



COTTAGE GROVE PLANNING COMMISSION

January 27, 2025

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearings and Applications
 - 6.A Holcim Mining Permit - MP2025-001
Discussion: Holcim – MWR, Inc. has applied for their 2025 mining permit to continue mining operations at the Nelson Sand & Gravel Facility at 11250 Grey Cloud Trail South on Lower Grey Cloud Island.
 - 6.B Lochridge - ZA2025-004 & PP2025-0004
Discussion: Pulte Homes of Minnesota, LLC has applied for a zoning amendment to rezone approximately 62.71 acres of land located south of the Woodbury border, west of Jamaica Avenue, and north of The Waters at Michael's Pointe development from AG-2, Agriculture, to R-4, Transitional Residential District; and a preliminary plat to be called Lochridge that would consist of 99 single-family lots and 84 townhome lots.
7. Approval of Minutes
 - A Approval of Planning Commission Minutes of December 16, 2024
Staff Recommendation:
8. Reports
 - A Recap of January 8 and 22, 2025, City Council Meetings
 - B Response to Planning Commission Inquiries
 - C Planning Commission Requests
9. Adjournment

STAFF REPORT CASE: MP2025-001

ITEM: 6.1

PUBLIC MEETING DATE: 1/27/25

TENTATIVE COUNCIL REVIEW DATE: 2/19/25

APPLICATION

APPLICANT: Holcim – MWR, Inc.

REQUEST: 2024 Mining Permit to continue their mining operations on Lower Grey Cloud Island (Nelson Mine).

SITE DATA

LOCATION: 11250 Grey Cloud Trail South

ZONING: I-3, Commercial Excavation District

GUIDED LAND USE: Transition Planning Area

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Mooers Lake	Mooers Lake
EAST:	Rural Residential	Rural Residential
SOUTH:	Mississippi River	Mississippi River
WEST:	Mississippi River	Mississippi River

SIZE: Stripping and Mining Area = approximately 5 acres

DENSITY: N/A

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

Planning Staff Contact: Riley Rooney, Associate Planner; 651-458-2834; rooney@cottagegrovemn.gov

Application Accepted: 1/2/2025 60-Day Review Deadline: 3/3/2025

Planning Staff Report

Holcom MWR, Inc. – Annual Mining Permit

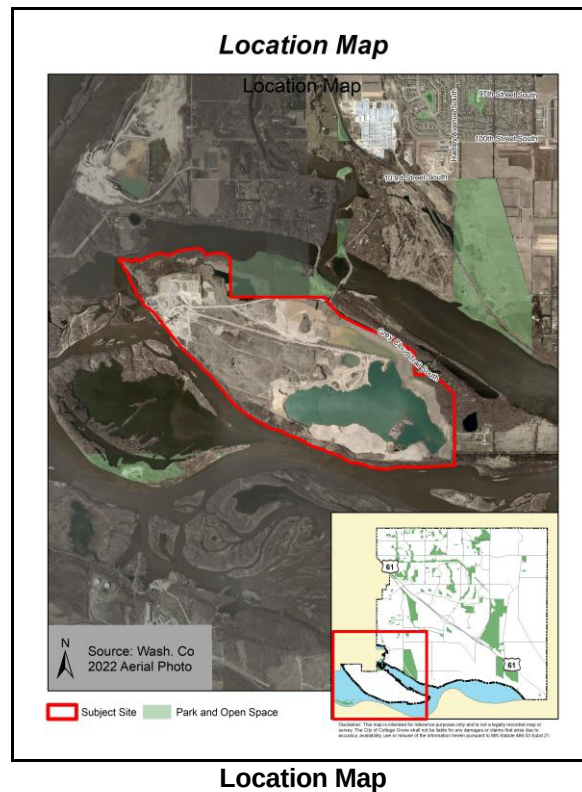
Planning Case No. MP2025-001

January 27, 2025

Proposal

Holcim MWR, Inc. (Applicant), formerly Aggregate Industries, has submitted their annual mining permit application to continue mining and processing aggregate materials in the Nelson Sand and Gravel Facility located at 11250 Grey Cloud Trail. The aggregate materials will be incorporated into various products in the Twin Cities metropolitan area and are used for ready mix concrete and/or asphalt in the construction of highways and buildings, etc. A copy of Nelson Sand & Gravel Plant 2025 Mining Plan is attached. The 2025 Mining Operations Plan proposes the following:

- Mining and processing approximately 700,000 to 725,000 tons of aggregate materials.
- Processing, washing, screening, and loading aggregate materials onto barges and trucks.
- Operating 24 hours per day seven days a week (Resolution 95-28).



Review Process

Application Received: January 2, 2025

Acceptance of Completed Application: January 2, 2024

Tentative City Council Date: February 19, 2025

60-Day Review Deadline: March 3, 2025

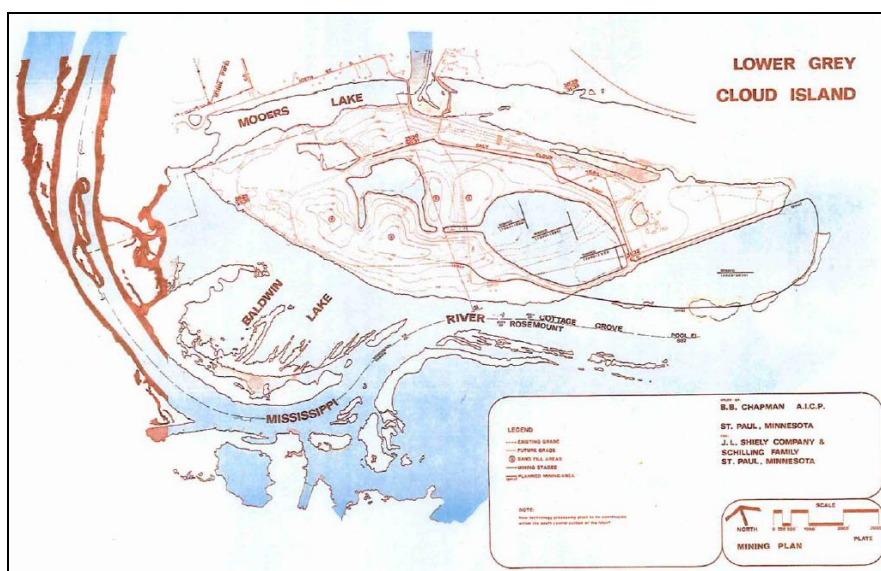
Ordinance Requirements

City Code Title 3-9 requires that an annual mining permit must be reviewed by the Planning Commission within 60 days after the completed application has been accepted by the City. The Planning Commission's recommendation is forwarded to the City Council for final action. The purpose of the annual mining permit is to:

- Ensure the restoration of the mined area is consistent with existing and planned land use patterns and to promote appropriate reuse of the mined areas.
- Ensure conformity of mining operations with the City's Critical Area and Comprehensive Plans.
- Control the effects of noise, dust, erosion, traffic, drainage, ground water pollution, and other factors related to mining in general.

Background

Mining at the existing Nelson Sand and Gravel Mine Facility has occurred since the early 1950s when the J.L. Shiely Company (now known as Holcim Industries) entered a lease agreement with the private landowner. A form of this lease agreement remains in place between the private landowner and Aggregate Industries today. On October 12, 1982, the Lower Grey Cloud Island Reclamation Concept Plan was approved by a City of Cottage Grove Reclamation Committee. A mining plan prepared by B.B. Chapman in 1982 is part of that document. A copy of this plan is shown below. With some exceptions, the proposed 2025 Operations Plan generally replicates landforms and topography as approved in 1982.



1982 Reclamation Plan

Mining Operations

Mining Operations consist of dredging to excavate raw aggregate materials. Dredging is used to reach sand reserves below the water surface. Its de-sanding capability and initial crusher that crushes rocks to smaller than six inches in size allows the operator to reclaim up to 400 tons of sand per hour without unnecessary re-handling. The dredge can mine 1,200 tons of aggregate

material per hour at 60 feet below the water surface. After the material is excavated by the dredge, the mined aggregate is transported by a conveyor system that is about 2.2 miles long to the processing plant located at the northwest side of Lower Grey Cloud Island. The processing operations include crushing, washing, sorting, and stockpiling aggregate materials by size. These materials are then loaded onto barges or trucks. Most of the material is transported by barge up the Mississippi River to distribution yards in St. Paul.

In August 2023 the Applicant added a fully electric floating suction dredge that was used to move waste sand overburden from an area which was previously mined in the 1970s to 1980s. The suction dredge has the ability to reach depths of 60 feet below water and will work in conjunction with the existing dredge. While the existing dredge will continue to mine material for processing and sale, the new suction dredge was used to solely pump a slurry of overburden sand and water away from the active mining area. The overburden sand moved by the suction dredge will be placed in areas to support the final reclamation of the site.

Annual Mining Report

In 2024, approximately 510,000 tons of aggregate were transported up the river while approximately 9,590 tons were transported by truck to local job sites.

	2022	2023	2024
Estimated Tonnage Transported by Barge	607,000	675,000	510,000
Estimated Tonnage Truck Transportation	60,000	61,000	9,590

Planning Considerations

Proposed Mining Operations

The 2025 Operation Plan is shown below, and a copy is attached to this planning staff report.



Proposed 2025 Operations Plan

As shown above, the proposed mining activity will be contained in the same area as the 2024 operation plan. The Applicant is proposing to export approximately 700,000 to 725,000 tons of material in 2025. Like previous operation plans, the applicant is required to take appropriate measures to ensure there is no erosion to stockpiles or earth-berms. At the base of each slope, a channel must be constructed to control runoff. The channeled water shall be diverted to a sedimentation basin before being allowed to enter any natural drainage system. Erosion control measures must be implemented within a reasonable amount of time for the stockpile and berm.

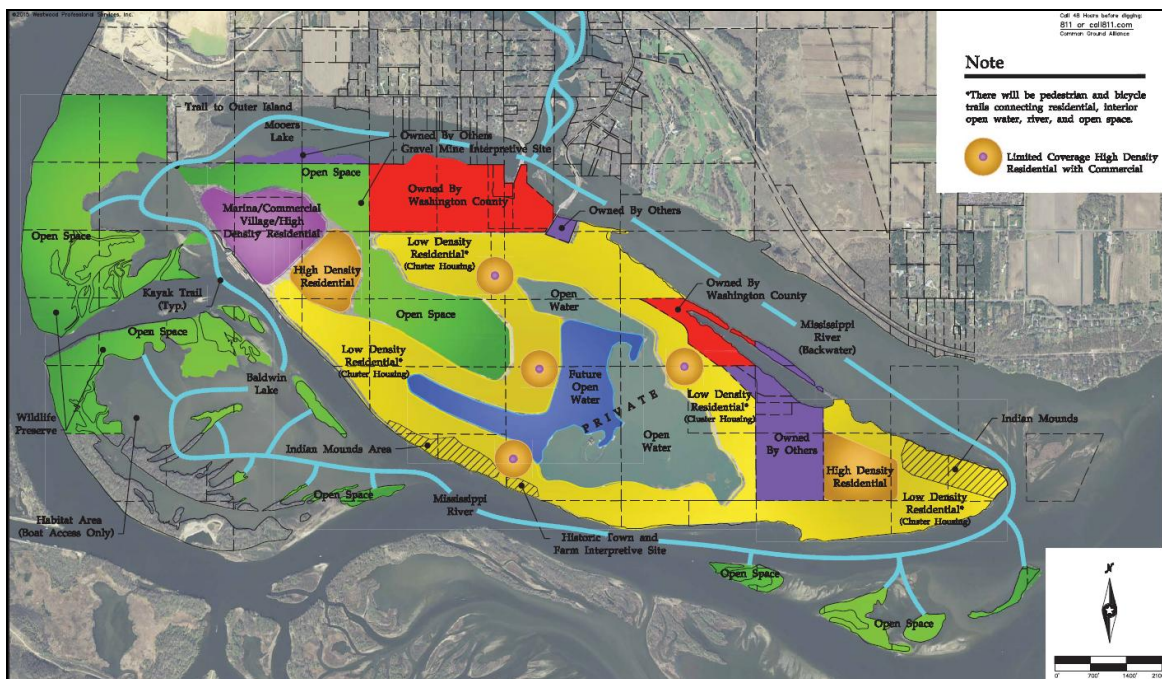
Environmental Impact Statement Process

The Applicant is in the process of working on an Environmental Impact Statement for proposed expansion of their mining operations in the Mississippi backwaters, located to the southeast of the existing facility. The City has not permitted this expansion at this time, and it is not a part of this application.

Reclamation Plan

As of 2024, approximately 265 acres of the site have been reclaimed. The 2025 restoration plans include ongoing restoration efforts in creating a large lake and peninsula by providing shore stabilization/establishment and re-vegetation. Continued restoration in the areas of the oak grove/savanna and prairie will continue to take place as depicted in the 2025 operations plan. The Applicant has partnered with the non-profit Great River Greening on their reclamation efforts. This spring the two parties will be developing a new work plan for the reclamation efforts. The Applicant also continued treatment of invasive Siberian Elm, Black Locust, and brush species. This treatment work took place in the previously reclaimed areas along southern portion of the site in 2024.

The Landowner's current plans for reclamation of their property on Lower Grey Cloud Island are depicted on the "Lower Grey Cloud Island Plan" prepared by Westwood Professional Services. This concept plan proposes a planned unit development of mixed residential, commercial and marina uses. The Company's reclamation efforts will follow this concept in general terms.



Lower Grey Cloud Island Plan

Nuisance Noise Complaints

The Public Safety Department reported that there were no noise complaints related to the 24-hour mining that occurred in 2024.

Meeting Notices

The meeting notice was mailed to 18 property owners who are within a half-mile of the mine on January 15, 2025. Staff have not received any comments at the time of writing this report.

City Department Review

Holcim's 2025 mining permit application was distributed to other City departments. No comments were received.

Recommendation

It is recommended that the 2025 Mining Permit for Holcim – MWR, Inc. – Nelson Sand and Gravel Facility located at 11250 Grey Cloud Trail be approved, subject to the following conditions:

1. The provisions as stipulated in Title 3, Chapter 9 of the City's Codes (Mining, Sand, and Gravel Operation) shall be complied with, except as modified below.
2. The applicant is responsible for removing any materials that their equipment and/or trucks may have spilled onto any public roadway. This material shall be cleaned up immediately.
3. The outer limits of their mining operations must be a minimum of 100 feet from abutting public right-of-way, private property, or any archeological sensitive area.
4. City approval of the 2025 Mining Permit does not approve their ability to mine within the required 200-foot setback from the Mississippi River, within the Mississippi River itself, or in the vicinity of archeological sensitive areas.
5. Bituminous/asphalt, concrete, and street sweepings originating within the geographical boundaries of Cottage Grove may be temporarily stockpiled on the site for processing (e.g., crushing, screening, etc.) and/or reuse. Bituminous/asphalt materials are prohibited from being buried on the premises.
6. The applicant may operate the mining operation 24 hours a day, 7 days a week. Upon notification by neighboring residents that the night-time operations (i.e., between the hours of 10:00 p.m. and 6:00 a.m.) are disturbing, the applicant agrees to voluntarily cease operation during night-time hours until such time the noise source is identified and appropriate corrections are made.
7. Holcim must install erosion control devices at the base of any slope where erosion is evident. A drainage swale must be constructed at the base of any eroding slope to control runoff and divert it to a sedimentation basin before entering any natural drainage system. Erosion control measures must be implemented within a reasonable amount of time.
8. Archeological and landmark sites as identified in the burial mound group known as 21WA9 and the recorded Grey Cloud Townsite 21WA48 on Lower Grey Cloud Island

must be protected and undisturbed and protected from being damaged or adversely impacted from vehicles or equipment traveling in the vicinity of these historic sites.

9. The applicant is responsible for obtaining all state and federal permits relating to their mining operations on Lower Grey Cloud Island.
10. The applicant's current reclamation plan is titled "Future Land Use Plan." The City has not provided any formal review or approval of the "Future Land Use Plan." This concept plan is only an illustration of a development concept that the applicant and landowner have considered. The City's approval of the 2025 Operations Plan does not guarantee approval or imply future approval of the Harbor Island Concept Plan or the Future Land Use Plan as dated July 18, 2017, and prepared by Westwood Professional Services.
11. The Oak Savanna Reclamation Plan, revised 9-3-2010, is still valid. All oak plantings that have not survived within the designated oak savanna groves must be replaced with new oak trees and watered during dry conditions to promote their survival. As the Oak Savanna Reclamation Plan is implemented, the applicant must continue to update the City on the effectiveness of the reclamation and restoration activities, particularly how many acorns are planted and how many oak seedlings are growing. If the survival number of trees is low, then another tree planting alternative will need to be discussed.
12. Depositing fill materials within the floodway and floodway fringe (below the 700-foot mean sea level elevation) is prohibited.

Prepared by:

Riley Rooney
Associate Planner

Attachment:
2025 Mining Operations Plan



**Holcim – MWR, Inc.
Nelson Sand & Gravel
Cottage Grove, Minnesota**

2025 Operations Plan

January 2, 2025

Holcim – MWR, Inc.
Nelson Sand & Gravel
11250 Grey Cloud Trail South
Cottage Grove, Minnesota

Property Legal Description

The NE ¼, SE ¼, Section 31, Township 27, Range 21, South along Grey Cloud Trail; W ½, SE ¼, Section 31, Township 27, Range 21; E ½, NE ¼, NW ¼, Section 31, Township 27, Range 21, South along Grey Cloud Trail; W ½, NE ¼, NW ¼, Section 31, Township 27, Range 21, South along Grey Cloud Trail; NW ¼, NW ¼, Section 31, Township 27, Range 21; S ½, NW ¼, Section 31, Township 27, Range 21; E ½, SW ¼, Section 31, Township 27, Range 21; Lot 1, Section 31, Township 27, Range 21; N ½, NE ¼, Section 36, Township 27, Range 22; S ½, NE ¼, Section 36, Township 27, Range 22; N ½, SE ¼, Section 36, Township 27, Range 22; Lot 2, Section 36, Township 27, Range 22; Lot 3, Section 36, Township 27, Range 22; SE ¼, SW ¼, Section 25, Township 27, Range 22; NE ¼, NW ¼, Section 36, Township 27, Range 22; S ½, NW ¼, Section 36, Township 27, Range 22; NW ¼, SW ¼, Section 36, Township 27, Range 22; N ½, SW ¼, SW ¼, Section 25, Township 27, Range 22; S ½, SW ¼, SW ¼, Section 25, Township 27, Range 22; NW ¼, NW ¼, Section 36, Township 27, Range 22; NW ¼, SW ¼, Section 36, Township 27, Range 22; N ½, NE ¼, Section 35, Township 27, Range 22; S ½, NE ¼, Section 35, Township 27, Range 22; SE ¼, SE ¼, Section 26, Township 27, Range 22; Lot 5, Section 35, Township 27, Range 22; Lot 3, Section 6, Township 26, Range 21; Lot 2, Section 6, Township 26, Range 21; Lot 1, Section 6, Township 26, Range 21; N ½, NW ¼, Section 5, Township 26, Range 21; Lot 4, Section 5, Township 26, Range 21; Lot 3, Section 5, Township 26, Range 21; N ½, NE ¼, Section 5, Township 26, Range 21; Lot 2, Section 5, Township 26, Range 21; Lot 1, Section 5, Township 26, Range 21; Lot 1, Section 4, Township 26, Range 21; NE ¼ SW ¼ Sections 36, Township 27, Range 22; Lot 5 Section 35, Township 27, Range 22

Landowner: PAS Associates, Ltd.
ATTN: Terry Gilbertstadt
2565 Walnut Street
Roseville, MN 55113

Operator: Holcim – MWR, Inc.
ATTN: Patty Bestler
2815 Dodd Road, Suite 101
Eagan, MN 55121

Adjacent Landowners

PAS Associates Ltd. Partnership	12075 Grey Cloud Trail South	Cottage Grove
Terryl & Dave Gilberstadt	12085 Grey Cloud Trail South	Cottage Grove
Washington County	11395 Grey Cloud Trail South	Cottage Grove
North Central District Pentascostal	11975 Grey Cloud Trail South	Cottage Grove
Boggie, Jr., Richard	11971 Grey Cloud Trail South	Cottage Grove
Hale, Rod & Mary	11701 Grey Cloud Trail South	Cottage Grove
Washington County	11523 Grey Cloud Trail South	Cottage Grove
LaChapelle, Nanette	11973 Grey Cloud Trail South	Cottage Grove
Madsen, Fred & Karter, Katrina	10971 Grey Cloud Trail South	Cottage Grove
Maloney, Ryan & Kate	11881 Grey Cloud Trail South	Cottage Grove
Washington County	11500 Grey Cloud Trail South	Cottage Grove

Mining Operations

Holcim – MWR, Inc.’s (formerly Aggregate Industries) Nelson Sand & Gravel Facility excavates and processes aggregate materials which are utilized for ready mix concrete and/or asphalt products for the construction of various infrastructure projects within the Twin Cities metropolitan area.

The Company currently estimates that mining will continue for another three to four years. These estimates are based on current information and are subject to market trends, geologic variations and the expansion of reserves, as additional exploration occurs. At this time, the Company is in the process of working on an Environmental Impact Statement for their proposed mining in the Mississippi Backwaters, located to the southeast of the existing facility.

The dredge at this facility will continue to carry out mining for the next several years. On the dredge the material is initially crushed into smaller than 6 inches in size and the excess sand is then screened off and pumped to the south shoreline or into the deepest part of the excavation area for reclamation. The coarse aggregate blend is then conveyed to the processing plant where it is crushed, washed, sorted by size and loaded onto barges. The Plant is expected to produce approximately 700,000 to 725,000 tons of aggregate material in 2025.

The DRAGA 2030 fully electric floating suction dredge is being utilized to move waste sand overburden from an area which was previously mined in the 1970’s – 1980’s. The suction dredge has the ability to reach depths of 60 feet below water and will work in conjunction with the existing clamshell dredge. While the existing clamshell dredge will continue to mine material for processing and sale, the suction dredge will be used solely to pump a slurry of overburden sand and water away from the active mining area. The overburden sand moved by the suction dredge will be placed in areas to support the final reclamation of the site.

The majority of the material from the Nelson Sand & Gravel facility is transported by barge up the Mississippi River to the Company's distribution yard in St. Paul. At the time of this application submittal, roughly 510,000 tons of aggregate were transported by barge. In addition, roughly 9,590 tons were transported by truck to local jobsites.

The Company has mined around and past the area that was thought to have the greatest potential as the site of the historic town site Town Site 21WA48. As mining progresses to the west, the area that is identified as the Burial Mound Group 21WA9 will be left undisturbed.

Reclamation

The 2025 Operations Plan shows the area where the former St Croix Crossing Casting Plant and yard was located as an "Operational Area." That area will not be reclaimed for several years. It will be utilized for additional product storage and will be filled with 3 to 5 feet of waste sand or dredge sand before it is ultimately reclaimed. The 2025 Operations Plan depicts roughly 265 acres which have been reclaimed to date.

The Landowner's current plans for reclamation of their property on Lower Grey Cloud Island are depicted on the "Lower Grey Cloud Island Plan" prepared by Westwood Professional Services. This concept plan proposes a planned unit development of mixed residential, commercial and marina uses. The Company's reclamation efforts will follow this concept in general terms.

Waste sand will continue to be placed in the area north of the conveyor line in 2025 and beyond until that area can be contoured to blend with the high ground to the north and east. That area will be sloped gradually from northeast to southwest at an elevation substantially above the 100-year flood plain.

Over the past 10 years, the Company has been working towards the re-establishment of an Oak Savanna and a prairie area located northeast of the waste sand area. The Company continues to work with Great River Greening with these restoration efforts. Annual contributions have included and will continue to include: soil preparation, native grass seeding, oak plantings, herbicide treatment of non-native vegetation, brush and tree removal of non-native woody species and maintenance burns.

Maintenance work has continued in the oak grove located northeast of the waste sand area, in the form of watering, cage maintenance and weeding, as needed.

Foliar treatment of invasive Siberian Elm, Black Locust and brush has also continued the last several years. This foliar treatment work took place in the previously reclaimed area along the eastern perimeter of the site.

Additionally, in December 2024, Great River Greening conducted mowing of invasive woody brush including common buckthorn, honeysuckle and Siberian elm in the once prominent Oak Savanna area on the southern portion of the site, as depicted on the 2025 Operations Plan.

A work plan will be developed in the spring of 2025, based upon the recommendations from Great River Greening.

Acknowledgement and Signature: **Holcim – MWR, Inc.**, as the Mining Operator, hereby represents upon all of the penalties of the law, for the purpose of inducing the City of Cottage Grove to grant an Annual Mining Permit, that all the statements are true and that all work will be done in accordance with the ordinance of the City of Cottage Grove and the laws of the State of Minnesota.

Holcim – MWR, Inc.

By: Patty Bethe Dated: January 2, 2025
Its: Regional Manager, Environmental
& Land Serv.

Acknowledgment and Signature: **PAS Associates, LTD**, as Landowner, hereby consents to the 2025 Operations Plan, as represented by Holcim – MWR, Inc.

PAS Associates, LTD

By: Terry Gilbert Dated: 01/02/2025
Managing General Partner
Its: _____

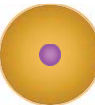


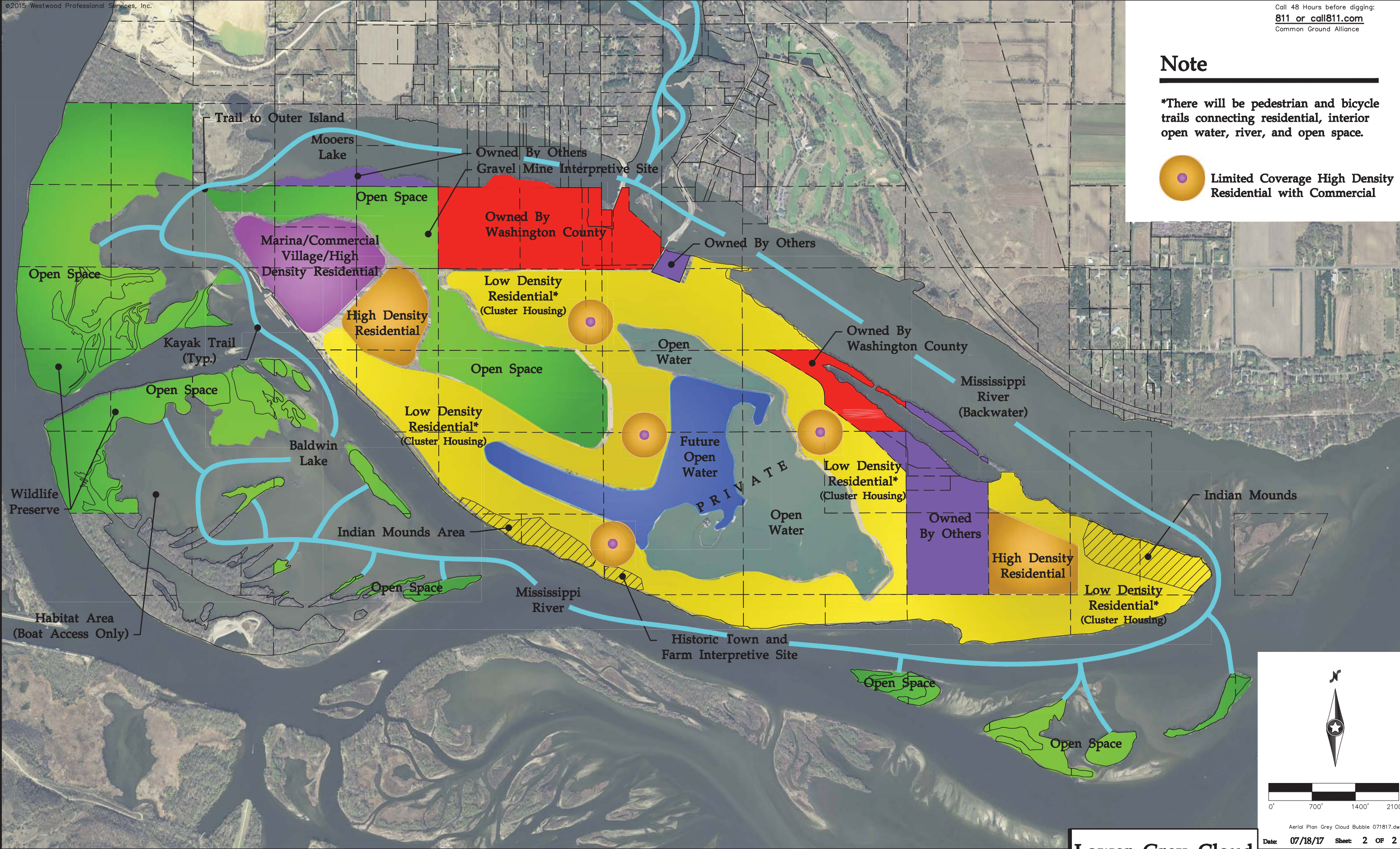
Legend

- Conveyor
- Future Mining
- Mining
- Oak Savanna Prairie Restoration
- Reclaimed
- Undisturbed Buffer
- Berm
- Site Prep for Reclamation
- Topsoil Stockpile
- Waste Sand

Note

*There will be pedestrian and bicycle trails connecting residential, interior open water, river, and open space.

 Limited Coverage High Density Residential with Commercial



Aerial Plan Grey Cloud Bubble 071817.dwg
Date: 07/18/17 Sheet: 2 OF 2

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA.

Type name here

Date License No.

Revisions:

Designed:

Checked:

Drawn:

Record Drawing by/date

Prepared for:

PAS Associates Limited Partnership

Lower Grey Cloud Island

Cottage Grove, Minnesota

**Bubble Diagram
Land Use Plan**

STAFF REPORT CASE: ZA/PP2025-002

ITEM: 6.2

PUBLIC MEETING DATE:

TENTATIVE COUNCIL REVIEW DATE:

APPLICATION

APPLICANT: Pulte Homes of Minnesota, LLC

REQUEST: A zoning amendment to rezone approximately 62.71 acres of land from AG-2, Agriculture, to R-4, Transitional Residential District; and a preliminary plat to be called Lochridge consisting of 99 single family lots and 84 townhome lots.

SITE DATA

LOCATION: South of Woodbury border, west of Jamaica Avenue, and north of The Waters at Michael's Pointe development

ZONING: AG-2, Agriculture

GUIDED LAND USE: Low Density Residential and Parks/Open Space

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Woodbury	Woodbury
EAST:	Residential	Low Density Residential
SOUTH:	Residential	Low Density Residential
WEST:	Ag & Open Space	LDR & Parks/Open Space

SIZE: 62.71 acres

DENSITY: 2.92 units per acres

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

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

Application Accepted: 12/17/2025 60-Day Review Deadline: 2/15/2025 120-Day Review Deadline: 4/16/2025

Planning Staff Report

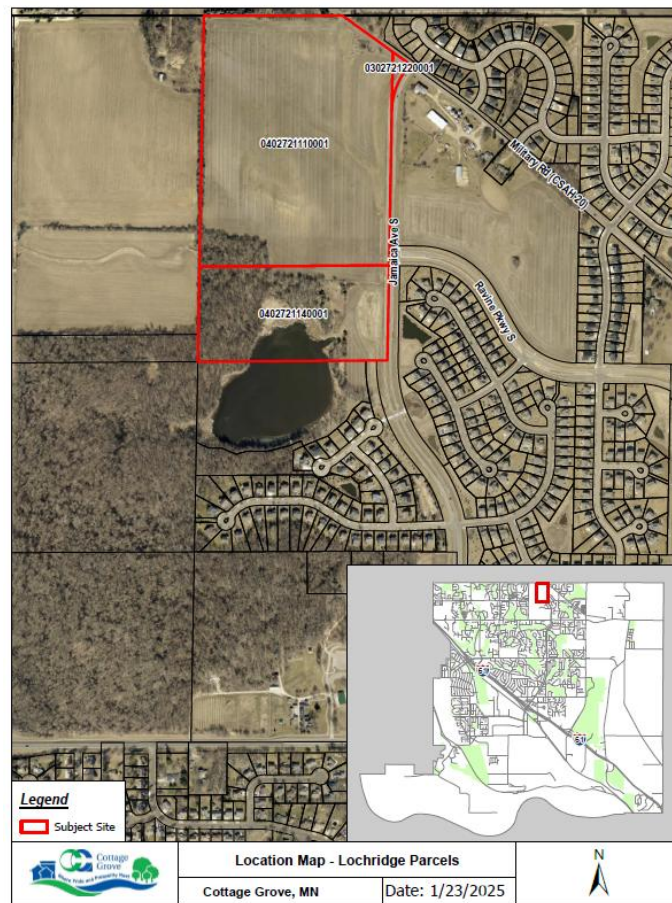
Lochridge

Planning Case Nos. ZA2025-004 & PP2025-004

January 27, 2025

Proposal

Pulte Homes of Minnesota, LLC (Applicant) is requesting approval of a Zoning Amendment and Preliminary Plat on three parcels totaling 62.71 acres of land zoned AG-2, Agriculture, located south of the Woodbury border, west of Jamaica Avenue, and north of the Waters at Michael's Pointe development. The Applicant is proposing to rezone these parcels to R-4, Transitional Residential District, to plat 99 single family lots and 84 townhome lots. The townhomes would be a mixture of attached four- and six-unit side by side structures. Two outlots zoned R-3, Single-Family Residential, in the Waters at Michael's Pointe development will be included in the project area and will contain a proposed recreation trail. These lots will not include any residential development and are not part of the rezoning or preliminary plat request.



Review Schedule

Application Accepted: December 17, 2024
Planning Commission Meeting: January 27, 2025
Tentative City Council Meeting: February 19, 2025
60-Day Review Deadline: February 15, 2025
120-Day Review Deadline: April 16, 2025

Background

Site Conditions

The northern parcels contain 52.11 acres primarily used as tilled cropland and the right-of-way of Jamaica Avenue and Military Road. There is a row of trees along the western property line and a wooded area in the far southwest corner of the property. The southern parcel is primarily wooded with the Lake Robert wetland area and contains 20.03 acres.

In the past, multiple development and plat proposals have been brought forward by different applicants for the properties in question. Challenges to development have included the presence of bedrock and Lake Robert, which restrict buildable area. At such time The Waters at Michael's Pointe was platted in 2011, Outlot A was to be retained by the landowner and Outlot B was to be deeded to the City and included as parkland dedication. Excess parkland dedication of 2.89 acres was credited for future development as part of The Waters at Michael's Pointe platting process. These 2.89 acres are being applied to the Lochridge parkland dedication calculations as intended in 2011, and Outlot B will be required to be deeded to the City.

Outlots A and B are shown on the preliminary plat documents for the Lochridge development given the trail improvements and park dedication credit but will not be included in the Lochridge plat; they will continue to be part of The Waters at Michael's Pointe plat. These outlots are proposed to contain a recreational trail that connects to the Lochridge and The Waters at Michael's Pointe Developments, future park on Outlot G, and existing trails and sidewalks along Jamaica Avenue and Ravine Parkway, which is consistent with the 2040 Comprehensive Plan. The trail may also facilitate a connection to the Dodge Nature Center southwest of the development.



2024 Aerial Photo

Neighborhood Meeting

The Applicant held a neighborhood meeting on November 13, 2024. Notice of the neighborhood meeting was sent to surrounding property owners within 500 feet of the project area. The intent of the meeting was to give neighboring property owners the opportunity to ask questions and present concerns they might have to the developer in the early planning stages of the proposed project. Three property owners from The Preserve at Cottage Grove neighborhood attended the meeting and one resident emailed the developer after the neighborhood meeting. The emailed comments focused on park and recreational amenities proposed and requested additional sport courts, an ADA accessible playground, and covered picnic table/shelter to enhance the neighborhood and positively impact the health and wellness of residents.

One concern raised at the meeting was related to the proposed bituminous trail around Lake Robert. When The Waters at Michael's Pointe preliminary plat was considered, there was language in the staff report stating no trail was proposed between the seven platted lots and the Lake. Later in the same document a public trail around the Lake was recommended to be constructed in the future. Residents of the area recalled being informed no trail would be constructed here and were unaware a trail was proposed here until the November 13 meeting. The recreation trail around Lake Robert is included in the 2040 Comprehensive Plan.

Residents were also concerned with added traffic on the single-lane Jamaica Avenue. Residents noted that they currently struggle leaving their neighborhood and turning onto Jamaica. Washington County has plans to upgrade Jamaica Avenue in the future including intersection improvements at Jamaica Avenue South and Military Road.

Planning Considerations

Plan Review

The dates of the plan set utilized for this review were submitted by Alliant Engineering Inc. and are dated 12/11/2024.

Rezoning and Comprehensive Plan

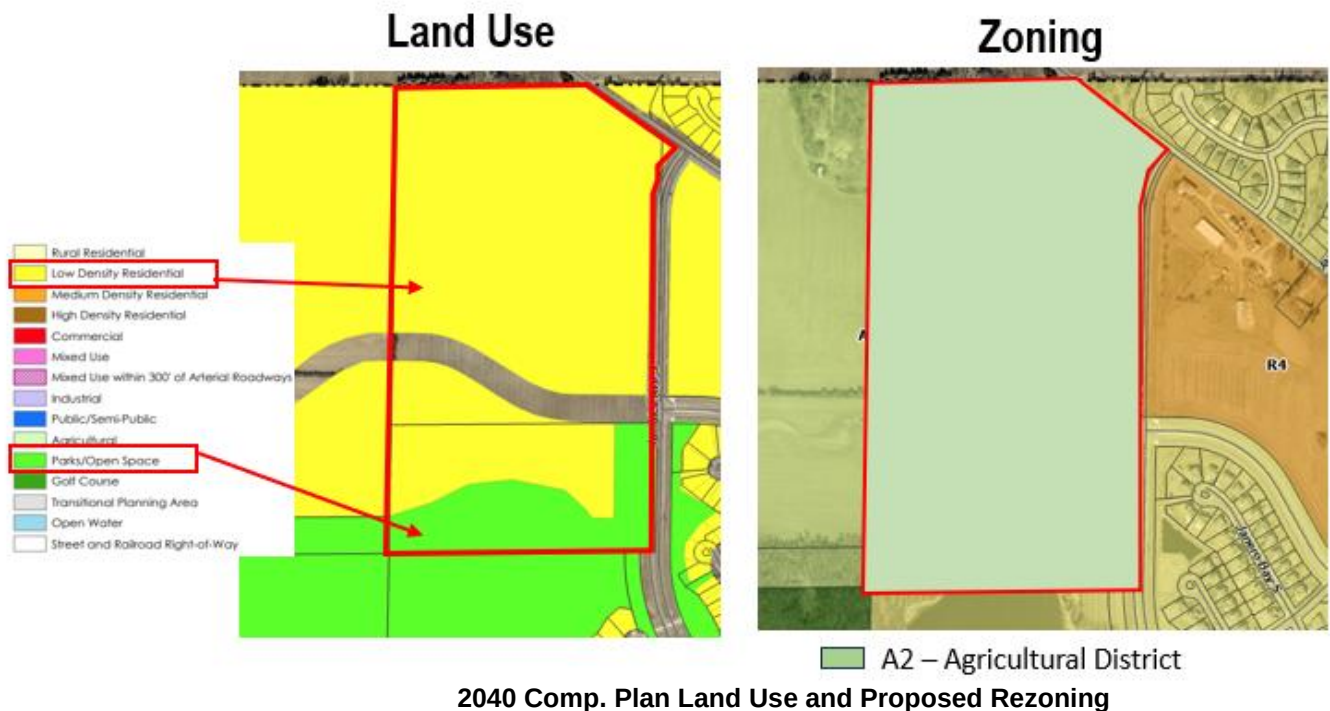
The subject property is currently zoned as AG-2, Agriculture, and is guided as Low Density Residential and Parks/Open Space in the 2040 Comprehensive Plan.

The Applicant is requesting to rezone the subject property from AG-2 to R-4, Transitional Residential, which would be in accordance with the long-term growth plan for the parcel. Low Density Residential allows for 2 to 4 units per acre density. The development has a net acreage of 62.71 acres after subtracting existing and proposed rights-of-way of Jamaica Avenue, Military Road, and Ravine Parkway (9.51 acres) and the Lake Robert wetland (16.38 acres). The Applicant is proposing a density of 2.92 units per net acre based on the 62.71 acres.

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

- The Land Use Map in the 2040 Comprehensive Plan identifies the future land use development of the subject property as low density residential land uses. The Applicant is proposing a mixture of single-family and townhome lots for the subject property, which is consistent with the 2040 Comprehensive Plan.

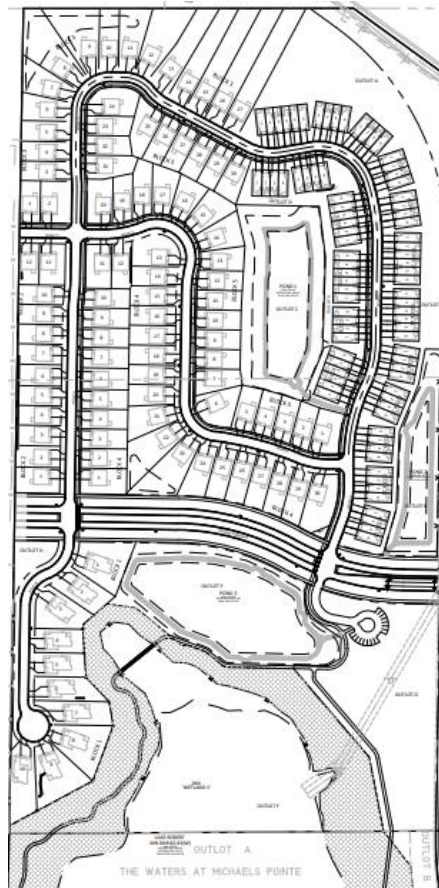
- The proposed density of 2.92 units per acre is consistent with the 2040 Comprehensive Plan.
- The proposed trail is consistent with the 2040 Comprehensive Plan's Planned Recreation Trail Map.
- The proposed development helps provide the city with a diverse mix of housing types that are needed to serve varying income levels and stages in the life cycle.
- The proposed preliminary plat and grading plan are consistent with the low-density residential land use designation for this area.



Preliminary Plat

The preliminary plat, as proposed, depicts a logical development of a viable property given the adopted performance standards of the zoning district. The proposed plat consists of 99 single family homes and 84 attached townhomes in four- and six-unit groups. The preliminary plat is detailed on the next page.

The preliminary plat includes proposed Road B and Outlot H along the western edge of the property. Utilities will be stubbed here in anticipation of future development on the west side of Road B and the Applicant will be required to ghost plat lots on the adjacent property to ensure future development aligns.



Preliminary Plat

Zoning Development Standards

The development performance standards of the requested zoning district classifications and those requested as part of the development are detailed below. The Applicant has not requested a PUD (Planned Unit Development) as part of their application and intends to meet or exceed the performance standards of the R-4, Transitional Residential zoning district.

Lot Development Performance Standards		
Single Family Standards	Proposed	R-4 Single Family Residential
Lot depth	120 feet	120 feet
Lot width	57.5 feet	45 feet
Front yard setback	25 feet	25 feet
Rear yard setback	30 feet**	30 feet
Side yard setback	7.5 feet	7.5 feet
Side yard, garage setback	5 feet	5 feet
Maximum impervious surface coverage		50%
Townhome Standards		
Minimum building to building setback	20 feet	15 feet between dwelling structures, 10 feet for residential garages
Maximum impervious surface coverage		40%

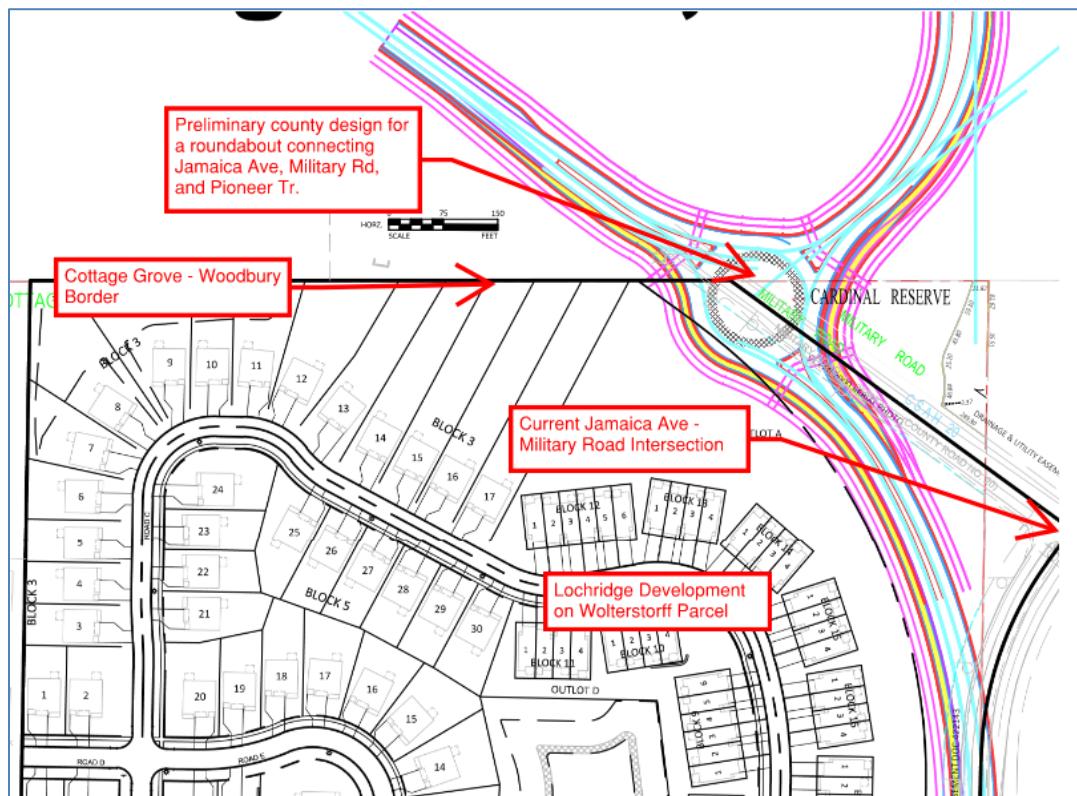
**Proposed rear yard setback from Military Road and Jamaica Avenue South is 75 feet.

Transportation

The proposed development will have one access point off Jamaica Avenue to the east. Jamaica Avenue is a two-lane divided County roadway that was designed to accommodate an average of 15,000 vehicles per day. Currently, Jamaica Avenue has an average of 4,192 vehicle trips per day according to MnDOT. Traffic analysis of the new Lochridge development estimates that each single-family home will generate approximately 10 trips per day and each townhome unit will generate approximately 6 trips per day. With 99 single-family homes and 84 townhome units proposed, the development will generate approximately 1,494 trips per day. Even with the traffic from the new development, traffic on Jamaica Avenue will still be under the traffic levels it was designed to accommodate.

To facilitate traffic moving in and out of the development, the developer will build a northbound left turn lane and a southbound right turn lane on Jamaica Avenue at Ravine Parkway. When the extension of Ravine Parkway is constructed through the development eastbound traffic at Jamaica Avenue will have left and right turn lanes as well.

The County plans to rebuild Jamaica Avenue and the Jamaica Avenue/Military Road intersection in 2028. Preliminary plans call for a roundabout in this area that will connect Jamaica Avenue and Military Road to Pioneer Trail. A preliminary sketch showing an early concept of the roundabout is included below. The sketch anticipates that Military Road will become a pedestrian trail by that time. The County project is not motivated by traffic capacity issues rather focused on realignment of the roadways to conform to long range plans that staff from Washington County, City of Cottage Grove and City of Woodbury have discussed. The County project is motivated by the interim design of the roadway when it was rebuilt in 2015. The road section (pavement and gravel depth) was minimized with the knowledge that the road would be fully reconstructed before 2030.

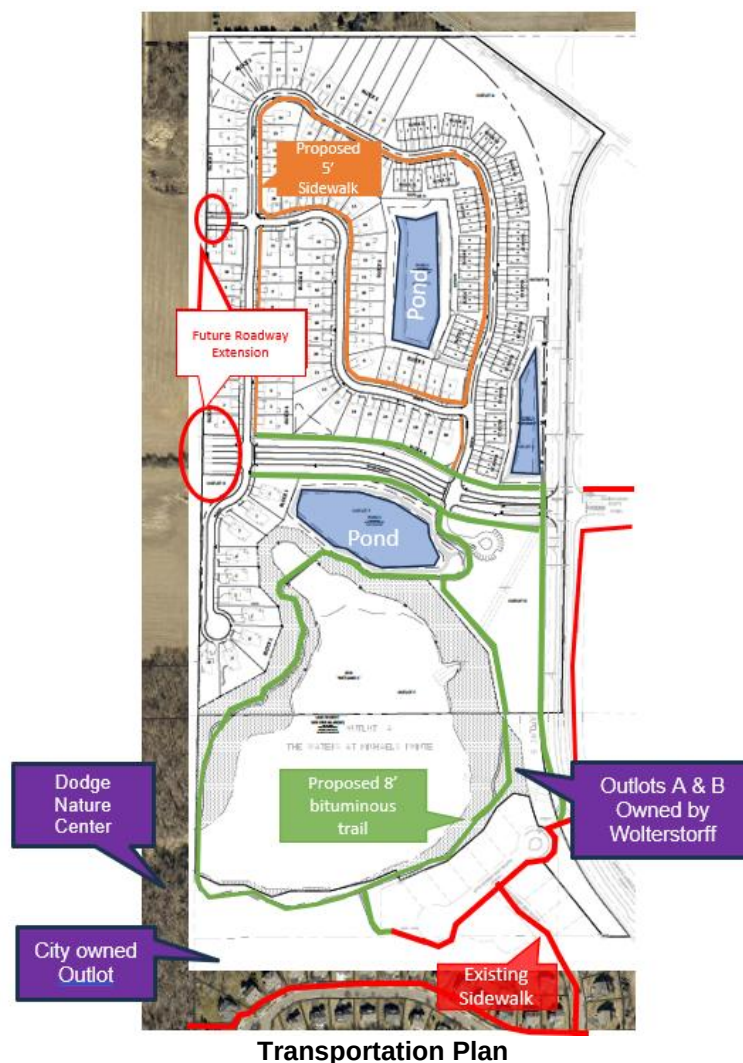


Preliminary, Conceptual Design for Military/Jamaica Intersection

Sidewalks and Trails

The subject site is located northeast of the Dodge Nature Center and includes the Lake Robert wetland. The proposed development plan includes an eight-foot-wide bituminous recreation trail around Lake Robert. The trail would run behind lots in The Waters at Michael's Pointe development on property under common ownership. The trail would connect with an existing bituminous trail stub west of 67th Street Bay. The proposed trail is consistent with the 2040 Comprehensive Plan's Planned Parks, Open Space, and Trail Plan map as a recreational trail. The Applicant is proposing an eight-foot-wide trail on the north and south sides of Ravine Parkway facilitating a connection to an existing bituminous trail stub on the east side of the Waters at Michael's Pointe development. An interconnected paved sidewalk will also be established throughout the neighborhood.

The recreation trail would be located on Outlot A of the Waters at Michael's Pointe Development and run behind seven existing residential lots connecting to an existing bituminous trail west of 67th Street Bay. The Wolterstorffs currently own The Waters at Michael's Pointe Outlot A; however, neighboring property owners have added personal property to the Wolterstorff property over the years including a dock, planter boxes, fire pit, and zip line. The developer will need to work with these property owners to have personal property removed from Outlot A before the City will accept the area for public land.

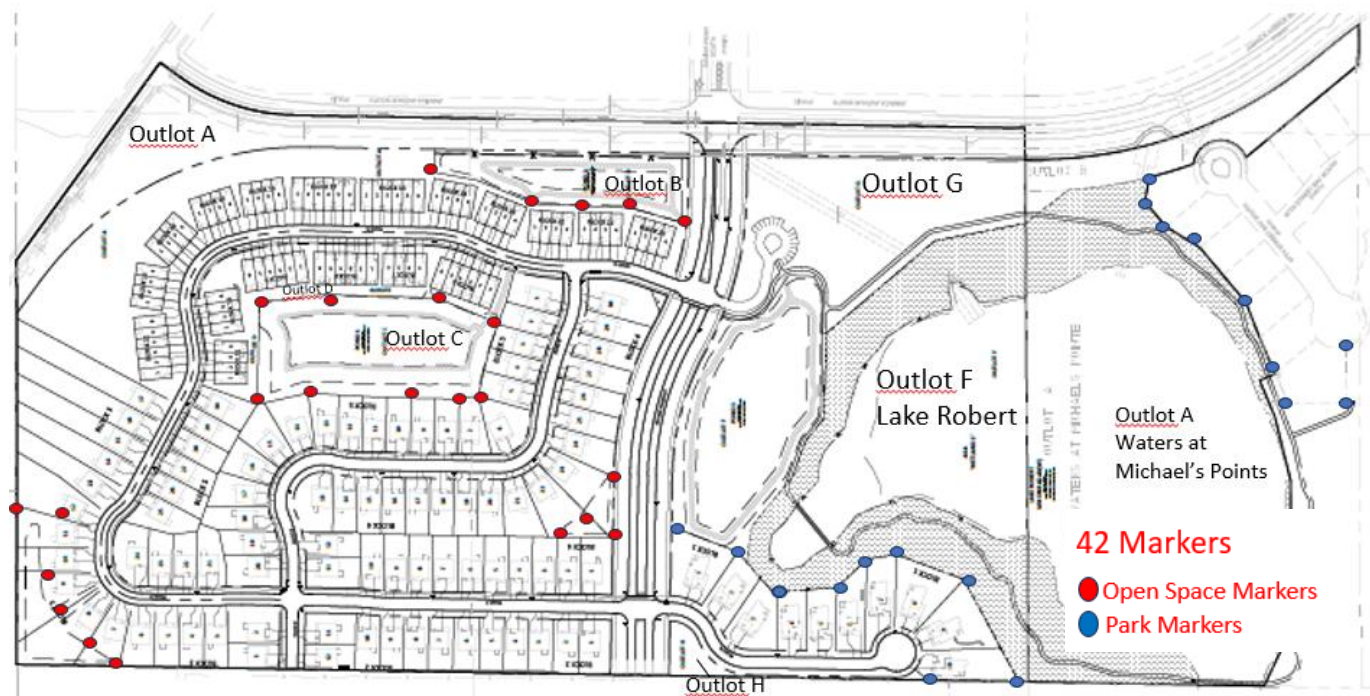


Park Land and Open Space

A minimum of 10 percent of developable area shall be required to provide residents with public recreation facilities including parks and open spaces as a part of development projects per City Code Title 10-4-3 (6.27 acres in Lochridge development). Outlot G (4.27 acres) is proposed to be established as a new neighborhood park with connection to the trail around Lake Robert and to the trails along Ravine Parkway and Jamaica Avenue. Subtracting encumbered areas within Outlot G at a 50 percent credit (depression, storm outlet easement, and landscape buffer), the proposed park dedication is 3.39 acres. When The Waters at Michael's Pointe was developed, there were 2.89 excess acres dedicated to be credited towards future development on the north parcels.

Adding the 3.39 acres of the Lochridge development with the 2.89 acres of the Waters at Michael's Pointe development results in a total dedication of 6.28 acres, which meets the required 10 percent threshold of 6.27 acres.

A parking area will be provided at the park. The park will include a playground area and park shelter near the parking lot. Park and open space markers are to be installed prior to issuance of a building permit for lots abutting park and open space as identified by the Parks and Recreation Director or their designee.



Park and Open Space Markers

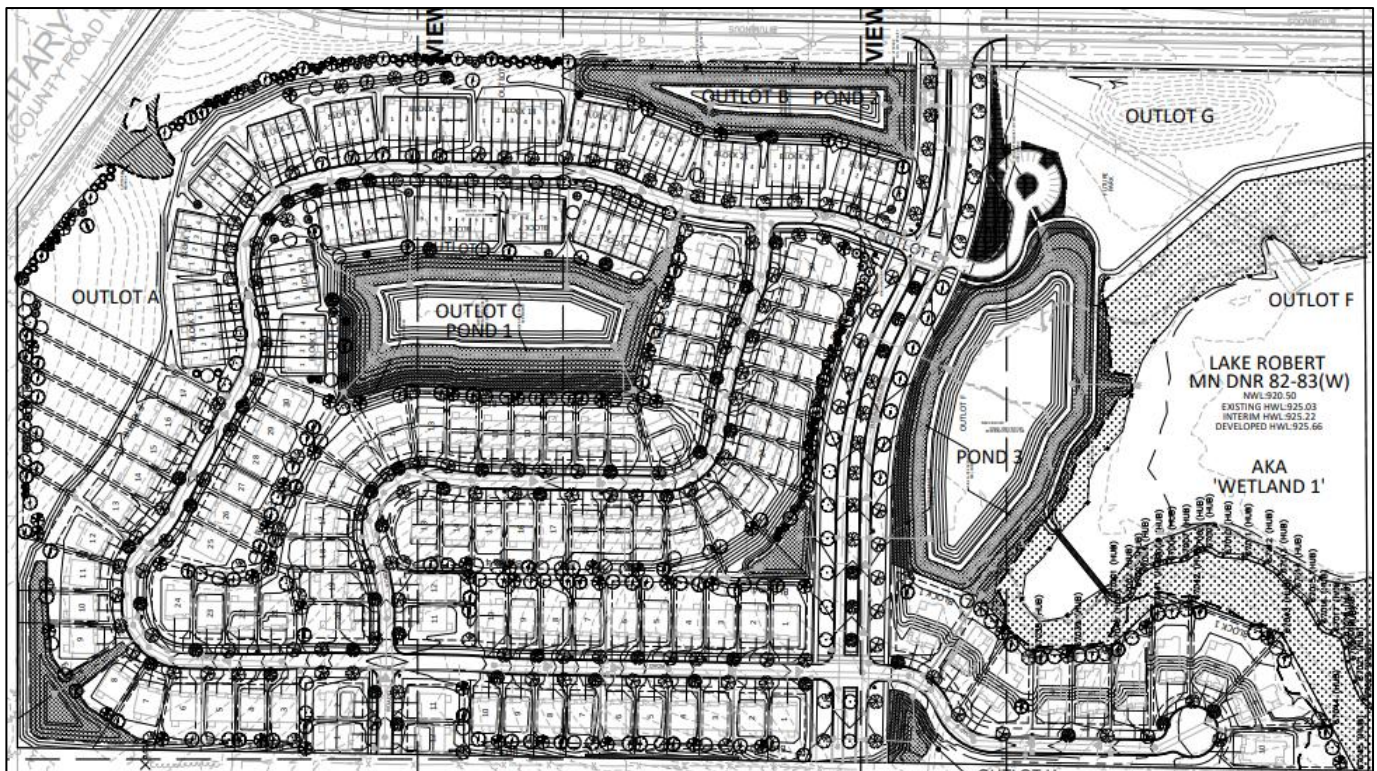
Area Charges and Development Fees

Area charges and related development fees for this project will be based on the acreages shown on the final plat. These fees and charges will be accurately adjusted based on the final plat layout and be provided in the development agreement. Payment to the City will be required at the time the development agreement is fully executed by the City and Developer.

