



COTTAGE GROVE CITY COUNCIL

November 25, 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.A Park High School - SP2024-023
Discussion: Koma Architects, on behalf of South Washington School District ISD 833, has applied for a site plan review application for two additions to Park High School and additional site improvements on the Park High School (8040 80th Street) and Crestview Elementary School (7830 80th Street) sites.
 - 6.B NorthPoint - Cases ZA2024-022 & CUP2024-022
Discussion: NP BGO Cottage Grove Logistics Park, LLC has applied for a Zoning Amendment to rezone 38.85 acres of land located on PID 29.027.21.14.0001 and PID 28.027.21.32.0004 from AG-2, Agricultural, to I-1, General Industrial District; amend the existing PUD and the Cottage Grove Logistics Park Master Site Plan to include those additional acres of land; and a Conditional Use Permit for a data center use over the Cottage Grove Logistics Park Master Site Plan.
7. Approval of Minutes
 - A Approval of Planning Commission Minutes of October 28, 2024
Staff Recommendation:
8. Reports
 - A Recap of November 2024 City Council Meetings
 - B Response to Planning Commission Inquiries
 - C Planning Commission Requests
9. Adjournment

STAFF REPORT CASE: SP2024-023

ITEM: 6.1

PUBLIC MEETING DATE: 11/25/24 TENTATIVE COUNCIL REVIEW DATE: 12/4/24

APPLICATION

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

REQUEST: A site plan review application for two additions to Park High School and additional site improvements on the Park High School and Crestview Elementary School sites.

SITE DATA

LOCATION: 8040 80th Street South (Park) and 7830 80th Street South (Crestview)

ZONING: R-3, Single Family Residential

GUIDED LAND USE: Public/Semi-Public

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Residential	Low Density Residential
EAST:	Residential	Low Density Residential
SOUTH:	Residential	Low Density Residential
WEST:	Commercial	Mixed Use/High Density Res.

SIZE: N/A

DENSITY: N/A

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Emily Schmitz, Community Development Director; 651-458-2874;
eschmitz@cottagegrovemn.gov

Application Accepted: 10/30/2024 60-Day Review Deadline: 12/29/2024

**Planning Staff Report
Park High School
Planning Case No. SP2024-010
November 25, 2024**

Proposal

Koma Architects (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has submitted a site plan review application for two additions to Park High School and additional site improvements on the Park High School (8040 80th Street) and Crestview Elementary School (7830 80th Street) sites. The additions include approximately 32,000 square feet for a new cafeteria and kitchen and approximately 2,500 square feet of expanded Career and Technical Education (CTE) area. Additional site improvements proposed include additional driveway and access routes throughout the site (Park High School and Crestview Elementary).



Site Location

Review Schedule

Application Received: October 30, 2024
Application Accepted: October 30, 2024
Planning Commission Meeting: November 25, 2024
Tentative City Council Meeting: December 4, 2024
60-Day Review Deadline: December 29, 2024

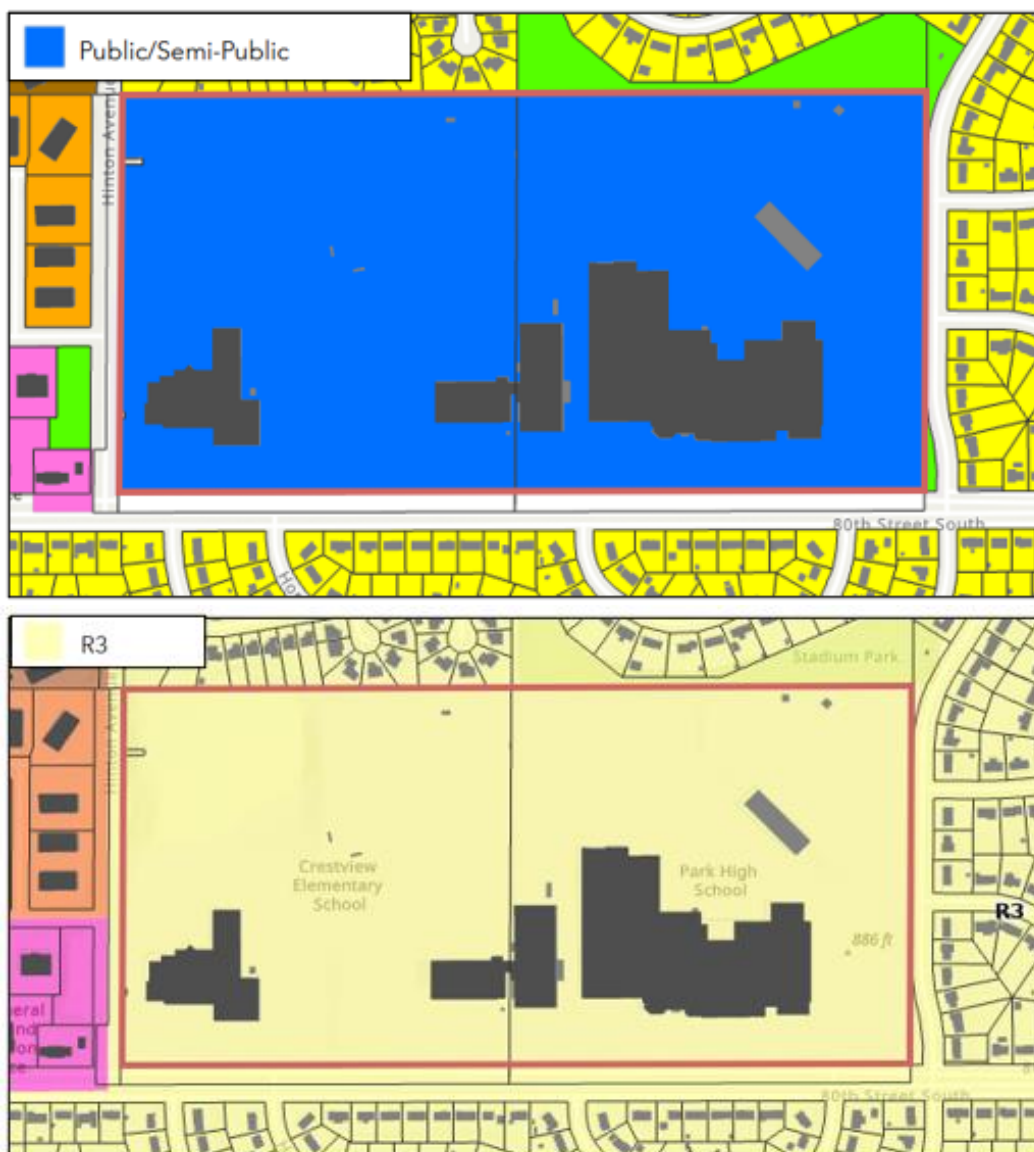
Background

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

Planning Considerations

Zoning and Comprehensive Plan

The Park High School and Crestview Elementary parcels are zoned R-3, Single-Family Residential, and are guided as Public/Semi-Public on the 2040 Comprehensive Plan Land Use Map. Educational facilities are permitted within the R-3 zoning district with a CUP.



Current Zoning and Future Land Use

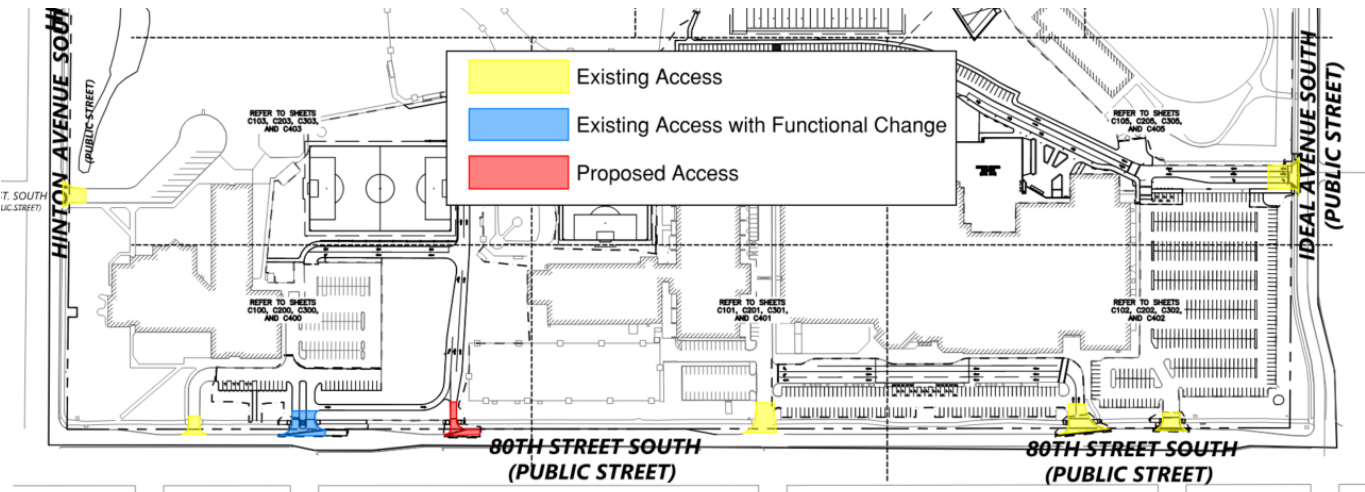
Site Plan

The Applicant is proposing two separate additions to the Park High School building. A 32,000 square foot addition at the rear of the building for a new cafeteria and kitchen and an additional 2,500 square foot addition at the rear of the building for additional CTE space.



Site Access

The site (Crestview and Park High) currently has five existing curb cuts off 80th Street. The Applicant is proposing to add an additional access east of the existing Crestview parking lot and west of the tennis courts adjacent to 80th Street. The additional access will capture the majority of student drop off traffic to both Crestview and Park High School. Park High School currently supports student drop off at the front of the building; however, the proposal moves student drop off to the rear of the building. This adjustment will circulate traffic from 80th Street through the site and exiting on the east side to Ideal Avenue.



Current and Proposed Access off 80th Street

Traffic

Traffic was documented to regularly back up on to 80th Street South during peak hours, drop off and pick up, at the schools. All existing access will remain, and an additional access will be created on 80th Street. The Applicant has submitted a plan that shows a new access that is proposed to only be accessible to west bound traffic on 80th Street South, making a right turn into the school. This access would be served by a new turn lane. The new access will lead to a new one-way drive aisle that can be used to access either Crestview Elementary or Park High. The new drive aisles internal to the site create a large amount of stacking that will be utilized during peak hours at the schools and should address the existing traffic that backs on to 80th Street.

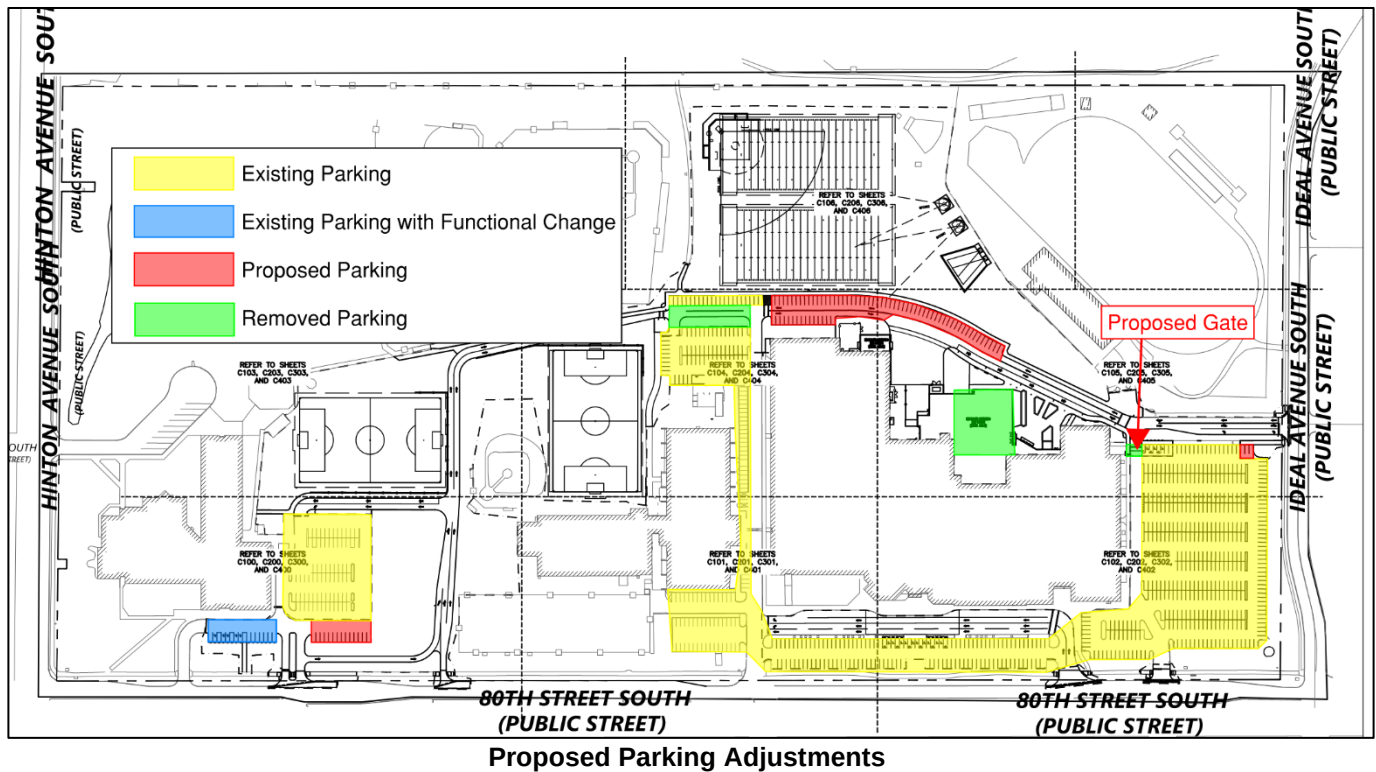
The Applicant is proposing additional changes internal to the site that will relocate the drop-off and pick-up areas to the north side of Park High School. This new location will require that all traffic leaving the site for drop off and pick up at the high school exits the site to Ideal Avenue on the east side of the site. Concerns were identified that new traffic issues could exist for Ideal Avenue. The Applicant is proposing a gate from the student parking area to the new drive aisle out to Ideal Avenue. A signalized intersection on 80th Street will serve as the entrance and exit for student parking to the high school. No additional traffic control is proposed at Ideal Avenue and 80th Street. No additional pedestrian striping is required at the exit from the school property to Ideal Avenue at this time given there is no sidewalk existing on the east side of Ideal Avenue.

Parking

- Minimum Parking Requirements:
 - Elementary Schools (Crestview Elementary): 1 space for each classroom plus 1 space for each 100-student capacity
 - Secondary Schools (Park High School): 1 space for each 10 students based on capacity design plus 1 space for each 2 classrooms.
- Current parking spaces:
 - Crestview Elementary: 97 parking spaces
 - Park High School: 677 parking spaces
- Required parking spaces:
 - Crestview Elementary: 39 Parking Spaces
 - Park High School: 248 Parking Spaces
- Proposed parking spaces:
 - Crestview Elementary: Parking Spaces 105
 - Park High School: Parking Spaces 748

The Applicant is proposing to install a gate on the northwest corner of the existing parking lot to ensure that all student traffic is isolated to the signalized intersection at 80th Street and Hyde Avenue. This will also reduce internal circulation leading towards the access on Ideal Avenue.

The southern most existing parking lot is nonconforming as a 30-foot setback is required from property lines (11-3-4E). No changes are proposed to this parking lot; therefore, it will remain legal nonconforming.



Tree Preservation

City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) for the project area of a proposed development. For projects in residential districts, 40 percent of the qualifying caliper inches on a site are permitted to be removed without required mitigation. The Applicant is proposing removal of 107 qualifying inches, under the permitted 40 percent removal; therefore, no mitigation is required.

Landscaping

The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. The majority of the proposed landscaping will be focused near the proposed addition at the rear of the building given this will be the new building entrance.

Nonresidential uses operating within a residential district are required to preserve 30 percent of the site area as green/open space. The Applicant has proposed 58 percent of the Park High and Crestview site to be maintained as green/open space.

Fencing

The Applicant is proposing fencing throughout the site including adjacent to newly proposed drive-ways through the site and as a part of improvements to sport fields. The proposed fencing includes both black vinyl-coated chain link as well as black ornamental fencing. Both proposed fencing types are permitted in residential districts at a height no greater than 6 feet with the exception of proposed fencing at back stops and ball fields.

Signage

A monument sign is currently located adjacent to 80th Street. No modifications are proposed at this time to the sign; however, if modifications are proposed, a building permit is required to be secured.

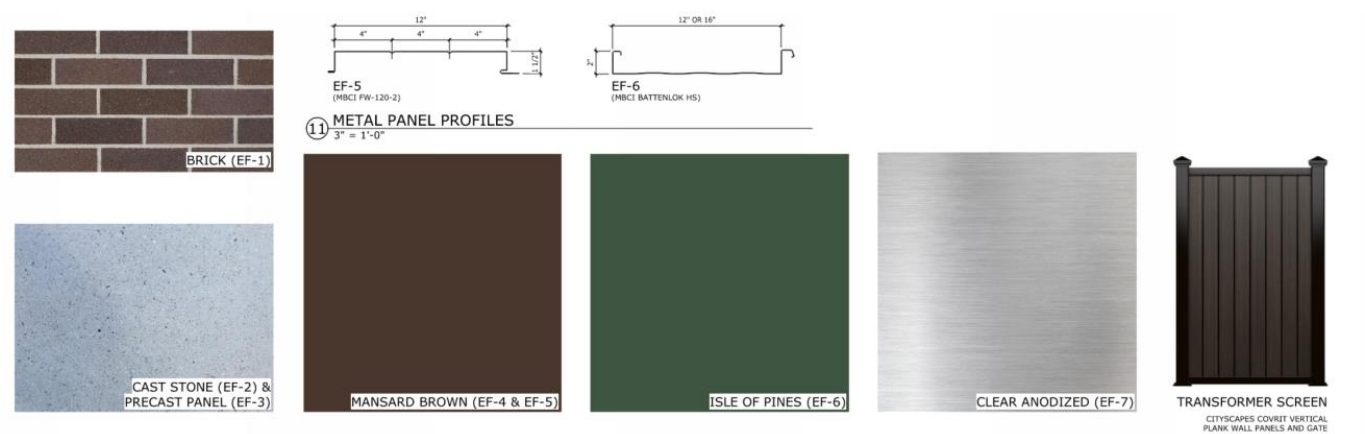
Photometric Plan

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

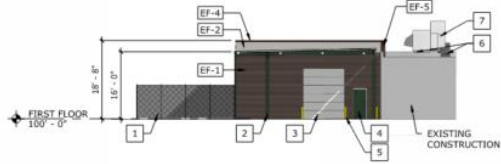
Architectural Materials

City code requires nonresidential buildings within residential districts to use a mix of no less than 65 percent Class 1 and 2 materials including brick, stone, and glazing. The proposed additions include a total of 78 percent of Class 1 materials including:

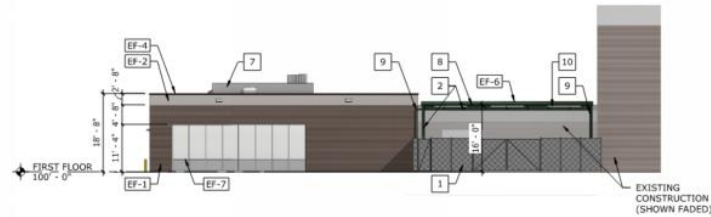
- 56% Brick
- 16% Glazing
- 6% Stone



Exterior Material



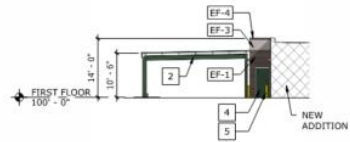
① CTE - WEST ELEVATION
1/16" = 1'-0"



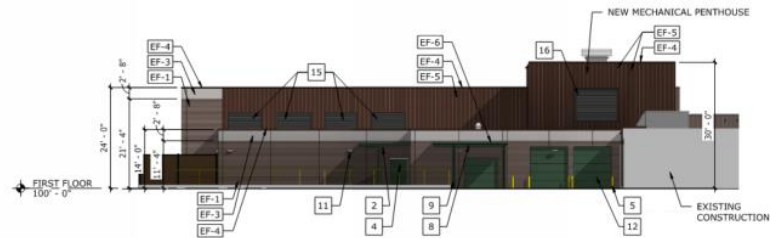
② CTE - NORTH ELEVATION
1/16" = 1'-0"



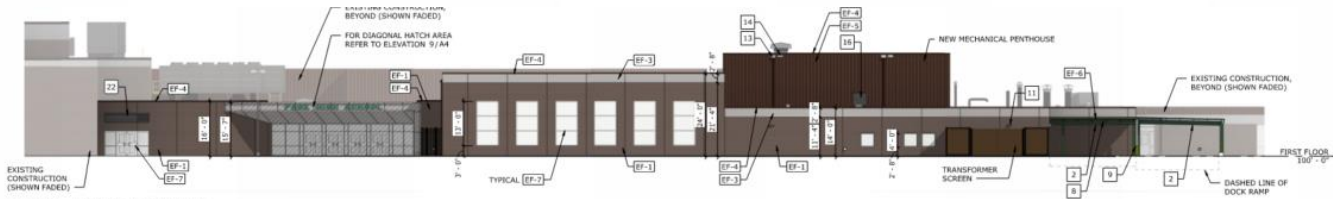
③ CTE - EAST ELEVATION
1/16" = 1'-0"



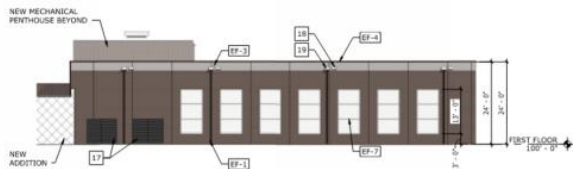
④ K/C - SOUTH ELEVATION
1/16" = 1'-0"



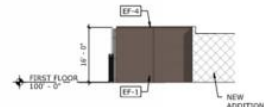
⑤ K/C - WEST ELEVATION
1/16" = 1'-0"



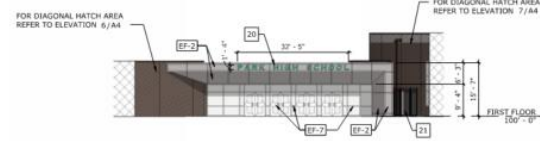
⑥ K/C - NORTH ELEVATION
1/16" = 1'-0"



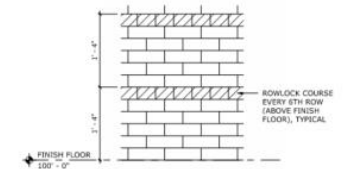
⑦ K/C - EAST ELEVATION
1/16" = 1'-0"



⑧ K/C - ALCOVE WEST ELEVATION
1/16" = 1'-0"



⑨ K/C - NORTHEAST ELEVATION
1/16" = 1'-0"



⑩ BRICK PATTERN
1" = 1'-0"

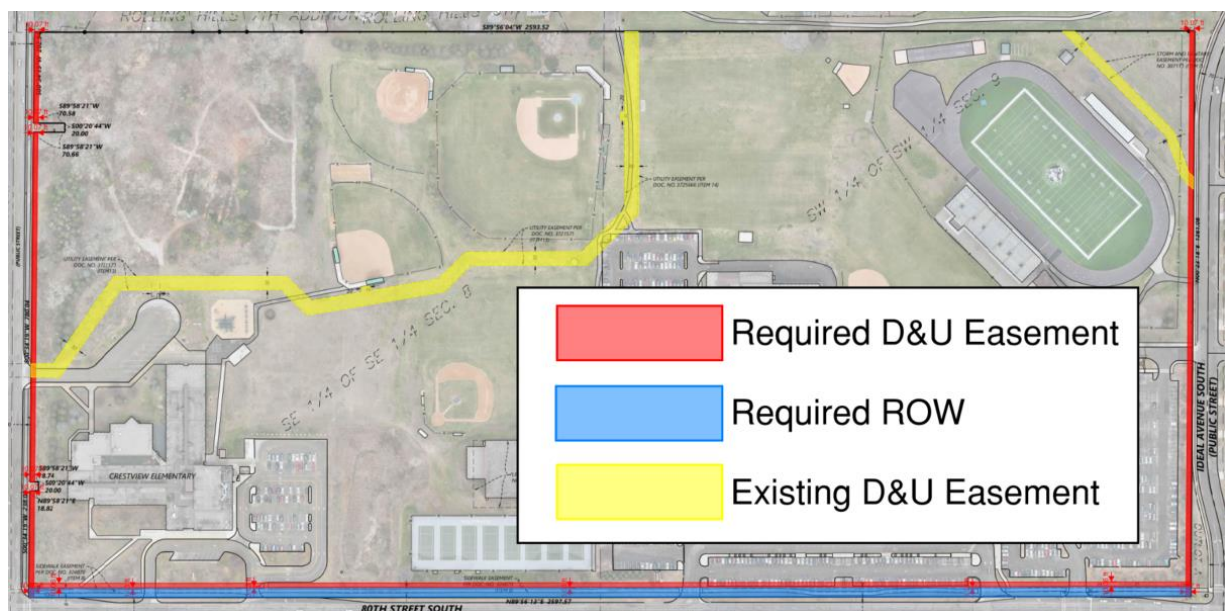
Elevations

Easements

In anticipation of the proposed improvements to 80th Street, the city is working with the Applicant to allocate additional easement area adjacent to 80th Street to the City. The current right-of-way does not encompass the city trail adjacent to 80th Street, existing utilities, and streetlight infrastructure. An additional right-of-way and drainage and utility easement is proposed to ensure access to this infrastructure for any potential maintenance needs. Exact descriptions for the easement have not been provided; the City Engineer has noted that the easement should extend two to three feet from the north side of the existing trail, but final descriptions should be based on the section line that is south of the parcel. This has been estimated in the graphic below. The additional easement requirement will increase the nonconformity of the southernmost parking lot and will create a nonconformity for the parking lot in the east of the existing nonconforming parking lot on the property as well.

Additional standard 10-foot perimeter drainage and utility easements are also proposed on the east side of the site adjacent to Ideal Avenue, on the west side adjacent to Hinton Avenue, and north of the required easement along 80th Street to provide essential space for maintenance of existing watermain and sanitary sewer. Given the location of existing infrastructure, the additional standard perimeter drainage and utility easement area would allow for sufficient area for maintenance purposes. With the required easement from 80th Street, the monument sign will be within the required drainage and utility easement. The documents to record the easement will acknowledge the sign and establish conditions and standards around it.

Current drainage and utility easements exist in the northwest and northeast of the parcel. A current 20-foot easement exists along the northeast part of the property for sanitary sewer and storm-water sewer. This easement is undersized currently, and the City Engineer has advised that an additional 10 feet of easement should be required, for a total of 30 feet. A current 30-foot easement exists through the northwestern area of the parcel for the City's watermain. The new drive aisle will be constructed partially on top of the easement, and an encroachment agreement will be needed. If the City were to need to access the utility, constructed surfaces on the site could be damaged.



Proposed Easement Areas

Grading and Surface Water Management

The Applicant is proposing grading in multiple areas of the site to account for the addition of the new building, drive aisles, and parking lots. Stormwater management on the site is through filtration basins, curb and gutter, and stormwater sewer that outlets to Ideal Avenue and 80th Street where existing City infrastructure exists. Infiltration basins are not a viable option for stormwater management as the site is largely within a groundwater protection area. The proposed grading and associated drainage are proposed to meet the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan.

Utilities

The Applicant is proposing to reconfigure utilities on site. No changes are proposed for connection to City infrastructure.

Public Hearing Notices

The public hearing notice for the November 25, 2024, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 330 property owners within 500 feet of the proposed project on November 13, 2024. Staff has not received any comments at the time of writing the report.

Recommendation

That the Planning Commission recommend that the City Council approve the site plan review for two additions totaling approximately 35,000 square feet and additional site improvements at Park High School and Crestview Elementary, subject to the conditions of approval listed below.

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a grading permit, drainage and utility easements, right-of-way easement and required encroachment agreement shall be recorded with the Washington County Recorder's Office and the final grading plan shall be approved by the City Engineer.
3. Prior to the issuance of a building permit, the Developer shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated November 18, 2024, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
4. All applicable permits (i.e., building, demo, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.
5. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed.

At such time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the financial guarantee shall be released. One year from the date of initial inspection a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.

6. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the “Minnesota Construction Site Erosion and Sediment Control Planning Handbook” and the conditions stipulated in Title 9-7-1, Erosion Control During Construction, of the City’s Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.
7. The Applicant must provide the City with an as-built survey of all utilities and grading plan.
8. Proposed trash enclosures shall be constructed using materials and patterns that complement those used on the building. Rubbish, waste, and recycling containers shall be stored within an appropriately sized enclosed structure compliant with City ordinance screening requirements and shall always be maintained so as not cause odors or other public nuisances.
9. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
10. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.
11. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site’s specific vegetation. The system shall be detailed on the final landscape plan.
12. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.

Prepared by

Emily Schmitz
Community Development Director

Attachments

Applicant’s Narrative
Civil Plans dated 11/1/2024
Traffic Outcome Summary 11/20/2024
Plan Review Comment Letter dated 11/18/2024

PARK HIGH SCHOOL EXPANSION AND RENOVATIONS NARRATIVE November 20, 2024

In November of 2023, voters in the South Washington County School district, ISD 833, approved a plan to fund expansions and renovations at several of the district buildings and sites, including Park High School at 8040 South 80th Street in Cottage Grove.

The core needs at Park High School enumerated in the referendum plan were:

- A new kitchen and cafeteria
- Renovation of CTE/STEM/Robotics spaces, including an additional CTE space

The existing kitchen, cafeteria, and CTE (Career and Technical Education) spaces were constructed between 1965 and 1970 and have received minimal if any renovation since that time. The facilities no longer meet the needs of the approximately 2000 students nor the Minnesota Department of Education (MDE) guidelines for modern use.

The school currently serves three lunches per day and the existing square footage of 3,900 is well below the MDE guidelines of approximately 7,200 sf. The cafeteria space – approximately 6,400 square feet – is also well below the MDE guidelines (15sf/student x 650 (current students at lunch) = 9,750).

The new kitchen (7,500sf) and cafeteria (16,500sf) addition achieves multiple benefits: meeting the MDE guidelines, allowing for future school growth (potential of 2,500 students), and serving as the new code required storm shelter for the entire, future school population (students and staff = 2,800).

The growing investment in CTE programming within the district also needed additional and reconfigured spaces. The current plan adds 1500sf to create an enhanced construction lab, additional and renovated Earth/Space, Biology, and Chemistry classroom labs, new business labs, and renovated Art spaces. All of which will enhance the STEM offerings at Park HS.

In the process of design and through many meetings with city staff and engineers, another challenge to solve with the renovations on the site was traffic flow – buses, visitors, staff, and before/after school drop off and pick up. Currently the parent drop off/pick up is mixed with the bus traffic on the south side of the building. This not only creates a significant amount of congestion in this area, but also creates an unsafe condition where students need to pass between buses to be picked up by their parents. In addition, over the past 5-6 years, most schools in Minnesota have seen a drop in bus use and an increase in parent drop off and pick up. Park High School (and similar schools) were not designed with to accommodate this much parent traffic, and as such, the queueing is backing up onto 80th Street.

In addition to the Park High School traffic, there is significant traffic along 80th street in front of the adjacent elementary school, Crestview. Because Crestview's and Park's property is contiguous, a renovated entry sequence at the current Crestview entrance was designed to serve both Crestview's and Park's drop off and pickup (these do not occur simultaneously).

The design team and school district felt we could take advantage of the new cafeteria addition planned for the north side of the existing building and add a new entrance to the building that could be utilized for parent drop off and pick up. With the proposed addition of

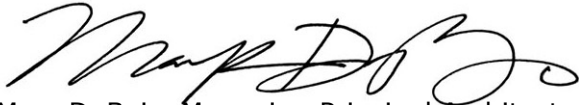
a new drive along the north side of the addition, the before and after school vehicle traffic will be separated from the bus traffic on the south side of the building and provide an adequate amount of queueing on site to prevent backups on to the public roadways. This should provide a safer condition for students and significantly alleviate congestion along 80th street in front of the school.

Another benefit to the north drive lane being added, is additional parking can be provided north of the drive lane. This parking is anticipated to be used by staff during the day and will also provide parking for after school activities such as use of the north practice fields and stadium. As part of this project, 57 stalls will be added along the north side of the proposed drive lane.

In addition to the proposed new road/drive north of the school, the student parking lot on the east side of the site will be modified slightly such that the existing northeast exit will be blocked, funneling all student traffic to the signal at 80th and Hyde Avenue – with the similar goal of separating student drivers from pick up and drop off vehicles and buses.

We appreciate continued feedback on the proposed design and look forward to a solution that can work for all. Thank you for working with us as we look to improve the Park High School site and building to meet its current and future needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc DuBois', with a stylized, flowing script.

Marc DuBois, Managing Principal Architect, KOMA, on behalf of South Washington County Schools, ISD 833, and the entire design team.

PARK HIGH SCHOOL ADDITIONS & RENOVATIONS COTTAGE GROVE, MINNESOTA

PROJECT DIRECTORY

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PHONE: 651-425-6299

CIVIL ENGINEER
BKBM ENGINEERS
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CONTACT: AMANDA MEYER, P.E.
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CONSTRUCTION COMPANY
KRAUS-ANDERSON CONSTRUCTION COMPANY
501 SOUTH EIGHTH STREET,
MINNEAPOLIS, MN 55404
CONTACT:
PHONE: 612-332-7281

NATURAL GAS UTILITY
CENTERPOINT ENERGY
PHONE: 612-372-4727

ELECTRIC UTILITY
XCEL ENERGY
PHONE: 612-330-5500

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
12701 WHITEWATER DRIVE SUITE #300
MINNETONKA, MN 55433
CONTACT: CHRIS AMBOURN, R.L.S.
PHONE: 952-937-5150
FAX: 952-937-5822

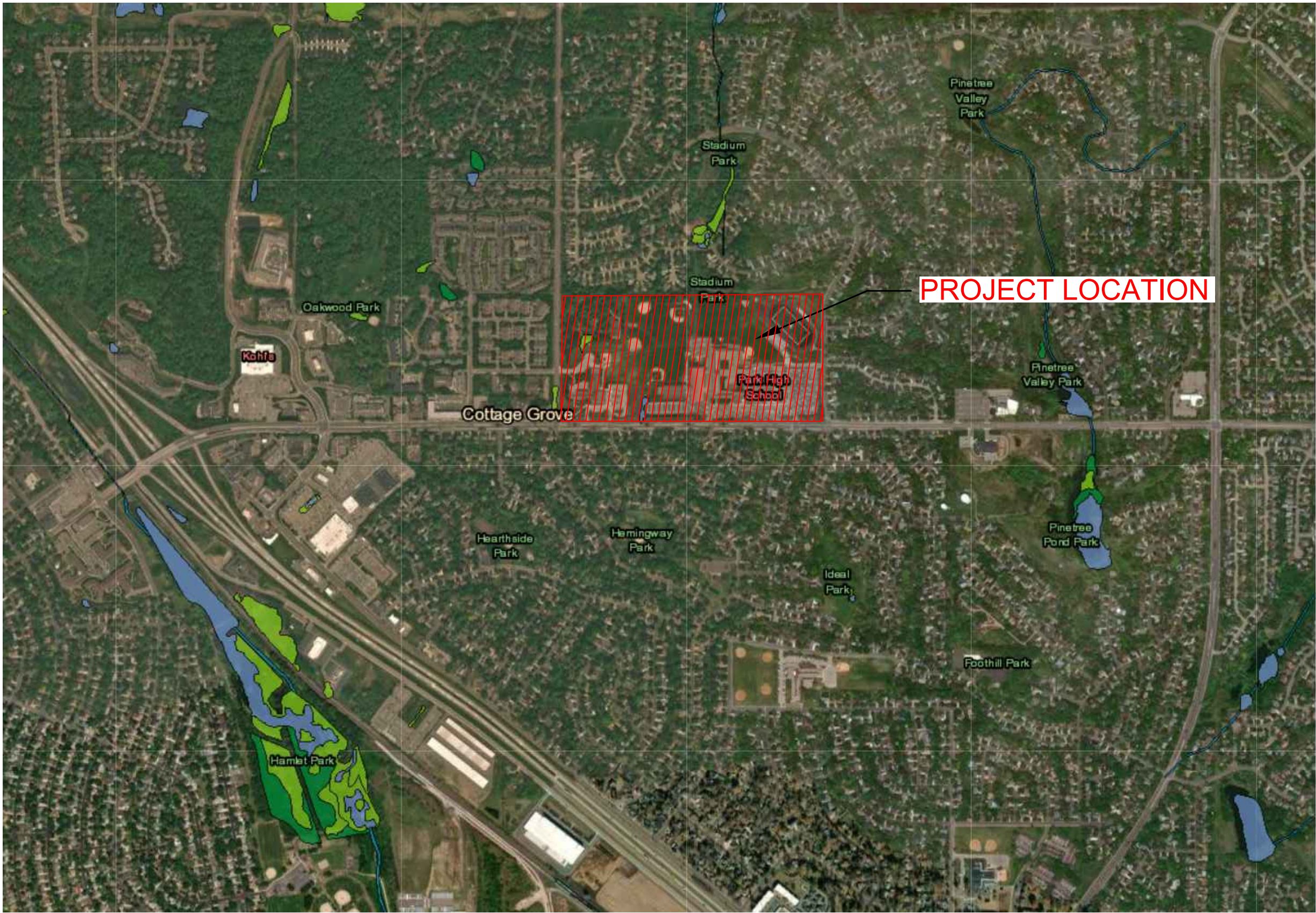
WATERSHED DISTRICT
SOUTH WASHINGTON
WATERSHED DISTRICT
2302 TOWER DR.
WOODBURY, MN 55447
CONTACT: JOHN LOOMIS
PHONE: 651-714-3714

LANDSCAPE
CALYX DESIGN GROUP
475 CLEVELAND AVENUE NORTH, SUITE 101A
SAINT PAUL, MN 55104
CONTACT: BEN HARTBERG, PLA/ASLA/LEED AP
PHONE: 651-788-9018

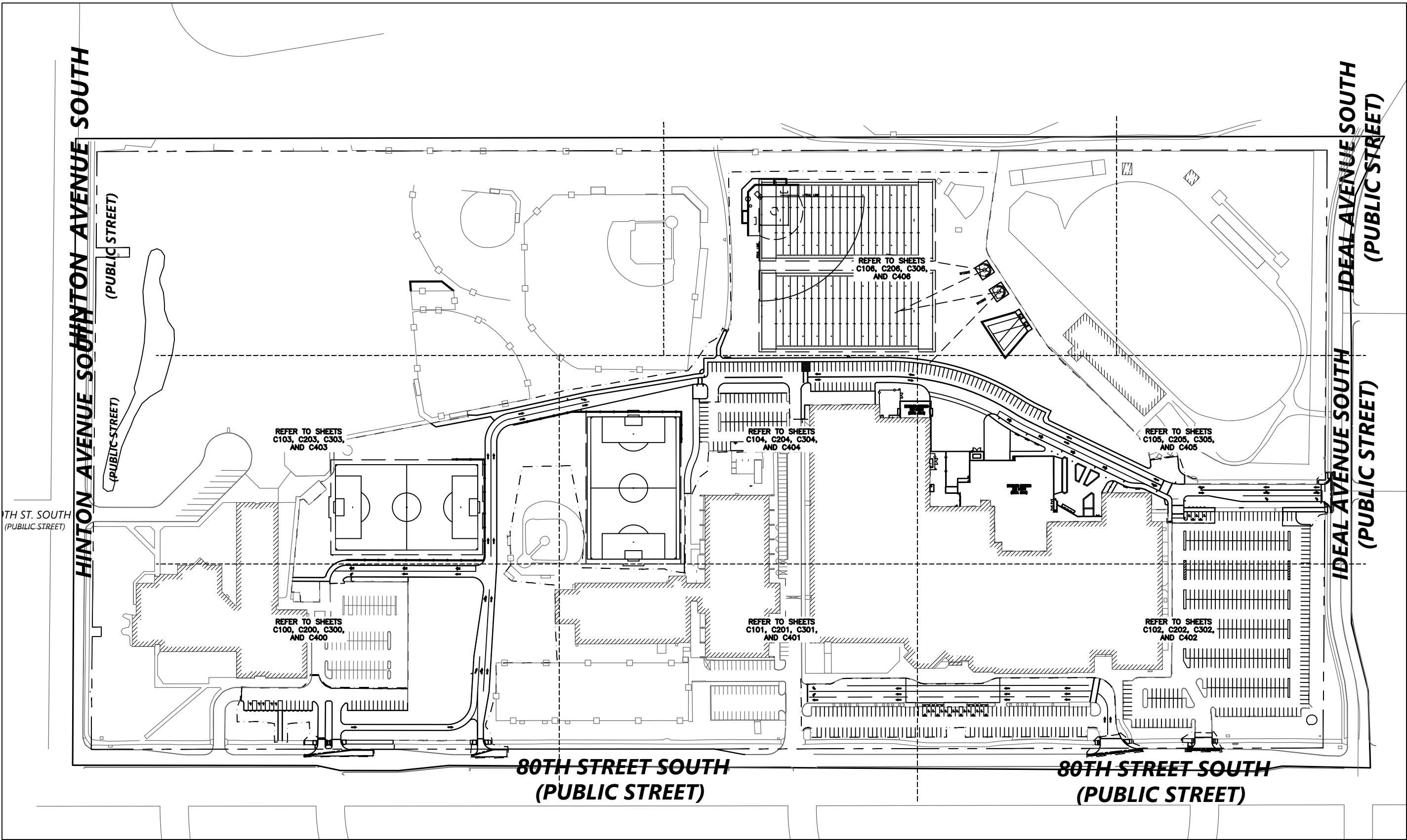
**TELEPHONE AND
CABLE UTILITIES**
CENTURYLINK
800-526-3557
COMCAST
651-222-3333
HUGHESNET
651-458-0315

DRAWING INDEX

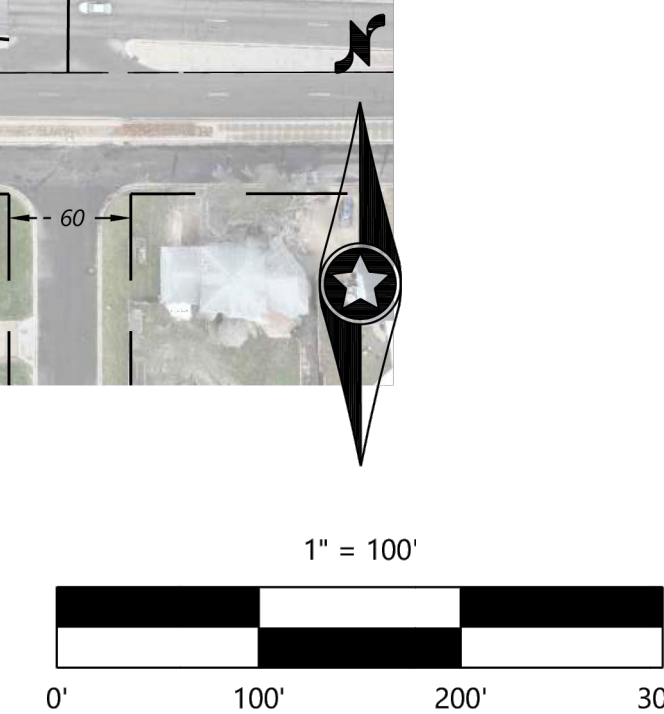
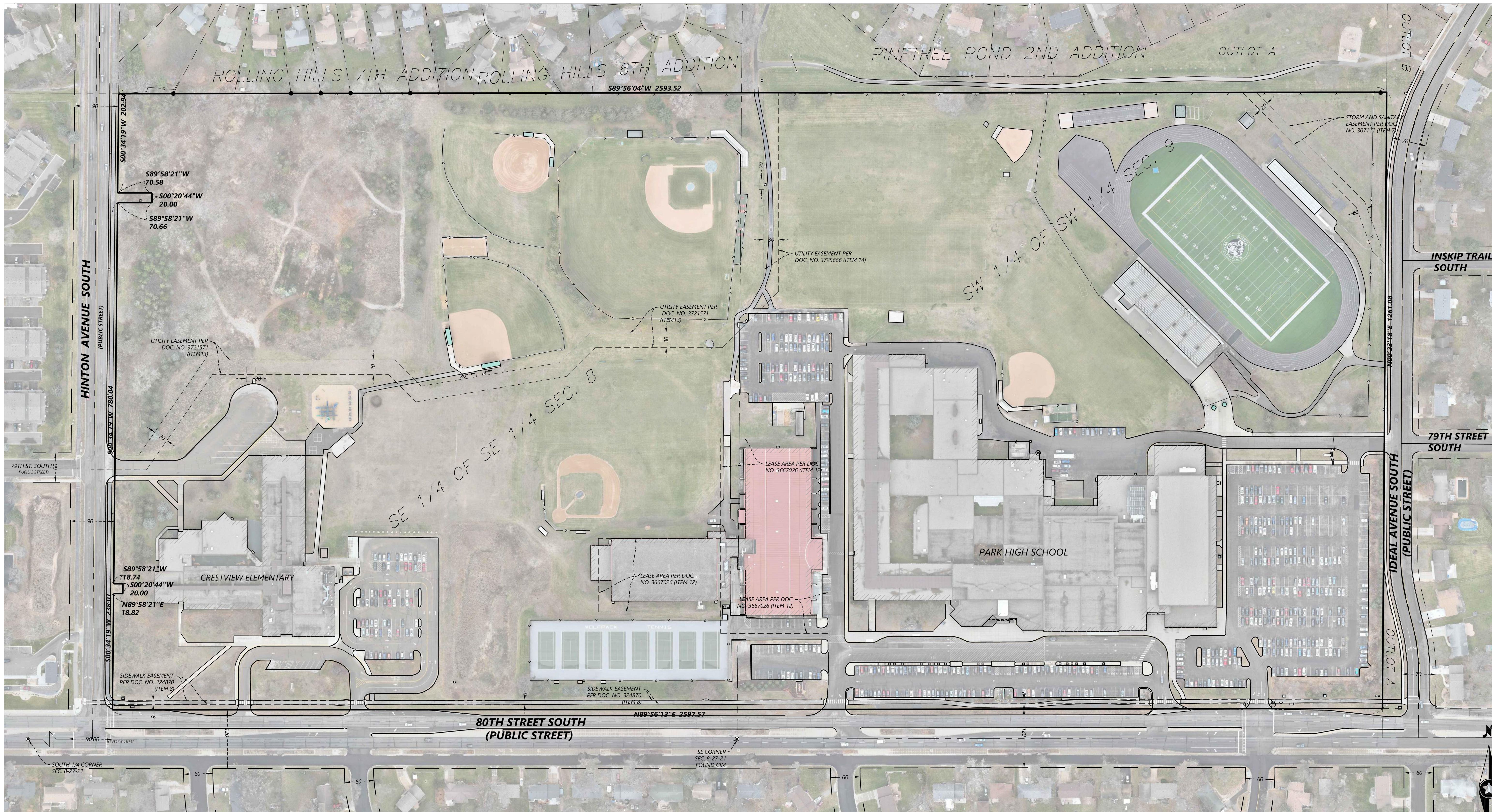
C000	CIVIL TITLE SHEET	C300	UTILITY PLAN
1 OF 6	ALTA/NSPS LAND TITLE SURVEY	C301	UTILITY PLAN
2 OF 6	ALTA/NSPS LAND TITLE SURVEY	C302	UTILITY PLAN
3 OF 6	ALTA/NSPS LAND TITLE SURVEY	C303	UTILITY PLAN
4 OF 6	ALTA/NSPS LAND TITLE SURVEY	C304	UTILITY PLAN
5 OF 6	ALTA/NSPS LAND TITLE SURVEY	C305	UTILITY PLAN
6 OF 6	ALTA/NSPS LAND TITLE SURVEY	C306	UTILITY PLAN
C100	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C307	FIRE HYDRANT EXHIBIT
C101	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C400	PAVING AND GEOMETRIC PLAN
C102	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C401	PAVING AND GEOMETRIC PLAN
C103	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C402	PAVING AND GEOMETRIC PLAN
C104	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C403	PAVING AND GEOMETRIC PLAN
C105	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C404	PAVING AND GEOMETRIC PLAN
C106	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	C405	PAVING AND GEOMETRIC PLAN
C200	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C406	PAVING AND GEOMETRIC PLAN
C201	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C500	CIVIL DETAILS
C202	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C501	CIVIL DETAILS
C203	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C502	CIVIL DETAILS
C204	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C503	MN/DOT PEDESTRIAN CURB RAMPS
C205	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C600	STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
C206	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C601	STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS



VICINITY MAP



SHEET KEY



DESIGNED: _____
CHECKED: CNA
DRAWN: MSC
HORIZONTAL SCALE: 100'
VERTICAL SCALE: _____

INITIAL ISSUE: 1/16/2024
REVISIONS: _____

PREPARED FOR:

**SOUTH WASHINGTON
SCHOOLS**

**PARK HIGH SCHOOL
CRESTVIEW ELEMENTARY**
COTTAGE GROVE, MN

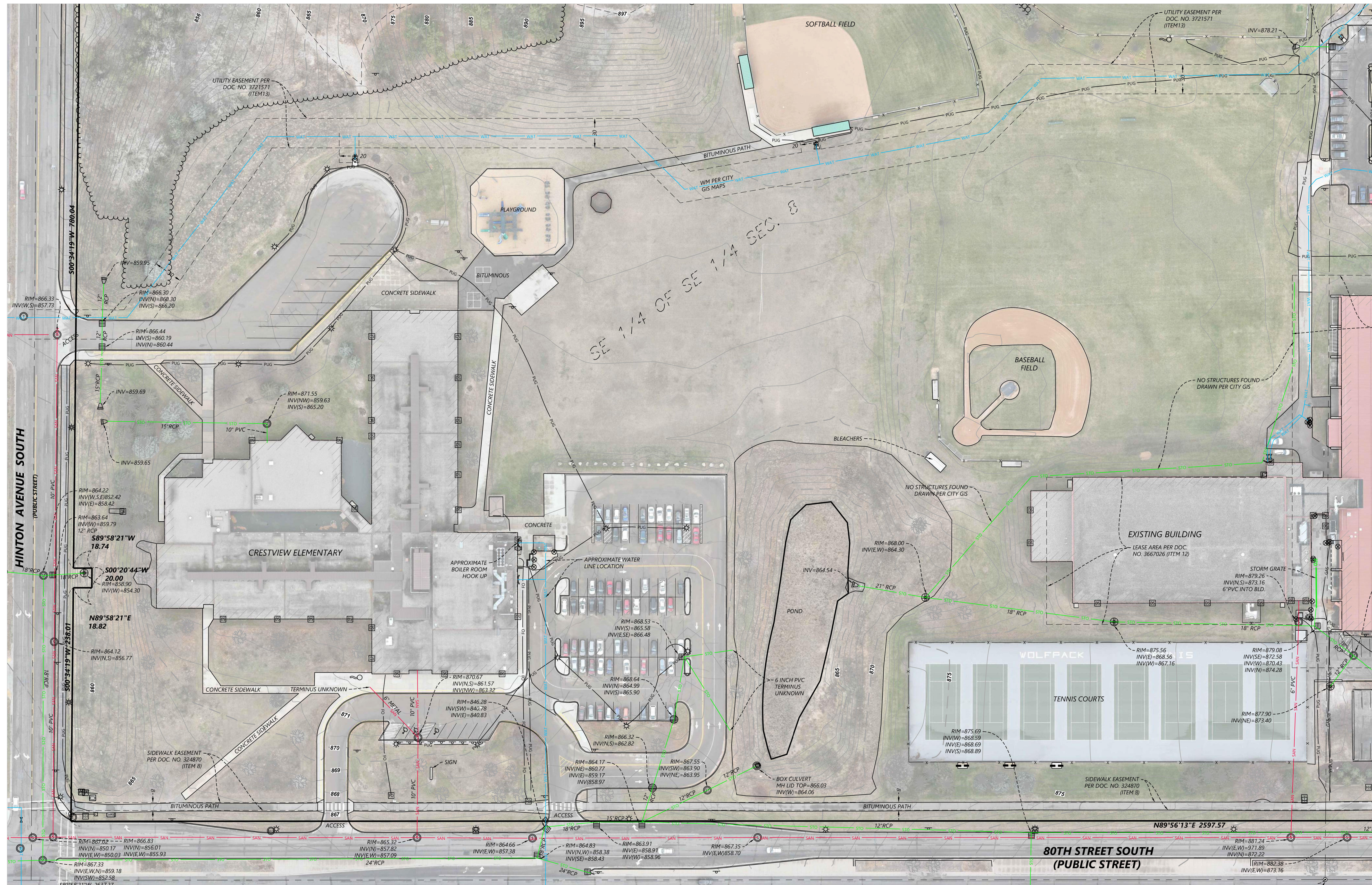
Westwood

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

**ALTA/NSPS
LAND TITLE SURVEY**

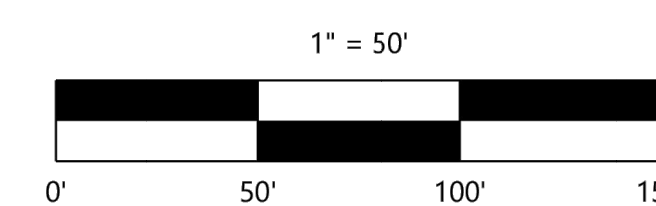
PROJECT NUMBER: 0051262

1 OF 6



LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CATCH BASIN MANHOLE
- DOWNSPOUT
- HYDRANT
- GATE VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- TRAFFIC SIGNAL-NO ARM
- TRAFFIC SIGNAL ARM
- TELEPHONE BOX
- TELEPHONE MANHOLE
- HAND HOLE/JUNCTION BOX
- FIBER OPTIC PEDESTAL
- FIBER OPTIC VAULT
- NATURAL GAS METER
- NATURAL GAS VALVE
- UNKNOWN MANHOLE
- MISCELLANEOUS PEDESTAL
- STEELWOOD POST
- SIGN
- MAIL BOX
- FLAG POLE
- HANDICAPPED STALL
- BENCH
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER



