic and Emergency Lanes; Sanitation; Food Sales; Food Trucks/Units; Alcohol Sales; Waste Collection; Fireworks; Fencing; Noise; Parade; 5K Race; Insurance.

We're anticipating larger-than-usual crowds; the Chiefs Association just met today, and we talked about how we can help other communities out with larger crowds to make sure they stay safe. We're committed to adding additional officers this year; we'll be fully staffed throughout the festival.

With the noise, every year we get maybe one-or-two complaints about the music, but most people who live near Kingston Park know this takes place on the third weekend of June every year. The bands can only play until midnight on Friday and Saturday, and there will also be fireworks on Saturday night. The parade route has not changed.

Mayor Pro Tem Dennis opened the public hearing. No one wished to speak on this topic, so Mayor Pro Tem Dennis closed the public hearing.

Motion by Council Member Dennis to authorize issuance of a Special Event and parade permit to Cottage Grove Strawberry Fest, contingent upon conditions outlined in the memo from Public Safety Director Koerner and Community Development Director Christine Costello dated May 11, 2022; second by Council Member Thiede.

Council Member Thiede stated Director Koerner did a great job; he noted the carnival is going to be in a different location, in the north parking lot. The wrestling event on Saturday should be interesting. There's also the Strawberry Fields Marketplace, and it's berry good to be back.

Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

B. Enclave Development - Hemingway Industrial

Staff Recommendation: 1) Hold the public hearing to vacate and discontinue the public drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 2) Adopt Resolution 2022-088 approving the vacation and discontinuance of the drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition. 3) Adopt Resolution 2022-089 approving the preliminary plat and final plat named Hemingway Industrial. 4) Adopt Resolution 2022-090 approving the Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses.

Jane Kansier, Senior Planner, Bolton & Menk, stated this property is located at the intersection of 97th Street and Hemingway, immediately to the west of the Renewal by Andersen building. The site is 25.3 acres of currently vacant land. There are three different actions that need to be taken: 1) Vacation of an existing easement, which requires a public hearing. When this property was originally platted, it consisted of two lots, one an Outlot and one described as Lot 1, Block 1. There is a five-foot easement along the common lot line, and because this plat will combine the two lots together, there is no longer any need for the easement. The applicant is requesting that it be vacated. Any required easements will be dedicated along the perimeter as part of the plat, as well as a new easement over the raw water line; that project begins in June, 2022. 2) We need approval of the preliminary and final plat; this plat will combine the two existing outlots into a single lot, 25.3 acres in area. Any required drainage and utility easements will be dedicated as part of the final plat. 3) The applicant has requested approval of the Site Plan, and is proposing two buildings on the site, totaling 240,000 square feet, which will be used for office and warehouse space. There are loading docks that face the interior of the site. Employee and customer parking is located along the front of each building, on the north and south sides. Trailer and truck parking is located along the western side of the property boundary.

Planner Kaiser stated there are no specific uses for these buildings proposed at this time; the property is zoned Industrial. As the buildings become occupied, we'll have to evaluate each proposed use to determine if it can be permitted outright or if further public review would be required. Planner Kaiser spoke further on: Landscaping: Plan shows perimeter landscaping and buffer-yard plantings; they'll be required to provide an updated plan so we can ensure the required parking lot green space is provided. Buildings: Precast concrete panels with three different colors, glass windows with storefront aluminum frames. At each entry of the building, there are precast metal architectural canopies. The ordinance requires that industrial buildings be at least 65% Class I; this proposal meets that requirement. We'll want more detail as building permits come in just to make sure they're consistent with all of the architectural requirements. Noise: Is a little bit of a concern on the site, especially because it's adjacent to a residential district. It's important to note the site has to meet all Federal, State, and Local requirements. During daytime hours, the noise levels cannot exceed 65 decibels for more than 50% of the time over the course of an hour; an air-

conditioning unit is about 60 decibels. The applicant does not anticipate any noise issues as there's existing landscaping that will remain in place that's located between their site and the residential district.

Mayor Pro Tem Dennis opened the public hearing. As no one wished to speak on this item, Mayor Pro Tem Dennis closed the public hearing.

Motion by Council Member Khambata to Adopt Resolution 2022-088 approving the vacation and discontinuance of the drainage and utility easements along the common lot line between Outlot A and Lot 1, Block 1, Glengrove Industrial Park 5th Addition; Adopt Resolution 2022-089 approving the preliminary plat and final plat named Hemingway Industrial; Adopt Resolution 2022-090 approving the Site Plan Review for construction of a warehouse and distribution facility consisting of two buildings with a combined total square footage of 240,000 square feet to support warehouse and office uses; second by Council Member Olsen. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye.
Motion carried: 5-0.

C. Hinton Woods 2nd Addition

Staff Recommendation: 1) Hold the public hearing to vacate a public drainage and utility easement within Outlot C, Hinton Woods. 2) Adopt Resolution 2022-091 vacating a public draining and utility easement within Outlot C, Hinton Woods. 3) Adopt Resolution 2022-092 approving the Final Plat for Hinton Woods 2nd Addition. 4) Approve the Hinton Woods 2nd Addition Development Agreement with D.R. Horton, Inc. - Minnesota. 5) Adopt Resolution 2022-093 approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

Mike Mrosla, Senior Planner, stated this site is located south of 65th Street and to the west of Hinton Avenue. D.R. Horton previously obtained approval for a preliminary plat to construct 104 townhomes and 61 single-family lots; the first addition consisted of 55 townhomes and 65 single-family lots. With the second addition, D.R. Horton has applied for a Final Plat, which consists of 46 townhome units where Outlot C is located. Because of this Final Plat, the existing drainage and utility easement within Outlot C needs to be vacated, as it's no longer needed, which is why we're requesting the easement vacation tonight.

Mayor Bailey stated a citizen had reach out to him about them working past 9:00 p.m.; he asked if Planner Mrosla was going to address that with the applicant. Planner Mrosla replied that he'd work with the applicant to address that issue.

Mayor Pro Tem Dennis opened the public hearing. As no one wished to speak on this item, Mayor Pro Tem Dennis closed the public hearing.

