



COTTAGE GROVE PLANNING COMMISSION
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016
COUNCIL CHAMBER - 7:00 PM

April 28, 2025

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Open Forum
5. Chair's Explanation of the Hearing Process
6. Public Hearing and Applications
 - 6.A **ISD #833 Transition Building - Cases SP2025-014, CUP2025-014, and V2025-014**
Discussion: Koma Architects (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has applied for a Site Plan Review, Conditional Use Permit, and Variance to the maximum impervious surface standard for an addition to the current structure located at 7000 Jamaica Avenue South. The proposed 8,373 square foot addition will provide space for classrooms and other educational spaces. Additional site improvements include the renovation of the interior and exterior of the current structure, landscaping to include an outside activity area, and restructuring of the parking lot.
7. Approval of Minutes
 - A **Planning Commission Minutes from March 24, 2025, Meeting**
Staff Recommendation:
8. Reports
 - A **Recap of April 2025 City Council Meetings**
 - B **Response to Planning Commission Inquiries**
 - C **Planning Commission Requests**
9. Annual Organizational Meeting
 - A **Accept 2025 Planning Commission Rules**
Discussion:
10. Adjournment

STAFF REPORT CASE: SP/CUP/V2025-014

ITEM: 6.1

PUBLIC MEETING DATE: 4/28/25 TENTATIVE COUNCIL REVIEW DATE: 5/21/25

APPLICATION

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

REQUEST: A Site Plan Review, Conditional Use Permit, and Variance to the maximum impervious surface standard for an addition to the current structure. The proposed 8,373 square foot addition will provide space for classrooms and other educational spaces. Additional site improvements include the renovation of the interior and exterior of the current structure, landscaping to include an outside activity area, and restructuring of the parking lot.

SITE DATA

LOCATION: 7000 Jamaica Avenue South

ZONING: R-3, Single Family Residential

GUIDED LAND USE: Public/Semi-Public

LAND USE OF ADJACENT PROPERTIES:	<u>CURRENT</u>	<u>GUIDED</u>
NORTH:	Public/Open Space	Public/Open Space
EAST:	Low Density Res.	Low Density Res.
SOUTH:	Low Density Res.	Low Density Res.
WEST:	Low Density Res.	Low Density Res.

SIZE: Addition = 8,373 square feet

DENSITY: N/A

RECOMMENDATION

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



COTTAGE GROVE PLANNING DIVISION

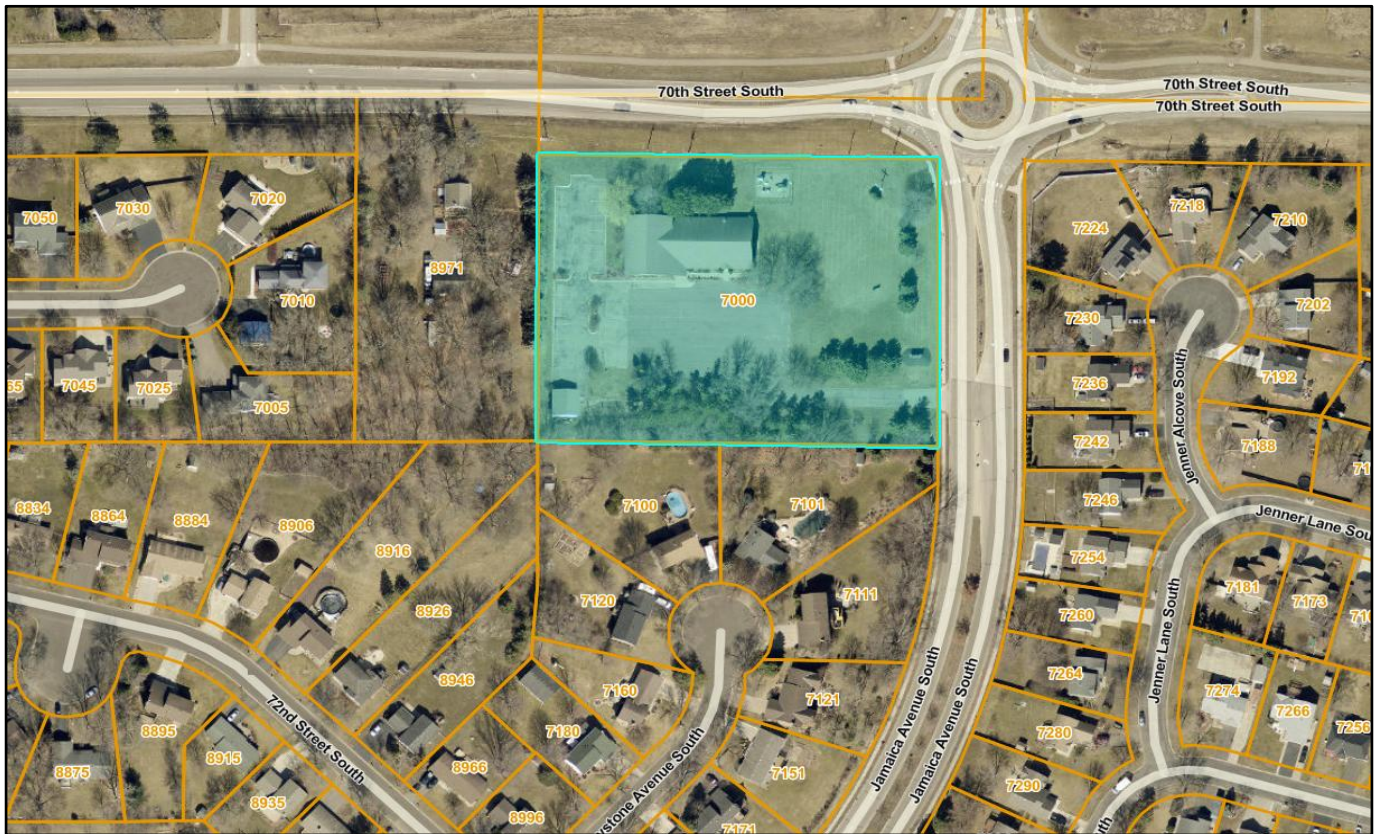
Planning Staff Contact: Riley Rooney, Associate Planner; 651-458-2834; rooney@cottagegrovemn.gov

Application Accepted: 4/2/2025 60-Day Review Deadline: 6/1/2025

**Planning Staff Report
Transition Learning Facility
Planning Case No. SP/CUP/V2025-014
April 28, 2025**

Proposal

Koma Architects (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has applied for a Site Plan Review, Conditional Use Permit and Variance to the maximum impervious surface standard to allow for an addition to the current structure located at 7000 Jamaica Avenue South. The proposed 8,373 square foot addition will provide space for classrooms and other educational spaces. Additional site improvements include the renovation of the interior and exterior of the current structure, landscaping to include an outside activity area, and revision to parking lot layout.



Site Location

Review Schedule

Application Received: April 2, 2025
Application Accepted: April 2, 2025
Planning Commission Meeting: April 28, 2025
Tentative City Council Meeting: May 21, 2025
60-Day Review Deadline: June 1, 2025

Background

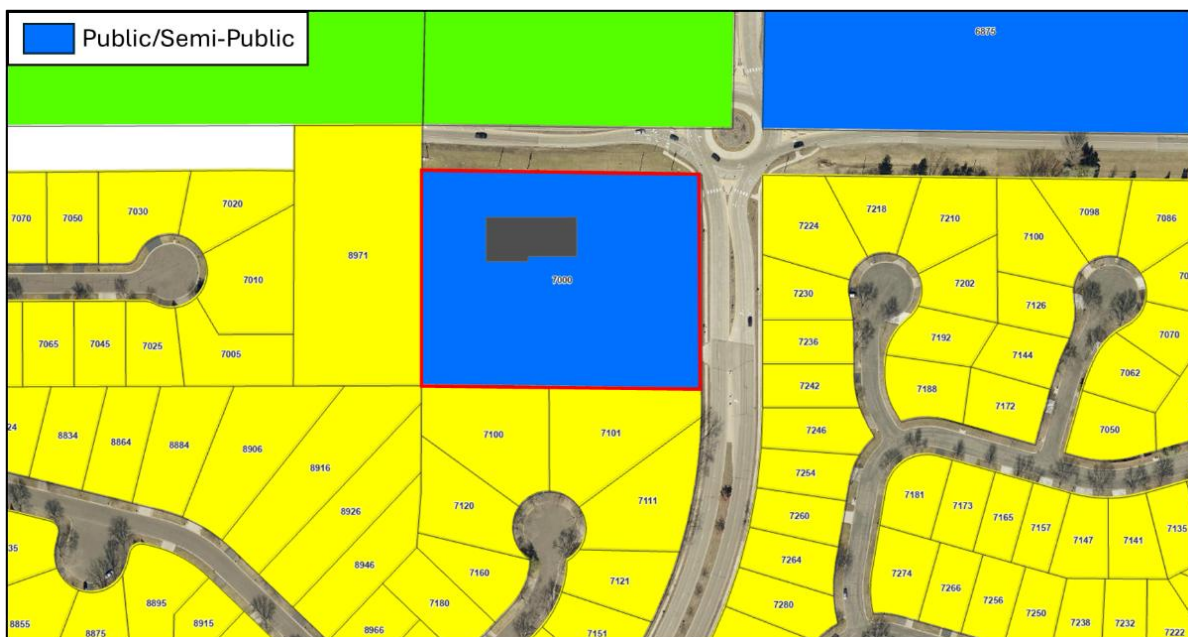
South Washington County School District had a successful referendum in 2023 for a total of 15 projects across the district for improvements at Cottage Grove schools including Cottage Grove Middle School, Oltman Middle School, Grey Cloud Elementary, Pine Hill Elementary, and Park High School. As part of the referendum, the school district has purchased the existing *Light the Way Church* to convert into a post-secondary learning facility that will be known as the Transition School.

The Transition School will be a facility dedicated to the “Next Step Transition Program” which provides special education programs for young adults aged 18-22 who are continuing their education to meet the goals of their Individualized Educational Plan (IEP). The Next Step Transition Program students are eligible to receive individualized education services beyond the 12th grade to help them gain skills and experience in the areas of career training, employment training, and independent living. This community-based program combines classroom learning with career training and life experiences with partners in our community. The proposed facility will host several classrooms, a cafeteria, and advanced learning spaces such as kitchen classrooms, conference rooms, and offices. The external use of the site will include a garden learning area and an outdoor activities space.

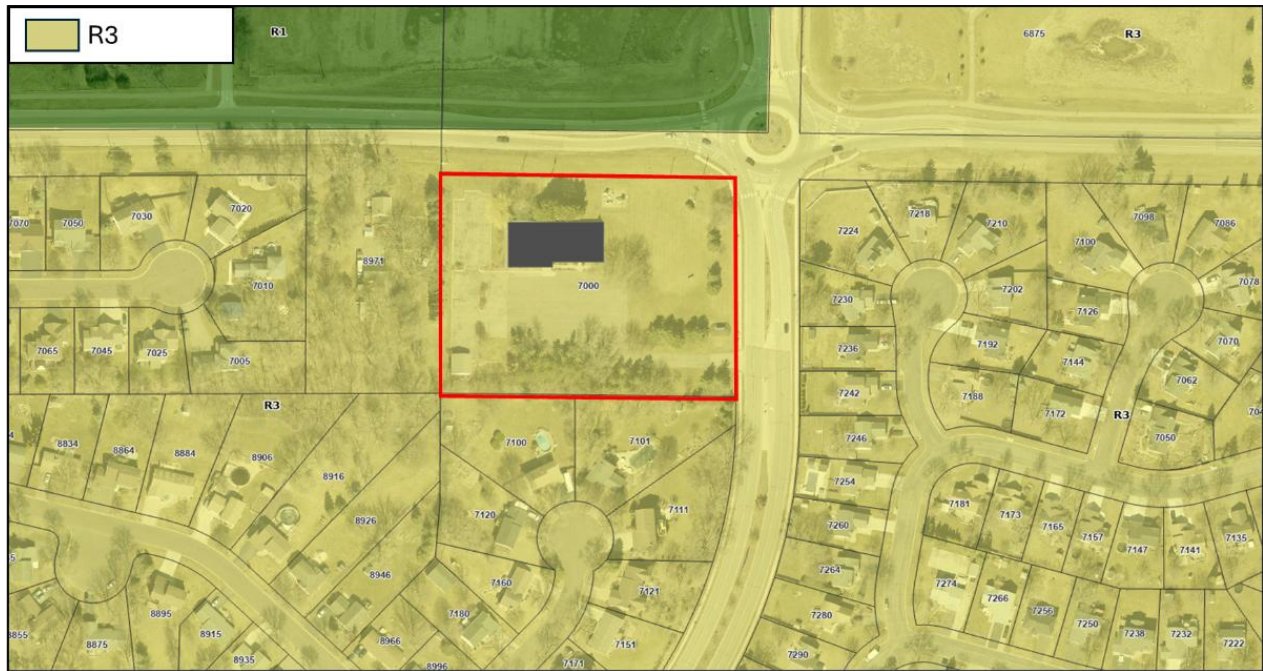
Planning Considerations

Zoning and Comprehensive Plan

The property is currently zoned R-3, Single-Family Residential, and is guided as Public/Semi-Public on the 2040 Comprehensive Plan Land Use Map. City Code Title (11-7-3 D.5) allows for educational facilities within the R-3 district with a Conditional Use permit provided that no building shall be located within 50 feet of any lot line abutting a residential district. The current structure is roughly 100 feet from the closest abutting residential property line.



Future Land Use



Current Zoning

Conditional Use Permit

The permit shall be approved solely for the proposed use of a particular site, not for a particular person or firm. When granting a Conditional Use Permit, the City may impose conditions as it deems necessary to serve and protect the health, safety, convenience, and general welfare of the community.

When evaluating any proposed conditional use permit, the Planning Commission shall consider the following findings:

- 1. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*
- 2. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.*
- 3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- 5. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.*
- 6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The conditional use complies with the general and specific performance standards as specified by the Zoning Code.

Site Plan

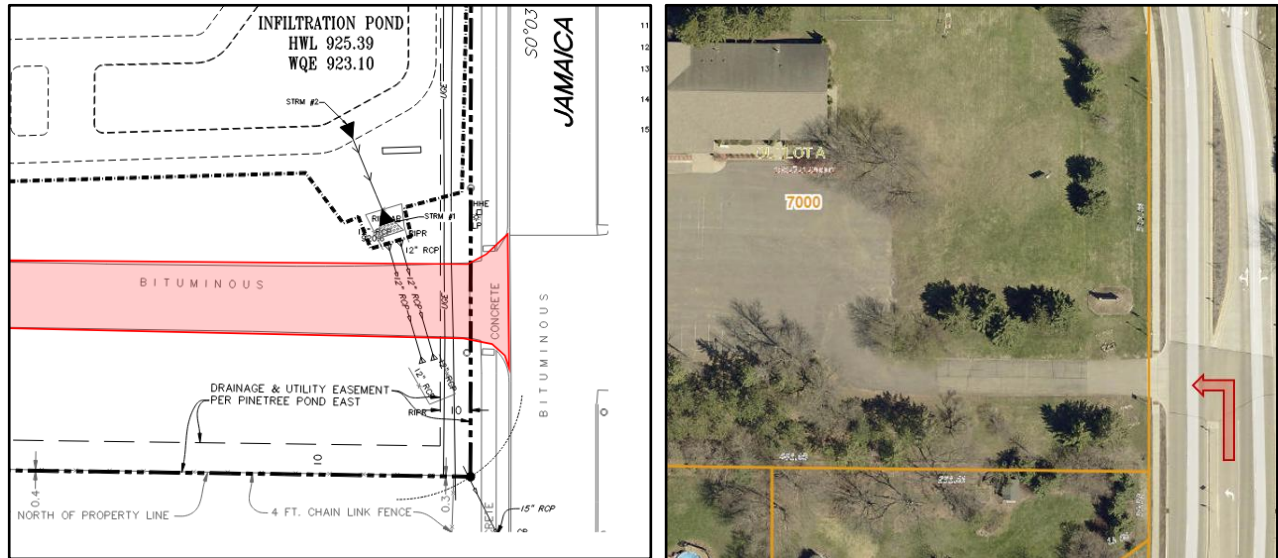
The Applicant is proposing an addition to the existing building and landscaping to the existing site. An 8,374 square foot addition at the west portion of the building is proposed to be constructed with a variety of classrooms, a cafeteria, and advanced learning spaces such as kitchen classrooms, conference rooms, and offices. The existing space will be renovated internally to support the Next Step Transition Program. Additional outdoor spaces will be enhanced to support program activities, including the construction of a half-court basketball court, renovations of the existing gardening area, and fencing of open space at the northeast corner of the property.



Site Renderings

Site Access & Traffic

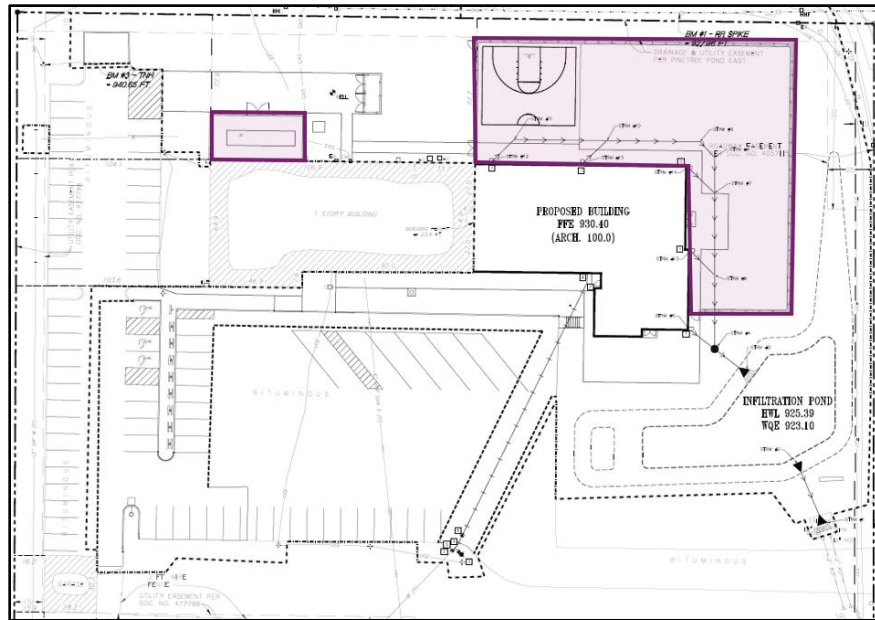
The site currently has one access with an existing curb cut off Jamacia Avenue. The existing access is planned to remain as entry to the site. There are no concerns with the proposed use and the existing access off Jamacia Avenue and no additional accesses are needed.



Existing Site Access

Parking

Minimum parking requirements for secondary educational facilities require 1 space for each 10 students based on capacity design plus 1 space for each 2 classrooms, per City Code standards.



Proposed Fenced Area

Signage

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

Photometric Plan

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

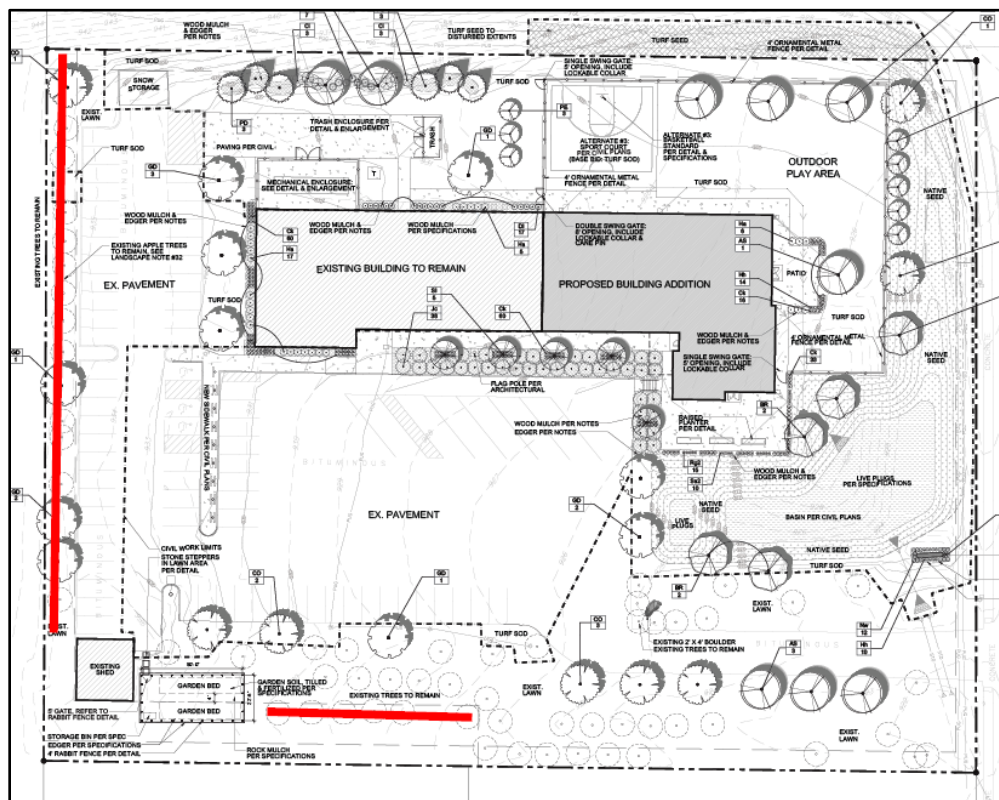
Tree Preservation

City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) for the project area of a proposed development. For projects in residential districts, 40 percent of the qualifying caliper inches on a site are permitted to be removed without required mitigation. The Applicant is proposing removal of 113 qualifying inches, over the permitted 40 percent removal; therefore, mitigation is required. Per City Code requirements, the Applicant will be required to replace the number of removed inches that exceed the removal threshold (57 inches) at a replacement rate of 50 percent (28.5 inches or 12 trees). The Applicant is proposing to plant 46 trees, more than the 12 trees required for mitigation onsite as part of the site landscaping, exceeding the minimum required for replacement.

Total Existing Qualifying Inches	Permitted Removal Threshold	Inches Permitted to be Removed	Proposed Removal Inches	Excess Removal Inches	Replacement Rate	Required Replacement Inches
141	40%	56	113	57	50%	28.5 (12 trees)

Review of the City’s existing drainage and utility easements (D&U) identified 20 trees, a mix of coniferous and ornamental, within the easement area. Due to city infrastructure within the D&U easements, the trees are required to be removed as part of the development of the site to avoid impact to the city’s infrastructure. With all new development, the city does not allow for the planting of trees within easements for drainage and utility purposes to avoid long term increased maintenance of the infrastructure. The trees to be removed do not alter the landscaping minimum requirements as the Applicant plans to plant and retain over the minimum required coniferous and ornamental trees. However, the required removal of the coniferous trees within the easement areas does increase the total inches removed and in turn would typically require additional mitigation. Given the City is requiring the removal of the additional trees within the D&U easements, no additional mitigation will be required.

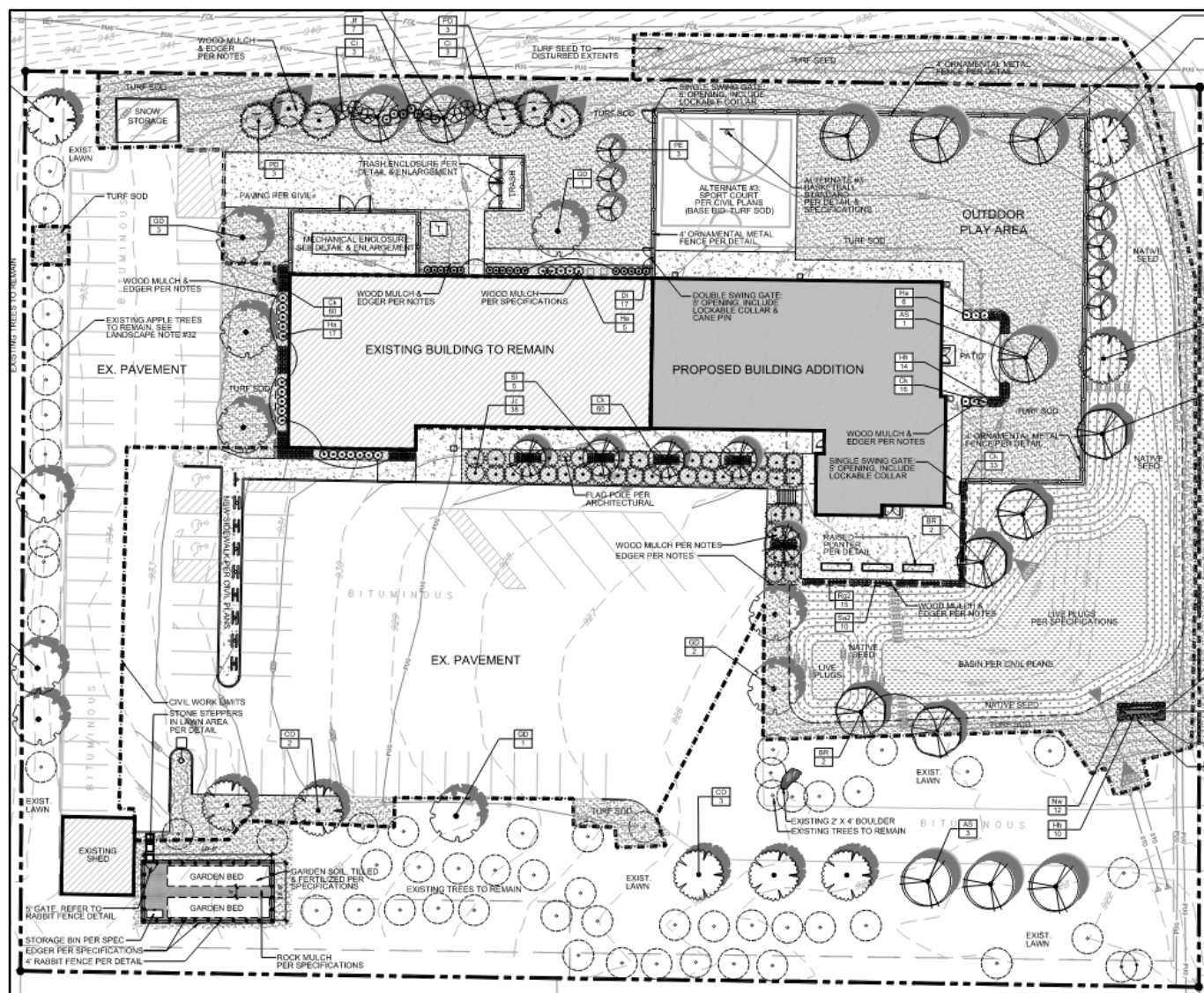
In addition, there are four trees proposed to be installed per the landscaping plan within a D&U easement. These trees are required to be relocated to another suitable area of the site as they are required to be planted to meet the landscaping requirements. The Applicant is required to submit an updated landscape plan prior to the issuance of permits for work on the site.



Landscaping

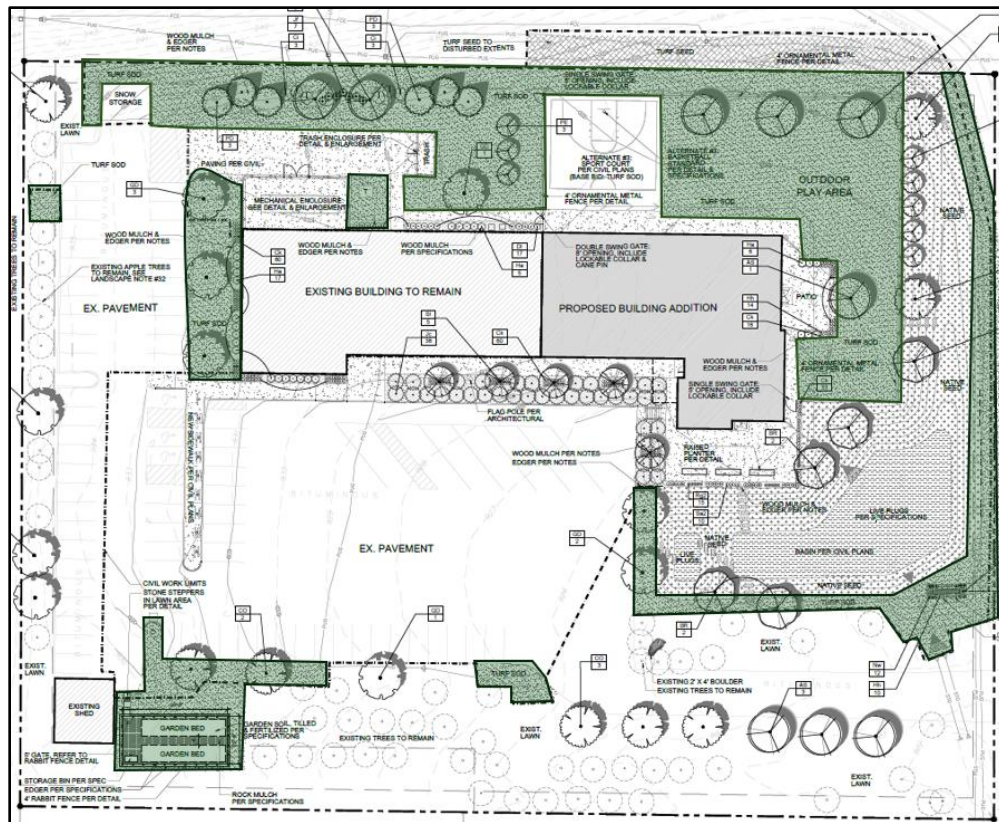
The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. City Code Title 11-3-12 requires a minimum number of trees and shrubs to be provided based on the disturbed area of the subject property. The total site area is 162,479 square feet or 3.73-acres. Subtracting the area of the stormwater basin below the high-water level (9,032 square feet) from the total site area results in a net area of 153,437 square feet, which is the area used for calculating the landscaping requirements.

Landscape Plantings	District Standards	Proposed	Existing to Remain	Total
Overstory Trees	40	40	3	43
Coniferous Trees	6	18	28	46
Shrubs	92	92	0	92



Proposed Landscaping

A majority of the existing sod will be maintained on-site. Installation of additional sod will be planted along the access drive, the eastern property line to Jamacia Avenue, inside the outdoor recreational area, as well as along the north and west side of the existing building. The turf and planting bed areas will be irrigated per city code standards.



Installed Sod Areas

Variance

The purpose of a variance is to allow variation from the application of City Code Title 11 if there are characteristics of the property that cause practical difficulties for the landowner/applicant to meet minimum code standards. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5. The Applicant has submitted a variance request for the maximum impervious surface standard.

The maximum impervious surface permitted within the R-3, Single Residential District, is 40 percent. The applicant is proposing an impervious surface coverage of 49 percent, while maintaining 51 percent as green/open space.

Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

- A. The addition to the existing building, housing several classrooms and advanced learning spaces is necessary to serve the Next Step Transition Program, a use permitted with a CUP in Residential Districts.
- B. The proposed building does not alter the character of the residential neighborhood.
- C. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition to the west of the property.

D. The proposed use of the site requires additional site improvements as part of a CUP application for an educational use. The proposed use is permitted in a residential district with a CUP and typically requires additional impervious to support the use with parking areas. The additional proposed impervious does not stray from the intent of the ordinance and continues to provide a balance on the site of green/open space.

The proposed building provides an invaluable service to the community by providing a space for individuals to learn the skills and knowledge they need to be successful in life, thus supporting the health, safety, and welfare of residents.

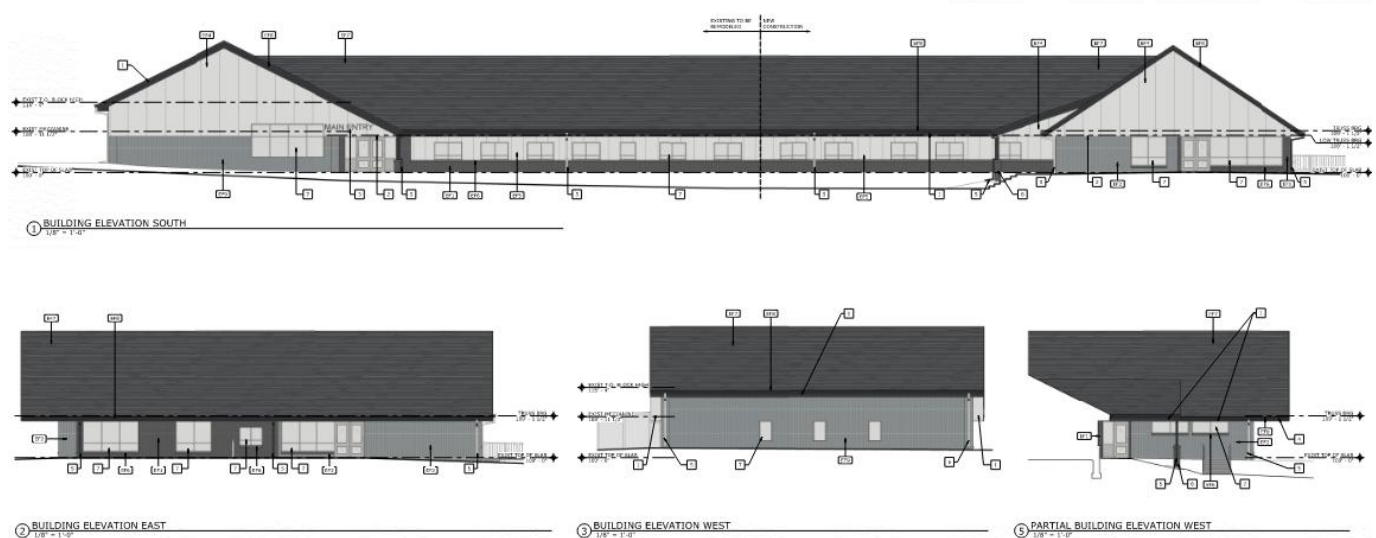
Architectural Materials

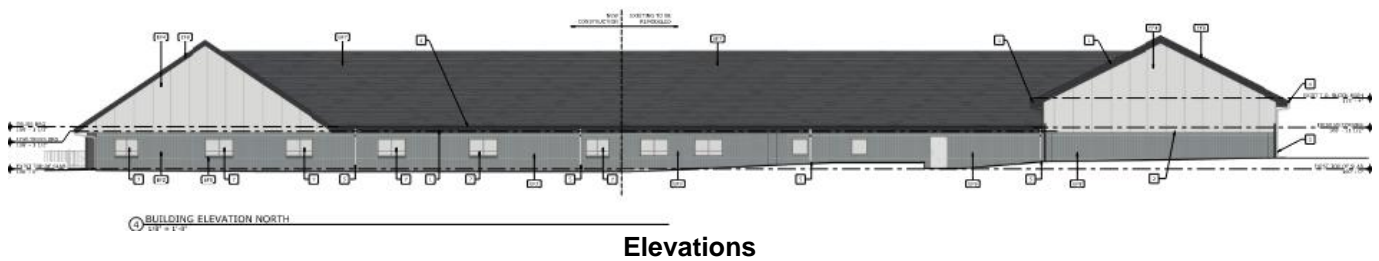
City code requires nonresidential buildings within residential districts to use a mix of no less than 65 percent Class I and 2 materials including brick, stone, and glazing. The proposed additions include the following percentages of material coverage with samples included below.

CLASS I – 44%	CLASS II – 21%	CLASS III – 35%
Brick – 8%	Concrete Brick – 21%	Engineered Wood Siding – 35%
Glass – 16%		
Painted Brick – 20%		



Exterior Material





Grading and Surface Water Management

The Applicant is proposing grading in multiple areas of the site to account for the new addition and revised parking lot layout. Stormwater management on the site is through filtration basins, curb and gutter, and stormwater sewer that outlets to Jamacia Avenue where existing City infrastructure exists. The proposed grading and associated drainage are proposed to meet the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan. The applicant is also proposing grading within the County's right-of-way and will need to obtain a Work in Right-of-Way Permit from the County before proceeding.

Utilities

The Applicant is proposing to reconfigure their sanitary sewer service and storm sewer piping within the site. The changes will have minimal impact on the City infrastructure. Connections to the City infrastructure will be reviewed and approved by the Public Works Director and City Engineer.

Neighborhood Meeting

The Applicant held a neighborhood meeting on April 9, 2025. Notice of the neighborhood meeting was sent to the surrounding property owners within 500 feet of the project area. The intent of the meeting was to give the neighboring property owners the opportunity to ask questions and present concerns they might have to the Applicant in the early planning stages of the proposed project. Three property owners attended the meeting. Below are the comments heard from residents along with responses to each item:

- Will there be any summer or winter programs held at the proposed Transition Building that will extend past the standard academic school year?
 - A summer program will be held in July for three weeks ahead of the standard start to the academic school year in September.
- Will the school district assume ground maintenance?
 - The school district will maintain the property through a third-party vendor. Maintenance of the property, including mowing, will occur once every 7 to 10 business days.
- Will there be a fence installed along the southern property line?
 - The school district has not proposed fencing along the southern property boundary as fencing is not required by City Code through the site plan review process for the proposed project.

- How will students get to the site?
 - Most prospective students will be bused to the site by the school district, a few will be driven by parents, while others are able to drive themselves.
- What are the standard school hours?
 - The school day starts at 7:20 AM and ends at 2:20 PM. The site will be empty by 2:45-3 PM Monday through Friday.
- Will there be activities that the students will participate in outside?
 - The school district has proposed gardening, a playground, and an interpretive center outside. Students taking part in outdoor activities will be supervised by staff, a 4:1 staff to student ratio.

Public Hearing Notices

The public hearing notice for the April 28, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 58 property owners within 500 feet of the proposed project on April 15, 2025. Staff has not received any comments at the time of writing the report.

Recommendation

That the Planning Commission recommend that the City Council approve the Variance from the maximum impervious surface standard in the R-3 Zoning District based on the findings of fact, and the Site Plan Review and Conditional Use for an 8,374 square foot addition and site improvements for an Educational Facility located at 7000 Jamaica Avenue, subject to the conditions of approval listed below.

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a grading permit, a right-of-way permit shall be obtained with the City and the final grading plan shall be approved by the City Engineer.
3. Prior to the issuance of a building permit, the Developer shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated April 21, 2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
4. All applicable permits (i.e., building, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.
5. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed. At the time of installation, the Planning Department shall conduct an inspection to verify

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

6. The grading and erosion control plan for the site must comply with NPDES II Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the “Minnesota Construction Site Erosion and Sediment Control Planning Handbook” and the conditions stipulated in Title 9-7-1, Erosion Control During Construction, of the City’s Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.
7. The Applicant must provide the City with an as-built survey of all utilities and grading plan.
8. Proposed trash enclosures shall be constructed using materials and patterns that complement those used on the building. Rubbish, waste, and recycling containers shall be stored within an appropriately sized enclosed structure compliant with City ordinance screening requirements and shall always be maintained so as not cause odors or other public nuisances.
9. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
10. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.
11. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site’s specific vegetation. The system shall be detailed on the final landscape plan.
12. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.
13. Prior to the issuance of a Certificate of Occupancy, all existing trees within the City’s drainage and utility easement shall be removed, and the City Engineer shall verify that no new trees have been placed within the easement.
14. Grading within the County right-of-way will be reviewed by the County and may need a permit. Comments will be passed along when received from the County.