DESIGNED: _____
CHECKED: CNA
DRAWN: MSC
HORIZONTAL SCALE: 50'
VERTICAL SCALE: _____

INITIAL ISSUE: 1/16/2024
REVISIONS: _____

PREPARED FOR:
**SOUTH WASHINGTON
SCHOOLS**

**PARK HIGH SCHOOL
CRESTVIEW ELEMENTARY**
COTTAGE GROVE, MN

Westwood

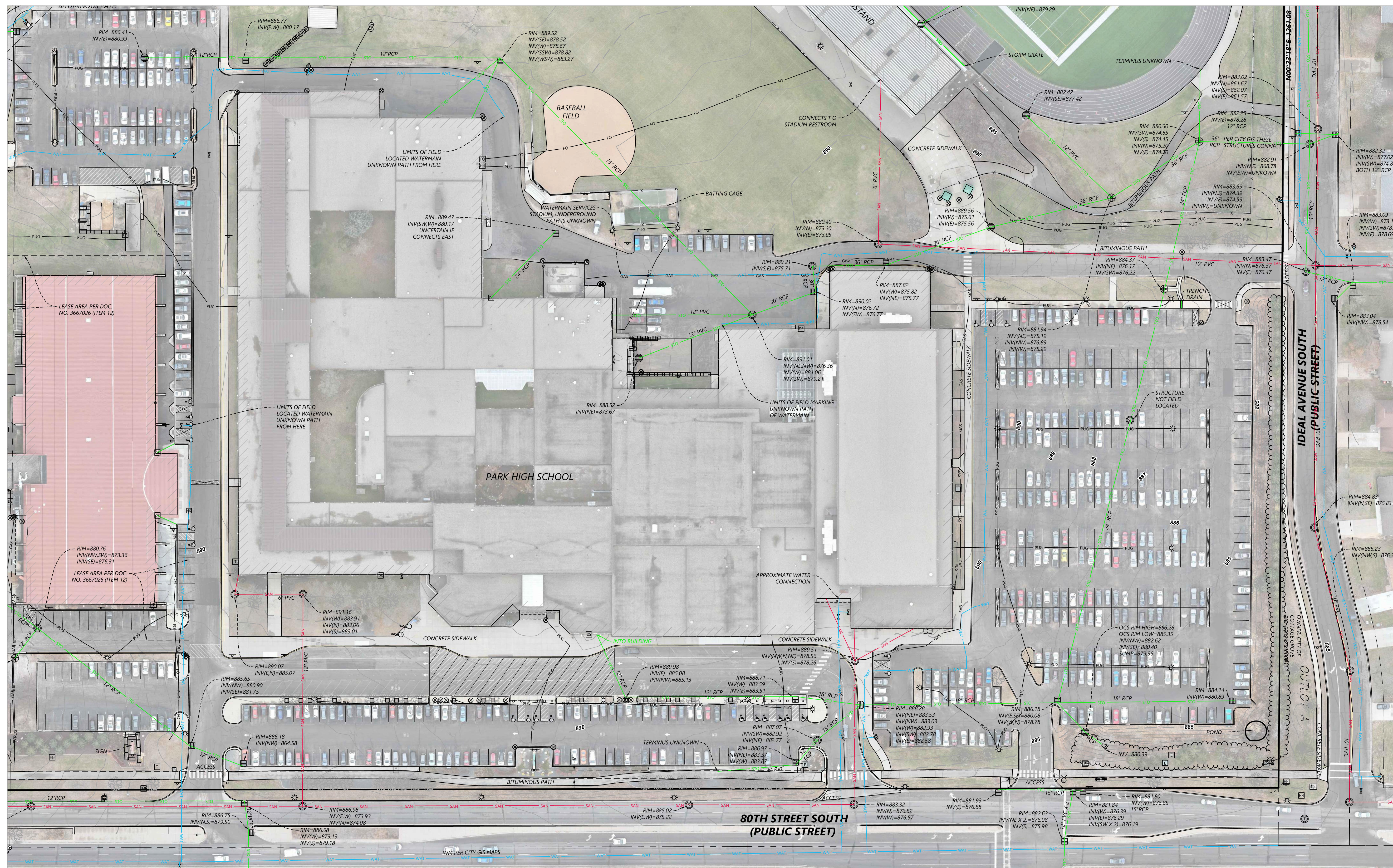
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PROJECT NUMBER: 0051262

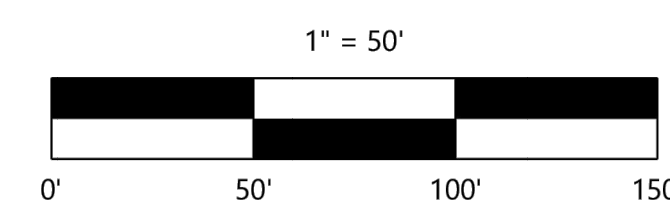
SHEET NUMBER:

2 OF 6



LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
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- POWER UNDERGROUND
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- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER



DESIGNED: _____
CHECKED: CNA
DRAWN: MSC
HORIZONTAL SCALE: 50'
VERTICAL SCALE: _____

INITIAL ISSUE: 1/16/2024
REVISIONS: _____

PREPARED FOR:

**SOUTH WASHINGTON
SCHOOLS**

**PARK HIGH SCHOOL
CRESTVIEW ELEMENTARY**
COTTAGE GROVE, MN

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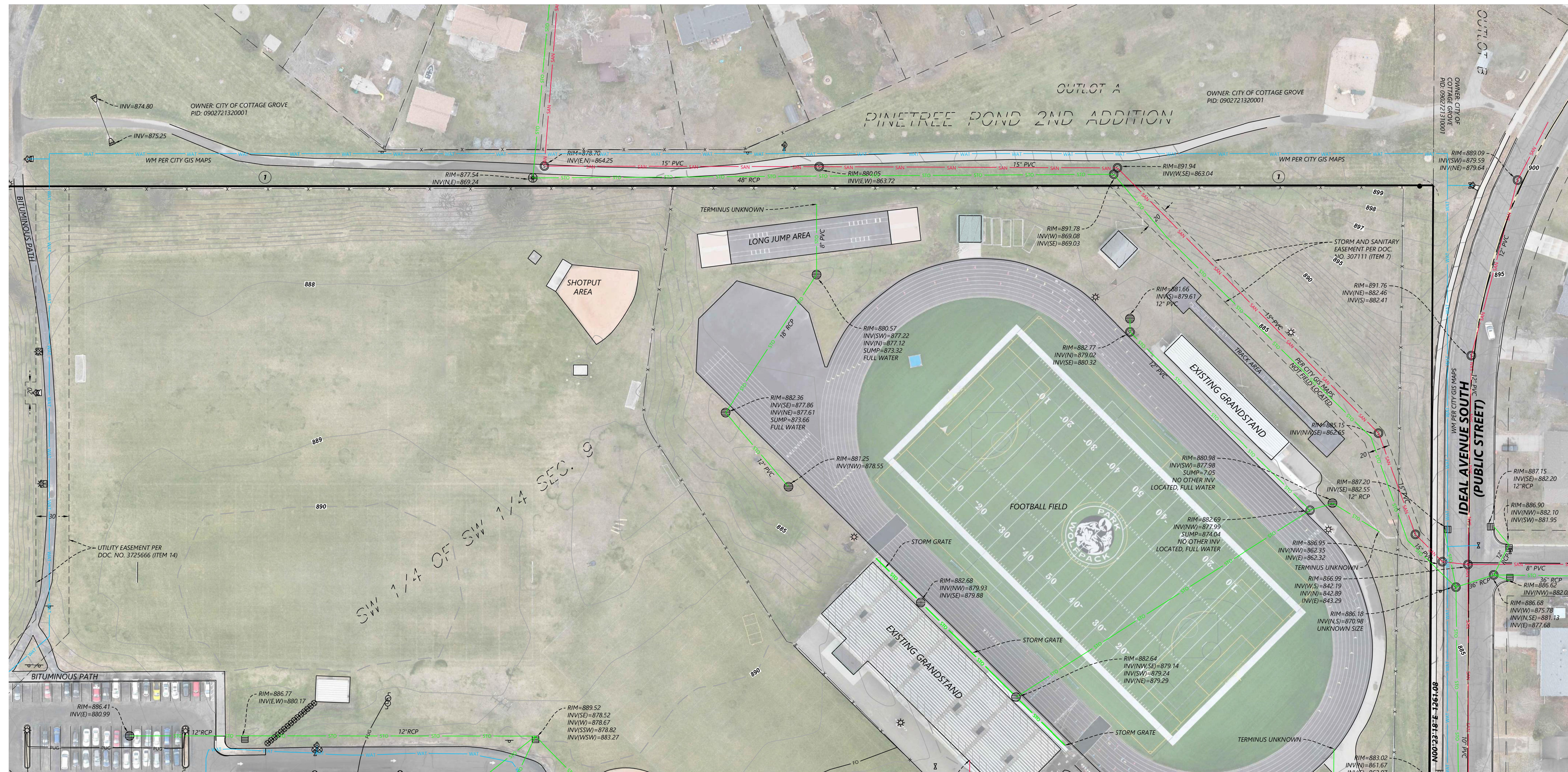
ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0051262

SHEET NUMBER:

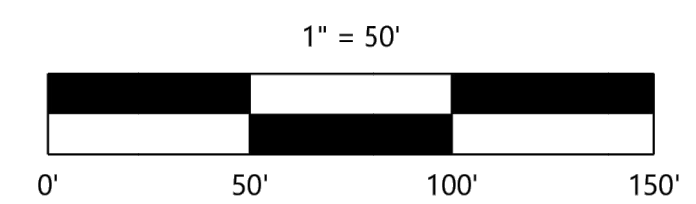
3 OF

6



LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
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- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
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- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER



DESIGNED: _____
CHECKED: CNA
DRAWN: MSC
HORIZONTAL SCALE: 50'
VERTICAL SCALE: _____

INITIAL ISSUE: 1/16/2024
REVISIONS: _____

PREPARED FOR:

**SOUTH WASHINGTON
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ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0051262

SHEET NUMBER:

4

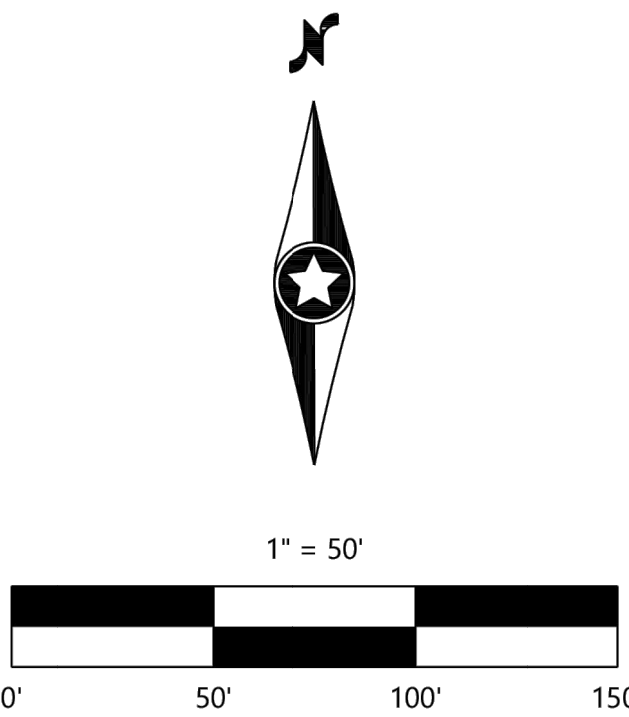
OF

6



LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CATCH BASIN MANHOLE
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- NATURAL GAS VALVE
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- MISCELLANEOUS PEDESTAL
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- SIGN
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- FLAG POLE
- HANDICAPPED STALL
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- DECIDUOUS TREE
- TREE LINE
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- TELEPHONE UNDERGROUND
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER



DESIGNED: _____
CHECKED: CNA
DRAWN: MSC
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE: 1/16/2024
REVISIONS:

PREPARED FOR:

**SOUTH WASHINGTON
SCHOOLS**

**PARK HIGH SCHOOL
CRESTVIEW ELEMENTARY**
COTTAGE GROVE, MN

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**ALTA/NSPS
LAND TITLE SURVEY**

PROJECT NUMBER: 0051262

SHEET NUMBER:

5 OF

6

LEGAL DESCRIPTION

The following information was provided in Old Republic National Title Insurance Company File Number 67792 which has an effective date of December 7, 2023:

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-one (21), Washington County, Minnesota.

AND

The Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Nine (9), Township Twenty-seven (27), Range Twenty-one (21), Washington County, Minnesota, except that part thereof described as follows:

Beginning at the Southwest corner of the Southwest 1/4 of Section 9, Township 27 North, Range 21 West; thence North on the West line of said Section 300 feet; thence East and parallel with the South line of said Section 300 feet; thence South and parallel with the West line of said Section 300 feet to the South line of said Section; thence West along the South line of said Section 300 feet to the point of beginning, subject to public roads and highways.

AND

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Nine (9), Township Twenty-seven (27), Range Twenty-one (21), Washington County, Minnesota, described as follows:

Beginning at the Southwest corner of the Southwest 1/4 of Section 9, Township 27 North, Range 21 West; thence North on the West line of said Section 300 feet; thence East and parallel with the South line of said Section 300 feet; thence South and parallel with the West line of said Section 300 feet to the South line of said Section; thence West along the South line of said Section 300 feet to the point of beginning, subject to public roads and highways.

EXCEPT THE FOLLOWING PARCELS:

That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 21, Washington County, Minnesota, lying west of a line drawn 40.00 feet East of and parallel with the following described line:

Beginning at the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 8; thence Northerly 2641.75 feet to a point on the north line of said Northeast Quarter of Southeast Quarter, distant 10.45 feet east from the northwest corner of said Northeast Quarter of Southeast Quarter and there terminating.

AND

The West 60.00 feet of the North 20.00 feet of the South 318.00 feet of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 21, Washington County, Minnesota.

AND

The West 115.00 feet of the North 20.00 feet of the South 1118.00 feet of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 21, Washington County, Minnesota.

AND

The South 60 feet of the Southwest Quarter of the Southwest Quarter of Section 9, Township 27, Range 21, Washington County, Minnesota; and The South 60 feet of that part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 27, Range 21, Washington County, Minnesota, lying east of a line parallel with and distant 40 feet east from the following described line: Beginning at the southwest corner of said Southeast Quarter of the Southeast Quarter; thence northerly 2641.75 feet to a point on the north line of the Northeast Quarter of Southeast Quarter of said Section 8, distant 10.45 feet east from the northwest corner of said Northeast Quarter of Southeast Quarter and said line there terminating. (Abstract Property)

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Washington County coordinate system, (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88.

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment.

① Fences lie on or near property boundaries, the surveyor is not aware of the ownership or maintenance responsibilities for these fences.

SCHEDULE B SECTION 2 ITEM NOTES

- The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment. Items _____ are not survey related and are not addressed hereon.
- Storm and sanitary sewer easement(s) over the Land in favor of City of Cottage Grove, as created in instrument filed in Book 319 of Deeds, at Page 941, as Document No. 307111. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
 - Sidewalk easement(s) over the Land in favor of City of Cottage Grove, as created in Document No. 324870. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
 - Terms and conditions of City of Cottage Grove Resolution No. 98-213, approving a conditional use permit, filed August 20, 1999, as Document No. 3065622. - **BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY**
 - Terms and conditions of City of Cottage Grove Resolution No. 00-191, approving a conditional use permit, filed October 9, 2000, as Document No. 3124111. - **BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY**
 - Terms and conditions of City of Cottage Grove Resolution No. 01-058, approving a conditional use permit, filed July 13, 2001, as Document No. 3167895. Amended by Document No. 3189450. - **BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY**
 - Terms and conditions of that certain lease by and between Independent School District No. 833, as lessor, and City of Cottage Grove, as lessee, dated May 02, 2007, filed October 23, 2007, as Document No. 3667026. - **LEASE AREA AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
 - Utility easement(s) over the Land in favor of City of Cottage Grove, as created in Document No. 3721571. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
 - Utility easement(s) over the Land in favor of City of Cottage Grove, as created in Document No. 3725666. - **SAID EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON**
 - Terms and conditions of City of Cottage Grove Resolution No. 2009-074, granting a variance, filed May 22, 2009 as Document No. 3741123. - **BLANKET IN NATURE AND AFFECTS ENTIRE SUBJECT PROPERTY**

TABLE A OPTIONAL ITEM NOTES

- Property corner markers have been found or placed as shown hereon
- The address of the surveyed property is 7830 and 8040 80th Street South, Cottage Grove, MN 55016.
- The subject property appears to lie within Zone "X" according to FEMA Flood Insurance Rate Map Community - Panel Number 27163C0405E which has an effective date of 2/3/2010.
- The subject property contains 3,272,940.88 sq. ft. or 75.14 acres, more or less.
- Elevations and ground contours shown hereon are based on the NAVD88.
- (a). There were no Zoning Reports or Letters provided by the title company, client or owner.
- (b). There were no Zoning Reports or Letters provided by the title company, client or owner.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey. AT THE TIME OF SURVEY THERE WAS SNOW AND ICE COVERING ALL OR PARTS OF THE SUBJECT PROPERTY, FEATURES OBSCURED BY SNOW OR ICE MAY NOT BE SHOWN.
- The subject property contains 817 regular parking stalls, 24 handicapped stalls and 0 motorcycle stalls.
- (a). There were no site utility plans and/or reports provided by the client.
- (b). A private utility marking request was made by the surveyor (One Call Ticket No.233391477). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.
- Names of adjoining owners are shown according to the Washington County GIS Map.

SURVEYOR'S CERTIFICATION

To: ISD 833, Lender, Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5 6(a)(b), 8, 9, 11(a)(b) and 13 of Table A thereof.

The fieldwork was completed on 12/19/2023.

Date of Map: 1/16/24


Name: Chris Ambour
License No. 43055
email address: Chris.Ambour@westwoodps.com

DESIGNED:	
CHECKED:	CNA
DRAWN:	MSC
HORIZONTAL SCALE:	
VERTICAL SCALE:	

INITIAL ISSUE:	1/16/2024
REVISIONS:	

PREPARED FOR:

SOUTH WASHINGTON SCHOOLS

**PARK HIGH SCHOOL
CRESTVIEW ELEMENTARY**
COTTAGE GROVE, MN

Westwood

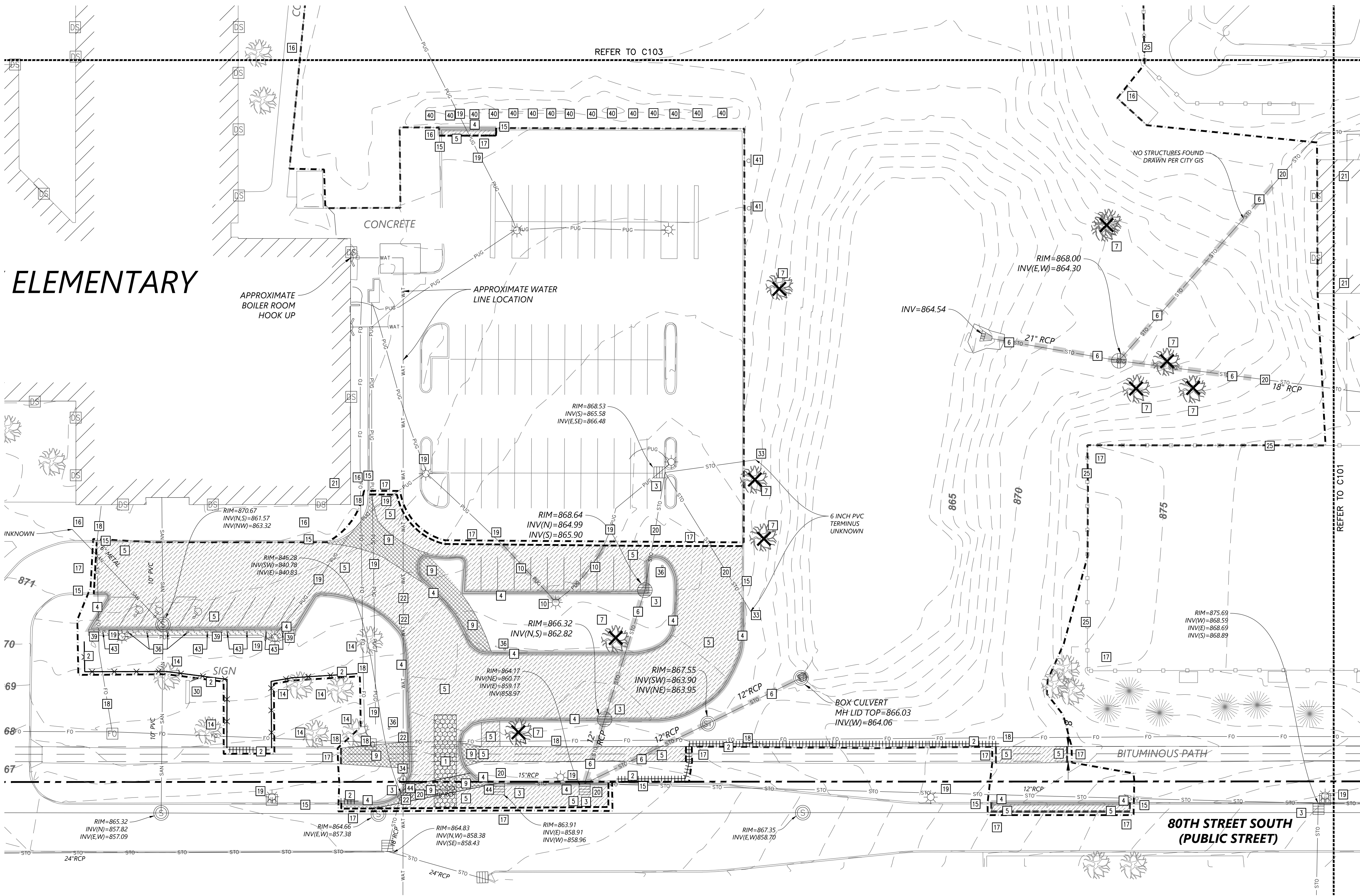
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ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0051262

SHEET NUMBER:

6 OF 6



1
C100
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
CONSTRUCTION ENTRANCE	[Pattern]
BITUMINOUS REMOVAL	[Pattern]
CONCRETE REMOVAL	[Pattern]
LANDSCAPING REMOVAL	[Pattern]
CURB REMOVAL	[Pattern]
PIPE REMOVAL	[Pattern]
UTILITY REMOVAL	[Pattern]
TREE REMOVAL	X

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

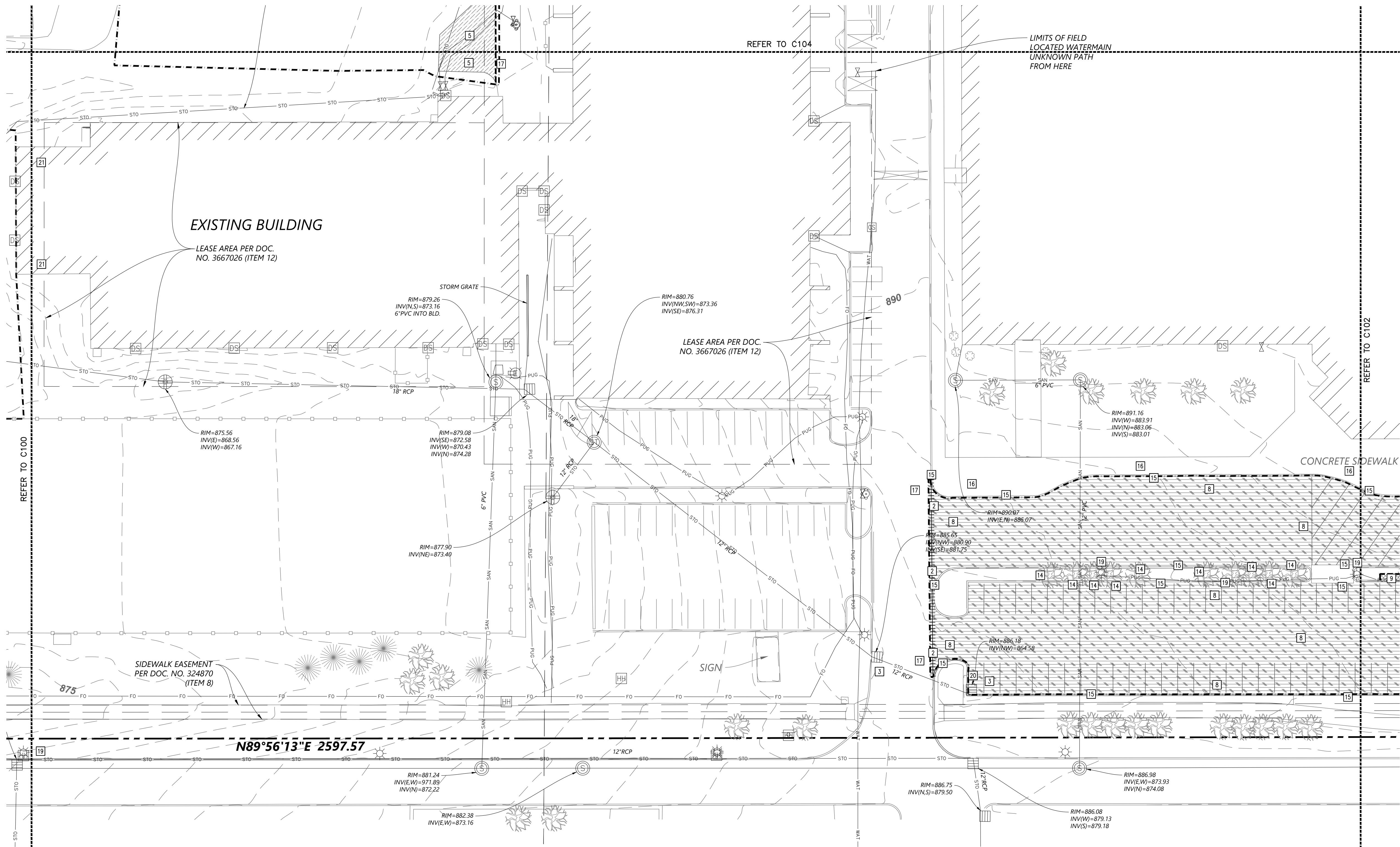
NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500 AND 5/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO OBTAIN CLEAR UNDERSTANDING OF THE FULL SCOPE OF TREE, UNDER BRUSH, AND OTHER VEGETATION CLEARING THAT NEEDS TO OCCUR.

- DEMOLITION AND REMOVAL NOTES:
- CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
 - PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF COTTAGE GROVE. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State One Call at 651-454-0002 FOR FIELD LOCATING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT SOUTH WASHINGTON WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
 - THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
 - REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
 - ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
 - EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
 - THE BACKGROUND INFORMATION WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, (952) 937-5150.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.

- GENERAL NOTES:
- CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE AND UTILITY OWNER.
 - THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
 - CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
 - THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF COTTAGE GROVE FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
 - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
 - REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 - SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - REMOVE STORM SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROXIMATE EXTENT SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
 - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CURB TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING FIBER OPTIC LINE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CATCH BASIN, MANHOLE, AND STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING WATER MAIN, HYDRANTS, VALVES, AND IRRIGATION TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING FENCE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING MONUMENT SIGN TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING PIPE EXTENTS NOT IDENTIFIED ON SURVEY, IF PIPE IS ENCOUNTERED DURING EXCAVATION FOR PROPOSED POND, CONTACT CIVIL ENGINEER TO DISCUSS NEXT STEPS.
 - REMOVE EXISTING HYDRANT. EXISTING WATER MAIN TO REMAIN.
 - REMOVE SIGN IF ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
 - REMOVE LANDSCAPE ROCK.
 - REMOVE LANDSCAPE BOULDERS. COORDINATE WITH SCHOOL DISTRICT FOR RELOCATION OR REMOVAL.
 - REMOVE BASKETBALL HOOP AND STANDARD IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION. COORDINATE WITH SCHOOL DISTRICT FOR REINSTALLATION OR REMOVAL.
 - REMOVE AND SALVAGE NO PARKING SIGN AND POST. REMOVE BELOW GRADE FOUNDATION IN ITS ENTIRETY. REFER TO C400 FOR REINSTALLATION.
 - REMOVE EXISTING TOP SLAB AND CASTING FROM STORM STRUCTURE. STRUCTURE TO REMAIN. PROTECT AT ALL TIMES. REFER TO SHEET C3.000 FOR REPLACEMENT CASTING TYPE.

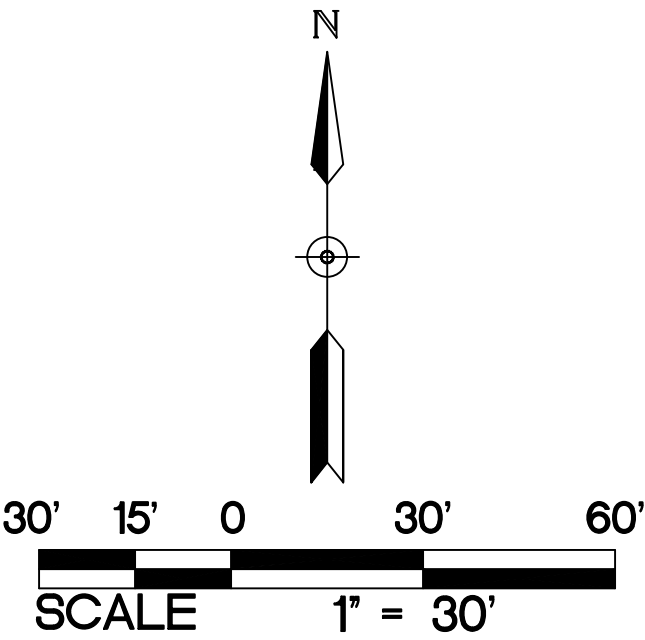


1
C101
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS RECLAMATION	---

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION
PER DETAILS 4/C500 AND 5/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.



NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO
BIDDING TO OBTAIN CLEAR UNDERSTANDING
OF THE FULL SCOPE OF TREE, UNDER
BRUSH, AND OTHER VEGETATION CLEARING
THAT NEEDS TO OCCUR.

NOTE:
REFER TO C100 FOR DEMOLITION AND
REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
 - SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 7/C502 FOR NEW BITUMINOUS SECTION.
 - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CURB TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CATCH BASIN, MANHOLE, AND STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

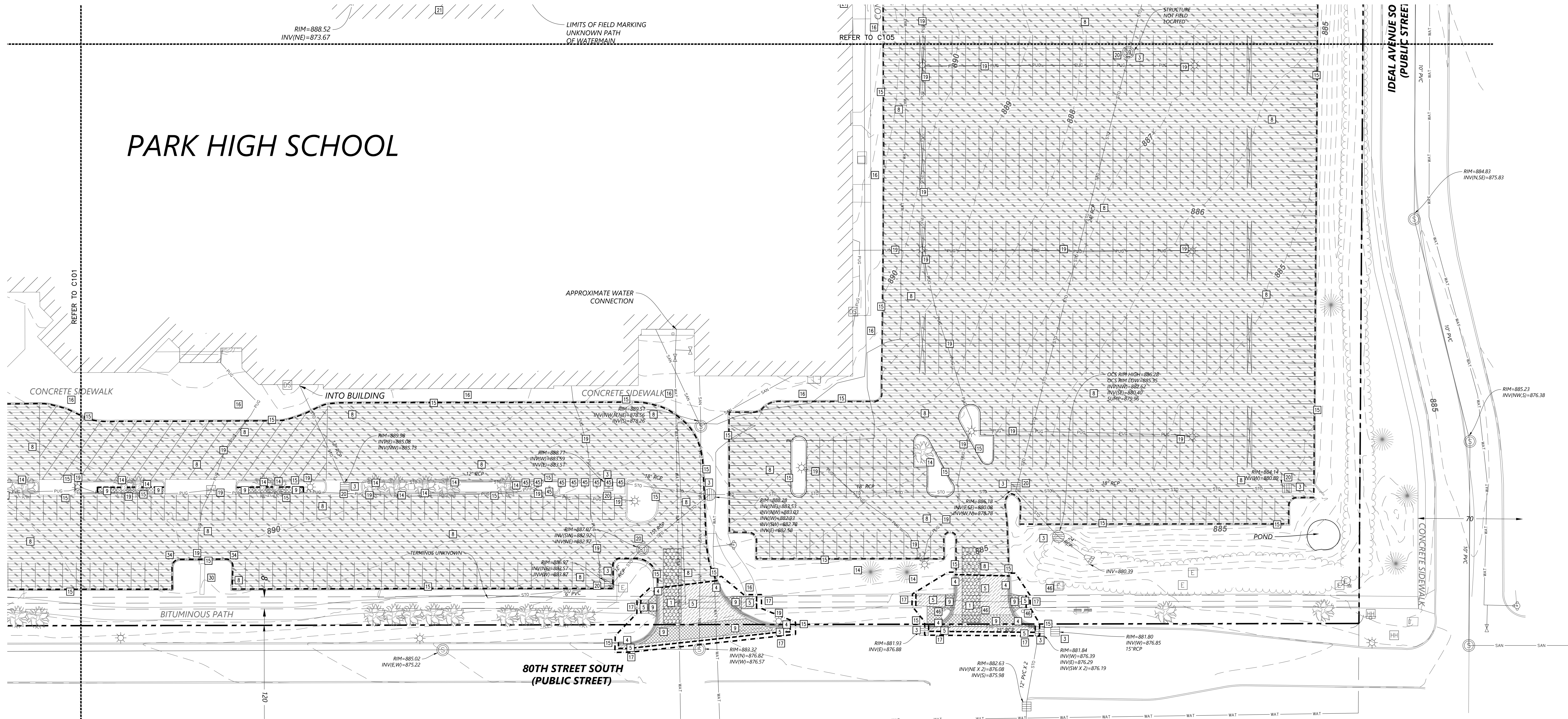
PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

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C101

PARK HIGH SCHOOL



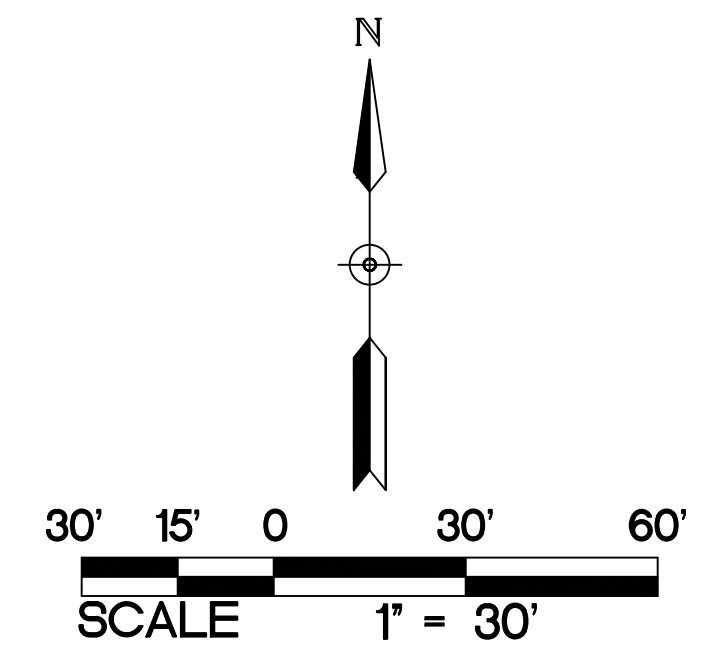
1
C102
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
6. PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 7/C502 FOR NEW BITUMINOUS SECTION.
9. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
14. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
15. EXISTING CURB TO REMAIN. PROTECT AT ALL TIMES.
16. EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
17. EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
19. EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
20. EXISTING CATCH BASIN, MANHOLE, AND STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
21. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
30. EXISTING MONUMENT SIGN TO REMAIN. PROTECT AT ALL TIMES.
34. EXISTING BOLLARD TO REMAIN. PROTECT AT ALL TIMES. BOLLARD NOT IDENTIFIED ON SURVEY. LOCATION SHOWN IS APPROXIMATE.
45. REMOVE SIGN AND POST FROM BOLLARD. EXISTING BOLLARD TO REMAIN.
46. EXISTING TRAFFIC SIGNAL INFRASTRUCTURE EXISTS IN THIS AREA INCLUDING SIGNAL POSTS, CABINETS, AND LOOP DETECTORS. CONTRACTOR SHALL PROTECT SIGNAL POSTS AND CABINETS AT ALL TIMES. IF LOOP DETECTORS ARE DAMAGED AS PART OF THE PAVEMENT RECLAIM PROCESS, CONTRACTOR SHALL REPAIR LOOP DETECTORS PER CITY STANDARDS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS RECLAMATION	---
CONCRETE REMOVAL	---



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

NOTE:
STORM SEWER INLETS NOT SHOWN ON
PLAN MAY RECEIVE RUNOFF FROM
CONSTRUCTION ACTIVITIES. INSTALL INLET
SEDIMENT PROTECTION PER DETAILS
4/C500 AND 5/C500 ON ALL STORM
INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
REFER TO C100 FOR DEMOLITION AND
REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
SET

C102

SO
wash
CO
SCHOOLS

K
A
KRAUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.333.7281

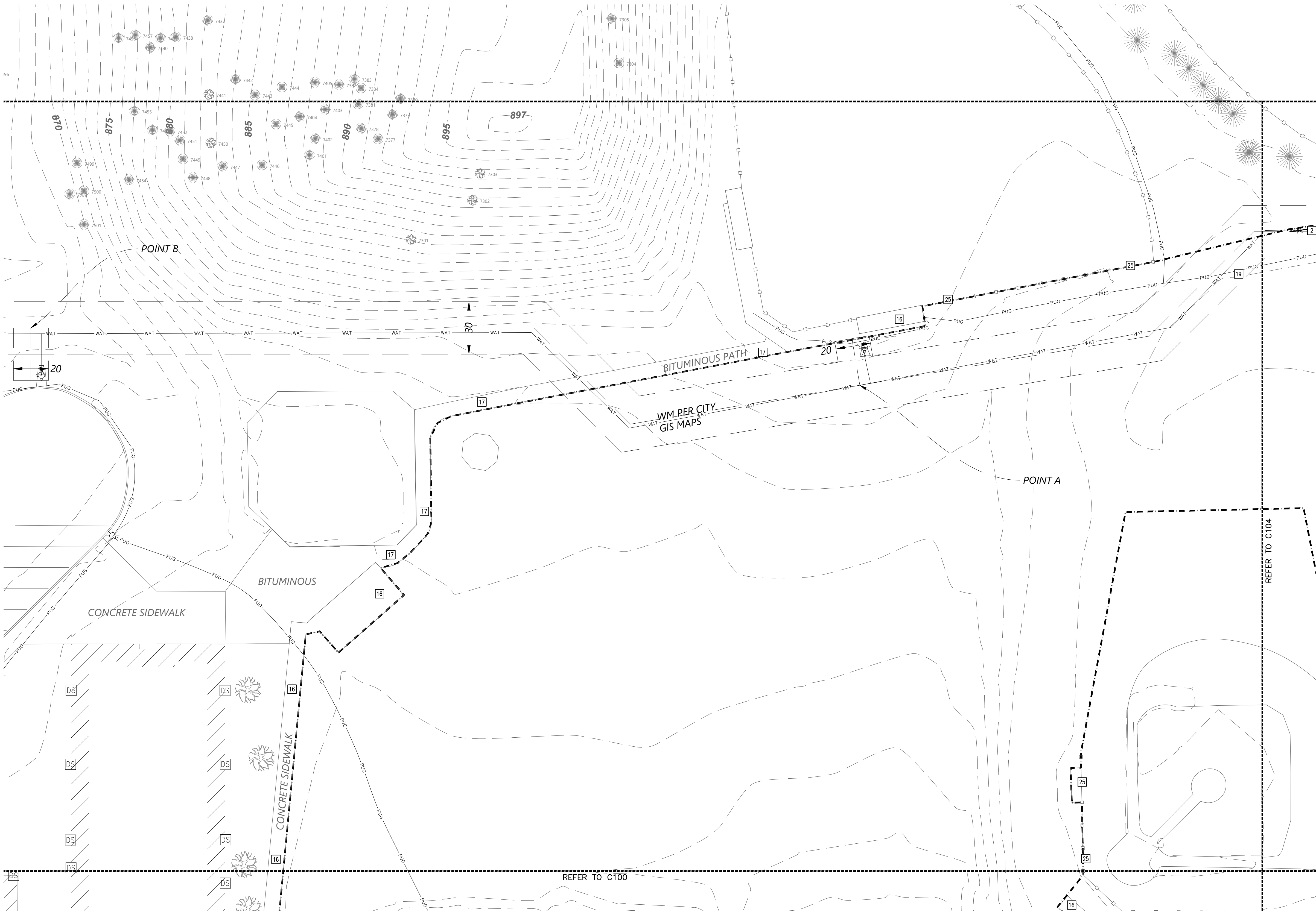
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ARCHITECTS | DESIGNERS | ENGINEERS
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P. 651.451.4605
KOMAINC.COM

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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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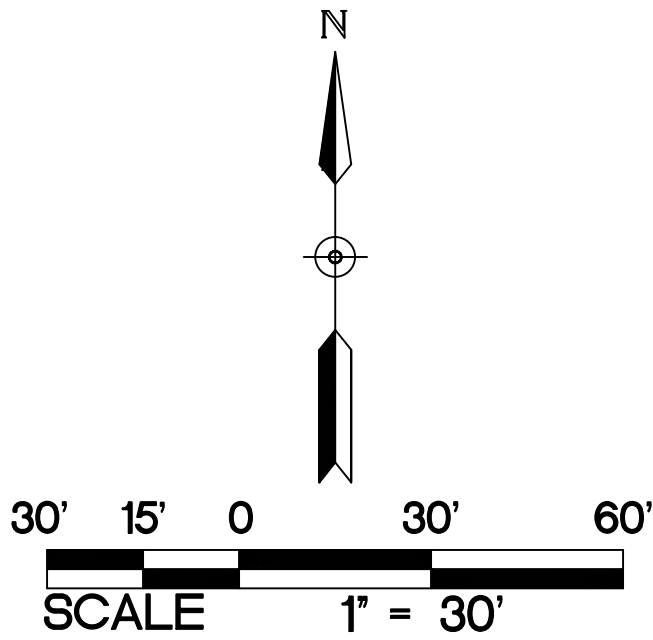
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ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	XX
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	---

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION
PER DETAILS 4/C500 AND 5/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.



NOTE:
REFER TO C100 FOR DEMOLITION AND
REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[16] EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.

[17] EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.

[19] EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.

[25] EXISTING FENCE TO REMAIN. PROTECT AT ALL TIMES.

1
C103
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

SO
wash
CO
SCHOOLS



KRAUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.333.7281

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS

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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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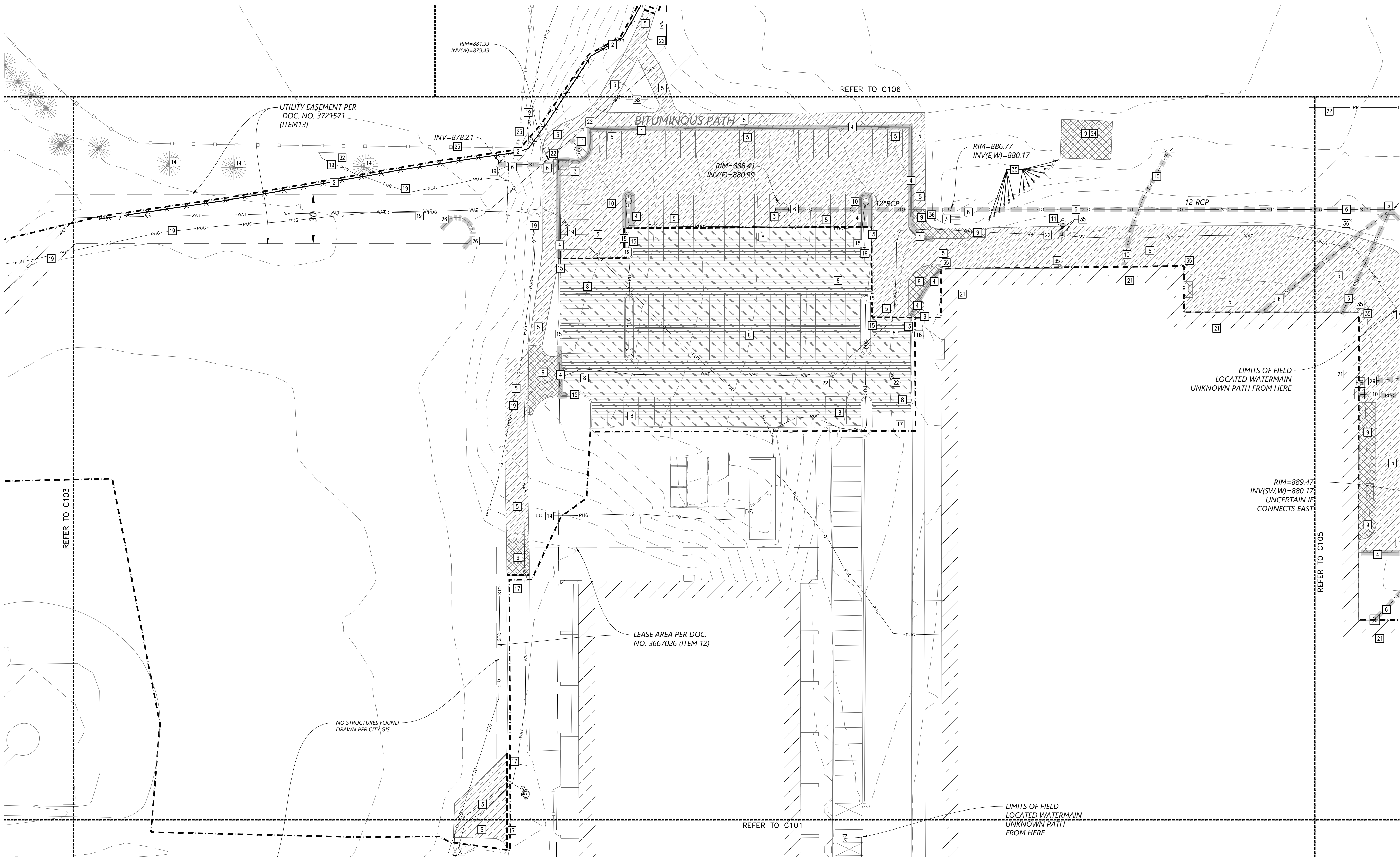
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

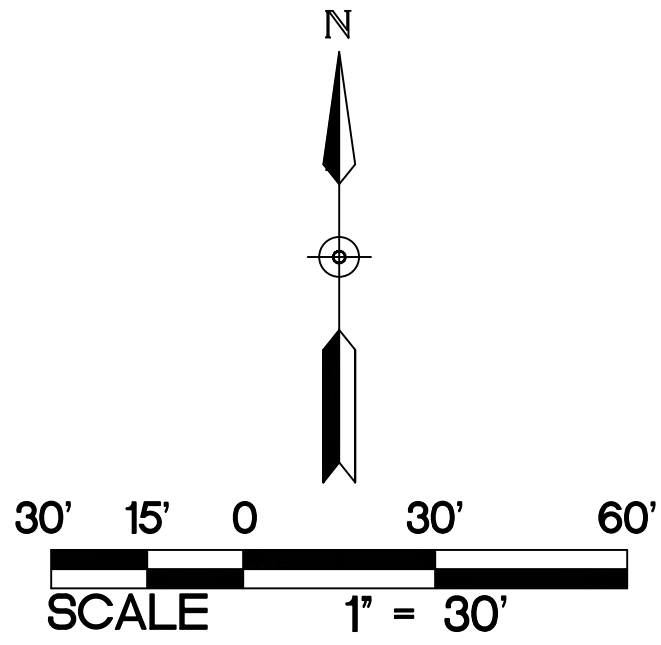
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#1: PRICING
SET

C103



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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	XX
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS REMOVAL	Diagonal lines
CONCRETE REMOVAL	Cross-hatch
BITUMINOUS RECLAMATION	Horizontal lines
CURB REMOVAL	Solid grey
PIPE REMOVAL	Vertical lines



NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500 AND 5/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE: REFER TO C100 FOR DEMOLITION AND REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [Number] ON PLAN.
- [2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 - [3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
 - [4] REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 - [5] SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - [6] REMOVE STORM SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - [8] PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 7/C502 FOR NEW BITUMINOUS SECTION.
 - [9] REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - [10] REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROXIMATE EXTENT SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
 - [11] REMOVE WATER MAIN, HYDRANTS, AND VALVES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
 - [14] EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 - [15] EXISTING CURB TO REMAIN. PROTECT AT ALL TIMES.
 - [16] EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - [17] EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
 - [19] EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
 - [21] EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 - [22] EXISTING WATER MAIN, HYDRANTS, VALVES, AND IRRIGATION TO REMAIN. PROTECT AT ALL TIMES.
 - [24] REMOVE AND SALVAGE EXISTING BLEACHERS IN THEIR ENTIRETY. COORDINATE WITH SCHOOL DISTRICT.
 - [25] EXISTING FENCE TO REMAIN. PROTECT AT ALL TIMES.
 - [26] REMOVE AND SALVAGE EXISTING BATTING CAGE IN ITS ENTIRETY. COORDINATE WITH SCHOOL DISTRICT FOR RELOCATION.
 - [29] REMOVE FIBER OPTIC LINE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 - [32] EXISTING SCORE BOARD TO REMAIN. PROTECT AT ALL TIMES.
 - [35] REMOVE BOLLARD IN ITS ENTIRETY.
 - [36] REMOVE SIGN IF ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
 - [38] REMOVE AND SALVAGE SIGN. REFER TO C404 FOR RELOCATION.

1
C104 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

SO
wash
CO
SCHOOLS



KRAUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MN.