Tree Preservation and Landscaping

The property currently contains 12,876 existing qualifying inches of trees. There are 521 exempt inches on site including trees within the proposed Ravine Parkway right of way and half dead trees. City Code Title 11-3-13 allows 25 percent of the qualifying inches to be removed (3,219 inches). The Applicant proposes to remove 4,952 qualifying inches, an excess of 1,733 inches. The excess inches removed must be replaced at a rate of 50 percent; therefore, the Applicant must replace 867 inches. The Applicant's preliminary Landscape Plans show 1,308 inches being mitigated.

City Code Title 11-6-5 requires a minimum amount of landscape plantings to be installed as a part of development projects within the City. These required plantings include yard trees, building perimeter plantings, and landscape requirements. After consulting with the Public Works Director and Council workshop, boulevard trees are no longer required for residential lots. Instead, lots less than 50 feet wide must have two yard trees, one of which must be a front yard tree. These smaller lots may have a small statured tree (maximum canopy spread of 30 feet) in the front yard. Lots over 50 feet wide must have three yard trees one of which must be a front yard tree. On wider lots the front yard tree must be an overstory species (maximum canopy spread over 30 feet). Townhouse lots must have one tree per 40 linear feet of site perimeter including one overstory front yard tree at both ends of each building. The Applicant's landscape plan will need to be amended to reflect these changes. In addition, each single-family lot is required to have 10 understory shrubs and each townhouse unit must have 5 understory shrubs per unit.



Landscaping Plan

Stormwater Management Plan

Storm sewer will be extended from streets within the development to the stormwater basins proposed on the east side and in the center of the development. The developer will be required to

deed Outlots B, C, F, and H to the city for stormwater purposes. Outlot F also contains the northern portion of Lake Robert. Staff is also requesting that additional area in the northwest portion of the site and an area north of Ravine Parkway south of Lots 22 and 23 Block 4 be labeled as Outlots and deeded to the City as there will be some stormwater infrastructure there. Access routes from the street to each proposed stormwater pond are required to allow for ongoing maintenance of city infrastructure. The developer is required to meet water quality requirements of the South Washington Watershed District and the City. The preliminary stormwater management plan was submitted and reviewed by the City's engineering staff, and their comments are included in the plan review memo dated January 17, 2025. The developer's engineering consultant will continue to work with City engineering staff to ensure all stormwater requirements are met.

Grading

As with all new development projects, site grading is necessary to build the streets, provide proper drainage and ponding, and to create building pads, among other things. City staff and engineering consultants will review grading plans to ensure the plans meet city, state, and watershed district requirements for flood control, erosion control, and drainage. The preliminary grading plan was reviewed by the City's engineering staff, and their review comments are included in the January 17, 2025, plan review memo. Additional grading review will be required upon submittal of final grading and utility plans for the site.

Utilities

The proposed development will connect to existing watermain and sanitary sewer on the east side of the development at Ravine Parkway and Jamaica Avenue. There are existing stubbed utilities that were constructed with Ravine Parkway. The engineering plan review memo dated January 17, 2025, contains comments from city staff and from consulting engineers regarding utility design that will be required to be addressed by the Applicant prior to approval of final plans.

Public Hearing Notices

Public hearing notices were mailed to 136 property owners who are within 500 feet of the proposed subdivision and published in the *St. Paul Pioneer Press* on January 15, 2025.

Recommendation

That the Planning Commission recommend that the City Council approve the following two applications subject to the conditions of approval.

- A. A Zoning Amendment to change the zoning of the subject property from AG-2, Agriculture ,to R-4, Transitional Residential.
- B. A Preliminary Plat for a residential subdivision to be called Lochridge, which will consist of 99 lots for single-family homes and 84 townhome units.

Conditions of Approval:

General Development

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

2. The Applicant must obtain appropriate building permits from the City, and permits or approvals from other regulatory agencies including, but not limited to: South Washington Watershed District, Minnesota Department of Health, Minnesota Department of Natural Resources, and Minnesota Pollution Control Agency.
3. The Applicant shall enter into a development agreement with the City. The development agreement shall be executed by the Applicant prior to City Council approval of the final plat.
4. The Applicant shall incorporate into the final plat the recommendations, requirements, and evaluations noted in the Bolton & Menk memorandum dated January 17, 2025, subject to modifications that are agreed to by the developer and City Engineer. All comments shall be adopted herein by reference.

Platting, Land Dedication, and Easements

5. The project shall be completed in accordance with the plans submitted and as amended by the conditions of approval and as approved by the City Engineer. Any significant changes to the plans, as determined by Planning staff, shall require review and approval by the Planning Commission and City Council.
6. Outlots B, C, F, G, H, and outlots required to be created in northwest corner of site and south of Lots 22 and 23 Block 4 shall be deeded to the City at the time of recording of the final plat.
7. Outlots A and D shall be owned and maintained by the HOA.
8. The park dedication requirements will be satisfied upon dedication of Outlot G and Outlots A and B of the Waters at Michael's Pointe.

Construction and Grading

9. A grading permit and financial guarantee is required prior to beginning any site work.
10. Upon completing the installation of sanitary, water, and storm utilities, an as-built survey of these utilities must be submitted to the city. Electronic copies of site utilities must be submitted to the city.
11. The Developer shall be responsible for constructing the trail segment around Lake Robert. The Developer is responsible for working with neighboring property owners and ensuring all personal property encroachments are removed from Outlot A of the Waters at Michael's Pointe before the City will accept Outlot A for public use.

Lot Performance Standards

12. The architectural standards of the homes shall be consistent with the following:
 - a. Architectural design is required on all four sides of the principal structure.
 - b. Architectural materials must be varying on the front façade of the principal structure (shakes, board and batten, accent siding, shutters, window boxes, etc.).

13. Once a house plan is approved for a given lot, no identical house plan may be constructed on the five lots surrounding it, i.e., the lots adjacent on either side, the lot most directly across the street, and the lots adjacent to the lot most directly across the street.

Utilities

14. The Developer is responsible for providing the necessary easements and for building the road and utility improvements serving the site. All drainage and utility easements, as recommended by the City Engineer, must be shown on the final plat and dedicated to the City for public purposes.

Streets

15. Future road connection signs shall be provided at the future road access point in the western portion of the development.

Landscaping and Irrigation

16. Irrigation systems installed within City right-of-way are solely the responsibility and risk of the developers, or individual. The City is not responsible or liable for any damage or costs related to installation, damage, or replacement of lawn irrigation systems placed in the boulevard as a result of City use of or future changes in the right of way.
17. The Developer is responsible for establishing the final grades, topsoil, and sodding of all the lots, outlots, and boulevards within the subdivision.
18. Two yard trees and ten shrubs shall be installed within each lot less than 50 feet wide. One yard tree shall be located in the front yard. The front yard tree may be an understory tree.
19. Three yard trees (no less than two different species), and ten shrubs shall be installed within each lot greater than 50 feet wide. One yard tree shall be located in the front yard. The front yard tree shall be an overstory tree.
20. Prior to releasing the plat for recording, a final landscaping plan shall be approved by planning staff in writing.

Onsite Infrastructure Improvements

21. A street lighting plan must be submitted by the developer and approved by the City Engineer.
22. The developer must place iron monuments at all lot and block corners and at all other angle points on property lines. Iron monuments must be placed after all site and right-of-way grading has been completed in order to preserve the lot markers for future property owners.
23. The developer is responsible for the cost and installation of park and open space markers at the corners of private properties abutting Outlot B, C, and F. The open space markers must be installed before a building permit is issued for the lot that abuts the recommended marker location. The actual number of park boundary markers is outlined in Bolton & Menk plan review letter dated January 17, 2025.

24. The developer shall contact the electric, telephone, gas, and cable companies that are authorized to provide service to the property to ascertain whether any of those utility providers intend to install underground lines within the development.
25. The developer is responsible for all street maintenance; upkeep and repair of curbs, boulevards, and sod; and street sweeping until the project is complete. All streets must be maintained free of debris and soil until the subdivision is completed. The developer hereby agrees to indemnify and hold the City harmless from any and all claims for damages of any nature whatsoever arising out of developer's acts or omissions in performing the obligations imposed upon developer by this paragraph.
26. The developer will provide to the City copies of test results, suppliers, subcontractors, etc., relating to the work to be performed by the developer. The developer agrees to furnish to the City a list of contractors being considered for retention by the developer for the performance of the work described in the development agreement.
27. The developer is responsible for the control of grass and weeds in excess of eight inches on vacant lots or boulevards within their development. Failure to control grass and weeds will be considered a developer's default and the City may, at its option, perform the work and the developer shall promptly reimburse the City for any expense incurred by the City.
28. Developer will be required to conduct all major activities to construct the public improvements during the following hours of operation:

Monday through Friday	7:00 A.M. to 7:00 P.M.
Saturday	9:00 A.M. to 7:00 P.M. (with prior approval from the City Engineer)
Sunday/City Holidays	Not Allowed

This does not apply to activities that are required on a 24-hour basis such as dewatering or bi-pass pumping, etc. Any deviations from the above hours are subject to approval of the City Engineer.

29. All debris, including brush, vegetation, trees, and demolition materials, shall be properly disposed of off-site; burying construction debris, trees, and other vegetation is prohibited. Burning of trees and structures is prohibited, except for fire training only.
30. The Developer grants the City, its agents, employees, officers, and contractors permission to enter the site to perform all necessary work and/or inspections during grading and the installation of public improvements by the developer.
31. The developer is responsible for completing the final grade on all lots and ensuring all boulevards and yards have a minimum of four inches of organic topsoil or black dirt on them. Placement of organic topsoil or black dirt, sod, and shrubs must not be transferred to homeowners.
32. Notwithstanding any other provision of this resolution to the contrary, the City will issue building permits for model homes as noted in the developer's agreement to be approved

with the final plat. An unobstructed gravel surface road extension from a paved street surface to the proposed model home's driveway is required.

33. The developer is responsible to require each builder to provide an on-site dumpster to contain all construction debris, thereby preventing it from being blown off-site. It is the responsibility of the developer to ensure no debris blows on or off site.
34. Adequate portable toilets must be on-site at all times during construction of utilities, roadways, and houses. At no time shall any house under construction be more than 250 feet away from any portable toilet. Toilets must be regularly emptied.
35. At all times during construction, the approved SWPPP must be followed. The City may impose additional erosion control requirements if it is determined that the methods implemented are insufficient to properly control erosion.
36. The Developer is responsible for erosion control inspection fees at the current rates. If the developer does not reimburse the City for the costs the City incurred for such work within thirty (30) days, the City may draw down the letter of credit to pay such costs.
37. Temporary parking during construction shall be permitted on only one side of the street.

Prepared by:

Samantha Pierret, AICP
Senior Planner

Attachments:

- A. Preliminary Plans
- B. Engineering Review Memorandum 1-17-2025



Cottage Grove – Wolterstorff

APPLICATION FOR: Rezoning and Preliminary Plat

Cottage Grove, MN
December 17, 2024

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to submit a Rezoning and Preliminary Plat application, along with Rachel Development, INC. Pulte Homes and Rachel Development are partnering on this 183-home proposal. We propose to build townhomes, and two different kinds of detached, single-family homes. Our strategy for this site will be discussed in further detail under the "Site Plan" portion of this narrative.

Pulte's company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 500 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

The primary contact for Pulte is Haley Daily, Manager of Land Planning & Entitlement. City staff has been provided with Haley's contact information. The primary contact for Rachel Development is Paul Robinson. City staff have also been provided with his contact information.

There are two owners of the properties:

David and Karen Wolterstorff
9938 Erin Court
Woodbury, MN 55125

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

Alliant Engineering, Attn: Mark Rausch
733 S Marquette Ave, Unit 700
Minneapolis, MN 55402
612-767-9339
mrausch@alliant-inc.com

The Property

Legal Descriptions:

Parcel 1: SECTION 04 TOWNSHIP 027 RANGE 021 N1/2-SE1/4-NE1/4 & NE1/4-NE1/4 LYING S OF MILITARY RD SUBJ TO AG PRES

Parcel 2: SECTION 04 TOWNSHIP 027 RANGE 021 E1/2-NE1/4 EXC PORTION LYING & BEING NELY OF COUNTY ROAD - EXCEPT:N1/2-SE1/4- NE1/4 OF SECT

Parcel 3: LOT A SUBDIVISION CD 2654 SUBDIVISION NAME THE WATERS AT MICHAELS POINTE

Parcel 4: SECTION 03 TOWNSHIP 027 RANGE 021 W1/2-NW1/4 EXC THAT PORTION LYING NELY OF CTY RD #20 AND ELY OF JAMACA AVE.

Parcel 5: LOT B SUBDIVISION CD 2654 SUBDIVISION NAME THE WATERS AT MICHAELS POINTE

Property Identification Numbers:

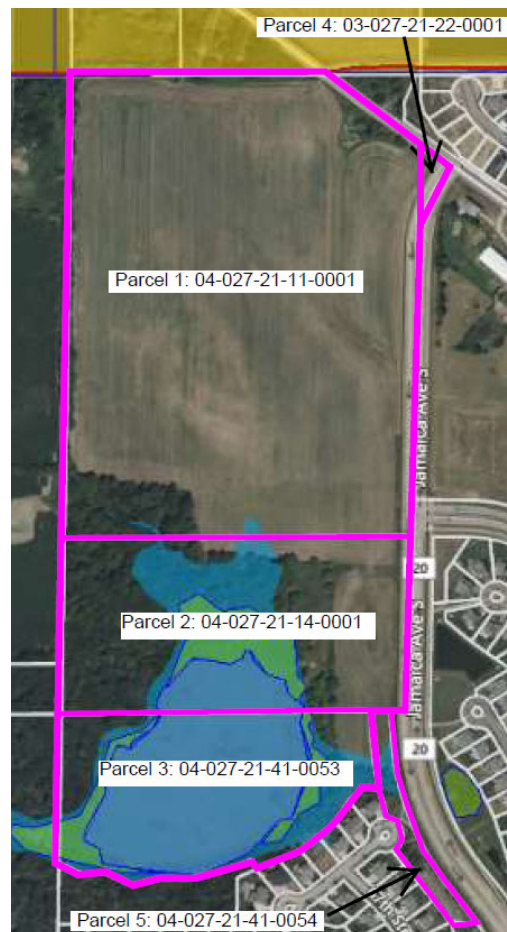
Parcel 1: 04-027-21-11-0001

Parcel 2: 04-027-21-14-0001

Parcel 3: 04-027-21-41-0053

Parcel 4: 03-027-21-22-0001

Parcel 5: 04-027-21-41-0054



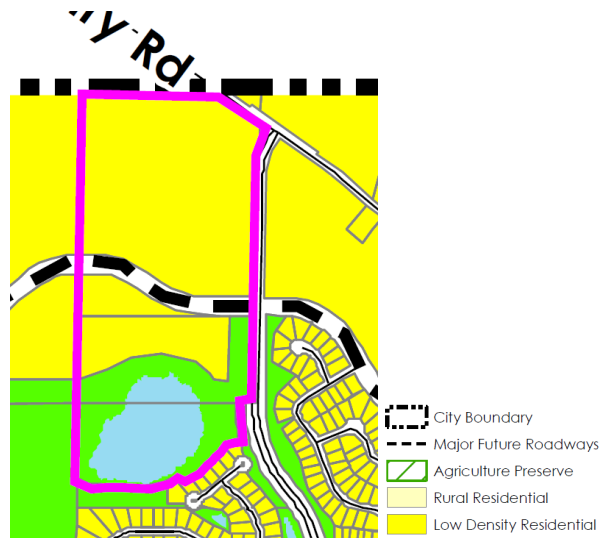
Key Facts

- Existing zoning AG-2
- Proposed zoning R-4
- Proposed use
 - 84 – Townhomes
 - 89 – 57.5' Single-Family Homes
 - 10 – 70' Single-Family Homes
 - 183 Total Homes
- Net calculations
 - Gross acreage 88.6 acres
 - Existing ROW (Military & Jamaica) 2.84 acres
 - Proposed ROW Dedication (Military & Jamaica) 2.59 acres
 - Future Ravine Pkwy 4.08 acres
 - Wetland Area 16.38 acres
 - Net acreage 62.71
 - Total number of homes 183 Single-Family Homes
 - Net Density 2.92 units per acre
- Proposed Townhome Dimensions/Setbacks (84 Units)
 - Minimum lot width 24 feet
 - Minimum lot depth 76.5 feet
 - Front Setback 25 feet
 - Minimum Building Setback 20 feet
- Proposed 57.5' Dimensions/Setbacks (89 Lots)
 - Minimum lot width 57.5 feet
 - Minimum lot depth 120 feet
 - Front Setback 25 feet
 - Side Setback 7.5/5 feet; 12.5 feet total
 - Rear Setback 30 feet
 -
- Proposed 70' Dimensions/Setbacks (10 Lots)
 - Minimum lot width 70 feet
 - Minimum lot depth 140 feet
 - Front Setback 25 feet
 - Side Setback 7.5/7.5 feet; 15 feet total
 - Rear Setback 30 feet

Comprehensive Plan

The property is currently guided as Low-Density Residential and Park/Open Space. The 2040 Comprehensive Plan defines Low-Density Residential as 2 to 4 units per acre. The proposed neighborhood will have a net density of 2.92 units per acre, meeting the low-density residential metric. Our proposal would include dedicating land to the city to further the city's vision for a community park in this area. From previous conversations with staff, it is our understanding that the current proposed neighborhood does not require a Comprehensive Plan Amendment.

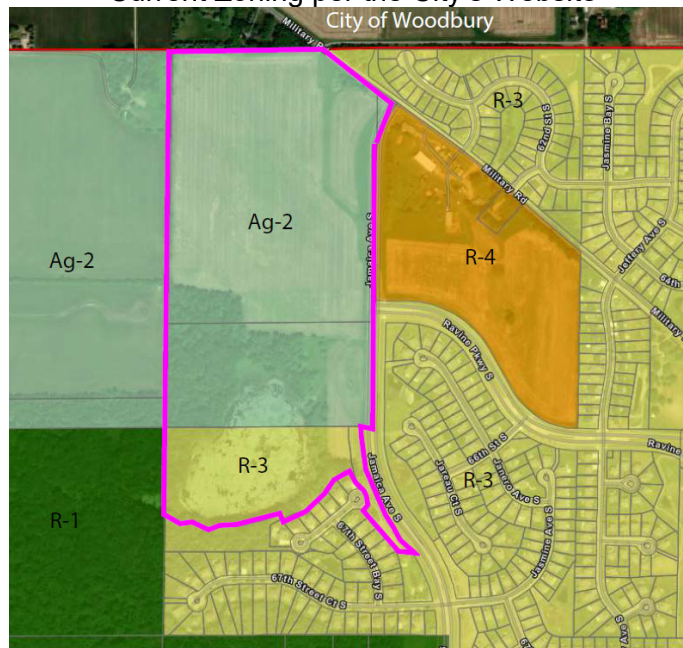
Per the City's 2040 Comprehensive Future Land Use Plan



Rezoning

The northern parcels that make up the proposed neighborhood are currently zoned as AG-2. Directly to the east of the site is R-4, and the parcel to the west is zoned as AG-2. The most southerly parcels are zoned as R-3; however, we are not planning any homes in this area and these areas will ultimately be dedicated to the city. We propose to rezone the properties to R-4, Low-Density Residential. We are not requesting any variances and will abide by the standards in the R-4 Zoning.

Current Zoning per the City's Website



Site Plan

Our proposed neighborhood is comprised of 5 parcels owned by the Wolterstorff family. The properties are primarily south of Military Road and west of Jamaica Ave South. The area to the north of Military Road is the City of Woodbury.

Pulte Homes will build 173 of the 183 homes. Pulte will offer 84 townhomes and 89 detached, single-family homes north of the future Ravine Parkway. Rachel will retain (10) 70' lots for custom homes south of the future Ravine Parkway. The Builder of the 10 homes that Rachel Development will retain has not been selected yet. Pulte and Rachel Development are partnering in this neighborhood to offer a variety of homes in various price ranges.

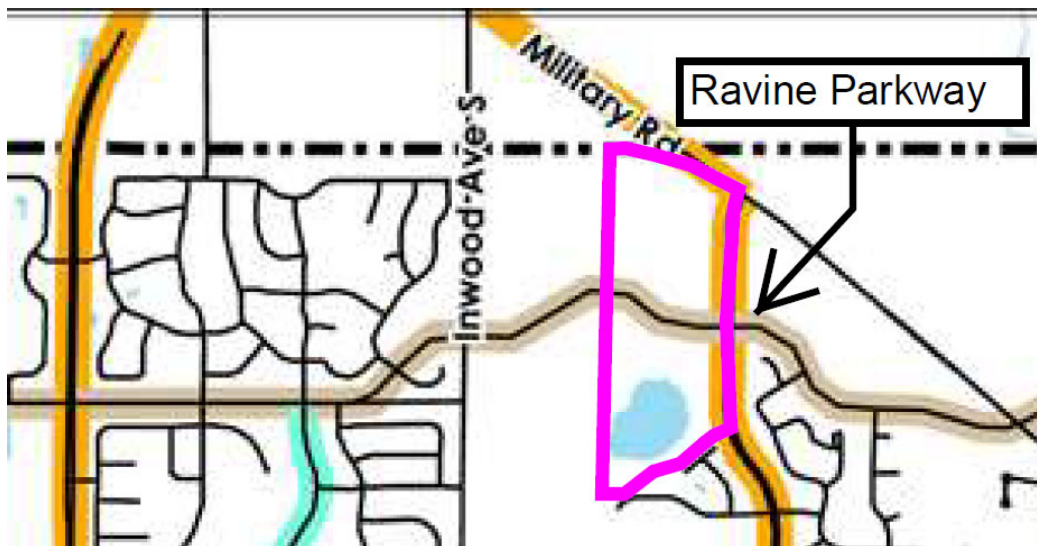
The subject parcels have unique and challenging characteristics such as bedrock, a future roundabout, a significant parkway, and Lake Robert. The site properties helped shape what we believe would best suit the land and surrounding uses while also helping further the City's goals.



Bedrock: The northern parcels comprising the future neighborhood are encumbered by massive amounts of bedrock. Within the 88.6 acres, there are over 21 acres of bedrock. Bedrock development is highly challenging and costly. To minimize the impacts of the bedrock closest to Military Road, we have relocated our proposed future homes further south of the road.

Future Roundabout: We understand that a roundabout is planned for the intersection of Military Road and Jamaica Avenue South once traffic warrants it. Our preliminary plat accounts for the right-of-way staff and the county requested for the roundabout. We have also planned for the 50' required setback from Jamaica Avenue South.

Ravine Parkway: Directly to the east of our proposed neighborhood is the existing Ravine Parkway, which currently ends on the east side of Jamaica Avenue South. Our preliminary plat proposes extending Ravine Parkway from Jamaica Avenue South to our western property line. Our proposed road extension aligns with the City's 2040 Comprehensive Plan and helps further the City's goal of connecting both sides of the existing Ravine Parkway. Additionally, as part of our development, we would extend the existing trails on the north and south sides of the road, increasing the connectivity of vehicles and trails for pedestrians.

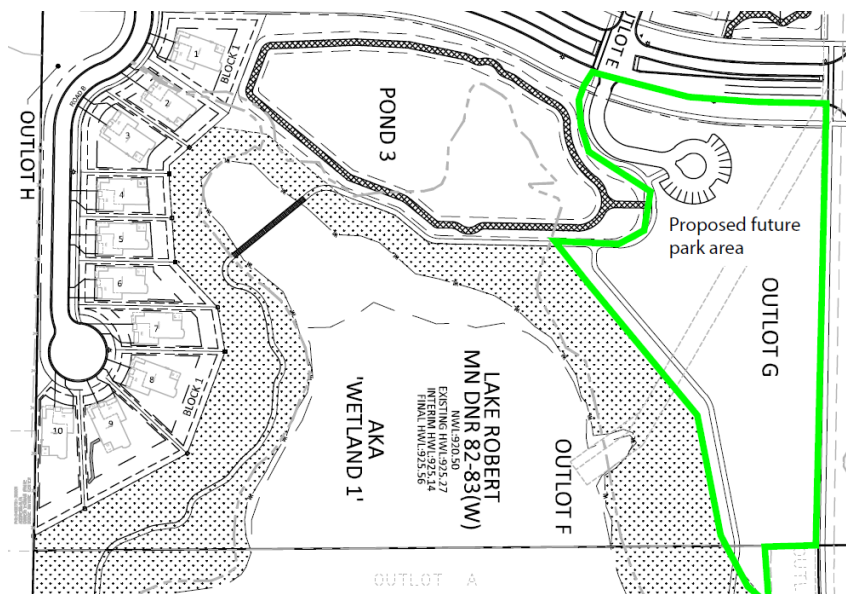


Wetland and Environmental Considerations: On 10/4/24, the Technical Evaluation Panel (TEP) sent us a Notice of Decision (NOD) agreeing with the boundaries of the wetlands present on site. There are no wetlands where we are proposing future homes. As our preliminary plat progresses, we will continue coordinating with the required agencies and abide by all regulations as needed.

Lake Robert is located on the most southerly parcels of our proposed neighborhood. We are not proposing any impacts to the lake and will abide by all the governing agencies' wetland rules. We believe that preserving this natural feature will be a great amenity to existing and future residents.

Proposed City Park: We understand that one city goal is to have a city park on this property, as shown in the 2040 Comprehensive Plan. The current city code requires new developments to either pay park dedication fees, dedicate 10% of land based on net developable acreage, or a combination of both. We propose dedicating +/- 4.27 acres for the city park northeast of Lake Robert and immediately south of Ravine Parkway. The +/- 4.27 acres are in addition to the land that was previously dedicated to the City of Cottage Grove during the Michael's Pointe

Development. The required 10% dedication for this site is approximately +/- 6.27 acres. Our proposal dedicates +/- 7.25 acres, exceeding the park space required by city code.



Sidewalks and Trails: In previous discussions with city staff, we heard that one of the city's goals is to have a trail system around Lake Robert, and this trail is depicted in the City's 2040 Comprehensive Plan. Our preliminary plat shows a location for a trail around the entire lake. Currently, that plan includes two boardwalks. We met with city staff on November 25, 2024, to walk the proposed trail route, and the layout shown in the preliminary plat set reflects the route that was discussed.

We also understand that additional coordination may be needed between the city and the Dodge Nature Center to the west to explore an opportunity for the city trail to lead through the Dodge Nature Center property. If the city and the Dodge Nature Center determine that a trail location from our proposed neighborhood could lead to the nature center, then it's possible that the southerly boardwalk is no longer needed. We also acknowledge that the proposed trail route could change based on conversations between the city and the Dodge Nature Center. We will continue to work with the city on refining the trail route as needed.

In addition to the trails around the lake, we propose extending the trails on Ravine Parkway's north and south sides. As the City Code requires, our proposed neighborhood would also have sidewalks on one side of the internal road network.

If the City would like us to construct the trails and boardwalks around the lake with our development work, we kindly request the city credit this construction cost since the trails shown on the plans are trails the City desires as identified in the 2040 Comprehensive Plan. Additionally, we would request that the city exempt any tree removal needed to install the city trail in our tree replacement and mitigation calculations. We look forward to working with the city on the trail and park dedication credits as our application progresses.



Tree Preservation and Landscaping: The northern parcels of the site are primarily devoid of trees. However, there are trees where the future Ravine Parkway will be built, as well as south of Ravine Parkway, where (10) 70' lots are being proposed. Additionally, many trees are located around Lake Robert and within the wetland buffer that we are not proposing any impacts to besides for the city trail. As part of our preliminary plat plan set, there are calculations for the tree mitigation and landscaping plans for city review. We are abiding by the current tree mitigation and landscaping requirements. Our current removal would require 867 caliper inches to be replaced; however, with our landscaping plan, we propose installing 1,308 caliper inches of new trees, which is more than what the mitigation requires.

Site Access: Primary access to the Pulte and Rachel Development lots will come from the future Ravine Parkway. We propose two access points for the Pulte lots north of Ravine Parkway and one access point south of the road for the 70' lots Rachel will be developing and selling to a builder in the future.

The Homes

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

In striving to continually be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. The homes that will be built are outlined below. The townhomes will range in price from the mid to high three hundred thousand range. The Pulte homes on the 57.5' lots will range in price from the low to mid five hundred thousand. Rachel

Development will retain ownership of the (10) 70' lots. The builder of the ten homes has not been selected yet. Pulte and Rachel Development are partnering in this neighborhood to offer a variety of homes in various price ranges to meet the market's wide range of buyers.

Townhomes – 84 Units

- 1,883 to 2,020 square feet
- 2 to 4 bedrooms
- 2.5 bathrooms
- 2-car garages
- 2-Stories

57.5' Lots – 89 Homes

- 1,949 to 2,645 square feet
- 3 to 4 bedrooms
- 2 to 3 bathrooms
- 3-car garages
- Multi-Level

70' Lots – 10 Homes

- The Builder for the 10 homes has not been selected yet.

Conceptual Home Elevations

Please see the pages after the “Summary” section for the proposed Pulte Homes renderings.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

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

Preliminary plat approval	early 2025
Site development	spring 2025
Pulte model home opens	late 2025
Ph 1 first closings	early 2026
Full build of all homes	late 2028 – early 2029

Summary

The proposed community will consist of 183 homes. Our application requests a rezoning and preliminary plat approval. We look forward to working with the City Commissions, Council, and staff as this application progresses through the review process. We respectfully request the City's support of this application. Thank you for your consideration.



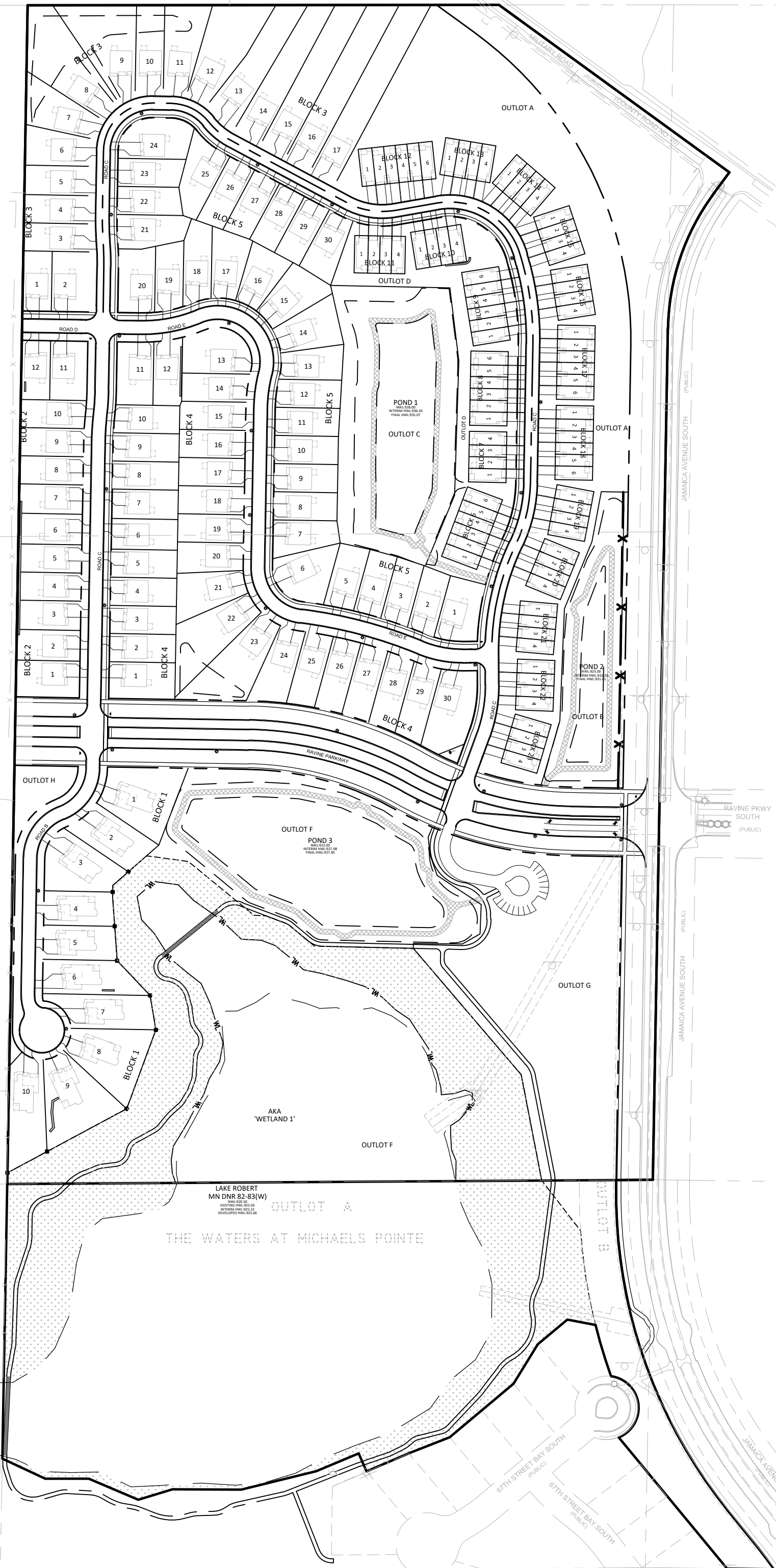
ALLIANT

WOLTERSTORFF
Cottage Grove, MN



Wolterstorff

Cottage Grove, Minnesota



NOTE:
- HORIZONTAL DATUM IS NAD 83
- VERTICAL DATUM IS NAVD 88.
- CITY OF COTTAGE GROVE STANDARD SPECIFICATIONS AND DETAILS FOR STREET AND UTILITY CONSTRUCTION, DATED 2024 SHALL GOVERN ALL IMPROVEMENTS ON THE PROJECT



VICINITY MAP

Scale: 1"=4000'

CONTACT LIST

DEVELOPER

PULTE GROUP
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431
Email: Haley.Daily@PulteGroup.com
Contact: Haley Dailey

ENGINEER

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SURVEYOR

Dan Ekrem
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Email: dekrem@alliant-inc.com

LANDSCAPE ARCHITECT

John Gronhovd
License No. 59233
Email: jgronhovd@alliant-inc.com

DEVELOPER

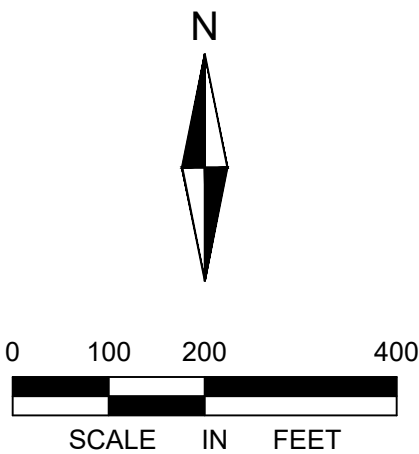
RACHEL DEVELOPMENT
4180 Napier Court NE
Saint Michael, MN 55376
Email: probinson@racheldevelopment.com
Contact: Paul Robinson

CONSULTANT

Alliant Engineering, Inc.
Marquette Avenue South, Suite 700
Minneapolis, MN 55402
Phone: 612.758.3080
Fax: 612.758.3099

PLAN SUBMISSION/REVISION MATRIX

#	SHEET DESCRIPTION	2024-11-21	2024-12-11
1	Cover Sheet	X	X
2	Existing Conditions Plan - Overview	X	X
2-5	Existing Conditions Plan - View A-View C	X	X
6	Preliminary Plat - Overview	X	X
7-10	Preliminary Plat - View A-View D	X	X
11	Site Plan - Overview	X	X
12	Site Plan - Notes	X	X
13-16	Site Plan - View A-View D	X	X
17	Grading & Drainage Plan - Overview	X	X
18	Grading Plan - Notes	X	X
19-22	Grading & Drainage Plan - View A-View D	X	X
23	Grading Profiles	X	X
24-26	Pond Detail - Pond 1-Pond 3	X	X
27	Erosion & Sediment Control Plan - Overview	X	X
28	Erosion & Sediment Control Notes & Details	X	X
29-31	Erosion & Sediment Control Plan - View A-View C	X	X
32	Sanitary Sewer & Watermain Plan - Overview	X	X
33-36	Sanitary Sewer & Watermain Plan - View A-View D	X	X
37	Sanitary Sewer & Watermain - Schedule	X	X
38	Storm Sewer Plan - Overview	X	X
39-41	Storm Sewer Plan - View A-View C	X	X
42	Storm Sewer Plan - Schedule	X	X
43	Wetland Management Plan - Overview	X	X
44	Landscaping Plan - Overview	X	X
45-47	Landscaping Plan - View A-View C	X	X
48	Landscape Notes Schedule	X	X
49	Tree Preservation Plan Overview	X	X
50-53	Tree Preservation Plan - View A-View D	X	X
54-56	Tree Inventory	X	X
57	Lighting Plan	X	X
58-60	Lighting Plan - View A-View C	X	X



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Wolterstorff
Cottage Grove, Minnesota
Preliminary Plat Submittal
Cover Sheet

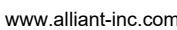
DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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

Date License no. 43480

QA/QC CHECK
By _____ Date _____

PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



Cottage Grove, Minnesota

Existing Conditions Plan - Overview

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

QA/QC CHECK

By _____ Date _____

2

Sheet 2 of 60

The Land is described as follows:

That part of the East half of the Northeast Quarter of Section 4, except that portion lying northeasterly of County Road No. 20, Section 4, Township 27, Range 21, Washington County, Minnesota.

AND

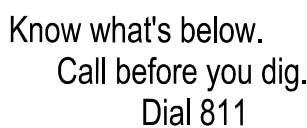
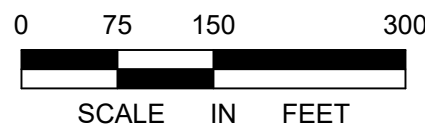
That part of the West half of the Northwest Quarter of Section 3, except that portion lying northeasterly of County Road No. 20 and easterly of Jamaica Avenue, Washington County, Minnesota.

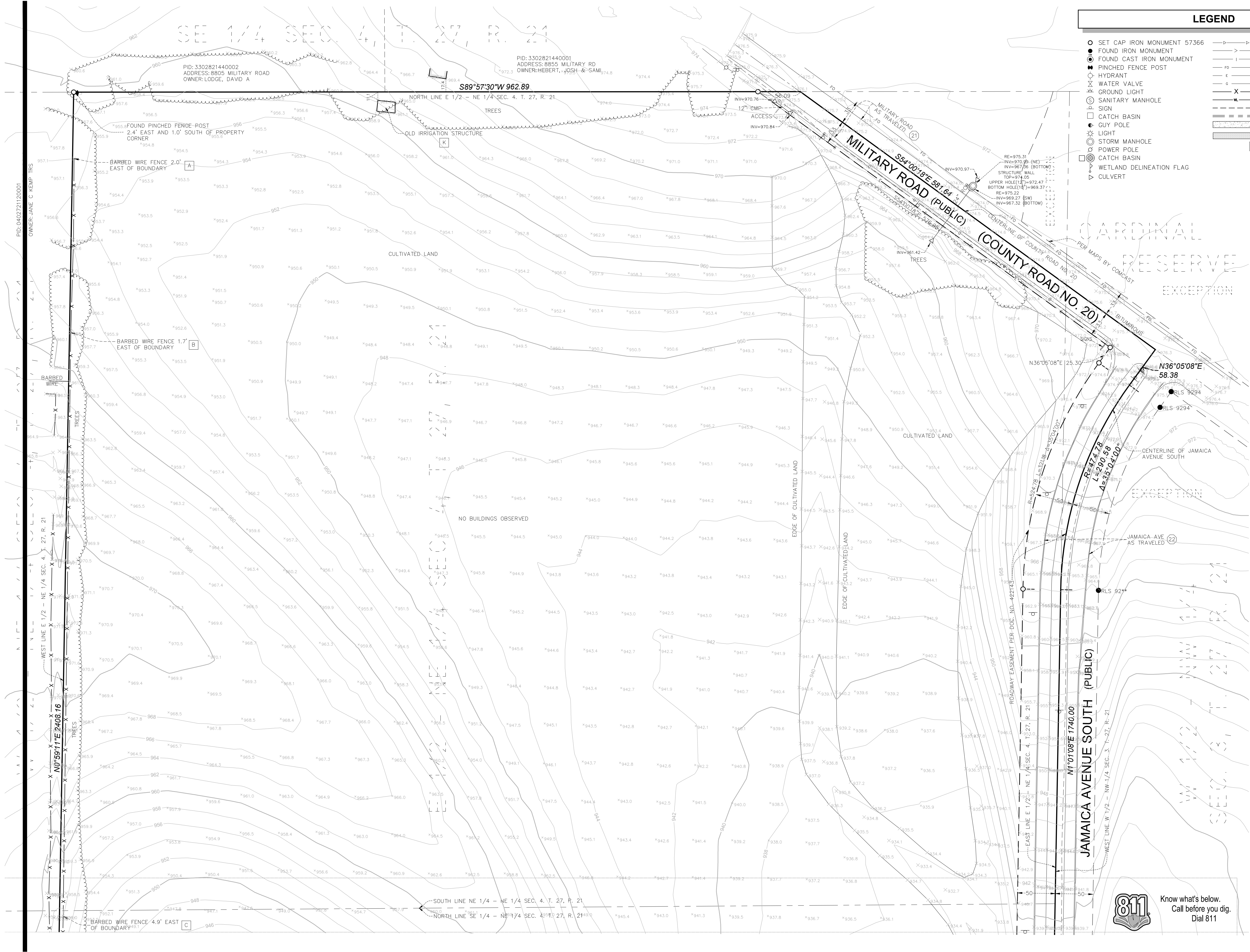
AND

Outlots A and B, The Waters at Michaels Pointe, Washington County, Minnesota.

Abstract Property

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-1086486-MPLS, dated August 9, 2021.
2. The orientation of this bearing system is based on the Anoka County Coordinate System NAD83(86 adj.).
3. All distances are in feet.
4. The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket No.212662470 & 212662471, available city maps, records and observed evidence locations. Further excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
5. Land area of property is 2,526,360 sq. ft. or 57.997 acres.
6. Bench Mark 1: MNDOT benchmark "WICHAMUND INDRT RM3" located in Maple Grove, 1.0 mile W along I-94/TH 694 from the junction of TH 169 and N-4, at I-694 milepost 28.7, 71.5 feet N of the I-94/-694 exit to Hemlock Lane/County Road 61 fog line, 5.8 feet S of a right-of-way fence, 3.9 feet S of a witness post and has an elevation of 955.352 feet (NAVD88).
7. Bench Mark 2: Local Benchmark is a TNH located on the NE corner at the intersection of Zachary Lane N and Foundations Drive N and has an elevation of 923.56 feet (NAVD88).





LEGEND

○

SET CAP IRON MONUMENT 57366

●

FOUND IRON MONUMENT

●

FOUND CAST IRON MONUMENT

●

PINCHED FENCE POST

○

HYDRANT

○

WATER VALVE

○

GROUND LIGHT

○

SANITARY MANHOLE

○

SIGN

□

CATCH BASIN

●

GUY POLE

○

LIGHT

○

STORM MANHOLE

○

POWER POLE

○

CATCH BASIN

○

WETLAND DELINEATION FLAG

▽

CULVERT

—

SANITARY SEWER

—

STORM SEWER

—

WATERMAIN

—

UNDERGROUND FIBER

—

UNDERGROUND ELECTRIC

—

GAS MAIN

—

FENCE

—

EDGE OF DELINEATED WETLAND

—

EDGE OF WATER

—

FEMA (PER MAP #27163C041C)

—

CONCRETE

—

BITUMINOUS

—

POSSIBLE ENCROACHMENT

ALLIANT

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Pulte
HOMES

RACHEL
DEVELOPMENT

Wolterstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Existing Conditions Plan - View A

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

Mark Rauch

43480

Date

License no.

QA/QC CHECK

By

Date

PROJECT TEAM DATA

Designed By: MPR

Drafted By: ELL, JDW, TAS, BJP

Project No.: 4000367-00

811

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W

E

S

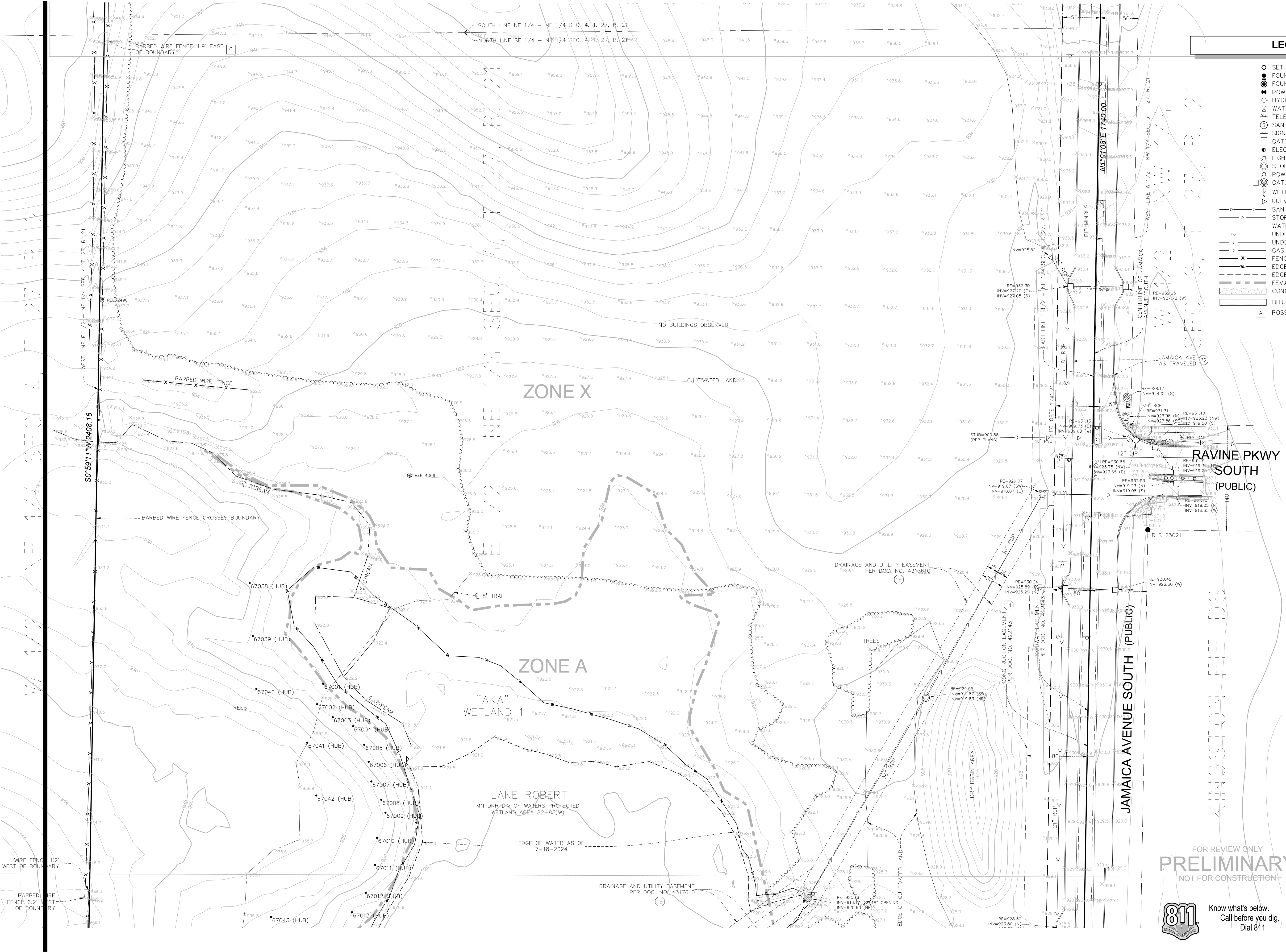
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0 30 60 120

SCALE IN FEET

3

Sheet 3 of 60



LEGEND

- SET CAP IRON MONUMENT 57366
- FOUND IRON MONUMENT
- FOUND CAST IRON MONUMENT
- POWER POLE
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- POWER POLE
- CATCH BASIN
- WETLAND DELINEATION FLAG
- CULVERT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- GAS MAIN
- FENCE
- EDGE OF DELINEATED WETLAND
- EDGE OF WATER
- FEMA (PER MAP#2763CO410E)
- CONCRETE
- BITUMINOUS
- POSSIBLE ENCROACHMENT



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Wolverstorff
Cottage Grove, Minnesota
Preliminary Plat Submittal
Existing Conditions Plan - View B

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

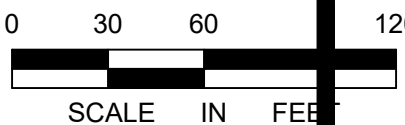
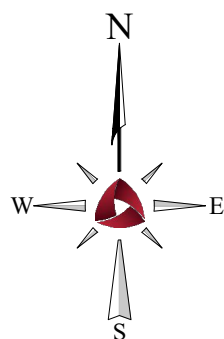
CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

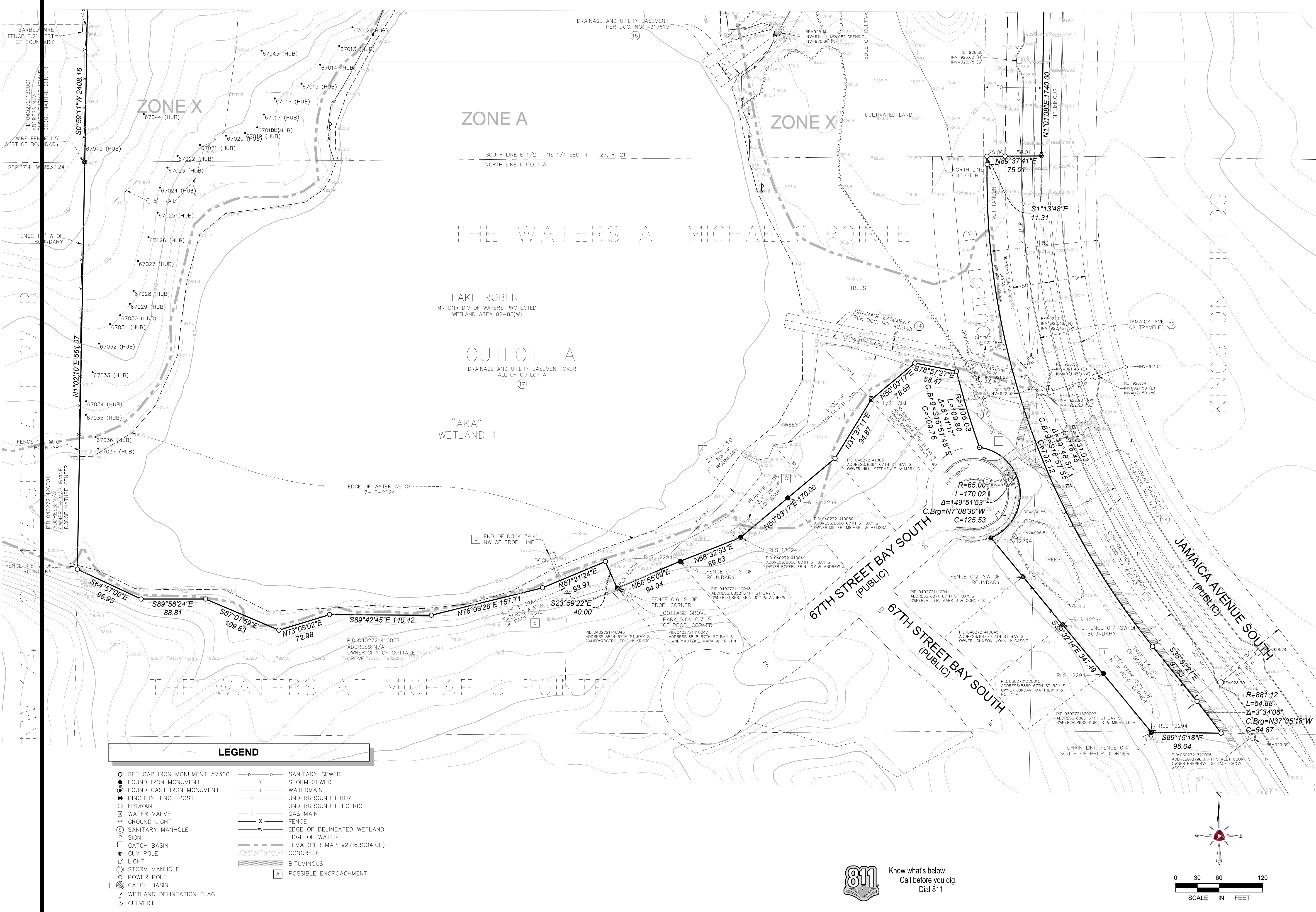
Mark Rauch
Date 43480
License no.

QA/QC CHECK

By _____ Date _____
PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



4



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HOMES

RACHEL
DEVELOPMENT

Wolferstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Existing Conditions Plan - View C

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

Mark Rauch
ADDRESS: 8746 67TH STREET COURT S
OWNER: PRESERVE COTTAGE GROVE ASSOC

Date: 43480
License no:

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

Designed By: MPR

Drafted By: ELL, JAW, TDS, BJP

Project No.: 4000367-00

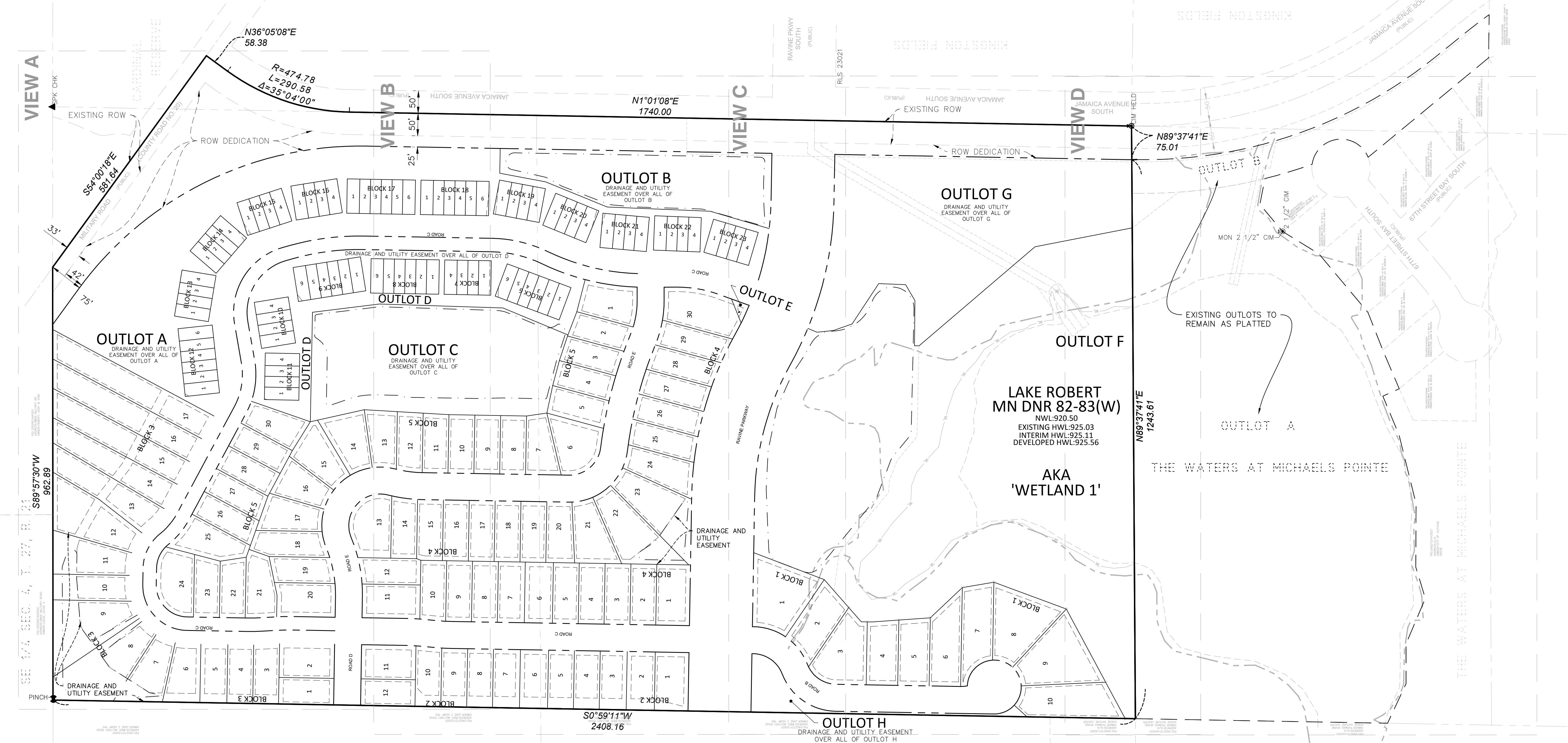
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0 30 60 120
SCALE IN FEET

5

Sheet 5 of 60

File Location: X:\400367-00\0140\Design\ECN\Brg_Prelim\ECN_Brg_Prelim.dwg Project By: Ben Palazano on December 11, 2024 3:08:07 AM



PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	18,358	0.42
B1-L2	12,151	0.28
B1-L3	14,753	0.34
B1-L4	9,962	0.23
B1-L5	10,389	0.24
B1-L6	13,003	0.30
B1-L7	13,317	0.31
B1-L8	17,724	0.41
B1-L9	19,208	0.44
B1-L10	15,944	0.37
B2-L1	9,750	0.22
B2-L2	8,125	0.19
B2-L3	7,800	0.18
B2-L4	7,475	0.17
B2-L5	7,475	0.17
B2-L6	8,125	0.19
B2-L7	7,800	0.18
B2-L8	7,475	0.17
B2-L9	7,479	0.17
B2-L10	7,619	0.17
B2-L11	9,192	0.21
B2-L12	7,139	0.16
B3-L1	7,228	0.17
B3-L2	9,301	0.21
B3-L3	7,590	0.17
B3-L4	7,477	0.17
B3-L5	7,800	0.18
B3-L6	9,187	0.21
B3-L7	11,201	0.26

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3-L8	21,678	0.50
B3-L9	19,759	0.45
B3-L10	9,829	0.23
B3-L11	12,793	0.29
B3-L12	18,102	0.42
B3-L13	15,931	0.37
B3-L14	16,636	0.38
B3-L15	18,966	0.44
B3-L16	20,741	0.48
B3-L17	22,516	0.52
B4-L1	10,125	0.23
B4-L2	7,763	0.18
B4-L3	7,762	0.18
B4-L4	7,763	0.18
B4-L5	7,763	0.18
B4-L6	8,437	0.19
B4-L7	8,100	0.19
B4-L8	7,763	0.18
B4-L9	7,761	0.18
B4-L10	7,640	0.18
B4-L11	9,657	0.22
B4-L12	7,825	0.18
B4-L13	11,699	0.27
B4-L14	7,721	0.18
B4-L15	7,746	0.18
B4-L16	7,762	0.18
B4-L17	7,763	0.18
B4-L18	7,762	0.18
B4-L19	7,763	0.18

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B4-L20	8,114	0.19
B4-L21	10,767	0.25
B4-L22	16,658	0.38
B4-L23	17,451	0.40
B4-L24	10,335	0.24
B4-L25	8,672	0.20
B4-L26	8,632	0.20
B4-L27	8,632	0.20
B4-L28	8,672	0.20
B4-L29	8,911	0.20
B4-L30	14,139	0.32
B5-L1	9,975	0.23
B5-L2	7,480	0.17
B5-L3	7,459	0.17
B5-L4	7,459	0.17
B5-L5	8,116	0.19
B5-L6	11,494	0.26
B5-L7	8,395	0.19
B5-L8	7,475	0.17
B5-L9	7,475	0.17
B5-L10	7,475	0.17
B5-L11	7,543	0.17
B5-L12	7,552	0.17
B5-L13	8,032	0.18
B5-L14	10,425	0.24
B5-L15	10,293	0.24
B5-L16	8,595	0.20
B5-L17	9,240	0.21
B5-L18	9,119	0.21

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B5-L19	7,826	0.18
B5-L20	9,844	0.23
B5-L21	9,086	0.21
B5-L22	7,484	0.17
B5-L23	7,608	0.17
B5-L24	11,163	0.26
B5-L25	10,334	0.24
B5-L26	8,226	0.19
B5-L27	7,725	0.18
B5-L28	7,475	0.17
B5-L29	7,475	0.17
B5-L30	8,593	0.20
B6-L1	2,129	0.05
B6-L2	1,836	0.04
B6-L3	1,836	0.04
B6-L4	1,836	0.04
B6-L5	1,836	0.04
B6-L6	2,129	0.05
B7-L1	2,129	0.05
B7-L2	1,836	0.04
B7-L3	1,836	0.04
B7-L4	2,129	0.05
B8-L1	2,129	0.05
B8-L2	1,836	0.04
B8-L3	1,836	0.04
B8-L4	1,836	0.04
B8-L5	1,836	0.04
B8-L6	2,129	0.05
B9-L1	2,129	0.05

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B9-L2	1,836	0.04
B9-L3	1,836	0.04
B9-L4	1,836	0.04
B9-L5	1,836	0.04
B9-L6	2,129	0.05
B10-L1	2,129	0.05
B10-L2	1,836	0.04
B10-L3	1,836	0.04
B10-L4	2,129	0.05
B11-L1	2,129	0.05
B11-L2	1,836	0.04
B11-L3	1,836	0.04
B11-L4	2,129	0.05
B12-L1	2,129	0.05
B12-L2	1,836	0.04
B12-L3	1,836	0.04
B12-L4	1,836	0.04
B12-L5	1,836	0.04
B12-L6	2,129	0.05
B13-L1	2,129	0.05
B13-L2	1,836	0.04
B13-L3	1,836	0.04
B13-L4	2,129	0.05
B14-L1	2,129	0.05
B14-L2	1,836	0.04
B14-L3	1,836	0.04
B14-L4	2,129	0.05
B15-L1	2,129	0.05
B15-L2	1,836	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B15-L3	1,836	0.04
B15-L4	2,129	0.05
B16-L1	2,129	0.05
B16-L2	1,836	0.04
B16-L3	1,836	0.04
B16-L4	2,129	0.05
B17-L1	2,129	0.05
B17-L2	1,836	0.04
B17-L3	1,836	0.04
B17-L4	1,836	0.04
B17-L5	1,836	0.04
B17-L6	2,129	0.05
B18-L1	2,129	0.05
B18-L2	1,836	0.04
B18-L3	1,836	0.04
B18-L4	1,836	0.04
B18-L5	1,836	0.04
B18-L6	2,129	0.05
B19-L1	2,129	0.05
B19-L2	1,836	0.04
B19-L3	1,836	0.04
B19-L4	2,129	0.05
B20-L1	2,129	0.05
B20-L2	1,836	0.04
B20-L3	1,836	0.04
B20-L4	2,129	0.05
B21-L1	2,129	0.05
B21-L2	1,836	0.04
B21-L3	1,836	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B21-L4	2,129	0.05
B22-L1	2,129	0.05
B22-L2	1,836	0.04
B22-L3	1,836	0.04
B22-L4	2,129	0.05
B23-L1	2,129	0.05
B23-L2	1,836	0.04
B23-L3	1,836	0.04
B23-L4	2,129	0.05
OUTLOT A	189,976	4.36
OUTLOT B	69,881	1.60
OUTLOT C	127,006	2.92
OUTLOT D	59,717	1.37
OUTLOT E	915	0.02
OUTLOT F	582,644	13.38
OUTLOT G	185,935	4.27
OUTLOT H	13,985	0.32
ROW (EXISTING MILITARY AND JAMAICA)	123,533	2.84
ROW (RAVINE PKWY)	177,925	4.08
ROW DEDICATION (MILITARY AND JAMAICA)	112,840	2.59
ROW ROAD B	44,019	1.01
ROW ROADS C,D & E	278,755	6.40

PLAT BOUNDARY PROPERTY DESCRIPTION

The Land is described as follows:

That part of the East half of the Northeast Quarter of Section 4, except that portion lying northeasterly of County Road No. 20, Section 4, Township 27, Range 21, Washington County, Minnesota.