Prepared by
Riley Rooney
Associate Planner

Attachments
Civil Plans dated 4/2/2025
Plan Review Comment Letter dated 4/21/2025

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS

COTTAGE GROVE, MINNESOTA



KRAUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P 612.332.7261

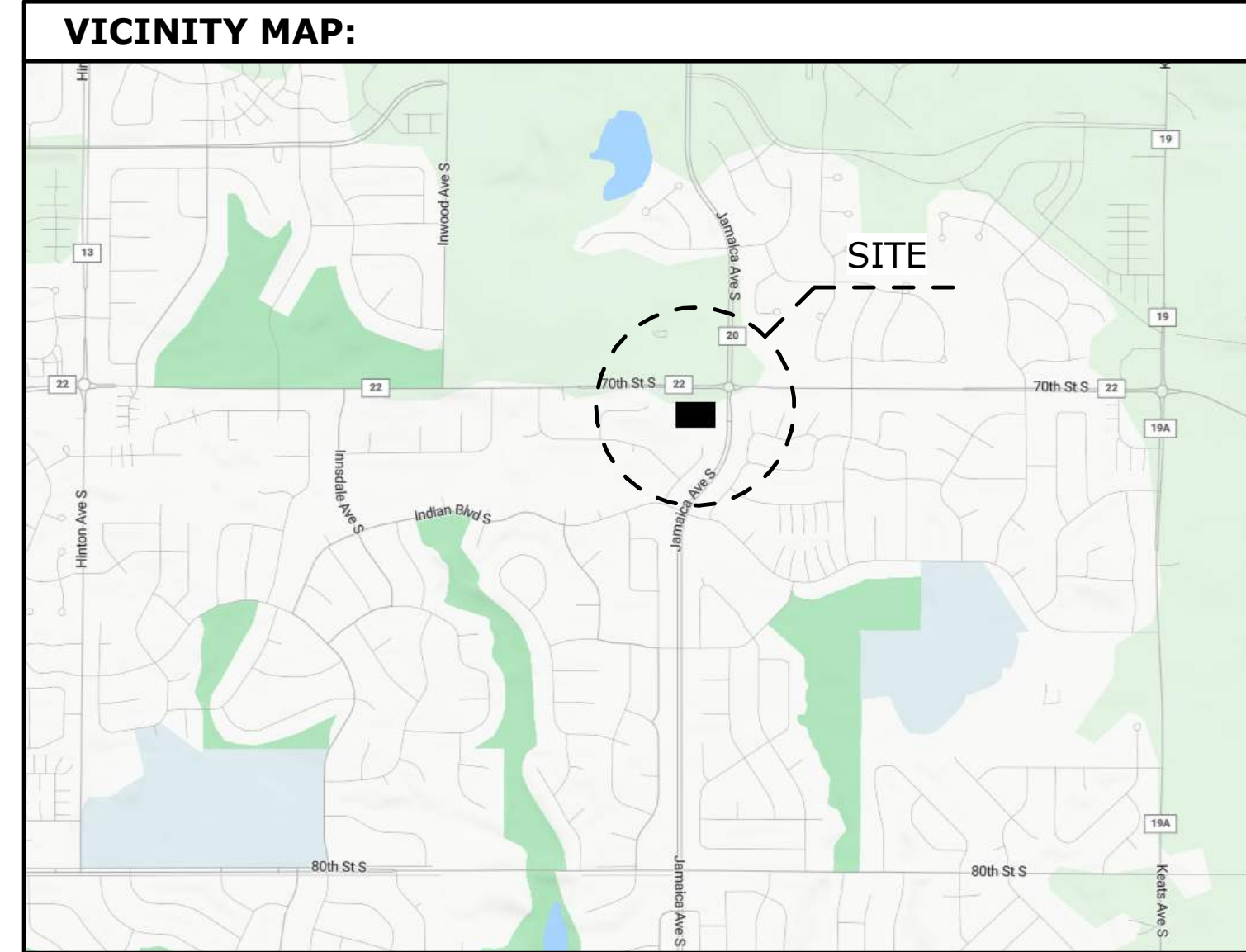


2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P 651.451.4505 KOMAINC.COM

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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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Marc R. Dubois
Marc R. Dubois
DATE: 04/02/2025 REG. NO.: 4899



ROSTER:	
OWNER:	SOUTH WASHINGTON COUNTY SCHOOLS MN ISD 833 EAST RIDGE HIGH SCHOOL 4200 PIONEER DRIVE, WOODBURY, MN, 55125 KYLE LUECKER: DIRECTOR OF FACILITIES 651-425-6299 LUECKER@SOWASHCO.ORG DAN HINES: ASSISTANT DIRECTOR FOR ENGINEERING AND INFRASTRUCTURE, DEPARTMENTS OF FACILITIES AND TECHNOLOGY 651-425-6276 DHINES@SOWASHCO.ORG
ARCHITECT:	KOMA 2051 KILLEBREW DRIVE, SUITE 680 BLOOMINGTON, MN 55425 MARC DUBOIS: PROJECT MANAGER 651-789-4130 MDUBOIS@KOMAINC.COM MEGHAN STRUNK: PROJECT ARCHITECT 651-789-4141 MSTRUNK@KOMAINC.COM
ARCHITECTURAL CONSULTANT:	BNDRY STUDIO SCOTT KRENNER 101 CHEVY CHASE DRIVE WAYZATA, MN 55391 763-438-9555 SCOTT@BNDRY.STUDIO
STRUCTURAL ENGINEER:	KOMA 2051 KILLEBREW DRIVE, SUITE 680 BLOOMINGTON, MN 55425 MATT VAN HOOFF 651-789-4129 MVANHOOFF@KOMAINC.COM
MECHANICAL ENGINEER:	ISG 7900 INTERNATIONAL DR SUITE 550, BLOOMINGTON, MN 55425 JACQUELYN KAPSNER: MECHANICAL LEAD 952-426-0699 JACQUELYN.KAPSNER@ISGINC.COM CHAD MARTIN: SIGNING ENGINEER 952-426-0699 CHAD.MARTIN@ISGINC.COM
ELECTRICAL ENGINEER:	ISG SCOTT HUTCHINS: ELECTRICAL LEAD 612-723-7173 PHONE SCOTT.HUTCHINS@ISGINC.COM ALEX GREGOR: SIGNING ENGINEER 507-387-6651 ALEX.GREGOR@ISGINC.COM
CIVIL ENGINEER:	BKBM 6120 EARLE BROWN DR #700, MINNEAPOLIS, MN 55430 KEVIN BOHL 763-843-8427 KBOHL@BKBM.COM
LANDSCAPE ARCHITECT:	LANDSCAPE ARCHITECT CALYX DESIGN GROUP 475 CLEVELAND AVE N, SUITE 101A ST PAUL, MN 55104 BEN HARTBERG 651-788-9018 BEN@CALYXDESIGNGROUP.COM
CONSTRUCTION MANAGER:	KRAUS ANDERSON 501 S 8TH STREET MINNEAPOLIS, MN 55404 AJ LILLESVE 480-369-2079 AJ.LILLESVE@KRAUSANDERSON.COM
COMMISSIONING AGENT:	KFI ENGINEERS

SHEET SCHEDULE	
SHEET NUMBER	SHEET NAME
GENERAL	
G1	COVER SHEET
CIVIL	
C1.0	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C2.0	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	PAVING AND GEOMETRIC PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C6.0	STORM WATER POLLUTION PREVENTION PLAN
LANDSCAPE ARCHITECTURE	
L1.001	LANDSCAPE LAYOUT PLAN
L2.001	LANDSCAPE DETAILS
L2.002	LANDSCAPE DETAILS
L3.001	TREE PRESERVATION & MITIGATION
L3.002	TREE PRESERVATION & MITIGATION
ARCHITECTURAL	
A1	FLOOR PLANS
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS AND BUILDING MATERIALS
A4	EXTERIOR ELEVATIONS

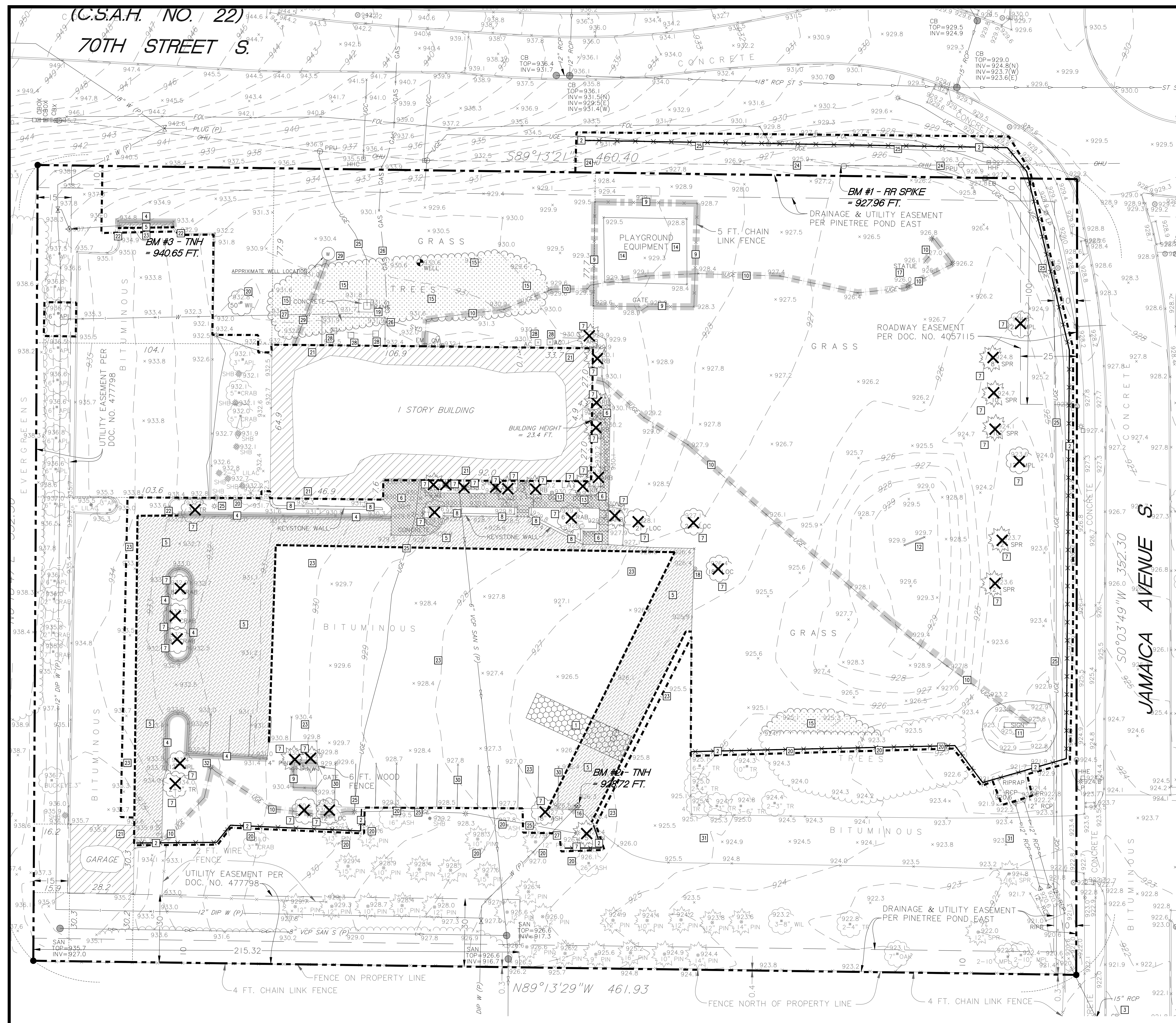
COVER SHEET

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT: 24177
DRAWN BY: MDS
CHECKED BY: MRD
DATE: 04/02/2025
REVISIONS:

SITE PLAN
REVIEW

G1



PROPOSED PLAN SYMBOLS

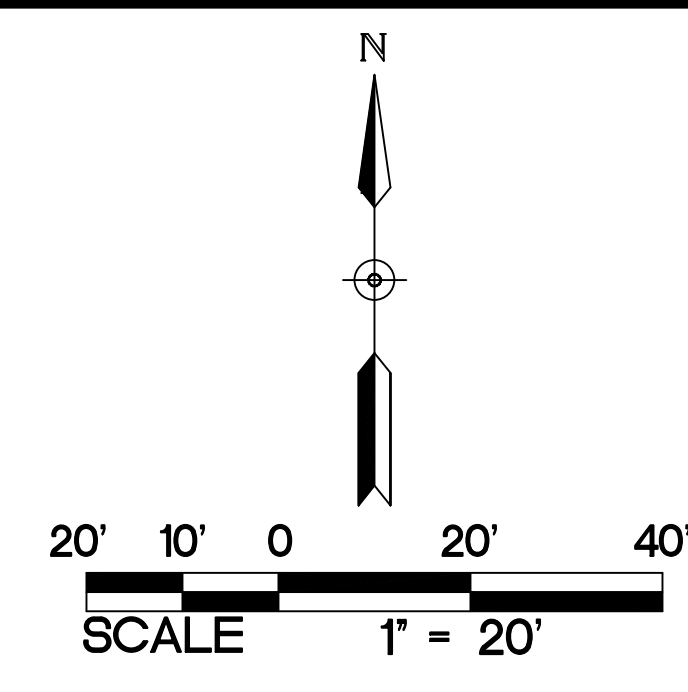
CONSTRUCTION LIMITS	---
SILTATION FENCE	XXXXXX
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
CONSTRUCTION ENTRANCE	XXXXXX
BITUMINOUS REMOVAL	XXXXXX
CONCRETE REMOVAL	XXXXXX
TREE REMOVAL LIMITS	---
CURB REMOVAL	XXXXXX
PIPE REMOVAL	XXXXXX
FENCE REMOVAL	XXXXXX
UTILITY REMOVAL	XXXXXX
TREE REMOVAL	X

ABBREVIATIONS

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

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

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



KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C5.0 AND 3/C5.0.
- INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.0.
- REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
- SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
- REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
- REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
- REMOVE EXISTING KEYSTONE WALL IN ITS ENTIRETY.
- REMOVE FENCE IN ITS ENTIRETY.
- REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROXIMATE EXTENTS SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
- BID ALTERNATE 2: REMOVE EXISTING MONUMENT SIGN IN ITS ENTIRETY.
- REMOVE EXISTING SIGN IN ITS ENTIRETY.
- REMOVE EXISTING DRAIN GRATE IN ITS ENTIRETY.
- REMOVE EXISTING PLAYGROUND EQUIPMENT AND WOODCHIPS IN THEIR ENTIRETY.
- REMOVE ALL TREES AND VEGETATION TO THE APPROXIMATE EXTENTS SHOWN.
- REMOVE WATERMAN, HYDRANT, AND VALVE IN THEIR ENTIRETY TO THE APPROXIMATE EXTENTS.
- REMOVE EXISTING STATUE INCLUDING ANY BELOW GRADE FOUNDATION IN ITS ENTIRETY.
- REMOVE EXISTING BASKETBALL HOOP, INCLUDING ANY BELOW GRADE FOUNDATION, IN ITS ENTIRETY.
- EXISTING TRANSFORMER TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING OVERHEAD UTILITY LINE TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING POWER POLE, LIGHT POLE, AND UNDERGROUND ELECTRICAL LINE TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING GAS LINE TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING WATERMAN TO REMAIN. PROTECT AT ALL TIMES.
- EXISTING MECHANICAL EQUIPMENT PADS TO REMAIN. PROTECT AT ALL TIMES.
- ABANDON EXISTING WELL IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS. CONTRACTOR SHALL REMOVE WATER LINE FROM WELL TO THE BUILDING. LOCATION OF WELL AND WATER LINE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- REMOVE EXISTING STRIPING FROM PAVEMENT. BLACK COVER UP PAINT IS NOT ACCEPTABLE.
- CONTRACTOR SHALL PROTECT BITUMINOUS DRIVE FROM DAMAGE DUE TO CONSTRUCTION EQUIPMENT. REPAIR/REPLACE BITUMINOUS DRIVE IF DAMAGED BY CONSTRUCTION TRAFFIC AND EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SALVAGE EXISTING LIGHT POLE AND FIXTURE. REMOVE CONCRETE BASE AND FOUNDATION IN THEIR ENTIRETY. REFER TO ELECTRICAL DRAWINGS FOR RELOCATION.

DEMOLITION AND REMOVAL NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
- PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF COTTAGE GROVE. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
- EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT. ANY CURB AND GUTTER, SIDEWALK, AND PAVEMENT NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.

GENERAL NOTES:

- CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE AND UTILITY OWNER.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF COTTAGE GROVE FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

1 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C1.0 1"=20'



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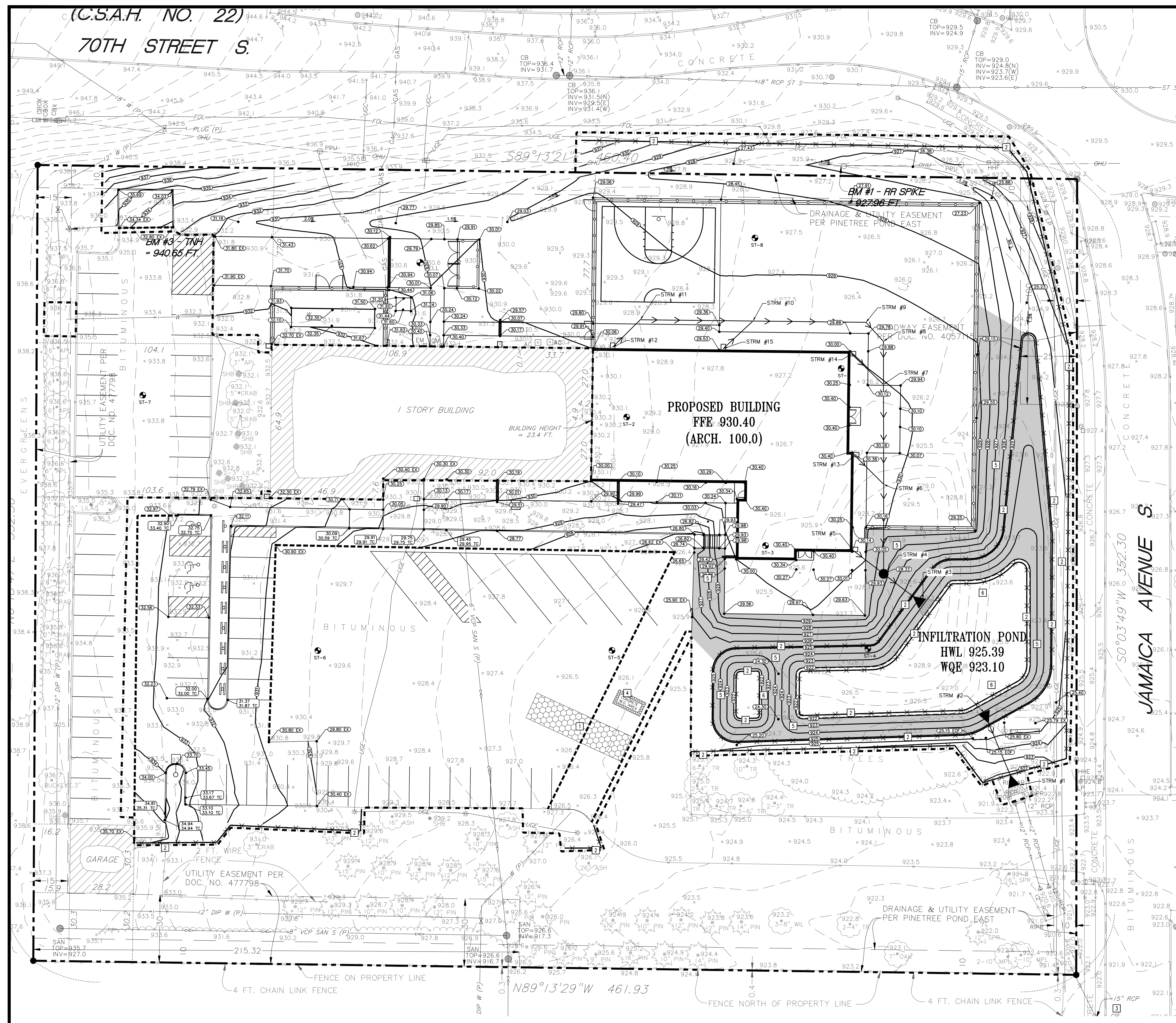
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MN.
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BKBM Project No. 24222-50

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

PROJECT: 25106
DRAWN BY: AMY
CHECKED BY: KAB
DATE: 04.02.2025
REVISIONS:

DD SET
C1.0



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---X---
PROPOSED CONTOUR	---0---
STORM SEWER	---
FLARED END SECTION	---
FLARED END SECTION WITH RIPRAP	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
SPOT ELEVATION	---
SOIL BORING	---
CONCRETE WASHOUT AREA	---

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

20' 10' 0' 20' 40'

SCALE 1" = 20'

WALKWAY NOTES:

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

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

NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

- KEYED NOTES**
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0
 - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 2/C5.0 AND 3/C5.0.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.0.
 - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASHOUT BIN. REFER TO THE MINNESOTA NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONCRETE.
 - INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 - INFILTRATION BASIN AND WATER QUALITY TREATMENT POND(S) ARE TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE PERIMETER AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 9/C5.1 FOR INFILTRATION BASIN CROSS SECTION. CONSTRUCTION TRAFFIC IN INFILTRATION AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. INFILTRATION AREA IS NOT AN APPROVED BORROW SITE AND IS NOT TO BE USED FOR TEMPORARY SEDIMENT BASINS) ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE OF 0.8-INCHES PER HOUR USING A DOUBLE RING INFILTRATION TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRATION TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

- GRADING NOTES:**
- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
 - THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT COPPER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
 - NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
 - ALL SPOT ELEVATIONS SHOWN AS 29.85, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 929.85.
 - ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.
 - NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
 - ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
 - PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
 - UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.
 - PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND WATERSHED DISTRICT) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES.
 - ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
 - THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS SIX INCHES OF TOPSOIL AFTER COMPARISON SHALL BE RE-SPREAD TOPSOIL TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH AND NOTION, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
 - ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMITTED BY THE ADJACENT PROPERTY OWNER(S).
 - IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
 - WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND, MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING INTO THE SOIL MUST BE ANCHORED WITH HYDRAULIC SOIL STABILIZER OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
 - THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF ALL EROSION CONTROL DEVICES. THE CONTRACTOR IS SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE RESTORED TO ORIGINAL CONDITION AT THE END OF EACH DAY.
 - ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED DISTRICT, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
 - NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
 - FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED DISTRICT WITHIN 24 HOURS OF THE EVENT.
 - FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
 - SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
 - SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY OR WATERSHED DISTRICT, THROUGHOUT THE DURATION OF CONSTRUCTION.
 - DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.
 - ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEED AND MULCH AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 (7 IF IMPAIRED) DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SO2.
 - WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
 - GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 - FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL MEETING THE MANDOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
 - EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS, AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND, OR WETLAND IS RESTORED.
 - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SO2.
 - ACCUMULATION OF ALL SEDIMENT OCCURRING IN LAKES, PONDS, WETLANDS, STORM SEWERS, AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
 - EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED DISTRICT.

1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C2.0 1" = 20'

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SPCSD SPED TRANSITIONS
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COTTAGE GROVE, MN 55016

PROJECT: 25106

DRAWN BY: AMY

CHECKED BY: KAB

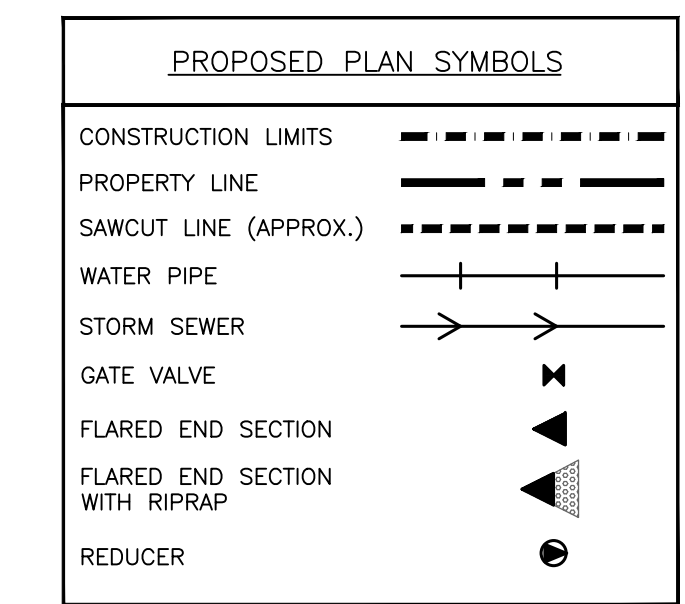
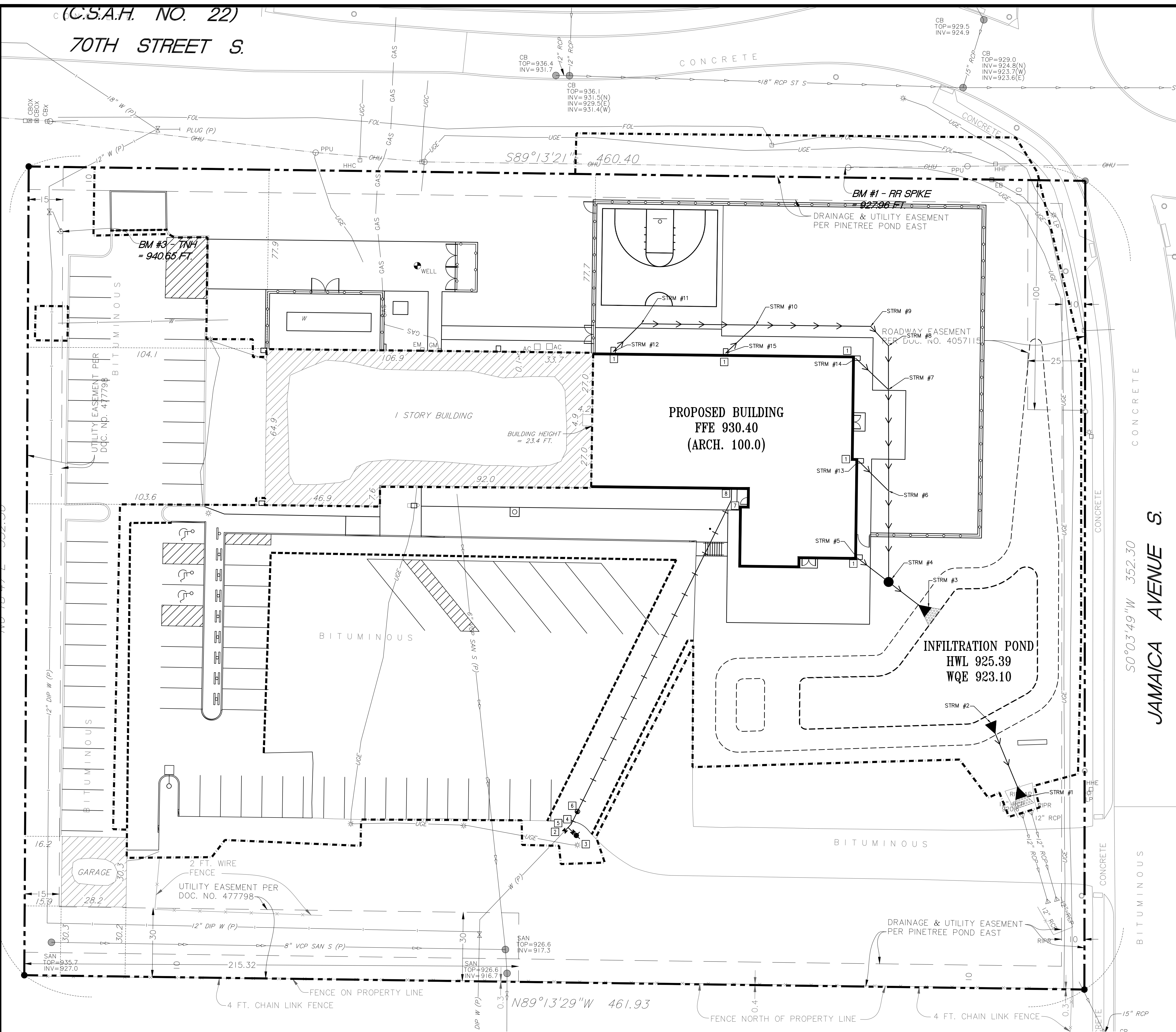
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REVISIONS:

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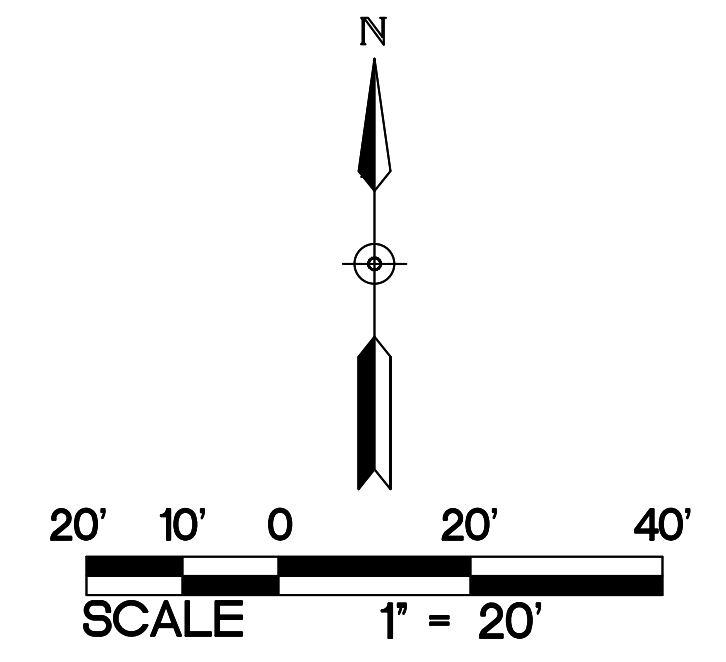
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(C.S.A.H. NO. 22)
70TH STREET S.



ABBREVIATIONS

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



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

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- LOCATION OF PROPOSED DOWNSPOUT CONNECTION, REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 8/C5.1. COORDINATE EXACT LOCATION AND SIZE WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL 6-INCH GATE VALVE. REFER TO DETAIL 10/C5.0.
 - INSTALL FIRE HYDRANT AND GATE VALVE. REFER TO DETAIL 12/C5.0.
 - INSTALL 6-INCH 22.5 DEGREE BEND WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0.
 - INSTALL 6"x6" TEE WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0 FOR THRUST BLOCKING.
 - INSTALL 6"x4" REDUCER.
 - INSTALL 4-INCH 22.5 DEGREE BEND WITH THRUST BLOCKING. REFER TO DETAIL 11/C5.0 FOR THRUST BLOCKING.
 - STUB 4-INCH DOMESTIC WATERLINE TO WITHIN 5- FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.

UTILITY NOTES:

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

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	15" FES	NA		NW = 921.70	35 L.F. OF 15" RCP @ 4.63%, STRM #2
STRM #2	15" FES	NA		SE = 923.10	-----
STRM #3	12" FES	NA		NW = 923.20	22 L.F. OF 12" RCP @ 0.50%, STRM #4
STRM #4	48" MH	R-1733	928.33	SE = 923.31 N = 923.70 NW = 923.50	17 L.F. OF 8" PVC @ 1.05%, STRM #5 40 L.F. OF 8" PVC @ 0.50%, STRM #6
STRM #5	DOWNSPOUT CONNECTION	10" DURACAST IN-LINE GRATE	929.98	SE = 924.47	-----
STRM #6	8-INCH BY 8-INCH PVC WYE	NA		S = 923.70 N = 923.70 NW = 923.70	44 L.F. OF 8" PVC @ 0.50%, STRM #7 18 L.F. OF 8" PVC @ 1.05%, STRM #3
STRM #7	8-INCH BY 8-INCH PVC WYE	NA		S = 923.92 N = 923.92 NW = 923.92	19 L.F. OF 8" PVC @ 0.50%, STRM #8 20 L.F. OF 8" PVC @ 1.05%, STRM #4
STRM #8	8-INCH PVC 45 DEGREE BEND	NA		S = 924.01 W = 924.01	11 L.F. OF 8" PVC @ 0.50%, STRM #9
STRM #9	8-INCH PVC 45 DEGREE BEND	NA		SE = 924.07 W = 924.07	50 L.F. OF 8" PVC @ 0.50%, STRM #10
STRM #10	8-INCH BY 8-INCH PVC WYE	NA		E = 924.32 W = 924.32 SW = 924.32	50 L.F. OF 8" PVC @ 0.50%, STRM #11 18 L.F. OF 8" PVC @ 1.05%, STRM #15
STRM #11	8-INCH PVC 45 DEGREE BEND	NA		E = 924.57 W = 924.57	17 L.F. OF 8" PVC @ 1.05%, STRM #12
STRM #12	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.75	NE = 924.75	-----
STRM #13	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	930.18	SE = 923.89	-----
STRM #14	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.84	SE = 924.13	-----
STRM #15	DOWNSPOUT CONNECTION	NDS DURACAST IN-LINE GRATE	929.36	NE = 924.51	-----

1 UTILITY PLAN
C3.0 1"=20'



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

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Date: 03-29-2025 License Number: 52209

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UTILITY PLAN

SPCSD SPED TRANSITIONS
7000 JAMAICA AVE S
COTTAGE GROVE, MN 55016

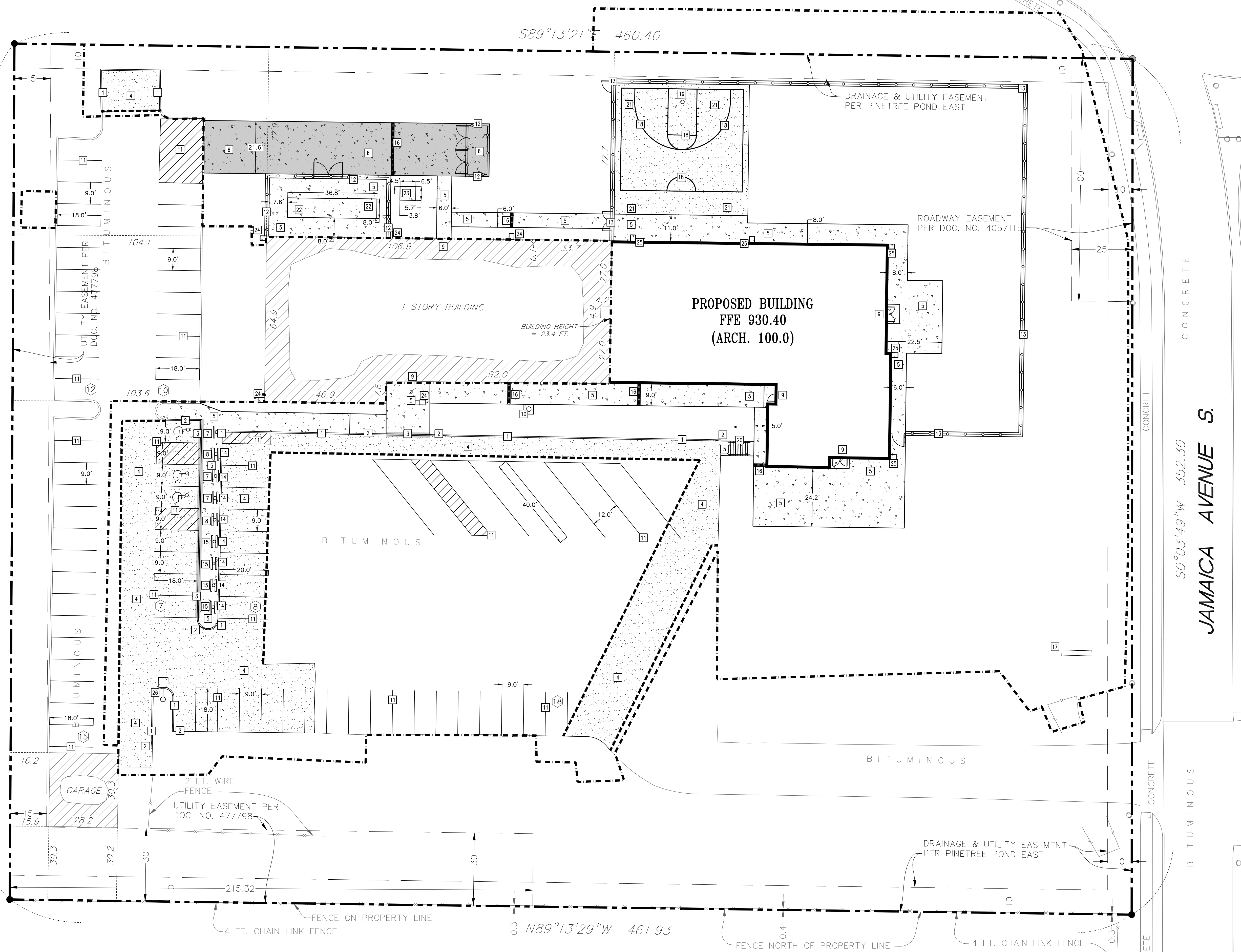
PROJECT: 25106
DRAWN BY: AMY
CHECKED BY: KAB
DATE: 04.02.2025
REVISIONS:

DD SET

C3.0

(C.S.A.H. NO. 22)
70TH STREET S.

CONCRETE

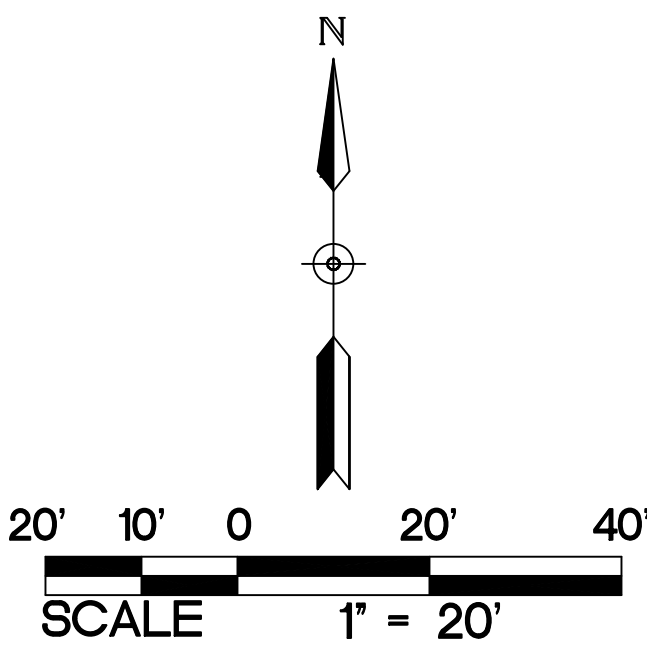


1 PAVING AND GEOMETRIC PLAN
C4.0 1"=20'

- NOTES:
1. ALL REBAR TO BE COVERED BY 2" CONCRETE.
 2. ALL REBAR TO BE EPOXY COATED.
 3. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
 4. HANDRAIL AND POSTS TO BE 1-1/2" O.D. SCHEDULE 40 HOT DIPPED GALVANIZED STEEL PIPE.
 5. SUBMIT SHOP DRAWING FOR HANDRAILS.
 6. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
 7. PAINT HANDRAIL WITH ONE COAT OF PRIMER AND TWO FINISH COATS-BLACK IN COLOR. PAINT THICKNESS SHALL BE 6 MILS.
 8. SET RAILING POSTS 6" FROM OUTSIDE EDGE OF STAIRS-BOTH SIDES.
 9. 36" RAILING HEIGHT SHALL BE TAKEN FROM STAIR NOSING TO TOP OF RAILING.
 10. LANDINGS SHALL ALSO HAVE RAILINGS.
 11. REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.
 12. MINIMUM CLEAR WIDTH BETWEEN RAILS OF 36".

