



COTTAGE GROVE PLANNING COMMISSION

July 22, 2024

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER- 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearing and Applications
 - 6.1 CP/ZA/PUD/PP2024-015 Preserve at Prairie Dunes

Discussion: Pulte Homes of Minnesota, LLC has applied 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 that would consist of 162 single-family homes on approximately 60 acres generally located south and west of the NorthPoint Development, east of the DNR owned Scientific and Natural Area (SNA), and west of the Graymont Village residential development.
7. Approval of Minutes
 - 7.1 Approval of Planning Commission Minutes of May 20, 2024
8. Reports
 - 8.1 Recap of June and July 2024 City Council Meetings
 - 8.2 Response to Planning Commission Inquiries
 - 8.3 Planning Commission Requests
9. Adjournment

STAFF REPORT CASE: CP/ZA/PUD/PP2024-015

ITEM: 6.1

PUBLIC MEETING DATE: 7/22/24

TENTATIVE COUNCIL REVIEW DATE: 8/21/24

APPLICATION

APPLICANT: Pulte Homes of Minnesota

REQUEST: A Comprehensive Plan Amendment, Preliminary Plat, Rezoning, and a Planned Unit Development (PUD) for a project to be known as Preserve at Prairie Dunes that would consist of 162 single-family homes on approximately 60 acres.

SITE DATA

LOCATION: Generally located south and west of the NorthPoint Development, east of the DNR owned Scientific and Natural Area (SNA), and west of the Graymont Village residential development.

ZONING: AG-2, Agricultural

GUIDED LAND USE: Industrial, Medium Density Residential, & Low Density Residential

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Res. & Ag	Med. Density Res./Industrial
EAST:	Agricultural	Low Density Residential
SOUTH:	Rural Res.	Low Den. Res./Park & OS
WEST:	SNA	Parks/Open Space

SIZE: Approximately 60 acres

DENSITY: 3.0 units per acre

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

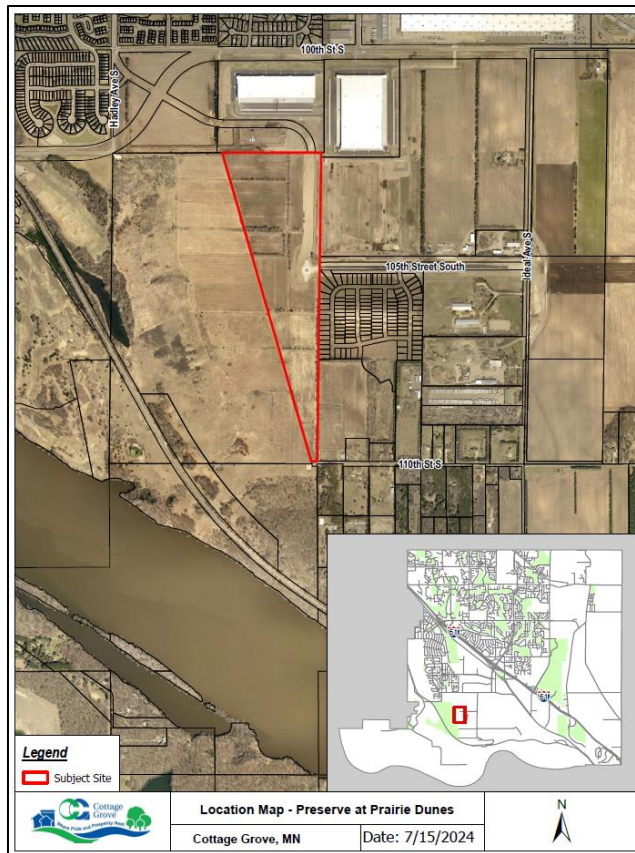
Planning Staff Contact: Conner Jakes, Planner; 651-458-2868; cjakes@cottagegrovemn.gov

Application Accepted: 6/10/24 60-Day Review Deadline: 8/9/24 60-Day Extension: 10/8/24

Planning Staff Report
Preserve at Prairie Dunes
Planning Case Nos. ZA2024-015, PP2024-015,
PUD2024-015 & CP2024-015
July 22, 2024

Proposal

Pulte Homes of Minnesota, LLC (Applicant) has submitted an application 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 site is located south and west of the NorthPoint Development, east of the DNR owned Scientific and Natural Area (SNA), and west of the Graymont Village residential development. The Applicant is proposing to construct 162 single-family homes on approximately 60 acres. The property is currently zoned AG-2, Agricultural and is guided in the Comprehensive Plan as Medium Density Residential, Low Density Residential, and Industrial.



Location Map

Review Schedule

Application Received: June 10, 2024
Application Accepted: June 10, 2024
Planning Commission Meeting: July 22, 2024
Tentative City Council Meeting: August 21, 2024
60-Day Review Deadline: August 9, 2024
60-Day Extension: October 8, 2024

Background

Site Conditions

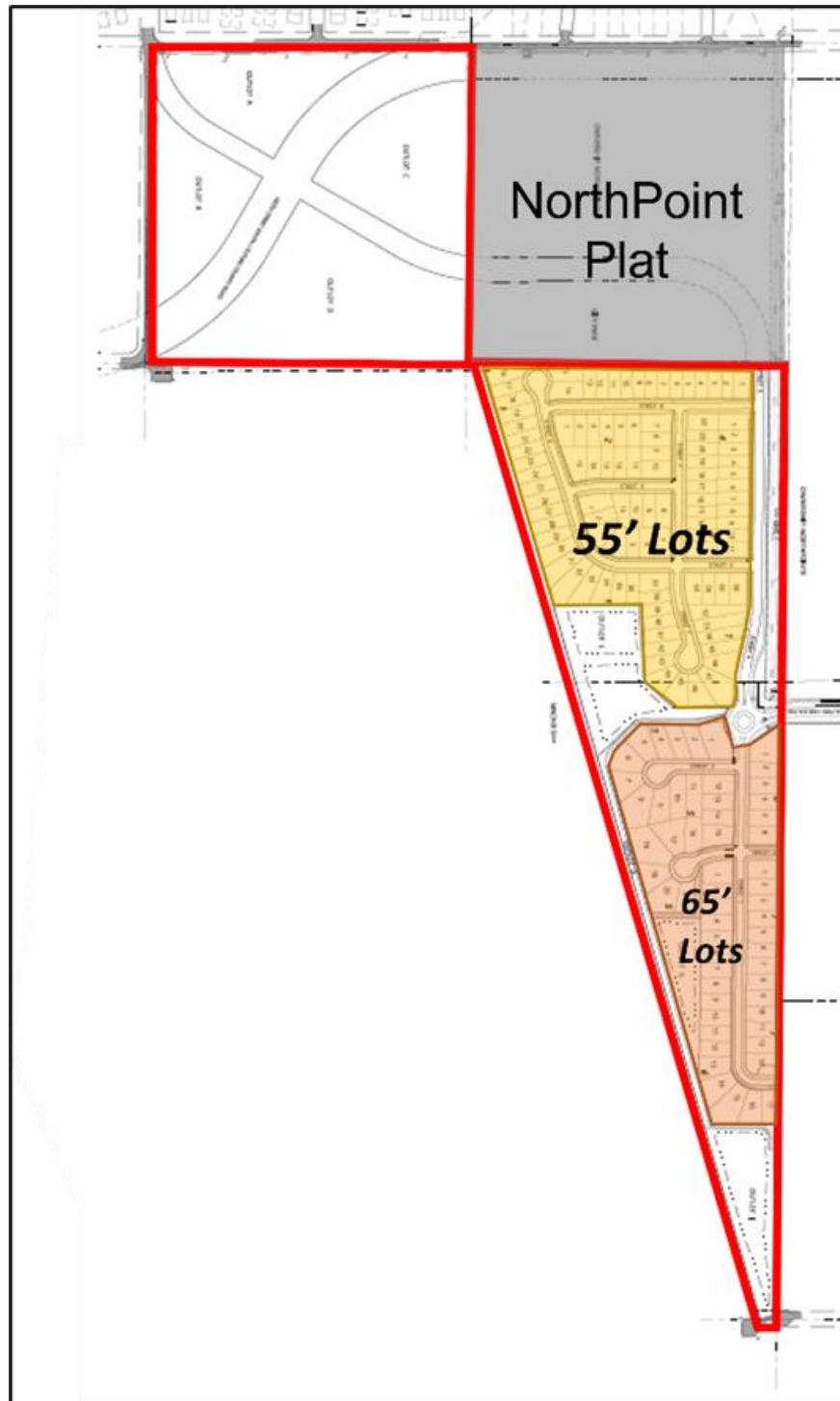
The subject site consists of 60.2 acres, the majority of which are tilled fields with vegetated wind-breaks. On the east side of the subject property is the constructed roundabout at the intersection of Hadley Avenue and 105th Street as well as the under-construction section of Hadley Avenue to the north of the roundabout as part of the City's South District Street and Utility project. The proposed site topography is flat with little grade change.



2023 Aerial Photo

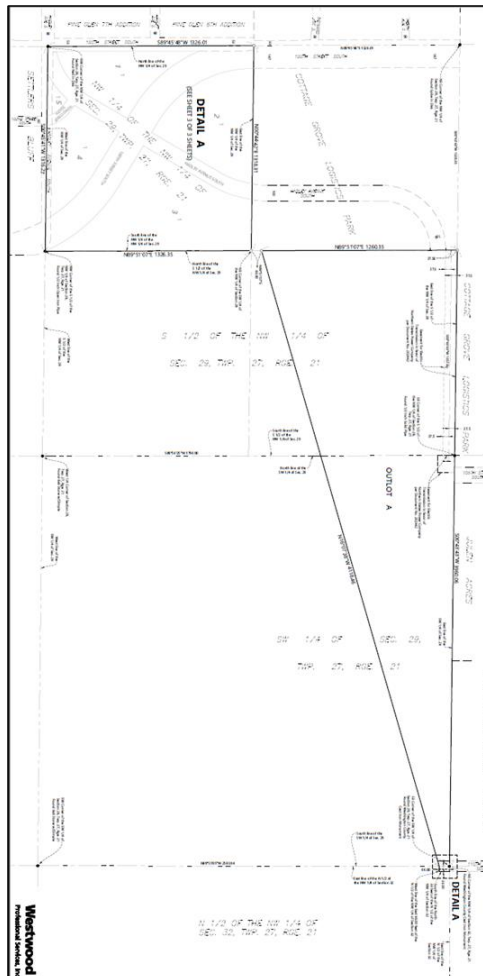
Previous Approvals

In April of 2022, Summergate Development submitted for review and approval a preliminary plat, comprehensive plan amendment, and zoning amendment application. The preliminary plat, known as The Preserve at Prairie Dunes, included approximately 100 acres platted with 161 single-family lots as well as four lots at the corner of 100th Street and Hadley Avenue "Zywiec 40" for future development. The preliminary plat was approved by the City Council with Resolution 2022-086. The Developer, at the time, did not pursue a final plat application for the project. The landowners continued marketing the parcels including the preliminary four lots created on the "Zywiec 40" parcel.



2022 Preserve at Prairie Dunes Preliminary Plat (approved with Resolution 2022-086)

In November of 2022, Norhart Architecture submitted for review and approval a final plat to be called The Preserve at Prairie Dunes (Resolution 2022-158). The final plat created four lots and dedicated the required right of way for the realignment of 100th Street and Hadley Avenue through the northwest parcel. The area south of the Zyweic 40 parcel (subject site for the current application) was platted as an outlet for future residential development that still required preliminary and final plat approvals.



The Preserve at Prairie Dunes Final Plat (approved with Resolution 2022-158)

The current planning applications for review, submitted by Pulte Homes, closely reflect the previously approved preliminary plat, comprehensive plan amendment, zoning amendment, and PUD applications submitted by Summergate Development in 2022. The key differences between the plats include Pulte Homes proposing 45-foot wide lots in the northern portion of the site instead of Summergate Development's 55-foot-wide lots, and Pulte Homes proposing to extend the recreational trail along the entire western property boundary of the subject site.

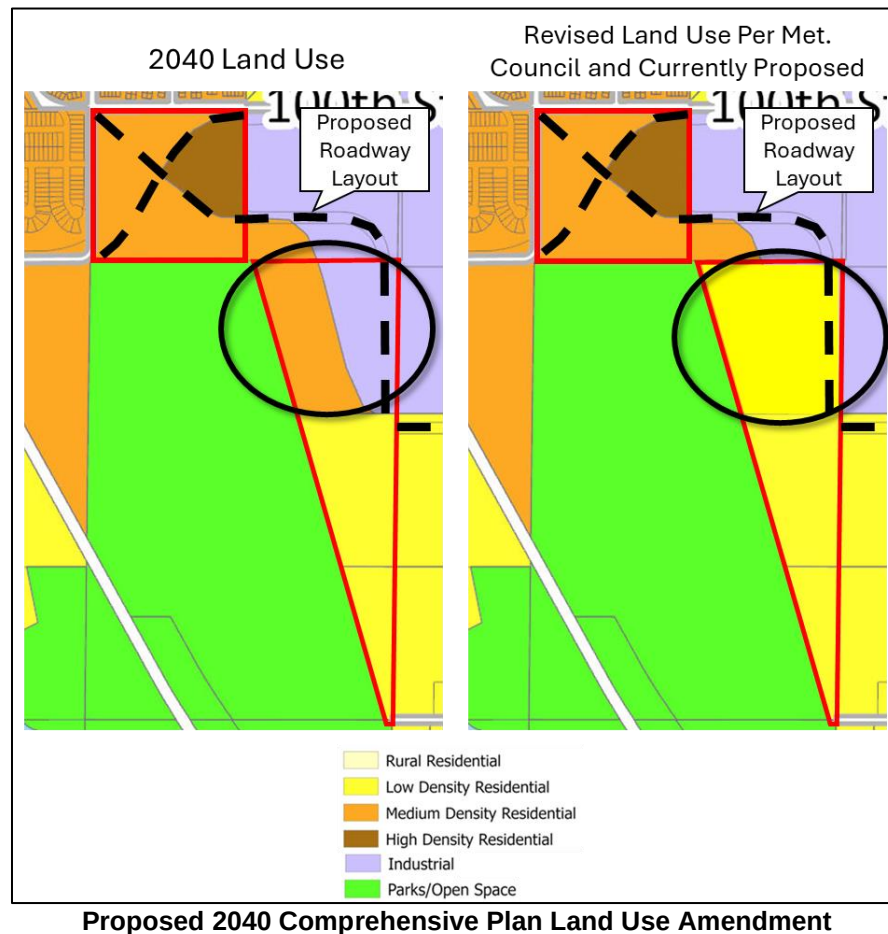
Planning Considerations

Plan Review

The plan set utilized for this review was submitted by Westwood Professional Services and is dated 5/20/2024. All comments provided in the engineering review memo dated July 12, 2024, 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 Medium Density Residential and Industrial on the subject parcel in the image below to Low Density Residential.



The vision of the area has changed since the 2040 Comprehensive 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.

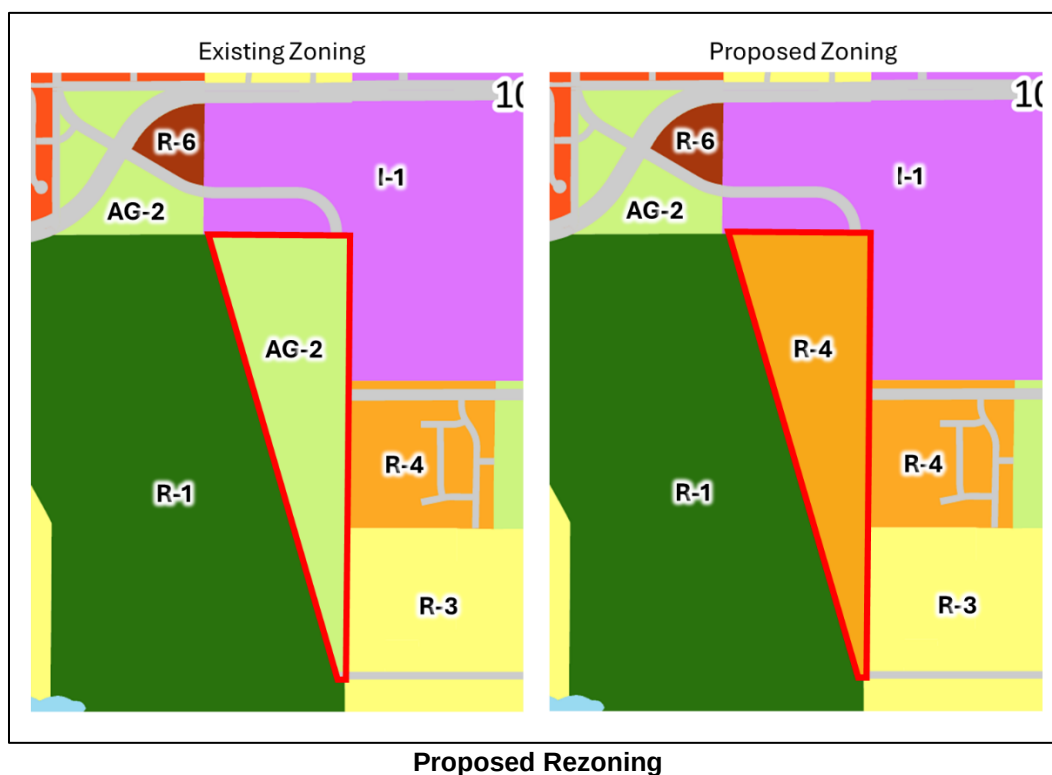
The proposed preliminary plat and the land use map from the City's 2040 Comprehensive Plan are consistent in the following ways:

- 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 3.00 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. The City's Metropolitan Council Sector Representative has determined that the amendment review could be administrative and would not require adjacent community review or full Metropolitan Council review.

Rezoning

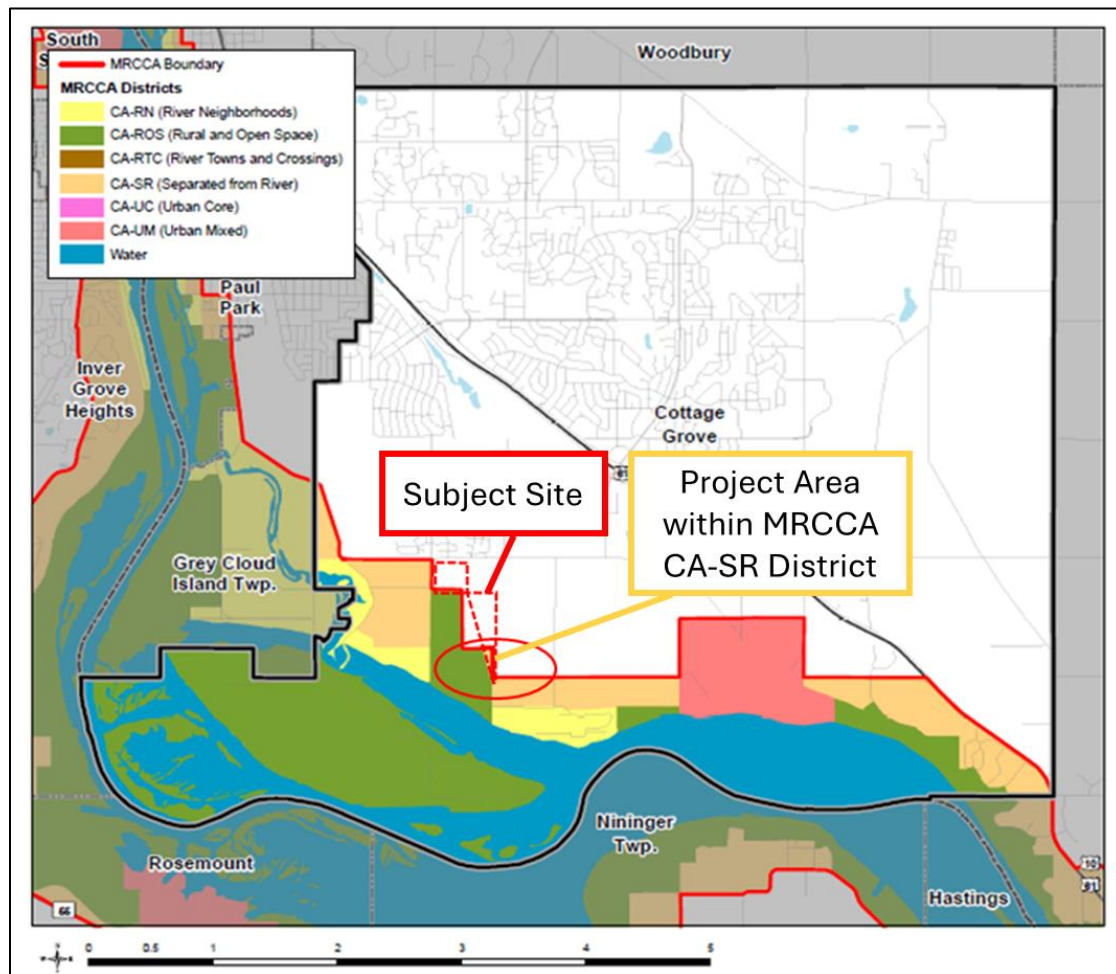
The subject property is currently zoned AG-2, Agricultural. The Applicant is proposing to rezone the subject property shown below to R-4, Transitional Residential, with a PUD, Planned Unit Development. The R-4, Transitional Residential zoning district, is intended to provide transitional areas allowing for single-family dwellings on smaller lots where property is adjacent to a minor or major collector street and/or where property is adjacent to a higher intensity development or land use.



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.



MRCCA Boundary Map and Project Area

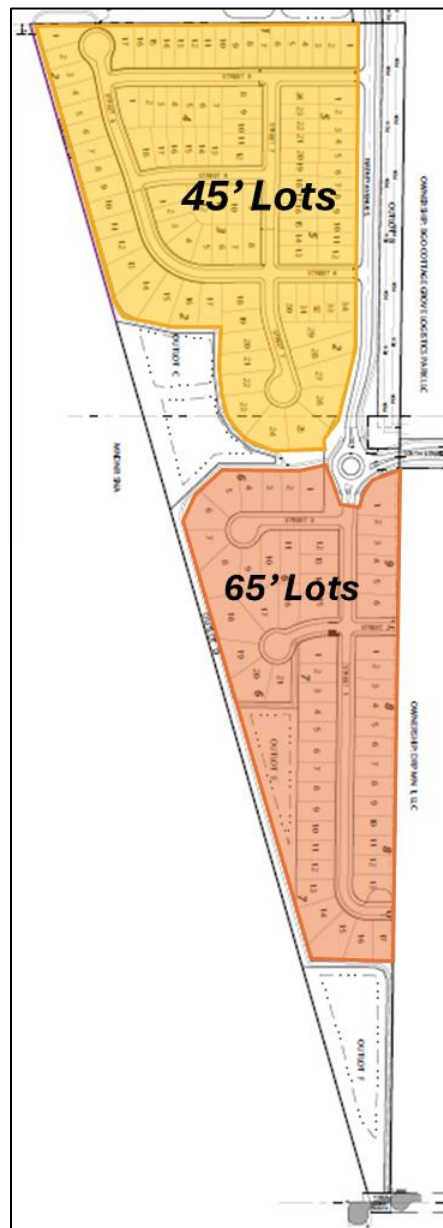
On the submitted preliminary plat, the Applicant has proposed to construct a stormwater pond and a recreational walking trail within the designated MRCCA area. Although development within the MRCCA area pursuant to meeting the standards of City Code Title 13 could be permitted; the Applicant has proposed the stormwater pond and recreational walking trail.

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 which requires review/update every five years. 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 to construct 162 single-family homes with six outlots. The lot widths will vary from 45 feet (76 lots) on the northern section of the plat and 65 feet (86 lots) on the southern section.



Preliminary Plat Lot Sizes

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, 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 can be seen throughout the metropolitan area.

Planned Unit Development

The Applicant is requesting PUD flexibility on the following zoning performance standard for the proposed 45-foot wide lots as shown in the table below:

Flexibility Requested	R-4 Standards	Preserve at Prairie Dunes R-4/PUD; 45-foot Lots
Minimum side yard setback	7.5 feet	5 feet

The requested PUD flexibility for the 45-foot wide lots is consistent with the approvals for surrounding developments and the previously approved (May 18, 2022) Preserve at Prairie Dunes preliminary plat PUD flexibility. The R-4 zoning district requires a minimum side yard setback of 7.5 feet and minimum garage side yard setback of 5 feet. The Applicant is proposing to meet the garage side setback of 5 feet but is requesting flexibility on the house side setback for the 45-foot-wide lots. With the proposed flexibility, the minimum distance between structures would be 10 feet.

The Applicant is proposing the 65-foot-wide lots meet or exceed all R-4 zoning district standards. The table below indicates the standard R-4 zoning district standards and the Applicant's proposal:

Lot Development Performance Standards		
Standard	R-4 Transitional Residential	Proposed
Lot width	45 feet	65 feet
Lot depth	120 feet	125 feet
Front yard setback	25 feet	25 feet
Rear yard setback	30 feet	30 feet
Side yard setback	7.5 feet	7.5 feet
Side yard, garage setback	5 feet	5 feet
Corner lot side setback	20 feet	20 feet
Maximum structure height	35 feet	35 feet
Maximum impervious surface coverage	50%	50%

Besides the flexibility as previously mentioned for the 45-foot wide lots, the proposed development meets or exceeds all other R-4 zoning district standards.

Access

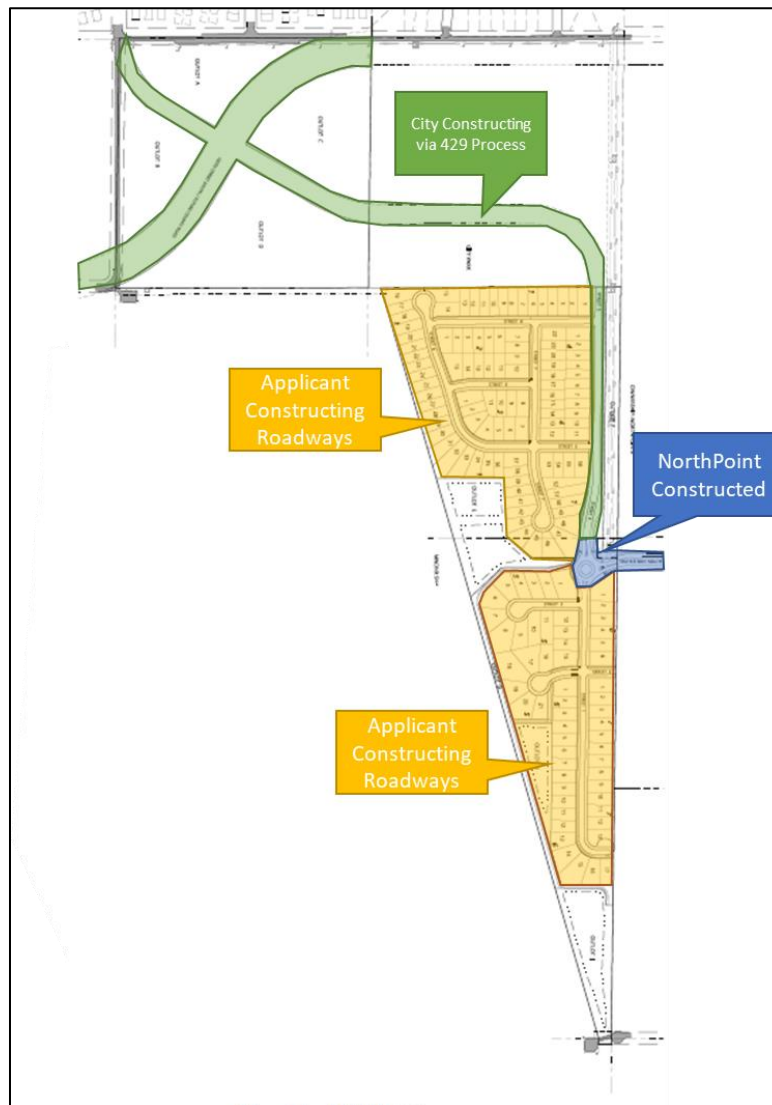
The previously discussed NorthPoint development required numerous roadway improvements as shown in the image below (Attachment A).



Roadway Improvements

NorthPoint Development was required to construct 105th Street from Ideal Avenue to the proposed roundabout as identified as Item 1 in the image above. This section was constructed as a three-lane urban section with a center left turn lane and right turn lanes at each access point. A bituminous trail was constructed on both sides of the roadway and streetlights were added for safety. Construction of 105th Street was completed in the fall of 2022.

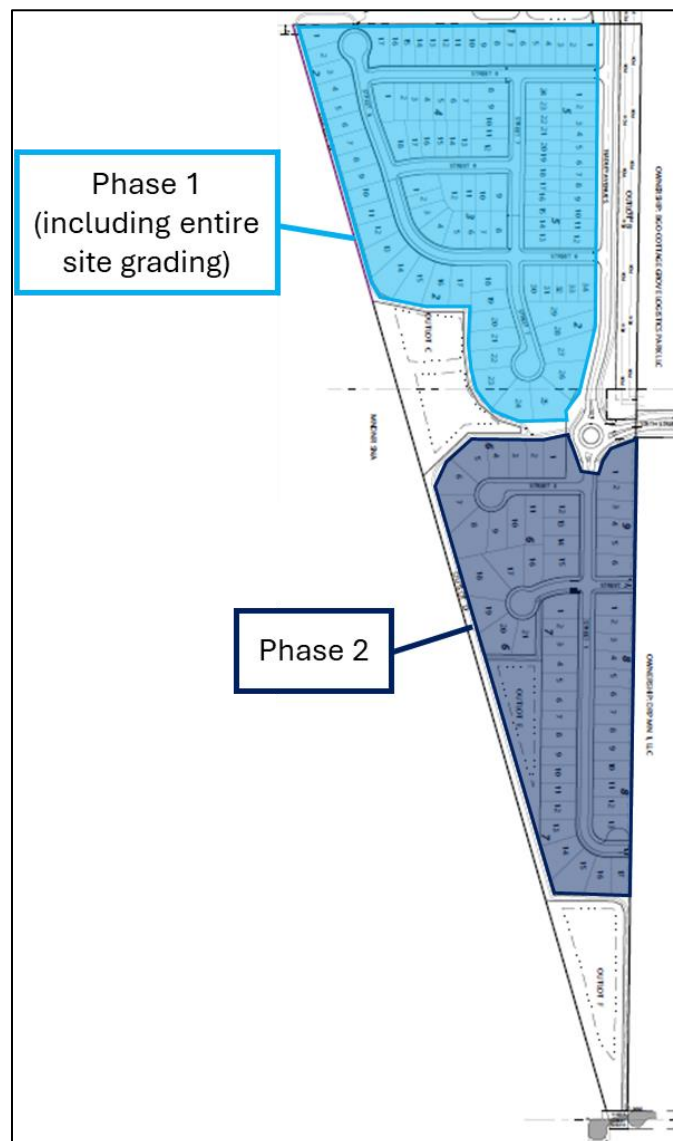
Hadley Avenue sections shown as Items 2 and 2A were designed as a residential collector with homes fronting the roadway. The intent for the Hadley Avenue roadway design is to limit the traffic from the NorthPoint Development from utilizing the roadway due to the narrowed roadway design and reduced speeds. The City is currently constructing the section of Hadley Avenue north of the roundabout on 105th Street and the realignments of Hadley Avenue and 100th Street. The City utilized Minnesota Statutes Chapter 429 to fund the project; therefore, on April 20, 2022, the City Council approved the deferred assessment waivers. The Applicant will be required to pay the deferred assessment recorded against this parcel in 2022. Assessments are required to be paid at the time of sale of the properties for development.



Roadway Construction

Phasing

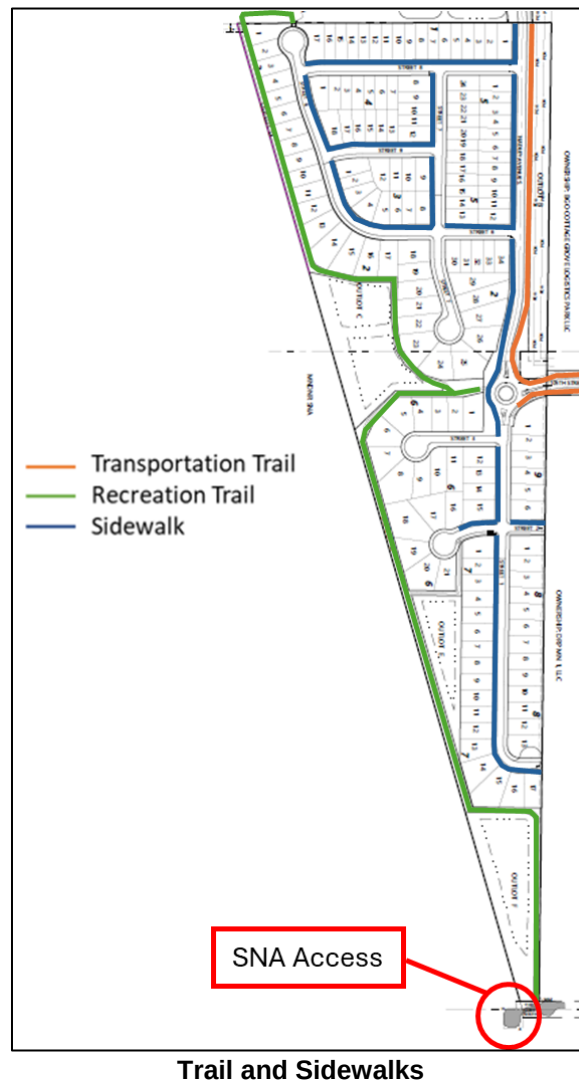
The Applicant is currently proposing to develop the subject site in two phases. The first phase of development consists of entire site grading and the 45-foot-wide lots (76 lots) north of the 105th Street and Hadley Roundabout. The second phase of development is proposed to consist of the 65-foot-wide lots (86 lots) south of the 105th Street and Hadley Avenue roundabout.



Proposed Phasing Plan

Sidewalks and Trails

The Applicant is proposing a five-foot wide sidewalk on one side of all internal streets within the subdivision 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 located adjacent to the SNA. City staff and the Applicant have discussed potential SNA trail connections with the Minnesota Department of Natural Resources (DNR) who indicated they did not want any trail connections to the SNA besides the existing access points located on 110th and 103rd Streets.



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 multi-use 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 development agreement.

Tree Preservation and Landscaping

City Code Title 11-3-13 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 1,895 qualifying caliper inches of trees. The Applicant is proposing to remove 725 qualifying inches. The ordinance allows removal of 473.75 (25 percent) qualifying inches without replacement. The Applicant is proposing to remove 251.25 qualifying inches above the permitted removal of 473.75 qualifying inches;

therefore, 251.25 inches are required to be mitigated. Given the Applicant is proposing to construct the trail segment along the western border aligning with the Comprehensive Plan, a credit towards the required mitigation of the qualifying trees required to be removed to construct the trail is proposed. 198 qualifying inches are credited toward the Applicant's mitigation. The remaining 53.25 caliper inches ($251.25 - 198 = 53.25$) are required to be mitigated. As a condition of approval, the Applicant shall work with the City to mitigate 53.25 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 development agreement.

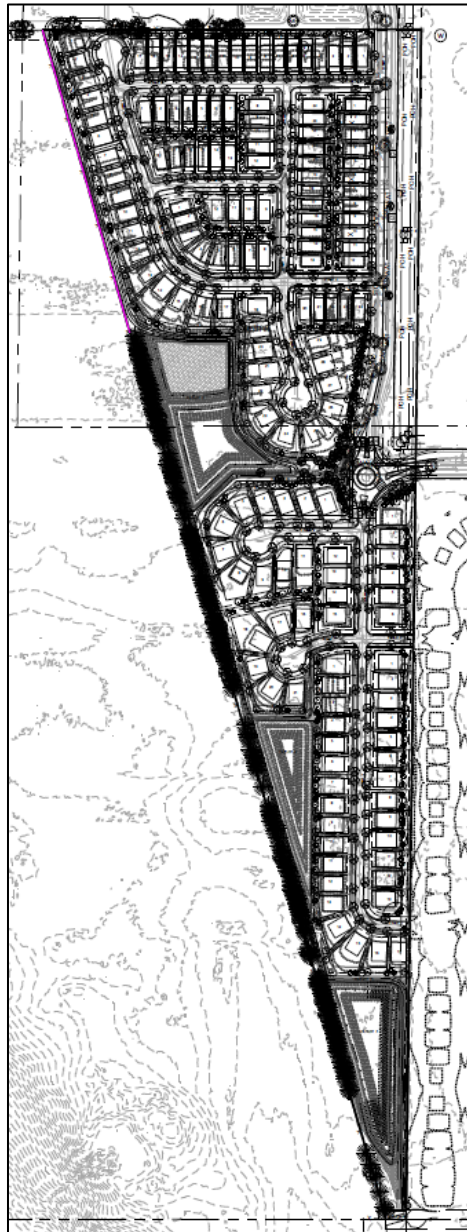


Tree Preservation Plan

City Code Title 11-3-12 requires landscape plantings to be installed as a part of development projects within the City. The required plantings per City Code Title 11-3-12 are detailed below.

Landscape Lot Performance Standards		
Standard	60' Lot Width or Less	60' Lot Width or Greater
Boulevard Trees	1 per adjacent street	1 per adjacent street
Lot Trees	2 per lot	3 per lot, no less than 2 different species
Shrubs	10 per lot	10 per lot

The proposed landscape plan includes 191 boulevard trees that are identified on the City's boulevard tree planting list. The landscaping plan shows the required trees per lot based on lot size. In addition, each lot shall have 10 understory shrubs. A final landscape plan will be required to be approved by planning staff in writing.



Landscape Plan

Stormwater Management Plan

Storm sewer will be extended from streets within the development to the stormwater basins proposed within outlots that 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 July 12, 2024. Additional review will be required upon additional submittals.

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 Applicant 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, along with additional erosion and sedimentation control devices. The preliminary grading plan was reviewed by the City's engineering staff, and their review comments are included in the July 12, 2024, memorandum. Additional grading review will be required upon additional submittals.

Utilities

The property is currently located in the Metropolitan Urban Service Area (MUSA) and public utilities were provided to the subject property as part of the South District Street and Utility project. The installation of the on-site utilities, roads, and supporting infrastructure will be privately designed and constructed to meet City specifications.

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 nine property owners who are within 500 feet of the proposed subdivision and published in the *St. Paul Pioneer Press* on July 12, 2024. Staff has not received any comments at the time of writing this report.

DNR Notification

At the time Summergate Development submitted development plans in 2022 the DNR provided comments requesting limiting trail connections to the SNA and requested the preservation of trees adjacent to the SNA. In addition, the DNR also requested the recreational trails be constructed adjacent to the SNA, to act as a burn break when the DNR does prescribed burns.

Pulte Homes has incorporated the DNR's comments from 2022 into the current development application by proposing the recreational trail along the entire western property boundary while preserving trees where possible, and by limiting trail connections to the SNA. City Staff has shared the current development plans with the DNR on June 17, 2024, and has not received comments from the DNR at the time of writing this report.

Neighborhood Meeting

Summergate Development and the City held a join neighborhood meeting on March 3, 2022. Notice of the meeting was sent to surrounding property owners within 500 feet of the project area and the River Acres neighborhood. At the meeting, Summergate Development provided an overview of their proposed project, and the City provided an overview of the roadway improvements that were planned in the area. Fourteen property owners attended the meeting. The majority of

questions were related to traffic and the NorthPoint development, with minor questions related to trails, sidewalks, and housing prices within the proposed development.

A neighborhood meeting for the proposed project by Pulte Homes was not warranted given the proposed plans align with the Summergate project approved in 2022 with only minor adjustments.

Recommendation

That the Planning Commission recommend that the City Council approve the following applications:

- A. A 2040 Comprehensive Plan amendment to re-guide the northern section of the subject property from Medium Density Residential and Industrial to Low Density Residential.
- B. A zoning amendment to change the zoning of the subject property from AG-2, Agriculture, and to R-4, Transitional Residential, with a Planned Unit Development.
- C. A preliminary plat for a residential subdivision to be called Preserve at Prairie Dunes, which will consist of 162 lots for single-family homes.

Approval of the preliminary plat is subject to the following conditions:

General Development

- 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. The Developer shall enter into a development agreement with the City. The development agreement shall be executed by the Developer prior to City Council approval of the Final Plat.
- 5. The Developer shall apply for and receive the 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 July 12, 2024, subject to modifica-

tions 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. Outlots A, C, D, E, and F shall be deeded to the City at the time of recording of the final plat.
10. Outlot F shall have an easement over the storm sewer catch basin.

Construction and Grading

11. A grading permit and financial guaranty is required prior to beginning any site work.
12. 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

13. 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.).
14. Setbacks required for 45-foot-wide lots located north of the 105th Street and Hadley Avenue roundabout:
 - a. Front: 25 feet
 - b. Side (house): 5 feet
 - c. Side (garage): 5 feet
 - d. Rear: 35 feet
15. The proposed 65-foot-wide lots located south of the 105th Street and Hadley Avenue roundabout shall meet the development standards of the R-4 zoning district.
16. 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.
17. Minimum single-family detached lot width for lots north of the 105th Street and Hadley Avenue roundabout shall be no less than 45 feet at the building setback. Minimum single-

family detached lot width for lots south of the 105th Street and Hadley Avenue roundabout shall be no less than 65 feet at the building setback.

18. 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.
19. 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 into any right-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

20. 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.

Streets

21. The street names for proposed public streets shall align with the County's uniform street naming system and be labeled on the final plat.
22. Future road connection signs shall be provided at any future road access points.

Landscaping and Irrigation

23. Irrigation systems installed within City right-of-way are solely the responsibility and risk of the Developer(s), 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.
24. The Developer is responsible for establishing the final grades, topsoil, and sodding of all the lots, outlots, and boulevards within the subdivision.
25. Two (2) trees and ten (10) shrubs shall be installed within each lot 60 feet in width or less; three (3) trees and ten (10) shrubs shall be installed within each lot 60 feet in width or more.
26. The Developer shall work with the City to mitigate 53.25 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 development agreement.
27. Outlot B shall be established with a prairie or native seed mix and shall be maintained by the 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.

Onsite Infrastructure Improvements

28. A street lighting plan must be submitted by the Developer and approved by the City Engineer as part of the final plat submittal.
29. 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.
30. The Developer is responsible for the cost and installation of open space markers at the corners of private properties. The open space markers must be installed before a building permit is issued for the lot that abuts the recommended marker location.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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 7:00 P.M. (with prior approval from the City Engineer)
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.

36. 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.
37. 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.
38. Developer must furnish the City with a pdf format of the final plat and the recorded final plat.
39. 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.
40. Notwithstanding any other provision of this resolution to the contrary, the City will issue building permits for model homes as noted in the development 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.
41. 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. It is the responsibility of the Developer to ensure no debris blows on or off site.
42. 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.
43. At all times during construction, the approved SWPPP must be followed. The City may impose additional erosion control requirements if it is determined that the methods implemented are insufficient to properly control erosion.
44. 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.
45. 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.
46. Temporary parking during construction shall be permitted on only one side of the street.
47. The park dedication requirements will be satisfied upon dedication of Outlot D 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.