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Date: 11-1-2024 License Number: 52209

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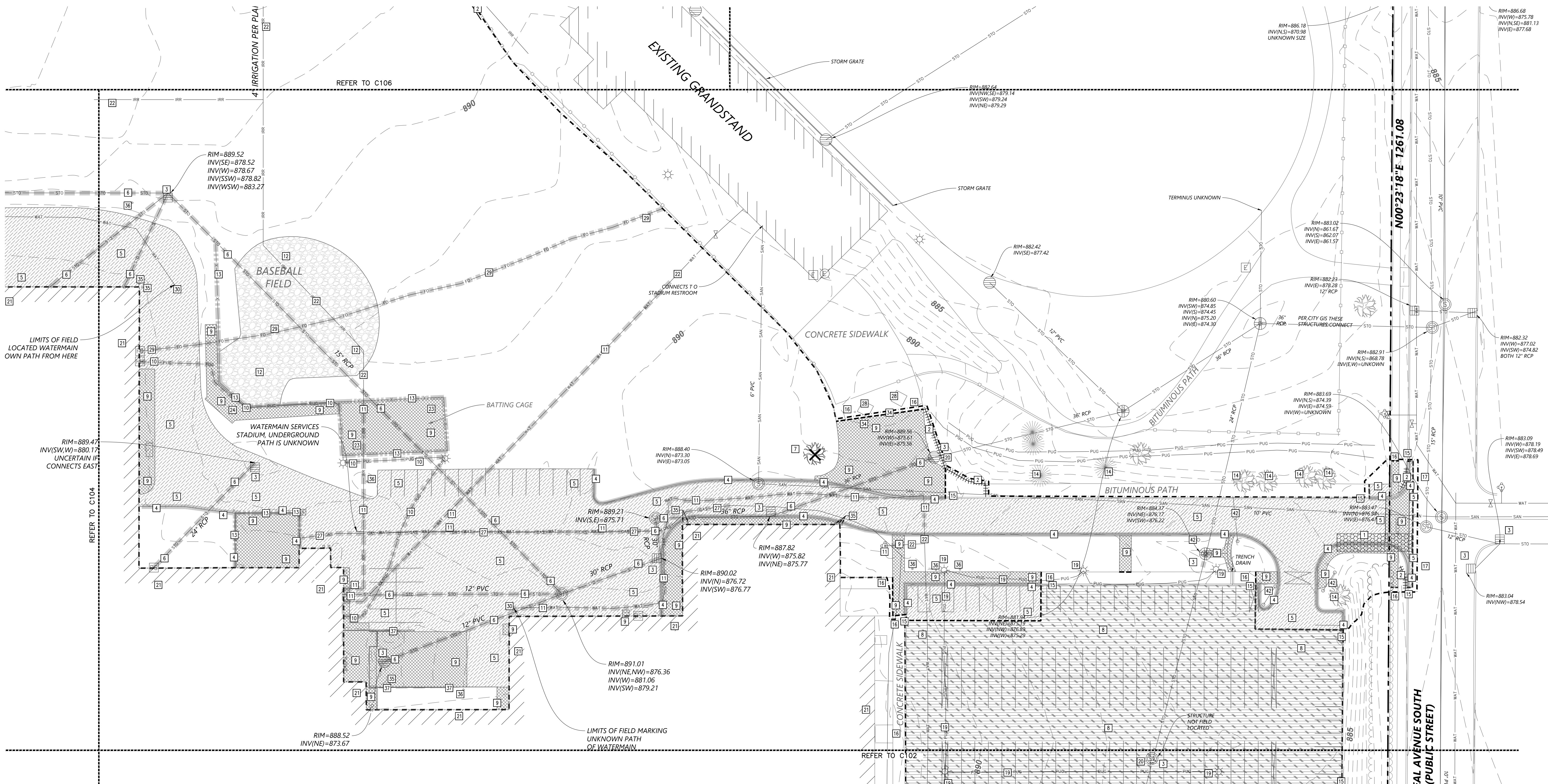
SELECTIVE SITE DEMOLITION AND
EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
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DATE: 11.1.2024
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C104



1
C105

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

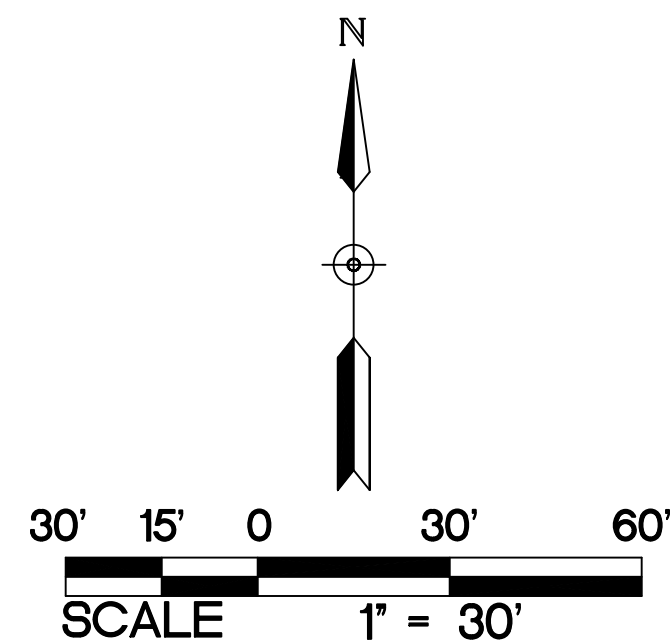
1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
6. REMOVE STORM SEWER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
8. PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBOUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 7/C502 FOR NEW BITUMINOUS SECTION.
9. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
10. REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROXIMATE EXTENT SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
11. REMOVE WATER MAIN, HYDRANTS, AND VALVES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
12. REMOVE AGLIME SURFACE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
13. REMOVE FENCE IN ITS ENTIRETY.
14. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
15. EXISTING CURB TO REMAIN. PROTECT AT ALL TIMES.
16. EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
17. EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
18. EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
19. EXISTING CATCH BASIN, MANHOLE, AND STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
20. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
21. EXISTING WATER MAIN, HYDRANTS, VALVES, AND IRRIGATION TO REMAIN. PROTECT AT ALL TIMES.
22. EXISTING NETTING TO BE SALVAGED. RETURN NETTING TO SCHOOL DISTRICT.
23. REMOVE AND SALVAGE EXISTING BLEACHERS IN THEIR ENTIRETY. COORDINATE WITH SCHOOL DISTRICT.
24. REMOVE GAS LINE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
25. EXISTING TICKET BOOTHS TO REMAIN. PROTECT AT ALL TIMES.
26. REMOVE FIBER OPTIC LINE IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
27. EXISTING WATERMAIN ROUTING NOT IDENTIFIED ON SURVEY. CONTRACTOR SHALL FIELD VERIFY. CONTRACTOR SHALL REMOVE ANY PORTION OF THE EXISTING WATER MAIN WITHIN THE PROPOSED BUILDING FOOTPRINT.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

34. EXISTING BOLLARD TO REMAIN. PROTECT AT ALL TIMES. BOLLARD NOT IDENTIFIED ON SURVEY. LOCATION SHOWN IS APPROXIMATE.
35. REMOVE BOLLARD IN ITS ENTIRETY.
36. REMOVE SIGN IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION.
37. REMOVE CONCRETE RETAINING WALL AND RAILING IN THEIR ENTIRETY.
42. REMOVE GATE IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATIONS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	XXXXXX
SEDIMENT CONTROL LOG	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
CONSTRUCTION ENTRANCE	[Pattern]
BITUMINOUS REMOVAL	[Pattern]
CONCRETE REMOVAL	[Pattern]
BITUMINOUS RECLAIM	[Pattern]
AGLIME REMOVAL	[Pattern]
CURB REMOVAL	[Pattern]
PIPE REMOVAL	[Pattern]
UTILITY REMOVAL	[Pattern]
TREE REMOVAL	[Symbol]



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

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500 AND 5/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
REFER TO C100 FOR DEMOLITION AND REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

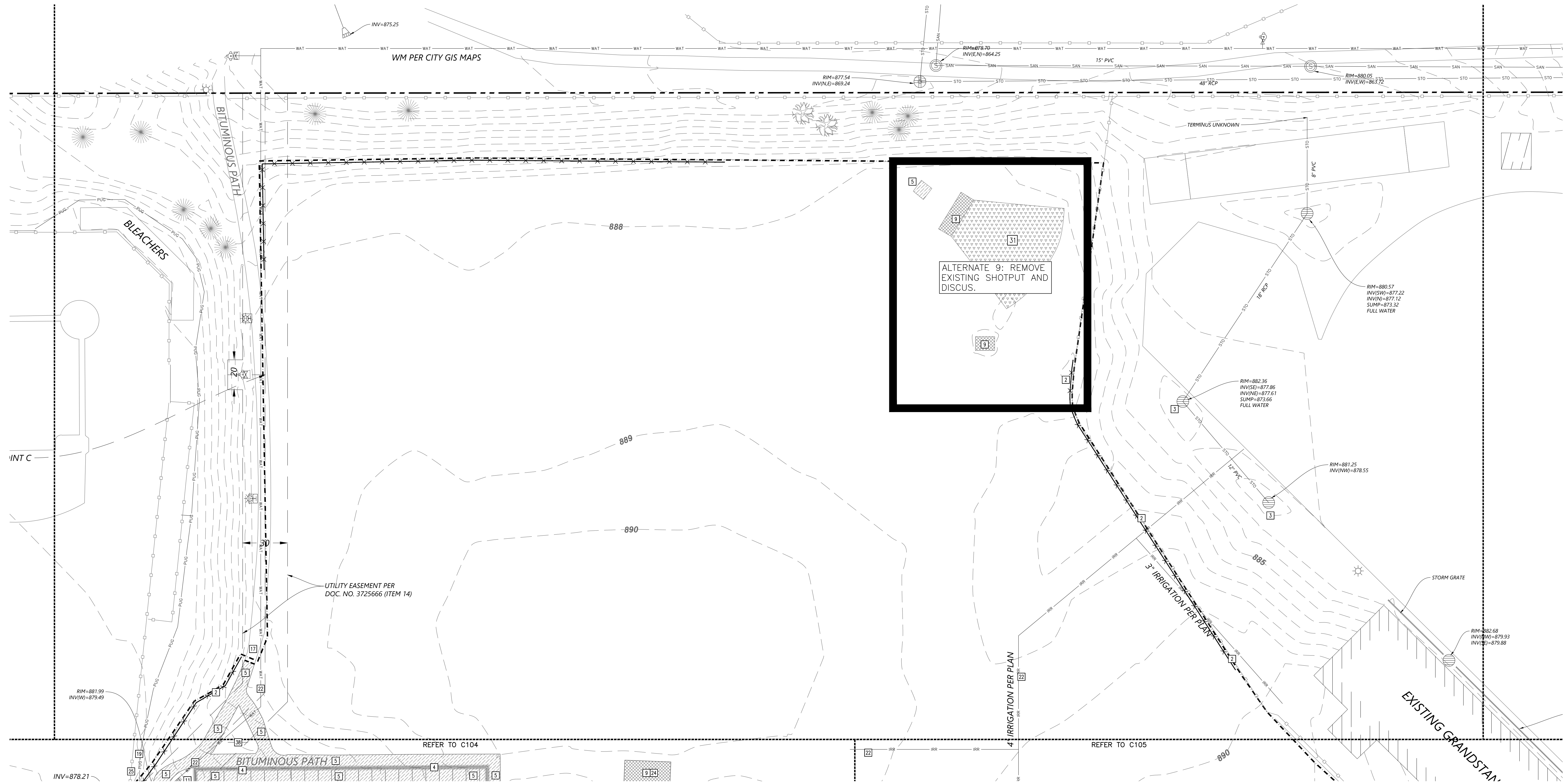
SELECTIVE SITE DEMOLITION AND
EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

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C105



1
C106
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 30'

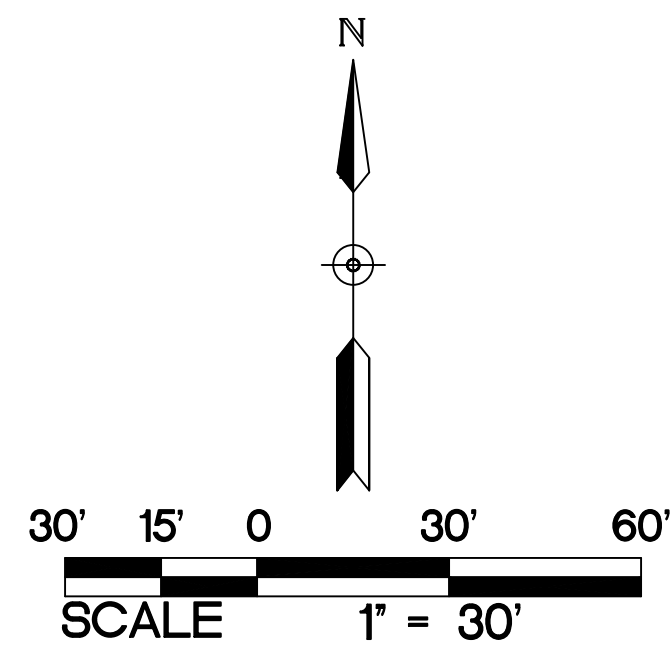
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- [2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
- [3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
- [4] REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
- [5] SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
- [9] REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
- [17] EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
- [19] EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO REMAIN. PROTECT AT ALL TIMES.
- [22] EXISTING WATER MAIN, HYDRANTS, VALVES, AND IRRIGATION TO REMAIN. PROTECT AT ALL TIMES.
- [24] REMOVE AND SALVAGE EXISTING BLEACHERS IN THEIR ENTIRETY. COORDINATE WITH SCHOOL DISTRICT.
- [25] EXISTING FENCE TO REMAIN. PROTECT AT ALL TIMES.
- [31] REMOVE GRAVEL SURFACE IN ITS ENTIRETY TO THE EXTENTS SHOWN.

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	-.-.-.-
BITUMINOUS REMOVAL	[Hatched Pattern]
CONCRETE REMOVAL	[Cross-hatched Pattern]
GRAVEL REMOVAL	[Dotted Pattern]



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT
PROTECTION PER DETAILS 4/C500 AND
5/C500 ON ALL STORM INLETS THAT MAY
RECEIVE RUNOFF.

NOTE:
REFER TO C100 FOR DEMOLITION AND
REMOVAL NOTES.
REFER TO C100 FOR GENERAL NOTES.

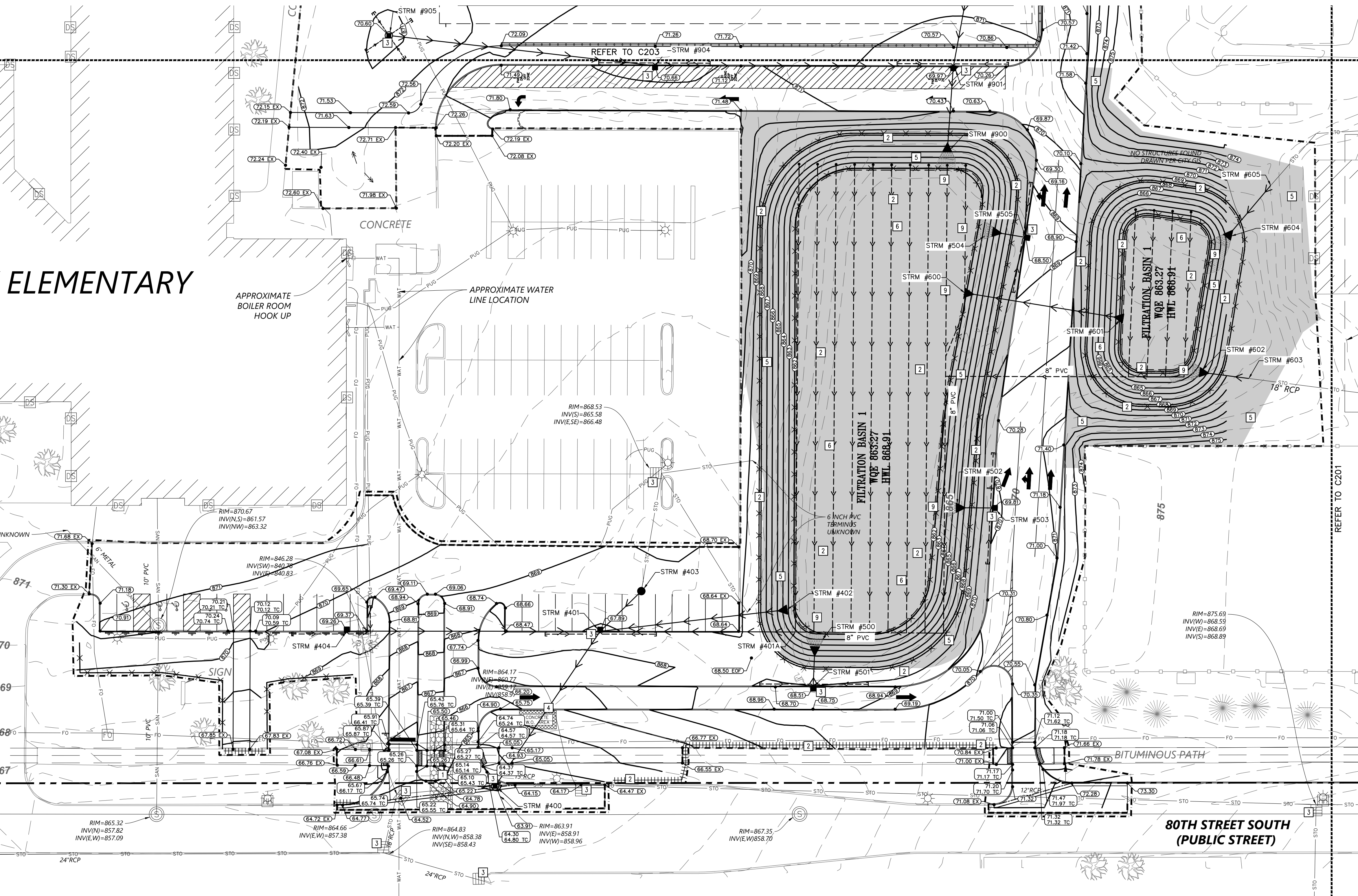
SELECTIVE SITE DEMOLITION AND
EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

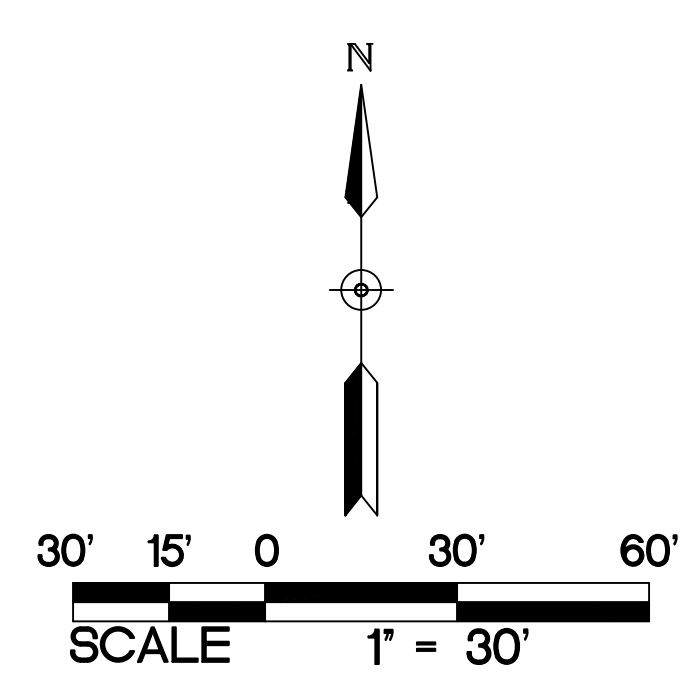
BID PACKAGE
#1: PRICING
SET

C106



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	XXXXXX
SEDIMENT CONTROL LOG	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - -
PROPOSED CONTOUR	---0---
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION WITH RIPRAP	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
SPOT ELEVATION	---
SOIL BORING	---
CONCRETE WASHOUT AREA	---

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
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BW	Bottom of Wall
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CONC	Concrete
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STRM	Storm Sewer Structure
TC	Top of Curb
TS	Top of Step
TW	Top of Wall
W.O.	Washout
WQE	Water Quality Elevation



WALKWAY NOTES:

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

RETAINING WALL NOTES:

1. ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
2. THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED FOUNDATION.
3. ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.

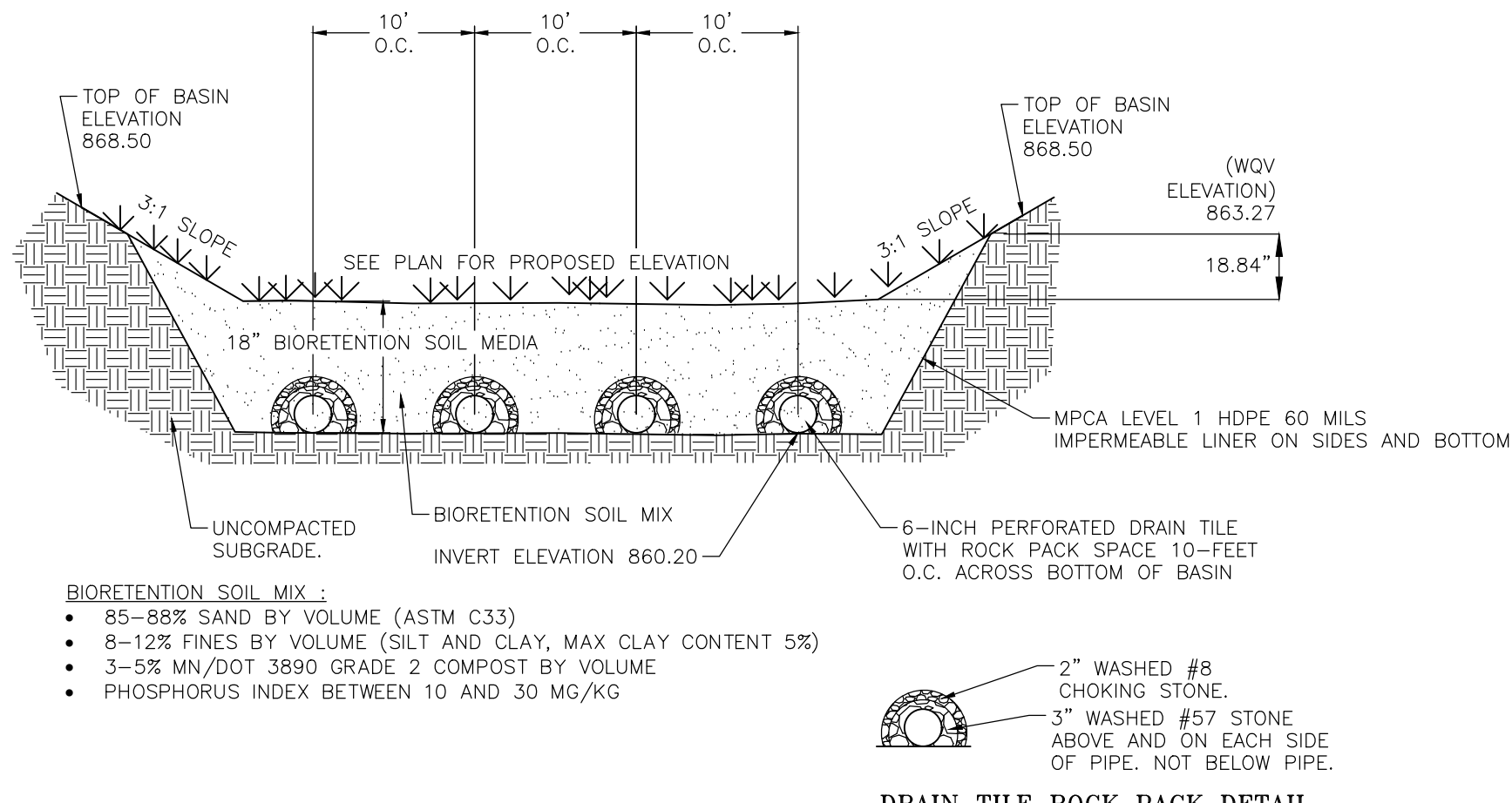
KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA HURD/SOS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
6. FILTRATION BASIN IS TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 2/C200 FOR FILTRATION BASIN CROSS SECTION. CONSTRUCTION TRAFFIC IN FILTRATION AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TIER. FILTRATION AREAS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE OF 0.8-INCHES PER HOUR USING A DOUBLE RING INFILTRATOR TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRATOR TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.
7. INSTALL RIPRAP AT FLARED END SECTION TO THE APPROXIMATE EXTENTS SHOWN. INTENT IS FOR RIPRAP TO EXTEND TO THE BOTTOM OF THE BASIN. REFER TO DETAIL 7/C501.

NOTES:

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



2
C200 FILTRATION BASIN 1 DETAIL
NOT TO SCALE

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, (952) 937-5150.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State One Call at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 68.88, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 68.88.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND SOUTH WASHINGTON WATERSHED DISTRICT) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
 - 17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE INJECTED SOIL MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

EROSION CONTROL NOTES:

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



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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

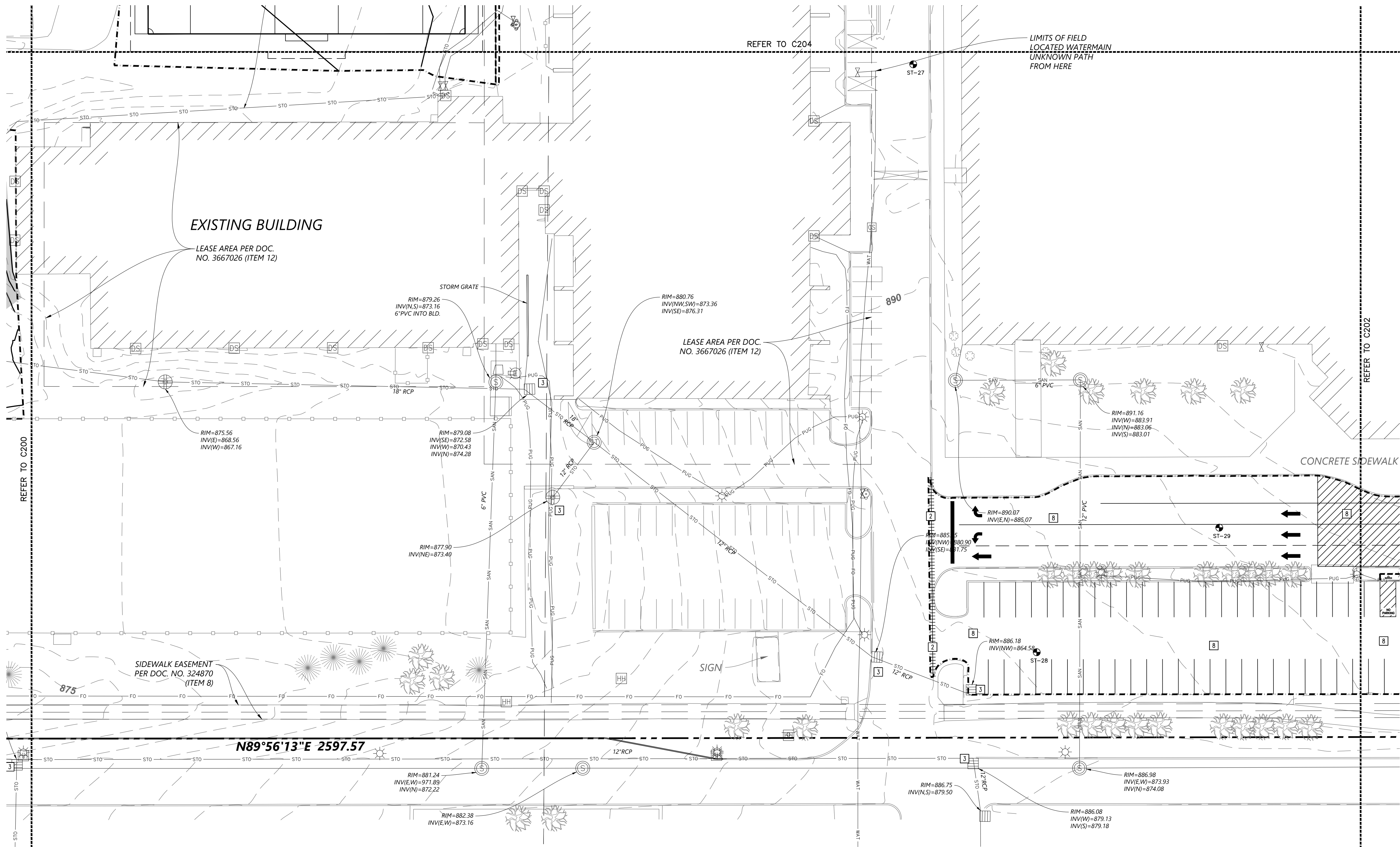
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BKBM Project No. 24222.50

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
PARK HIGH SCHOOL ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

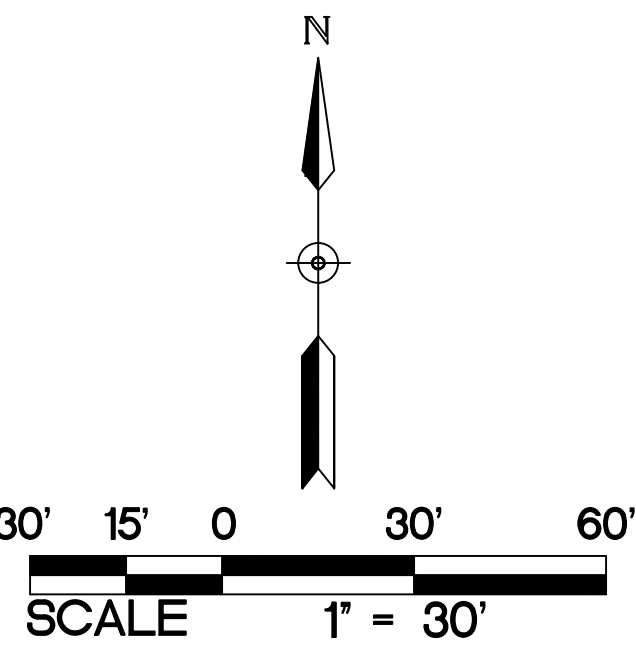
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DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE #1: PRICING SET
C200



1
C201 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
BS	Bottom of Step
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
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CONSTRUCTION LIMITS	----
PROPERTY LINE	-----
SEDIMENT CONTROL LOG	=====
SAWCUT LINE (APPROX.)	-----
PROPOSED CONTOUR	---
EROSION CONTROL BLANKET (TEMPORARY)	---
SOIL BORING	SB-1

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
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WALKWAY NOTES:
1. GRADING CONTRACTOR IS TO
COORDINATE WITH PAVING CONTRACTOR
SO THAT ALL STEPS AND LANDINGS ARE
SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND
TRANSVERSE SLOPES ARE TO BE PER
CODE.

NOTE:
REFER TO C200 FOR EROSION CONTROL
NOTES.
REFER TO C200 FOR GRADING NOTES.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.

[8] CONTRACTOR SHALL MATCH EXISTING GRADING CONDITIONS IN RECLAIMED PAVEMENT AREA. PRIOR TO
INSTALLATION OF PAVEMENT, CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS WILL NOT
CREATE ANY PONDING. IF DRAINAGE ISSUES APPEAR TO BE PRESENT, CONTRACTOR SHALL CONTACT
CIVIL ENGINEER FOR NEXT STEPS.

so
wash
co
SCHOOLS



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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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BKBM Project No. 24222-50

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

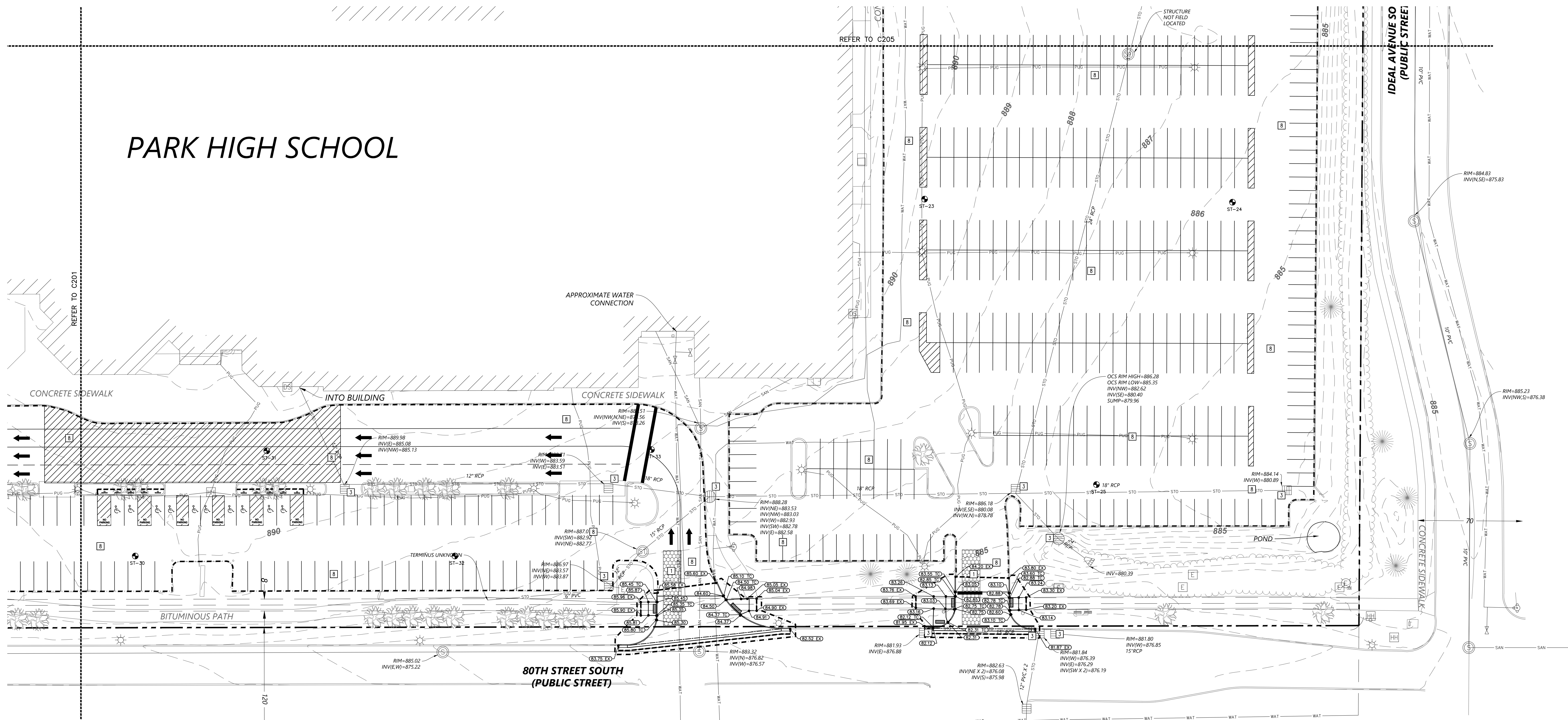
PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
SET

C201

PARK HIGH SCHOOL



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C202 1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.

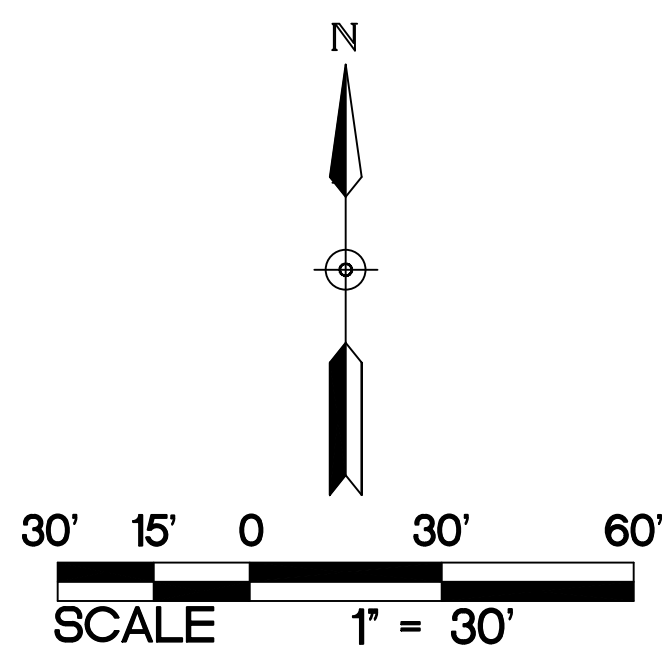
[1] INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.

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[2] CONTRACTOR SHALL MATCH EXISTING GRADING CONDITIONS IN RECLAIMED PAVEMENT AREA. PRIOR TO INSTALLATION OF PAVEMENT, CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS WILL NOT CREATE ANY PONDING. IF DRAINAGE ISSUES APPEAR TO BE PRESENT, CONTRACTOR SHALL CONTACT CIVIL ENGINEER FOR NEXT STEPS.

ABBREVIATIONS	
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BS	Bottom of Step
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CB	Catch Basin
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PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
SOIL BORING	SB-1



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT
PROTECTION PER DETAILS 4/C500 AND
5/C500 ON ALL STORM INLETS THAT MAY
RECEIVE RUNOFF.

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

NOTE:
REFER TO C200 FOR EROSION CONTROL
NOTES.
REFER TO C200 FOR GRADING NOTES.

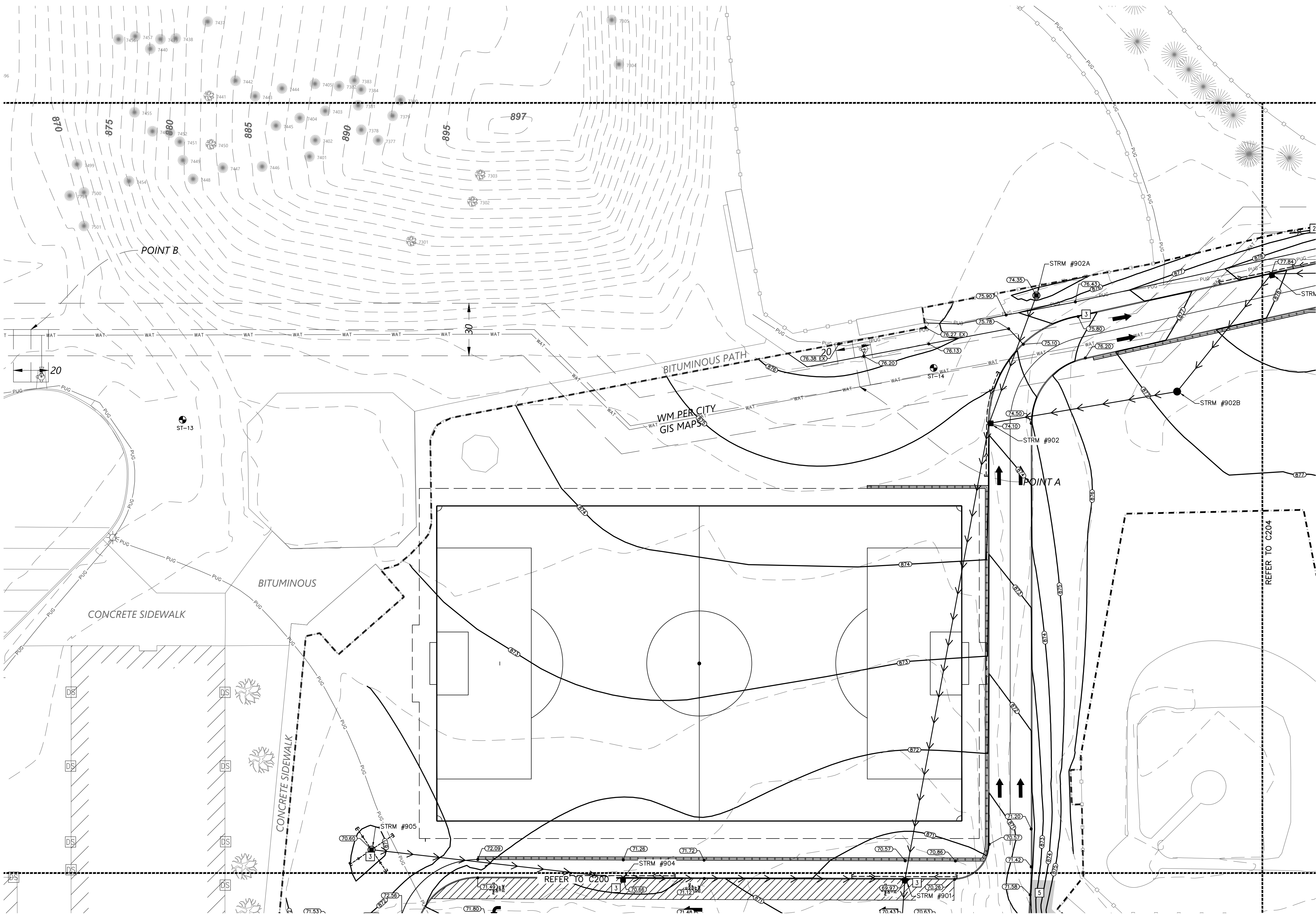
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
SET

C202



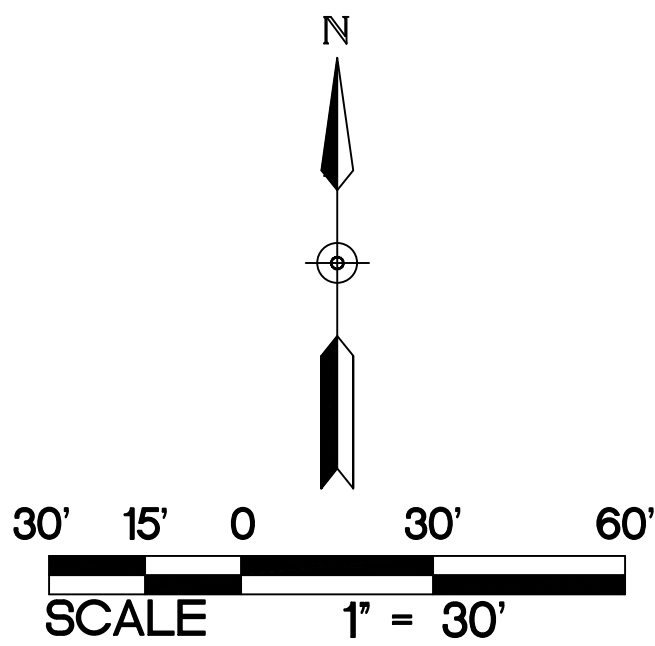
1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C203 1" = 30'

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
DRAIN TILE	---
STORM SEWER	---
CATCH BASIN	---
MANHOLE	---
EROSION CONTROL BLANKET (TEMPORARY)	---
DRAINAGE FLOW ARROW	---
SPOT ELEVATION	---
SOIL BORING	---

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- [] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
- [] INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT
PROTECTION PER DETAILS 4/C500 AND
5/C500 ON ALL STORM INLETS THAT MAY
RECEIVE RUNOFF.

WALKWAY NOTES:

1. GRADING CONTRACTOR IS TO
COORDINATE WITH PAVING CONTRACTOR
SO THAT ALL STEPS AND LANDINGS ARE
SLOPED PER CODE.

2. ALL SIDEWALK LONGITUDINAL AND
TRANSVERSE SLOPES ARE TO BE PER
CODE.

NOTE:
REFER
NOTES.
REFER TO C200 FOR GRADING NOTES.

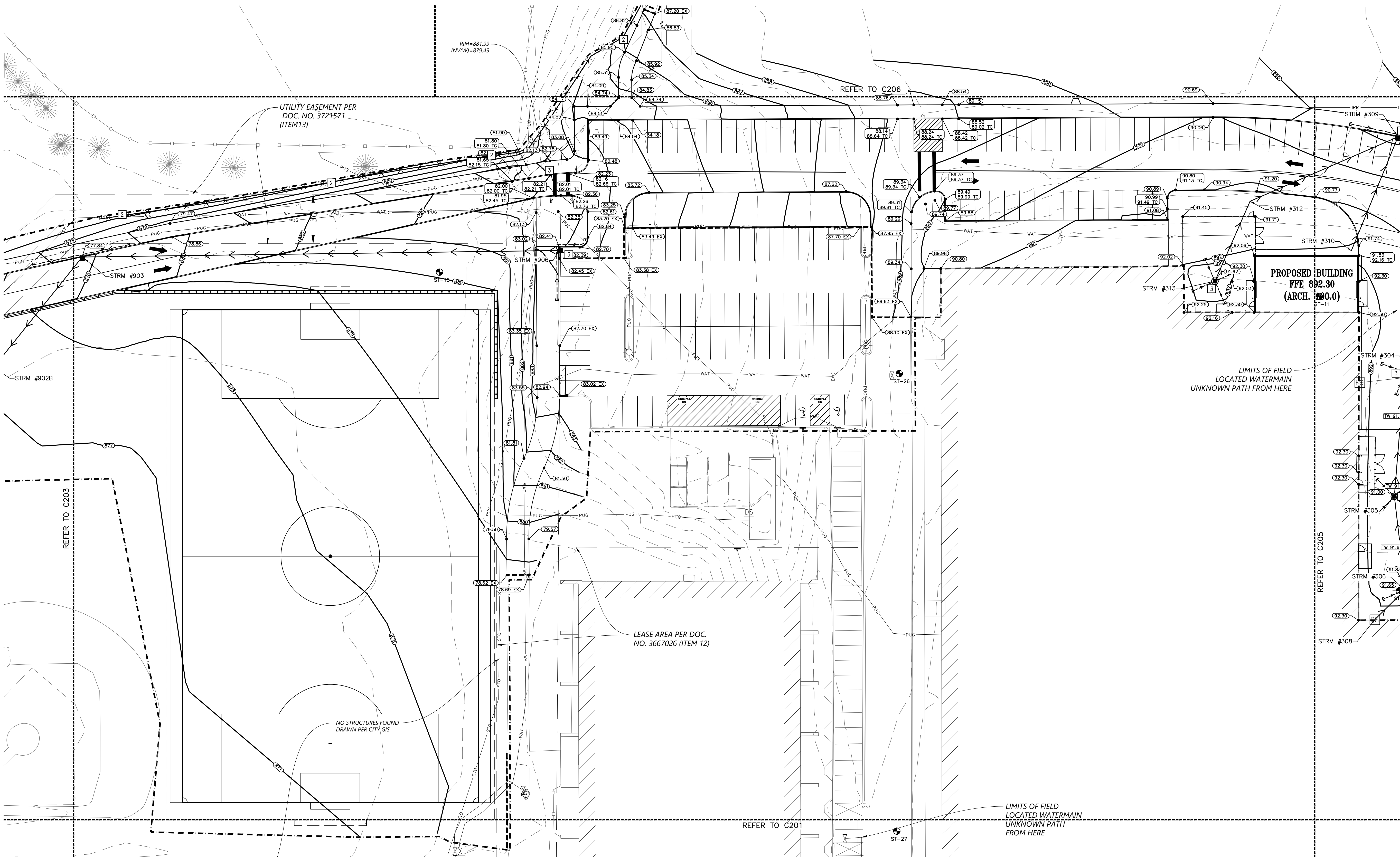
GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

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C203

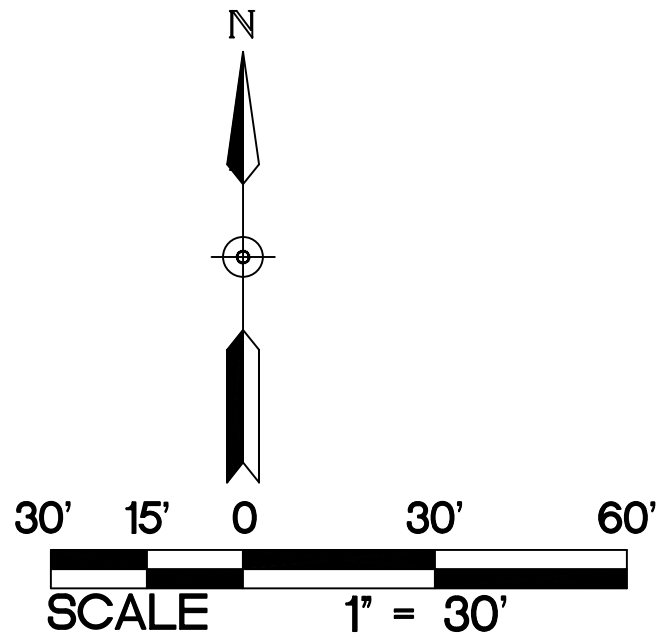


1
C204 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	=====
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	-----
PROPOSED CONTOUR	---(ELEV)---
DRAIN TILE	--->---
STORM SEWER	--->---
CATCH BASIN	---CB---
MANHOLE	---MH---
EROSION CONTROL BLANKET (TEMPORARY)	---[Symbol]---
DRAINAGE FLOW ARROW	--->---
RETAINING WALL SPOT ELEVATION	---[Symbol]---(ELEV)---
SPOT ELEVATION	---(ELEV)---
SOIL BORING	---[Symbol]---

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.
- [2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
- [3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN
MAY RECEIVE RUNOFF FROM CONSTRUCTION
ACTIVITIES. INSTALL INLET SEDIMENT
PROTECTION PER DETAILS 4/C500 AND
5/C500 ON ALL STORM INLETS THAT MAY
RECEIVE RUNOFF.

- WALKWAY NOTES:
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COORDINATE WITH PAVING CONTRACTOR
SO THAT ALL STEPS AND LANDINGS ARE
SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND
TRANSVERSE SLOPES ARE TO BE PER
CODE.

NOTE:
REFER TO C200 FOR EROSION CONTROL
NOTES.

REFER TO C200 FOR GRADING NOTES.

SO
wash
CO
SCHOOLS



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

Kevin A. Bohl
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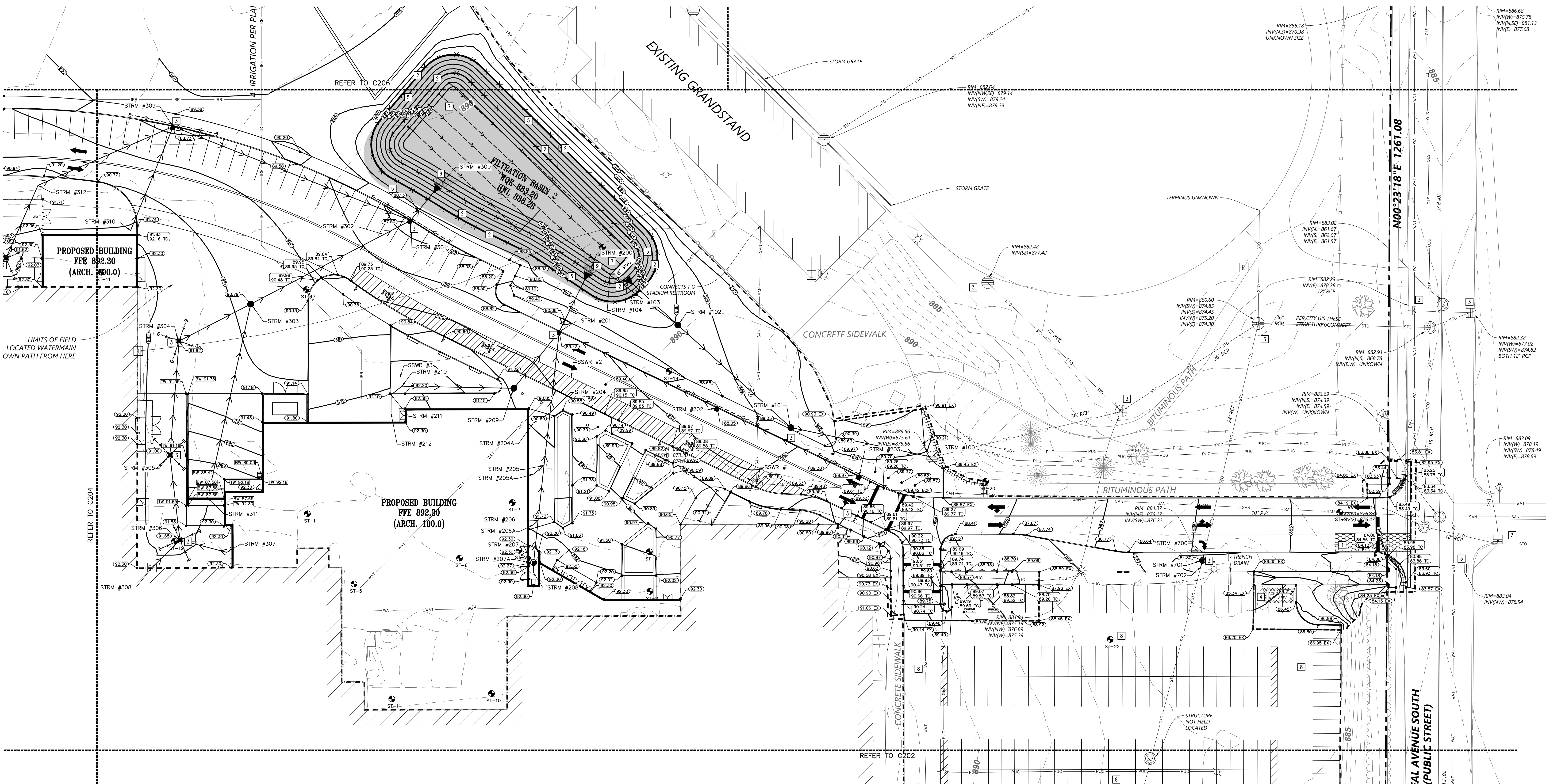
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
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C204



1 C205 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

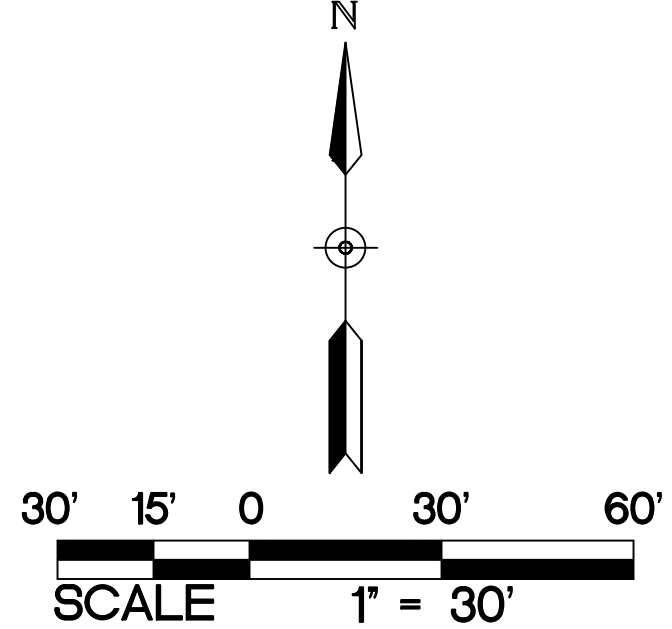
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
7. FILTRATION BASIN IS TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 6/C501 FOR FILTRATION BASIN CROSS-SECTION. **CONSTRUCTION TRAFFIC IN FILTRATION AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. FILTRATION AREA IS NOT APPROVED BORROW SITE AND IS NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE OF 0.6-INCHES PER HOUR USING A DOUBLE RING INFILTRMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.**
8. CONTRACTOR SHALL WATCH EXISTING GRADING CONDITIONS IN RECLAIMED PAVEMENT AREA. PRIOR TO INSTALLATION OF PAVEMENT, CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS WILL NOT CREATE ANY PONDING. IF DRAINAGE ISSUES APPEAR TO BE PRESENT, CONTRACTOR SHALL CONTACT CIVIL ENGINEER FOR NEXT STEPS.
9. INSTALL RIPRAP AT FLARED END SECTION TO THE APPROXIMATE EXTENTS SHOWN. INTENT IS FOR RIPRAP TO EXTEND TO THE BOTTOM OF THE BASIN. REFER TO DETAIL 7/C501.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
PROPOSED CONTOUR	---
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
RETAINING WALL SPOT ELEVATION	---
SPOT ELEVATION	---
SOIL BORING	---
CONCRETE WASHOUT AREA	---

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



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500 AND 5/C500 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

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

NOTE:
REFER TO C200 FOR EROSION CONTROL NOTES.
REFER TO C200 FOR GRADING NOTES.

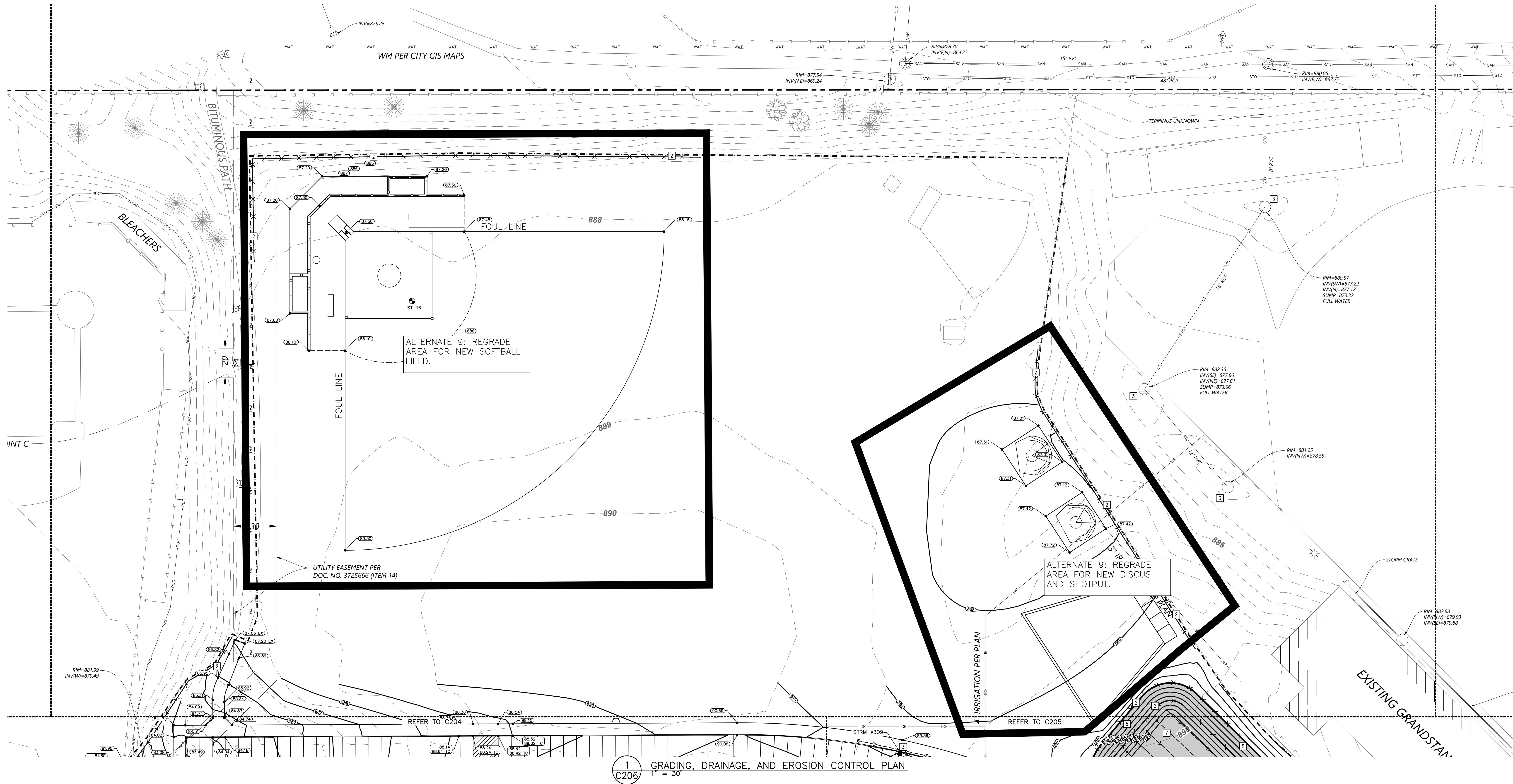
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
SET

C205



1 C206 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 30'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

[2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500 AND 5/C500.

[5] INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.

[7] INFILTRATION BASIN(S) AND WATER QUALITY TREATMENT POND(S) ARE TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 6/C501 FOR INFILTRATION BASIN(S) CROSS SECTION. CONSTRUCTION TRAFFIC IN INFILTRATION AREA(S) IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. INFILTRATION AREA(S) ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN(S) SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN(S) INFILTRATE AT A MINIMUM RATE OF 0.8-INCHES PER HOUR USING A DOUBLE RING INFILTRMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	=====
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
DRAIN TILE	---
STORM SEWER	---
CATCH BASIN	---
MANHOLE	---
EROSION CONTROL BLANKET (TEMPORARY)	---
DRAINAGE FLOW ARROW	---
SPOT ELEVATION	---
SOIL BORING	---

NOTE:
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WALKWAY NOTES:
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NOTE:
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NOTES.
REFER TO C200 FOR GRADING NOTES.