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	- - - -
BITUMINOUS PAVEMENT	[Pattern]
CONCRETE PAVEMENT/SIDEWALK	[Pattern]
CONCRETE PAVEMENT	[Pattern]
FLAT CURB AND GUTTER	[Pattern]
ACCESSIBLE PARKING SYMBOL	[Symbol]
SIGN	[Symbol]
PARKING STALL COUNT	[Symbol]

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



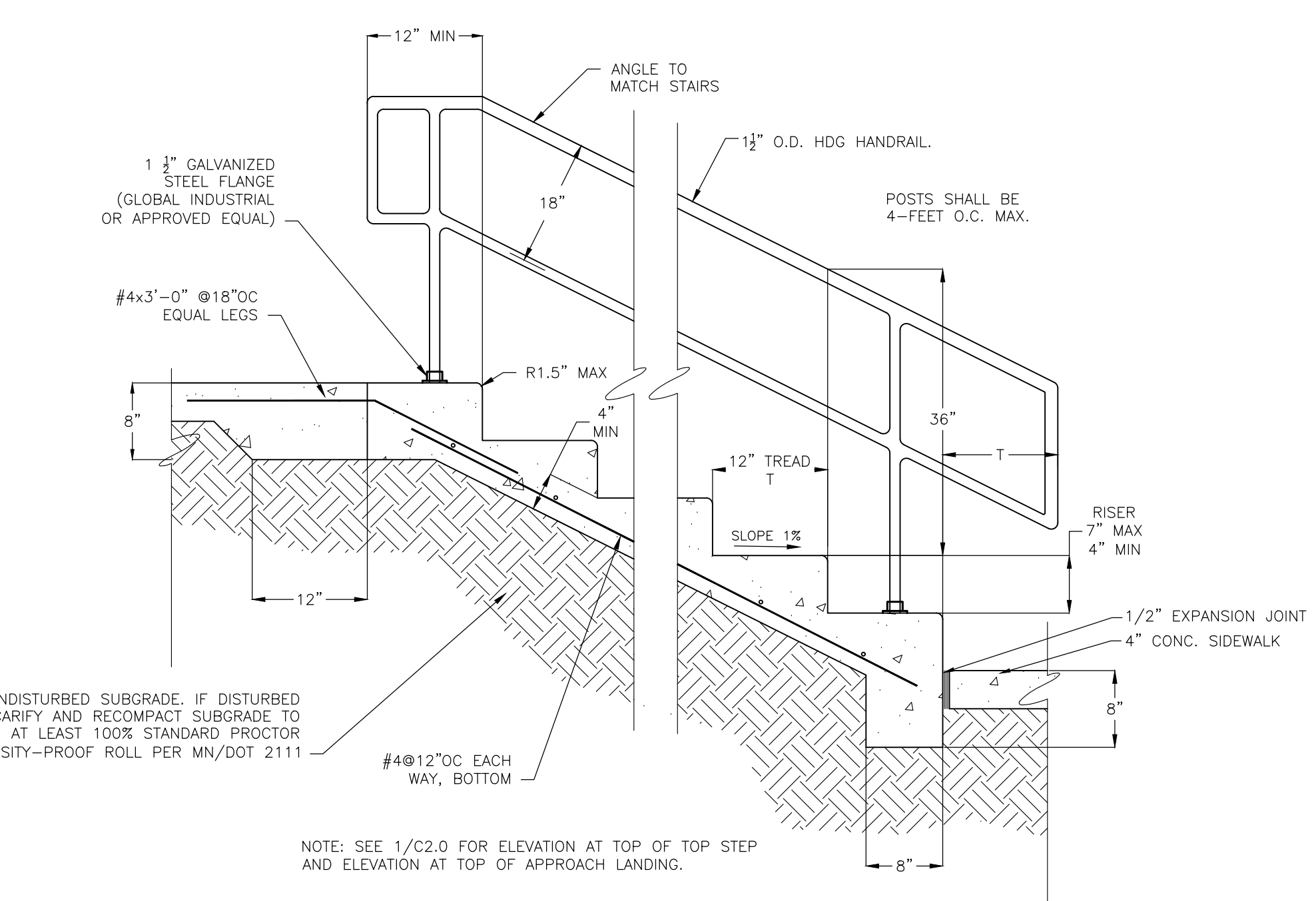
*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.
1. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C5.1.
 2. INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 2/C5.1.
 3. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C5.1.
 4. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C5.1.
 5. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C5.1.
 6. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 5/C5.1.
 7. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 7/C5.1.
 8. INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 7/C5.1.
 9. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
 10. INSTALL FLAG POLE. REFER TO ARCHITECTURAL PLANS.
 11. PAINT PARKING LOT STRIPING AND NO PARKING AREA, 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
 12. INSTALL CITYSCAPE SCREEN FENCE WITH CONCRETE MAINTENANCE STRIP. VERTICAL PLANK WITH STANDARD STIFFENER ASHWOOD TYPE. REFER TO LANDSCAPE PLANS AND DETAILS FOR FENCE. REFER TO DETAIL 13/C5.0 FOR MAINTENANCE STRIP.
 13. INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP. REFER TO DETAIL 13/C5.0 FOR MAINTENANCE STRIP. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
 14. INSTALL DISTRICT VAN PARKING SIGN. REFER TO DETAIL 7/C5.1.
 15. INSTALL VISITOR PARKING SIGN. REFER TO DETAIL 7/C5.1.
 16. INSTALL SIDEWALK CHASE. REFER TO DETAIL 11/C5.1.
 17. BID ALTERNATE 2: INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
 18. BID ALTERNATE 3: STRIPE BASKETBALL COURT, YELLOW IN COLOR. REFER TO DETAIL 10/C5.1.
 19. BID ALTERNATE 3: INSTALL SINGLE POST GOALSETTER BASKETBALL STANDARDS, 50' IN-GROUND POLE & ACRYLIC BACKBOARD. REFER TO SPECIFICATIONS. INCLUDE POLE & BACKBOARD PADDING. POLE FOOTING SIZE PER POLE MANUFACTURER'S RECOMMENDATIONS.
 20. INSTALL CONCRETE STAIRS. REFER TO DETAIL 2/C4.0.
 21. BID ALTERNATE 3: INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C5.1.
 22. INSTALL MECHANICAL EQUIPMENT PAD. REFER TO DETAIL 12/C5.1.
 23. INSTALL TRANSFORMER PAD. REFER TO DETAIL 12/C5.1.
 24. INSTALL CONCRETE SPLASH PAD IN LINE WITH DOWNSPOUT. REFER TO DETAIL 6/C5.1 FOR CONCRETE SECTION.
 25. INSTALL DOWNSPOUT COLLECTOR CONCRETE PAD. REFER TO DETAIL 8/C5.1.
 26. APPROXIMATE LIGHT POLE LOCATION. REFER TO ELECTRICAL DRAWINGS.

PAVING NOTES:

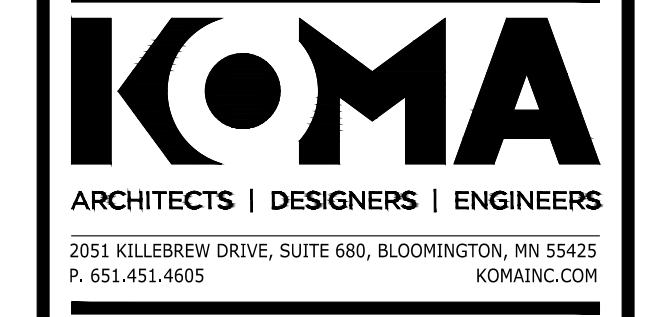
1. CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
6. STRIPE PARKING LOTS AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18 FEET LONG, UNLESS NOTED OTHERWISE.
7. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502), WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
8. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
9. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
10. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
11. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
12. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
13. REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.



2 CONCRETE STAIR AND RAILING
C4.0 NOT TO SCALE



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Date: 03-28-2025 License Number: 52209



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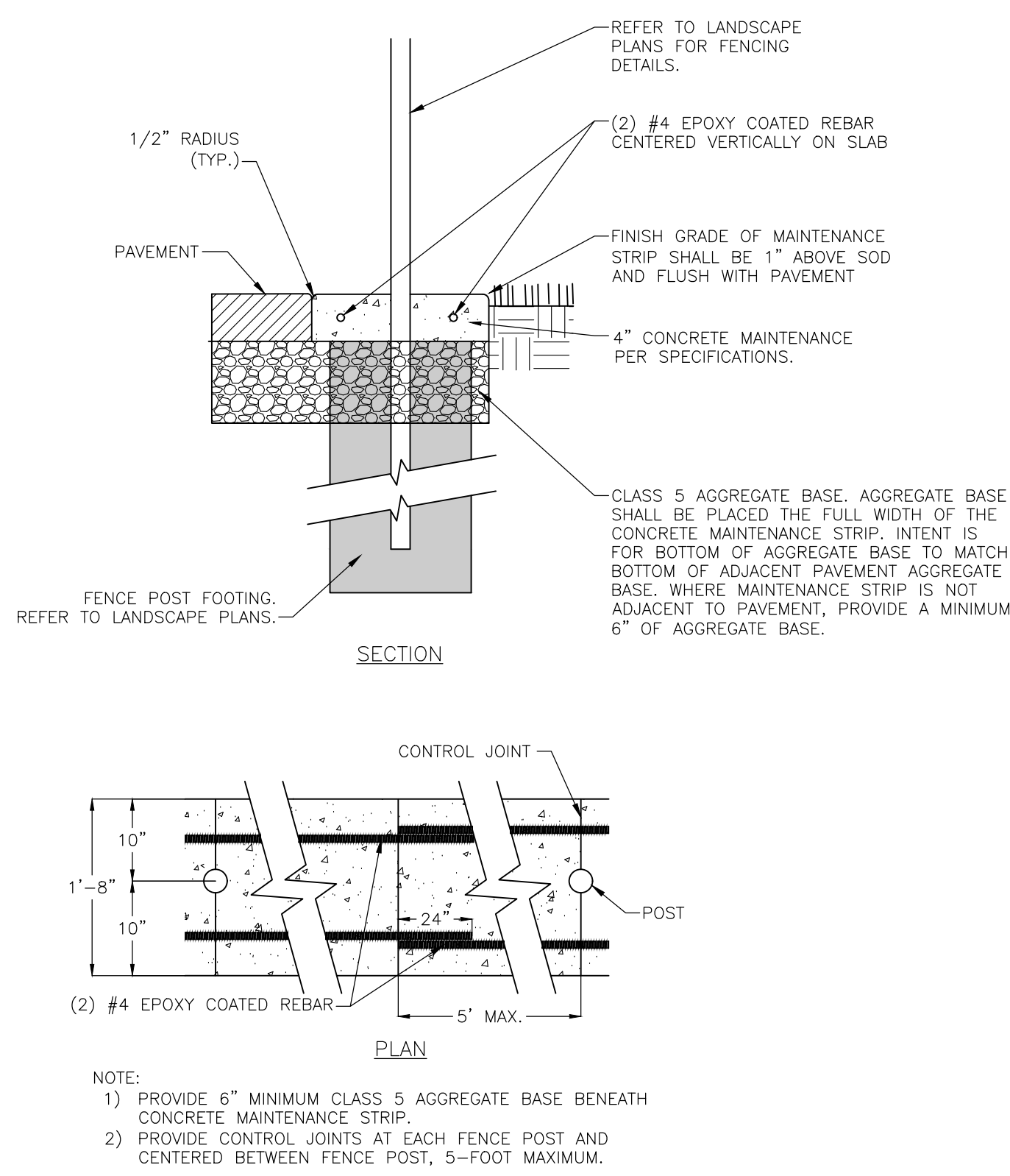
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DRAWN BY: AMY
CHECKED BY: KAB
DATE: 04.02.2025
REVISIONS:

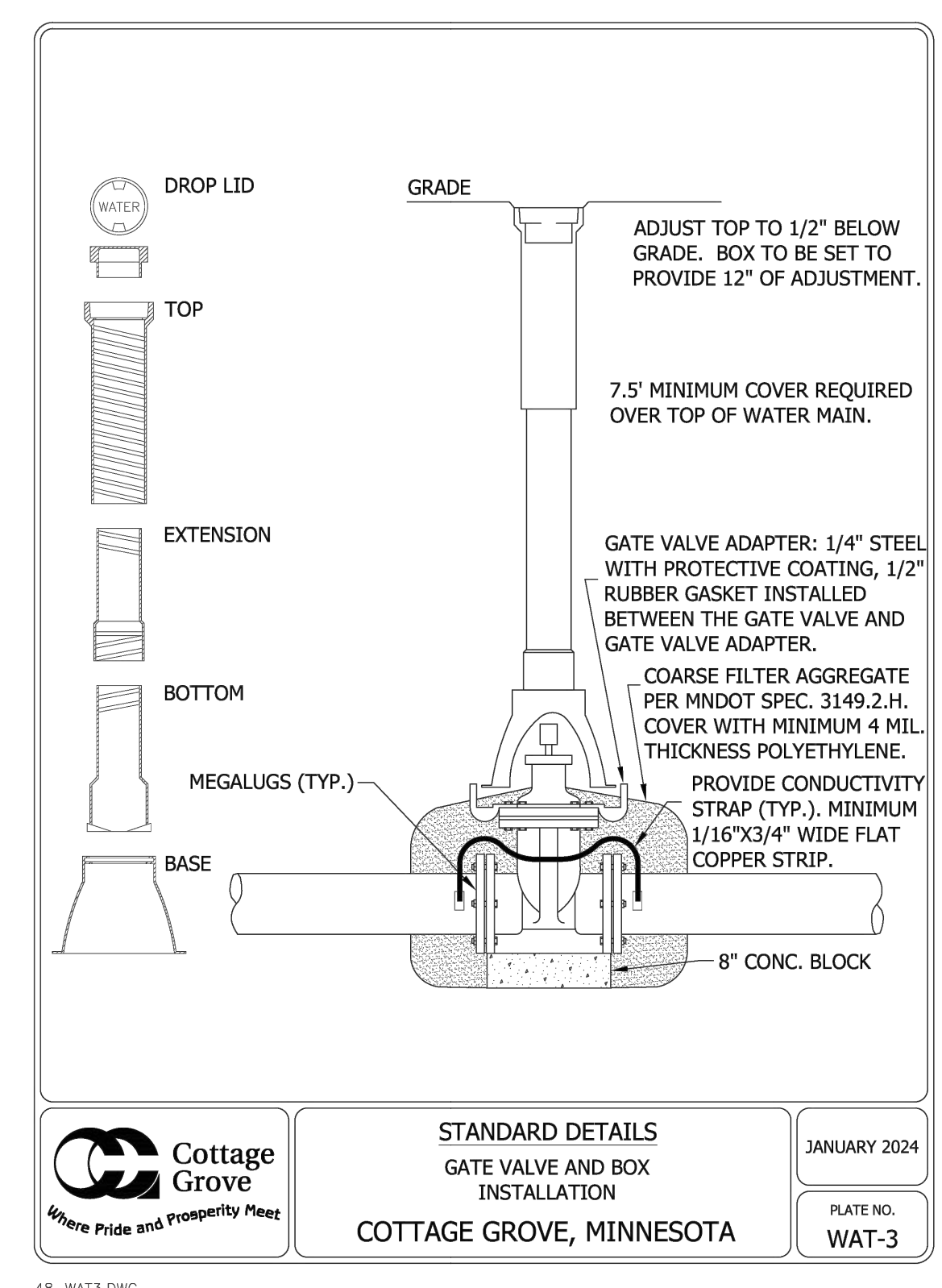
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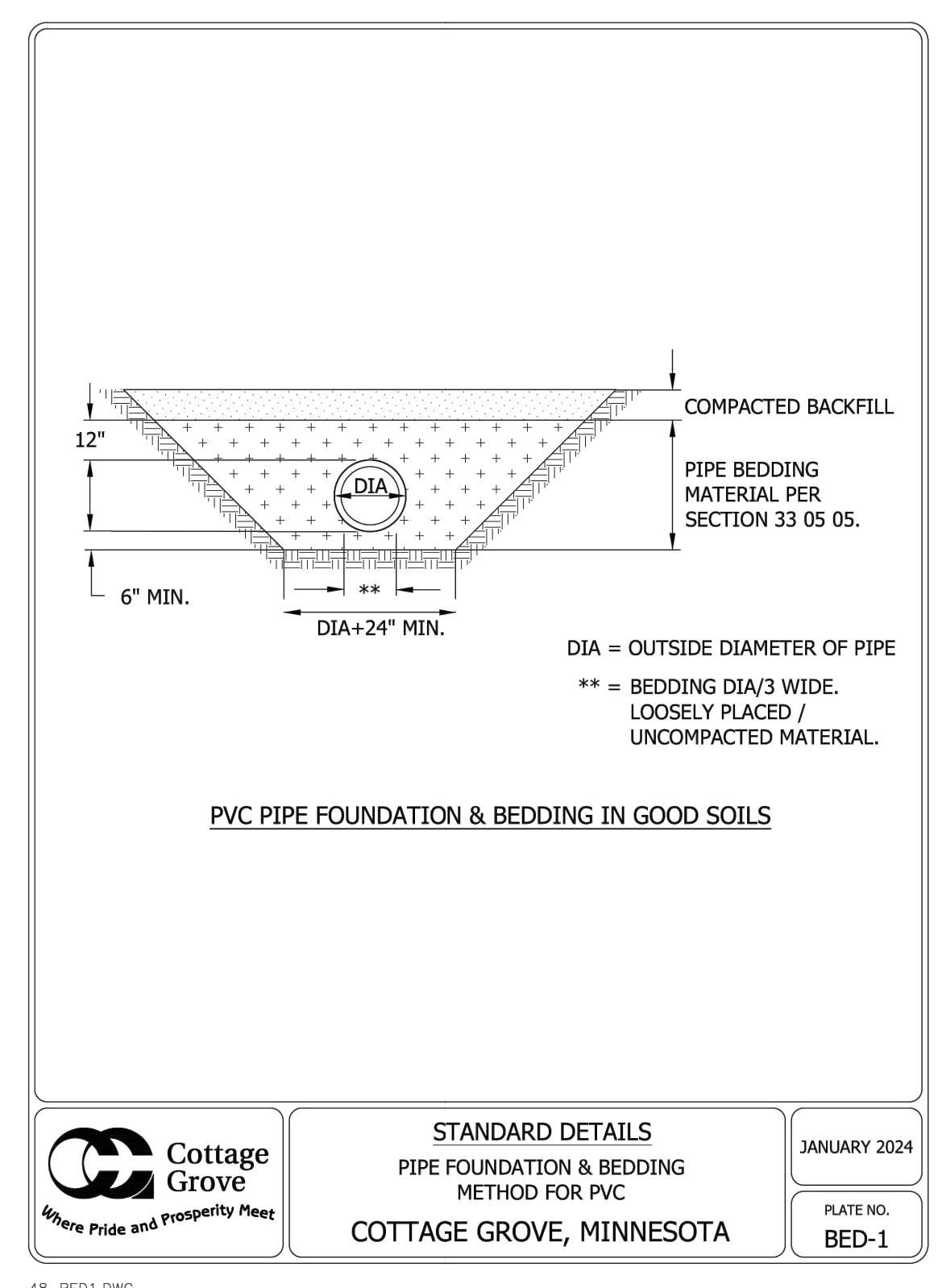
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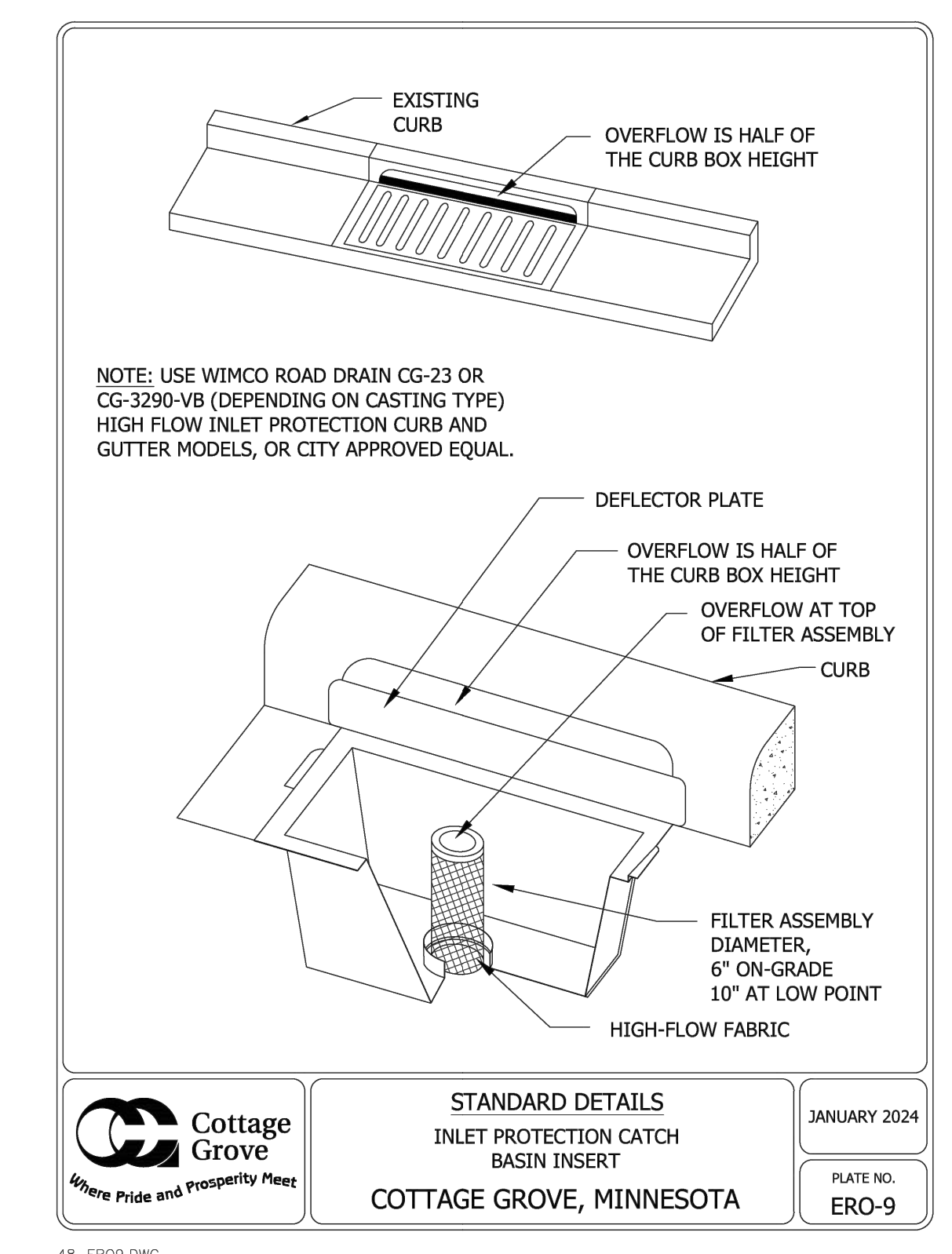
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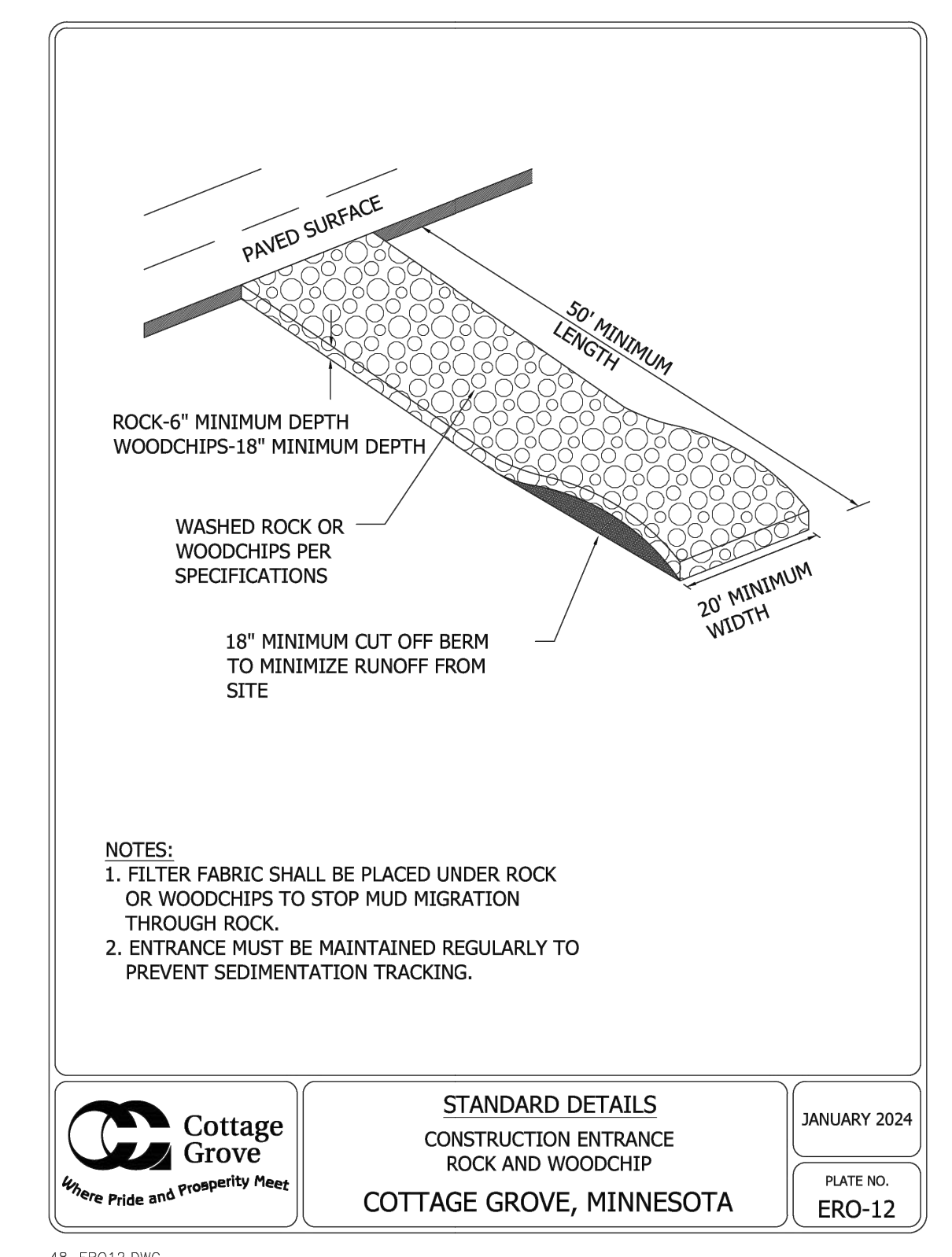
10 C5.0 GATE VALVE AND BOX NOT TO SCALE



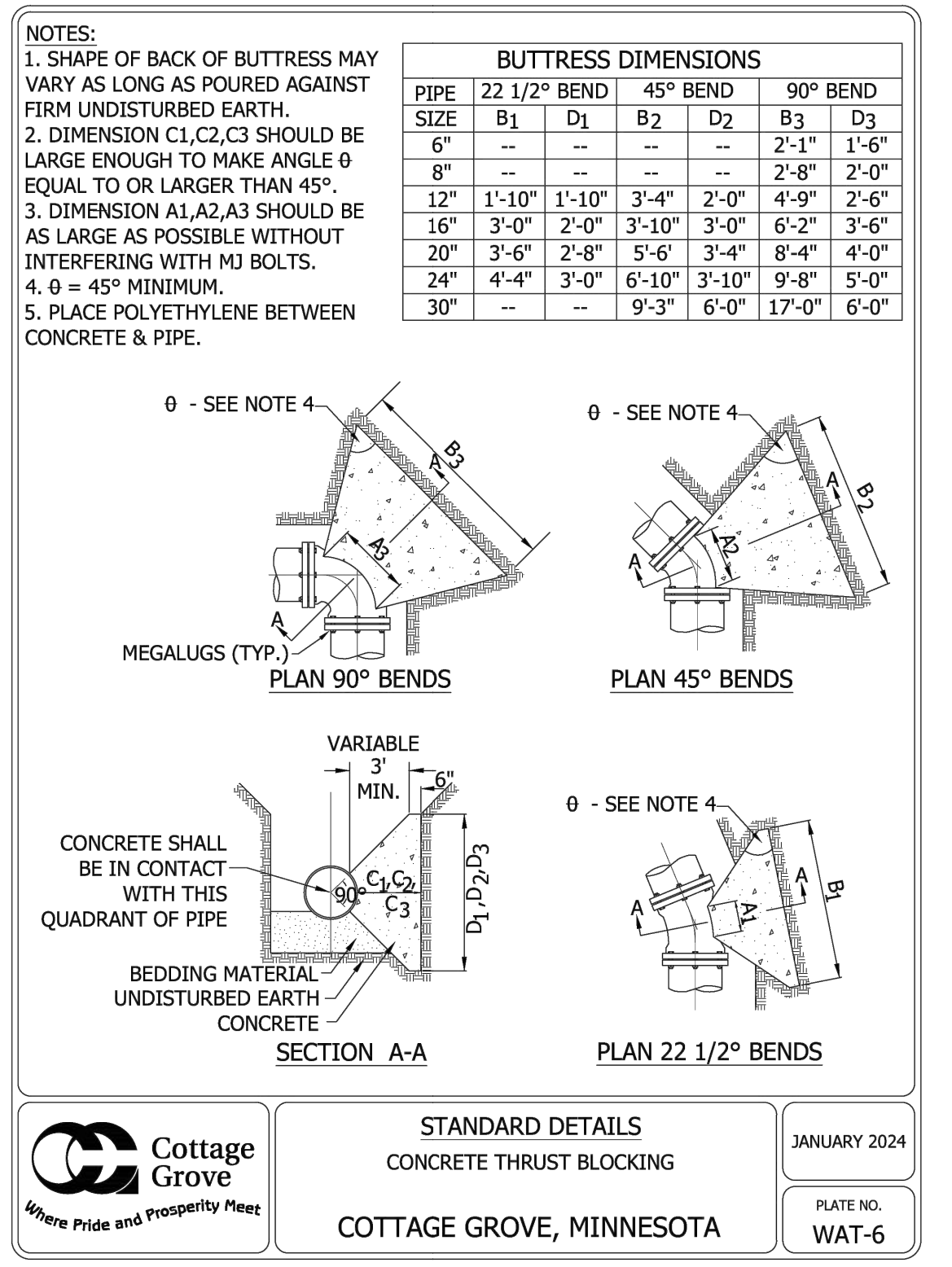
7 C5.0 PIPE FOUNDATION & BEDDING METHOD FOR PVC NOT TO SCALE



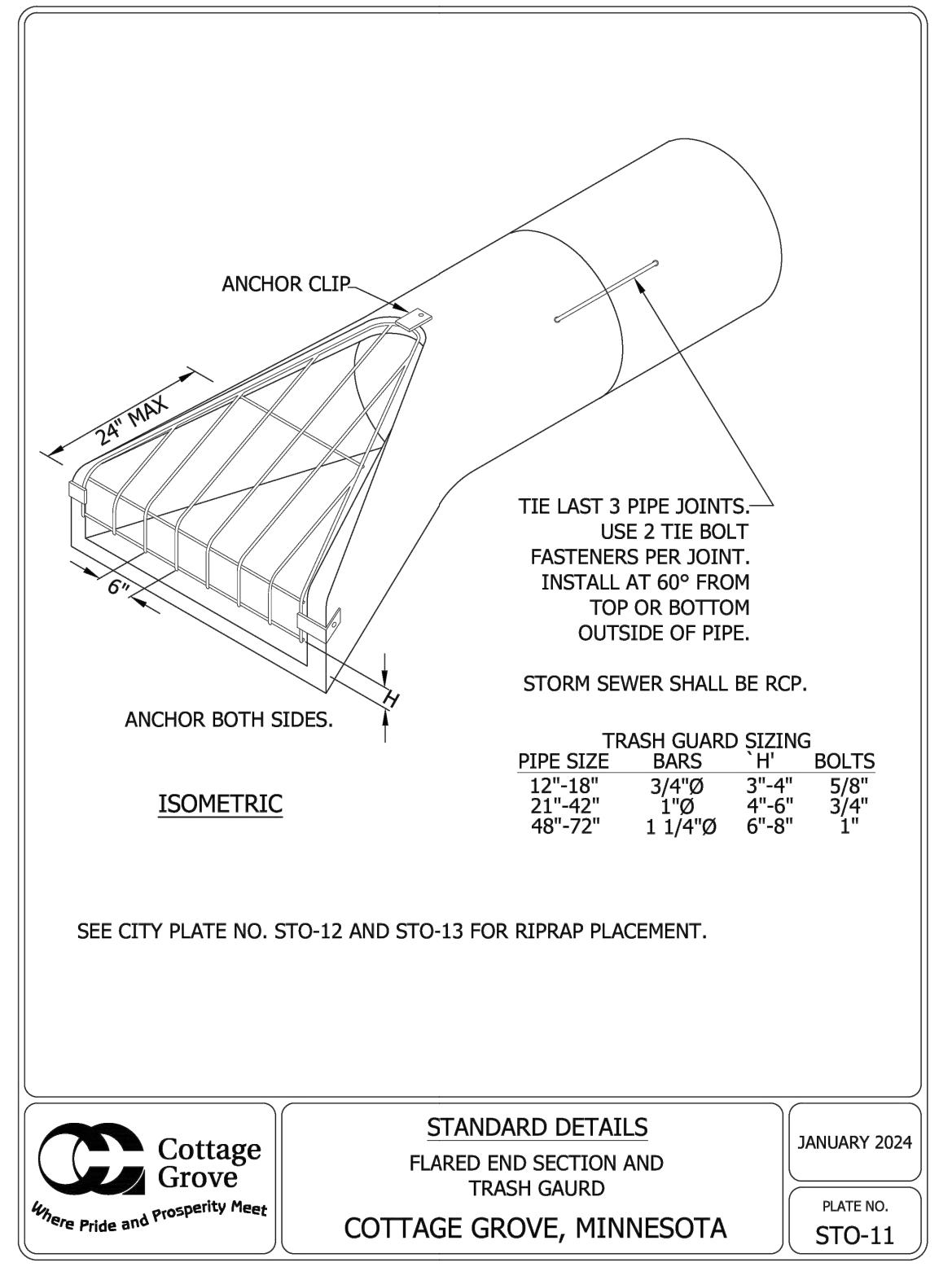
4 C5.0 INLET PROTECTION CATCH BASIN INSERT NOT TO SCALE



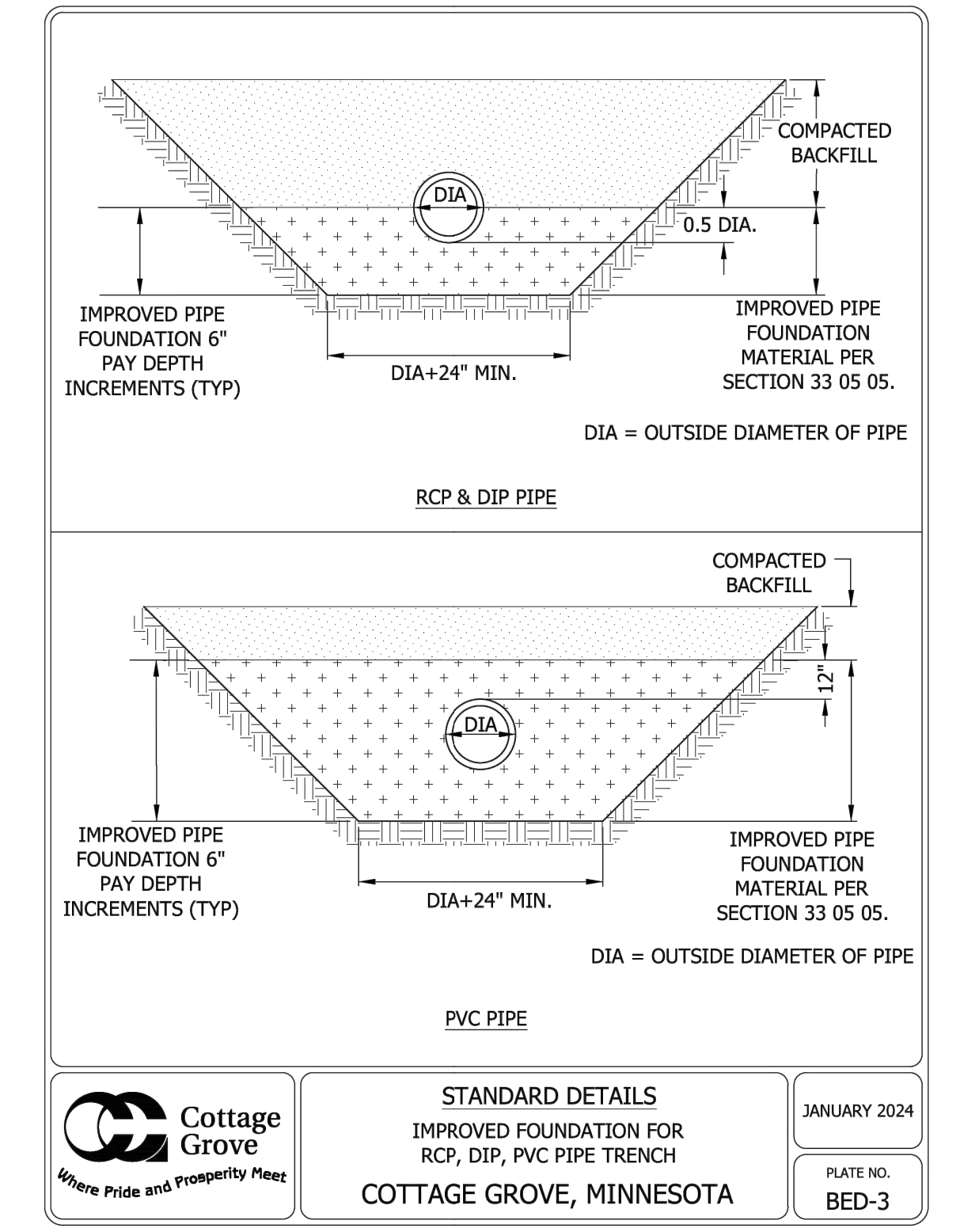
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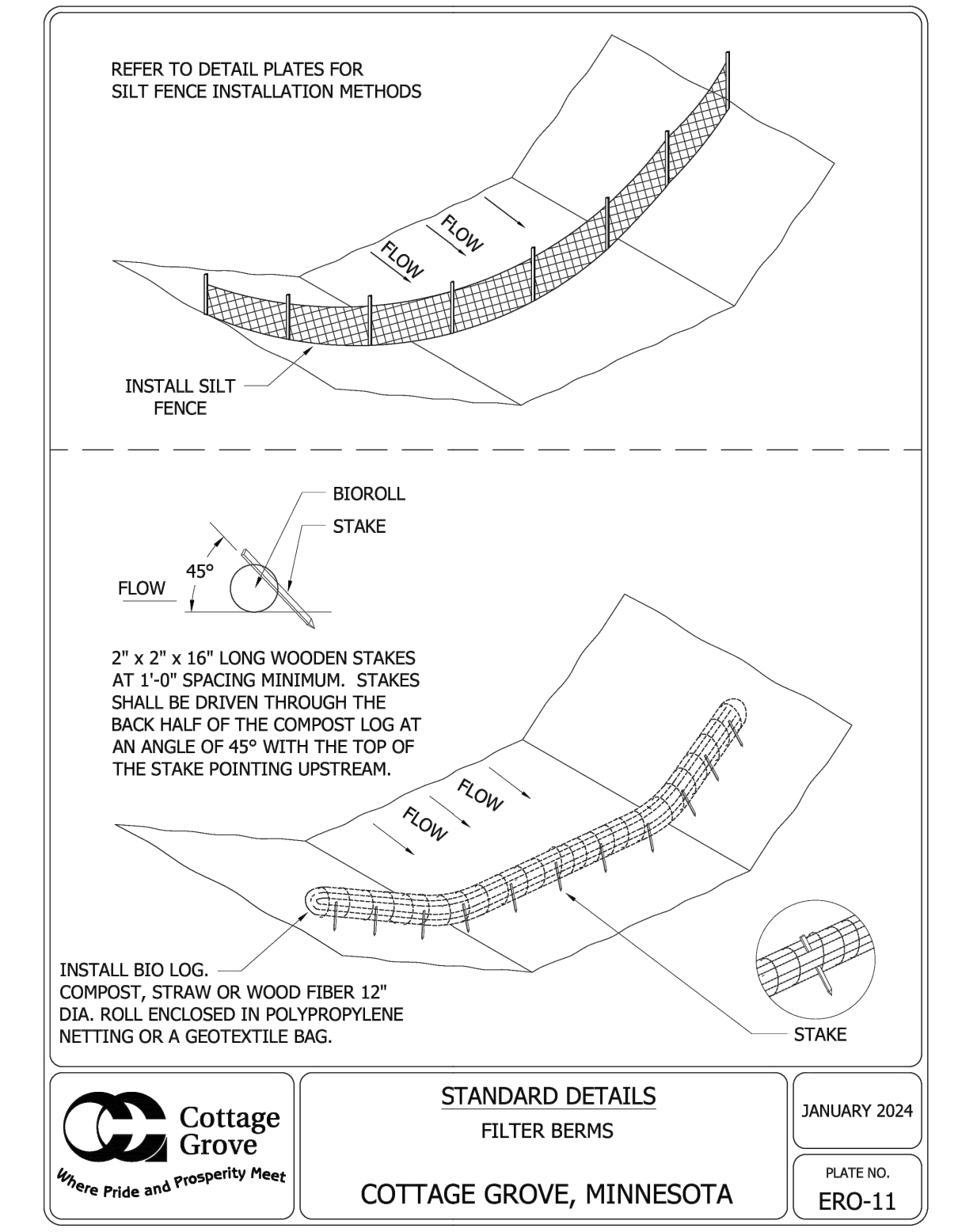
11 C5.0 CONCRETE THRUST BLOCKING NOT TO SCALE