Prepared by:
Conner Jakes
Planner

Attachments:
Preliminary Plans dated May 20, 2024
Engineering Review Memorandum dated July 12, 2024
Applicant's Narrative

PRELIMINARY PLANS

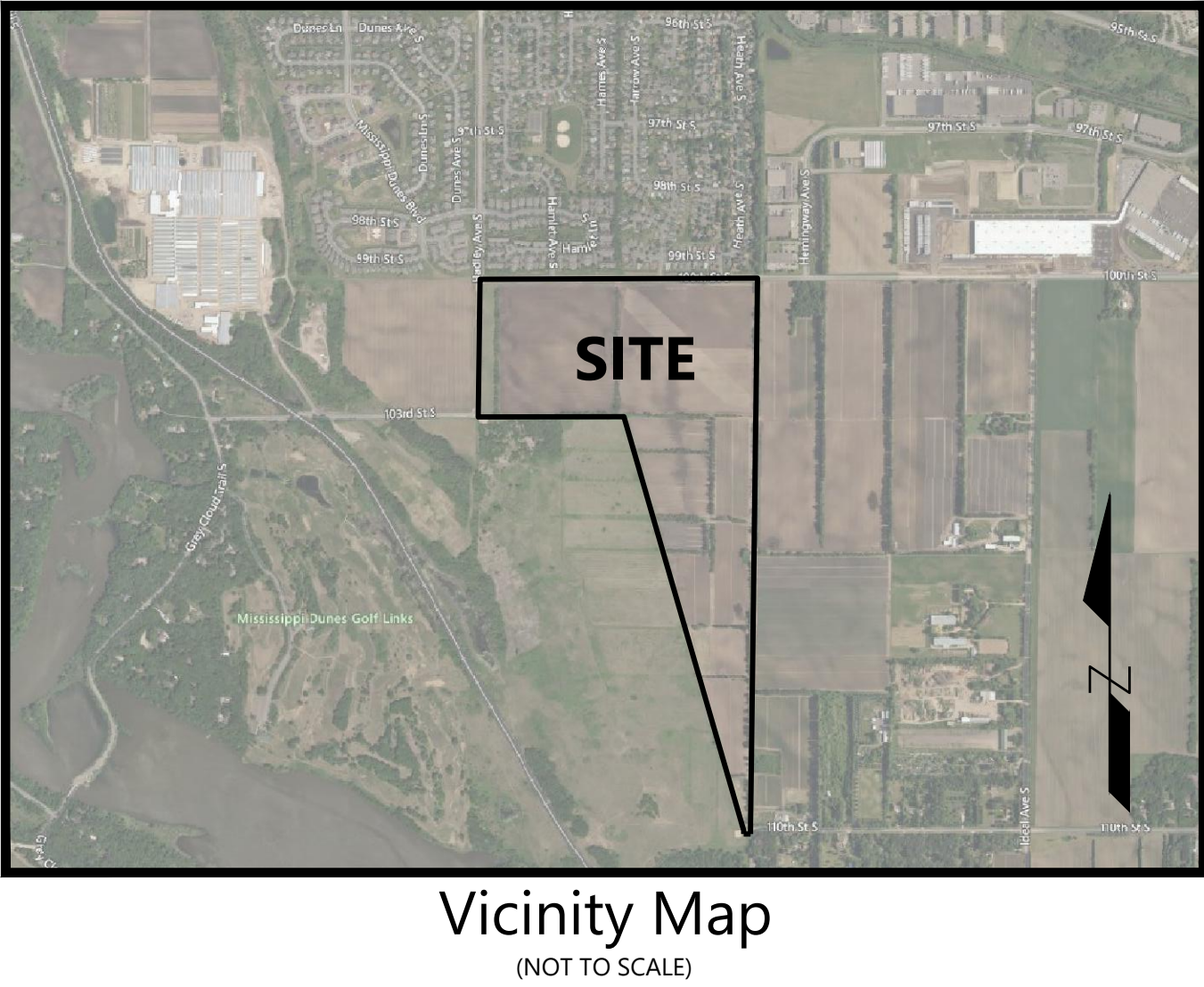
FOR PRELIMINARY PLAT, GRADING, UTILITIES, TREE PRESERVATION AND LANDSCAPE

FOR PRESERVE AT PRAIRIE DUNES COTTAGE GROVE, MN

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 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: 0032908.00
CONTACT: CORY L. MEYER



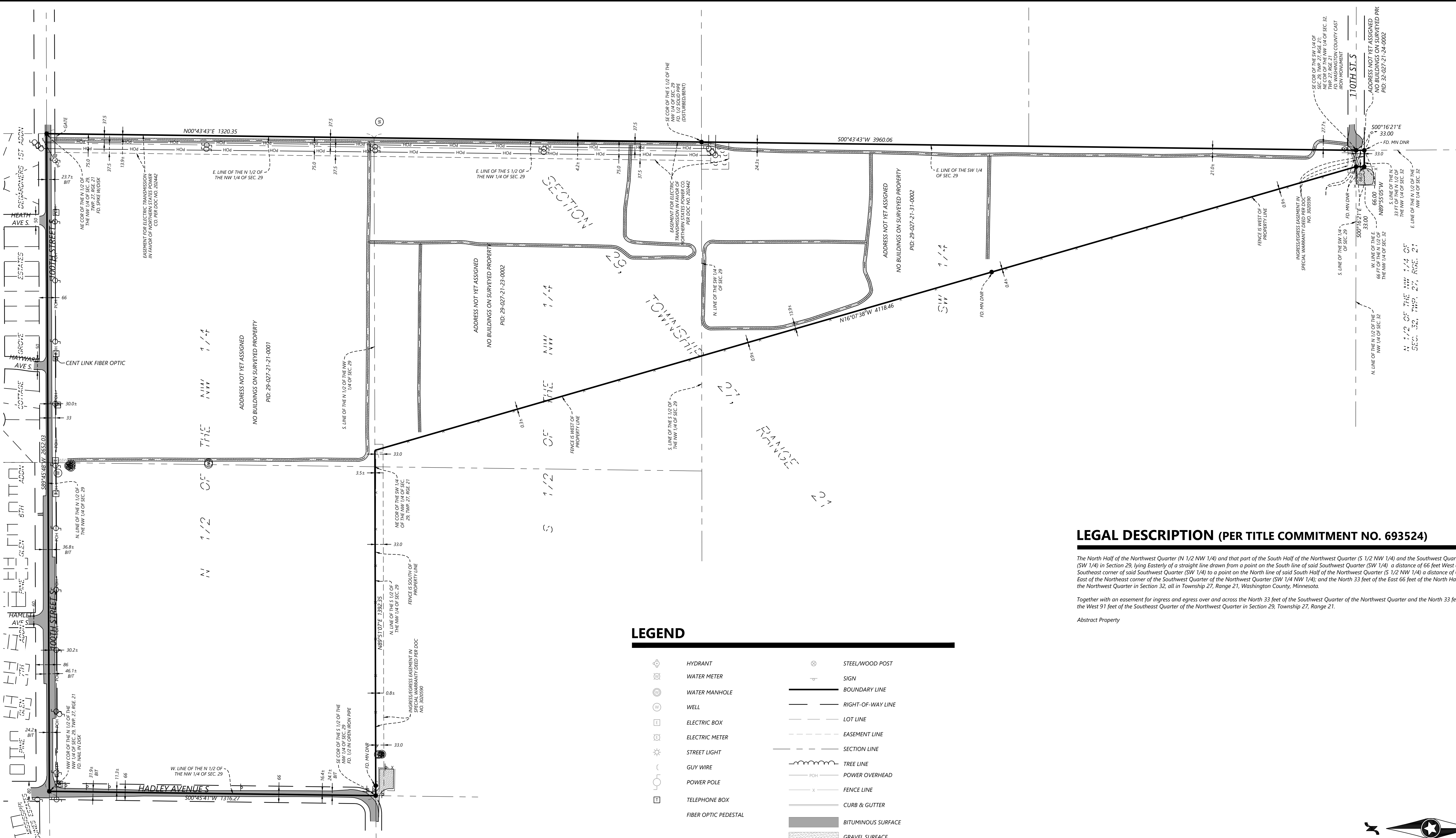
SHEET INDEX

Sheet List Table		
SHEET NUMBER	SHEET TITLE	
1	Cover	Previously approved
2	Existing Conditions	Previously approved
3	Preliminary Plat	Revised
4	Preliminary Plat	Revised
5	Preliminary Plat	Revised
6	Preliminary Plat	Revised
7	Preliminary Plat	Revised
8	Preliminary Plat	Revised
9	Overall Preliminary Grading Drainage & Erosion Control Plan	Previously approved
10	Preliminary Grading Drainage & Erosion Control Plan	Previously approved
11	Preliminary Grading Drainage & Erosion Control Plan	Previously approved
12	Preliminary Grading Drainage & Erosion Control Plan	Previously approved
13	Preliminary Grading Drainage & Erosion Control Plan	Previously approved
14	Preliminary Street & Utility Plan	Previously approved
15	Preliminary Street & Utility Plan	Previously approved
16	Preliminary Street & Utility Plan	Previously approved
17	Preliminary Street & Utility Plan	Previously approved
18	Street Profiles	Previously approved
19	Street Profiles	Previously approved

20	Details	Previously approved
21	Details	Previously approved
22	Details	Previously approved
23	Details	Previously approved
24	Overall Preliminary Landscape Plan	Revised
25	Preliminary Landscape Plan	Revised
26	Preliminary Landscape Plan	Revised
27	Preliminary Landscape Plan	Revised
28	Preliminary Landscape Plan	Revised
29	OVERALL TREE PRESERVATION PLAN	Revised
30	TREE PRESERVATION PLAN	Revised
31	TREE PRESERVATION PLAN	Revised
32	TREE PRESERVATION PLAN	Revised
33	TREE PRESERVATION PLAN	Revised
34	TREE PRESERVATION DATA	Revised

NO.	DATE	REVISION	SHEETS
01	04/20/22	CITY COMMENTS	ALL
02	05/20/24	Pulte Lot Line Revisions	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS
FOR
PRELIMINARY PLAT, GRADING, UTILITIES,
TREE PRESERVATION AND LANDSCAPE
FOR
PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN



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.

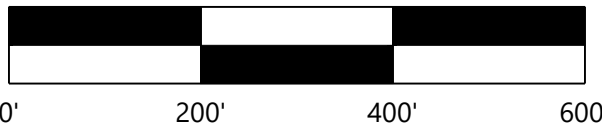
Abstract Property

LEGEND

- | | | | |
|--|----------------------|--|--------------------------------|
| | HYDRANT | | STEEL/WOOD POST |
| | WATER METER | | SIGN |
| | WATER MANHOLE | | BOUNDARY LINE |
| | WELL | | RIGHT-OF-WAY LINE |
| | ELECTRIC BOX | | LOT LINE |
| | ELECTRIC METER | | EASEMENT LINE |
| | STREET LIGHT | | SECTION LINE |
| | GUY WIRE | | TREE LINE |
| | POWER POLE | | POWER OVERHEAD |
| | TELEPHONE BOX | | FENCE LINE |
| | FIBER OPTIC PEDESTAL | | CURB & GUTTER |
| | | | BITUMINOUS SURFACE |
| | | | GRAVEL SURFACE |
| | | | WETLAND |
| | | | FOUND MONUMENT (SEE LABEL) |
| | | | CAST IRON MONUMENT (SEE LABEL) |



1" = 200'



NOT FOR CONSTRUCTION

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

DESIGNED: CHF
CHECKED: TDD
DRAWN: TDD
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 03/02/22
REVISIONS:
04/20/22 CITY COMMENTS
.
.
.

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

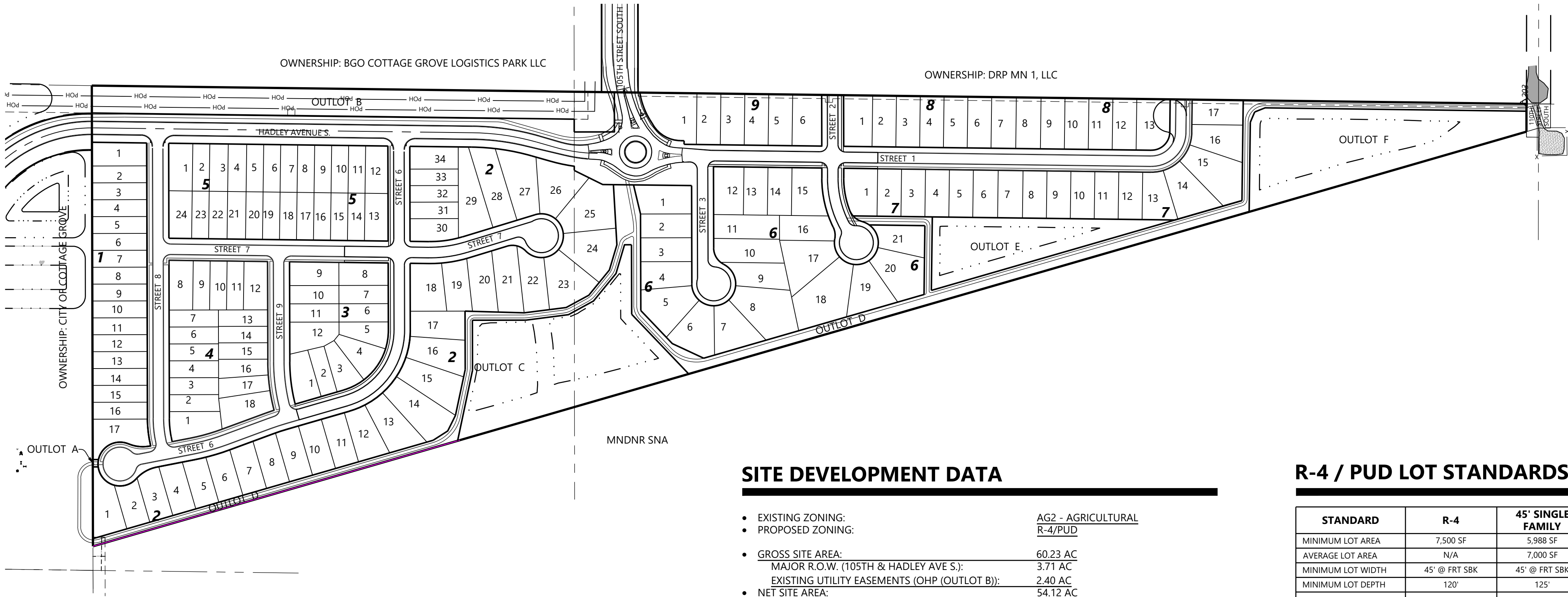
SHEET NUMBER:

2

OF

34

DATE: 04/20/22



PROPERTY DESCRIPTION

Outlot A, PRESERVE AT PRAIRIE DUNES, according to the recorded plat thereof, Washington County, Minnesota.

SITE DEVELOPMENT DATA

- EXISTING ZONING: AG2 - AGRICULTURAL
- PROPOSED ZONING: R-4/PUD
- GROSS SITE AREA: 60.23 AC
- MAJOR R.O.W. (105TH & HADLEY AVE S.): 3.71 AC
- EXISTING UTILITY EASEMENTS (OHP (OUTLOT B)): 2.40 AC
- NET SITE AREA: 54.12 AC
- PARK DEDICATION (OUTLOT D): 3.27 AC
- DEVELOPMENT SUMMARY
 - 45' SINGLE FAMILY HOMES: 76 LOTS
 - (BLOCK 1, 3, 4 & 5 AND BLOCK 2, LOTS 30-34)
 - 65' SINGLE FAMILY HOMES: 86 LOTS
- TOTAL HOMES: 162 HOMES
- PROJECT OPEN SPACE: 14.24 AC
 - SEE OUTLOT TABLE BELOW
- PROVIDED USEABLE OPEN SPACE: 879 SQ. FT. PER UN
 - (OUTLOT D / 162 UNITS)
- PROJECT DENSITY:
 - GROSS: ±2.69 UN/AC
 - NET: ±3.00 UN/AC
 - ADJUSTED NET: ±3.83 UN/AC
 - (GSA less r/w & perm O.S. outlots = 42.28 ac)

R-4 / PUD LOT STANDARDS

STANDARD	R-4	45' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	7,500 SF	5,988 SF	8,515 SF
AVERAGE LOT AREA	N/A	7,000 SF	11,312 SF
MINIMUM LOT WIDTH	45' @ FRT SBK	45' @ FRT SBK	65' @ FRT SBK
MINIMUM LOT DEPTH	120'	125'	125'
SETBACKS			
FRONT	25'	25'	25'
SIDE YARD	7.5'	5'	7.5'
SIDE YARD GARAGE	5'	5'	5'
SIDE CORNER LOT	20'	20'	20'
REAR	30'	30'	30'

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

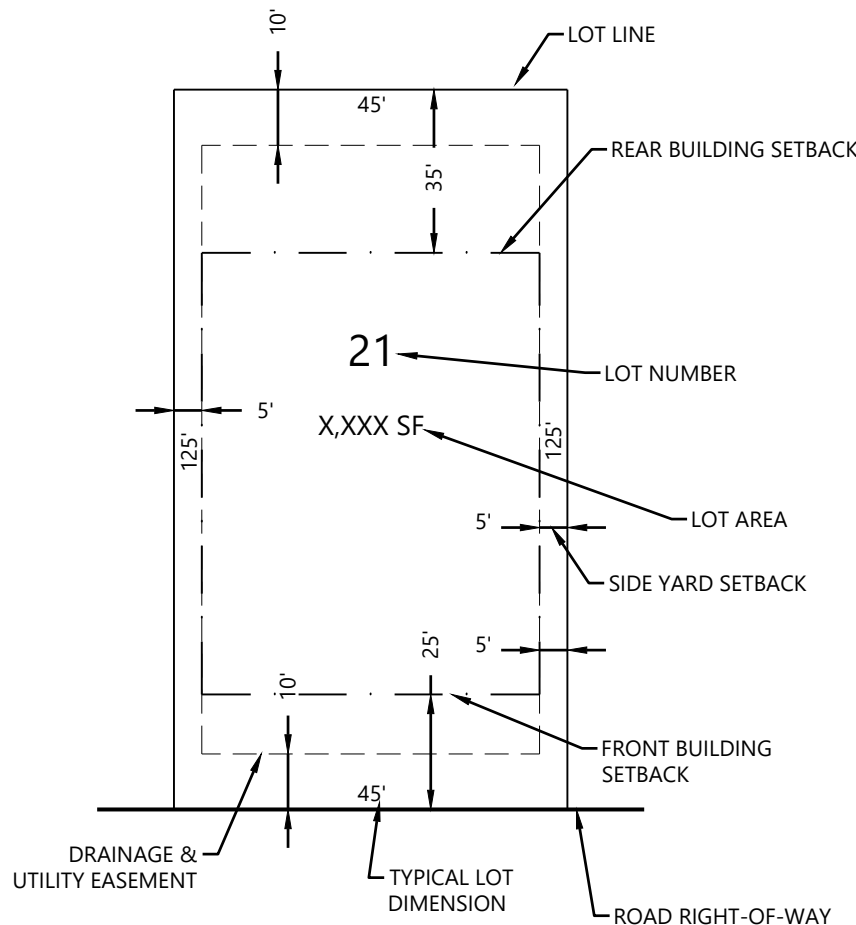
DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

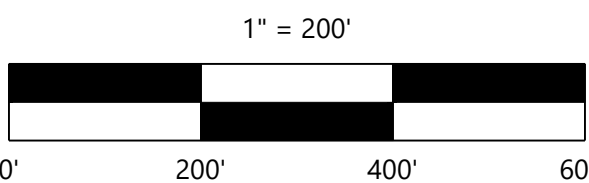
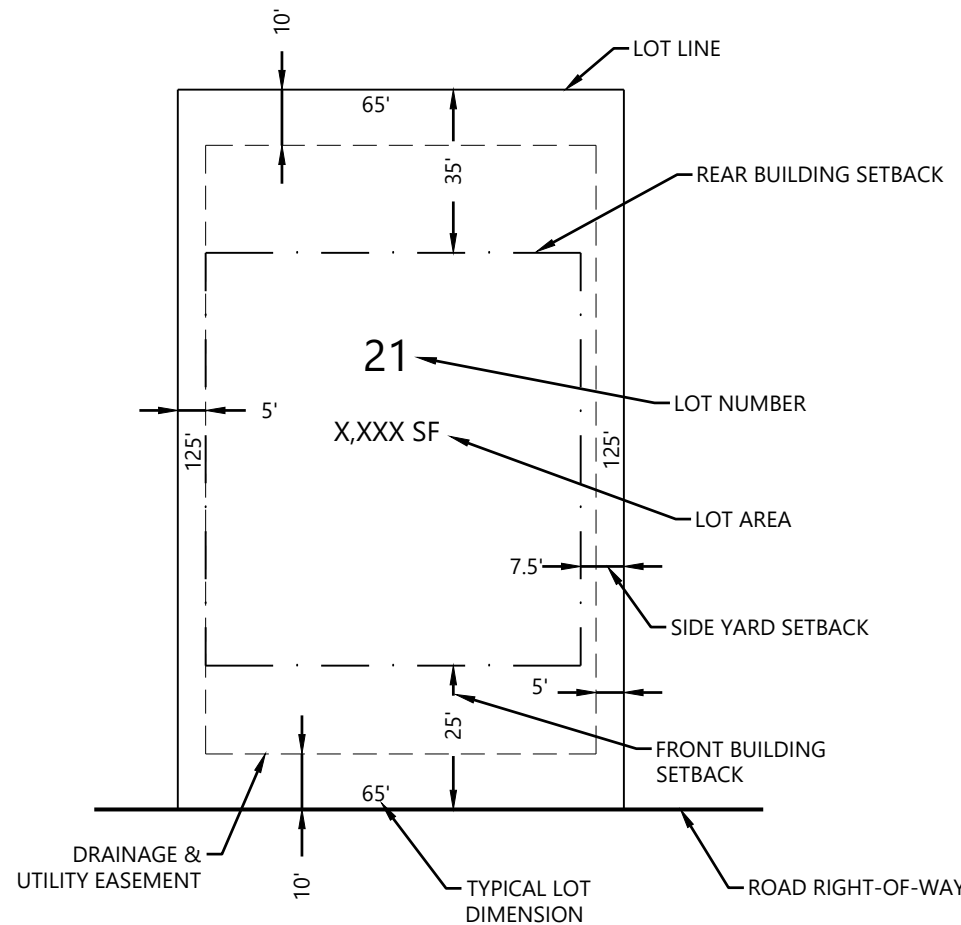
OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	SIDEWALK	CITY	0.01 AC
B	OHP EASEMENT / OPEN SPACE	HOA	2.55 AC
C	PONDING	CITY	3.93 AC
D	TRAIL CORRIDOR (PARK)	CITY	3.27 AC
E	PONDING	CITY	1.53 AC
F	PONDING	CITY	2.95 AC

TYPICAL 45' SINGLE FAMILY (SF) LOT DETAIL



TYPICAL 65' SINGLE FAMILY (SF) LOT DETAIL



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: TDD
DRAWN: SRM
HORIZONTAL SCALE: 200'
VERTICAL SCALE:

INITIAL ISSUE: 05/20/2024
REVISIONS:

PREPARED FOR:

PULTE GROUP

1650 W. 82ND STREET, SUITE 300
BLOOMINGTON, MINNESOTA 55431

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: 05/20/2024 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC

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 OVERALL

PROJECT NUMBER: 0052840.00

SHEET NUMBER:

01 OF 05

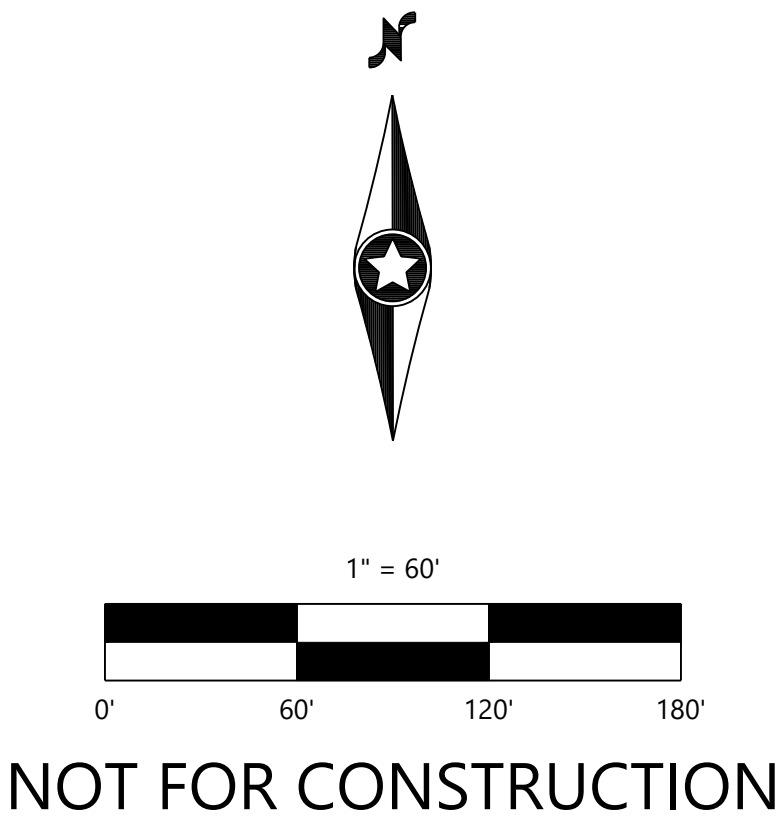
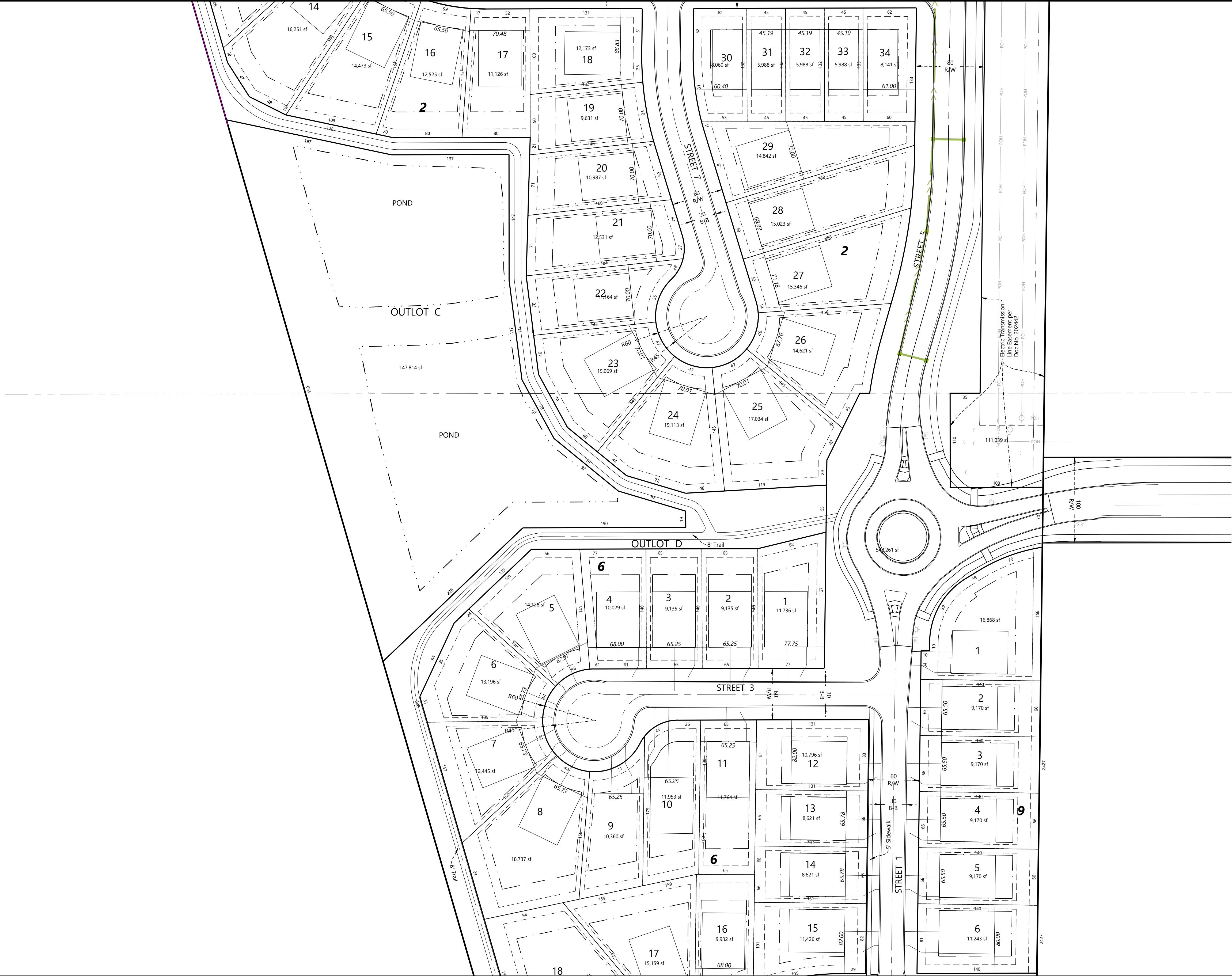
DATE: 05/20/2024



INITIAL ISSUE: 05/20/2024

REVISIONS:

SHEET NUMBER:
02 OF 05
DATE: 05/20/2024



DESIGNED: CHF
CHECKED: TDD
DRAWN: SRM
HORIZONTAL SCALE: 60'
VERTICAL SCALE:

INITIAL ISSUE: 05/20/2024
REVISIONS:

PREPARED FOR:
PULTE GROUP
1650 W. 82ND STREET, SUITE 300
BLOOMINGTON, MINNESOTA 55431

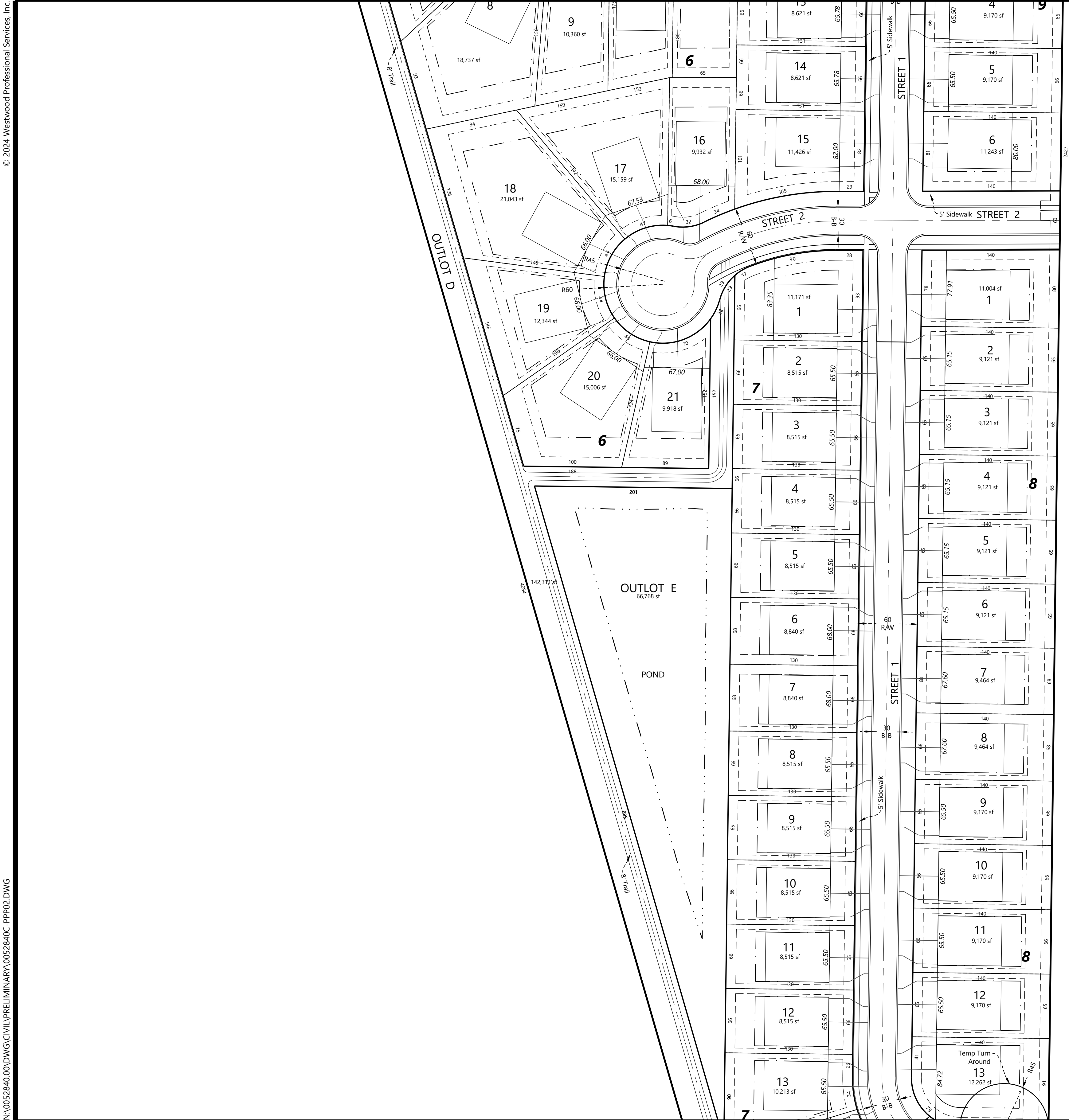
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OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 05/20/2024 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC
COTTAGE GROVE, MN

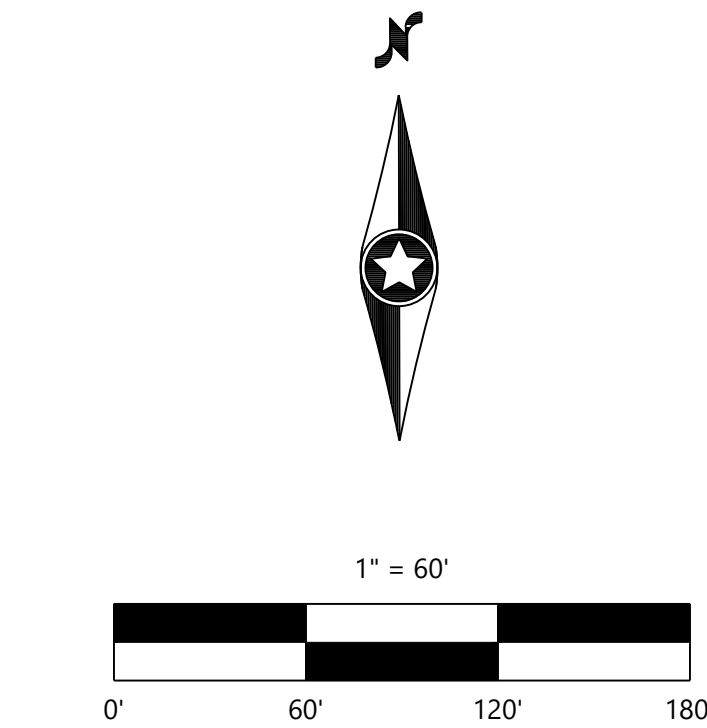
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT
DETAIL

SHEET NUMBER:
03 OF **05**
DATE: 05/20/2024
PROJECT NUMBER: 0052840.00



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



NOT FOR CONSTRUCTION

COTTAGE GROVE - ZYWEIC

DESIGNED: CHF
CHECKED: TDD
DRAWN: SRM
HORIZONTAL SCALE: 60'
VERTICAL SCALE:

INITIAL ISSUE: 05/20/2024
REVISIONS:

PREPARED FOR:

PULTE GROUP
1650 W. 82ND STREET, SUITE 300
BLOOMINGTON, MINNESOTA 55431

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: 05/20/2024 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC
COTTAGE GROVE, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
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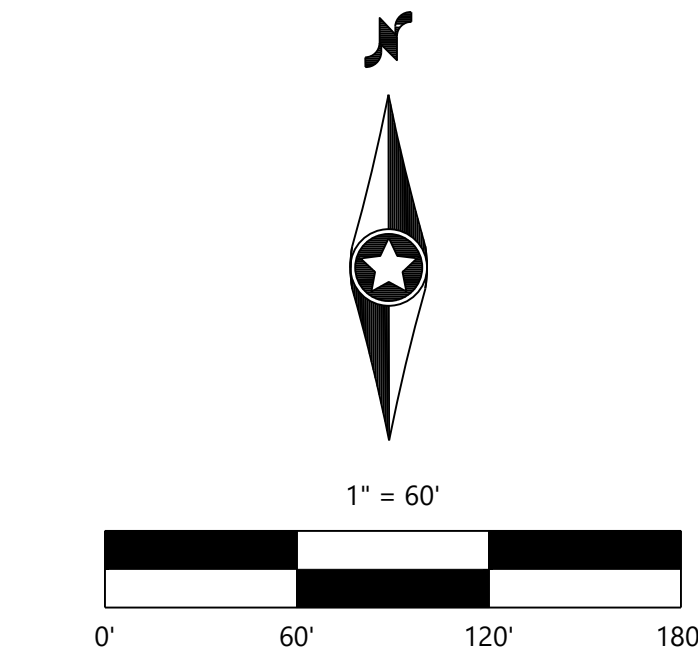
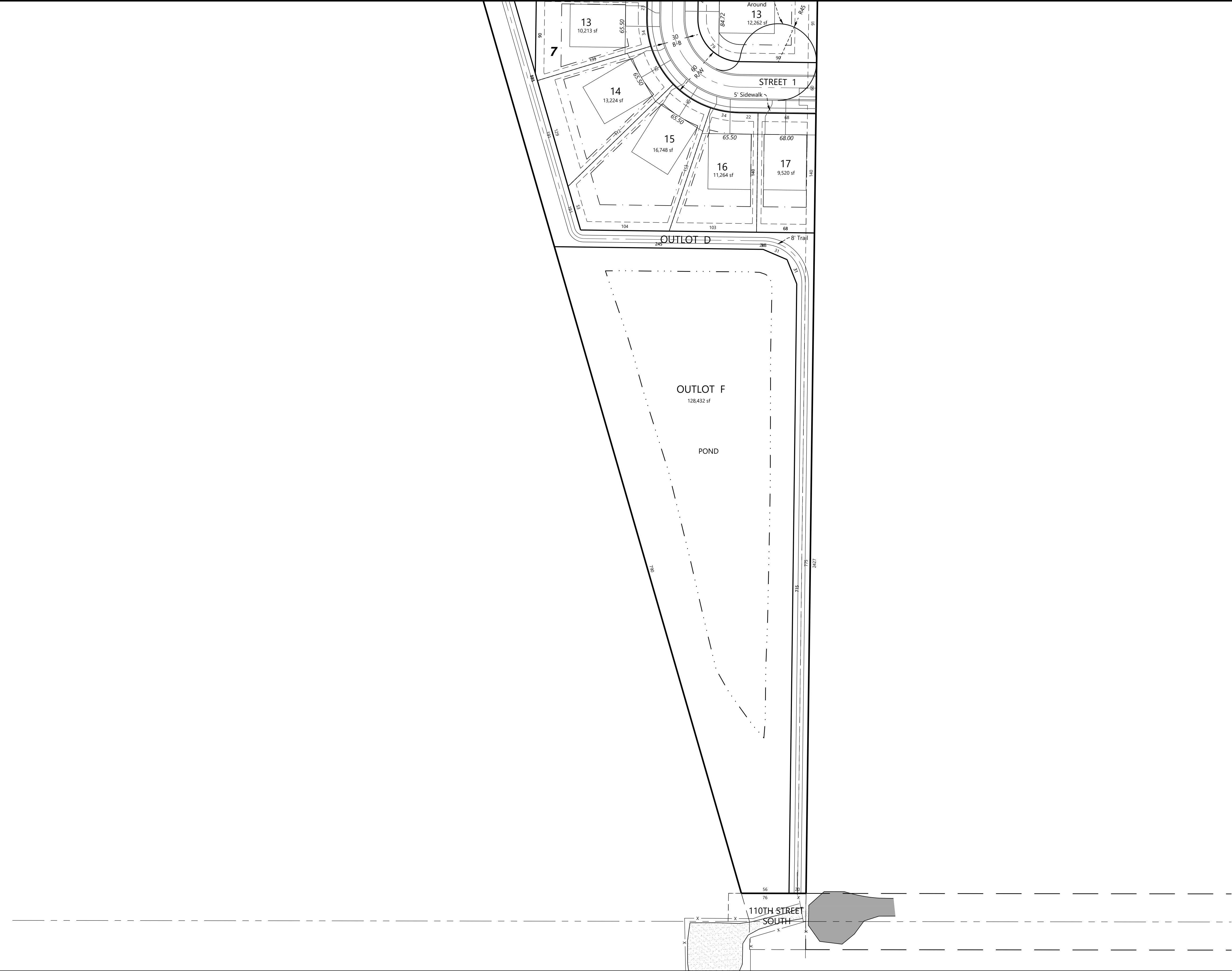
PRELIMINARY PLAT
DETAIL

PROJECT NUMBER: 0052840.00

SHEET NUMBER:

04 OF 05

DATE: 05/20/2024



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: TDD
DRAWN: SRM
HORIZONTAL SCALE: 60'
VERTICAL SCALE:

INITIAL ISSUE: 05/20/2024
REVISIONS:

PREPARED FOR:

PULTE GROUP
1650 W. 82ND STREET, SUITE 300
BLOOMINGTON, MINNESOTA 55431

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DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 05/20/2024 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC
COTTAGE GROVE, MN

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

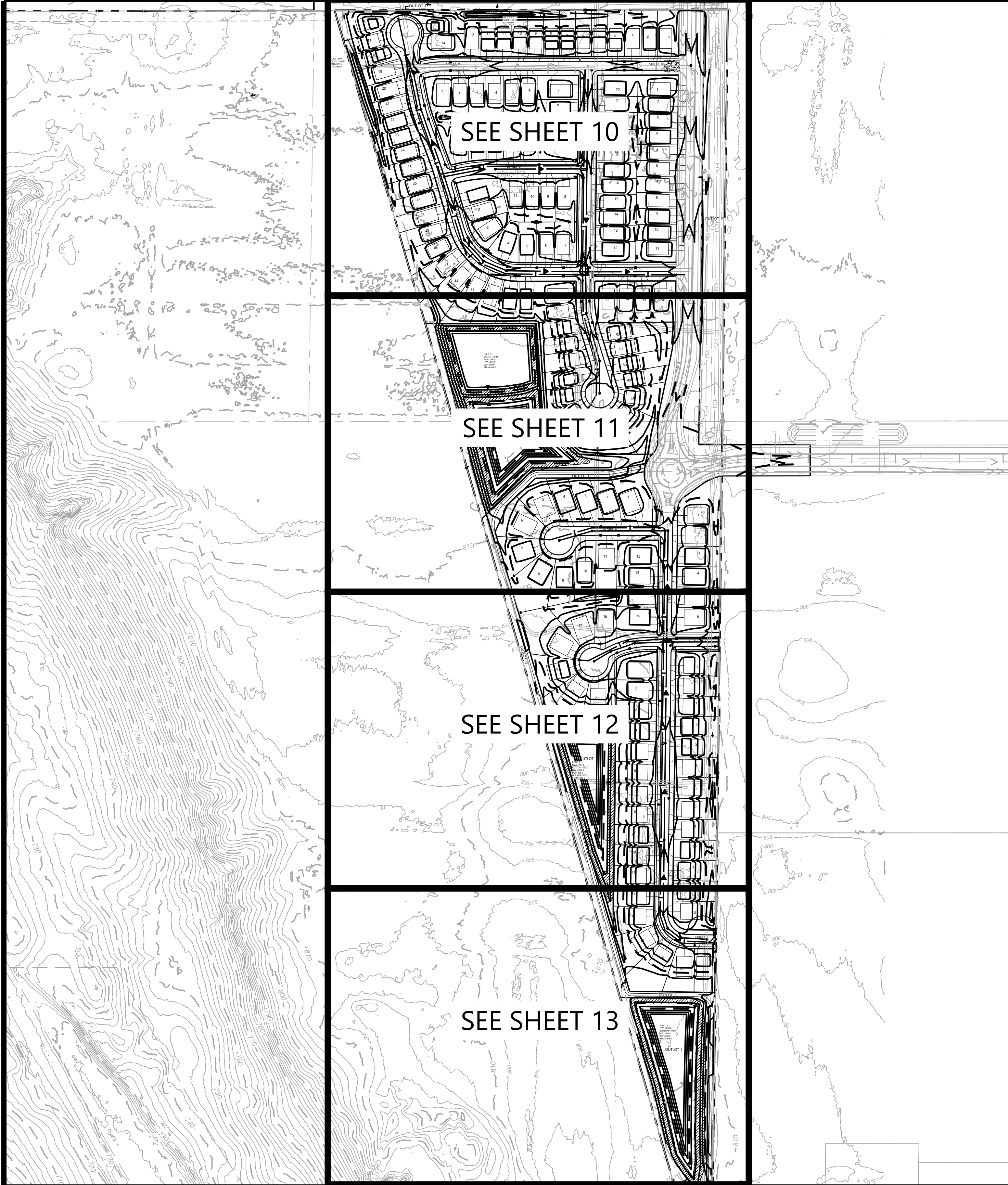
PRELIMINARY PLAT
DETAIL

PROJECT NUMBER: 0052840.00

SHEET NUMBER:

05 OF 05

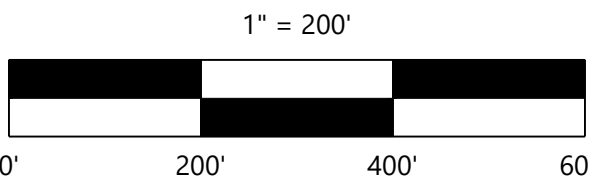
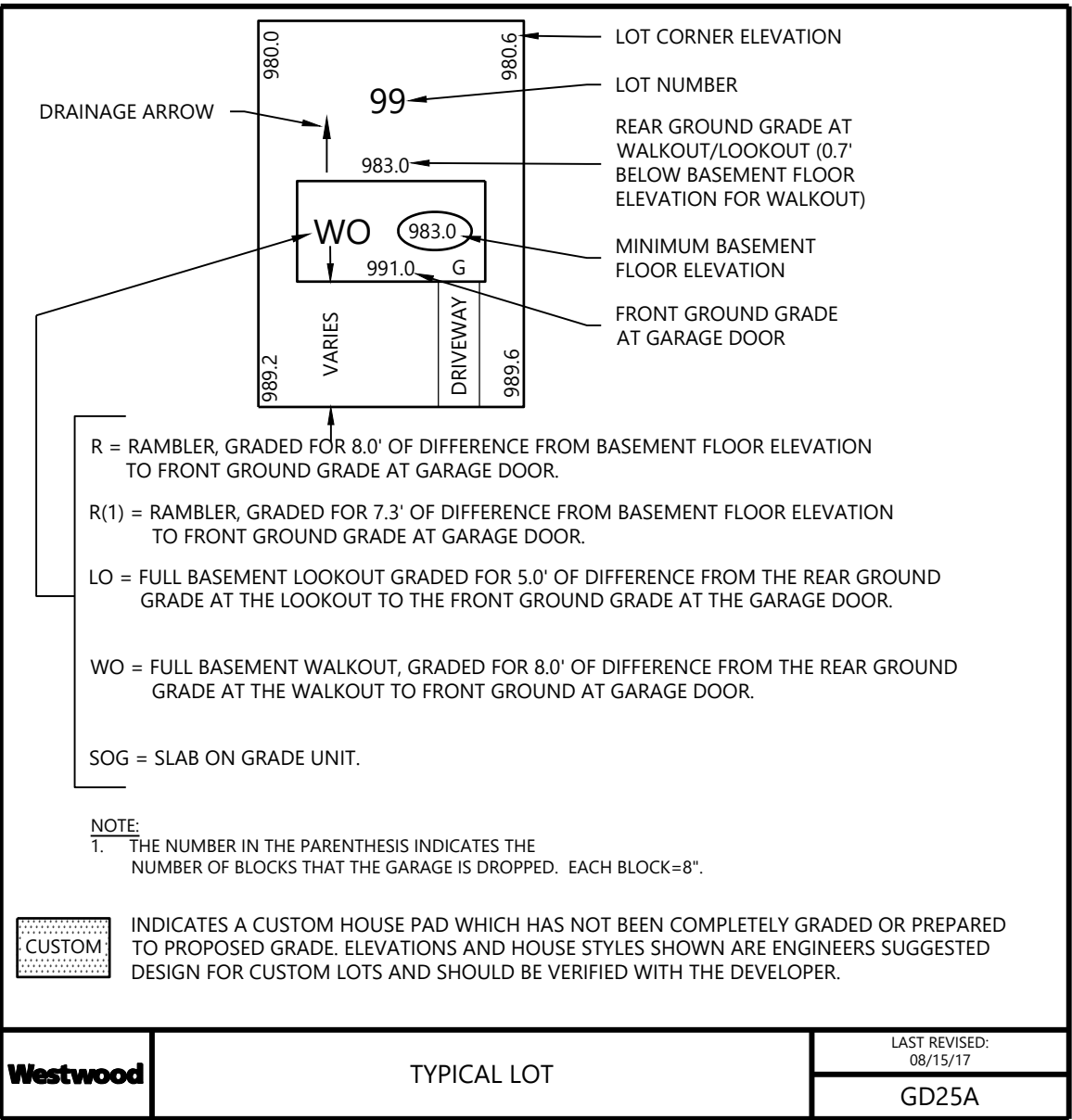
DATE: 05/20/2024