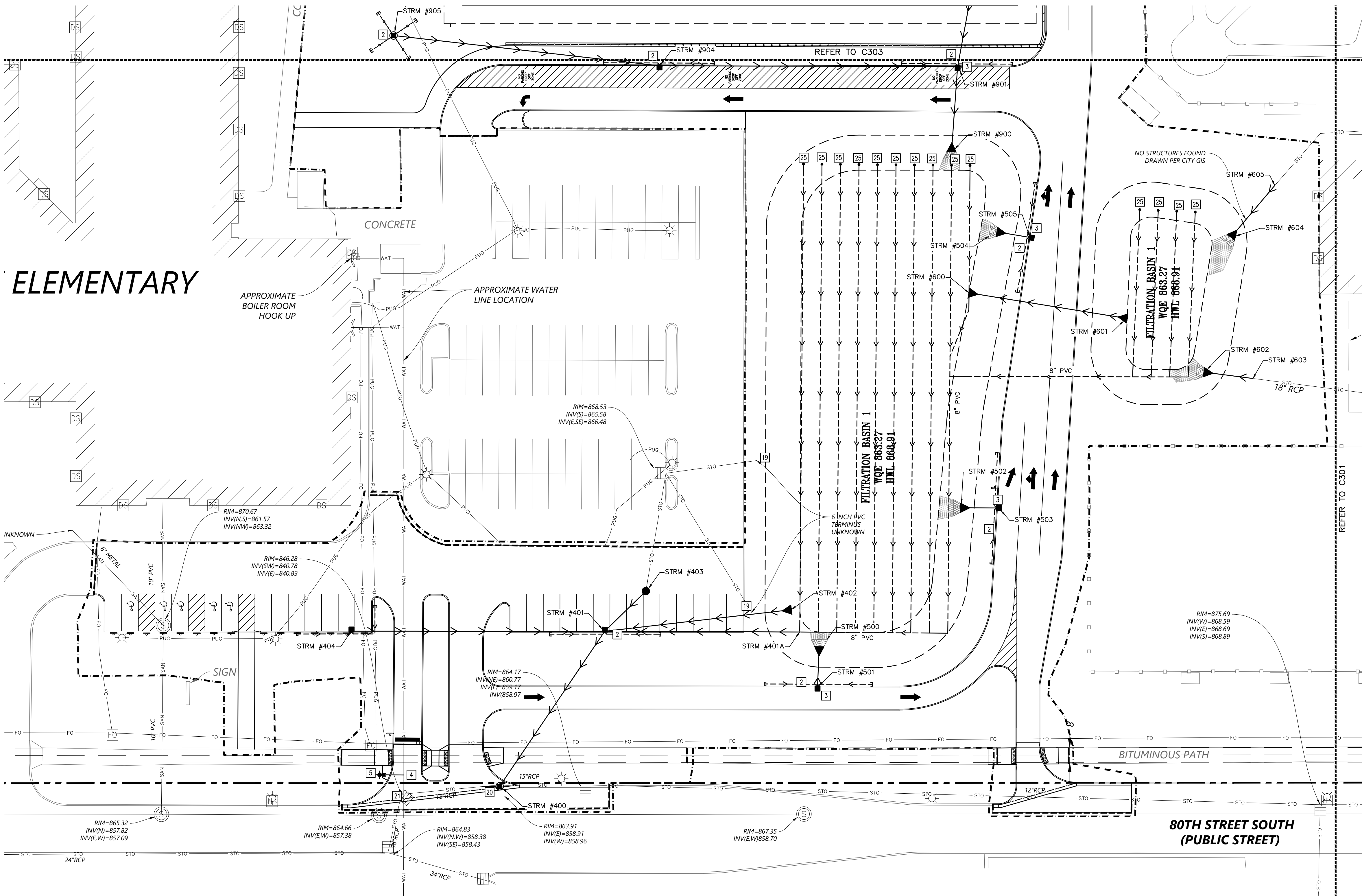
GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

PARK HIGH SCHOOL
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8040 80TH STREET SOUTH
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C206



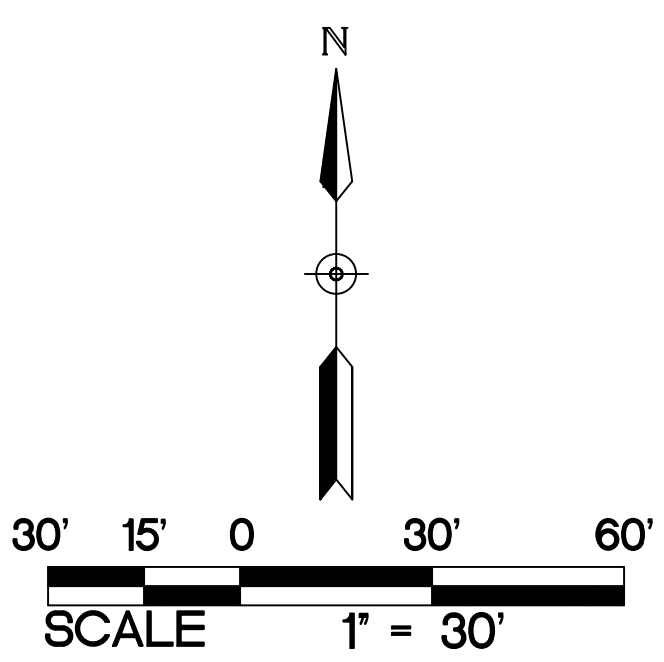
1
C300
UTILITY PLAN
1" = 30'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
WATER PIPE	---
DRAIN TILE	---
STORM SEWER	---
FIRE HYDRANT	---
GATE VALVE	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION	---
FLARED END SECTION WITH RIPRAP	---

NOTE:
WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FO	Fiber Optic
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PUG	Underground Power
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
WQE	Water Quality Elevation

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



UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

UTILITY NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS AND SIZES AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
4. ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF COTTAGE GROVE STANDARDS.
7. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
8. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
9. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF COTTAGE GROVE. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
10. SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
11. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
12. ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
13. CONTRACTOR SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
14. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
15. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
16. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 9/C501.
2. INSTALL SUMP CATCH BASIN WITH SNUOT, ENVIROHOOD, OR APPROVED EQUAL. REFER TO DETAIL 2/C501.
3. INSTALL 6-INCH WET TAP.
4. INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 8/C500.
5. EXISTING PIPE EXTENTS NOT IDENTIFIED ON SURVEY. IF PIPE IS ENCOUNTERED DURING EXCAVATION FOR PROPOSED POND, CONTACT CIVIL ENGINEER TO DISCUSS NEXT STEPS.
6. CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 18-INCH RCP PIPE TO THE WEST AND EXISTING 15-INCH RCP PIPE TO THE EAST. REFER TO STORM SEWER TABLE FOR APPROXIMATE INVERTS OF EXISTING PIPES AND FOR PROPOSED MANHOLE INFORMATION.
7. INSTALL NEW TOP SLAB AND NEENAH R-1733 CASTING ON EXISTING STORM STRUCTURE. REFER TO C2.000 FOR RIM ELEVATION.
8. INSTALL DRAIN TILE CLEAN OUT. TOP OF CLEAN OUT SHALL BE INSTALLED AT 2-FEET ABOVE FINISHED GRADE. REFER TO DETAIL 15/C502.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #400	72" CB MH	R-2390	864.52	W = 858.96 E = 859.46 NE = 859.00	101 L.F. OF 12" RCP @ 0.50%, STRM #401
STRM #401	72" CB MH	R-3067	867.89	SW = 859.51 E = 861.75 NE = 864.68 W = 864.46 E = 859.59	102 L.F. OF 12" RCP @ 1.50%, STRM #402 31 L.F. OF 12" RCP @ 1.00%, STRM #403 137 L.F. OF 12" RCP @ 1.05%, STRM #404 105 L.F. OF DRAIN TILE CONNECTION @ 0.58%, STRM #401A
STRM #401A	DRAIN TILE CONNECTION	NA		W = 860.20	
STRM #402	12" FES	NA		W = 863.27	
STRM #403	48" MH	R-1733	868.54	SW = 864.99 N = 864.99	
STRM #404	24"x36" CB	R-3067	869.26	E = 865.90	
STRM #500	12" FES	NA		S = 864.33	22 L.F. OF 12" RCP @ 0.77%, STRM #501
STRM #501	48" SUMP CB MH	R-3067	868.51	N = 864.50	
STRM #502	12" FES	NA		E = 864.85	
STRM #503	48" SUMP CB MH	R-3067	869.81	W = 865.00	20 L.F. OF 12" RCP @ -0.77%, STRM #502
STRM #504	12" FES	NA		E = 864.85	18 L.F. OF 12" RCP @ 0.85%, STRM #505
STRM #505	48" SUMP CB MH	R-3067	868.50	W = 865.00	
STRM #600	12" FES	NA		E = 861.00	87 L.F. OF 12" RCP @ 0.00%, STRM #601
STRM #601	12" FES	NA		W = 861.00	
STRM #602	18" FES	NA		E = 864.99	27 L.F. OF 18" RCP @ 1.38%, STRM #603
STRM #603	EX PIPE CONNECTION	NA		W = 865.36	
STRM #604	12" FES	NA		NE = 865.23	37 L.F. OF 12" RCP @ 1.00%, STRM #605
STRM #605	EX PIPE CONNECTION	NA		SW = 865.60	
STRM #900	24" FES	NA		N = 865.00	46 L.F. OF 24" RCP @ 0.59%, STRM #901
STRM #901	48" SUMP CB MH	R-3067	869.97	S = 865.27 N = 865.90 W = 865.65	285 L.F. OF 18" RCP @ 1.74%, STRM #902 161 L.F. OF 12" RCP @ 0.78%, STRM #904



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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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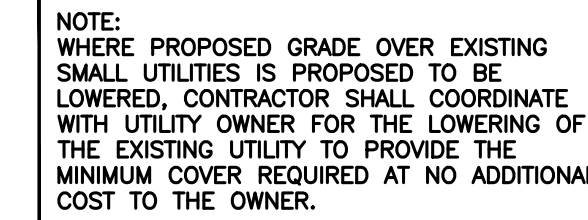
UTILITY PLAN

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
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C300

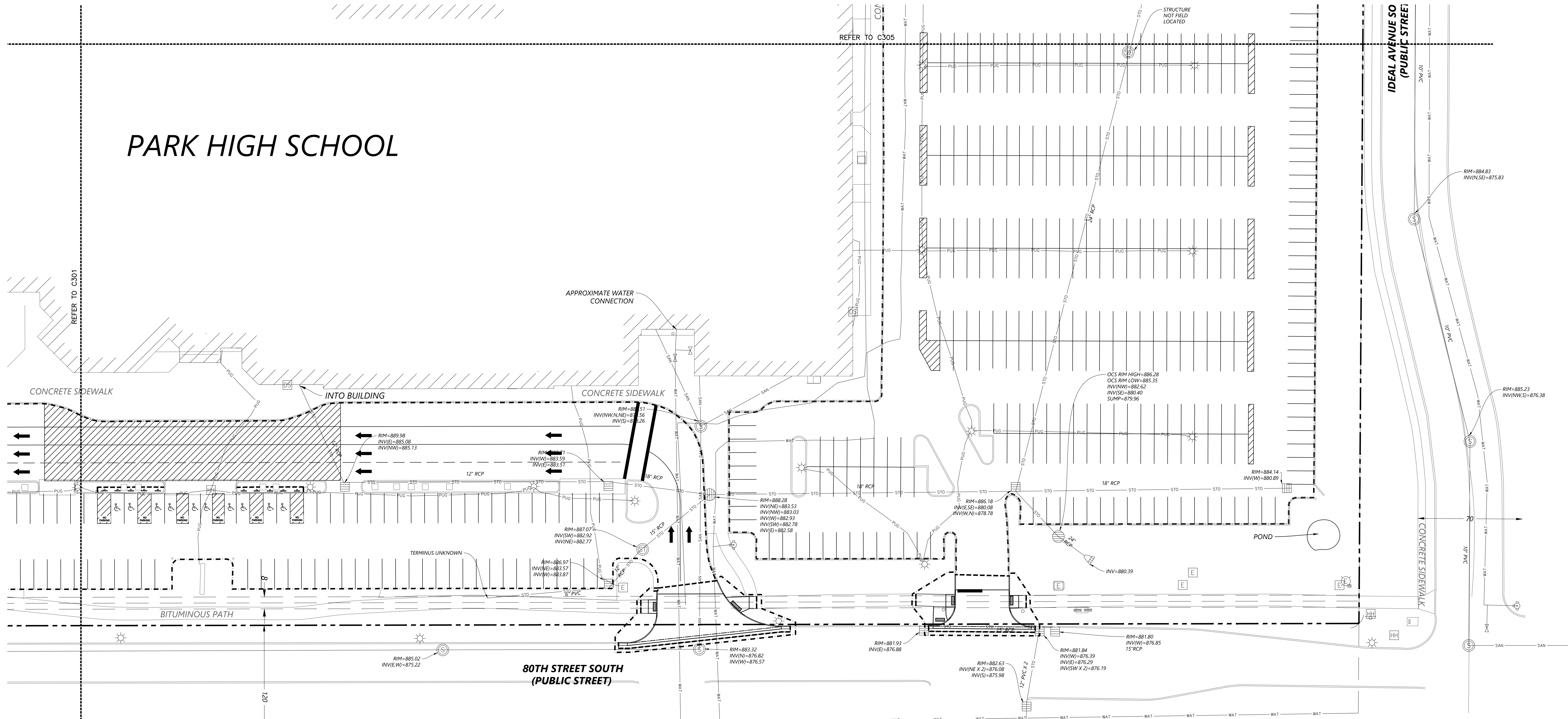
PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016



BKBM Project No. 24222.50

C301

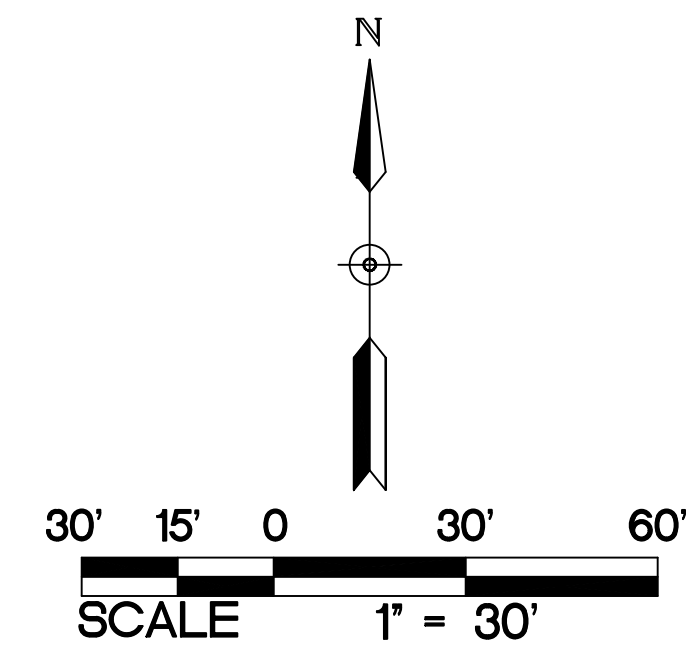
PARK HIGH SCHOOL



1 C302 UTILITY PLAN
1" = 30'

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
DS	Downspout
E	Electric
ELEV	Elevation
EX	Existing
FO	Fiber Optic
HH	Hand Hole
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PUG	Underground Power
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAW CUT LINE (APPROX.)	---



- UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:
- FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
 - PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

NOTE: WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

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

NOTE: REFER TO C300 FOR UTILITY NOTES.

UTILITY PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
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SO
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KRAUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P. 612.330.7281

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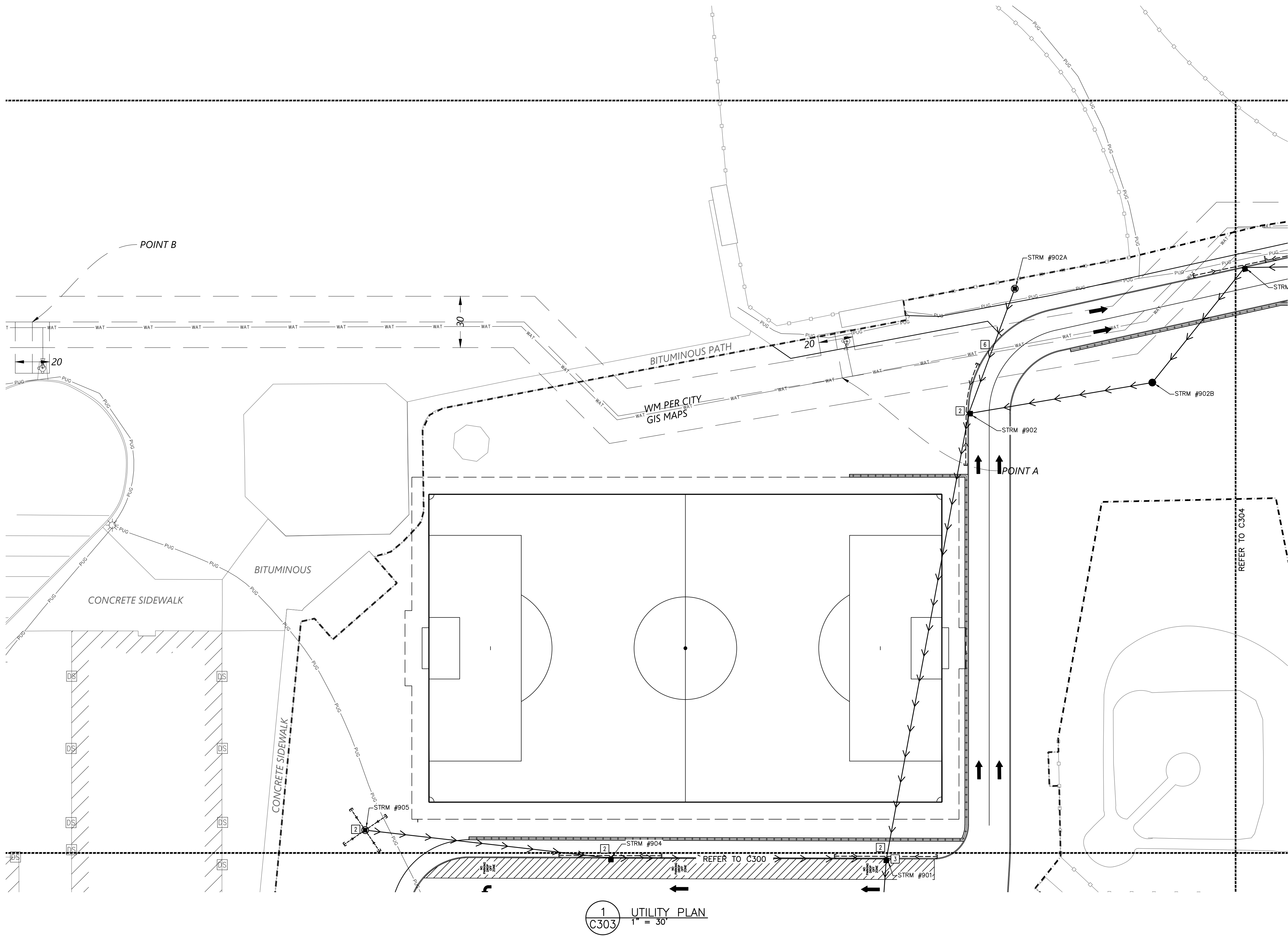
ARCHITECTS | DESIGNERS | ENGINEERS
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MN.

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
DS	Downspout
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PUG	Underground Power
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
DRAIN TILE	---
STORM SEWER	---
CATCH BASIN	■

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

- UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:
1. FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
 2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

NOTE:
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NOTE:
REFER TO C300 FOR UTILITY NOTES.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

1. CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. PROVIDE WATERTIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
2. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 9/C501.
3. INSTALL SUMP CATCH BASIN WITH SNOUT, ENVIROHOOD, OR APPROVED EQUAL. REFER TO DETAIL 9/C501.
4. CONTRACTOR SHALL POTHOLE TO DETERMINE EXISTING WATER MAIN DEPTH PRIOR TO ORDERING SHOP DRAWINGS FOR STORM SEWER UTILITIES. CONTACT CIVIL ENGINEER WITH FINDINGS. A MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND SEWER LINES.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #902	48" CB MH	R-3067	874.10	S = 870.51 E = 871.85 N = 871.21	109 L.F. OF 15" RCP @ 3.12%, STRM #902B 78 L.F. OF 10" PVC @ 0.93%, STRM #902A
STRM #902A	27" CB	R-2390	874.35	S = 871.94	-----
STRM #902B	48" MH	R-1733	877.24	W = 875.25 NE = 875.25	86 L.F. OF 15" RCP @ 3.19%, STRM #903
STRM #905	27" CB	R-2390	870.60	E = 867.33	-----

1
C303
UTILITY PLAN
1" = 30'

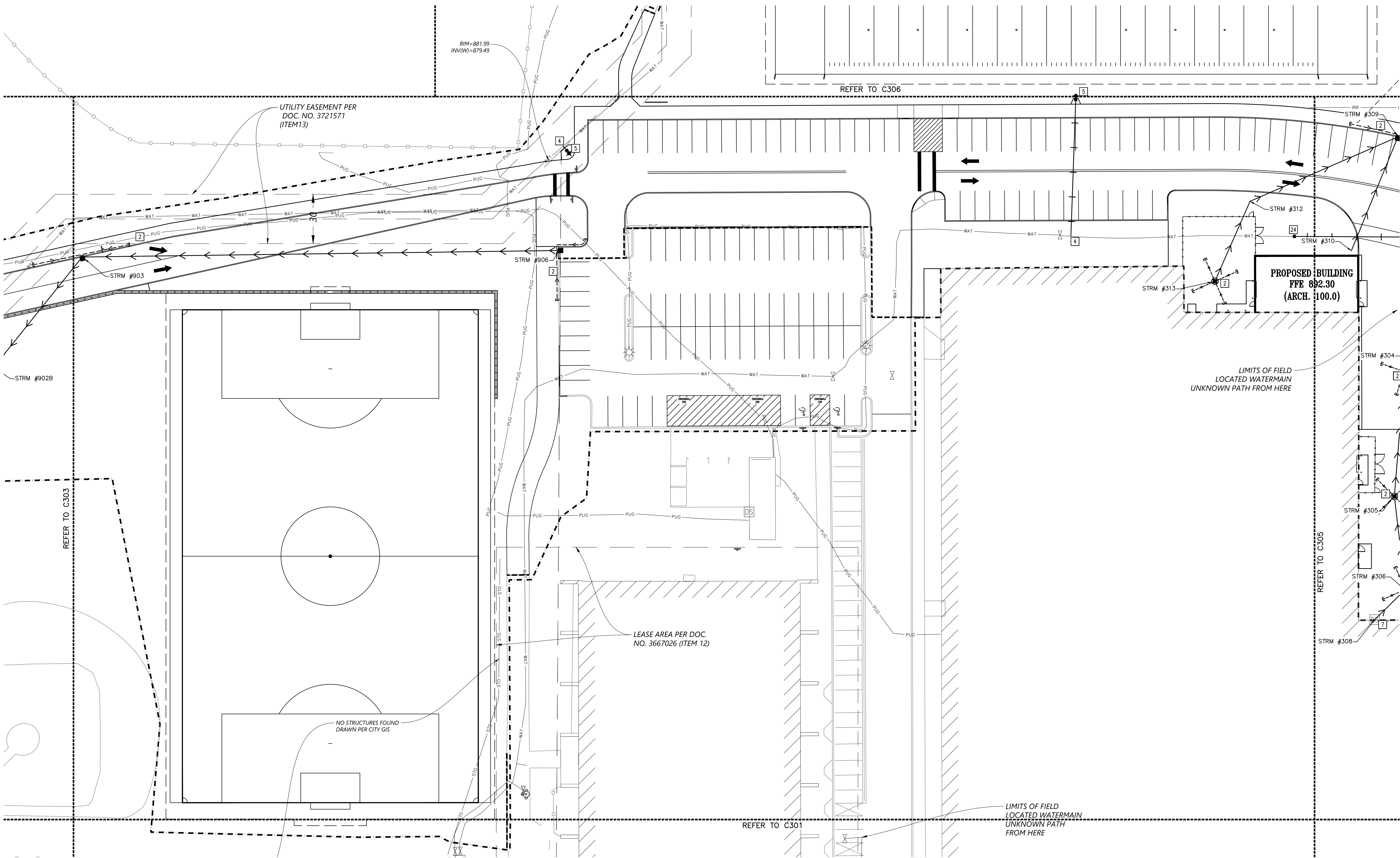
UTILITY PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

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SET

C303



ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
DS	Downspout
ELEV	Elevation
EX	Existing
FO	Fiber Optic
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MAX	Maximum
MH	Manhole
MIN	Minimum
PUG	Underground Power
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
WATER PIPE	---
DRAIN TILE	---
STORM SEWER	---
FIRE HYDRANT	---
GATE VALVE	---
CATCH BASIN	---

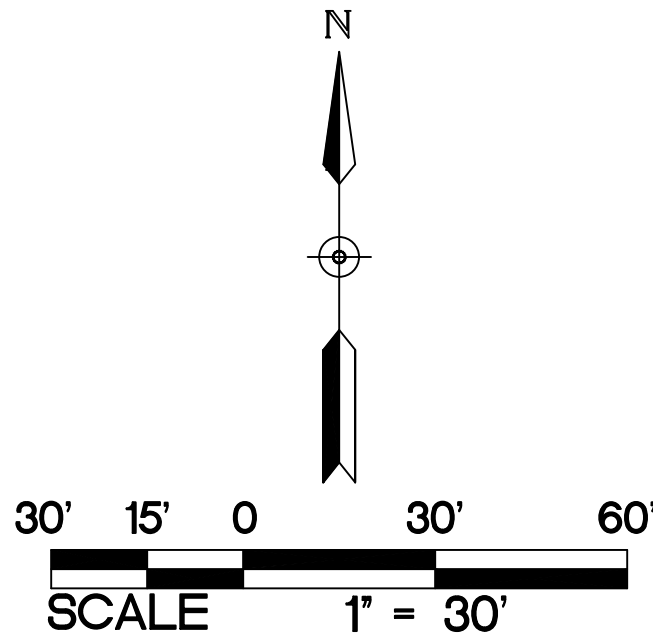
*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

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- INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 9/C501.
- INSTALL 6-INCH WET TAP.
- INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 8/C500.
- CONTRACTOR SHALL POT-HOLE TO DETERMINE EXISTING WATER MAIN DEPTH PRIOR TO ORDERING SHOP DRAWINGS FOR STORM SEWER UTILITIES. CONTACT CIVIL ENGINEER WITH FINDINGS. A MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND SEWER LINES.
- PROVIDE PIPE CONNECTION TO EXISTING DOWNSPOUT. REFER TO DETAIL 10/C501. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. FIELD VERIFY EXACT LOCATION AND SIZE PRIOR TO THE START OF CONSTRUCTION.



UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
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NOTE: REFER TO C300 FOR UTILITY NOTES.

1 C304 UTILITY PLAN 1" = 30'

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #312	10-INCH PVC 45 DEGREE BEND	NA		NE = 887.19 SW = 887.19	53 L.F. OF 10" PVC @ 1.72%, STRM #313
STRM #313	27" CB	R-2390	891.62	NE = 888.10	
STRM #903	48" CB MH	R-3067	879.94	SW = 878.00 E = 878.00	290 L.F. OF 12" RCP @ 0.34%, STRM #906
STRM #906	24"x36" CB	R-3067	882.39	W = 879.00	



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

Kevin A. Bohl License Number: 52209



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BKBM Project No. 24222 50

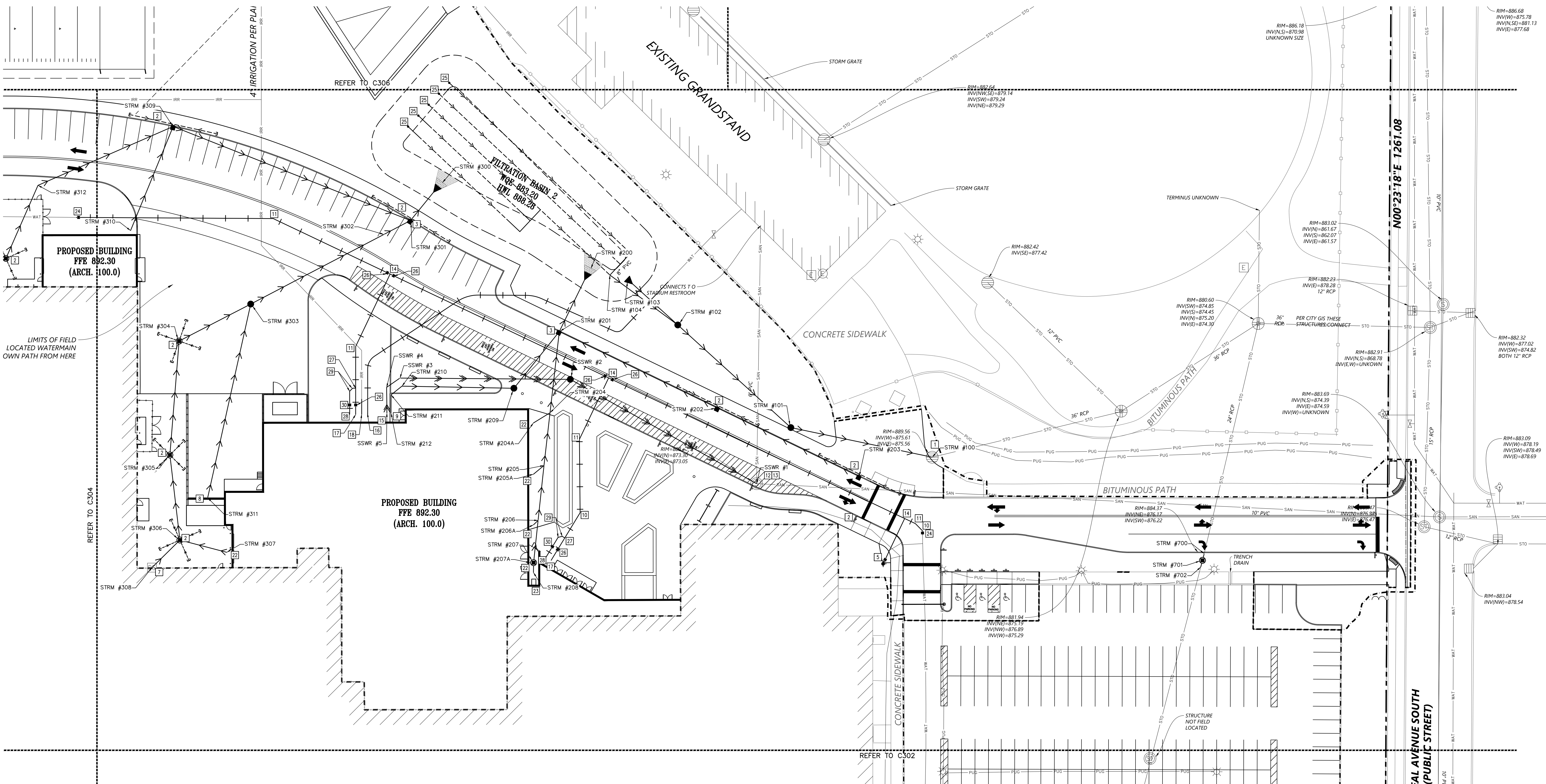
UTILITY PLAN

PARK HIGH SCHOOL ADDITIONS & RENOVATIONS 8040 80TH STREET SOUTH COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE #1: PRICING SET

C304



1 C305 UTILITY PLAN
1" = 30'

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #100	EX. MH	EX.	889.80	W = 876.02	96 L.F. OF 18" RCP @ 1.00%, STRM #101
STRM #101	60" MH	R-1733	889.35	E = 876.98 NW = 876.98	102 L.F. OF 18" RCP @ 1.00%, STRM #102
STRM #102	48" MH	R-1733	888.07	SE = 878.00 SW = 862.74 NW = 878.22	46 L.F. OF 18" RCP @ 1.00%, STRM #103 56 L.F. OF 8" PVC @ 0.50%, STRM #104
STRM #103	18" FES	NA		SE = 883.20	-----
STRM #104	DRAIN TILE CONNECTION	NA		SE = 878.50	-----
STRM #200	12" FES	NA		SW = 883.25	43 L.F. OF 12" PVC @ 0.63%, STRM #201
STRM #201	48" SUMP CB MH	R-3067	889.43	NE = 883.52 SE = 883.52 S = 883.80 SW = 885.01	117 L.F. OF 12" RCP @ 0.95%, STRM #202 54 L.F. OF 10" PVC @ 1.13%, STRM #204 48 L.F. OF 10" PVC @ 1.10%, STRM #209
STRM #202	48" CB MH	R-3067	888.05	NW = 884.63 SE = 884.63	105 L.F. OF 12" RCP @ 0.35%, STRM #203
STRM #203	48" CB MH	R-3067	888.97	NW = 885.00	-----
STRM #204	10-INCH X 10-INCH PVC WYE	NA		N = 884.42 S = 884.42	35 L.F. OF 10" PVC @ 1.13%, STRM #205 13 L.F. OF 10" PVC @ 1.10%, STRM #204A
STRM #204A	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	890.78	NE = 884.56	-----
STRM #205	10-INCH X 10-INCH PVC WYE	NA		N = 884.82 S = 884.82 SW = 884.82	37 L.F. OF 10" PVC @ 1.13%, STRM #206 9 L.F. OF 10" PVC @ 1.10%, STRM #205A
STRM #205A	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	891.27	NE = 884.92	-----
STRM #207	YARD DRAIN	NDS DURACAST IN-LINE GRATE	892.13	N = 885.55 S = 885.55 W = 885.81	7 L.F. OF 10" PVC @ 1.13%, STRM #208 2 L.F. OF 10" PVC @ 1.10%, STRM #207A
STRM #208	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	892.10	N = 885.63	-----
STRM #209	48" MH	R-1733	890.92	NE = 885.54 W = 885.54	75 L.F. OF 10" PVC @ 1.10%, STRM #210
STRM #210	10-INCH PVC 45 DEGREE BEND	NA		E = 886.35 SW = 886.36	9 L.F. OF 10" PVC @ 1.10%, STRM #211
STRM #211	10-INCH PVC 45 DEGREE BEND	NA		NE = 886.47 S = 886.47	12 L.F. OF 10" PVC @ 1.10%, STRM #212
STRM #212	PRIMARY DRAIN CONNECTION	NA		N = 886.60	-----
STRM #300	15" FES	NA		SW = 883.25	29 L.F. OF 15" RCP @ 1.21%, STRM #301

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #301	48" SUMP CB MH	R-3067	887.50	NE = 883.80 SW = 883.60 W = 884.00	20 L.F. OF 10" PVC @ 1.00%, STRM #302 170 L.F. OF 12" RCP @ 0.70%, STRM #309
STRM #302	10-INCH X 10-INCH PVC WYE	NA		NE = 883.80 SW = 883.80	100 L.F. OF 10" PVC @ 1.00%, STRM #303
STRM #303	48" MH	R-1733	890.79	NE = 884.80 SW = 884.80 S = 884.80	54 L.F. OF 10" PVC @ 1.00%, STRM #304 132 L.F. OF 10" PVC @ 0.52%, STRM #311
STRM #304	48" CB MH	R-2390	891.62	NE = 885.34 S = 885.34	76 L.F. OF 10" PVC @ 1.00%, STRM #305
STRM #305	48" CB MH	R-2390	891.00	N = 885.10 S = 885.10	57 L.F. OF 10" PVC @ 1.00%, STRM #306
STRM #306	48" CB MH	R-2390	891.65	N = 886.67 SW = 886.70 E = 886.70	26 L.F. OF 12" PVC @ 1.10%, STRM #308 32 L.F. OF 8" PVC @ 1.10%, STRM #307
STRM #307	DOWNSPOUT CONNECTION	NA		W = 887.05	-----
STRM #308	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	892.11	NE = 886.98	-----
STRM #309	60" CB MH	R-3067	888.73	E = 885.19 S = 885.50 SW = 885.50	75 L.F. OF 8" PVC @ 1.10%, STRM #310 98 L.F. OF 10" PVC @ 1.72%, STRM #312
STRM #310	DOWNSPOUT CONNECTION	NA		N = 886.32	-----
STRM #311	TRENCH DRAIN CONNECTION	NA		N = 885.49	-----

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SSWR #1	EX. MH	NA		NW = 884.34	142 L.F. OF 8" PVC @ 0.85%, SSWR #2
SSWR #2	48" MH	R-1733	889.74	SE = 885.54 W = 885.64	113 L.F. OF 8" PVC @ 1.94%, SSWR #3
SSWR #3	6-INCH PVC 45 DEGREE BEND	NA		E = 887.83 SW = 887.83	-----
SSWR #4	6-INCH PVC 45 DEGREE BEND	NA		NE = 888.11 S = 888.22	17 L.F. OF 8" PVC @ 1.62%, SSWR #5
SSWR #5	SANITARY SERVICE CONNECTION	NA		N = 888.49	-----

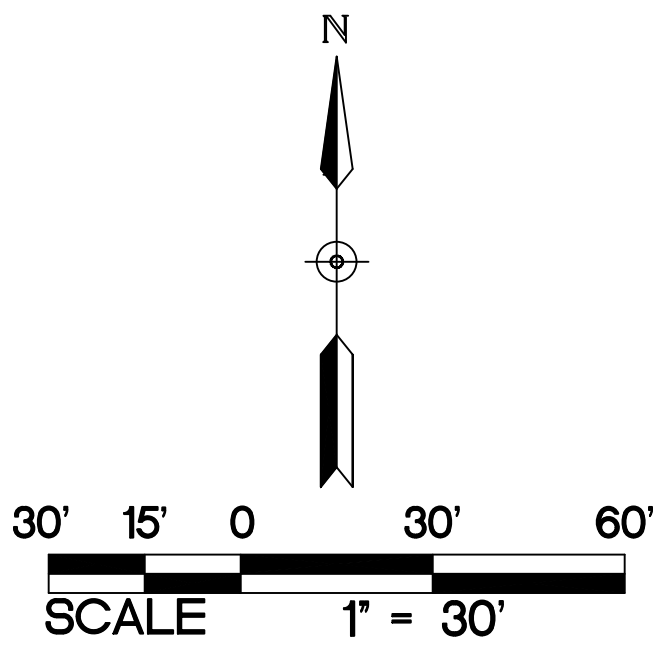
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. PROVIDE WATER TIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
- INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 9/C501.
- INSTALL SUMP CATCH BASIN WITH SNOUT, ENVIROHOOD, OR APPROVED EQUAL. REFER TO DETAIL 2/C501.
- INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 8/C500.
- CONTRACTOR SHALL POT HOLE TO DETERMINE EXISTING WATER MAIN DEPTH PRIOR TO ORDERING SHOP DRAWINGS FOR STORM SEWER UTILITIES. CONTACT CIVIL ENGINEER WITH FINDINGS. A MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND SEWER LINES.
- PROVIDE PIPE CONNECTION TO EXISTING DOWNSPOUT. REFER TO DETAIL 10/C501. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. FIELD VERIFY EXACT LOCATION AND SIZE PRIOR TO THE START OF CONSTRUCTION.
- INSTALL TRENCH DRAIN. REFER TO DETAIL 5/C501.
- LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 6-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
- INSTALL 6-INCH 22.5-DEGREE BEND WITH THRUST BLOCKING.
- ADJUST EXISTING MANHOLE TO MATCH PROPOSED GRADE. REFER TO C205 FOR PROPOSED ELEVATION.
- CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. AT INVERT 874.00. PROVIDE WATER TIGHT SEAL WITH FLEXIBLE COMPRESSION JOINT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
- INSTALL 6-INCH BY 6-INCH TEE.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- STUB 2-INCH TYPE K COPPER WATER SERVICE TO BUILDING. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- STUB 6-INCH FIRE PROTECTION WATERLINE TO WITHIN 5- FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- STUB 4-INCH IRRIGATION WATERLINE TO WITHIN 5- FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- LOCATION OF PROPOSED DOWNSPOUT CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 10/C501. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- LOCATION OF PROPOSED COW'S TONGUE DOWNSPOUT PICK-UP. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 14/C500. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- CONNECT TO EXISTING 6-INCH WATER MAIN WITH 6-INCH VALVE. REFER TO DETAIL 9/C500.
- INSTALL DRAIN TILE CLEAN OUT. TOP OF CLEAN OUT SHALL BE INSTALLED AT 2- FEET ABOVE FINISHED GRADE. REFER TO DETAIL 15/C502.
- INSTALL 6-INCH GATE VALVE.
- INSTALL 6-INCH BY 4-INCH TEE.
- STUB 4-INCH DOMESTIC WATERLINE TO WITHIN 5- FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 4-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
- INSTALL 4-INCH GATE VALVE.

ABBREVIATIONS	
BLDG	Building
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CONC	Concrete
DIP	Ductile Iron Pipe
DS	Downspout
E	Electric
ELEV	Elevation
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FO	Fiber Optic
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MAX	Maximum
MH	Manhole
MIN	Minimum
UP	Underground Power
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
WQE	Water Quality Elevation

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAW CUT LINE (APPROX.)	- - - -
WATER PIPE	---
DRAIN TILE	---
STORM SEWER	---
FIRE HYDRANT	---
GATE VALVE	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION	---
FLARED END SECTION WITH RIPRAP	---



UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

NOTE: WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

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

NOTE: REFER TO C300 FOR UTILITY NOTES.



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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

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UTILITY PLAN

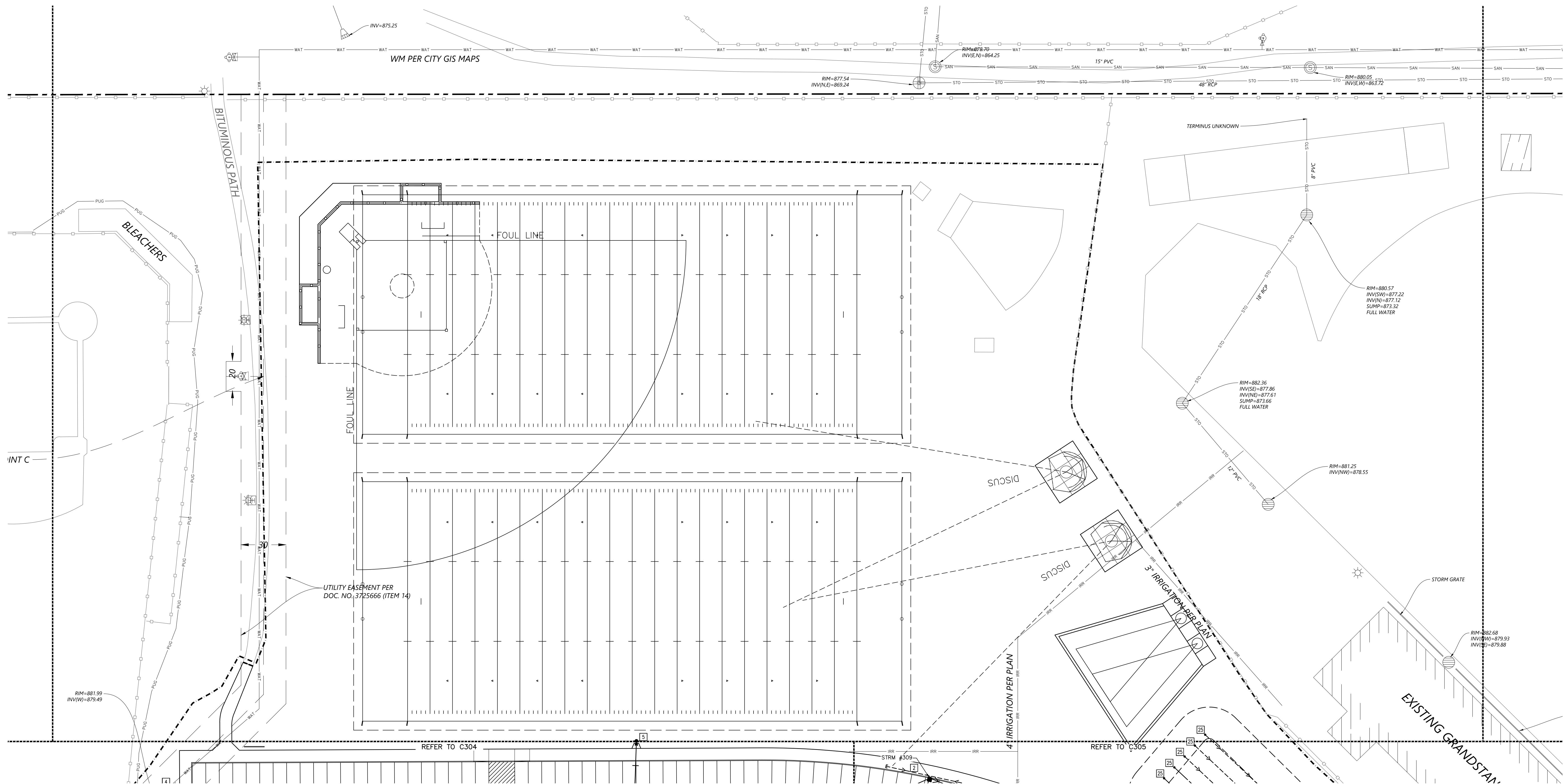
PARK HIGH SCHOOL ADDITIONS & RENOVATIONS

8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

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C305



1
C306
UTILITY PLAN
1" = 30'

KEYED NOTES

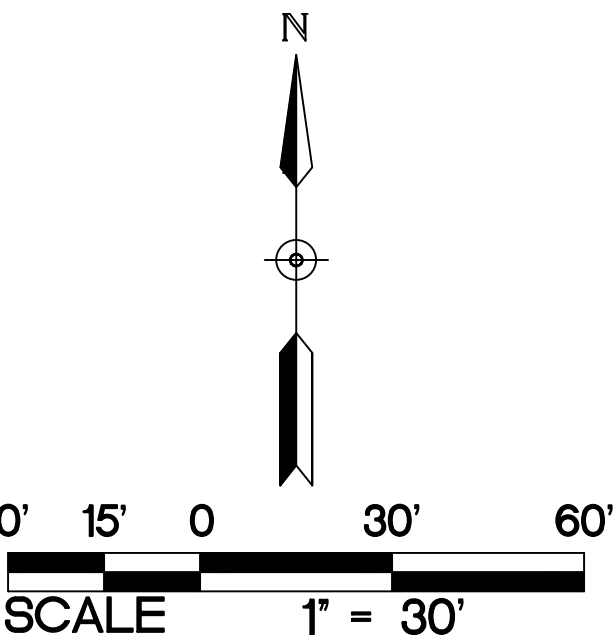
KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 9/C501.
- INSTALL FIRE HYDRANT AND GATE VALVE.
- INSTALL DRAIN TILE CLEAN OUT. TOP OF CLEAN OUT SHALL BE INSTALLED AT 2'-FEET ABOVE FINISHED GRADE. REFER TO DETAIL 15/C502.

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - - -
WATER PIPE	+
FIRE HYDRANT	●

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

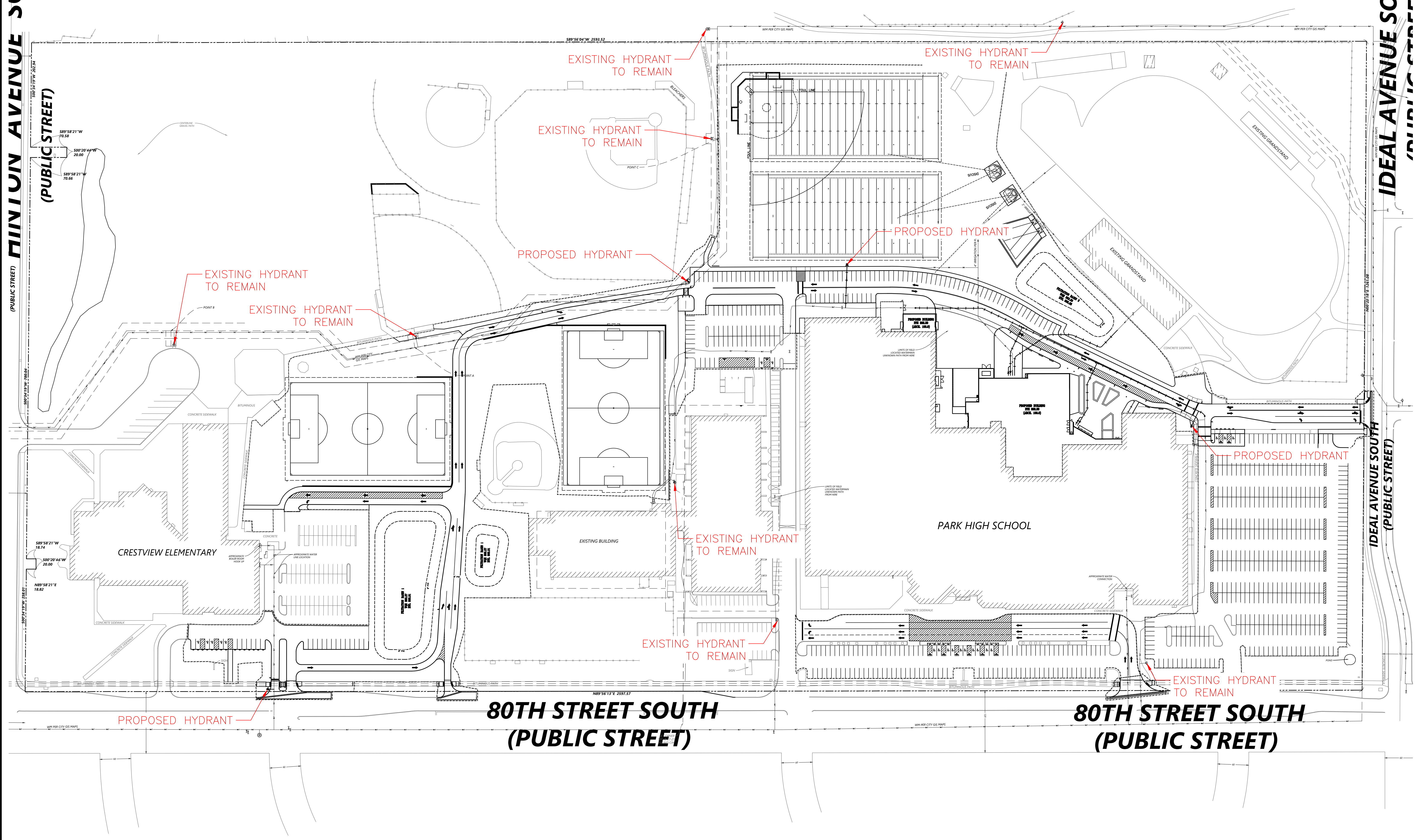


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 - PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

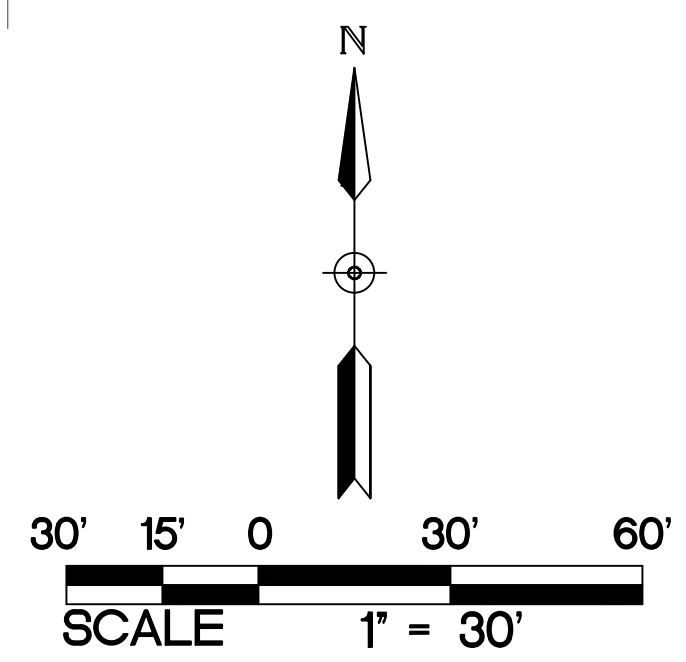
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NOTE:
REFER TO C300 FOR UTILITY NOTES.