AND

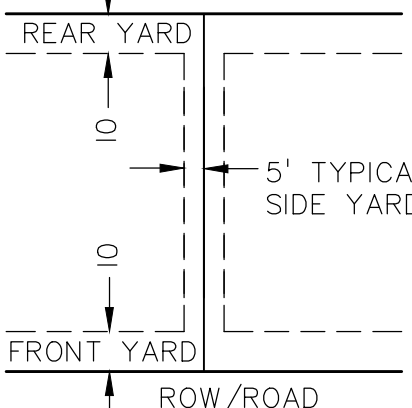
That part of the West half of the Northwest Quarter of Section 3, except that portion lying northeasterly of County Road No. 20 and easterly of Jamaica Avenue, Washington County, Minnesota.

Abstract Property

LEGEND:

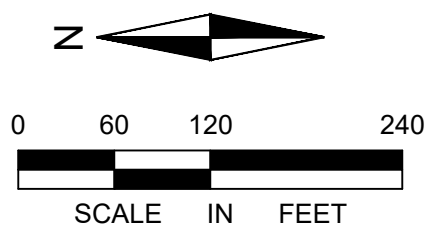
- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FEMA ZONE A (PER MAP# 27163C041E)
- FOUND IRON MONUMENT
- PROPOSED LOT CORNER LOCATION
- SURVEYED PROPERTY

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE
Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

NOTE:
DRAINAGE AND UTILITY EASEMENT TO COVER
OUTLOTS: A, B, C, D, F, G AND H



Wolverstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Preliminary Plat - Overview

DESCRIPTION	
CITY SUBMITTAL	
CITY SUBMITTAL	
DATE	
11-21-2024	
12-11-2024	
CERTIFICATION	
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 Civil Engineer under the laws of the State of Minnesota.	
Mark Rauch	43480
Date	License no.
QA/QC CHECK	
By	Date
PROJECT TEAM DATA	
Designed By:	MPR
Drafted By:	ELL, JDW, TAS, BJP, DMS
Project No.:	4000367-00

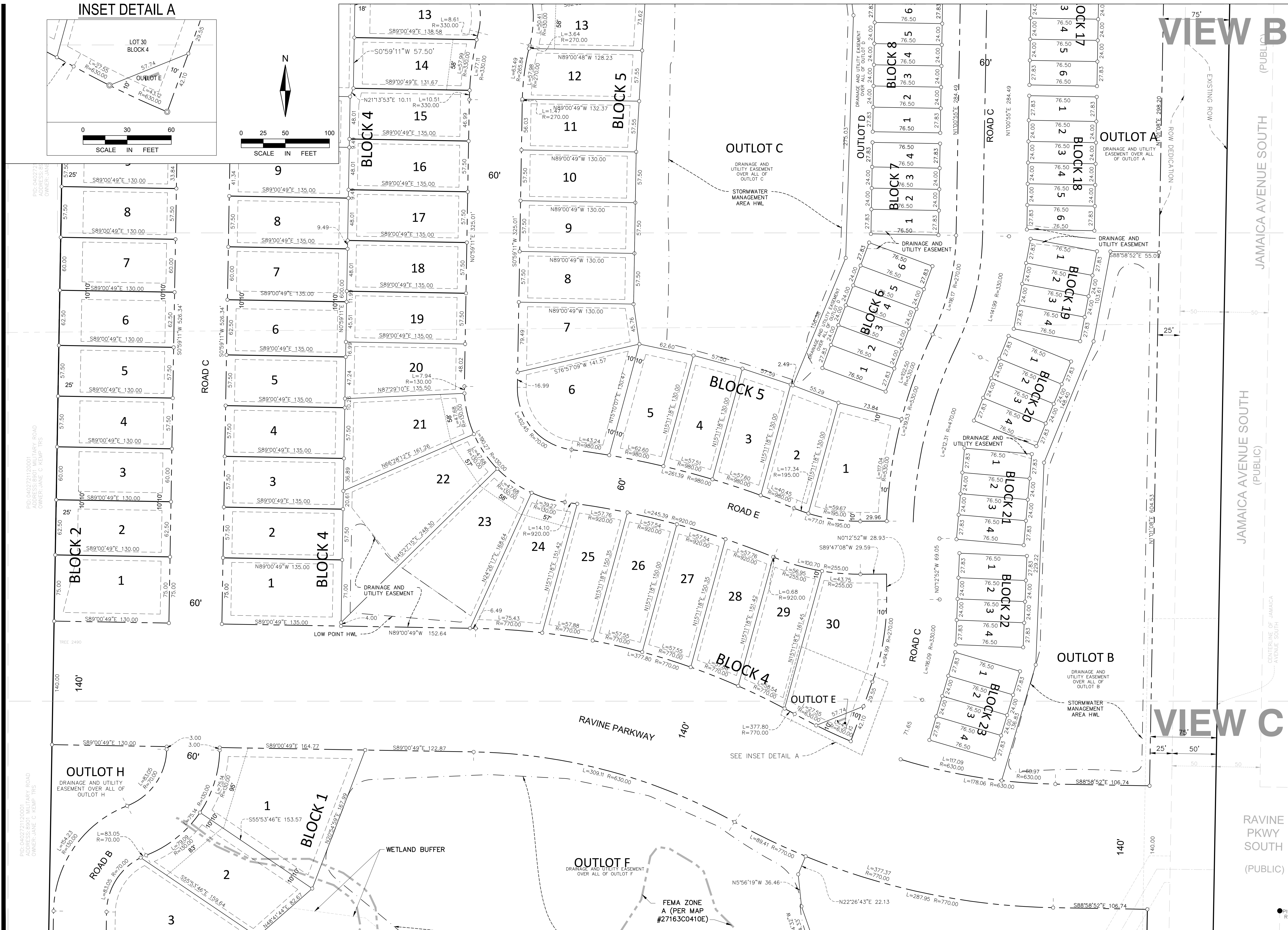
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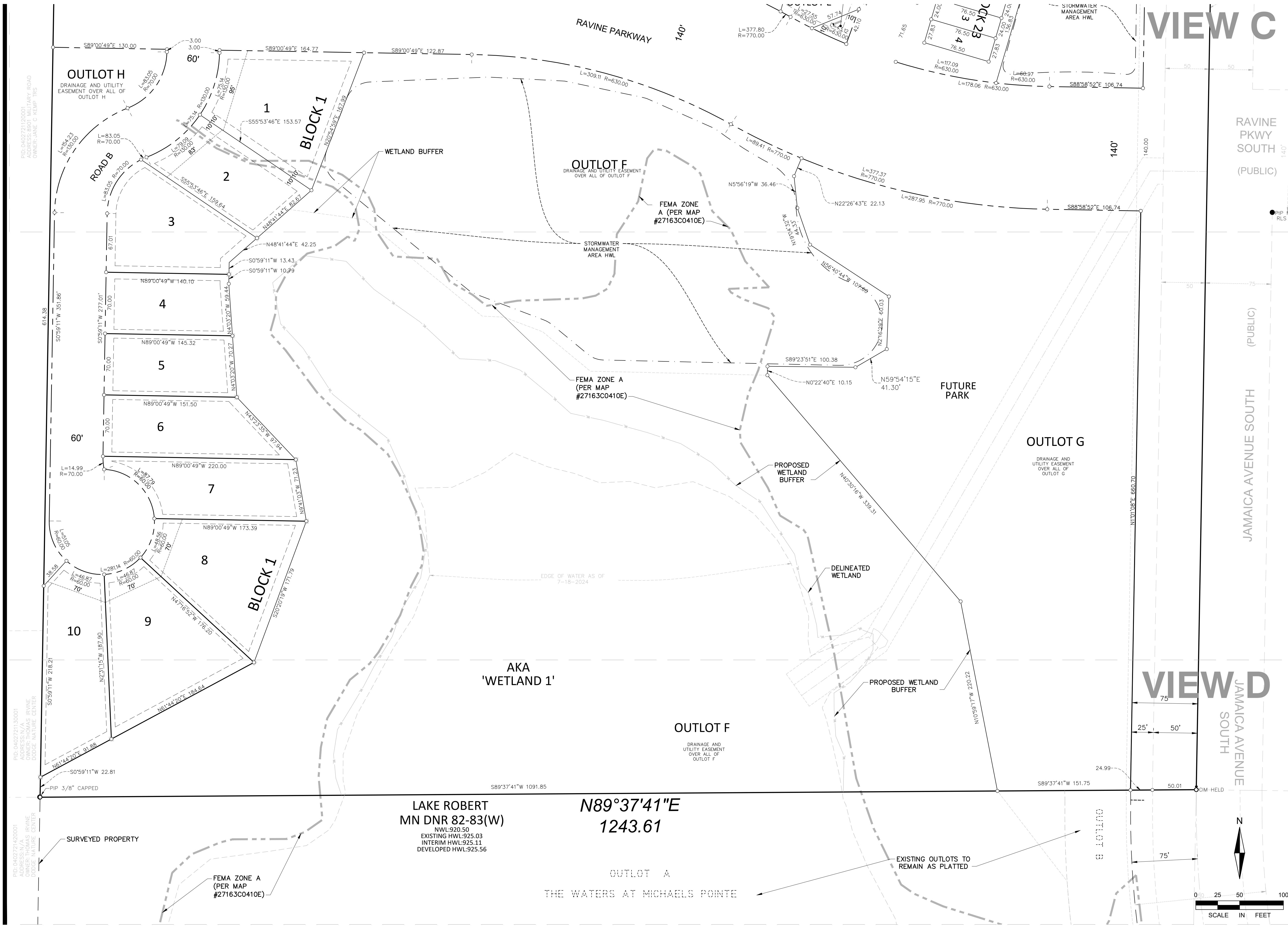
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Civil Engineer under the laws of the State of Minnesota.

Mark Rausch	43480
Date	License no.

By _____ Date _____

PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP, DMS
Project No.: 4000367-00





VIEW C

VIEW D



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HOME



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DEVELOP

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Cottage Grove, Minnesota

Preliminary Plat Submittal

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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Mark Rausch
Date: 12/11/2024
Licen: 4348

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM

Designed By: MPR
Drafted By: ELL, JDW, TAS, J
Project No.: 4000367-00

9

Sheet 9 of 60



Cottage Grove, Minnesota

Preliminary Plat - View D

CERTIFICATION

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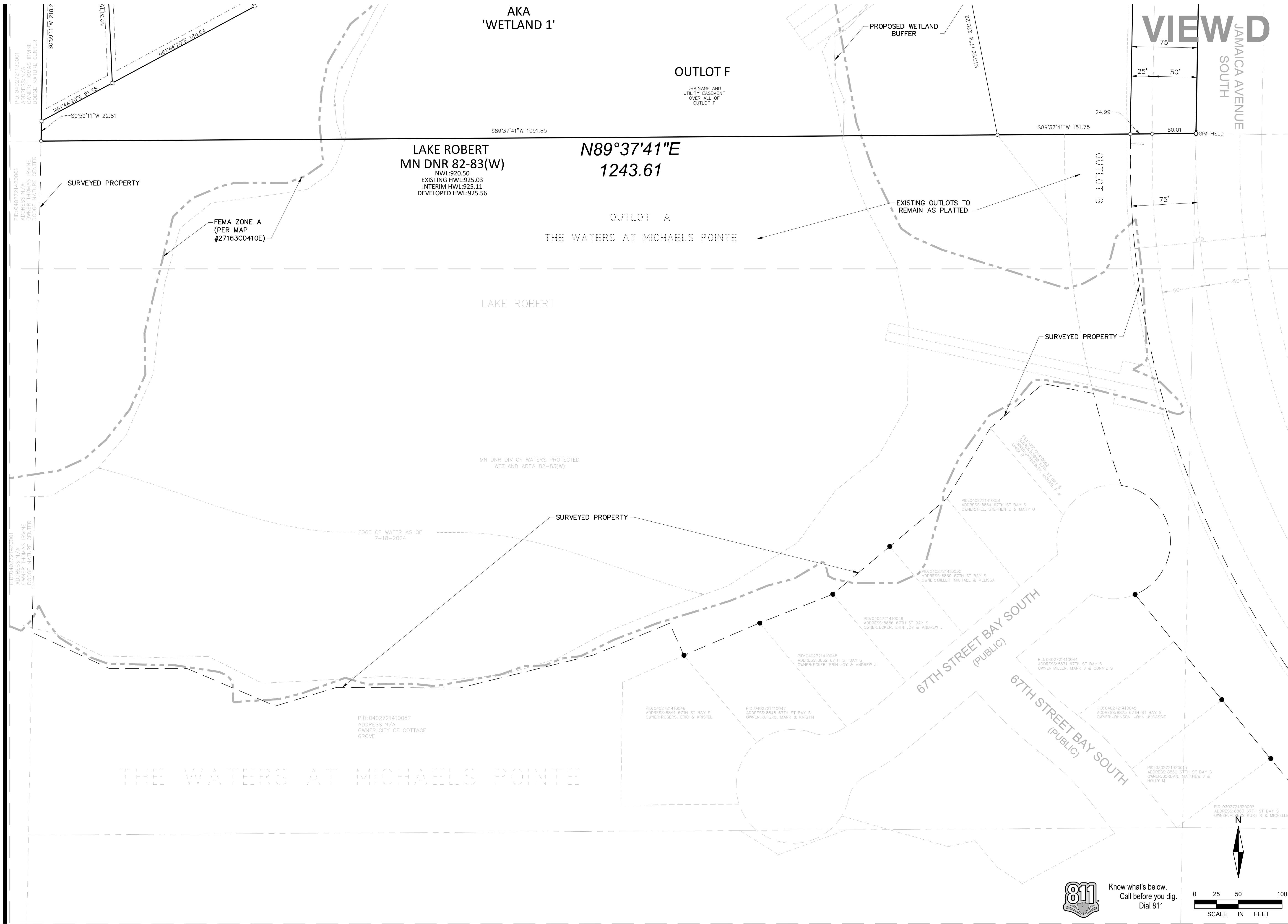
QA/QC CHECK

By _____ Date _____

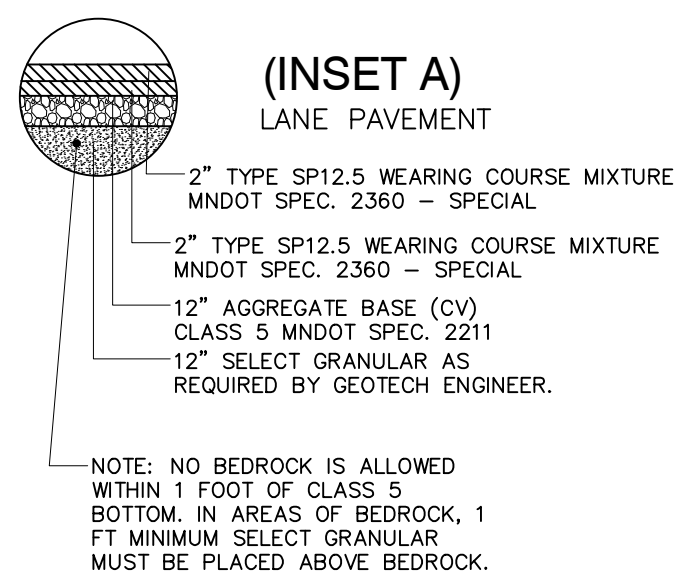
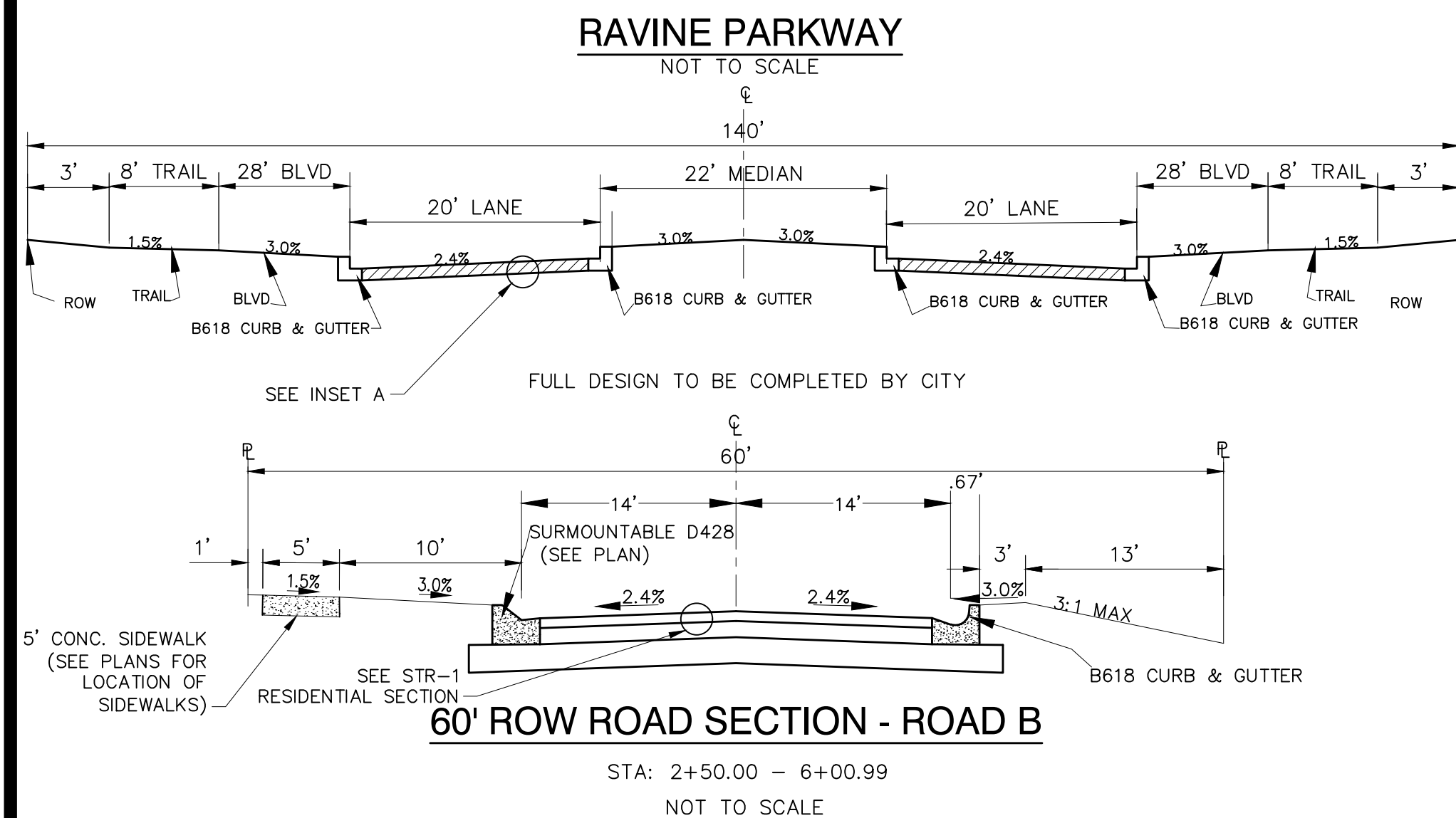
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Sheet 10 of 60

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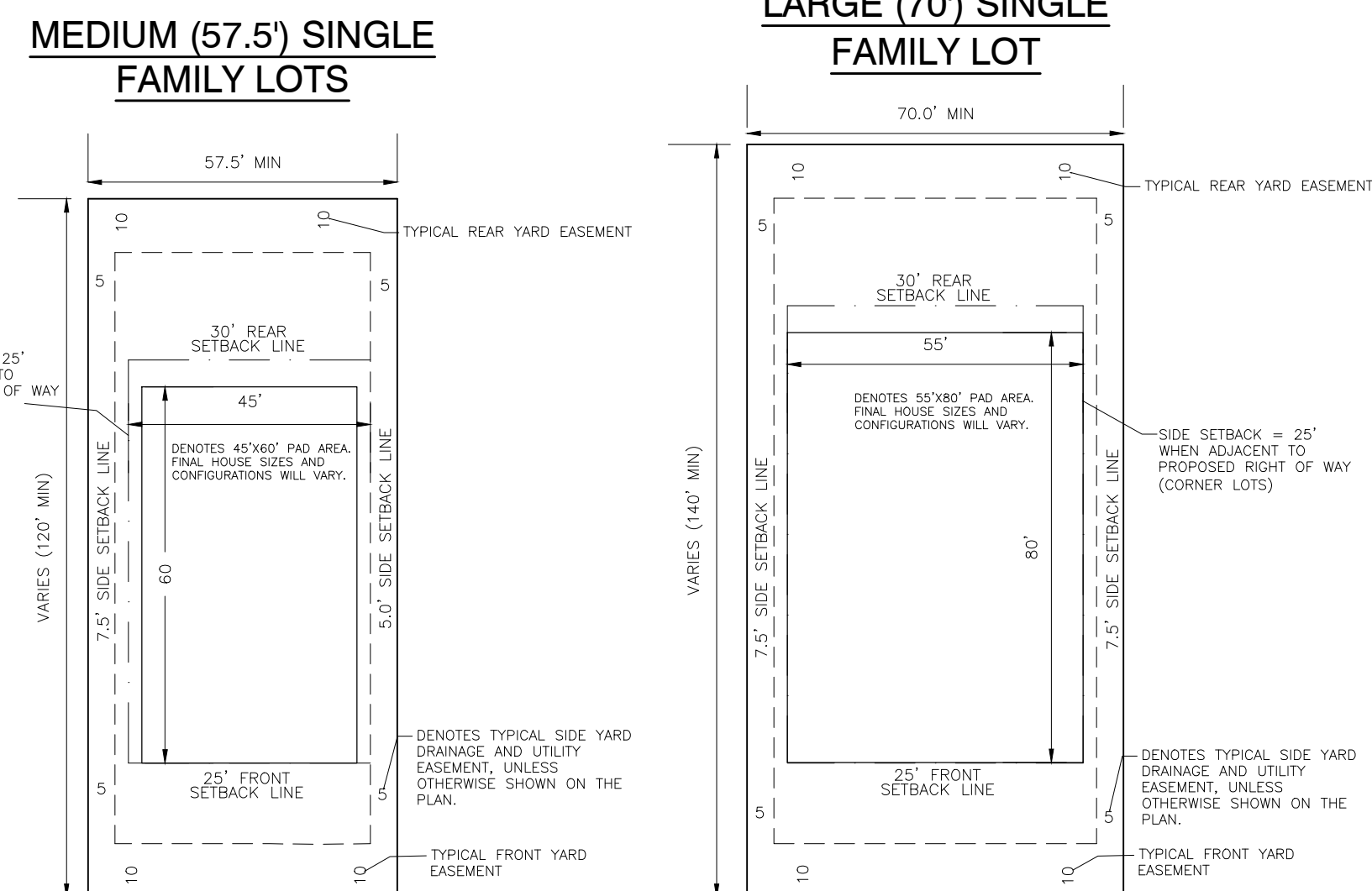


ROAD SECTIONS THAT VARY FROM TYPICAL STREET SECTION

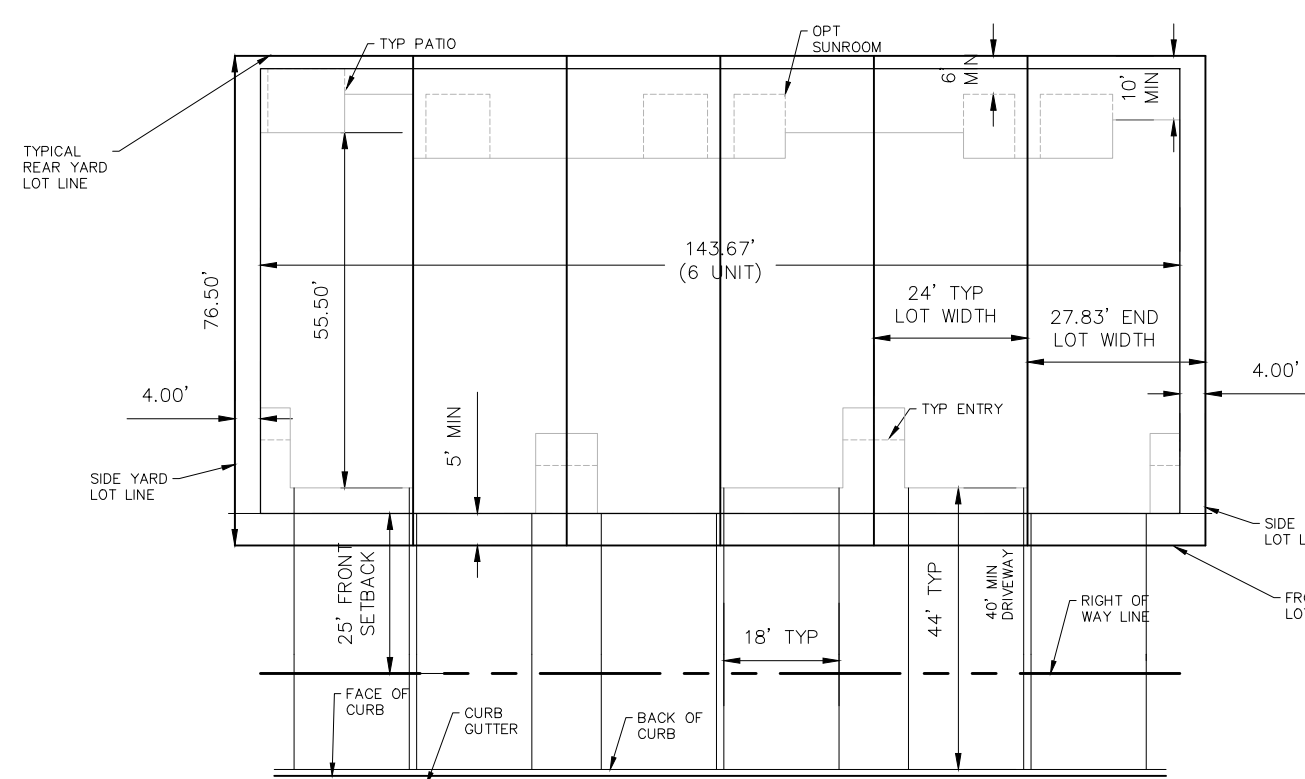


NOTE: FULL PAVEMENT DESIGN FOR RAVINE
PARKWAY TO BE VERIFIED BY CITY

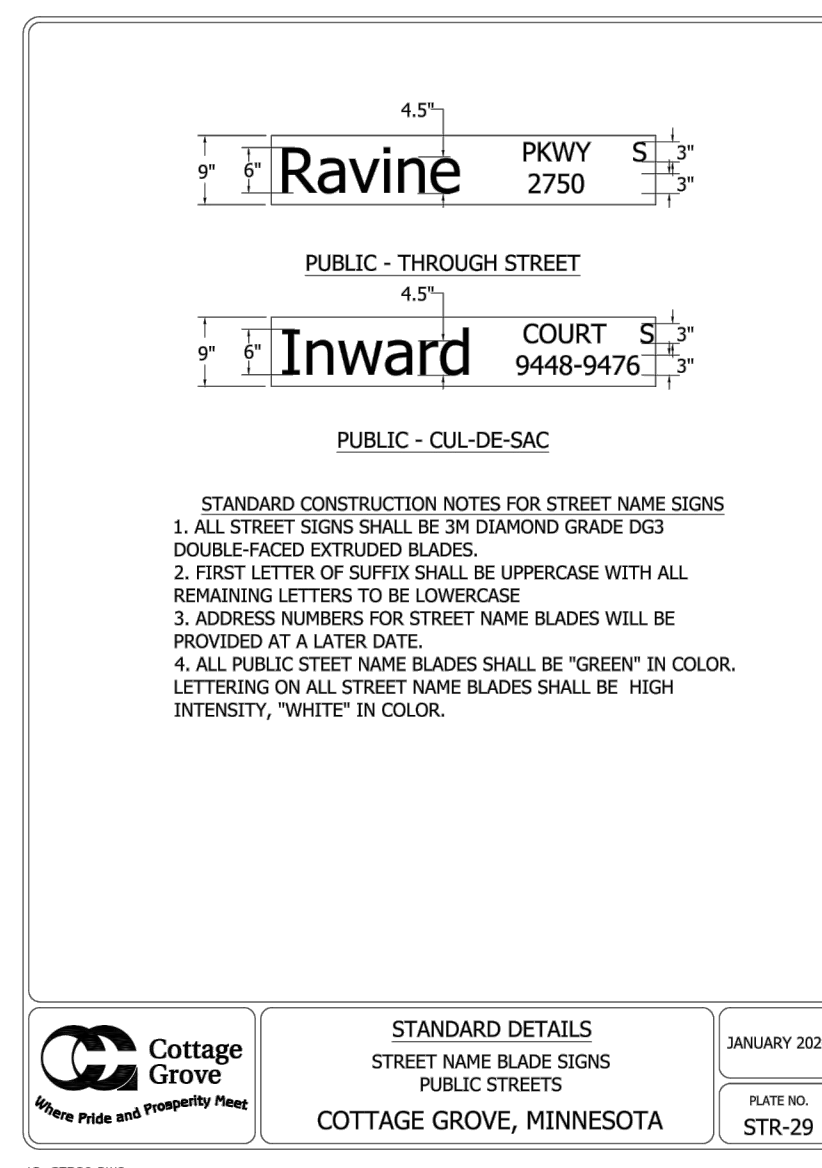
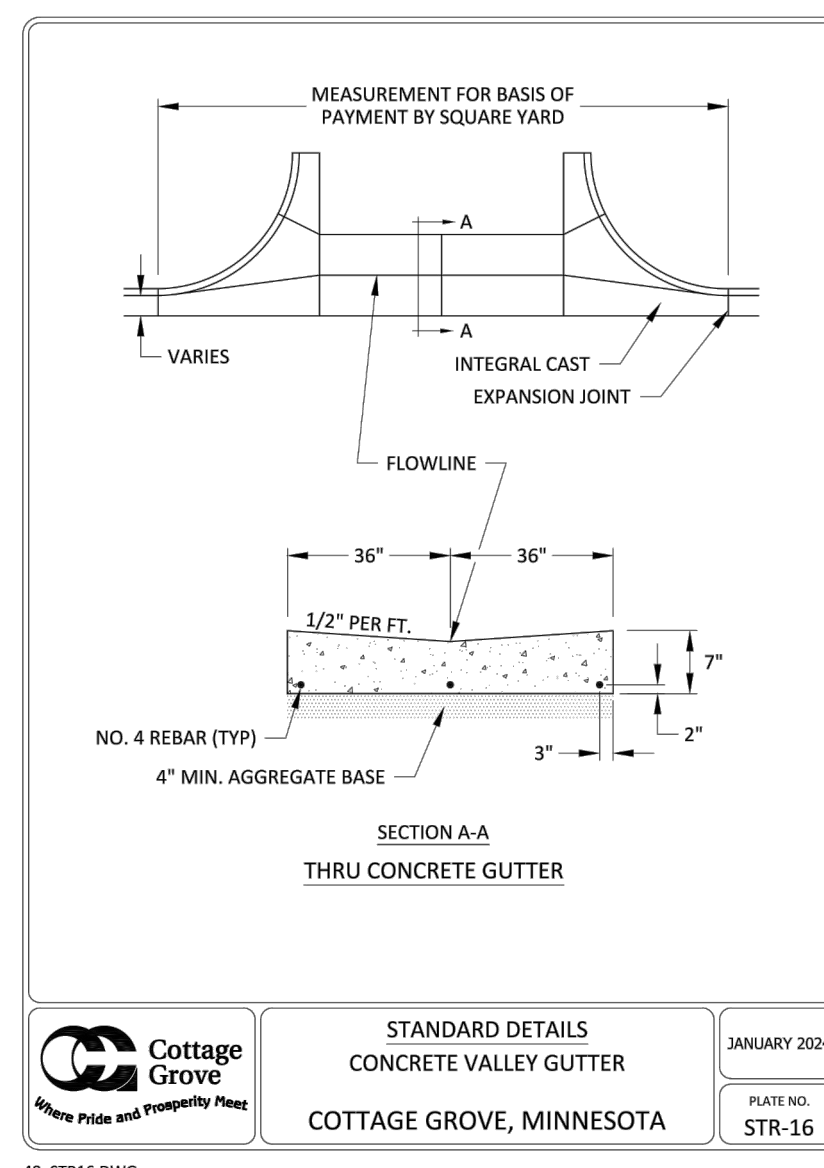
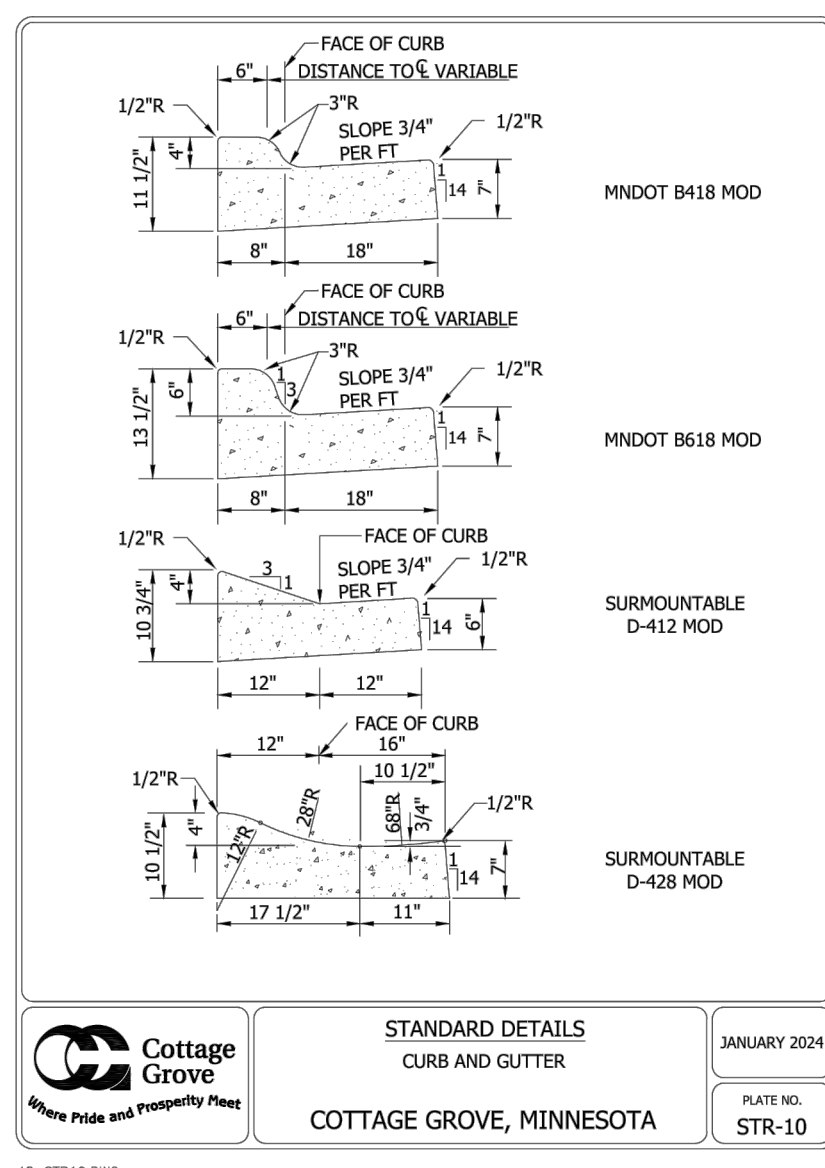
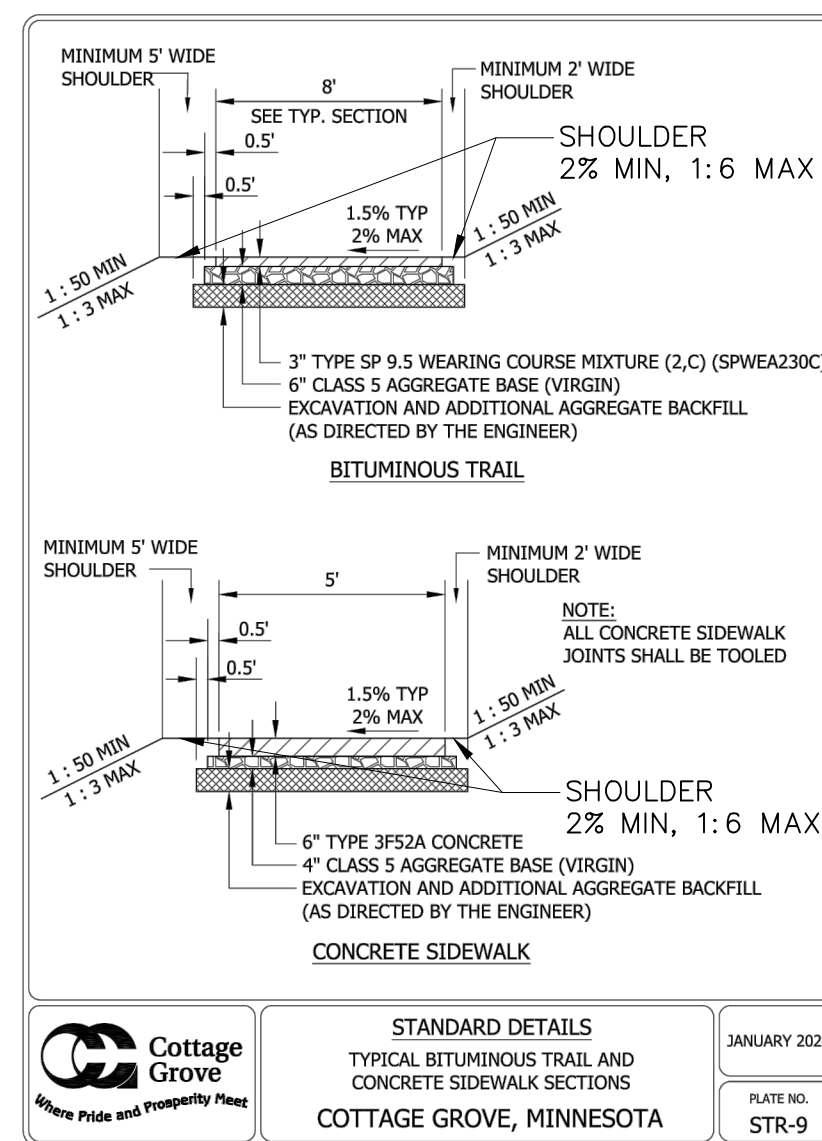
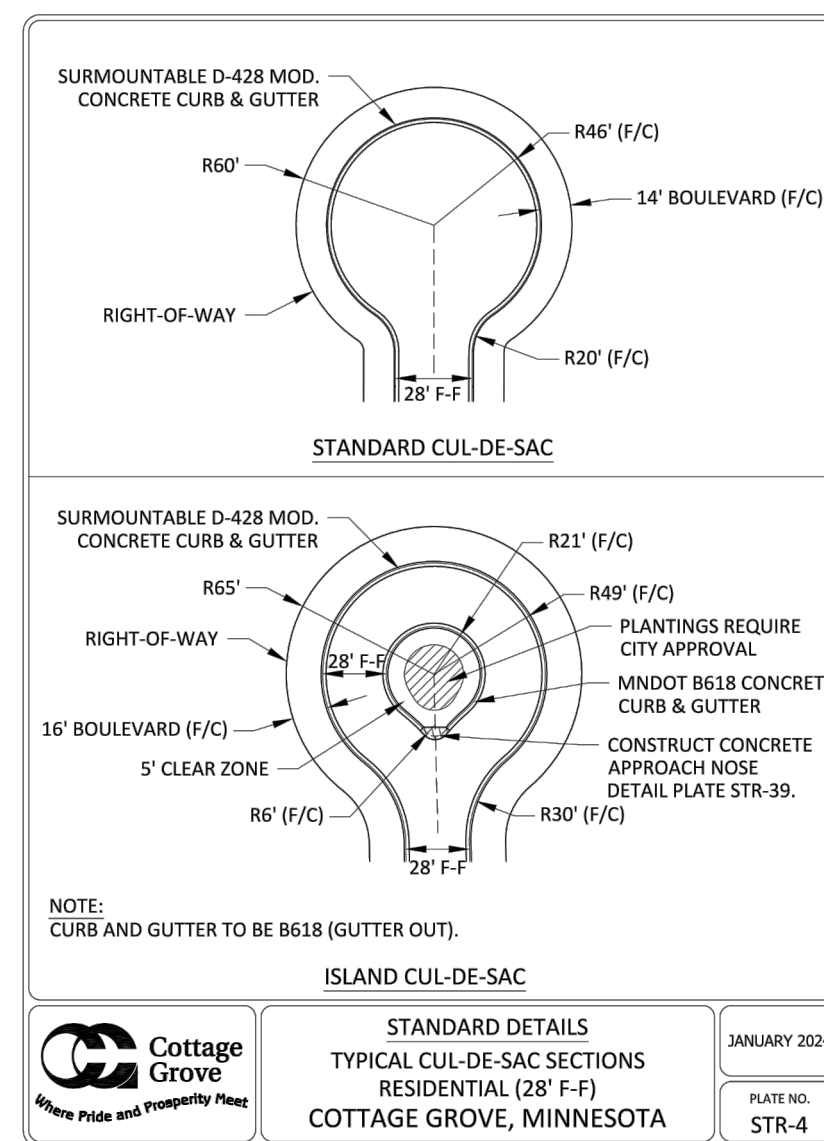
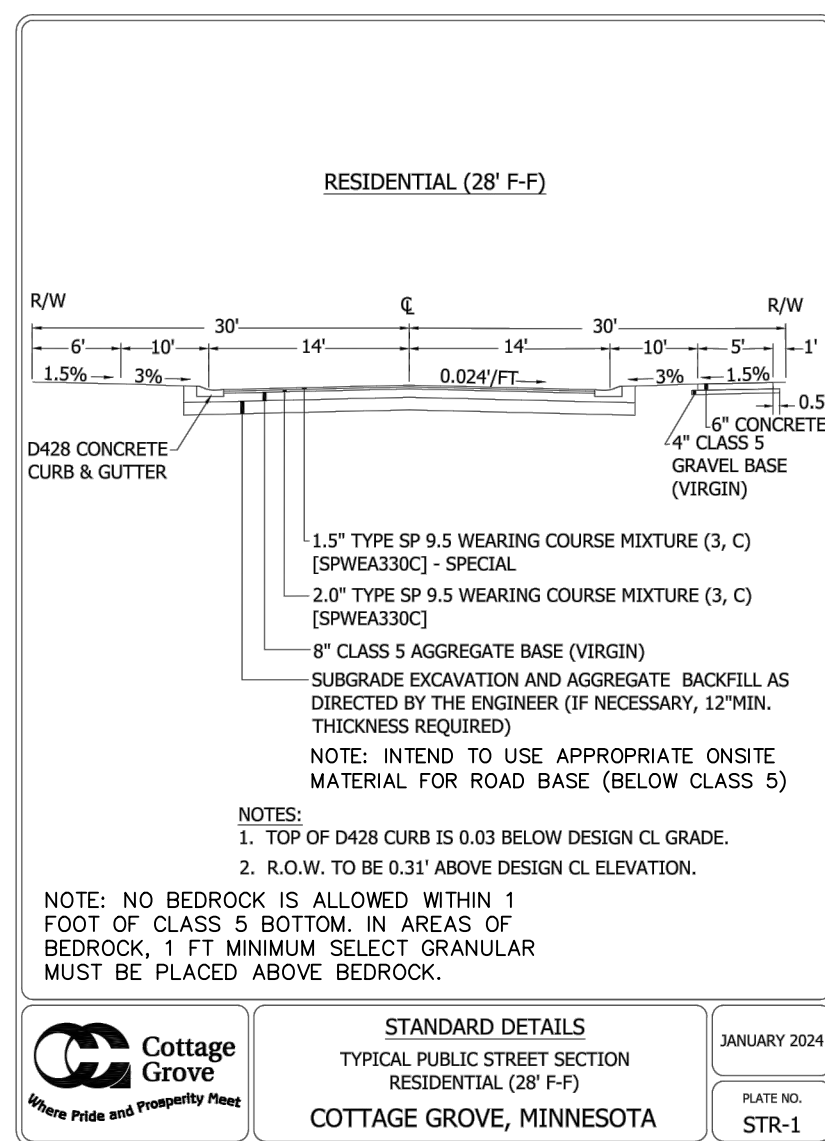
DEVELOPMENT LOT DETAILS



TYPICAL 24' WIDE TOWNHOME LOT DETAIL



STANDARD DETAILS

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Wolterstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Site Plan - Notes

[illegible]

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Mark Pausch
43480
Date License no.

QA/QC CHECK

By _____ Date _____

PROJECT TEAM DATA
Designed By: MPR

Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



Wolterstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Site Plan - View A

[illegible]

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and that I am a duly Licensed Professional
Civil Engineer under the laws of the
State of Minnesota.

FOR RE
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Mark Pausch

43480

Date License no.

A/QC CHECK

By _____ Date _____

PROJECT TEAM DATA

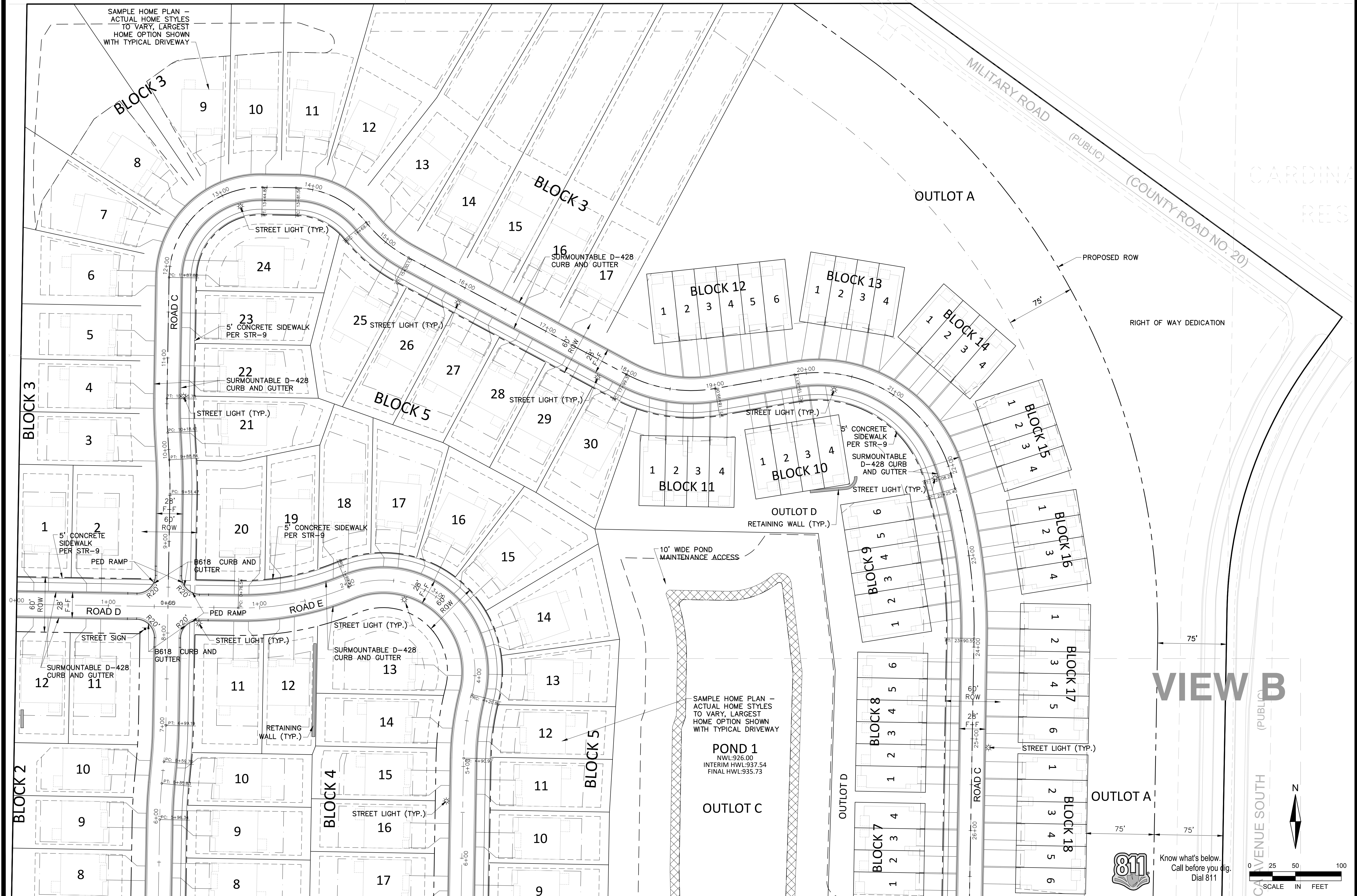
Designed By: MPR

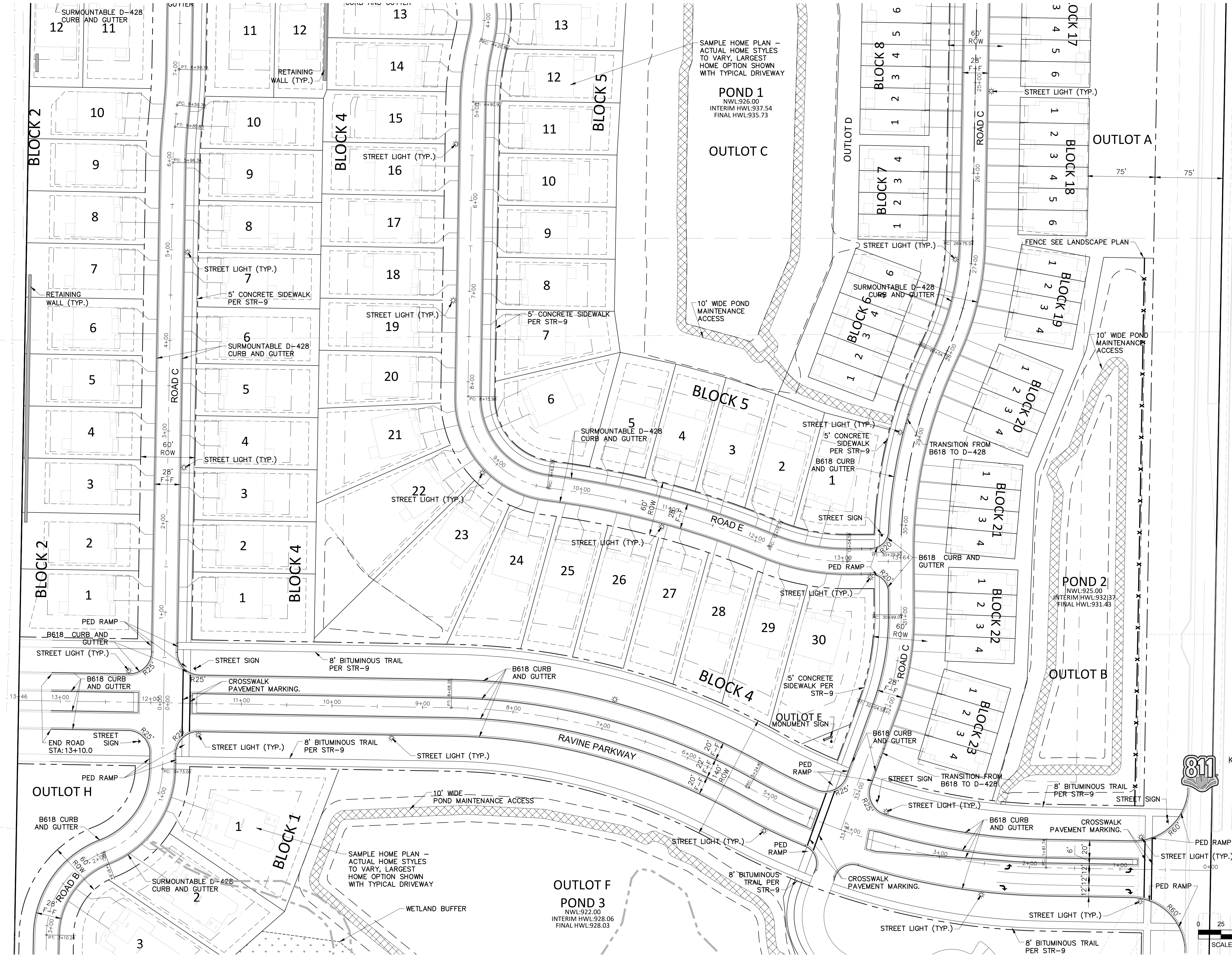
Drafted By: ELL, JDW, TAS, BJP

Project No.: 4000367-00

13

Sheet 13 of 60

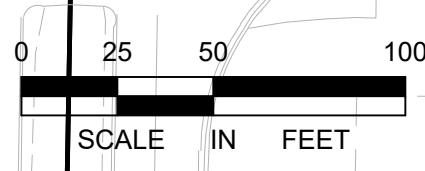




JAMAICA AVENUE SOUTH (PUBLIC)