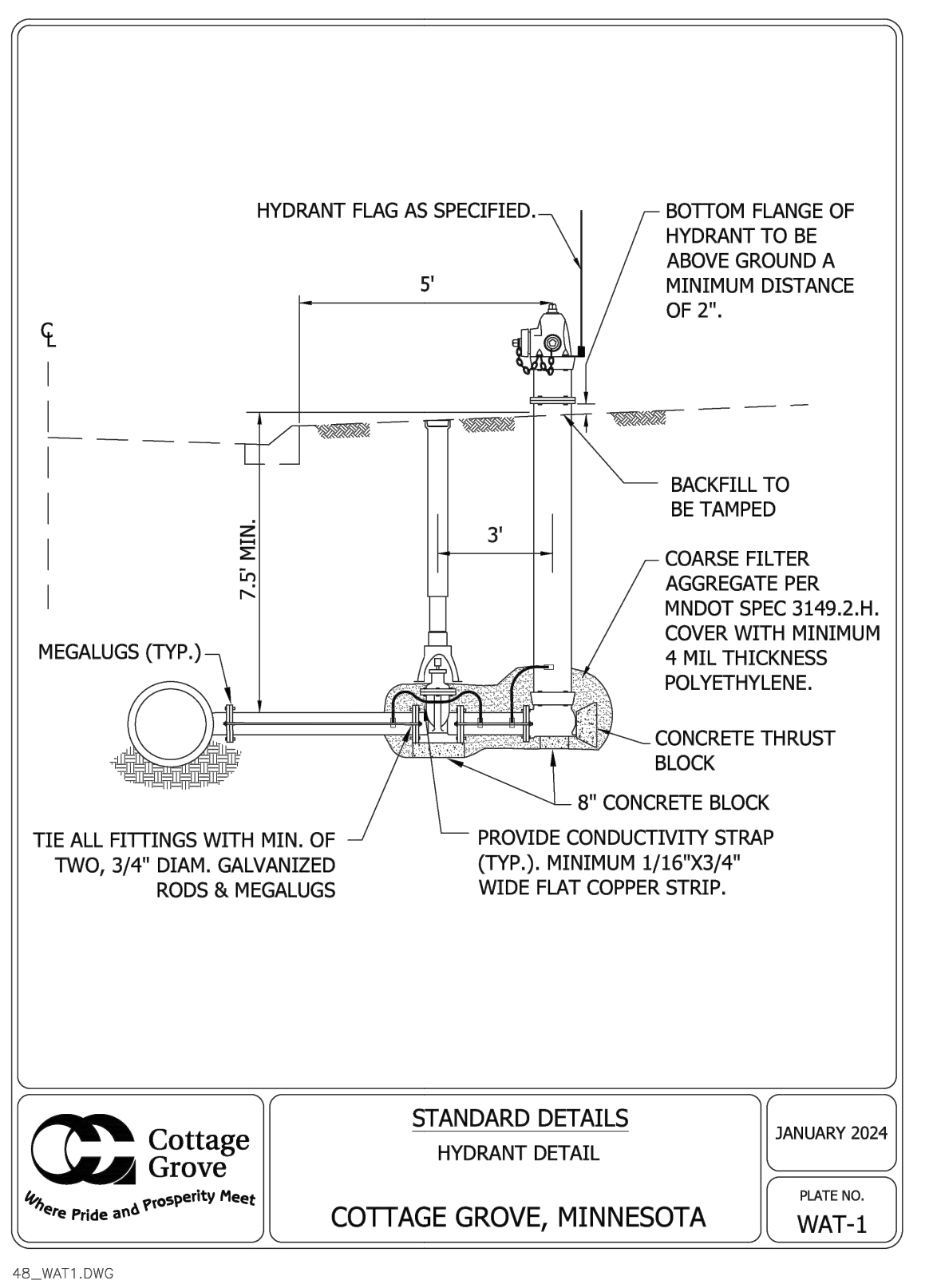
8 C5.0 FLARED END SECTION AND GUARD NOT TO SCALE



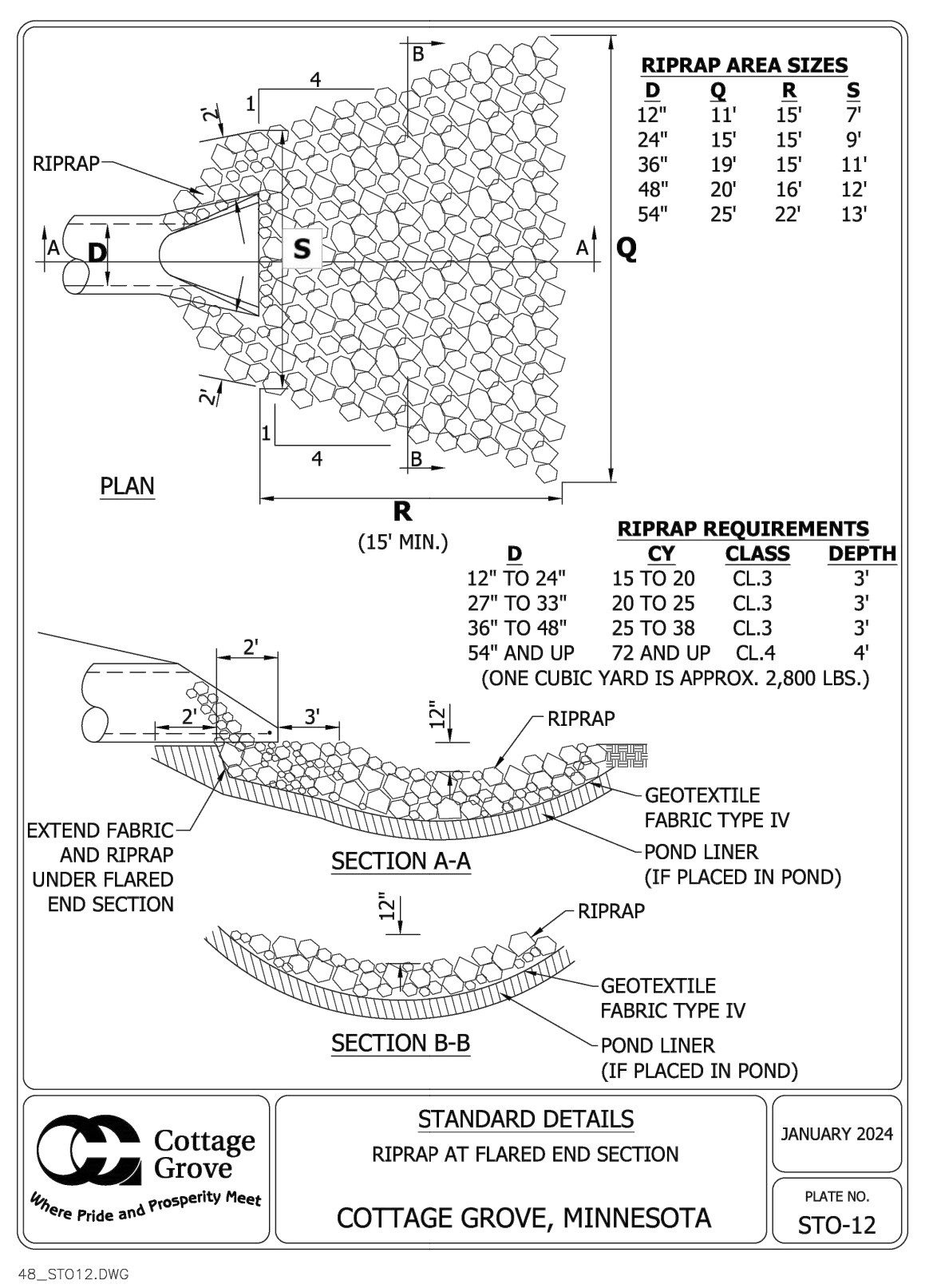
5 C5.0 PIPE BEDDING NOT TO SCALE



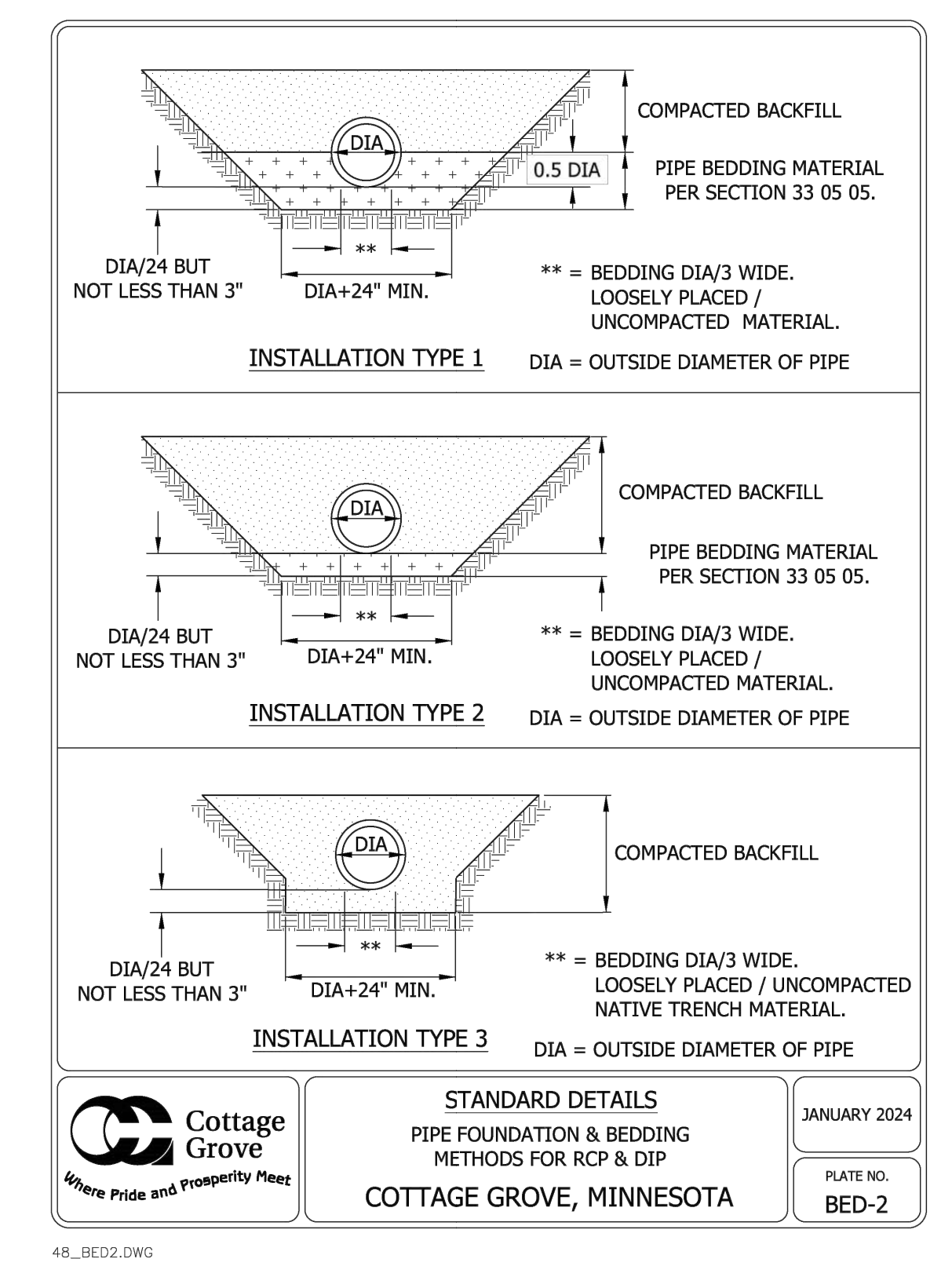
2 C5.0 BIO LOG NOT TO SCALE



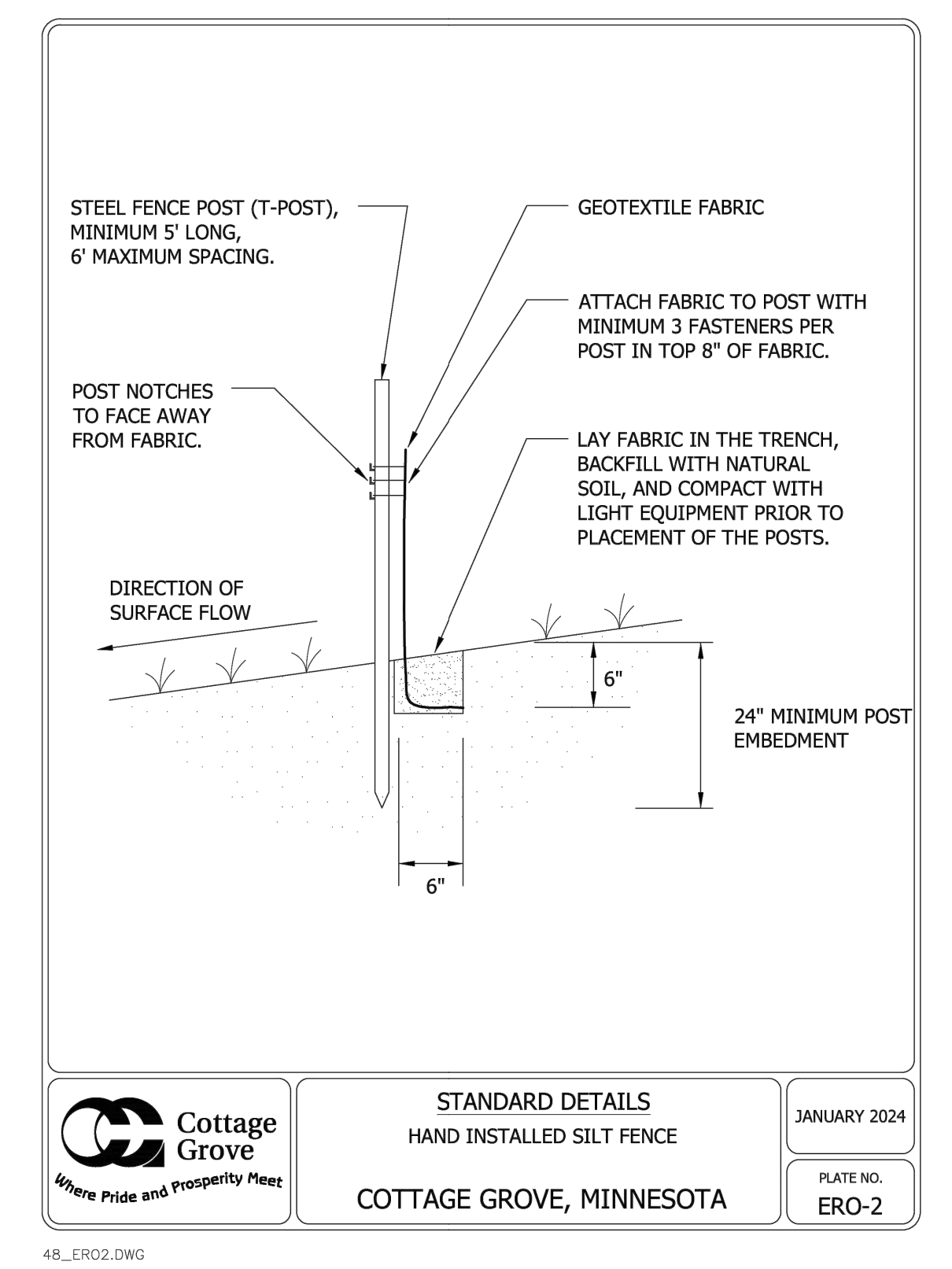
12 C5.0 HYDRANT DETAIL NOT TO SCALE



9 C5.0 RIPRAP AT FLARED END SECTION NOT TO SCALE



6 C5.0 PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP NOT TO SCALE



3 C5.0 HAND INSTALLED SILT FENCE NOT TO SCALE

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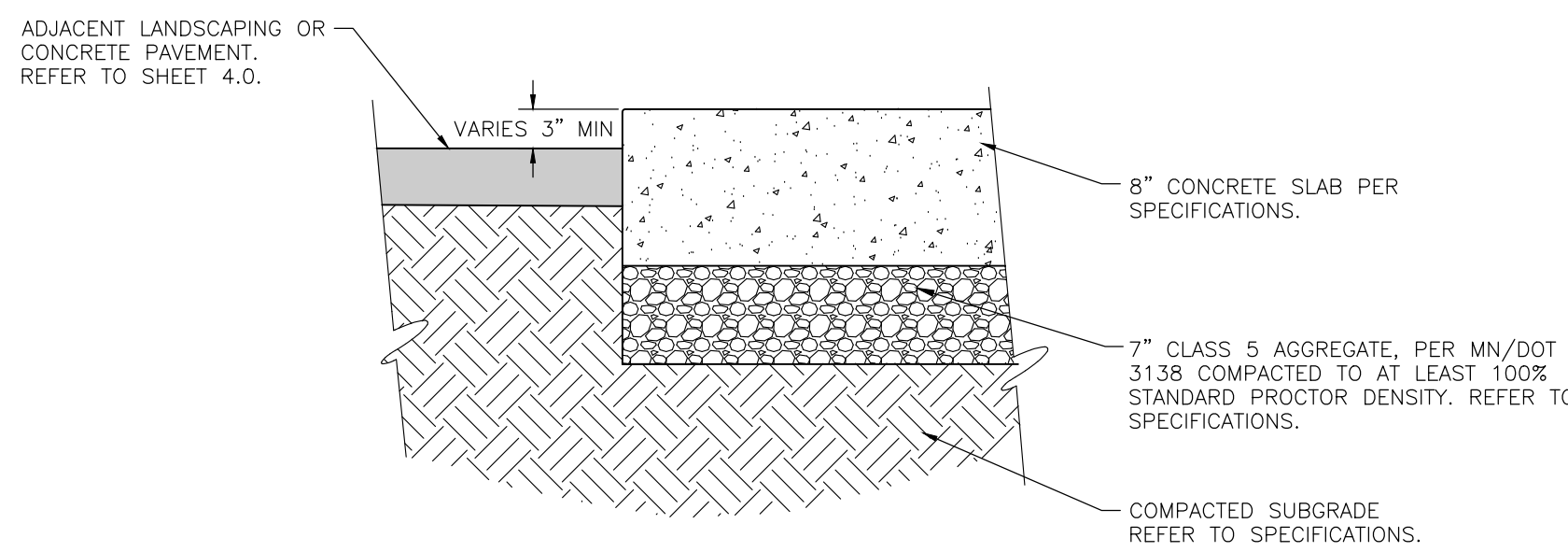
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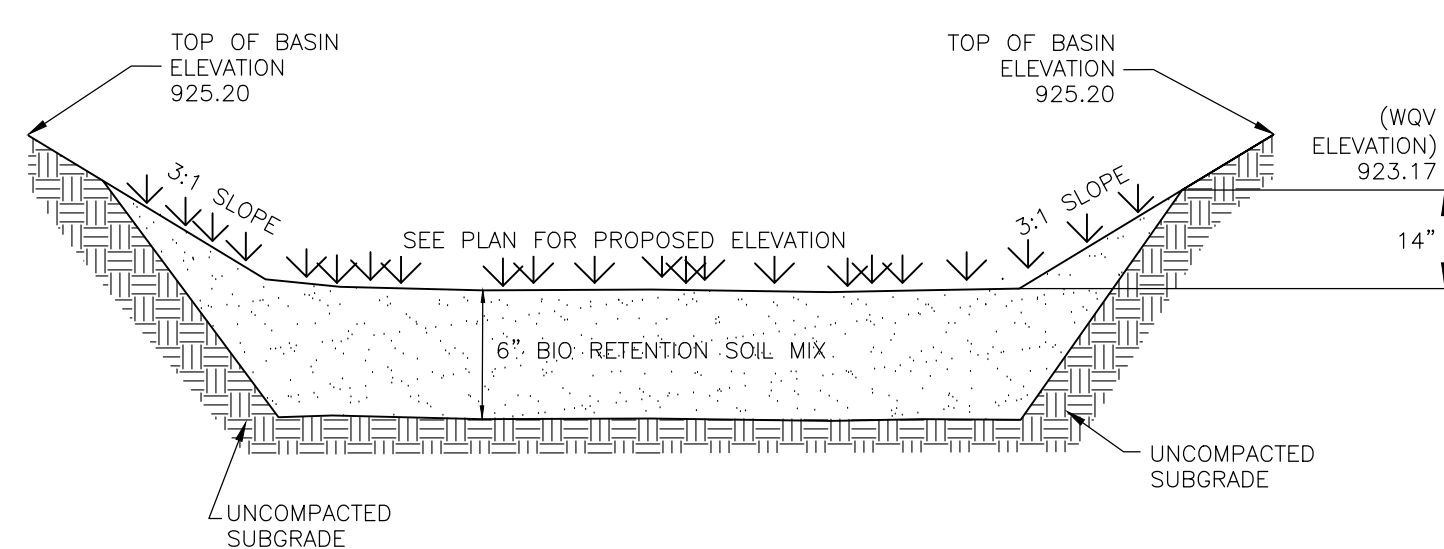
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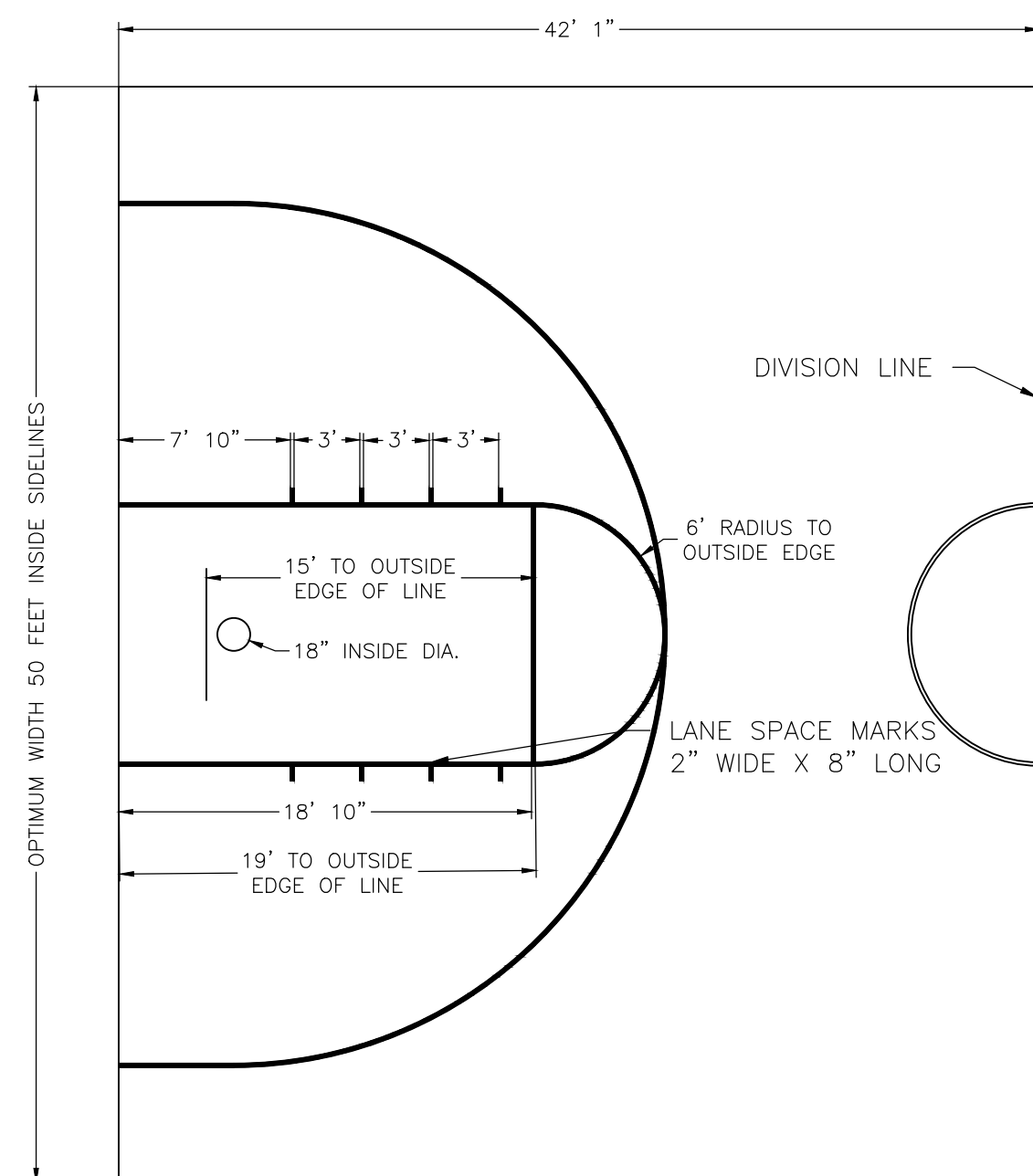
12
C5.1 MECHANICAL SLAB
NOT TO SCALE



- BIORETENTION SOIL MIX:**
- 85-88% SAND BY VOLUME (ASTM C33)
 - 8-12% FINES BY VOLUME (SILT AND CLAY, MAX CLAY CONTENT 5%)
 - 3-5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME

- NOTES:**
- SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
 - CONSTRUCTION TRAFFIC IN BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.
 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR SEEDING.

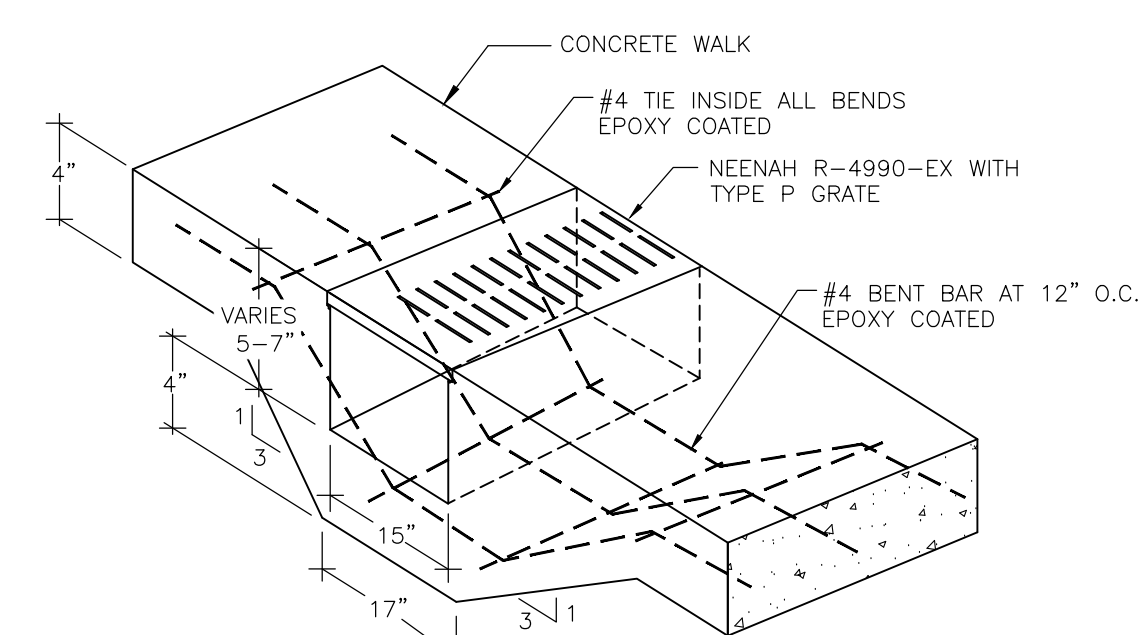
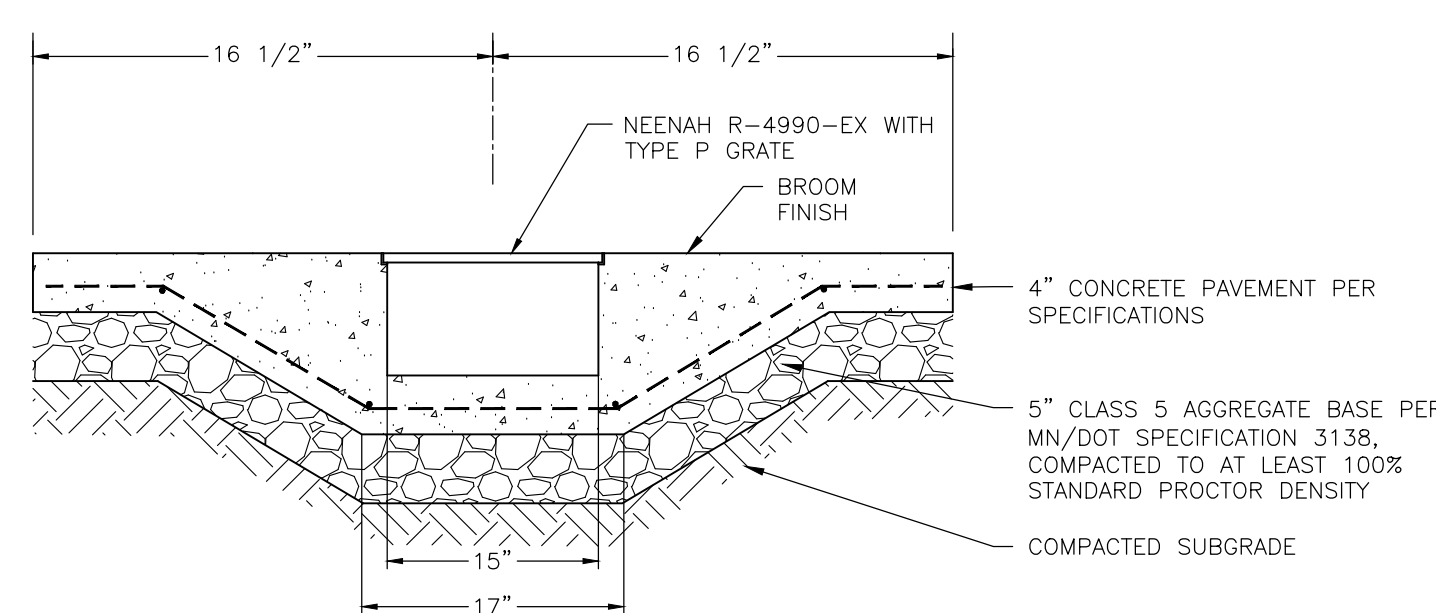
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C5.1 BIOINFILTRATION BASIN SECTION
NOT TO SCALE



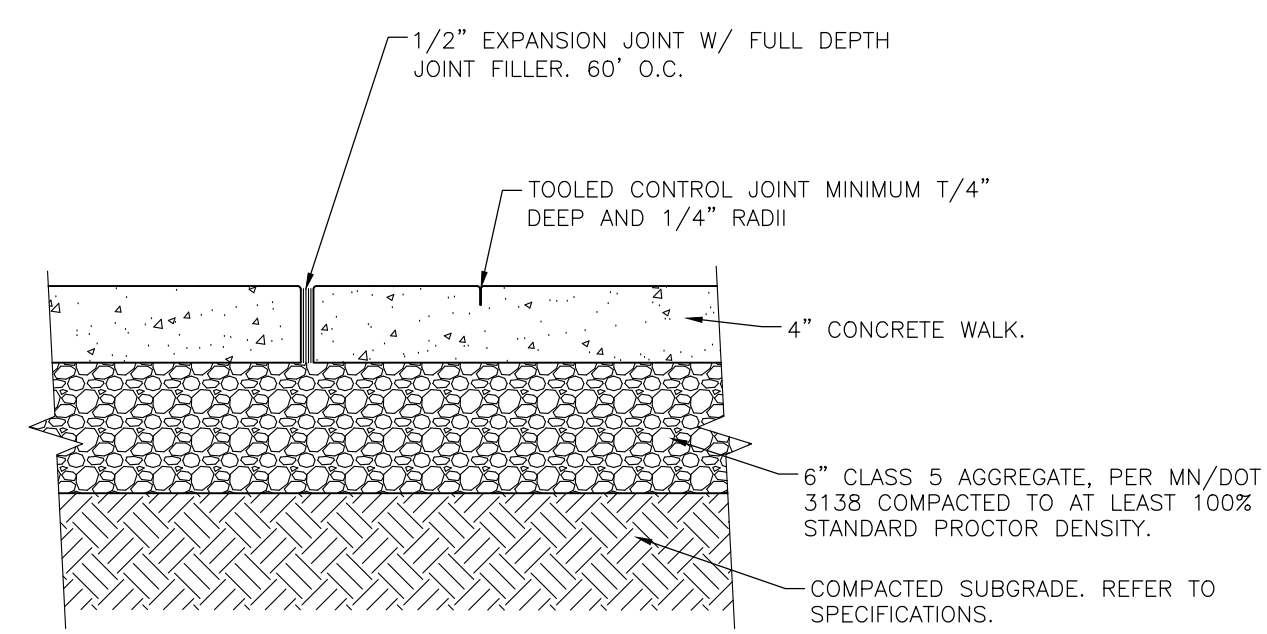
- NOTE:**
- MINIMUM OF 3 FEET UNOBSTRUCTED SPACE OUTSIDE OF COURT, PREFERABLE 10 FEET OF UNOBSTRUCTED SPACE OUTSIDE. IF IMPOSSIBLE TO PROVIDE 3 FEET, A NARROW BROKEN 1-INCH LINE SHALL BE MARKED INSIDE THE COURT PARALLEL WITH AND 3 FEET INSIDE THE BOUNDARY.
 - IF COURT IS LESS THAN 74- FEET LONG, IT SHOULD BE DIVIDED BY TWO LINES, EACH PARALLEL TO AND 40 FEET FROM THE FARTHER END LINE.

- STRIPING NOTES:**
- STRIPING LINES 2" WIDE, YELLOW IN COLOR.
 - END LINES AND SIDELINES SHALL BE MINIMUM OF 2" WIDTH.
 - DIMENSIONS SHOWN ARE TO OUTSIDE OF LINE.
 - THE THREE-POINT LINE SHALL BE THE SAME COLOR AS THE FREE-THROW LANE LINE AND SEMICIRCLE.