PUBLIC STREET
PARK AVENUE SOUTH
(PUBLIC STREET)



C307 FIRE HYDRANT EXHIBIT
1" = 80'



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Date: 11-1-2024 License Number: 52209

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BKBM Project No. 24222 50

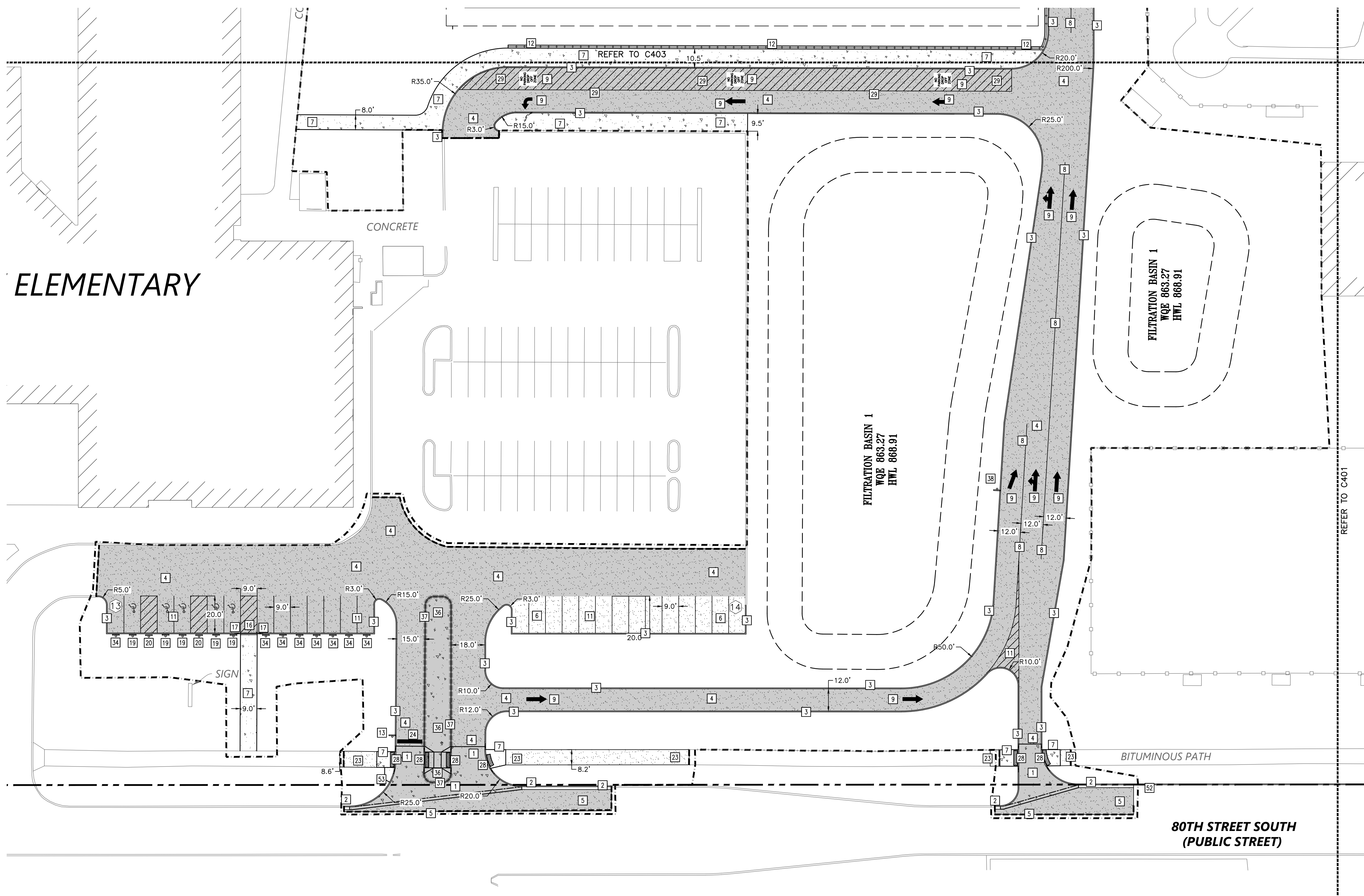
FIRE HYDRANT EXHIBIT

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

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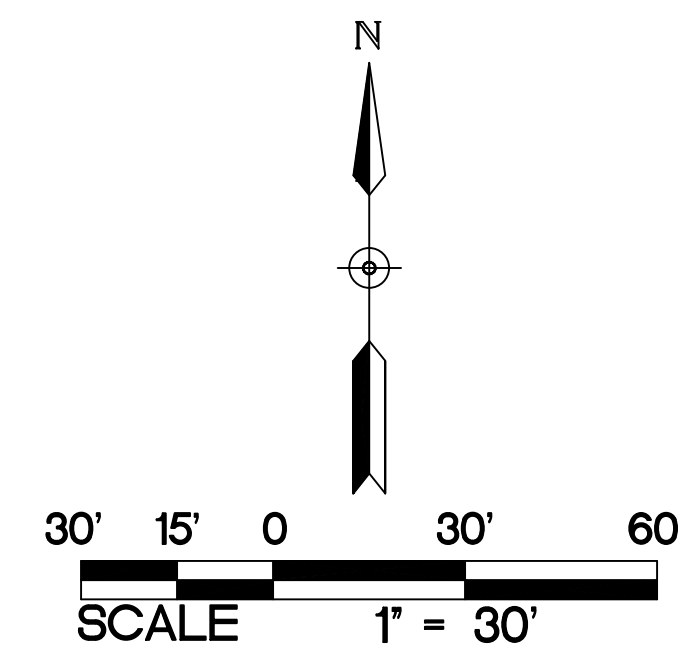
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C307



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
FENCE	---
LIGHT DUTY BITUMINOUS PAVEMENT	[Symbol]
HEAVY DUTY BITUMINOUS PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
CONCRETE PAVEMENT	[Symbol]
FLAT CURB AND GUTTER	[Symbol]
FLAT CURB AND GUTTER	[Symbol]
PEDESTRIAN CURB RAMP	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]
WORK BY OTHERS	[Symbol]

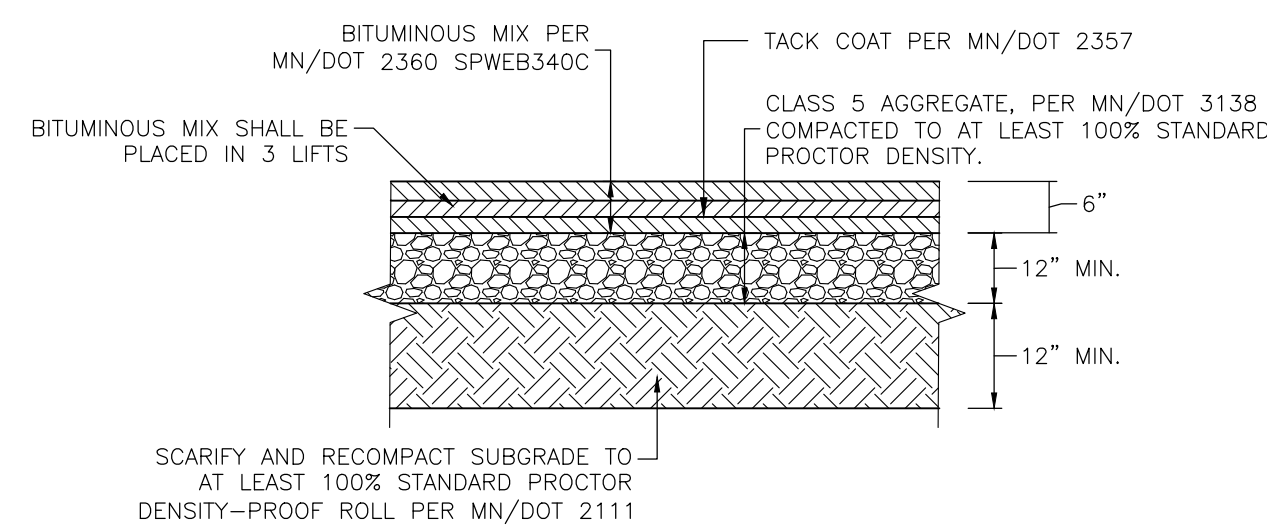
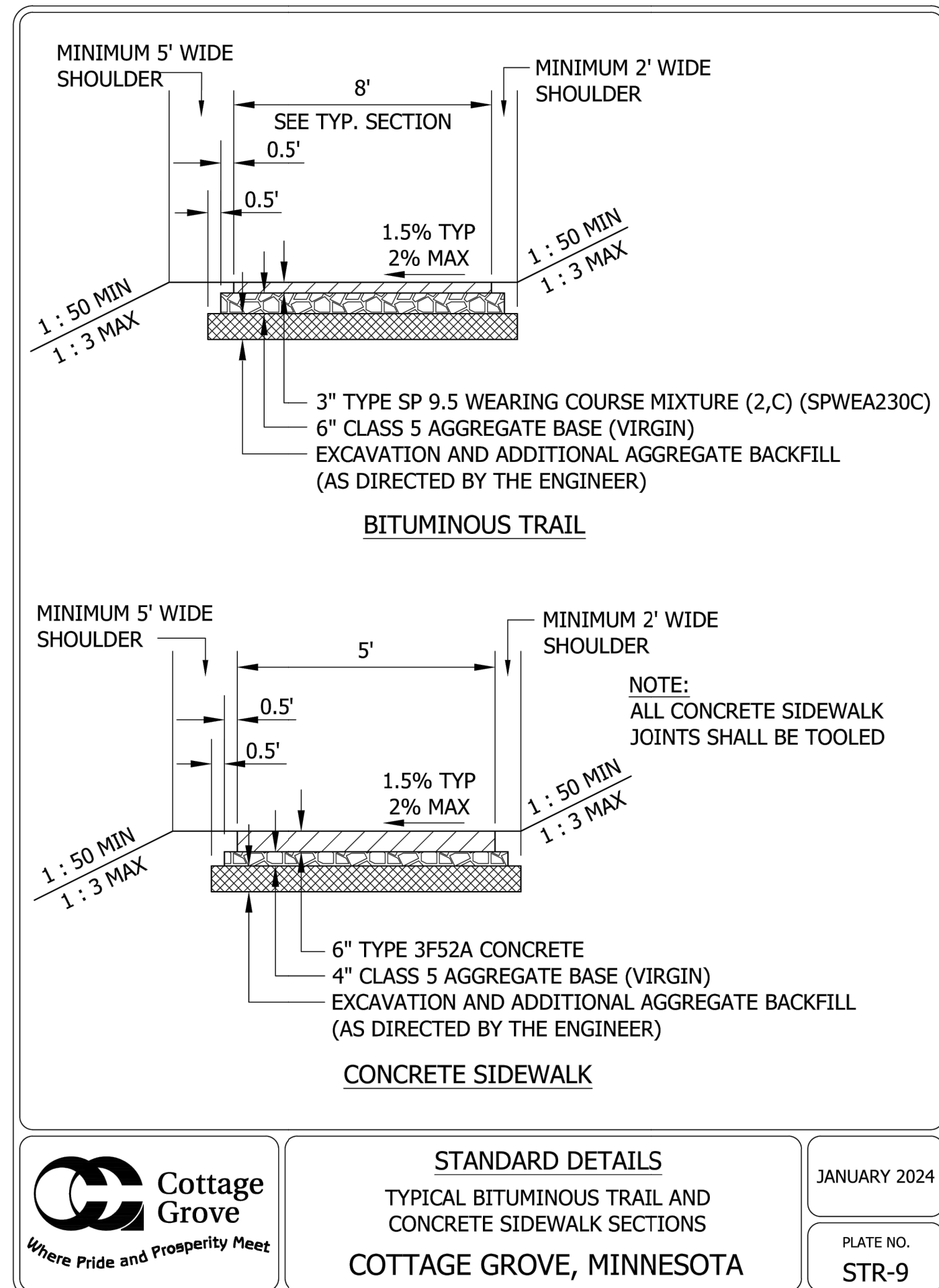
ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNUTCD	Minnesota Manual on Uniform Traffic Control Devices



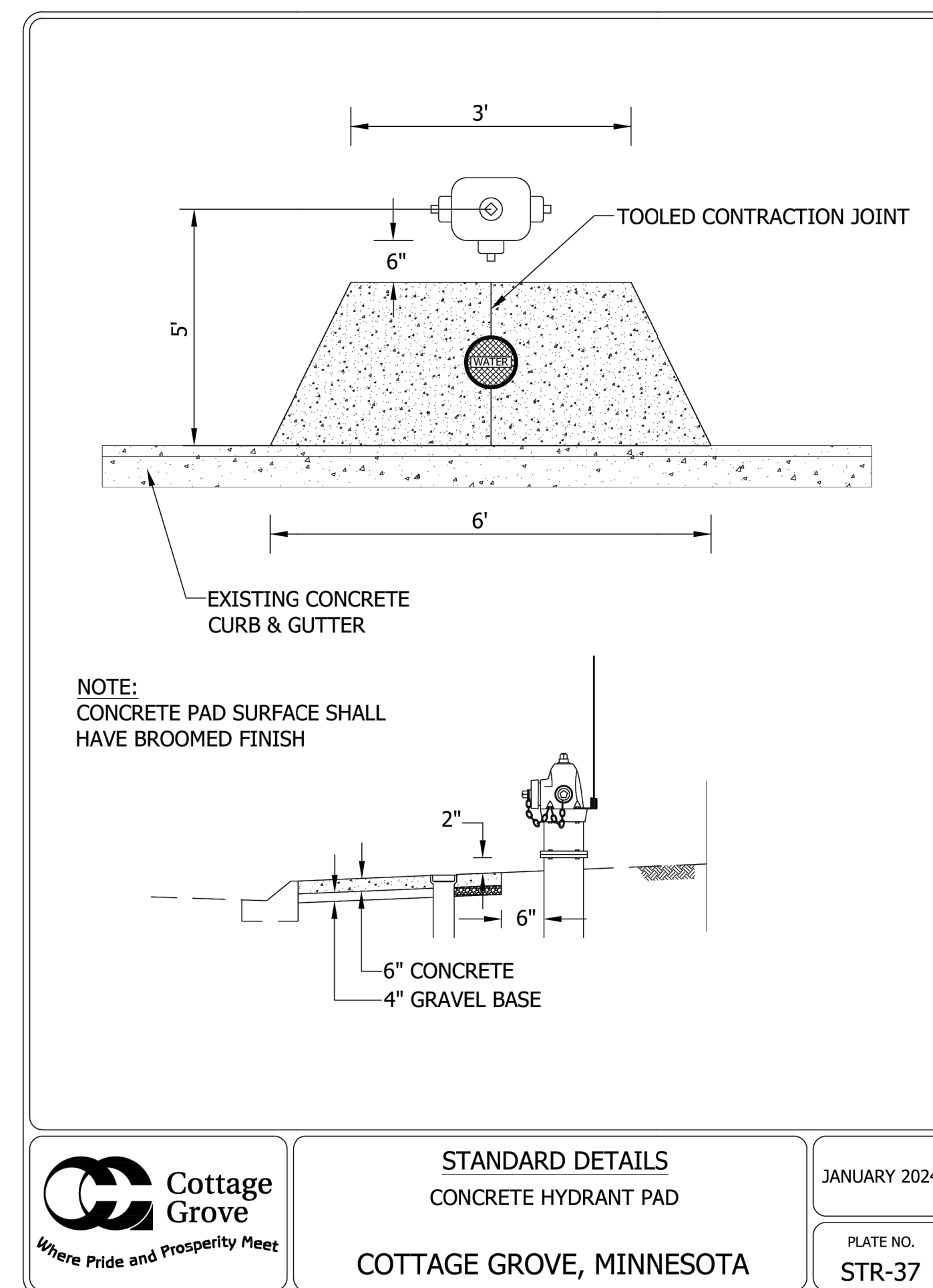
- PAVING NOTES:
- CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 - NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 - REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 - FOLLOW ALL CITY OF COTTAGE GROVE RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 - STRIPED PARKING LOTS AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 20 FEET LONG, UNLESS NOTED OTHERWISE.
 - ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502), WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
 - THE CONTRACTOR IS TO CONTACT THE CITY OF COTTAGE GROVE FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
 - REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 - INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
 - ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
 - MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 - SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
 - INSTALL DRIVE ENTRANCE PER CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF COTTAGE GROVE REQUIREMENTS FOR TRAFFIC CONTROL.
 - REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [10] ON PLAN.
- INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 1/C502.
 - INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 2/C502.
 - INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 3/C502.
 - INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C502.
 - INSTALL NEW BITUMINOUS PAVEMENT TO MATCH EXISTING PAVEMENT CROSS SECTION IN BOTH STREET. REFER TO DETAIL 3/C400.
 - INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C502.
 - INSTALL CONCRETE WALK. REFER TO DETAIL 10/C502.
 - STRIPED LANE DELINEATION, 4" WIDE AND WHITE IN COLOR.
 - PAINT TRAFFIC ARROW AND VERBIAGE AS SHOWN, WHITE IN COLOR.
 - PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
 - INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 14/C502 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
 - INSTALL STOP SIGN. REFER TO DETAIL 13/C502.
 - INSTALL FLAT CURB. REFER TO DETAIL 4/C502.
 - INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 5/C502.
 - INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 13/C502.
 - INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 13/C502.
 - INSTALL BITUMINOUS PATH TO MATCH EXISTING BITUMINOUS PATH SECTION. REFER TO DETAIL 2/C400.
 - STRIPED STOP BAR, 24" WIDE AND WHITE IN COLOR WITH 4" BLACK STRIPES TO EITHER SIDE WHEN PLACED ON CONCRETE.
 - INSTALL PEDESTRIAN CURB RAMP. REFER TO MN/DOT STANDARD PLANS ON C503. PEDESTRIAN CURB RAMP TO BITUMINOUS TRAILS SHALL USE GRADED FLARES WHEN NOT ADJACENT TO A VALUABLE SURFACE.
 - PAINT PARKING LOT NO PARKING AREA, 4" WIDE STRIPES, BLUE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
 - INSTALL SALVAGED NO PARKING SIGN AND NEW POST. REFER TO DETAIL 13/C502 FOR NEW POST INSTALLATION.
 - INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 8/C502.
 - INSTALL D412 SURMOUNTABLE CURB. REFER TO DETAIL 12/C502.
 - INSTALL LEFT LANE ENDS MERGE RIGHT PARKING SIGN. REFER TO DETAIL 13/C502.
 - WORK BY OTHERS. SHOWN FOR REFERENCE ONLY.
 - INSTALL CONCRETE HYDRANT PAD. REFER TO DETAIL 4/C400.

1 PAVING AND GEOMETRIC PLAN
1" = 30'



3 BITUMINOUS PAVEMENT (80TH STREET)
NOT TO SCALE



4 CONCRETE HYDRANT PAD
NOT TO SCALE

PARKING STALL COUNT - CRESTVIEW ELEMENTARY SCHOOL	
REQUIRED PARKING STALLS	40
REQUIRED ADA STALLS	2
EXISTING PARKING STALLS	93
EXISTING ADA STALLS	3
PROPOSED PARKING STALLS	105
PROPOSED ADA STALLS	5

PARKING STALL COUNT - PARK HIGH SCHOOL	
REQUIRED PARKING STALLS	248
REQUIRED ADA STALLS	7
EXISTING PARKING STALLS	662
EXISTING ADA STALLS	15
PROPOSED PARKING STALLS	733
PROPOSED ADA STALLS	15

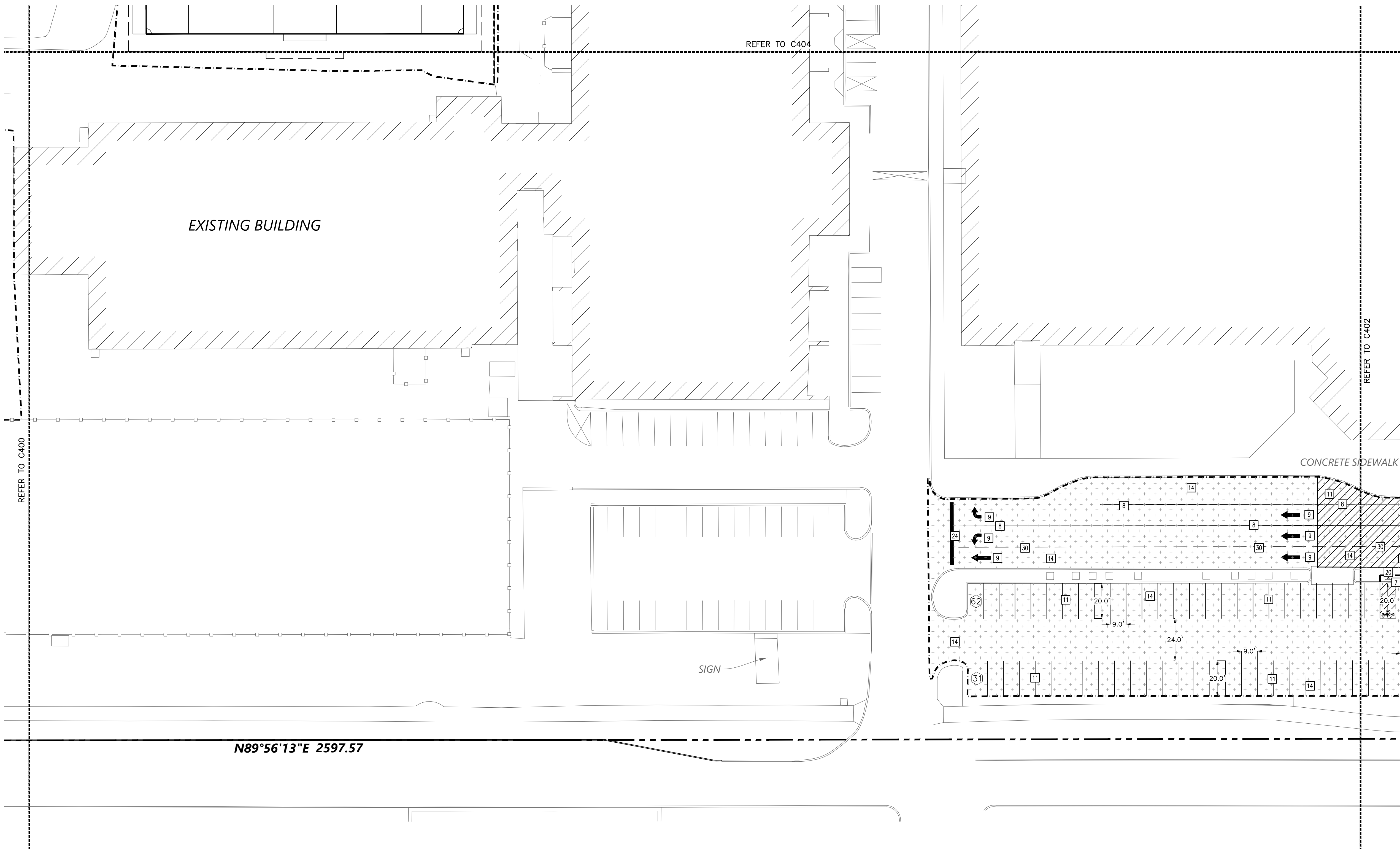
PAVING AND GEOMETRIC PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
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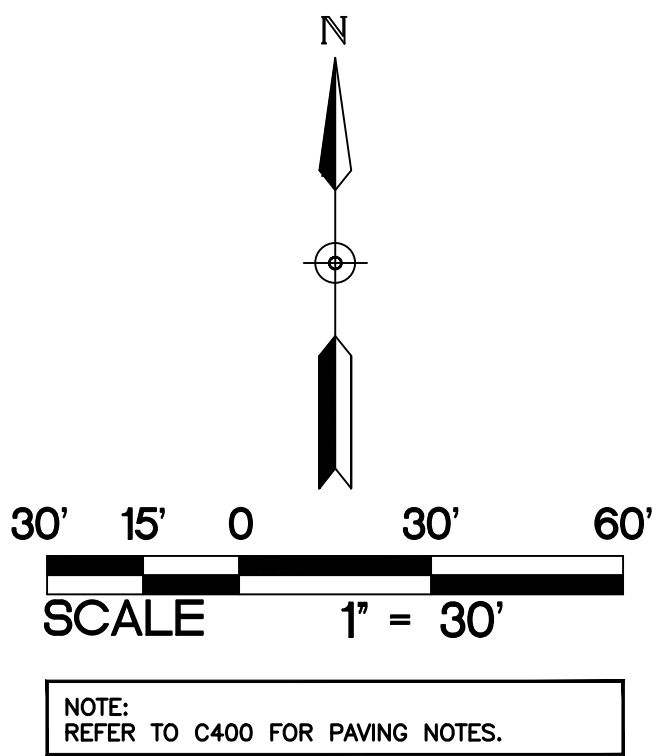
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C400

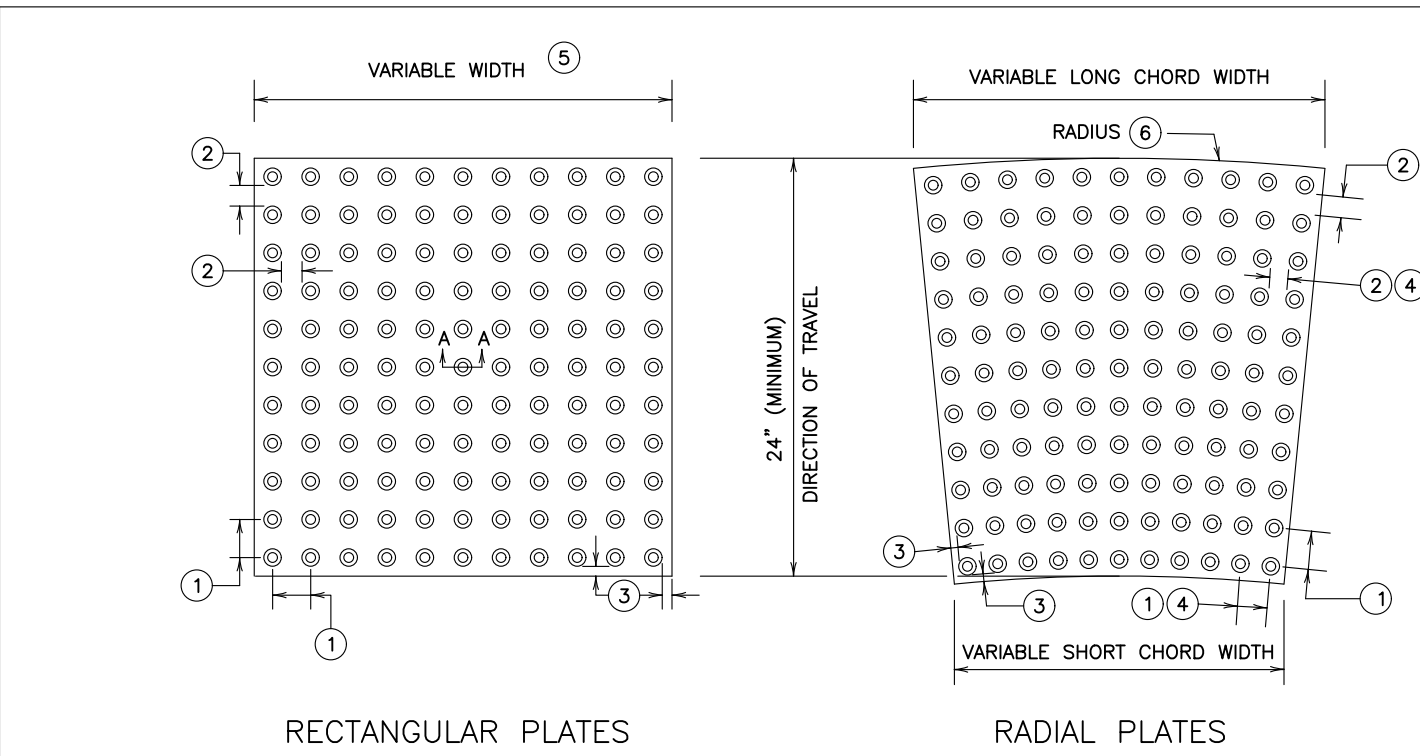


ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MN/MTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	- - - -
SAWCUT LINE (APPROX.)	- · - · -
BITUMINOUS RESURFACING	[Pattern]
PARKING STALL COUNT	(31)



- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- [8] STRIPE LANE DELINEATION, 4" WIDE AND WHITE IN COLOR.
- [9] PAINT TRAFFIC ARROW AND VERBIAGE AS SHOWN, WHITE IN COLOR.
- [11] PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- [14] PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 12/C501 FOR NEW BITUMINOUS SECTION.
- [24] STRIPE STOP BAR, 24" WIDE AND WHITE IN COLOR WITH 4" BLACK STRIPES TO EITHER SIDE WHEN PLACED ON CONCRETE.
- [30] STRIPE DASHED LANE DELINEATION, 4" WIDE, 2-FEET SOLID, 6-FEET GAP, AND WHITE IN COLOR.



TYPICAL RADIAL TRUNCATED DOME PLATES			
RADIUS (FEET)	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23-1/2	3.53	8
15	18-13/16	2.93	15
15	23-1/2	3.67	12
20	18-13/16	3.00	20
20	18-7/8	2.98	20
25	20-1/2	3.28	23
25	23-9/16	3.77	20
30	22-5/8	3.65	25
35	22	3.56	30

NOTES:			
DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).			
DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.			
DETECTABLE WARNINGS ARE REQUIRED:			
- WHERE RAMP, LANDING, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.			
- WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.			
- AT PEDESTRIAN RAILWAY CROSSINGS.			
- ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.			
DETECTABLE WARNINGS SHALL EXTEND:			
- A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.			
- THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.			
- THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.			
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT OUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.			
DETECTABLE WARNING PLATES SHALL BE INENAH FOUNDRY, UNCOATED CAST IRON OR APPROVED EQUAL.			
ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.			
①	CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.		
②	BASE TO BASE DOME SPACING: 0.65" MINIMUM, 0.75" MAXIMUM.		
③	SPACING VARIES ON RADIAL PLATES.		
④	TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36".		
⑤	CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.		
⑥	ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.		
⑦	TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.		
STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION		SPECIFICATION REFERENCE	STANDARD PLATE NO.
DETECTABLE WARNING SURFACE TRUNCATED DOMES		2531	7038A

NOTE:
FOR ADA COMPLIANT PEDESTRIAN RAMPS, REFER TO MN/DOT STANDARD PLAN 5-297.250 PEDESTRIAN CURB RAMP DETAILS AT THE FOLLOWING WEB ADDRESS:
[HTTP://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX](http://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX)

CONTRACTOR SHALL COORDINATE FINAL CURB RAMP LOCATION AND PEDESTRIAN CURB RAMP DETAIL WITH THE CITY AND OWNER PRIOR TO INSTALLATION.

2 PEDESTRIAN CURB RAMP — DETECTABLE WARNING
C401 NOT TO SCALE



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PAVING AND GEOMETRIC PLAN

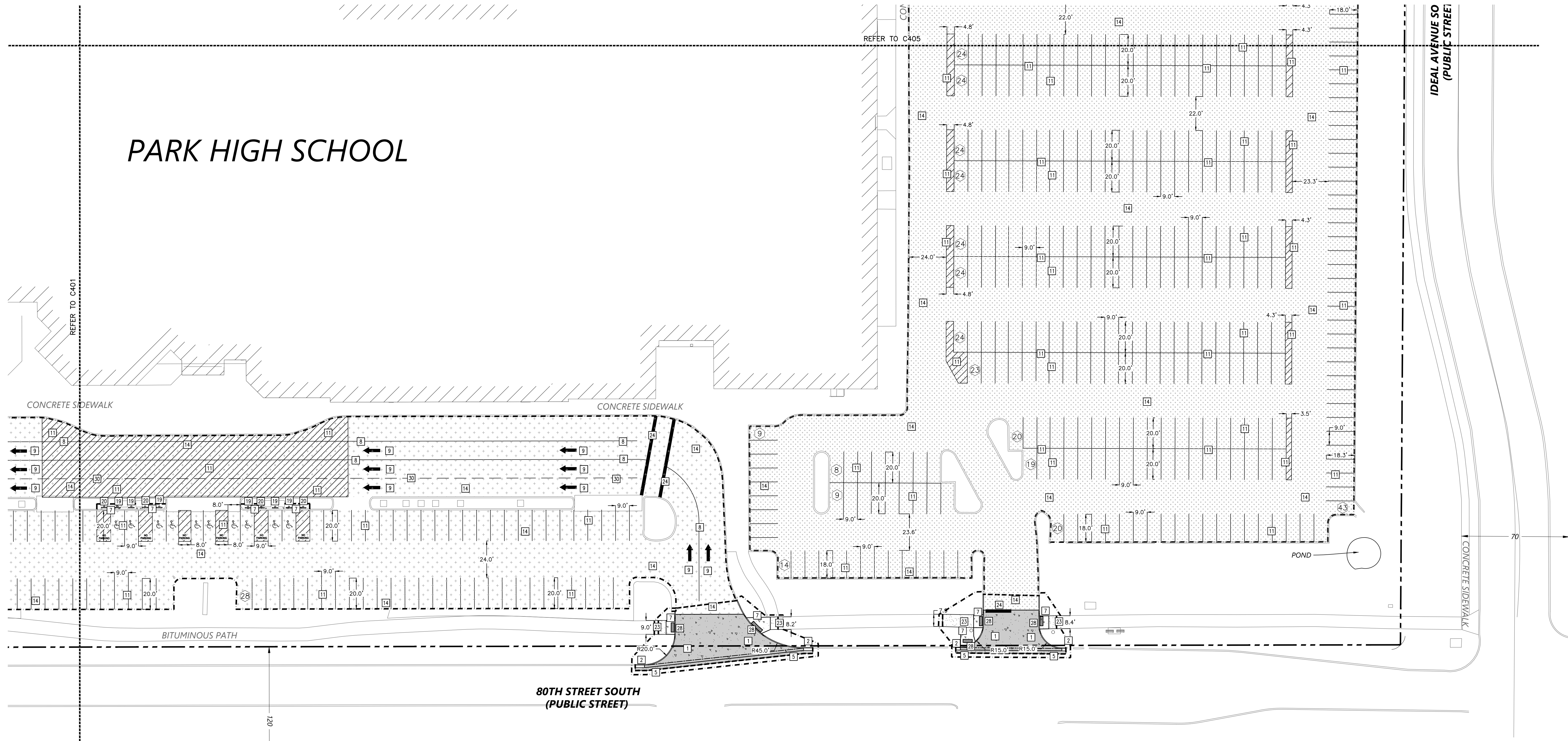
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C401

PARK HIGH SCHOOL



1 PAVING AND GEOMETRIC PLAN
C402 1" = 30'

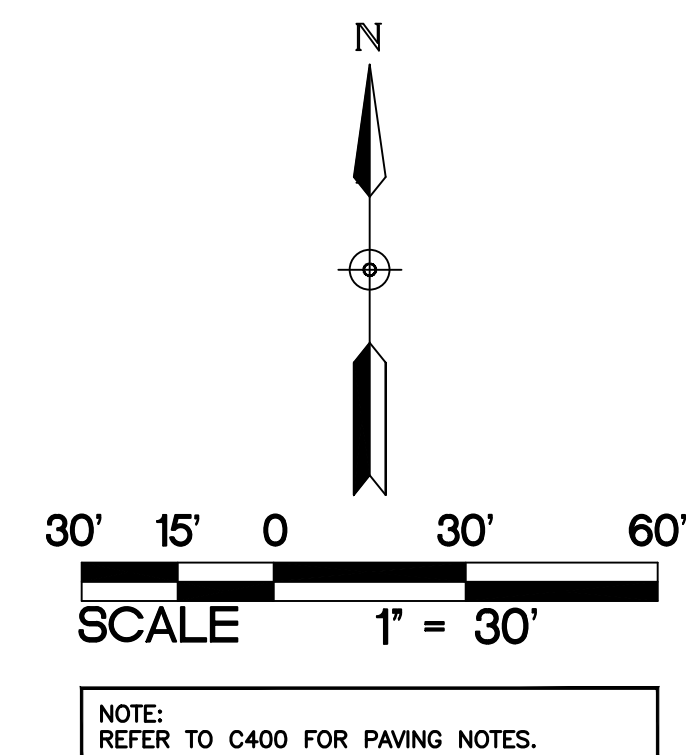
KEYED NOTES

KEYED NOTES ARE DENOTED BY [KEY] ON PLAN.

- 11 INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 1/C502.
- 2 INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 2/C502.
- 3 INSTALL NEW BITUMINOUS PAVEMENT TO MATCH EXISTING PAVEMENT CROSS SECTION IN BOTH STREET. REFER TO DETAIL 3/C400.
- 7 INSTALL CONCRETE WALK. REFER TO DETAIL 10/C502.
- 8 STRIPE LANE DELINEATION, 4" WIDE AND WHITE IN COLOR.
- 9 PAINT TRAFFIC ARROW AND VERBIAGE AS SHOWN, WHITE IN COLOR.
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- 14 PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 12/C501 FOR NEW BITUMINOUS SECTION.
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- 24 STRIPE STOP BAR, 24" WIDE AND WHITE IN COLOR WITH 4" BLACK STRIPES TO EITHER SIDE WHEN PLACED ON CONCRETE.
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- 30 STRIPE DASHED LANE DELINEATION, 4" WIDE, 2-FOOT SOLID, 6-FOOT GAP, AND WHITE IN COLOR.

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BM	Benchmark
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ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
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PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS RESURFACING	[Pattern]
CONCRETE SIDEWALK	[Pattern]
PARKING STALL COUNT	[14]



PAVING AND GEOMETRIC PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
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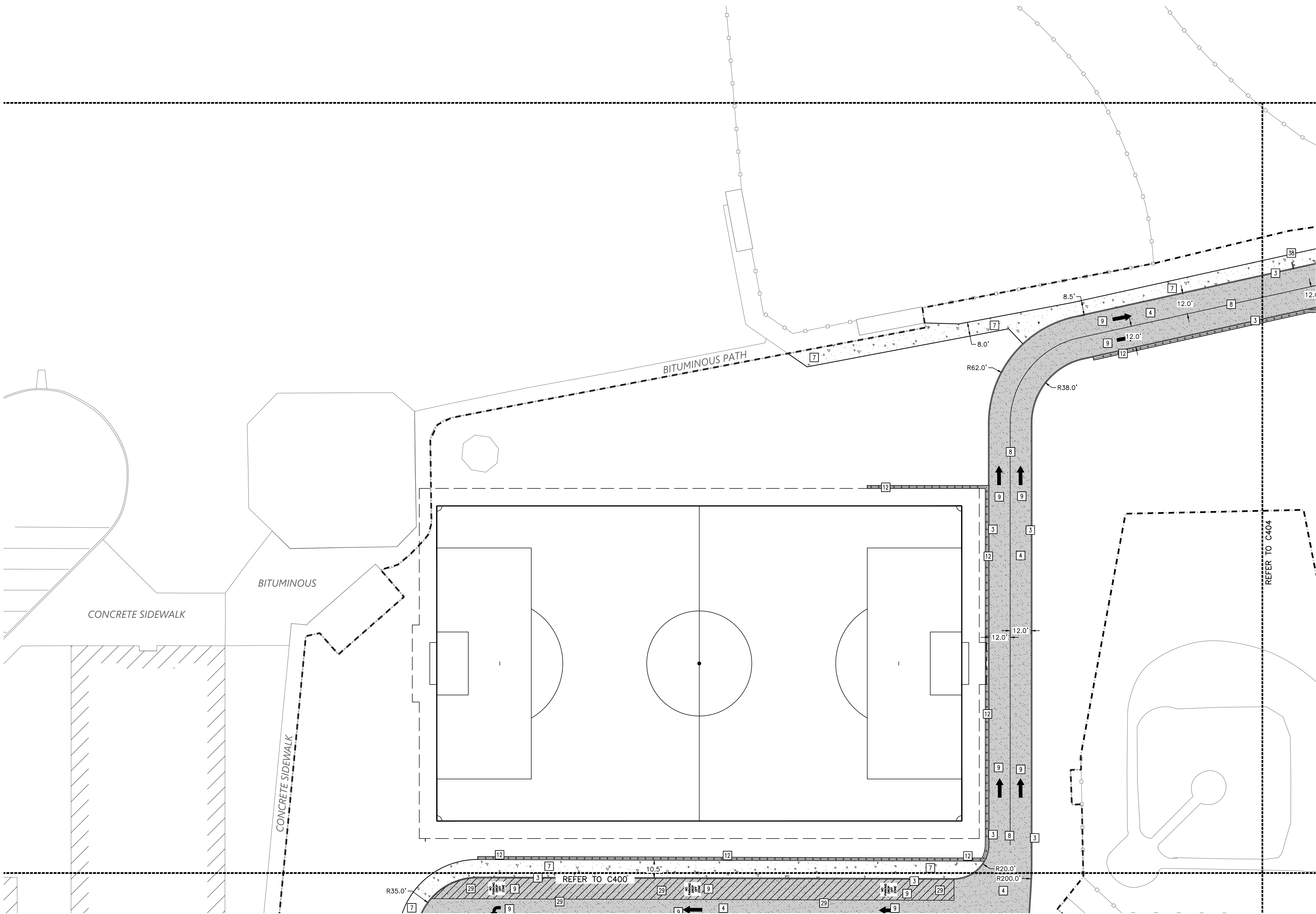
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Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

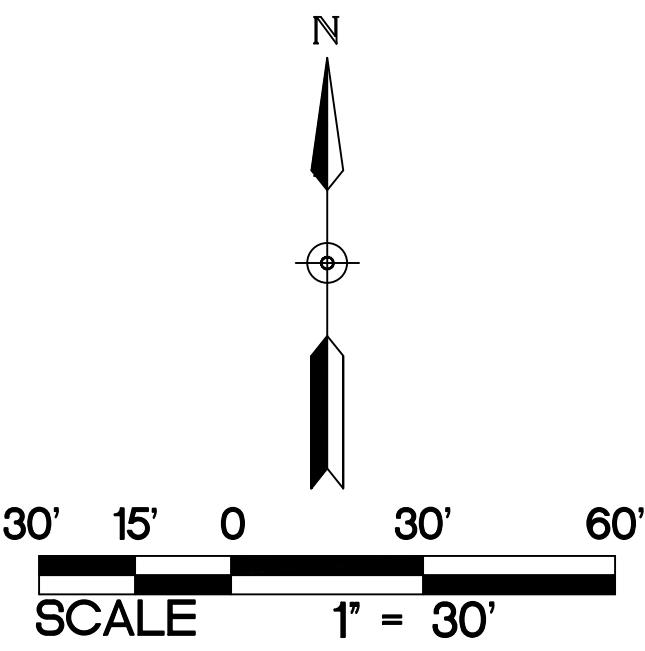
BKBM
Structural & Civil Engineers
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BKBM Project No. 24222.50



1
C403 PAVING AND GEOMETRIC PLAN
1" = 30'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	- - - -
SAWCUT LINE (APPROX.)	- . - . -
FENCE	=====
HEAVY DUTY BITUMINOUS PAVEMENT	[Pattern]
CONCRETE PAVEMENT/SIDEWALK	[Pattern]



NOTE:
REFER TO C400 FOR PAVING NOTES.

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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[3] INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 3/C502.

[4] INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C502.

[7] INSTALL CONCRETE WALK. REFER TO DETAIL 10/C502.

[8] STRIPE LANE DELINEATION, 4" WIDE AND WHITE IN COLOR.

[9] PAINT TRAFFIC ARROW AND VERBIAGE AS SHOWN, WHITE IN COLOR.

[12] INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 14/C502 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.

[20] PAINT PARKING LOT NO PARKING AREA, 4" WIDE STRIPES, BLUE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.

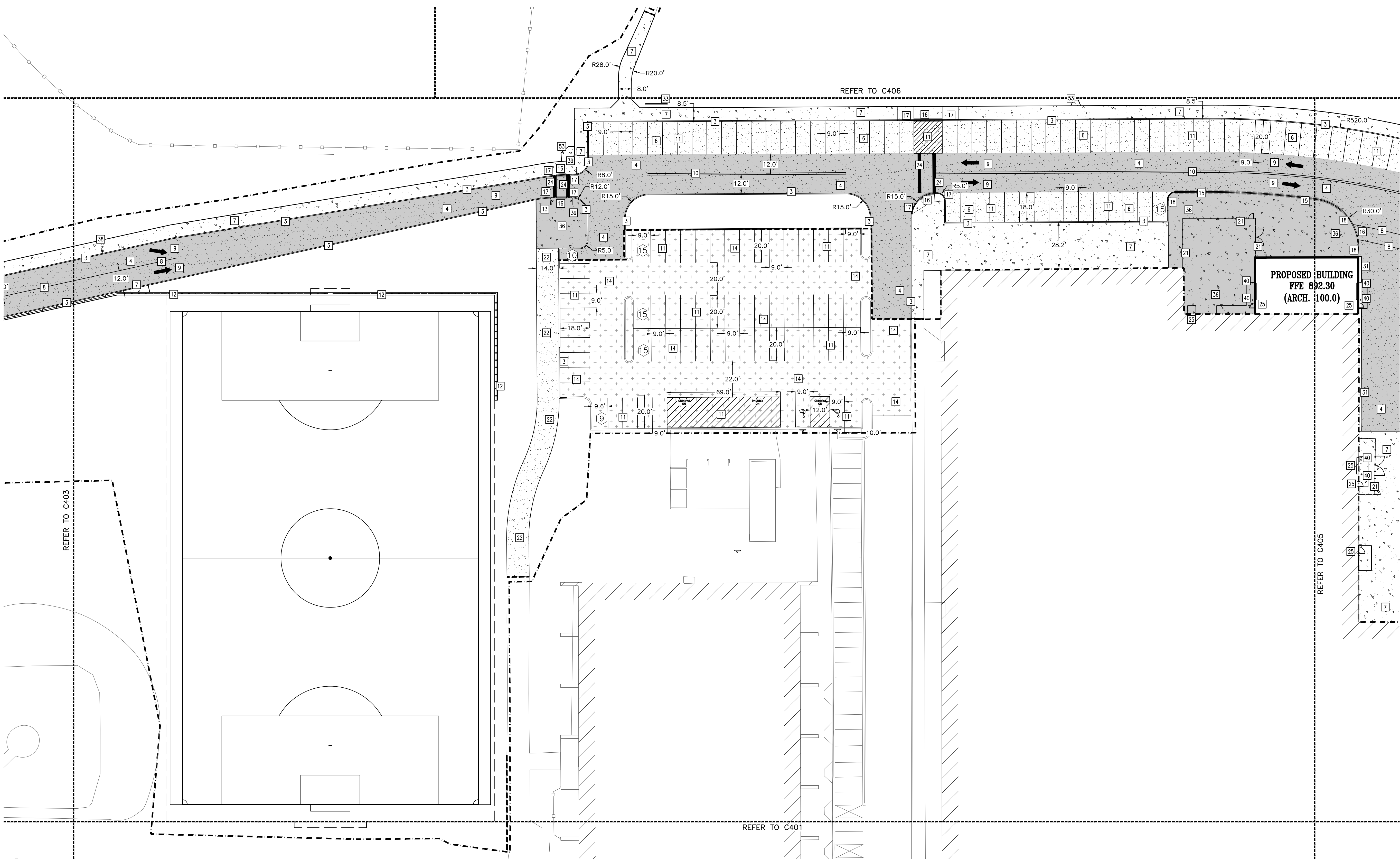
PAVING AND GEOMETRIC PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

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#1: PRICING
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C403

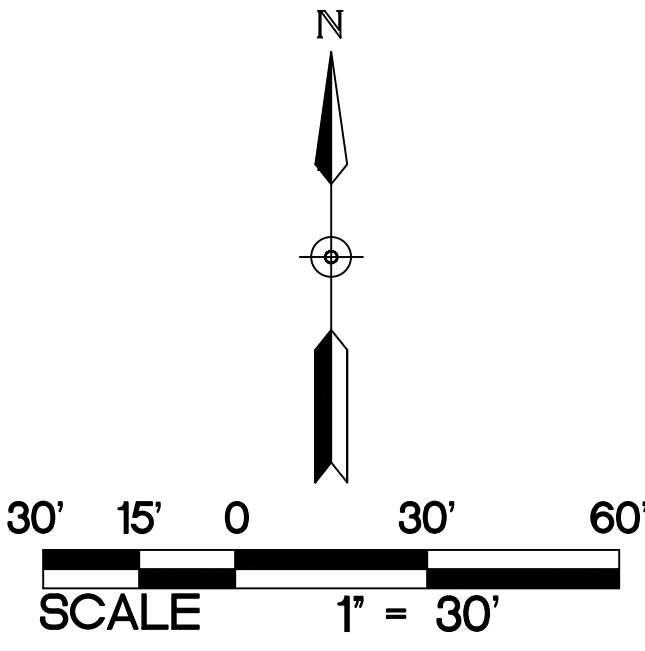


1
C404 PAVING AND GEOMETRIC PLAN
1" = 30'

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

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
FENCE	---
LIGHT DUTY BITUMINOUS PAVEMENT	[Pattern]
HEAVY DUTY BITUMINOUS PAVEMENT	[Pattern]
BITUMINOUS RESURFACING	[Pattern]
CONCRETE SIDEWALK	[Pattern]
CONCRETE PAVEMENT	[Pattern]
FLAT CURB AND GUTTER	[Pattern]
SURMOUNTABLE CURB AND GUTTER	[Pattern]
PEDESTRIAN CURB RAMP	[Symbol]
ACCESSIBLE PARKING SYMBOL	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY **NO** ON PLAN.
- 3 INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 3/C502.
- 4 INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C502.
- 6 INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C502.
- 7 INSTALL CONCRETE WALK. REFER TO DETAIL 10/C502.
- 8 STRIPE LANE DELINEATION, 4" WIDE AND WHITE IN COLOR.
- 9 PAINT TRAFFIC ARROW AND VERBIAGE AS SHOWN, WHITE IN COLOR.
- 10 STRIPE DOUBLE LANE DELINEATION, 4" WIDE AND YELLOW IN COLOR.
- 11 PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- 12 INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 14/C502 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
- 13 INSTALL STOP SIGN. REFER TO DETAIL 13/C502.
- 14 PROVIDE 6-INCH DEPTH BITUMINOUS RECLAMATION AND SUBCUT SUBGRADE TO PROVIDE NEW 4-INCH BITUMINOUS SECTION. REFER TO DETAIL 12/C501 FOR NEW BITUMINOUS SECTION.
- 15 INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER. REFER TO DETAIL 12/C502.
- 16 INSTALL FLAT CURB. REFER TO DETAIL 4/C502.
- 17 INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 5/C502.
- 18 PROVIDE 10-FOOT TRANSITION BETWEEN CURB TYPES.
- 21 INSTALL FENCE. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
- 22 INSTALL BITUMINOUS PATH. REFER TO DETAIL 9/C502.
- 24 STRIPE STOP BAR, 24" WIDE AND WHITE IN COLOR WITH 4" BLACK STRIPES TO EITHER SIDE WHEN PLACED ON CONCRETE.
- 25 STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
- 31 INSTALL CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 11/C501.
- 32 INSTALL SALVAGED GRANVILLE O. SMITH FIELD HOME OF WOLFPACK BASEBALL SIGN. COORDINATE WITH SCHOOL DISTRICT FOR EXACT LOCATION.
- 36 INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 8/C502.
- 38 INSTALL LEFT LANE ENDS MERGE RIGHT PARKING SIGN. REFER TO DETAIL 13/C502.
- 39 INSTALL DO NOT ENTER SIGN. REFER TO DETAIL 13/C502.
- 53 INSTALL CONCRETE HYDRANT PAD. REFER TO DETAIL 4/C400.



NOTE:
REFER TO C400 FOR PAVING NOTES.