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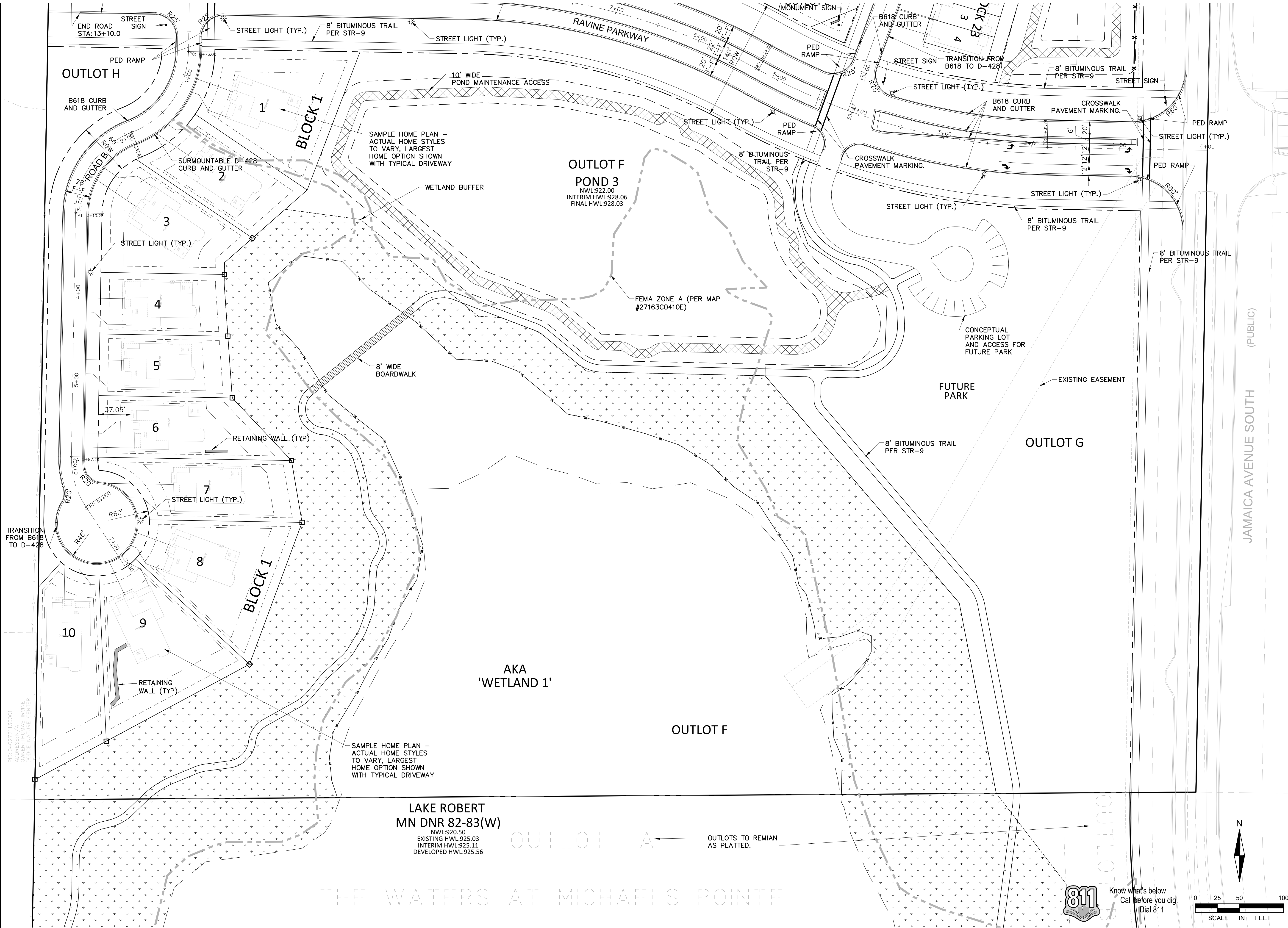
Wolferstorff
Cottage Grove, Minnesota
Preliminary Plat Submittal
Site Plan - View B

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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Signature: _____ Date: _____ License no. 43480

QA/QC CHECK
By: _____ Date: _____

PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



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DEVELOPMENT

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Cottage Grove, Minnesota

Preliminary Plat Submittal
Site Plan - View C

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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QA/QC CHECK

By _____ Date _____

PROJECT TEAM DATA

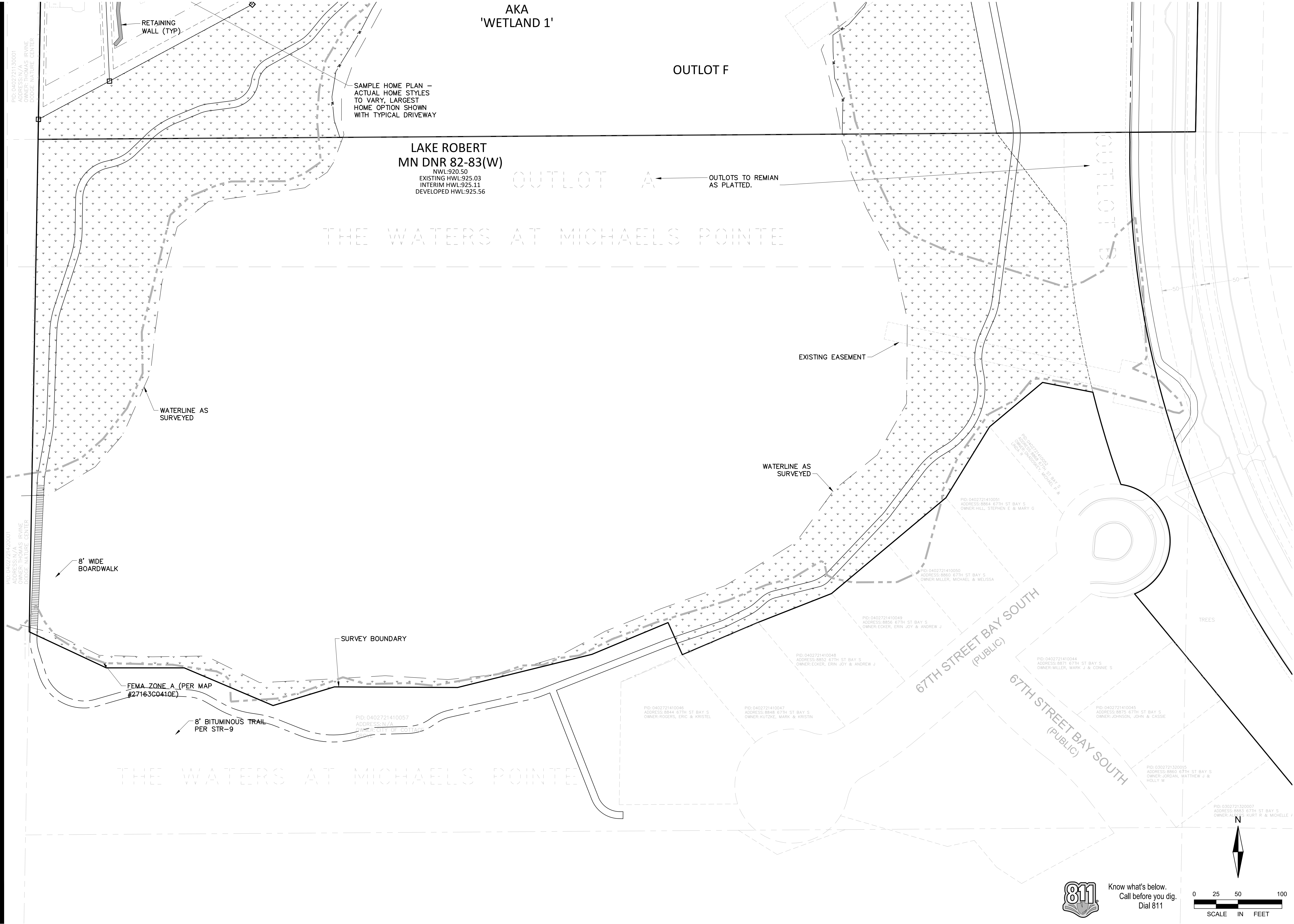
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

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Sheet 15 of 60

File Location: X:\4000367-00\01040-Design\03-Brands - Prelim\Map\SITE.dwg Plotted By: Ben Palazzolo on December 11, 2024 4:41 PM



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Cottage Grove, Minnesota

Preliminary Plat Submittal
Site Plan - View D

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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Mark Palazzo
Date: 11/21/2024
License no.: 43480

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

Designed By: MPR

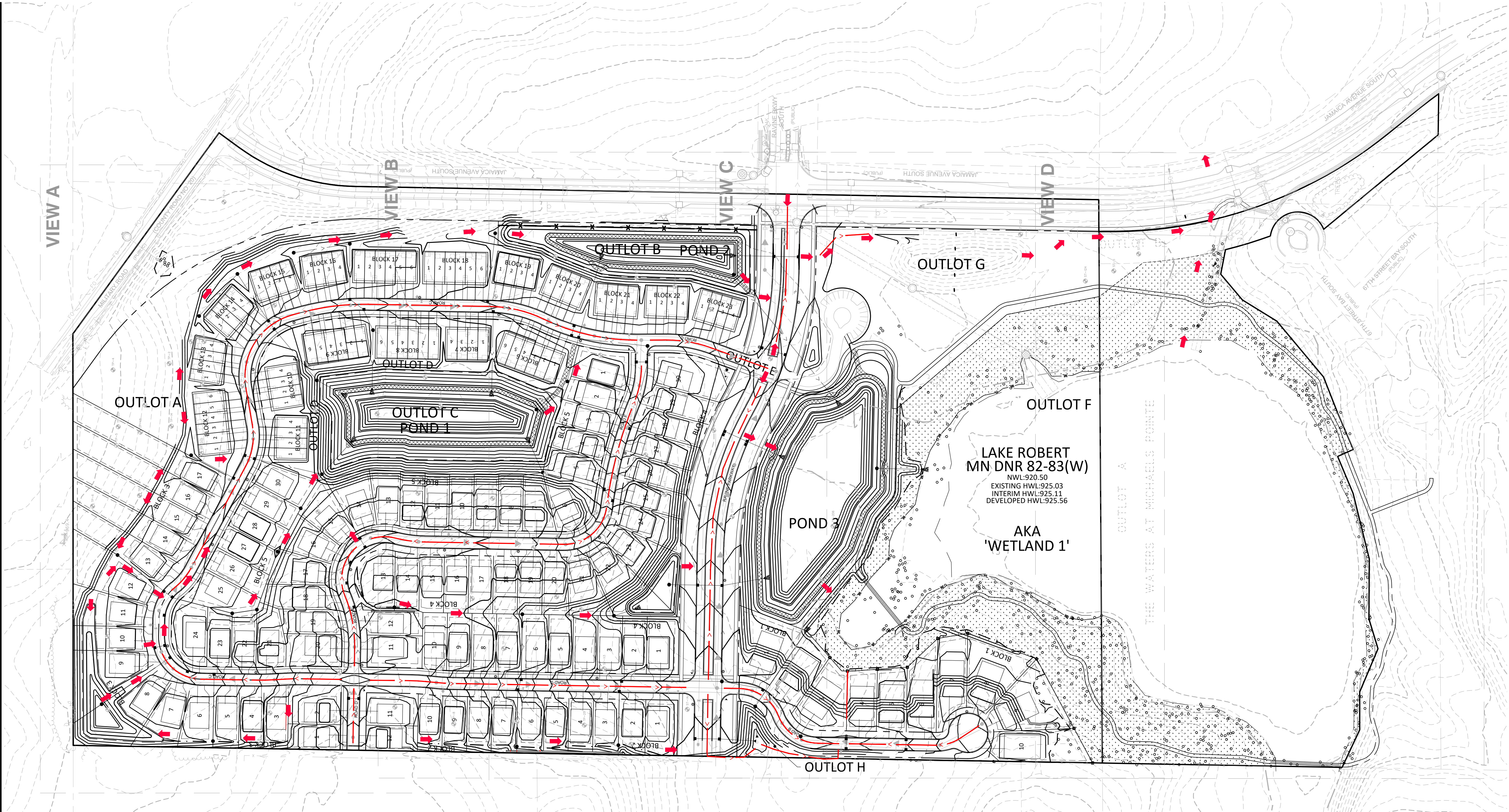
Drafted By: ELL, JDW, TAS, BJP

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0 25 50 100
SCALE IN FEET

Sheet 16 of 60



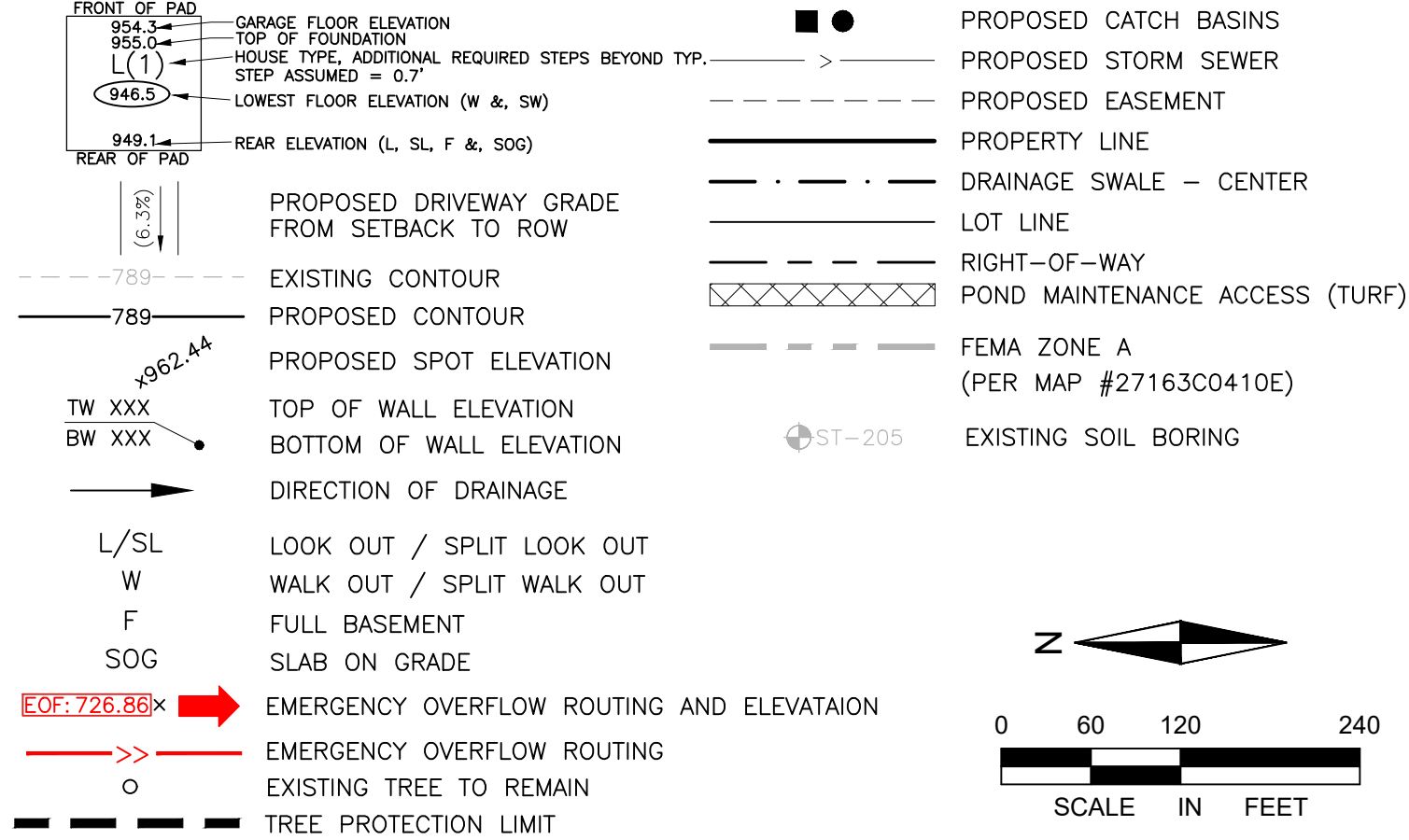
GRADING NOTES:

- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00%.
- THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF COTTAGE GROVE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- CONTRACTOR SHALL COORDINATE ANY NECESSARY ROAD CLOSURE OR RESTRICTIONS WITH CITY. NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF ANY AGREED UPON TRAFFIC CONTROL AND PROVIDE A TRAFFIC CONTROL PLAN.
- ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL SHALL BE PLACED IN ALL PUBLIC/CITY ROW BOULEVARD AND MASS GRADED PUBLIC/CITY OUTLOTS. 4" TOPSOIL REQUIRED ELSEWHERE OR PER HOLD DOWN DETAILS.
- THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
- REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
- FREEBOARD: THE LOW FLOOR ELEVATION OF PADS SHALL BE AT MINIMUM 3.0 FT ABOVE THE CRITICAL EVENT 100-YEAR ELEVATION AND AT MINIMUM 2.0 FT ABOVE THE EMERGENCY OVERFLOW (EOF) ELEVATION OF NEARBY WATERBODIES AND STORMWATER PONDS. FOR BACK/SIDE YARD CONVEYANCE AND TEMPORARY PONDING AREAS THERE MUST BE 1-FT BETWEEN OVERLAND EMERGENCY OVERFLOW ELEVATION AND LOW ADJACENT ELEVATION OF ADJACENT STRUCTURE.
- SEE GRADING PROFILES SHEET FOR ADDITIONAL GRADING DETAILS ON ALL ROADWAYS.
- SEE POND PROFILE AND DETAIL SHEETS FOR ADDITIONAL POND CROSS SECTIONS AND DESIGN DETAIL.
- SEE TREE PRESERVATION PLAN SHEETS FOR TREE REMOVAL AND TREE PRESERVATION DETAILS.
- BEDROCK SHALL BE REMOVED AS RECOMMENDED IN GOEOTECHNICAL REPORT AND PER DETAILS IN THIS PLAN SET.

RETAINING WALL NOTES:

- ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WALL FACE.
- THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIED AND RESTORED.
- BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.
- INSTALL SAFETY RAILING ATOP ALL WALLS WHERE REQUIRED BY CODE.
- RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DESIGN ELEMENTS RELATED TO RETAINING WALLS THAT REQUIRE MODIFICATIONS TO THE CIVIL SITE DESIGN IS THEIR RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO COORDINATION IS REQUESTED IT SHALL BE UNDERSTOOD THAT ALL CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
- RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.
- RETAINING WALLS DEPICTED ON ALLIANT GRADING PLAN AS MODULAR BLOCK RETAINING WALLS.

GRADING LEGEND:



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Cottage Grove, Minnesota

Preliminary Plat Submittal
Grading & Drainage Plan - Overview

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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For Review Only
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QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

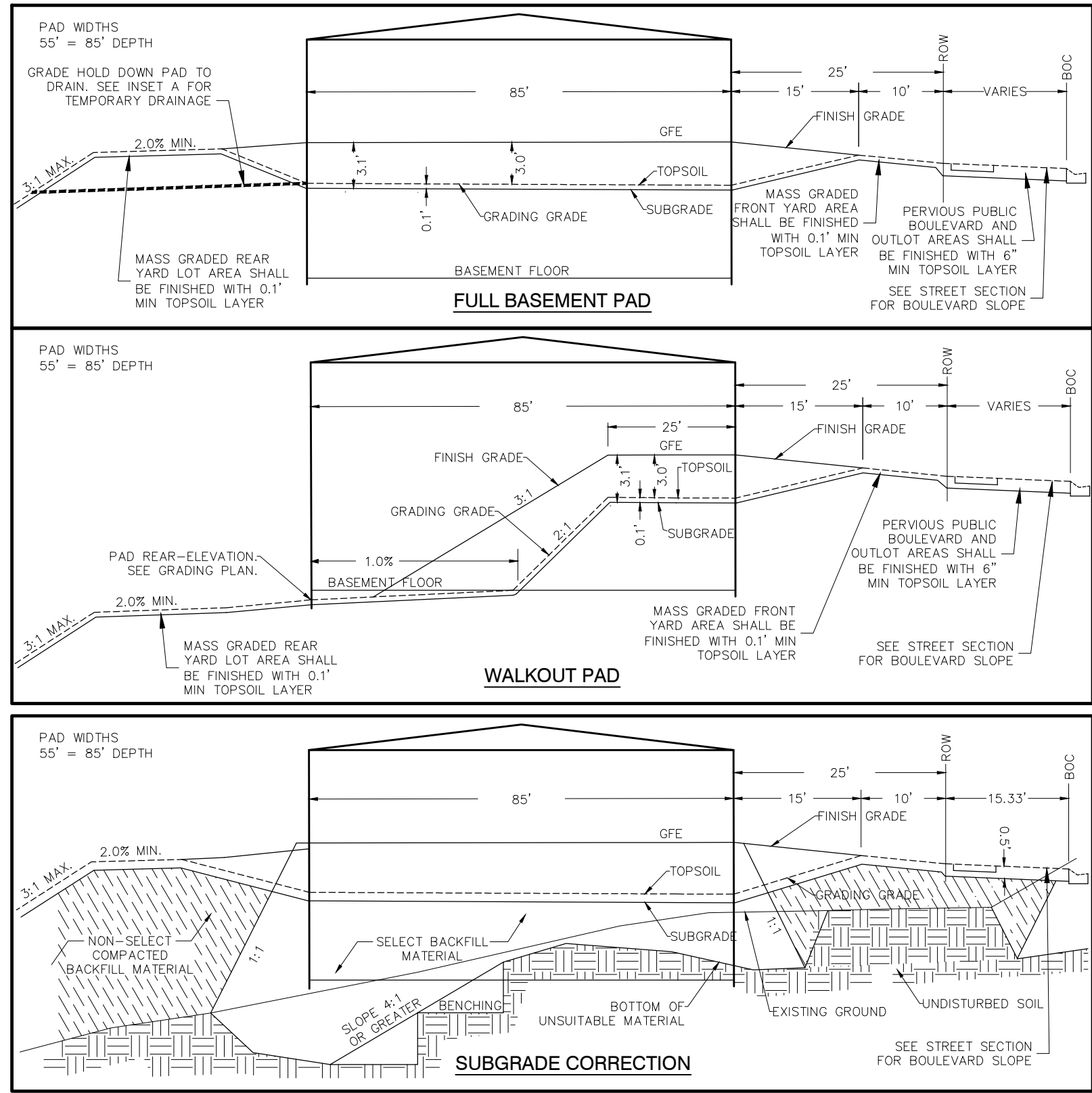
Designed By: MPR

Drafted By: ELL, JDW, TAS, BJP

Project No.: 4000367-00

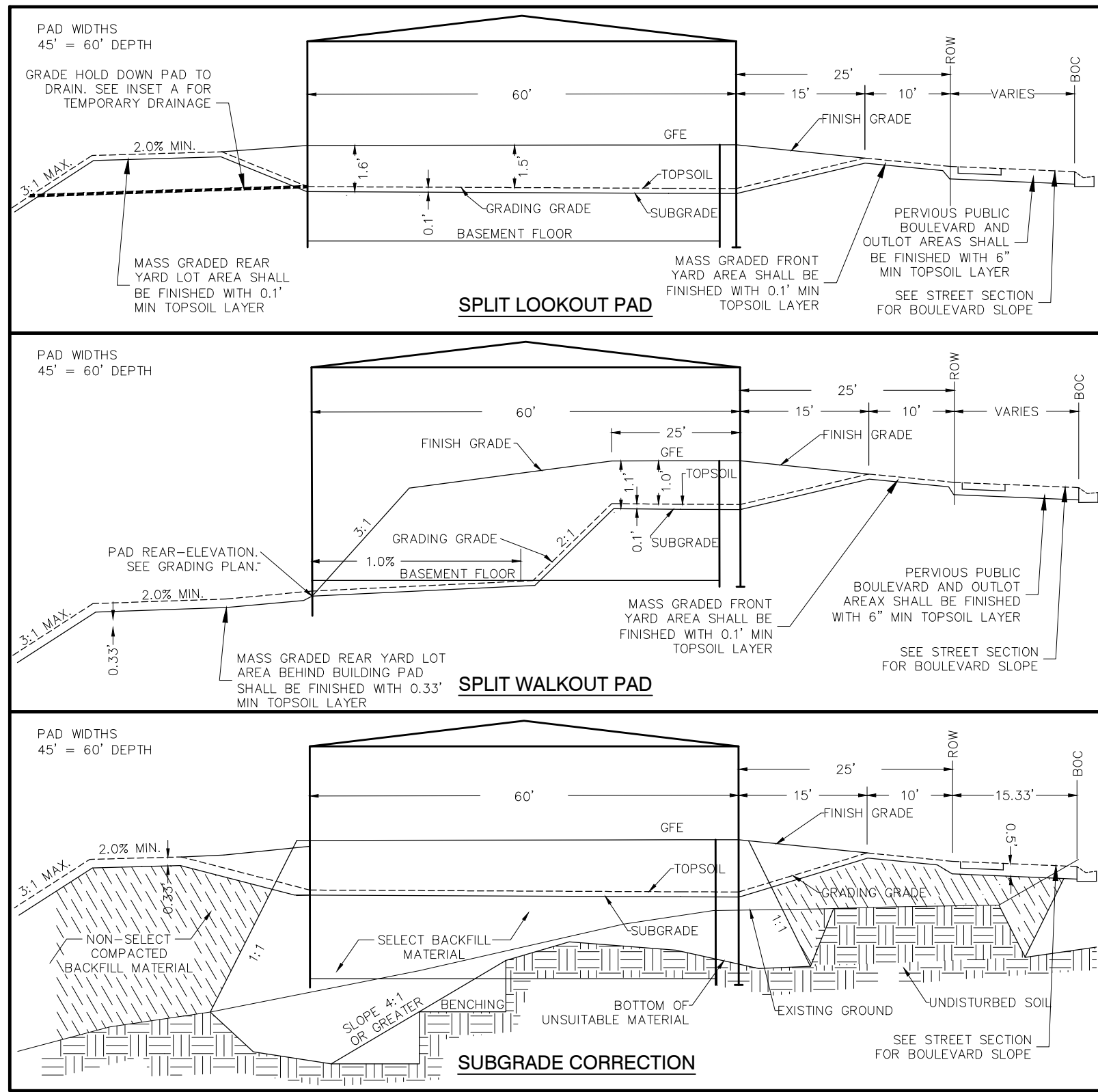
70' LOT HOLD DOWN DETAILS

NOT TO SCALE



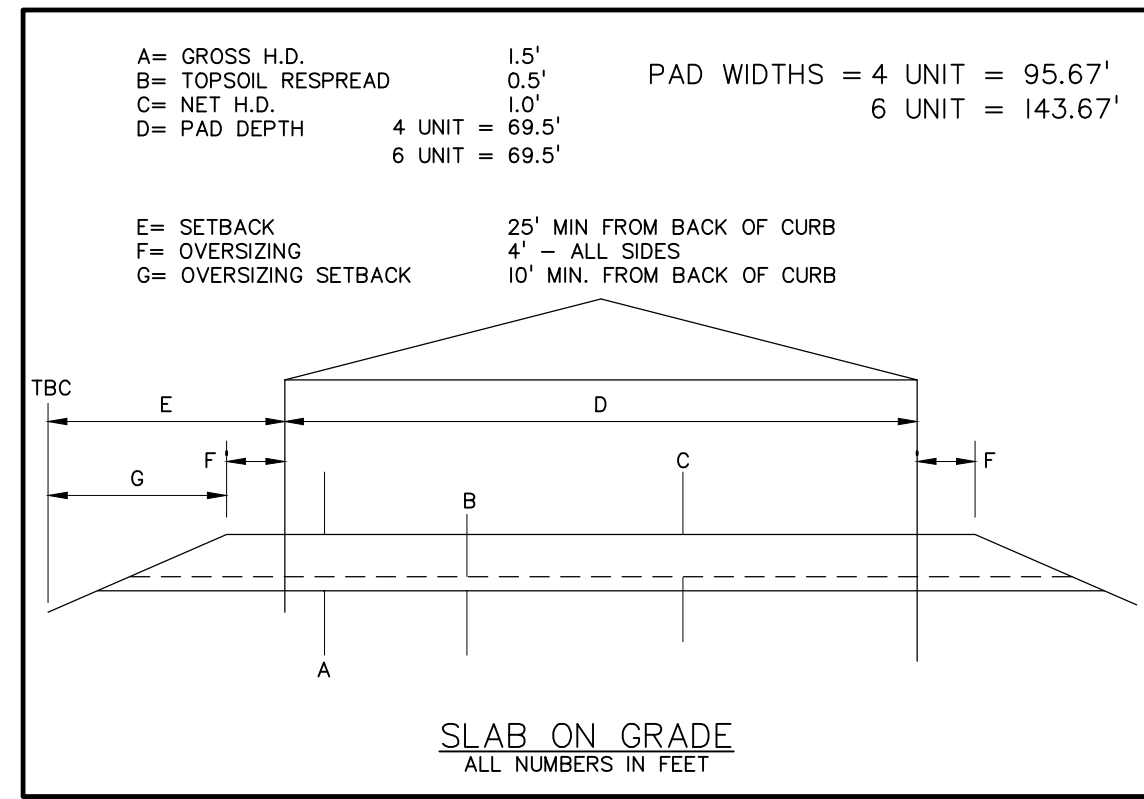
57.5' LOT HOLD DOWN DETAILS

NOT TO SCALE



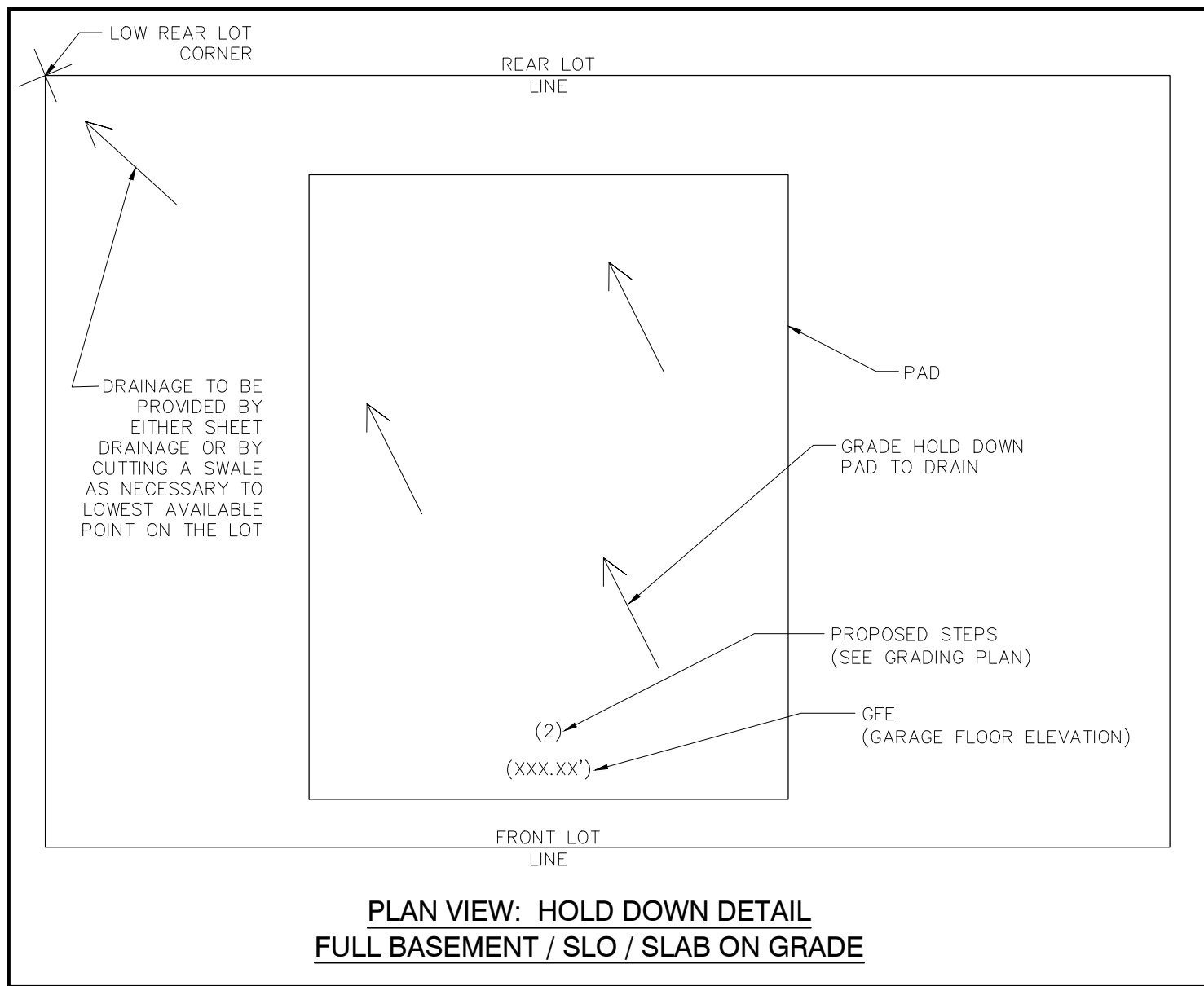
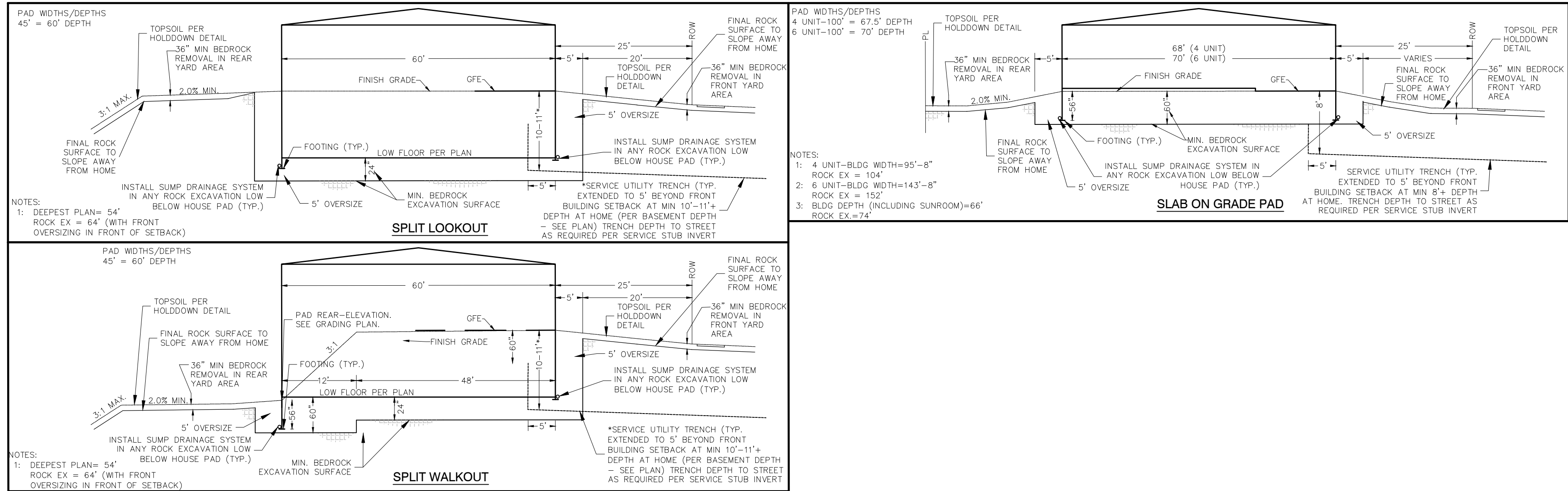
TOWNHOME HOLD DOWN DETAILS

NOT TO SCALE



BEDROCK SUBCUT DETAILS

NOT TO SCALE



DESCRIPTION	DATE	CITY SUBMITTAL	CITY SUBMITTAL
	11-21-2024		
	12-11-2024		

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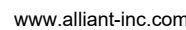
Signature: _____
Date: _____ License no. 43480

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PROJECT TEAM DATA

Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



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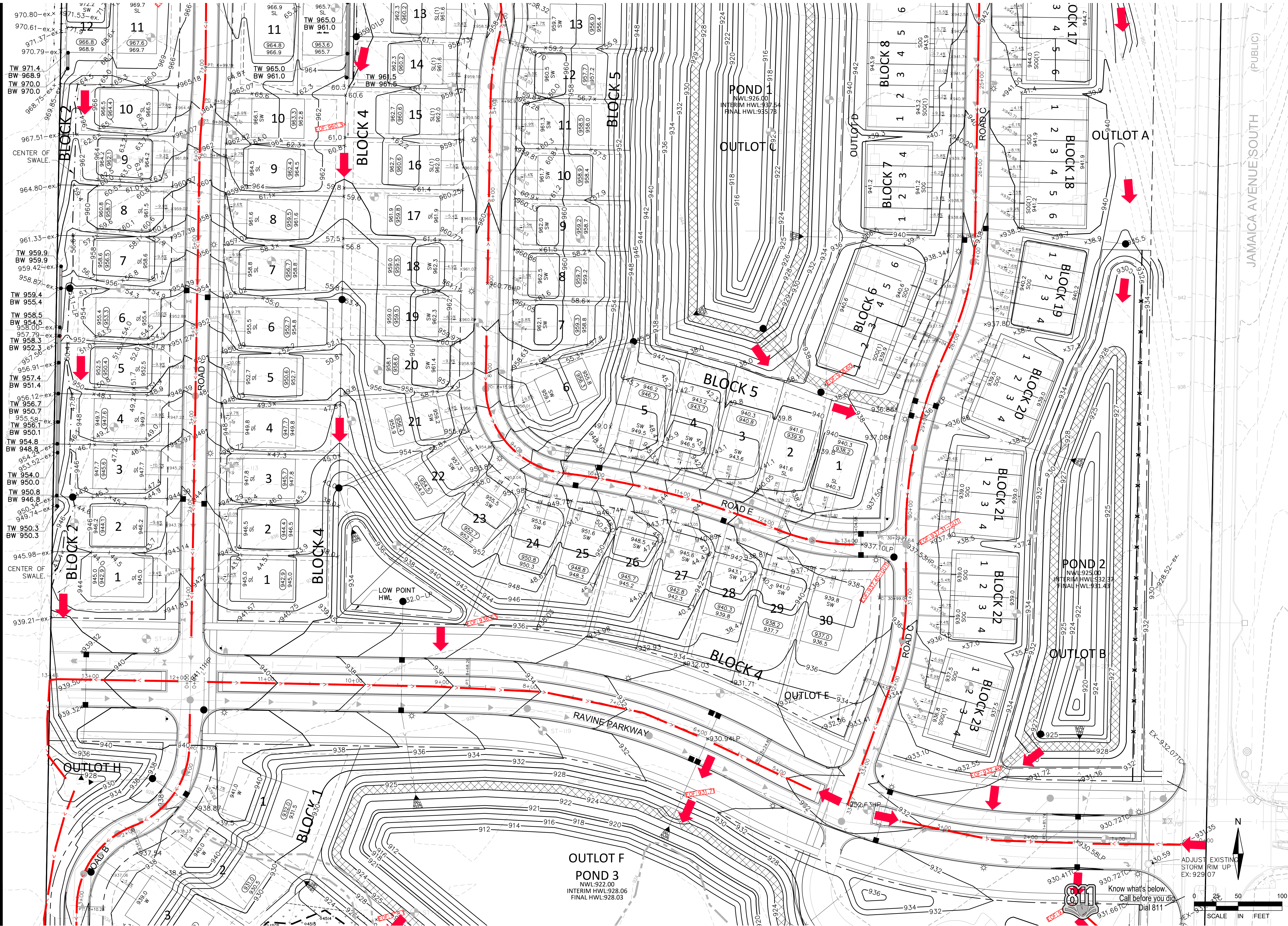


Cottage Grove, Minnesota

Preliminary Plat Submittal Grading & Drainage Plan - View A

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_____ Mark Rausch	43480
_____ Date	_____ License no.

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Cottage Grove, Minnesota

Preliminary Plat Submittal

Grading & Drainage Plan - View B

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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Map No. 20
Date 11-21-2024
License No. 43480

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By	Date

PROJECT TEAM DATA

Designed By: MPR

Drafted By: ELL, JWD, TAS, BJP

Project No.: 4000367-00

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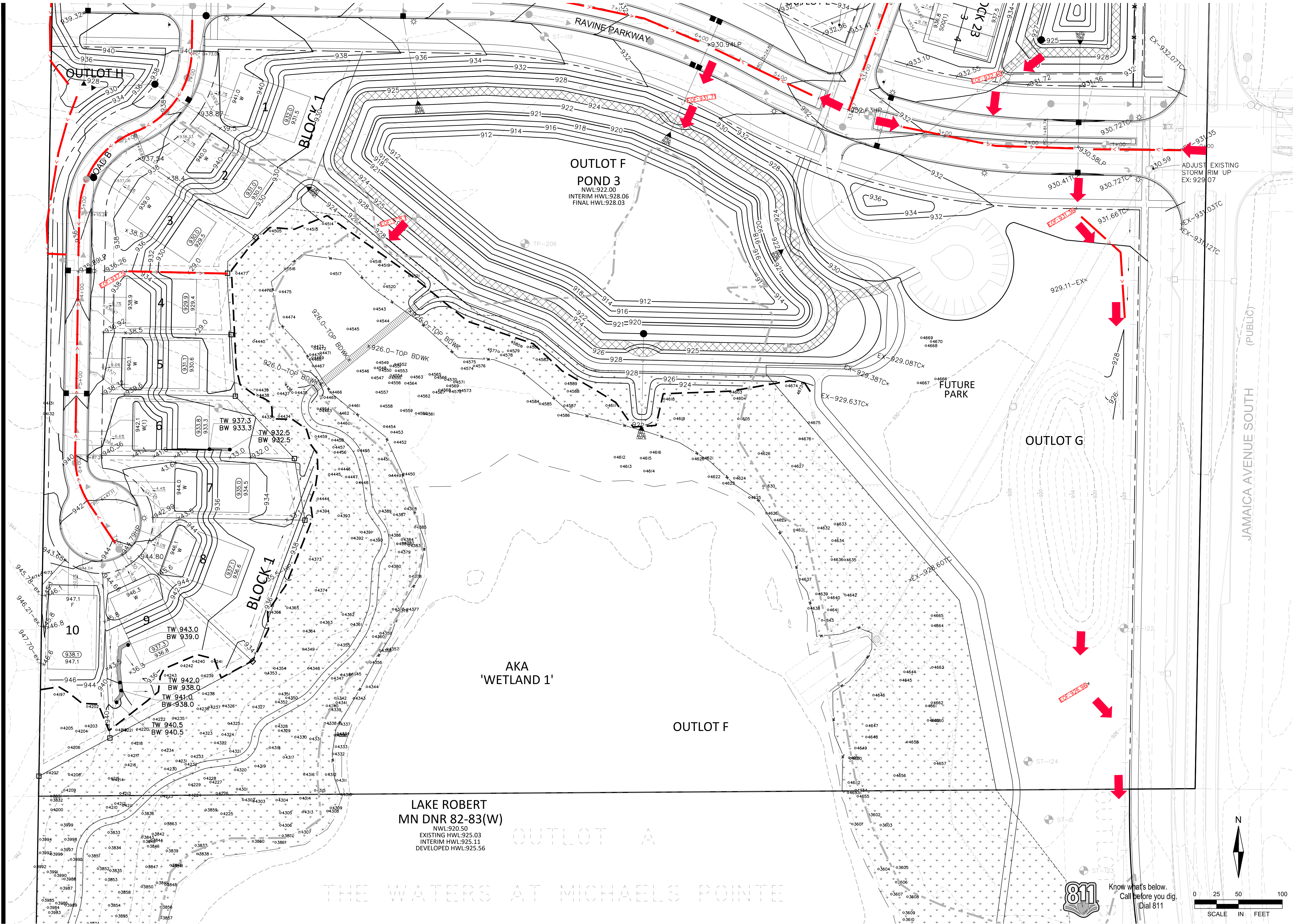
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Sheet 20 of 60

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Wolferstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Grading & Drainage Plan - View C

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

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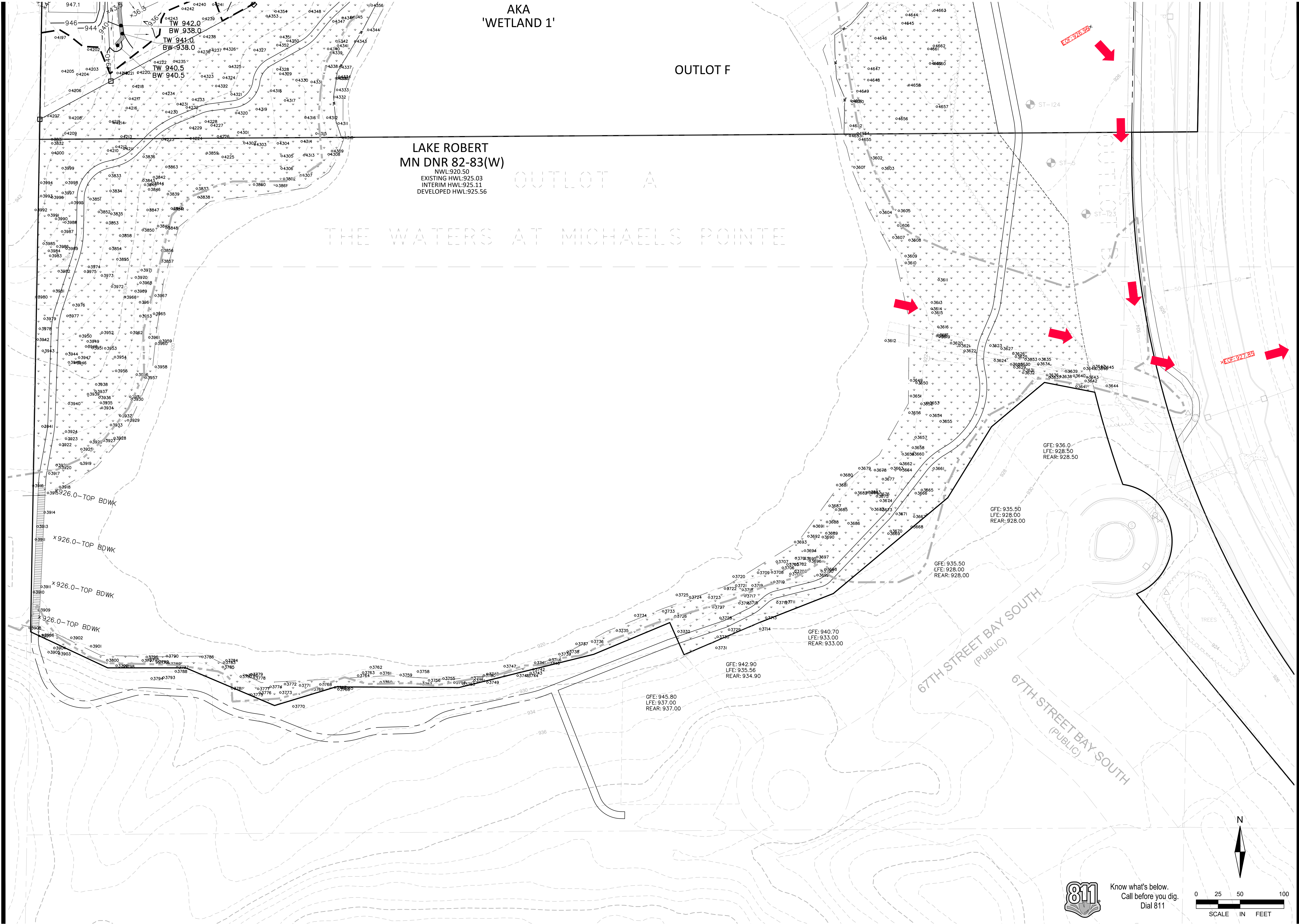
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Sheet 21 of 60

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Cottage Grove, Minnesota

Preliminary Plat Submittal
Grading & Drainage Plan - View D

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

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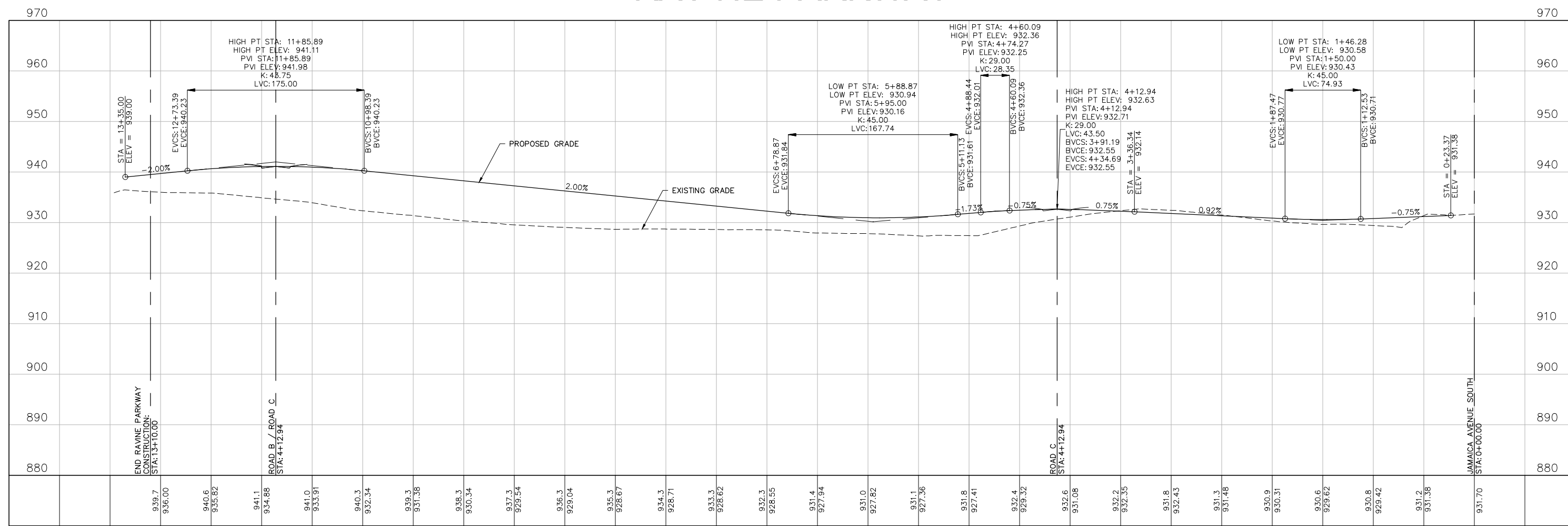
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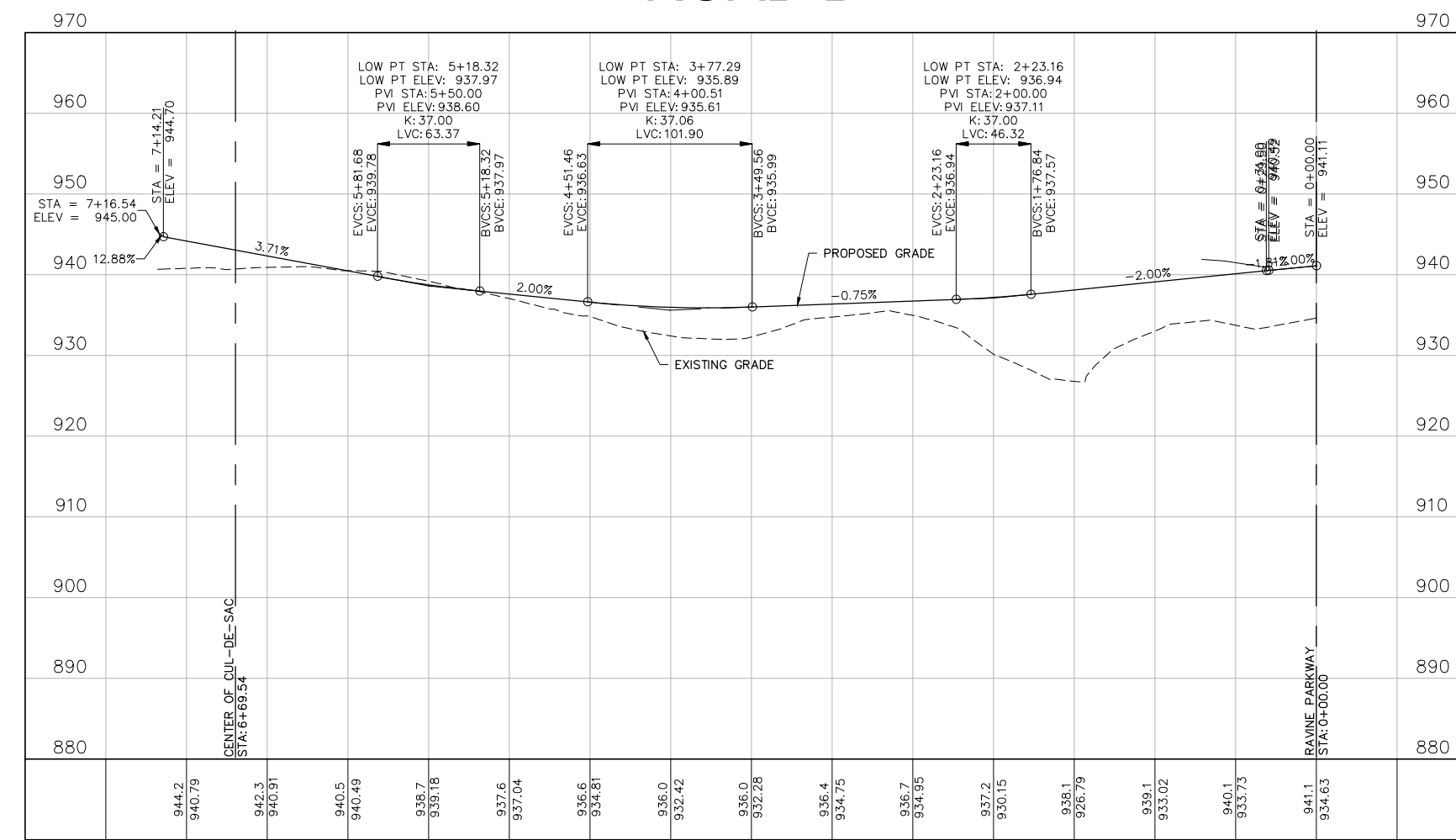
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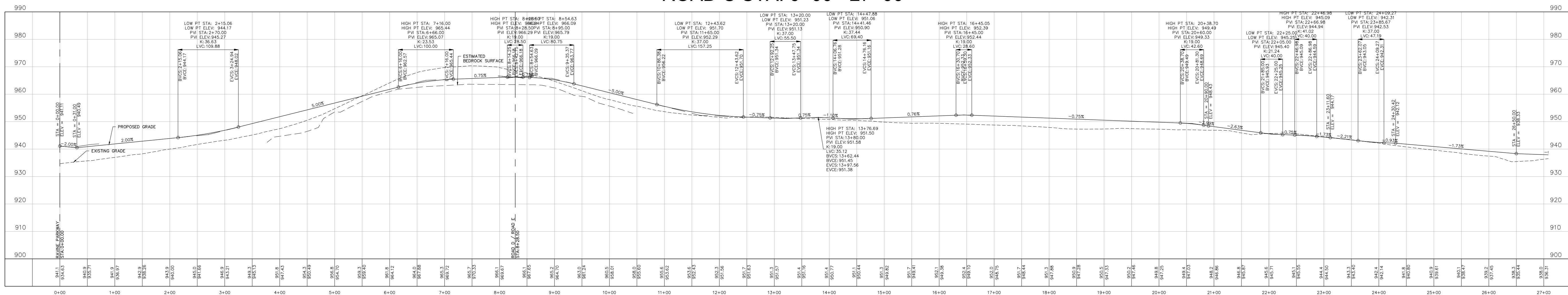
RAVINE PARKWAY



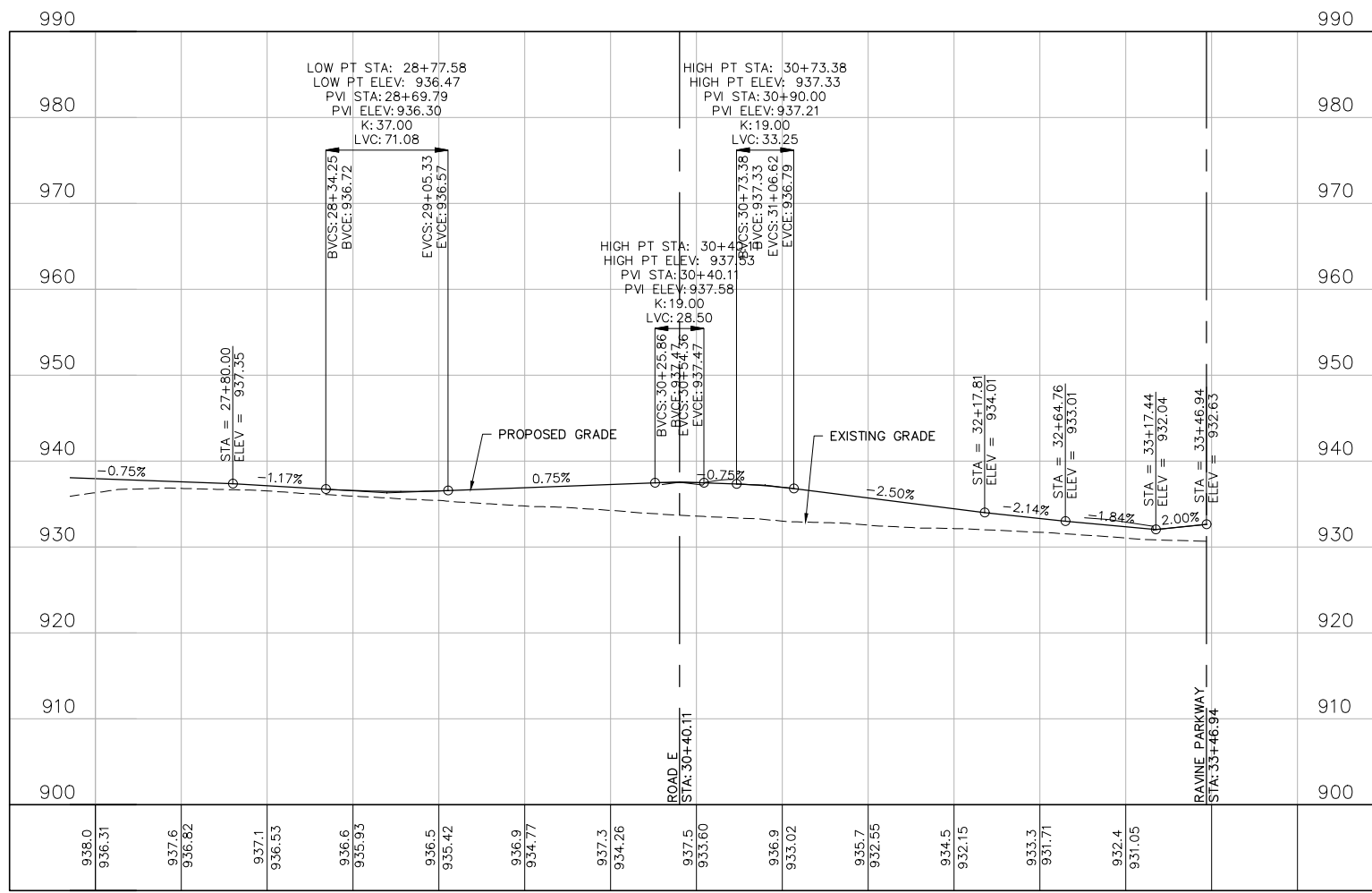
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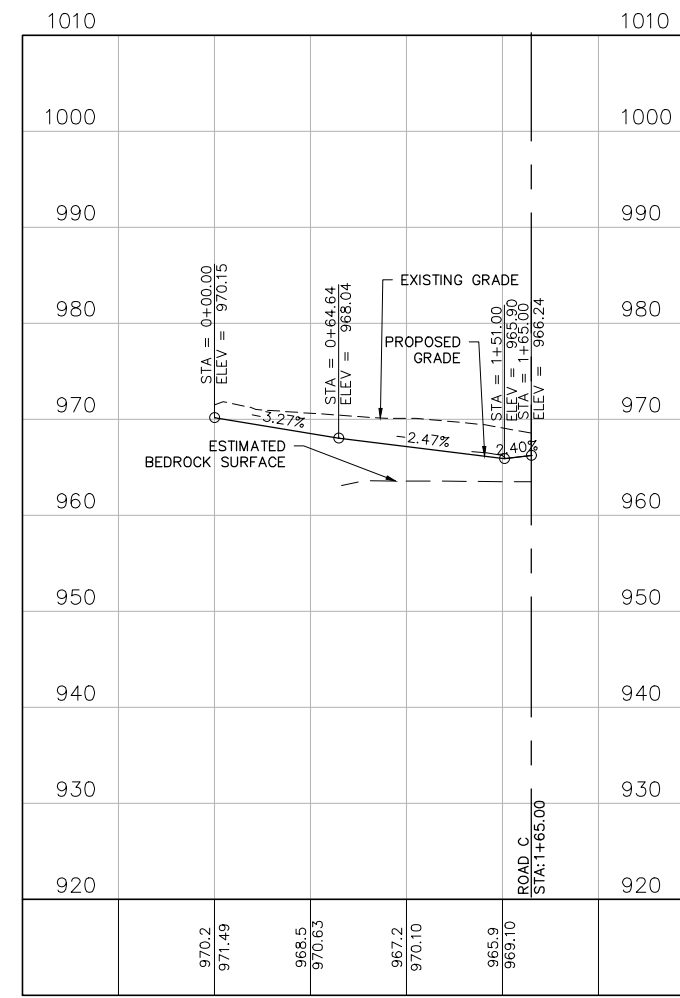
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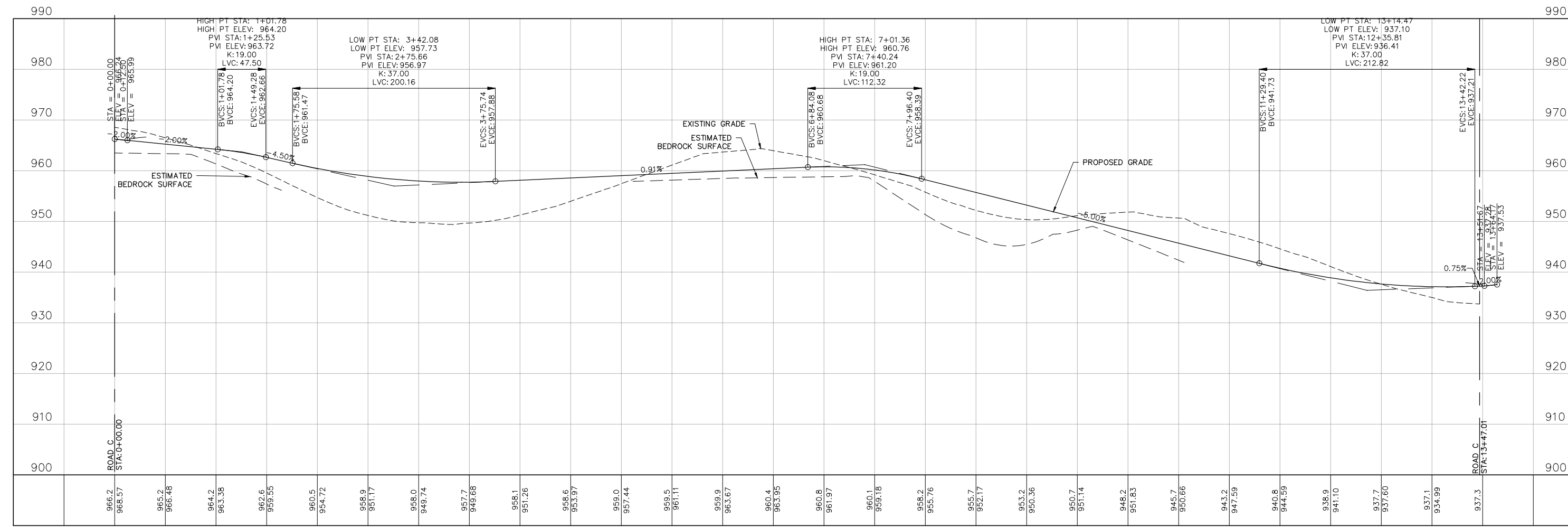
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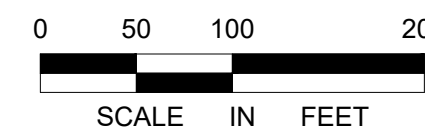
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ROAD E