10
C5.1 BASKETBALL COURT
NOT TO SCALE

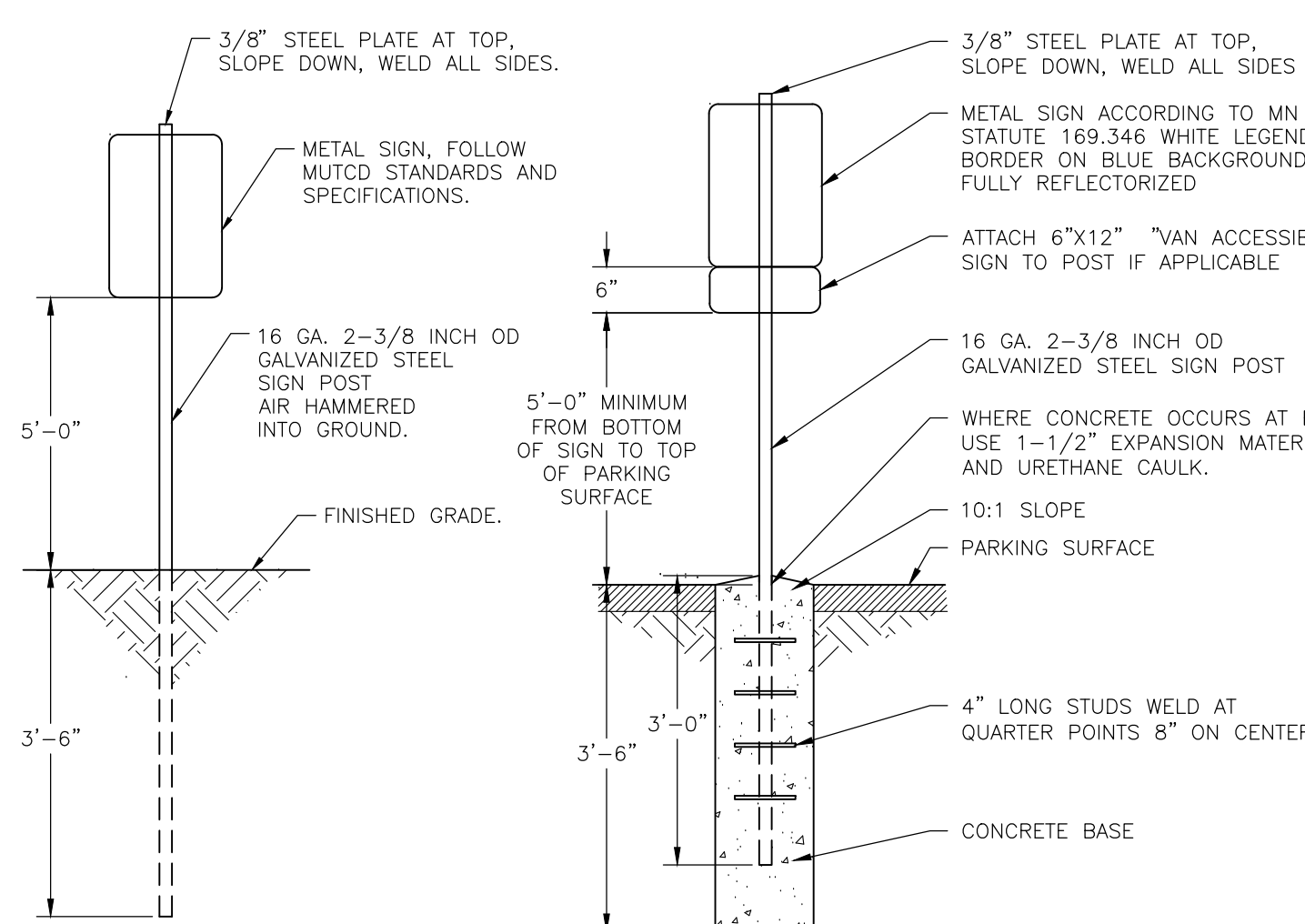
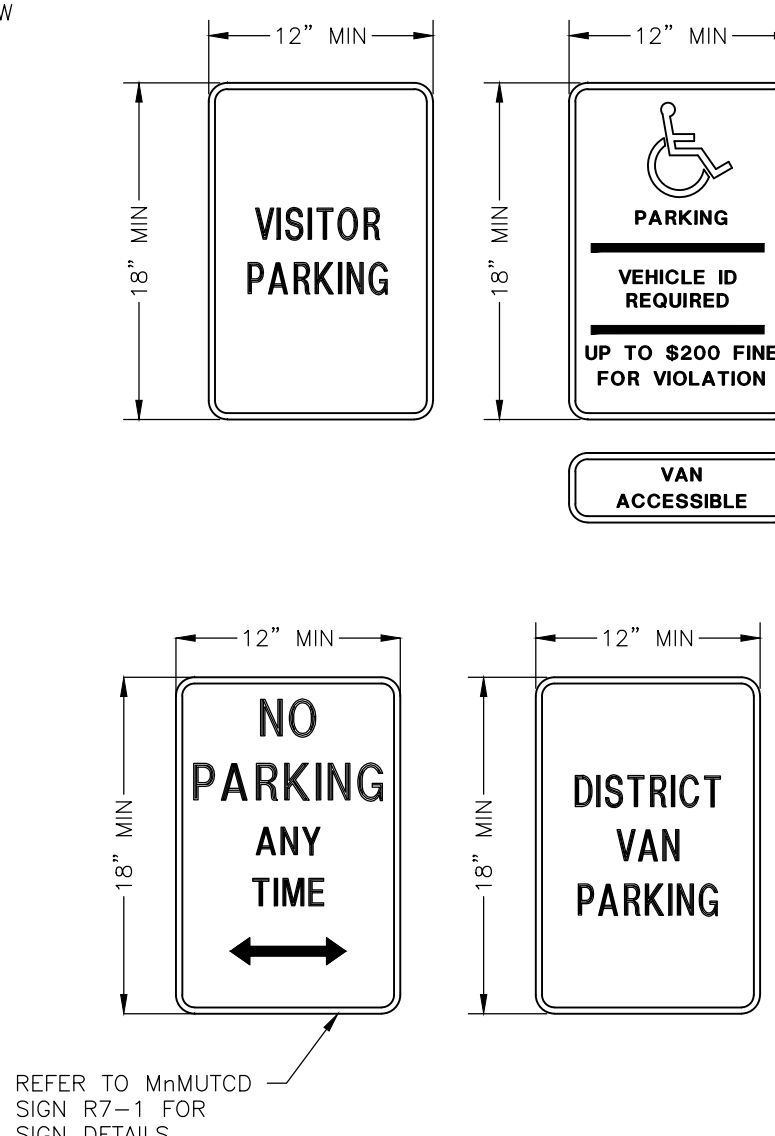


11
C5.1 SIDEWALK CHASE
NOT TO SCALE



- NOTE:**
- JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

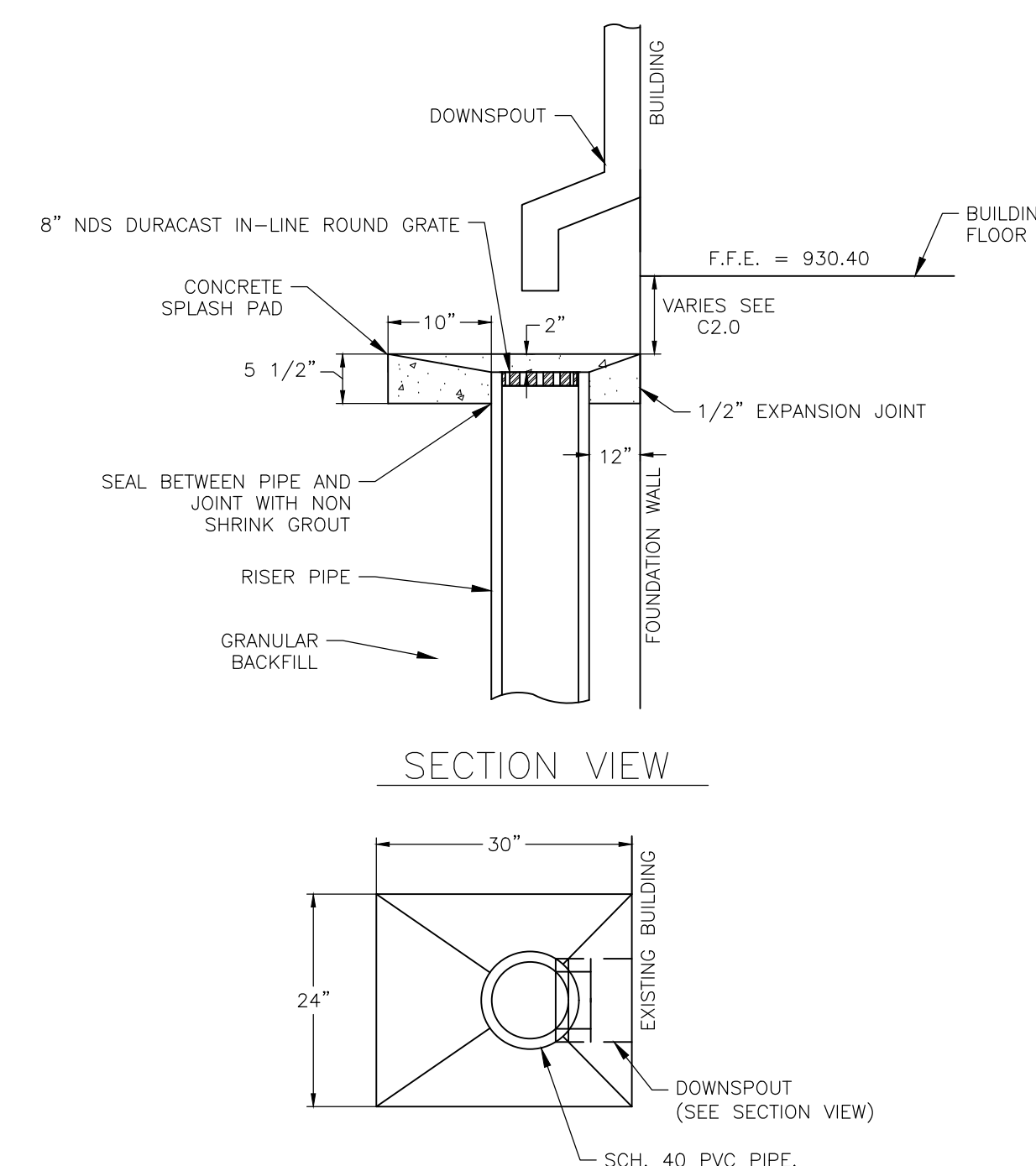
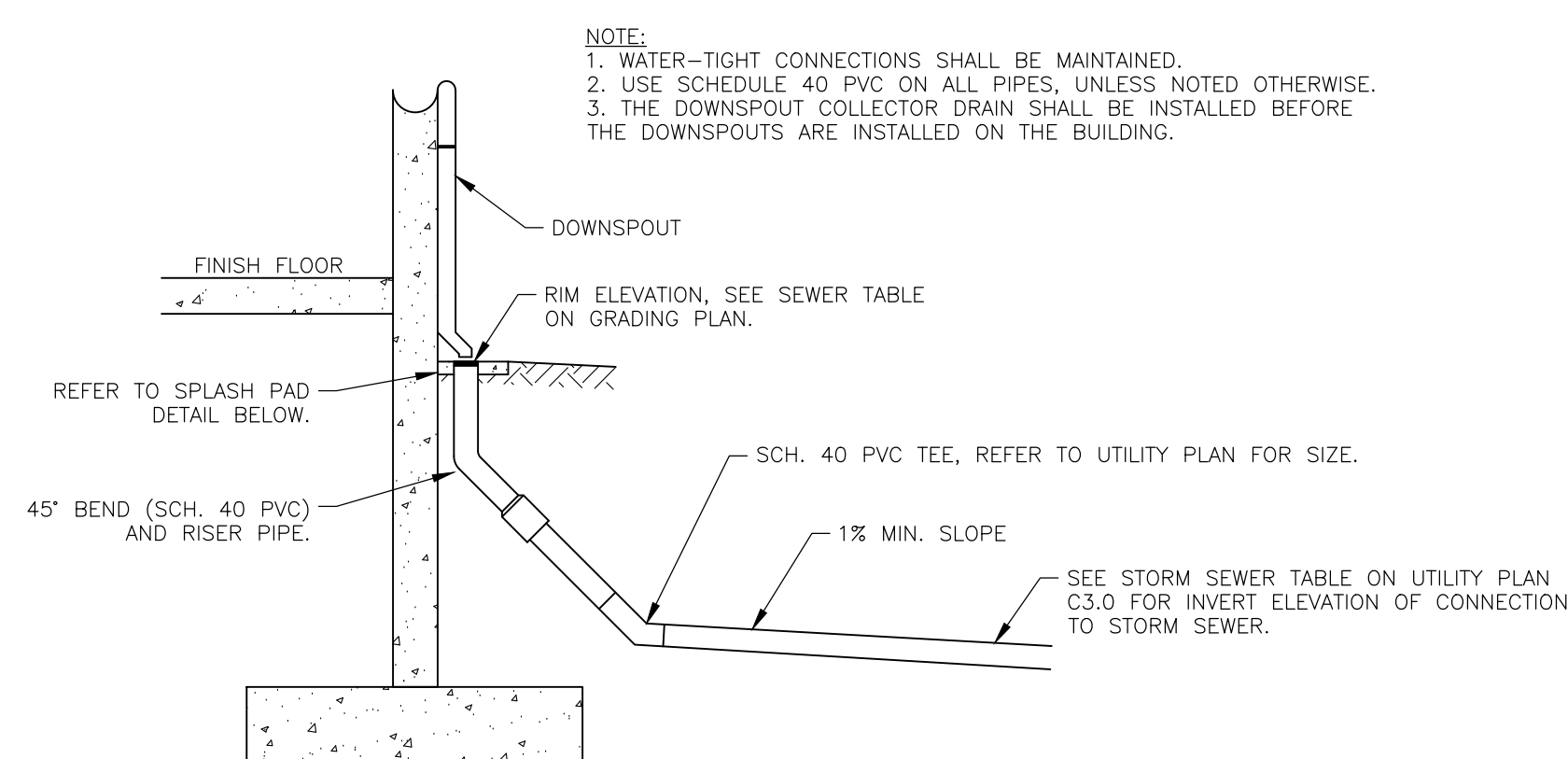
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C5.1 CONCRETE SIDEWALK (TYP.)
NOT TO SCALE



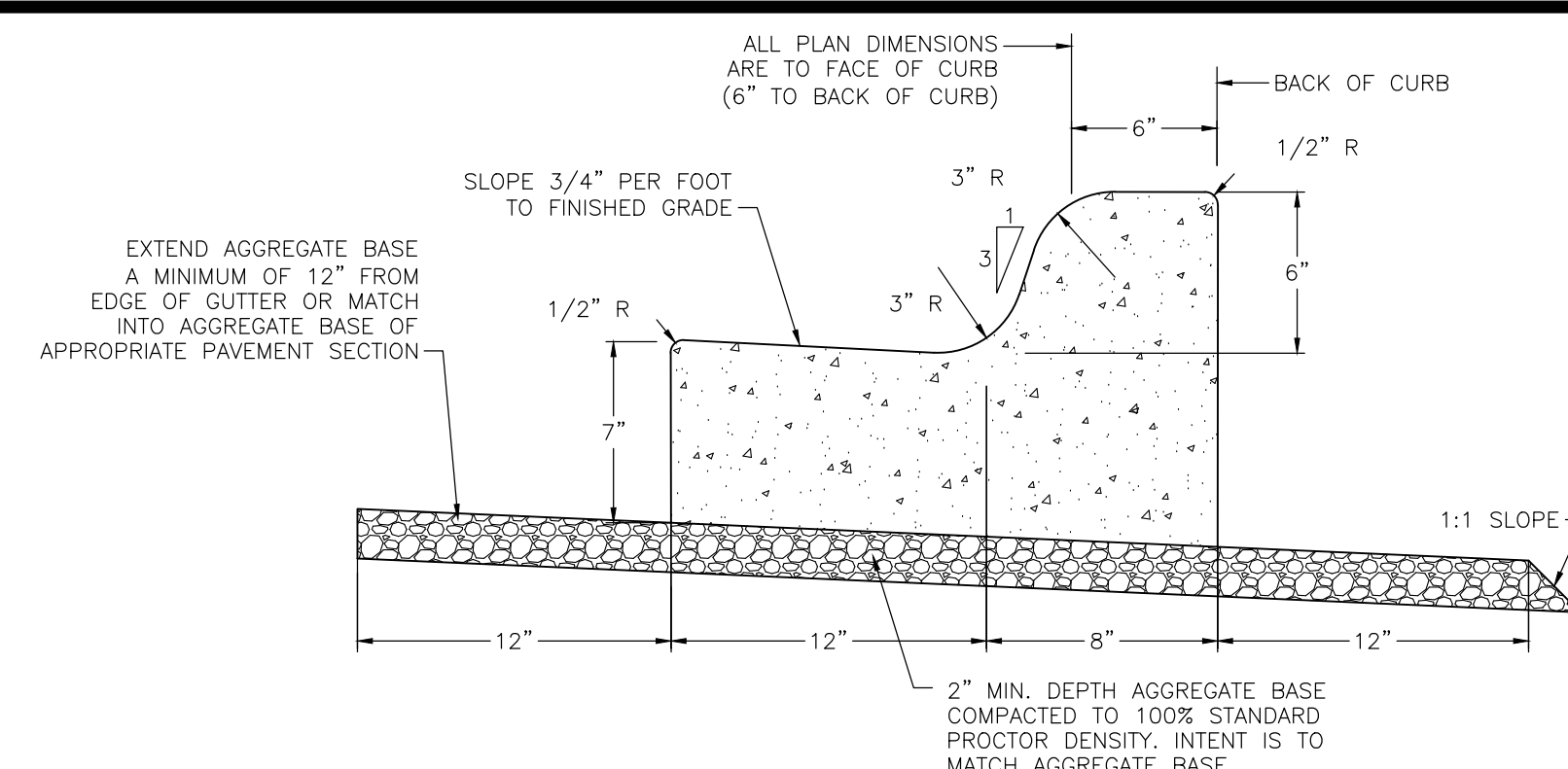
POST WITH SIGN

IMPERVIOUS SURFACE POST WITH SIGN

7
C5.1 SIGN AND POST
NOT TO SCALE

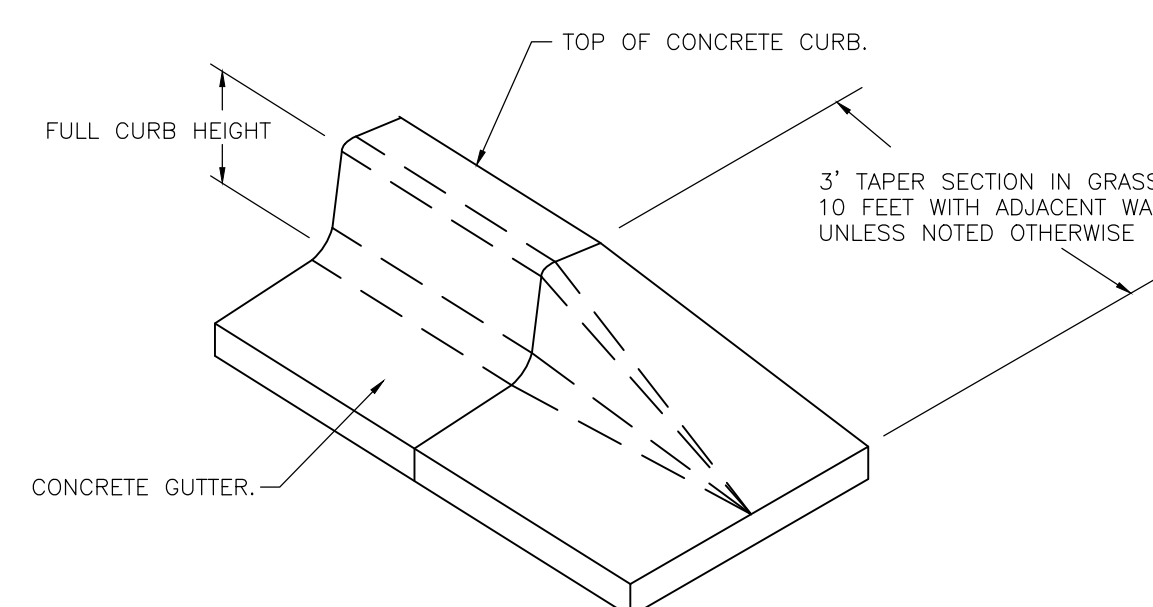


8
C5.1 DOWNSPOUT DRAIN WITH SPLASH PAD AND CASTING
NOT TO SCALE

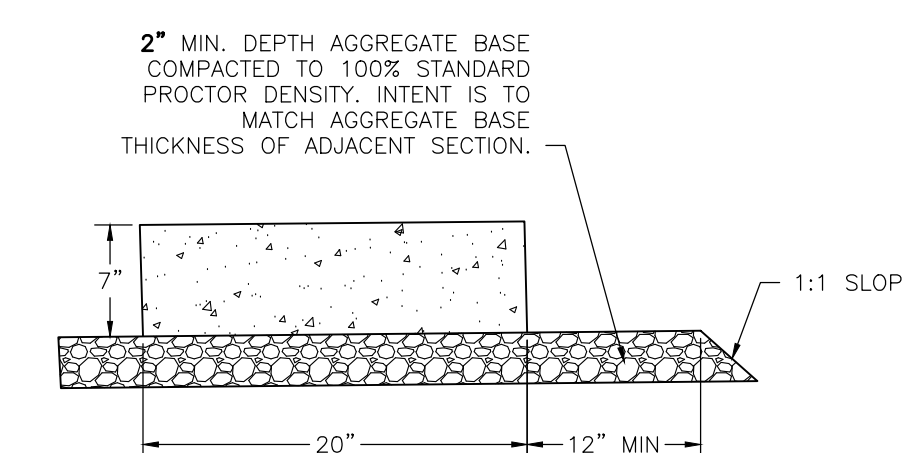


- NOTES:**
- DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
 - CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 253.1.

1
C5.1 B612 CONCRETE CURB AND GUTTER
NOT TO SCALE

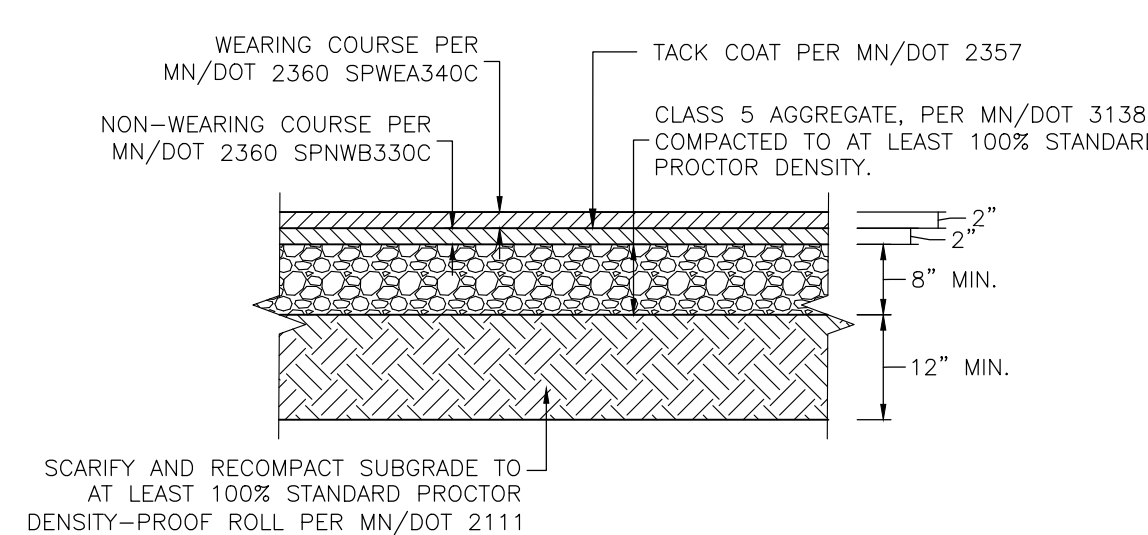


2
C5.1 NOSE-DOWN CURB SECTION
NOT TO SCALE

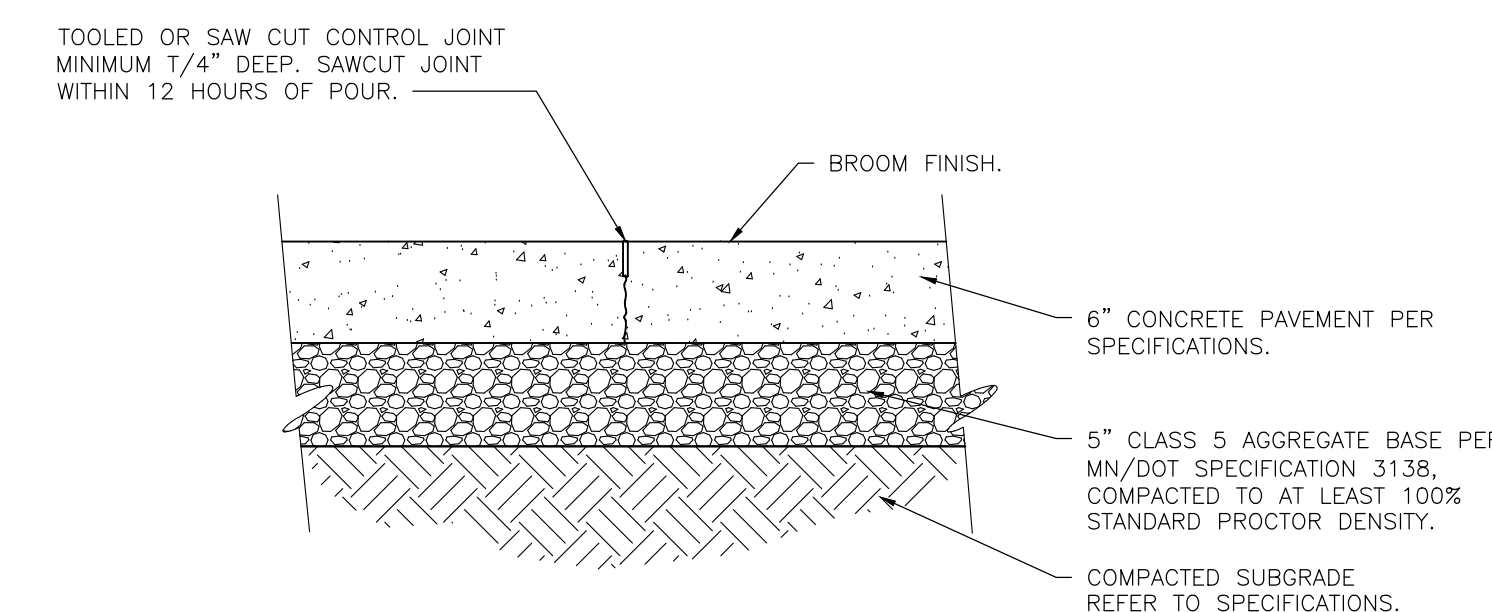


- NOTE:**
- CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

3
C5.1 FLAT CURB/CONCRETE EDGER
NOT TO SCALE

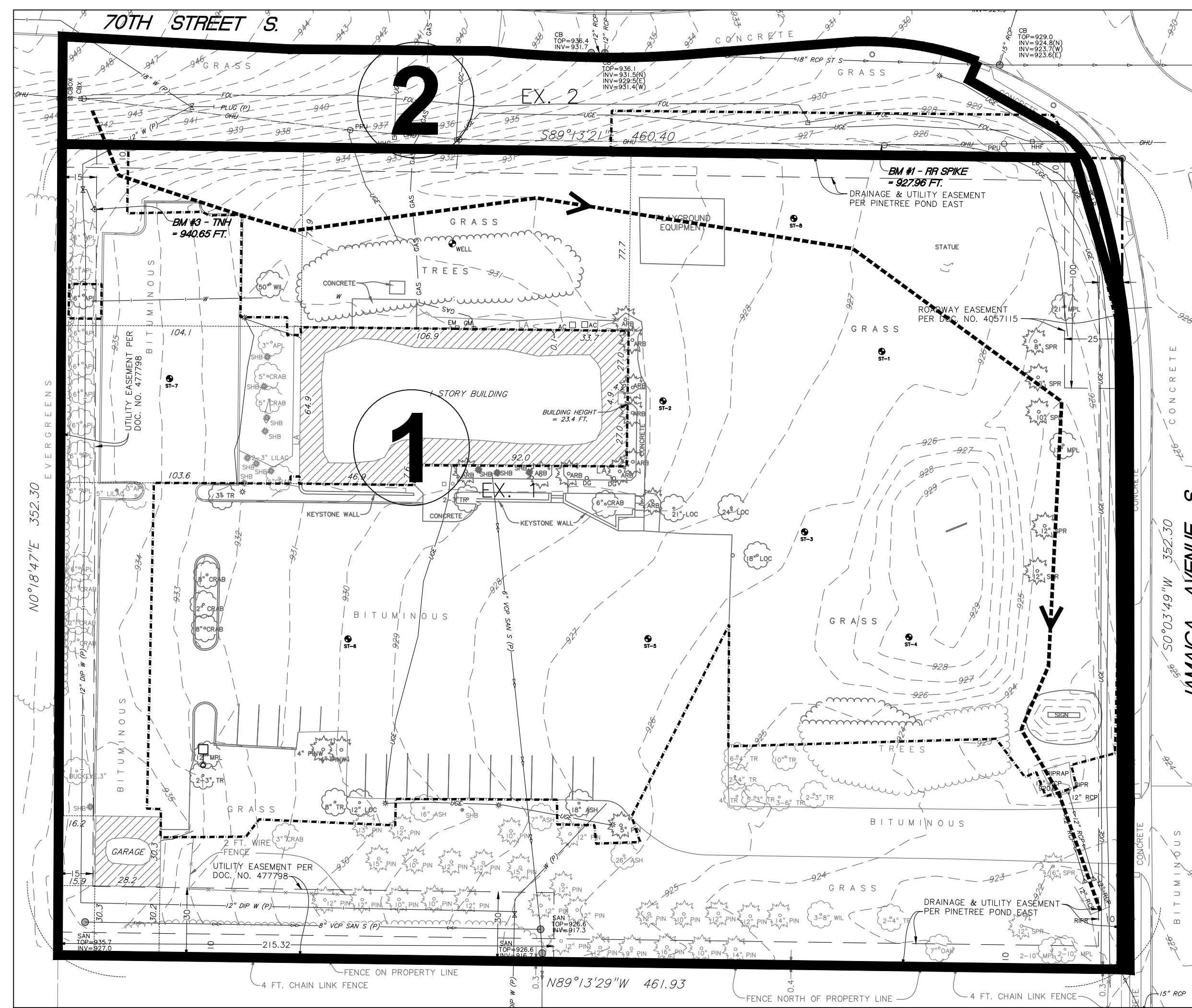


4
C5.1 BITUMINOUS PAVEMENT
NOT TO SCALE

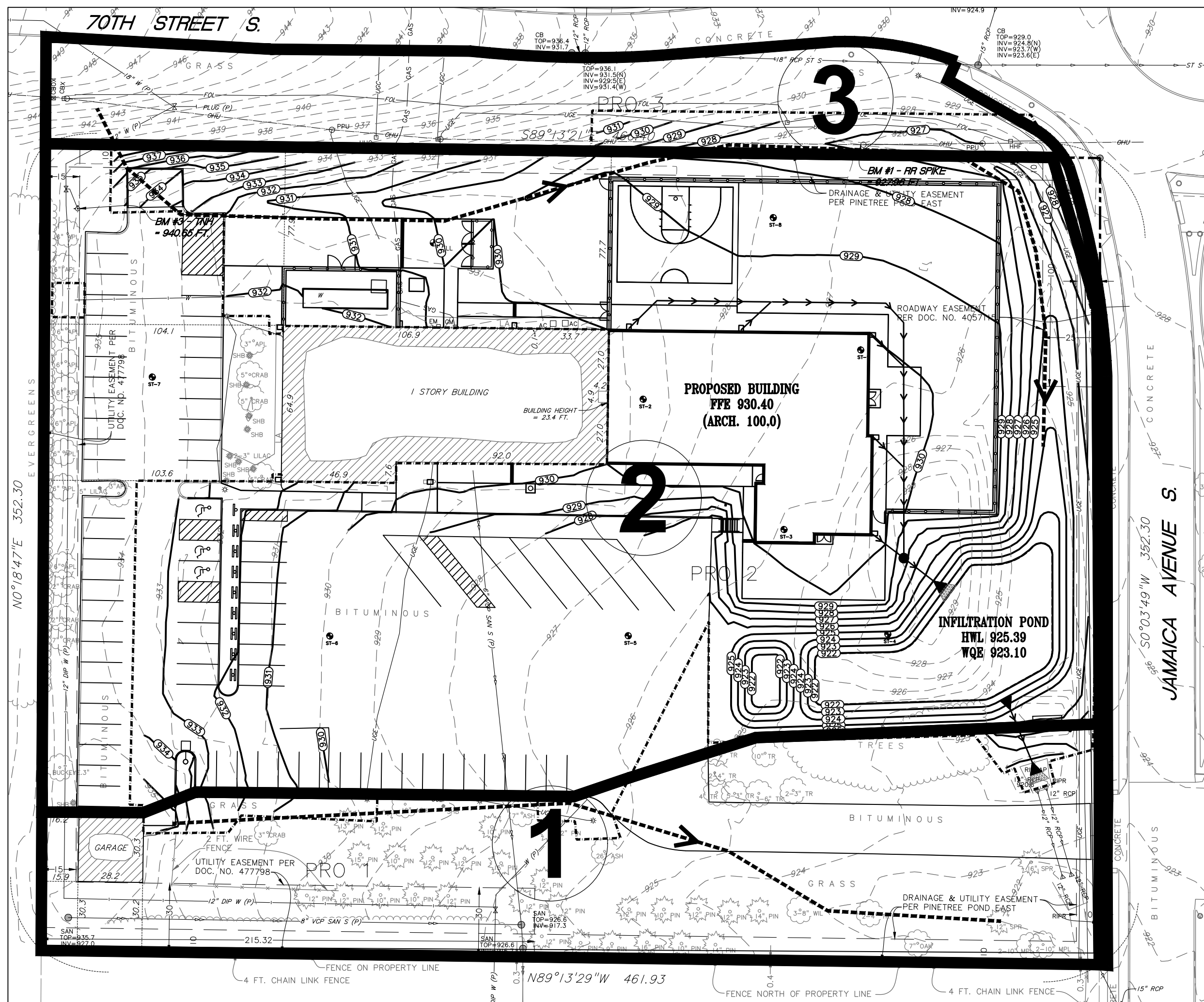


- NOTE:**
- JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 15 FEET.

5
C5.1 CONCRETE PAVEMENT
NOT TO SCALE



1 EXISTING CONDITIONS
1"=40'



2 PROPOSED CONDITIONS
1"=40'

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	0 OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.79")	10-YEAR (4.16")	100-YEAR (7.39")	
1	1.35	2.36	3.71	4.38	8.29	19.67	SHEET FLOWS OFF SITE TO THE SOUTHEAST
2	0.00	0.45	0.45	0.10	0.45	1.72	SHEET FLOWS OFF SITE TO THE SOUTHEAST
TOTAL	1.35	2.81	4.16	4.48	8.74	21.39	

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	0 OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.79")	10-YEAR (4.16")	100-YEAR (7.39")	
1	0.14	0.72	0.86	0.64	1.58	4.56	SHEET FLOWS OFF SITE TO THE SOUTHEAST
2	1.69	1.16	2.85	-	-	-	INFILTRATION BASIN
3	0.00	0.45	0.45	-	-	-	INFILTRATION BASIN
INFILTRATION BASIN	-	-	-	1.12	3.84	9.33	OFFSITE TO THE SOUTHEAST
TOTAL	1.83	2.33	4.16	1.76	5.42	13.89	

	STORMWATER RUNOFF SUMMARY		
	2-YR STORM (2.79") RUNOFF (CFS)	10-YR STORM (4.16") RUNOFF (CFS)	100-YR STORM (7.39") RUNOFF (CFS)
EXISTING SITE	4.48	8.74	21.39
PROPOSED SITE	1.76	5.42	13.89

IMPERVIOUS AND DISTURBED AREAS	
	AREA (ACRES)
DISTURBED AREA	1.89
EXISTING IMPERVIOUS AREA	1.35
PROPOSED IMPERVIOUS AREA (TOTAL)	1.83
PROPOSED NEW IMPERVIOUS AREA	0.48

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL. CONTRACTOR SHALL SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.
STABILIZED AREAS: ONCE EVERY 30 DAYS.
FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE, OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)
DRAINAGE DITCHES STABILIZED.
ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.
CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS

BASED ON SOIL BORINGS PROVIDED BY BRAUN INTEREC, SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SM SP
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SPECIAL AND IMPAIRED WATERS

THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE RADIAL RADIUS OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMP'S DESCRIBED IN SECTION 23 OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
NA	NA

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL

ITEM DESCRIPTION	ESTIMATED QUANTITY
DRAINAGE STRUCT, INLET FILTER	1 EACH
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT	1 EACH
SILT FENCE	1267 LF
EROSION CONTROL BLANKET	887 SY

NOTE: QUANTITIES SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

PROJECT NARRATIVE

EXISTING SITE DESCRIPTION -- THE EXISTING SITE IS APPROXIMATELY 3.7 ACRES IN SIZE AND CONSISTS OF AN EXISTING BUILDING, BITUMINOUS PARKING LOT, CONCRETE SIDEWALKS, AND GREEN SPACE. STORMWATER RUNOFF GENERALLY SHEET FLOWS FROM NORTHWEST TO SOUTHEAST. THERE IS NO EXISTING STORMWATER MANAGEMENT ON SITE.
PROPOSED SITE DESCRIPTION -- THE PROPOSED WORK WILL CONSIST OF A BUILDING ADDITION, CONCRETE SIDEWALKS, AND OUTDOOR PLAY AREAS. THE PROPOSED WORK IS EXPECTED TO CREATE APPROXIMATELY 0.43 ACRES OF NEW IMPERVIOUS AREA. DRAINAGE PATTERNS WILL BE MAINTAINED. THE MAJORITY OF THE SITE RUNOFF WILL SHEET FLOW TO A PROPOSED INFILTRATION BASIN IN THE SOUTHEAST CORNER OF THE SITE. PRETREATMENT FOR RUNOFF FROM THE PARKING LOT WILL BE PROVIDED BY A FOREST ON THE WEST SIDE OF THE BASIN. PRETREATMENT FOR THE REST OF THE SITE WILL BE PROVIDED BY A VEGETATED SWALE LOOPING AROUND THE NORTH AND EAST SIDES OF THE BUILDING ADDITION.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 (7 IF IMPAIRED) CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 (7 IF IMPAIRED) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
FOR PUBLIC WATER, THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPANNING TIME FRAMES. ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVITIES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.
SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADE/LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.
CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.
CONSTRUCTION SITE Dewatering: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL Dewatering PERMITS. DISCHARGE FROM ALL Dewatering OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM Dewatering OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

PORTABLE TOILET NOTES:

- PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
- PORTABLE TOILET PLACEMENT:
 - PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
 - LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHEN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
 - LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
 - SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
 - RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
 - REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
- OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

OTHER NOTES:

- LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL INCLUDE:
 - REMOVE SEDIMENT AND DEBRIS FROM INFILTRATION BASIN AS NEEDED.
 - RESTORE/REPLACE RIPRAP AT INFILTRATION BASIN OUTLET AS NEEDED.
 - RESTORE ANY ERODED AREAS AS NEEDED.
- THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
- THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTION CONTROL MEASURES UTILIZED AT THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.
HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.
NO EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION ALLOWED ON-SITE.
CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT BE RINSED OFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN SHALL BE DISPLAYED ADJACENT TO THE WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REGULATIONS.
STORAGE HANDLING AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES:
BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
HAZARDOUS MATERIALS, TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS

- IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:
 - THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
 - CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH, AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
 - CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.
- ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TANKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

- WATER LINE FLUSHING
- LANDSCAPE IRRIGATION
- DISCHARGE FROM POTABLE WATER SOURCES
- AIR CONDITIONING CONDENSATION

AGENCY CONTACTS

CITY OF COTTAGE GROVE
ENGINEERING DEPARTMENT
PHONE: (651) 456-2800

MINNESOTA POLLUTION CONTROL AGENCY

PHONE: (651) 296-6300
SOUTH WASHINGTON WATERSHED DISTRICT
PHONE: (651) 714-3714

OWNER

ISD #833
7362 E POINT DOUGLAS ROAD
COTTAGE GROVE, MN 55014
PHONE: (651) 425-6300

NOTE:

THE CONTRACTOR MUST COMPLETE SIGN, OBTAIN OWNER'S SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.
THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:

ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.
ENGINEER ANTICIPATES THAT, PRIOR TO EXCAVATION FOR FILTRATION BASINS, CONTRACTOR WILL USE PROPOSED FILTRATION BASIN AREA AS TEMPORARY SEDIMENT BASIN. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FARCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.
IN LIEU OF USING TEMPORARY SEDIMENT BASINS, CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE

SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: _____
CERTIFICATION #: _____
DATE: _____

NOTE:

AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S (INFILTRATION BASIN, ETC.) SHALL BE SUBMITTED TO SOUTH WASHINGTON WATERSHED DISTRICT PRIOR TO PROJECT CLOSEOUT. THE AS-BUILT SURVEY SHALL INCLUDE THE INFILTRATION BASIN LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY.