Motion by Council Member Khambata to Adopt Resolution 2022-091 vacating a public drainage and utility easement within Outlot C, Hinton Woods; Adopt Resolution 2022-092 approving the Final Plat for Hinton Woods 2nd Addition; Approve the Hinton woods Development Agreement with D.R. Horton, Inc.-Minnesota; Adopt Resolution 2022-093 approving the Hinton Woods 2nd Addition Development Plans dated March 30, 2022, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing; second by Council Member Dennis. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

10. BID AWARDS

A. Goodview Avenue Water Main Extension Project - Rescind Prior Bid Award, Reject Ineligible Bids, Award Bid
Staff Recommendation: Adopt Resolution 2022-095 that: 1) Rescinds the award of the Goodview Avenue Water Main Project to Northdale Construction Company, Inc., as they are an ineligible bidder due to failing to comply with Minnesota Statute 16C.285, Subd. 4, and the Bidding Documents. 2) Rejects all three bids received for the project that did not include the Responsible Contractor Verification form. 3) Award the Goodview Avenue Water Main Extension Project to Miller Excavating, Inc. in the amount of $2,271,124.81.

Ryan Burfeind, Public Works Director, stated this bid had been awarded to Northdale Construction Company on April 20, 2022, after which contracts go to Attorney Land for review before the City executes them. Upon review of that contract, Attorney Land determined the Responsible Contractor Verification form, required to be signed by the contractor, had not been signed. State Statute requires that that form be submitted with the bid. Upon discovering that, there were actually two other contractors who had not submitted the required form, which was unusual. The second low bidder, Miller Excavating, had included the required form, and their bid was only $916.83 higher than Northdale Construction. This project is fully funded by the 3M Settlement Agreement through the State of Minnesota, so the additional $916.83 makes no change in the grant amount. Director Burfeind stated he'd take any questions from the Council.

Council Member Khambata asked if Director Burfeind was able to determine if the three contractors who hadn't signed the form had done so intentionally or if it was just a clerical error.

Director Burfeind replied we don't know that it was intentional, but it's a required standard form through State Statute; it's surprising that it was not signed, but it's also odd that there were three of them that were not signed. We're looking at the online bidding site to see if something on there was different, but even if that's the case, that's

been a standard form for many years. The other contractors who submitted bids knew that law, it was in the contract, and they'd signed it.

Council Member Khambata stated we clearly want to work with contractors who know the process and are complying; he was just curious with the number of omissions if there was something in our bid process that we needed to correct. Director Burfeind replied not that we're aware of at this time.

Motion by Council Member Olsen to Adopt Resolution 2022-095 that: 1) Rescinds the award of the Goodview Avenue Water Main Extension Project to Northdale Construction Company, Inc., as they are an ineligible bidder due to failing to comply with Minnesota Statute 16C.285, Subd. 4, and the Bidding Documents. 2) Reject all three bids received for the project that did not include the Responsible Contractor Verification form. 3) Award the Goodview Avenue Water Main Extension Project to Miller Excavating, Inc. in the amount of $2,271,124.81; second by Council Member Khambata. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

11. REGULAR AGENDA

A. Ravine Crossing

Staff Recommendation: 1) Adopt Resolution 2022-083 approving a lot split creating a three-acre parcel to be combined with the neighboring church parcel at 9998 90th Street South. 2) Adopt Ordinance No. 1059 approving a zoning amendment to rezone 28.6 acres of land generally located on the northwest corner of 90th Street and Keats Avenue from AG-1, Agricultural Preservation, to R-4, Low Density Residential. 3) Adopt Resolution 2022-084 approving the preliminary plat for a subdivision to be called Ravine Crossing that will consist of 80 single-family lots and 3 outlots.

Emily Schmitz, Senior Planner, stated this application was submitted by D.R. Horton for a property about 28 acres in size at the northwest corner of Keats Avenue and 90th Street. There was a Comprehensive Plan Amendment that Council approved in March for the staging plan and the staging area; this parcel was originally in Staging Area 2, and with the approved Amendment, it is now in Staging Area 1. The Amendment is currently with the Metropolitan Council for their review and approval, which we expect to see in the next couple of months. Christ the Lord Church is working with the current property owner to purchase an additional three acres of this existing parcel, preparing for a potential future expansion. That lot split will take place before D.R. Horton works through any purchase with the current landowner for the development.

The development is proposed as R-4 zoning and it meets the City's minimum standards within the Zoning Code, so we're not looking at a PUD tonight; all of the proposed lot sizes and setbacks align with the Zoning Code standards, with density at 2.53 units per acre, it meets low density requirements in the City's Land Use Plan.

Planner Schmitz spoke further on: Access: Proposed off of 90th Street and will also connect at the north to Joliet Avenue, to an existing development. This development will be unique as its surrounding developments don't have sidewalks; this one will and will provide connectivity to the trail system along 90th Street and future Keats Avenue trails. Tree Inventory/Preservation: A tree inventory was completed with no mitigation required. The developer is proposing to meet our minimum landscape requirements, specifically with buffer trees along Keats Avenue, and maintaining a 75-foot buffer along that arterial roadway. Utilities: Available and readily accessible within 90th Street. They're also willing to provide a sanitary sewer connection for the church, at such time the church chooses to connect to City services. Architecture: D.R. Horton has indicated this is a very similar product to that seen in Northwood Park, on the northeast corner of the community.

Council Member Olsen stated his question applies to all developments in the Regular Agenda tonight and directed it to Attorney Land: He asked if she could speak about the need for Zoning Amendments in all three of these items. The Council knows the Comprehensive Plan applies to zoning in the community, but when we do a development, we have to do a Zoning Amendment. It seems confusing as to why we're continually changing zoning. He asked Attorney Land to explain why we're doing the Zoning Amendments and what we might need to do in the future to avoid having to regularly do Zoning Amendments.