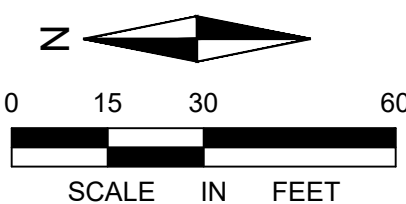
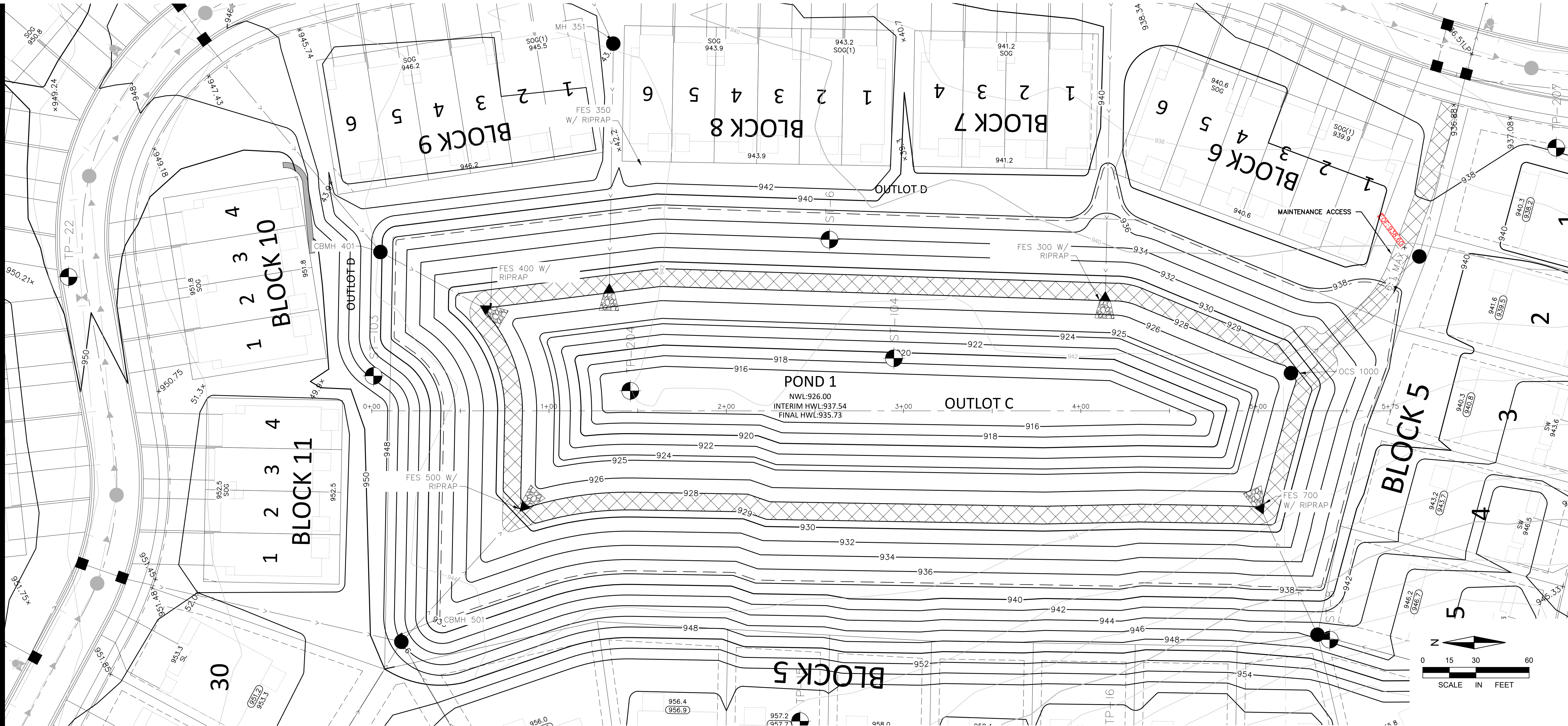
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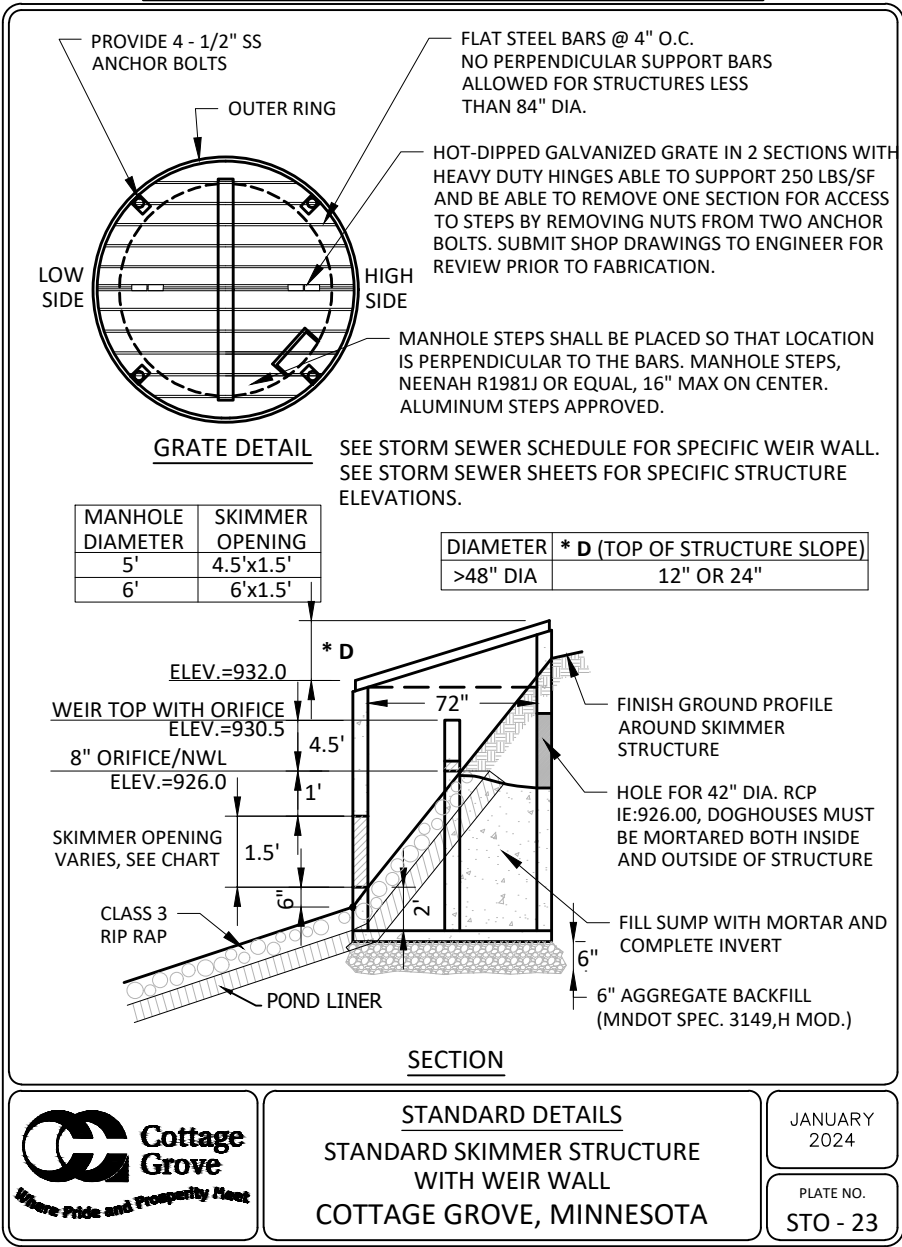
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CERTIFICATION	
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly licensed as a Professional Civil Engineer under the laws of the State of _____	
My commission expires _____	
Date _____	43490
License no. _____	
QA/QC CHECK _____ By _____ Date _____	
PROJECT TEAM DATA Designed By: MPR Drafted By: ELL, JDW, TAS, BJP Project No.: 400367-00	



POND 1 OCS (OCS 1000)

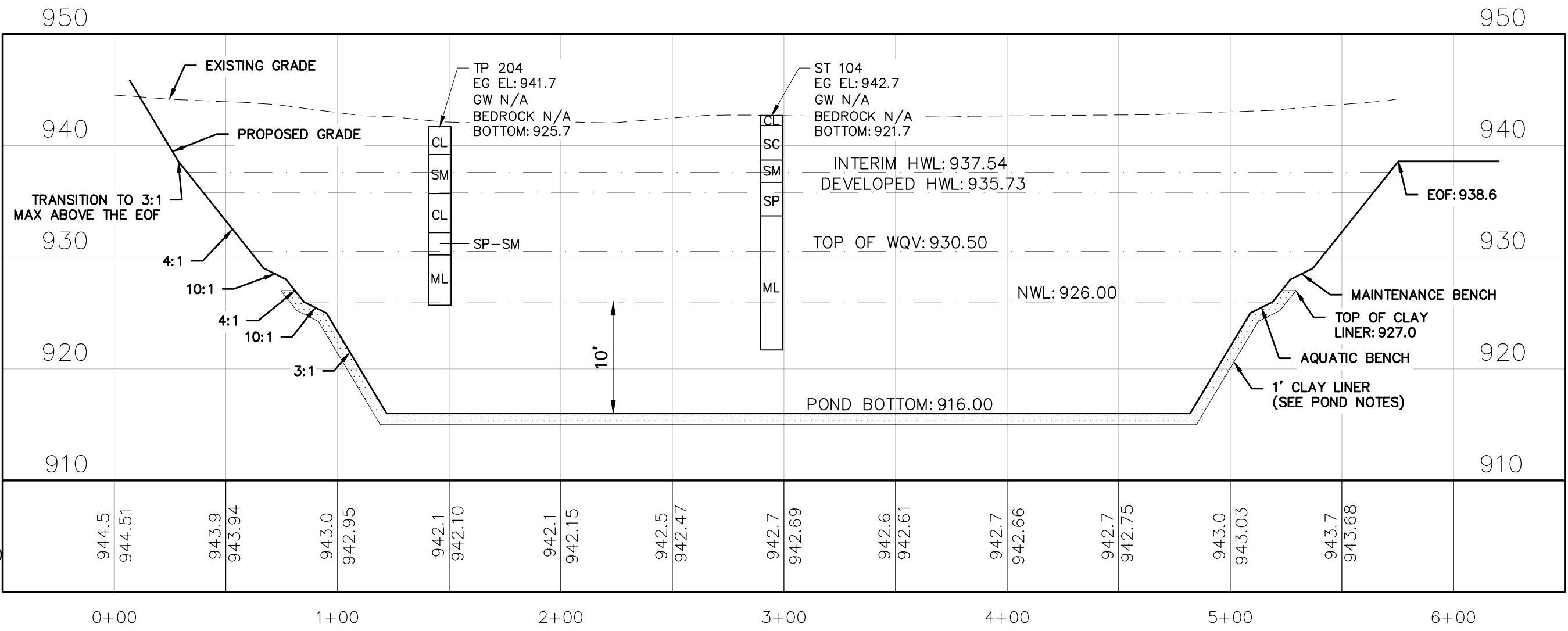
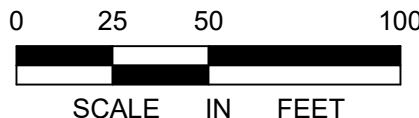


POND NOTES:

- POND SHALL CONFORM TO CITY STANDARD DETAIL STO-15
- CLAY LINER DESIGN SHALL BE CONSTRUCTED UP TO 1' ABOVE THE POND NWL. THE LINER SHALL BE INSTALLED PER CITY OF COTTAGE GROVE STANDARDS FOR THICKNESS AND SPECIFICATION.
- CLAY LINER SHALL HAVE A MAXIMUM PERMEABILITY OF 1x10⁻⁶ CM/S AND SHALL HAVE A PLASTICITY INDEX (PI) OF 20 OR LESS.
- CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL ENGINEER TO ASSURE CLAY LINER MATERIAL IS SATISFACTORILY IMPERMEABLE.

LEGEND:

- EASEMENT LINE
- LOT LINE
- ROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- 10' MAINTENANCE ACCESS ROUTE
- EXISTING SOIL BORING



Wolverstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal

Pond Detail - Pond 1

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL
CERTIFICATION	
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 in the State of Minnesota.	
Signature	83380
Date	License no.
QA/QC CHECK	
By	Date
PROJECT TEAM DATA	
Designed By: MPR	
Drafted By: EBM/JDM, TAS, BJP	
Project No.: 4000367-00	



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Cottage Grove, Minnesota

Pond Detail - Pond 2

[illegible]

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 Landscaping Contractor in the State of Minnesota.

FOR REVISION
PRELIMINARY
NOT FOR CONSTRUCTION

State of Maryland
59289
Date License no.

By _____ Date _____

PROJECT TEAM DATA

Designed By: ~~WFR~~

Drafted By: ~~SEM~~, TDW, TAS, BJP

Project No.: 4000367-00

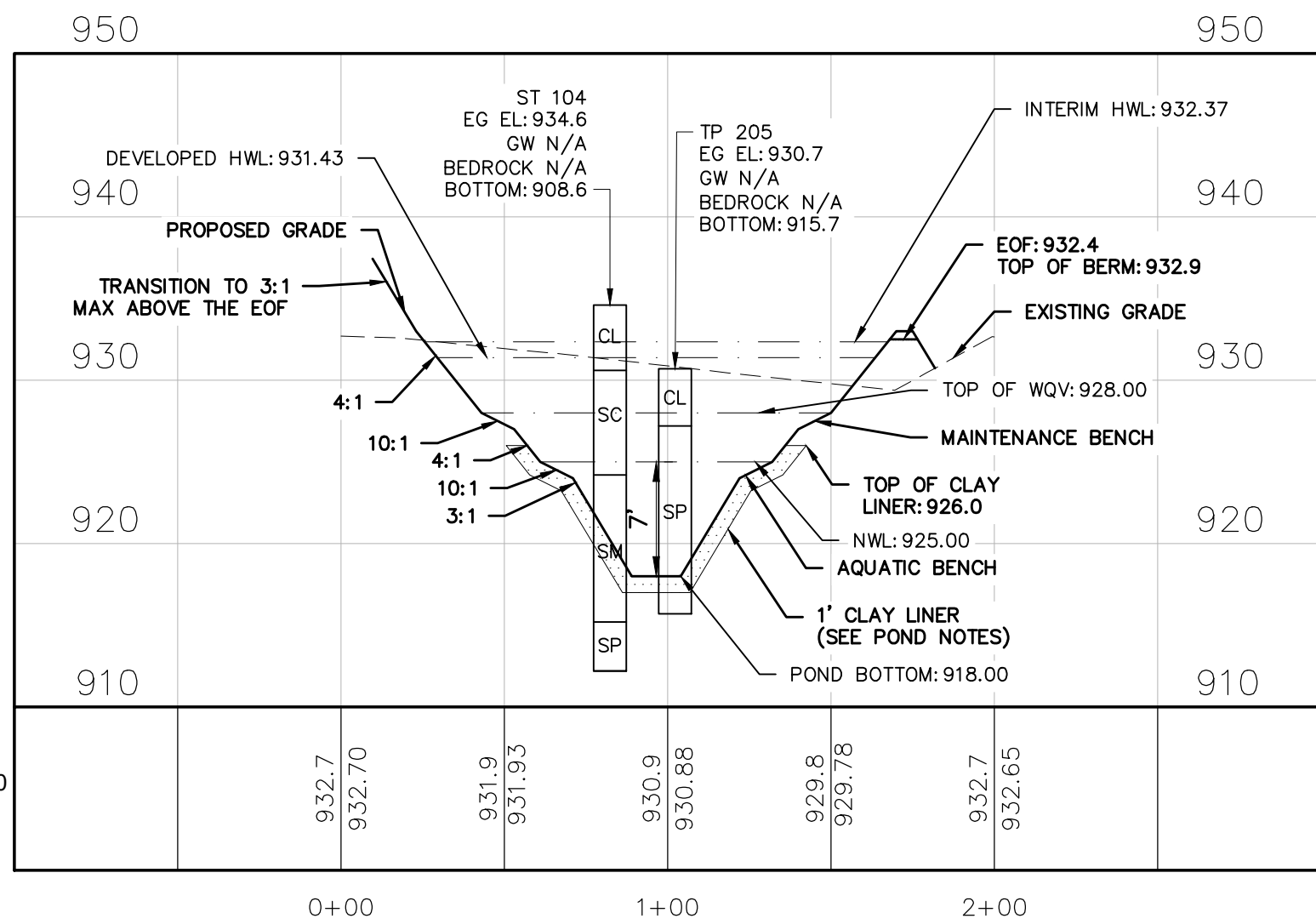
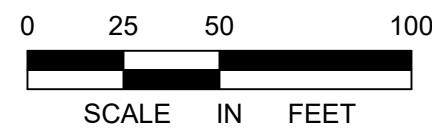
Sheet 25 of 60



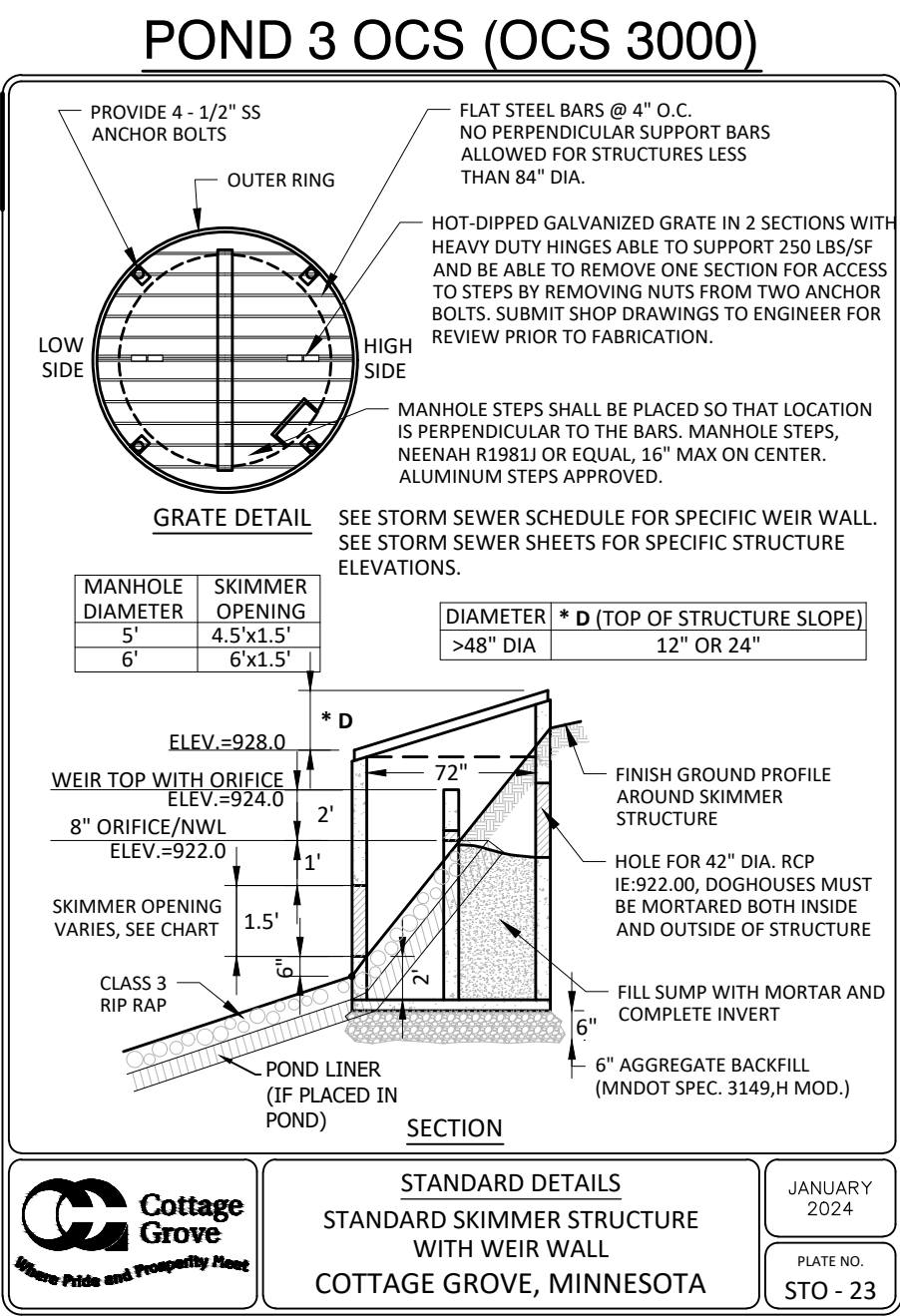
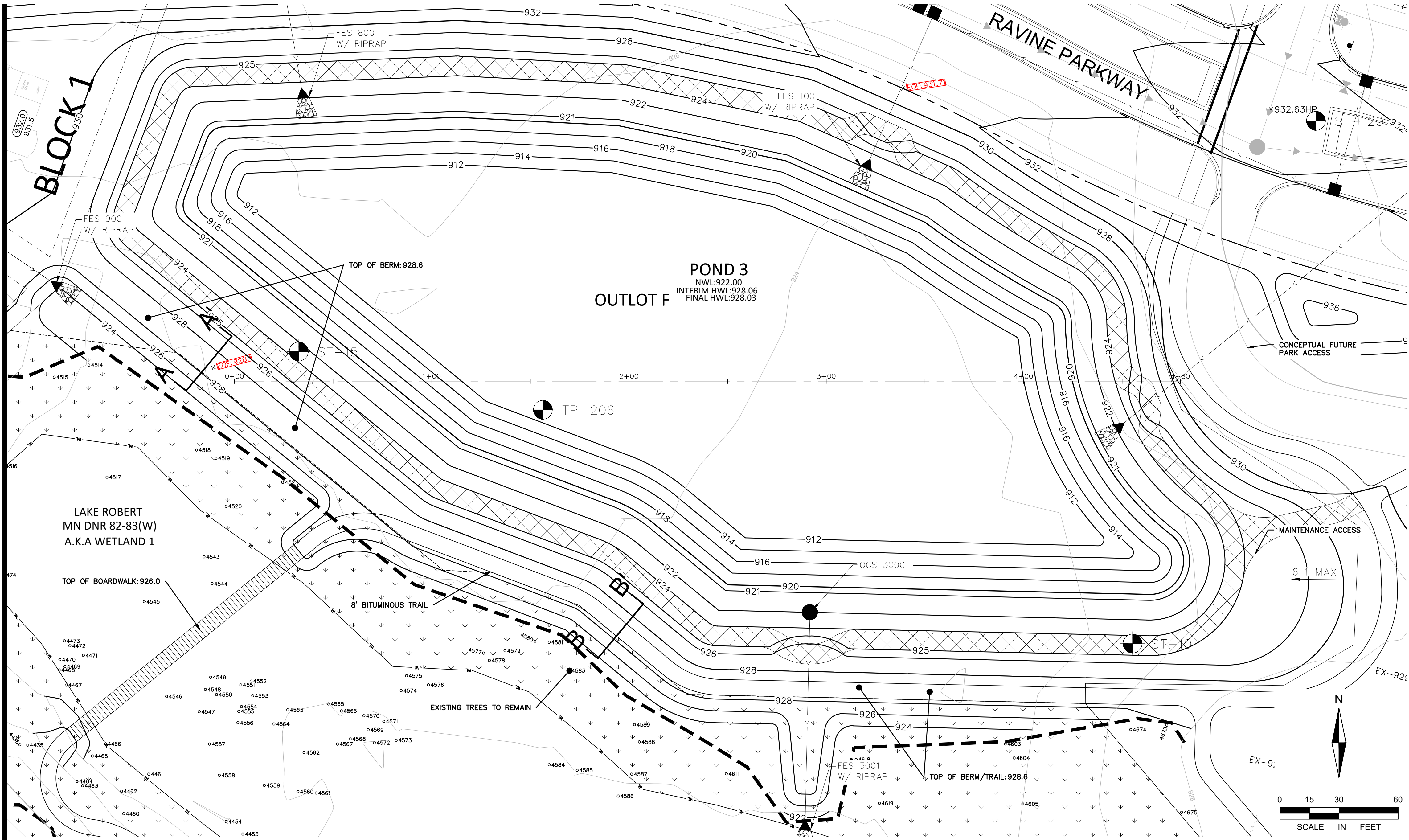
1. POND SHALL CONFORM TO CITY STANDARD DETAIL ST0-15
2. CLAY LINER DESIGN SHALL BE CONSTRUCTED UP TO 1' ABOVE THE POND NWL. THE LINER SHALL BE INSTALLED PER CITY OF COTTAGE GROVE STANDARDS FOR THICKNESS AND SPECIFICATION.
3. CLAY LINER SHALL HAVE A MAXIMUM PERMEABILITY OF 1×10^{-6} CM/S AND SHALL HAVE A PLASTICITY INDEX (PI) OF 20 OR LESS.
4. CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL ENGINEER TO ASSURE CLAY LINER MATERIAL IS SATISFACTORILY IMPERMEABLE.

LEGEND:

-  EASEMENT LINE
 LOT LINE
 ROW
 -789- EXISTING CONTOUR
 789 PROPOSED CONTOUR
 PROPOSED CATCH BASINS
 > PROPOSED STORM SEWER
 10' MAINTENANCE ACCESS ROUTE
 ST-205 EXISTING SOIL BORING



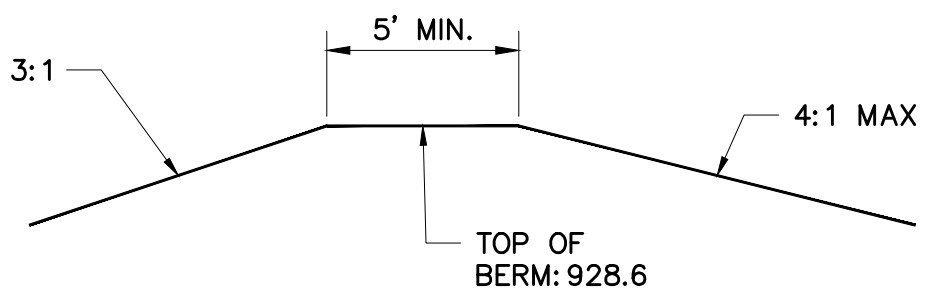
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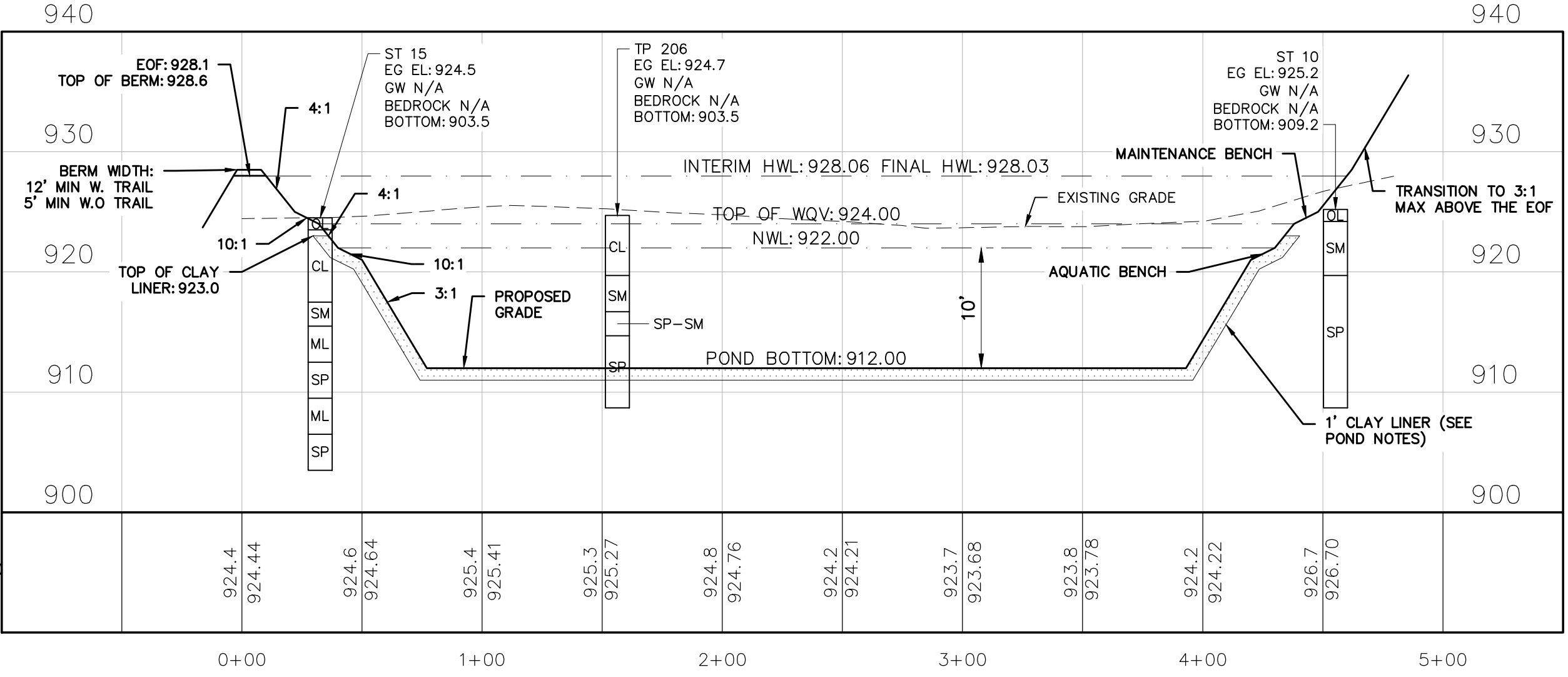
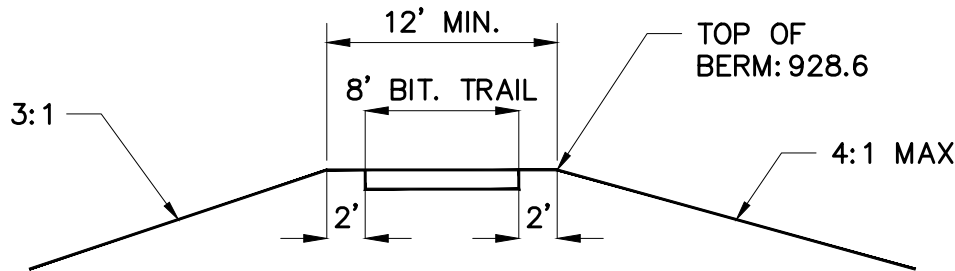
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- LEGEND:**
- EASEMENT LINE
 - LOT LINE
 - ROW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CATCH BASINS
 - PROPOSED STORM SEWER
 - 10' MAINTENANCE ACCESS ROUTE
 - EXISTING SOIL BORING

POND 3 BERM WITHOUT TRAIL
SECTION A-A' (N.T.S)



POND 3 BERM WITH TRAIL
SECTION B-B' (N.T.S)



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Wolferstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Pond Detail - Pond 3

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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 in the State of Minnesota.

Ben Palazzoni
Date: 12/11/2024 License no. 83880

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

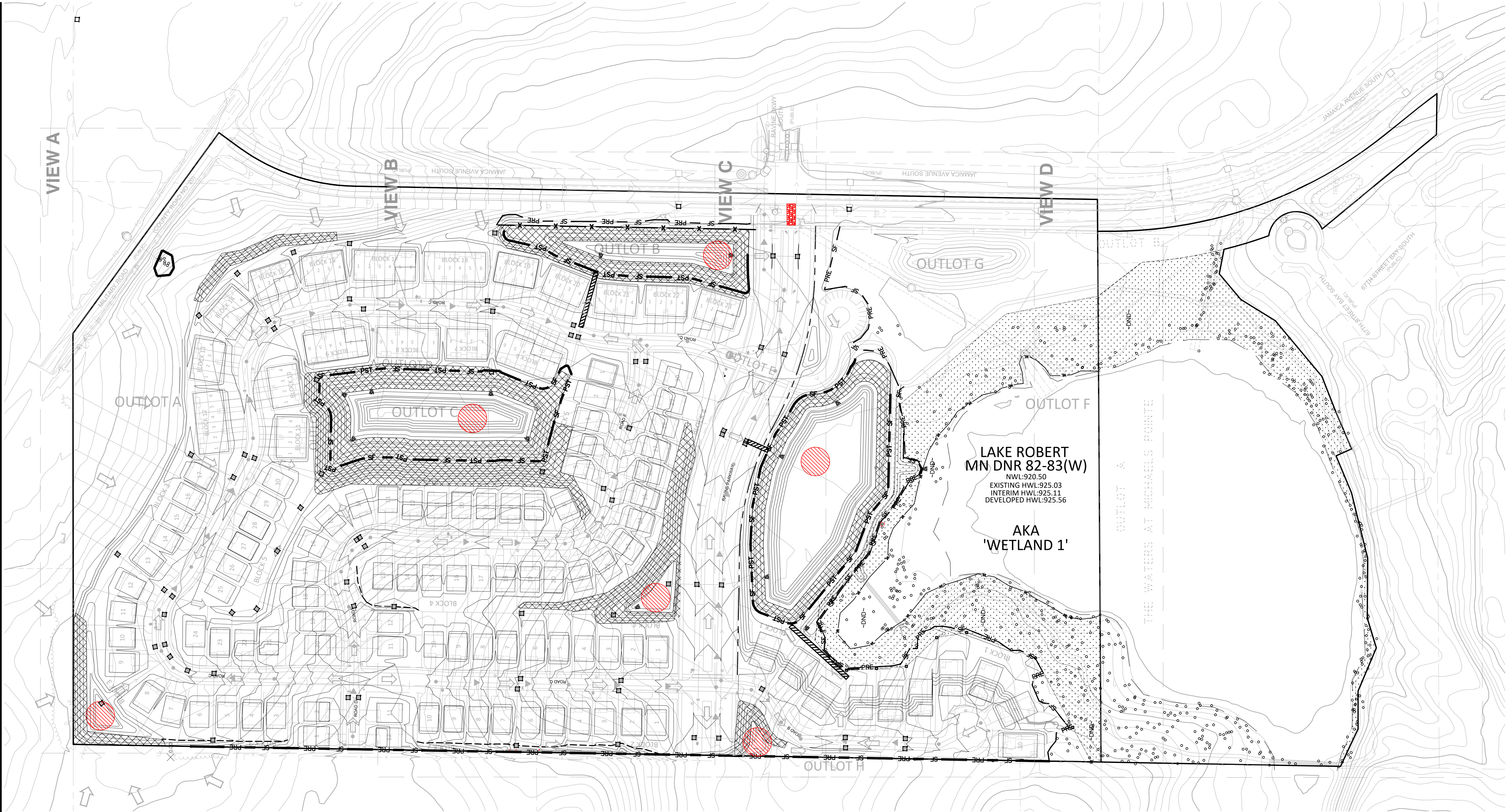
Designed By: JMR
Drafted By: EBM/JDM, TAS, BJP
Project No.: 4000367-00

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26

Sheet 26 of 60

File Location: X:\400367-00\01\40 Design\03 Sheets - Preliminary\POND 3 Detail.dwg Plotted By: Ben Palazzoni on December 11, 2024 8:57 AM



LEGEND:

- 789 --- EXISTING CONTOUR
--- 789 --- PROPOSED CONTOUR
--- PROPOSED RETAINING WALL
--- DIRECTION OF DRAINAGE
--- PROPOSED CATCH BASINS
--- PROPOSED STORM SEWER
--- PROPERTY LINE
--- LOT LINE
--- RIGHT-OF-WAY
--- EXISTING VEGETATION LIMITS (APPROX)
--- PRE --- SF --- PROPOSED SILT FENCE (PRE GRADING)
--- PST --- SF --- PROPOSED SILT FENCE (POST GRADING)
--- EXISTING TREE TO REMAIN
--- INLET PROTECTION
--- BIOROLL
- DND
DO NOT DISTURB AREAS
TEMPORARY DRAINAGE ROUTING DURING MASS GRADING
ROCK CONSTRUCTION ENTRANCE
CATEGORY 3 EROSION CONTROL BLANKET
DEWATERING TRENCH
WETLAND BUFFER
TEMPORARY SEDIMENT BASIN

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR.

THE STREET AND UTILITY CONTRACTOR WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPs INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER.

NOTES:

- SEE SHEET 28 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

EROSION CONTROL RESPONSIBLE PARTY:

RACHEL CONTRACTING

SITE IMPERVIOUS DATA

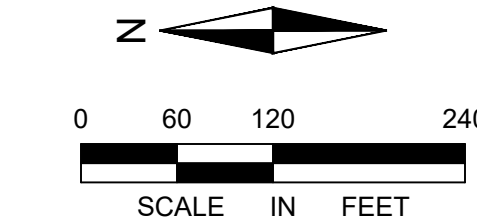
PRE-CONSTRUCTION ACRES OF IMPERVIOUS: 0.3 AC
POST-CONSTRUCTION ACRES OF IMPERVIOUS: 19.9 AC
TOTAL NEW IMPERVIOUS SURFACE ACRES: 19.6 AC

SWPPP BMP QUANTITIES:

FINAL BMP QUANTITIES TO BE PROVIDED WITHIN CONSTRUCTION DOCUMENT PLAN SET.



VICINITY MAP
NOT TO SCALE



Wolverstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Erosion & Sediment Control
Plan - Overview

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
_____ Date
_____ License no.

QA/QC CHECK
By _____ Date _____

PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF COTTAGE GROVE AND THE WATERSHED DISTRICT. UNLESS EXPRESSLY EXTENDED BY A PERMIT, THE HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM MONDAY-FRIDAY AND 9:00AM TO 7:00 PM SATURDAY.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRILIPE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS OCCUR, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEARED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOIL IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE 80-90 NPK TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE MNDOT 80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.
21. ALL EROSION AND SEDIMENT CONTROL ITEMS MUST BE IN COMPLIANCE WITH MPCA CSW PERMIT (MN R100001)

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE. PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - 6.1. DATE AND TIME OF INSPECTIONS;
 - 6.2. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - 6.3. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - 6.4. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.)
 - 6.5. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2" (0.5" INCHES) IN 24 HOURS;
 - 6.6. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

INFILTRATION BASINS TO BE CONSTRUCTED IN AN ORDER WHERE THEY ARE TO BE PROTECTED FROM SILTATION AND HEAVY EQUIPMENT.

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE UTILITIES.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)

IF REQUIRED BY THE CONTRACT.

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED AND PRESERVED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED. COMPACTION MUST BE MINIMIZED DURING CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MIX DOT X19 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADAGE PERMITTERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE, AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.
7. STREET SWEEPING SHALL BE USED IN ADDITION TO ROCK CONSTRUCTION ENTRANCES IF ROCK CONSTRUCTION ENTRANCE ALONE IS NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.

1. SWPPP AMENDMENTS SHALL BE MADE ACCORDING TO THE CONSTRUCTION STORMWATER PERMIT.
2. PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPs WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITION HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPs WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF USEPA APPROVED TMDL.

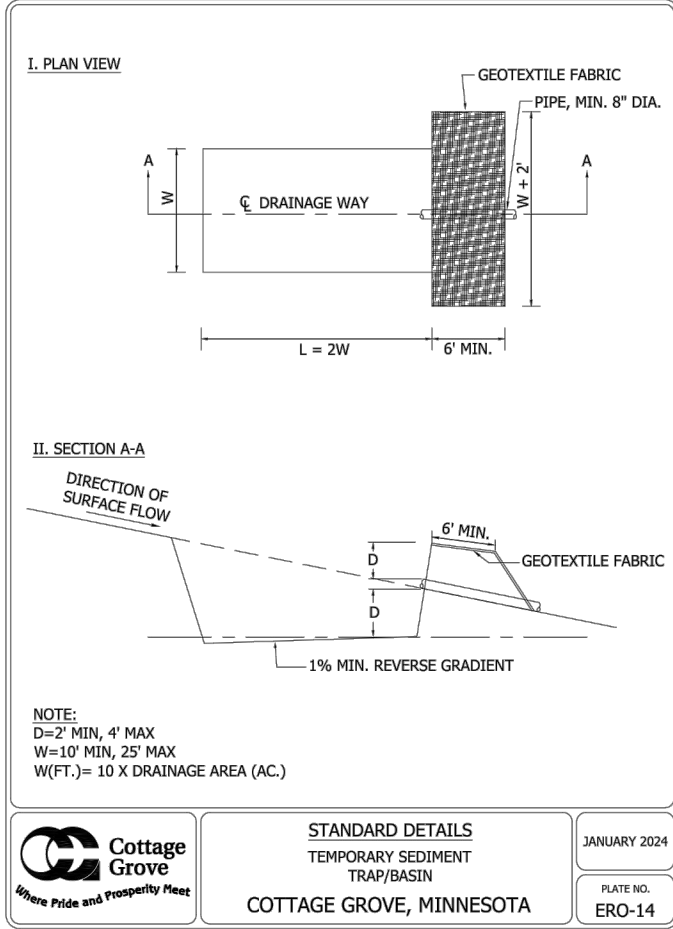
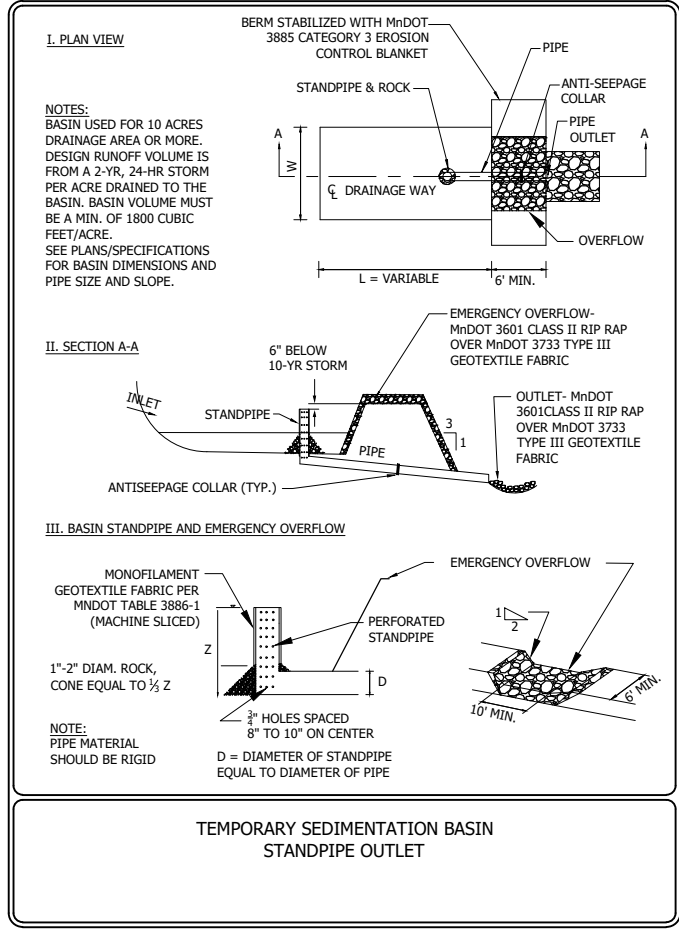
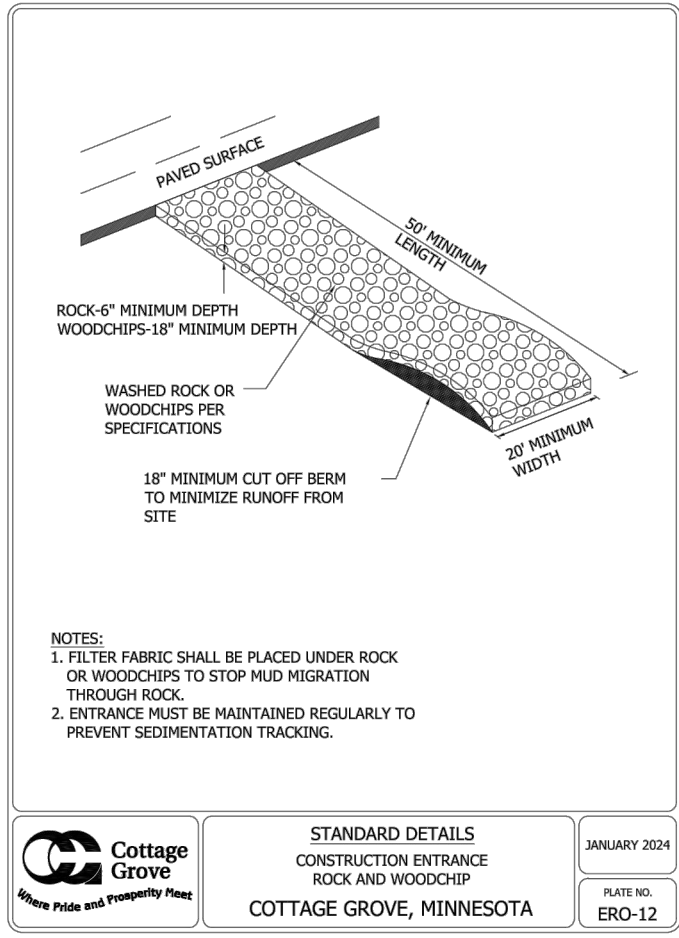
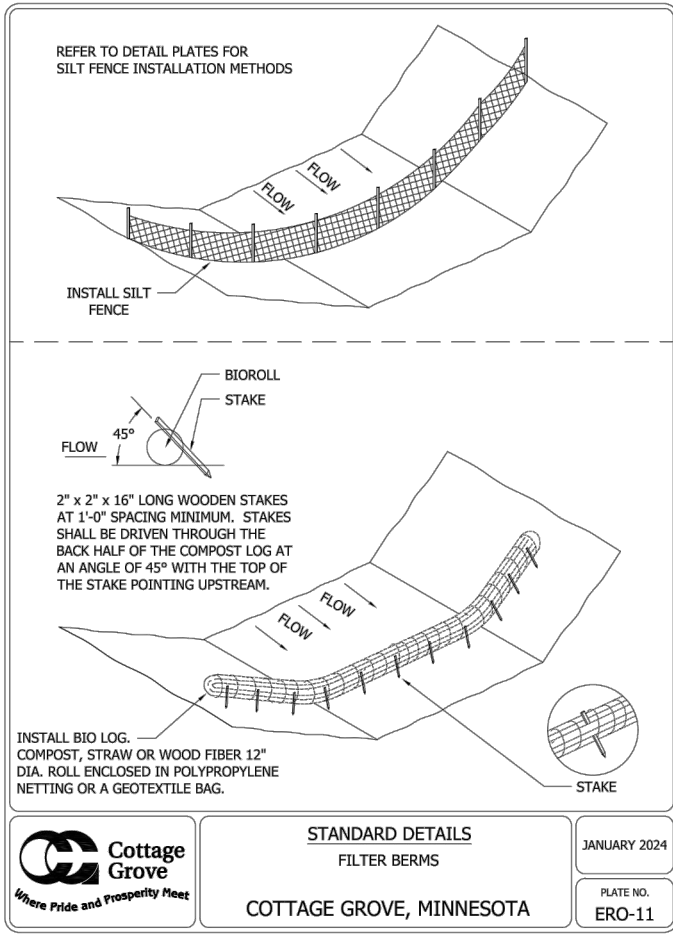
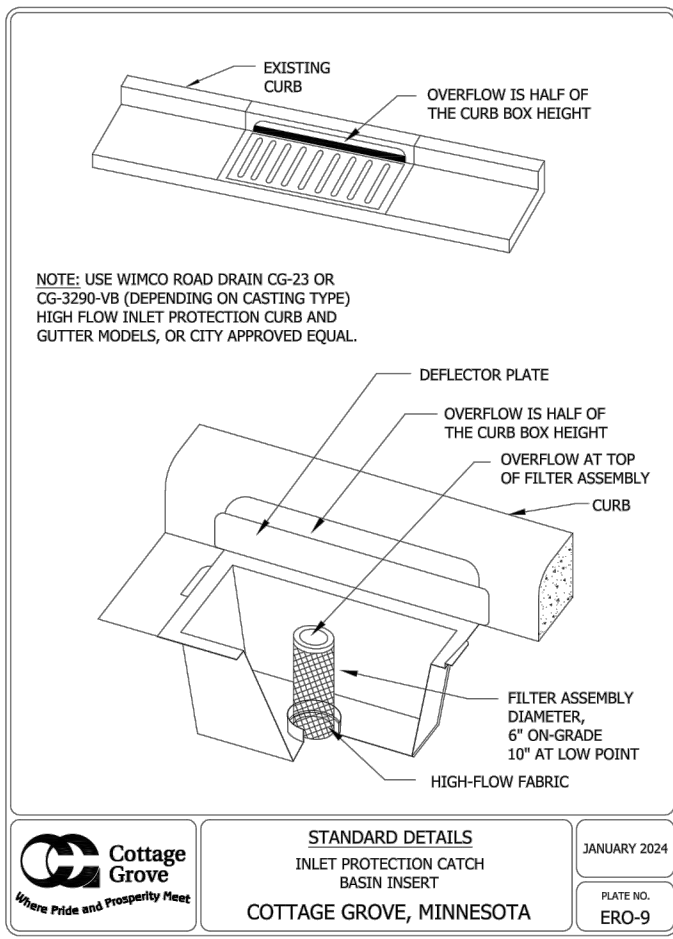
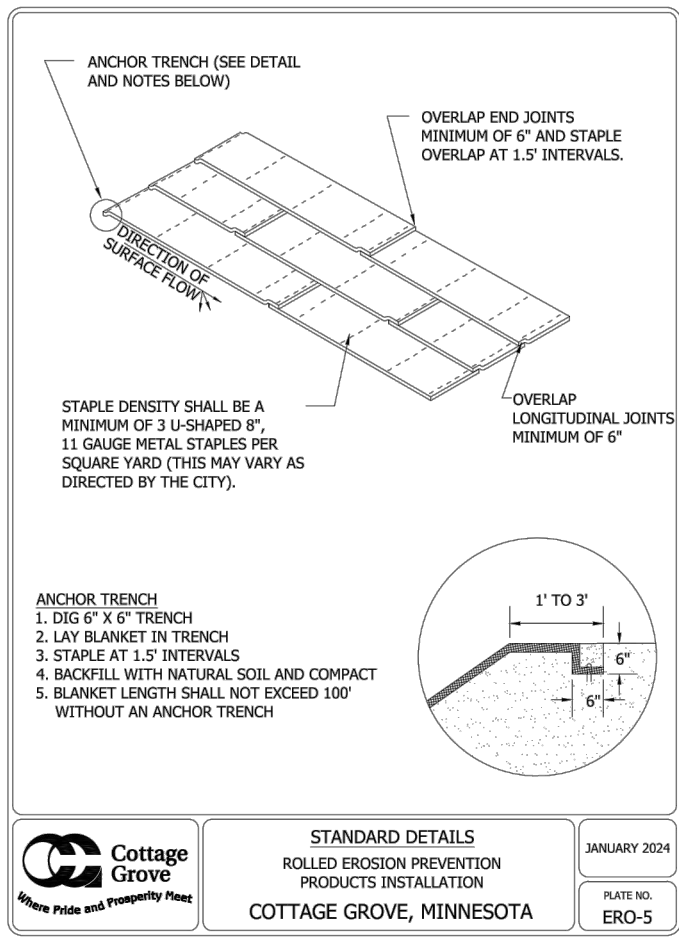
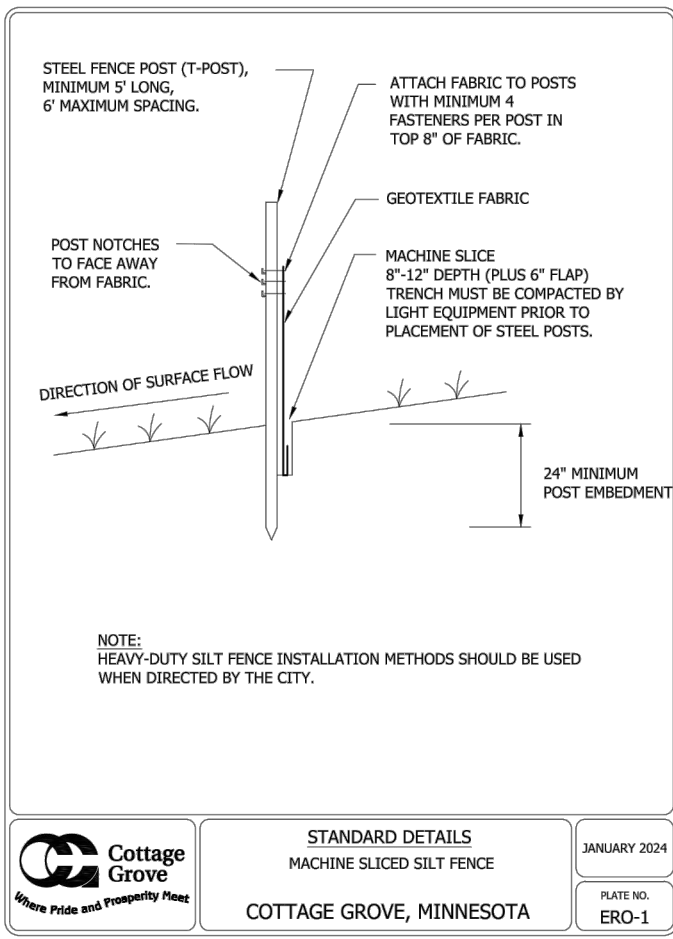
THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND;

- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
- C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGRADING IS ALLOWED ON SITE.
5. STREET SWEEPING IS REQUIRED A MINIMUM OF 1 x PER WEEK OR AS DIRECTED BY CITY ENGINEER.



ACTIVE SWPPP LEGEND													
CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													
NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

1. MnDOT-100
(OATS 20-120 DAY STABILIZATION)
2. MnDOT-150 (1-2 YEAR STABILIZATION)

1. MnDOT 270 (RESIDENTIAL TURF)
2. SOD

1. STRAW/HAY
MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET
MnDOT CAT. 3
3. HYDROMULCH
MnDOT TYPE 5
4. TURF REINFORCEMENT MAT
SC250 NORTH AMERICAN GRE
OR EQUAL-MNDOT CAT 6

1. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

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_____	_____
Mark Bouch	43480
_____	_____
Date	License no.