HEAUS-ANDERSON CONSTRUCTION COMPANY
301 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P 612.332.7381

KOMA
ARCHITECTS | DESIGNERS | ENGINEERS
2051 KILLEBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P 651.451.4605 KOMA.MN.COM

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

Kevin A. Bohm License Number: 52209

Date: 03-28-2025

BKBM
Structural & Civil Engineers
2500 Hennepin Avenue, Suite 700 Minneapolis, MN 55412
Phone: 788.843.0420
bkbm.com

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BKBM Project No. 24222.00

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THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:

ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 14 DAYS.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.
ENGINEER ANTICIPATES THAT, PRIOR TO EXCAVATION FOR FILTRATION BASINS, CONTRACTOR WILL USE PROPOSED FILTRATION BASIN AREA AS TEMPORARY SEDIMENT BASIN. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FARCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.
IN LIEU OF USING TEMPORARY SEDIMENT BASINS, CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE

SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: _____
CERTIFICATION #: _____
DATE: _____

NOTE:

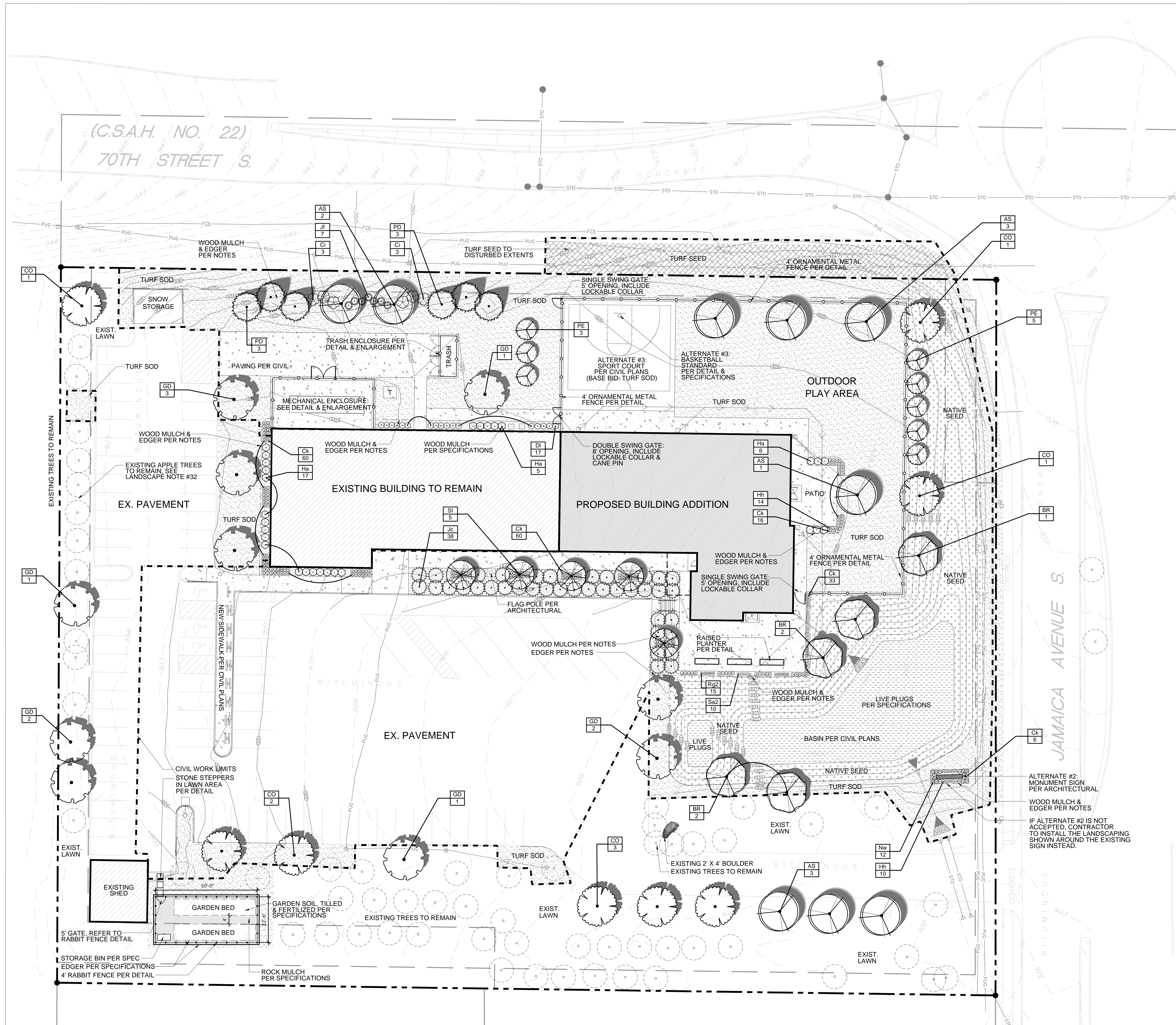
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C6.0

STORM WATER POLLUTION PREVENTION PLAN

SPCSD SPED TRANSITIONS 7000 JAMAICA AVE S COTTAGE GROVE, MN 55016

PROJECT: 25106
DRAWN BY: AMY
CHECKED BY: KAB
DATE: 04.02.2025
REVISIONS:



General Notes:

- 01. See Civil Engineer's plans for site plan layout and dimensions.
- 02. Protect adjacent areas from damage during construction.
- 03. See Civil Engineer's details for paving and curb information.
- 04. Refer to Sheets L1.000-L1.004 for Landscape Plans, L2.001-L2.002 for Landscape Details, L3.000-L3.005 for Tree Preservation Plans, and L3.006 for Tree Preservation Notes & Schedules

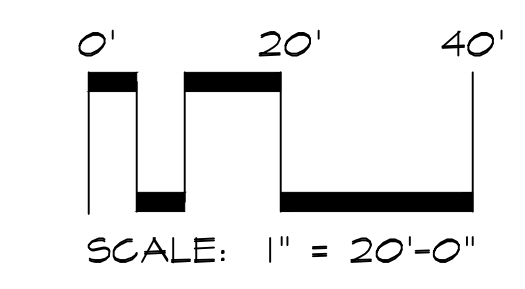
Landscape Symbols Legend:

- Existing Tree To Remain
- Turf Sod per Specifications
- Turf Seed per Specifications
- Rock Mulch per Specifications
- Wood Mulch per Specifications
- Native Seed per Specifications
- Live Plug Plants per Specifications

Municipal Landscape Requirements:

- Property Area: 162,469 sq ft
- Stormwater Basin Area: 9,032 sq ft
- Site Area Eligible for Landscape Requirement: 153,437 sq ft
- New Overstory Deciduous Trees Required: 40
(.0002786) x 153,437 = 43
(-)
- Existing Trees to Remain: 3
- New Coniferous Trees Required: 6
(.0002600) x 153,437 = 40
(-)
- Existing Trees to Remain: 34
- New Shrubs Required: 92
(.0006) x 153,437 = 92

LANDSCAPE LAYOUT PLAN



Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth Western Red Cedar wood mulch. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch. Dyed or Colorized mulch is strictly prohibited.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be located and staked as shown. Install 6" diameter perforated white PVC trunk guards on all new deciduous trees by November 1st. Remove tree watering bags at this time.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material, per specifications. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of punch list inspection. Plants that exhibit more than 30% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide 6" dia. PVC trunk guards on deciduous trees. Prune dead wood prior to the warranty review meeting.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. Irrigation & Watering: No permanent irrigation system is planned for this project. However, the landscape contractor shall provide temporary irrigation. Refer to the Turf and Grasses Specification Section 32 92 00 for temporary irrigation requirements. Additionally, all trees planted outside of the temporary irrigation coverage area shall receive tree watering bags. Tree watering bags to be installed and filled with water by the Contractor. Refer to spec section 32 93 00 for more information. In addition, provide the Owner with a cost for a new in-ground permanent irrigation system to cover all of the landscape areas on property.

18. Landscape edger (if noted on plan) to be 5.5" Professional Grade Polyvinyl, Black Color, 1" Bullnose.

19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

20. Unless otherwise noted/indicated, all new landscape beds to be 4" depth Western Red Cedar mulch with the exception of vegetable garden area, which will receive 3/8" trap rock chips over weed mat per spec.

21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.

22. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2024 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. An acceptable stand of seeded turf is lush, full, and weed-free. See specifications for maintenance requirements.

23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.

29. Topsoil Requirements: 4" (minimum) depth of topsoil is required on all projects. See Specifications for additional requirements. Specifications supersede this note if a deeper topsoil depth is listed.

30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

32. Existing Apple Trees On Site: Leaf-on existing conditions of these apple trees were not observed. However, there was evidence of substantial rodent damage and fungal infection. The Owner reserves the right to selectively remove any of the existing apple trees on property.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	6
ORNAMENTAL TREES						
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B	5
OVERSTORY TREE						
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B	9
	BR	Betula nigra	River Birch	6' Hgt.	B&B	5
	CO	Celtis occidentalis	Common Hackberry	2.5' Cal.	B&B	8
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5' Cal.	B&B	10
	PE	Populus tremula 'Erecta'	Columnar Swedish Aspen	2.5' Cal.	B&B	8
SHRUBS						
	CI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3 gal.	Pot	6
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	17
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	28
	JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	7
	Jc	Juniperus sabinna 'Calgary Carpet' TM	Calgary Carpet Juniper	3 gal.	Pot	38
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.	Pot	24
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	12
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	15
	Sa2	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	10
GRASSES						
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	175

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1

Establishment (spring seeding):

- 1) Prepare site - Late April - May
- 2) Seed - May 1 - June 1

Maintenance:

- 1) Mow (6-8 inches) - every 30 days after planting until September 30.
- 2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):

- 1) Prepare site - Late August - early September
- 2) Seed - late September to freeze-up

Maintenance (following season):

- 1) Mow (6-8 inches) - once in May, June, and July
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:

- 1) Cover crop growing within 2 weeks of planting (except dormant plantings).
- 2) Seedlings spaced 1-6 inches apart in drill rows.
- 3) Native grass seedlings may only be 4-6 inches tall.
- 4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2

Maintenance:

- 1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- 3) Some sites may not require much maintenance the second year.

Evaluation:

- 1) Cover crop will be gone unless winter wheat was used in a fall planting.
- 2) Grasses forming clumps 1-6 inches apart in drill rows.
- 3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
- 4) If there is a flush of growth from foxtail etc., mow site.

Year 3

Maintenance:

- 1) Mow only if necessary.
- 2) Weed Control - Spot spray thistles, etc.
- 3) Sites usually do not require much maintenance the third year.

Evaluation:

- 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term

Maintenance:

- 1) Weed Control - Spot spray thistles, etc.
- 2) Burning (3-5 year rotation) alternate spring and fall if possible.
- 3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
- 4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

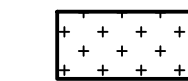
Drop Seeding Onto Tilled Sites

This is the "standard" method for seeding on prepared sites such as those on construction projects.

- Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
- Fertilizer:** Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
- Seed Installation:** Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
- Seeding Rates:** Rates are specified in the mixture tabulation for the specified mix.
- Packing:** If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
- Mulch:** Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

NATIVE SEED MIX:



Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be: Shooting Star Native Seeds 'Dry Short Prairie Mix', drop seeded into the topsoil layer at 30.0 lbs per acre, plus 10.0 lbs per acre of additional Annual Oats (Avena sativa). Add an additional 1.0 lb per acre of Shooting Star Native Seeds 'Dry Forbs Enhancement Mix'. Submit seed mix for approval. See specifications. Grading and Erosion Control per Civil Plans and Specifications.

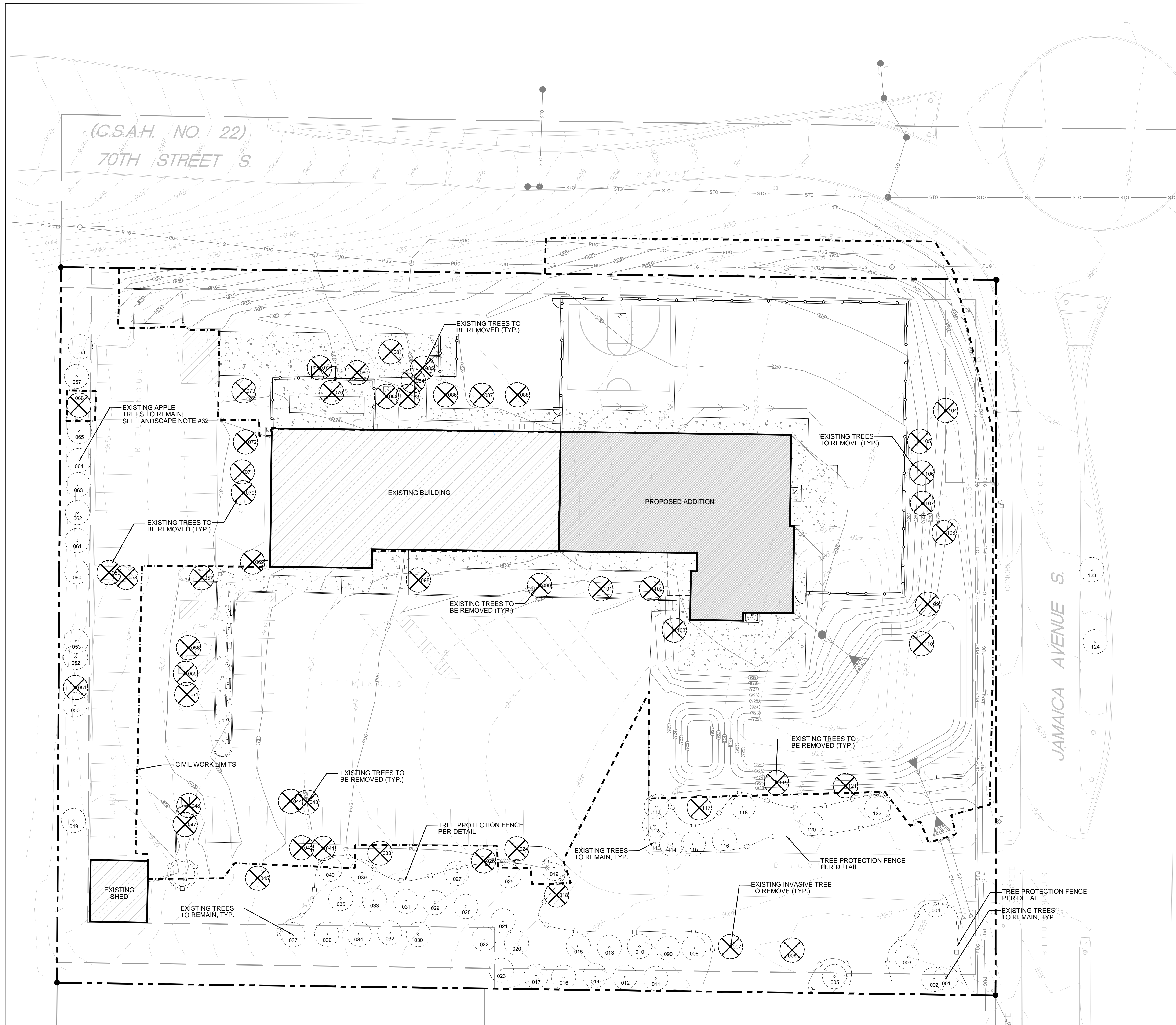
Description: SSNS Dry Short Prairie Mix
Seeding Rate: 10 lb/acre (64.4 seeds/square foot)
Notes: Soil - Dry Mesic to Dry, Sun - Full

Common Name	Scientific Name	% of Mix	Seeds/ft ²	Total
Grasses				
Sideoats Grama	Bouteloua curtipendula	32.00%	7.1	3.200 PLS lb
Blue Grama	Bouteloua gracilis	5.00%	7.3	0.500 PLS lb
Prairie Brome	Bromus kalmii	2.00%	0.6	0.200 PLS lb
Slender Wheatgrass	Elymus trachycaulus	5.00%	1.3	0.500 PLS lb
June Grass	Koeleria macrantha	1.00%	7.3	0.100 PLS lb
Little Bluestem	Schizachyrium scoparium	25.00%	13.8	2.500 PLS lb
Rough Dropseed	Sporobolus compositus	8.00%	8.8	0.800 PLS lb
Sedges & Rushes				
Bicknell's Sedge	Carex bicknellii	1.20%	0.7	0.120 PLS lb
Plains Oval Sedge	Carex breviar	0.80%	0.9	0.080 PLS lb
Forbs				
Prairie Orion	Allium stellatum	0.80%	0.3	0.080 PLS lb
Lead Plant	Amorpha canescens	2.00%	1.2	0.200 PLS lb
Common Milkweed	Asclepias syriaca	1.40%	0.2	0.140 PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.80%	0.1	0.080 PLS lb
White Wild Indigo	Baptisia alba	1.00%	0.1	0.100 PLS lb
New Jersey Tea	Coarctothus americanus	0.40%	0.1	0.040 PLS lb
Partridge Pea	Chamaecrista fasciculata	4.00%	0.4	0.400 PLS lb
White Prairie Clover	Dalea candida	0.60%	0.4	0.060 PLS lb
Purple Prairie Clover	Dalea purpurea	1.60%	1.1	0.160 PLS lb
Prairie Cinquefoil	Drymocallis arguta	0.20%	1.7	0.020 PLS lb
Stiff Sunflower	Helianthus pauciflorus	0.40%	0.1	0.040 PLS lb
Round-headed Bush Clover	Lespedeza capitata	0.60%	0.2	0.060 PLS lb
Rough Blazing Star	Liatris aspera	0.40%	0.2	0.040 PLS lb
Wild Lupine	Lupinus perennis	0.40%	0.0	0.040 PLS lb
Wild Bergamot	Monarda fistulosa	0.40%	1.0	0.040 PLS lb
Wild Quinine	Parthenium integrifolium	0.40%	0.1	0.040 PLS lb
Foxglove Beardtongue	Penstemon digitalis	0.20%	1.0	0.020 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	0.60%	0.3	0.060 PLS lb
Prairie Wild Rose	Rosa arkansana	0.80%	0.1	0.080 PLS lb
Black-eyed Susan	Rudbeckia hirta	0.60%	2.0	0.060 PLS lb
Gray Goldenrod	Solidago nemoralis	0.20%	2.2	0.020 PLS lb
Stiff Goldenrod	Solidago rigida	0.20%	0.3	0.020 PLS lb
Heath Aster	Symphoricarum ericoides	0.20%	1.5	0.020 PLS lb
Sky Blue Aster	Symphoricarum oolentangense	0.40%	1.2	0.040 PLS lb
Ohio Spierenwort	Tradescantia ohiensis	0.40%	0.1	0.040 PLS lb
Hoary Vervain	Verbena stricta	0.60%	0.6	0.060 PLS lb
Heartleaf Alexanders	Zizia aptera	0.40%	0.2	0.040 PLS lb

BASIN BOTTOM: LIVE PLUG SCHEDULE:

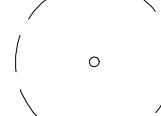

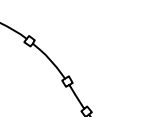
Plug Spacing:	Scientific Name	Common Name	Size	Root
24" On-Center	Bolboschoenus fluviatus	River Bullrush	FLAT	PLUG
(Provide a random and equal mixture of the plants listed)	Calamagrostis canadensis	Blue Joint Grass	FLAT	PLUG
	Carex pellita	Wooley Sedge	FLAT	PLUG
	Carex bebbii	Bebb's Sedge	FLAT	PLUG
	Carex vulpinoidea	Fox Sedge	FLAT	PLUG
	Carex comosa	Bottle Brush Sedge	FLAT	PLUG
	Carex lacustris	Lake Sedge	FLAT	PLUG
	Carex stricta	Tussock Sedge	FLAT	PLUG
	Juncus effusus	Common Rush	FLAT	PLUG
	Scirpus atrovirens	Green Bulrush	FLAT	PLUG
	Scirpus cyperinus	Woolgrass	FLAT	PLUG
Spartina pectinata	Cord Grass	FLAT	PLUG	

* Contractor is to evenly distribute the allocated amount of prairie plugs throughout the basin areas located within the site accordingly.



General Notes:
 01. See Civil Engineer's plans for site plan layout and dimensions.
 02. Protect adjacent areas from damage during construction.
 03. See Civil Engineer's details for paving and curb information.
 04. Refer to Sheets L1.000-L1.004 for Landscape Plans, L2.001-L2.002 for Landscape Details, L3.000-L3.005 for Tree Preservation Plans, and L3.006 for Tree Preservation Notes & Schedules

Landscape Symbols Legend:

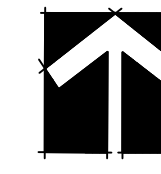
-  Existing Tree To Remain
-  Existing Tree To Be Removed
-  Tree Protection Fence


**TREE PRESERVATION CHART
ON SHEET L3.002**

**MITIGATION CALCULATIONS
ON SHEET L3.002**

TREE PRESERVATION & MITIGATION PLAN

0' 20' 40'
 SCALE: 1" = 20'-0"

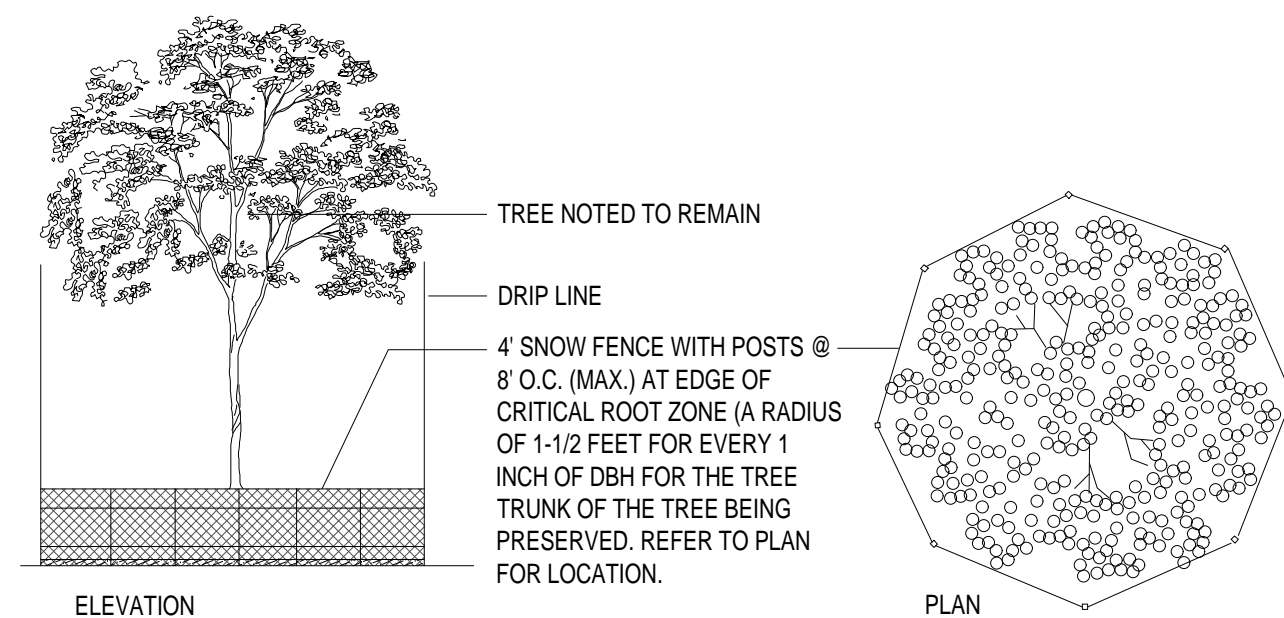
 NORTH

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

Tree Preservation & Protection Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by others.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone:**
Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail for fencing required around trees to remain.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AID IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

Table Key		Evergreen Calculation (Approx)	
Color	Tree to be Preserved	DBH	HEIGHT
Yellow	Tree to be Removed	20"	32' 5"
Blue	Tree to be Preserved	18"	30'
Green	Tree Significant	16"	27' 5"
Red	Tree Not Significant	14"	25'
Orange	Tree Condition "Good"	12"	22' 5"
Pink	Tree Condition "Fair"	10"	20'
Purple	Tree Condition "Poor"	8"	17' 5"
White	Ornamental Trees	6"	15'
Grey	Excluded Trees	4"	12' 5"
Light Blue	Trees Not Surveyed		

City of Cottage Grove Tree Preservation Policy §11-3-13: TREE PRESERVATION

Qualifying Tree: a healthy tree meeting one (1) of the following definitions, a hardwood deciduous tree at least six inches (6") DBH, a softwood deciduous tree at least eight inches (8") DBH, or a coniferous tree at least ten feet (10') in height, but no trees consisting of the following species: any trees on the Minnesota Department of Natural Resources invasive species list, ash, or elm. (DBH = Diameter of a tree measured four and one-half feet (4-1/2') above the ground.)

Hardwood Deciduous Tree: a tree of one (1) of the following species: cottonwood, poplar, aspen, silver maple, basswood, or willow.

Softwood Deciduous Tree: a tree of one (1) of the following species: cottonwood, poplar, aspen, silver maple, basswood, or willow.

Coniferous Tree: a woody plant which, at maturity, is at least 12' or more in height, and which retains its green color year-round and does not drop its needles in the winter.

Healthy Tree: A healthy tree has:
 1. Alive top (live crown) that is greater than one-third (1/3) the total tree height,
 2. Newly dead branches that make up less than fifteen percent (15%) of the total crown,
 3. Less than fifteen percent (15%) of the tree crown with missing branches,
 4. Foliage that is dense throughout the live portion of the crown,
 5. A tree trunk with open wounds that are less than one-third (1/3) the diameter of the tree, no wounds in contact with the ground, and no wounds that have soft, punky wood or other indication of decay.

City of Cottage Grove Tree Preservation Policy §11-3-13: TREE REPLACEMENT SCHEDULE

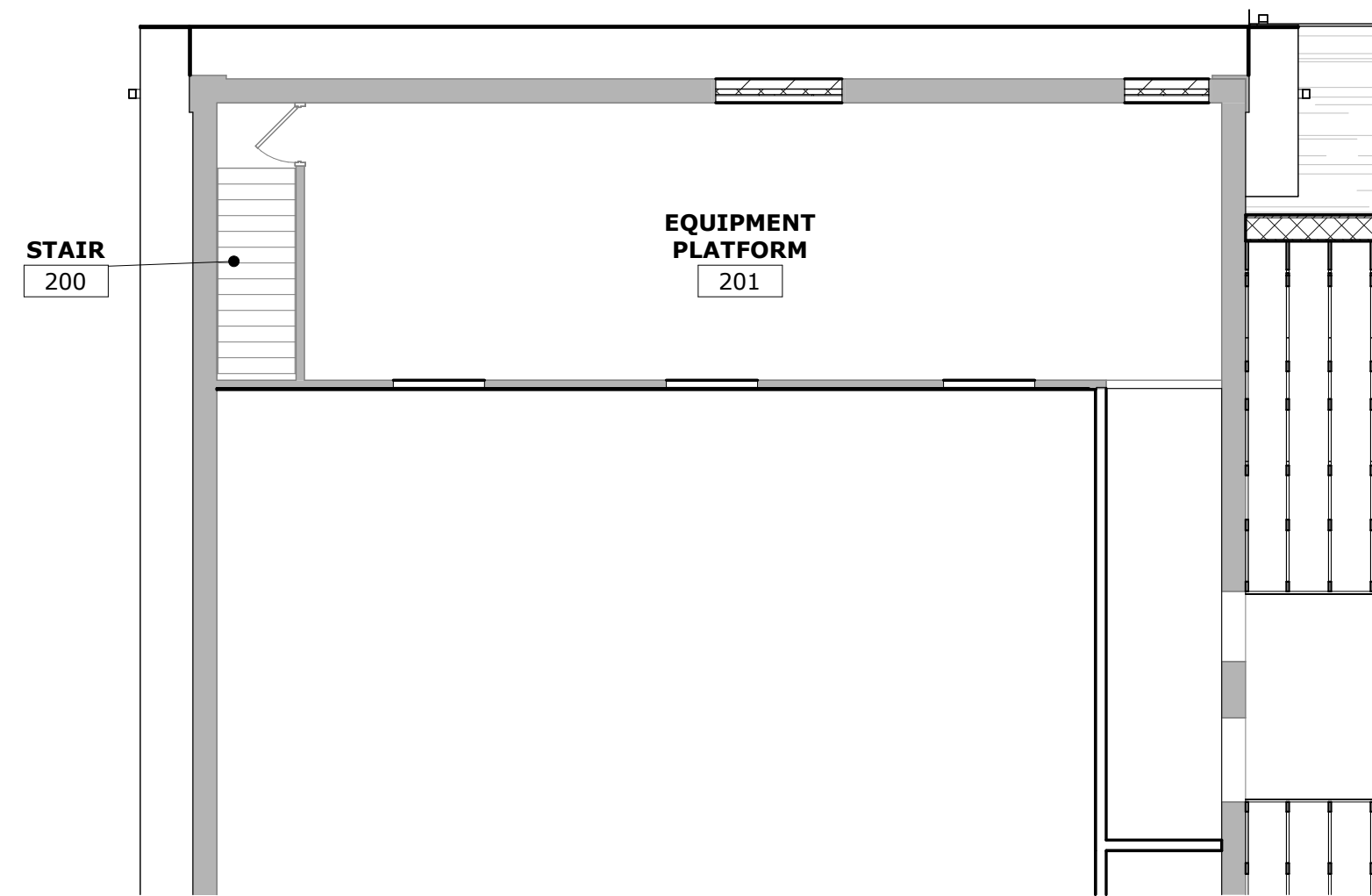
Quantity: Qualifying tree inches removed beyond the permitted thresholds shall be replaced at a rate of fifty percent (50%), equaling one (1) replacement caliper inch for two (2) removed diameter inches.

Size: Deciduous trees planted in a mitigation of excessive tree loss shall have a minimum caliper of two and one-half inches (2-1/2") and coniferous trees shall be a minimum of six feet (6') tall.

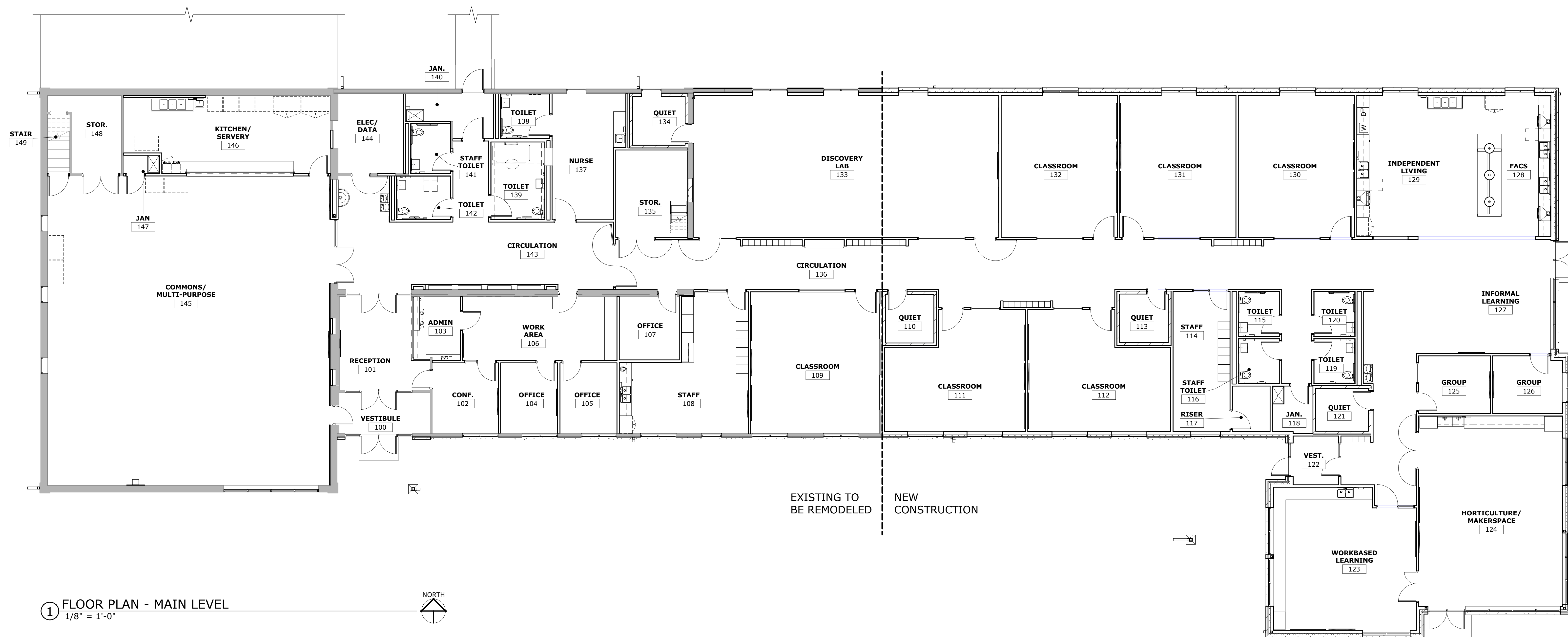
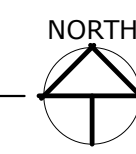
Species: Coniferous trees or hardwood deciduous trees as defined and described in section B are the only tree species permitted to be used as replacement trees. One (1) new conifer six feet (6') in height shall be credited as contributing two (2) caliper inches to the total of required replacement inches. Where ten (10) or more replacement trees are required, not more than thirty-three percent (33%) of the replacement trees shall be of the same species of the tree. Applicants are encouraged to plant trees indigenous to the area. In no case shall a tree of a species listed on the DNR invasive species list be planted as a replacement tree.

Coniferous Tree Calculation: Every two feet (2') in height of a removed qualifying coniferous tree is equal to one (1) qualifying inch.

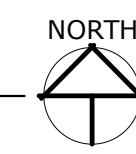
TagID	Survey ID	Common Name	Botanical Name	Caliper	Height	Condition	Significant?	Remove?	Notes
1	5464	SILVERMAPLE	ACER SACCHARINUM	10	YES	FAIR	YES	NO	2 Trunks @ 10 Inches
2	5465	SILVERMAPLE	ACER SACCHARINUM	10	YES	FAIR	YES	NO	2 Trunks @ 10 Inches
3	5462	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		22.5	FAIR	YES	NO	
4	5463	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		27.5	FAIR	YES	NO	
5	6133	WHITE OAK	QUERCUS ALBA	8	GOOD	YES	NO	NO	
6	6134	FLORIDA SPINDLE CHERRY	PRUNUS CRISTENA	4	FAIR	NO	YES	NO	2 Trunks @ 41 Inches
7	6135	RUSSIAN OLIVE	ELAEAGNUS ANGUSTIFOLIA	8	POOR	NO	YES	NO	3 Trunks @ 8 Inches
8	6136	RED PINE	PINUS RESINOSA		25.0	GOOD	YES	NO	
9	6137	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
10	6138	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
11	6140	RED PINE	PINUS RESINOSA		25.0	GOOD	YES	NO	
12	6141	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
13	6142	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
14	6143	RED PINE	PINUS RESINOSA		27.5	GOOD	YES	NO	
15	6144	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
16	6145	RED PINE	PINUS RESINOSA		17.5	GOOD	YES	NO	
17	6146	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
18	6147	GREEN ASH	FRAXINUS PENNSYLVANICA	26	VERY POOR	NO	YES	NO	EAB Present
19	6148	RED PINE	PINUS RESINOSA		12.5	GOOD	YES	NO	
20	6157	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
21	6158	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
22	6159	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
23	6160	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
24	6162	GREEN ASH	FRAXINUS PENNSYLVANICA	18	VERY POOR	NO	YES	NO	EAB Present
25	6161	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
26	6163	GREEN ASH	FRAXINUS PENNSYLVANICA	7	VERY POOR	NO	YES	NO	EAB Present
27	6164	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
28	6166	RED PINE	PINUS RESINOSA		25.0	GOOD	YES	NO	
29	6165	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
30	6172	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
31	6171	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
32	6174	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
33	6176	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
34	6175	RED PINE	PINUS RESINOSA		20.0	GOOD	YES	NO	
35	6188	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		25.0	FAIR	YES	NO	
36	6189	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
37	6191	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
38	6177	GREEN ASH	FRAXINUS PENNSYLVANICA	16	VERY POOR	NO	YES	NO	EAB Present
39	6187	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
40	6186	RED PINE	PINUS RESINOSA		22.5	GOOD	YES	NO	
41	6183	THORNLESS HONOLUCIST	GLEDITSIA THACANTHOS VAR INERMIS	12	FAIR	YES	YES	YES	
42	6185	THORNLESS HONOLUCIST	GLEDITSIA THACANTHOS VAR INERMIS	13	FAIR	YES	YES	YES	
43	6236	COLUMBIAN WHITE OAK	QUERCUS ALBA		15.0	GOOD	YES	YES	Approximately 15 Tall
44	6235	COLUMBIAN WHITE OAK	QUERCUS ALBA		15.0	GOOD	YES	YES	Approximately 15 Tall
45	6239	BLOOMING	FRAXINUS CATHARTICA	5	POOR	NO	NO	NO	
46	N/A	BRADFORD PEAR	PAUSCALERMINA	2	FAIR	NO	NO	NO	
47	6314	AMUR CHERRY	PRUNUS MAACKII	4	FAIR	NO	NO	YES	
48	6313	COLUMBIAN WHITE OAK	QUERCUS ROBUR FASTIGIATA	7	GOOD	YES	YES	YES	2 Trunks @ 7 Inches
49	5665	OHIO BUCKEYE	AESCULUS GLABRA	2	GOOD	NO	NO	NO	
50	5660	FLUMITREE	PRUNUS DOMESTICA	3	FAIR	NO	NO	NO	
51	5648	CRABAPPLE	MALUS SSP	2	DEAD	NO	NO	YES	
52	5648	AMERICAN BEECH	FAGUS GRANDIFOLIA	2	FAIR	NO	NO	NO	
53	5647	FLUMITREE	PRUNUS DOMESTICA	2	FAIR	NO	NO	NO	
54	5631	CRABAPPLE	MALUS SSP	8	FAIR	NO	YES	NO	
55	5632	CRABAPPLE	MALUS SSP	2	DEAD	NO	YES	NO	
56	5633	CRABAPPLE	MALUS SSP	8	FAIR	NO	YES	NO	
57	6300	CRABAPPLE	MALUS SSP	3	FAIR	NO	YES	NO	
58	5634	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	YES	NO	Measured @ DBH, Severe Rodent/Deer Damage
59	5636	JAPANESE TREELILAC	SYRINGA FETICOLLATA	4	POOR	NO	YES	NO	GRAFTED
60	5646	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
61	5645	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
62	5644	APPLE TREE	MALUS DOMESTICA	2	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
63	5643	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
64	5642	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
65	5641	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
66	5640	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	YES	Measured @ DBH, Severe Rodent/Deer Damage
67	5639	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
68	5638	APPLE TREE	MALUS DOMESTICA	3	POOR	NO	NO	NO	Measured @ DBH, Severe Rodent/Deer Damage
69	6302	CRABAPPLE	MALUS SSP	4	FAIR	NO	NO	YES	Measured @ DBH, Severe Rodent/Deer Damage
70	5694	CRABAPPLE	MALUS SSP	2	FAIR	NO	YES	NO	
71	5692	NORTHERN RIN CHERRY	PRUNUS PENNSYLVANICA	3	FAIR	NO	YES	NO	
72	5690	APPLE TREE	MALUS DOMESTICA	2	FAIR	NO	YES	NO	
73	5682	WHITE WILLOW	SALIX ALBA	50	POOR	NO	YES	NO	5 Trunks Between 16 and 19 Inches - Signs of Rot Present, Limbs over building
74	N/A	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	FAIR	NO	YES	NO	
75	N/A	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	FAIR	NO	YES	NO	
76	N/A	SILVERMAPLE	ACER SACCHARINUM	18	POOR	YES	YES	YES	
77	N/A	CRABAPPLE	MALUS SSP	6	FAIR	NO	NO	YES	
78	N/A	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	FAIR	NO	YES	NO	
79	N/A	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	FAIR	NO	YES	NO	
80	N/A	CRABAPPLE	MALUS SSP	7	FAIR	NO	YES	NO	
81	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
82	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
83	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
84	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
85	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
86	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
87	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
88	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		32.5	FAIR	YES	YES	
89	6066	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
90	6023	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
91	6022	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
92	6021	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
93	6020	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
94	6062	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
95	6110	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
96	6279	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
97	6288	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
98	6289	FLUMITREE	PRUNUS DOMESTICA	4	FAIR	NO	YES	NO	
99	6061	CRABAPPLE	MALUS SSP	6	FAIR	NO	YES	NO	
100	6019	AMERICAN ARBORMITE	THUJA OCCIDENTALIS	ARB	GOOD	NO	YES	NO	
101	6036	THORNLESS HONOLUCIST	GLEDITSIA THACANTHOS VAR INERMIS	21	GOOD	YES	YES	YES	
102	6038	THORNLESS HONOLUCIST	GLEDITSIA THACANTHOS VAR INERMIS	21	GOOD	YES	YES	YES	
103	6037	THORNLESS HONOLUCIST	GLEDITSIA THACANTHOS VAR INERMIS	18	GOOD	YES	YES	YES	
104	7271	NORWAY MAPLE	ACER PLATANOIDES			DEAD	NO	YES	
105	7270	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		17.5	VERY POOR	NO	YES	2 Tree Dead
106	7269	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		20.0	FAIR	YES	YES	
107	7268	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		20.0	FAIR	YES	YES	
108	7267	NORWAY MAPLE	ACER PLATANOIDES		22.5	DEAD	NO	YES	
109	7266	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		22.5	FAIR	YES	YES	
110	7265	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		22.5	FAIR	YES	YES	
111	6117	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	6 @ 4, Flare @ Base
112	6118	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	2 @ 4, Flare @ Base
113	6119	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	Flare @ Base
114	6120	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	5 @ 3, Flare @ Base
115	6121	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	3 @ 6, Flare @ Base
116	6122	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	FAIR	NO	NO	NO	2 @ 3, Flare @ Base
117	6123	CRABAPPLE	MALUS SSP: RED SPLENDOR	3	DEAD	NO	YES	NO	Flare @ Base
118	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		25.0	FAIR	YES	NO	
119	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		25.0	FAIR	YES	YES	
120	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		27.5	FAIR	YES	NO	
121	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		27.5	FAIR	YES	YES	
122	N/A	BLACK HILLS SPRUCE	PICEA GLAUCALCA DENSATA		30.0	FAIR	YES	NO	
123									