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

SO
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CO
SCHOOLS



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

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Date: 11-1-2024 License Number: 52209

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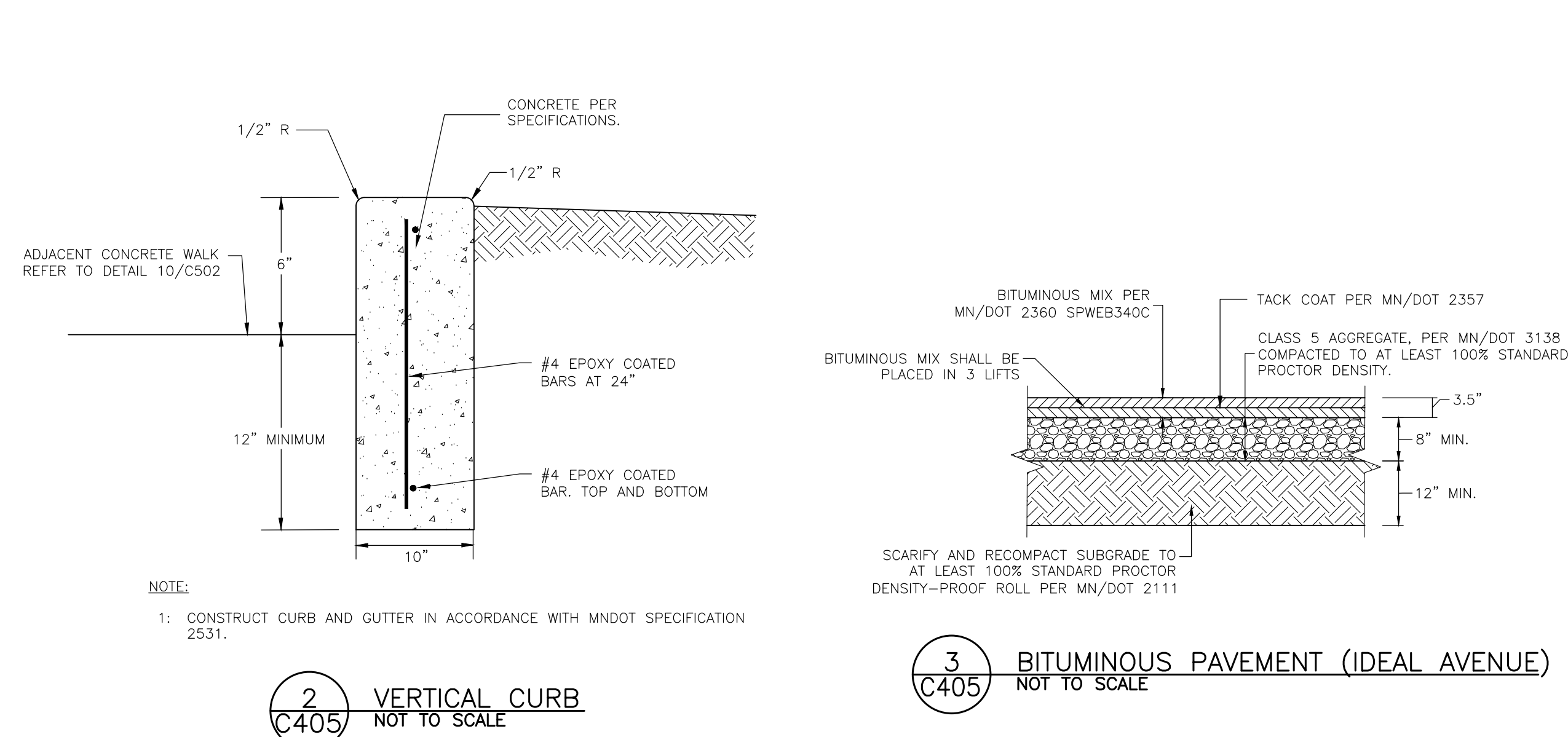
PAVING AND GEOMETRIC PLAN

PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

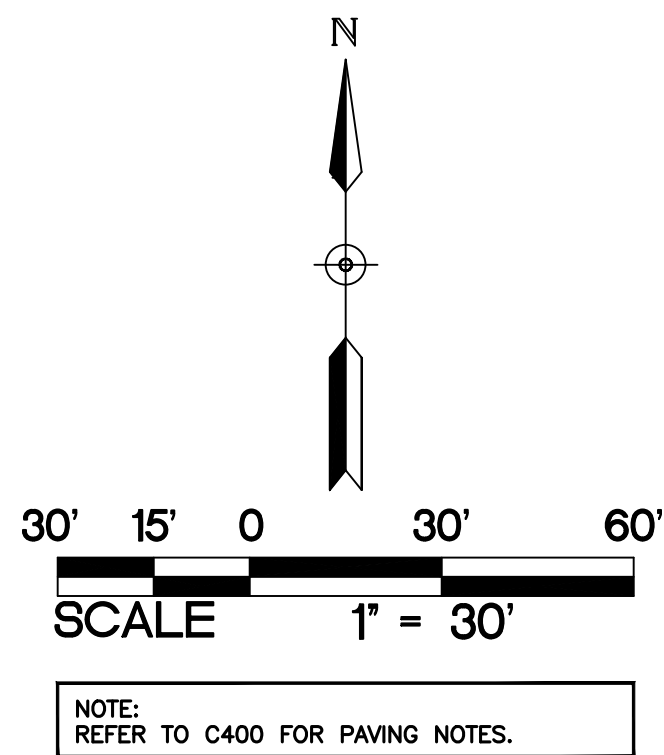
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C404



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	=====
PROPERTY LINE	=====
SAWCUT LINE (APPROX.)	-----
FENCE	=====
LIGHT DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY BITUMINOUS PAVEMENT	
BITUMINOUS RESURFACING	
CONCRETE PAVEMENT/SIDEWALK	
FLAT CURB AND GUTTER	
SURMOUNDED CURB AND GUTTER	
ACCESSIBLE PARKING SYMBOL	
SIGN	
PARKING STALL COUNT	

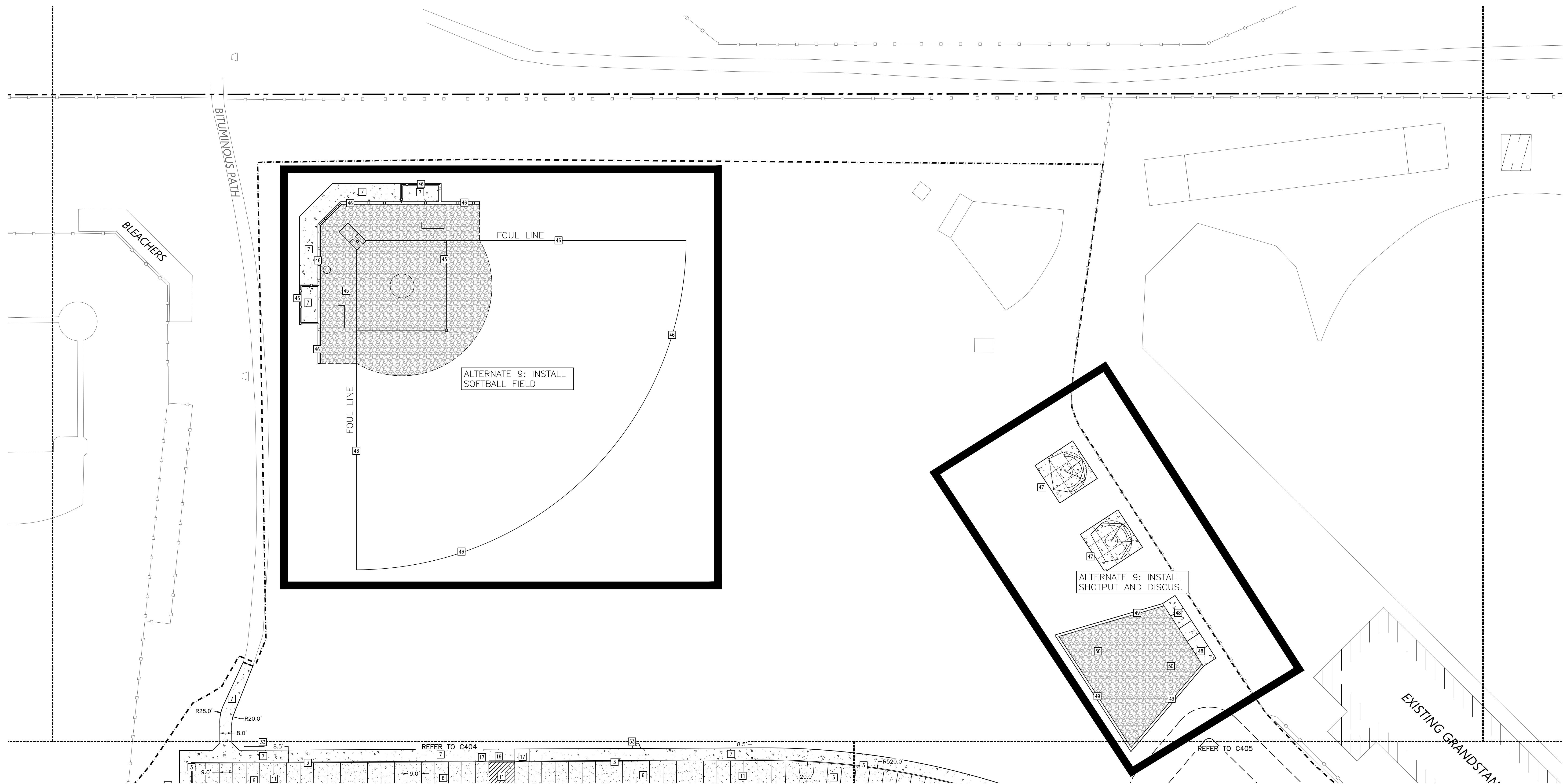
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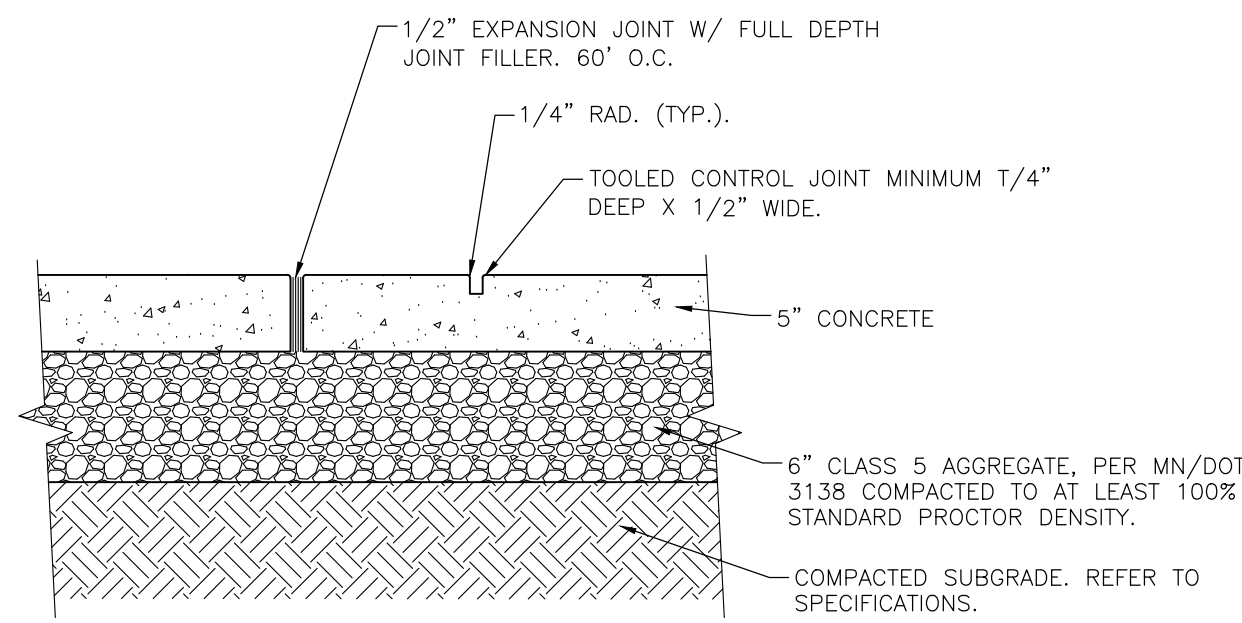
**PARK HIGH SCHOOL
ADDITIONS & RENOVATIONS**
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

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SET

C405

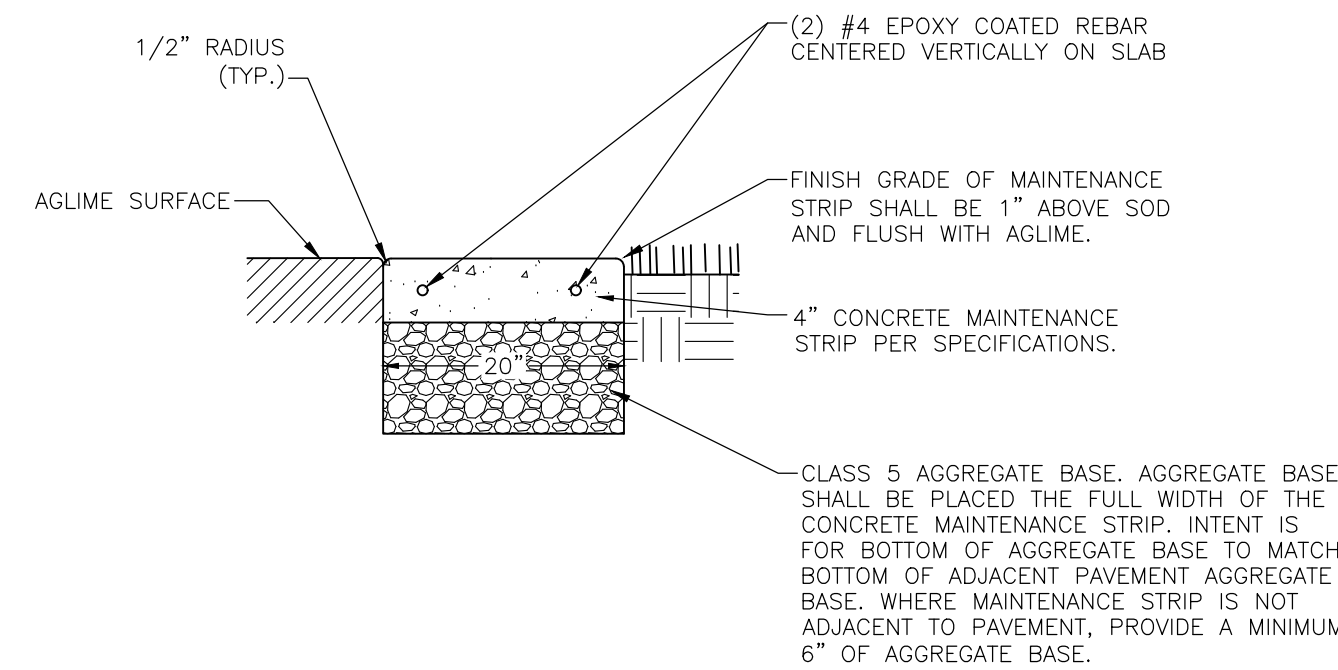


1 PAVING AND GEOMETRIC PLAN
1" = 30'



NOTE:
1: JOINT SPACING SHALL BE A MAXIMUM OF 10-FEET ON CENTER.
2: NO CONTROL JOINTS WITHIN THROWING CIRCLE WILL BE ALLOWED.

2 CONCRETE SLAB — DISCUS AND SHOT PUT
NOT TO SCALE



3 CONCRETE MAINTENANCE STRIP — SHOT PUT
NOT TO SCALE

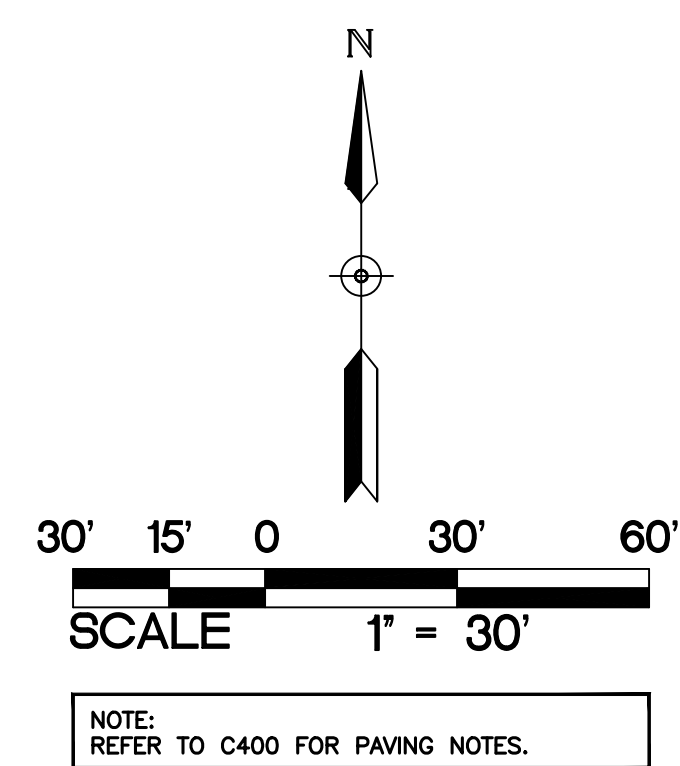
KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 3/C502.
- INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C502.
- INSTALL CONCRETE WALK. REFER TO DETAIL 10/C502.
- PAINT PARKING LOT STRIPING AND NO PARKING AREA. 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- INSTALL FLAT CURB. REFER TO DETAIL 4/C502.
- INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 5/C502.
- INSTALL AGGREGATE LIMESTONE. REFER TO LANDSCAPE PLANS FOR LAYOUT AND EXTENTS.
- INSTALL SOFTBALL FIELD. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS. REFER TO DETAIL 14/C502 FOR MAINTENANCE STRIP WHERE PERMANENT FENCE IS INSTALLED.
- INSTALL DISCUS THROW. REFER TO DETAIL 2/C406 FOR CONCRETE SLAB. JOINT CONCRETE AS SHOWN. NO CONTROL JOINTS WITHIN THROWING CIRCLE WILL BE ALLOWED. REFER TO LANDSCAPE PLANS.
- INSTALL SHOT PUT. REFER TO DETAIL 2/C406 FOR CONCRETE SLAB AND LANDSCAPE PLANS FOR THROWING RING. JOINT CONCRETE AS SHOWN. NO CONTROL JOINTS WITHIN THROWING CIRCLE WILL BE ALLOWED.
- INSTALL CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 3/C406.
- INSTALL CRUSHED AGGREGATE LIMESTONE TO A DEPTH OF 8-INCHES TO THE EXTENTS SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
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PROPOSED PLAN SYMBOLS	
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PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	[Pattern]
CONCRETE PAVEMENT/SIDEWALK	[Pattern]
SURMOUNTABLE CURB AND GUTTER	[Pattern]



PAVING AND GEOMETRIC PLAN

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ADDITIONS & RENOVATIONS
8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
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DATE: 11.1.2024
REVISIONS:

BID PACKAGE
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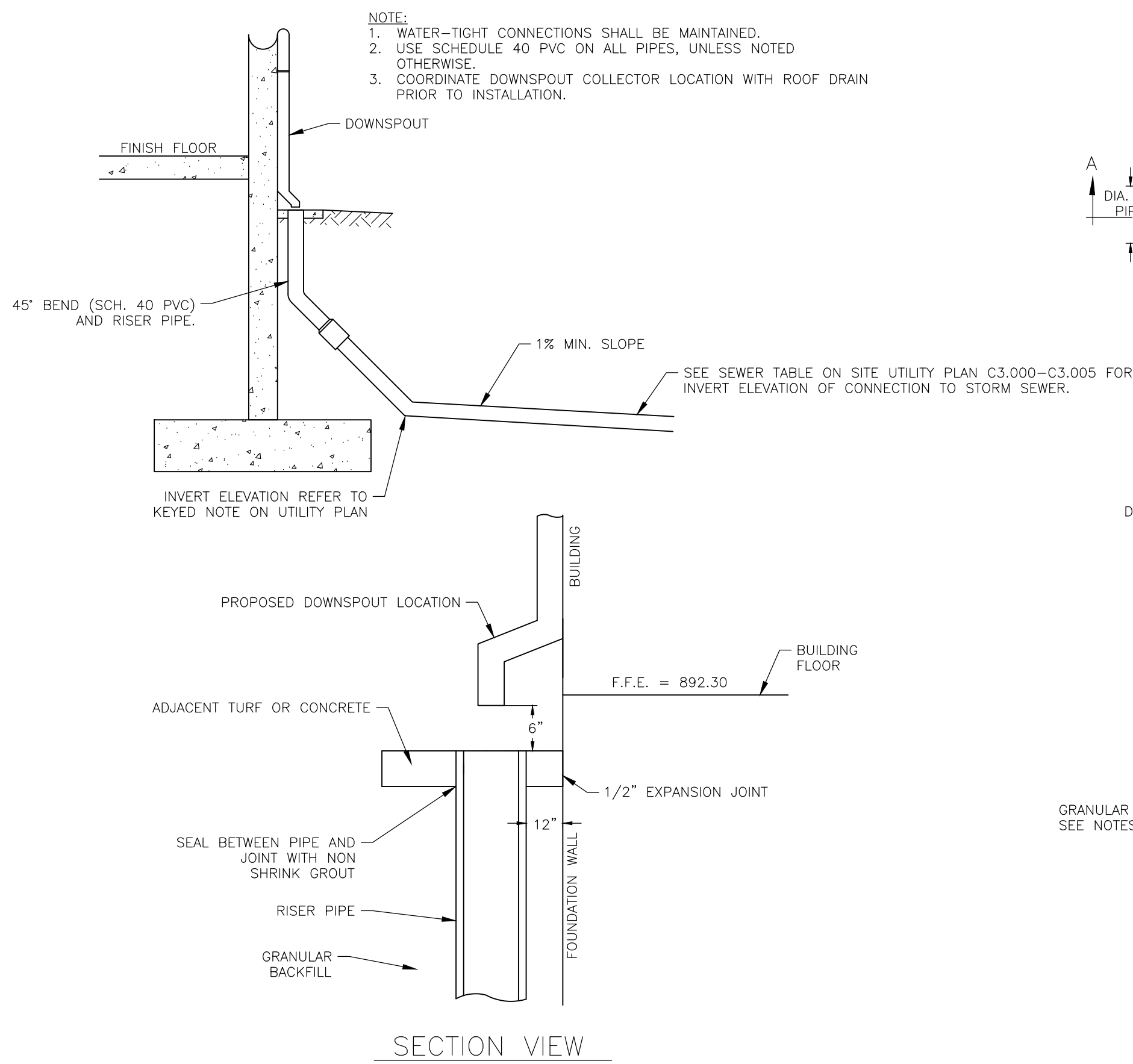
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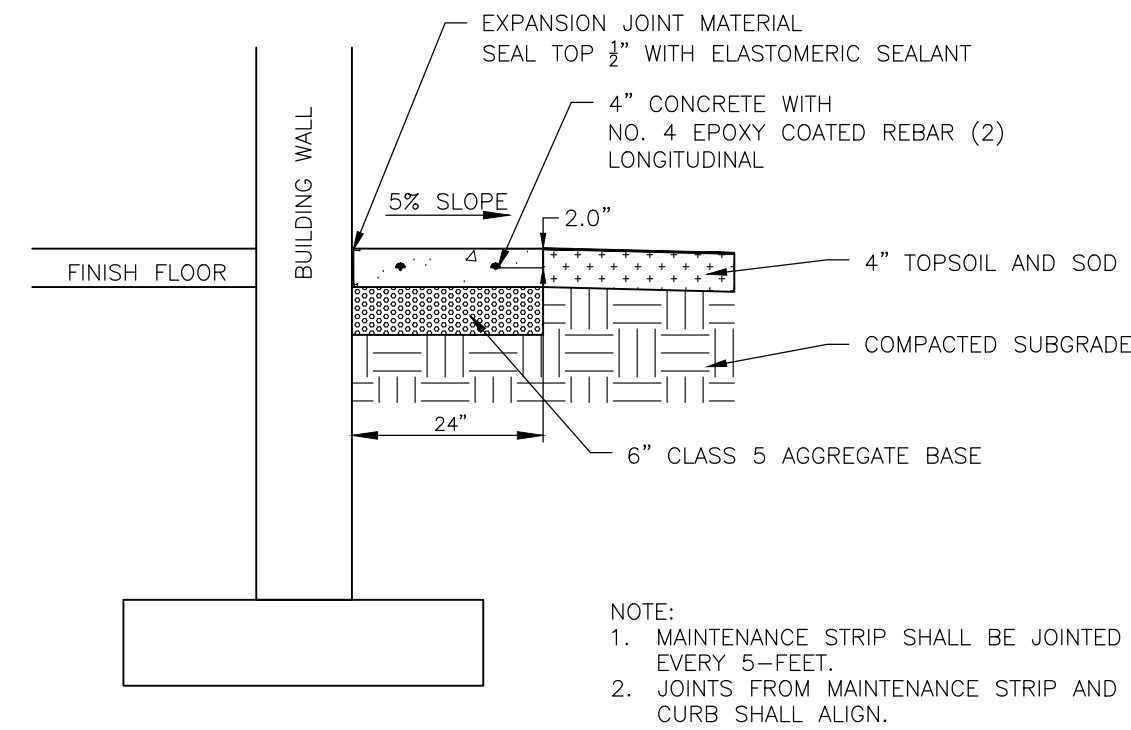
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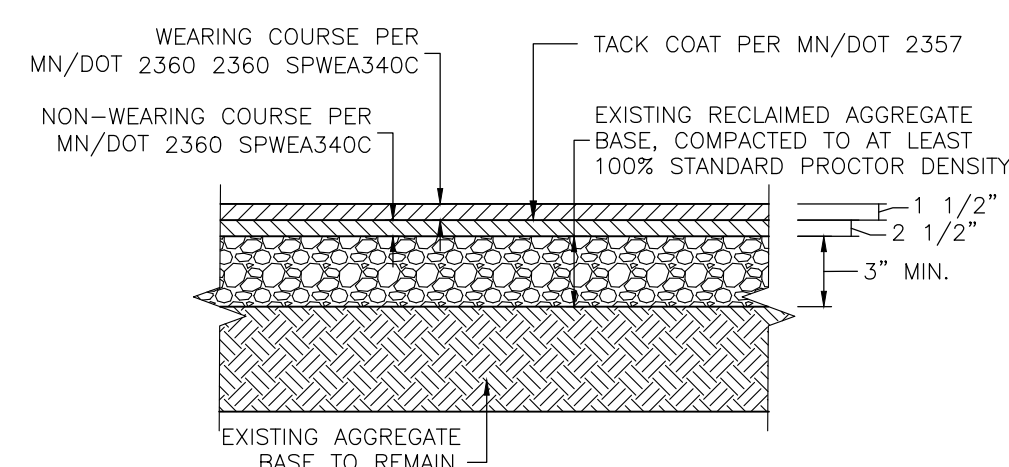
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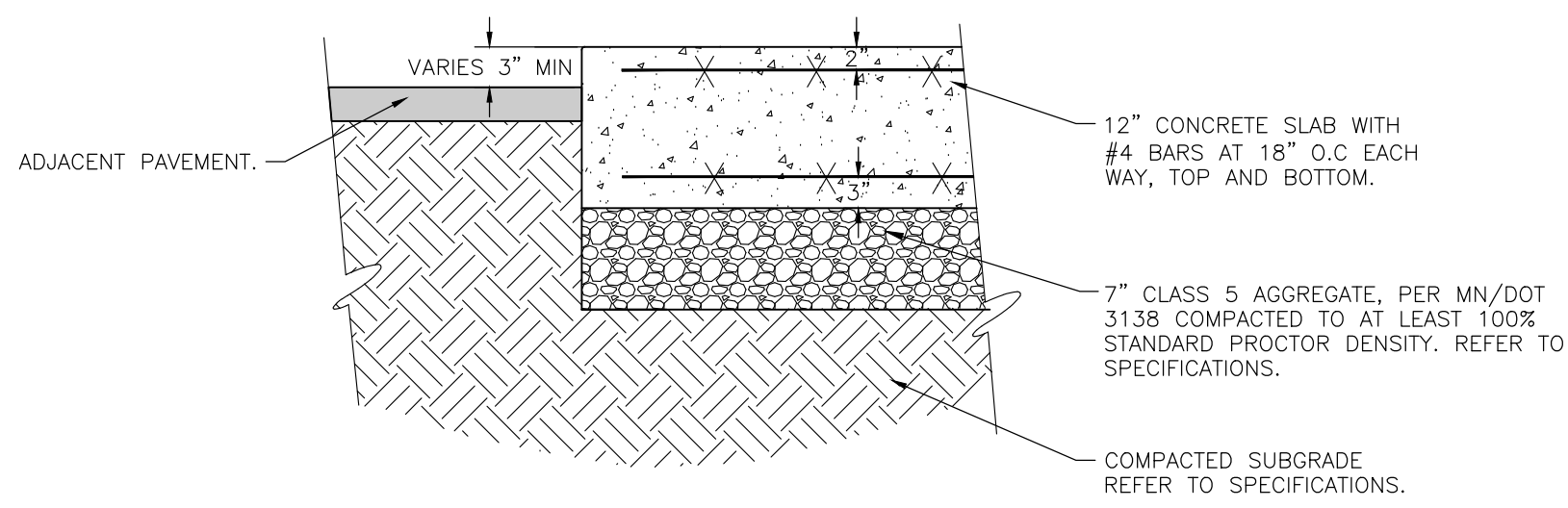
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C501 DOWNSPOUT DRAIN WITH RISER PIPE CONNECTION
NOT TO SCALE



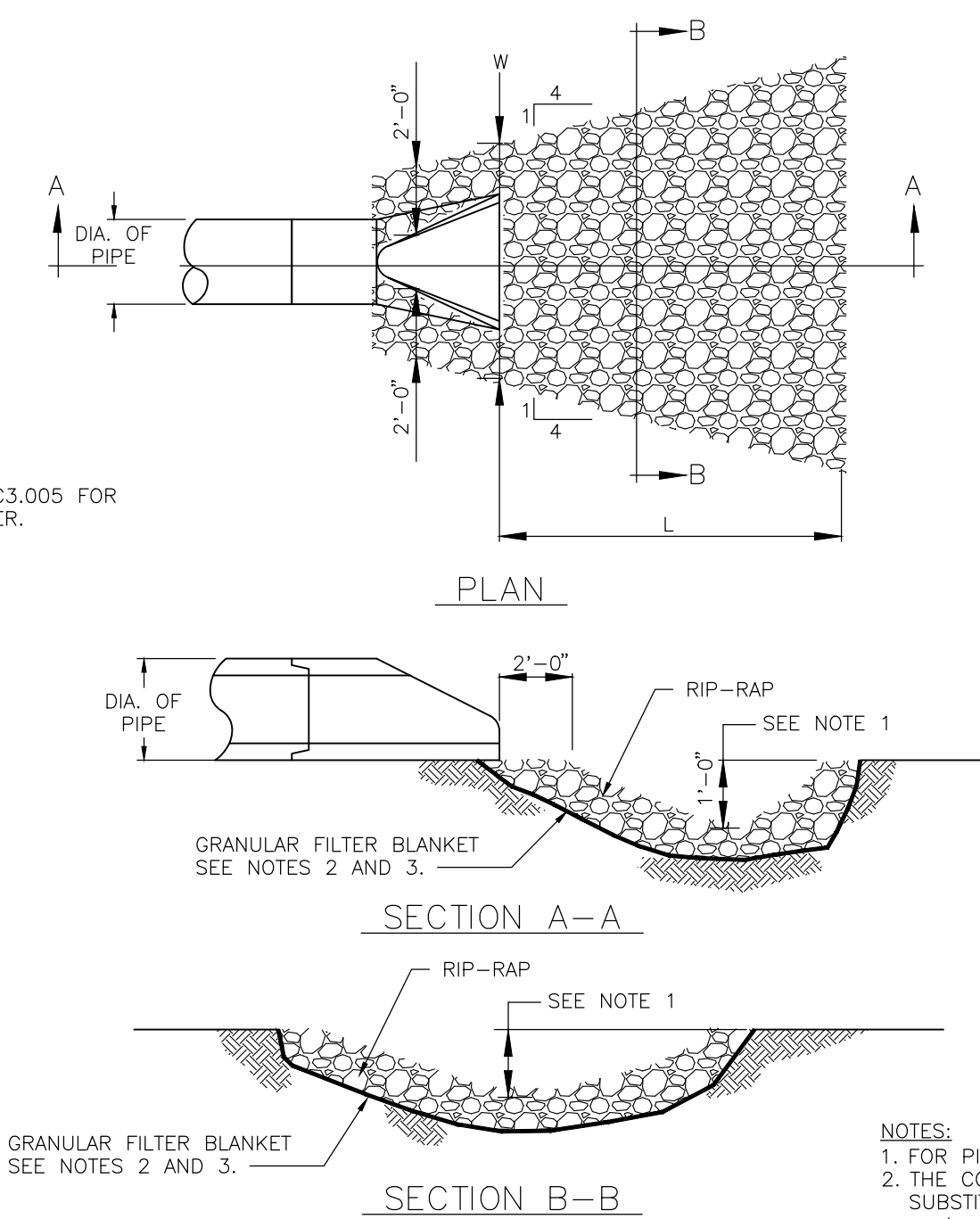
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C501 CONCRETE MAINTENANCE STRIP
NOT TO SCALE



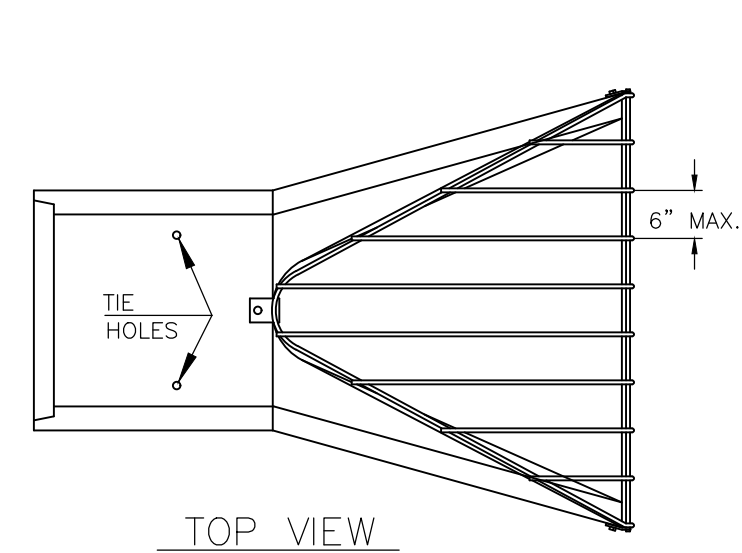
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C501 BITUMINOUS PAVEMENT (RECLAIM)
NOT TO SCALE



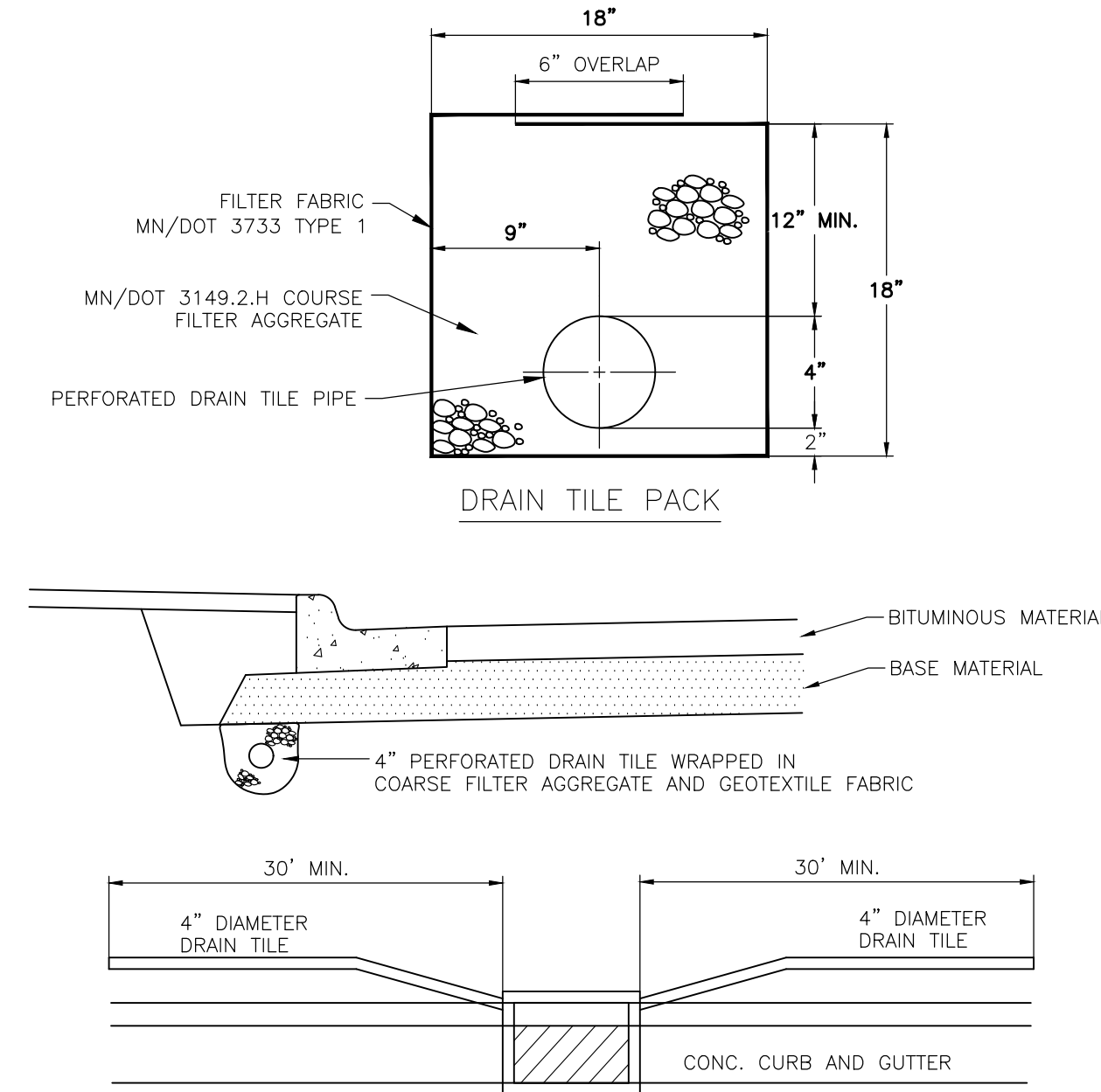
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C501 MECHANICAL SLAB
NOT TO SCALE



7
C501 RIP-RAP AT FLARED ENDS
NOT TO SCALE

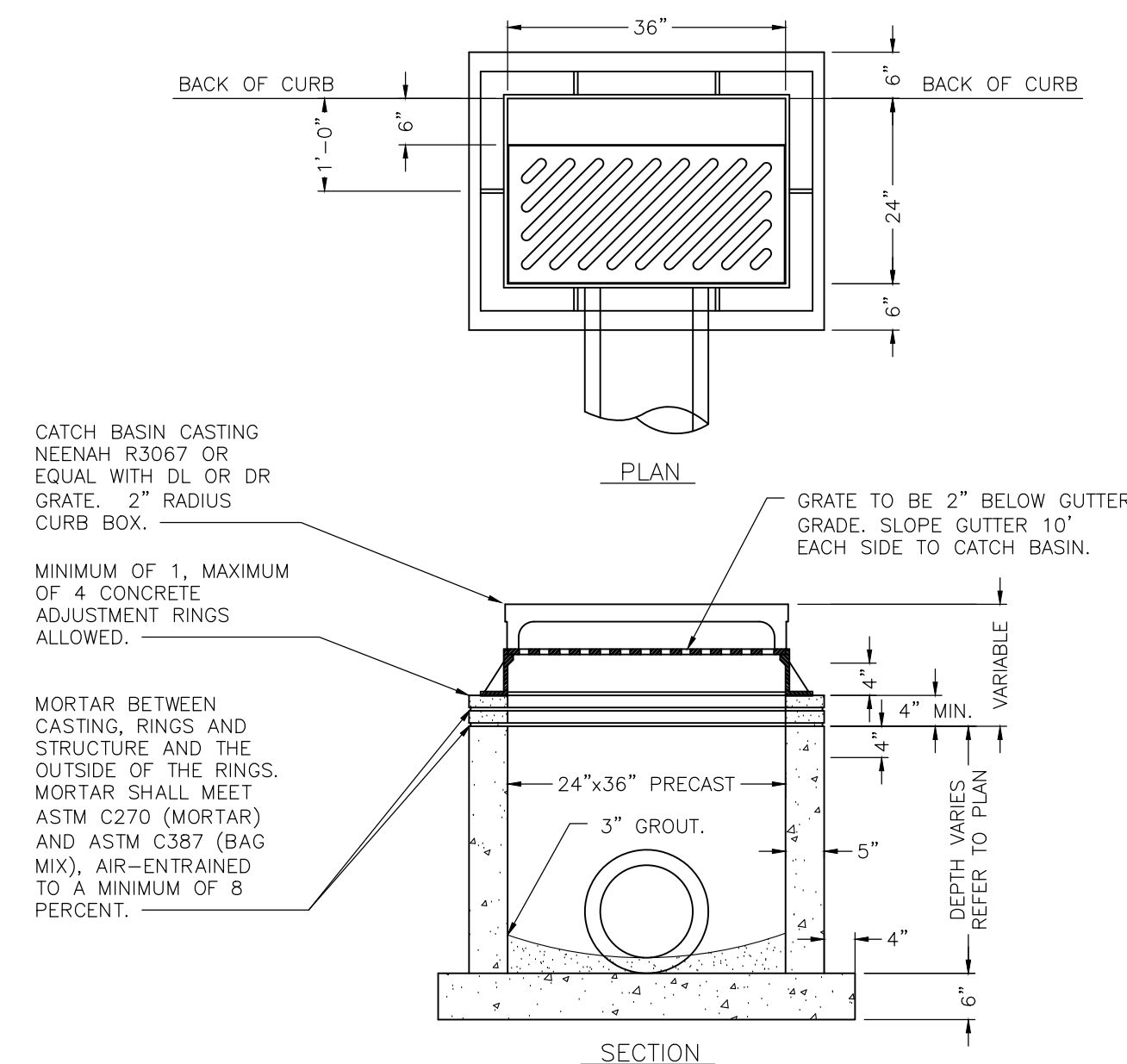


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C501 FLARED-END SECTION
NOT TO SCALE

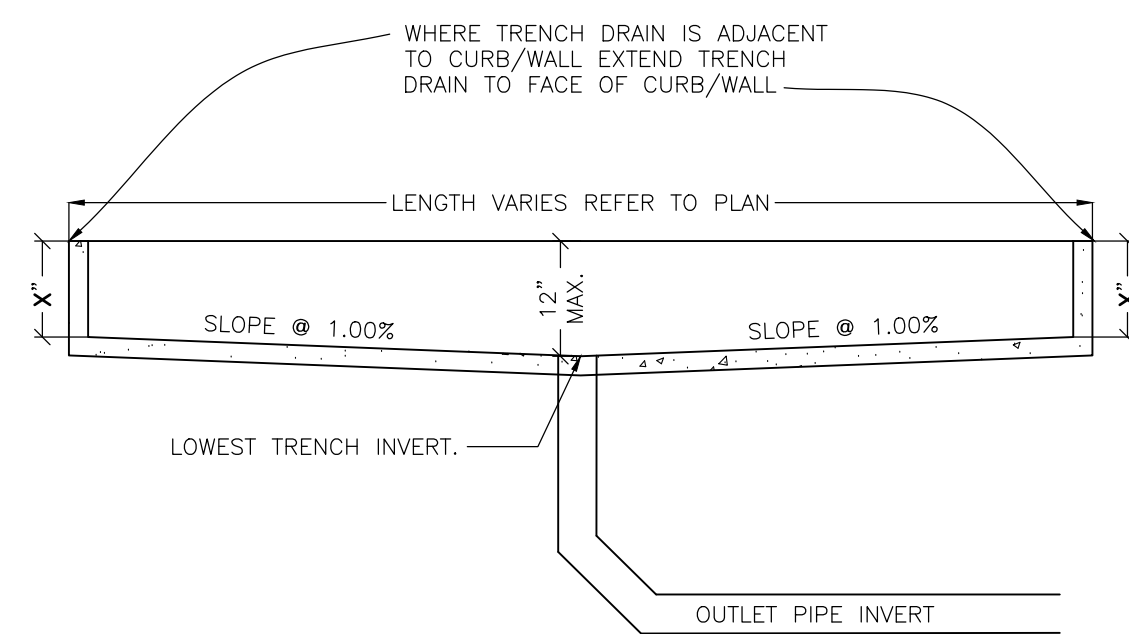


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C501 DRAIN TILE AT LOW POINT CATCH BASIN
NOT TO SCALE

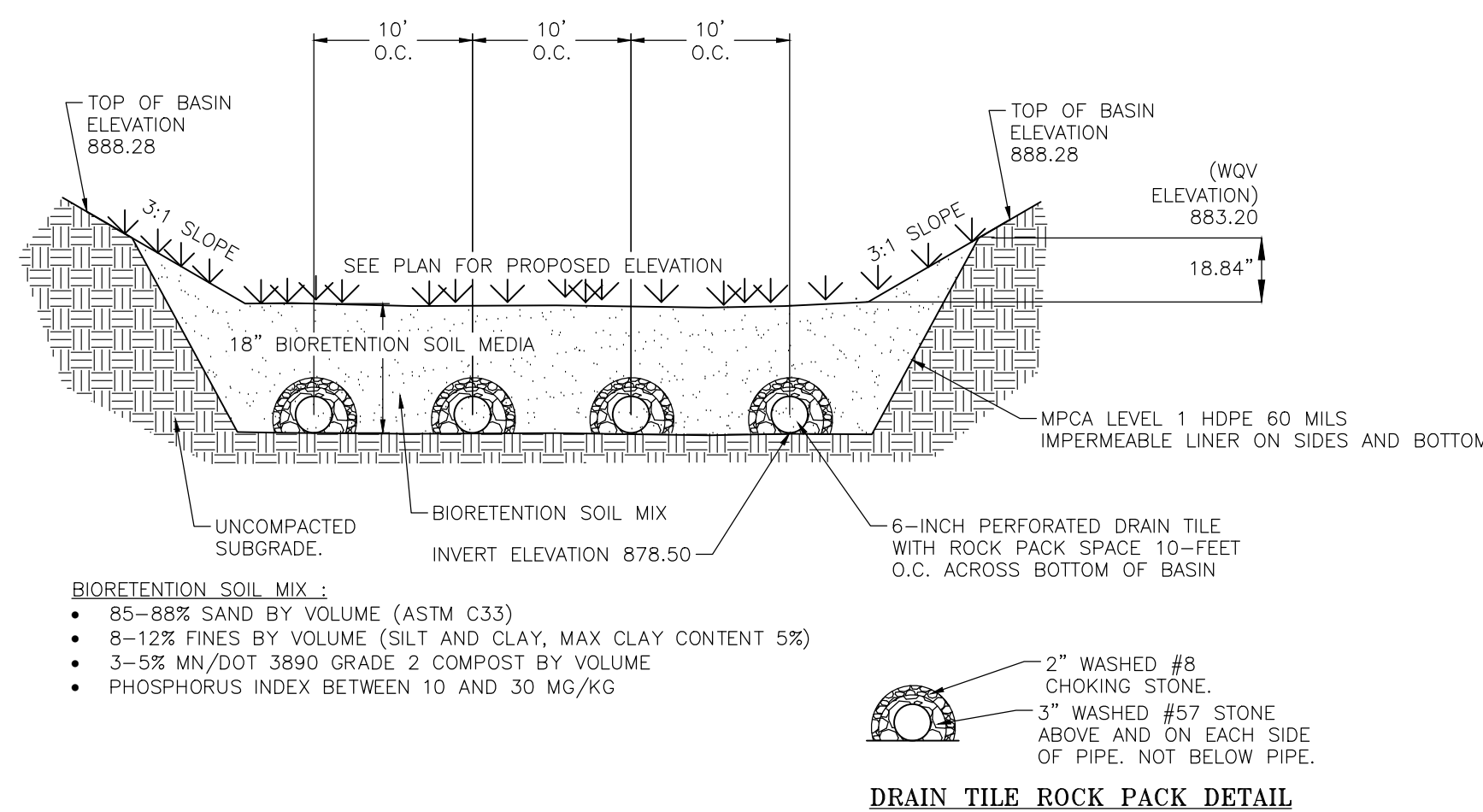
RIPRAP REQUIREMENTS				
DIA. OF ROUND PIPE (IN.)	W (FT.)	L (FT.)	12" DEPTH CLASS II RIPRAP (CU. YDS.)	18" DEPTH CLASS II RIPRAP (CU. YDS.)
12	6.0	8	2.8	4.1
15	6.5	8	2.9	4.4
18	7.0	10	3.9	5.9
21	7.5	10	4.2	6.3
24	8.0	12	5.5	8.3
27	8.5	12	5.8	8.7
30	9.0	14	7.3	10.9
36	10.0	16	9.2	13.8
42	10.5	18	10.9	16.3
48	11.0	20	12.9	19.4



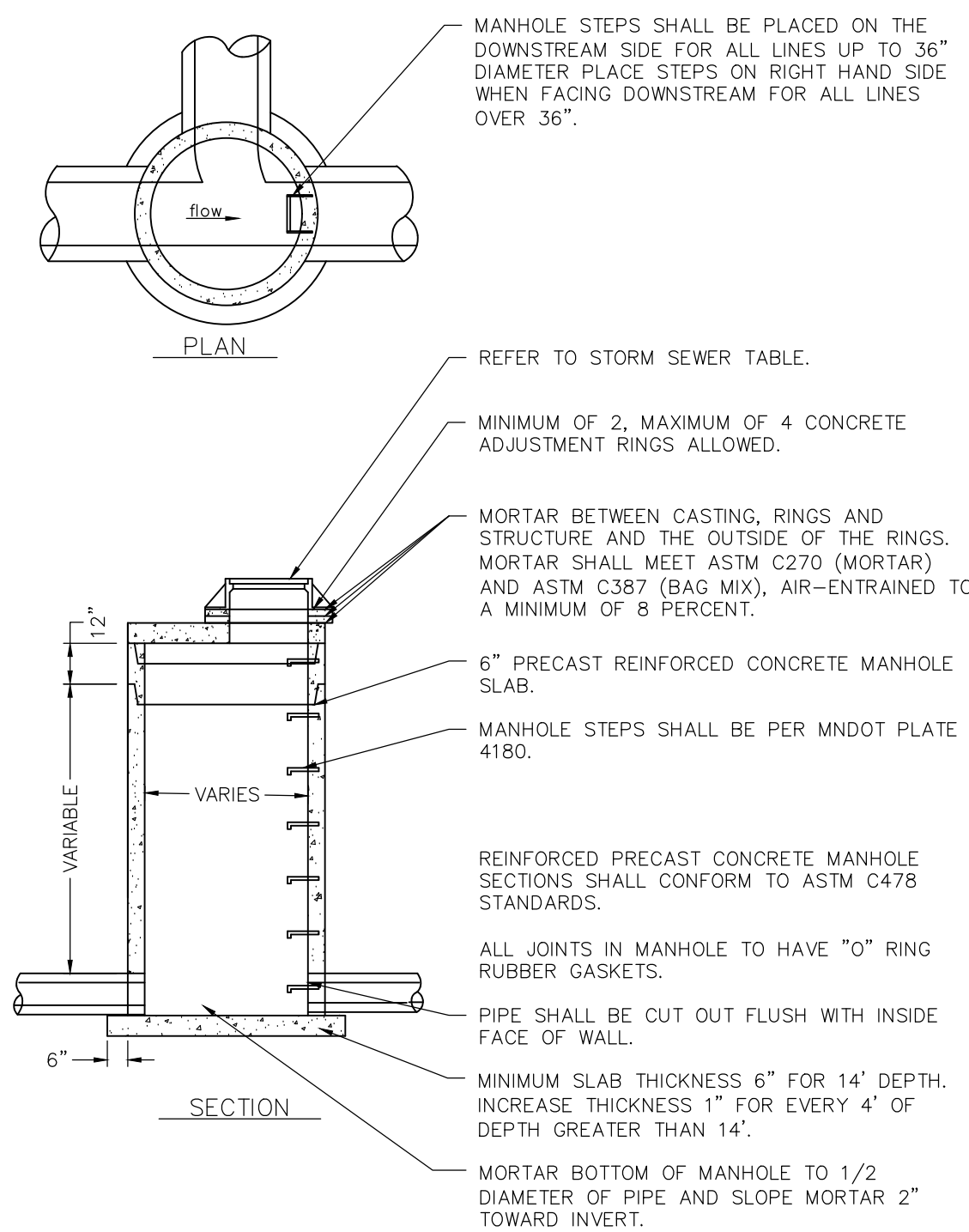
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C501 24\"/>



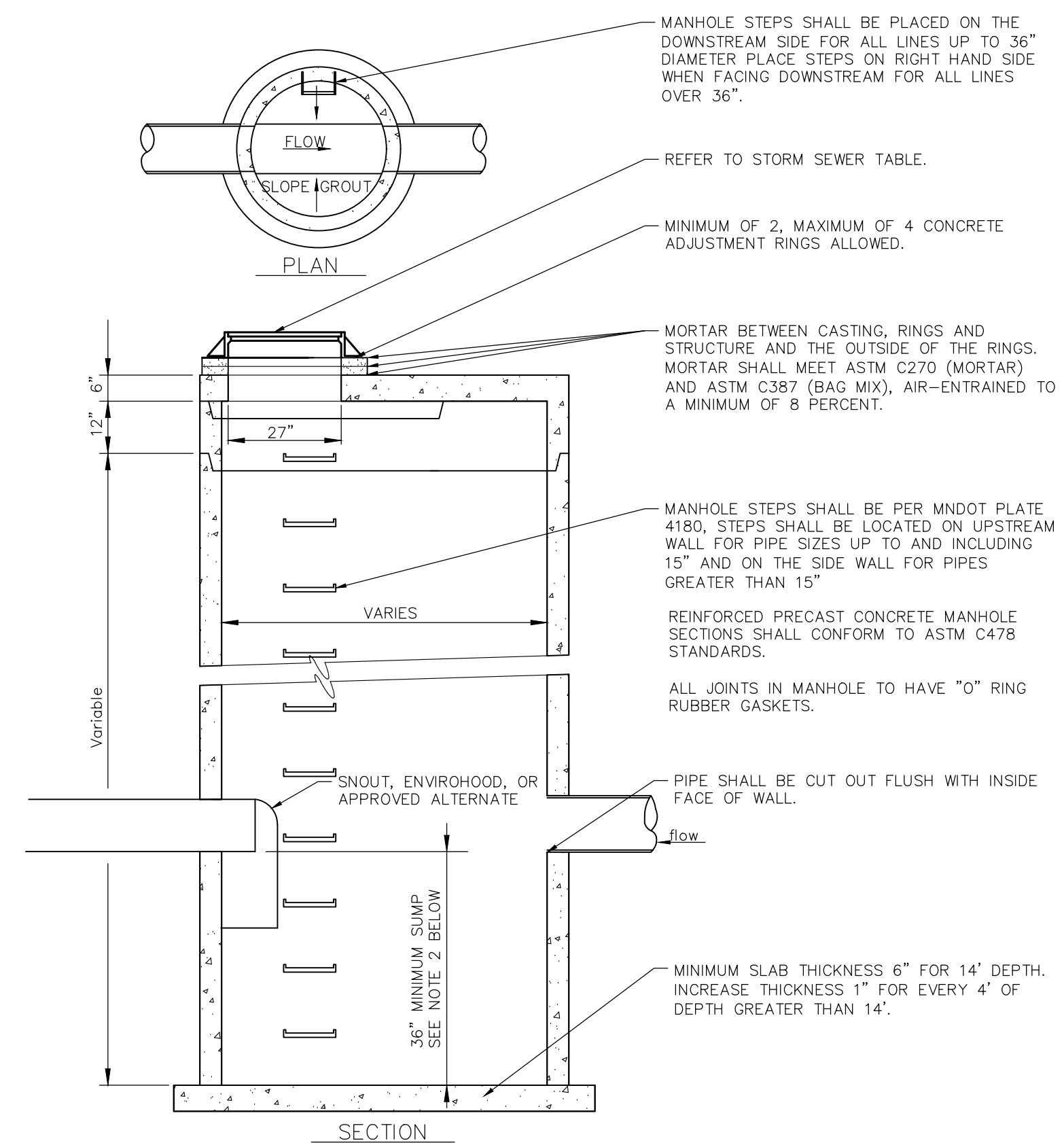
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C501 TRENCH DRAIN DETAIL
NOT TO SCALE