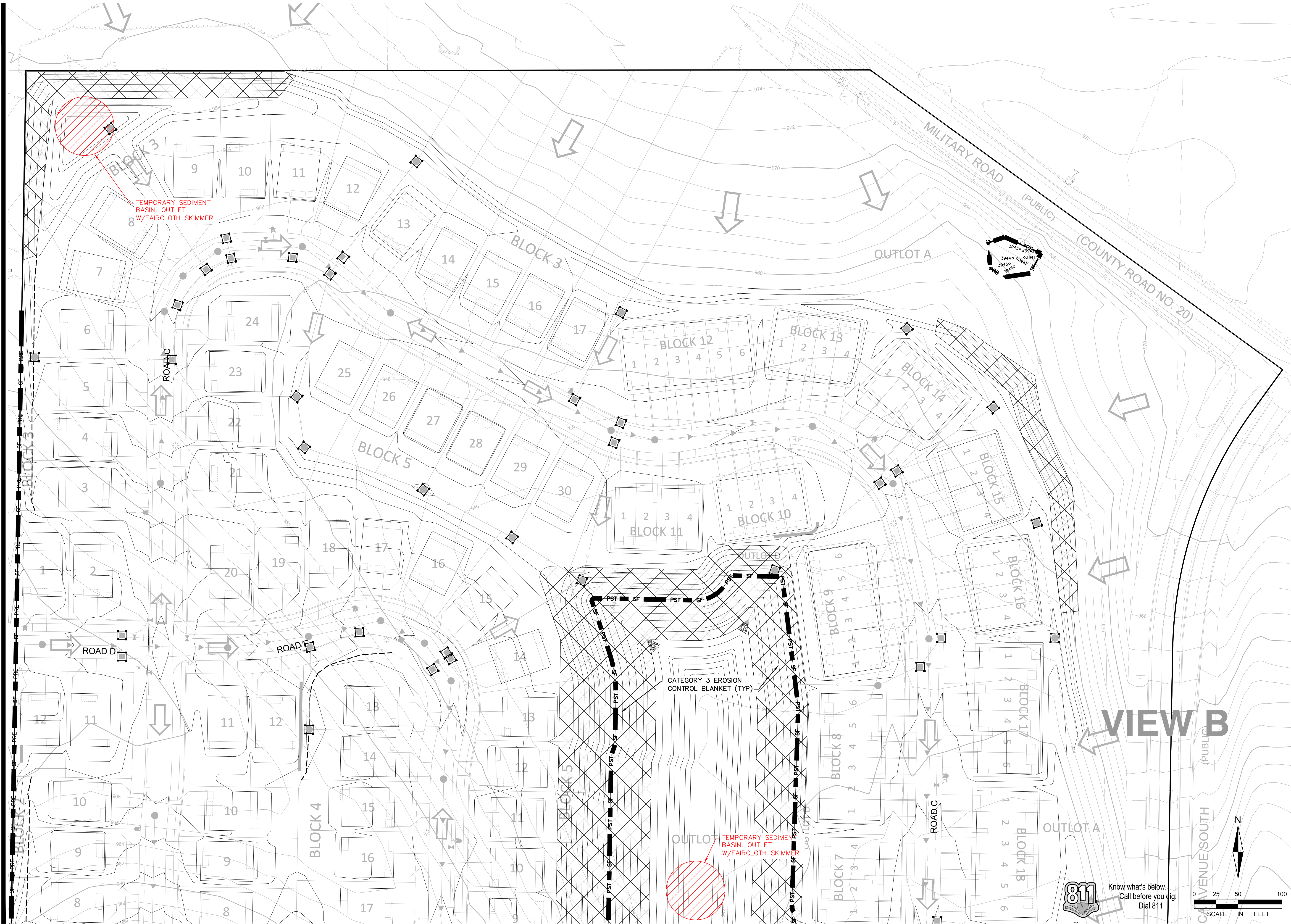
By _____ Date _____

PROJECT TEAM DATA

Designed By: MPR

Drafted By: ELI IDW TAS RIR

Project No.: 4000367-00





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Cottage Grove, Minnesota

Preliminary Plat Submittal
Erosion & Sediment Control
Plan - View A

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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QA/QC CHECK

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PROJECT TEAM DATA

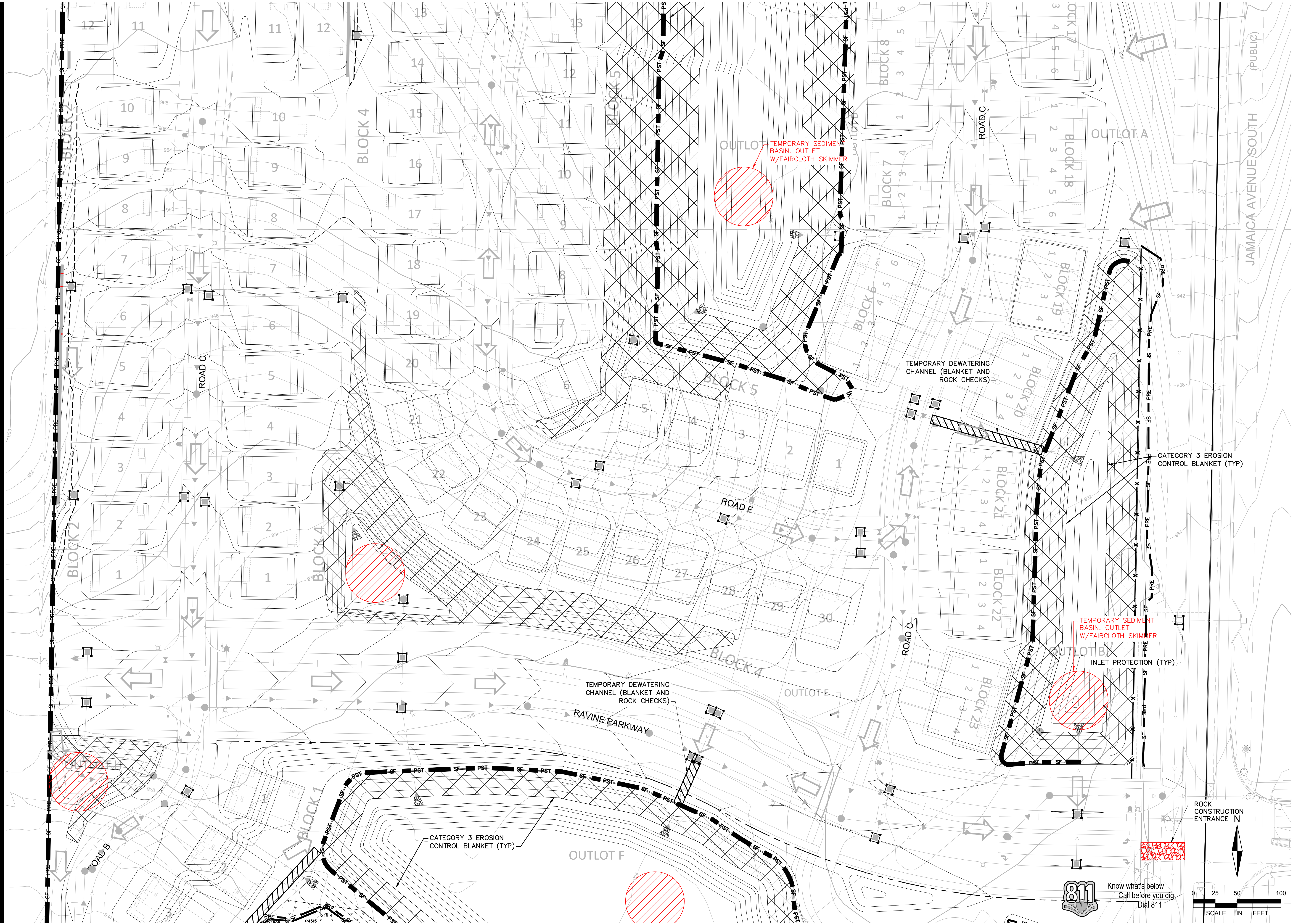
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

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Sheet 29 of 60

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Plan - View B

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12-11-2024	CITY SUBMITTAL

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Project No.: 4000367-00

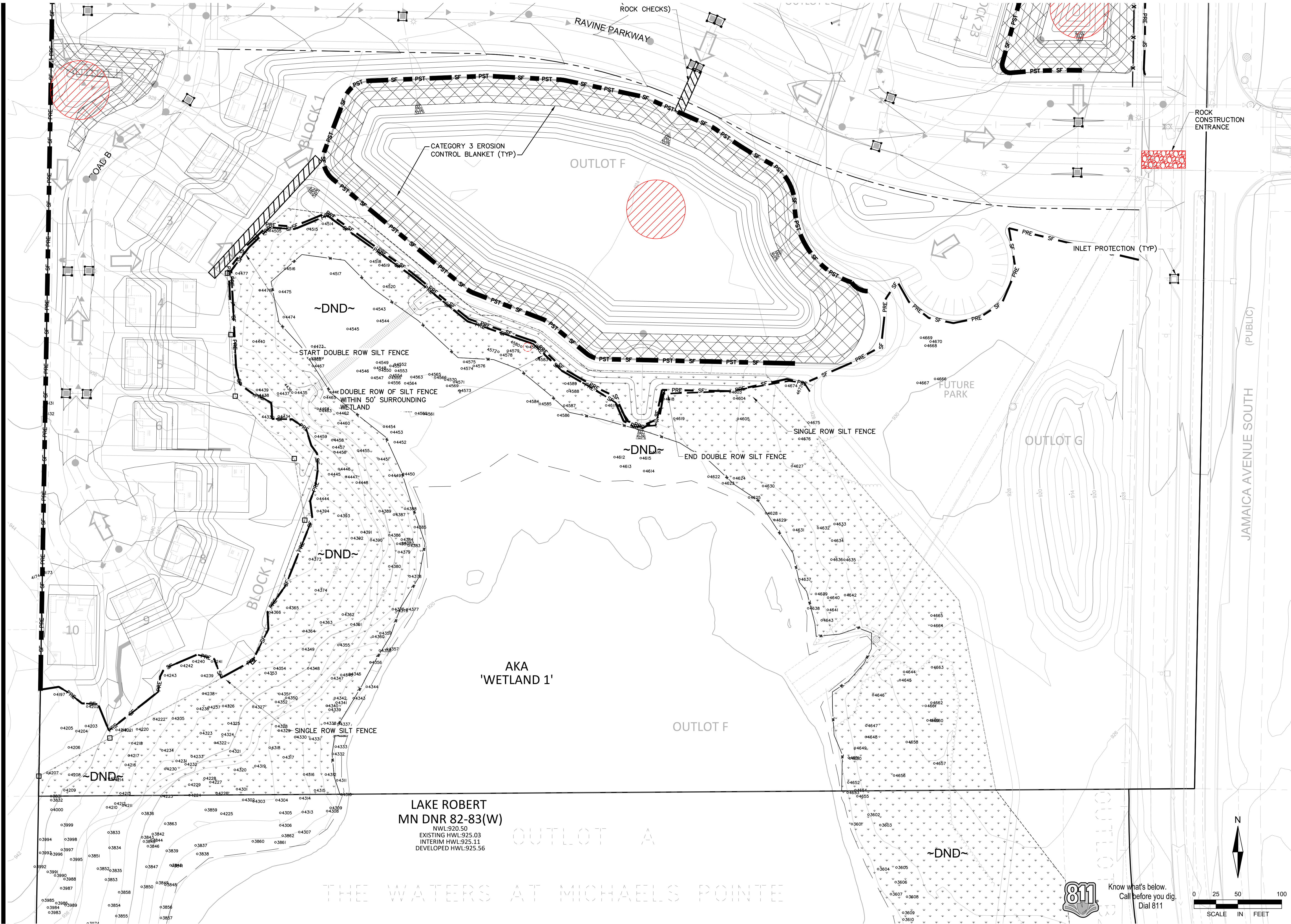
811 Know what's below. Call before you dig. Dial 811

30

Scale: 0 25 50 100 FEET

Sheet 30 of 60

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Erosion & Sediment Control
Plan - View C

DATE	DESCRIPTION
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12-11-2024	CITY SUBMITTAL

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Designed By: MPR
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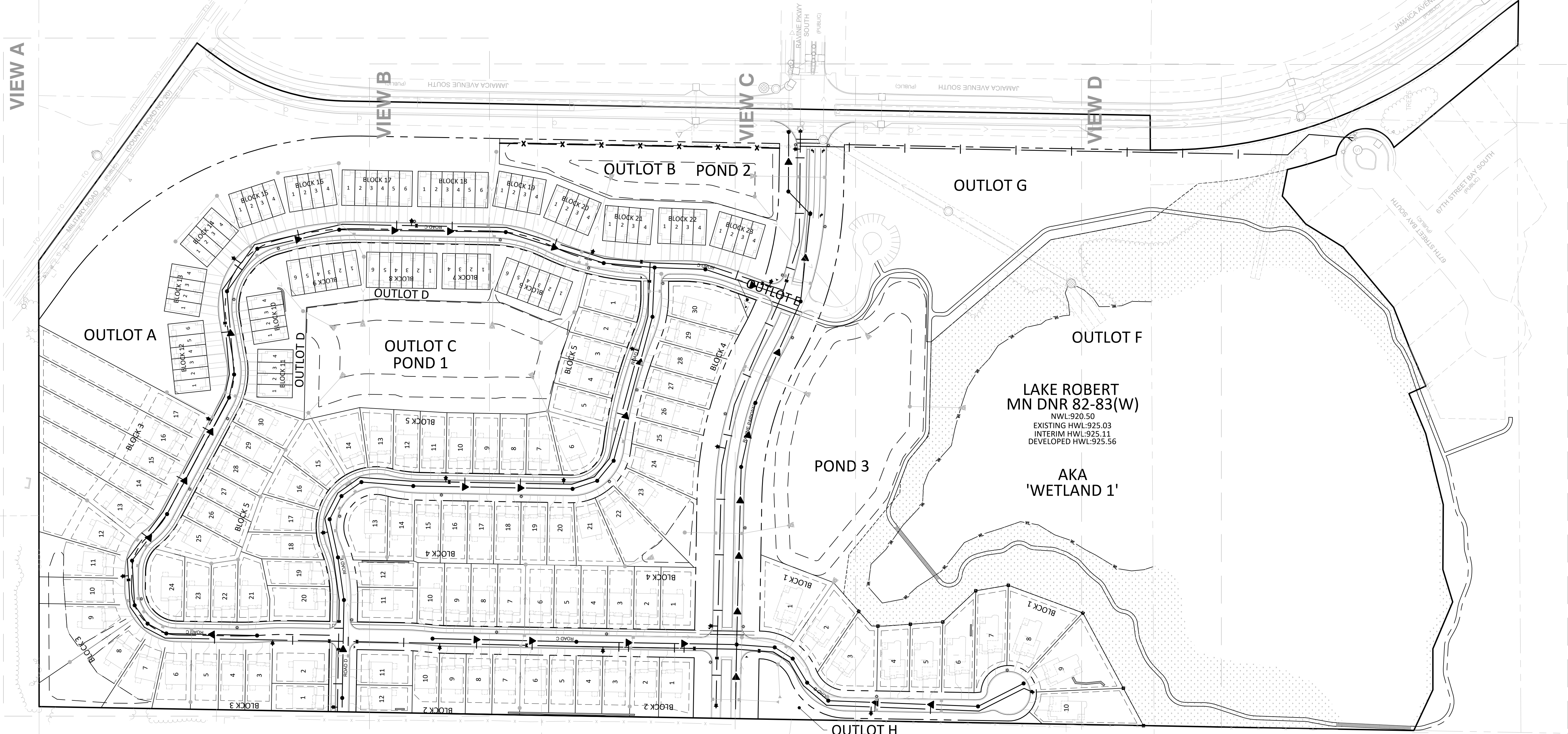
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Sheet 31 of 60

VIEW A

VIEW B

VIEW C

VIEW D



LEGEND:

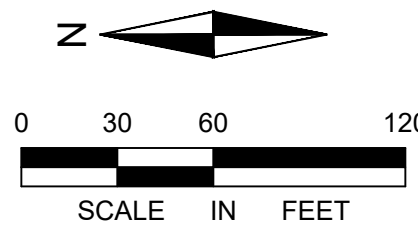
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 24" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER TRUNK MAINS TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE A MINIMUM OF 4" STYROFOAM BOARD INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC SCH 40 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- SANITARY SEWER SERVICES TO EXTEND 15' PAST ROW WITH RISER AT END OF SERVICE. PER CITY DETAIL SER-1
- EXTEND CURB STOP 1' BEYOND ROW WHEN SIDEWALK IS PRESENT.
- WATER SERVICE TAIL TO BE EXTENDED 15' PAST ROW PER CITY DETAIL SER-1.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 8" WATERMAIN SHALL 8" CL-52 DIP.
- SEE DESIGN SCHEDULES FOR SANITARY SEWER ON SHEET 37.



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Preliminary Plat Submittal
Sanitary Sewer & Watermain Plan -
Overview

DATE	DESCRIPTION
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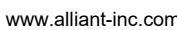
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DATE: [Date]
License no. 43480

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By: [Signature] Date: [Date]

PROJECT TEAM DATA

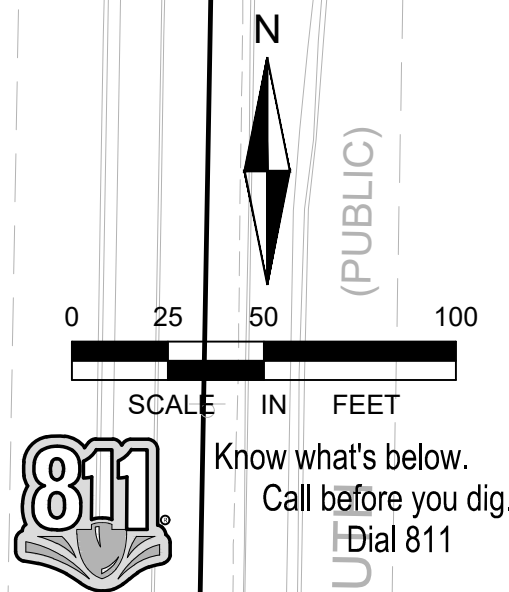
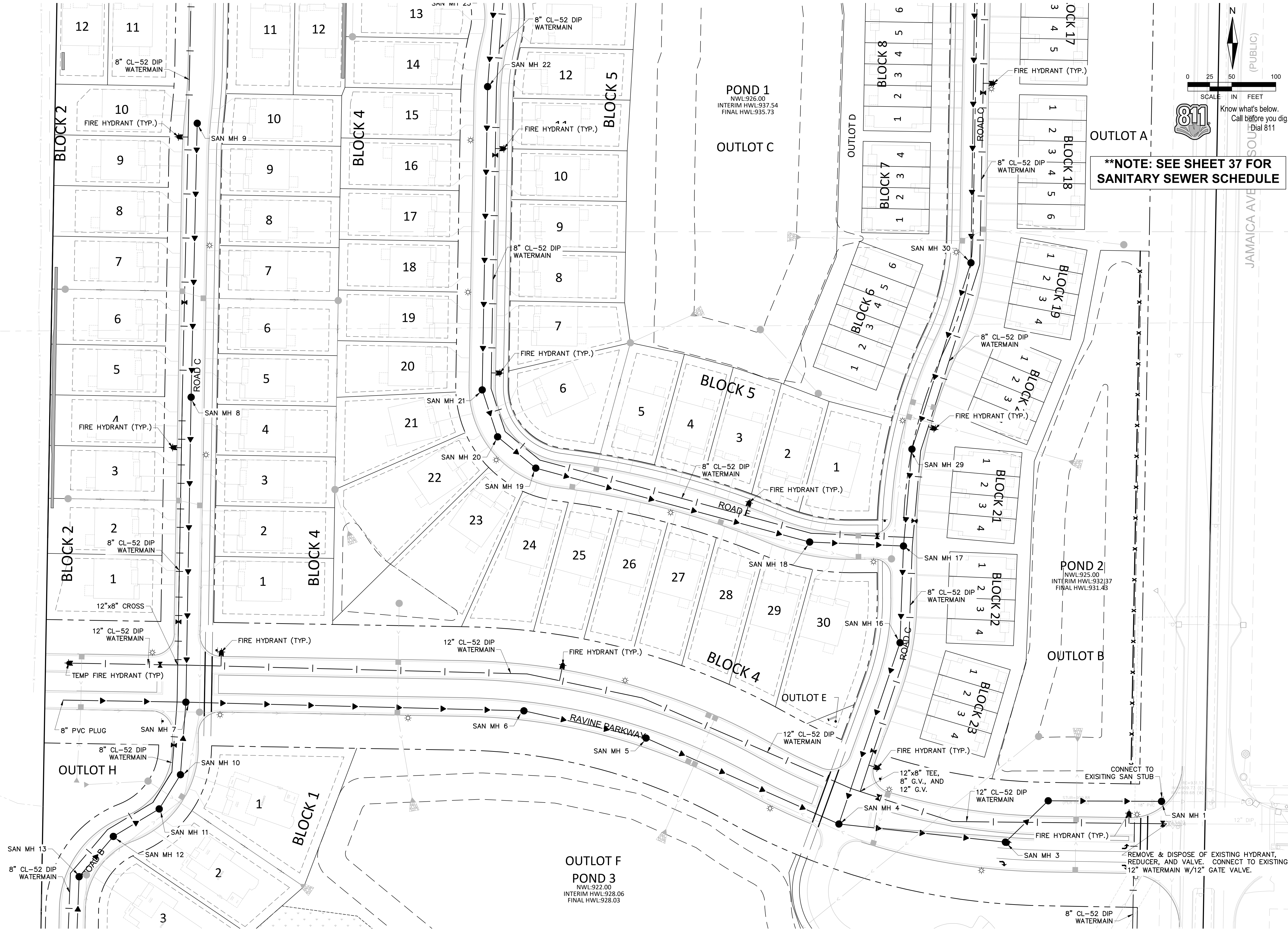
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00



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FOR REVISION ONLY PRELIMINARY NOT FOR CONSTRUCTION	
My Title is _____	43480
Date _____	License no. _____
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By _____	Date _____
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Sheet 33 of 60





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Sanitary Sewer & Watermain Plan -
View B

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12-11-2024	CITY SUBMITTAL

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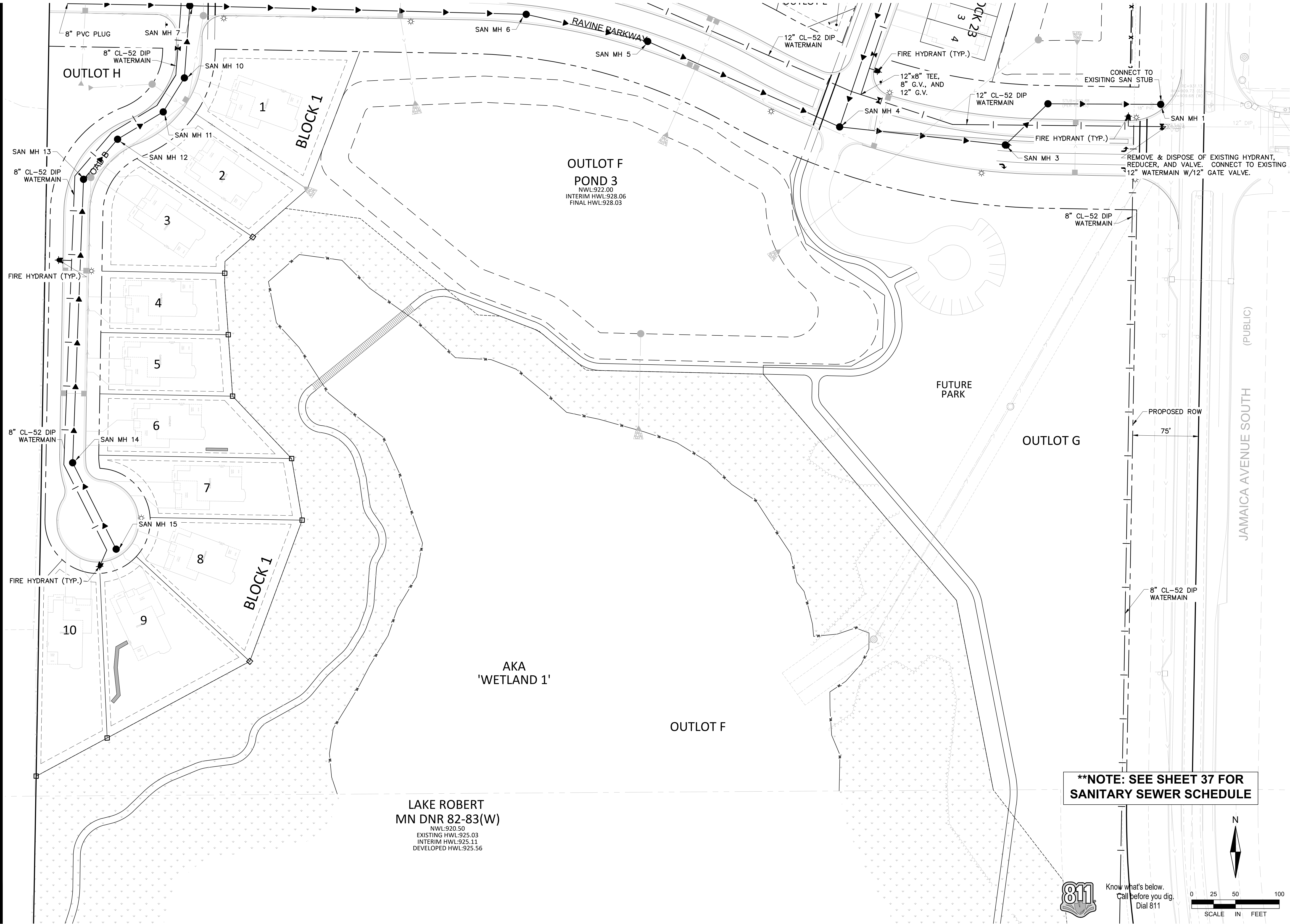
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

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Sheet 34 of 60

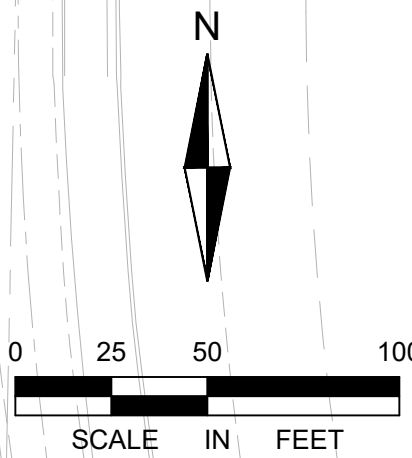
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****NOTE: SEE SHEET 37 FOR
SANITARY SEWER SCHEDULE**



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12-11-2024	CITY SUBMITTAL

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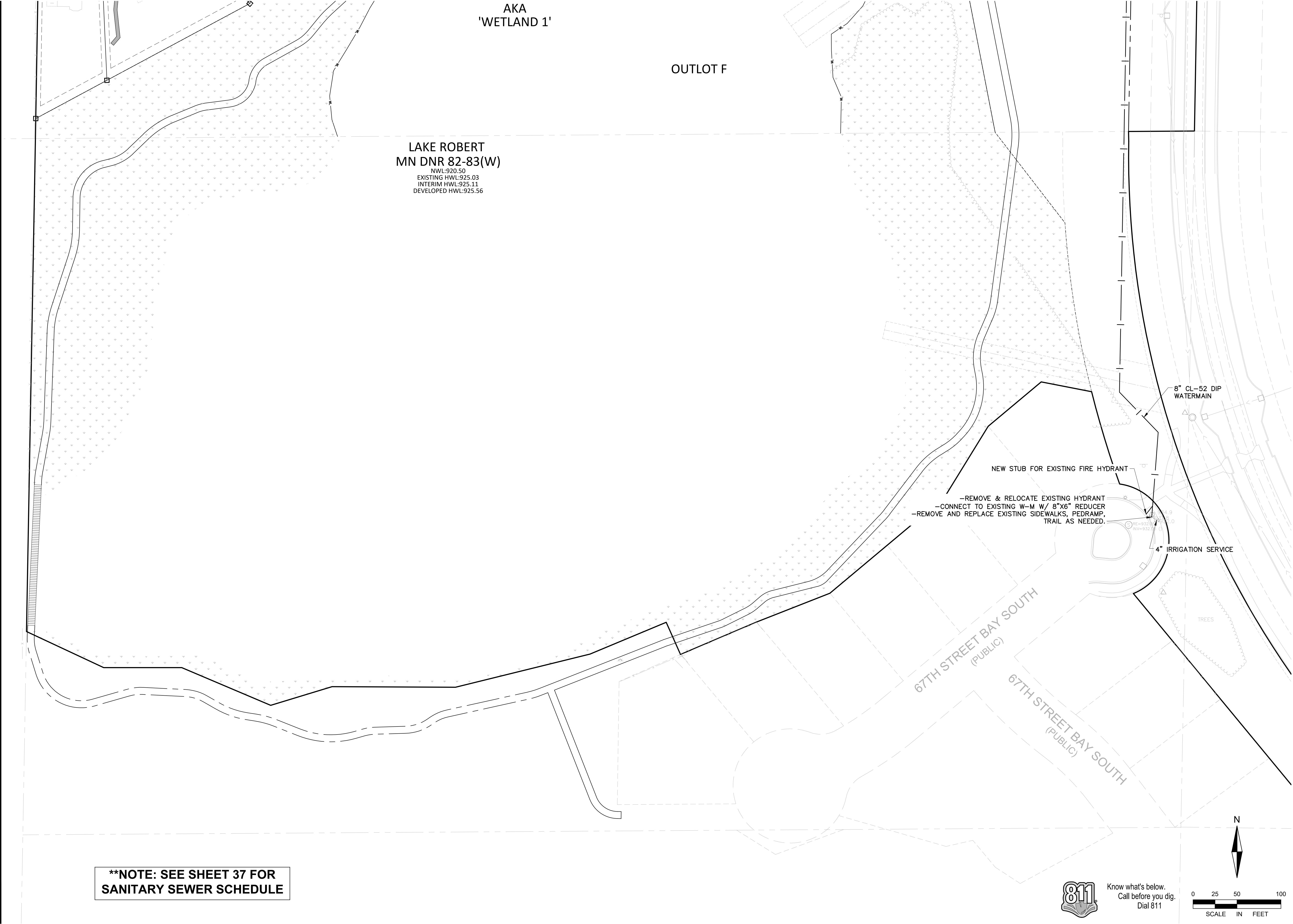
By _____ Date _____

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Project No.: 4000367-00

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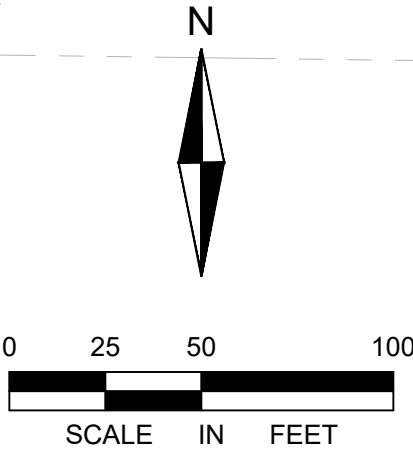
Sheet 35 of 60



****NOTE: SEE SHEET 37 FOR
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Sanitary Sewer & Watermain Plan -
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Sheet 36 of 60

MH		PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]
FROM	TO								
SAN MH 41	SAN MH 40	8	0.040	195.99	948.79	940.95	959.79	48	11.00
SAN MH 40	SAN MH 39	8	0.040	45.68	940.85	939.02	952.08	48	11.23
SAN MH 39	SAN MH 38	8	0.040	48.43	938.92	936.99	951.59	48	12.67
SAN MH 38	SAN MH 37	8	0.004	96.70	936.89	936.50	951.26	48	14.37
SAN MH 37	SAN MH 36	8	0.004	125.84	936.40	935.90	951.27	48	14.87
SAN MH 36	SAN MH 35	8	0.004	284.90	935.80	934.66	951.57	48	15.77
SAN MH 35	SAN MH 34	8	0.004	51.07	934.56	934.35	951.15	48	16.59
SAN MH 34	SAN MH 33	8	0.004	180.43	934.25	933.53	950.77	48	16.52
SAN MH 33	SAN MH 32	8	0.004	112.90	933.43	932.98	949.39	48	15.96
SAN MH 32	SAN MH 31	8	0.004	189.45	932.88	932.12	946.48	48	13.60
SAN MH 31	SAN MH 30	8	0.018	352.11	932.02	925.68	943.21	48	11.19
SAN MH 30	SAN MH 29	8	0.015	221.79	925.58	922.26	937.90	48	12.32
SAN MH 29	SAN MH 17	8	0.004	110.31	922.16	921.71	936.75	48	14.59
STUB	SAN MH 28	8	0.004	20.00	959.00	958.92	969.82	-	10.82
SAN MH 28	SAN MH 27	8	0.025	211.51	958.82	953.53	969.82	48	11.00
SAN MH 27	SAN MH 26	8	0.029	93.03	953.43	950.73	964.70	48	11.27
SAN MH 26	SAN MH 25	8	0.031	84.26	950.63	948.02	961.72	48	11.09
SAN MH 25	SAN MH 24	8	0.035	56.15	947.92	945.96	958.71	48	10.79
SAN MH 24	SAN MH 23	8	0.008	52.57	945.86	945.44	957.86	48	12.00
SAN MH 23	SAN MH 22	8	0.004	112.45	945.34	944.89	957.75	48	12.41
SAN MH 22	SAN MH 21	8	0.004	344.08	944.79	943.41	958.80	48	14.01
SAN MH 21	SAN MH 20	8	0.004	56.00	943.31	943.09	957.15	60	13.84
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SAN MH 19	SAN MH 18	8	0.050	321.94	940.65	924.55	951.47	48	10.82
SAN MH 18	SAN MH 17	8	0.004	106.56	924.45	924.02	937.54	48	13.09
SAN MH 17	SAN MH 16	8	0.004	109.73	921.61	921.18	937.53	48	15.92
SAN MH 16	SAN MH 4	8	0.013	217.04	921.08	918.25	935.71	48	14.63
SAN MH 15	SAN MH 14	8	0.035	110.31	933.47	929.61	944.47	48	11.00
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Cottage Grove, Minnesota

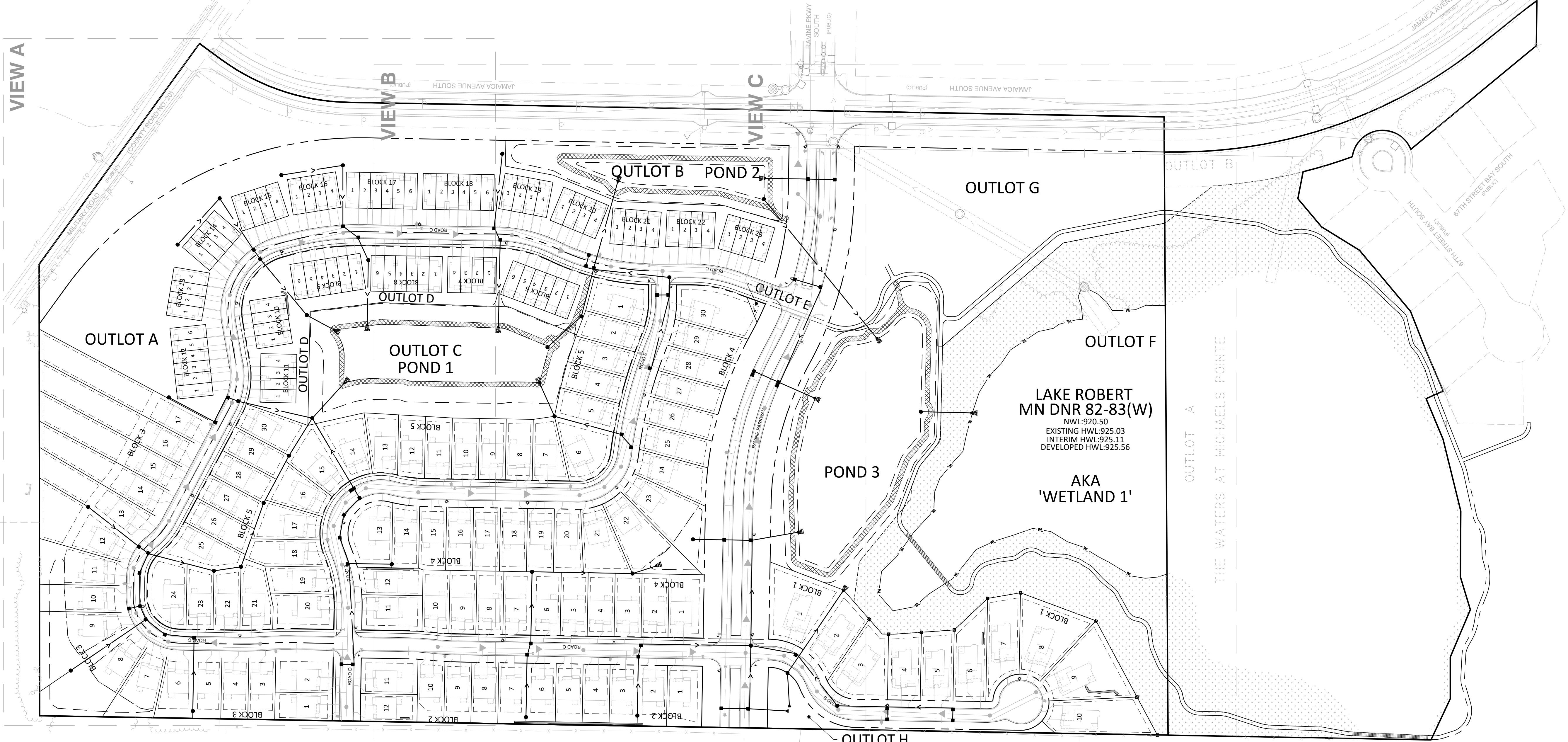
Preliminary Plat Submittal
Sanitary Sewer & Watermain - Schedule

DESCRIPTION	CITY SUBMITTAL	CITY SUBMITTAL
DATE	11-21-2024	12-11-2024
CERTIFICATION I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. _____ Date License no. 43480 FOR REVIEW ONLY PRELIMINARY NOT FOR CONSTRUCTION QA/QC CHECK _____ By Date PROJECT TEAM DATA Designed By: MPR Drafted By: ELL, JDW, TAS, BJP Project No.: 4000367-00		

VIEW A

VIEW B

VIEW C



LEGEND:

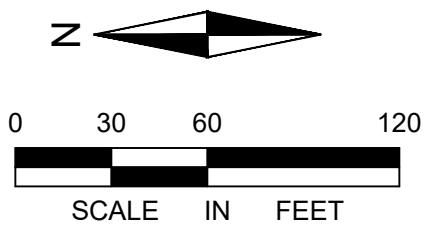
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- POND MAINTENANCE ACCESS
- WETLAND BUFFER

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- MAINTAIN A MIN 2' VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- PROVIDE A MINIMUM OF 4" THICK STYROFOAM BOARD INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- SEE SHEET 42 FOR STORM SEWER DESIGN SCHEDULES.



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Dial 811



Wolverstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Storm Sewer Plan - Overview

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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 Civil Engineer under the laws of the State of Minnesota.

Mark Rausch
Date 43480
License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

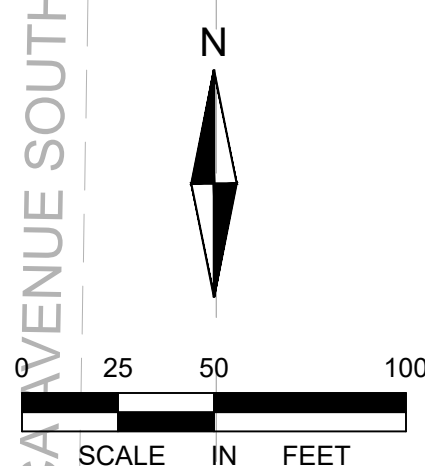
Designed By: MPR

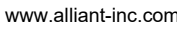
Drafted By: ELL, JDW, TAS, BJP, DMS

Project No.: 4000367-00



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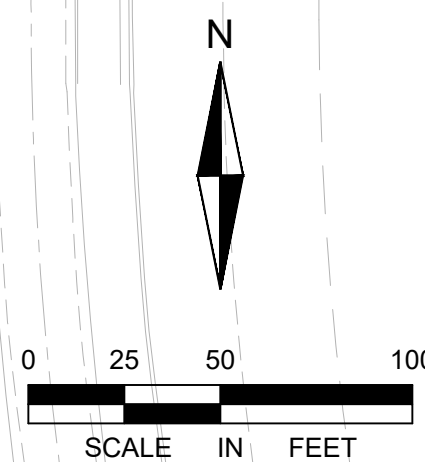




Storm Sewer Plan - View C

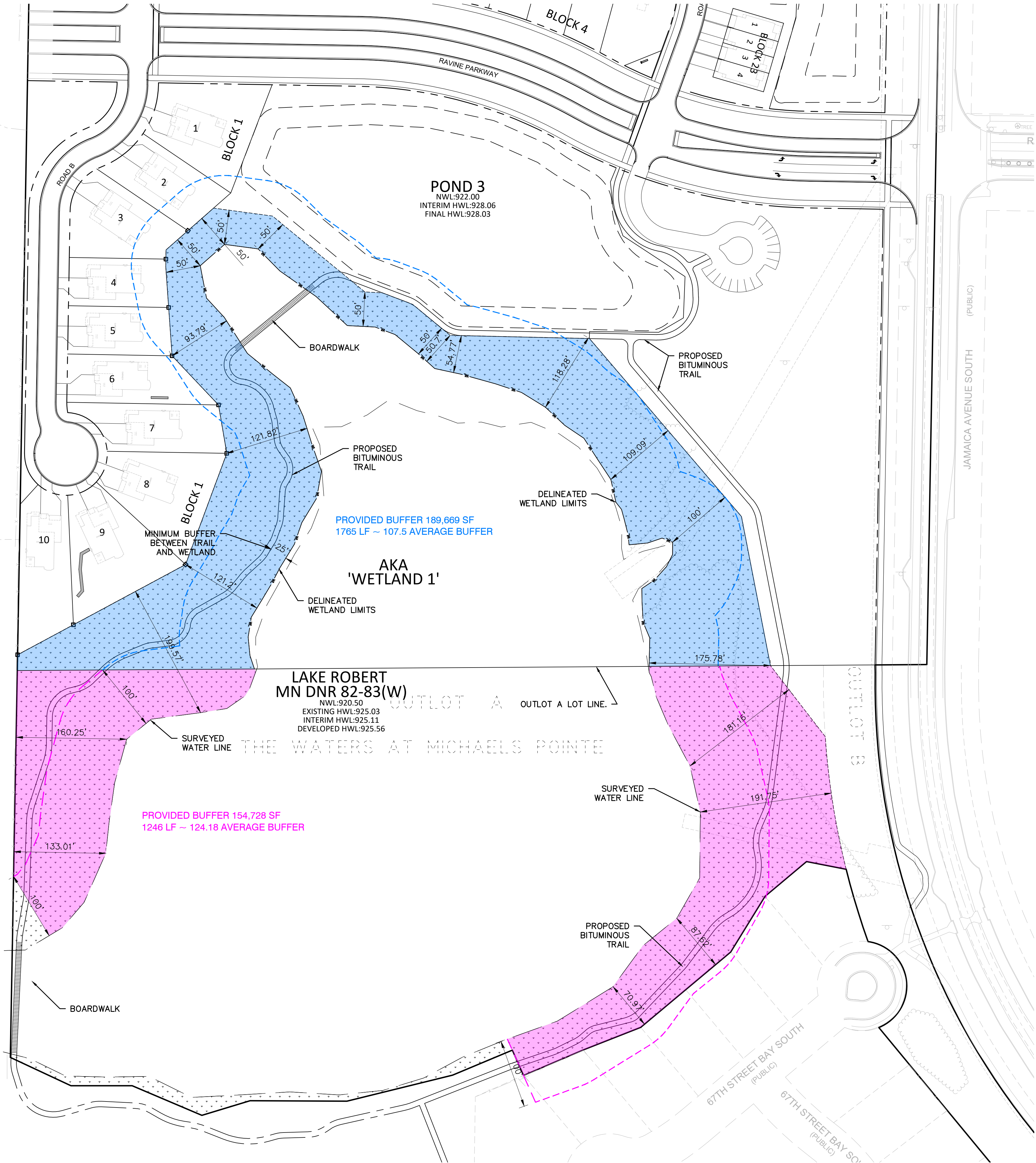
PROJECT TEAM DATA
Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP, DMS
Project No.: 4000367-00

Sheet 41 of 60



MH/CB		P. DIA.	P. SLOPE		PIPE	FROM	TO	RIM ELEV	STR.	CAST	BUILD
FROM	TO	D [IN]	S [%]	P. TYPE	LENGTH [FT]	INVERT	INVERT		TYPE	TYPE	(FT)
CB 106	CBMH 105	12	0.0070	RCP	63.3	927.58	927.14	931.78	2'x3'	R-3067-V	4.20
CBMH 105	CBMH 101	12	0.0090	RCP	222.1	927.14	925.14	931.71	48"	R-3067-V	4.57
CB 104	CBMH 101	12	0.0044	RCP	8.0	926.07	926.03	930.27	2'x3'	R-3067-V	4.20
CB 103	CBMH 102	12	0.0320	RCP	8.0	926.07	925.81	930.27	2'x3'	R-3067-V	4.20
CBMH 102	CBMH 101	15	0.0110	RCP	63.3	925.81	925.12	930.26	48"	R-3067-V	4.45
CBMH 101	FES 100	18	0.0100	RCP	82.9	922.83	922.00	930.26	48"	R-3067-V	10.43
FES 100	POND 3	0	0.0000	0.0000	0.0	0.00	922.00	0.00	18"	FES	0.00
CB 207	CBMH 205	12	0.0250	RCP	162.2	935.87	931.82	940.07	2'x3'	R-3067-V	4.20
CB 206	CBMH 205	12	0.0044	RCP	30.0	932.41	932.28	936.61	2'x3'	R-3067-V	4.20
CBMH 205	MH 204	12	0.0200	RCP	37.5	931.32	930.57	936.61	48"	R-3067-V	5.29
MH 204	CBMH 202	12	0.0200	RCP	162.9	930.57	927.31	937.18	48"	R-1642	6.61
OCS 1000	MH 208	42	0.0026	RCP	97.8	926.00	925.75	932.00	72"	GRATE	10.50
MH 208	CBMH 202	42	0.0024	PP	103.3	925.75	925.50	935.80	72"	R-1642	10.05
CB 203	CBMH 201	12	0.0090	RCP	30.1	931.78	931.51	935.98	2'x3'	R-3067-V	4.20
CBMH 201	CBMH 202	15	0.0060	RCP	17.2	931.51	931.41	935.98	48"	R-3067-V	4.47
CBMH 202	FES 200	42	0.0022	RCP	225.8	925.50	925.00	935.94	72"	R-3067-V	13.44
FES 200	POND 2	0	0.0000	0.0000	0.0	0.00	925.00	0.00	42"	FES	0.00
CB 355	CBMH 354	12	0.0130	PP	132.8	940.10	938.37	944.10	27"	R-4342	4.00
CBMH 354	CBMH 353	12	0.0044	PP	129.7	938.37	937.80	942.40	48"	R-4342	4.03
CBMH 353	CBMH 352	12	0.0100	RCP	40.5	937.80	937.40	942.92	48"	R-3067-V	5.12
CBMH 352	MH 351	12	0.0160	PP	49.7	937.40	936.60	942.23	48"	R-3067-V	7.83
MH 351	FES 350	15	0.0060	RCP	140.6	926.84	926.00	943.40	48"	R-1642	16.56
FES 350	POND 1	0	0.0000	0.0000	0.0	0.00	926.00	0.00	15"	FES	0.00
CB 303	CBMH 302	12	0.0050	PP	157.0	931.50	930.72	935.50	27"	R-4342	4.00
CBMH 302	CBMH 301	15	0.0080	RCP	32.8	930.72	930.45	937.70	48"	R-3067-V	6.99
CBMH 301	FES 300	15	0.0130	RCP	185.1	928.40	926.00	937.55	48"	R-3067-V	12.15
FES 300	POND 1	0	0.0000	0.0000	0.0	0.00	926.00	0.00	15"	FES	0.00
CB 405	CBMH 404	12	0.0120	PP	133.2	943.40	941.80	948.90	27"	R-4342	5.50
CBMH 404	CBMH 403	12	0.0150	PP	128.4	941.80	939.88	946.00	48"	R-4342	4.20
CBMH 403	CBMH 402	15	0.0150	RCP	30.0	939.88	939.43	946.42	48"	R-3501	6.54
CBMH 402	CBMH 401	15	0.0200	PP	152.7	939.43	936.37	946.18	48"	R-3067-V	9.75
CBMH 401	FES 400	18	0.0100	RCP	69.0	926.69	926.00	940.00	48"	R-4342	13.31
FES 400	POND 1	0	0.0000	0.0000	0.0	0.00	926.00	0.00	18"	FES	0.00
CB 531	CBMH 530	12	0.0120	RCP	157.1	950.30	948.41	954.30	27"	R-4342	4.00
CBMH 530	CBMH 529	12	0.0190	RCP	62.6	948.41	947.23	952.90	48"	R-3067-V	4.49
CBMH 529	CBMH 527	12	0.0200	RCP	51.8	947.23	946.19	951.38	48"	R-3067-V	4.15
CB 528	CBMH 527	36	0.0050	RCP	190.0	939.00	938.05	945.00	60"	R-4342	6.00
CBMH 527	CBMH 526	36	0.0050	RCP	30.5	938.05	937.90	950.82	72"	R-3067-V	12.77
CB 532	CBMH 526	12	0.0044	RCP	30.0	946.54	946.41	950.74	2'x3'	R-3067-V	4.20
CBMH 526	CBMH 525	36	0.0020	RCP	70.4	937.90	937.76	950.74	60"	R-3067-V	12.84
CBMH 525	CBMH 522	36	0.0050	RCP	45.8	937.76	937.53	950.92	60"	R-3067-V	13.16
CB 524	CBMH 523	12	0.0044	PP	134.7	946.10	945.51	950.30	27"	R-4342	4.20
CBMH 523	CBMH 522	12	0.0480	RCP	28.1	945.51	944.16	950.57	48"	R-3067-V	5.06
CBMH 522	CBMH 521	36	0.0050	PP	142.5	937.53	936.82	950.57	72"	R-3067-V	16.04
CBMH 521	CBMH 520	36	0.0050	PP	58.3	936.82	936.52	950.90	60"	R-4342	14.08
CBMH 520	CBMH 519	36	0.0050	PP	144.1	936.52	935.80	950.10	60"	R-4342	13.58
CBMH 519	CBMH 518	36	0.0050	PP	114.9	935.80	935.23	949.70	60"	R-4342	13.90
CBMH 518	CBMH 501	36	0.0050	PP	94.0	935.23	934.76	950.00	60"	R-4342	14.77
CB 517	CBMH 516	12	0.0044	RCP	30.0	961.96	961.83	966.16	2'x3'	R-3067-V	4.20
CBMH 516	CBMH 514	12	0.0230	RCP	215.5	961.83	956.87	966.16	48"	R-3067-V	4.33
CB 515	CBMH 514	12	0.0044	PP	91.2	954.81	954.41	959.01	27"	R-4342	4.20

MH/CB		P. DIA.	P. SLOPE		PIPE	FROM	TO		STR.	CAST	BUILD
FROM	TO	D [IN]	S [%]	P. TYPE	LENGTH [FT]	INVERT	INVERT	RIM ELEV	TYPE	TYPE	(FT)
CBMH 514	CBMH 512	12	0.0150	RCP	59.2	954.41	953.52	961.33	48"	R-3067-V	6.92
CB 506A	CBMH 506	12	0.0062	RCP	8.0	953.04	952.99	957.24	2'x3'	R-3067-V	4.20
CBMH 512	CBMH 511	15	0.0180	RCP	48.9	953.52	952.64	958.95	48"	R-3067-V	5.43
CBMH 511	CBMH 507	15	0.0150	RCP	49.0	952.64	951.91	957.66	48"	R-3067-V	5.02
CBMH 507	CBMH 506	15	0.0250	RCP	27.1	951.91	951.23	957.24	48"	R-3067-V	5.33
CBMH 506	CBMH 501	18	0.0240	PP	171.0	945.11	941.00	957.22	48"	R-3067-V	15.11
CB 505	CBMH 504	12	0.0044	PP	109.9	946.25	945.77	950.70	27"	R-4342	4.45
CBMH 504	CBMH 503	12	0.0080	RCP	58.7	945.77	945.30	951.08	48"	R-3067-V	5.31
CBMH 503	CBMH 502	12	0.0090	RCP	30.0	945.30	945.03	950.58	48"	R-3067-V	5.28
CBMH 502	CBMH 501	12	0.0250	PP	158.6	945.03	941.06	950.62	48"	R-3067-V	8.59
CBMH 501	FES 500	36	0.0040	RCP	104.7	926.42	926.00	946.00	60"	R-4342	19.58
FES 500	POND 1	0	0.0000	0.0000	0.0	0.00	926.00	0.00	36"	FES	0.00
CB 605	CBMH 604	12	0.0055	PP	130.0	948.90	948.19	953.10	27"	R-4342	4.20
CBMH 604	CBMH 603	12	0.0150	RCP	30.9	948.19	947.72	953.53	48"	R-3067-V	5.35
CBMH 603	CBMH 602	12	0.0310	PP	150.0	947.72	943.07	952.56	48"	R-3067-V	7.84
CBMH 602	CBMH 601	15	0.0300	PP	214.4	940.92	934.49	953.40	48"	R-4342	12.48
CBMH 601	FES 600	18	0.0090	RCP	54.6	934.49	934.00	940.00	48"	R-4342	5.51
FES 600	AREA 1	0	0.0000	0.0000	0.0	0.00	934.00	0.00	18"	FES	0.00
CBMH 703	CBMH 702	12	0.0310	RCP	38.4	944.56	943.37	948.76	2'x3'	R-3067-V	4.20
CBMH 702	CBMH 701	12	0.0160	RCP	145.5	943.37	941.04	947.58	48"	R-3067-V	7.21
CBMH 701	FES 700	12	0.0150	RCP	79.6	927.19	926.00	945.50	48"	R-4342	18.31
FES 700	POND 1	0	0.0000	0.0000	0.0	0.00	926.00	0.00	12"	FES	0.00
CB 814	CBMH 813	12	0.0120	RCP	29.7	933.35	932.99	937.55	2'x3'	R-3067-V	4.20
CBMH 813	CBMH 811	12	0.0165	RCP	140.2	932.99	930.68	937.46	48"	R-3067-V	4.47
CB 812	CBMH 811	12	0.0210	RCP	29.7	931.29	930.67	935.49	2'x3'	R-3067-V	4.20
CBMH 811	MH 810	15	0.0200	RCP	106.4	929.92	927.79	935.36	48"	R-3067-V	5.44
MH 810	CBMH 809	15	0.0200	RCP	141.1	927.79	924.97	936.47	48"	R-1642	8.68
CBMH 809	MH 803	18	0.0100	RCP	98.9	924.97	923.98	938.13	48"	R-3067-V	13.16
CB 808	CBMH 807	12	0.0120	PP	122.7	940.60	939.13	944.80	27"	R-4342	4.20
CBMH 807	CBMH 806	12	0.0120	RCP	30.6	939.13	938.76	943.53	48"	R-3067-V	4.40
CBMH 806	MH 803	12	0.0260	RCP	234.5	938.76	932.66	943.43	48"	R-3067-V	4.67
CB 805	CBMH 804	15	0.0080	RCP	63.3	934.47	933.96	938.92	2'x3'	R-3067-V	4.45
FES 806	CBMH 804	36	0.0040	RCP	82.5	926.00	925.67	0.00	36"	FES	0.00
CBMH 804	MH 803	36	0.0040	RCP	171.5	924.17	923.48	938.92	72"	R-3067-V	14.75
MH 803	CBMH 801	36	0.0040	RCP	224.5	923.48	922.59	940.91	72"	R-1642	17.43
CB 850	CBMH 802	12	0.0050	PP	63.6	927.80	927.48	932.00	27"	R-4342	4.20
CBMH 802	CBMH 801	12	0.0052	RCP	63.3	927.48	927.15	936.50	48"	R-3067-V	9.02
CBMH 801	FES 800	36	0.0040	RCP	101.4	922.41	922.00	936.50	72"	R-3067-V	17.09
FES 800	POND 3	0	0.0000	0.0000	0.0	0.00	922.00	0.00	36"	FES	0.00
FES 903	MH 902	36	0.0050	RCP	71.2	926.00	925.64	0.00	36"	FES	0.00
MH 902	FES 900	36	0.0040	RCP	213.5	921.35	920.50	938.97	60"	R-1642	17.62
FES 900	WETLAND 1	0	0.0000	0.0000	0.0	0.00	920.50	0.00	36"	FES	0.00
CB 1002	CBMH 1001	12	0.0044	RCP	63.3	925.70	925.42	929.90	2'x3'	R-3067-V	4.20
CBMH 1001	FES 1000	15	0.0047	RCP	90.4	925.42	925.00	929.90	48"	R-3067-V	4.48
FES 1000	POND 2	0	0.0000	0.0000	0.0	0.00	925.00	0.00	15"	FES	0.00
OCS 1101	FES 1100	42	0.0026	RCP	384.0	923.00	922.00	931.00	72"	GRATE	7.50
FES 1100	POND 3	0	0.0000	0.0000	0.0	0.00	922.00	0.00	42"	FES	0.00
OCS 3000	FES 3001	42	0.0026	RCP	110.2	922.00	921.71	928.00	72"	GRATE	10.50
FES 3001	WETLAND 1	0	0.0000	0.0000	0.0	0.00	921.70	0.00	42"	FES	0.00



NOTE:
THE PROJECT SITE CONTAINS LAKE ROBERT. LAKE ROBERT IS IDENTIFIED BY THE MN DNR AS 82-83(W). LAKE ROBERT HAS BEEN DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES (KES) AND NAMED THE WATERBODY WETLAND 1 IN THE WETLAND DELINEATION. LAKE ROBERT, MN DNR 82-83(W), AND WETLAND 1 IS A SINGLE WATERBODY. KES HAS ONLY DELINEATED THE NORTHERN PORTION OF LAKE ROBERT. THE PORTION OF LAKE ROBERT WITHIN OUTLOT A OF THE PLAT "WATERS AT MICHAEL'S POINTE" IS NOT BEING PLATTED AND THEREFORE HAS NOT BEEN DELINEATED. FOR IDENTIFICATION AND CALCULATION PURPOSES BELOW, THE AREA NORTH OF OUTLOT A IS IDENTIFIED AS WETLAND 1. THE AREA WITHIN OUTLOT A IS IDENTIFIED AS MN DNR 82-83(W).

WETLAND SUMMARY

WETLAND	WATERSHED INVENTORY CLASS	AREA
WETLAND 1*	PROTECT	232,001 SF (5.33 AC)
MN DNR 82-83(W)**	PROTECT	481,140 SF (11.05 AC)
TOTAL AREA		713,141 SF (16.38 AC)

*KJOLHAUG ENVIRONMENTAL SERVICES DELINEATED AREA NORTH OF "THE WATERS AT MICHAEL'S POINTE" OUTLOT A.
**SURVEYED EDGE OF WATER - DATE - 7-18-24 WITHIN OUTLOT A.

WETLAND BUFFER CALCULATION

WETLAND BUFFERS AND SETBACK REQUIREMENTS:

THE SWWD HAS BUFFER REQUIREMENTS PER WETLAND DELINEATION REPORT.
THE BUFFER REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	PROTECT CLASS	MANAGE 1 CLASS	MANAGE 2 CLASS
WETLANDS < 1 AC	75'	50'	25'
WETLANDS > 1 AC	100'	75'	50'

WETLAND BUFFER CALCULATION CONT.

WETLAND	REQUIRED BUFFER AREA*	PROVIDED BUFFER AREA*	MIN. AVG. BUFFER WIDTH**	PROPOSED AVG. WIDTH
WETLAND 1 (BLUE)	189,460 SF	189,669 SF	100'	107.46'
MN DNR 82-83(W)*** (PURPLE)	121,837 SF	154,728 SF	100'	124.18"

*NOTE: BUFFER AREA IS NOT CALCULATED FOR FRONTAGE ABUTTING AN ADJACENT PROPERTY.

**BUFFER AVERAGING CAN BE USED ONLY WHEN NECESSARY, PROVIDED THAT THE MINIMUM BUFFER WIDTH IS EQUAL TO OR GREATER THAN ONE-HALF THE AVERAGE REQUIRED BUFFER WIDTH.