② FLOOR PLAN - MEZZANINE
1/8" = 1'-0"



① FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"



FLOOR PLANS

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT: 24177
DRAWN BY: MDS
CHECKED BY: MRD
DATE: 04/02/2025
REVISIONS:

SITE PLAN
REVIEW

A1

KEYNOTES	
MARK	NOTE
1	ARCHITECTURAL ASPHALT ROOFING
2	NEW PREFINISHED METAL GUTTERS
3	NEW PREFINISHED METAL DOWNSPOUT

- GENERAL NOTES - ROOF PLAN:**
1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
 2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL, SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS, AND DETAILS
 3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS; REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING; THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE GENERAL CONTRACTOR
 4. ALL VENT STACKS AND MISC MECHANICAL/ELECTRICAL ITEMS TO EXTEND 1" ABOVE FINISHED ROOF SURFACE
 5. CONSTRUCTION STAGING AREA TO BE COORDINATED WITH AND APPROVED BY OWNER



KEALUS-ANDERSON CONSTRUCTION COMPANY
 901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
 P 612.332.7261



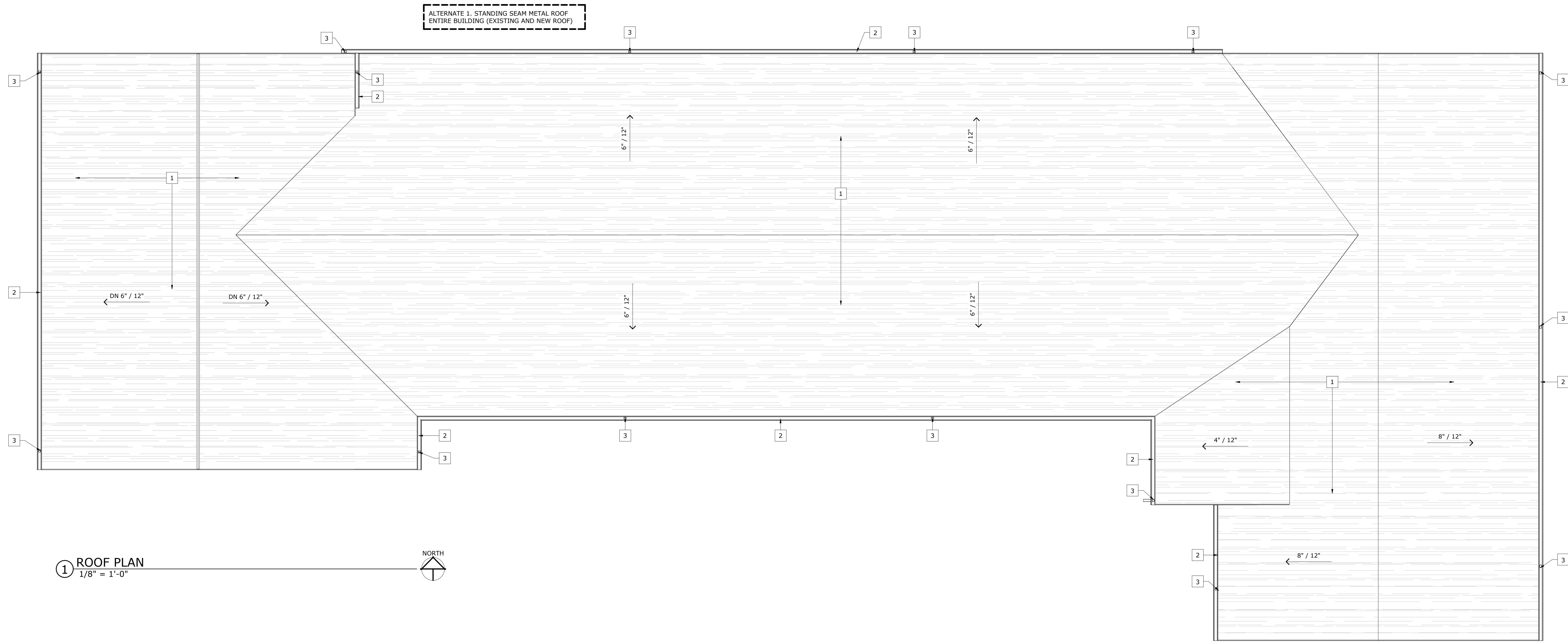
ARCHITECTS | DESIGNERS | ENGINEERS
 2051 KILLBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
 P 651.451.4505 KOMA.MN.COM

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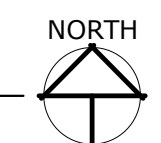
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A SOLE LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Marc R. Dubois
 Marc R. Dubois

DATE: 04/02/2025 REG. NO.: 44898



1 ROOF PLAN
 1/8" = 1'-0"



ROOF PLAN
SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
 7000 JAMAICA AVE
 COTTAGE GROVE, MN 55016

PROJECT: 24177
 DRAWN BY: MDS
 CHECKED BY: MRD
 DATE: 04/02/2025
 REVISIONS:

SITE PLAN REVIEW

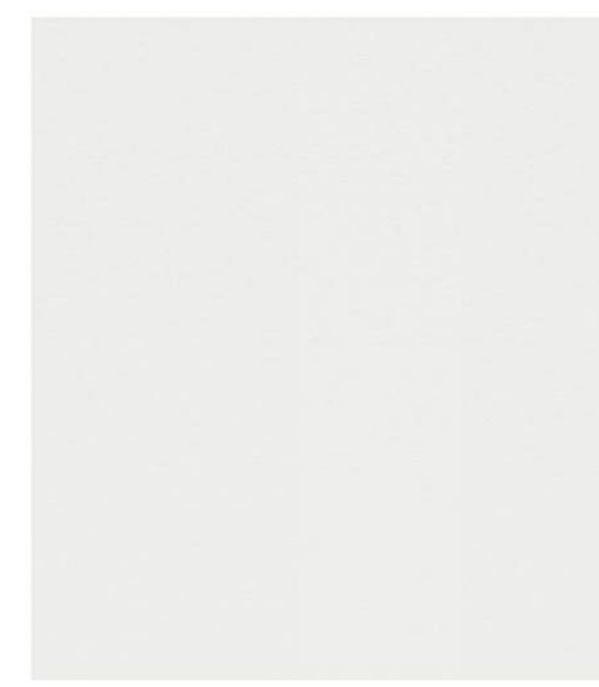
A2



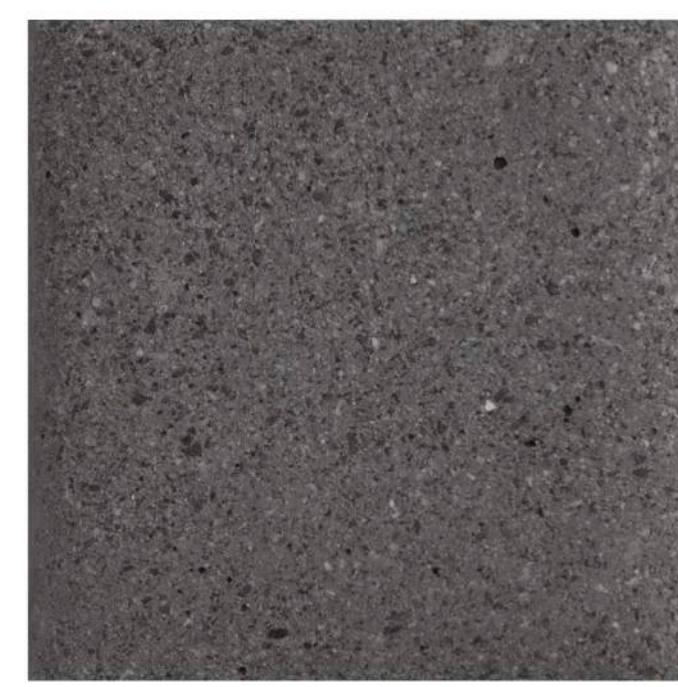
EF1: HEBRON - OPUS COOL CHARCOAL BRICK



EF2 AND EF3: GRAY PAINTED BRICK



EF4 AND EF5: SOFT WHITE PAINTED ENGINEERED WOOD PANEL WITH ALUMINUM TRIM REVEALS



EF6: CAST STONE



EF7: CHARCOAL ASPHALT SHINGLES

EXTERIOR FINISH SCHEDULE		
LEGEND CODE	ITEM	COMMENTS
EF1	BRICK - RUNNING BOND	HEBRON OPUS
EF2	BRICK - RUNNING BOND	PAINTED BENJAMIN MOORE 1606
EF3	THIN BRICK VENEER - RUNNING BOND	PAINTED BENJAMIN MOORE 1606
EF4	ENGINEERED WOOD PANEL	4'-0" WIDE PANELS
EF5	ENGINEERED WOOD PANEL	2'-8" WIDE PANELS
EF6	CAST STONE	AMERICAN ARTSTONE 77-03 MAE
EF7	ASPHALT SHINGLES	COLOR: CHARCOAL
EF8	PREFINISHED METAL FLASHING	COLOR: CHARCOAL
EF9	EXISTING EMBOSSED CMU	PAINTED BENJAMIN MOORE 1606

KEYNOTES	
MARK	NOTE
1	ENGINEERED WOOD FASCIA & SOFFIT PANEL
2	ENCLOSE UNDERSIDE OF OVERHANG W/ ENGINEERED WOOD SOFFIT PANELS
3	CAST ALUMINUM HALO LIT SIGNAGE
4	PREFINISHED ALUMINUM GUTTER
5	PREFINISHED ALUMINUM DOWNSPOUT
6	BRICK COLUMN WRAP
7	THERMALLY BROKEN ALUMINUM WINDOWS



HEALUS-ANDERSON CONSTRUCTION COMPANY
901 SOUTH EIGHTH STREET, MINNEAPOLIS, MN 55404
P: 612.333.7261



2051 MILLERVIEW DRIVE, SUITE 600, BLOOMINGTON, MN 55425
P: 612.451.4505 KOMA.MN.COM

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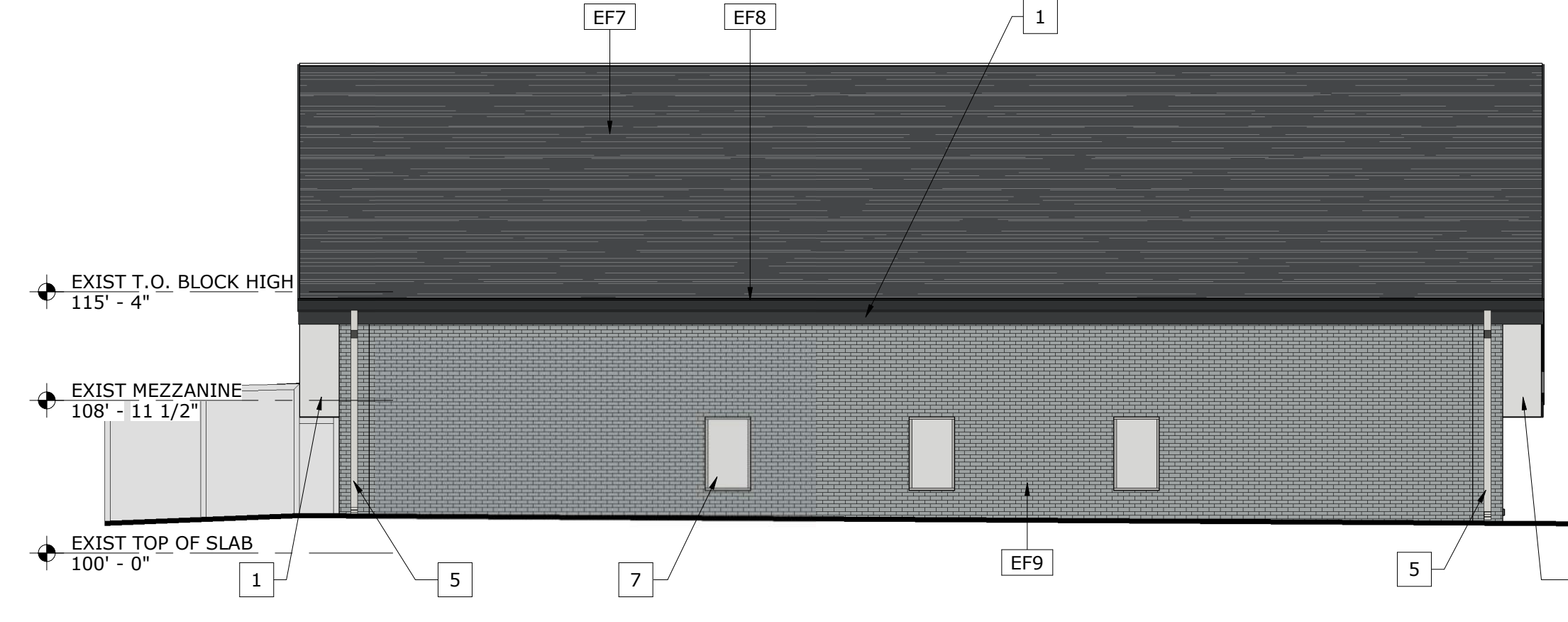
DATE: 04/02/2025 REG. NO.: 44898



1 BUILDING ELEVATION SOUTH
1/8" = 1'-0"



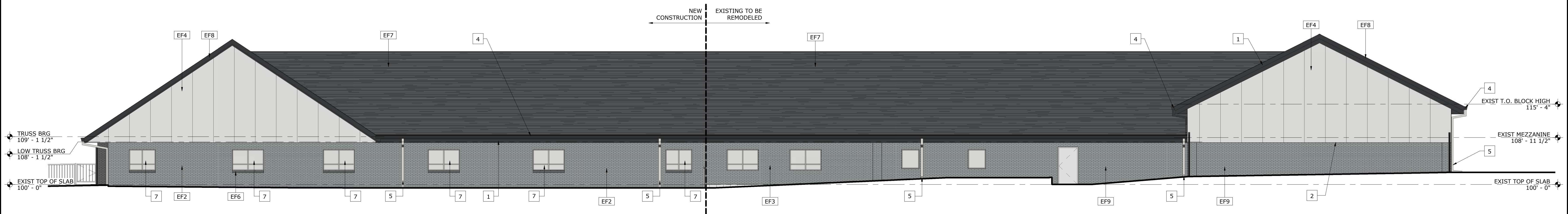
2 BUILDING ELEVATION EAST
1/8" = 1'-0"



3 BUILDING ELEVATION WEST
1/8" = 1'-0"



5 PARTIAL BUILDING ELEVATION WEST
1/8" = 1'-0"



4 BUILDING ELEVATION NORTH
1/8" = 1'-0"

EXTERIOR ELEVATIONS AND BUILDING MATERIALS

SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
7000 JAMAICA AVE
COTTAGE GROVE, MN 55016

PROJECT: 24177
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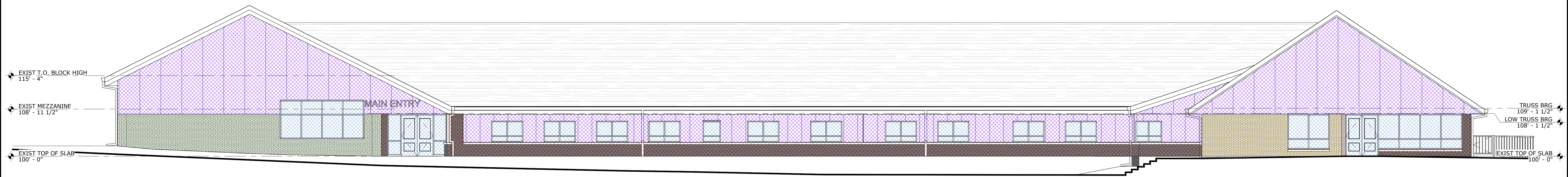
A3

MATERIAL AREAS LEGEND:

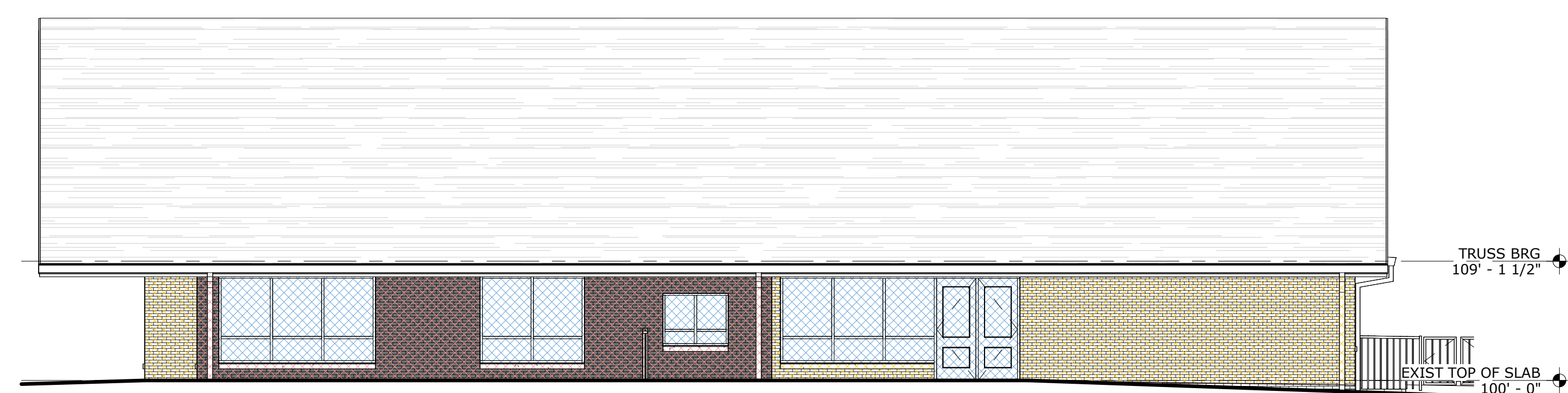
- CLASS I:
 - BRICK
 - PAINTED BRICK
 - GLASS
- CLASS II:
 - PAINTED CONCRETE BRICK
- CLASS III:
 - ENGINEERED WOOD SIDING

BUILDING MATERIAL AREA

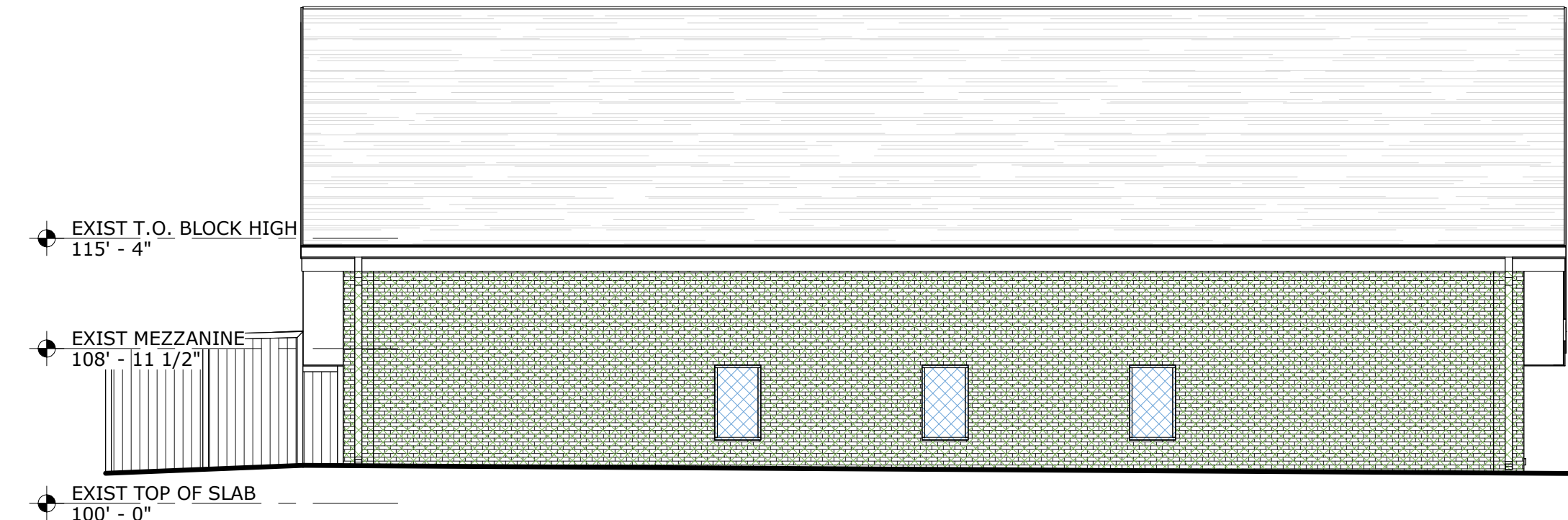
BUILDING MATERIAL AREAS		
CLASS I	BRICK	675 SF 8%
CLASS I	GLASS	1303 SF 16%
CLASS I	PAINTED BRICK	1652 SF 20%
		3631 SF 44%
CLASS II	CONCRETE BRICK	1712 SF 21%
CLASS III	ENGINEERED WOOD SIDING	2834 SF 35%
BUILDING MATERIAL AREA TOTAL		8177 SF 100%



① BUILDING ELEVATION SOUTH
1/8" = 1'-0"



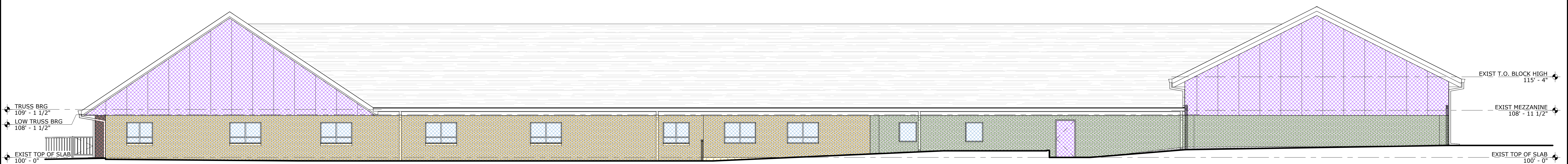
② BUILDING ELEVATION EAST
1/8" = 1'-0"



③ BUILDING ELEVATION WEST
1/8" = 1'-0"



④ PARTIAL BUILDING ELEVATION WEST
1/8" = 1'-0"



⑤ BUILDING ELEVATION NORTH
1/8" = 1'-0"

EXTERIOR ELEVATIONS
 SWCS TRANSITION PROGRAM BUILDING - ADDITION AND RENOVATIONS
 7000 JAMAICA AVE
 COTTAGE GROVE, MN 55016

PROJECT: 24177
 DRAWN BY: MMC
 CHECKED BY: MRD
 DATE: 04/02/2025
 REVISIONS:

SITE PLAN REVIEW

A4



Real People. Real Solutions.

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

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

MEMORANDUM

Date: 04/21/2025
To: Ryan Burfeind, PE
From: Mike Boex, PE
Subject: SWCS Transition Program Building
City of Cottage Grove, MN
Project No.: 24X.138536.000

This memo summarizes the review of site plan documents submitted by BKBM Engineers, dated 04/02/25 (received 04/04/2025).

Site Plan:

Sheet C1.0:

1. There is believed to be a valve on the lead to the hydrant to be removed, just off the city main. Therefore, the city main should not be shut down when the site hydrant and watermain are removed as proposed. Please refer to the attached record plan and attempt to locate and depict the valve.
2. Provide well copies of the sealing records to the City once complete.
3. Keynote 12: It was not apparent where this keynote was used, please clarify.

Sheet C2.0:

4. There are flat grades such as 1.3% depicted in the swale on the north and east sides of the site, and it appears the proposed grading will make things flatter in certain areas vs. the existing condition. 2% minimum greenspace grades should be provided; please evaluate ways to improve drainage.
5. Grading within the County right-of-way will be reviewed by the County and may need a permit. Comments will be passed along when received from the County.
6. Stormwater basin: The proposed HWL should be contained within the basin footprint.
 - a. The EOF near STRM #2 should be located at or just above the basin HWL.
 - b. There are not enough spot elevations along the south side of the basin to demonstrate the HWL will be contained within the basin. As shown, the HWL would escape to the southern part of the site.
 - c. It appears there may have been an effort to create a pretreatment cell on the west side of the basin. However, there is no storm sewer routed to this feature, and based on the existing contours it appears most of the surface flow may not be directed to this cell. Please clarify the intent of this feature.

Sheet C3.0:

7. Please provide pretreatment measures, such as sumps, prior to discharging stormwater into a stormwater BMP (e.g. sump at STRM #4).
8. The fire marshal has reviewed hydrant coverage and found the layout to be acceptable.
9. Manage overland discharge velocities to 4fps or less; STRM-2 to STRM-1 appears to have a design grade that would lead to higher velocities.

Sheet C4.0:

10. Keynote #12, trash enclosure and equipment screening: The enclosures shall be consistent with materials found on the principal structure. Refer to city code § 11-3-8 & § 11-3-9. Please include design detail sheet on the proposed fencing around the trash enclosure and mechanical equipment for staff review

Sheet L1.001:

11. There is an existing City trunk watermain on the west and south sides of the site:
 - a. No new trees shall be placed within the City's drainage and utility easement.
 - b. Remove any existing trees within the City's drainage and utility easement.

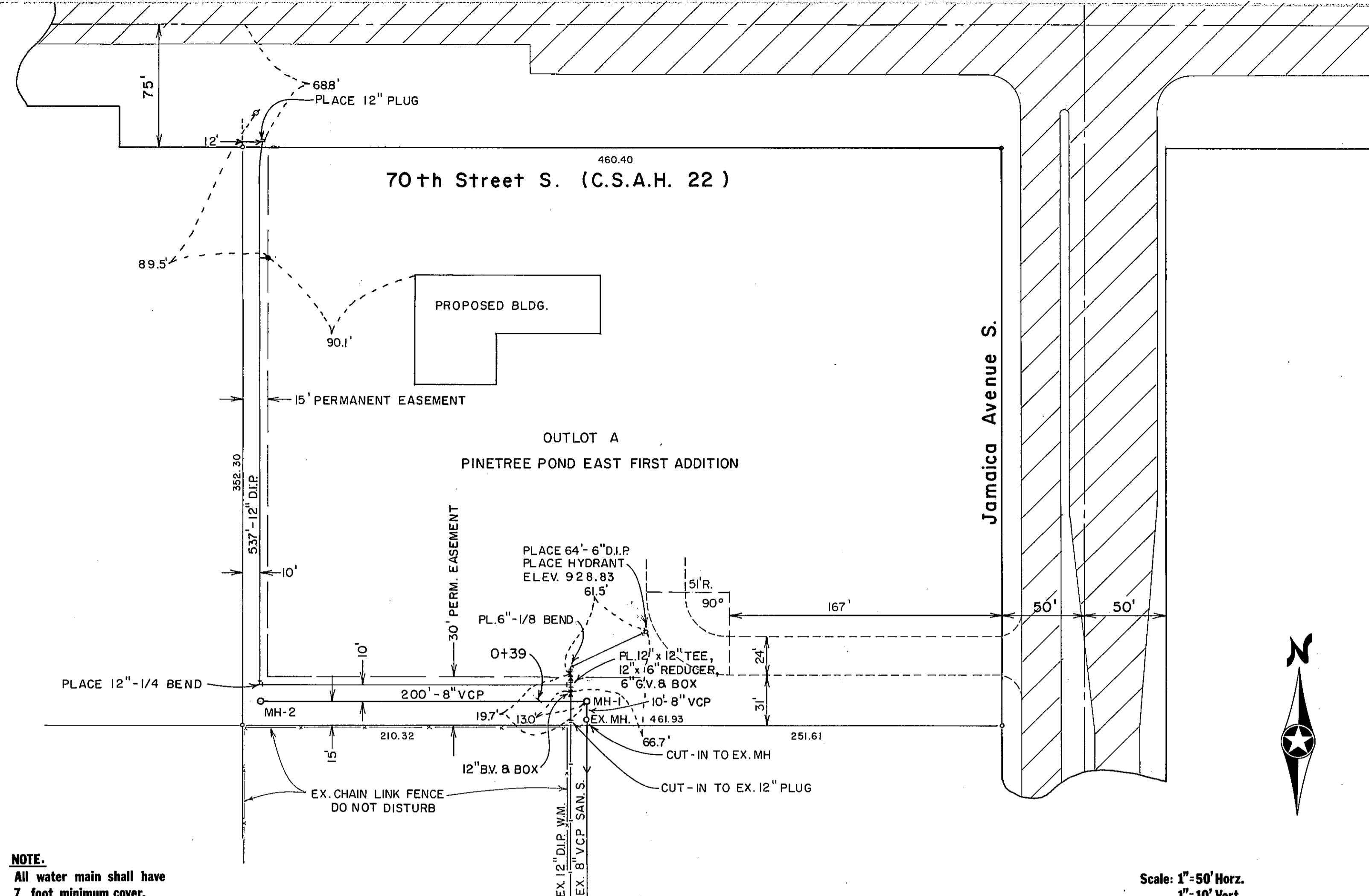
Sheet L2.002:

12. Note 17 indicates no irrigation system is planned. The site should be irrigated, including the right-of-way of Jamaica Avenue.

Stormwater:

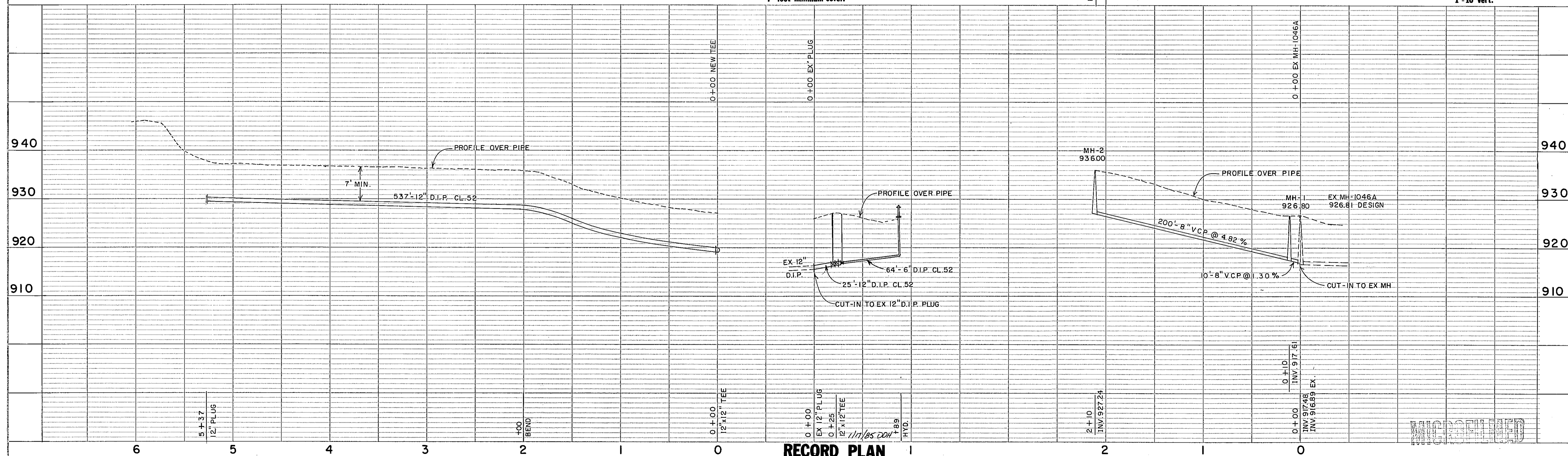
13. A revised stormwater summary for the site is attached.
 - a. Please note the project area lies within the Wellhead Protection 10-year Composite Groundwater Capture Zone, so stormwater infiltration BMPs are prohibited by the city. Please use alternate stormwater BMPs such as filter basins, or wet sediment ponds, with impermeable liners.
 - b. Since the proposed disturbed area now exceeds 1-acre, Watershed District Rules apply and call for a Total Phosphorus (TP) loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less, since the project sites drain to the Mississippi River (refer to memo).
14. HydroCAD:
 - a. Per previous comment #6c, it is not clear that the south parking lot runoff will flow into the stormwater BMP in proposed conditions. Neither Sheet C2.0 or C6.0 show how the south parking lot runoff will be directed into the sediment forebay of the stormwater BMP, based on the depicted contours. Please show on the plans and in the HydroCAD model how the south parking lot runoff is directed into the stormwater BMP.
 - b. Please include the inflow and outflow hydrograph plots in the HydroCAD report so the model routings and stability can be reviewed.
 - c. Please consider using HydroCAD to sum the hydrographs from the existing and proposed subwatersheds of the site to demonstrate rate control rather than summing the peak flows arithmetically.

15. 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.



NOTE.
All water main shall have
7 foot minimum cover.

Scale: 1"=50' Horiz.
1"=10' Vert.



RECORD PLAN

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ASSOCIATES, INC. 1984

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
DATE 10-19-83 REG. NO. 6971 *Joseph C. Audubert*

SURVEY TJB
DESIGN JCB
APPROVED JCB

BONESTROO, ROSENE, ANDERLIK & ASSOC., INC.
CONSULTING ENGINEERS
St. Paul, Minnesota

COTTAGE GROVE, MINNESOTA
DATE: OCTOBER 19, 1983 COMM. 48129

PARK GROVE CHRISTIAN CENTER

SHEET
2
2



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

March 24, 2025

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-Here; Emily Stephens-Here; Terrence Woodman-Here.

Members Absent: None

Staff Present: Emily Schmitz, Community Development Director; Samantha Pierret, Senior Planner; Max Erickson, Associate Planner; Kori Land, City Attorney; Justin Olsen, City Council Liaison

3. APPROVAL OF AGENDA

Stephens made a motion to approve the agenda. Fisher seconded. The motion was approved unanimously (7-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. Zoning Code Updates - Case TA2025-010

The City of Cottage Grove has applied for a zoning text amendment to amend sections of City Code Title 11, Zoning Regulations, and Title 12, Sign Regulations. Changes to Title 12 are for informational purposes only and do not require Planning Commission action.

Erickson and Pierret summarized the staff report and recommended approval.

Frazier asked if there were any questions for staff.

Stephens said starting with the last one, the trees only being required for the disturbed area, I think that makes a ton of sense for developers. Have we been giving a lot of variances for that, in general? Like, has that been happening a lot where only a portion is disturbed? Pierret replied being new, I'll toss this over to Emily. Schmitz stated we've generally tried to find a way to make it applicable to the project at hand, right? When we have just an addition or only disturbing a small area of the site, we've evaluated our landscape code to generally use that calculation instead of using the entire site when they're not disturbing the entire site. So, this has been our standard practice, we want it to be very clear in the Code. Stephens said okay, that's kind of what I figured. I guess my question is just in some sense, so it makes sense on the developer's side, on the environmental side, it's kind of a nice blanket for making up for the loss of some trees, right? Like over time, maybe before we had a tree ordinance, but if you weren't enforcing it that way anyways, it just doesn't really make sense, so. Schmitz replied I'll also add that we do have a maximum impervious standard and a minimum open space that's required as well for project sites. So, even if we're doing a minor addition, we're still making sure that that green space or open space is maintained on the site just the same. Stephens said and then also about the trees, so, I think it's awesome to take them out of the boulevard. With them coming out of the boulevard, so that requirement's removed, what about when you have like a park or something else adjacent to the boulevard? Then are we like reducing the amount of trees overall that will be required with that change by no longer requiring them like every 3 feet in the boulevard, right? Now it's just per lot, and if you're taking away lots and having a park, does that make sense? Schmitz replied I think it does. So, we're specifically talking about the boulevard trees for an individual lot, which was our standard, we've also had a boulevard tree for each new home lot. We're adjusting that to say no boulevard tree in the Right-of-Way, a front yard tree in the front yard. Open spacing, common lot landscaping is calculated a little bit differently in residential projects, so those will still be permitted and required, generally speaking; however, on individual residential lots, we're adjusting to remove those street trees or boulevard trees. Did I catch your question? Stephens replied I think that makes sense. I'm just kind of thinking like in a development, the boulevard, you usually have your sidewalk, runs all the way along whether there's a park or a lot. And, so, I guess my thought is just maybe there's going to be a few less trees required because that boulevard requirement is gone, but the open space requirement stays the same. Schmitz replied correct. Stephens said okay, all right, thank you; that was my only question.

Bhat said so, regarding the first item, removal of Planning Commission review, is it just the review part, or is it that we won't be hearing any such applications for permits? Are we just not being asked to review the documents, or if any application comes, which would involve certain environmental let's say consequences, then the permit or the application, does it come to us with those documents? That is what I couldn't understand. Pierret replied so, I will try to answer it to my best. With the EAW and EIS and AUARs, so State Statute does not require the Planning Commission to review those or make a decision on those; you are not making a decision on those items if currently one were to come to you. As the Planning Commission, you are very much welcome to participate in that process, but the Council is the Regulatory Government Unit (RGU). They are the ones making the decision and everything, removing the formal having the applicant come to the Planning Commission meeting, present this to all of you, it's just taking one meeting step out of the process that is just another kind of timeline thing in a very long timeline that is required by these applicants. Bhat said just a quick follow up: So, what kind of applications are these, what kind of permit applications would those be? Pierret replied Environmental Assessment Worksheets (EAW), Environmental Impact Statements (EIS), and the AUAR, which the Area Urban, I haven't learned what that one means yet, my apology; so, those are the lengthy ones, currently our mining site is undergoing an EIS right now and study and everything. So, those large, long documents are what is not going to need to come to the Planning Commission for your review and approval or recommendation. Bhat said okay, thank you. Frazier said just to clarify in the EIS, EAW, AUARs, I forgot what AUAR means, too, so anytime there is like a project that's going to be proposed, so a new development, the mining site, there is a determination about whether there is enough potential impact on the land and the surrounding environment where they may have to undergo one of these assessments, correct? Pierret replied correct. Frazier said all right, and so then if there was a determination that one of these was appropriate, then they'd have to go through that process; and as it stands right now, part of the process is come and present this to the Planning Commission where there then is a Public Hearing on it, correct? Pierret replied correct. Frazier said so then, as it stands now, they still then go to City Council, do that all over again because City Council is the RGU and then City Council makes the decision after a second Public Hearing, correct? Pierret replied yes. Frazier said all right, so, this is just taking away one of the Public Hearings, allowing City Council to have the Public Hearing and make the decision on those statements. Pierret replied right, and it's not required by Statute, Mr. Chair, for the Planning Commission to have it; so, we're not doing anything that's out of bounds or anything. Frazier said but if we were hearing the underlying application, let's say for a new housing development where there was an EIS or an EAW, we would still get that information about what the findings were on that as part of the application that comes before us. Pierret replied yes, correct. Frazier said okay, thank you.