Attorney Land stated when the City adopts its Comprehensive Plan, the City Council sets out its long-term vision for the community with a broad brush. Any area is going to be zoned a certain type of residential property; you know that you want it to be residential, but you don't know exactly what kind, so it's just broad-brush residential. It might be large lots, but you're not going to specifically say it has to be this many units per lot in this particular area. It's a guide and it's a principal guide based on how you envision the community to develop in the future and how you'd like to see it develop. Zoning is more guesswork; you think it's going to be this, and the City has to have a Zoning Ordinance and a Zoning Map that are more specific than the Comprehensive Plan. The City doesn't own the property, so the City can't put things on that property and require things to go on that property because you don't own it, and you don't know for sure what the owner wants to do with it. The owner will know, according to the Comprehensive Plan, that it has to look something like this, but at the end of the day it might look a little different than what the Zoning Ordinance actually requires it to be. So, when they finally figure out what it is that they want to do with the property and it doesn't align exactly with the Zoning Map, that's when you receive a Zoning Map Amendment.

Council Member Olsen stated Comprehensive Plan and Zoning Maps are public documents, so everyone can access them. Sometimes we'll take an issue like this under advisement, people will look at a Zoning Map and say that's not zoned that way, what are you doing? That doesn't make any sense. That's why he wanted her to provide context as to why we do these things. When the Comprehensive Plan is completed very ten years, some communities then adjust their zoning parallel to the

creation of the new Comprehensive Plan to try to get those two things to match. These are private land deals, agreements made between property owners and developers, and the City has to have flexibility and be able to respond appropriately; that's the reason sometimes a Zoning Amendment is required if we feel it meets the character of the area and is in keeping with our general development plan moving forward. It gives us the opportunity to adjust things and welcome new residents to the community.

Council Member Khambata stated because they're building close to Keats Avenue, he was happy to see where they placed Outlot A as a buffer between a higher traffic area and the neighboring property to the north. They made a lot of smart considerations regarding their neighbors to the south, the church, and the neighbor to the north on Keats Avenue. He likes what they've done.

Deb Ridgeway, with D.R. Horton, 20860 Kenbridge Court, Lakeville, stated she was here to answer any questions. We're excited to bring forward another project to Cottage Grove.

Mayor Bailey stated this isn't a public hearing but wondered if anybody in the audience wished to speak on this. Mayor Pro Tem Dennis stated a gentleman wished to speak; he asked him to state his name and address for the record and told him he'd have about three minutes to express his thoughts.

Dave Olson, 8627 Jorgensen Avenue South, stated he lives in the development immediately north, and he attended the neighborhood meeting where Ms. Ridgeway was present. He said D.R. Horton did a nice job of helping us understand what would be going on to our south and what the development would look like. It's now 79 homes instead of 88, but it's the same general look and feel. As a citizen who lives just north of there, it was really nice to be able to have a smaller meeting to have that conversation with them; City staff was also there and provided answers to questions people had. He wanted Council to know that he thought it was a really good process, and he felt Council should approve these tonight.

Motion by Council Member Khambata to Adopt Resolution 2022-083 approving a lot split creating a three-acre parcel to be combined with the neighboring church parcel at 9998 90th Street South; Adopt Ordinance No. 1059 approving a zoning amendment to rezone 28.6 acres of land generally located on the northwest corner of 90th Street and Keats Avenue from AG-1, Agricultural Preservation, to R-4, Low Density Residential; Adopt Resolution 2022-084 approving the preliminary plat for a subdivision to be called Ravine Crossing that will consist of 80 single-family lots and 3 outlots; second by Council Member Thiede. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

Mayor Bailey stated that Planner Mrosla would speak on both Item 11-B and Item 11-C as they're in the same area.

B. Graymont Village

Staff Recommendation: 1) Adopt Ordinance No. 1058 approving a zoning amendment to change the zoning of property generally located west of Ideal Avenue, south of the planned 105th Street extension, and north of 110th Street from AG-2, Agriculture, to R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development. 2) Adopt Resolution 2022-087 approving the preliminary plat for a residential development to be called Graymont Village, which will consist of 207 lots for single-family homes.

C. Preserve at Prairie Dunes
Staff Recommendation: 1) Adopt Resolution 2022-085 approving an amendment to the 2040 Comprehensive Plan to re-guide 14.91 acres of land from Industrial to Medium Density Residential and authorize staff to submit the amendment to the Metropolitan Council. 2) Adopt Ordinance No. 1057 approving the zoning amendment to rezone the subject property from AG-2, Agriculture, and R-1, Rural Residential, to R-4, Low Density Residential, with a Planned Unit Development, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment. 3) Adopt Resolution 2022-086 approving the preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes that will consist of 154 lots for single-family homes, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment.

Planner Mrosla stated these developments, Graymont Village and Preserve at Prairie Dunes, are adjacent to each other and have many similarities. The proposed projects are located south of 100th Street and to the west of Ideal Avenue. The proposed properties are currently tilled fields with vegetative windbreaks. About 100 acres is being included in the preliminary plat because we need to re-align 100th Street and Hadley Avenue, which is consistent with the Comprehensive Plan. Director/City Engineer Burfeind will speak more about this later in the presentation.

<u>Graymont Village</u>

The applicant, Lennar, is proposing to develop about 60 acres, and the proposed project is a little more than 65 acres, currently tilled field. Surrounding development to the east is tilled fields and existing residential, to the west is the DNR Scientific Natural Area (SNA), to the north is the NorthPoint Logistics Center, to the south is existing residential.

These projects are both located in the Cottage Grove Business Park Alternative Urban Areawide Review (AUAR), which requires a hybrid Environmental Assessment Worksheet (EAW) and an Environmental Impact Statement (EIS). Council recently approved an updated version of the AUAR at the March City Council meeting. The AUAR has to be consistent with the Comprehensive Plan. The proposed projects are consistent with the AUAR, and no additional mitigation is required.

Existing Land Use and Zoning: Both are currently guided as medium density residential, low density residential, and industrial on the Land Use Plan. They're also zoned AG-2, Agricultural, R-1, Rural Residential, and R-3, Single-Family Residential. However, Summergate is requesting to re-guide a section of the property to medium density due to roadway alignment; upon review and working with the applicant, it was determined that the best placement of the roadway would be adjacent to the eastern property line, adjacent to a 75-foot existing powerline easement. That creates a nice buffer between the proposed residential and the Logistics Center to the east. That's why we're requesting to modify the plan because the roadway alignment shifted to the east, allowing for the whole piece of property to be guided as medium density. We have worked closely with the Metropolitan Council on this project, and they deemed this project as a minor Amendment, which does not need to go through the full Metropolitan Council process. However, they need to approve it before any rezoning takes effect.