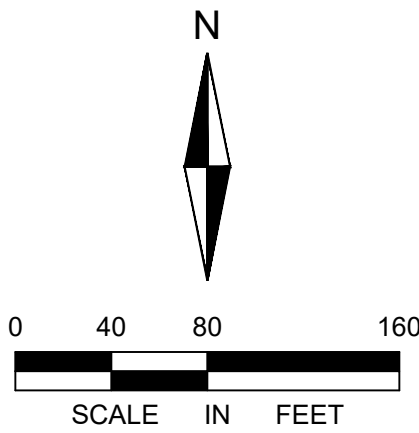
***REQUIRED BUFFER WIDTH IS BASED ON THE SURVEYED WATER LINE 7-18-24.

LEGEND:

- PROPERTY LINE
- LOT LINE
- ROW
- EXISTING WETLAND
- PROVIDED WETLAND BUFFER
- WETLAND 1 BUFFER AREA CALCULATION
- MN DNR 82-83 BUFFER AREA CALCULATION
- WETLAND 1 - 100' AVERAGE (OFFSET)
- MNDNR 82-83 - 100' AVERAGE (OFFSET)
- OBSERVED WATER LINE



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alliant-inc.com

Wolverstorf

Cottage Grove, Minnesota

Preliminary Plat Submittal

Wetland Management Plan - Overview

DESCRIPTION	CITY SUBMITTAL
DATE	11-21-2024
DATE	12-11-2024

CERTIFICATION

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

Date License no. 43480

QA/QC CHECK

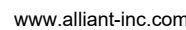
By Date

PROJECT TEAM DATA

Designed By: MPR
Drafted By: ELL, JDW, TAS, BJP
Project No.: 4000367-00

43

Sheet 43 of 60



Cottage Grove, Minnesota

[illegible]

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

FOR REVIEW
PRELIMINARY
NOT FOR CONSTRUCTION

John George

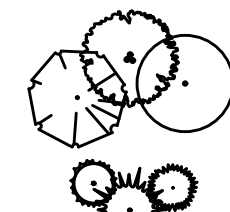
59233

Date License no.

By _____ Date _____

Designed By: JG
Drafted By: SRM, TM
Project No.: 4000367-00

Sheet 44 of 60



DECIDUOUS OVERSTORY TREES

CONIFEROUS TREES

LOW MAINTENANCE TURF MIX
(MNDOT 25-131)

SIDE SLOPE SEED MIX
MN STATE SEED MIX 33-261

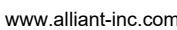
MESIC PRAIRIE GENERAL
MN STATE SEED MIX 35-241



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Sheet 44 of 60



Preliminary Plat Submittal Landscaping Plan - View A

CERTIFICATION

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FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

John J. Gaudette
59233

Date	License no.
------	-------------

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FOR REVIEW
PRELIMINARY
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John G. Grogan

59233

Date License no.

By _____ Date _____

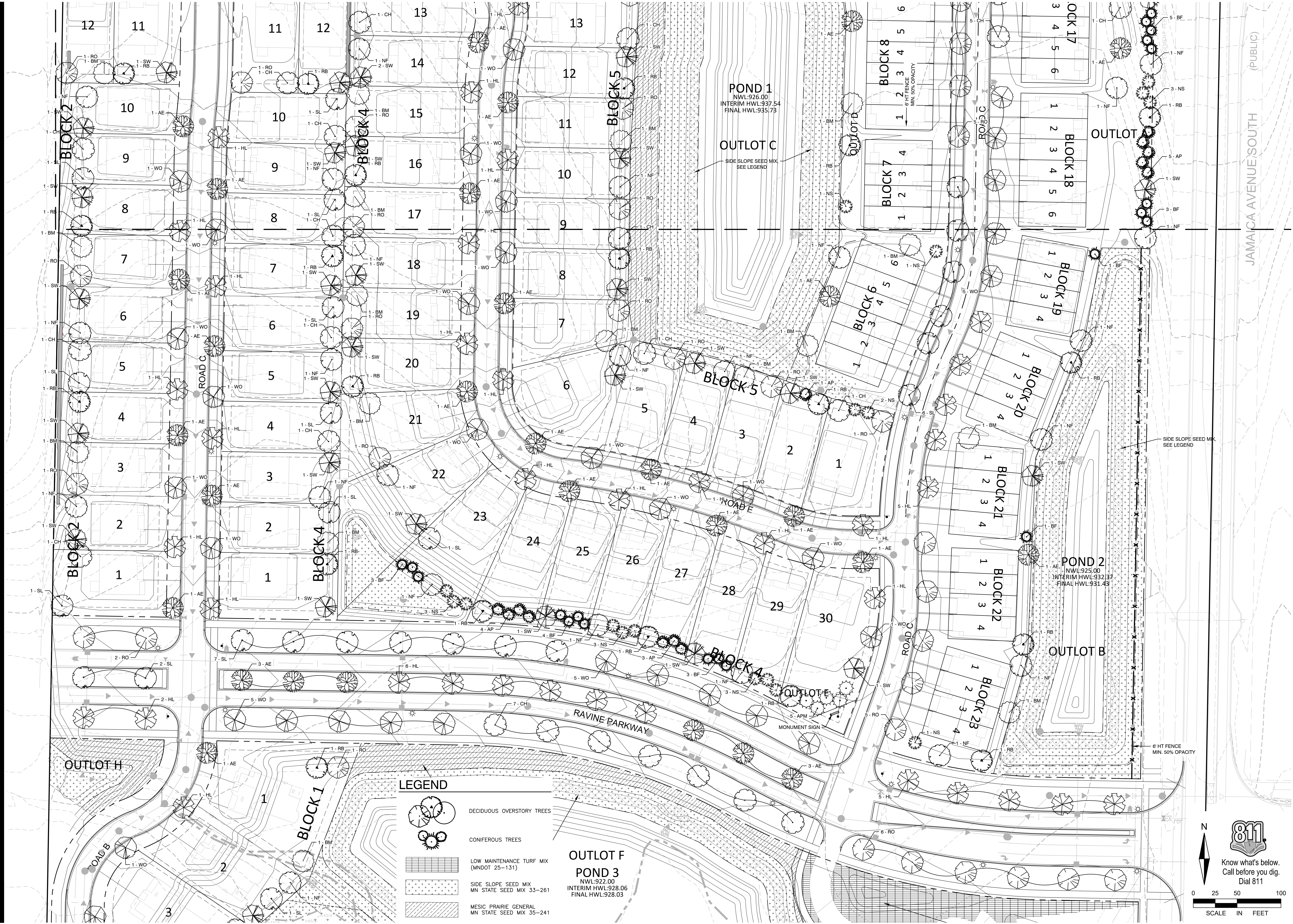
PROJECT TEAM DATA
Designed By: JG
Drafted By: SRM, TM
Project No.: 4000367-00

Sheet 45 of 60



Know what's below.
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Dial 811





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Wolferstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Landscaping Plan - View B

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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59233

License no.

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

Designed By: JG

Drafted By: SRM, TM

Project No.: 4000367-00

811

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0 25 50 100

SCALE IN FEET

46

Sheet 46 of 60

File Location: X:\4000367-00\01\40 Design\03 Sheets - Preliminary\LANDSCAPE.dwg Plotted By: Ben Palazzolo on December 11, 2024 at 1:56 AM

MITIGATION REQUIREMENTS:

MITIGATION REQUIREMENTS:

MITIGATION REQUIRED: 867 CAL IN. (SEE MITIGATION PLAN FOR CALCULATIONS)
MITIGATION PROVIDED: 1,308 CAL IN.

NOTE: MITIGATION/REPLACEMENT TREES COUNTED TOWARD LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS

- TOWNHOUSE: 1 STREET TREE PER UNIT, 1 CONIFER PER UNIT, 1 OVERSTORY/40' SITE PERIMETER, 5 SHRUBS PER UNIT
- 57.5' LOTS: 1 STREET TREE PER FRONTAGE*, 2 REAR YARD TREES, 10 SHRUBS
- 70' LOTS: 1 STREET TREE PER LOT FRONTAGE, 3 REAR YARD TREES, 10 SHRUBS
- 50' AVERAGE, 30' MINIMUM YEAR-ROUND BUFFER OF 50% OPACITY REQUIRED IN REAR YARDS FOR OUTLOT E (ADJACENT TO JAMAICA AVE. S. AND MILITARY AVE.), BLOCK 4 LOTS 23-30

PROVIDED:

LOT TYPE:	STREET TREES:	REAR YARD TREES:	SHRUBS:
TOWNHOUSE	84 REQ'D	100 DECID, 84 CON. REQ'D	5 SHRUBS REQ'D
(84 UNITS)			SEE TYPICAL LANDSCAPE SCHEDULE
57.5' LOTS (89 LOTS, 9 CORNERS)	98 REQ'D (1/FRONT)	178 REQUIRED (2/Lot)	10 SHRUBS REQUIRED TO BE PROVIDED WITH LOT CONSTRUCTION
70' LOTS (10 LOTS, 1 CORNERS)	11 REQ'D (1/FRONT)	30 REQUIRED (3/Lot)	10 SHRUBS REQUIRED TO BE PROVIDED WITH LOT CONSTRUCTION
TOTAL:	193 REQUIRED 193 PROVIDED	392 REQUIRED 392 PROVIDED	

LOW MAINTENANCE TURF MIX: MNDOT 25-131
SEEDING RATE TO BE 220 LBS/ACRE (PURE LIVE SEED).

MESIC PRAIRIE MIX; MN STATE 35-241 MESIC PRAIRIE GENERAL.
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

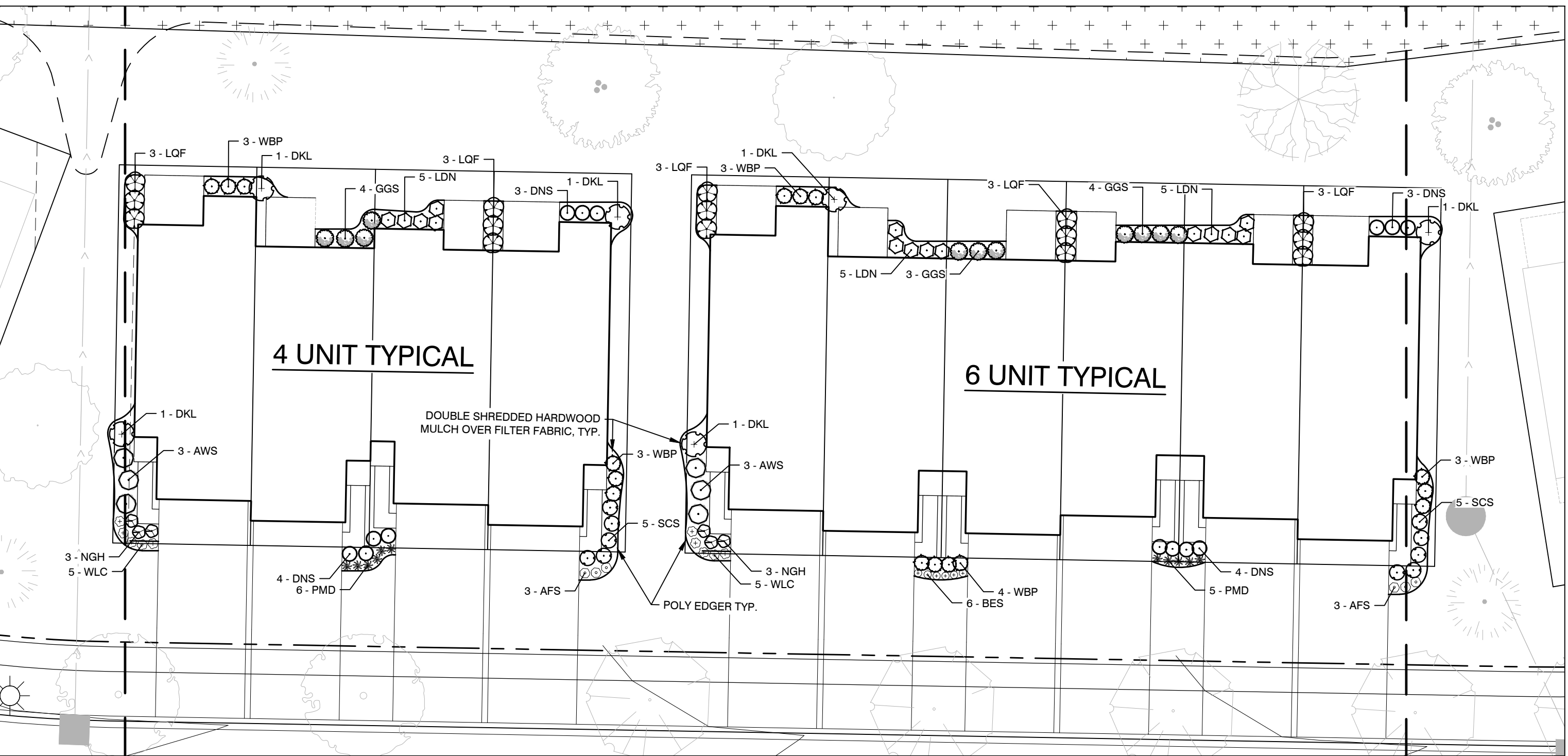
SIDE-SLOPE SEED MIX; MN STATE 33-261 STORMWATER SOUTH & WEST.
SEEDING RATE TO BE 44 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

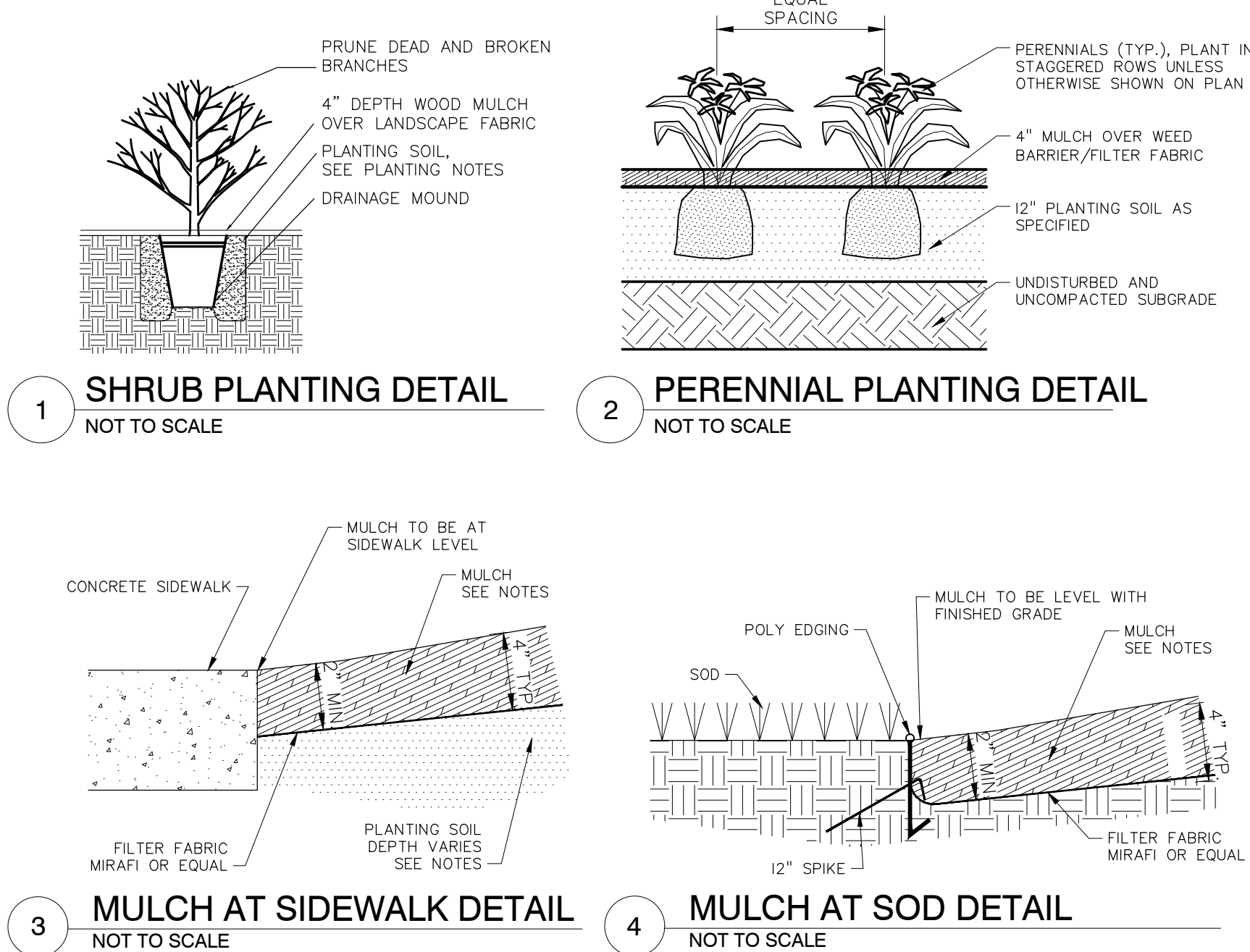
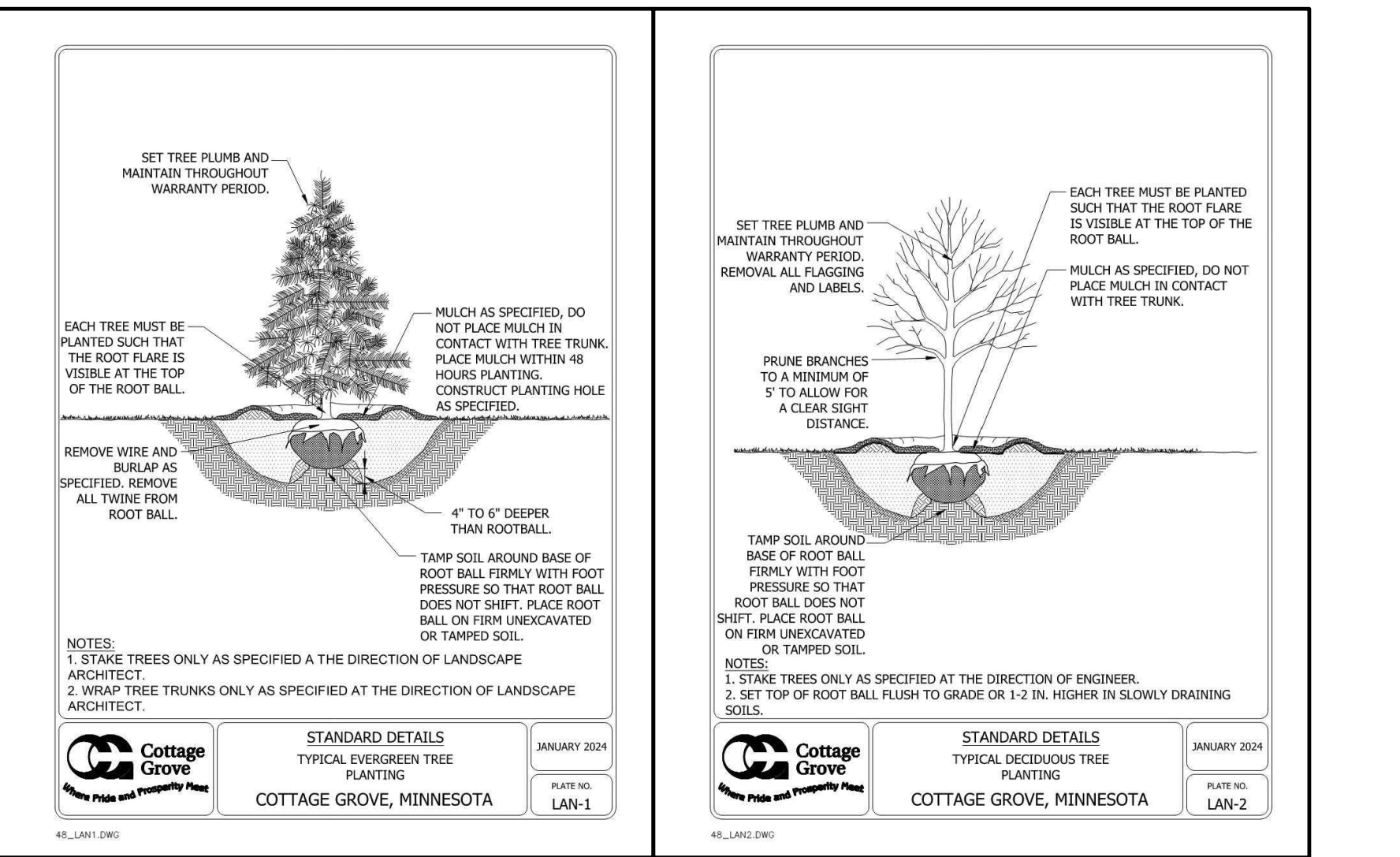
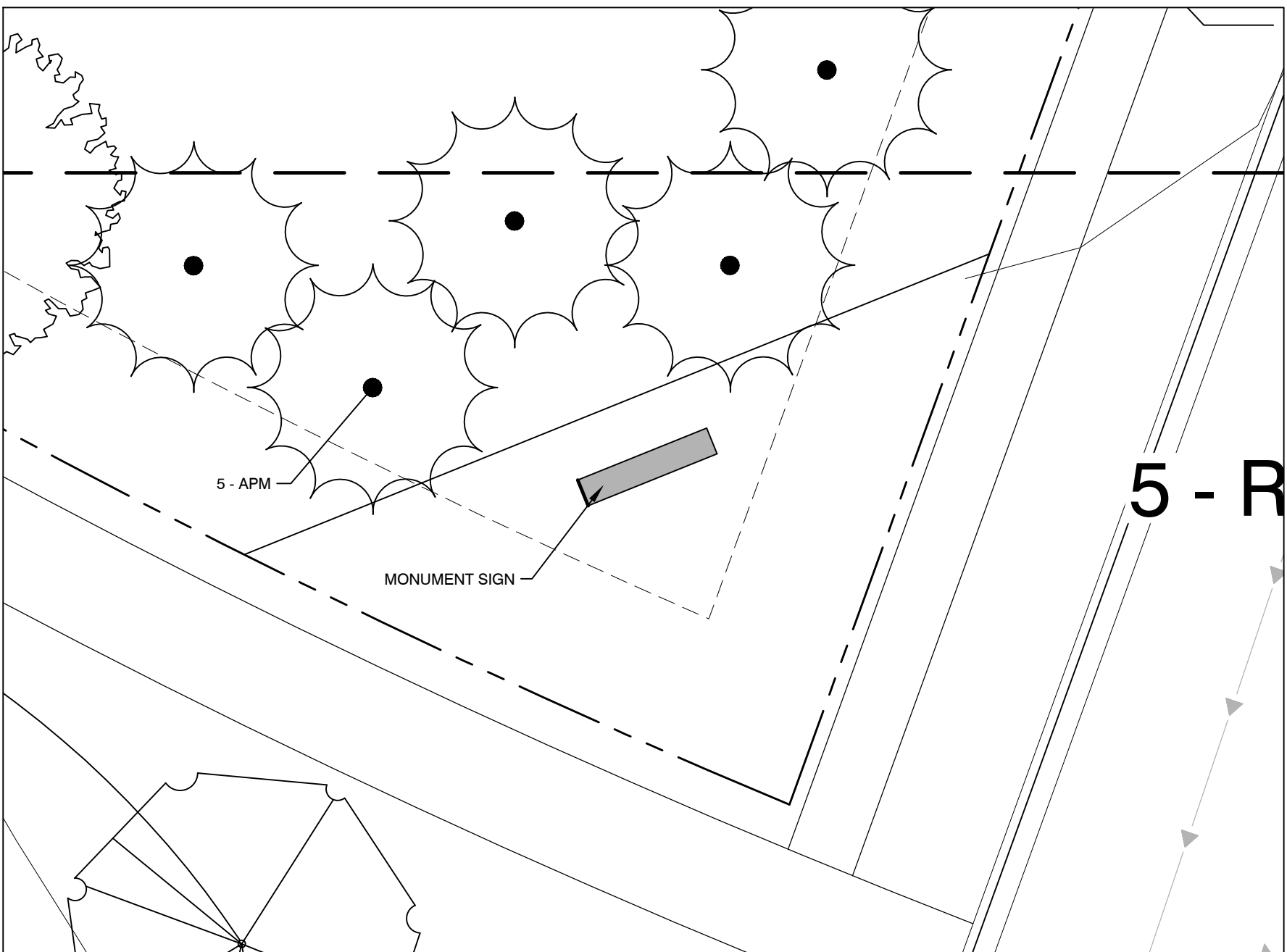
MAINTAIN SEEDED AREAS BY WATERING, RELCUNCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
55	AE	Accolade Elm Ulmus Japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
37	BM	Burgundy Belle Maple Acer rubrum 'Magnificent Magenta'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
37	CH	Common Hackberry Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
58	HL	Skyline Honey Locust Gleditsia triacanthos inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
42	NF	Northern Flare Sugar Maple Acer saccharum 'Sisseton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
45	RB	River Birch Betula nigra	8' Ht. B&B	Clump Form
52	RO	Red Oak Quercus Rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
42	SL	Sentry Linden Tilia americana 'McKsentry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
59	SW	Swamp White Oak Quercus bicolor	2.5" Cal. B&B	Straight Trunk, No V-Crotch
56	WO	White Oak Quercus alba	2.5" Cal. B&B	Straight Trunk, No V-Crotch
483	TOTAL OVERSTORY TREES			
CONIFER TREES				
34	AP	Austrian Pine Pinus nigra	6' Ht. B&B	Straight Trunk, No V-Crotch
5	APM	Austrian Pine Pinus nigra	10' Ht. B&B	Straight Trunk, No V-Crotch
39	BF	Balsam Fir Abies balsamea	6' Ht. B&B	Straight Trunk, No V-Crotch
41	NS	Norway Spruce Picea abies	6' Ht. B&B	Straight Trunk, No V-Crotch
119	TOTAL CONIFER TREES			
602	TOTAL TREES			



1. INSTALL 4" MIN TOP SOIL TO SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE TO APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS, UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED DOUBLE SHREDED HARDWOOD MULCH OVER FILTER FABRIC, NATURAL COLOR, UNLESS SPECIFIED AS OTHER. POLY-EDGED TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
3. INSTALL 4-6" DEPTH SHREDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH FOUR INCHES AWAY FROM ROOT FLARE.
4. PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
5. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
8. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
9. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
10. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
11. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
12. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
14. SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD, LANDSCAPE ISLANDS AND PLANTING AREAS; SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES, DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTION.
15. CITY STANDARD SPECIFICATION SHALL GOVERN FOR ALL IMPROVEMENTS ON PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY.

#4 UNIT	#6 UNIT	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
SHRUBS					
3	3	AWS	Anthony Waterer Spirea Spirea x Bumalda 'Anthony Waterer'	#5 Gal. Cont.	Min. 18" Ht.
3	3	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	#5 Gal. Cont.	Min. 18" Ht.
7	7	DNS	Dwarf Norway Spruce Picea abies 'Pumila'	#5 Gal. Cont.	Min. 18" Ht.
4	7	GGS	Glow Girl Spirea Spiraea betulifolia 'Tor Gold'	#5 Gal. Cont.	Min. 18" Ht.
5	10	LDN	Little Devil Ninebark Physocarpus opulifolius 'Donna May'	#5 Gal. Cont.	Min. 18" Ht.
6	9	LQF	Little Quick Fire Hydrangea Hydrangea paniculata 'SMHPLQF'	#5 Gal. Cont.	Min. 18" Ht.
3	3	NGH	Firefly Nightglow Bush Honeysuckle Diervilla x Splendens 'El Madrigal'	#5 Gal. Cont.	Min. 18" Ht.
5	5	SCS	Sixteen Candles Summersweet Clethra alnifolia 'Sixteen Candles'	#5 Gal. Cont.	Min. 18" Ht.
6	10	WBP	White Bud Mugo Pine Pinus mugo 'White Bud'	#5 Gal. Cont.	Min. 18" Ht.
42	57	TOTAL SHRUBS			
PERENNIALS					
3	3	AFS	Autumn Fire Sedum Sedum x 'Autumn Fire'	#1 Gal. Cont.	
0	6	BES	Black-eyed Susan Rudbeckia speciosa	#1 Gal. Cont.	
5	5	WLC	Walkers Low Catmint Rudbeckia 'Goldstrum'	#1 Gal. Cont.	
6	5	PMD	Pardon Me Daylily Hemerocallis x 'Pardon Me'	#1 Gal. Cont.	
14	19	TOTAL PERENNIALS			

[illegible]

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and that I am a duly licensed
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DELIMIT
FOR CONSTRUCTION

John George

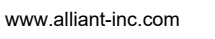
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By _____ Date _____

PROJECT TEAM DATA

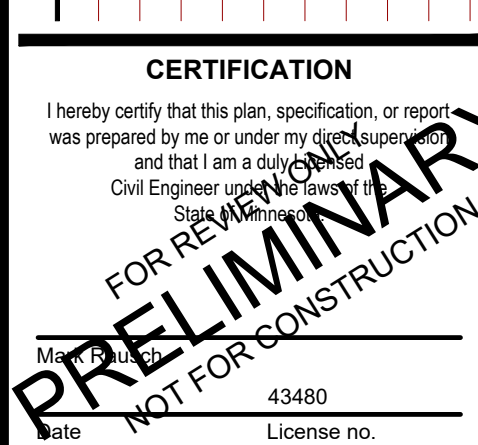
Designed By: JG
Drafted By: SRM, TM
Project No.: 4000367-00



Tree Preservation Plan Overview

Project No.: 4000367-00

49





Cottage Grove, Minnesota

Tree Preservation Plan - View A

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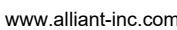
Mark R. Ruppert

43480

Date License no.

50

Sheet 50 of 60



Cottage Grove, Minnesota

Preliminary Plat Submittal

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QA/QC CHECK

By	Date

[illegible]

Designed By: MPR

Drafted By: ELL, JDW, TAS, BJP

Project No.: 4000367-00

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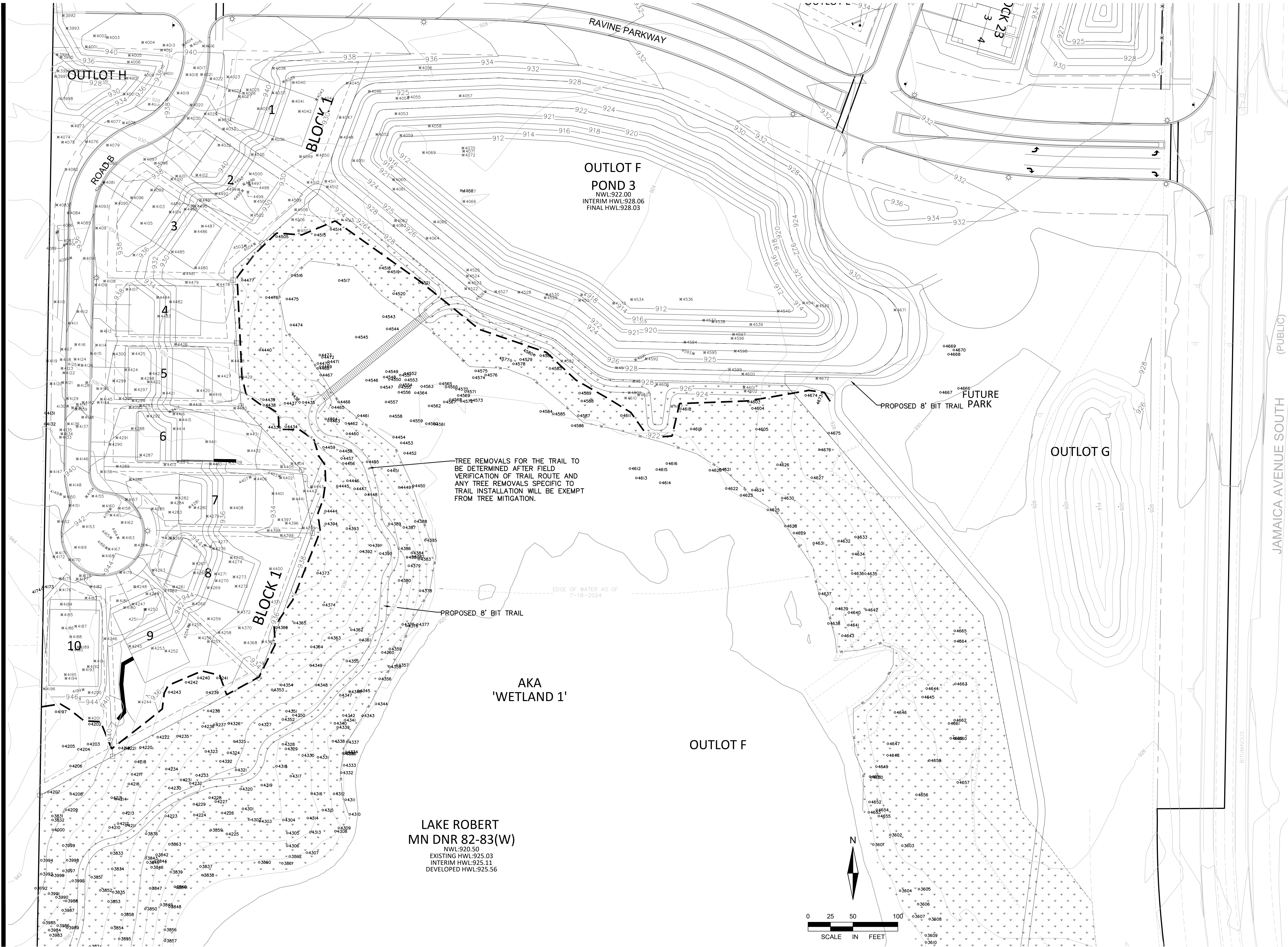
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51

Abstract

Sheet 51 of 60

Sheet 51 of 60





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HOMES



RACHEL
DEVELOPMENT

Wolferstorff
Cottage Grove, Minnesota

Preliminary Plat Submittal
Tree Preservation Plan - View C

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

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Map No. 43480
Date: 11-21-2024 License no. 43480

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By: _____ Date: _____

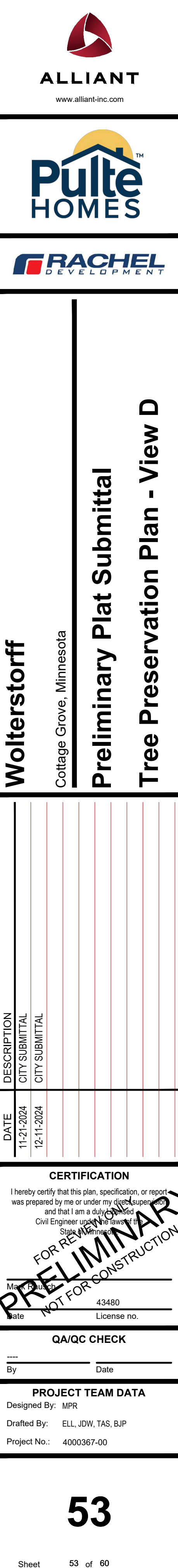
PROJECT TEAM DATA

Designed By: MPR
Drafted By: ELL, JAW, TDS, BJP
Project No.: 4000367-00

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Sheet 52 of 60

File Location: K:\4000367-00\01\40 Design\03 Sheets - Preliminary\TREE - Preliminary\TREE - PRES.dwg Plotted By: Ben Palazzo on December 11, 2024 12:28 AM



TAG ID	Size (DBH)	Tree Name	Notes	Status
3601	13	Green Ash (Fraxinus pennsylvanica)		
3602	15	Green Ash (Fraxinus pennsylvanica)		
3603	22	Box Elder (Acer negundo)		
3604	19	Box Elder (Acer negundo)		
3605	23	Box Elder (Acer negundo)		
3606	12	Box Elder (Acer negundo)		
3607	19	Box Elder (Acer negundo)		
3608	23	Box Elder (Acer negundo)		
3609	13	Green Ash (Fraxinus pennsylvanica)		
3610	17	Box Elder (Acer negundo)		
3611	8	Red Maple (Acer rubrum)		
3612	16	Willow sp. (Salix sp.)		
3613	22	Silver Maple (Acer saccharinum)		
3614	11	Silver Maple (Acer saccharinum)		
3615	34	Silver Maple (Acer saccharinum)		
3616	8	Box Elder (Acer negundo)		
3617	20	Cottonwood (Populus deltoides)		
3618	9	Box Elder (Acer negundo)		
3619	26	Cottonwood (Populus deltoides)		
3620	28	Cottonwood (Populus deltoides)		
3621	27	Cottonwood (Populus deltoides)		
3622	22	Cottonwood (Populus deltoides)		
3623	11	Box Elder (Acer negundo)		
3624	46	Cottonwood (Populus deltoides)		
3625	13	Box Elder (Acer negundo)		
3626	26	Cottonwood (Populus deltoides)		
3627	12	Box Elder (Acer negundo)		
3628	8	Cottonwood (Populus deltoides)		
3629	9	Cottonwood (Populus deltoides)		
3630	14	Cottonwood (Populus deltoides)		
3631	24	Cottonwood (Populus deltoides)		
3632	23	Cottonwood (Populus deltoides)		
3633	9	Box Elder (Acer negundo)		
3634	11	Cottonwood (Populus deltoides)		
3635	27	Cottonwood (Populus deltoides)		
3636	23	Cottonwood (Populus deltoides)		
3637	8	Cottonwood (Populus deltoides)		
3638	13	Cottonwood (Populus deltoides)		
3639	15	Cottonwood (Populus deltoides)		
3640	22	Cottonwood (Populus deltoides)		
3641	20	Cottonwood (Populus deltoides)		
3642	14	Cottonwood (Populus deltoides)		
3643	23	Cottonwood (Populus deltoides)		
3644	28	Cottonwood (Populus deltoides)		
3645	12	Cottonwood (Populus deltoides)		
3646	23	Cottonwood (Populus deltoides)		
3647	25	Cottonwood (Populus deltoides)		
3648	26	Cottonwood (Populus deltoides)		
3649	9	Box Elder (Acer negundo)		
3650	19	Willow sp. (Salix sp.)		
3651	11	Box Elder (Acer negundo)		
3652	40	Cottonwood (Populus deltoides)		
3653	12	Box Elder (Acer negundo)		
3654	10	Box Elder (Acer negundo)		
3655	19	Willow sp. (Salix sp.)		
3656	11	Box Elder (Acer negundo)		
3657	9	Box Elder (Acer negundo)		
3658	13	Box Elder (Acer negundo)		
3659	14	Box Elder (Acer negundo)		
3660	17	Box Elder (Acer negundo)		
3661	12	Hackberry (Celtis occidentalis)		
3662	11	Box Elder (Acer negundo)		
3663	14	Box Elder (Acer negundo)		
3664	9	Box Elder (Acer negundo)		
3665	14	Box Elder (Acer negundo)		
3666	12	Box Elder (Acer negundo)		
3667	14	Box Elder (Acer negundo)		
3668	15	Green Ash (Fraxinus pennsylvanica)		
3669	11	Green Ash (Fraxinus pennsylvanica)		
3670	10	Green Ash (Fraxinus pennsylvanica)		
3671	10	Box Elder (Acer negundo)		
3672	11	Box Elder (Acer negundo)		
3673	9	Box Elder (Acer negundo)		
3674	13	Box Elder (Acer negundo)		
3675	11	Box Elder (Acer negundo)		
3676	10	Box Elder (Acer negundo)		
3677	8	Box Elder (Acer negundo)		
3678	12	Box Elder (Acer negundo)		
3679	10	Green Ash (Fraxinus pennsylvanica)		
3680	13	Green Ash (Fraxinus pennsylvanica)		
3681	11	Green Ash (Fraxinus pennsylvanica)		
3682	15	Green Ash (Fraxinus pennsylvanica)		
3683	11	Box Elder (Acer negundo)		
3684	10	Box Elder (Acer negundo)		
3685	15	Box Elder (Acer negundo)		
3686	16	Box Elder (Acer negundo)		
3687	18	Green Ash (Fraxinus pennsylvanica)		
3688	15	Box Elder (Acer negundo)		
3689	17	Box Elder (Acer negundo)		
3690	16	Box Elder (Acer negundo)		
3691	13	Box Elder (Acer negundo)		
3692	12	Box Elder (Acer negundo)		
3693	7	Green Ash (Fraxinus pennsylvanica)		
3694	10	Green Ash (Fraxinus pennsylvanica)		
3695	16	Green Ash (Fraxinus pennsylvanica)		
3696	11	Green Ash (Fraxinus pennsylvanica)		
3697	12	Box Elder (Acer negundo)		
3698	12	Green Ash (Fraxinus pennsylvanica)		
3699	12	Black Cherry (Prunus serotina)		
3700	6	Green Ash (Fraxinus pennsylvanica)		
3701	7	Green Ash (Fraxinus pennsylvanica)		
3702	13	Green Ash (Fraxinus pennsylvanica)		
3703	6	Green Ash (Fraxinus pennsylvanica)		
3704	11	Green Ash (Fraxinus pennsylvanica)		
3705	15	Green Ash (Fraxinus pennsylvanica)		
3706	18	Silver Maple (Acer saccharinum)		
3707	13	Green Ash (Fraxinus pennsylvanica)		
3708	14	Green Ash (Fraxinus pennsylvanica)		
3709	12	Silver Maple (Acer saccharinum)		
3710	7	Green Ash (Fraxinus pennsylvanica)		
3711	28	Red Oak (Quercus rubra)		
3712	8	Hackberry (Celtis occidentalis)		
3713	12	Hackberry (Celtis occidentalis)		
3714	37	Red Oak (Quercus rubra)		
3715	10	Black Cherry (Prunus serotina)		

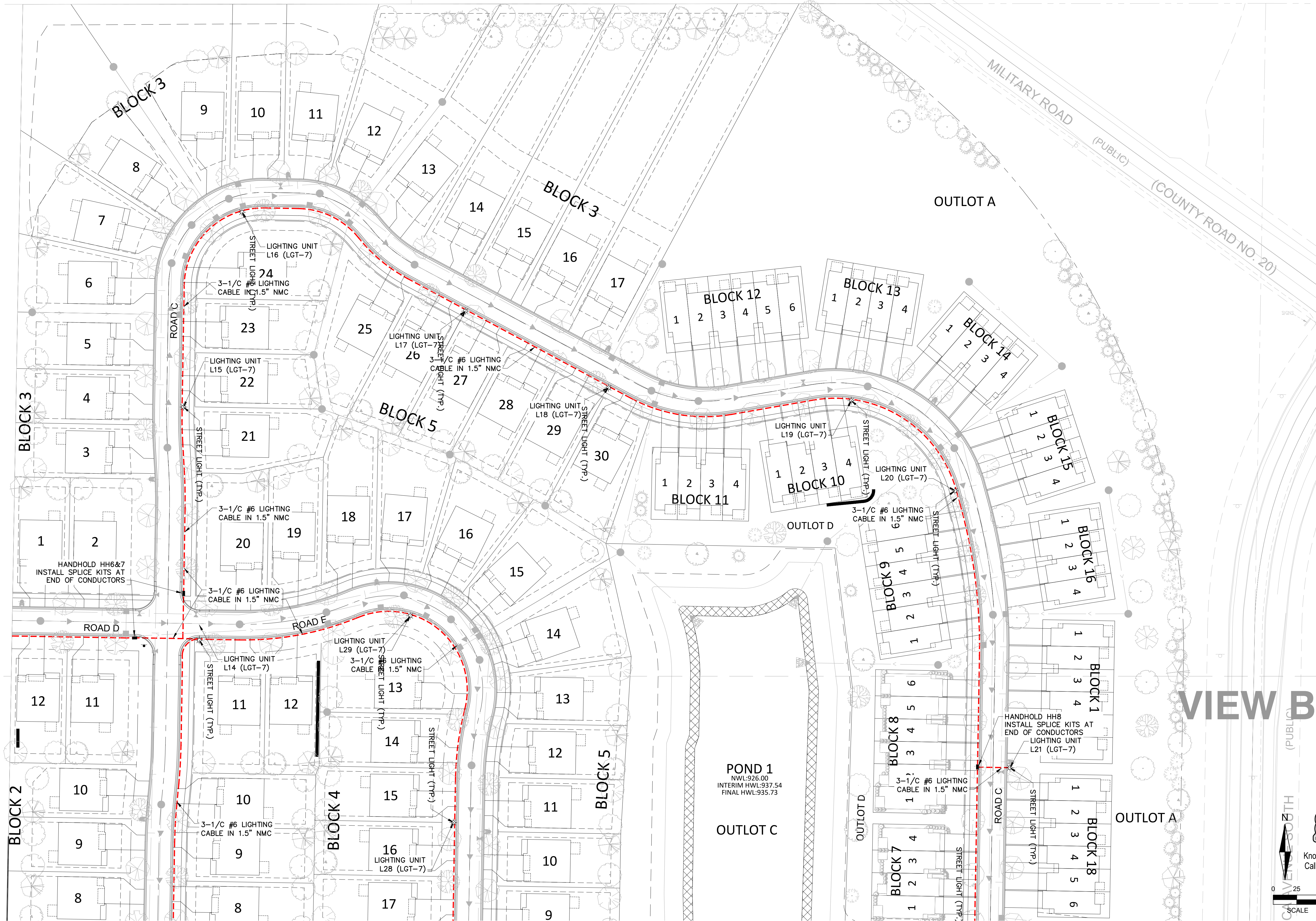
TAG ID	Size (DBH)	Tree Name	Notes	Status
3716	10	Green Ash (Fraxinus pennsylvanica)		
3717	11	Hackberry (Celtis occidentalis)		
3718	9	Green Ash (Fraxinus pennsylvanica)		
3719	17	Green Ash (Fraxinus pennsylvanica)		
3720	11	Box Elder (Acer negundo)		
3721	10	Green Ash (Fraxinus pennsylvanica)		
3722	10	Green Ash (Fraxinus pennsylvanica)		
3723	8	Green Ash (Fraxinus pennsylvanica)		
3724	10	Box Elder (Acer negundo)		
3725	10	Box Elder (Acer negundo)		
3726	28	Red Oak (Quercus rubra)		
3727	10	Green Ash (Fraxinus pennsylvanica)		
3728	8	Green Ash (Fraxinus pennsylvanica)		
3729	7	Green Ash (Fraxinus pennsylvanica)		
3730	23	Red Oak (Quercus rubra)		
3731	12	Green Ash (Fraxinus pennsylvanica)		
3732	6	Green Ash (Fraxinus pennsylvanica)		
3733	21	Red Oak (Quercus rubra)		
3734	12	Box Elder (Acer negundo)		
3735	16	Bur Oak (Quercus macrocarpa)		
3736	17	Box Elder (Acer negundo)		
3737	18	Green Ash (Fraxinus pennsylvanica)		
3738	8	Green Ash (Fraxinus pennsylvanica)		
3739	13	Green Ash (Fraxinus pennsylvanica)		
3740	7	Green Ash (Fraxinus pennsylvanica)		
3741	10	Green Ash (Fraxinus pennsylvanica)		
3742	6	Hackberry (Celtis occidentalis)		
3743	13	Green Ash (Fraxinus pennsylvanica)		
3744	12	Hackberry (Celtis occidentalis)		
3745	17	Hackberry (Celtis occidentalis)		
3746	11	Green Ash (Fraxinus pennsylvanica)		
3747	9	Green Ash (Fraxinus pennsylvanica)		
3748	13	Green Ash (Fraxinus pennsylvanica)		
3749	10	Green Ash (Fraxinus pennsylvanica)		
3750	6	Green Ash (Fraxinus pennsylvanica)		
3751	12	Green Ash (Fraxinus pennsylvanica)		
3752	11	Green Ash (Fraxinus pennsylvanica)		
3753	7	Hackberry (Celtis occidentalis)		
3754	18	Red Oak (Quercus rubra)		
3755	9	Box Elder (Acer negundo)		
3756	8	Box Elder (Acer negundo)		
3757	27	Red Oak (Quercus rubra)		
3758	11	Green Ash (Fraxinus pennsylvanica)		
3759	11	Green Ash (Fraxinus pennsylvanica)		
3760	22	Red Oak (Quercus rubra)		
3761	12	Green Ash (Fraxinus pennsylvanica)		
3762	8	Green Ash (Fraxinus pennsylvanica)		
3763	10	Green Ash (Fraxinus pennsylvanica)		
3764	16	White Oak (Quercus alba)		
3765	9	Black Cherry (Prunus serotina)		
3766	8	Northern Pin Oak (Quercus ellipsoidalis)		
3767	25	Northern Pin Oak (Quercus ellipsoidalis)		
3768	26	Northern Pin Oak (Quercus ellipsoidalis)		
3769	8	Green Ash (Fraxinus pennsylvanica)		
3770	15	Hackberry (Celtis occidentalis)		
3771	9	Green Ash (Fraxinus pennsylvanica)		
3772	11	Green Ash (Fraxinus pennsylvanica)		
3773	14	Green Ash (Fraxinus pennsylvanica)		
3774	16	Green Ash (Fraxinus pennsylvanica)		
3775	16	Green Ash (Fraxinus pennsylvanica)		
3776	7	Green Ash (Fraxinus pennsylvanica)		
3777	10	Green Ash (Fraxinus pennsylvanica)		
3778	19	Green Ash (Fraxinus pennsylvanica)		
3779	10	Green Ash (Fraxinus pennsylvanica)		
3780	10	Green Ash (Fraxinus pennsylvanica)		
3781	15	Northern Pin Oak (Quercus ellipsoidalis)		
3782	9	Green Ash (Fraxinus pennsylvanica)		
3783	25	Red Oak (Quercus rubra)		
3784	12	Box Elder (Acer negundo)		
3785	26	Northern Pin Oak (Quercus ellipsoidalis)		
3786	29	Northern Pin Oak (Quercus ellipsoidalis)		
3787	26	Bur Oak (Quercus macrocarpa)		
3788	15	Green Ash (Fraxinus pennsylvanica)		
3789	12	Green Ash (Fraxinus pennsylvanica)		
3790	14	Green Ash (Fraxinus pennsylvanica)		
3791	13	American Elm (Ulmus americana)		
3792	16	Green Ash (Fraxinus pennsylvanica)		
3793	22	Red Oak (Quercus rubra)		
3794	20	Green Ash (Fraxinus pennsylvanica)		
3795	15	Green Ash (Fraxinus pennsylvanica)		
3796	19	Red Oak (Quercus rubra)		
3797	17	White Oak (Quercus alba)		
3798	19	White Oak (Quercus alba)		
3799	10	American Elm (Ulmus americana)		
3800	14	American Elm (Ulmus americana)		
3801	13	American Elm (Ulmus americana)		
3802	37	White Oak (Quercus alba)		
3803	10	Hackberry (Celtis occidentalis)		
3804	46	White Oak (Quercus alba)		
3805	10	Black Cherry (Prunus serotina)		
3806	14	Red Oak (Quercus rubra)		
3807	16	Green Ash (Fraxinus pennsylvanica)		
3808	19	Green Ash (Fraxinus pennsylvanica)		
3809	14	Red Oak (Quercus rubra)		
3810	18	Green Ash (Fraxinus pennsylvanica)		
3811	12	American Elm (Ulmus americana)		
3812	8	American Elm (Ulmus americana)		
3813	13	American Elm (Ulmus americana)		
3814	12	American Elm (Ulmus americana)		
3815	27	White Oak (Quercus alba)		
3816	22	Red Oak (Quercus rubra)		
3817	18	White Oak (Quercus alba)		
3818	12	Green Ash (Fraxinus pennsylvanica)		
3819	15	Hackberry (Celtis occidentalis)		
3820	17	Green Ash (Fraxinus pennsylvanica)		
3821	24	White Oak (Quercus alba)		
3822	9	American Elm (Ulmus americana)		
3823	36	White Oak (Quercus alba)		
3824	24	White Oak (Quercus alba)		
3825	20	White Oak (Quercus alba)		
3826	11	Black Cherry (Prunus serotina)		
3827	14	Red Oak (Quercus rubra)		
3828	8	Cherry - Black (Prunus serotina)		
3829	18	Green Ash (Fraxinus pennsylvanica)		
3830	10	Cherry - Black (Prunus serotina)		
3831	12	Black Cherry (Prunus serotina)		
3832	7	Green Ash (Fraxinus pennsylvanica)		
3833	8	Red Oak (Quercus rubra)		
3834	14	Red Oak (Quercus rubra)		
3835	10	Green Ash (Fraxinus pennsylvanica)		
3836	14	Red Oak (Quercus rubra)		
3837	16	Green Ash (Fraxinus pennsylvanica)		
3838	19	Green Ash (Fraxinus pennsylvanica)		
3839	14	Red Oak (Quercus rubra)		
3840	18	Green Ash (Fraxinus pennsylvanica)		
3841	12	American Elm (Ulmus americana)		
3842	8	American Elm (Ulmus americana)		
3843	27	White Oak (Quercus alba)		
3844	22	Red Oak (Quercus rubra)		
3845	18	White Oak (Quercus alba)		
3846	12	Green Ash (Fraxinus pennsylvanica)		
3847	15	Hackberry (Celtis occidentalis)		
3848	17	Green Ash (Fraxinus pennsylvanica)		
3849	24	White Oak (Quercus alba)		
3850	9	American Elm (Ulmus americana)		
3851	36	White Oak (Quercus alba)		
3852	24	White Oak (Quercus alba)		
3853	20	White Oak (Quercus alba)		
3854	11	Black Cherry (Prunus serotina)		
3855	14	Red Oak (Quercus rubra)		
3856	8	Red Oak (Quercus rubra)		
3857	7	Green Ash (Fraxinus pennsylvanica)		
3858	10	Green Ash (Fraxinus pennsylvanica)		
3859	12	Green Ash (Fraxinus pennsylvanica)		
3860	7	Green Ash (Fraxinus pennsylvanica)		

TAG ID	Size (DBH)	Tree Name	Notes	Status
3861	10	Quaking Aspen (Populus tremuloides)		
3862	13	Green Ash (Fraxinus pennsylvanica)		
3863	12	White Oak (Quercus alba)		
3901	11	Box Elder (Acer negundo)		
3902	14	Box Elder (Acer negundo)		
3903	13	American Elm (Ulmus americana)		
3904	12	Black Cherry (Prunus serotina)		
3905	20	Cottonwood (Populus deltoides)		
3906	25	Cottonwood (Populus deltoides)		
3907	8	American Elm (Ulmus americana)		
3908	8	American Elm (Ulmus americana)		
3909	7	Green Ash (Fraxinus pennsylvanica)		
3910	9	Green Ash (Fraxinus pennsylvanica)		
3911	13	American Elm (Ulmus americana)		
3911	23	Willow sp. (Salix sp.)		
3913	6	Green Ash (Fraxinus pennsylvanica)		
3914	19	Willow sp. (Salix sp.)		
3915	6	Green Ash (Fraxinus pennsylvanica)		
3916	10	Green Ash (Fraxinus pennsylvanica)		
3917	17	Green Ash (Fraxinus pennsylvanica)		
3918	12	Green Ash (Fraxinus pennsylvanica)		
3919	28	Red Oak (Quercus rubra)		
3920	10	Green Ash (Fraxinus pennsylvanica)		
3921	24	White Oak (Quercus alba)		
3922	11	American Elm (Ulmus americana)		
3923	9	Green Ash (Fraxinus pennsylvanica)		
3924	11	Green Ash (Fraxinus pennsylvanica)		
3925	19	Black Cherry (Prunus serotina)		
3926	26	Green Ash (Fraxinus pennsylvanica)		
3927	24	Red Oak (Quercus rubra)		
3928	14	Green Ash (Fraxinus pennsylvanica)		
3929	24	Bur Oak (Quercus macrocarpa)		
3930	18	Northern Pin Oak (Quercus ellipsoidalis)		
3931	24	White Oak (Quercus alba)		
3932	23	Northern Pin Oak (Quercus ellipsoidalis)		
3933	25	Northern Pin Oak (Quercus ellipsoidalis)		
3934	20	Cottonwood (Populus deltoides)		
3935	20	Cottonwood (Populus deltoides)		
3936	11	Green Ash (Fraxinus pennsylvanica)		
3937	19	Red Oak (Quercus rubra)		
3938	15	Black Cherry (Prunus serotina)		
3939	15	Black Cherry (Prunus serotina)		
3940	32	White Oak (Quercus alba)		
3941	9	Hackberry (Celtis occidentalis)		
3941*	14	Green Ash (Fraxinus pennsylvanica)		
3942	7	Ash - Green (Fraxinus pennsylvanica)		
3942*	19	White Oak (Quercus alba)		
3943	6	Ash - Green (Fraxinus pennsylvanica)		
3943*	14	White Oak (Quercus alba)		
3944	7	Ash - Green (Fraxinus pennsylvanica)		
3944*	7	White Oak (Quercus alba)		
3945	13	Box Elder (Acer negundo)		
3945*	17	White Oak (Quercus alba)		
3946	15	Ash - Green (Fraxinus pennsylvanica)		
3946*	23	Northern Pin Oak (Quercus ellipsoidalis)		
3947	66	Cottonwood (Populus deltoides)	1/2 Dead	
3947*	26	White Oak (Quercus alba)		
3948	15	Box Elder (Acer negundo)		REMOVE
3948*	11	White Oak (Quercus alba)		
3949	35	Box Elder (Acer negundo)	1/2 Dead	REMOVE
3949*	10	White Oak (Quercus alba)		
3950	14	Box Elder (Acer negundo)		REMOVE
3950*	11	Green Ash (Fraxinus pennsylvanica)		
3951	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3951*	24	Red Oak (Quercus rubra)		
3952	8	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3952*	23	Red Oak (Quercus rubra)		
3953	9	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3953*	20	Red Oak (Quercus rubra)		
3954	9	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3954*	25	White Oak (Quercus alba)		
3955	7	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3955*	22	Red Oak (Quercus rubra)		
3956	10	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3956*	18	Red Oak (Quercus rubra)		
3957	14	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3957*	8	Box Elder (Acer negundo)		
3958	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3958*	11	Box Elder (Acer negundo)		
3959	14	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3959*	13	Red Maple (Acer rubrum)		
3960	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3960*	9	White Oak (Quercus alba)		
3961	20*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3961*	18	Northern Pin Oak (Quercus ellipsoidalis)		
3962	25*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3962*	27	White Oak (Quercus alba)		
3963	20*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3963*	13	Northern Pin Oak (Quercus ellipsoidalis)		
3964	12	Box Elder (Acer negundo)		REMOVE
3964*	11	White Oak (Quercus alba)		
3965	8	Cherry - Black (Prunus serotina)		REMOVE
3965*	20	Red Maple (Acer rubrum)		
3966	30*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3966*	18	Red Oak (Quercus rubra)		
3967	30*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3967*	13	American Elm (Ulmus americana)		
3968	7	Ash - Green (Fraxinus pennsylvanica)		REMOVE
3968*	17	Willow sp. (Salix sp.)		
3969	20*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3969*	10	Green Ash (Fraxinus pennsylvanica)		
3970	30*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3970*	17	Green Ash (Fraxinus pennsylvanica)		
3971	30*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3971*	11	American Elm (Ulmus americana)		
3972	30*	Cedar - Eastern Red (Juniperus virginiana)		REMOVE
3972*	27	White Oak (Quercus alba)		
3973	8	Cherry - Black (Prunus serotina)		REMOVE
3973*	18	Green Ash (Fraxinus pennsylvanica)		
3974	10	Cherry - Black (Prunus serotina)		REMOVE
3974*	12	Black Cherry (Prunus serotina)		
3975	7	Cherry - Black (Prunus serotina)		REMOVE
3975*	16	Black Cherry (Prunus serotina)		
3976	13	Cherry - Black (Prunus serotina)		REMOVE