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

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	900.00	SPOT ELEVATION
	HP/LP	HIGH/LOW POINT
	CL-CL	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F. →	EMERGENCY OVERFLOW
	X-XX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
TPF	TPF	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
		DO NOT DISTURB



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: TDD
DRAWN: TDD
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 03/02/22
REVISIONS:
04/20/22 CITY COMMENTS
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.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

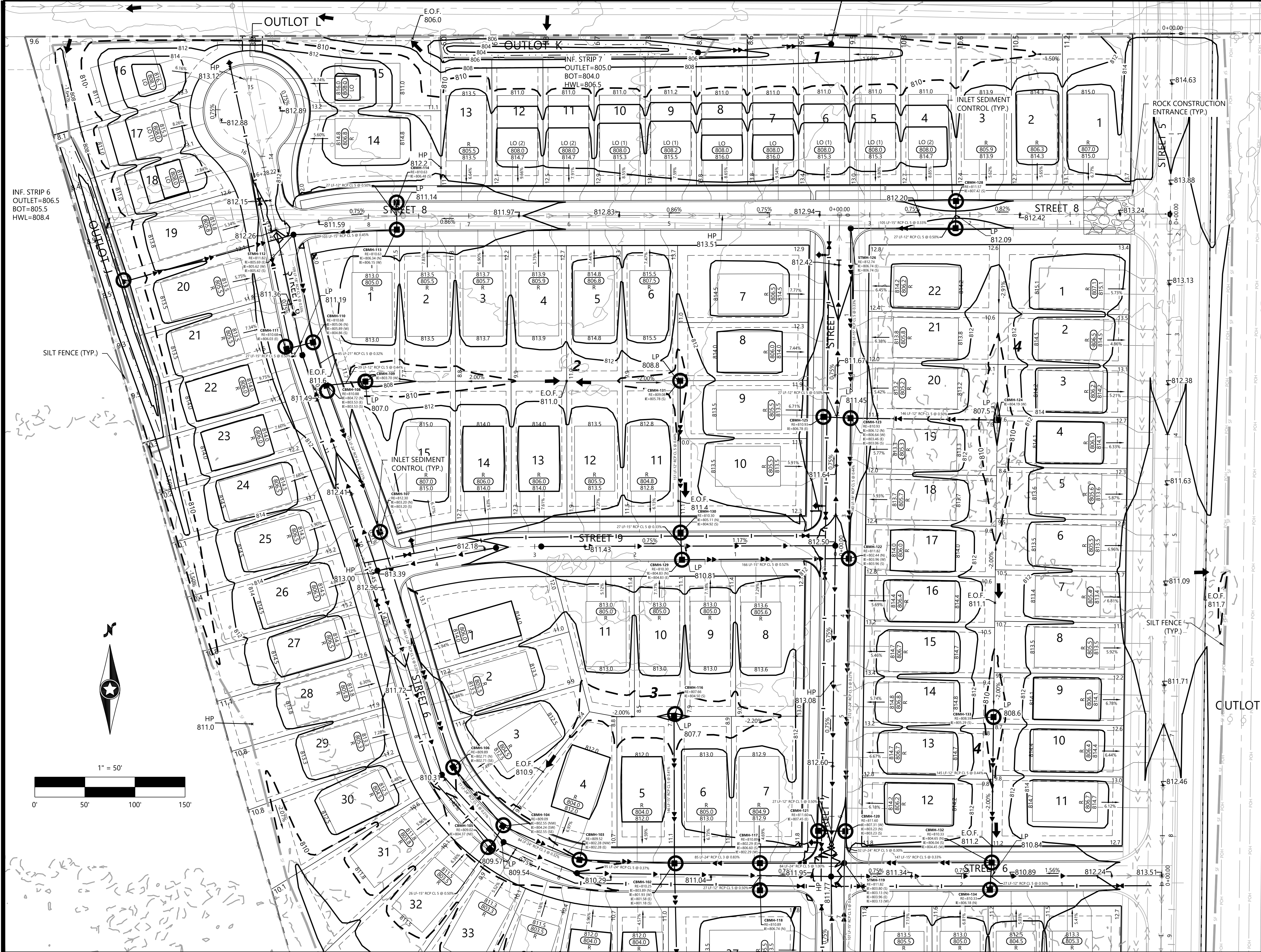
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

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



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		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
		DO NOT DISTURB

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- 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.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	03/02/22
REVISIONS:	
04/20/22	CITY COMMENTS

PREPARED FOR:	SUMMERGATE DEVELOPMENT INC.
	17305 CEDAR AVE S. #200 LAKEVILLE, MN 55044

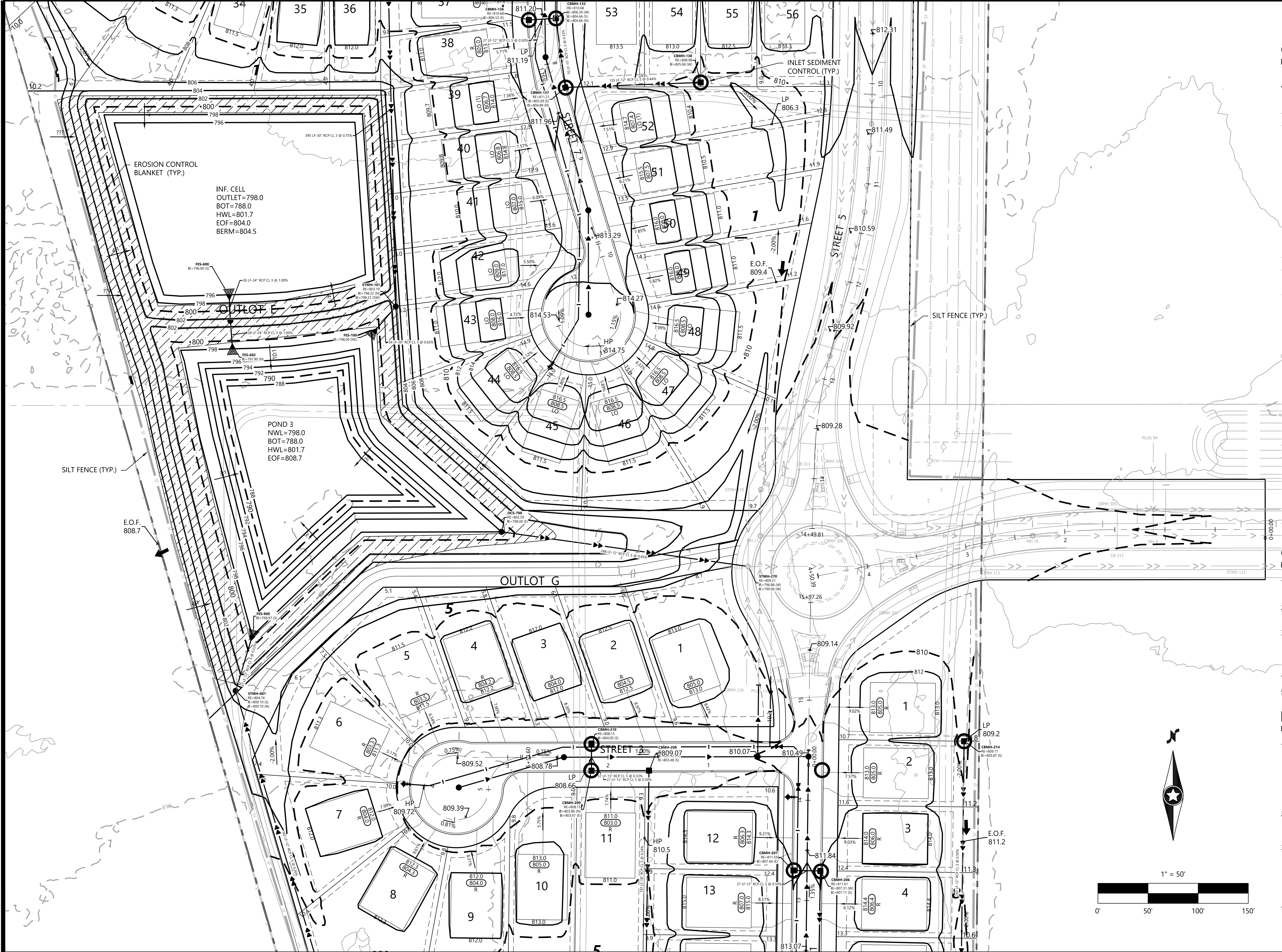
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CHRISTIAN H. FROEMKE
DATE: 04/20/22 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL PLAN
PROJECT NUMBER: 0032908.00

SHEET NUMBER:
10 OF 34
DATE: 04/20/22



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Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		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
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		DO NOT DISTURB

GRADING & DRAINAGE NOTES

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CHECKED: TDD
DRAWN: TDD
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/02/22
REVISIONS:
04/20/22 CITY COMMENTS
04/20/22
04/20/22
04/20/22

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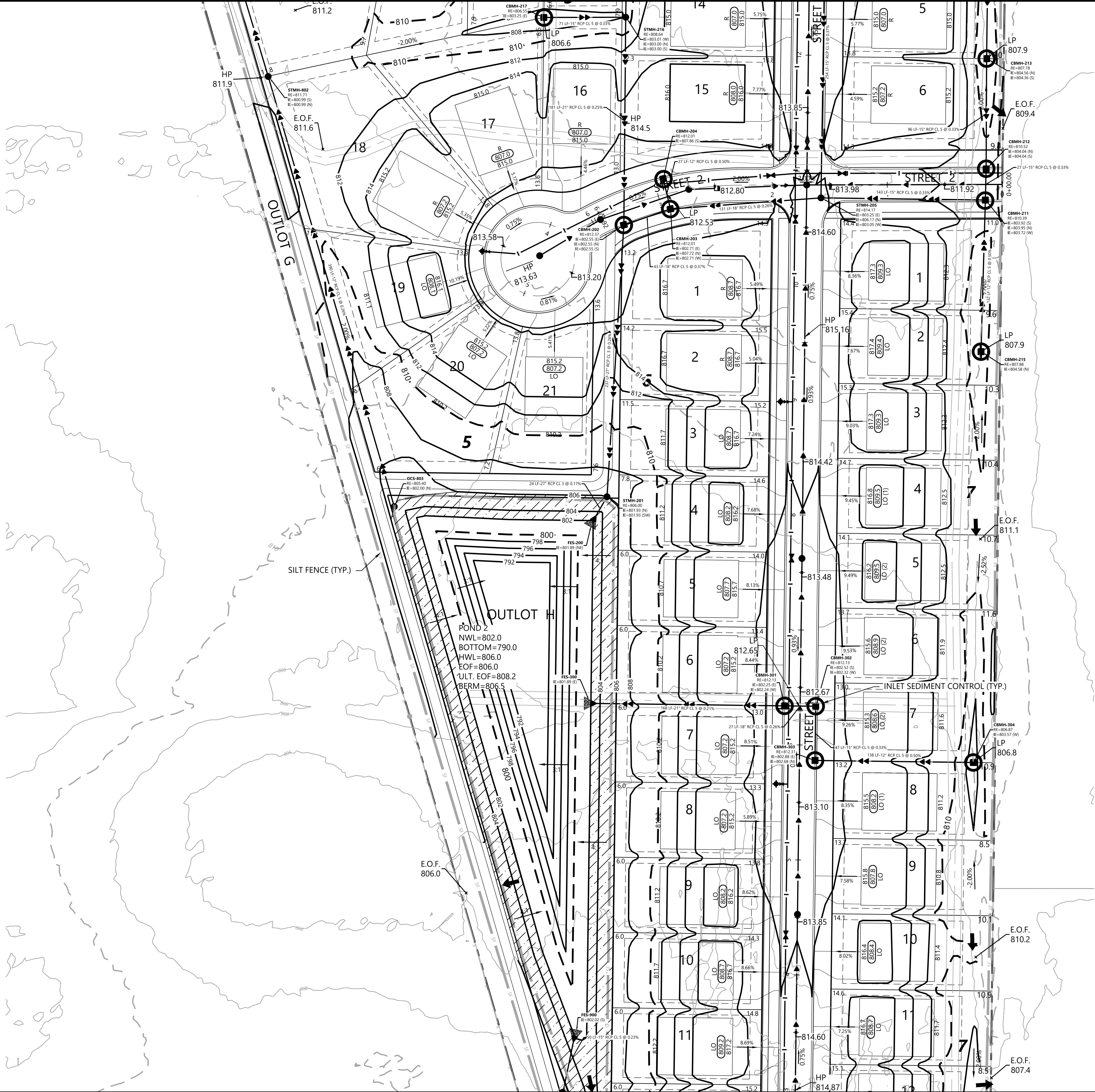
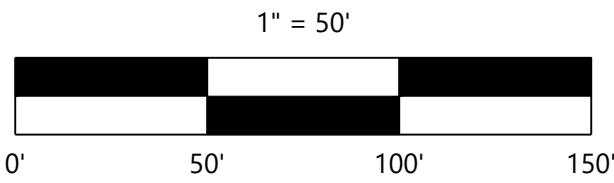
SHEET NUMBER:

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OF

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DATE: 04/20/22



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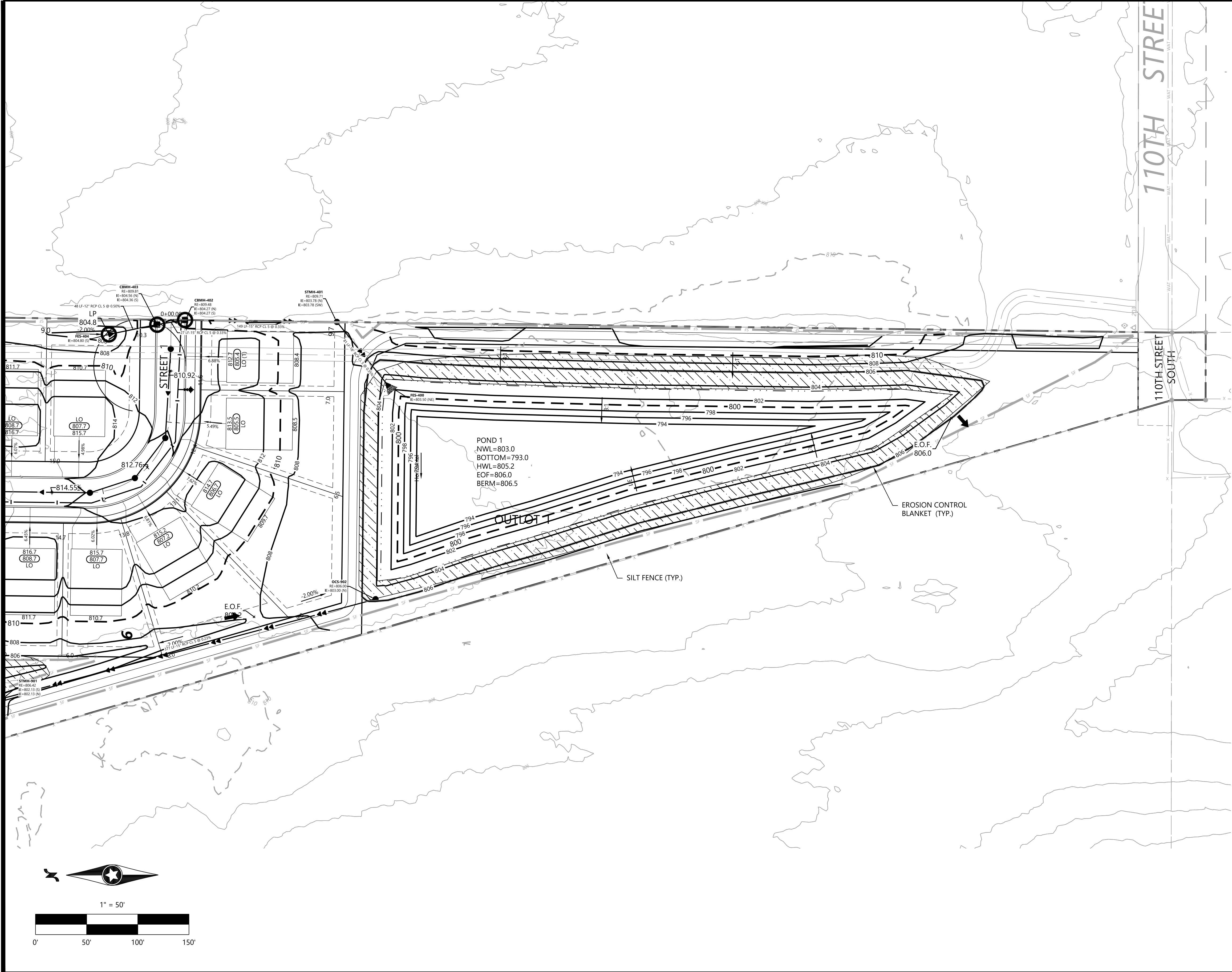
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PROJECT NUMBER: 0032908.00

SHEET NUMBER:

12 OF 34

DATE: 04/20/22



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GRADING & EROSION CONTROL LEGEND

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04/20/22 CITY COMMENTS
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PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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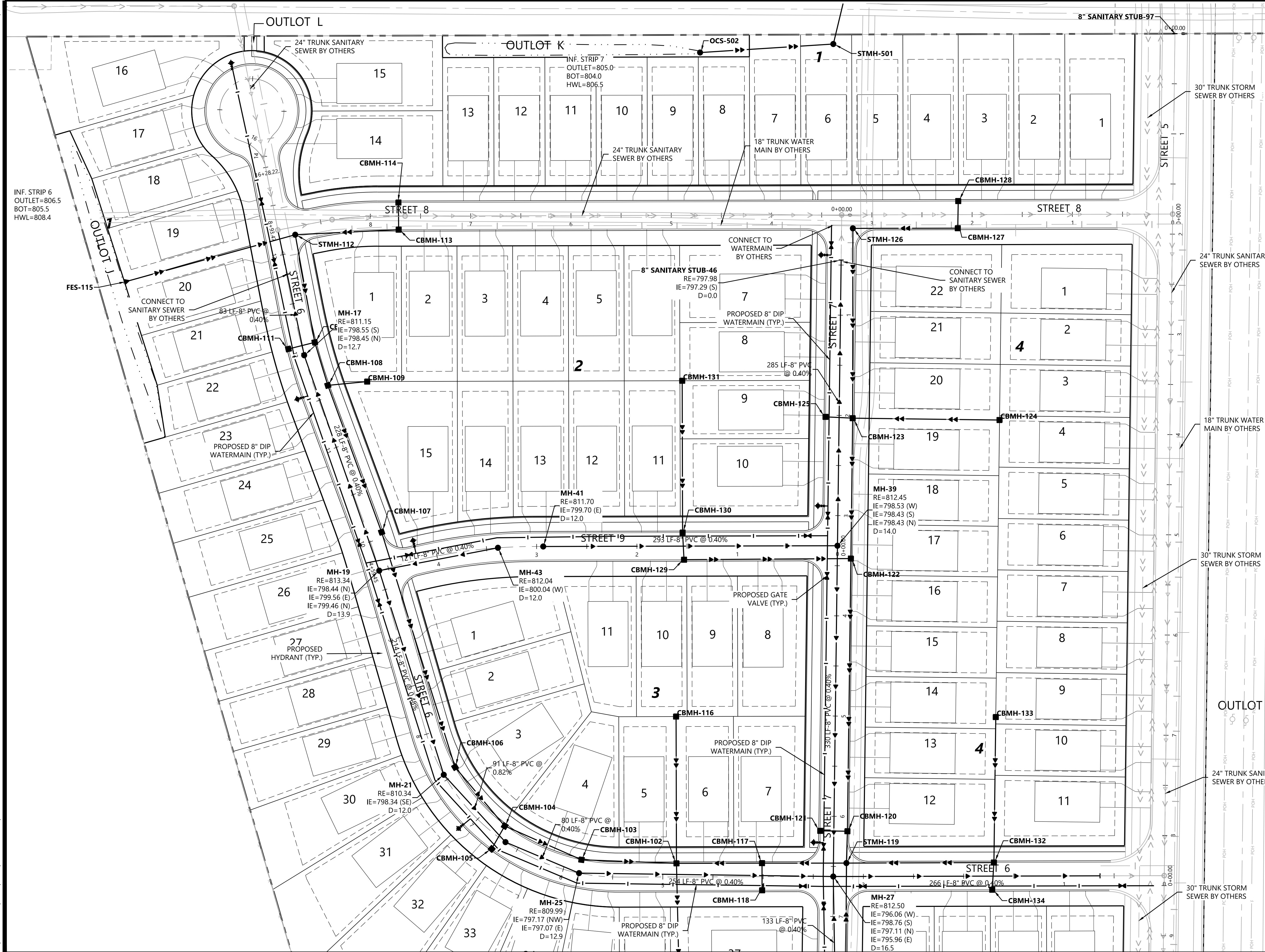
PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL PLAN

PROJECT NUMBER: 0032908.00

SHEET NUMBER:

13 OF 34

DATE: 04/20/22



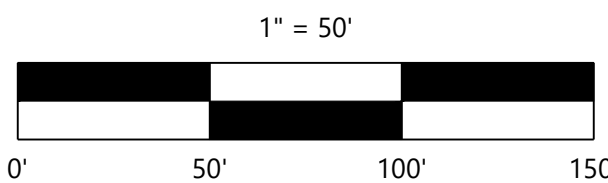
UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

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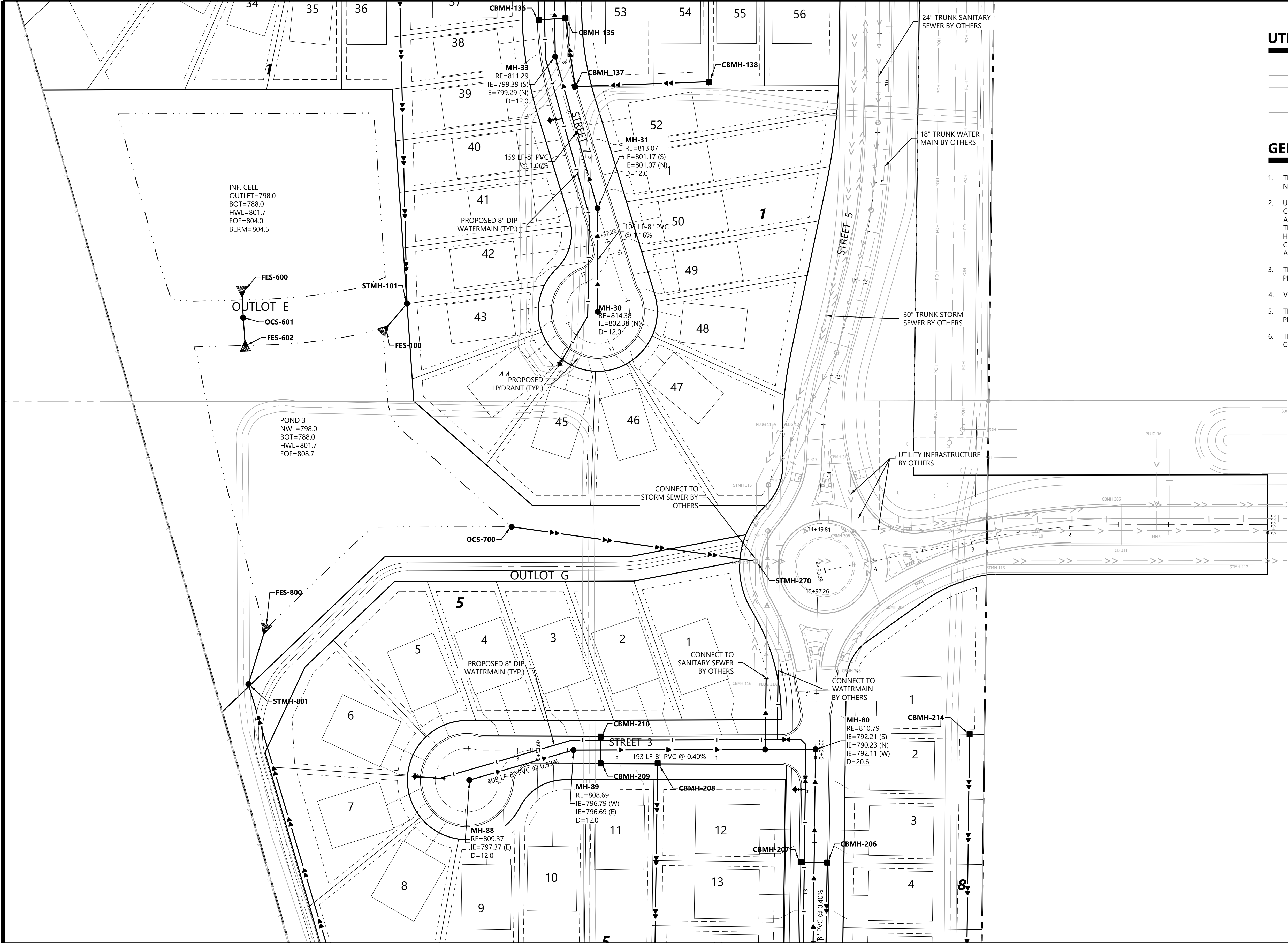
PRELIMINARY STREET &
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PROJECT NUMBER: 0032908.00

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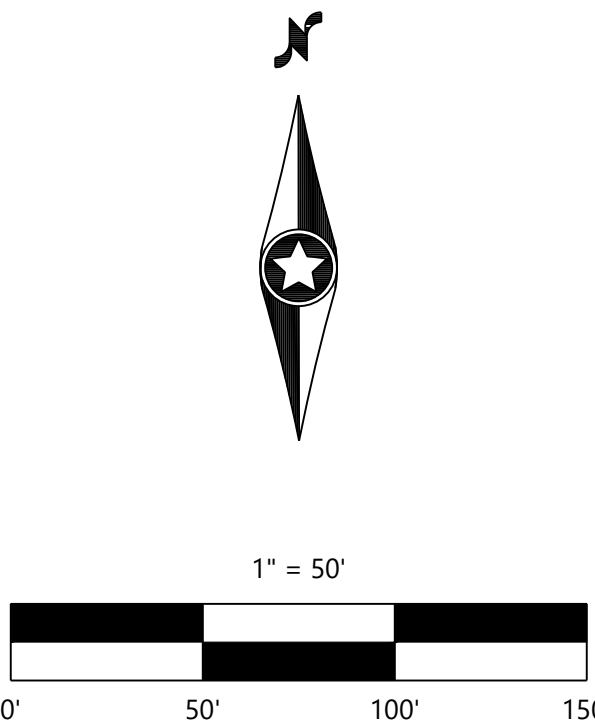


UTILITY LEGEND

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		WATER MAIN
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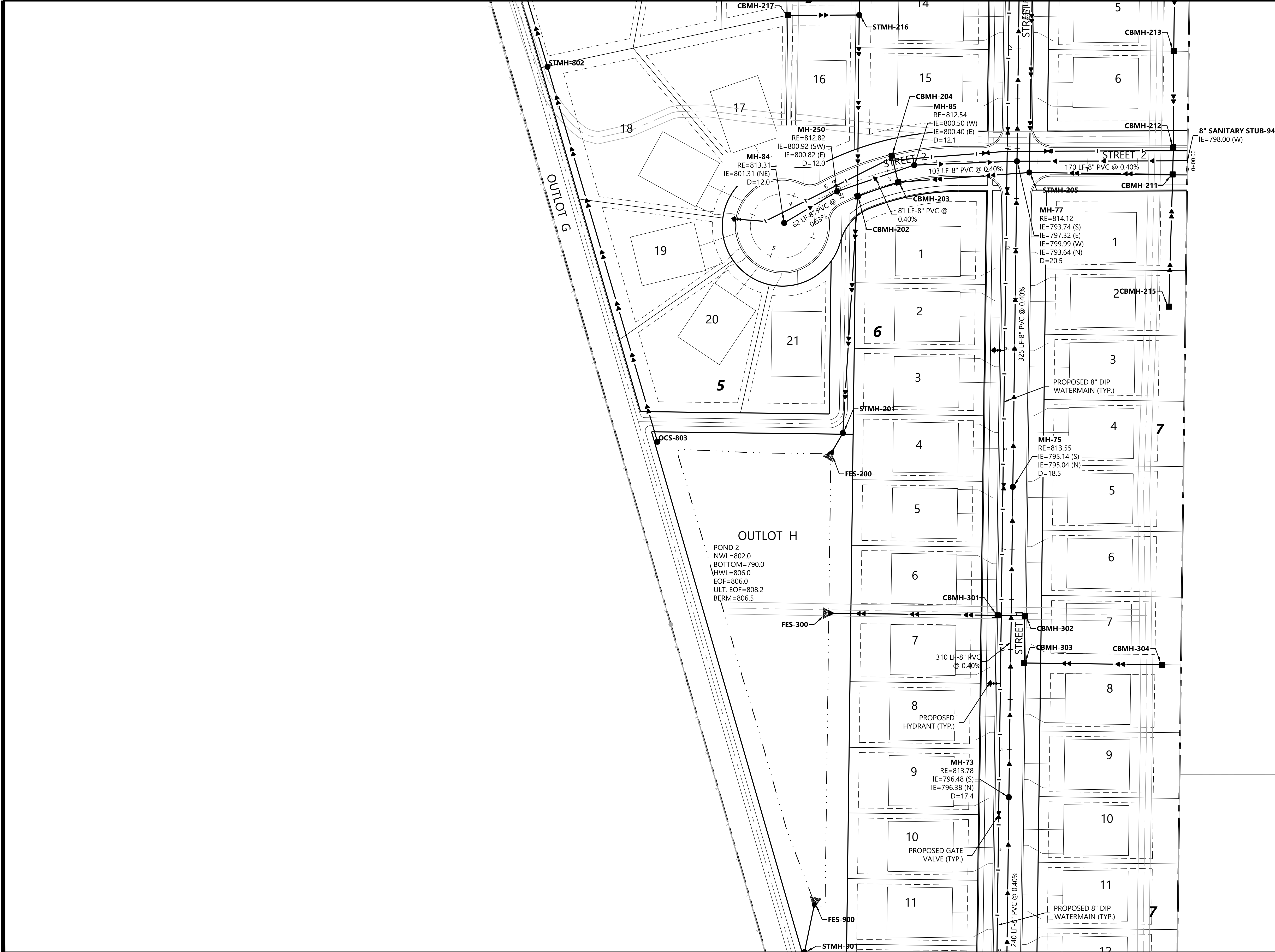
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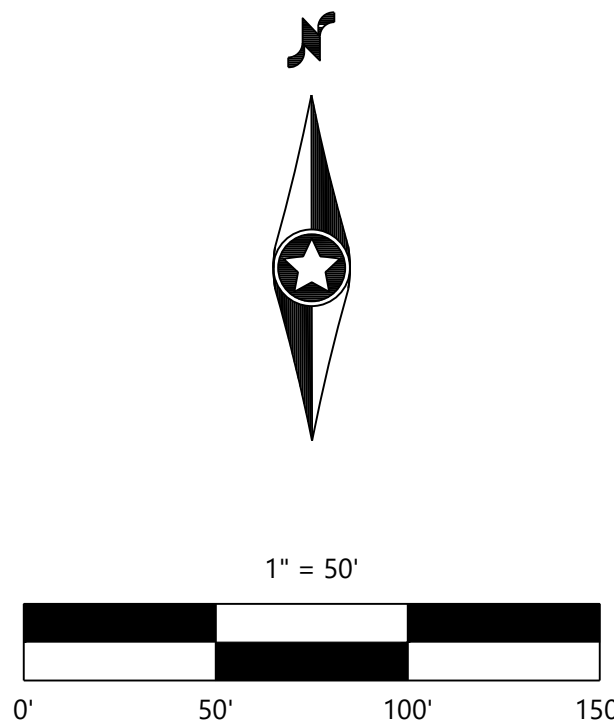


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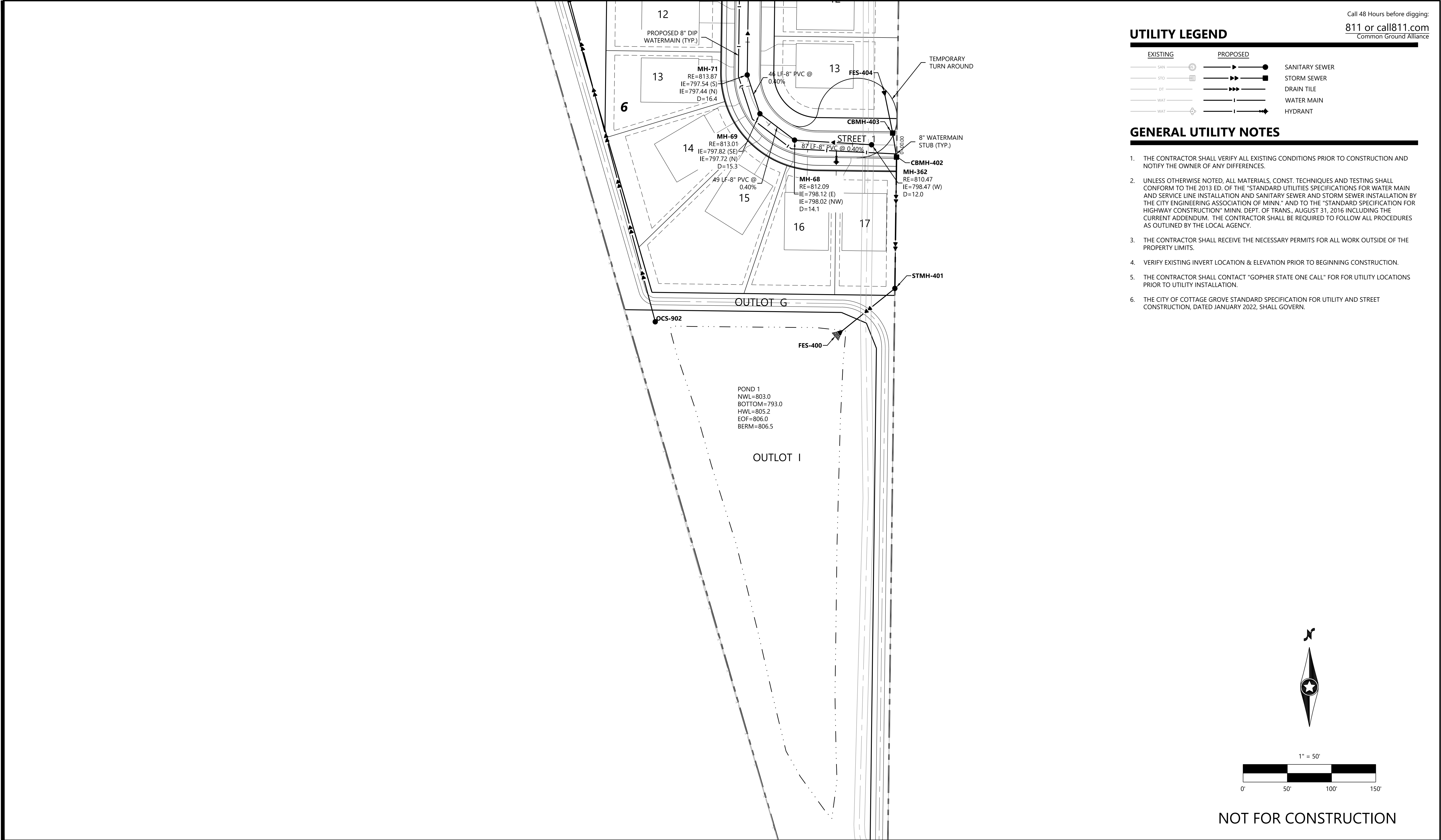
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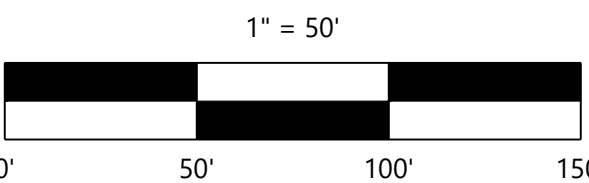
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GENERAL UTILITY NOTES

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

DESIGNED:	CHF
CHECKED:	TDD
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	03/02/22
REVISIONS:	
	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

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 STREET &
UTILITY PLAN

PROJECT NUMBER: 0032908.00

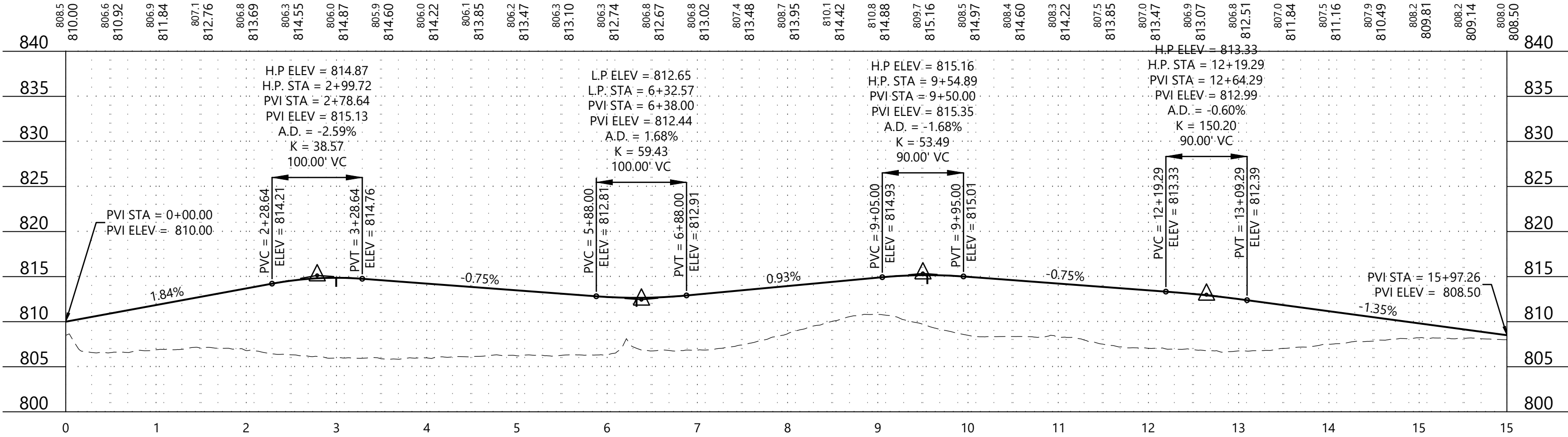
SHEET NUMBER:

17 OF 34

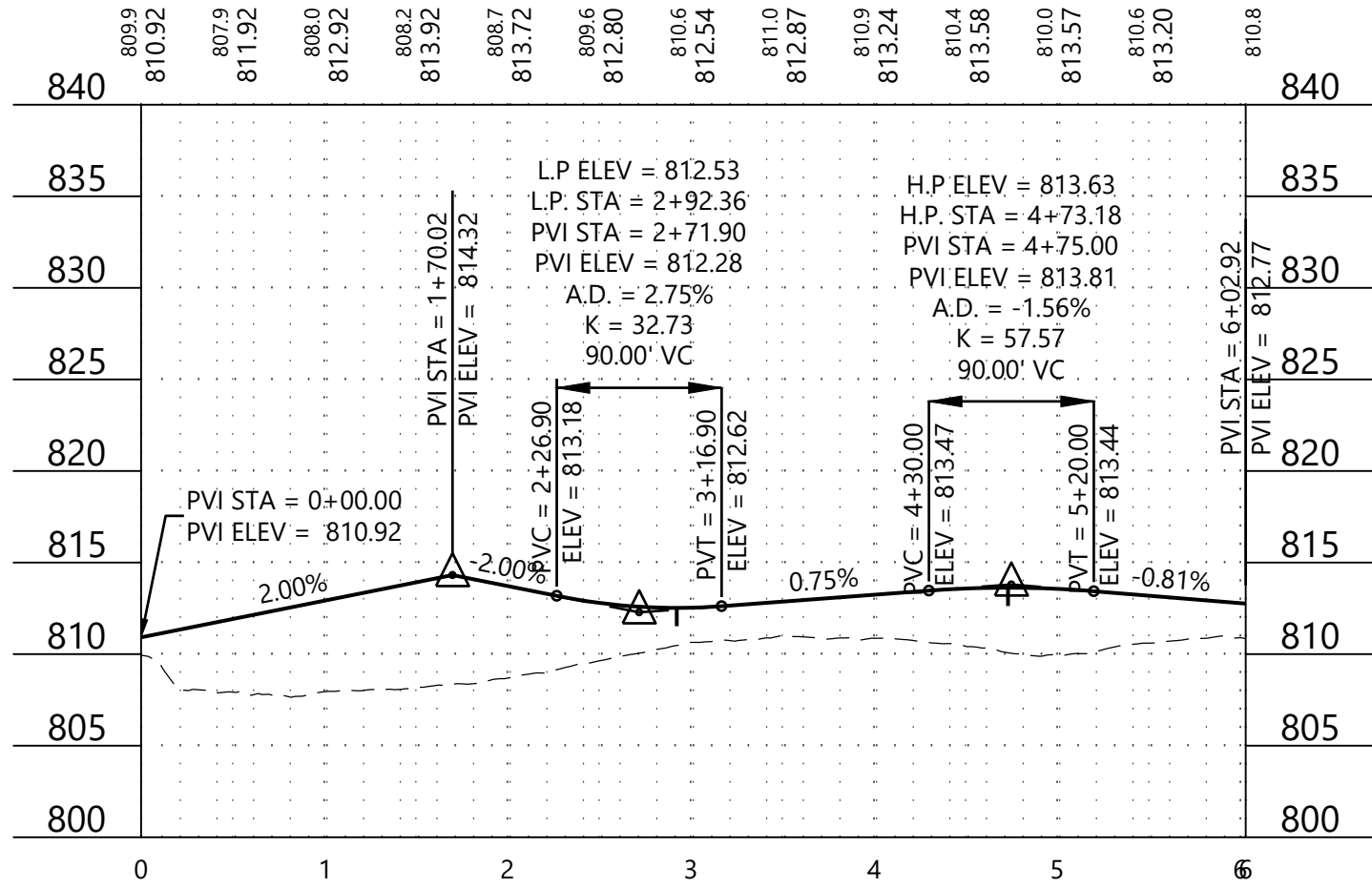
DATE: 04/20/22

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STREET 1

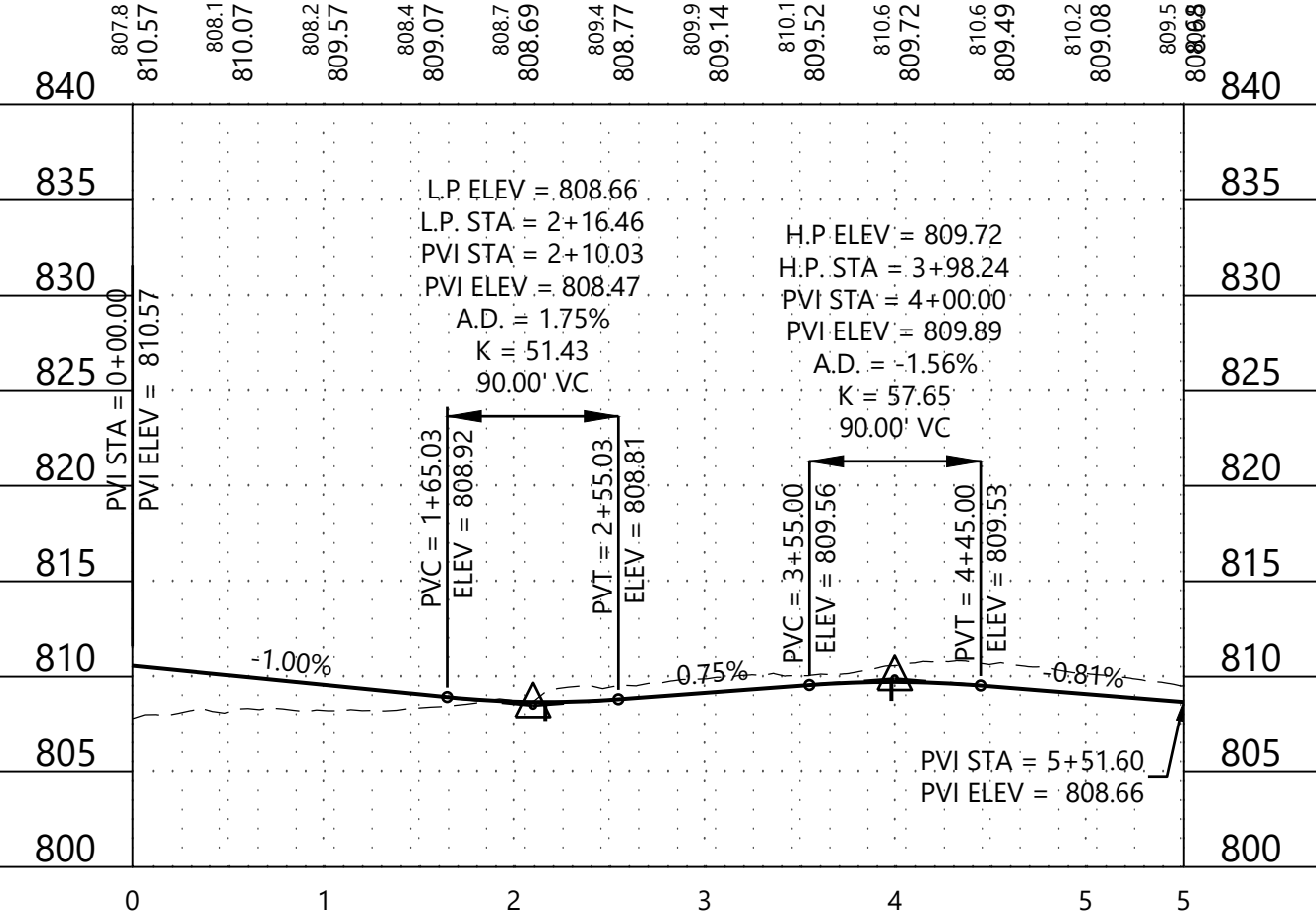


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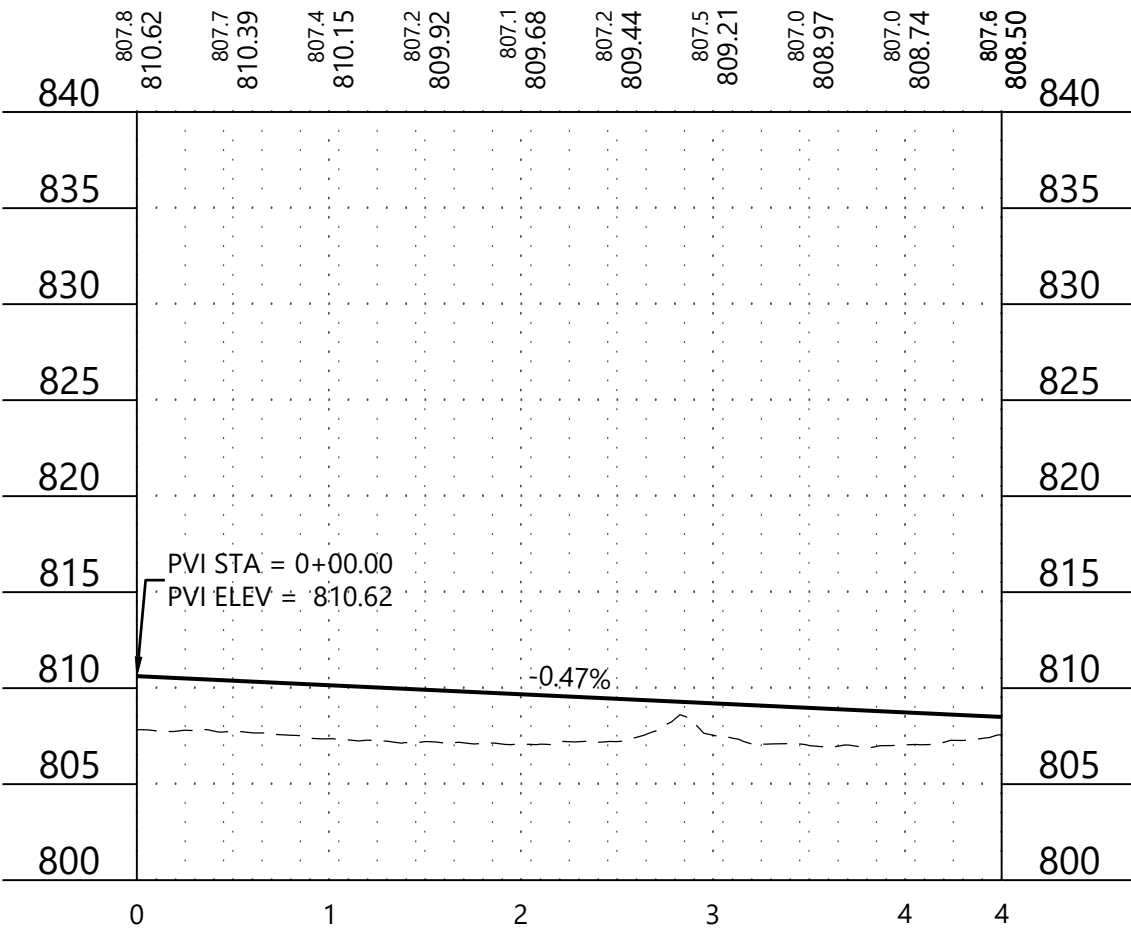


Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

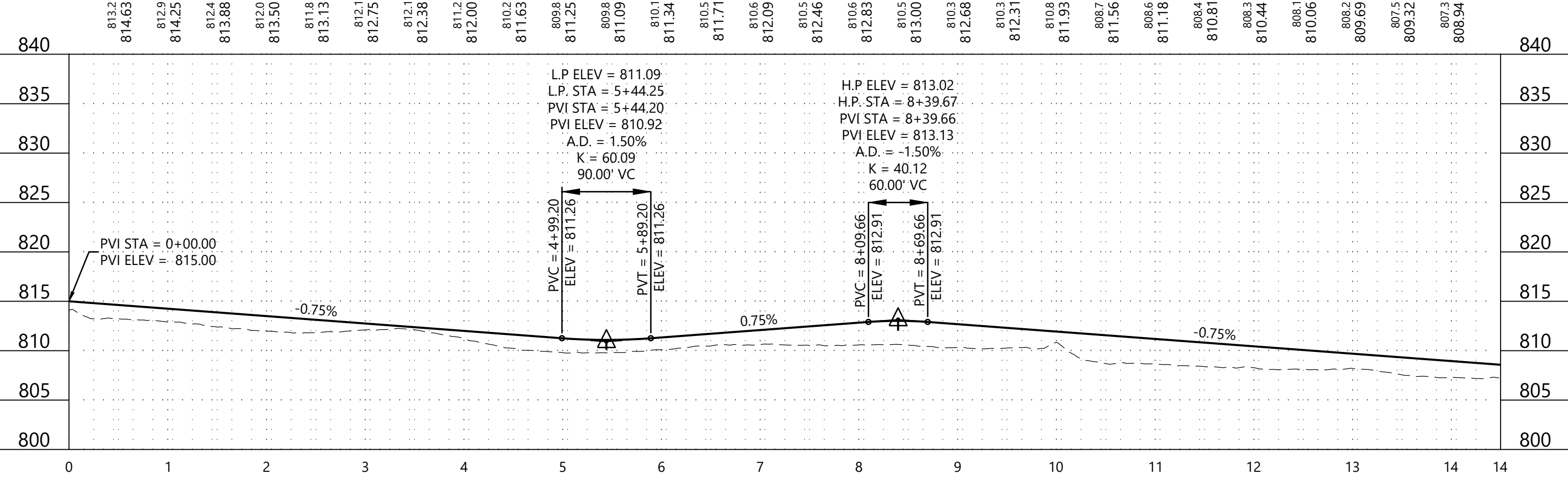
STREET 3



STREET 4



STREET 5



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NOT FOR CONSTRUCTION

DESIGNED: CHF
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VERTICAL SCALE:

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STREET PROFILES

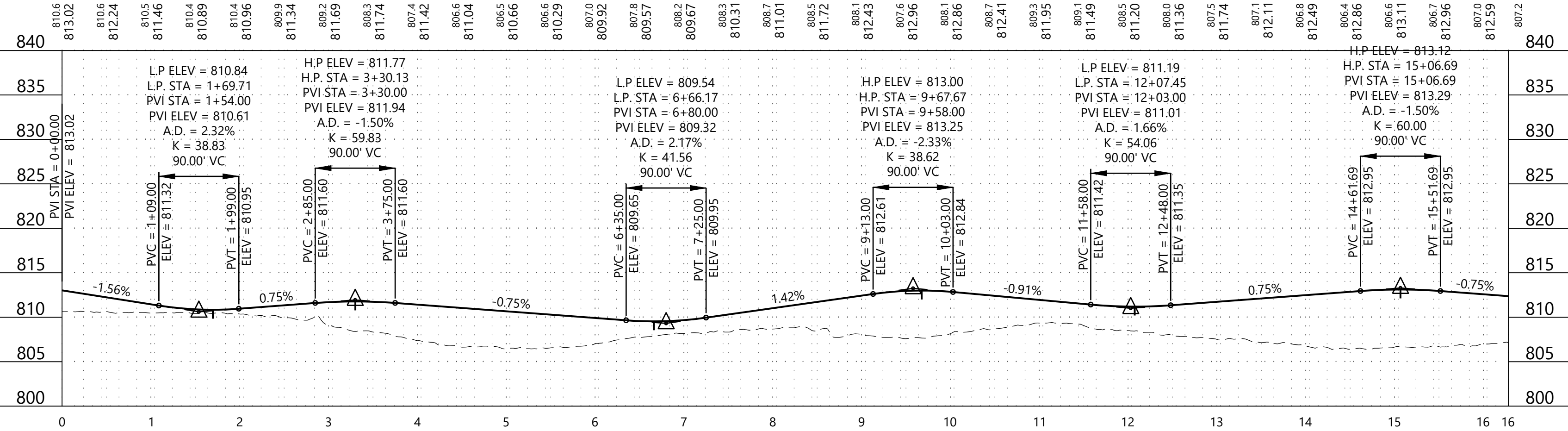
PROJECT NUMBER: 0032908.00

SHEET NUMBER:
18 OF 34
DATE: 04/20/22

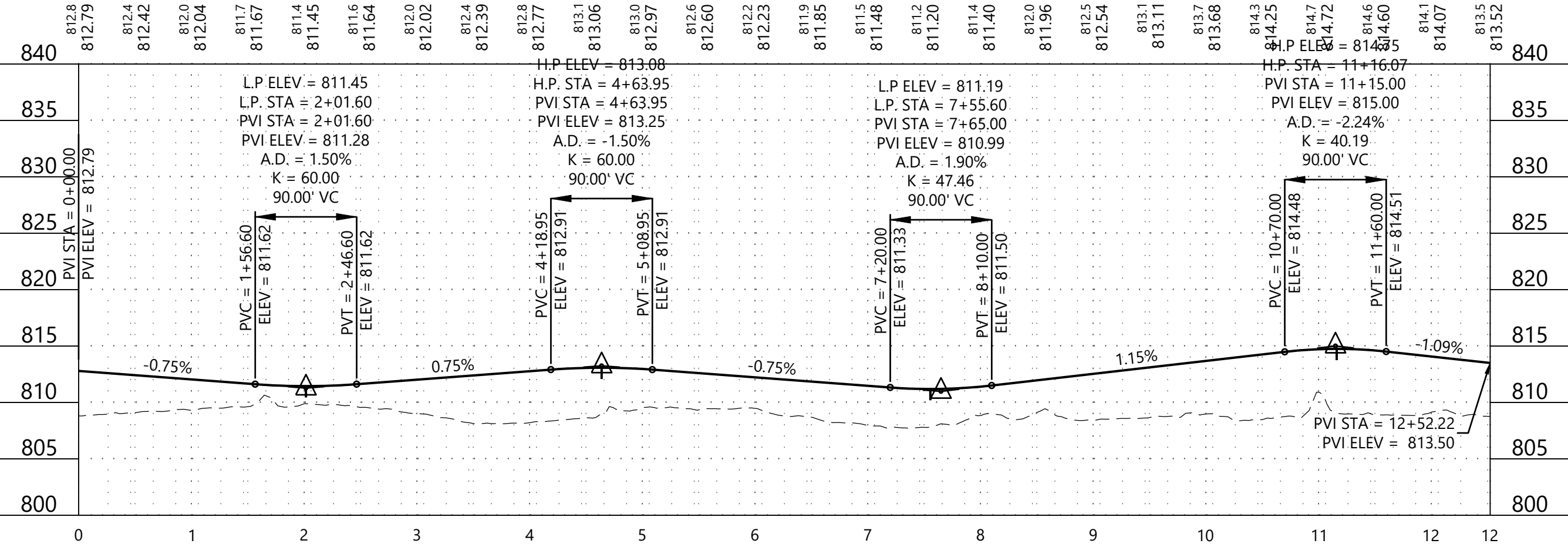
PRESERVE AT PRAIRIE DUNES

STREET 6

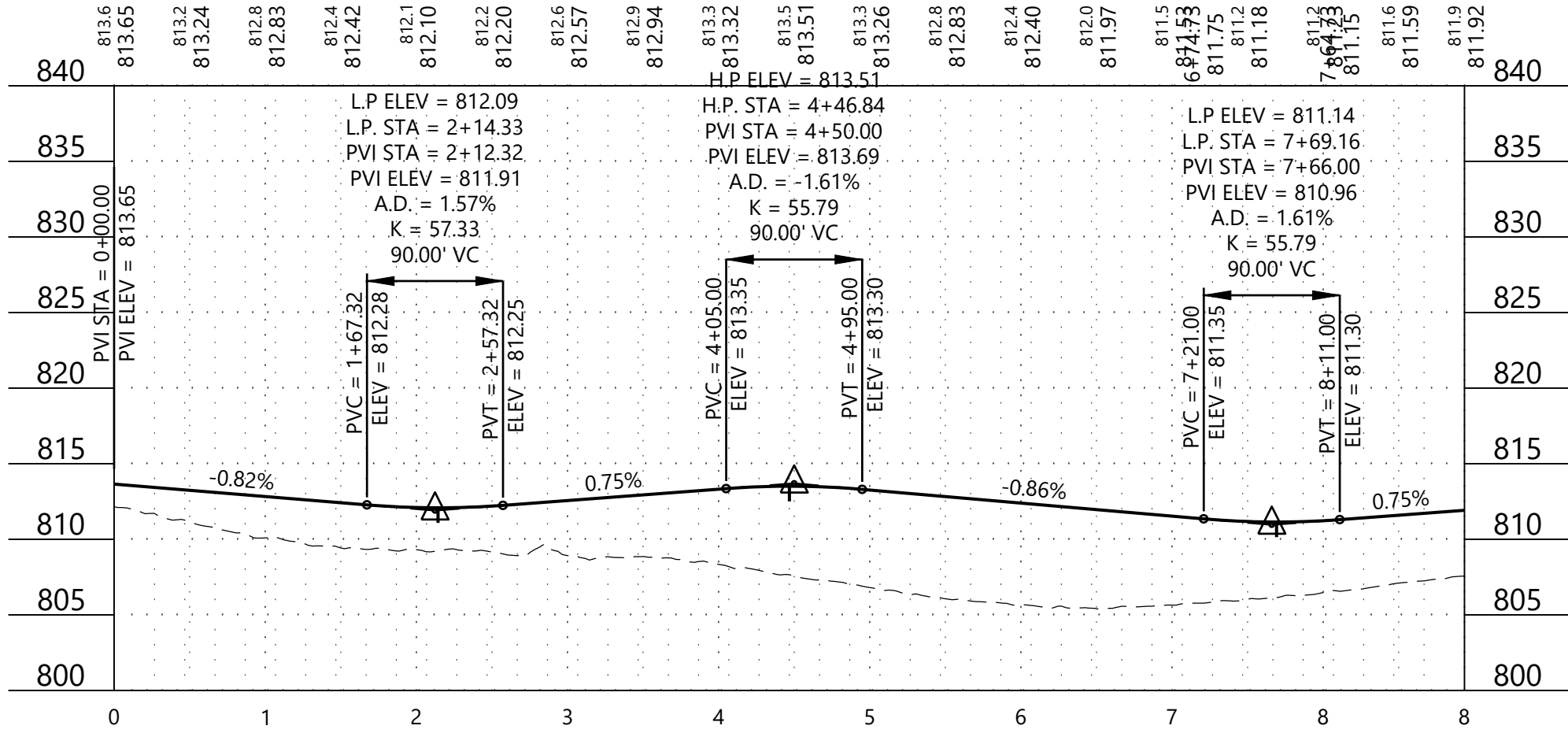
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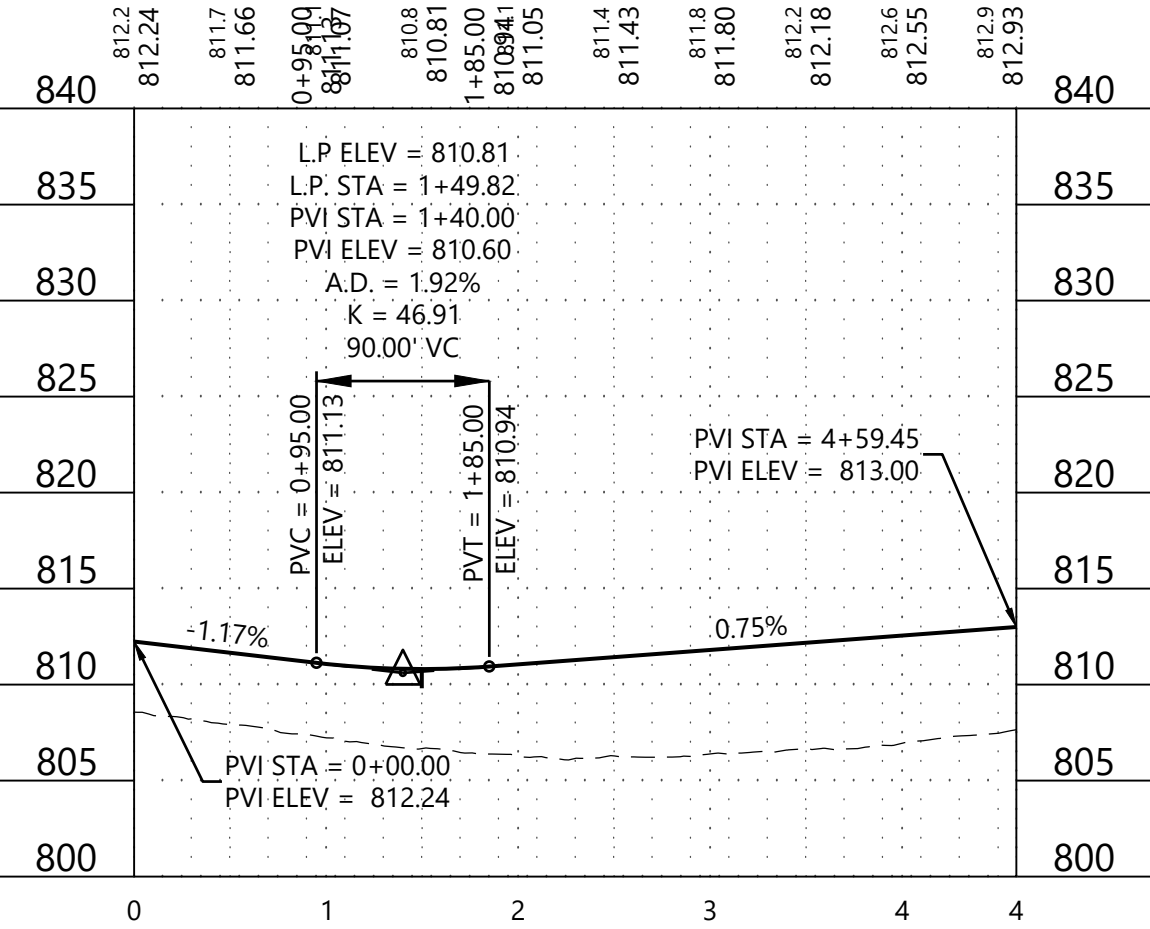
STREET 7



STREET 8



STREET 9



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DESIGNED: CHF
CHECKED: TDD
DRAWN: TDD
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 03/02/22
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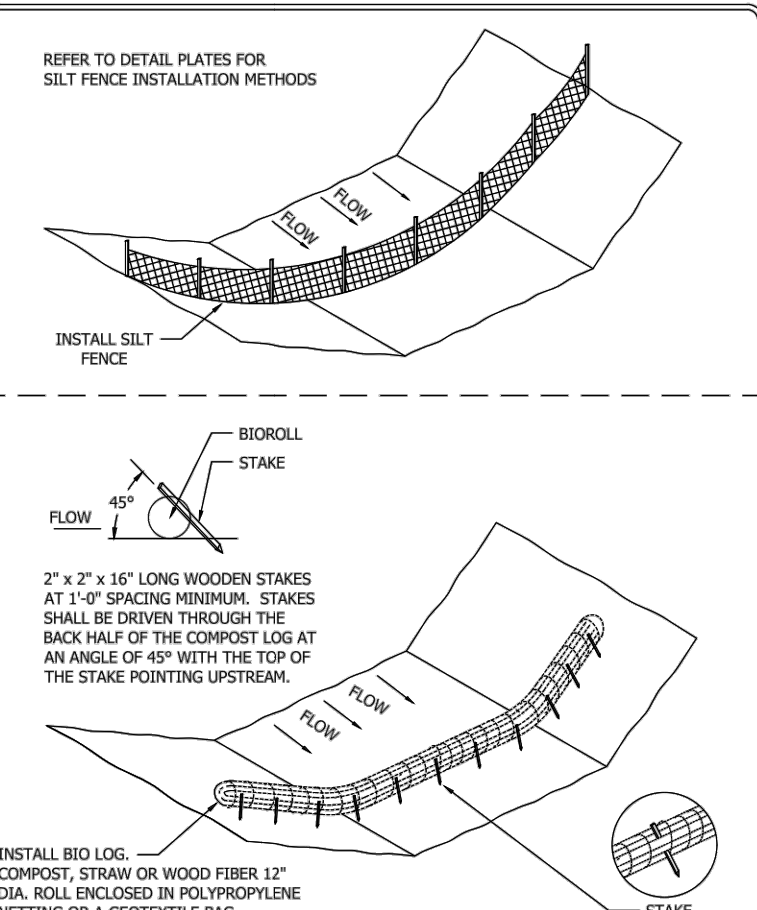
PRESERVE AT PRAIRIE DUNES
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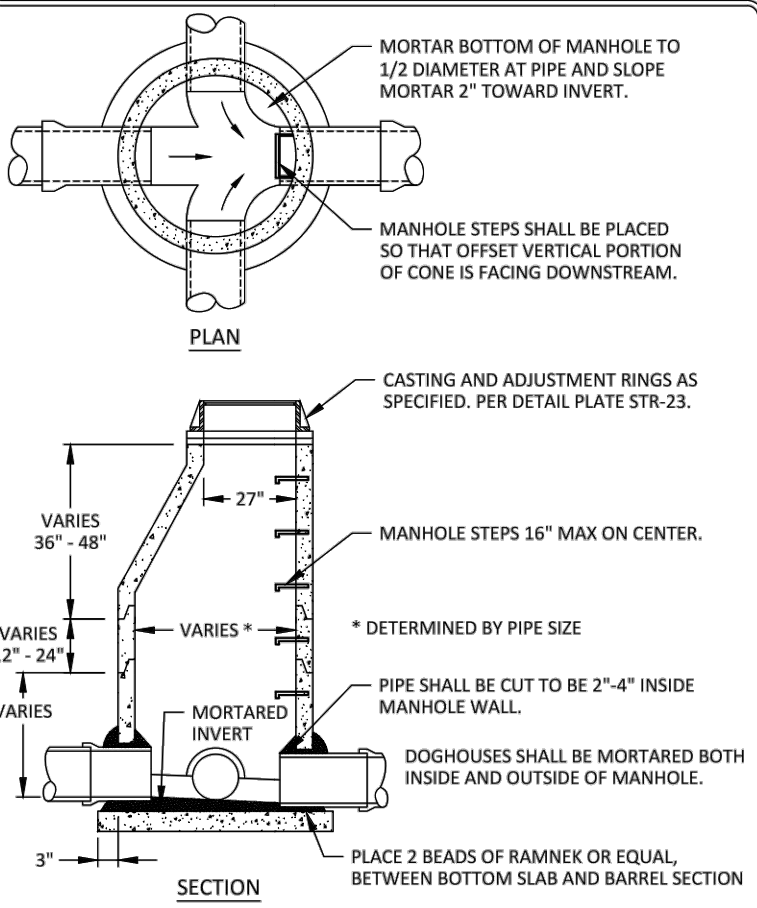
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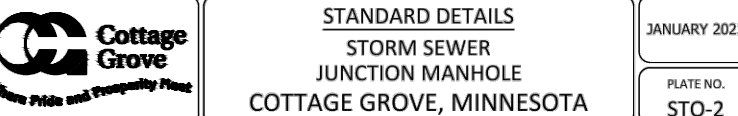
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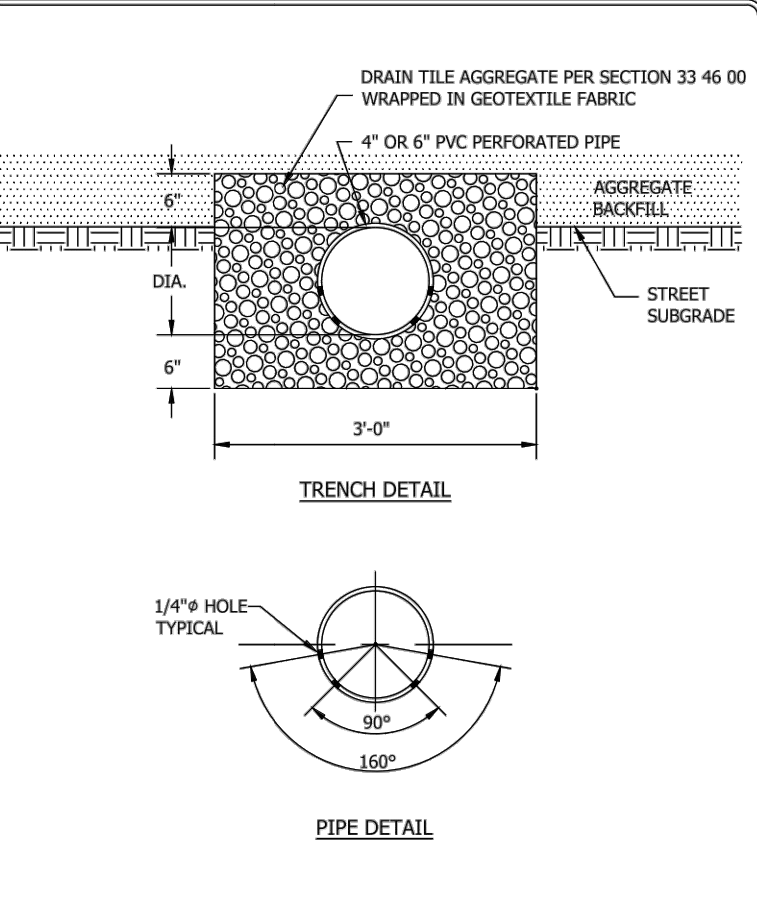
SHEET NUMBER:
19 OF 34
DATE: 04/20/22



 Cottage Grove <i>Where Pride and Prosperity Meet</i>	<u>STANDARD DETAILS</u> FILTER BERMS	JANUARY 2022
	COTTAGE GROVE, MINNESOTA	PLATE NO. ERO-11

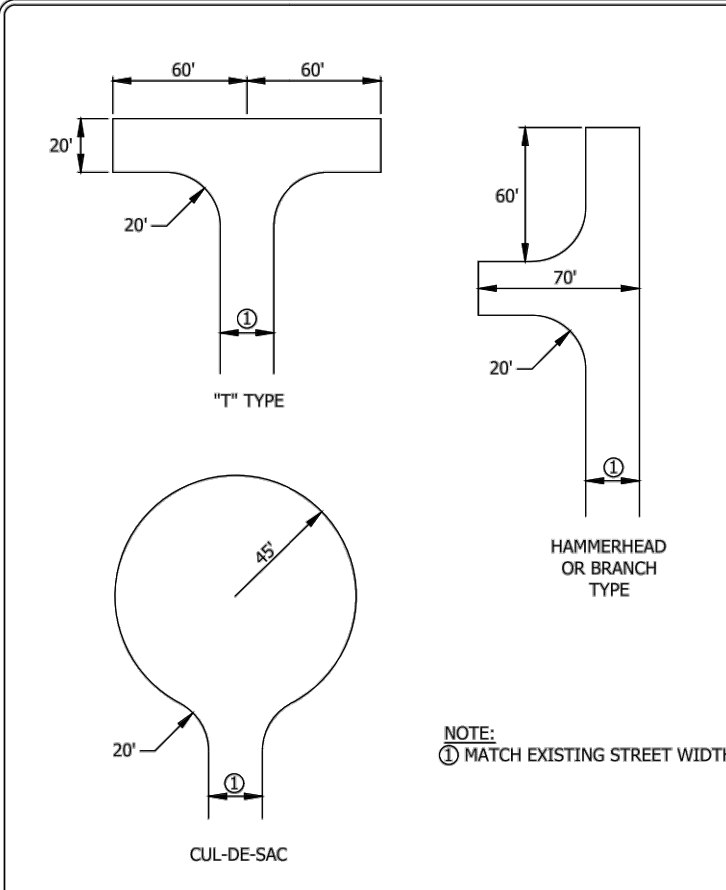
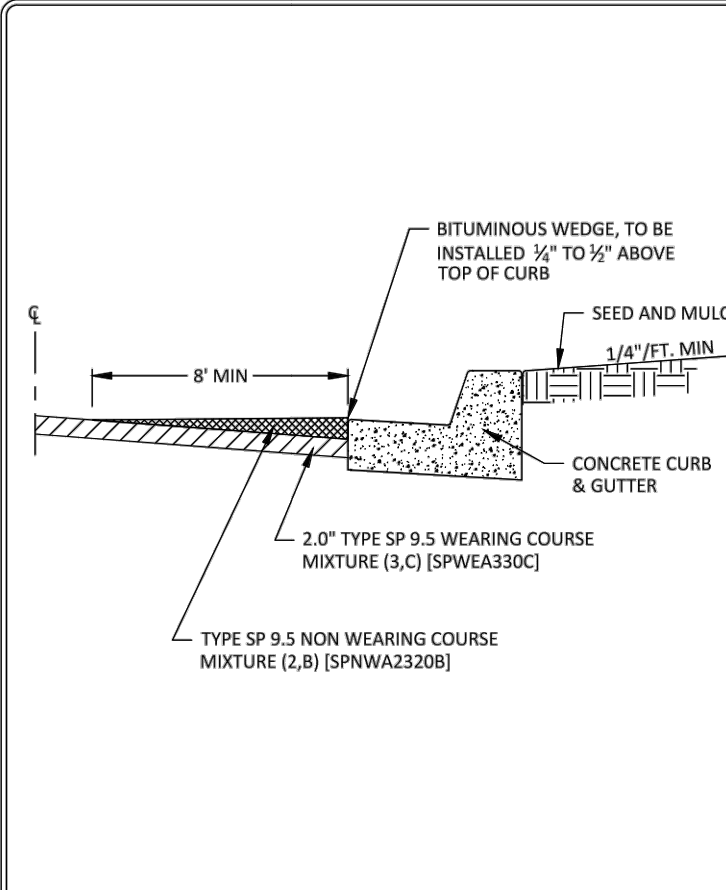
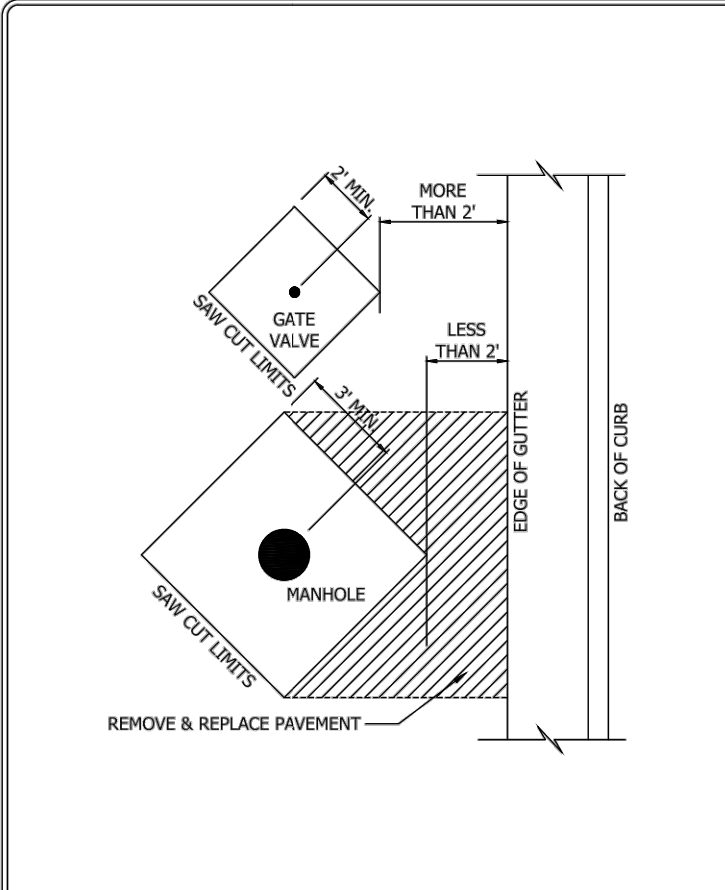
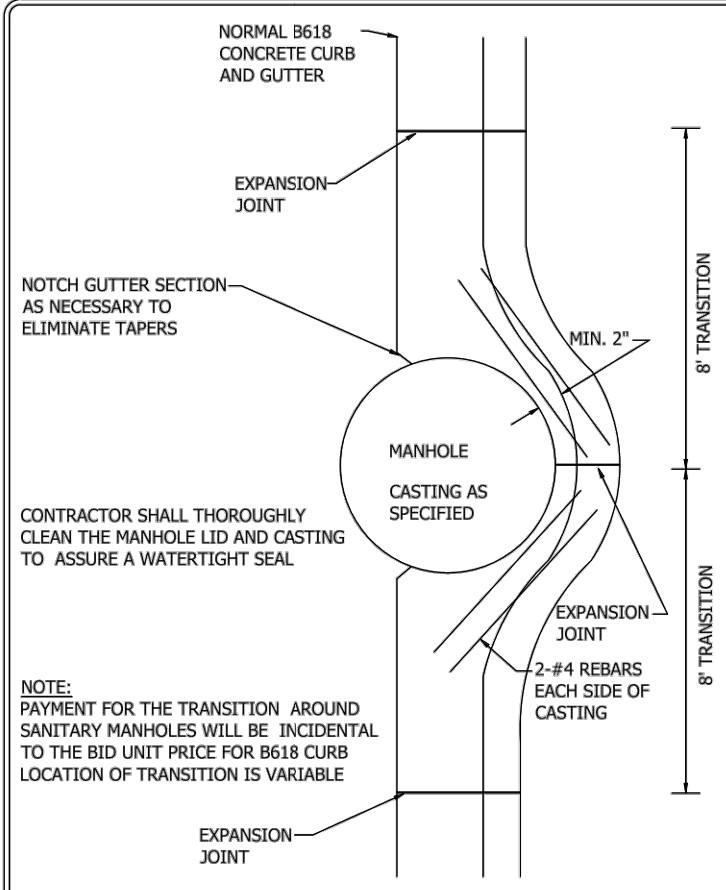
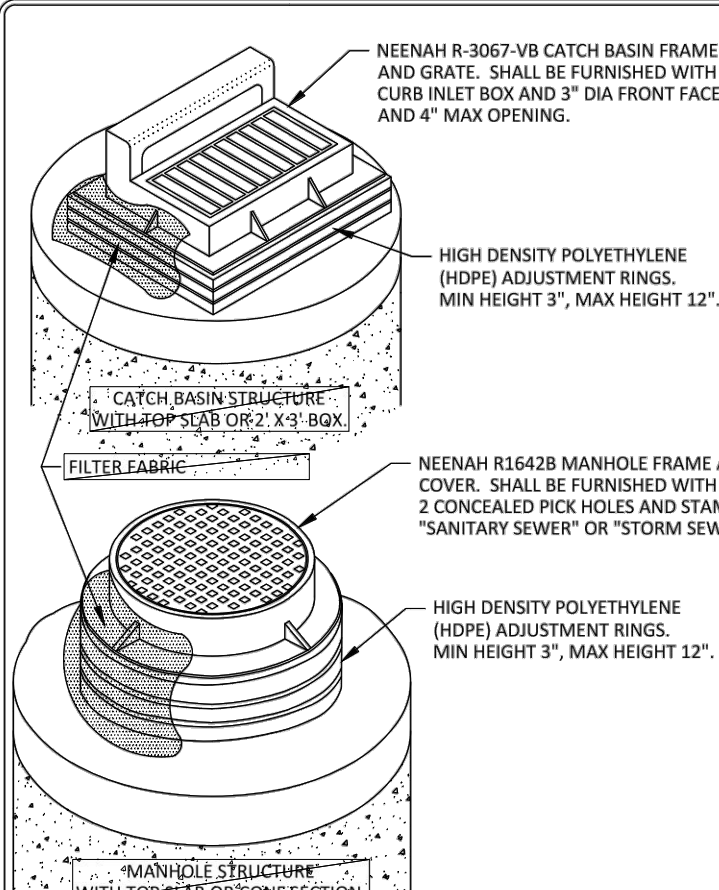
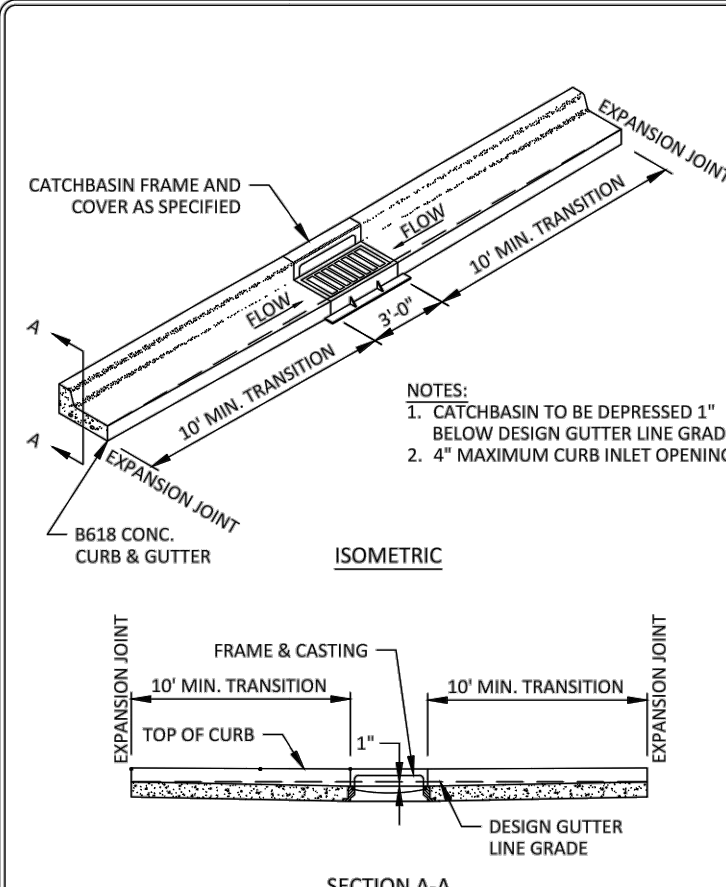
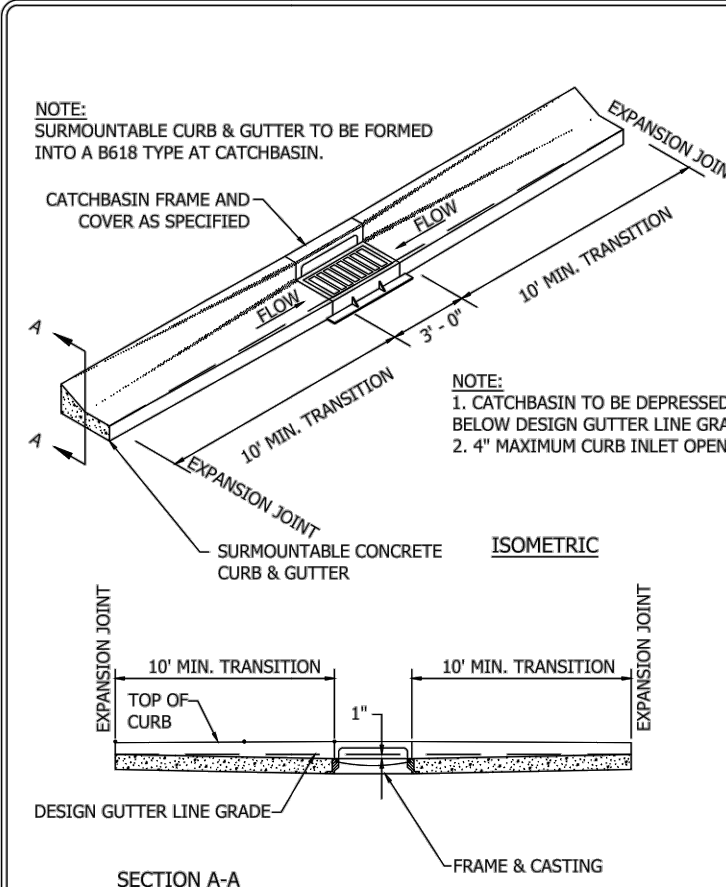
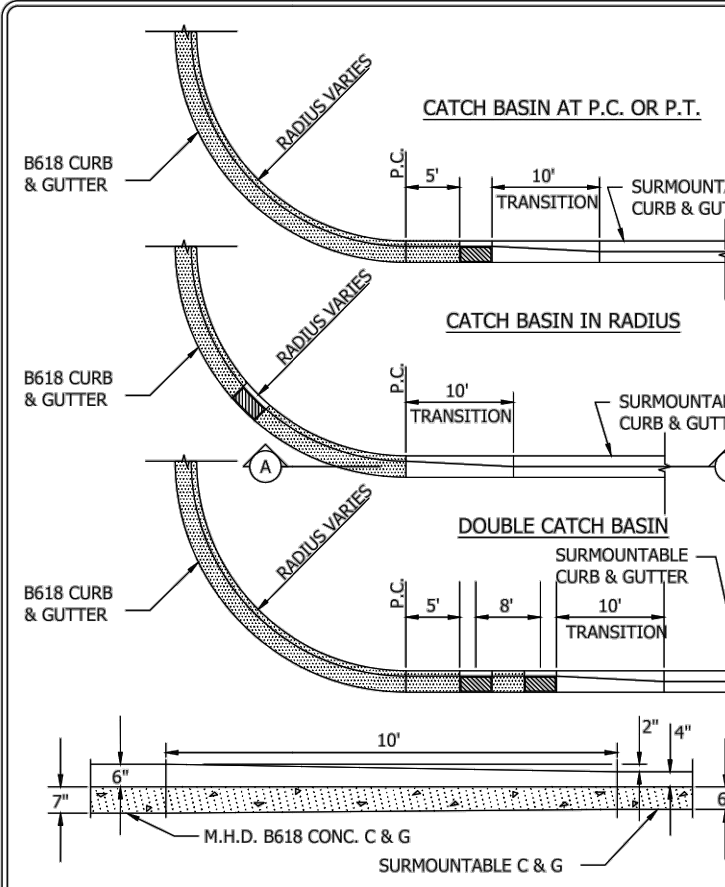
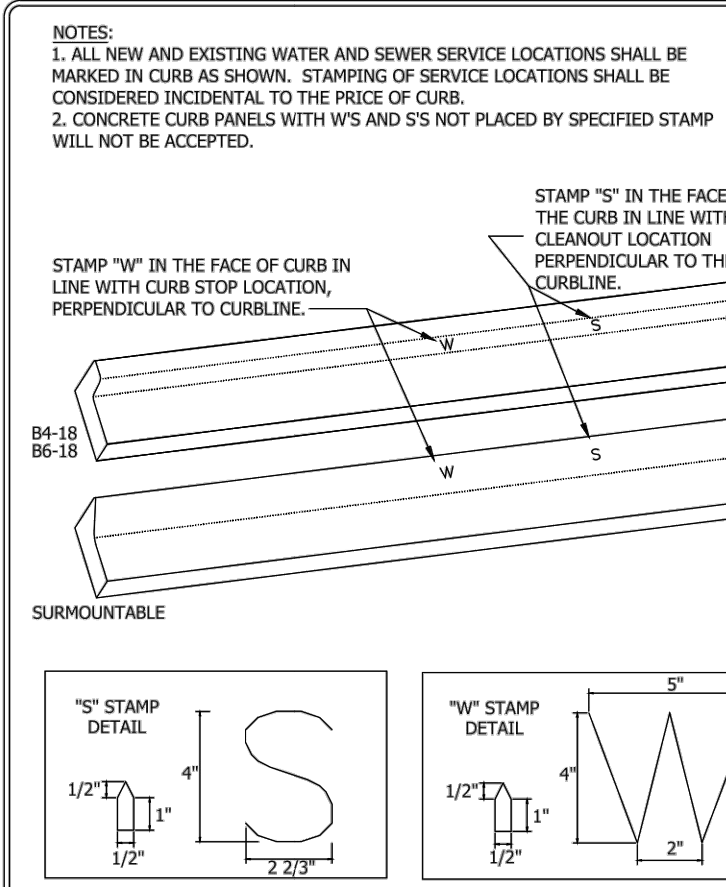
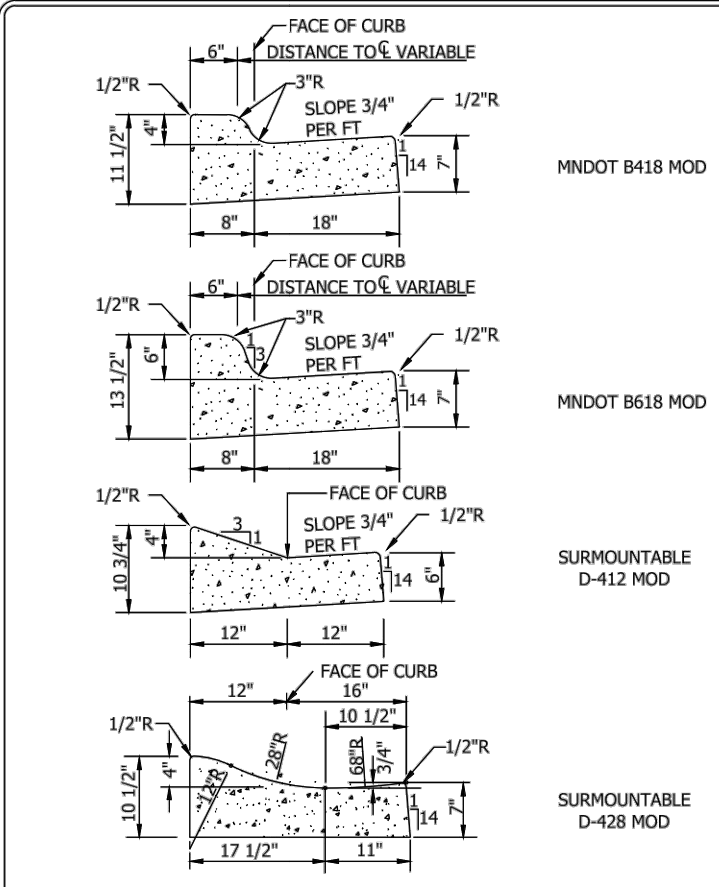
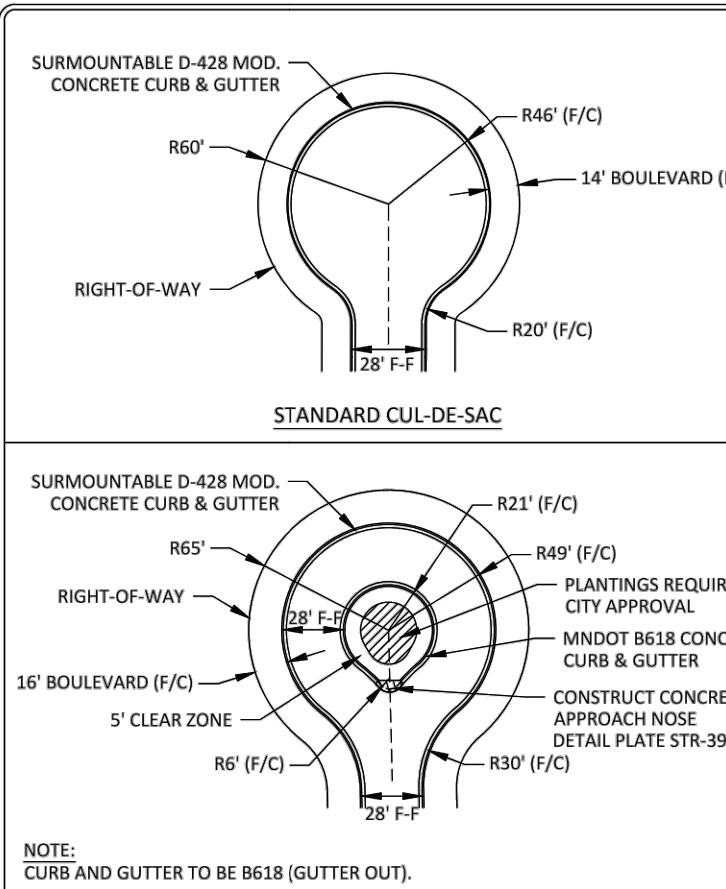
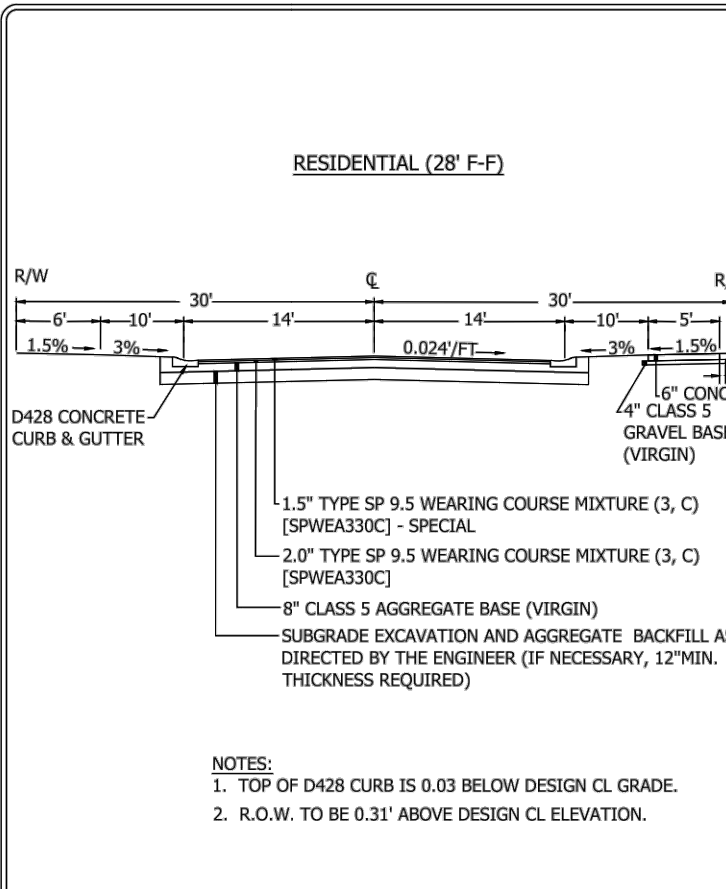
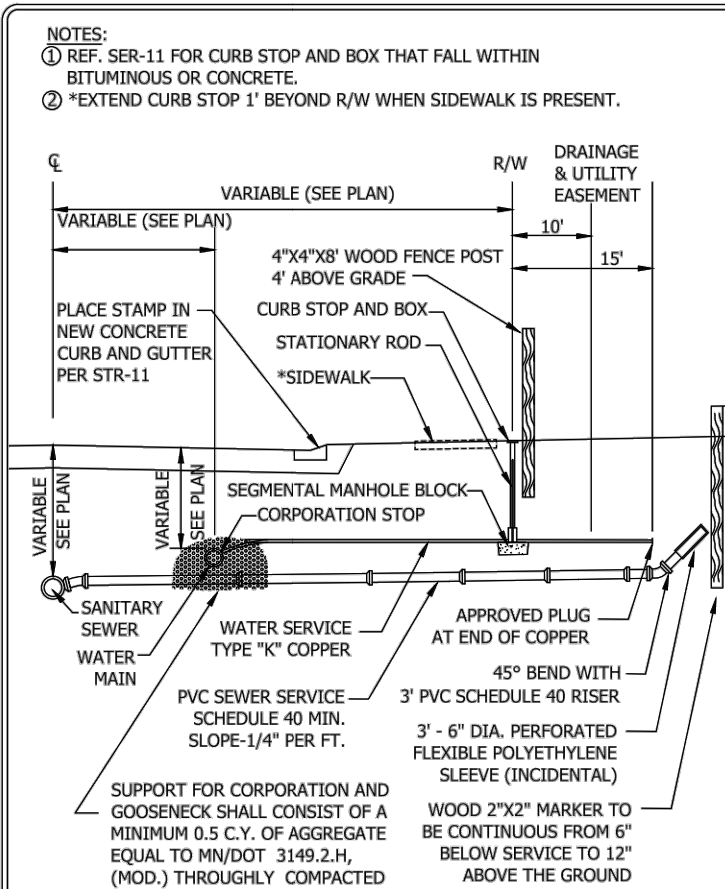
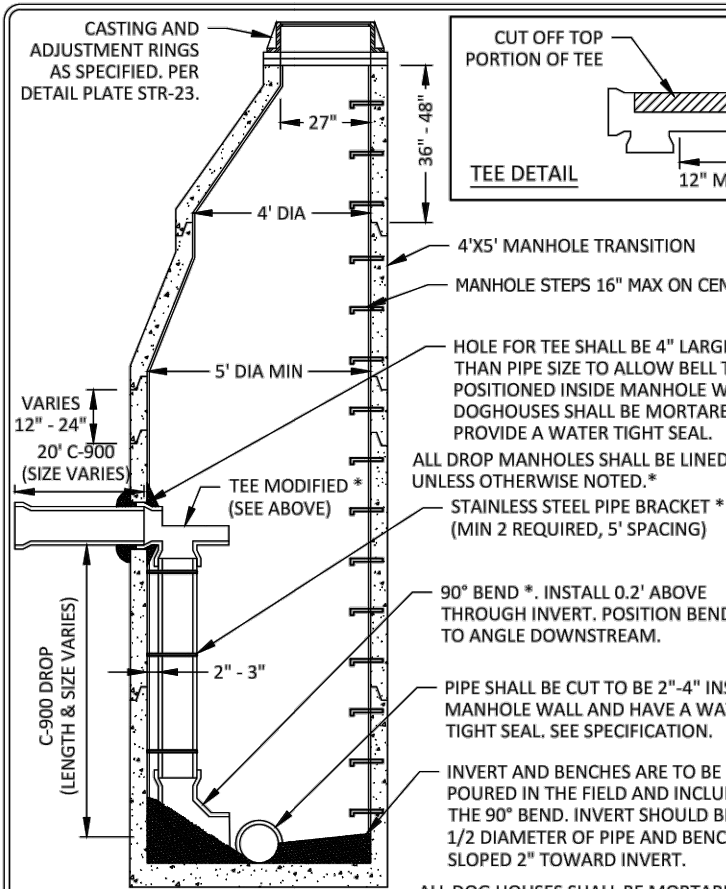
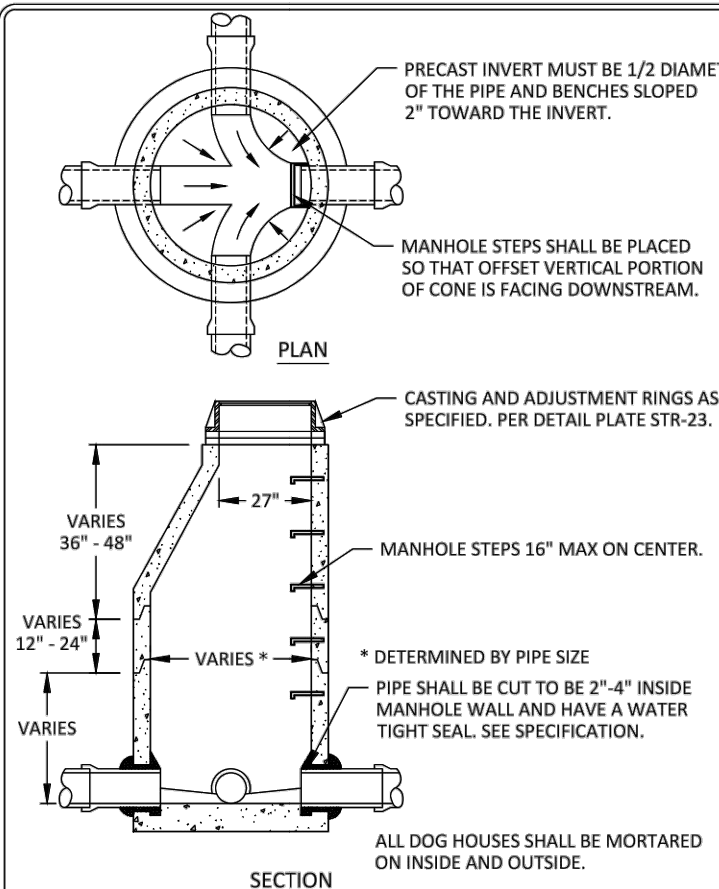