The applicant for the Preserve at Prairie Dunes is requesting to rezone the subject properties to R-4, Low Density Residential with a Planned Unit Development (PUD); that is contingent upon Metropolitan Council approval of the Land Use Amendment. If Council approves this project tonight, we will be submitting the proposed Amendment to the Metropolitan Council in the coming days.

Planner Mrosla stated Public Works Director/City Engineer Burfeind would speak further on transportation and access in that area.

Director Burfeind stated regarding the roadwork in this area, he felt a few items mentioned at the Planning Commission meeting were important to address tonight: Transportation: There will be a lot of work going on in this area on 105th Street, 100th Street, and Ideal Avenue, which is being done by NorthPoint:

- They've just started working on 105th Street, and they're proposing to start 100th Street this year, but we need to deal with many private utility conflicts from Xcel Energy, Century Link, and Comcast.
- Ideal Avenue is proposed to be a 2023 construction, and all of that work will be either upgrading existing roads or doing the new road with three-lane sections. Truck traffic can use the new turn lanes to improve traffic flow.
- The work on 100th Street will improve Renewal by Andersen traffic by providing a left-turn lane, so people don't have to wait for the trucks.
- The South District street and utility improvements include the realignment of 100th Street and then the realignment of Hadley Avenue, bringing it down to that roundabout in the southwest corner of NorthPoint; that will be a City project, an assessment project through Chapter 429. The benefiting owners of the development, the properties in this area, have signed Deferred Assessment Waivers to pay for that extension of Hadley Avenue; because there were so many benefiting properties, it made the most sense to actually have the City construct that roadway and collect the deferred assessments as the developments occur. That's out to bid right now with a bid date of May 26 and an anticipated award date of June 1 at the City Council meeting.

The reason that's happening is they need a second access; Fire Code requires when you build more than 30 new units, they need two points of access from a public-safety

perspective. These developments were required to have the avenue extension be completed so they could have that second point of access.

Planning Commission meeting questions were there is a proposed connection to 110th Street with the Graymont Village element; the neighbors on 110th Street expressed concerns about why that connection is happening. They felt it would just add some more traffic to their road so asked if it was really needed. It is a very important standard practice of development that we connect our roadways; we don't want to create dead-end blocks of housing. From a transportation perspective, even from that far southern point of 110th, it's still shorter to go out through the development to 105th Street to Ideal Avenue; 110th Street is a 30 MPH road also, so it's not a higher-speed road providing faster access out of the area. While some residents on the far south end of the development might use 110th Street, we're really largely expecting traffic to flow north to 105th Street, which will have a higher speed limit, and out Ideal Avenue. Graymont Village will also be developed from north to south, so it will start that traffic pattern. The other reason to connect roadways is for services; even though the residents may not use this much, snowplows, the postal service, delivery trucks, and school buses don't want to have to go into a neighborhood and go out, go around another road, and come back around 110th Street; that's just adding many unnecessary trips and two-way traffic to a roadway.

With more development, what's going to happen with Jamaica Avenue? All of the work that we're doing up to Jamaica Avenue is greatly going to increase the capacity of those roadways. This is residential traffic for Jamaica Avenue South and the roundabouts; NorthPoint is industrial traffic, so it's really noncompeting. NorthPoint traffic will be coming into town from Highway 61; this traffic from the Business Park will be going northbound, the opposite direction. When you add up lots of traffic of the exact same use, that's when you get the huge morning peak and the huge evening peak. So, from a traffic standpoint, it's beneficial to have different types of uses that have different traffic patterns.

Planner Mrosla stated Lennar is requesting a zoning amendment to rezone the property to R-4. Preliminary plat: To the north is the Cottage Grove Logistics Park by NorthPoint Development, a more-intense use. General planning practice is to do a denser residential product adjacent to a major roadway, transit station, or commercial and industrial uses; that's what happening in this proposed development. The applicant is proposing a denser product of 45-foot lots, adjacent to 105th and the proposed use to the north, and the product decreases in density as you move away from the more-intense area. They're proposing a new product type for the community with 45-foot lots, as they're single family, owner-occupied, and owner-maintained. Previously, we've seen a lot of HOA-maintained developments.

Revised Plat: The Planning Commission reviewed the previous plat submitted as part of the application which had some different lots. However, in order to address the comments provided in the engineering memo, Lennar revised their plat as they changed some of their lot widths. In return for doing that, they increased the depth of the lots adjacent to 105th Street, which actually created larger back yards. The intent was the residents will be maintaining the buffer area behind their property, which we've seen in

several developments throughout the community. As part of the revised plat, the applicant removed some of the 65-foot lots shown on the submitted plat; however, there are some larger lots, in excess of 60 feet. The revised plat does not change the total number previously approved by the Planning Commission, which remains at 207. The applicant is proposing 93 45-foot lots, 23 55-foot lots, and 91 60-foot lots.
PUD Flexibility: The applicant is requesting some flexibility:

- Reduce the front-yard setback to 25 feet, consistent with previously approved projects in recent years.
- Reduce the rear-yard setback to 30 feet instead of 35, which were mainly for the lots adjacent to 105th Street.
- Minimum lot width is 60, and the applicant is requesting 45.
- Minimum lot area is 7,500 square feet required in R-4, and the applicant is requesting 5,850 as the minimum, but the average on the 45-foot lots is 7,140.

As previously stated, this 45-foot lot housing product is very similar to others in our community by Lennar; it's just on a smaller lot. It's similar to a detached townhome product; however, the owners will be maintaining the property instead of an HOA.
Tree Preservation/Landscaping: Applicant is proposing 233 boulevard trees, and there are a total of 228 trees shown on the landscaping plan throughout the rear yards of the proposed houses. We are working with the applicant to revise the tree inventory, as the one that was submitted didn't quite meet City Code. In the event that replacement is required, they'll do that on site or pay cash in lieu. As a condition of approval, the final landscaping plan will be approved by Planning staff in writing prior to approval of the final plat. If cash in lieu is needed, it shall be memorialized in the Development Agreement.