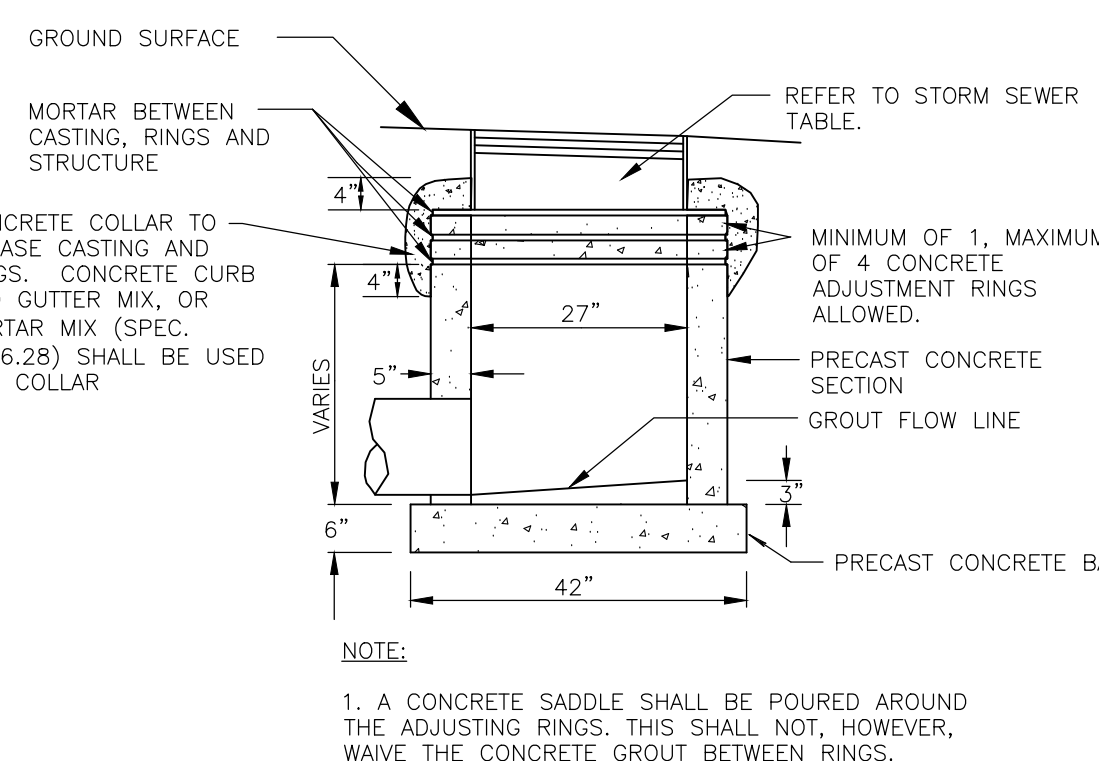
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C501 FILTRATION BASIN 2 DETAIL
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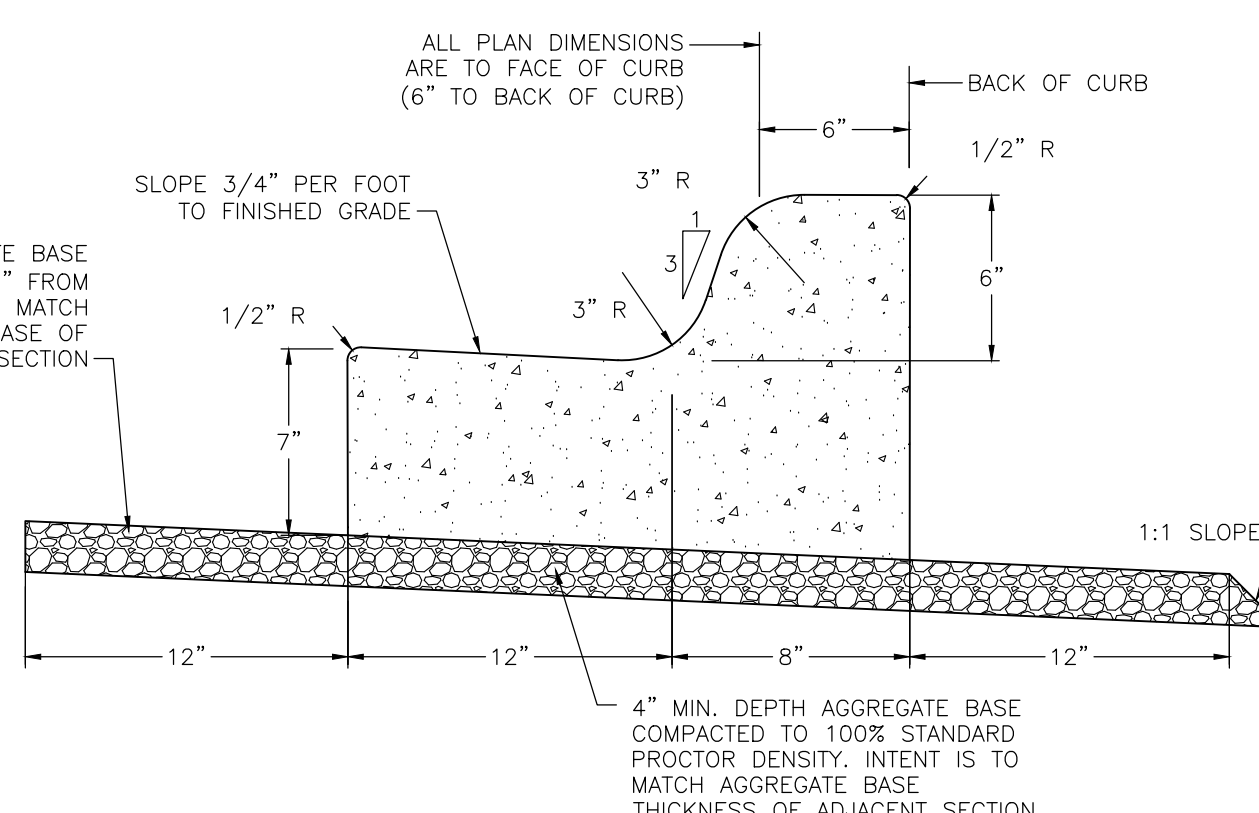
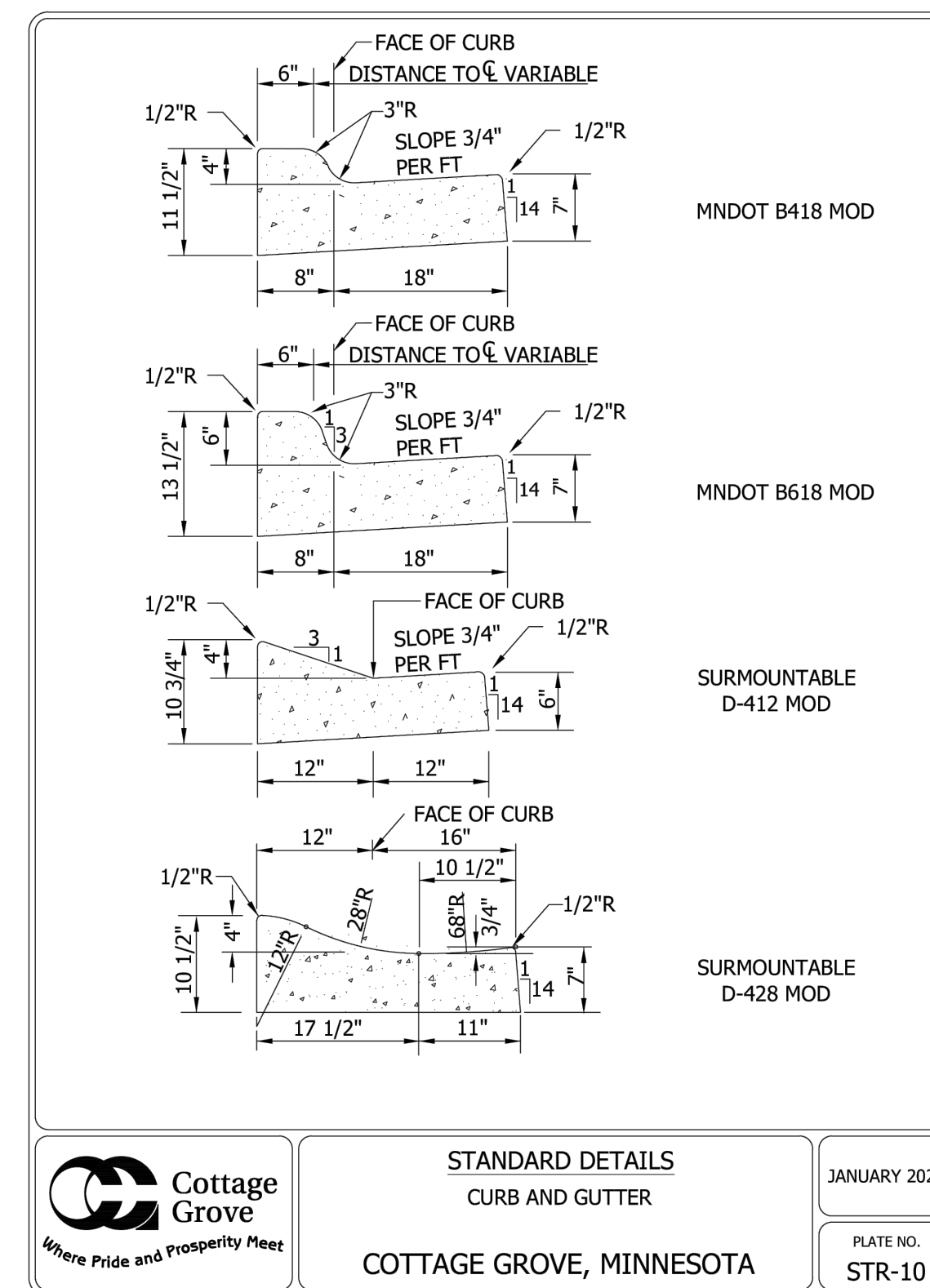
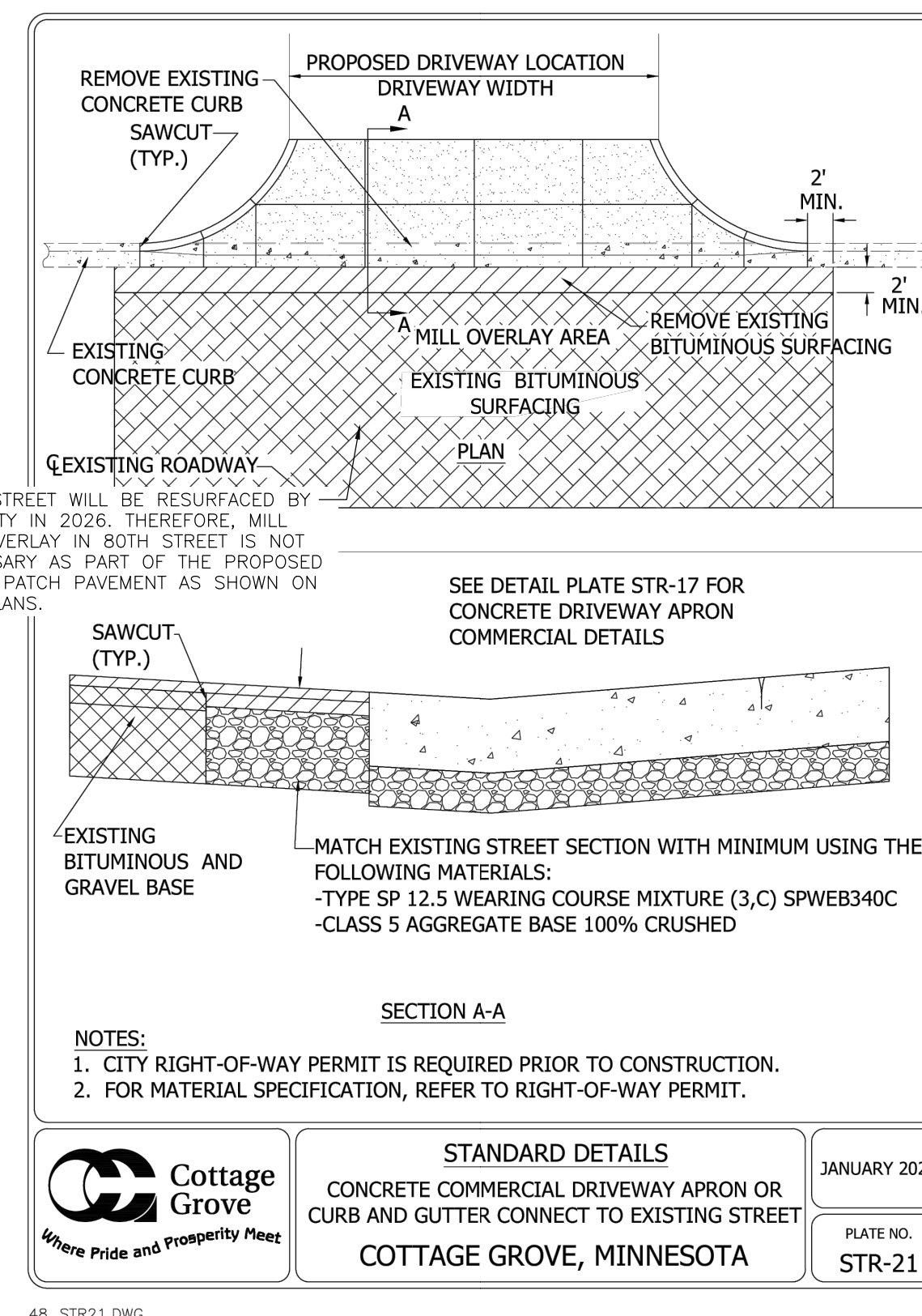
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C501 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE

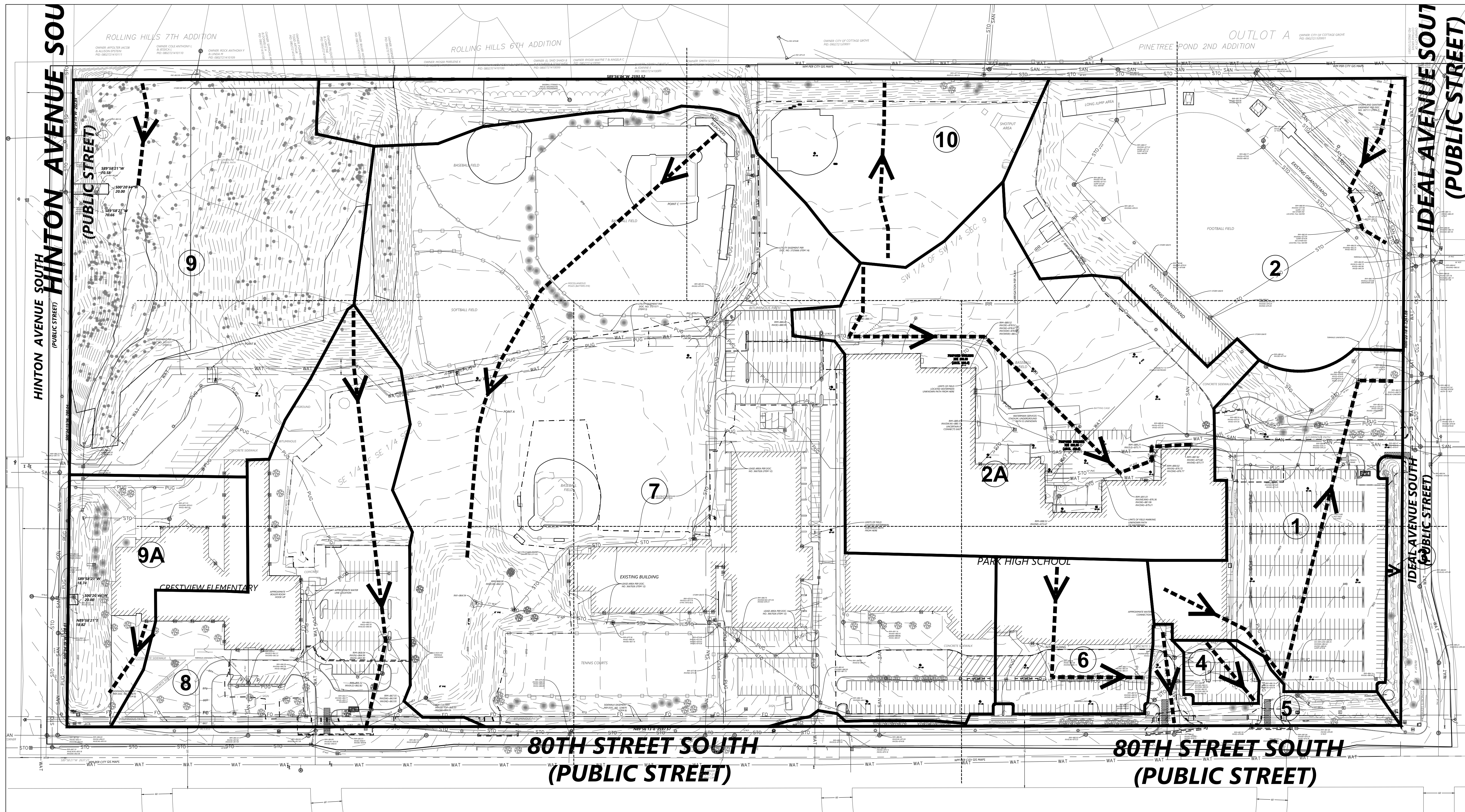


2
C501 SUMP CATCH BASIN MANHOLE
NOT TO SCALE



3
C501 27-INCH CATCH BASIN
NOT TO SCALE



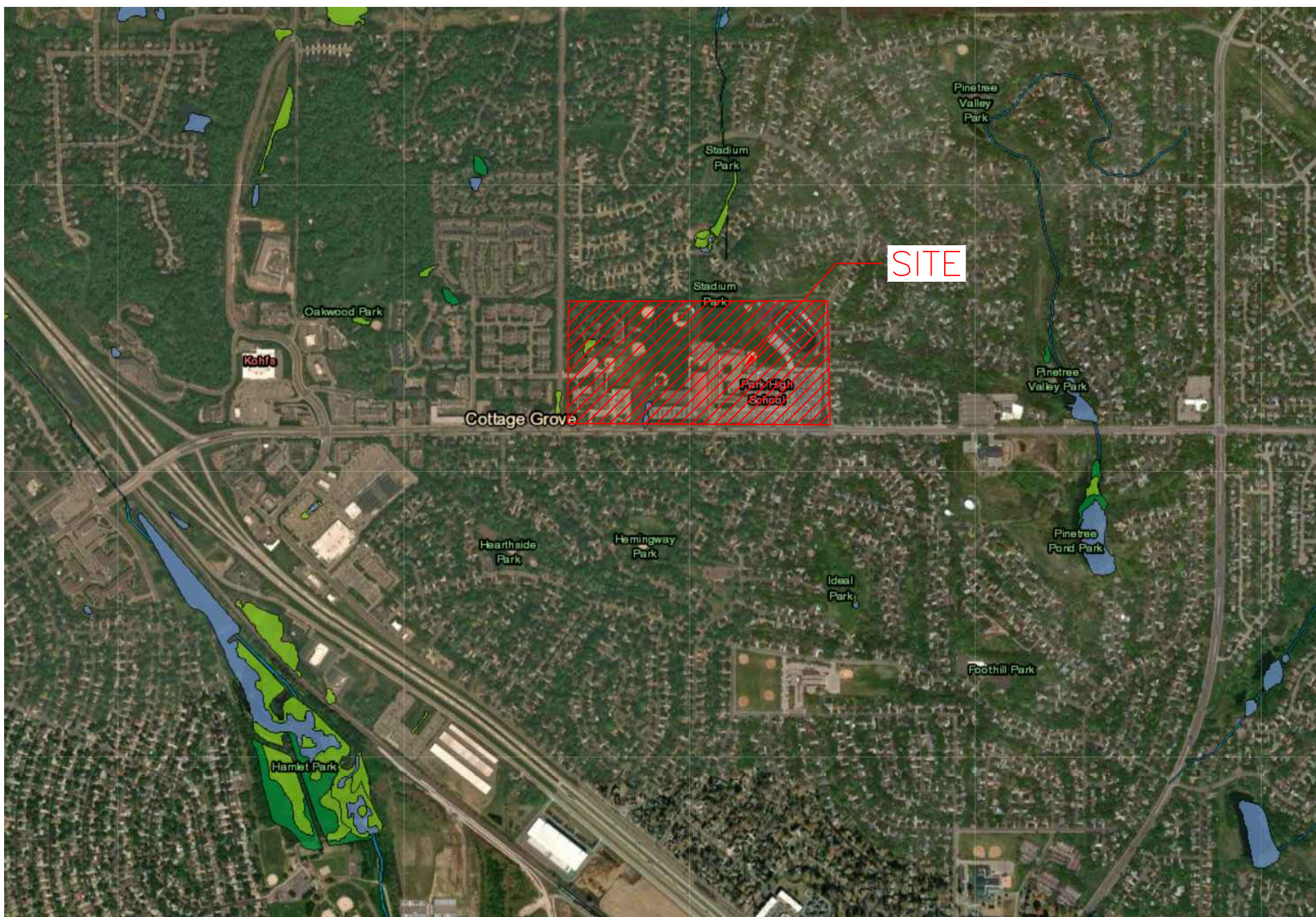


1
C600
EXISTING CONDITIONS
1" = 100'

EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.79")	10-YEAR (4.15")	100-YEAR (7.40")	
1	3.95	1.13	5.08	17.25	27.13	52.00	IDEAL AVE SOUTH
2	2.42	5.93	8.35	10.26	20.94	52.85	IDEAL AVE SOUTH
2A	5.61	3.94	9.55	18.29	30.47	63.32	IDEAL AVE SOUTH
3	0.01	0.36	0.37	0.17	0.66	2.25	IDEAL AVE SOUTH
4	0.35	0.02	0.37	1.51	2.28	4.13	80TH STREET SOUTH
5	0.59	0.63	1.22	2.71	4.77	10.43	80TH STREET SOUTH
6	2.03	0.05	2.08	8.71	13.11	23.63	IDEAL AVE SOUTH
7	8.83	16.39	25.22	—	—	—	EX. CENTRAL INFILTRATION BASIN
8	3.05	3.14	6.19	11.65	20.34	44.42	80TH STREET SOUTH
9	0.64	8.30	8.94	—	—	—	EX. NORTH WEST INFILTRATION BASIN
9A	1.04	1.62	2.66	—	—	—	EX. SOUTH WEST INFILTRATION BASIN
10	0.11	5.02	5.13	1.43	5.93	21.65	OFFSITE TO THE NORTH
EX. CENTRAL INFILTRATION BASIN	—	—	—	0.00	3.80	47.59	80TH STREET SOUTH
EX. NORTH WEST INFILTRATION BASIN	—	—	—	—	—	—	EX. SOUTH WEST INFILTRATION BASIN
EX. SOUTH WEST INFILTRATION BASIN	—	—	—	4.51	6.33	9.21	HINTON AVENUE SOUTH
TOTAL	28.63	46.52	75.15	76.49	135.76	331.48	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.79")	10-YEAR (4.15")	100-YEAR (7.40")	
1	3.88	1.08	4.96	16.94	26.61	50.93	IDEAL AVE SOUTH
2	2.58	5.81	8.38	10.78	21.59	53.64	IDEAL AVE SOUTH
2A	6.51	2.36	8.87	—	—	—	FILTRATION BASIN 2
3	0.00	0.35	0.36	0.14	0.59	2.12	IDEAL AVE SOUTH
4	0.35	0.02	0.37	1.51	2.28	4.13	80TH STREET SOUTH
5	0.59	0.63	1.22	2.71	4.77	10.43	80TH STREET SOUTH
6	2.03	0.05	2.08	8.71	13.11	23.63	IDEAL AVE SOUTH
7	10.84	17.49	28.33	—	—	—	FILTRATION BASIN 1
8	2.69	1.16	3.85	10.87	17.48	34.54	80TH STREET SOUTH
9	0.64	8.30	8.94	—	—	—	EX. NORTH WEST INFILTRATION BASIN
9A	1.04	1.62	2.66	—	—	—	EX. SOUTH WEST INFILTRATION BASIN
10	0.35	4.77	5.13	1.93	6.26	20.97	OFFSITE TO THE NORTH
FILTRATION BASIN 1	—	—	—	4.21	10.83	29.50	80TH STREET SOUTH
EX. NORTH WEST INFILTRATION BASIN	—	—	—	—	—	—	EX. SOUTH WEST INFILTRATION BASIN
EX. SOUTH WEST INFILTRATION BASIN	—	—	—	4.60	6.38	9.23	HINTON AVENUE SOUTH
FILTRATION BASIN 2	—	—	—	6.29	19.30	39.23	IDEAL AVE SOUTH
TOTAL	31.50	43.64	75.15	68.69	129.20	278.35	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.79") RUNOFF (CFS)	10-YR STORM (4.15") RUNOFF (CFS)	100-YR STORM (7.40") RUNOFF (CFS)
EXISTING SITE	76.49	135.76	331.48
PROPOSED SITE	68.69	129.20	278.35



VICINITY MAP
COTTAGE GROVE, MINNESOTA



K&A
ARCHITECTS | DESIGNERS | ENGINEERS
2051 MILLER DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605
K&A.MN.COM

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

Kevin A. Bohl
Date: 11-1-2024 License Number: 52209

BKBM
Structural & Civil Engineers
6120 Earle Brown Drive
Suite 710 Minneapolis, MN 55426
Phone: 763.543.0420
bkbm.com

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BKBM Project No. 24222.50

STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS

PARK HIGH SCHOOL ADDITIONS & RENOVATIONS

8040 80TH STREET SOUTH
COTTAGE GROVE, MN 55016

PROJECT: 23270
DRAWN BY: WH
CHECKED BY: KAB
DATE: 11.1.2024
REVISIONS:

BID PACKAGE
#1: PRICING
SET

C600



MEMORANDUM

Date: November 20, 2024

To: Ryan Burfeind, P.E.
Public Works Director
City of Cottage Grove

From: Bryan T. Nemeth, P.E., PTOE

Subject: Park High School Renovations: Traffic Outcome Summary
City of Cottage Grove, MN
Project No.: 24X.136020

Introduction

This memorandum provides a summary of the traffic review outcomes and updates to the Park High School Additions and Renovations project as submitted November 8, 2024. The traffic review was completed on October 4, 2024 in response to the site plan submitted September 4, 2024. Subsequent discussions on the review and discussions for incorporation of traffic improvement elements were completed on October 7, 2024 and October 22, 2024 between the developer, schools, and school district with the City of Cottage Grove.

Plan Updates and Safety or Operational Impacts

A figure of the site and improvements is shown at the end of this memo. The callouts match the items below (i.e. Bullet A below corresponds with the A callout on the figure).

Crestview Elementary School Accesses

- The school currently has two access points on 80th Street.
 - There is also one access point on Hinton Avenue for buses.
- The proposed configuration has three access points on 80th Street.
 - A. The west-most access point is exit only to westbound 80th Street – access to remain as-is
 - B. The middle access point is inbound and outbound – access to remain but be reconfigured
 - 1. The current access point serves traffic entering from both eastbound and westbound 80th Street and traffic backups currently extend west to Hinton Avenue and east to the high school at times.
 - 2. The intention is to have this access be the primary access for traffic entering into the site from eastbound 80th Street, providing access to the parking lots and the school drop-off.

- a. This inbound access also provides a connection to parking within the site for traffic from westbound 80th Street.
 - b. The inbound access is one lane to reduce the total conflict points that pedestrians have to navigate when crossing the access and also reduces vehicles coming in from two directions at once, improving pedestrian safety.
 3. The exiting lane allows all for all movements as currently provided today.
 - a. The exiting lane is realigned to provide more stacking and be a direct connection from the school drop-off.
 4. A median is provided between the inbound and outbound lanes to allow pedestrians and bicyclists to cross the entering traffic and exiting traffic one approach at a time – improving safety.
 - a. The median is built to be traversable to allow larger vehicles including trucks to make maneuvers during non-peak times.
- C. The east-most access point is a new access into the site from westbound 80th Street only.
 1. The intention is to have this access be the primary access for traffic entering into the site from westbound 80th Street to access the school drop-off/pick-up.
 2. This access serves the drop-off/pick-up for both the elementary school and high school traffic. The start and dismissal times are staggered which should reduce concurrent traffic use, but access is designed to accommodate some concurrent traffic.
 3. The access includes a right turn lane of approximately 465 feet on westbound 80th Street. This provides extra stacking distance out of the way of through traffic on 80th Street, improving safety. This also allows for traffic to slow down and move out of the way of through traffic entirely within the turn lane when not being used for stacking.
 4. North of the access from 80th Street, there is an expansion of lanes.
 - a. The lane from the west comes from the middle access and allows traffic entering from eastbound 80th Street to access the school drop-off/pick-up. The comes in as a merging lane with stacking around the south side of the drainage pond to provide improved traffic flow and reduce the possibility of backups onto 80th Street.
 - b. The inbound lane widens out to two lanes northbound so that traffic going to the elementary school and the high school is separated. The left lane serves the elementary school drop-off/pick-up while the right lane serves the high school drop-off/pick-up and access to the ice arena/football stadium.
 - o The left lane to the elementary school drop-off/pick-up is designated a through/left lane to also allow for vehicles from

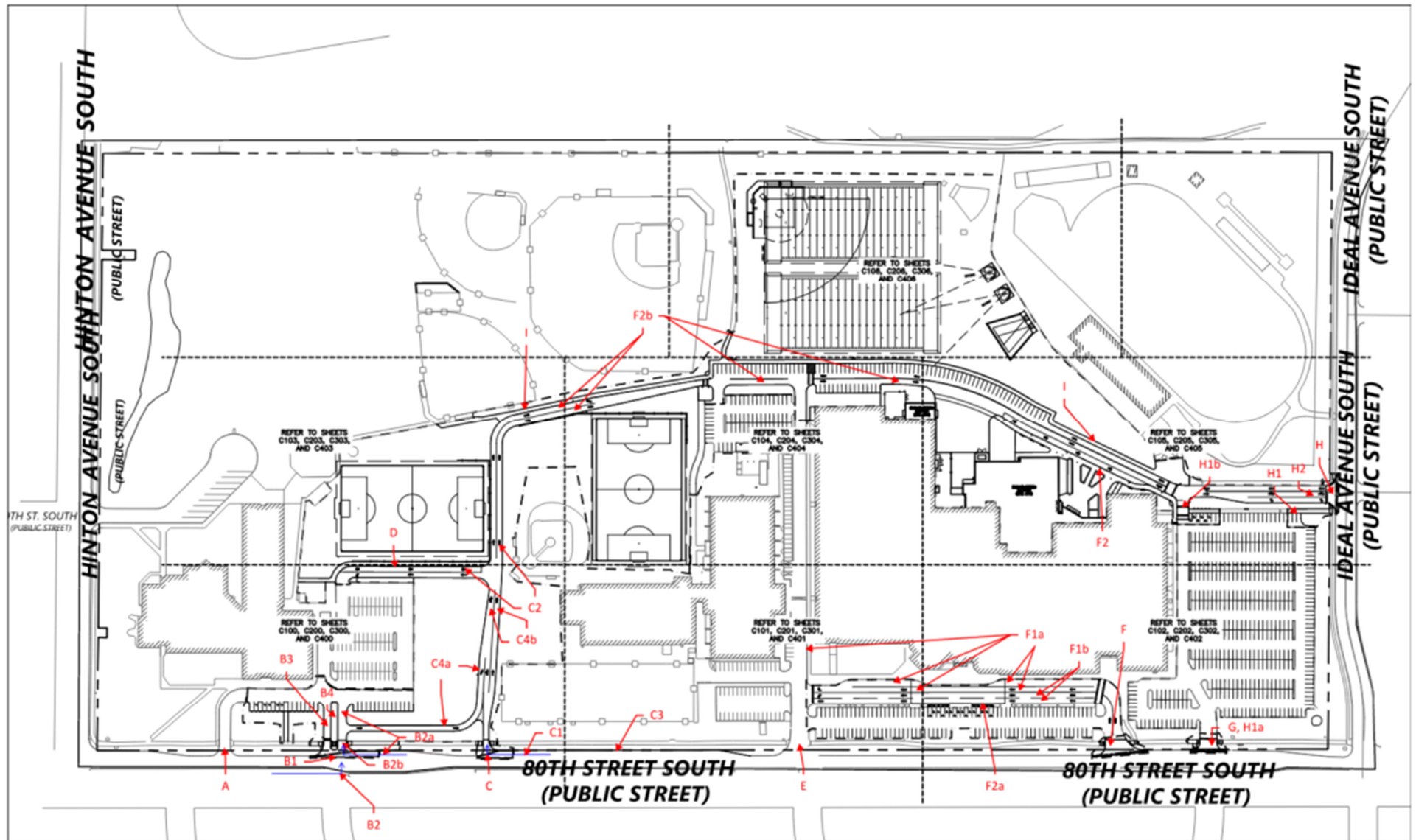
eastbound 80th Street to merge north of the elementary school if unable to change lanes earlier, improving safety.

- D. Elementary School drop-off/pick-up zone is designated at the north side of the parking lot for improved stacking and avoids the inbound pick-up/drop-off traffic mixing with the parking lot traffic.

Park High School Accesses

- The school currently has three access points on 80th Street.
 - The school currently has one access point on Ideal Avenue.
- The proposed configuration maintains all four access points.
 - E. The west access on 80th Street is for exiting traffic from the site. No changes proposed.
 - 1. The site plan proposes to have less traffic exiting the site at this access, being primarily buses and teachers during school start and dismissal times.
 - F. The middle access on 80th Street is for entering traffic into the site.
 - 1. The access currently serves bus traffic, teacher parking, and as student drop-off/pick-up.
 - a. Buses currently stack along the front of the school and along the west side of the school.
 - b. Student drop-off/pick-up is in the outer lanes and in the parking lot.
 - This results in students running between buses and other vehicles to access the school.
 - This also results in vehicles stacking up on 80th Street east past Ideal Avenue, blocking the Hyde Avenue/school access at times.
 - 2. The site plan revises the front of the school for buses only. Student drop-off/pick-up is now located on the north side of the school, improving safety.
 - a. The parking space along the front of the school adjacent to the bus lanes has been eliminated to reduce bus conflicts and improve safety.
 - b. The site plan provides for stacking distance along the drive between the elementary school and the high school, reducing the backup potential onto 80th Street and improving safety along 80th Street.
 - G. The east access on 80th Street is the primary access to the student parking lot on the east side of the school. The intersection is signalized. No changes proposed beyond an improved pedestrian crossing across the access.
 - H. The access on Ideal Avenue is currently used to get around the north side of the building and provides access to the student parking lot on the east side of the school.
 - 1. Due to the signal and traffic on 80th Street many students use the back access that connects to the Ideal Avenue access to enter and exit the parking lot.

- a. The back access will be closed and student traffic will be directed to use the east access on 80th Street.
 - b. A new connection will be provided on the north side of the parking lot next to school that will be gated.
2. The access will be revised to include signing and striping for inbound and outbound lanes, and dedicated lanes for left and right turns will be provided (through a left/through lane and a dedicated right turn lane), proving for improved vehicle stacking and improved safety.
- I. Continuous sidewalks are added on the north side of the site to connect from Ideal Avenue to the Elementary School for improved pedestrian safety.





MEMORANDUM

Date: 11/18/2024
To: Amanda Meyer, PE
From: Mike Boex, PE
Subject: Park High School Expansion
City of Cottage Grove, MN
Project No.: 24X136020000

This memo summarizes the review of site plan documents submitted by BKBM Engineers, dated 11/01/24 (received 11/08/24).

Easements:

1. We understand the following easement descriptions and exhibits are in progress.
 - a. The city would prefer a 30-ft easement over the existing sewer and water in the northeast corner of the site (a 20-ft easement exists today). Please provide an additional 5-ft on each side of the existing easement.
 - b. A 10-ft perimeter drainage and utility easement should be provided along Ideal Avenue South and Hinton Avenue.
 - c. 80th Street:
 - i. Provide a Permanent Right of Way Easement along 80th Street, the northern line being 83' north of the south line of Section 8 and 9.
 - ii. In the previous review memo, a separate 20' (west-east) x 10' (north-south) Permanent Right of Way Easement at the northeast corner of 80th Street and Hyde Avenue was requested for the existing traffic signal cabinet. Rather than create a separate easement, the signal use could be described into the drainage and utility easement. The City Attorney will proceed along those lines unless the school district objects.
 - iii. A 10-ft perimeter drainage and utility easement should be provided behind the new right-of-way easement.
2. Once complete, right-of-way and drainage and utility easements shall be shown and labeled on the final approved plans, for clarity.

Sheet C104:

3. Keynote 11: The city will not allow the contractor to shut down the 16" city trunk watermain. Therefore, the hydrant valve should likely remain during the removal of the hydrant.

Sheet C200:

4. The submitted plans and spot elevations have not been reviewed for detailed ADA compliance. Pedestrian ramps along public roadways will need to comply with the MnDOT standard plans and be constructed per ADA standards. The city encourages the school district's engineer to carefully review their design.
5. Please submit a proposed phasing plan and schedule for the school improvements such that work on 80th Street in 2026 can be coordinated. For example, the new right-in entrance near Crestview Elementary should be coordinated with turn lane work planned by the City. Depending on schedule, additional comments may be provided related to elevations near the apron.
 - a. On Sheet C400 the right-in does not depict the existing curb line. Depending on when this is intended to be constructed, additional detail should be provided as to how it fits into the existing roadway in an interim condition.

Sheet C203:

6. According to city records (attached to this memo), there is a 16" butterfly valve on the trunk main just west of the hydrant near the ballfield (near the location labeled as "Point A"). The valve is not shown on the plans, so it may be buried. The grading in this area appears to result in a slight rise in the finish grade; please expose and adjust the valve to grade as necessary.
7. Existing easement over the existing trunk water main: the city will provide an encroachment agreement for review.

Sheet C205:

8. The new apron on Ideal Avenue should depict a mill-overlay per city detail STR-21. An exception to the mill overlay was provided on 80th Street since it's planned to be rehabilitated in 2026, but that does not apply to Ideal Avenue.

Sheet C307:

9. The Fire Marshall has reviewed the hydrant locations and found them to be acceptable.

Sheet C401:

10. The pavement message arrow configuration appears confusing (left turn arrow to the right of a thru arrow). It would seem people wanting to go through the north-south aisle should be in the northern left turn lane, turn left, then turn right into the lot.

Sheet C500:

11. Please incorporate city standard detail STO-5 and STR-23 for STRM-400 in the public roadway.

Other:

12. Please clarify if there is any new parking lot lighting proposed.

Stormwater:

13. Rate Control:
 - a. Rate control is not met at all subbasins, but is met when peak flows from every basin are summed. Proposed Drainage Area No. 2 shows an increase in peak flows in the 2-yr, 10-

yr and 100-yr storms. Area No. 10 and Filtration Basin 1 both show an increase in the 2-yr and 10-yr storms.

- b. Flows in the 2-year and 10-year increase moderately to 80th Street and increase slightly offsite to the north. Please work to reduce the 2-year and 10-year outflows to 80th Street.
- c. Peak flow rates might be lower if hydrographs are summed by the HydroCAD model rather than arithmetically in the rate control tables.
- d. The HydroCAD model is mostly comprised of unconnected drainage areas and does not include catch basins, storm drains, channels or weirs. Inclusion of temporary storage areas and conveyance features would likely reduce the simulated outflow rates.

14. P8 Water Quality Model

- a. The P8 models use default filtration efficiencies that would be appropriate for infiltration basins, but since filter basins are proposed, dissolved phosphorus will not be removed so please adjust the filtration efficiencies as MPCA recommends for filter basins: *"The default filtration efficiency values for the dissolved (P0%) and particulate (P10% through P80%) particles are 90% and 100%, respectively. Based on information and sources presented in the Minnesota Stormwater Manual, it is recommended that the filtration efficiency values shown in the table below be used. The same filtration efficiency values would generally be applicable for modeling other filtration practices (e.g., permeable pavement, tree trench with underdrain, etc.). Since the values shown below are constants that are applied to all modeled BMPs, the Particle Removal Scale Factor can be changed in P8 for individual practices to account for pollutant removals that are expected to differ from the constants."*¹

Filtration type	Filtration efficiency (% removal)		
	Dissolved (P0%)	Particulate (P10%)	Particulate (P30% through P80%)
Sand filters and biofiltration [1]	0%	25%	100%
Iron-enhanced sand filter [2]	60%	25%	100%

15. The P8 Model input data for proposed conditions TP, includes a typo in the unswept impervious runoff coefficient for watershed Pro. 1: a value of "0.09 is entered but should be corrected to "0.90".
16. Pretreatment: On Sheet C300 please provide pretreatment measures, such as sumps, at inlets to the new filtration basin at STRM #605 and STRM #603.
17. Seeding: A note on the Filtration Basin Detail of Sheet C200 states: Refer to Landscape Plans for Seeding. Please plan to use a native seed mix for the filtration basins such as MNDOT Mix 33-261 Stormwater South & West.
18. Rational Storm Sewer Design: On-site storm sewer should be sized to a 5-year rational method design. Submit design calculations for the storm sewer system and a drainage area map showing each catchment with manholes and catch basins labeled. Include individual pipe segment

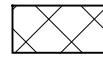
¹ [Recommendations and guidance for utilizing P8 to meet TMDL permit requirements - Minnesota Stormwater Manual](#) accessed 11-12-2024.

velocities with calculations for review. Trunk facilities should be analyzed and designed to accommodate the 100-year ponded discharges plus 5-year rational flows from areas that enter the trunk to be carried to the next storage area downstream.

- a. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
 - b. Maximum storm sewer velocities should be kept at 10 feet per second or less.
 - c. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
 - d. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
 - e. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.
19. Freeboard standards: For stormwater facilities with emergency overflows, the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin. For backyard and side-yard conveyance and temporary ponding areas, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.
 - a. Sheet C205 lists the HWL of Filtration Basin 2 as 888.28 feet. Please revise the HWL elevation to match the HydroCAD model (887.16 feet).
 - b. It appears freeboard requirements are met on the site. For clarity, please label the location and elevation of the emergency overflows (EOFs) for each stormwater basin.
20. SWPPP:
 - a. Sheet C200 states that: "Approximate disturbed area is 19.00 acres." Please include a tabulation of disturbed area, existing and proposed impervious surfaces, fully reconstructed impervious surfaces and milled/overlaid surfaces.
 - b. Sheet C601 states that soil borings are provided in a geotechnical report by Braun. Please provide the borings.
 - c. Identify the person knowledgeable and experienced in erosion prevention who will oversee the implementation of the SWPPP.
 - d. Documentation for all trained individuals.
 - e. Reference the stormwater report for information on precipitation and stormwater runoff.
21. Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.
22. A stormwater maintenance agreement will be required for stormwater BMPs within the site; the city will prepare the agreement.

NOTE:
CONTRACTOR TO COORDINATE MARKING OF PRIVATE UTILITIES &
IRRIGATION SYSTEMS ON SCHOOL DISTRICT PROPERTIES WITH DISTRICT
PERSONNEL PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

LEGEND



STREET REHABILITATION



MANHOLE RECONSTRUCTION



MANHOLE CASTING ADJUSTMENT



WATER MAIN IMPROVEMENTS



SANITARY SEWER SPOT REPAIRS



CATCH BASIN
RECONSTRUCTION/REPLACEMENT



CATCH BASIN CASTING
ADJUSTMENT



GATE VALVE ADJUSTMENT



STORM SEWER IMPROVEMENTS

NOTE:
CONTRACTOR TO FILL & GRADE "LOW AREA" W/
TOPSOIL TO PROVIDE GENERAL DRAINAGE TO THE
SOUTH. RESTORE BY HYDROSEEDING.

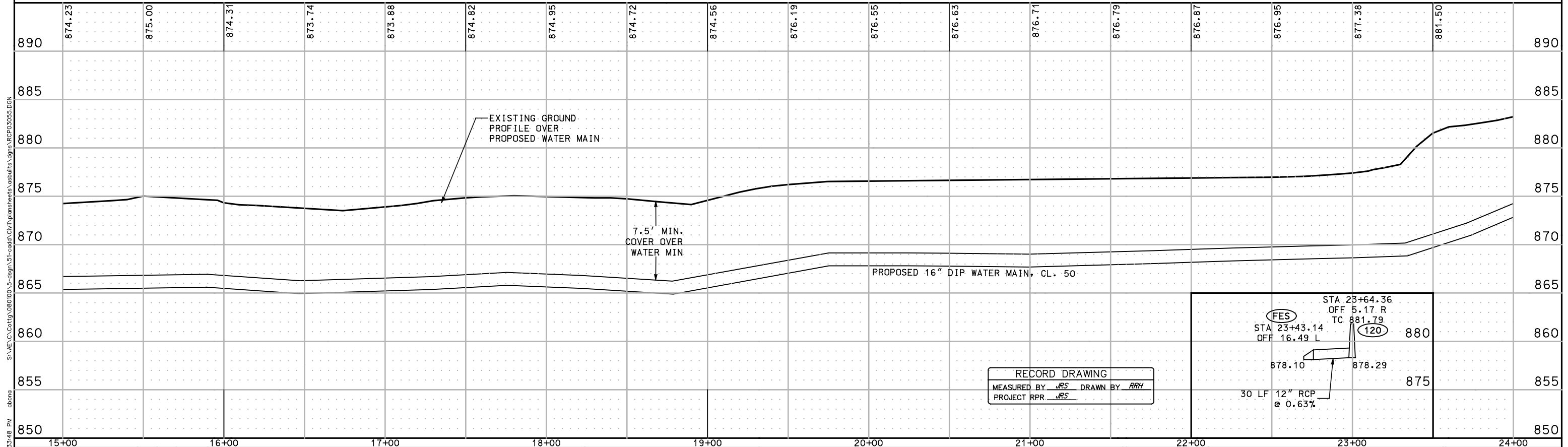
SEE SHEET 21

SEE SHEET 23

- NOTES:
1. CONTRACTOR TO VERIFY ALL UTILITY ELEVATIONS AND PIPE SIZES
WHEN CONNECTING TO EXISTING FACILITIES.
 2. PROTECT ALL FACILITIES NOT SPECIFIED FOR REMOVAL.
 3. SPOT REMOVAL & REPLACEMENT OF C&G SHALL BE AS DIRECTED
BY THE ENGINEER IN THE FIELD.
 4. SEE PROJECT SPECIFICATIONS FOR SOIL BORING LOGS AND LOCATION MAP.

TRUNK WATER MAIN

NOTE:
CONTRACTOR TO INSTALL & MAINTAIN ORANGE SAFETY FENCE ALONG
CONSTRUCTION LIMITS WITHIN SCHOOL DISTRICT PROPERTIES. (INSTALL PRIOR
TO START OF CONSTRUCTION ACTIVITIES.)



RECORD DRAWING
MEASURED BY JRS DRAWN BY RRH
PROJECT RPR JRS

STA 23+64.36
OFF 5.17 R
TC 881.79
(120)
880
875
878.10
878.29
30 LF 12" RCP
@ 0.63%

DRAWN: AB				
DESIGNED: DY				
CHECKED: CS				
NO.	BY	DATE	REVISIONS	

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.

CHAD E. SETTERHOLM, PE
Lic. No. 40913
Date: 1/16/2008

PHONE: 651.490.2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

SEH

COTTAGE GROVE,
MINNESOTA
CLIENT PROJ. NO. 08-001

PLAN & PROFILE
TRUNK WATER MAIN
2008 PAVEMENT MANAGEMENT PROJECT

FILE NO.
ACOTTAG0801.00

22
135

STAFF REPORT CASE: ZA/CUP2024-022

ITEM: 6.2

PUBLIC MEETING DATE: 11/25/24 TENTATIVE COUNCIL REVIEW DATE: 12/4/24

APPLICATION

APPLICANT: NP BGO Cottage Grove Logistics Park, LLC

REQUEST: A Zoning Amendment to rezone 38.85 acres of land from AG-2, Agricultural, to I-1, General Industrial District; amend the existing PUD and the Cottage Grove Logistics Park Master Site Plan to include those additional acres of land; and a Conditional Use Permit for a data center use over the Cottage Grove Logistics Park Master Site Plan.

SITE DATA

LOCATION: PID: 29.027.21.14.0001, 28.027.21.32.0004, 29.027.21.11.0004, 28.027.21.22.0004, 29.027.21.42.0005

ZONING: AG-2, Agricultural

GUIDED LAND USE: Industrial

LAND USE OF ADJACENT PROPERTIES:

NORTH:

EAST:

SOUTH:

WEST:

CURRENT

Industrial

Agricultural

Residential

Residential

GUIDED

Industrial

Low Density Residential

Low Density Residential

Low Density Residential

SIZE: 38.85 acres

DENSITY: N/A

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Emily Schmitz, Community Development Director; 651-458-2874;
eschmitz@cottagegrovemn.gov

Application Accepted: 10/30/2024 60-Day Review Deadline: 12/29/2024

Planning Staff Report
Cottage Grove Logistics Park (NorthPoint Development)
Planning Case No. ZA/CUP2024-022
November 25, 2024

Proposal

NorthPoint Development (NP BGO Cottage Grove Logistics Park, LLC) submitted the following applications for the Cottage Grove Logistics Park:

- A. Zoning Amendment to rezone 38.85 acres of land from AG-2, Agricultural, to I-1, General Industrial District, and amend the existing PUD to include the additional 38.85 acres of land owned by NP BGO Cottage Grove Logistics Park, LLC.
- B. Amend the Cottage Grove Logistics Park Master Site Plan to include the additional 38.85 acres of land owned by NP BGO Cottage Grove Logistics Park, LLC.
- C. A Conditional Use Permit (CUP) for a data center use over the Cottage Grove Logistics Park Master Site Plan under NP BGO Cottage Grove Logistics Park, LLC ownership.



Location Map

Review Schedule

Application Received: October 30, 2024

Acceptance of Completed Application: October 30, 2024

Planning Commission Date: November 25, 2024

60-Day Review Deadline: December 30, 2024

Tentative City Council Date: December 4, 2024

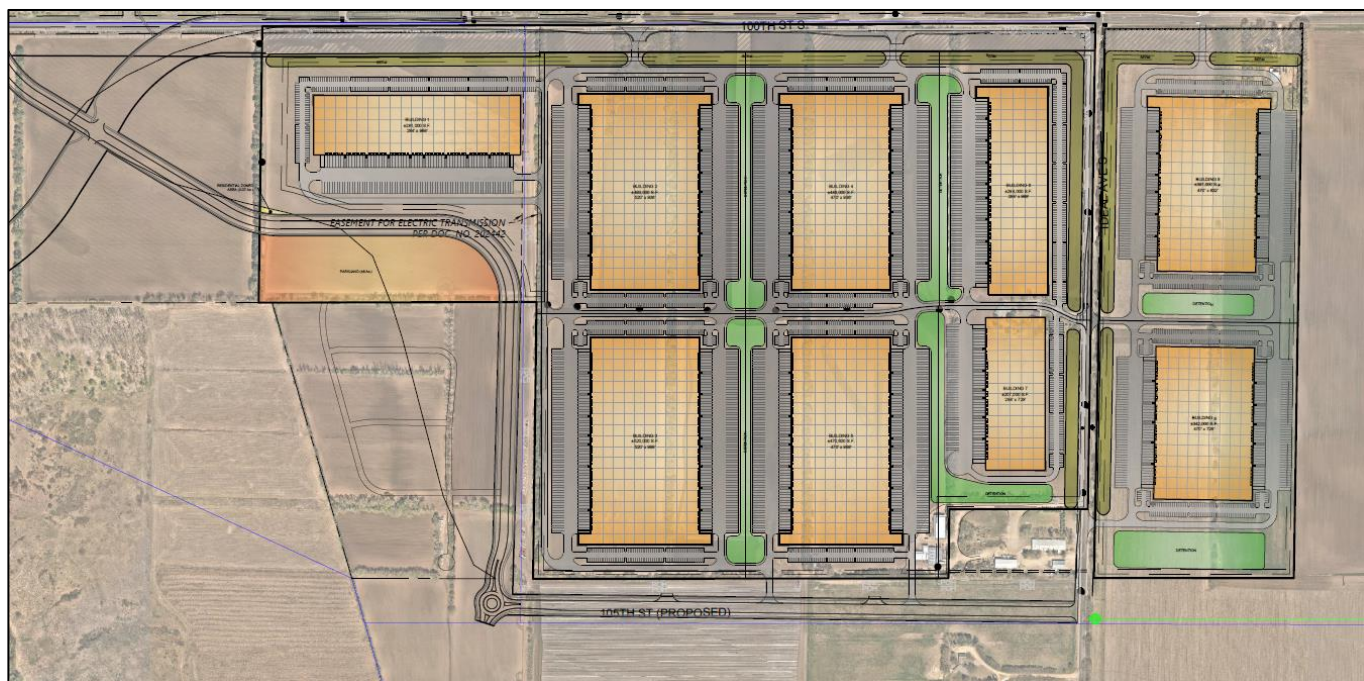
Background

NorthPoint Development, a Kansas City based development company, received approvals on December 15, 2021, for a Master Site Plan (Cottage Grove Logistics Park), a zoning amendment and PUD for approximately 252 acres of land, and a final plat. The plat consisted of the assemblage of property owned by five separate property owners. NorthPoint purchased each parcel and assembled with a final plat creating the individual parcels for Phase 1 and an outlot of the remaining acres for future phases.



Master Site Plan Area – Prior to Platting (2021)

The Master Site Plan includes nine separate warehouse, manufacturing, distribution, and office space buildings as well as the ability to apply for additional planning approvals for uses as outlined in the zoning code within the I-1, General Industrial Zoning District. The development was approved as a phased development requiring a site plan review for each proposed phase within the Master Site Plan area.



Master Site Plan – Cottage Grove Logistics Park

The first phase of the development (Phase 1) was reviewed and approved by the City Council on April 6, 2022, for construction of the first two buildings within the Master Site Plan in the northwest corner. As part of Phase 1, the developer completed the required public improvements including construction of 105th Street extending west from Ideal Avenue as well as improvements to Ideal Avenue and the addition of a trail. The two buildings in Phase 1 have been constructed totalling approximately 700,000 square feet.

The Applicant has since purchased additional parcels (38.85 acres) near the Master Site Plan area and is requesting the parcels be rezoned to align with the Comprehensive Plan (Industrial) and included in the PUD. These parcels were not under the ownership of the applicant at the time of approval of the Master Site Plan; therefore, they were not rezoned. However, they were contemplated to be included in the Master Site Plan area if the applicant took ownership. In addition, the Applicant has applied for a Conditional Use Permit (CUP) for a data center use within the undeveloped areas of the Master Site Plan. While there is no specific end user at this time, securing the CUP would allow the project area to be positioned to adapt to current and potential market demand.

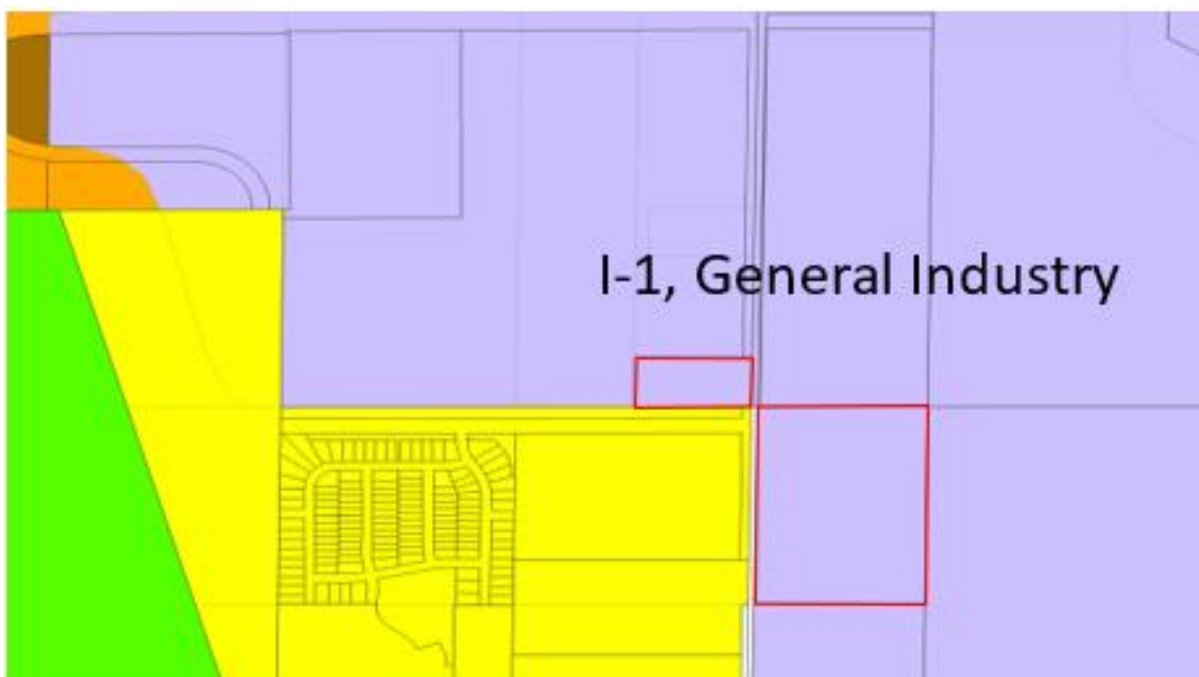


Parcels Proposed to be Rezoned and added to the PUD

Planning Considerations

Zoning Amendment

The additional 38.85 acres (two parcels) are proposed to be rezoned from AG-2, Agricultural, to I-1, General Industrial, which is consistent with the land use designation shown on the 2040 Comprehensive Plan Land Use Map. The proposed data center use is permitted within the I-1, General Industry Zoning District, with a CUP.



2040 Land Use Map

Master Site Plan Amendment

The Master Site Plan Resolution must be amended to add the additional parcels.



Amended Master Site Plan Area

Conditional Use Permit

The Applicant is proposing a conditional use permit (CUP) for a data center use to be permitted within the remainder of the Master Site Plan area consistent with permitted uses with a CUP in the I-1, General Industrial zoning district. A data center use can bring challenges such as high utility use and, given the large scale of development, environmental impacts. New technology allows for these uses with lesser impact to local utilities such as water usage. In addition, an AUAR has been completed covering the City's Business Park, which is a tool used to better understand how potential development may impact the environment of their community. This review includes an EAW (Environmental Assessment Worksheet), which analyzes potential environmental impacts resulting from potential development scenarios. The AUAR was updated in 2021 and evaluated 1,767 acres within the study area recognizing the area has been the subject of large business searches through the Department of Employment and Economic Development (DEED) and Greater MSP. Understanding one major impediment of successfully becoming the recipient of a business of statewide significance is the time necessary to complete all required environmental review on a case-by-case basis. The AUAR offers business/industrial sites within the Business Park AUAR to be better positioned for a timelier entitlement process for potential development users. The 2017 and updated 2021 AUAR evaluated two separate development

scenarios: a major technology center and major distribution use, both of which are consistent with the City's 2040 Comprehensive Plan. The AUAR evaluated both specific uses that are contemplated for this project area and determined that no additional environmental review was required given the minimal environmental impacts; however, the AUAR requires projects of a certain size to complete a habitat assessment and Phase 1 archeological study.