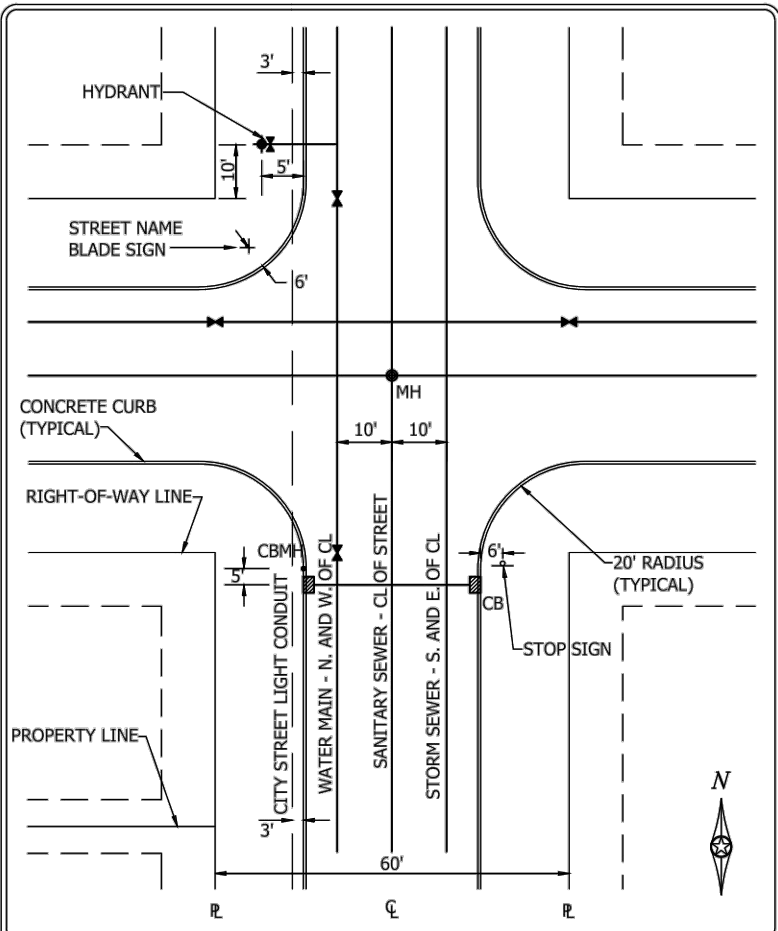
	<u>STANDARD DETAILS</u> STORM SEWER JUNCTION MANHOLE COTTAGE GROVE, MINNESOTA	JANUARY 2022 PLATE NO. STO-2
		



	<u>STANDARD DETAILS</u> PVC PERFORATED PIPE	JANUARY 2022
	COTTAGE GROVE, MINNESOTA	PLATE NO. ST0-14

NOT FOR
CONSTRUCTION





STANDARD DETAILS
TYPICAL UTILITY LOCATIONS
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STR-28

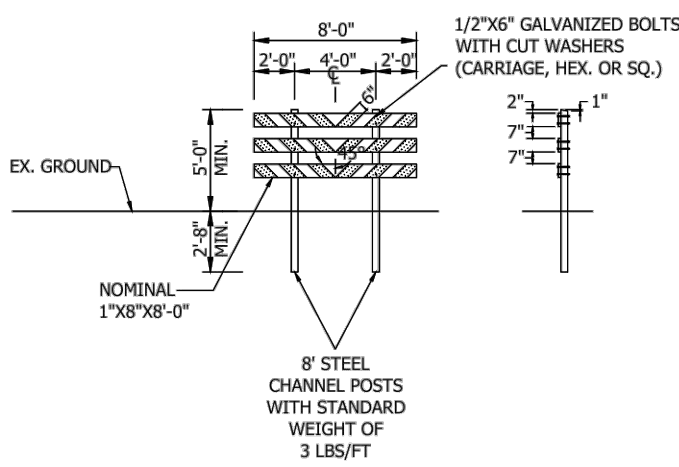
48_STR28.DWG

FUTURE ROAD EXTENSION

- NOTES:
1. SIGN SIZE SHALL BE 18"x24".
2. LETTERS TO BE BLACK ON A WHITE BACKGROUND.
3. THE SIGN IS TO BE MOUNTED ON THE PERMANENT BARRICADES.
4. THE TEXT HEIGHT SHALL BE 4"

STANDARD DETAILS
FUTURE ROAD EXTENSION SIGN
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STR-31

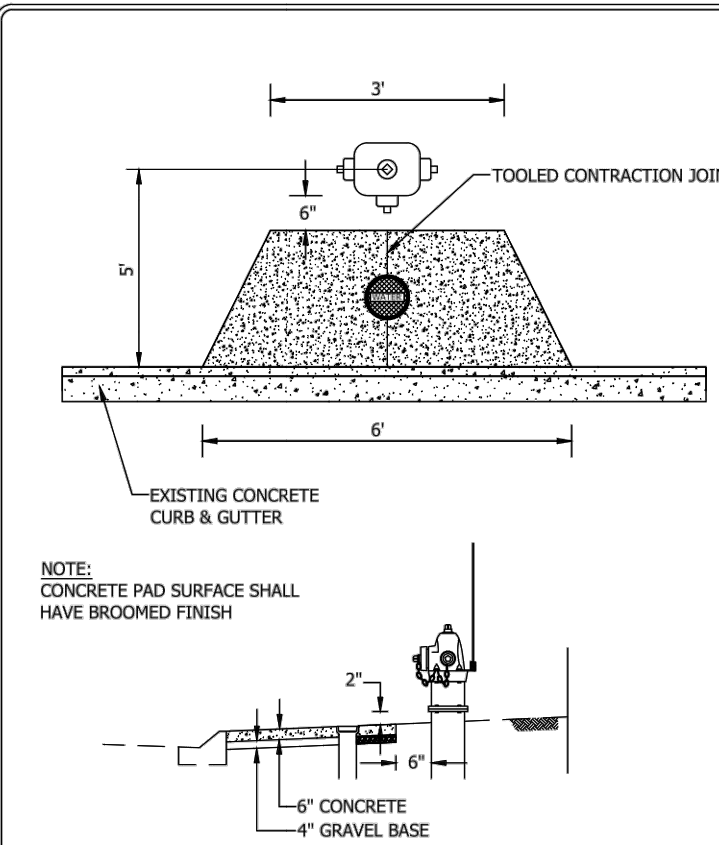
48_STR31.DWG



- NOTES:
1. THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC. BARRICADES SHALL BE PLACED WITH MAXIMUM 6' SPACING AND SHALL SPAN ENTIRE ROADWAY WIDTH.
2. ONLY ONE "END OF ROAD MARKER" REQUIRED PER STREET.

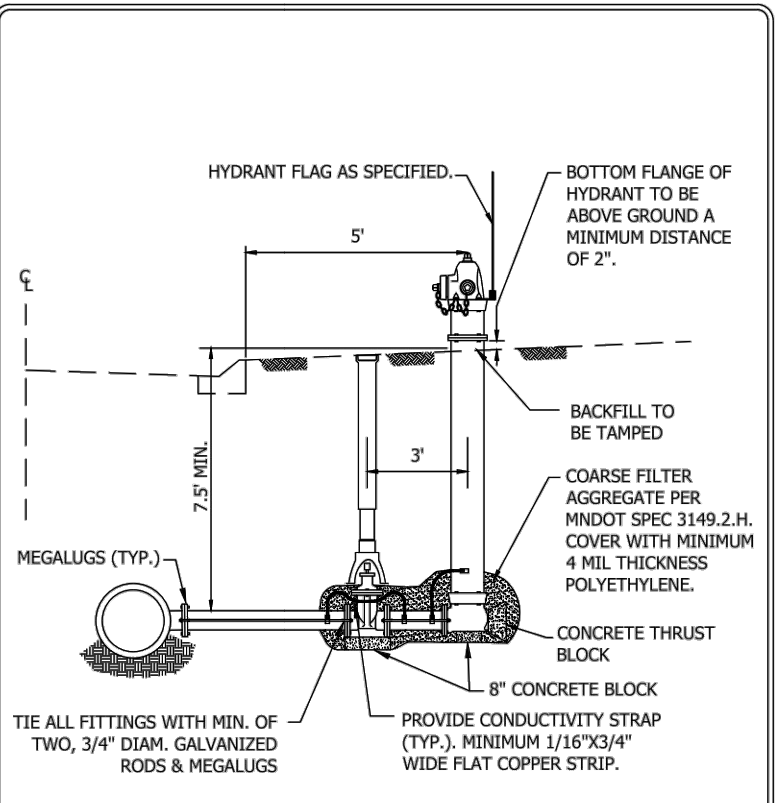
STANDARD DETAILS
PERMANENT BARRICADE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STR-32

48_STR32.DWG



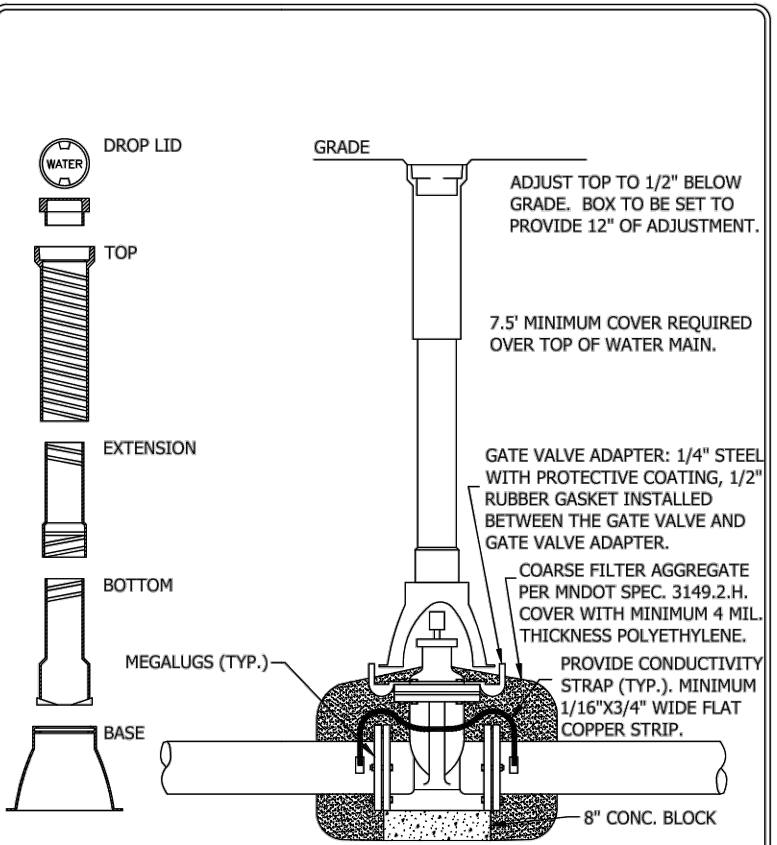
STANDARD DETAILS
CONCRETE HYDRANT PAD
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STR-37

48_STR37.DWG



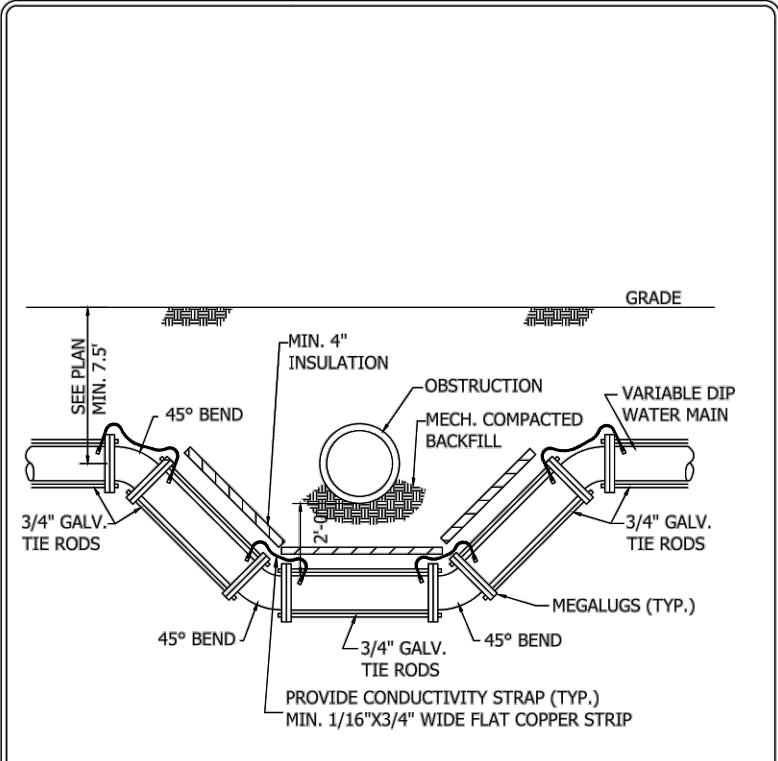
STANDARD DETAILS
HYDRANT DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. WAT-1

48_WAT1.DWG



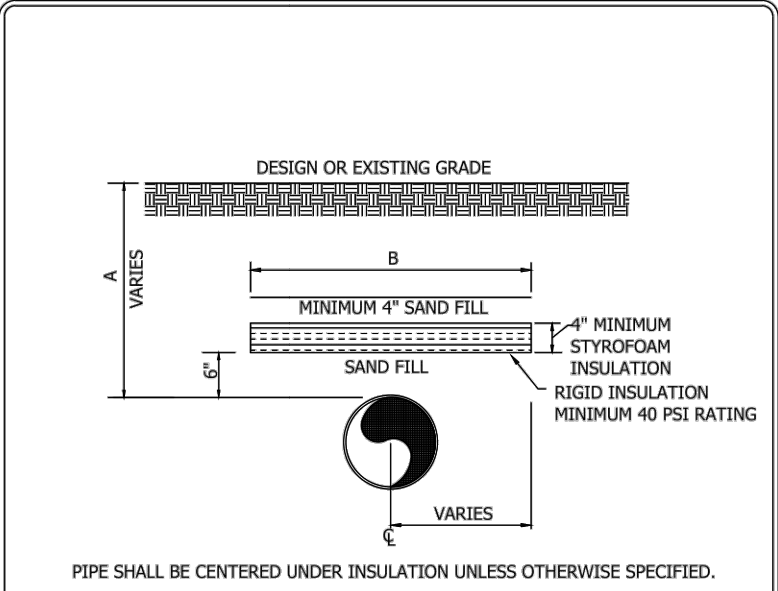
STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. WAT-3

48_WAT3.DWG



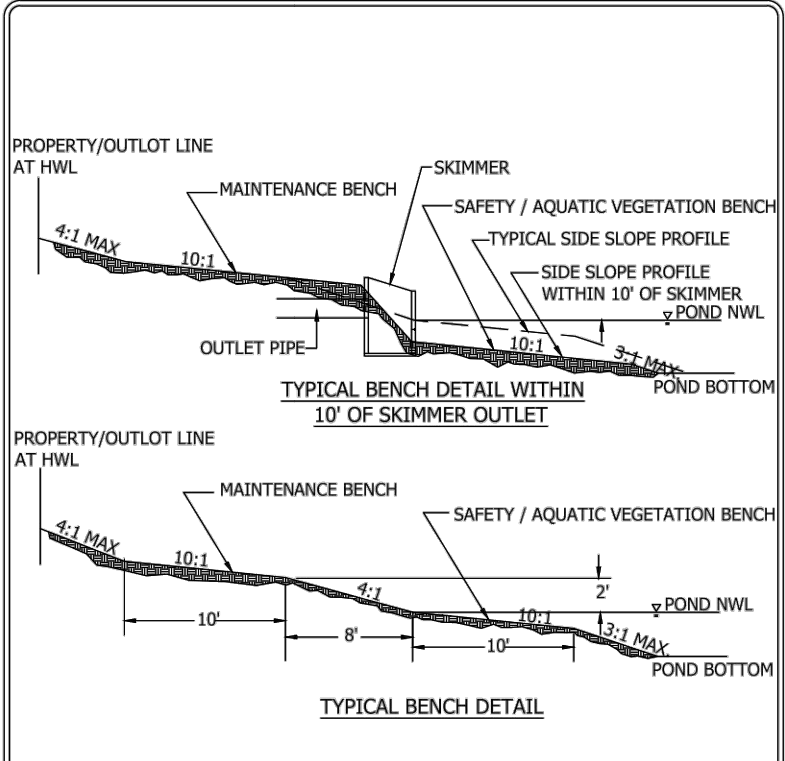
STANDARD DETAILS
WATER MAIN OFFSET
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. WAT-7

48_WAT7.DWG



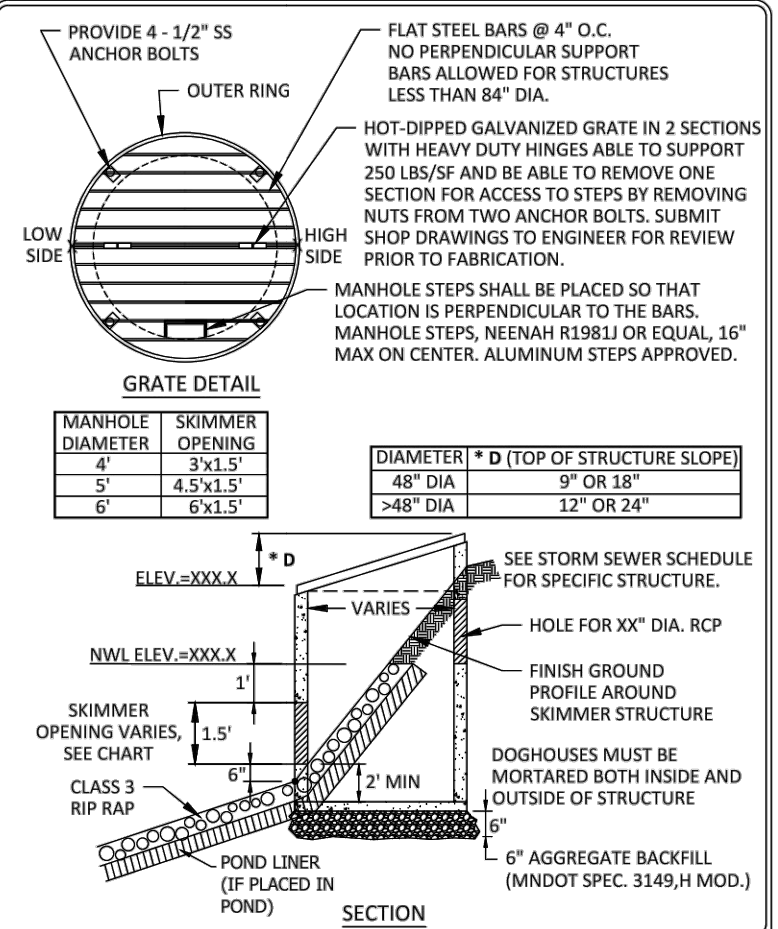
STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. WAT-9

48_WAT9.DWG



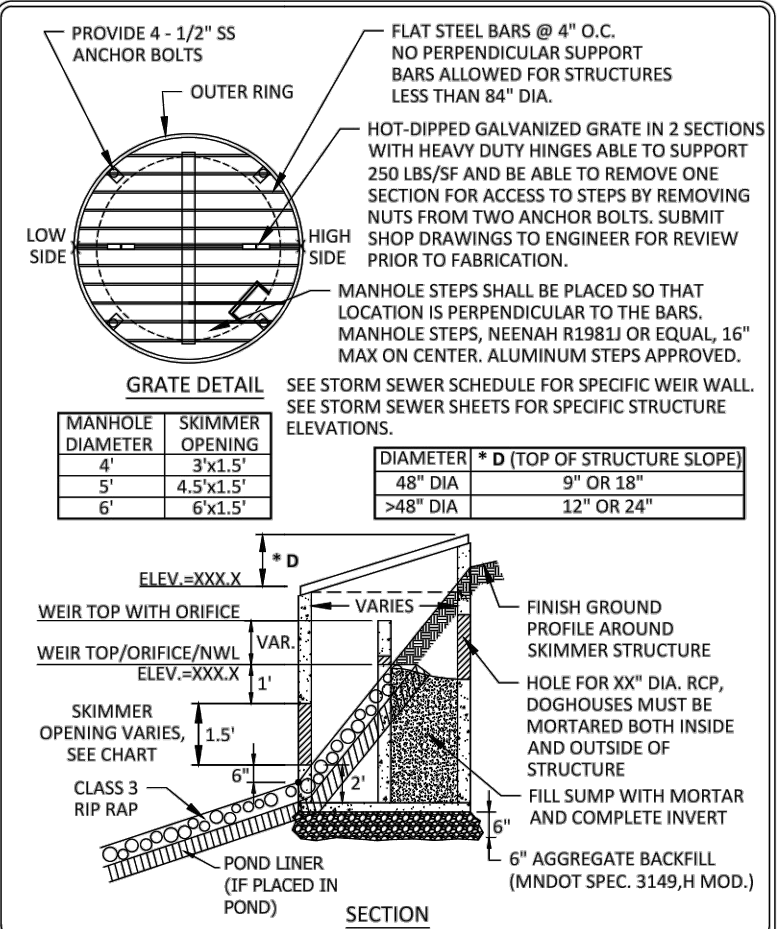
STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STO-15

48_STO15.DWG



STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STO-16

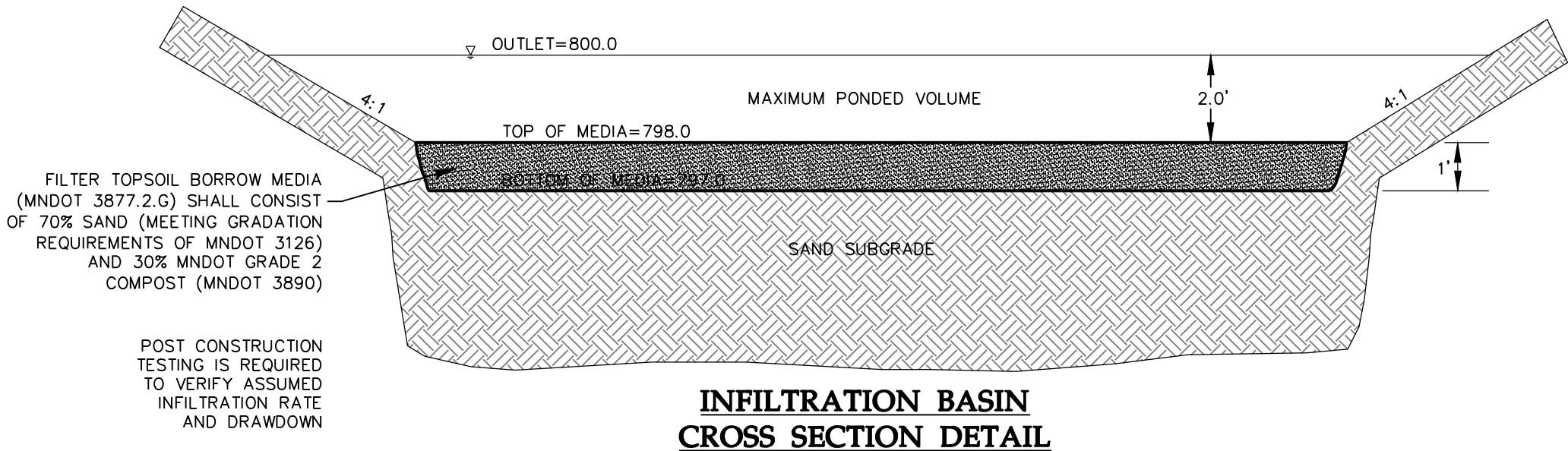
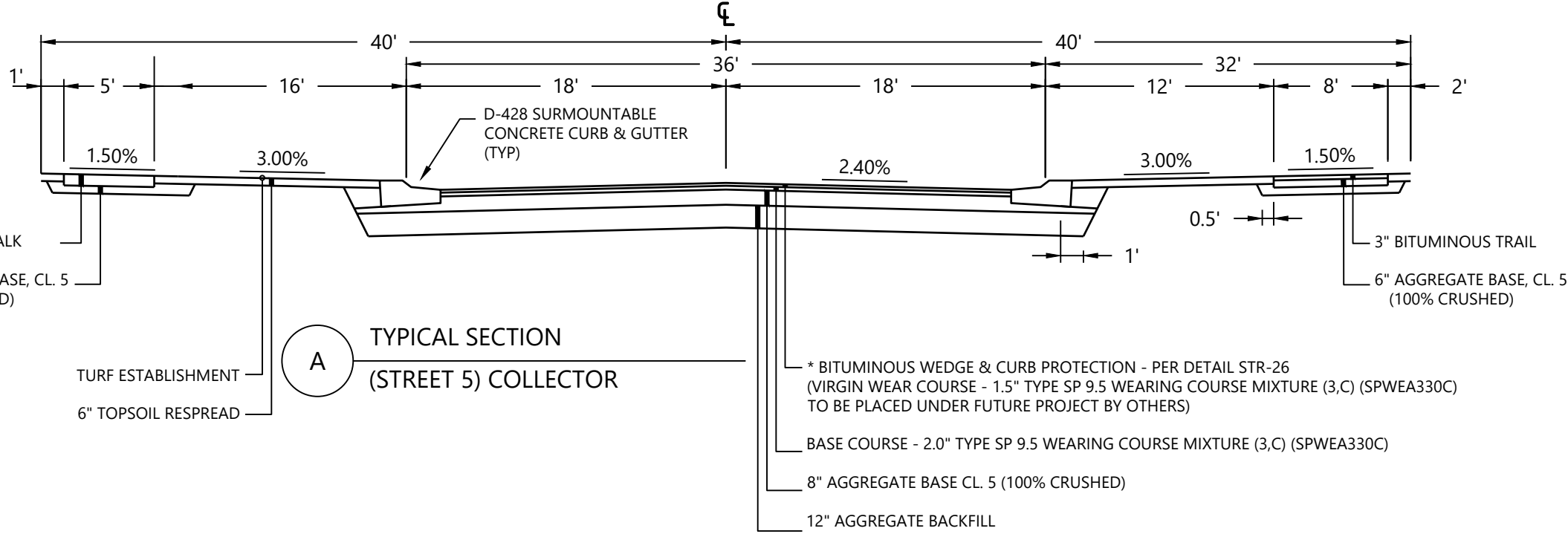
48_STO16.DWG



STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL
COTTAGE GROVE, MINNESOTA
JANUARY 2022
RATE NO. STO-23

48_STO23.DWG

- NOTES:
1. REFER TO DETAIL STR-9 FOR BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS.



NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

DESIGNED: CHF
CHECKED: TDD
DRAWN: TDD
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 03/02/22
REVISIONS:
04/20/22 CITY COMMENTS
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PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

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LAKEVILLE, MN 55044

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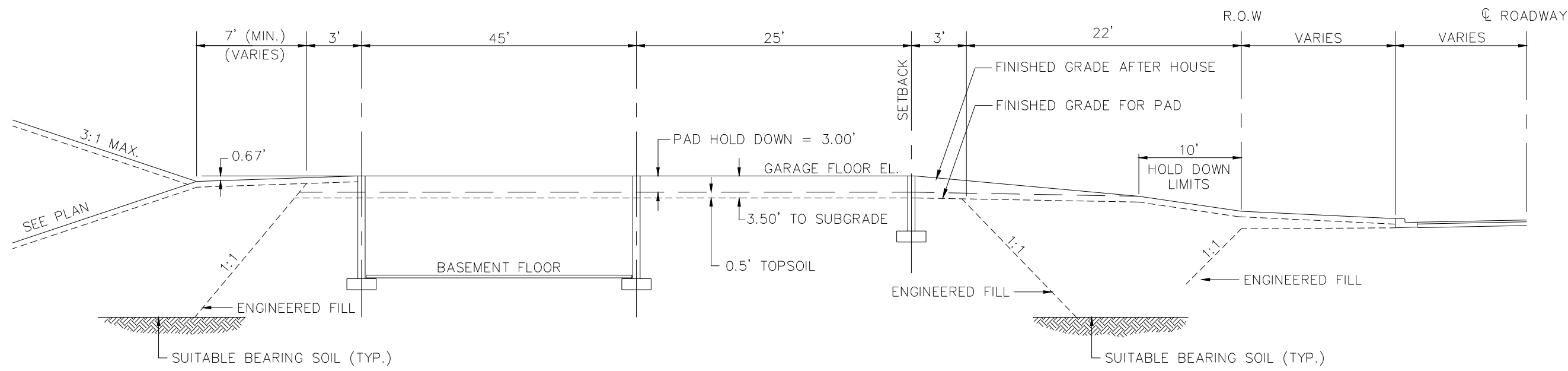
DETAILS

PROJECT NUMBER: 0032908.00

SHEET NUMBER:

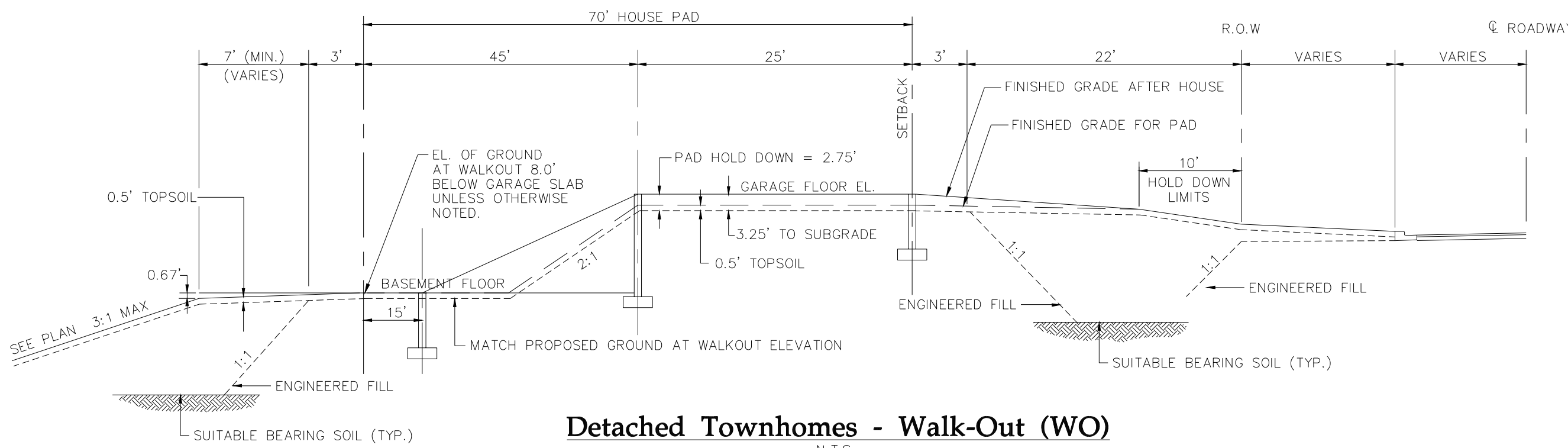
22 OF 34

DATE: 04/20/22



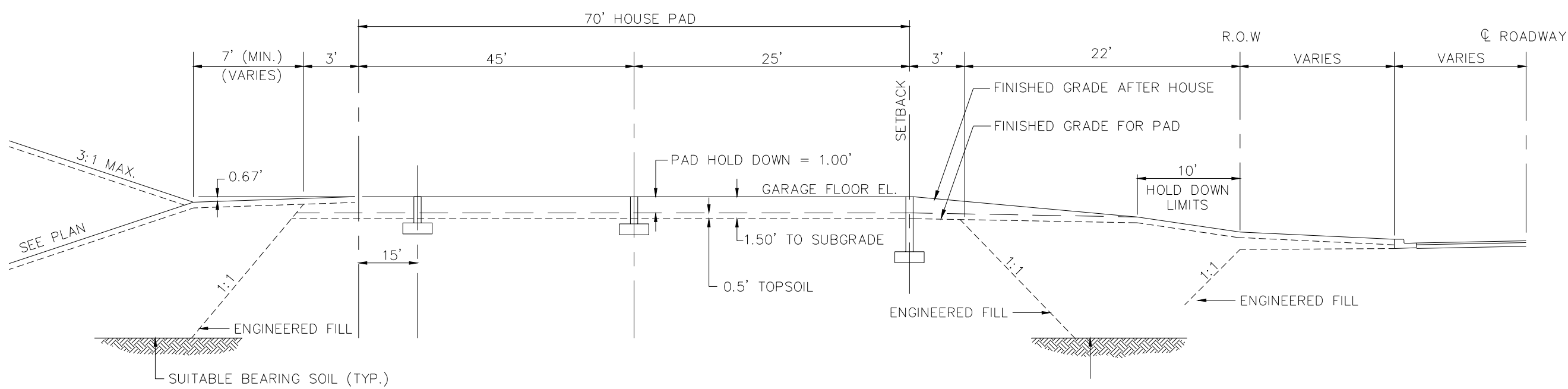
Detached Townhomes - Rambler (R)

N.T.S.



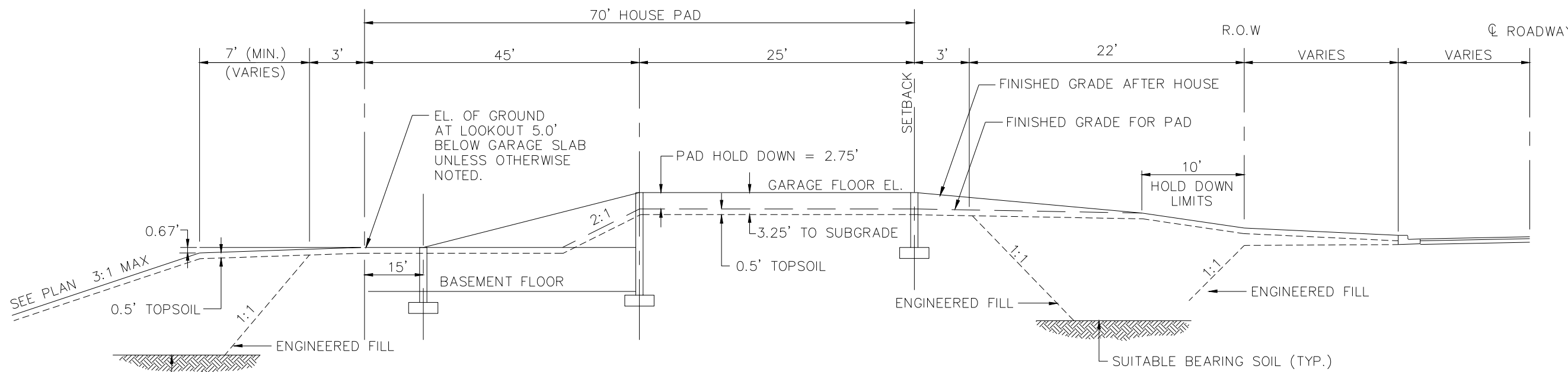
Detached Townhomes - Walk-Out (WO)

N.T.S.