Preserve at Prairie Dunes

This project required the Comprehensive Plan Amendment rezoning to R-4.
Preliminary Plat: Adjacent to this property is the SNA. The applicant and City staff worked closely with the DNR when the first Concept Plans came in to make sure that no impacts to the SNA were created as part of this development. Much of the design you're looking at tonight takes into consideration the DNR's comments; there's a trail corridor to separate the housing from the SNA. The applicant is preserving many trees in this area, too, as recommended by the SNA, to create separation. As previously mentioned, the northwestern section of the preliminary plat is for roadway right-of-way dedication, and it also creates four outlots for future development. At this time, we are not requesting any zoning amendments for Comprehensive Plan Amendments on those parcels. If an application is received in the future, we'll use the same process with neighborhood meetings and Planning Commission and City Council review and approval. PUD Flexibility: There are (104) 50-foot lots and (50) 65-foot lots for which the applicant is requesting some flexibility: Minimum front-yard setback is 25 feet, the proposed minimum side yard is 7.5, and the applicant is requesting 5 feet on the 50-foot lots. This is very similar to the Settlers Bluff development, with the houses being 5 feet from the side-yard setbacks. This will also be HOA maintained. The lot area minimum is 7,500, and the applicant is proposing 6,565, consistent with other developments in the area. Tree Preservation and Landscaping: The applicant took into consideration preserving many trees adjacent to the SNA; ordinance allows for 35% removal, or 1,501

caliper inches. Removal of the remaining 947 caliper inches shall be replaced at a 1:2 ratio, so at this time the applicant is required to mitigate 473.6 caliper inches. Those trees will either be replaced on site or they'll pay cash in lieu. The final landscaping plan shall be approved by Planning staff prior to approval of the Final Plat. Cash in lieu will be memorialized in the Developer's Agreement. The applicant is proposing 227 boulevard trees and 4 trees per lot, for a total of 406 total trees. Each lot will have 10 understory shrubs, as required by ordinance. The applicant is proposing some additional screening in the area of the proposed roundabout. Stormwater Management: There are four stormwater ponds proposed with this development; engineering has reviewed those and provided comments to the applicant. Trails and Sidewalks: We like interconnectivity with our trails and sidewalk system, so the applicant is proposing five-foot-wide sidewalks, just like Graymont Village. There are a number of eight-foot-wide trails, the majority are adjacent to the major roadways, but there is one trail that goes through the proposed subdivision and has a connection to the Graymont Village site; those trails all lead up to the City park, which will include a parking lot, shelter area, active play area, multiuse court, and an open lawn area. This is adjacent to the SNA; the DNR did not want a direct trail access but trails that led to the SNA access points. Neighborhood Meeting: Planner Mrosla stated these projects went through the public process. The developers held a joint neighborhood meeting on March 14; we noticed 369 property owners within 500 feet in all of the River Acres neighborhood, 14 residents attended the meeting. Questions asked were about housing prices, access, the SNA, and construction timing, with the majority about traffic regarding NorthPoint. Public Hearing: Notices were sent to the same residents and published in the Pioneer Press on April 13; we received a letter from the DNR, which has been included in the Council packets and was provided to the applicant. At the Planning Commission Meeting on April 25, the Planning Commission reviewed this and held the public hearing. Numerous residents provided public testimony about the proposed development. A summary of those comments and staff responses was also provided in the Council packets. Planning Commissioners asked follow-up questions but voted unanimously (6-to-0) to recommend approval of both projects.

Planner Mrosla stated both applicants are here tonight for any questions; we will do two sets of motions, one for Graymont Village and one for Preserve at Prairie Dunes.

Council Member Khambata asked Planner Mrosla about the lot widths and side-yard setbacks. When we approved Settlers Bluff, there was concern regarding Fire Code with the narrower side-yard setbacks. The developer there was going to use a Hardie Board material or different soffits on the sides of the structures to compensate for the fact that there was 10 feet, instead of 15 feet, between the dwelling units. He wanted to confirm that that's the case here.

Planner Mrosla stated as part of the Building Code review, they would use the same standards that were approved as part of the Settlers Bluff development.

Council Member Khambata asked how the smaller lots impacted the foundation size or the impervious surface allowable on those; as we're decreasing the overall square-

footage of the lot, are we going to get the same size house with less yard or are they curtailing the overall size of the properties in order to kind of balance things out.

Planner Mrosla replied we had that conversation with the developer with respect to the 75-foot lots because ordinance allows for 35% impervious coverage by a structure. We made sure to work with the developer on that, and these lots meet that requirement. They are under the 35% threshold.

Council Member Olsen stated there was a public meeting and several people had questions about the price point of the product; he wanted to know the answer to that question. Planner Mrosla replied the question was more about the Lennar development, so deferred to the applicant to address that.

Paul Tabone, Entitlement Manager with Lennar, 16305 36th Avenue North, Suite 600, Plymouth, Minnesota, stated they're thinking the price point would start in the low-to-mid $400,000 range. Mr. Tabone stated developers and builders are constantly having to adjust to market conditions, and market conditions are a little strange right now. We're trying to use townhome parameters, with homes ranging from 26-to-30 feet wide, 50-to-60 feet deep, with three beds, two baths, and a two-car garage. The intention was instead of having a joint wall, we'd split them a little bit and go with a smaller site, so the prospective buyer has more privacy and would also avoid HOA dues, which are also creeping up. So, we're trying something a little bit different, and it reflects on what's going on with energy, housing, and material prices, everything that's spiraling right now.

Council Member Olsen stated he recalled a comment Mr. Tabone made a while back about density, and the way to attack the challenges around affordability has to do with greater density. It seems like for both of these developments we're seeing a change in the market trend, where we're squeezing more properties into the same amount of land because setbacks are changing. We're going with a little bit smaller footprint on the property itself, but the affordability piece doesn't seem to be coming along with it. He stated the economy is a mess in several different areas, all of which impact Lennar. He's wondering what we can do in partnership with developers to continue to attack that affordability issue, understanding that they're a for-profit business. We're frequently asked if we anticipate any affordable single-family home developments, from a townhome to a duplex, because many people are finding it really tough to get into the market. He asked if the right thing for us is to continue to work towards these smaller-footprint properties, or how to manage the market to the best of our ability to get people who are trying to get into a home in a position where they can actually do it.