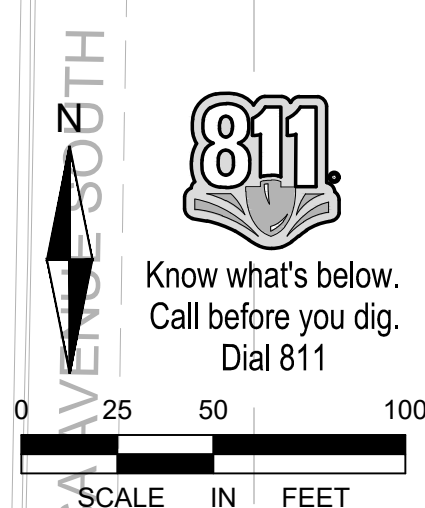
TAG ID	Size (DBH)	Tree Name	Notes	Status
4068	14	Box Elder (Acer negundo)		REMOVE
4069	24	Oak - White (Quercus alba)		REMOVE
4070	19	Elm - American (Ulmus americana)		REMOVE
4071	13	Elm - American (Ulmus americana)		REMOVE
4072	13	Elm - American (Ulmus americana)		REMOVE
4073	11	Hackberry (Celtis occidentalis)		REMOVE
4074	7	Hackberry (Celtis occidentalis)		REMOVE
4075	10	Hackberry (Celtis occidentalis)		REMOVE
4076	21	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4077	11	Hackberry (Celtis occidentalis)		REMOVE
4078	9	Hackberry (Celtis occidentalis)		REMOVE
4079	8	Hackberry (Celtis occidentalis)		REMOVE
4080	11	Hackberry (Celtis occidentalis)		REMOVE
4081	13	Box Elder (Acer negundo)	1/2 Dead	REMOVE
4082	28	Oak - White (Quercus alba)	1/2 Dead	REMOVE
4083	8	Hackberry (Celtis occidentalis)		REMOVE
4084	28	Oak - White (Quercus alba)		REMOVE
4085	20	Oak - White (Quercus alba)		REMOVE
4086	12	Box Elder (Acer negundo)		REMOVE
4087	6	Hackberry (Celtis occidentalis)		REMOVE
4088	25	Oak - White (Quercus alba)		REMOVE
4089	9	Hackberry (Celtis occidentalis)		REMOVE
4090	7	Hackberry (Celtis occidentalis)		REMOVE
4091	10	Hackberry (Celtis occidentalis)		REMOVE
4092	14	Box Elder (Acer negundo)		REMOVE
4093	13	Box Elder (Acer negundo)		REMOVE
4094	12	Box Elder (Acer negundo)	DUPLICATE	
4095	15	Hackberry (Celtis occidentalis)		REMOVE
4096	9	Hackberry (Celtis occidentalis)		REMOVE
4097	28	Hackberry (Celtis occidentalis)		REMOVE
4098	20	Oak - White (Quercus alba)		REMOVE
4099	12	Hackberry (Celtis occidentalis)		REMOVE
4100	24	Hackberry (Celtis occidentalis)		REMOVE
4101	19	Hackberry (Celtis occidentalis)		REMOVE
4102	13	Box Elder (Acer negundo)		REMOVE
4103	12	Hackberry (Celtis occidentalis)		REMOVE
4104	12	Box Elder (Acer negundo)		REMOVE
4105	19	Box Elder (Acer negundo)	1/2 Dead	REMOVE
4106	22	Elm - American (Ulmus americana)		REMOVE
4107	12	Box Elder (Acer negundo)		REMOVE
4108	6	Hackberry (Celtis occidentalis)		REMOVE
4109	13	Hackberry (Celtis occidentalis)		REMOVE
4110	13	Box Elder (Acer negundo)		REMOVE
4111	13	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4112	6	Hackberry (Celtis occidentalis)		REMOVE
4113	24	Maple - Red (Acer rubrum)		REMOVE
4114	19	Hackberry (Celtis occidentalis)		REMOVE
4115	9	Hackberry (Celtis occidentalis)		REMOVE
4116	13	Hackberry (Celtis occidentalis)		REMOVE
4117	13	Hackberry (Celtis occidentalis)		REMOVE
4118	16	Hackberry (Celtis occidentalis)		REMOVE
4119	13	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4120	9	Cherry - Black (Prunus serotina)		REMOVE
4121	13	Hackberry (Celtis occidentalis)		REMOVE
4122	6	Hackberry (Celtis occidentalis)		REMOVE
4123	10	Hackberry (Celtis occidentalis)		REMOVE
4124	10	Hackberry (Celtis occidentalis)		REMOVE
4125	17	Hackberry (Celtis occidentalis)		REMOVE
4126	11	Hackberry (Celtis occidentalis)		REMOVE
4127	14	Hackberry (Celtis occidentalis)		REMOVE
4128	6	Hackberry (Celtis occidentalis)		REMOVE
4129	10	Hackberry (Celtis occidentalis)		REMOVE
4130	7	Hackberry (Celtis occidentalis)		REMOVE
4131	7	Ash - Green (Fraxinus pennsylvanica)		OFFSITE
4132	30'	Cedar - Eastem Red (Juniperus virginiana)		OFFSITE
4133	16	Hackberry (Celtis occidentalis)		REMOVE
4134	11	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4135	15	Basswood (Tilia americana)		REMOVE
4136	6	Hackberry (Celtis occidentalis)		REMOVE
4137	10	Hackberry (Celtis occidentalis)		REMOVE
4138	11	Hackberry (Celtis occidentalis)		REMOVE
4139	12	Hackberry (Celtis occidentalis)		REMOVE
4140	6	Hackberry (Celtis occidentalis)		REMOVE
4141	11	Hackberry (Celtis occidentalis)		REMOVE
4142	7	Cherry - Black (Prunus serotina)		REMOVE
4143	14	Oak - White (Quercus alba)		REMOVE
4144	6	Hackberry (Celtis occidentalis)		REMOVE
4145	29	Oak - Red (Quercus rubra)		REMOVE
4146	19	Hackberry (Celtis occidentalis)		REMOVE
4147	9	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4148	13	Hackberry (Celtis occidentalis)		REMOVE
4149	18	Hackberry (Celtis occidentalis)		REMOVE
4150	13	Hackberry (Celtis occidentalis)		REMOVE
4151	8	Hackberry (Celtis occidentalis)		REMOVE
4152	10	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4153	24	Oak - White (Quercus alba)		REMOVE
4154	27	Oak - White (Quercus alba)		REMOVE
4155	13	Hackberry (Celtis occidentalis)		REMOVE
4156	16	Basswood (Tilia americana)		REMOVE
4157	11	Basswood (Tilia americana)		REMOVE
4158	18	Basswood (Tilia americana)		REMOVE
4159	6	Basswood (Tilia americana)		REMOVE
4160	16	Basswood (Tilia americana)		REMOVE
4161	7	Basswood (Tilia americana)		REMOVE
4162	9	Basswood (Tilia americana)		REMOVE
4163	16	Basswood (Tilia americana)		REMOVE
4164	16	Hackberry (Celtis occidentalis)		REMOVE
4165	10	Basswood (Tilia americana)		REMOVE
4166	13	Hackberry (Celtis occidentalis)		REMOVE
4167	12	Elm - American (Ulmus americana)		REMOVE
4168	8	Hackberry (Celtis occidentalis)		REMOVE
4169	9	Cherry - Black (Prunus serotina)		REMOVE
4170	16	Elm - American (Ulmus americana)		REMOVE
4171	10	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4172	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4173	6	Ash - Green (Fraxinus pennsylvanica)		OFFSITE
4174	24	Oak - White (Quercus alba)		OFFSITE
4175	7	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4176	15	Basswood (Tilia americana)		REMOVE
4177	6	Cherry - Black (Prunus serotina)		REMOVE
4178	6	Hackberry (Celtis occidentalis)		REMOVE
4179	12	Basswood (Tilia americana)		REMOVE
4180	13	Elm - American (Ulmus americana)		REMOVE
4181	16	Basswood (Tilia americana)		REMOVE

TAG ID	Size (DBH)	Tree Name	Notes	Status
4182	8	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4183	27	Oak - White (Quercus alba)		REMOVE
4184	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4185	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4186	22	Hackberry (Celtis occidentalis)		REMOVE
4187	12	Hackberry (Celtis occidentalis)		REMOVE
4188	17	Hackberry (Celtis occidentalis)		REMOVE
4189	16	Hackberry (Celtis occidentalis)		REMOVE
4190	23	Oak - Red (Quercus rubra)		REMOVE
4191	8	Basswood (Tilia americana)		REMOVE
4192	26	Oak - White (Quercus alba)		REMOVE
4193	18	Oak - White (Quercus alba)		REMOVE
4194	16	Hackberry (Celtis occidentalis)		REMOVE
4195	14	Hackberry (Celtis occidentalis)		REMOVE
4196	13	Oak - Red (Quercus rubra)		REMOVE
4197	25	Oak - White (Quercus alba)		
4198	12	Elm - American (Ulmus americana)		REMOVE
4199	19	Oak - Red (Quercus rubra)		REMOVE
4200	15	Elm - American (Ulmus americana)		REMOVE
4201	14	Elm - American (Ulmus americana)		REMOVE
4202	6	Hackberry (Celtis occidentalis)		
4203	23	Hackberry (Celtis occidentalis)		
4204	13	Elm - American (Ulmus americana)		
4205	14	Elm - American (Ulmus americana)		
4206	12	Cherry - Black (Prunus serotina)		
4207	10	Cherry - Black (Prunus serotina)		
4208	24	Oak - White (Quercus alba)		
4209	14	Elm - American (Ulmus americana)		
4210	7	Cherry - Black (Prunus serotina)		
4211	25	Oak - White (Quercus alba)		
4212	23	Oak - White (Quercus alba)		
4213	15	Oak - Red (Quercus rubra)		
4214	6	Hackberry (Celtis occidentalis)		
4215	19	Hackberry (Celtis occidentalis)		
4216	23	Hackberry (Celtis occidentalis)		
4217	25	Oak - White (Quercus alba)		
4218	8	Cherry - Black (Prunus serotina)		
4219	28	Oak - White (Quercus alba)		
4220	33	Basswood (Tilia americana)		
4221	6	Oak - Red (Quercus rubra)		
4222	15	Hackberry (Celtis occidentalis)		
4223	13	Cherry - Black (Prunus serotina)		
4224	8	Cherry - Black (Prunus serotina)		
4225	15	Oak - Red (Quercus rubra)		
4226	21	Oak - White (Quercus alba)		
4227	31	Oak - White (Quercus alba)		
4228	14	Oak - White (Quercus alba)		
4229	7	Ash - Green (Fraxinus pennsylvanica)		
4230	11	Cherry - Black (Prunus serotina)		
4231	26	Oak - White (Quercus alba)		
4232	10	Ash - Green (Fraxinus pennsylvanica)		
4233	6	Cherry - Black (Prunus serotina)		
4234	23	Oak - White (Quercus alba)		
4235	26	Oak - White (Quercus alba)		
4236	17	Oak - White (Quercus alba)		
4237	6	Hackberry (Celtis occidentalis)		
4238	14	Oak - White (Quercus alba)		
4239	10	Hackberry (Celtis occidentalis)		
4240	14	Cherry - Black (Prunus serotina)		
4241	12	Box Elder (Acer negundo)		
4242	26	Oak - White (Quercus alba)		
4243	11	Hackberry (Celtis occidentalis)		
4244	25	Elm - American (Ulmus americana)		REMOVE
4245	15	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4246	6	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4247	11	Basswood (Tilia americana)		REMOVE
4248	15	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4249	25	Oak - White (Quercus alba)		REMOVE
4250	8	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4251	8	Basswood (Tilia americana)		REMOVE
4252	13	Elm - American (Ulmus americana)		REMOVE
4253	8	Hackberry (Celtis occidentalis)		REMOVE
4254	13	Basswood (Tilia americana)		REMOVE
4255	6	Hackberry (Celtis occidentalis)		REMOVE
4256	10	Basswood (Tilia americana)		REMOVE
4257	16	Elm - American (Ulmus americana)		REMOVE
4258	10	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4259	7	Hackberry (Celtis occidentalis)		REMOVE
4260	8	Basswood (Tilia americana)		REMOVE
4261	15	Basswood (Tilia americana)		REMOVE
4262	11	Basswood (Tilia americana)		REMOVE
4263	19	Basswood (Tilia americana)		REMOVE
4264	9	Oak - Red (Quercus rubra)		REMOVE
4265	17	Oak - White (Quercus alba)		REMOVE
4266	25	Oak - White (Quercus alba)		REMOVE
4267	28	Oak - White (Quercus alba)		REMOVE
4268	6	Basswood (Tilia americana)		REMOVE
4269	12	Basswood (Tilia americana)		REMOVE
4270	15	Hackberry (Celtis occidentalis)		REMOVE
4271	17	Oak - White (Quercus alba)		REMOVE
4272	13	Oak - White (Quercus alba)		REMOVE
4273	24	Oak - White (Quercus alba)		REMOVE
4274	15	Maple - Silver (Acer saccharinum)		REMOVE
4275	12	Basswood (Tilia americana)		REMOVE
4276	10	Basswood (Tilia americana)		REMOVE
4277	9	Basswood (Tilia americana)		REMOVE
4278	13	Basswood (Tilia americana)		REMOVE
4279	12	Elm - American (Ulmus americana)		REMOVE
4280	16	Maple - Silver (Acer saccharinum)		REMOVE
4281	16	Maple - Silver (Acer saccharinum)		REMOVE
4282	20	Maple - Silver (Acer saccharinum)		REMOVE
4283	19	Maple - Silver (Acer saccharinum)		REMOVE
4284	12	Maple - Silver (Acer saccharinum)		REMOVE
4285	21	Cherry - Black (Prunus serotina)		REMOVE
4286	13	Basswood (Tilia americana)		REMOVE
4287	22	Hackberry (Celtis occidentalis)		REMOVE
4288	28	Oak - White (Quercus alba)		REMOVE
4289	15	Hackberry (Celtis occidentalis)		REMOVE
4290	16	Hackberry (Celtis occidentalis)		REMOVE
4291	10	Hackberry (Celtis occidentalis)		REMOVE
4292	16	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4293	14	Hackberry (Celtis occidentalis)		REMOVE
4294	7	Hackberry (Celtis occidentalis)		REMOVE
4295	6	Hackberry (Celtis occidentalis)		REMOVE

TAG ID	Size (DBH)	Tree Name	Notes	Status
4296	14	Hackberry (Celtis occidentalis)		REMOVE
4297	12	Hackberry (Celtis occidentalis)		REMOVE
4298	8	Hackberry (Celtis occidentalis)		REMOVE
4299	22	Oak - White (Quercus alba)		REMOVE
4300	23	Oak - White (Quercus alba)		REMOVE
4301	8	Oak - Red (Quercus rubra)		
4302	18	Oak - Red (Quercus rubra)		
4303	21	Oak - Red (Quercus rubra)		
4304	24	Oak - White (Quercus alba)		
4305	20	Oak - Red (Quercus rubra)		
4306	18	Oak - Red (Quercus rubra)		
4307	13	Oak - Red (Quercus rubra)		
4308	17	Oak - White (Quercus alba)		
4309	23	Oak - Red (Quercus rubra)		
4310	12	Willow - Black (Salix nigra)		
4311	8	Ash - Green (Fraxinus pennsylvanica)		
4312	9	Ash - Green (Fraxinus pennsylvanica)		
4313	8	Cherry - Black (Prunus serotina)		
4314	27	Oak - White (Quercus alba)		
4315	19	Oak - White (Quercus alba)		
4316	28	Oak - White (Quercus alba)		
4317	27	Oak - White (Quercus alba)		
4318	6	Hackberry (Celtis occidentalis)		
4319	9	Ash - Green (Fraxinus pennsylvanica)		
4320	13	Cherry - Black (Prunus serotina)		
4321	32	Oak - Red (Quercus rubra)		
4322	8	Ash - Green (Fraxinus pennsylvanica)		
4323	9	Hackberry (Celtis occidentalis)		
4324	13	Oak - White (Quercus alba)		
4325	12	Cherry - Black (Prunus serotina)		
4326	31	Oak - Red (Quercus rubra)		
4327	28	Oak - White (Quercus alba)		
4328	27	Oak - White (Quercus alba)		
4329	23	Oak - White (Quercus alba)		
4330	8	Oak - Red (Quercus rubra)		
4331	22	Oak - White (Quercus alba)		
4332	14	Maple - Silver (Acer saccharinum)		
4333	8	Ash - Green (Fraxinus pennsylvanica)		
4334	10	Ash - Green (Fraxinus pennsylvanica)		
4335	9	Maple - Silver (Acer saccharinum)		
4336	15	Maple - Silver (Acer saccharinum)		
4337	17	Maple - Silver (Acer saccharinum)		
4338	17	Hackberry (Celtis occidentalis)		
4339	12	Box Elder (Acer negundo)	1/2 Dead	
4340	13	Box Elder (Acer negundo)		
4341	7	Hackberry (Celtis occidentalis)		
4342	12	Cherry - Black (Prunus serotina)		
4343	16	Ash - Green (Fraxinus pennsylvanica)		
4344	12	Maple - Silver (Acer saccharinum)		
4345	9	Cherry - Black (Prunus serotina)		
4346	31	Oak - Red (Quercus rubra)		
4347	13	Oak - White (Quercus alba)		
4348	41	Oak - White (Quercus alba)		
4349	8	Cherry - Black (Prunus serotina)		
4350	12	Oak - White (Quercus alba)		
4351	20	Oak - White (Quercus alba)		
4352	6	Cherry - Black (Prunus serotina)		
4353	12	Ash - Green (Fraxinus pennsylvanica)		
4354	13	Box Elder (Acer negundo)		
4355	21	Oak - Red (Quercus rubra)		
4356	17	Oak - Red (Quercus rubra)		
4357	6	Ash - Green (Fraxinus pennsylvanica)		
4358	10	Ash - Green (Fraxinus pennsylvanica)		
4359	17	Oak - Red (Quercus rubra)		
4360	17	Oak - Red (Quercus rubra)		
4361	29	Oak - Red (Quercus rubra)		
4362	6	Hackberry (Celtis occidentalis)		
4363	13	Box Elder (Acer negundo)		
4364	6	Ash - Green (Fraxinus pennsylvanica)		
4365	12	Elm - American (Ulmus americana)		
4366	8	Oak - White (Quercus alba)		
4367	17	Hackberry (Celtis occidentalis)		REMOVE
4368	12	Maple - Silver (Acer saccharinum)		REMOVE
4369	13	Elm - American (Ulmus americana)		REMOVE
4370	13	Basswood (Tilia americana)		REMOVE
4371	15	Box Elder (Acer negundo)	1/2 Dead	REMOVE
4372	8	Hackberry (Celtis occidentalis)		
4373	31	Oak - Red (Quercus rubra)		
4374	13	Hackberry (Celtis occidentalis)		
4375	27	Oak - Red (Quercus rubra)		
4376	33	Oak - Red (Quercus rubra)		
4377	19	Oak - White (Quercus alba)		
4378	13	Ash - Green (Fraxinus pennsylvanica)		
4379	14	Oak - Red (Quercus rubra)		
4380	12	Oak - Red (Quercus rubra)		
4381	15	Oak - Red (Quercus rubra)		
4382	14	Oak - Red (Quercus rubra)		
4383	14	Oak - Red (Quercus rubra)		
4384	6	Oak - Red (Quercus rubra)		
4385	13	Hackberry (Celtis occidentalis)		
4386	22	Hackberry (Celtis occidentalis)		
4387	12	Hackberry (Celtis occidentalis)		
4388	31	Elm - American (Ulmus americana)		
4389	18	Oak - White (Quercus alba)		
4390	25	Oak - White (Quercus alba)		
4391	13	Oak - Red (Quercus rubra)		
4392	25	Oak - White (Quercus alba)		
4393	15	Cherry - Black (Prunus serotina)		
4394	14	Oak - White (Quercus alba)		
4395	14	Oak - White (Quercus alba)		REMOVE
4396	24	Oak - White (Quercus alba)		REMOVE
4397	12	Oak - White (Quercus alba)		REMOVE
4398	12	Hackberry (Celtis occidentalis)		REMOVE
4399	26	Oak - White (Quercus alba)		REMOVE
4400	17	Cherry - Black (Prunus serotina)		REMOVE
4401	17	Elm - American (Ulmus americana)		REMOVE
4402	20	Hackberry (Celtis occidentalis)		REMOVE
4403	7	Oak - White (Quercus alba)		REMOVE
4404	22	Oak - White (Quercus alba)		REMOVE
4405	16	Oak - White (Quercus alba)		REMOVE
4406	14	Ash - Green (Fraxinus pennsylvanica)		REMOVE
4407	15	Hackberry (Celtis occidentalis)		REMOVE
4408	17	Hackberry (Celtis occidentalis)		REMOVE
4409	24	Oak - White (Quercus alba)		REMOVE
4410	22	Oak - White (Quercus alba)		REMOVE



VIEW B



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Wolferstorff

Cottage Grove, Minnesota

Preliminary Plat Submittal

Lighting Plan - View A

DATE	DESCRIPTION
11-21-2024	CITY SUBMITTAL
12-11-2024	CITY SUBMITTAL

CERTIFICATION

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

Ben Palazzolo
Date: 11/21/2024 License no. 43480

QA/QC CHECK

By: _____ Date: _____

PROJECT TEAM DATA

Designed By: MPR

Drafted By: ELL, JDW, TAS, BJP

Project No.: 4000367-00

58

Sheet 58 of 60

File Location: X:\4000367-00\01\400 Design\03 Sheets - Preliminary\PLT - View A.dwg Plotted By: Ben Palazzolo on December 11, 2024 at 1:00 PM

57.5' Lots



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Townhomes



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MEMORANDUM

Date: 01/17/2025
To: Ryan Burfeind, PE
From: Mike Boex, PE
Subject: Wolterstorff Plan Review
City of Cottage Grove, MN
Project No.: 24X.136866

This memo summarizes the review of the preliminary plat plans submitted by Alliant, dated 12/11/24. We recognize some of the comments are related to final design and not necessarily a preliminary submittal, however we believe it's prudent to provide those comments prior to final plat submittal.

County Comments:

These plans were passed along to Washington County for further review related to the work along County right-of-way. Additional right-of-way may be needed in the northern portion of Outlot A; more details to follow. Continued coordination with the City and County will be required for plan approval.

Preliminary Plat Comments:

Sheet 4:

1. The area identified as a "dry basin" is not a public stormwater feature and may have been an old borrow hole. This area should be filled as a part of the site grading so it can be utilized for intended park purposes.
2. A removals plan should be developed for the final plat submittal.

Sheet 7:

3. Easement widths will be confirmed when plan and profiles are provided for the proposed utilities. Generally, a minimum easement width should be twice the pipe depth centered over the pipe, or 10' (min.) on each side of the pipe, whichever is greater.

Sheet 8:

4. Ravine Parkway:
 - a. Reverse curvature should be avoided; a tangent between horizontal curves should be provided with a minimum length of 3 times the design speed per the MnDOT Facility Design Guide.
5. Additional right-of-way triangles at Jamaica Avenue should be provided:
 - a. Northwest quadrant of Jamaica Avenue & Ravine Parkway: Provide a triangle with a 75' leg along the Jamaica Avenue right-of-way and a 75' leg along the Ravine Parkway right-of-way.

- b. Southwest quadrant of Jamaica Avenue & Ravine Parkway: Provide a triangle with a 75' leg along the Jamaica Avenue right-of-way and a 75' leg along the Ravine Parkway right-of-way.

Sheet 11:

- 6. Since portions of the site drain to Lake Robert (DNR 82-83W) and it is functioning as a public stormwater basin, the entire pond HWL should be encompassed in an outlot and dedicated to the City.
 - a. Outlot A of the Waters at Michaels Pointe encompasses a portion of the pond and should be deeded to the City for public stormwater purposes.
 - b. Outlot B of the Waters at Michaels Pointe should also be deeded to the City as it was originally intended (it was used for park dedication and cannot be used for park dedication again).
- 7. Outlot H:
 - a. Outlot H should be deeded to the City.
 - i. An existing drainageway appears to connect to Outlot H from the west.
 - b. Sheets 12 and 15 depicts B618 curb on the west side of Road B; D428 should be provided for additional homes in the future.
 - c. When sewer and water are constructed per Sheet 35, services should be considered for future lots on the west side of Road B.
 - i. If there is an intent to plat and build homes on the west side of Road B prior to final street construction, services and a ghost plat should be depicted.
 - ii. If there is no intent on building the lots on the west side, then services should be installed with a future development.
- 8. Open Space sign locations were provided by the Parks Department and are attached to this memo. On final plans, depict these signs on a separate signage plan for the entire project.
- 9. An escrow will be collected for future trail extension along Jamaica north of Ravine Parkway.

Sheet 13:

- 10. Final plans shall include intersection details to clarify drainage patterns and grades for all street intersections (e.g. grades around radii, where crown of street will be carried through or warped, etc.). The need for valley gutters will be reviewed once intersection details and drainage areas are provided, but typically valley gutters are placed when longitudinal grades are less than 2%.

Sheet 14:

- 11. Final plans shall include a signage and striping plan.
 - a. Stop signs:
 - i. Place stop signs on all street approaches to Ravine Parkway.
 - ii. Stop signs shall be provided on Ravine Parkway as it approaches Jamaica Ave (in boulevard and median).

- iii. Road C & D/E intersection: place stop signs on the Road D& E approaches to Road C.
 - b. No Parking:
 - i. Add no parking signs on Ravine Parkway, spaced every 200-300-If maximum.
 - c. No Outlet: Provide a W14-2a (24x6) sign above the street name blades into Road B.
 - d. Median on Ravine Parkway: Keep right signs will be needed on both sides of the median with an R4-7C (24x30) & OM1-2 (18x18) below.
 - e. Speed Limit:
 - i. 40 mph speed limit signage shall be provided on Ravine Parkway.
 - ii. A 30 mph sign should be placed each local road as traffic enters the development.
 - f. Directional lane signs as necessary on Ravine Parkway
 - g. Barricades and future street extension signs shall be provided per city standard details STR-31 and STR-32 at the west ends of Ravine Parkway and Road D. Barricades shall also be placed where sidewalk or trail terminate.
 - h. Markings:
 - i. All lane lines to be ground-in multi-comp on Ravine Parkway and Jamaica Ave
 - ii. All symbols and crosswalks shall be ground-in paint
- 12. Northbound left turn lanes and southbound right turn lane off of Jamaica Ave will need to be provided for access to Ravine Parkway.
- 13. Ravine Parkway & Jamaica Avenue Pedestrian Crossing:
 - a. The Jamaica Avenue median on the north side of Ravine Parkway will need to be opened to allow an east-west pedestrian crossing and refuge. A concrete median nose should be provided in front of the pedestrian refuge.
 - i. The south median may need to be adjusted as well to accommodate the pedestrian crossing.
 - ii. Additional lighting should be evaluated to illuminate the pedestrian crossings, such as additional cobra head style lighting.
 - b. For clarity, depict the existing features on the east side of Jamaica:
 - i. Existing streetlights at Ravine Parkway and Jamaica Avenue
 - ii. Existing trails and pedestrian ramp on the southeast side of Ravine Parkway and Jamaica Avenue.
- 14. Construct curb and gutter from Ravine Parkway beyond the trail to the park drive.
- 15. Provide 30-ft radii from all Ravine Parkway connections to local streets or park.
- 16. Ravine Parkway layout:
 - a. Ensure the median approach to Jamaica matches that to the east of Jamaica Avenue, including Ravine Parkway monuments in median.

Sheet 15:

17. The City does not want boardwalks in the trail system; trail should go around the wetland on the northwest side of Lake Robert and the developer should evaluate fill and culverts if needed in the southwest corner.
18. Please demonstrate that the future city park can accommodate a 70'x70' playground area and a 30'x30' park shelter near the parking lot.

Sheet 16:

19. The proposed trail appears outside of the surveyed area; keep this in mind as final plans are developed.

Sheet 19:

20. For clarity, turn on the proposed right-of-way on future submittals as it appears to be missing on the north side of Road C.
21. Lot 12 Block 4: Please move the proposed private retaining wall out of the public drainage and utility easement.
22. Low area behind Lots 8-9 Block 3:
 - a. Please label the proposed HWL (952.79); the 7.8-ft bounce appears to function like a dry basin with the significant off-site drainage to this depression. Obtain Outlot over the basin and provide a 20-ft wide pond access within the Outlot as well.

Sheet 20:

23. Low area behind Lots 22-23 Block 4:
 - a. Label the HWL and provide Outlot over the ponding area, or alternatively, modify the grading and storm sewer to eliminate overland discharge and treat this area like a typical rear-yard low point (preferred solution if possible).
24. Freeboard Standards:
 - a. 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.
 - i. It appears that the following do not meet the standards:
 1. Lot 3 Block 5 (interim HWL & EOF)
 2. Lots 3 & 4, Block 1 (EOF)
 3. Lots 6-12, Block 3 (HWL)
 - b. 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.
25. Long retaining wall in D&U behind Lots 2-7 Block 2:
 - a. It is understood this wall likely cannot be located out of the public drainage and utility easement.

- i. If it can't be relocated, the developer will need to pursue an encroachment agreement. A common maintenance agreement will also be needed for the lots involved.
 - b. Given the proposed height (6-ft), please communicate how this wall is intended to be built within the limits of this project or if easement will be obtained from the neighboring property.
 - i. For any retaining wall over 4 feet tall, submit engineered drawings to city building division for review.
- 26. On final plans, please provide lot corner elevations on each lot within the development (e.g. rear corners on Block 5, Block 1, etc.).

Sheet 21:

- 27. Outlot H depression:
 - a. Label HWL in the depression
 - b. Label the EOF for the Outlot H depression
 - c. Identify how the drainageway from the west enters the site (culvert connection, overland flow). This drainage way should be depicted throughout the plans for clarity.

Sheet 22:

- 28. It does not appear that the entirety of the trail north of the existing homes along 67th Street Bay can be located above the pond HWL as is typically required.
 - a. During final design, make an effort to design as much of the trail above the HWL whenever practical.
 - b. Ensure the trail along Jamaica Avenue is above the Lake Robert HWL; small areas of fill may be required.

Sheet 23:

- 29. Ravine Parkway:
 - a. Please design [crest](https://www.dot.state.mn.us/stateaid/manual.html) and [sag](https://www.dot.state.mn.us/stateaid/manual.html) vertical curves in accordance with the State Aid Manual (<https://www.dot.state.mn.us/stateaid/manual.html>) .
- 30. Local Streets:
 - a. Ensure all vertical curves meet minimum K values for sag (37) and crest (19) curves.
- 31. On future submittals, please label the profile elevation of intersecting streets.
- 32. Final plans will require plan/profile sheets for proposed off-road trails.
 - a. Where possible, keep trail grades to 5% or less to meet ADA standards. If needed, limit the length of 8% grades to 200-lf maximum whenever possible.

Sheet 24:

- 33. Pond 1:
 - a. Pond depth: for the purposes of city maintenance, please provide an 8-ft maximum depth.

- b. Provide a 10-ft wide access route at 1:6 maximum slope down to pond maintenance bench (932-929 contours). Ensure all ponds depict contours that meet the 1:6 maximum slope around the entire access route.
- c. Weir wall thickness and reinforcement requirements will be reviewed and provided during final design, and once all stormwater requirements have been met (all ponds).
- d. The borings do not appear to extend below the bottom of the proposed basin, and the liner is depicted with a minimum thickness of 12". Should bedrock be encountered, a recommendation shall be provided to the city by the geotechnical engineer; for example, Braun has recommended a 2' liner over bedrock in the past. In addition, the liner shall have a minimum separation of 3-vertical feet to bedrock.
- e. The city will require a minimum 12" topsoil layer over any constructed clay pond liner.

Sheet 26:

34. Pond 3:

- a. Refer to Pond 1 comments.

35. Provide a 5-ft minimum horizontal distance at a 6H:1V maximum slope immediately adjacent to a pedestrian facility (trail) if the adjacent slopes are steeper than 4H:1V.

- a. The trail with berm section should be modified accordingly.
- b. Identify where the 5-ft berm is located; it appears the berm is consistently wider on the grading plan.

Sheet 28:

36. Please note on the plans that maximum impervious surface coverage for single family lots is 50% and maximum site coverage for attached dwellings is 40% total impervious.

Sheet 32:

37. The scale bar appears incorrect.

Sheet 33:

38. Hydrants:

- a. The Fire Marshall has reviewed hydrant locations and provides no further comment.

39. Valve locations:

- a. Ensure valve placement achieves an isolation of 20-25 homes maximum.
 - i. The multi-family area should be adjusted accordingly.
- b. Coordinate with comments on Sheet 34 related to Ravine Parkway.

40. Lot 12 Block 2 & Lot 1 Block 3: Evaluate if the lots will be buildable.

- a. Identify if grading is required on the adjacent property, and if not, how far the permanent street can be constructed. Final plans to clarify limits of grading, utility construction, and street construction.
 - i. Curb is depicted to the adjacent property line, as the city prefers that permanent curb be constructed adjacent to all lots being developed.

1. Utilities shall be extended beyond permanent street section.
 2. Therefore, utility stubs should be provided into the adjacent property to the west. These stubs should be extended far enough as to not disturb the existing street when connecting. Drainage and utility easement should be obtained to cover these utility stubs.
 - b. Snow storage from street plowing should be considered when placing the driveway and placing the driveway on the east side of the lot should be evaluated.
41. On final plans, please show service information on each lot (wye station, curb box elevation, sewer elevation at upstream end of service, top of riser elevation if applicable).
- a. The minimum riser height shall be 3'.

Sheet 34:

42. Sanitary Sewer future stub location and elevations:
- a. North stub on Road D should be an 8" at an elevation of 954.
 - b. Southern stub at Ravine Parkway should be a 12" at an elevation of 919.00.
 - c. There is an existing 18" stub just west of Jamaica Avenue that will be connected to. A new 12" sewer could be provided along Ravine Parkway.
43. Ravine Parkway Watermain:
- a. Eliminate the valve west of tee at Road B/Road C since a valve would be added with a future extension.
 - b. Valve on Ravine Parkway east of tee at Road C/Park Entrance: move valve to west side of tee.
 - c. Please provide an irrigation stub to the Ravine Parkway median west of Jamaica Avenue.
44. City Park: provide a 6" service into the park, extending 15-ft beyond the Ravine Parkway right-of-way along the entrance drive.
45. A watermain loop is needed to serve the development. A single point of service is essentially depicted along Ravine Parkway at Jamaica Avenue. To remedy this, the 8" main along Jamaica should be run to the Road C/Ravine Parkway intersection, with a new tee just west (approx. 20-lf) of the Ravine Parkway tee by the park entrance & Road C.
- a. This loop should be provided in the southern portion of right-of-way away from the 12" main.
46. Please confirm which HOA outlots (A,D,E) will be irrigated.
- a. Irrigation services shall conform to SER-12 and SER-13. Please note that the service shall be 4" DIP with a gate valve.

Sheet 39:

47. Review and resubmit drainage areas for each catch basin. Please review each catch basin's potential to accept water and eliminate unnecessary infrastructure or utilize manholes when appropriate. For example, CB-525 is basically at the high point of the street.

- a. Could the low point be moved from the location of CB-526 to CB-257. With reconfiguration of the storm layout, a structure and some pipe may be able to be eliminated.
- b. The city would rather have manholes to turn corners instead of catch basins if not needed for drainage capture.

48. CBMH-522 to CBMH-501

- a. The city prefers to locate larger diameter mainline storm sewer in the street versus being routed entirely through backyards (reroute 522-501 to 522-502).
- b. Rear yard storm sewer: the city restricts rear yard storm sewer to a 300-ft maximum length of run for jetting.
 - i. Reevaluate the storm sewer layout once the larger main is relocated into the street.

Sheet 41:

49. Overland discharge:

- a. FES-3001 is terminated at the wetland delineation and not the edge of water. Please revise such that pipe extends to the normal water level of Lake Robert.
- b. Similarly, FES-900 is proposed to have a long overland discharge route.
 - i. The City will entertain three options for western side of Pond 3:
 - 1. Eliminate the 36" pipe heading east from Outlot H between Lots 1 and 2. All flow from Outlot H would go north then east and discharge into Pond 3.
 - 2. Keep both pipes (one to north, one to east) leaving Outlot H. Route 36" pipe heading west into Pond 3.
 - 3. Route 36" heading east from Outlot H all the way to NWL of Lake Robert.
- c. New discharge locations, as well as other excavation or fill below the OHW (921.53) may require a DNR permit and should be investigated. If dewatering is needed for construction, a DNR appropriation permit may be required. WCA permitting will be needed if there are temporary or permanent impacts within the wetland.

Sheet 42:

50. RCP and PP pipe locations will be reviewed when plan/profiles are provided.

51. Storm sewer schedule:

- a. R-3067-VB castings shall be used at low points
- b. 27" diameter structures are not allowed; conform to city detail plates.
- c. A column should be added to identify which city standard detail should be followed for each proposed structure, such as STO-5.

Sheet 44:

52. The City Forester will review the landscape plan for details related to tree species and planting locations. List the following restrictions on the plan sheet such that they can be adhered to during installation and ensure they are applied to the proposed plan:
- a. Deciduous trees should be located a minimum of 5' off any utility pipe.
 - b. Coniferous trees should be located a minimum of 15' off any utility pipe.
 - c. No tree should be located within 10' of a hydrant or 15' from a streetlight.
 - d. No trees should be located within a storm pond HWL.
 - e. No trees should be located within a storm pond's 20-ft access route, and no coniferous trees within 5' of the 20' pond access route.
 - f. No coniferous trees within 20' of a proposed sidewalk/trail.
 - g. No deciduous trees within 5' of sidewalk/trail/driveways.
 - h. Trees should not be planted within drainage and utility easements
 - i. Boulevard trees and trees within City outlots should conform to the attached approved species list.
53. The City Council will be discussing whether to continue to provide boulevard trees in front of lots; this item will be discussed at council on 1/22 and further direction will be provided afterwards.
- a. Not all corner lots have 2 boulevard trees (Lot 1 Block 5 on sheet 46).
 - b. Some lots have more trees and should be limited to 2 on corner lots (Lot 30 Block 4).

Sheet 45:

54. Ravine Parkway should depict sod with an HOA owned and maintained irrigation system in the boulevard.

Sheet 46:

55. A 6-ft high fence with min. 50% opacity is depicted along Jamaica Avenue on the east side of Pond 2. Fence is not necessary, but if desired by the HOA the fence is not allowed in public outlot or right of-way and should be located entirely on HOA property.
- a. This same fence is also labeled by Lot 1 Block 8 but is not visually depicted; please confirm the intent.
56. Planning staff have provided the following comments:
- a. The Landscape Plans (Sheets 46 and 47), should show 3 trees plus 1 boulevard tree on the following lots:
 - i. Lot 25 Blk 5
 - ii. Lot 7 Blk 5
 - iii. Lot 5 Blk 5
 - iv. Lot 6 Blk 2
 - v. Lot 2 Blk 2

- b. The following lots need 3 trees plus 1 boulevard tree on each abutting street:
 - i. Lot 11 Blk 2
 - ii. Lot 11 Blk 4
 - iii. Lot 1 Blk 2
 - iv. Lot 1 Blk 4
- c. The requirement for 3 trees per lot plus street tree(s) comes from 11-3-12 D of the Cottage Grove Code where Single-Family Dwelling lots 60 feet wide or less must have 2 trees per lot. On lots greater than 60 feet wide 3 trees are required per lot, no less than 2 different species. Sheet 48 states 70-foot lots require 3 rear yard trees.

Sheet 57:

57. Attached to this memo are preferred street light locations and other streetlight comments.

- a. Streetlights shall be placed on the sidewalk side of the street (Road E, Road C).

58. This development shall use city standard detail LGT-8 instead of LGT-7 for light fixtures within the development. Ravine Parkway lighting shall be per city detail LGT-10.

Stormwater Comments:

59. Rate Control:

- a. The proposed conditions outflow from Lake Robert increases in the 100-year event. Please work to achieve rate control at the Lake Robert outlet or explain why this is not feasible.

Storm	Existing Conditions Lake Robert Outflow (cfs)	Proposed Conditions Lake Robert Outflow (cfs)
2-year	4.63	3.16
10-year	15.18	13.58
100-year	42.02	46.9

60. HydroCAD:

- a. The Lake Robert OCS Orifice is simulated as a 24" diameter vertical orifice rather than a 54"x18" vertical rectangle. Please update the model with a 54"x18" rectangular orifice, per city detail STO-23, and discharge coefficient of 1.0.
- b. The HydroCAD model simulates the NW Low Point as a 60" horizontal orifice connected to a 36" storm drain. Sheet 42 indicates an R-4342 casting is proposed. This casting has only 2 sq. ft. of opening and is much smaller than the 60" diameter orifice simulated in HydroCAD (19.6 sq. ft.). Please update Sheet 42 to a larger grate casting and simulate the open area provided by the casting. Please also simulate in HydroCAD the 36" storm drain along the full length from CB528 to Pond 1.
- c. Drainage Area S2 is not shown on the Proposed Interim or Full Development conditions drainage area maps. Please add the S2 Drainage Area to the maps.
- d. DA S5 is shown as 14.76 acres on Proposed Interim and Full Development Maps but the HydroCAD PDRN Developed condition model simulates this area as 15.84 acres. Please be consistent between the maps and models and explain whether this drainage area varies.

- e. Drainage Areas: The HydroCAD model of Existing and Interim conditions includes 168 acres and does not equal the Proposed conditions model of 155 acres. The P8 model simulates existing and proposed drainage areas of 237 acres. Please update the models to be consistent or explain why the simulated areas vary between conditions and between HydroCAD and P8.

61. Water Quality Treatment:

- a. The stormwater narrative report states that proposed conditions include 19.95 acres of net increase in impervious requiring 712,427 cf of volume abstraction. The listed volume includes a typo and should be corrected in the narrative to 72,420 cu. ft. +/- . Sheet 27 lists the new impervious as 19.6 acres. Please be consistent between the narrative and plans.
- b. The P8 models submitted follow outdated SWWD guidance and don't match the current SWWD requirements. Please update the P8 models to be consistent with the current SWWD guidance:

For water quality analyses using the MIDS or P8 models, the South Washington Watershed District (SWWD) Standards Manual (November 2023) includes required adjustments to the MIDS and P8 models:

<i>Model</i>	<i>Parameter</i>	<i>Required</i>
<i>MIDS</i>	<i>Retention Requirement</i>	<i>1.0 inch</i>
<i>MIDS</i>	<i>Total Phosphorus EMC, Change from Default 0.3 mg/l</i>	<i>0.31 mg/l</i>
<i>P8</i>	<i>Precipitation and Temperature Files</i>	<i>Download modified .pcp and .tmp files from District website</i>
<i>P8</i>	<i>Start Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Keep Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Stop Date</i>	<i>12-31-2000</i>
<i>P8</i>	<i>Number of passes through the storm file</i>	<i>5</i>
<i>P8</i>	<i>Impervious Depression Storage</i>	<i>0.1</i>
<i>P8</i>	<i>Impervious Runoff Coefficient</i>	<i>0.9</i>
<i>P8</i>	<i>Max infiltration rate</i>	<i>0.8 inch/hour</i>
<i>P8</i>	<i>Phosphorus Event Mean Concentration</i>	<i>Nurp50 particle file</i>
<i>P8</i>	<i>Total Suspended Solids Event Mean Concentration</i>	<i>Nurp50 particle file</i>

The Standards Manual is available at the link below:

[SWWD_Standards-Guidance-Manual_Final_11062023.pdf \(swwdmn.org\)](https://www.swwdmn.org/SWWD_Standards-Guidance-Manual_Final_11062023.pdf)

62. Pretreatment: Sheets 39 to 41 show sumps on most storm drains prior to discharge to ponds. Please also provide a sump for CBMH 1001 shown on Sheets 40 & 41.

63. Pond Design:

- a. The Pond 3 permanent pool is 8 times greater than would be required by permanent pool sizing based on the 2.5" storm runoff for on-site areas. The permanent pools don't need to be sized for off-site runoff. The permanent pool could be sized for the Wolterstorff site and off-site flows could be either bypassed or routed through the ponds.

- i. Please evaluate ways to reduce the permanent pool. If flood storage is necessary, a flood bench adjacent to and above the permanent pool could be created, with the HWL area largely the same.
- b. Total live storage volume available for Water Quality treatment is listed in the stormwater narrative as 278,138 cu. ft., however, this value is summed incorrectly in the table and should be corrected to 462,687 cu. ft. (well in excess of the required water quality treatment volume for the site of 72,420 cu ft).
- c. Short Circuiting: Please work to reduce short circuiting at FES 300 and FES 700 in Pond 1 and at FES 1000 in Pond 2.

64. Floodplain:

- a. The existing conditions stage vs. area and storage table for Lake Robert indicates that available storage between elevation 919.39 and 926 is 124.1 acre-feet. In the proposed conditions, the available storage within Lake Robert is being reduced to 113.3 acre-feet. The floodplain storage table on Page 6 of 7 in the stormwater narrative indicates that by including the live storage within proposed Pond 3, there will not be a loss in floodplain storage.
 - i. The table in the narrative shows 126.3 acre-feet proposed within Lake Robert and Pond 3, but the surface areas listed in HydroCAD indicate less storage (124.1 acre-feet). The surface areas listed in the proposed Floodplain table do not match the HydroCAD for Lake Robert and Pond 3. Please verify the storage calculations for the proposed conditions in the floodplain table match the HydroCAD model.
 - ii. Sheet 15 shows the FEMA Zone A Floodplain that lies within the proposed Pond 3 and indicates that Interim and Proposed HWL's for Lake Robert will increase from 925.03 (Existing) to 925.11 and 925.56, respectively. Please work to avoid increasing the HWL of Lake Robert as no additional impacts to the existing homes on the south side of the lake will be allowed.

65. The DNR advised a CLOMR/LOMR is required because the floodplain boundaries are being changed by the proposed grading and the base flood elevation (BFE) has increased over 0.5 feet (as shown in the hydraulics completed for the city outlet construction project). Upon final design, please plan to work with the city on a CLOMR/LOMR submittal to FEMA.

- a. Lot 2 Block 1: The current Zone A floodplain extends onto the house pad (See Sheet 21). Without submitted documentation that the floodplain has changed, this house would officially be within the floodplain.

66. Wetland Buffer: Continued coordination with the South Washington Watershed District regarding requirements for paved trails within Wetland Buffers will be required for plan approval.

67. Freeboard:

- a. Refer to comments on Sheet 20.

68. Rational Design:

- a. The rational design spreadsheet states that the design storm frequency is 10 years, but the intensity values match an Atlas 14 5-year design. Please update the spreadsheet text to indicate "5-year" design intensity.
- b. Please include the 100-year ponded discharges from Ponds 1, 2 and 3 and the NWLP and OHLP within the rational design spreadsheet and include the 5-year design catch basin inflows from on-site and 100-year off-site flows that are expected to be collected and conveyed through the trunk storm drains. For example, flows from the northwest that will be collected and conveyed from CB 528 to FES 500, and flows from the west collected at FES 806 and FES 903.

69. Wetlands: The South Washington Watershed District will act as the Local Government Unit (LGU) for administration of the Wetland Conservation Act (WCA). Please provide copies of any permitting correspondence to the city.

70. SWPPP: We reviewed the SWPPP using the MPCA Construction Stormwater Permit checklist. Please consider the following additions to the SWPPP:

- a. Document training for trained individuals
- b. Add detail in narrative about pipe outlet energy dissipation.
- c. If dewatering or backwash water activities are planned, they need to be noted in the plans.
- d. Add to inspections: Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, or by a weather station that is within one mile or by a weather reporting system. Observe any discharge that may be occurring during the inspection. Discharge should also be described and photographed.
- e. Add plan for portable toilets on site.
- f. Add to maintenance: All sediment deposits and deltas must be removed from surface waters (including drainage ways, catch basins, and other drainage systems) and the removal areas restabilized within seven days. Sediment on paved surfaces must be removed within one calendar day of discovery.

71. Models and CAD Files: Please note that digital copies of the final version stormwater models (HydroCAD) 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.



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

December 16, 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; Riley Rooney, Associate Planner; Tony Khambata, City Council Liaison

3. APPROVAL OF AGENDA

Fisher made a motion to approve the agenda. Stephens 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. No one spoke. Frazier closed the Open Forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

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

6. PUBLIC HEARINGS AND APPLICATIONS

A. Brockman ICUP Extension - Case ICUP2024-025

Brockman Land, LLC has applied for an extension to the Interim Conditional Use Permit (Resolution 2015-085) at 10870 Ideal Avenue South to allow for the continuance of existing site operations until such time any adjacent property use is proposed which aligns with the guided land use in the Comprehensive Plan.

Recommendation: The Planning Commission recommend that the City Council extend the Interim Conditional Use Permit (ICUP) at 10870 Ideal Avenue South to allow for the continuance of existing site operations until such time any adjacent property use is proposed, which aligns with the guided Land Use in the Comprehensive Plan.

Rooney 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.

Frazier said the last ICUP, then, was a 10-year grant; is there a reason why this one is not a term limited and rather is just based on whenever development happens on a different plot? Rooney replied we wanted to just ensure that at that time it does expire, it makes sense to do so. If we were to set another 10-year period, let's say those properties aren't ready at that time either, then we'd kind of be going through the work all over again, not necessarily that that's bad, but the idea is that once those properties are ready, it's good to go. I don't know if Schmitz has anything to add off of that. Frazier said I guess my thought and my concern in going over the packet was is a grant of an ICUP with an indeterminate time period is kind of defeating the purpose of an ICUP, because it's supposed to be a time limited, very limited ability to use the property that we should be able to review fairly often. But does it also then make it more difficult for the surrounding properties to develop because this use is ongoing? Rooney replied I don't know if Schmitz wants to touch on that a little more because she has some background, I think. Schmitz replied you can certainly add a condition that does include a sunset date, perhaps it's 10 years again, and we can revisit it in front of the Planning Commission and City Council. However, leaving it at such time the area redevelops, it helps it kind of all redevelop together, for lack of a better way to put it. So, we can certainly add a sunset date as opposed to leaving it open-ended; it's up to you as the Planning Commission. Frazier said okay, I just didn't know if there were thoughts on if my concern is well founded, or if staff said no, we thought about that and we're not concerned about it, so, all right.

Brittain said so, if I remember correctly, a time for termination is normal, but is it also just a normal implementation of the ICUP to have a triggering condition, such as when the land develops? And is that typically the two things, or are there more options? Schmitz replied an ICUP is intended to be limited to whether it's a timeframe, whether it's a triggering event, whatever that might look like. To Rooney's point in her presentation, a Conditional Use Permit (CUP) runs with the land, and we have no ability to kind of revoke that right. So, that ICUP allows us to put that condition on there for it to end at such time we see the area start to redevelop. Brittain said okay, thank you.

Stephens asked what's the definition of the other properties being ready to develop? Because as I understand, people can be ready to develop, and things can come and go, and it can go on forever. So, how are you like navigating the concrete when are they ready to develop; what does that mean? Rooney replied that's a good question. Our definition would essentially be at such time that any of those properties were to sell and be sold to a developer to then, in turn, create residential development; that would trigger that finalization of the ICUP should you approve that this evening and it be approved by the City Council as well. Stephens asked so, is it the sale, or putting it up for sale; like, is there a specific? Rooney replied the specific is probably it. Schmitz stated ultimately, we want the trigger to be for sale or a planning application, which would align those properties with our current guided Land Use, so, R-3 residential. So, at such time we receive a planning application for that area to redevelop in that manner would be the trigger. Stephens said okay, thank you.

Frazier said so the language in Condition #5 in the Recommendation talks about a surrounding use terminating and then the parcel being proposed to be in compliance with the legal conformity; so, that's the actual legal language that would go in, but Planning staff would interpret that as someone who has put the property up for sale to a development or its actually been sold to a developer. Rooney replied that is correct.

Fisher asked so once an adjacent property does sell, what kind of notice do you have to give the owner of this property we're talking about? Do you say hey, we're done, your ICUP is gone; I mean, is there some sort of, like do they have a year to? I don't know, I guess I feel like, okay, so something adjacent goes, then what? Brittain told Fisher it says right here; Fisher said, oh, 90 days, I don't know how I missed that. Rooney said it's a good question to clarify, not to worry.

Khambata said I don't normally interject, but I've got one quick question regarding the 2050 Comprehensive Plan that we're going to start working on here. So, if the Land Use in the Comprehensive Plan changes when we adopt the 2050 Comprehensive Plan, how does that affect the landowners approval? So, say the Planning Commission were to change the guided Land Use in the Comprehensive Plan as a whole, how would this apply to the updated Land Use guidance? Schmitz replied we would need to revisit. I don't anticipate the 2050 Comprehensive Plan will address the Land Use guidance for this particular area; recognizing that it certainly could, we would have to revisit what that redevelopment looks like.

Bhat said I have two questions. What's on the north side of this site? What's that currently? Rooney asked the other side or just either north and south? Bhat replied just north of this property. Rooney replied so, just south is the junkyard, and north I believe

is Rumpca Excavating, so it's currently an excavating company. Bhat asked, so, when we say adjacent property, does it have to be those two properties or it can be across the street, too? Rooney replied I guess this is residential already, so here, here, and then the property across the street has already been developed; this is our Public Works building and then the Low-Zone Water Treatment Plant is down here. So, it'd just be these adjacent properties to the north and south. Bhat said okay, thank you.

Brittain asked how would that happen if you had to revisit it with the underlying zoning changing? What's the process versus maybe changing some of this terminology to somehow reference the Comprehensive Plan? Schmitz replied I would anticipate if the underlying Land Use were to adjust, it would adjust perhaps more to an industrial use, right? Just using my planning brain and thinking okay, we've got the Business Park, that would only be the likely other option; and if that is the case, the use then actually more aligns with an Industrial District type use. Therefore, the use would continue on as is, there wouldn't necessarily need to be that trigger to adjust.

Frazier said again, we're kind of going down the rabbit hole over here, but this is probably a little speculative; you said highly unlikely, it would change more towards an industrial. I think I would agree with that probably just because there are residential nearby, and I know you guys as planners don't like putting industrial next to residential. I think there's also a higher vote that Council has to meet in order to change a property from Residential to Industrial, so it's unlikely to say that this would change that far in the 2050 Comprehensive Plan. Schmitz said it certainly could, but again, from a planning perspective, we do like to try and have a little bit of those buffers in between kind of those longstanding residential uses and new development.

Frazier said, actually, I will ask one more question. If I was going to push you and say I really want years on here, instead of another triggering condition, would staff recommend another 10-year period? Rooney replied I would say 10 years, I think, is more than sufficient; if you wanted to put a timeline on it, that is something that we would add to the end of the Recommendation to bring forward to City Council, if that's something you're interested in. Frazier said thank you.

Brittain said if that were something that was desirable by the group, would it be possible to have a whichever happens first? Where if the residential development happens, boom, you're done, or in 10 years, we're going to revisit it and we can see what's changed? Schmitz replied your motion this evening can certainly include an amendment to that condition to do whichever happens first.

Frazier asked if there were any further questions for staff; none were asked. He asked if the applicant would like to approach and add anything additional.

Tim Brockman, from Brockman Land, said I really don't have anything more to add. I think what she said was what we are looking for, just a way to stay in there. It doesn't make sense for us to sell one small area, but when everybody else develops, we're more than willing. We know how that works, so, we'll be willing to move on then; and a 10-year extension, that would be sufficient. So, thank you for your time.

Frazier asked if there were any questions for the applicant, none were asked. Frazier told Brockman thank you very much for being here.

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

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

Rasmussen said I think I agree with your timeline, a 10-year sunset period just seems like it gives it a definite end. If this is going to develop, and we're sure the north and south will develop with it, probably as one. So, I'm pretty comfortable with how it's written with the sale of the property or 10 years, whichever comes first. I like that.

Frazier said yeah, and that was kind of my thought coming in, so I'm glad Brittain asked that question, just to be definite, that we could do that, but I think it's worthwhile being able to come back and review this in a time period certain. If it doesn't, then they can continue to exist, but then it also gives us the out to end it early if those properties start to develop; and it makes sense to be a residential area instead of us having to stay with the 10 years. So, I think the suggestion that we do either a development or a 10-year period, whichever occurs first, I think is something that should be appropriate here.

Brittain made a motion to approve the Interim Conditional Use Permit (ICUP) extension, subject to the conditions stipulated in the staff report, with the addition that the ICUP will either terminate at the 10-year mark, or when the adjacent properties develop, whichever occurs first. Fisher seconded. Motion passed unanimously (6-to-0 vote).

7. APPROVAL OF PLANNING COMMISSION MINUTES OF NOVEMBER 25, 2024

Brittain made a motion to approve the minutes of the November 25, 2024, Planning Commission meeting. Bhat seconded. Motion passed unanimously (6-to-0 vote).

8. REPORTS

A. RECAP OF DECEMBER CITY COUNCIL MEETING

Schmitz stated given our early meeting this month, we've only got one Council Meeting to recap, on December 4, 2024; she provided a summary of actions from that meeting.

Schmitz said with that, I will pass it over to Council Member Khambata.

Khambata said this will be my last as Council Liaison to the Planning Commission, so I want to take this opportunity to again share my appreciation with all of you for the time that you devote to this. I know it's not easy work, especially when we have big, thick packets, it's sometimes hard to see the value in what you do; but especially coming from the Planning Commission and being on the Council, the work that you guys do is invaluable to the City, so thank you. And I wish we had more short meetings like this. I'll be continuing on in some form or capacity with the City, but not on City Council, starting in January. So, I hope to see you guys around, and I'll make myself available for any questions if you have any for me.

Frazier said thank you; are there any questions for Council Member Khambata? None were asked.

Frazier said, Tony, I'll return the thanks to you. I know we started together on the Planning Commission, and I know you always worked very hard in this position, in this role, just as a member and then as Chair. I know with moving up to the City Council, I know you've always had the City in mind, in doing what's best. So, thank you for all of your work for the City as well. Khambata said thank you.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES

Frazier said I think we had one at the last meeting that we had answered at the meeting.

C. PLANNING COMMISSION REQUESTS

Frazier said I just have one; so, the Preserve.Play.Prospers, that plan obviously was not agreed to by the voters in the November election. I thought Dockter, when he did the presentation to us, said that the CIP may change, depending on the results of that referendum. Is that something that we're going to see within the next couple months, an amendment to that, or do you know a timeline? Schmitz replied I anticipate early in the year, in 2025, we'll revisit what that CIP looks like; those funding opportunities changed, obviously, with that Preserve.Play.Prospers referendum not passing.

9. ADJOURNMENT

Rasmussen made a motion to adjourn the meeting. Stephens seconded. Motion passed unanimously (6-to-0 vote). The meeting was adjourned at 7:25 p.m.