Detached Townhomes - Slab on Grade (SOG)

N.T.S.



Detached Townhomes - Look-Out (LO)

N.T.S.

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VERTICAL SCALE: ### OR ##

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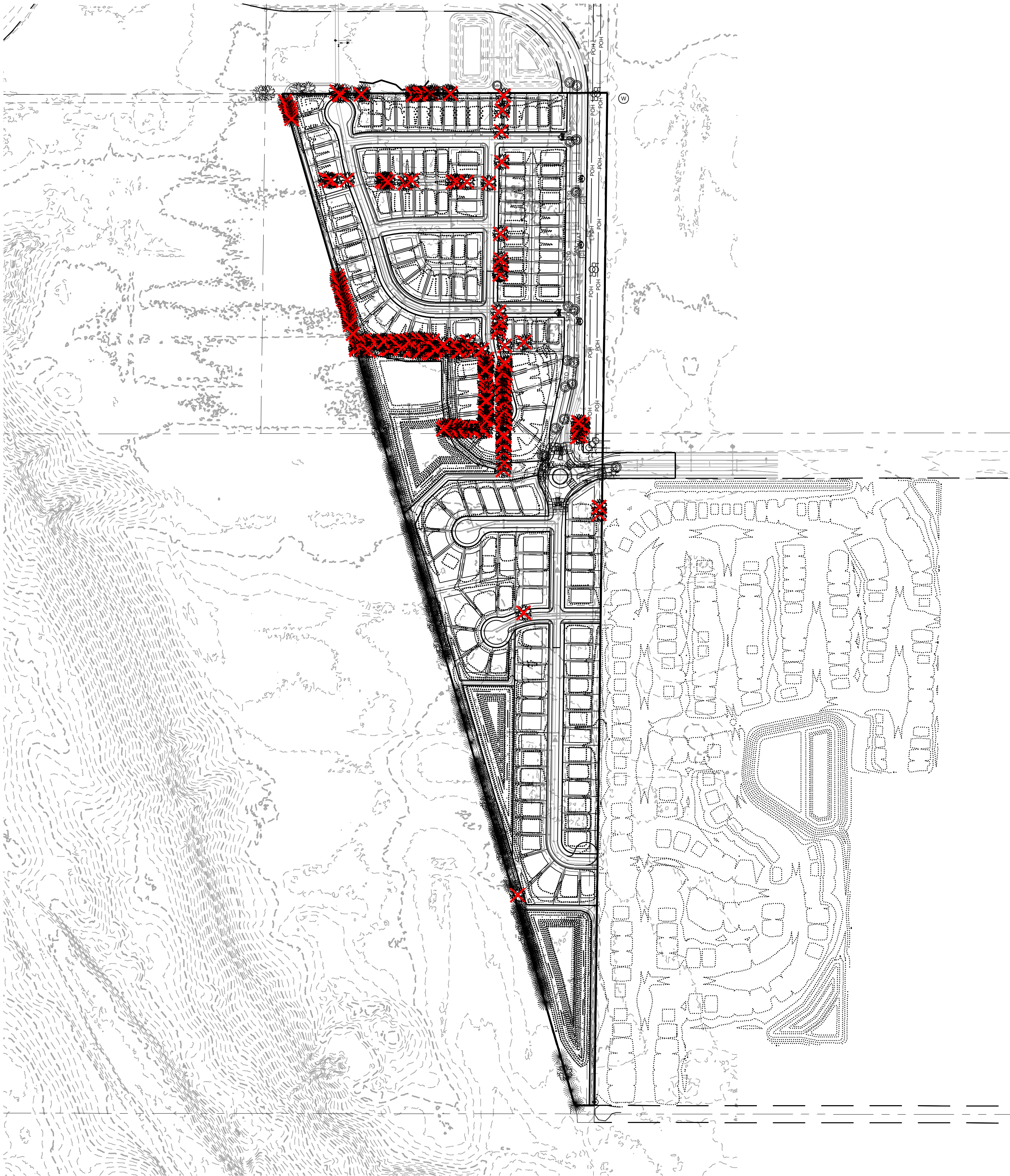
DETAILS

PROJECT NUMBER: 0032908.00

SHEET NUMBER:

23 OF 34

DATE: 04/20/22



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 TREE'S HEIGHT IN FEET. 1"=2'
 - **HEALTHY TREE:** A LIVE TOP CROWN THAT IS GREATER THAN $\frac{1}{3}$ 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** 25%
- RESIDENTIAL: <10 UNITS / ACRE
(162 UNITS / 60.23 ACRE = 2.7 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) CALPIER 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.

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

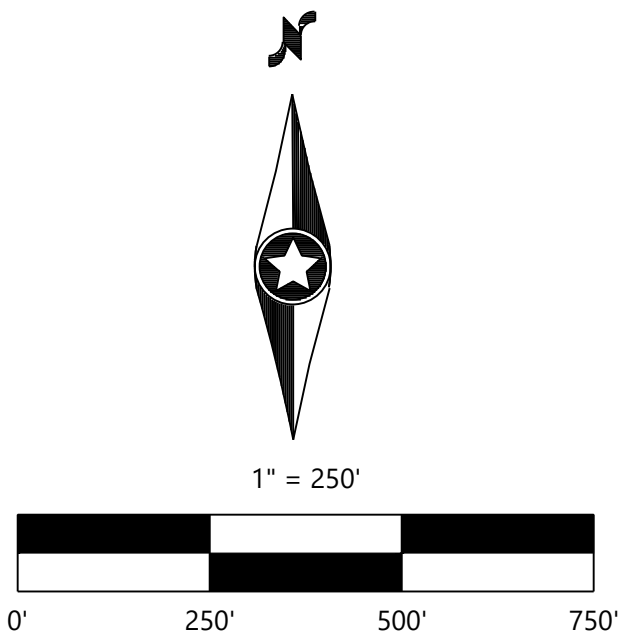
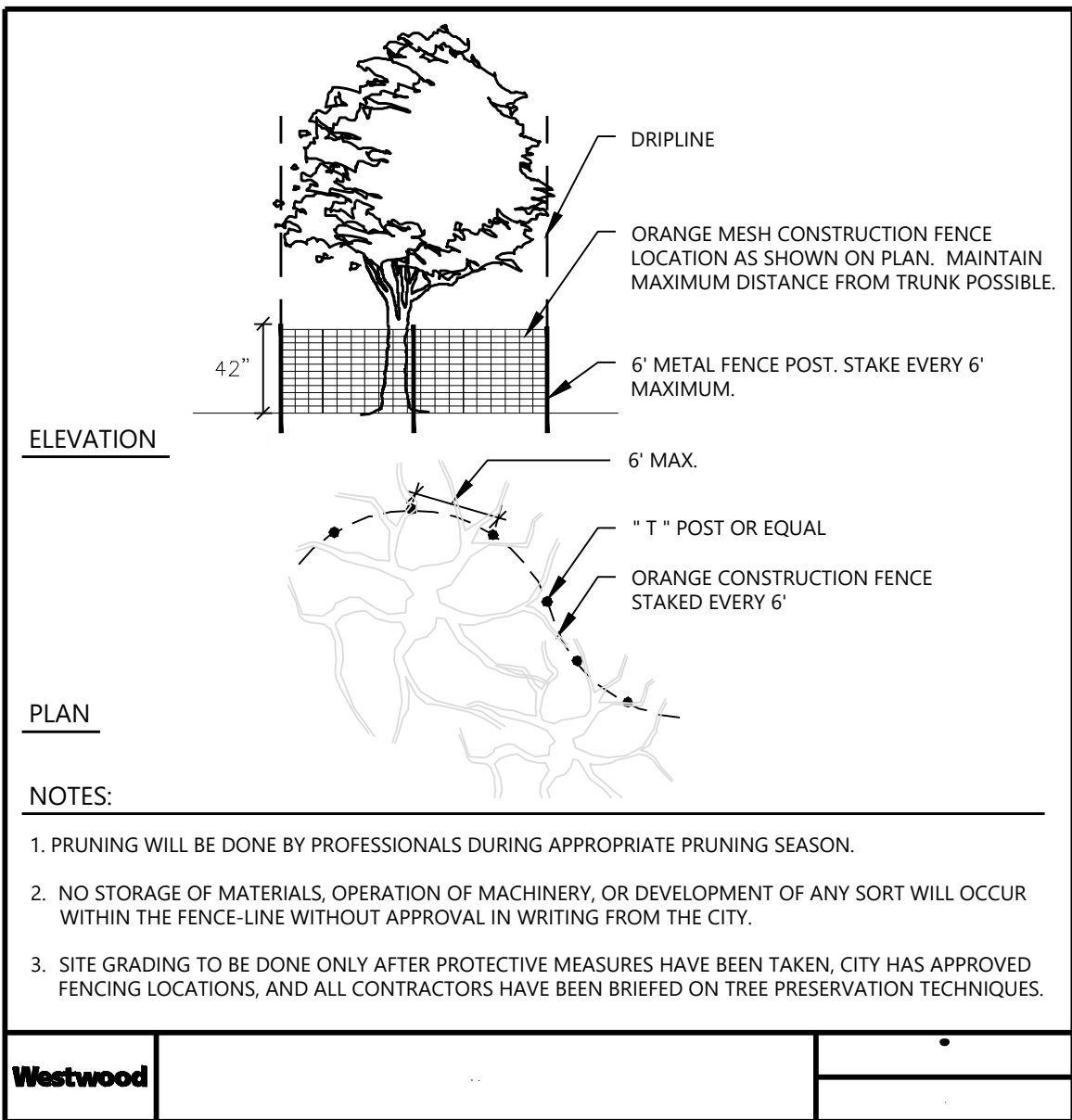
TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL QUALIFYING HEALTHY INCHES	1,895 INCHES
PERMITTED TREE REMOVAL LIMIT OF EXISTING QUALIFYING INCHES 25% - Residential <10 units/acre	473.75 INCHES
TOTAL QUALIFYING INCHES REMOVED	725 INCHES
EXCESS QUALIFYING INCHES REMOVED	251.25 INCHES
REPLACEMENT INCHES REQUIRED REPLACEMENT RATE: 50% 251.25 x .50	126 INCHES
TOTAL REPLACEMENT TREES REQUIRED 126 Caliper Inches / 2.5 Caliper Inches	51 TREES

LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

TREE PROTECTION DETAIL



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 250'
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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: 05/31/24 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC

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.

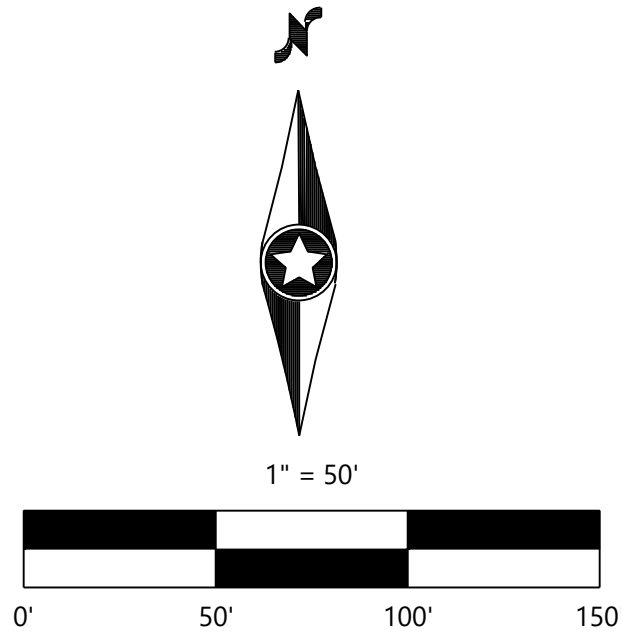
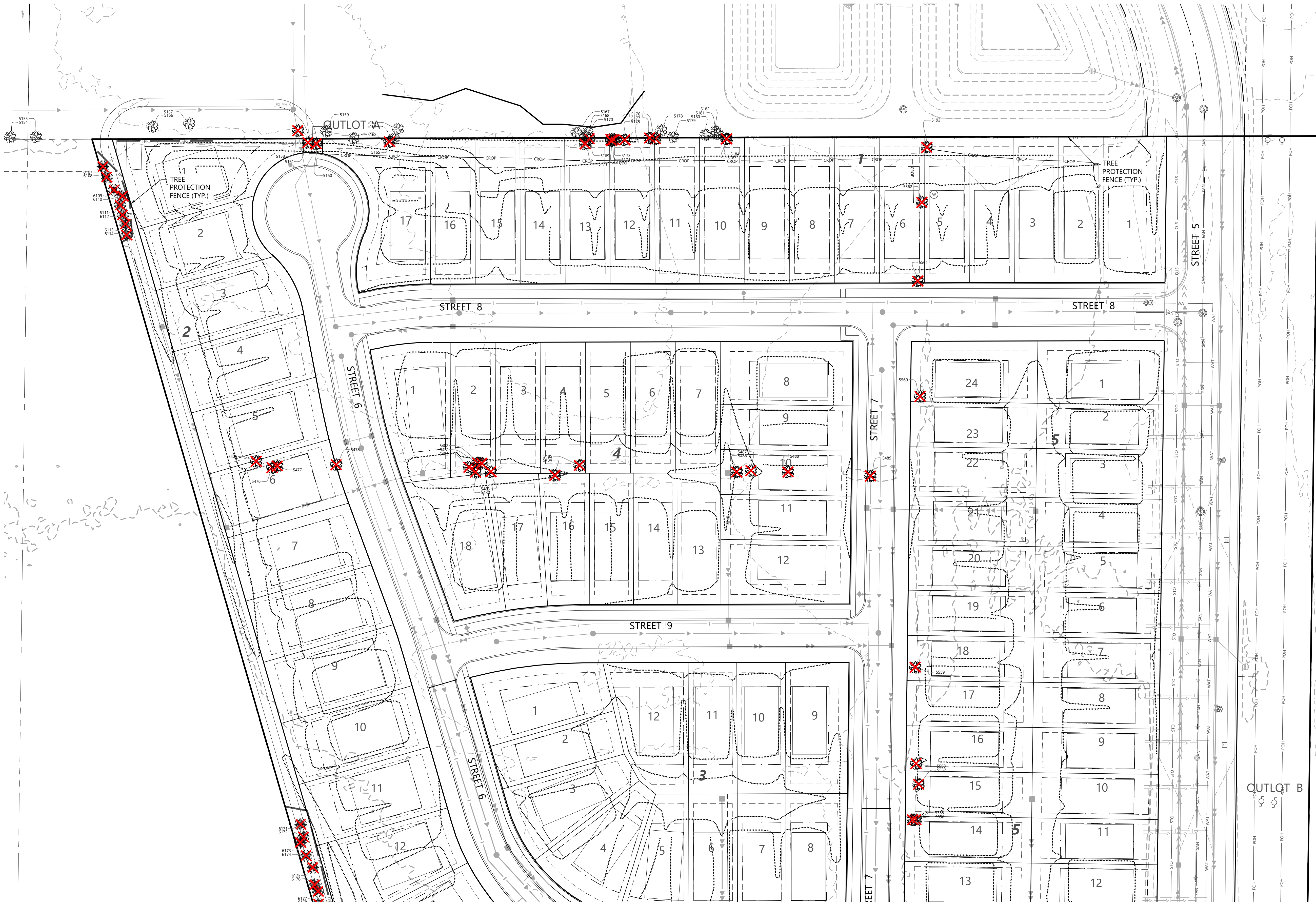
**OVERALL TREE
PRESERVATION PLAN**

PROJECT NUMBER: 0052840

SHEET NUMBER:

24 OF 34

DATE: 05/31/24



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/31/24
REVISIONS:
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PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

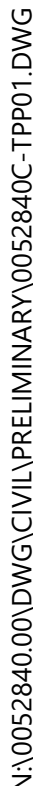
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 05/31/24 LICENSE NO. 26971

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Westwood Professional Services, Inc.

**TREE PRESERVATION
PLAN**

SHEET NUMBER:
25 OF **34**
DATE: 05/31/24
PROJECT NUMBER: 0032908.00



PREPARED FOR:

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DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA

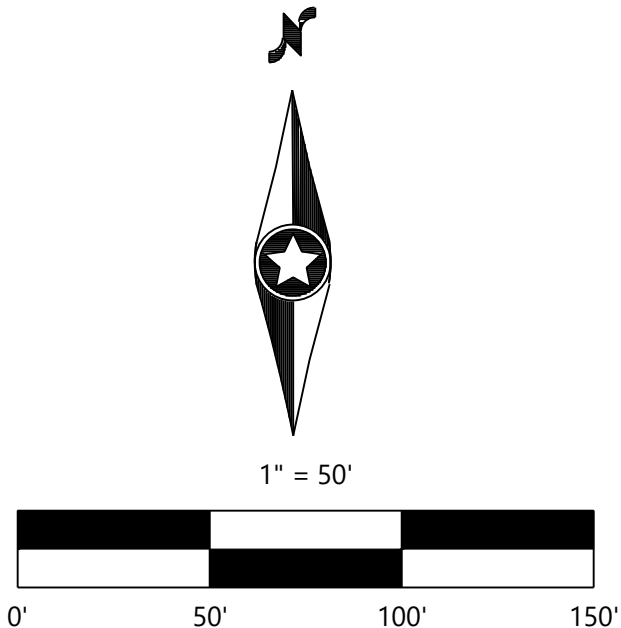
Westwood

Westwood Professional Services, Inc.

SHEET NUMBER:

COTTAGE GROVE - ZYWEIC

DATE: 05/31/24



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ -
△ -
△ -
△ -
△ -

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

CORY L. MEYER
DATE: 05/31/24 LICENSE NO. 26971

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Westwood Professional Services, Inc.

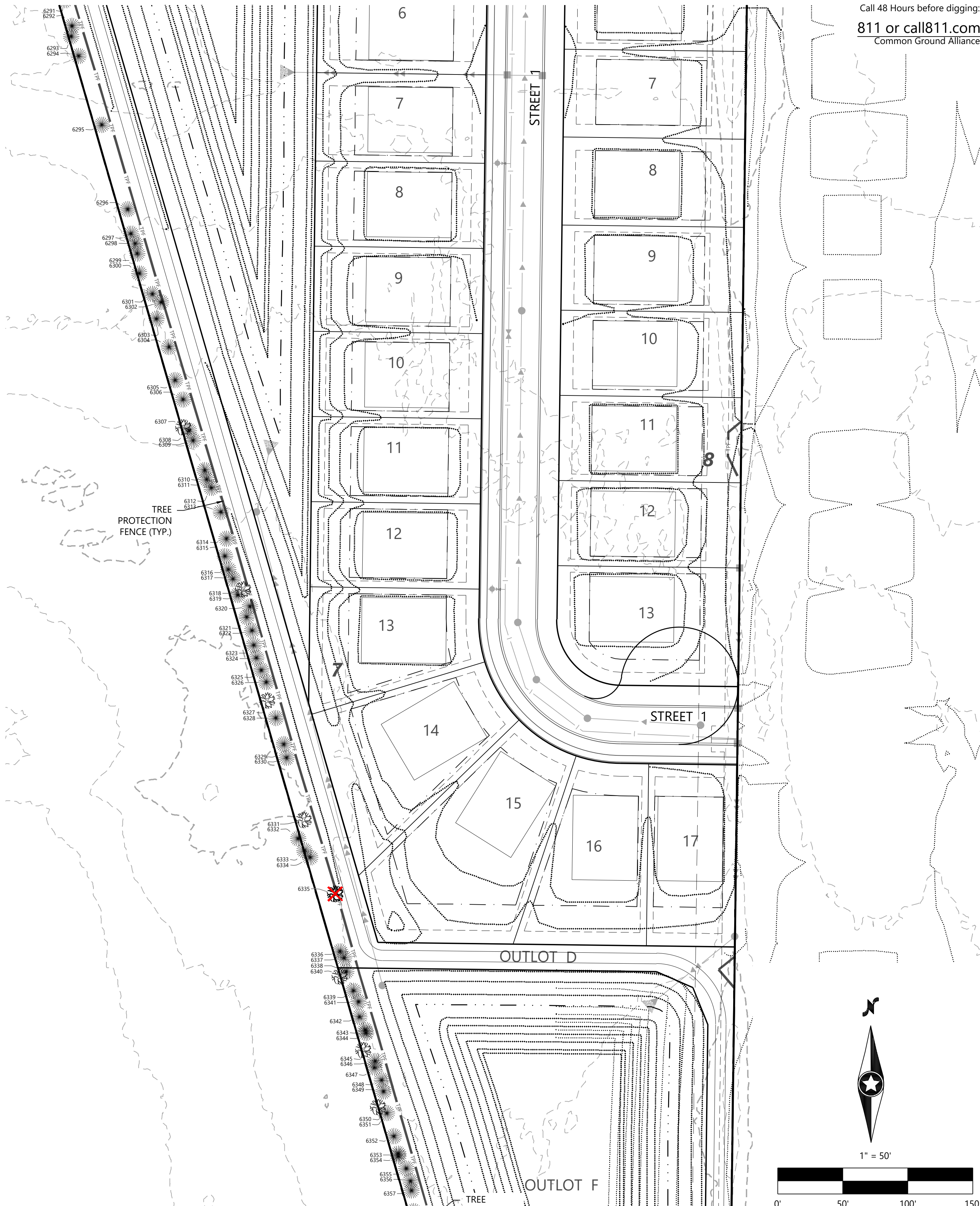
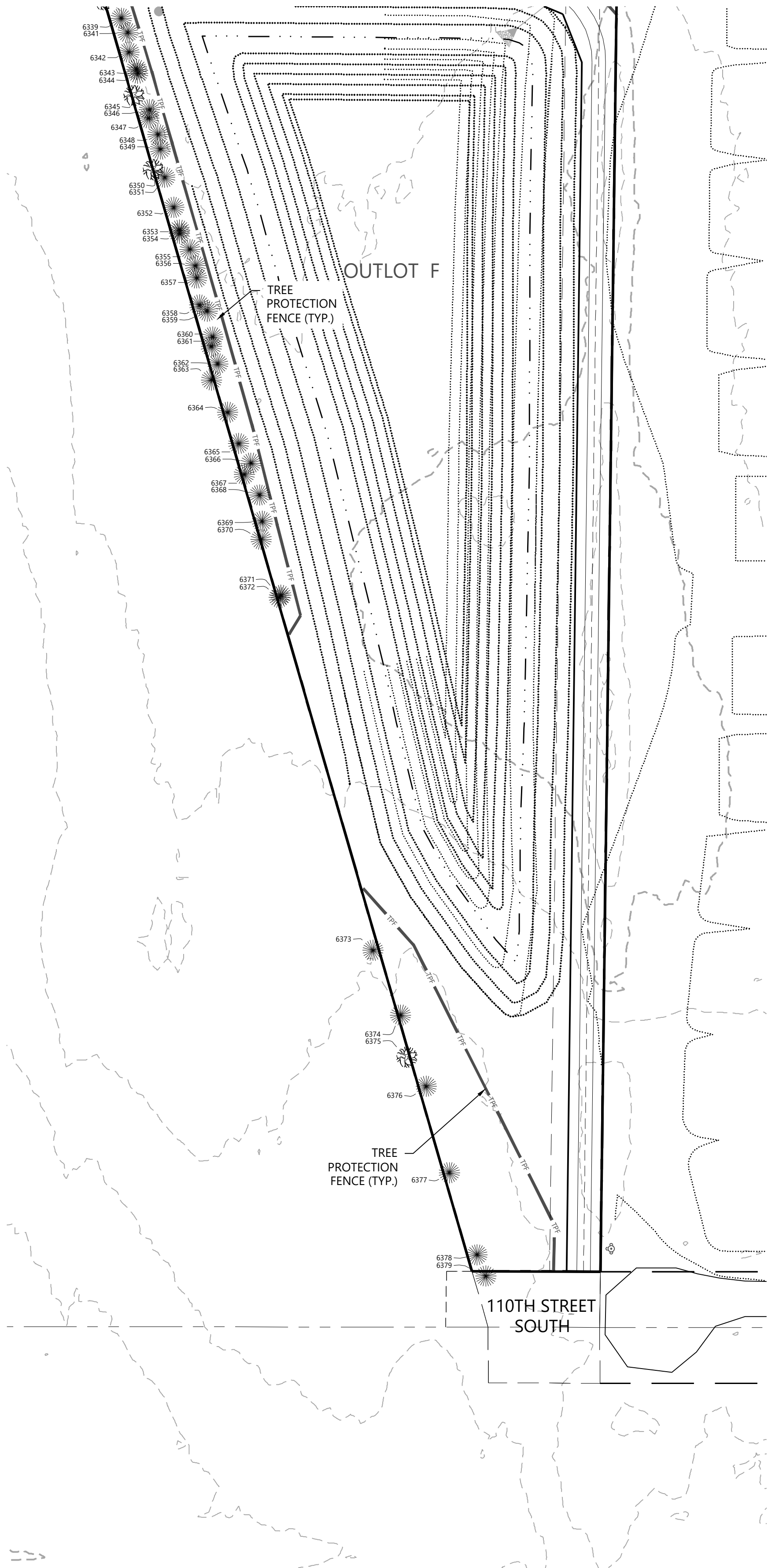
**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0052840

SHEET NUMBER:

27 OF **34**

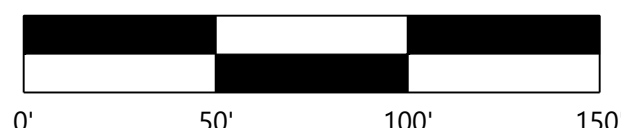
DATE: 05/31/24



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



1" = 50'



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ -
△ -
△ -
△ -
△ -

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

CORY L. MEYER
DATE: 05/31/24 LICENSE NO. 26971

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COTTAGE GROVE, MN

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**TREE PRESERVATION
PLAN**

SHEET NUMBER:

28 OF **34**

PROJECT NUMBER: 0052840

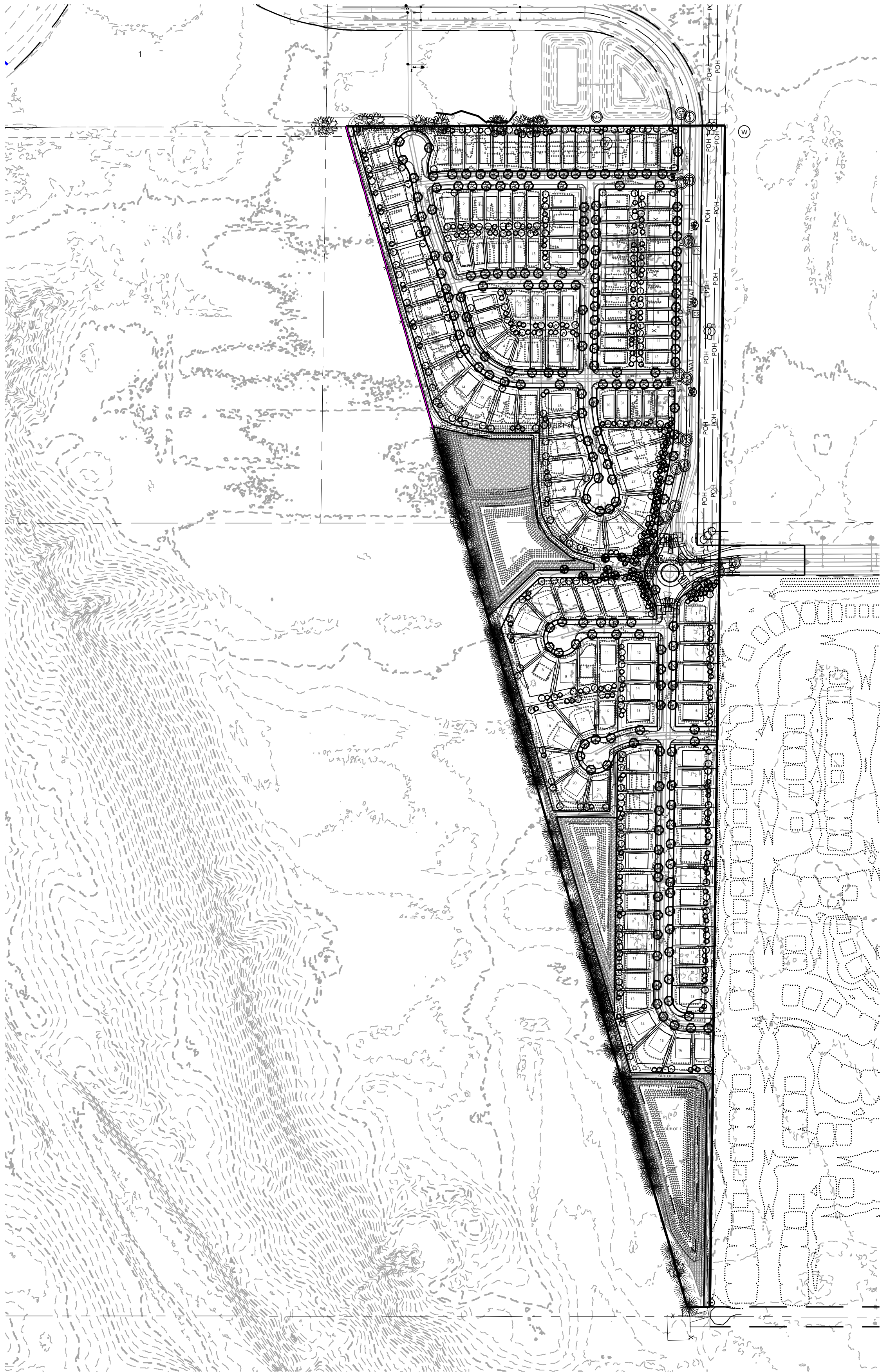
DATE: 05/31/24

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TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
S154	Hackberry	14			Hardwood	Offsite
S155	Boxelder	10			Softwood	Offsite
S156	Siberian Elm	14	x		Hardwood	Offsite
S157	Hackberry	15			Hardwood	Offsite
S158	Hackberry	22	x		Hardwood	Removed-Exempt-City Infra.
S159	Hackberry	19			Hardwood	Removed-Exempt-City Infra.
S160	Hackberry	11			Hardwood	Removed-Exempt-City Infra.
S161	Boxelder	9	5% dead		Softwood	Saved
S162	Boxelder	9			Softwood	Offsite
S163	Hackberry	12			Hardwood	Offsite
S164	Boxelder	13			Softwood	Saved
S165	Boxelder	10	x	10% dead	Softwood	Removed
S167	Boxelder	19			Softwood	Offsite
S168	Boxelder	12		15% dead crown, small	Softwood	Offsite
S169	Boxelder	9			Softwood	Removed
S170	Boxelder	12			Softwood	Offsite
S171	Boxelder	17			Softwood	Removed
S172	Boxelder	18	x		Softwood	Removed
S173	Boxelder	12			Softwood	Removed
S174	Boxelder	12			Softwood	Removed
S175	Boxelder	21	x		Softwood	Removed
S176	Boxelder	14			Softwood	Removed
S177	Boxelder	27	x	small trunk wounds	Softwood	Removed
S178	Boxelder	9	x		Softwood	Offsite
S179	Boxelder	10			Softwood	Offsite
S180	Boxelder	14			Softwood	Offsite
S181	Boxelder	11			Softwood	Offsite
S182	Boxelder	13			Softwood	Offsite
S183	Boxelder	22	x		Softwood	Removed
S184	Boxelder	13	x		Softwood	Removed
S192	Cottonwood	26	x	5% dead crown	Softwood	Removed
S208	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S209	Green and White Ash	6			Softwood	Removed-Exempt-Size
S210	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S211	Siberian Elm	29	5% dead		Hardwood	Removed-Exempt-Invasive
S212	Siberian Elm	18			Hardwood	Removed-Exempt-Invasive
S213	Hackberry	7			Hardwood	Removed
S214	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S215	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S216	Red (Norway) Pine	10			Coniferous	Removed
S217	Siberian Elm	21	15% dead		Hardwood	Removed-Exempt-Invasive
S218	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S219	Hackberry	7			Hardwood	Removed
S220	Siberian Elm	19			Hardwood	Removed-Exempt-Invasive
S221	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S222	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S223	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S224	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S225	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S226	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S227	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S228	Siberian Elm	16			Hardwood	Removed-Exempt-Invasive
S229	Siberian Elm	19			Hardwood	Removed-Exempt-Invasive
S230	Siberian Elm	18			Hardwood	Removed-Exempt-Invasive
S231	Hackberry	7			Hardwood	Removed
S232	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S233	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S234	Siberian Elm	18			Hardwood	Removed-Exempt-Invasive
S235	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S236	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S237	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S238	Siberian Elm	16			Hardwood	Removed-Exempt-Invasive
S239	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S240	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S241	Hackberry	7			Hardwood	Removed
S242	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S243	Siberian Elm	6	5% dead		Hardwood	Removed-Exempt-Invasive
S244	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S245	Siberian Elm	16			Hardwood	Removed-Exempt-Invasive
S246	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S247	Siberian Elm	8	x		Hardwood	Removed-Exempt-Invasive
S248	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S249	Siberian Elm	11	10% dead		Hardwood	Removed-Exempt-Invasive
S250	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S251	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S252	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S253	Siberian Elm	6	5% dead		Hardwood	Removed-Exempt-Invasive
S254	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S255	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S256	Siberian Elm	10	10% dead		Hardwood	Removed-Exempt-Invasive
S257	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S258	Siberian Elm	6	5% dead		Hardwood	Removed-Exempt-Invasive
S259	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S260	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S261	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S262	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S263	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S264	Siberian Elm	18			Hardwood	Removed-Exempt-Invasive
S265	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S266	Siberian Elm	17			Hardwood	Removed-Exempt-Invasive
S267	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S268	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S269	Siberian Elm	25			Hardwood	Removed-Exempt-Invasive
S270	Siberian Elm	9	5% dead		Hardwood	Removed-Exempt-Invasive
S271	Siberian Elm	12	10% dead		Hardwood	Removed-Exempt-Invasive
S272	Boxelder	20	x		Softwood	Removed
S273	Boxelder	18	x		Softwood	Removed
S274	Siberian Elm	16	10% dead		Hardwood	Removed-Exempt-Invasive
S275	Siberian Elm	16	10% dead		Hardwood	Removed-Exempt-Invasive
S276	Boxelder	15	x		Softwood	Removed

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
S277	Siberian Elm	6		10% dead	Hardwood	Removed-Exempt-Invasive
S278	Siberian Elm	22		15% dead	Hardwood	Removed-Exempt-Invasive
S279	Siberian Elm	12		10% dead	Hardwood	Removed-Exempt-Invasive
S280	Cottonwood	11			Softwood	Removed
S281	Cottonwood	18			Softwood	Removed
S282	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S283	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S284	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S285	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S286	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S287	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S288	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S289	Siberian Elm	9	x		Hardwood	Removed-Exempt-Invasive
S290	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S291	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S292	Siberian Elm	12		10% dead	Hardwood	Removed-Exempt-Invasive
S293	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S294	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S295	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S296	Siberian Elm	8		5% dead	Hardwood	Removed-Exempt-Invasive
S297	Siberian Elm	8		10% dead	Hardwood	Removed-Exempt-Invasive
S298	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S299	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S300	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S301	Siberian Elm	20			Hardwood	Removed-Exempt-Invasive
S302	Siberian Elm	6	x		Hardwood	Removed-Exempt-Invasive
S303	Siberian Elm	7	x		Hardwood	Removed-Exempt-Invasive
S304	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S305	Siberian Elm	20			Hardwood	Removed-Exempt-Invasive
S306	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S307	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S308	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S309	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S310	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S311	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S312	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S313	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S314	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S315	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S316	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S317	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S318	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S319	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S320	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S321	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S322	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S323	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S324	Siberian Elm	12	x		Hardwood	Removed-Exempt-Invasive
S325	Siberian Elm	15			Softwood	Removed
S463	Green and White Ash	10			Softwood	Removed
S464	Green and White Ash	6	x		Softwood	Removed-Exempt-Size
S475	Cottonwood	12			Softwood	Removed
S476	Cottonwood	12			Softwood	Removed
S477	Cottonwood	11			Softwood	Removed
S478	American Elm	8			Hardwood	Removed
S479	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S480	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S481	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S482	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S483	Cottonwood	16	x		Softwood	Removed
S484	Cottonwood	12			Softwood	Removed
S485	Cottonwood	12			Softwood	Removed
S486	Cottonwood	23		15% dead	Softwood	Removed-Exempt-Unhealthy
S487	Cottonwood	21		15% dead	Softwood	Removed-Exempt-Unhealthy
S488	Cottonwood	24	x	10% dead	Softwood	Removed
S489	Cottonwood	23	x	15% dead	Softwood	Removed-Exempt-Unhealthy
S490	Cottonwood	15			Softwood	Removed
S491	Siberian Elm	18		10% dead/ ELA on tag	Hardwood	Removed-Exempt-Invasive
S536	Siberian Elm	7	x		Hardwood	Removed-Exempt-Invasive
S537	Siberian Elm	16			Hardwood	Removed-Exempt-Invasive
S538	Siberian Elm	6	x		Hardwood	Removed-Exempt-Invasive
S539	Siberian Elm	10	x		Hardwood	Removed-Exempt-Invasive
S550	Siberian Elm	10	x		Hardwood	Removed-Exempt-Invasive
S551	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S551	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S552	Siberian Elm	10	x		Hardwood	Removed-Exempt-Invasive
S553	Siberian Elm	10	x		Hardwood	Removed-Exempt-Invasive
S554	Siberian Elm	9	x		Hardwood	Removed-Exempt-Invasive
S555	Siberian Elm	15	x		Hardwood	Removed-Exempt-Invasive
S556	Siberian Elm	7	x		Hardwood	Removed-Exempt-Invasive
S557	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S558	Black Cherry	6	x		Hardwood	Removed
S559	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S520	Cottonwood	10			Softwood	Removed
S521	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S522	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S523	Siberian Elm	9	x		Hardwood	Removed-Exempt-Invasive
S524	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S525	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S526	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S527	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S528	Siberian Elm	6			Hardwood	Removed-Exempt-Invasive
S529	Siberian Elm	6	x		Hardwood	Removed-Exempt-Invasive
S530	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S531	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S532	Cottonwood	9			Softwood	Removed
S533	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S534	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S535	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S536	Siberian Elm	11			Hardwood	Removed-Exempt-Invasive
S537	Siberian Elm	15	x		Hardwood	Removed-Exempt-Invasive

Tree Tag	Species	Size (DBH)	Multi	Notes	Tree Type	Status
S538	Siberian Elm	13			Hardwood	Removed-Exempt-Invasive
S539	Siberian Elm	8		10% dead	Hardwood	Removed-Exempt-Invasive
S540	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S541	Red (Norway) Pine	4			Coniferous	Removed
S542	Siberian Elm	9	x		Hardwood	Removed-Exempt-Invasive
S543	Red (Norway) Pine	8			Coniferous	Removed
S544	Red (Norway) Pine	4			Coniferous	Removed
S545	Siberian Elm	15			Hardwood	Removed-Exempt-Invasive
S546	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S547	Siberian Elm	6	x		Hardwood	Removed-Exempt-Invasive
S548	Siberian Elm	14			Hardwood	Removed-Exempt-Invasive
S549	Siberian Elm	10			Hardwood	Removed-Exempt-Invasive
S550	Siberian Elm	12			Hardwood	Removed-Exempt-Invasive
S551	Cottonwood	10			Softwood	Removed
S552	Cottonwood	25		15% dead	Softwood	Removed-Exempt-Unhealthy
S553	Cottonwood	31		15% dead	Softwood	Removed-Exempt-Unhealthy
S554	Siberian Elm	8			Hardwood	Removed-Exempt-Invasive
S555	Cottonwood	8			Softwood	Removed
S556	Cottonwood	8			Softwood	Removed
S557	Siberian Elm	7			Hardwood	Removed-Exempt-Invasive
S558	Siberian Elm	7	x		Hardwood	Removed-Exempt-Invasive
S559	Cottonwood	32		15% dead	Softwood	Removed-Exempt-Unhealthy
S560	Siberian Elm	9			Hardwood	Removed-Exempt-Invasive
S561	Cottonwood	30		15% dead	Softwood	Removed-Exempt-Unhealthy
S562	Cottonwood	26	x	15% dead	Softwood	Removed-Exempt-Unhealthy
S607	Colorado Spruce	6			Coniferous	Removed
S608	Colorado Spruce	8			Coniferous	Removed
S609	Colorado Spruce	10			Coniferous	Removed
S610	Colorado Spruce	8			Coniferous	Removed
S611	Colorado Spruce	8			Coniferous	Removed
S612	Colorado Spruce	8			Coniferous	Removed
S613	Colorado Spruce	9			Coniferous	Removed
S614	Colorado Spruce	7			Coniferous	Removed
S6171	Colorado Spruce	9			Coniferous	Removed
S6172	Colorado Spruce	8			Coniferous	Removed
S6173	Colorado Spruce	6			Coniferous	Removed
S6174	Colorado Spruce	6			Coniferous	Removed
S6175	Colorado Spruce	9			Coniferous	Removed
S6176	Colorado Spruce	6			Coniferous	Removed
S6177	Colorado Spruce	4			Coniferous	Removed
S6178	Colorado Spruce	5			Coniferous	Removed
S6179	Colorado Spruce	6			Coniferous	Removed
S6180	Colorado Spruce	6			Coniferous	Removed
S6181	Colorado Spruce	4			Coniferous	Removed
S6182	Colorado Spruce	8			Coniferous	Removed
S6183	Colorado Spruce	4			Coniferous	Removed
S6184	Colorado Spruce	4			Coniferous	Removed
S6185	Colorado Spruce	7			Coniferous	Removed
S6186	Colorado Spruce	5			Coniferous	Removed
S6187	Colorado Spruce	6			Coniferous	Removed
S6188	Colorado Spruce	7			Coniferous	Removed
S6189	Colorado Spruce	8			Coniferous	Removed
S6190	Colorado Spruce	9			Coniferous	Removed
S6191	Colorado Spruce	6			Coniferous	Saved
S6192	Colorado Spruce	8			Coniferous	Saved
S6193	Colorado Spruce	8			Coniferous	Saved
S6194	Colorado Spruce	7			Coniferous	Saved
S6195	Colorado Spruce	12			Coniferous	Saved
S6196	Colorado Spruce	9			Coniferous	Saved
S6197	Colorado Spruce	10			Coniferous	Saved
S6198	Colorado Spruce	10			Coniferous	Saved
S6199	Colorado Spruce	10			Coniferous	Saved
S6200	Colorado Spruce	8			Coniferous	Saved
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S6202	Colorado Spruce	7			Coniferous	Saved
S6203	Colorado Spruce	6			Coniferous	Saved
S6204	Colorado Spruce	8			Coniferous	Saved
S6205	Colorado Spruce	6			Coniferous	Saved
S6206	Colorado Spruce	6			Coniferous	Saved
S6207	Colorado Spruce	6			Coniferous	Saved
S6208	Colorado Spruce	7			Coniferous	Saved
S6209	Colorado Spruce	6			Coniferous	Saved
S6210	Colorado Spruce	6			Coniferous	Saved
S6211	Colorado Spruce	6			Coniferous	Saved
S6212	Colorado Spruce	8			Coniferous	Saved
S6213	Colorado Spruce	8			Coniferous	Saved
S6214	Colorado Spruce	10			Coniferous	Saved
S6215	Colorado Spruce	6			Coniferous	Saved
S6216	Colorado Spruce	4			Coniferous	Saved
S6217	Siberian Elm	7			Hardwood	Saved-Exempt-Invasive
S6218	Siberian Elm	6			Hardwood	Offsite
S6219	Colorado Spruce	7			Coniferous	Saved
S6220	Colorado Spruce	5			Coniferous	Saved
S6221	Colorado Spruce	4			Coniferous	Saved
S6222	Colorado Spruce	7			Coniferous	Saved
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S6224	Colorado Spruce	8			Coniferous	Saved
S6225	Colorado Spruce	8			Coniferous	Saved
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S6229	Colorado Spruce	6			Coniferous	Saved
S6230	Colorado Spruce	8			Coniferous	Saved
S6231	Colorado Spruce	8			Coniferous	Saved
S6232	Colorado Spruce	7			Coniferous	Saved
S6233	Colorado Spruce	9			Coniferous	Saved
S6234	Colorado Spruce	7			Coniferous	Offsite
S6235	Colorado Spruce	8			Coniferous	Saved
S6236	Colorado Spruce	8			Coniferous	Saved
S6237	Colorado Spruce	8			Coniferous	Saved



PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - 205				
ACCOLADE ELM / ULMUS DAVIDIANA JAPONICA 'MORTON'	2.5" CAL.	B&B	AS SHOWN	H 70' W 40'-50'
AMERICAN YELLOWWOOD / CLADRASTIS KENTUCKEA	2.5" CAL.	B&B	AS SHOWN	H 60' W 30'-40'
AUTUMN GOLD MAIDENHAIR TREE / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL.	B&B	AS SHOWN	H 50' W 30'
HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
ST CROIX AMERICAN ELM / ULMUS AMERICANA 'ST. CROIX'	2.5" CAL.	B&B	AS SHOWN	H 60'-80' W 40'-60'
KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS	2.5" CAL.	B&B	AS SHOWN	H 60' W 30'-40'
NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 40'-50'
RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
RIVER BIRCH / BETULA NIGRA	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	AS SHOWN	H 40'-50' W 35'-40'
SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50' W 35'-40'
SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 40'
WHITE OAK / QUERCUS ALBA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
EVERGREEN TREES - 52				
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	B&B	AS SHOWN	H 40'-60' W 15'-30'
CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 40'-50' W 15'-30'
NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 50'-70' W 25'-30'
RED PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 25'-40'
ORNAMENTAL TREES - 24				
ALLEGHENY SERVICEBERRY / AMELANCHIER LAEVIS	6' HT., CLUMP	B&B	AS SHOWN	H 15'-25' W 15'-25'
JAPANESE TREE LILAC / SYRINGA RETICULATA	6' HT., CLUMP	B&B	AS SHOWN	H 25'-30' W 10'-12'
QUAKING ASPEN / POPULUS TREMULOIDES	1.5" CAL.	B&B	AS SHOWN	H 40'-60' W 20'-30'
SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	1.5" CAL.	B&B	AS SHOWN	H 20' W 20'
THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT., CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'

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.