Mr. Tabone stated that's a difficult question with a lot of different answers, but he can speak to it a little bit. What we've found is being able to have something that's a little bit denser actually uses land, materials, and resources more efficiently. What they're seeing in the market, especially currently, is that townhome sales are actually increasing a lot; the most recent data he's seen is townhomes are selling for $350,000 and more. As you close in on that price point, it's because we can't get materials as quickly as we'd like, and if we do, there seems to be a premium to them or supply-chain concerns. So, we're dealing with all of those things in a larger-scale economy that's just bigger than the Twin Cities. One thing that we've always appreciated about Cottage

Grove is when we try something a little bit different, the Council has supported us, which is great. This is something a little bit newer for us, we're building them in two other communities. Affordability has a lot of different meanings to a lot of different people. We're trying to develop something that's a bit more market attainable in terms of price point: Your typical two-story, four-or-five bedroom, two-or-three bath home, with a three-car garage, finished basement, maybe 3,500 square feet, are all pushing upwards of $600,000 or more. When you look at that product's price point in the existing market, not new construction, we come down the curve to $400,000; that's still a lot, but it's certainly not what it was years ago when you could get into a smaller home for $250,000 or so. That's kind of where we're seeing things right now. Compared to $650,000, $600,000 or even $580,000, wherever those numbers are, $400,000 is still a lot more attainable, especially for a young family, than some of the larger homes that we're seeing. We're trying to work through it as best as we can, navigating a lot of unknowns right now, and with the housing economy, it's something that we're trying to combat as well.

Council Member Olsen told Mr. Tabone he appreciated his explanation. He asked mainly because he'd like to know what the City can do to work towards affordability for people; we want to have lifecycle housing in the community where from cradle to grave you can live in Cottage Grove if that's what you want. He appreciated his feedback.

Council Member Olsen told Director Burfeind that they'd had conversations with the same people about traffic concerns. He asked: 1) How do we properly direct and oversee the construction traffic for developments such as this to make sure that they're staying where they're supposed to stay when they're there and are not traveling down neighborhood roads. We know these people have essentially lived a rural lifestyle for a long time, so this is a shock to the system. 2) When do we anticipate that we might be able to provide some relief with the reconfiguration of 100th Street so that some of that traffic that currently travels through these roadways and creates some of the congestion you discussed earlier might be alleviated to some degree? He knew that we're working closely with Washington County. He'd appreciate an update for the public on those because it's a huge concern for many people in that area.

Director Burfeind stated with construction traffic for something like this, we rely on the Development Agreements, our permit approvals, and the approvals that go with the Final Plat to really direct traffic; we work with the developers and the builders to be on the roads that they're intended to be on, which would be Ideal Avenue to 105th Street. Once 105th Street is completed, we'd look for traffic to not go down to 110th Street. It's good that they'll be developing from north to south, so there physically won't be a connection off of 110th for all of the homebuilding traffic. This year 105th Street is under construction. If this moves ahead this year, then some of the grading equipment that's delivered to the site only once will likely have to use 110th Street to bring in that equipment; after that, there's no trucking, no hauling, no asphalt trucks coming every day. As 105th Street is completed, we'll be working with the developers to use that. They are public roads with no load restrictions, but certainly we work with them very closely to try to do that. Last week a delivery was going down 110th Street, which they shouldn't have been doing, so we actually put a stop to that the same day.

In terms of the 100th Street realignment, initially that was more than five-or-ten years out in Washington County's plans, so they've reacted quickly to all of this development. The preliminary design was started this year, they allocated funding for that, and they'll have the preliminary design done in December. Both the City and the County are really aggressively going for State and Federal funding; we've submitted numerous grants, as well as a State bonding request and State general fund appropriations that are going to the legislature. Our key is to really get that funding; we're working closely and very well with 3M because they have all the land in that area, and we need the right-of-way. If we can be successful on the funding component, the grants, we'd like to see that built in the next two-to-four years. Once we get the grants, it's hard to put a number on it because sometimes Federal funding is out a little bit further. At this point, it's really funding.

Council Member Dennis stated that we've had numerous opportunities to work with Mr. Tabone and Lennar, and they've been fantastic. He'd spoken with Mr. Tabone after a Planning Commission meeting and told him if there are any unique ideas for what we could do with an opportunity for a new product, let's have that conversation to see where that might go. If we really want to see prices decrease, we're going to have to do something that we haven't done before. Mr. Tabone was part of a housing symposium where he'd shared some insights. Council Member Dennis stated there are four points of cost consideration: Land acquisition, Land improvements, Materials, and Labor. Those are always four things they have to try to balance to come up with something that will work; he just wanted to extend that invitation to Mr. Tabone to have a conversation should he have any new ideas or things that he thought would work here.

Mayor Bailey stated when new developments come in, he always likes to drive the area to check it out; regarding driving to the end of 110th Street, there is a gate that looks like it goes to a gravel parking lot that would be access to the Dunes' SNA. He asked if that area would be available to the public to park a car and go into that area; if not, he asked if we should have that conversation because it looks like people are parking on the street, then getting out and walking into the SNA. He posed that question to staff to see what they knew about that.

Director Burfeind stated he's familiar with the gravel access, the parking lot at the end, but didn't know why that would be gated. With the discussions we're having with the DNR, he can reach out to them and find out why that's gated.

Mayor Bailey stated the neighborhoods there will eventually use this access point to the SNA but believes other people will start driving into that area once they know there's a second access point. The current residents are used to that rural environment, so this might be an opportunity to make sure that we don't have people parking on the street when there's actually a gravel parking lot.

Mayor Bailey asked with these two proposed developments, if the future zoning east of this property will be housing, should those landowners sell.

Planner Mrosla replied that's correct, the properties adjacent to Ideal Avenue are guided low density on the Comprehensive Plan; there would most likely have to be assemblage of those lots as they are smaller.

Mayor Bailey asked if the developer for the Preserve at Prairie Dunes wished to speak. Council Member Dennis welcomed him and asked him to please state his name and address for the record.