A CUP also requires evaluation of potential impacts to traffic, noise, and screening. Comparative to a distribution use, a data center tends to create minimal impacts. These types of uses have limited truck traffic as they are not requiring consistent deliveries or transfer of goods, thus improving the level of service of traffic in the area. Much of the traffic will be passenger vehicle traffic from employees, which has been accounted for as part of the AUAR review as well as traffic evaluation as part of the logistics park approvals and would maintain the level of service on adjacent roadways. All data center activity is typically within the buildings and any exterior equipment will be required to meet the city's noise ordinances. As will all development adjacent to a major road, additional screening will be required as part of a site plan review to ensure minimal visual impact and remain consistent with the landscape and screening of the City's existing Business Park.

Site Plan

The applicant will be required to submit a complete set of civil plans at such time a planning application for a site plan is submitted for review, including but not limited to a tree inventory, landscape plan, applicable parking, as well as site utility and public improvements as required by the City Engineer and Public Works Director.

Platting

At the time of submittal of a site plan review for a development phase within the Cottage Grove Logistics Park Master Site Plan area, the applicant will be required to submit a preliminary and final plat that includes the additional 38.85-acres of land into the development.

Public Hearing Notices

The public hearing notice was published in the *St. Paul Pioneer Press* and mailed to 23 property owners within 500 feet of the property on November 13, 2024.

Recommendation

That the Planning Commission recommend that the City Council approve the following subject to the conditions listed below:

- A. Zoning Amendment to rezone 38.85 acres of land from AG-2, Agricultural, to I-1, General Industrial District, and amend an existing PUD to include the additional 38.85 acres of land owned by NP BGO Cottage Grove Logistics Park, LLC.
- B. Amend the Cottage Grove Logistics Park Master Site Plan to add the additional 38.85 acres of land.
- C. A Conditional Use Permit (CUP) for a Data Center use over the Cottage Grove Logistics Park Master Site Plan under NP BGO Cottage Grove Logistics Park, LLC ownership.

Conditions of Approval

1. The conditions of the Cottage Grove Logistics Park Master Site Plan Resolution 2021-166 shall apply to the new 38.85 acres of land.
2. At the time a development is proposed, a noise study shall be completed.

Prepared by:
Emily Schmitz, Community Development Director

Attachments:
Applicant Narrative

Subject: Request for Rezoning of Remaining Parcels and Conditional Use Permit for Undeveloped Parcels – Cottage Grove Logistics Park

Dear Cottage Grove Team,

I hope this message finds you well. We are writing to address the two remaining parcels (highlighted in red in the attached map) that are part of our overall land assemblage for the Cottage Grove Logistics Park. These parcels were inadvertently excluded from the previous rezoning process applied to the rest of the development site.

In order to ensure consistency and alignment with the existing zoning designations across the entire project area, we respectfully request that these remaining parcels be considered for rezoning to match the current zoning of the adjacent properties within Cottage Grove Logistics Park. This rezoning is critical for the *cohesive development and long-term* planning of the park and will allow us to proceed with the next phases of construction and infrastructure improvements.

Additionally, we are requesting a Conditional Use Permit to apply for all undeveloped parcels within Cottage Grove Logistics Park. This permit is intended to support the potential development of data centers within the park, allowing us the flexibility to align future infrastructure and development with the evolving needs of the industry. For reference, please see the second exhibit, which highlights the boundaries of the land included in this Conditional Use Permit request. This addition will help ensure that our project is well-positioned to adapt to current and anticipated demand while maintaining compliance with city regulations.

We appreciate your time and attention to this matter and look forward to working with you throughout the rezoning and CUP process. Should you require any further information or documentation, please do not hesitate to reach out.

Thank you for your consideration.

Charlie Cannon
Development Associate

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COTTAGE GROVE PLANNING COMMISSION
12800 Ravine Parkway South
Cottage Grove, MN 55016

October 28, 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

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

2. ROLL CALL

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

Members Absent: Eric Knable

Staff Present: Emily Schmitz, Community Development Director; Conner Jakes, Planner; Riley Rooney, Associate Planner; Crystal Raleigh, Assistant City Engineer; Zac Dockter, Parks & Recreation Director; Ryan Burfeind, Public Works Director; Kori Land, City Attorney; Tony Khambata, City Council Liaison

3. APPROVAL OF AGENDA

Rasmussen made a motion to approve the agenda. Brittain seconded. The motion was approved unanimously (6-to-0 vote).

4. OPEN FORUM

Frazier opened the open forum and asked if anyone wished to address the Planning Commission on any non-agenda item.

Diane Masloski said we live down in Pine Coulee, 11570 Layton Avenue South, and I'm here to propose that we find a way through grants, through something, to get a bike path connecting us from that area up to the bike paths that we have here, and we would be able to go all the way, as I talked to Zac, about to Lake Elmo once we connect here. Right now, my husband and I ride bikes regularly, and we come on the highway in order to connect to the Ravine Park and then go from there; and it's very dangerous to go along the highway, you have semis, and especially during the construction, Holy Toledo, it was bad. And I drew you some maps and made a proposal for you that we find a way. I'm more than willing, I taught in the district here for 20 years, and I am more than happy to work on grants or do whatever it takes to try and get us something to connect us to the rest of the places; we can't get into Hastings because of the bridge and the river and whatever, and we can't get up here because we have to go on the highway. So, if there is a way that we can find some of the money to get this in the planning stages at least before I have to move out of there and live in a home somewhere; and we can get, we have lots of younger families moving into our area, it would be a lot safer for them to be able to get out and go, and it's good exercise for the families to be able to do this. So, I'd really like to see us try and get something. I am willing to do whatever it takes to try and work on it, and whoever needs to have me help, I'm there to do it. I'm retired now, I can do those things. So, do you have questions, or?

Frazier asked the commissioners if any of them had questions.

Fisher responded I want to see your map. Frazier said yes, we'll take your map. Masloski stated yes, my beautiful map; I was not an art teacher, but I proposed an east and a west side of the highway. Frazier asked Schmitz if she wanted to maybe put it up on

the screen so everybody can see it, but that wasn't possible. Fisher said we can just pass it, too, that's fine. Masloski said our thoughts were that coming on the east side of the highway, we'd be able to connect at Kimbro to the frontage road there and come into Ravine Park on that side that used to be the drive-in area, which is now kind of closed off, but you can get in there with your bike and/or walking. And that, to me, would be the easiest way to do it, but I'm not a planning person so I don't design things like that. Frazier replied understood, okay. I've got one quick question: Is the challenge getting across Highway 61, is that the worst? Masloski replied oh, yeah, we're on the west side, and so we have to get over there. We usually come at the light and then the rest of the way you've got about a mile or a little bit more of riding just along the shoulder of the highway, and we try to get to Kimbro before anyone gets to you, so, it's a scary part. We have two grandchildren, and we like to take them riding with us, but we can't do some places unless we haul the bikes; and that makes it difficult when you're wanting to go do something every time you want to go out and do that, you have to bring your bikes on there. And, like I said, there's a lot of neighbors who now have young children, young families, and they do a lot of biking; we have one man who has a handicapping condition, and he rides a low bike and pedals with his hands. He can't get anywhere except in our little circle neighborhood there because it's too dangerous for him to go on the highway. But there are a lot of walkers, and I was telling Emily earlier, I said COVID at least brought everyone together because we're all out walking and exercising and doing things now, and it would be nice if we had a connection to someplace other than just our three streets that we walk around. So, that's my haunt.

Bhat asked did I hear you say that you liked the east side plan better than the west side plan? Masloski replied I do, I think it would work better because that would give us a way to cross the highway at the stoplight and have a crosswalk there, where on the west side plan you'd have to come up to County Road 19 with the trail and then come across the bridge on 19 in order to get up to Ravine Park or any of the other trails beyond that. So, I thought it would be better to do it that way; I don't know that, but that's what I thought. Bhat said okay, thank you.

Frazier asked Masloski did you intend for us to keep the maps, or did you want them back? Masloski replied they're all yours. Frazier said all right, without objection we'll make them part of the record for the meeting tonight. Thank you very much.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said I'm going to say this now rather than as part of the CIP, but the City of Cottage Grove has a website. All Public Hearings should have a separate post on the landing page in the Latest News section. The Latest News Public Hearing posts should go up at the same time the meeting files are posted in the Public Meeting section. Link the Public Hearing Latest News entry to the Public Hearing documents. The City must be as transparent as possible with the residents and provide this information in a timely manner. A post on the City's Facebook page would also help in reaching as many residents as possible with Public Hearing notifications. Thank you.

No one else spoke. Frazier closed the open forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

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

6. PUBLIC HEARINGS AND APPLICATIONS

A. Chase Bank Plat - Case PP2024-018

KIN, Inc. (Kohl's Department Stores) has applied for a Preliminary Plat at 7990 Hardwood Avenue South, which is adjacent to Culver's, U.S. Bank, and contains the recently constructed Chase Bank in the south parking lot, which would split 1.03 acres in order for the constructed Chase Bank site to be within an individual parcel.

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

Frazier asked if there were any questions for staff.

Rasmussen asked dividing out this parcel, is it safe to assume they still meet all setback and parking requirements? Jakes replied yes, that's correct. So, Kohl's still meets all parking requirements and applicable standards, as well as that Chase Bank site that

was recently approved; and then there is an Access Agreement in place between the parcels to allow access to each site via that private drive. Just to note, that Chase Bank site would be required to abide by the conditions of the resolution that approved it.

Brittain said it was mentioned in the staff report about park dedication, and could you clarify for me when that occurs? I see this is a lot split, and I know that that triggers things, but something got built here. Does that only occur when there's a lot split, or should we be doing this as new structures go up? Jakes replied that's a great question. In this case, it's a bit of a unique situation given Chase Bank was not on its own parcel; so, usually, we receive park dedication at the time a new parcel is created. So, at the time of Chase Bank, we weren't able to collect park dedication at that time, so we can collect it now that a new lot is being created. Also, at the time of original approvals with Kohl's, there was not actually park dedication paid with that original approval in 2002; so, in 2007, Culver's also paid park dedication and then we're applying that here, to the Chase Bank site, given there was no previous reception of park dedication funds and there's the new lot that's created. Brittain asked so if the additional 20,000 square feet east of Kohl's were developed and it wasn't split into a separate parcel, would that trigger a park dedication fee, or would it have to then split that parcel as well in order to trigger that? Jakes replied I would assume that we would not be able to collect park dedication given its not a new parcel, and that addition was approved with the original approvals in 2002. If there was a newly-split lot, it would follow kind of the same process as Culver's and Chase Bank here, and we normally would collect park dedication funds at that point. Brittain said so knowing now what we know, would we have collected park dedication fee when Kohl's originally built and then it wouldn't matter? Jakes replied correct. Brittain said okay, thank you.

Bhat asked so the access is being shared by three plots or three parcels. Jakes replied yes, that's correct. So, the access comes off of Hardwood Avenue here and then US Bank has an access, Chase Bank, and then Culver's has the drive through and then access to their parking lot. So, there's a private Access Agreement that all properties are a part of and party to that allows basically people to travel within that area to each parcel. Bhat said but my question is does that meet the requirements? I mean, that's a private access, right? Do we have any regulations on that, because it's now shared between four parcels? Jakes replied yes, that would be basically a private agreement between the private parties, that the City wouldn't have any party to or interaction with, so all the property owners would be required to have that recorded and work through that process privately, apart from City involvement. Bhat said okay, thank you.

Frazier said I have one more question, and I don't know that you know the answer to this, but is there a reason why the lot split wasn't done at the time the approvals for Chase Bank was done in 2023? Jakes replied that's a good question; I don't know for certain, but from the sounds of it, Kohl's is kind of going through a company-wide restructuring, reorganization where they're trying to split off parcels where they have parking lot developments as they call it, it's just to clear things up. And it helps on our side, too, because our utility billing kind of follows parcel identification numbers, so it works out kind of in the best interests for everyone and then separates taxes and such. So, that's kind of what I was informed of. Frazier said okay, thank you.

Frazier stated the applicant wasn't able to be here tonight, so at this time we'll open the public hearing. No one spoke. Frazier closed the public hearing.

Fisher made a motion to approve the preliminary plat, subject to the conditions stipulated in the staff report. Rasmussen seconded. Motion passed unanimously (6-to-0 vote).

B. CIP 2025-2029 - Case CP2024-020

The City of Cottage Grove has applied for a Comprehensive Plan Amendment to amend the Capital Improvement Program (CIP) for 2025-2029.

Raleigh and Dockter summarized the staff report and recommended approval.

Park Improvements:

Rasmussen said maybe I missed it, in 2028, Local Option Sales Tax \$5.25 million, can you help me understand what that is? Dockter said I'm going to address that in the future slides coming up, so I skipped over all the Local Option Sales Tax items on there, and I'll address those separately. Rasmussen asked about the pickleball courts; do we have any in town? Dockter replied we do: We have three at Granada Park currently, we have six at Glacial Valley Park, and then we have two, one at Cedarhurst Meadows and then one at Sunnyhill Park, which are the kind where you have to bring our own net. We've had three at Granada Park since 2014 and then we built the six at Glacial Valley Park, and we thought that would take care of the growth of pickleball, but it's been open for one year and it's already to the point where people can't get on it, it's full.

Bhat said with the Highlands Tennis Court Replacement, I've been there, it looks like it needs replacement right away, why wait until 2028? Dockter replied yes, there's pretty significant cracking there, and we're going to try to patch that this year; if that patch doesn't hold, we may have to change some things. And that's the one thing with the capital improvements, this is our projected plan, there are plenty of times where if that repair doesn't work, we might have to come back to Council at next year's CIP and say we want to move the Highlands Park Tennis Court up and then move something else back. So, that's a good point.

Brittain said as we're talking about all these pickleball courts, it looks like as you get to old ice-rink areas, you pave them, and a lot of them can be used for sports courts. Glacier Park, I don't believe that's paved, or is there a hard surface on that rink there? Dockter replied it is not paved right now. Brittain asked is that something that would be put in the queue for all of these things to have it be like the other courts and be able to be used in the off season, like these courts that are being refurbished. Dockter replied that's a possibility; unfortunately, that one's a little bit harder because it has to be excavated out, so you've got to take it all apart and its got a concrete border around it. So, we did look at that one, and the Athletic Association is even looking at maybe partnering for like a rollerblade court or something or for roller hockey. So, it's still in the conversation, but that's a little more difficult. We already know at Woodridge Park the whole thing needs to come out, and we're kind of starting over, and you can run the paver down there as opposed to trying to wiggle into an existing rink. Brittain said okay, I'm assuming since all these refurbished parks are getting it, that from what we know now, even if it's not pickleball but rollerblading or something else, any new parks that we have we'd consider that if it has a hockey rink feature to have that paved as kind of a standard? Dockter replied I think that's fair to say, that we want to look at that, but we also want to be careful because ice and running equipment on it in the winter, I mean that can be pretty hard on it, right? We see what happens to the tennis courts with no equipment on it, so we're a little bit hesitant to go all in right away; we kind of want to see how Woodridge Park handles it first. And then just real quickly, I should mention, too, Glacial Valley Park is not a full-size rink, but Woodridge and Peter Thompson are full-size rinks; so, you can maybe fit four-or-five pickleball courts on those and at Glacial Valley you could probably only fit three on it.

Fisher asked with these pickleball courts, so is it just regular pavement or is there a specific, like a special surface for it? Because I know if the ball doesn't bounce right, people get real upset. So, what is the material that you pave it with? Dockter replied it's just another section of pavement, but then you have to hire another company that comes out and they actually use, its like a driveway sealer, but it's much different than driveway sealer, so that's how they apply it. Fisher said so it's like a coating, basically, on top of it. Dockter replied yes, it's basically; we call it a court paint, it's not really a paint, but it's a shell that goes on there, and then they put the lines on top of that. Fisher said okay, and you hire that, so that's an added expense to the asphalt as well. Dockter replied correct. Fisher said okay, thank you.

Preserve.Play.Prospers:

Brittain said just to clarify, just because I've had people ask me, it's not a half percent per project, it's a half percent total for the Local Option Sales Tax, regardless of how many get approved, whether it's one, two, or three? Dockter replied that's a great question. The maximum sales tax is 0.5% no matter how many questions pass, and the maximum revenue that can be gained through the sales tax is \$36 million, which is what's been proposed and accepted by the State. So, the 0.5% max sales tax has to come off either after 25 years or when the \$36 million in revenue is achieved.

Stephens asked is River Oaks a golf course. Dockter replied it's the River Oaks Golf Course and Event Center, and what the plan is aiming to do is actually get more people to use it because it's 220 acres of public property that the City owns. The plan is trying to find different ways to use it, get different people down there, using it in different ways to utilize what we consider to be a point of pride in the community. We'd like to see more people use it in different ways. Stephens said so the improvements are to a public building, it's all public. Dockter replied it's an all-public building on public land, yes. So, you don't see a lot of golf in here, other than the Himalayan Putting Green, which is kind of a glorified mini putting course, which would be free to the public. You're seeing things like the mountain biking course, patio upgrades, the pickleball court/event court that can be used for events or programs or whatever it might be, and then the simulators, which can be used for golf, but they can be used for soccer, zombie shooting, whatever it might be.

New Park Buildings:

Rasmussen stated I really like the new park buildings that are proposed and have recently been built. Do they get staffed? Like, right now, some of our existing buildings I don't feel like are really staffed, we probably don't need to, but how do you manage public use inside a building? Dockter replied if there's a program or event, we staff the buildings. If there's no special program or event, then we do not staff the buildings. We do open the restrooms at all of our community parks, so our staff opens them in the morning, cleans them, and then we're really lucky to work with our Police Department as they come in at sundown and close them down; most communities' police forces don't do that for them, so we're pretty happy about that, and that's a good time

to have cops in the parks anyway. But that's about the extent of the staffing. I should say our Parks crew spend a ton of time in there because the rentals are crazy; we've tripled or quadrupled our rental facilities just in the last five-to-ten years, they're getting a lot of use, especially these like Glacial Valley. We projected 40 rentals and we're already at over 70 rentals for the year. Rasmussen replied wow, that's great.

Pavement Management and Utility & Pedestrian CIP Projects:

Brittain said you mentioned in 2028 the reconstruction of Jamaica to Military; would that include the realignment of Jamaica to Military with the roundabout that would be included with that? Raleigh replied that would include that, yes.

Bhat said we had a question during the open forum about having a new bike path. So, are bike paths also in the CIP or are they outside? Raleigh replied there are several bike paths within the CIP; in that area, specifically, I'm guessing that that would be part of the 100th Street realignment project, there will be a lot of pedestrian facilities within that project that would get folks from the west side of the highway potentially to the east side of the highway.

Stephens asked about the water softening; since that's in the future plans, are we doing any work now on the treatment plants to like make room for it if it actually happens? Raleigh replied I am going to have our Public Works Director answer that one. Burfeind said that's a great question because obviously it's a big dollar amount, which as Crystal mentioned is not funded at this time, but it's important to have it in the CIP just from a planning perspective and if there's ever grant opportunities. For both treatment plants, we did take that into account so it wouldn't necessarily be a direct part of the building, you'll actually see in the next presentation where that would be located for the Intermediate Zone Plant and in the Low Zone we had it as well. We made sure that we didn't preclude it, so however the water mains were set up on site, however water entered and left the treatment plant, we want to make sure that that would be as easy to do as possible to make sure we were setting ourselves up for the future.

Frazier opened the public hearing.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said I guess the first thing I'd like to just remind everyone is that the City has no money, okay? The taxpaying residents of Cottage Grove are the owners of each and every item in the Capital Improvements Project plan. The Cottage Grove taxpayers expect good stewardship, transparency, and accountability from City government and City staff for the taxes they pay. When the City spends taxpayer money on large-ticket wants and a developer is not footing the bill, like Glacial Valley Park or River Oaks Golf Course or like the upcoming Kingston replacement building, then that want should be put before the taxpaying voters with a complete understanding of how much, how it fits in the current budget, and how we as taxpayers are going to pay for it and for how long. It should be straightforward and simple enough for everyone to understand. One of the questions I had with this whole LOST piece, the local area sales tax, was why Kingston? The replacement building for Kingston isn't what was looked at vs. River Oaks, why that's not on that. Before taking on additional parks building bonding, let's pay off the loan on the Glacial Valley Park building first and then begin saving for the Kingston Park replacement building and then the Olman LaCrosse fields. There are ongoing problems with pedestrians trying to cross multiple intersections on both 80th and 70th Streets; how will the City take care of these intersections to protect both residents and visitors? These are the types of Public Safety issues that require the City's immediate attention, and one of the things that I thought about, I mean we could do right away, is Bayport has flags at their crosswalks, and anyone that's crossing the street can go grab a flag on one side, put it out, walk across, put it into a little container, and that's how they work with it. We've got too many kids that are trying to get across 80th and 70th. Climate Resilience: The City experienced at least two major storms this year that resulted in homeowners' damage from flooding, hail, wind, downed trees, etc. Homeowners insurance premiums in the State of Minnesota are increasing at rates of 25% or more through the storm damage claims. What type of contingency plans are in place to help address climate change and the accompanying costs for the residents of Cottage Grove? Are dollars set aside for emergencies? Residents are told repeatedly how low our taxes are. In addition to the 2025 property tax increase, and according to the 2025-2029 CIP plan, residents can plan on the following rate increases in 2025: A 3% increase in the Storm Utility Fund, a 5.5% rate increase in the Water Utility Fund, a 5% rate increase in the Sanitary Sewer Utility Fund, an 8% rate increase for the Streetlight Utility Fund, and if it passes, a Local Option Sales Tax of .5% will be added to the current 8.37% Cottage Grove sales tax. The City also made an agreement with Xcel Energy for a 3% surcharge tax to be added to residents' electric bills for buried electrical lines on the East Point Douglas Road construction. The CIP represents only one piece of the dollars that are going to be needed to finance the City of Cottage Grove. Now might be the time to take a pause on park projects and get the debt paid down. So, that's what I'd like to share. I have one other thing, I just can't read my writing; oh, this is what it means: The River Oaks Golf Course has a lease on it, so it's up in 2025, I don't know what part of it, but I know that there is a lease that's up on part of that golf course, and I just would like to know more about that. Thank you very much.

No one else spoke. Frazier closed the public hearing.

Frazier asked if staff wanted to address some of the comments from the public.

Dockter stated it sounds like the one question was why the Kingston Park building not one of the Local Option Sales Tax projects. Frazier said I think it was specifically why River Oaks, not Kingston Park. Dockter said as I presented to the commission a few weeks ago, there was a laundry list of park improvement projects that we heard from the community that they wanted. So, we took that laundry list to the recreational activities, we tried to put those into three different park projects, really not knowing at the time where they were going to go, River Oaks, Kingston, Hamlet, Glacial Valley, or wherever. As we narrowed that list down, we looked for opportunities that made the most sense within those locations, and that's really how it ended up. You can't fund everything, right? You kind of have to pick your projects and you have to pick your locations, and those were the ones that seemed to make the most sense, based on the concept designs. We had seven park improvement projects, and we narrowed it down to five, and then narrowed it down to three. I guess I don't have the perfect answer other than you can only fund so much and you can only go to the State with so much and you can only go to the taxpayers with so much to vote on; so, those were the ones that were prioritized for the Local Option Sales Tax funding. And it doesn't prevent us from still using Park Improvement Funds and Park Dedication Funds for other projects, but they're kind of separate because there are separate funding sources. I'm not sure if that directly answers the question; if there's more that I need to add, please let me know.

Brittain said that's a good explanation, I'll just add on to that that you mentioned Park Dedication fees, so that is the developers putting money into the funding to then go pay for the parks. Because that was a comment that was made that they're not paying their fair share, where, in fact, as things get developed, money gets set aside for parks, correct? Dockter replied correct, and I think it's important to note that that's limited, too, by State authority, right? It's 10% or cash, and you can only leverage so much from that funding source as well; and we're finding that that's not covering all the fees. A good example is I used to build neighborhood playgrounds for \$25,000 and now they're \$100,000 for those same playgrounds in a 20-year span. The fees you can leverage for Park Dedication aren't as productive as they maybe were 10 years ago, 15 years ago, 20 years ago; so, it's becoming more challenging as the cost of goods and construction has gone up, it becomes more challenging to build those projects also.

Raleigh said I was going to briefly address the pedestrian crossings on 80th Street and 70th Street. It's important to note that 70th Street is a County Road, and they do have some planning in their CIP to look into the pedestrian crossings. Also, the last thing on this presentation was that Safe Streets and Roads For All, that will take a really comprehensive look at pedestrian crossings throughout the City and hopefully generate some great projects where we can see some pedestrian safety upgrades on those busier corridors.

Burfeind said I'll touch on a few of the questions: One was more of a general question about climate change resilience. I think that's always important, I think when you look at a lot of these projects, they are looking at new things like stormwater rates, things that are changing, as those things advance throughout the years and 100-year storms and things change as the years have gone on. So, that's something that we're always looking at. We actually are going back into some different areas of town that don't maybe have the flooding resiliency that other newer areas that had newer roads do, and that's what we did down on Jamaica and 95th. There's a huge pond on 95th Street that took a hugely uncontrolled part of the City that went right down to the river and catches that now in a large stormwater basin and has infiltration; so, a lot of the water is actually recharging the groundwater aquifers, so that's always important. We also have a pretty comprehensive water conservation program; we've seen a lot more droughts over the years, and it can be really easy for residents just to turn on those sprinklers and it really makes an impact on our water usage. So, we have a big water conservation program with smart controllers and different things to help kind of average out that water usage when we have those dry spells. I think it is important that we do look at that, and we look at that individually with projects that we do as well in town. There was talk about rate increases, and certainly there is discussion in the CIP about utility projects, and utility projects go into a cost on those, so with the utility funds, we can cause rate increases. I think one thing is we've obviously had pretty high inflation and an even higher cost index in the construction world, and we kind of averaged that out over the past few years, not having really large rate increases. Other things are just out of our control, so the Sanitary Sewer Utility Fund, about 80% of that fund goes to pay the Metropolitan Council for water treatment, and only 20% is City controlled, and that's something that we've seen obviously rise throughout the years. So, that's a big part of that increase.

With the Streetlight Fund, there was another larger increase, and that's largely paying the electrical bills to Xcel Energy, and I think we've all seen at home that electrical rates have also gone up over the years. So, some of those things are out of our control, but where they can be, we obviously do want to be good stewards of those utility funds.

And I want to mention, because I want to make sure there's correct information for our residents, there was talk about a 3% surcharge on our Xcel bills to bury powerlines. Now, there are two different things: 1) There were powerlines buried on the Jamaica and East Point Douglas project. There were a lot of reasons we had to do that, frankly, just to make the project work, to make the roundabout and the road widening work; that was not a 3% surcharge on electric bills. That was 89 cents per customer per month. So, whether your bill is \$100 or \$200, it's 89 cents per month was the funding mechanism to do that. 2) There was a separate percent-based franchise fee that is on the bills, and that's what pays for things like Mill & Overlays, Trail Replacements in town, and our road maintenance. That was a different type of franchise fee that was more just flat rate; I think it was somewhere around \$3 or \$4 per month, but it really put more burden on the residents, and it was kind of a pretty major low cost for higher users in town. So, the percentage-based fee is a lot of the ways the cities are going, we're seeing more and more cities switch to that to kind of more equitably have those franchise fees spread out throughout the community. So, those franchise fees do not go to paying and burying powerlines. So, I just want that to be clear. Burfeind said I think that covers all the questions; if I missed any, you can let me know.

Bhat said so one of the questions, the way I paraphrase it, is everything in the CIP comes from our tax dollars; is that true or are we seeking funding from outside sources, like the development funding, or? Burfeind replied certainly a part of that is tax dollars, I don't have the exact breakout, but it is a surprisingly small amount that is actual tax dollars. Like those Pavement Management projects, that is certainly tax dollars, a lot of different projects are what we call Development Driven, parts of Ravine Parkway, things like that that are not funded. The water tower, for example, that's over time paid for by water area charges that are paid by developers, because developers pay for the implementation of new water towers, new wells, through all the area funds that we collect. And a lot of grant funding as well; that \$55 million for the County 19A and 100th Street Project, about \$11-to-\$12 million of the \$55 million is County and City local dollars. Even in that case, for the City, a part of that will be area funds to pay for the new water and sewer and then MSA dollars, which actually come from the gas tax. So, it is information I think we could get for the commission if you want to see a breakout of what is tax dollars vs. other buckets; if you had interest, I think we have the information, I just don't have it in front of me tonight.

Frazier thanked everyone for responding to questions and doing the presentation. Is there any further discussion from commission, then, on the application?

Fisher stated I'm trying to kind of gather my thoughts, but there was a comment about being good stewards of our tax dollars, and I personally think that the City does that very well. I can go to my house, I can turn my water on, I have no worries about it, our bathrooms work, my street was just redone. I just really enjoy living in the City, and I feel like we take pride in our City and we take care of things; we have awesome parks, we have trails, we have a lot of amenities here that other places don't have. So, I just wanted to say that I think, personally, the City does a great job with planning out future projects and taking care of the amenities that the City frankly demands of them to take care of. So, good job, everybody.

Frazier said I guess I'll add to that because part of adding the amenities is then taking care of the amenities we have; so, like Zac mentioned, obviously we have all these parks out there, if we just didn't spend the money to upkeep them, no one would use them. And then when we wanted to come back around to make them usable, it would cost a lot more money than we're going to spend on trying to maintain them on a regular basis. So, in order to make sure that all of those amenities are available for people in our community, we have to put the money up; and obviously, that's part of living in the community, that's part of living in a city is providing those opportunities for everyone who lives in the City, so that's just part of the name of the game.

Fisher said right, and I'll add onto that, too, I think Cottage Grove is a growing City; we're not a landlocked City that's already done growing and all the real estate is used up, like, we're growing, we're expanding. I mean, in the 10 years I've lived here, the growth I've seen is crazy, and so we have to meet the needs of all these people that are coming to our community. So, you hear about the sewer going in and the new trunks and all the things; like those are things that we need to support the people who want to come and be a part of our City, so, yeah.

Stephens said I have a quick note. With all the parks projects and just kind of like bringing up I guess the environment, with each project I know there's a lot of opportunities for incorporating projects and low-impact development. And I'd just like a shameless plug for the Watershed District, I think they're always really happy to work with the City on those projects; and I think there's a lot of opportunity in the coming years to work together and get education and stormwater and all that stuff incorporated with these, and then you get funding as well, like everybody was mentioning.

Frazier asked if there were any further comments or discussion; as there were none, he said at this time I'll look for a motion.

Brittain made a motion to approve the comprehensive plan amendment for the 2025-2029 CIP. Stephens seconded. Motion passed unanimously (6-to-0 vote).

C. Intermediate Zone Water Treatment Plant - Case PP/SP/V2024-019

The City of Cottage Grove has applied for a site plan review, preliminary plat, and variance to the maximum building height and minimum rear yard setback for construction of a water treatment plant on a 6.78-acre parcel, which is part of the larger 40.3-acre Pine Tree Pond Park Addition. The proposed water treatment plant is located south of the Central Fire Station in Pine Tree Pond Park off 81st Street South.

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

Frazier asked the commissioners if there were any questions for staff.

Fisher said Riley talked about gates and keeping the public out of the facility. But with the park and the trail and stuff are right next to the road, kind of on the western side. How are we going to keep people from wandering around the facility? I understand the gates will keep out the traffic trying to drive through, but with paths here inviting people to walk the property, I just wonder how we'll keep people out. Burfeind replied there are a couple fences that we'll be working with: One is actually connecting from the Central Fire Station to the Water Treatment Plant, that actually came up more because of the proximity of the playground to the Central Fire Station, not wanting kids to be playing there and saying oh, there are ambulances over here, let's go check them out. So, we were looking at a fence there. There's actually quite a bit of chain-link fence out here today, all around those water towers, to kind of protect all that infrastructure; so, we would probably maybe look at just tying into that with the trail. I will say with this project the City has a standard of kind of a decorative-style fence, so it would not be chain-link, it would be the decorative wrought iron style of fence; but we would do that similar to what we would do for any commercial developer, we want to hold ourselves to that same standard, so we'd look to incorporate that as well. On the eastern side is actually a really large kind of slope and probably retaining wall, so that'll kind of provide a natural barrier from the archery range. Fisher said okay, I just feel like that's a weird place to put a playground, right between the Fire Department and the new plant. I just feel like you're asking for situations, but that's just me. Okay, thank you.

Brittain said I think you guys did a great job. Burfeind said thank you. The whole variance of the setback, public space, public building to public building, I don't think that that causes any issues there. Your consideration of the height and trying to build that in is great work. One question that I have, or maybe a suggestion, would be you're naming these things the Lower Water Treatment Plant and the Intermediate Water Treatment Plant, and there's Interim Water Treatment facilities. The Lower Water Treatment Plant provides service to lower, as well as river, and the Intermediate Water Treatment Plant provides intermediate and high-pressure zones, and I found that kind of confusing. There's a lot of information in the packet, and just as a suggestion, maybe call them something different for the long term, referring to these different things as we evolve and they get used for more and more areas over time. I think that would be helpful to not tie them into necessarily lower and intermediate. Riley said thank you for your comment on that one.

Bhat asked so tying to that, when you say the heights are described here in the pressure zones, those are the heights of the water tower, or what are those heights? Burfeind replied that's a really good question. So, all of our pressure that we have on our water system is created by gravity, so the water towers do provide that height. In Cottage Grove, it's kind of on a big hill, right, the north end of town is the highest and slowly slopes down to the river; and we have to kind of break that up into zones, and that's how it operates today, that's how the City was planned decades ago. There's kind of a range of pressure that you want to have within a zone, from 35 PSI on the low end, that's not great pressure but its acceptable, all the way up to about 75-to-80 PSI. So, that's what these are is different elevations to the City. So, the high-pressure zone doesn't actually have higher water pressure than the lower-pressure zone, it's just a higher elevation in town, if that makes sense. Bhat said thank you. One more question: What's a Lamella room? Burfeind replied that's the Lamella plate settler. So, thinking about resiliency and environmental perspective, so, we have to remove iron and manganese from the water and we have to backwash these big filters at least once a week. That water is kind of filled with iron and manganese; one option is just to send it right to the sewer, which would be a huge waste of water in our mind. So, there's a special piece of equipment that actually runs the water through it and settles all the iron out and allows us to recycle about 80% of that water back through the treatment plant. So, instead of all of it going to the sewer, about 80% is cleaned through those plate settlers, and then it can go back and actually be used as clean drinking City water; so, that's trying to reduce our impact and our sewer usage. Bhat said okay, thank you.

Stephens said I kind of just have a little comment. Being that this is fully funded by 3M, and it's really cool, the Master Plan is awesome, the Concept Plan. So, there's a lot of things that require sod, right, like the disk golf course and archery. It would be really cool if there were ways to incorporate more native plantings and reduce the irrigation, especially since this is like a Water Treatment Plant, and maybe we can demonstrate reduced demand on watering. Has that been considered at all vs. just sod everywhere? Burfeind replied stated yep, that's a great question, actually, I'm glad you bring that up because I should kind of provide that break between the two. So, because we are using existing City park land that was dedicated as a park use, this was discussed with the State quite a while ago that there should be a reimbursement for the value of that land. Now, that is going to be a specific number based on an appraisal, and that will then fund these park improvements. But it's not the actually 3M Settlement paying for the park improvements; the City would get a specific dollar amount based on an appraisal and then have to kind of fit within that. So, obviously, we want to be good stewards of your way, but certainly the 3M Settlement wouldn't specifically build the disk golf course, let's say. I don't believe we irrigate things like that, like a disk golf course. I think we actually do look at more of a native, obviously, it can't be native grasses, but there'll be some irrigated stuff with the landscaping around the building, it's required; but everything around the ponding areas and more open spaces we actually are looking to do native grasses for all of those areas as well. It's kind of like the Fire Station did on the eastern side. Stephens said awesome, thank you.

Rasmussen stated a much larger project and building than I kind of anticipated, seeing the other temporary shelters popping up. I'm just curious, how does this Water Treatment Plant in size compare to the Low Pressure Water Treatment Plant, which I believe is under construction or maybe complete. Burfeind replied from a size comparison, the actual capacity of the plant is about 2.5 times, close to 3 times the capacity, but it's not 3 times the size; it's probably about double the footprint, certainly the overall footprint, but we're actually using less acreage on this one than the other one because we had to get very creative to kind of make it all work here. But its kind of roughly double the footprint size; some of those savings are because we have the height, there's kind of 2 stories of office-lab space, and then the ion exchange treatment is kind of being a little smaller in scale. Rasmussen said it's a very impressive project.

Frazier asked if there were any more questions from the commissioners, there were none.

Frazier said all right, thank you both. Before we open the public hearing on this application, I do just want to, in the interest of transparency, as noted in the Planning Commission packet, there were public hearing notices sent out to everyone who owned property within 500 feet of this project; that was 206 property owners. I own a residence within that 500 feet, I received a notice; I don't have any other information about this project other than what I have learned here tonight, and I don't believe that would affect my ability to make a decision on this matter. With that being said, I will open the public hearing on the application.

Frazier opened the public hearing.

Jerry Fuller, 8620 81st Street South, Cottage Grove, said I've been a citizen of Cottage Grove since 1974, and I've been in this neighborhood since 1986. And, that as you know from this address, this water treatment business was in all of our back yards; that's not our back yard, its City property, but we do as people use that for getting stuff in and out of our back yards, trash, grass clippings, so on and so forth. The access currently is terrible, it needs to be improved; but I'm concerned tonight that I see we're going to build a golf course there, like we need another golf course in Cottage Grove? I guess I'm a little concerned about that. Is that going to be on that property, behind us, on 81st Street is the question I have. I'd like an answer, it doesn't have to be tonight, though. Frazier said what we'll do, at the end of the public hearing, as you probably saw on some of the other applications, staff is writing down all the comments and questions right now. We'll close the public hearing, and staff will come up and explain and answer questions. Fuller said yeah, I've never been at a meeting before, never saw a need to do it. It's been a great place to live, all of those are good things. This project is somewhere to build whatever that was back there, I think its temporary, was just a horrible experience for the neighborhood, you should know that going forward. Try to do better with this, if you could, it would help a lot. That's really all I have if I can get my questions answered. Frazier said can I ask you, just so we can have the most information available, what was horrible about the experience with the temporary plants? Fuller replied well, they blocked access, for one thing. They didn't do a very good job of cleanup when they were doing it; they left open pipes there, that are very dangerous back there for people who are using that. The building, maybe that has to be, but now that its temporary, it makes me feel much better if its going away; nothing could be gone away better than that building. So, what you've done with that treatment center down there looks very nice, and you're to be commended in my view. I don't know what's going to happen to the traffic, I think you guys are right, that's going to be pretty ugly for people who live in that area, but it's part of living in Minnesota, so I don't have anything else.

Diane Fuller, 8620 81st Street South, said my concern is what's all going to happen in that whole area behind there; they're talking about a golf course, talking about other things, but my understanding is that there was a contract put together when they built those houses along that back stretch. The contract said that they would leave that area completely uninhabited, period. It was just the contract so that nothing would be going crazy back there, and these people could buy their houses with their back yards facing back there. So, that's my concern is what's all going to go on back there? And access to the area back there was difficult, but I just hope they're not going beyond that area than what they are right now. That's my concern, and I guess I would like to have somebody check out that contract; I can come up with it, I'm sure, but check out the contract that was put together by the City.

David Waletzko, 8575 81st Street South, said I love living in Cottage Grove, have lived here 12 years or so, moved from Woodbury, would never go back. I love what you guys are doing, thinking about trying to minimize the effect of everything of those around it, really appreciate that. The two things that I saw that kind of worried me is just to kind of echo those with a disk golf course back there; like, right now, we have deer and fox and owls and all sorts of stuff out in there, and to Commissioner Stephens' point, there's a bunch of, I don't know if they're native, but they're at least just wild weeds and things that don't require any maintenance whatsoever. We've got deer that will sit out there, we've seen owls hunting the mice, which is good. I really don't want that to turn into we've taken all these little snippets to build the fire station, build the temporary plant, build this; like, I don't want to get it down to where the only thing that can live in there is like mice and rabbits. I love seeing the muskrats swimming around in the pond. So, whatever we can do to try to just preserve that, I really feel that the mini disk course, like I get the Water Treatment Plant, we need it, the PFAS is horrible, we've got to do it, I'm not going to NIMBY that we can't have this Water Treatment Plant in my back yard. I might NIMBY that we don't need a disk golf course, not in my back yard, but in my front yard. I'd much rather just see that stay native and wild and just leave it open. Don't put a paved trail through there, it's a little, there's like a little maintenance trail that we can like run; there's a paved trail right around the pond, we don't need more trail right there, just leave that natural, please. And the other thing, I don't know if there's a solution to this one, is the lighting. I heard that they have to be on 24 hours for security reasons, I'm disheartened to hear that. The top of that hill is actually, it's not a dark sky spot by any means, but it's darker. You know the latest comet we had, the Northern Lights, things like that, neighbors will actually gather up on that hill and watch those things because there's no lights, and you can stand just right, and the water towers will block kind of the streetlights from over there. If we have to leave them on for security reasons, I guess we do, but I would love it if we didn't have to. And I don't know if there's someone you can ask to get a variance on that or something, or at the very least, maybe on the Fourth of July, during the fireworks shows, just for one hour turn them off, because again, we'll all gather up there, you get a great view of Cottage Grove, Woodbury's, so you can pick out other cities' all going off. It's a beautiful view, you guys know, you live right there. So, those are my two things. Again, thank you so much for the environmental concerns and all of the stuff about keeping it a low profile to the neighborhood, we really, really appreciate that. Thank you.

No one else spoke. Frazier closed the public hearing.

Frazier asked Riley if she would try answering some of those questions. Riley said yeah, I'm going to try to get to as many as I can, and then I'll probably defer to Ryan and Zac for a little bit more information on the other things that I can't address. So, first, for the disk golf course, I'll pull up that image, and just to clarify, it's not a standard golf course; disk golf is a little bit different, it's kind of like Frisbee, but it's not exactly, you're not hitting balls into peoples' back yards so you're not going to get like your window broken. From my understanding, this disk golf course is meant to be less of an impact, it's not like a standard disk golf course where there's 18 holes and there's going to be tournaments. It's supposed to be pretty quiet, reserved for the neighborhood itself. I know Zac can talk about that a little bit more than I can myself, but again, it's not a golf course, golf course. In terms of construction traffic, I think Ryan can probably give a little bit more information, or Lee can, on that end. Of course, we always want to make sure that we're not impacting the neighbors or we're trying not to impact them as much as we can, so we can take some of that commentary into our process when we go into construction. If you need any more images, I'm certain that we can provide them as to what's going to happen where and when for the whole of the park and the Water Treatment Plant. I'm not familiar with the contract that Diane had brought up, but we can certainly look into it should it be in our files anywhere. And then to address David's comments, again, I think staff can probably talk a little bit more about the plans for the golf course and his intentions for keeping the grass or not keeping the grass and I believe the trail as well. I think that's all I can address right now, I'm going to turn it over to my counterparts.

Dockter said Riley alluded to the disk golf course, it is meant to be a novice disk golf course, so there's probably going to be five-or-six holes and much shorter holes; so, it's meant to be maybe a spot where you learn with a child to throw a Frisbee a few hundred feet instead of going to Oakwood where you're going a couple hundred yards. So, it is meant to be very short, very passive, really shouldn't have too much impact on the land that's there, there are already grass trails and we intend to keep most

of those grass trails the way they are. I'll tell you I actually started the habitat restoration of Pine Tree Pond back in 2013 or 2014, trying to get that area with some native wetlands and grasslands and woodland areas as well; so, that's been under process since before the new fire station was built, so it's definitely a passion of mine to make sure that we preserve as much natural habitat out there as possible. Trails: Most of the trail expansion, as far as bituminous trail, are going to be up on that northwest side, just getting the neighborhoods into a little better access into the park; you're not going to see a lot of path growth beyond that, impacting too much beyond what's already there. I'm not aware of a contract either; I guess in the 24 years I've been here, I've never heard of a contract for anything with the public land behind that space, but I'll be happy to see it and review it if that comes to us.

Burfeind said I'll quickly address that lighting question. One thing to hopefully provide a little more information, the styled lighting, I think a lot of folks see the lighting in the neighborhoods, which is more the globe-style light, which certainly has more of an impact on the night sky. This is all downward directed, following the City Code for an area like this; so, it's kind of like we'd see out in the parking lot where it's all facedown, with the hood over the top. We do want that on just because this is obviously a very critical infrastructure that has a lot of kind of security issues and threats, and we want to maintain that; I think maybe on the Fourth of July we could take a look and maybe we could flip the switch, luckily, they are LED now, so they're a lot easier to turn on and off than the old high-pressure sodium lights. So, maybe we can take a look at that. Frazier said Ryan the other thing about the lighting, and I think Riley had mentioned it in her part of the application, was that the City Code requires that at the property line that there's a 0 full candle spillover; so, if you're at the property line, there shouldn't be any light coming from those lights, right? Burfeind replied that is correct, and we are meeting that Code requirement.

Frazier asked if there were any other questions for staff from the commission or any further discussion on the application.

Frazier stated I guess I'll just echo a lot of the residents here, as well as Commissioner Brittain and Commissioner Fisher, on thank you to staff for being very intentional about the project. There are going to be disruptions, and I think everyone understands that; it's going to be unfortunate that there are disruptions and things aren't going to go perfectly, but this is something that the City does feel it needs. It seems like it's a very good plan, and again, staff has been very intentional about trying to make it the worst kind of situation as best we can, so thank you guys for your work on that.

Brittain made a motion to approve the preliminary plat, site plan review, and variance for the proposed intermediate zone water treatment plant, based on the findings of fact and subject to the conditions stipulated in the staff report. Rasmussen seconded. Motion passed unanimously (6-to-0 vote).

A. Cannabis Ordinance Amendment - Case TA2024-021

The City of Cottage Grove has applied for ordinance amendments related to cannabis uses.

Land summarized the staff report and recommended approval.

Frazier asked commissioners if they had any questions.

Brittain asked does that include having the Odor Ordinance in place by that time as well? Land replied it would, that would be included in the final adoption with the City Code Amendments. Brittain said okay, thank you.

Fisher asked do we know of people that are like ready to go and are wanting to open up facilities? Have we had inquiries, or? Land replied the only inquiry we've had is from Leafline Labs, so right now, the Office of Cannabis Management (OCM) is still trying to establish themselves. They're making rules that then have to be adopted, and once those rules are in place, they have to get a sufficient staff level up to be able to process any applications. So, frankly, they're not ready to process anything yet; the way that it will work eventually is that people will submit an application to the OCM, they will do the background and confirm that they can apply for that particular license. Once they've confirmed that, they will send a zoning request letter to each City that these businesses want to locate and say hey, there's a business here, are they compliant with zoning if they go here? If they haven't yet applied for a Conditional Use Permit (CUP), the answer will be no; they will have to then apply for that CUP, and then they can go back and say yes, now they've met zoning. They will then be issued their license from the OCM, which they walk in, hand over here to City Hall, and say now I'm ready to register, and that's when they can open. So, it's a lengthy process; the only thing the OCM is currently reviewing is early cultivation licenses, and I don't believe they've been able to issue any or approve any yet. Certainly they couldn't in the City of Cottage Grove because we have a moratorium anyway.

Bhat stated so in the maps that you showed with the AG-1 and AG-2, I thought AG-2 was also marked green; so, they can grow in both locations? Land replied correct, AG-1 or AG-2 if they have the sufficient number of acres. Bhat stated okay. He asked so right now, are those places selling the beverages that have the liquor licenses? Land replied currently, no, because the City of Cottage Grove does not allow it under our existing ordinance, we said they could not be sold. At the time of the 2022 legislation, it was prohibited, but they could be sold at liquor stores. The legislature cleared that up, either in 2023 or 2024, I don't remember which version, that said they can be sold but regardless, our ordinance says they couldn't. So, we did not allow them to be sold at either on-sale or off-sale, so again, none of them should be.

Frazier said I have one question, and this might be a little in the weeds, but I'm just interested. So, for the low-potency beverages, they have to register, so if one of the liquor stores here in town registers with the City, and you said that's primarily so that we know that they're doing it so we can do compliance checks. Obviously, with a liquor license, that's issued by the City and can be revoked by City Council if there are issues with compliance and their spot checks by the Police Department. Because we're only registering those businesses, do we have the ability to unregister them, or is that then something you have to send to the OCM where they then revoke the licensure? Or do we not know yet? Land replied that's a great question. I needed to dive deep into the answer to that question, and the answer is the OCM will be the one handing out any penalties, if there are any. We can, as you know, revoke a liquor license; and, so, if there are violations of either cannabis or liquor, I would think we could take that into account because it is a product that they are selling within their store. However, we would notify the OCM and we can, if we feel that it is immediate health, safety, public welfare kind of issue, we can immediately shut them down, but only up to 30 days, and the OCM can overrule that. So, it is something that we can do, it's not a permanent something that we can do; so, I went back and forth on whether or not we should require CUPs for beverages as well, but the Council felt that it was sufficient that we still have them under a liquor license. Frazier said okay and the belief, at this point, obviously outside of the licensure under OCM, that if there is a violation of this ordinance for low-potency beverages, that we can still take action on a liquor license because it's just part of the conditions of them having the ability to sell alcohol in the City. Land said and here's why I say that, because one of the requirements in our liquor license is that you must comply with all State laws. Frazier said all right, thank you.

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

Frazier asked if there were any further questions or comments from the commission.

Bhat said I just have a simple question; so, in the next steps here, it listed Zoning, City Code, and Fee Schedule. What's Fee Schedule there? Land replied the registration process allows the City to collect a small application fee with each registration. So, as long as we have to keep track of them, and we're going to have to be doing compliance checks, we're going to adopt a Fee Schedule. The legislature has capped the amount of the fees, so they're really quite minimal, but we may as well add it to our Fee Schedule.

Fisher made a motion to approve the text amendments, subject to the conditions stipulated in the staff report. Brittain seconded. Motion passed unanimously (6-to-0 vote).

7. APPROVAL OF PLANNING COMMISSION MINUTES OF AUGUST 26, 2024

Rasmussen made a motion to approve the minutes of the August 26, 2024, Planning Commission meeting. Bhat seconded. Motion passed unanimously (6-to-0 vote).

8. REPORTS

A. RECAP OF SEPTEMBER AND OCTOBER CITY COUNCIL MEETINGS

Schmitz provided a summary of actions taken at the September 4, October 2, and October 16, 2024, City Council meetings.

Schmitz asked Khambata if he had anything else to add, or if commissioners had any questions, she stated we're both available.

Khambata said quite a lot has happened in two months between some adverse weather conditions, some challenges that staff had with clearing roads, and so on. I can't wait to see what this fall and winter bring, in terms of abnormal weather conditions. I think Emily did a great job covering the important stuff with regard to planning and development. I know that we have the MNCAR conference here coming up that we'll be attending, so we'll be communicating with some other commercial partners,

hopefully, there might have some more exciting proposals in front of you guys here in the next few months. Khambata stated I'm open for questions, but none were asked.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES – None.

C. PLANNING COMMISSION REQUESTS

Fisher stated I don't know if this should have been a question before or what, but first of all, I wanted to say thank you to the City for all of the clean-up efforts after the storm; we lost three big trees, our neighbor's tree fell and snapped a powerline and whatever. But it got me thinking, as I was watching the clean-up efforts and just seeing the change of the landscape, do we, as a City, have some sort of; like the dead trees, for example, because Emerald Ash Borer like completely ravaged lines and lines of trees throughout the City, and I don't want to name roadways, but there are lots of dead trees in our City. I'm just wondering is there some sort of ordinance or some sort of way that we can help our people remove those trees? Because the tree damage that we saw through that storm was pretty substantial, and I just can't help but think that removal of some of those dead, big, huge trees that I've seen now for two years, almost three years, if there's some sort of resource for the citizens, or? I don't want to go like knock on doors and say, you have to do this, but I'm just wondering if there are resources or something at a State level or something that we can help people with that. Schmitz replied that is certainly something that we've had a lot of conversations internally about; we do have an ordinance that requires removal of diseased trees. We recognize that, but we also want to be sensitive to your point, there are some large trees out there, and there's a pretty hefty price tag with removing those. At this time, we aren't aware of funding sources; obviously, we're continuously keeping our eyes and ears open if those opportunities do exist, whether its at a County level or even at a State level if we can secure some dollars to help our residents, we're certainly always paying attention to that. Khambata said I would like to note that we do employ an arborist, and they do treat diseased Ash trees, a lot of the Ash trees in the City, specifically the ones that happen to be on City property or boulevard trees. But an interesting fact about the storm that we had is the nature of the storm, it took down more live trees than dead trees. As a Council, we're still trying to decide how we're going to mitigate the pile of trees that is building up as a result of that storm. So, we'll keep you posted on that, but yeah, great question. Fisher said yes, I definitely agree with you, a lot of trees were alive, but it got me thinking about all the dead ones that I wish the storm would've taken away, but people can't afford to, I mean, it's thousands of dollars to have trees removed. So, just looking for resources for people.

Bhat stated this is a request in that there was a program, I think it was a State-sponsored program, if I recall correctly, which would give a rebate up to a certain amount if you installed a new washer, dryer, or dishwasher in your home. But that got stopped because the funding stopped, or something along those lines. So, I was wondering if that program is still active or if it was reactivated or not? I came to know that program through the newsletter sent out by a Minnesota Senator, I didn't come to know of it in any other way, but I thought that Cottage Grove had that program. Schmitz replied sometimes there are rebates through the utility companies, Xcel or your gas company, will do that rebate. From a City's perspective, we don't have one, but I'm happy to investigate if we're aware; and Assistant City Engineer Crystal Raleigh is going to provide some additional detail. Raleigh stated we do actually have a rebate program that we can help our residents with, so it did run out of funding, but we have been refunded, I'm not positive when that refunding happened. So my staff is working on those energy-efficiency rebates. So, I believe there's a link on our City website if you are interested in applying for a rebate, and then that gets reviewed here with our Engineering staff, and then the rebate goes out. Bhat asked where is that link exactly? Is it the Engineering Department, where should I go and look for it? Raleigh replied that's a great question that I'll have to get back to you on, I don't know exactly where it is. Bhat said okay, thank you.

Bhat said I do have one more request. So, during the discussion today, it was offered that they could provide us a breakdown of tax dollars spent on projects, right? So, just for our reference, I mean, we don't have to go through all the projects, but maybe they can pick one here and maybe in 2025 and give us that breakdown of how much is our tax dollars and how much is coming from outside. Schmitz replied we can provide those in an update.

Brittain stated this is not a request, but a comment. In the Capital Plan presentation, there was a reference to Mounting Bike Trails and I think it might be Mountain Bike Trails; they may spell it different ways, but it might be something that you want to clean up before it goes to the City Council.

Frazier said I guess the last thing I will say is Election Day is next Tuesday; please make sure you take the opportunity to vote if you'd like to. Outside of obviously all the partisan offices, there are City Council positions, the Local Option Sales Tax presentations that we've seen from the City on some pretty important pieces that the City would like to do, as well as some other

racers, like judicial races that are on the ballot that are very important for everyone to do some research and look at. So, that'll be my plug for democracy at the end of the meeting here today.

9. ADJOURNMENT

Fisher made a motion to adjourn the meeting. Rasmussen seconded. Motion passed unanimously (6-to-0 vote). The meeting was adjourned at 9:33 p.m.