LANDSCAPING DESIGN REQUIREMENTS - CITY OF COTTAGE GROVE, MINNESOTA				
SITE DESCRIPTION				
ZONING DISTRICT: R-4/PUD (PROPOSED)				
TOTAL GROSS ACRES: 60.23 AC				
SINGLE FAMILY RESIDENTIAL TREES & SHRUBS		REQUIRED	PROVIDED	NOTES
60' WIDE LOTS OR LESS = 2 OVERSTORY DECIDUOUS TREES (MAX. 2 CONIFER TREES SUBSTITUTION PER LOT)	60 LOTS x 2 TREES = 120 TREES	120 OVERSTORY TREES	426 OVERSTORY TREES (219 DECIDUOUS OVERSTORY TREE & 207 CONIFER TREES)	TREES TO PLACED WITHIN THE SINGLE FAMILY LOTS (BY HOME BUILDER)
60' WIDE LOTS OR GREATER = 3 OVERSTORY DECIDUOUS TREES (MAX. 2 CONIFER TREES SUBSTITUTION PER LOT)	102 LOTS x 3 TREES = 306 TREES	306 OVERSTORY TREES		
10 SHRUBS PER LOT	10 SHRUBS X 162 LOTS = 260	260 SHRUBS	260 SHRUBS	SHRUBS TO BE PROVIDED BY HOME BUILDER
SUBDIVISION STREET TREE REQUIREMENT		REQUIRED	PROVIDED	NOTES
1 OVERSTORY TREE PER LOT, WITH ONE (1) ADDITIONAL OVERSTORY TREE WHERE LOTS ARE ON A CORNER / DOUBLE FRONTAGE	162 LOTS 133 SINGLE FRONTAGE 29 DOUBLE FRONTAGE	191 OVERSTORY TREES	192 STREET TREES	STREET TREES TO BE LOCATED WITHIN THE BOULEVARD, UNLESS SIDEWALKS, DRIVEWAYS, OR UTILITIES PROHIBIT PLANTING WITHIN THE BOULEVARD, THEN TREES TO PLACED IN THE FRONT YARD (BY HOME BUILDER).
TREE PRESERVATION REPLACEMENTS				
PLEASE SEE TREE PRESERVATION REPLACEMENT CALCULATIONS ON SHEET 24		51 TREES	89 TREES (13 OVERSTORY DECIDUOUS TREES, 52 EVERGREEN TREES, 24 ORNAMENTAL TREES)	TREES TO BE PLANTED AS BUFFER.

CITY LANDSCAPE NOTES

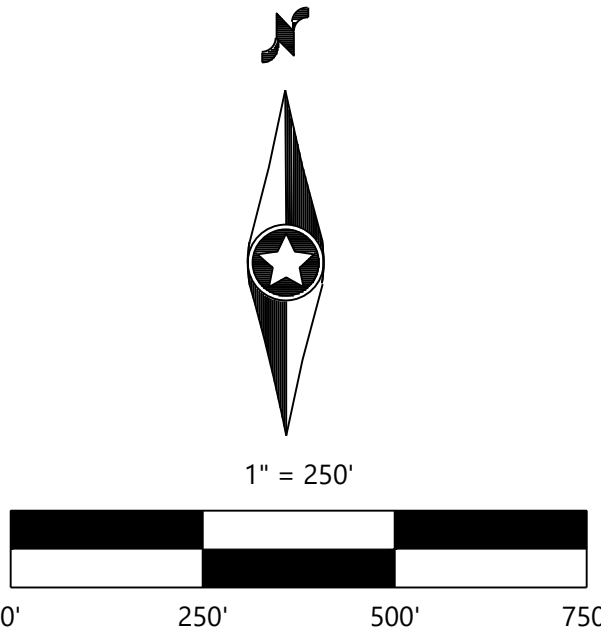
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 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.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
- NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20-FT ACCESS ROUTE. AND NO CONIFEROUS TREES SHOULD BE LOCATED WITHIN 5' OF THE 20-FT POND ACCESS ROUTE.
- NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
- BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO CITY'S APPROVED SPECIES LIST.
- NO TREE SHOULD BE PLANTED WITH DRAINAGE AND UTILITY EASEMENT.

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)
- LARGE OVERSTORY TREES
- FUTURE DECIDUOUS TREES (BY HOME BUILDER)
- BUFFER EVERGREEN TREES
- FUTURE EVERGREEN TREES (BY HOME BUILDER)
- SMALL OVERSTORY TREES

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 SEEDDED WITH MESIC GENERAL ROADSIDE SEED MIX (25-141)



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 250.0000001"
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

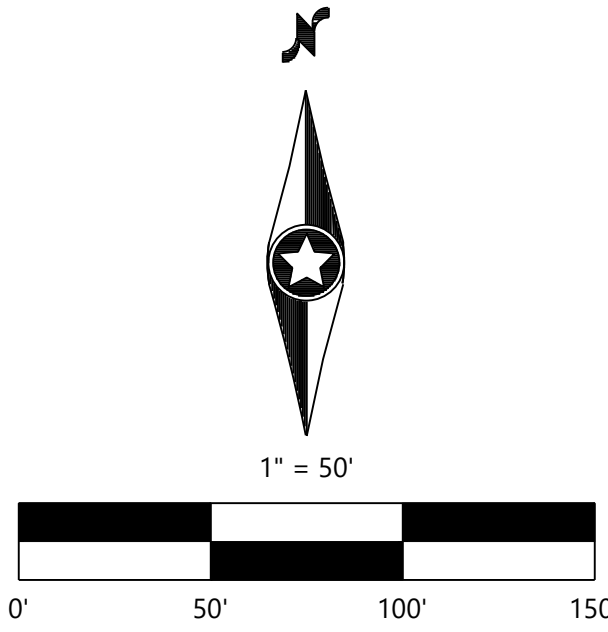
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 05/31/24 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC
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
LANDSCAPE PLAN

SHEET NUMBER:
30 OF **34**
DATE: 05/31/24
PROJECT NUMBER: 0052840



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
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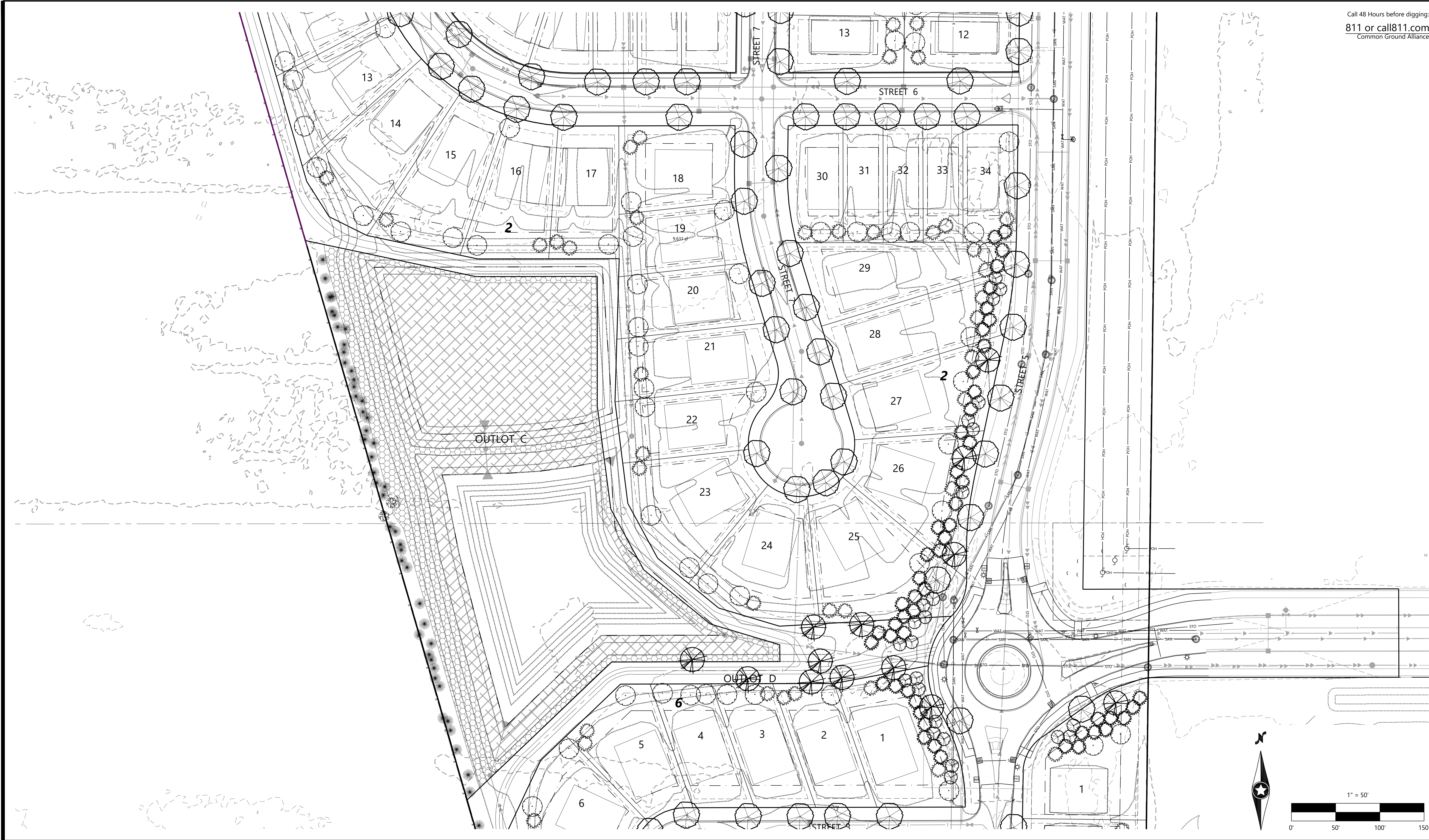
COTTAGE GROVE - ZYWEIC
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Westwood Professional Services, Inc.

**PRELIMINARY
LANDSCAPE PLAN**

PROJECT NUMBER: 0032908.00

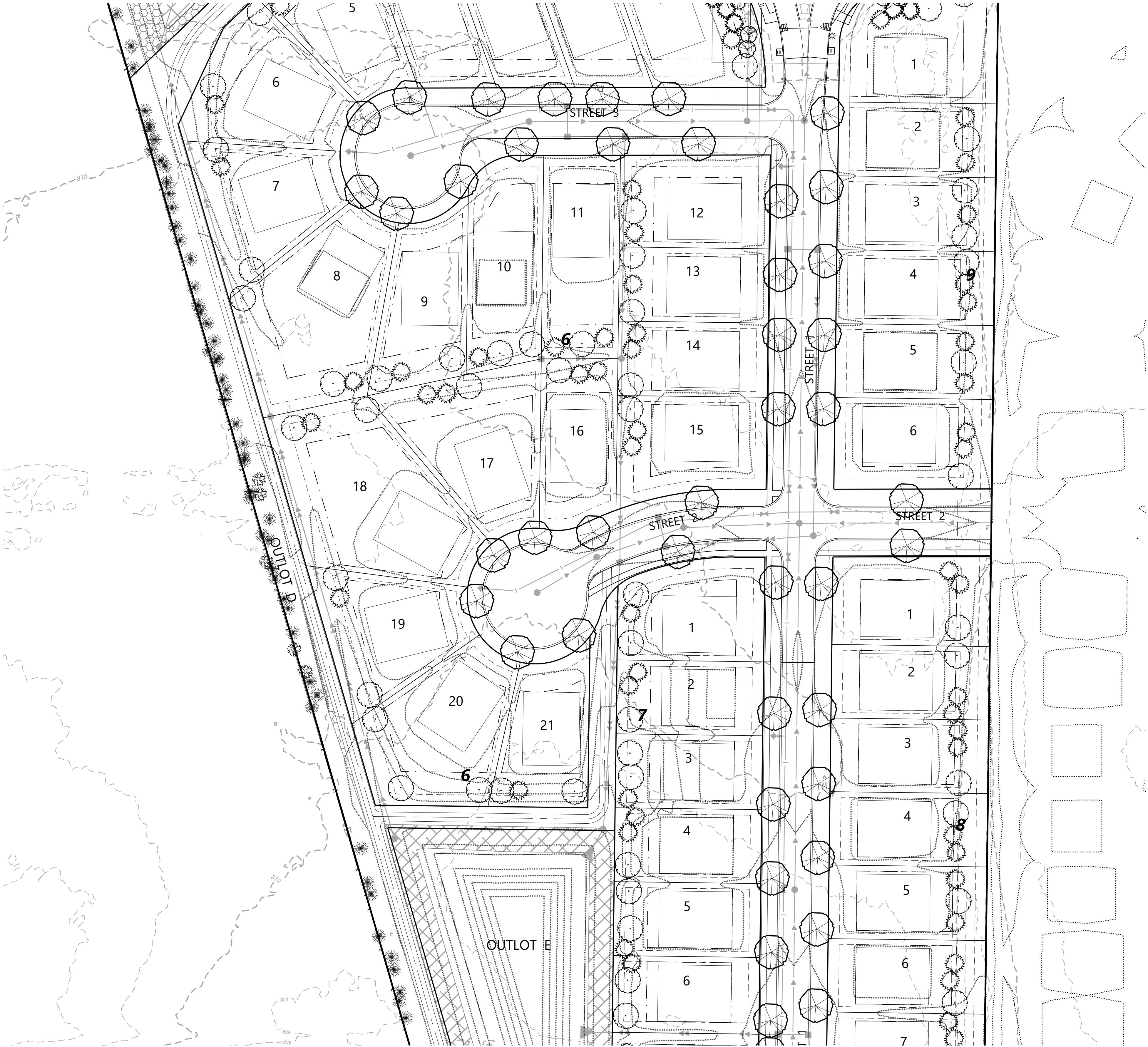
SHEET NUMBER:
31 OF **34**
DATE: 05/31/24



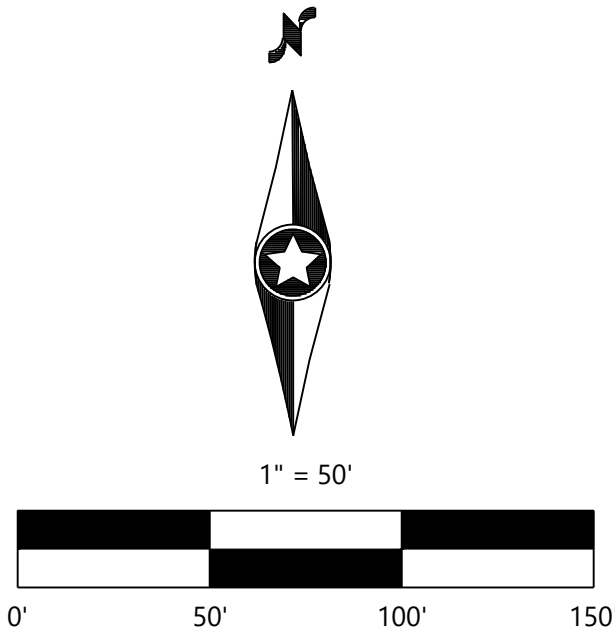
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PLANTING NOTES

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 TYPAIR, 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 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.
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.



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



DESIGNED:	05/31/24
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	50.0000001"
VERTICAL SCALE:	10' OR 5'

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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: 05/31/24 LICENSE NO. 26971

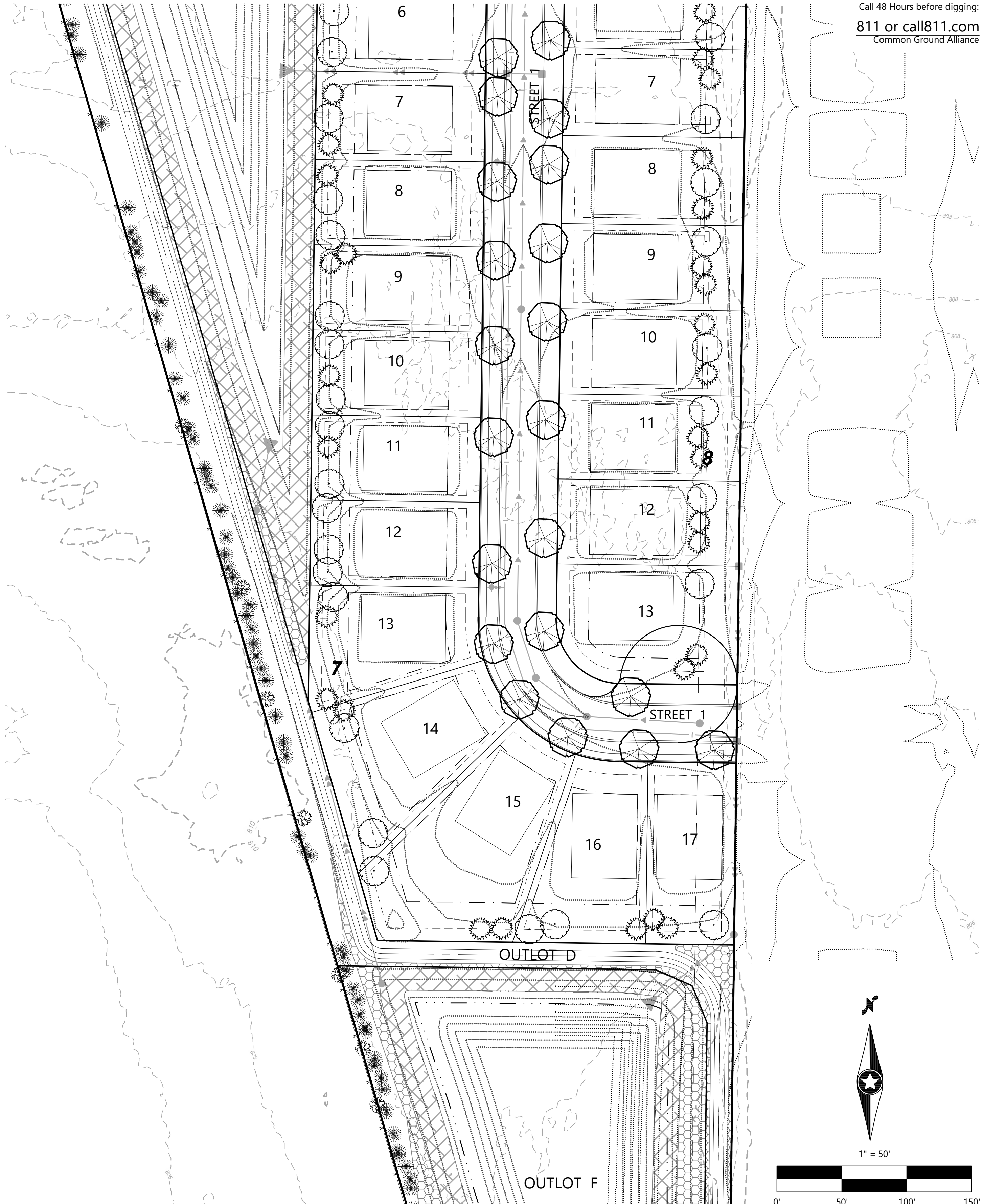
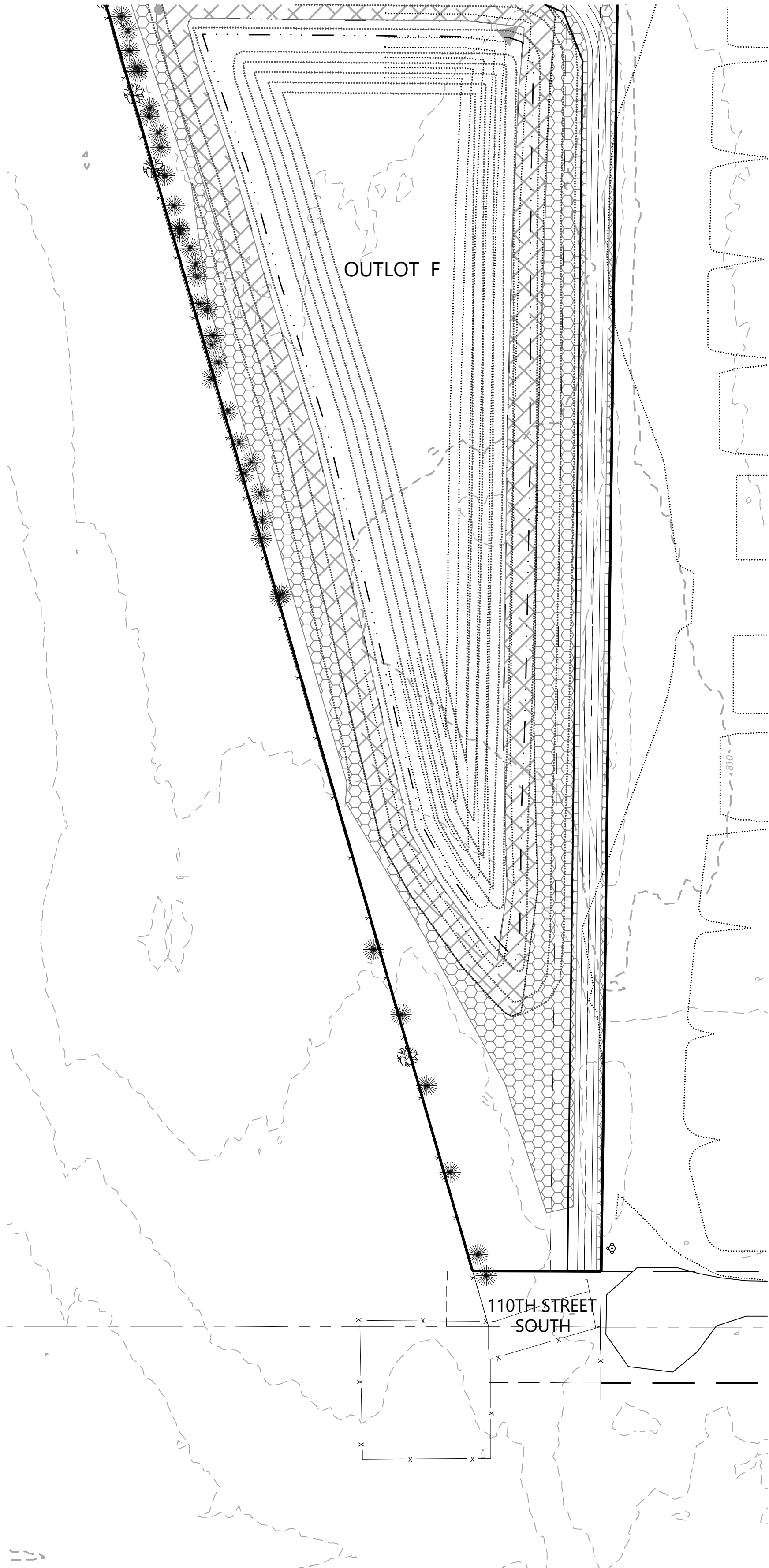
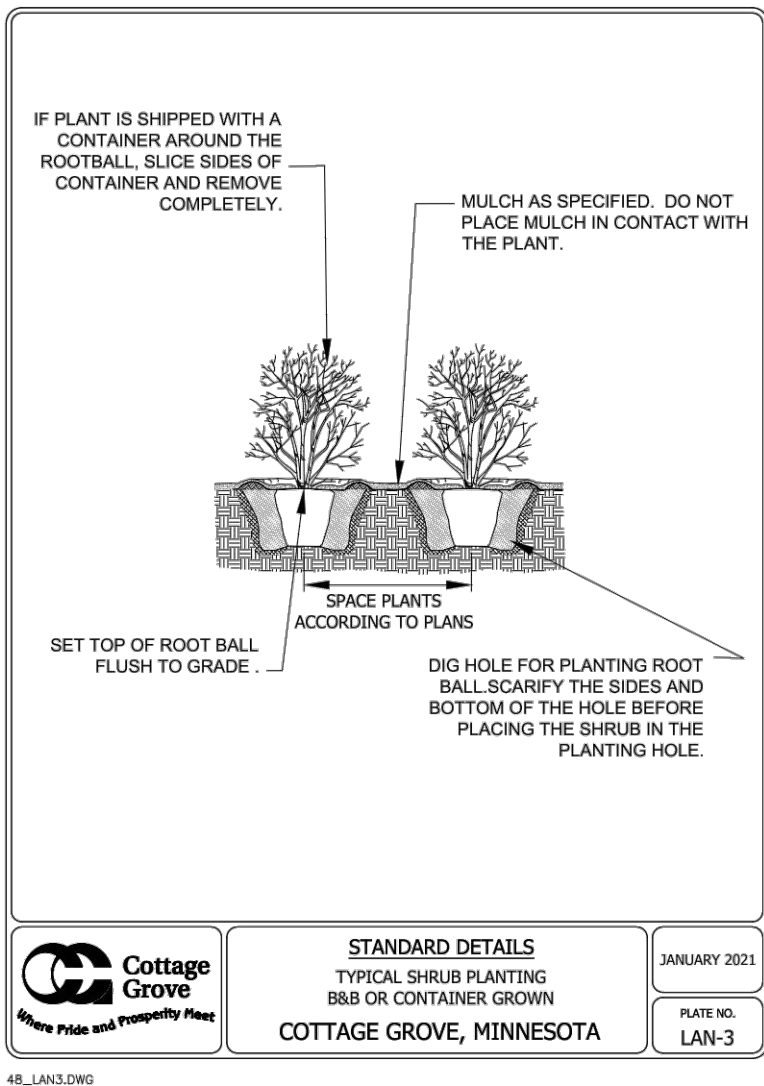
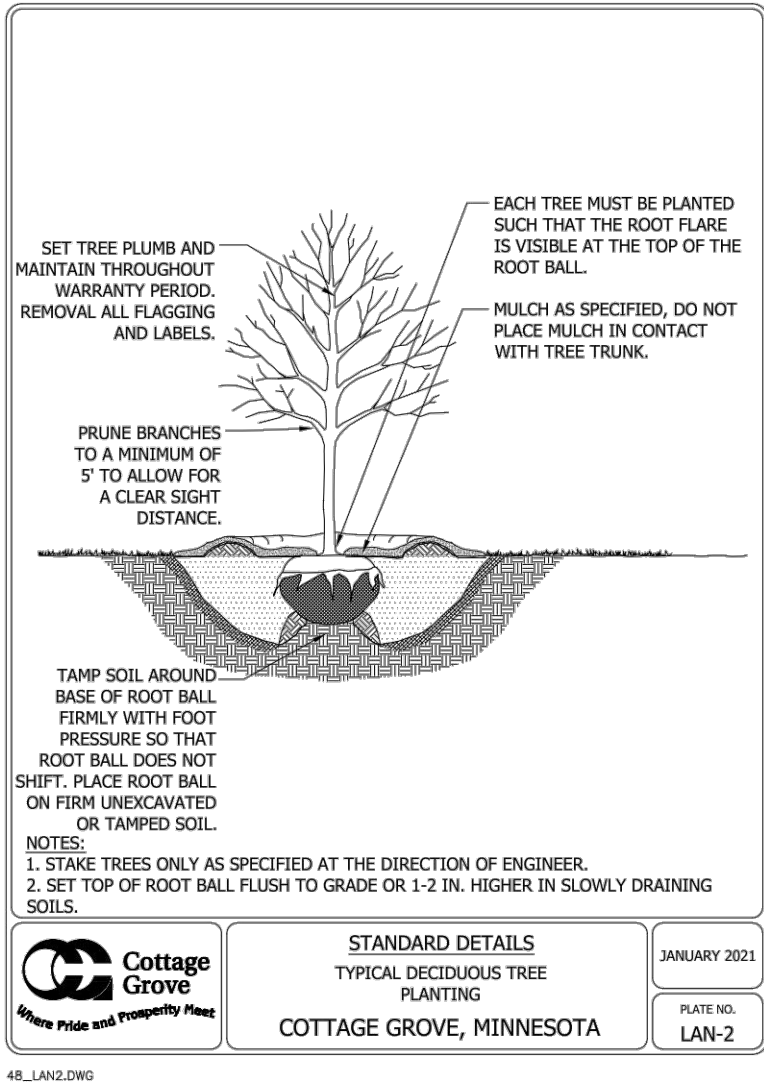
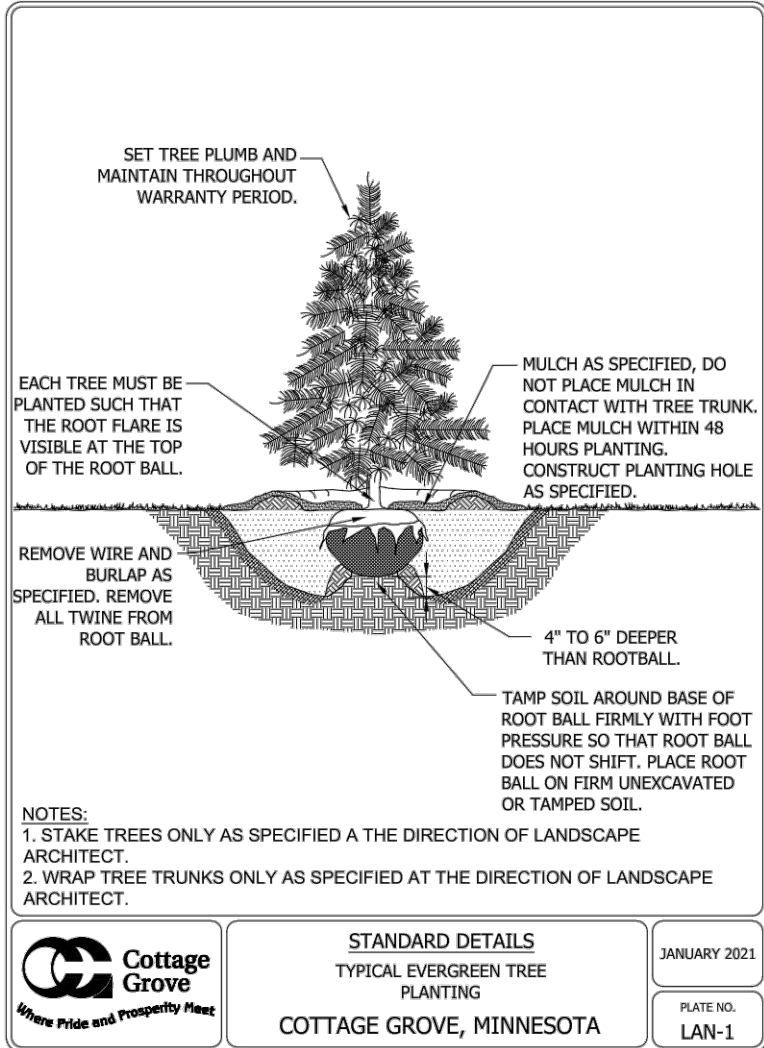
COTTAGE GROVE - ZYWEIC
COTTAGE GROVE, MN

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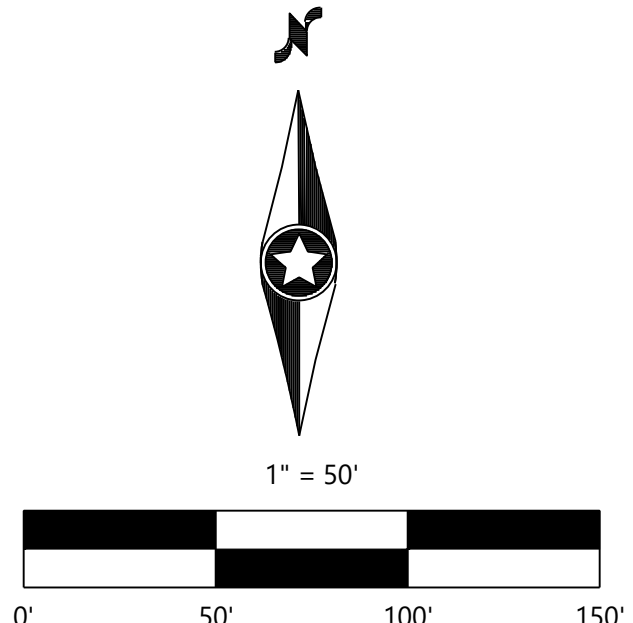
PRELIMINARY
LANDSCAPE PLAN &
NOTES

PROJECT NUMBER: 0052840

SHEET NUMBER:
33 OF **34**
DATE: 05/31/24



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



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/31/24
REVISIONS:
△ _____
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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: 05/31/24 LICENSE NO. 26971

COTTAGE GROVE - ZYWEIC
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
LANDSCAPE PLAN &
DETAILS**

PROJECT NUMBER: 0052840

SHEET NUMBER:
34 OF **34**
DATE: 05/31/24



Stantec Consulting Services Inc.

733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

July 12, 2024
File: 193802266

Amanda Meyer, PE
City Engineer
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

Reference: Preserve at Prairie Dunes (June 10, 2024 Submittal)

Dear Amanda,

Below are review comments for the proposed Preserve at Prairie Dunes based on the June 10, 2024 resubmittal:

Cover Sheet (sheet 1):

1. Update developer information.

Preliminary Plat Comments (sheets 2 - 8):

2. Easement for all utilities must be a minimum of twice the depth of the utility and no less than 15'. Include an easement for all drainage that is routed through lots. This will be checked with the final plat submittal when the revised street/utility and grading plans have been provided.
3. All driveways should be shown, they shall meet the required 6' side yard setback and not encroach within the side yard easement.
4. Staff is evaluating the proposed trail within city park property (Outlot A). Staff is reviewing the proposed trail and will provide additional comment after further review.

Preliminary Grading Plan Comments (sheets 9 - 13):

5. Provide updated grading plans.
6. Include two points of access for maintenance vehicles to access ponds. Pond access routes are typically provided through a 20' wide City outlot.
7. Ensure layout of pond correlates with City standards and includes maintenance bench and safety/aquatic vegetation bench.

8. Provide clarification on grading operations and whether it would be done all at once or in phases.

Preliminary Street & Utility Plan Comments (sheets 14 – 23):

9. Provide updated street & utility plans for the revised plat layout.
10. Insert 2024 City standard details.
11. Revise year in General Utility Notes (note no. 6).
12. Update utilities plan to show existing utilities to date. Current plan shows existing trunk utilities extended along Street 8 and these do not exist.
13. Update (if needed) rear yard drainage structures for areas with added lots.
14. Proposed trail extended towards 110th Street can stop at the proposed Outlot D of the Graymont Village 3rd Addition (see attached).
15. Sidewalk at the southwest quadrant of the intersection at Street 7 and Street 8 shall be revised to be straight. Adjust location of sidewalk crossing.
16. Remove ped ramp crossing towards the east in the northwest quadrant at the intersection of Street 1 and Street 2.
17. Remove ped ramp for the sidewalk at the cul-de-sac for Street 2 but keep the ped ramp for the trail as is.
18. Show existing utilities and trails along Hadley Avenue from the South District Project (see attached).
19. Extend trail along the west side of Street 1 to the existing trail near the roundabout.
20. Ensure turning radius along trails is sufficient for pickup truck with plow (minimum radius of 15 feet to inside of trail).
21. Consider adjusting the lots of Block 9 as the driveway for Lot 1, Block 9 is too close to the roundabout splitter island on the south leg.
22. Provide phasing plan for street and utility construction.
23. Review and revise street grades as necessary to meet city standards. For example, Street 4 does not meet the minimum 0.75% grade requirement.

Preliminary Landscape Plan Comments (sheets 24 - 34):

24. Landscape areas should be reviewed to ensure they are not placed directly over proposed utilities. This will be checked with the final street/utility plan submittal.
25. Boulevard trees shall be located 5' from the side property line where and when practical.
26. No lot trees shall be located within an easement.

27. Ensure the planting of boulevard trees on Lots 24-26, Block 2 is practical. If not practical, please remove from the landscape plan.
28. Indicate the specific tree species of the trees contributing to the buffer within Lots 25-29, Block 2; Lots 1-4, Block 6; Lot 1, Block 9.
29. Revise lot tree planting location of Lot 13 of Block 8 to ensure trees are not planted within the temporary cul-de-sac.
30. Ensure tree clearance along trails (minimum 15 feet away).
If a monument sign for the development is to be proposed, it shall be placed within an HOA outlot.

Stormwater Requirements:

31. Provide an updated rational method drainage map.
32. Provide an updated rational method calculation, or similar method, for determining pipe sizes for the proposed storm sewer layout that entails pipe depth, pipe cover, slope, velocities, and capacities within the proposed pipe.
33. Review the need for the southern-most pond as it does not appear much water will be directed to the basin. A portion of this proposed project was assumed to be captured and treated with the adjacent development (see attached design information for reference). Please revise drainage calculations and design to match. Proposed basin should either be resized or removed once updated modeling has been completed.
34. The preliminary SWMP for the site indicates that water quality is being met for the site.

Regards,

Stantec Consulting Services Inc.



David R. Sanocki, PE
Phone: 651-712-2124

dave.sanocki@stantec.com



Eric Vidden, EIT
Phone: 612-712-2141

eric.vidden@stantec.com



Cottage Grove - Zyweic

SUBMITTAL FOR:
Planned Unit Development, Rezoning, Comprehensive Plan Amendment, and Preliminary Plat

**Cottage Grove, MN
June 11, 2024**

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is "***Building Incredible Places Where People Can Live Their Dreams.***" We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both the developer of the property and the builder of the homes. The primary contact for Pulte is Haley Daily, Manager of Land Planning & Entitlement. Haley's contact information has been provided to City staff.

There is one owner for the properties:

Joseph J. Zyweic
1299 Palisade Path
Woodbury, MN 55129

The planner, surveyor, civil engineer, and landscape architect are:

Westwood
Attn: Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
952-906-7432
ryan.bluhm@westwoodps.com

The Property

Legal Descriptions:

Parcel 1: SECTION 29 TOWNSHIP 027 RANGE 021 S1/2-NW1/4 EXCEPT: THAT PT LYING WESTERLY OF A STRAIGHT LN DRAWN FROM A PT ON THE S LN OF

Parcel 2: SECTION 29 TOWNSHIP 027 RANGE 021 SW1/4 EXC TO RR 3.9 AC & EXC STRIP 300FT WIDE E OF & ADJ TO RR RUN FROM S LINE TO A PT

Property Identification Numbers:

Parcel 1: 29-027-21-23-0002

Parcel 2: 29-027-21-31-0002

Key Facts

- | | |
|--|---|
| • Existing zoning | AG-2 |
| • Proposed zoning | PUD, R-4 |
| • Proposed use | 76 – 45' Single-Family Homes
86 – 65' Single-Family Homes
162 Total Single-Family Homes |
| • Net calculations | |
| ○ Net acreage | 54.08 acres |
| ○ Total number of homes | 162 Single-Family Homes |
| ○ Net Density | 3 units per acre |
| • Proposed 45' Dimensions/Setbacks (76 Lots) | |
| ○ Minimum lot depth | 125 feet |
| ○ Front Setback | 25 feet |
| ○ Side Setback | 5/5 feet; 10 feet total |
| ○ Rear Setback | 30 feet |
| ○ Corner Setback | 20 feet |
| • Proposed 65' Dimensions/Setbacks (86 Lots) | |
| ○ Minimum lot depth | 125 feet |
| ○ Front Setback | 25 feet |
| ○ Side Setback | 7.5/5 feet; 12.5 feet total |
| ○ Rear Setback | 30 feet |
| ○ Corner Setback | 20 feet |

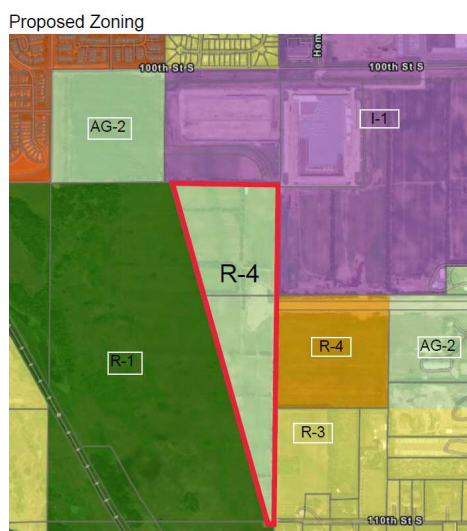
Comprehensive Plan

The property is currently guided as Medium-Density Residential, Low-Density Residential, and Industrial. Pulte proposes a minor comprehensive plan amendment to adjust the currently guided area from Medium-Density Residential and Industrial to Low-Density Residential. The 2040 Comprehensive Plan defines Low-Density Residential as 2 to 4 units per acre. The proposed neighborhood will have a net density of 3 units per acre, meeting the low-density residential metric. In conversation with city staff, we discussed the entire property being guided as low-density. Additionally, per our discussions with staff, the City has contacted their MET Council Representative to discuss the amendment and they have been granted a waiver for the 60-day review period.



Rezoning

The current parcels are zoned as AG-2. Pulte proposes to rezone the properties to R-4, Low-Density Residential, with a Planned Unit Development (PUD). The area directly to the north, shown in purple below, is zoned as Industrial. The area directly to the east, shown in orange and yellow, is zoned as R-4 and R-3. Both R-4 and R-3 zoning are to accommodate single-family residential. The area directly to the west, shown in dark green, is zoned as Rural Residential.



Planned Unit Development

Pulte is requesting PUD flexibility on the following zone performance standard, as shown in the table below:

Flexibility Requested	R-4 Standards	Cottage Grove – Zyweic
Minimum side yard setback	5 feet/7.5 feet; 12.5 feet total	5 feet/5 feet; 10 feet total

Per the recent zoning code amendments approved by the City Council on May 1, 2024, the R-4 district requires a minimum side yard setback of 5' and a garage side yard setback of 7.5'. Out of 162 total lots, Pulte proposes that 76 of the 45' lots have a 5' side yard setback and a 5' garage side yard setback. This flexibility was previously approved when Summergate Development was entitling the same area under the project name "Preserve at Prairie Dunes." In addition, Pulte's proposed development meets or exceeds all other R-4 zoning district requirements, as outlined in the table below.

R-4 Zoning

Below are the current R-4 Standards compared to the proposed neighborhood lot dimensions for the 45' wide and 65' lots. As shown below, besides the side yard setback, the proposed neighborhood meets or exceeds all lot dimensions in the R-4 zoning.

	R-4 Standards	Proposed 45' – 76 Lots	Proposed 65' – 86 Lots
Lot Width	45 feet	45 feet	65 feet
Lot Depth	120 feet	125 feet	125 feet
Front Yard	25 feet	25 feet	25 feet
Rear Yard	30 feet	30 feet	30 feet
Side Yard	7.5 feet	5 feet	7.5 feet
Side Yard, Garage	5 feet	5 feet	7.5 feet

Site Plan

Pulte proposes building detached single-family residential homes west of 105th Street South and adjacent to Hadley Ave. The City is currently building the portion of Hadley Ave, which runs north on the east side of the property. The proposed neighborhood will consist of 162 homes in total, 76 of which will be on 45' lots and 86 of which will be on 65' lots.

Wetland and Environmental Considerations: Pulte has acquired previous site assessment work and related documents that indicate that there are no wetlands on this site. The previous Developer received a Notice of Decision (NOD) from the Technical Evaluation Panel (TEP), agreeing that no wetlands are present on the subject parcels. The NOD was issued on 10/07/2021 and expires 5 years after issuance. City staff mentioned that it would be important to have the site assessed for suitable environmental conditions for the Rusty Patch Bumble Bee (RPBB). At the time of this narrative, the site has been scheduled for such an assessment to be completed. The results will be shared with the City once they are available.

Tree Preservation: Pulte performed a tree survey to determine the quantity and quality of the existing trees on the proposed site. The tree survey identified that many of the current trees are Siberian Elm, which the City classifies as invasive. It was also determined that some of the existing trees are unhealthy and dying. After categorizing the trees, we were extremely thoughtful in planning a neighborhood that saved as many healthy and non-invasive trees as possible. Our proposed preliminary plat preserves most of the trees along the western boundary and only removes the ones required to install the perimeter trail. Due to the trail's location, we propose removing 251.25 excess caliper inches of trees and replacing them with 51 – 2.5 caliper inches of new trees. Lastly, all tree clearing will occur before April 1st.

Site Access: The site's primary access will come from 105th Street South and Hadley Ave. The City is currently building Hadley Ave, which runs north of the roundabout on 105th Street South. We propose that the northern parcel have two access points connected to Hadley Ave.



Access to the south parcel will come from 105th Street South. We propose two additional stub-out streets to the east that will stop at the adjacent landowner's parcel. Pulte will construct all internal roads with the subject properties.