Brian Tucker, with Summergate Development, 17305 Cedar Avenue, Lakeville, stated they appreciated consideration of their project tonight, staff's assistance from the beginning, and working through this project with them. There are many moving parts with road access issues and the Comprehensive Plan Amendment, etc. so appreciated their input. He's here to answer any questions; we did the Summers Landing project to the north, which is mostly done now, so it's good timing for them to be looking at another project here.

Council Member Khambata thanked Mr. Tucker for being here tonight and helping to invest in our community. He noted with Summers Landing there were several different builders in that project; he asked Mr. Tucker if those same builders would be involved in this next development or if they were still waiting to see who came to the table. Lennar has an exclusive buildout on their developments, but he knew that Summergate used a couple different builders to provide product variety. He's especially curious with the smaller lot size if they were going to try to do something along the lines of Settlers Bluff, or detached townhome; if so, he wondered who the builder would be.

Mr. Tucker stated their intent would be to work with at least a couple different builders, which is why they tried to provide a couple different types of lots to allow for some flexibility in product; they don't yet have specific builders lined up, but they've had conversations with a number of them. They'd expect at least a couple of builders, if not more, similar to what they had in Summers Landing.

Council Member Olsen told Mr. Tucker that we have been really pleased with the partnership that we've had with you and with Mr. Tabone, and your product is very popular in our community. He's really glad that they want to move forward with this project. He thanked them for the great care that they took with Summers Landing; he anticipates nothing less than that in this new development. People get picky about the housing stock and the way in which the area develops, etc., and both of you have just done a top-notch job. He's really excited about what you can bring to the table in this part of the City as well; he thinks it will tie in very nicely with your current development. He thought the type of product that they've brought forth was desperately needed and obviously very popular; he's eager to see what sort of creativity they can bring to the table with this new development.

Mr. Tucker stated both he and Mr. Tabone appreciate the City's flexibility and being openminded to think forward through these issues; while there are many variables in the cost of housing, the reality is density is one of the equations to help mitigate some of the costs to where it's even approachable from an affordability standpoint. We appreciate your efforts to be forward thinking and openminded in product types.

Motion by Council Member Dennis to Adopt Ordinance No. 1058 approving a zoning amendment to change the zoning of property generally located west of Ideal Avenue, south of the planned 105th Street extension, and north of 110th Street from AG-2,

Agriculture, and R-3, Single Family Residential, to R-4, Low Density Residential, with a PUD, Planned Unit Development; Adopt Resolution 2022-087 approving the preliminary plat for a residential development to be called Graymont Village, which will consist of 207 lots for single-family homes; second by Council Member Khambata. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

Motion by Council Member Khambata to Adopt Resolution 2022-085 approving an amendment to the 2040 Comprehensive Plan to re-guide 14.91 acres of land from Industrial to Medium Density Residential and authorize staff to submit the amendment to the Metropolitan Council; Adopt Ordinance No. 1057 approving the zoning amendment to rezone the subject property from AG-2, Agriculture, and R-1, Rural Residential, to R-4, Low Density Residential, with a Planned Unit Development, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan amendment; Adopt Resolution 2022-086 approving the preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes that will consist of 154 lots for single-family homes, contingent on the Metropolitan Council's approval of the associated Comprehensive Plan Amendment; second by Council Member Dennis. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata announced he became a new dad this week. He's also looking forward to bringing his family to Strawberry Fest after a two-year hiatus; it will be a great opportunity for people to get together and really enjoy summer. He told Council Member Thiede that he will definitely see him there.

Council Member Khambata asked that City staff put together a proposal to correct the permit application requirements to reflect our updated food truck ordinance.

Mayor Bailey asked Mayor Pro Tem Dennis to ask Administrator Levitt if we needed to make a motion on that. Administrator Levitt replied that based upon the way the action was taken tonight related to the Consent Calendar, you essentially indicated that all of the food trucks associated with the One Family Hmong Festival had their fees waived; you also indicated that when the Strawberry Fest food units make their application for their license, that you desire to waive their fee. So, as those licenses for the Strawberry Fest come before you at the next Council Meeting, those would be indicated on the action form that those fees would be waived as they're identified specifically with that Special Event. We will take care of that in a future Council action.

Council Member Dennis stated he felt we should make a motion so Council Member Khambata and his wife can get some sleep as they've been putting in some long hours with the new baby.

Council Member Dennis stated it was a pleasure to work recently with Mayor Bailey on the Economic Development presentation that was done on Facebook Live, with the assistance from SWCTC and our staff team. It was a great opportunity for people to learn about economic development and things that are going on in the community; that is currently playing on SWCTC and it's also available on the City's YouTube channel. If you're interested, please tune in and watch.

Council Member Dennis stated that perhaps of all the things he does as a Council Member, one of the things that he's most proud of is the work that we do on the Memorial Day ceremony. We are getting very close to that time, as on May 30 we'll be here at City Hall at 1:00 p.m., putting on a very dignified and respectful ceremony to remember those who made the ultimate sacrifice on behalf of our country, our people, and our freedoms, which is one of the things that makes America truly great. He identified those who will be present and involved:

- Beyond the Yellow Ribbon team members, to include the presentation of colors.
- Minnesota Combat Riders Motorcycle Club, who will put out flags along the roadway, which will make it look nice.
- Mr. Storm and the Park High School quintet, who will provide musical accompaniment for a number of songs.
- Megan Paulus, a fantastic singer who will do acapella performances on some songs for us.
- All local and State-elected officials have been invited, including State Representative Angie Craig of District #2, so hope they will attend.
- Trista MatasCastillo will be our main speaker; she's the Chair of the Ramsey County Board of Commissioners, has an incredible biography and list of accomplishments.
- Mark Wiggins, Cottage Grove Police Chaplain, will say a community prayer.

First and foremost, we're here to pay our respects; second, we'll have a theme and Ms. MatasCastillo will speak of some of the challenges and realities that face female military members and veterans. That's something we've not touched on before, but as females comprise about 22% of the Armed Services, it's about time they had some recognition.

We're trying to get an extra special guest, but because it's not yet been confirmed, he can't identify the person. Should it occur, it would be a big thing for Cottage Grove.