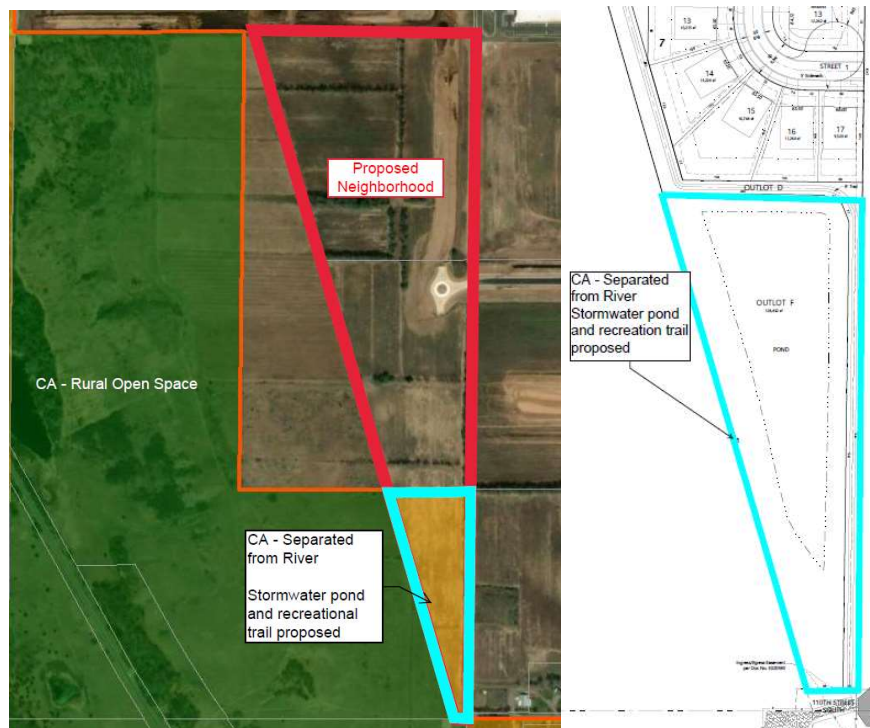


Sidewalks and Trails: In discussions with City Staff, we were informed that the Grey Cloud Dunes Scientific and Natural Area (SNA) directly to the west of this site. It is our understanding that the DNR typically prefers a trail within a sizable outlot to buffer developed sites from their property. We are proposing a 20' outlot on the property's west side containing a trail. The trail will be an extra barrier between our proposed development and the SNA. Our proposed trail will connect to the existing access points on 110th and 103rd Streets. The trail will allow residents a way to connect within the community and the future planned park to the north of the project.

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. Pulte proposes constructing a stormwater pond and a recreational walking trail on the submitted preliminary plat.



The Homes

Pulte Homes is known for the extraordinary steps we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can click this link to learn more about Pulte's homebuilding process: <https://www.pulte.com/design/life-tested>. We continually contact home buyers and Pulte homeowners for feedback on improving our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a significant part in Pulte's success in ***"Building Incredible Places Where People Can Live Their Dreams."***

In striving to continually be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. The homes that will be built are outlined below. Please note that the square footage listed below does not include basement square footage. They will range in price from the mid \$450k's to the low \$600k's.

On the 45' wide lots, the following homes will be built:

1. Merriam
 - a. 1565 square feet
 - b. 3 bedrooms / 2 bathrooms / 2 stall garages
 - c. 1 story
2. Macalester

- a. 1810 square feet
 - b. 3 bedrooms / 2.5 bathrooms / 2 stall garages
 - c. 2 stories
- 3. Dayton
 - a. 2062 square feet
 - b. 4 bedrooms / 2.5 bathrooms / 2 stall garages
 - c. 2 stories
- 4. Passport
 - a. 2144 square feet
 - b. 2 bedrooms / 2 bathrooms / 2 stall garages
 - c. 1 story
- 5. Lowry
 - a. 2169 square feet
 - b. 4 bedrooms / 2.5 bathrooms / 2 stall garages
 - c. 2 stories

On the 65' wide lots, the following homes will be built:

- 1. Newberry
 - a. 2391 square feet
 - b. 3 bedrooms / 2.5 bathrooms / 3 stall garages
 - c. 2 stories
- 2. Linwood
 - a. 2456 square feet
 - b. 3 bedrooms / 2.5 bathrooms / 3 stall garages
 - c. Multi
- 3. Mercer
 - a. 2605 square feet
 - b. 3 bedrooms / 2 bathrooms / 3 stall garages
 - c. 2 stories
- 4. Ivy
 - a. 2819 square feet
 - 3 bedrooms / 2.5 bathrooms / 3 stall garages
 - b. 2 stories
- 5. Continental
 - a. 2873 square feet
 - b. 4 bedrooms / 2.5 bathrooms / 3 stall garages
 - c. 2 stories
- 6. Waverly
 - a. 3257 square feet
 - b. 4 bedrooms / 2.5 bathrooms / 3 stall garages
 - c. 2 stories

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004

International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

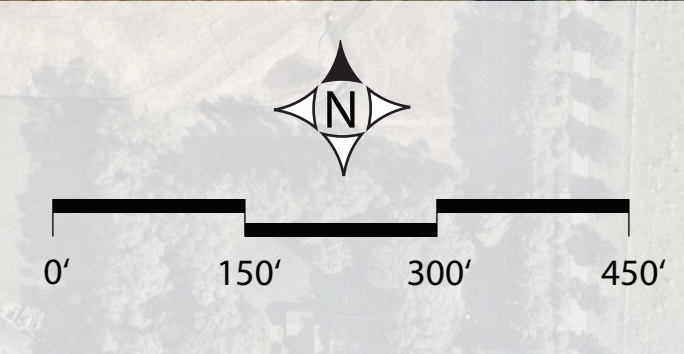
The City of Cottage Grove application schedule suggests that staff review and possible planning commission and council consideration would occur as follows:

Preliminary plat approval	summer/fall 2024
Site development	spring 2025
Model home opens	late 2025
Full build of homes	early 2028

Summary

The proposed community will consist of 162 single-family homes. Our application requests a PUD, Comprehensive Plan Amendment, rezoning, and preliminary plat approval. We look forward to working with the City Commissions, Council, and staff as this application progresses through the review process. We respectfully request the City's support of this application. Thank you for your consideration.

ILLUSTRATIVE NEIGHBORHOOD PLAN



Westwood

Phone (952) 937-5150
Fax (952) 937-5922
Toll Free (888) 937-5150

Westwood Professional Services, Inc.
06/04/24 0052840

12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com

COTTAGE GROVE - ZYWEIC
COTTAGE GROVE, MN





COTTAGE GROVE PLANNING COMMISSION

12800 Ravine Parkway South
Cottage Grove, MN 55016

May 20, 2024

COUNCIL CHAMBER - 7:00 P.M.

The Regular Meeting of the Planning Commission was held in the Council Chamber and telecast on Local Government Cable Channel 16.

1. CALL TO ORDER

Brittain called the Planning Commission meeting to order at 7:00 p.m.

2. ROLL CALL

Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Here; Evan Frazier-Absent; Eric Knable-Here; Derek Rasmussen-Here; Emily Stephens-Absent

Members Absent: Evan Frazier, Emily Stephens

Staff Present: Emily Schmitz, Community Development Director; Conner Jakes, Associate Planner; Crystal Raleigh, Assistant City Engineer; Tony Khambata, City Council Liaison.

3. APPROVAL OF AGENDA

Knable made a motion to approve the agenda. Rasmussen seconded. The motion was approved unanimously (5-to-0 vote).

4. OPEN FORUM

Brittain opened the open forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Brittain closed the open forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

Brittain explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and that the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should go to the microphone and state their full name and address for the public record.

6. PUBLIC HEARINGS AND APPLICATIONS

6.1 SOLAR GARDEN (ENTERPRISE ENERGY) - CASE IUP2024-007

Enterprise Energy, LLC for EESolar28, LLC, on behalf of property owners Ryan and Karen Finnegan, has applied for an interim conditional use permit to allow a 5 MW Community

Solar Garden to be located on property west of Lehigh Road and south of 100th Street (PIN 25.027.21.22.0001).

Jakes summarized the staff report, Raleigh summarized stormwater management on the site, and both recommended approval subject to the conditions stipulated in the staff report.

Brittain asked if the commissioners had any questions; none were asked.

Brittain asked the applicant if he wished to speak. Evan Carlson stated he owns Enterprise Energy, 2925 Dean Parkway, Minneapolis, Minnesota, and started the company about two years ago. We've got about six people working for us now. We're all local people, we're all from here, and we're not going anywhere when the project is done. We're all solar industry veterans; I've been in the business for about eight years. We also do deals out of state, but this is our home state. I'm a Minnesota attorney. I came up in the solar industry in this state. I've done hundreds of community solar gardens in Minnesota for my former employer; two years ago, I left and I started this company and I started working on my own projects using my own money. This is one of the best deals that I've got. Not long after starting my own company, Minnesota law changed and increased the system size of Community Solar Gardens from 1 MW to 5 MW, which is what made this deal possible. I've been wanting to do a deal here for almost ten years; I've been in contact with this landowner for a very long time about wanting to do a deal here, but it never made sense because of the setbacks, the 300-foot setback to put a 1 MW deal in the middle of a field. But when you start talking big numbers, 5 MW, you get better economies of scale; not only does it make sense to use a full 40 for that use, but you can afford longer lines to interconnect. It takes a longer line to get to that road, meaning you can hide it better, you can get it out into a more rural area. So, that's why we like the site. It also just had good characteristics for lack of visibility, there's a nice hill on one side of it, really big setbacks in any direction. Continued agricultural use to the east is common ownership. To the north, we were able to get about a 800-foot setback; it's 300 feet under normal circumstances, but there's another 400 or so feet on top of that. The last is agricultural, there are neighbors in the area, and we're aware of that; that's why we proposed screening on the south end. I suppose it's been a while since you've had one of these; should I just describe Community Solar generally, would that be helpful? Just kind of the economics of it.

He explained that you see three types of solar being installed: 1) Rooftop deals, which are pretty self explanatory. 2) Utility scale deals, and they are big projects that are in much more rural areas that sell power directly to Xcel; they interconnect into the transmission level of the electric grid, so the high lines. They get out far away, they go really big, they go into the high lines, and they sell power at the rate that the utility buys power. 3) Community Solar really has a direct benefit to actual people; it is a program for people who don't have a good spot for solar panels, and we aggregate those people and we put them all on a single site. So, when we put power into the grid, we generate a bill credit, which is a right to remove that amount of power from the grid somewhere else in the grid. We sell that bill credit to the subscriber, who then offsets their power bill using that bill credit, but the economics of doing that are better because we're selling bill credits at or near the price that a consumer would pay for electricity. So, it's a little more profitable than the big one, but they can be smaller. This is a highly-regulated program, it's not just like selling power, you have to be within the Community Solar program, which has certain rules by how it operates. One of those is that you need to be in Xcel Energy's territory, you need to be on a line that has the capability of handling the electric load. Under this new 5 MW program, after you receive your interconnection agreement, you apply to the Department of Commerce for approval, and it's on a first come, first served basis. The reason that's really important is some communities have a lot of 1 MG projects that are cur-

rently in study with Xcel. Xcel studies them sequentially, one at a time. But here it never made sense to do a 1 MG deal and it hasn't made sense for a very long time to do a 1 MG deal. So, there's nothing in queue on this line except for our deal. So, we are in study with the utility, we're likely to come out of study very soon, and it makes it far more likely to actually get built. So, it's a really awesome deal from that standpoint. It's one of our best deals; I hope this gets approved, and I'll be very proud of it.

Carlson said it's not an accident why it's a good-looking parcel for solar arrays because the City did it; there was a Comprehensive Ordinance Amendment, it had to be in this very narrow area, Resolution 985 identifies those areas that don't have utilities and infrastructure. It's got to be a big parcel that can meet that 300-foot setback, and it can't be in AG Preserve; most of those are enrolled in AG Preserve. So, finding that is a real needle in a haystack, and this one came out of AG Preserve more recently so it opened up the ability to do it.

Staff talked about the Vegetative Management Program (VMP) and Decommissioning Plan. For the VMP, they contracted with Natural Resource Services to prepare a VMP; that's a new thing under the new ordinance. It's got a lot of traction in the solar industry and it's common. What is a little bit unique about our VMP and our proposal is that we actually cite Minnesota Statute that says what you need to do to hold yourself out to be a pollinator-friendly seed mix. You can put together a plan, a plan is just a plan, but here, we're actually saying there are guidelines to follow to say what are you actually planting and does it meet the State standard. There are actually guidelines for how do you maintain it, and how do you know that it's actually working and not turning it into weeds; we have stipulated all of that right off the bat. So, you can inspect it, it takes a while to get it established and do it really well. The contractor we have is really good at this, they're very experienced, and we've just come right out and said we intend to satisfy the statute; so, there's something there that actually has some teeth.

For the Decommissioning Plan, the whole thing is planned for removal, which is a nice planning tool for cities because it's a temporary use. So, there are concrete equipment pads at the points of interconnection. That's about it for concrete, though, it's driven I-beams, so that all can be yanked out of the ground.

He explained that they use a tracker system, you've seen that before on one of your deals, but that's newer as they used to be fixed more often. We've seen the tracker actually performs really well here; there was a little concern early on that maybe they wouldn't be up to the winter, but they've shown to be pretty durable so that's why we're doing that.

Regarding Utility Poles, we talked about a couple different options at the Neighborhood Meeting. The poles are where we interconnect with Xcel's equipment; that's where it stops being our stuff and starts being their stuff. There are two ways we can do this: There's a set of poles here, four poles per MW, and some of those are Xcel's poles and some of those are our poles. That's where it connects and we're handing off our power to them. If we take all our stuff and we move it all to the road, then we control what happens between us and the road, and we can bury that line. We know we can do that, and we're okay with that. If we have Xcel's poles come to us, we're getting the poles away from the road, but now there may be poles along the road coming to us because those are no longer our poles, they're Xcel's poles. We can ask them to bury it, they probably will, but we can't order them to do it. So, that's why that condition came out the way it did, they have to be buried unless Xcel tells me I've got to give you something in writing that says they won't do it, which is fine; we're perfectly okay with that. So, I own the company, and if there is anything I can

do to improve the project, if there's more feedback you have, I can make promises on the fly and I don't have to ask permission. So, I'm happy to improve in any way that we can. Thank you.

Brittain asked if there were any questions for the applicant.

Rasmussen asked can you tell me a little bit more about the tracker panels? How do they work, are they electric motor driven? Carlson replied yes, there's a motor on each, they call it a string; on each row, there's one motor at the end. So, the fixed panels are organized into rows to go from east to west, and they face the south, and they don't move because the sun is generally a southern exposure. The trackers, on the other hand, are in rows that go from north to south, and they pivot on a single access, following the sun from east to west. So, we need a flat surface to do that because you need a straight tracker. The trackers come in certain fixed lengths, so there are some orientations that you can't work; it's hard to work on kind of irregular fields with a tracker because you can't do short ones because they each need a motor, and that gets to be expensive. This is a pretty flat site, so, it actually works really well. They're a little smaller, a little lower profile generally. Normally, the fixed ones are two panels, end on end, and these are more like one, it kind of depends on how it gets done, but they're usually smaller. Because they flatten out throughout the day, they're a little lower profile, they aren't as visible. They do need maintenance, things happen; sometimes they need a motor replaced or something like that, but it can be done. Rasmussen said they're pretty reliable in general, though? We're not going to have solar panels facing every which direction after a few years. Carlson stated right, and they do have warranties, they have factory warranties. We have a strong interest in keeping that equipment working because those poles, that's us measuring our power and Xcel measuring our power, and we're always making sure it matches up. So, if one of those isn't working right and we can get more power of it, there's a strong incentive to fix it and get it working again, and there's a warranty in place.

Bhat stated you mentioned screening on the south side of the installation; why only on that side? Carlson replied we thought it had the most potential for visibility from the road to the south, you could see it in that way. To the east, there is no way of seeing it over that hill. The homes, there's a neighborhood in the southeast direction; frankly, all of the homes have very good setbacks, they're all very well set back from it in all directions. To be honest with you, in most circumstances with those setbacks, it wouldn't get proposed at all, even with that hill there. But there is a neighborhood to the southeast, and we wanted to do something for them, so that's why we did it. Bhat stated my follow-up question to that is since you have sun mostly on the south side, would that screening affect your sunlight on the panels? Carlson replied no, we design that into; so, the setback is big enough so that they will not cast a shadow on the project. Bhat stated you mentioned in the fire prevention section that you will be monitoring the power emission continuously. Is that remote or on site? Carlson replied yes, a satellite monitoring system 24 hours a day. Bhat stated one other thing I wanted to know is you mentioned community solar going from 1 MW to 5 MW and then the fact that this is 5 MW installation, that's economically more reliable. So, how does that scale? Does that mean that 1 MW installations are smaller in size, or? Carlson replied yes, it does, because it's five times bigger. In fact, this one is five 1 MG projects that are located adjacent to one another, in one area. So, back in 2016 and before, there was a 5 MW cap on co-located 1 MW community solar gardens. So, you saw projects that looked like this, you saw five 1 MW projects right next to each other, one fence around them, one kind of general area where they all interconnect, and this will look like those; however, we submitted this a while ago as 1 MW deals because that's the only way we could, that was the only way we were allowed to do it. But now you're going to start seeing 5 MW deals, which are actually one larger 5 MW deal without 1 MW deals. Practically speaking, it's just semantics; the electricity's the same, the footprint's the same, the equipment's

the same. But the economics of it are way better; mobilizing is better, you get better pricing on equipment, it's like you only have to build it once. When you build these things, it kind of happens in stages, so you get your field work, your environmental work, we've done all that. You get your permitting, and then when we break ground on it, first thing they go out and they do the pole driving, and there is like one contractor that does that. Then, there are deliveries, they do the racking system, that takes a while once the poles are like halfway through, they start putting on the racks; then, once that's about halfway through, they put on the panels, and then they wire it all up. But the point is those are separate crews, and the contractor mobilizing somebody out to do those deliveries and do it once, the economies of scale on it are pretty huge, they're pretty significant to do a 5 MW as opposed to a 1 MW. So, it's quite a bit more profitable. And this is a nice site; it's got a flat area so we're able to get a tractor, there's no shading on it, it's just a real beauty.

Knable said I was just curious about how your two or your five electrical panels are connected. Do they all run to one system, and then that goes into the line to get out? Or how are they all connected? Carlson replied well, under this current site plan, Xcel brings their line out to us, whether it be above ground or buried; and then they each have a separate point of interconnection on that line, which Xcel brought to us. Knable said so, there's five different lines coming out of? Carlson stated but only in a very short area, it's just like they all come out of the same part of the fence, and then they all interconnect into Xcel's line right there.

Fisher stated I appreciate all of the information that you're giving. I think solar is just kind of fascinating to me, but so I want to know about the chain-link fencing and kind of the security of the site itself. Do you have people at other, I mean, have people bugged these big solar gardens? Do people mess with the property? I mean, how do you keep track of trespassers and unsavory people? Carlson replied I've heard of things in other states, like I've heard of things outside of St. Louis and Illinois, sometimes they have things like that, but I've never heard of there being an issue with it in Minnesota. And this one is so well hidden that you'd have to be looking for it to be getting there. I have heard of deer; I mean, you wouldn't think a deer could jump a six-foot fence, but it can happen. So, sometimes you've got to go in there and let deer out, I've heard of that happening. The fence is selected by electrical code, that's why it's a chain-link fence; so, it is, in essence, the fence that we propose. Sometimes you see barbed wire on the top of it, but we didn't do that, as it's not necessary. Fisher stated I was just more curious. Carlson replied it hasn't come up. Sometimes they'll bring sheep in there to graze; there's a lot of talk about what else could be done in there, the area of farming in there, they call that agri-able tax; and there's a lot of exciting stuff being done about what kind of crops you can get out of there and how to really make it profitable. And there's kind of this debate; like, okay, is this a vanity project that is still keeping it in AG production, or is it actually productive? Or, you know, does it even matter? But what if we just get hay off of it, and the farmer's using the hay? You know, they've got to get it from somewhere, so it's a really interesting area of the industry, but also because it's at odds with the free pollinator mix, which is a really good thing for the environment, you know? The pollinators need a place to go, that's what CRP mix is, and the government pays for that, and here we're giving it away for free. So, I'm not sure why, that's some interesting context for you there.

Bhat stated so this is just out of curiosity, so, do you know if you're going to have the required number of subscribers for this community solar? Carlson replied well, we don't have the subscribers for this one already selected. There are companies that only do subscriber acquisition for this type of project. This area is unusually desirable for solar under the older programs because the subscriber needs to be located in the county where the garden is located or in an adjacent county, and, so, you've got so many options for subscribers here. Under the new program, though, that's not a

requirement. However, there are other potential incentives to being located here; you can maybe gain some tax credits by demonstrating that you have low-or-moderate income subscribers. Maybe having some sort of direct community benefit, like actually having local subscribers, there may be tax credit incentives under that, under the Inflation Reduction Act, but that's to be determined. But in this area, we're not going to have any problem. Well, really, under the new program, there shouldn't be any problems with anybody getting new subscribers; demand is through the roof in the Twin Cities, and getting rid of that contiguous county rule really frees up a lot of people to do this.

Brittain opened the public hearing.

Gene Smallidge, 10992 Point Douglas Drive, Cottage Grove, stated I own 205 acres of farmland immediately adjacent, on the south side of this project. I have a few concerns: The last solar project I believe was the John Meyer solar garden, which is on the east side of my property. At that time, in order to hook up to the three-phase power of Xcel, they had to cross a half mile of my property. John Burbank, who was the head Planner for the City at that time, informed me any new lines in Cottage Grove will be buried; there will be no new poles, end of discussion. So, I have a quarter mile of buried lines on my farm, and I think if it was good enough for me then, it's good enough for this project also. And at our Neighborhood Meeting, we discussed that with Evan; he got on the phone, and at the end of his phone conversation, I thought he assured us it was going to be buried. Now, tonight, what I hear him saying it might be buried or it might be on poles. I guess poles on my property line are just another place for weeds to grow because you never get clean mowing adjacent to poles or fences. That property is part of a drainageway that extends from Old Cottage Grove through that property, through my property, through Gertens. It passes under massive culverts under Highway 61, goes through Pine Coulee to the Mississippi River. There's 2,000 acres of drainageway that goes through that property. The current use of farming that operators there for the last 50 years that I've been there have done a clean job, so when the water comes through, I don't get somebody else's weed seed. But my concern has been for the vegetation on these solar farms. All of the ones I've seen in the past, whether they be in Cottage Grove, in Washington County, or in Dakota County, the vegetation is a joke. There appears to be no management of the vegetation, most of the time it's weeds; and when they tell me it's going to be a pollinator-friendly mix, some people at the State of Minnesota consider dandelions pollinator friendly, I don't. I don't want weed seed that might be growing in this solar garden flowing onto my property and contaminating my fields. So, I want some assurance that there's going to be reasonable plantings and they're going to be reasonably maintained on a regular basis. As far as this access road that goes out to Lehigh, my understanding is there needs to be a 10-foot setback, is that correct, Conner? Conner replied it's 25. Mr. Smallidge confirmed that's from the property line. That of course is too narrow to be farmed, so somebody needs to maintain it and mow it periodically, not once a year. Otherwise, that's a weed haven also. I'd like to tell you a little story about that water run that goes through there. The last year here, we didn't have much snow, there was no water at all; but when we have a normal snowfall, the water that comes from Old Cottage Grove, through that property and through mine, represents a small river in the spring for maybe three days to a week. And one time, within the 50 years that I've been on that property, we had a two-inch rain during the summer in probably 15 minutes; that's a flood. The water was so intense it took out all of my fences with crop residue flowing and the water flowed over top of Highway 61. Most of you haven't probably been in the community long enough to have seen that, but that happened on one occasion with the water coming through this property. So, I have a concern on the road setback, which has just been clarified, and a concern for the setback for the buried line that will be adjacent to my property also. And

the biggest concern, of course, will be the plantings and the maintenance of it to eliminate weeds. Thank you.

Mike Mingo, 10940 Manning Avenue South, stated you've heard all of this story here today, and I've heard it before, okay? I happen to live 75 feet from the solar garden that Gene was talking about, okay? So, it's right there. He's talking about weeds, yes, it's an issue. At the time we talked before this project went in, and we talked with you people and the City Council, we were going to have weed control, we were going to have all the pollinator plants and everything in there, and it never happened, okay? So, for you people today, what I'm looking at is the people and the property owner, okay, they've got a vested interest in getting this solar panel put in, okay? And that's great, that's the way our country runs; we have people that invest in stuff and make money at it, all right? My question is that's great for them, what does Cottage Grove get out of this solar field? Okay, we know where that is. Now, besides that, the other question is do we need another solar field? Do we need it? They're talking about the subscribers to the solar field; okay, if they subscribe to it, are they going to wind up cutting off their power lines from Xcel? Are we going to wind up shutting down a power plant someplace because of this? That's not going to happen, okay? Prairie Island is going to be there long after we're gone, okay? You've got a cogen plant out here at Chemolite; that's going to be there. So, the question is do we need another solar field in the City? And like I say, these people have a vested interest in this thing already. Now everybody's saying that solar is going to happen; the thing is that I've been living with this solar field for over five years now. I can tell you that there have been weeks where they're covered with snow, okay? The other thing is that when this solar field was going in next to my property, I wound up talking to some of the people that are in the solar business. These people are all in the southwest United States, okay? They're sitting in a desert. You talk to them and then they look at you and they ask you, where are you going to put this? And you tell them it's in Minnesota, and they just kind of shake their head and go, good luck. So, that's my thing is that alternative energy, we're going to have it, and we've got the wind turbines, they're going to be here. I mean, even though they're out in the ocean killing whales, it doesn't make any difference, they're going to be here. And we're going to have solar fields, all right? No matter what. Charlie Koch, he put in a solar field. I don't know if you people know about his solar field out there, but he's got a huge solar field out there. All I can think of is if Charlie's putting in this solar field out there, he's not doing it because he thinks it's a good idea; he's doing it because he's got a cash interest in it, and that's where we have an issue. If you take all the government money out of these solar fields, what do we have? We don't have people interested in putting solar fields in. That's just solar fields, and like I say, these gentlemen have worked on it and they've got a plan, and it's a good plan. Like I say, I've heard plans before, but it's up to you people. The question before you is do we need another solar field in Cottage Grove? Thank you.

Ryan Finnegan stated I'm the property owner, I live at 24410 Emery Avenue, Hampton, Minnesota. He had mentioned that we have a vested interest; we do. I come from a farm background, I fed cattle this morning. Just so you know, we own all the contiguous acres around there, so we don't have a vested interest to have a bunch of weeds going into our crops that would hit it five feet from the facility. I don't believe weeds are going to be a problem. If they are, I'm going to be the first one to know about it, being that our tenant, the Pineys, they've farmed for generations closer to where we live, the Hastings area. They're very well known, and they would be the first call that I would get. They're also very good weed mitigators as well, they do a nice job farming it. If you farm next to them, I'm sure you can see they do a top-notch job. Living by it, I actually signed on a 100 acres we have south of our property; I signed up to put one by my house. If there's a devil's advocate, hey, not in your back yard, I can show you a contract where I do have one in my back yard. So, I don't think these are the end of the world, I think they're a good mixture, they're the highest and

best use of the land; you know, some areas have different soil qualities. This one is suspect. The last time I was here was actually when you did your Comprehensive Plan; we were talking about could this ever be developable? Not really, because all I heard was water contamination with the soil through 3M. Would that help? I don't know. But I do think pollen mix vs. that vs. what could already be there, we don't know. So, that's why without City sewer and water, I know you guys weren't looking to put wells there, as far as existing. I have wanted to do something from the get go, I took it out of AG Preserve right away; I mean, that takes eight years to get out. So, this isn't like, you know, I just thought of this yesterday. So, it's pretty committed. I just wanted to let you know where we're coming from as well. I appreciate you considering this.

No one else spoke. Brittain closed the public hearing.

Brittain asked if there were questions or comments from the commission.

Fisher stated I appreciated everybody speaking and giving us kind of a full perspective from all sides, so thank you for that. I'm just wondering, it sounds like maybe with the current solar garden there's some noncompliance going on with some of the weed issues and things. What is the City's process for dealing with noncompliant applications? Because, really, if they're going to be moving in for 25 years, and if they start causing issues, there really should be a way that citizens can come to the City, and there should be some checks and balances. So, can you go through how that works here? Jakes stated those were great questions and good points from the residents as well. Just to touch on a newer program we're rolling out is annual review of Interim Conditional Use Permits (ICUPs), and ensuring compliance with those permits. We are starting with community solar gardens; hearing the residents' complaints at the Neighborhood Meeting was the first complaints we've received from the Planning Department, City perspective. So, we're working to address those. Again, I noted in the ordinance when those were approved, there wasn't a VMP that was provided with those. So, it's somewhat difficult to work through that and go back and require that the seed mix is followed, things like that. However, we do have our eight-inch tall Nuisance Weed ordinance that we will be enforcing for this site; generally, if a resident complaint comes in, then we would go out, verify it, and then address it through letters with the property owner. However, with this, there's another layer, and that would be doing annual reviews of our ICUPs to ensure compliance with all the City Code ordinances, but then specifically the approvals for that as well. This is a site that's adjacent to the residents, it's something that's on our radar, and something that we will be addressing very timely here in the summer.

Fisher stated they talked about the buried lines, too, versus the poles. I guess I'm confused. So, the poles were originally supposed to go south, but now they're going on the north side of the property. So, it sounds like some of that concern has been at least considered, and from what he was saying, it's hard to get Xcel to give us a 100 percent answer of what that looks like. It sounds like in the past it was assured; what was the difference then? I mean, maybe you can't speak to that because none of us were here then, but you know, that seems interesting to know what the difference was, now versus then. Jakes stated those are great questions. Just to talk through the poles from the Neighborhood Meeting and just to provide this background to that discussion: Originally, the poles were proposed on the south side of that access road, and then there's a pole farm proposed right here; so, that's where all those interconnections happen with Xcel, the applicant's poles, and then run to Lehigh Road South. At the Neighborhood Meeting, the applicant discussed with his engineer moving some of these poles from the pole farm directly adjacent to Lehigh Road. From a City perspective, our desire is to have that pole farm interior to the site to preserve the view from Lehigh Road, and to really negate any visual impacts of the poles. So, from a City perspective,

if there was going to be poles, that those be interior to the site, which is why the condition requires that those lines be buried, unless there's evidence from Xcel Energy. Just to provide the background on above ground, underground: When the previous solar gardens were installed, all of them were required to be underground. At that time, Xcel Energy's requirements weren't finalized at the time, so then undergrounding was allowed. However, over the years, I believe it was 2016, 2017, those regulations and requirements were finalized by Xcel Energy. A lot of the modern day standard practice is to have above ground for ease of access, Xcel can get directly to their poles, their wires, they can see the AC disconnect, and various other factors of the solar farm. So, that's why more recently we're seeing more above-ground applications throughout the State. That's where that condition comes into play is to require them to be buried underground. However, if Xcel requires them to be above ground, we would entertain that, but try to keep those poles interior to the site, too, to kind of retain that view from Lehigh Road.

Brittain asked did you have any more feedback on the questions from the citizens? Jakes replied yes, I'll just touch on the other ones. There was talk about the road setback and then the maintenance around the pole; so, that was mitigated by moving those poles, if they are required to be in place, to the north side of the access road. The required setback of that access road to the southern property line is 25 feet; the applicant is proposing, I believe it's 27.5 feet at the closest point to that property line. So, room to mow within there and maintain that without going onto the property owner's property to the south. Touching on planting and weeds, so, with our previously-approved solar projects, the ordinance didn't require a VMP, which is in essence the reasons that we see a lot of complaints and concerns with the weeds that are on those properties, in those projects. However, Code now requires this VMP, and we further put a condition that maintenance crews are visiting the site once per month to maintain that. They would be required to maintain the area between the access road and the southern property line to ensure that's mowed and maintained and any weed removal in there, as well as the site. I just wanted to note the current property owner talked about it, but they are still proposing to farm around the solar area, so it again provides that the visual stays the same, but then also it controls the weeds to the solar array area and not washing out onto adjacent properties.

Bhat stated this is for my understanding; when you said poles being above the ground at the point of connection, it's only like a stand-alone structure without any cables hanging out of it, and then it interconnects at that location? Or are there going to be power lines connected to those? Jakes replied to answer your question, there would be lines running on those poles, so I believe the poles are estimated to be about 40 feet in height, 3 wires on the poles, very similar to what we see along 90th Street and various streets within the City. So, in this area, the green box here would have about 15-to-20 poles standing with wires connecting them at those connection points. Those wires and poles would run, if they are required to be above ground, the length of that access road, out to Lehigh Road. On Lehigh Road, there's existing above-ground poles that run along that road to the south, eventually down to Manning Avenue. So, the applicant would have their interconnection from the solar site to Xcel's, right interior to the site, where that green box is. Then that line would run all the way to Lehigh Road, and then eventually down to Manning Avenue. So, new poles would be constructed interior to the site, up to Lehigh Road. Bhat asked so if the connections were already underground, then you don't need a pole there or you still need a pole there just for the interconnect, and then the power lines would go underground? Is that what it is? Jakes replied yes, so if those lines are undergrounded, generally it's a cabinet that sits on the equipment pad, and then Xcel or whoever needs to access that would go with a cabinet, and then there would be no poles at all. So, that would get rid of the poles all the way from Lehigh Road to the applicant's site and then be a cabinet-style box, more or less.

Rasmussen said from a planning perspective, it seems like it checks most of the boxes; it's in the right area, correct setbacks, screening, fencing. I do understand the citizens' concerns about some of the weeds, especially not within the area, but around that access road and some of the other connection points; I see that on some of our other projects. It sounds like the City's going to help maintain and enforce that, and do regular inspections, and there's additional things in place with plantings and whatnot that should help out there. I think I'd generally be in favor of it.

Brittain said I would also agree. Back when we started all of this and they started putting solar farms in, nobody knew what it was going to look like. So, I see growth within the rules that we have, so that we can do things better. We're not going to always get it right, but we can grow from it. So, I agree, and I think we're headed in the right direction, and at least we have some teeth in our ordinances now that can, not that the applicant wouldn't want to do it, not all applicants are the same, but it gives us the ability to maintain and monitor what's going on.

Rasmussen made a motion to approve the interim use permit for the proposed solar garden subject to the conditions stipulated in the staff report. Fisher seconded. Motion passed unanimously (5-to-0 vote).

Brittain stated this will be on the agenda for the June 5, 2024, City Council meeting.

7. APPROVAL OF PLANNING COMMISSION MINUTES OF APRIL 22, 2024

Rasmussen made a motion to approve the minutes of the April 22, 2024, Planning Commission meeting. Bhat seconded. Motion passed unanimously (5-to-0 vote).

8. REPORTS

8.1 RECAP OF MAY CITY COUNCIL MEETINGS

Schmitz provided a summary of actions taken at the May 1 and May 15, 2024, City Council meetings, stated there were a couple items that will sound familiar to you from our April meeting.

Schmitz stated Council Member Khambata is here and if he has anything to add, he certainly will. Khambata stated Mayor Bailey and Council Member Olsen may just be coming back from Las Vegas; they were at the ICSC, the international commercial real estate symposium. They were there marketing our City to potential businesses. We always have constituents who are asking when are we going to get different dining options or different amenities here in town. So, they are trying to help raise the level of awareness about Cottage Grove. So, who knows, there may be new and exciting applications coming before you in the next few months as a result of that.

Khambata stated I'm here for any questions from you, but none were asked.

8.2 RESPONSE TO PLANNING COMMISSION INQUIRIES

Brittain asked if there were any responses to inquiries.

Schmitz replied Mr. Chair and Commissioners, you found in your packet a written response to the Public Hearing from our April meeting. We verbally responded at the meeting, but I just wanted you

to be aware that we also responded in writing to those questions and comments as a part of that Public Hearing.

8.3 PLANNING COMMISSION REQUESTS

Brittain asked so, this weed ordinance on the old solar farms, I know that it was mentioned that we've changed the ordinance so that we have some control over that. What can we do with the older farms to bring them into compliance? And if we can't explicitly do something, what can we ask them to do? Because there's a chance that they might just do it, because I can't believe that it would be that hard to plant the right things in there if we don't have the right things planted. Schmitz replied we'll have to look back at each of those approvals for each of the gardens at the time. If they did propose a native or pollinator mix, we can certainly use our resources to find someone who's proficient to evaluate. What should those established areas truly contain at this point. To your point, we'll reach out to each of those solar garden owners or even property owner, ultimately, and have those conversations and see what we can do to perhaps implement or follow a maintenance plan now and moving forward.

Rasmussen stated on the same subject, I guess I'd just comment that I believe Mr. Smallidge hit it right on the head. The solar field right next to my house, within the fence and boundaries they do a great job maintaining it. It's the access road and the 20 feet on each side, it's literally terrible. And then we have a couple of screens, berms with trees to screen it, and there's maybe about an acre in between, and that just completely gets neglected, buckthorn is neck high. It was a problem, thankfully, I've got some pretty good neighbors who have all kind of chipped in and helped, but I do understand his concerns there. So, I'd appreciate it if we could keep our options open and keep looking into that.

Rasmussen said my other question is I know these solar farms are all private businesses and that, but do we have visibility on any of the performance reports? We know what it's supposed to generate under great conditions, but do we have any reports; like, I think we've got three or four solar fields here in town now, like what they actually are generating year after year. I think it would just be kind of curious to see how they're performing. If they're performing well, it could be a good sales tool and something to brag about or something to learn from. Schmitz replied we can look into that and see what kind of information we can gather.

Brittain said this is just more of a comment. I know that the citizen mentioned that they're not going to shut down a power plant because we're doing this; however, this doesn't generate any active pollution, and I think the intent, and I may be wrong here, but my impression is the intent is that we don't want to build more power plants. So, even though we're not shutting power plants down in order to implement these solar fields, they're not going to implement them unless they're making some money, which is fine. They have to be able to sustain it, but also, they're not throwing another nuclear power plant up if we can generate this energy another way. So, I do see benefits in that.

Bhat stated so the request that I have is one of the issues raised during the discussion today was not knowing whether Xcel would go for undergrounded cabling or overground cabling, right? Does the City have any jurisdiction on that? Could we ask Xcel to do one or the other? Schmitz replied Xcel has their standards that ultimately we can't override, per se, but the condition of approval did include Xcel would have to verify that that is a part of their standard as it relates to the connectivity for solar gardens. Bhat asked are they guided by the State? Or, I mean, is there a target for Xcel, asking them to enforce some requirements. So, my question is, if the City can't enforce it, is it the

State that could tell Xcel, okay, you cannot have overground cabling here, in this City, or in that area? Schmitz replied I don't have an answer for that. I would have to investigate that further.

9. ADJOURNMENT

Rasmussen made a motion to adjourn the meeting. Bhat seconded. Motion passed unanimously (5-to-0 vote). The meeting was adjourned at 8:12 p.m.

TO: Planning Commission

FROM: Emily Schmitz, Community Development Director

DATE: July 19, 2024

RE: Planning Commission Requests – May 20, 2024

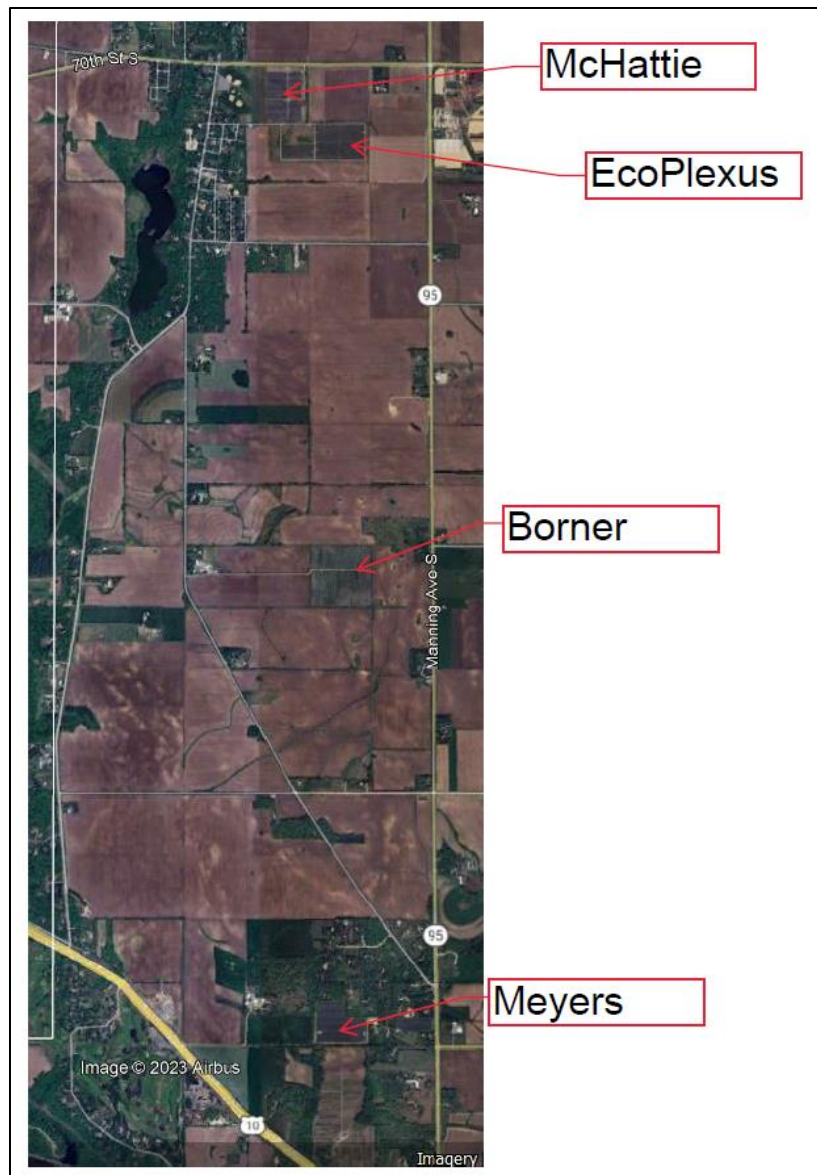
Background

At its May 20, 2024, meeting the Planning Commission had multiple requests for staff to research related to existing community solar gardens throughout the City. The requests are summarized below, and information provided in the subsequent sections.

- What are the requirements related to vegetation planting for existing community solar gardens? Were they required to plan native vegetation, and if not can we request they plant and establish native vegetation?
- Does the City have visibility on the performance of the existing community solar gardens?
- Can the City enforce and require all lines be underground? What entity regulates whether lines are overhead or underground?

Existing Solar Gardens

There are currently 4 existing community solar gardens that operate within the City. They are referred to by their approved project names which are McHattie Solar Garden, EcoPlexus, Borner, and Meyers. Each of the sites were approved within the years of 2015-2017 are located in the eastern agricultural areas of the City and within the approved community solar garden areas per Exhibit A of Ordinance No. 985.



2023 Aerial Map of Existing Community Solar Garden Sites

Vegetation Planting Requirements

The City's original solar energy systems ordinance that regulated community solar gardens was adopted in 2015 (Ordinance 948) and revised in 2017 (Ordinance 985). Each of the existing community solar gardens were approved with the standards of Ordinance 948. The ordinance at the time did not regulate vegetative planting and maintenance requirements. However, each of the Applicants at the time indicated they proposed to plant native pollinator friendly vegetation that would follow the "Pollinator Protection Pledge". The pledge was a commitment to grow pollinator-friendly flowers, provide nest sites, and avoid the use of pesticides.

Even though each of the Applicants noted they would plant native pollinator friendly vegetation with the solar array area of each project, City Code at the time did not require a vegetative management plan be submitted. As a result, each solar site planted native pollinator friendly seed

mixes at the time of development, but each site has different levels of establishment as there was not a long-term vegetative management plan required.

Staff has conducted further research into the establishment of each site and discussed existing sites with a qualified consultant. Given the amount of time since each site was seeded, it is not practical to remove all of the vegetation onsite as it would most likely require the use of pesticides as well as the chances of reestablishment are unknown. The recommended course of action is to monitor each site individually for noxious weed growth and eradicate any noxious weeds and “volunteer” plants that may be growing.

In addition, Engineering staff meets onsite with each solar site operator once per year to verify the site is meeting stormwater management standards. Throughout the onsite meetings, the solar operators have stated the solar panels are being kept in operating condition and are performing to the originally expected standard.

Performance Reports

Given each solar site is owned and operated by a private business entity, the City does not have access to specific performance reports for each site. However, each year Xcel Energy publishes an annual report relating to community solar garden performance per their Community Solar Gardens Program. The most recently published annual report can be found here [2022 Annual Report](#).

Review Process

The review and approval process for a community solar garden is detailed and extensive with multiple entities involved. A summary of the overall process related to Xcel Energy’s involvement is outlined below. To note, Xcel Energy’s main involvement is related to the interconnection where a given solar farm connects to the utility’s power grid. In addition, an applicant generally is required to have land use approvals from the local jurisdiction prior to submitting an interconnection application.

Interconnection Review Process:

- Pre-Application
- Initiate Application
- Initial Engineering Screens
- Supplemental Review
- System Impact Study
- Transmission Impact Study
- Facilities Study
- Interconnection Agreement
- Design and Construction
- Metering and Testing
- Permission to Operate (PTO)

During the interconnection review process listed above, Xcel Energy conducts design review of the proposed solar project submitted by the applicant. Part of the review involves how the project will interconnect from the private power lines to the Xcel owned power grid. As Xcel reviews, a

determination is made as to whether the project could have the power lines be underground. Generally, in most cases, power lines can be underground although there is a substantially higher cost to the applicant. However, it is important to note that City Code Title 11-4-13.D.5 requires all power lines be underground for both the private power lines within the subject property and at the interconnection point. A condition of approval in the most recently approved solar project required power lines be underground unless Xcel Energy requires the power lines be above ground in order for the project to be constructed.

According to Xcel Energy, the total maximum timeline for an interconnection application is 300 business days and the most common total cost related to the interconnection review process is \$37,200 but varies by application.