That's what's planned, and we always get much help from our City staff and other volunteers. Council Member Olsen is also deeply involved with Beyond the Yellow Ribbon so we're going to bring this all together and have a just a great time of paying our respects in a very dignified process.

Council Member Thiede stated it's five weeks until Strawberry Fest.

Council Member Olsen congratulated Council Member Khambata and his wife, Crystal, on the addition to their family. He's very happy for them and their other two children. He noted if they have two more, they'll have a basketball team.

Council Member Olsen expressed his family's condolences to Council Member Thiede's family, as Council Member Thiede's wife, Cindy, lost her father; it's one of the reasons Council Member Thiede is here remotely tonight. We're thinking of your family and Cindy's family during this very difficult time.

Council Member Olsen thanked Council Member Dennis for all of his hard work in coordinating and organizing the upcoming Memorial Day celebration in partnership with our Beyond the Yellow Ribbon team. He stated Council Member Dennis works on this all year long, especially with the invitations and in coordinating groups, who are in very high demand for ceremonies all on the same day. Our ceremony is always very well attended, and it's a really outstanding opportunity to pay our respects to the fallen. He's very grateful for Council Member Dennis' involvement as he does an excellent job of getting this event organized. Please join us at City Hall on May 30, at 1:00 p.m.

Council Member Olsen stated this week happens to be Public Works Week, Police Week, and EMS Week. The fact that we are celebrating our Public Safety team and our Public Works team this week definitely bears mentioning. We have an unbelievably good team here in the City of Cottage Grove. Today he spent a little time with the Public Works staff to thank them for their contribution; he asked the public to say thank you to the Public Works member who's sweeping their street or those mowing grass in the parks, our police officers, firefighters, and EMS personnel. There's such a high level of dedication every day from these people, and the City Council takes a tremendous amount of pride in the delivery of service that our residents receive at a very reasonable cost. The people who work in those departments truly care, and their supervisors take really good care of them, so it's a positive work environment. People often start working here when they're young, and then they retire 40 years down the line because they like it here so much. He thanked them again and asked the public not to be shy about thanking our staff and telling them how much they appreciate what they're doing. They're the ones that make this community the wonderful place that it is.

Council Member Olsen stated we're going to celebrate our community on June 11, at the St. Paul Saints game at CHS field in St. Paul. Everybody watching this meeting is invited; it's not free, you have to buy a ticket. Tickets are available for that game, which is sponsored by Discover Cottage Grove, our Convention and Visitors Bureau (CVB). He is the Vice Chair of the CVB, and Council Member Dennis is the Chair; this is an event that's intended to celebrate all things Cottage Grove and really give the residents of Cottage Grove an opportunity to interact with many different people who make a big difference here in our community, including Lions Club members, Beyond the Yellow Ribbon Club members, City staff, the City Council, and many more. Two ways to get tickets: Five-packet ticket giveaway online at discovercottagegrove.com, deadline for the giveaway is May 31, or on the St. Paul Saints website. If you go to the discovercottagegrove.com website or our Facebook page, it will link you through to buy tickets with $2 for every ticket coming back to the community as a donation to our Cottage Grove Lions Club. As a Lions Club member, we take all those funds that we receive from all fundraising events, and we turn around and support the community.

We had a Lions Club meeting last night and approved over $8,000 in donations to various groups in the community; that is something that we really love to do, to serve, to help, and support. So, we'd love to see you at the ballgame and have some fun with us.

Mayor Bailey also extended condolences to Council Member Thiede and his wife, Cindy, on the loss of her dad.

Mayor Bailey congratulated Council Member Khambata and his wife on their new addition to the family.

Mayor Bailey stated that we received confirmation that we are going to be getting a total of $25,000 for the Fourth of July fireworks this year. We had $5,000 commitments from Renewal by Andersen, 3M Corporation, Tennis Sanitation, Hy-Vee, and NorthPoint. With inflation this year, for a decent show we figured we'd need to increase the amount, so our local business community came through in a big way. He thanked all of them for their continued support of both the Fourth of July fireworks and other events in our community.

Mayor Bailey stated to piggyback on Strawberry Fest, we were made aware that the Cottage Grove Strawberry Festival float was literally falling apart. So, the City purchased a new trailer, and then we obviously had to build a new float. The Strawberry Fest Committee was looking for donations, so Mayor Bailey stated that he'd check around to see what he could do. Once again, 3M and Renewal by Andersen stepped to the plate and provided almost $10,000 worth of financing to build out the float. Yesterday he saw some photos, and the float is absolutely amazing; they're still putting all the finishing touches on it, but you'll see the new float in the Strawberry Festival parade in June. He thanked 3M and Renewal by Andersen once again for stepping up to help us. That float will represent Cottage Grove all over the upper Midwest with our Ambassadors program.

Mayor Bailey stated that Council Member Dennis previously mentioned the Facebook Live event that we held; he appreciated all of the work that our staff, Council Member Dennis, and the cable commission did, as all of us really put a lot of effort into getting information out to the public. We gathered information from the public about what they want in Cottage Grove, and we want them to better understand how development works, how we go about attracting businesses, and why some take so long to get here or don't come here. We got some great comments and feedback from the public.

Mayor Bailey stated with that information, he wanted to acknowledge that this coming week, Sunday through Tuesday, Council Member Dennis, our staff, and hopefully himself, if he'd improved from COVID, would be going out to the ICSC convention in Las Vegas as representatives of the City of Cottage Grove. We'll bring our big booth out there to represent the City of Cottage Grove to all of the businesses, retailers, and developers in the United States. There are some meetings already set up, which is exciting, so we hope to really convince people about making Cottage Grove their home. We hope to attract some new, unique businesses to join us here.

13. WORKSHOPS - OPEN TO PUBLIC - None.

14. WORKSHOPS – CLOSED TO PUBLIC

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Khambata, to adjourn the meeting at 9:12 p.m. Clerk Anderson called the roll: Council Member Khambata-Aye; Council Member Thiede-Aye; Council Member Olsen-Aye; Council Member Dennis-Aye; Mayor Bailey-Aye. Motion carried: 5-0.

Minutes prepared by Judy Graf and reviewed by [Name].