Fisher said in that same vein, I guess, I think our biggest job here is to have a Public Hearings and to let people speak about applications. And, so, I guess, if we aren't allowed to do that for certain applications, does that affect our ability to make recommendations? Like, the big one I think about is Mississippi Dunes, like that's the big one that we've been through, and we've gone, you know, a lot of us up here went through that process and so we understand that. And I think that the Public Hearings were really valuable for us to look at the whole project and give recommendations on the whole thing; so, I guess, is there a benefit to that being deleted from this? I mean, the City Council, like the one, I think we were here for 3 hours, right, that one night; does City Council sit that long and go through all of those, too, or? Schmitz replied so, two things: These environmental documents are triggered by the size of a development, right? And, so, they dig into the potential impacts of a development from a variety of different environmental perspectives, and then they identify if mitigation efforts are required. Now, those mitigation efforts would be included, then, in a proposed planning application, right, but it would come before this group ahead of a Council review and action, right? So, as a part of these environmental review documents, there are multiple different levels, for lack of a better way to put it. They would actually require several Public Hearings, so, they would require a Public Meeting and then the Council, as the RGU, would also hold that Public Meeting as well; so, there's already two in the State Statute process. Fisher replied okay, perfect. I think that's what I was looking for is what is required. Thank you.

Woodman said a quick question just on the going back, actually, a little bit to the fuel pump, that being available as one of their required parking spaces; is there any consideration for like EV parking/charging in that? Because I know it's very specifically written for fuel pump, which if you think about it, EVs sit there for a much longer time and it might be an incentive for fuelers, that type of thing, to put in EV chargers if those were considered as one of the parking spaces that were required. Pierret replied that was actually not a consideration as part of that; this really spawned out of the Kwik Trip proposal where their surface parking was technically under our requirements, but at the pumps they were providing enough parking. If they were to be EV spaces, I would say we would definitely be looking at those as more of a longer-term space, where like mentioned in this, the fuel pumps are more of a quick turnover, as we all know.

Frazier asked if there were any further questions; none were asked, and he said the City is the applicant, so let's go ahead with the Public Hearing.

Frazier opened the Public Hearing.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said a couple of things, I have two buckets: My first bucket is a question about why the Planning Commission would no longer be part of the EAW, EIS, and AUAR. I found it very helpful to be able to come and share or learn about some of these things; these are big deals, I mean they impact our community, they impact our residents, and it's a way for the residents to find out about what's going on and learn more about it during that period, and then go before the City Council. So, I personally would feel better if the Planning Commission was also involved. The other concern I have about it is there'll be things where there will be a development and it will also involve the environmental piece of it, and I don't know how you can't not be involved in the environmental piece of it; it has to be figured out, I don't think they can go ahead and develop and then be doing the EAW on the side. So, those are my concerns, but that's really not why I'm here, but that is one that was on my bucket. The reason I'm here is because of the environmental assessment worksheets (EAWs) and impact statements (EISs). The Minnesota Environmental Quality Board, it's called the EQB if you're not familiar with it, you probably are, provides very detailed instructions on the process for handling environmental documents, such as the EAW, the EIS, and an Alternative Urban Areawide Review (AUAR). So, I provided the information where you can locate these documents so that you can look at them. My main concern for being here is I would like to see the City regulation updated to incorporate the Minnesota EQB instructions, following the Minnesota Statutes and Rules provided. For example, the EQB has a distribution list, as well as these statements that go beyond the property owners within 500 feet. The RGU shall promptly publish notice of the completion of an EAW by 1) Publishing the Notice in at least one newspaper of general circulation in the geographic area where the project is proposed; or 2) Posting the Notice on a website that has been designated as the official publication site for publication of proceedings, Public Notices, and summaries of a political subdivision in which the product is proposed; and C) Within 5 days of the date of submission of the EAW to the EQB staff, the RGU shall provide a press release containing notice of the availability of the EAW for public review to at least one newspaper of general circulation within the area where the project is proposed. The press release shall include the name and location of the project, a brief description of the project, the location at which copies of the EAW are available for review, the date that the comment period expires, and the procedures for commenting. The RGU shall publish legal notice or advertisement of the availability of the EAW if the proposer requests and agrees to pay for the notice or advertisement. The notice or advertisement shall contain the information required in the press release. There is a very, very long distribution list in addition to those requirements for the RGU. The other thing that I would like to say is that hopefully the other governmental units, they just refer to governmental units in the distribution list; I would hope

that at the very least that would include the South Washington Watershed District and any adjacent cities that may be impacted. We haven't been real good about doing that, so that would be helpful if we let other cities know what we're doing, and I would appreciate the following: I'd appreciate a written response to the letter, I would like the updated regulation copy, and I would like inclusion of this letter and the City's response in the meeting minutes. Please let me know if you have any questions or concerns. Thank you very much.

Frazier replied thank you, I'll take a copy of that letter if you have it; Matter replied yeah, got it, and handed it to Frazier. Frazier said without objection, I'll make that part of the record of the meeting. Matter also provided copies of the letter to staff members.

No one else spoke. Frazier closed the Public Hearing.

Frazier said I don't know who would like to take some of the concerns that were raised. He said I guess my first question I think one of the big concerns was publishing any EIS, EAWs; just from doing this in the past, and Emily can correct me if I'm wrong, but when we do those, we do send them to the EQB to be published as part of their kind of publication that goes out. Schmitz replied we follow the State Statute rules for any environmental document, EAW, EIS, AUAR; a part of that is publishing it in the EQB, Environmental Quality Board monitor, and there's certain timelines that we're required to meet to do those publications. Frazier said there was another concern about just timing of if these environmental assessments are going on, there's a planning document that's also kind of on a parallel track, can the planning document be ahead of any environmental work that's going on, and does that make sense based on the fact that they kind of need to be working together? Schmitz replied yes, sometimes they can be happening congruently; however, we wouldn't be able to act on a development proposal application, the official application, until that environmental work is complete, for lack of a better way to put it. So, they can run congruently, however, we would need those actions to line up appropriately. Frazier said and that's because as part of the recommendations and conditions of approval for any application on the planning side, we would need to know what the EIS says or what the EAW says to include those as part of the conditions of approval. Schmitz replied correct. If there were mitigation efforts required as a result of that work or that EAW, EIS, whatever it is, those would be required to be included in those conditions.

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

Stephens asked when you do an EIS or an EAW, do you have neighborhood meetings to discuss any of that as part of like a newer subdevelopment or anything like that? Because like Bonnie was saying, it's helpful for residents to come, they can ask questions, the Planning Commission can ask questions; are there any other workshops that happen as part of the process that might help with that? Schmitz replied yep, a Public Meeting is typically required as a part of those processes, so that applicant is holding a Public Meeting to which we invite the Planning Commission, sometimes other commissions if they would hold an interest, and ensure that those folks have the opportunity to hear more about the project at the early stages, right? That helps them to be involved and informed. Stephens said okay, thank you.

Bhat said so, who conducts these impact surveys; I mean, what is the party or competent body, which would be conducting these impact surveys? Schmitz replied so, typically, the applicant, whether it's a developer, builder who's proposing a project will hire a consultant to do the work; however, as the RGU, we are required to review all of that work and ensure that it meets our standards. Typically, we do hire a consultant, who is a professional in the field, whether it's specific to the impact to mussels in the Mississippi River or ensuring we're protecting a bat or a bird, right? We review that work that comes from the consultant on the applicant side. Bhat said my second question is it automatically together, these impact surveys or assessments, or is it triggered during these Public Hearings or Meetings? Schmitz replied an EAW or an EIS is triggered by State Statute for different levels or sizes of development; it's typically based on the number of units in a residential development or the square footage of a commercial or industrial project that triggers the need for this additional review. Bhat said and that is specified in the Zoning Code or no? Schmitz replied it states that; Bhat said it states, okay. Thank you.

Frazier asked if there were any further comments, questions, or discussion; otherwise, I would look for someone to make a motion.

Brittain made a motion to approve the Zoning text amendments. Woodman seconded. The motion was approved unanimously (7-to-0 vote).

B. Leafline Labs - CUP2025-009

Leafline Labs has applied for a Conditional Use Permit to allow the property at 8235 97th Street South to grow, manufacture, and process adult use cannabis as a Medical Cannabis Combination Business.

Pierret 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.

Brittain said you mentioned that Level 7 was smells, and this was not to exceed 7, but 7 smells, so why wouldn't we have something lower than where it actually smells? Pierret replied the measurement of 7 is commonly used in the scientific measurement where other industries even in this area have used that measurement of 7, which is considered to be, like I mentioned, you can still smell it, but it is not considered to be harmful to health effects, things like that. So, the measurement of 7 is giving kind of an idea that there will still be smells present and is much like other industries in the area. They will be required to ensure it, to measure that. Brittain replied okay, that's a concern for me. Land said unfortunately, I've become kind of an expert on smell because one of the other cities I represent has a rendering plant, and it can't seem to stop smelling. So, we use this company that is known, I would say nationwide, but it's actually around the world, as an expert in this kind of technology; so, they're the ones that developed the nasal ranger. They are scientific experts in this field, and they have determined, based on a very objective analysis, that has withstood the Federal Court of Appeals scrutiny on being constitutional as an objective measurement for odor. So, I strongly support the scientific methodology that stands behind it because we have experts that can testify to it, which is why I suggest we keep 7. Brittain said well, I agree that having a scientific method for measuring is extremely important and valid. My question is the measurement is set to the point where it still smells; so, if we're measuring it, and we're measuring it and saying this still smells, but it's okay, that's what confuses me is why we're not setting to the point where the smell for whatever product is contained within the building. So, I guess that's what I'm looking for, why are we picking 7? I agree with the scientific method in setting a level, but it sounds like it should be 6 if I can smell it at 7, I don't want to smell it. Land replied I think every property has an odor; sometimes it's the smell of grass, sometimes there are properties, we have a bread shop in town that smells wonderful, but it still has an odor, and at some point, it becomes subjective. So, everybody's sense of smell is different, not every person, and I'm sure Leafline has discovered this, can be a nasal ranger technology user because their sense of smell is too sensitive. I was crossed off the list because my nose is too sensitive. So, there needs to be an objective measurement, and it will smell, things just do; and so, we can't keep all sound completely quiet, we can't keep all smell completely contained, but there becomes a level of nuisance that we have to measure it by. So, that's the part that exceeds where we can then say now you have to address it, but we have to have a threshold, we can't be at 0 because it's not reasonable and it's not realistic. Brittain said okay, thank you.

Stephens said I'm just curious about the Level 7 and the fact that people were complaining about the smell, but their nasal ranger said there was no smell. What is that about, wouldn't it be a 7 on the nasal ranger? Land replied we didn't have this 7 level obviously, we're putting it in this particular condition. We didn't know enough about the nasal ranger in the 2014 Conditional Use Permit (CUP), we didn't know enough about odor, frankly, as we do today. And so now we know there can be an objective test; we also know these nasal rangers have to be calibrated, we know that the operators have to be certified, we know so much more about the technology we know the questions to ask. So, it's very possible that they were producing these results at places where it wouldn't have mattered or wouldn't have measured the appropriate level of odor or by maybe the machine had not been tested or calibrated lately; we didn't ask for all of the backup, we just took their reports at face value. Now we know, we're putting a lot better odor mitigation conditions, there will be an Odor Mitigation Plan that will have to be approved by the City; so, we're getting smarter about it as we go. Stephens said okay, thank you.

Knable said I have a non-smell question. Under Performance Standards, about the hours of operation and retail sales of cannabis, all that, is Leafline selling cannabis to other locations? I was wondering why that's in there. Pierret replied Leafline is not retail selling their products on site, and they are not allowed to sell retail products on site in the Industrial District. Knable said so, then under G, Performance, that's just a part of the CBD, THC law that we have? Pierret replied correct; Knable said it just mentioned retail sales and all that, I was just kind of curious.

Bhat said my question is actually related, so when presenting, you indicated that this application is for a transition from an existing license to a different kind of license, and then the new license is a combination business license. What's the existing license again? Pierret replied their existing license is just as a medical cannabis; in our ordinance at the time, around 2014, it was considered like pharmaceutical manufacturing. This medical cannabis combination license it has been brought about by the legislature, the new Statutes, the new license types that are required to be permitted in all municipalities across the State. So, there really is, like I mentioned in the report, no change to what they propose to do except allocate products to the recreational

market and they need to be licensed as the medical cannabis combination business with the State. Bhat said I see. So, as of today, all the product is going for pharmaceutical application, but in the future, it's going to go for recreational also; Pierret replied correct. Bhat said okay, thanks.

Woodman said I noticed on the, and this goes back to the original plan, again going back to odor, where the monitoring locations are, it shows that to the west of the building is where they have the 2 downwind sensors. In Cottage Grove, our dominant winds are out of the northwest, generally, and follow down the river, so it feels like that's somewhat inverse of downwind. I'm just wondering if that's based on the physical location, or if we're maybe not sampling where we should be, knowing that wind is most likely pushing it down towards Andersen, in that area? Pierret replied I would say in the presentation, those monitoring stations were from 2014, so you will notice that they were up against the buildings themselves. In our conditions that we have proposed for you tonight, we proposed that they are required to monitor from 3 property lines to get that out, away from the structures' property lines, odors, we don't want those at the property lines. So, instead of being right up against the building in those locations, that is one thing that is changing as recommended. Woodman replied thank you.

Frazier asked if the applicant would like to approach and add anything additional.

Tiffany Newbern Johnson told Frazier I do have just a bit of information about our company I would like to share and handed that to him and each of the commissioners. She said I serve as Director of Government Affairs for Leafline Labs and Green Thumb Industries, which also owns and operates the RISE Dispensaries, located throughout Minnesota. I'm joined today by Deke Fischer, our General Manager of Production, who will be able to answer any specific questions about our manufacturing and production facility. Also here is Mark Byers from Byers Scientific, who will be able to answer questions about what's included in your packet, his recommendations, and the proposal that they put forth for some of the products that we are procuring. Leafline has proudly called Cottage Grove home since 2015 and is one of only two licensed medical cannabis companies authorized by the State to cultivate, manufacture, and dispense medical cannabis. Over the past decade, Leafline has invested tens of millions of dollars into building out our cultivation and manufacturing operations right here in Cottage Grove, ensuring that safe, high-quality cannabis products reach medical cannabis patients across our 8 medical dispensaries statewide. We currently employ over 240 Minnesotans in union-represented positions, including over 70 employees at our Cottage Grove cultivation and manufacturing facility. Included in your packet there is one small typo, and I apologize, but we started off with just about 10 employees; so, we grew from 10 to over 240 at this point. We proudly serve over 52,000 Minnesota medical patients statewide, many of whom are minors, who rely on specialized medical-grade cannabis products, such as tinctures, topicals, and pill capsules for relief. As required by law, Leafline submitted its application for a medical cannabis combination business license to operate under the new adult-use program on February 21, and we have already received positive feedback from the Office of Cannabis Management (OCM) on its contents. We are required to apply for a new license under the new law in order to maintain our current operations and continue serving Minnesota's medical community. We do remain committed to full compliance with all applicable State laws and regulations.

Newbern Johnson stated that they are aware that the odors from our cultivation and manufacturing operations have been detected in the community, and we want to be clear that we take those concerns very seriously. Leafline has demonstrated a longstanding commitment to being a good neighbor and minimizing odor and traffic at our facility, responding to any community complaints and proactively complying with the City's requirements. We submitted an approved Odor Control Monitoring Protocol and have a trained employee taking daily odor readings, using the nasal ranger as required by the City. To further strengthen our odor mitigation commitment, we voluntarily retained Byers Scientific, an independent odor mitigation expert, to conduct a comprehensive inspection and analysis of our facility. On February 19, 2025, Byers conducted an on-site evaluation of our facility and identified both immediate and long-term mitigation steps. Following the report, we took immediate action to establish an internal odor task force that is responsible for inspecting all engineering controls and exhaust and immediately investigating and addressing any sources of odor upon notice of a community complaint. We took the additional immediate step to inspect all exhaust and air-handling units to ensure they are properly installed and operating under the correct settings, including turning off the economizer mode for some of our rooftop unit and taking the sanitation room exhaust out of service, which had been identified by Byers as one of the sources of odor. We also purchased a meteorological station to better assess the source of exterior odor upon a community complaint. We are committed to taking the additional steps to mitigate sources of odor and are working with Byers Scientific to source the necessary products and components. We are in the process of procuring several molecular filtration units that will be installed to capture and remove odor, as well as procuring Byers' patented waterless vapor phase odor control unit. These specialized systems are custom built with extended lead times due to supply-chain constraints and the proprietary nature of the technology. The capital investment exceeds \$125,000 with ongoing maintenance and operating costs of more than \$100,000. These are extraordinary commitments but ones that Leafline is willing

to make to uphold our responsibility under the City's ordinance and remain a trusted business in the community. We have reviewed the proposed requirements for an Odor Mitigation and Maintenance Plan and may have questions about certain points, and we do look forward to meeting with the City staff to discuss such points and working with them in the future. Odor mitigation is not a one-time fix, it is an ongoing effort that requires monitoring, adjustment, and partnership; we are committed to this process. We remain steadfast in our commitments to our employees, patients, and the City of Cottage Grove, and we will continue working closely with the City to address any odor complaints and mitigate the source of odor. Thank you for the opportunity to speak tonight and for considering the critical role that Leafline has played in supporting the medical patients across the State and our community.

Frazier thanked Newbern Johnson and asked if there were any questions for the applicant.

Bhat asked who are they on this Odor Mitigation Task Force, what is the composition of this Task Force? Newbern Johnson replied it includes some of our production employees, including our General Manager of Production, Deke Fischer; she asked Fischer if he wanted to step up and give the additional persons involved.

Fischer said thank you. The Odor Task Force is made up of a combination of hourly employees and leadership employees, and basically, it is to identify as simple as did we smell odor when we came to work today? We start that off with an 8:15 a.m. meeting, and it's one of our agenda items when we talk about safety and quality. From there, if any odor is detected in the parking lot, we automatically go and investigate. The investigation includes as simple as hey, let's check all of our HVAC, our building controls, mechanical controls in the system, are they all functioning as normal? Do we have any doors ajar or breached or anything like that where we might have odor coming through the operation? And we also make note then of the meteorological outside, and we also take notes as to what part of the process is operating at that point of the day; are we in the middle of harvest, are we transporting a product from one room to the next? So, it's a very kind of immediate check of all of the things that we can control, monitor all of the things that we have identified through kind of the Byers' report and/or previously known what I'll call odor creators; but it's really about capturing in our notes so we can kind of further understand what's happening and what might be contributing to the odor.

Fisher said I was just curious if you are planning or are anticipating an uptick in production when you're able to provide for recreational use as well as medical? I mean, I know it sounds like you, I appreciate your presentation, thank you for kind of explaining the people that you serve and your numbers, but are you expecting some pretty major growth, or do you have any insight into that? Newbern Johnson replied the answer is yes. I think when you look at the overall facility, we talked a little bit about footprint, nothing's going to change from the outside building; but changing the product mix from a demand standpoint as to what that looks like, we have some general information as to what we can experience in other I'll call it "states" as they've gone to AU. But a lot of it, some of it is changing some sizes, changing some of the products to a different size quantity and so on, but the full intent is to convert the biomass that we have into whatever that saleable mix is going to look like. I'll be honest, I can't forecast what the mix is going to be; you know, I think we're waiting from the standpoint of what are the final regulations going to be from the State. We are kind of a little bit in a holding pattern to understand what that final license is going to be, and then understanding what that forecasted demand is going to be. So, it's a little gray right now, but the answer is we will try to maximize our canopy. Fisher replied sure, okay, thank you.

Stephens said I just wanted to clarify at the end of your letter statement, you said that there's probably going to be some questions on what I think is in our packet; did I understand that correctly? Newbern Johnson replied no, no, no. So, Byers Scientific created a recommendation, which we included in the packet, so if there is any questions about the specific recommendations, the science behind it, just wanted to let you all know that he is here to answer those. Stephens said oh, okay, I completely heard that wrong. All right, I just wanted to clarify. Thank you.

Frazier asked if there were any further questions; none were asked. Frazier said all right, thank you both.

Bhat said I do have one. So, you talked about the biomass, are there any regulations on how much of a biomass, how much can you cultivate? Does that define your capacity to produce a certain number of let's say production units, for the lack of a better word? Newbern Johnson replied I can answer that. So, the State has a limitation law as to how much we can manufacture or produce. They also include a canopy cap that we cannot go above. So, there are limitations in place, set by law. Bhat said and one other question is you mentioned about purchasing a meteorological station; where is this meteorological station, is it in the same site or outside? Fischer asked are you talking about odor mitigation or the? Newbern Johnson said the meteorological.

Bhat replied it's the meteorological station that you; Fischer replied its outside. Bhat asked it's outside? Fischer replied yes. Bhat said yeah, thank you.

Brittain said you mentioned that the amount of recreational that you might produce would be, it sounded like determined by supply and demand, something along those lines. Would that negatively impact the amount of medical product that you guys are currently, since there's only two of you in the State? Newbern Johnson replied so, the State also placed a restriction on that. So, right now, in the law, there is a ratio as to how much we can output for adult use; that ratio is dependent on how much we sell in medical. So, there is a limit to how much we can actually produce for adult use if that is also a concern. Brittain said so it won't take over and we no longer have a medical supply? Because there's that balance in the rules. Newbern Johnson replied no, there is actually a requirement that we must continue selling medical, which we would do anyway, but that's in there. Brittain said thank you.

Frazier said all right, last call, are there any questions for the applicant? As there were none, Frazier said thank you both very much, and Newbern Johnson and Fischer thanked Frazier.

Bhat asked, can I? Sorry. So, were your odor combinations based on the quota levels that we talked about, below 7 or above 7? So, the recommendations that you put in, was it based on that, or some other metric? Mark Byers replied no, those are really two different things, I'll address a few things. He introduced himself as the owner of Byers Scientific, we're in the industrial odor mitigation space, so that includes solid waste and other, we work with Exxon Mobil, for example. We just have a particular expertise in the cannabis space. If you associate a particular animal with cannabis, we all know skunk, we were the first entity in the world to identify why that is; I have 2 Ph.D. chemists who are teaching professors, they're also shareholders, I made them shareholders for a reason. We set out to understand the science because the literature, science, everyone said cannabis odor is from terpenes; terpenes are about 99% of the plant in reality, but that's not how odor works, and it's actually a sulfur, it's a FIO for any chemists, but it's a sulfur and, so, that informs a lot of what we do. So, Ms. Land nailed it, the 7 D/T (detection over threshold) that's not arbitrary, but also it doesn't; there's a lot of history behind D/T, and to your concern of a 7, I'll tell you from what I do, I'll take 7 D/T all day long, if that's what my threshold is. Because that's not, we work in Santa Barbara County in California, for instance, which is the largest concentration of cannabis cultivation in the United States; we're talking about millions of square feet, we measure it in acres, we didn't even measure it in square feet it's so much. And we have receptors, we say sensitive receptors within 100 feet of a facility, and 7 D/T is our threshold there, and we're successful. So, that said, that's an experience on the periphery, that really has nothing to do with how we go in and assess a building. So, the first thing we do is and you know, like any business, we've evolved our science as we've become more understanding, this is a very niche industry, of course, and so, we want to be data driven, exclusively data driven. We never want to be the fox guarding the henhouse, so we sit next to our client, not across from them, and we show them what we discovered, and so every building, this building, including cultivation space, they're living, sort of breathing animals almost; and so, we just go in and initially we just want to understand how does it work, how does it breathe, how does it behave, and that's simply going around and really understanding where the air-cooling units are, what does air handling look like, where are the egress points, things like this. Then it does get very science driven, we use gas chromatography, mass spectrometry, we take a lot of samples, we have our own lab, but we actually sub out all of our results to a third-party lab just for intellectual honesty. They're delivering the results, then we sit down with the results, and we go this is what we see that your building is doing; some of it's intuitive, sometimes some of it's counterintuitive. I will say this is a fairly light lift, I don't want to get over my ski tips here, but this building doesn't have a lot of egress points, but it has a lot of capacity for recirculation. So, we rely on a couple of different techniques, at the end of the day activated carbon is the single most efficient source of adsorbing odors. We live in a physical world, so, as you know, nothing ever goes away, we keep thinking it just goes away, it doesn't. We can't make mass disappear, but what we can do is trap it essentially, indefinitely in activated carbon, a very specific carbon substrate, a very specific size that our science evolved to understand. We've actually instructed the largest carbon companies in the world, actually the right carbon that they should be using for cannabis, and then so that's a physical reaction called adsorption if anyone wants to work out. We also developed what we know is pretty much the rate that a canopy exhausts; we were the first in the world to develop what we call the gas phase emission rate, and so that instructs how many circulations we want to get internally. So, theoretically, if I had a box in here and I turned it on, at some point every bit of air in here would have to go through that box. Now, if we size that up and deploy those properly, now we're going to move air through carbon and sequester essentially in that carbon any of the odorous gases, right? We know that they're going to, we can't stay ahead of everything because there's diminishing marginal return, we'd take up all the space with equipment, right? And, so, we built a model or a system of scrubbing, basically, in select areas in their particular facility, and then actually 2 of the larger units that we've ever done will go on their exhaust hoods; they're not hoods, I misspoke, they're exhaust points, and then I have a patent on a system to essentially take an odor neutralizer, any liquid, really any liquid, and put it into its vapor state, that will be on the roof. So, that is a last line of defense, for instance. Sometimes we say belt and suspenders, to me, that

implies redundancy; this isn't redundancy, this is a third polishing step that is necessary, but the combination of all that, well, I say this all the time and it sounds hokey, maybe, but my last name is on the company, and that's not because of ego, maybe a little bit. No, it's not Acme Scientific, so if we fail, my name's on it, and we don't grow our business, and I've been doing this since 2014. We work with the largest cannabis companies in the world, we're in the Middle East, and we don't achieve that without being successful. So, that's a long answer to your 7 D/T or whatever it was.

Bhat said okay, follow up question; I mean, do you have a set pattern for recycling or scrubbing that activated carbon, or do you replace your carbon at a certain data point? Is it automatic, or how do you do it? Byers replied that's a really good question. So, well, I get too long winded, yes, we will go in, what we'll initially do is a somewhat arbitrary, at about 6 months, we'll take carbon samples, and we'll take a nice mixture of them. Those go to a lab, and the lab does a butane life assessment and a humidity assessment, and that'll basically spit out what the remaining active life is, but that's one data point. So, that doesn't tell us a lot, it just gives us an idea, and then in another; well, it's part art, part science, probably within about 4 more months, so at about 10 months, we'll take another set of samples. Now we'll start to get a plot, but if we're starting to experience anything, then we'll know maybe we're getting, going through carbon a little quicker than we anticipated. But that's a whole program, and that's something that the applicant has agreed to as our, it's a whole service and maintenance plan; we will take over everything, we'll ensure that the carbon is constantly replaced, but again, it's data driven. We're not doing a wet finger in the air, we see what the data is telling us.

Frazier asked if there were any further questions; none were asked. Frazier said thank you very much for being here, Byers responded thanks.

Frazier opened the Public Hearing.

Bonnie Matter, 6649 Inskip Avenue South, Cottage Grove, said what I would like to know is will this change have any impact as far as increased water usage, increased energy usage, or increased waste water? Thank you. Frazier replied thank you.

No one else spoke. Frazier closed the Public Hearing.

Frazier said I don't know if the applicant wants to take that or if staff; I know during the presentation, there were comments about this is not going to change the footprint, so I'm assuming the answer to Ms. Matter's concern is no, it's not going to, but. Pierret replied I would have the applicant speak to that probably if they are inclined, one minute, please. Frazier said and I guess I'll just say while you're, go ahead if you have an answer for us on that; I was just going to say if you don't know because this is an issue that's going to be decided based on what the business looks like going forward, then that's the answer. Fischer said the answer is yes, you're pretty close, and again, it's based on supply and demand from that standpoint. I think the other part to kind of think about is all of the process is kind of a closed cell, so it's constantly recirculating moisture and everything within the room. So, it's a really low water footprint, I would say overall, in the entire process; so, we aren't evaporating anything out to the outside atmosphere, it's all being contained inside. Frazier said okay, thank you.

Frazier asked if there were any further comments, discussion by commission; seeing none, I would look for a motion.

Fisher made a motion that the City Council rescind the previous Resolution noted, approve a new Conditional Use Permit, subject to the conditions stipulated in the staff report with the noted amendment. Knable seconded. Motion passed unanimously (7-to-0 vote).

7. PRESENTATIONS

A. 2025 HOUSING NEEDS ANALYSIS-Presented by Maxfield Research & Consulting

Mary Bujold from Maxfield Research introduced herself, said our firm conducted the Housing Needs Analysis for the City of Cottage Grove. I was told tonight that I had about 10-to-15 minutes to present the study, so I endeavor to keep very close to that. I know that there's a lot of information and I know you have the full study in your packets. Its a rather lengthy study with a lot of data, but I'm going to try and just highlight some of the things that we identified in the analysis for you tonight, and then, of course, I'll take questions.

Objective: We were asked to provide an analysis of housing needs for the City. We've done a number of these, we actually started doing them and we've evolved our methodology and our analysis since the time we started, but we first did one for the City of Brooklyn Center in 1985. We've continued to do them for cities, counties, larger areas.

Approach: Was generally to provide a guide and framework to consider key housing priorities and current housing gaps.

Project Deliverables: Essentially short and long term housing needs and then recommendations to guide the future housing development.

Data Collection: 2nd/3rd Quarters of 2024; we delivered a draft in October, and of course the presentation is now.

Primary Market Area: We identified a primary market area from which essentially 70% of the demand for housing in that market area would be generated, and that includes the cities of Cottage Grove, Woodbury, Newport, St. Paul Park, Grey Cloud Island Township, Denmark Township, and Hastings; 30% of demand is expected to be generated outside of that primary market area. That can include a number of different reasons, people relocating, people just deciding that they want to live in the area; sometimes it's generated by a lot of new housing or housing that people are looking for. So, demand is somewhat fluid between adjacent communities, and it may affect the realized demand over the period of time.

Population Growth: Cottage Grove experienced its greatest growth between 1960 and 1970, in terms of population, with a second growth spurt between 1990 and 2000. This isn't unusual for a community such as Cottage Grove, in terms of like when housing development started in the community and its trajectory over time. Some communities grow more rapidly than others, and some start their process sooner and then maybe take a pause, and then start again. I just want to comment that since 2000, growth has been at a very steady but generally decelerating pace in terms of the rate of growth. So, it's consistent with most other expanding metro area suburban cities, especially as those cities become more fully developed. Also, I want to comment that some of what we're seeing, too, is related to general demographic trends that we're seeing both in the metro area and across Minnesota, as well as also throughout the nation.

For-Sale Home Prices Continue to Climb: I don't think it's really a surprise to anyone that we do have a general housing shortage in a number of different areas, and this has occurred primarily since the 2000s. So, we went through that period of a housing recession, and then what happened is we experienced during the recovery, a period where we had declining housing mortgage rates; and we had tremendous development occur, and that occurred primarily up until about just recently, actually. So, mortgage interest rates started to rise, but what really happened, too, even with that, despite the fact that we had mortgage interest rates rise, because of the housing shortage that we already had, then we continued to see home values rise even though we've seen some declines in market activity. The days on market has continued to be very low. We do not have enough homes on the market in terms of being able to satisfy the demand and being able to have what we consider to be a balanced housing market; that has continued to be the case for more than 5-to-6 years, where our months of supply has continued to be very, very low. So, that increase in pricing of course has knocked out a number of entry-level buyers on the market and move-up buyers, since the higher mortgage interest rates a lot of them are staying put and not moving up; we were also relying on that move up to be able to create more housing for the entry-level buyer. So, we've really started to see kind of a period of stagnancy in the housing market at this point because of the situation; new construction is also suppressed because of a slowdown in the demand, again due to those higher mortgage interest rates. Land prices have not decreased, so we're having difficulties in terms of having developers being able to make numbers work and be able to buy land at an affordable rate, and then we also still have supply-chain challenges.

Average Rents/Market Rate Rental Properties: A lot of people who were priced out of the housing market often shift to rental properties. During the 1990s and 2000s, we had a dearth of new apartment construction in the Twin Cities metro area, but then new construction post the recession just increased dramatically. So, we had a number of new rental units come into the market, we've also had just even within the past 5 years, a lot of new rental construction, and that has helped, I would say in terms of being able to satisfy some of the housing demand. What we're seeing now is again in this situation, too, we're seeing a lot of significant increases in rents, not only among new construction, but we're seeing existing rental housing also dramatically increase its rents, of course, again due to shortages. Again, this has led to kind of an exacerbation of affordability in not only the For-Sale market, but also the rental market, so we're really kind of getting hit hard in terms of how we're trying to be able to satisfy housing demand among a number of different housing segments. New multifamily construction has slowed due to higher mortgage interest rates; again, demand does remain strong. I will tell you that we continue to work with a lot of private developers who are looking to try and put new housing into the market. They are struggling a little bit because of trying to balance

the financial end of it with land prices and with construction costs. So, we've seen a lot of public-private partnerships in trying to get new housing accomplished. We've also seen, of course, developers out there trying to increase their capital and equity because of the mortgage interest rates and lending requirements, so, there are those situations. I will also say that we are seeing developments move forward, so not all is lost yet, it's just more difficult. I would say we're seeing the same type of thing, I'll talk a little bit about that in the next slide, but in terms of affordability, we're seeing the State step up in terms of a lot more housing dollars to try and assist new construction of affordable development.

Affordable Rental Properties: So, I would say along with that rise in rents that we're seeing among market-rate properties, that does also affect what we're seeing in terms of affordable rents. So, the affordability, even though affordability is lower, those rents are also starting to creep up. So, what we're seeing there, too, even though new market-rate development is at this level and affordable rents are at this level, we're still seeing a number of households struggle to be able to even make that affordable rent at new affordable properties, most of which are developed through the Federal Tax Credit Program. We are seeing some alternate types of things, so there is some bonding going on, there are some other niche financing programs that are being used to try and get rents at a more-affordable level than just using the Tax Credit Program. So, the Tax Credit funding resources are a highly-competitive situation, not only in Minnesota but elsewhere, and so developers sometimes try 2-or-3 times to be able to be awarded those Tax Credits before a project gets funded. The State of Minnesota did provide a significant amount of funding through a Workforce Funding program, and as I understand, they are looking at providing additional dollars through that same program. Unfortunately, there were so many projects that were trying to obtain that funding that there really weren't enough dollars to go around, and there are some Workforce Housing developments, particularly in greater Minnesota, that are still kind of waiting for new funding.

Cottage Grove General Occupancy Housing Demand: This kind of focuses more on Cottage Grove, specifically. So, we did project demand for both owned housing, so detached and attached, and then there is strong demand again for market-rate rental housing. There is a need for all housing products across the spectrum. I would say if we could just create a situation where we would provide affordable housing that didn't have significant income restrictions, then we would definitely see much higher demand for that type of product. So, sometimes we call just generally market-affordable housing NOAH, Naturally Occurring Affordable Housing; most of the time what that is in the market is our older properties that have lower sale prices or lower rents, and they just are that way because of the fact that they're older, not because of the fact that they may be new and have affordable rents or affordable prices. We are seeing some areas of the State that are trying some different, more-innovative products, so like a housing cooperative that's for sale and just generally, so, not targeted to seniors, although senior cooperatives have been very popular in the State. So, and then we are seeing some smaller lot size development, some development where it's modular based, which can get some of the pricing down; so, we are seeing some options for products, most of those are not being developed actually in the Twin Cities metro area.

Senior Housing Demand: There is demand for senior housing, and it's going to continue to increase over the next 20 years, thanks to a lot of us Baby Boomers. I would say, though, that as we go along, originally when we first started doing senior housing, I think that people had thought that everybody was just going to automatically move into senior housing, and so there was a sense of how senior housing, all the Baby Boomers, all the seniors, they're all just going to go to senior housing. Well, over time, we found that that isn't true, and the market has expanded and started to develop other types of housing products that continue to appeal to a very broad age group and different needs of seniors. I think you're probably familiar with Assisted Living and Memory Care, and those two products are still recovering from a significant downturn during the pandemic for a lot of different reasons. One of those reasons, though, is that labor shortages continue to negatively affect their ability to satisfy demand in the service levels. So, while there was quite a bit of pullback in Assisted Living and Memory Care during the pandemic, we have started to see that demand come back, but because of labor shortages, we're still seeing a number of facilities not be able to serve the demand adequately because they can't find workers to be able to staff appropriately. So, this graph does show demand by service level. We looked at Shallow Subsidy, which is what we call Affordable Senior, then Subsidized Senior, Memory Care, Assisted Living, and Independent Living; lots of times Independent Living is attached in a campus, so attached to Independent with Assisted Living and Memory Care, so that there is a transition for people who may move in at an Independent Living stage and they can transition if they need to. Some people never need to, but some people may need to transition to higher levels of care. Then we have what we call Adult Rental and then Adult Owner. I think we are seeing more Adult Owner occupied types of products, even though the Senior Cooperative has been the most prevalent, especially in Minnesota, but we are starting to see more Age 55 townhome developments as well as Age 55 townhome rentals, so we are seeing those products in the market. The primary adult rental product has been kind of that 3-story apartment building, although early on, in the 1980s, there were a number of affordable Cottage-style developments that were put into the market, which proved to be extremely popular; and they still are very, very popular, but we haven't seen a lot of that type of product come in new to the market.

Why is the Entry-Level and Middle Market Missing? So, I put this slide in kind of to just talk a little bit about some of the impacts and the factors that we're seeing that have led especially to when I talk about entry level and middle market, I'm talking specifically about the For-Sale market. So, a number of different things have impacted our ability to really provide affordable For-Sale housing: Zoning regulations; Density requirements; Design & Material requirements; Permits; Impact fees; Infrastructure costs; Building Code changes; Increasing labor and material costs; Land acquisition costs; Financing challenges for smaller developers and builders. So, I will say that unfortunately, during the recession, we lost a lot of our small builders during that period of time; some have come back, but a lot of them have not, and the ones that have come back, they began to focus primarily on just luxury custom-built homes. Lenders, of course, have tightened underwriting standards, developers are having to put higher equity into their developments. Bank regulation is also increasing with some recent bank failures, and of course, we need economies of scale. So, we tend to see that we are needing larger-sized developments or many more homes to be able to make the numbers work.

Key Takeaways

- Population and Household Growth was strong last decade, there has been an increase in family households, but not enough to overshadow those without children and singles living alone. I will say, though, that Cottage Grove is a community where we have generally in this past decade seen a fairly strong increase in family households. So, that is atypical of what we've seen in a lot of other communities, especially communities nearby but also other communities in the Twin Cities metro area.
- Cottage Grove's near-term growth is primarily led by Millennials and Baby Boomers that's resulting in a demand for housing products, somewhat at the opposite ends of the spectrum, although there is some overlap in market-rate rental housing and For-Sale townhomes where you can satisfy kind of both of those groups with similar products.
- Growth in the 65+ cohort will dominate in the next 15-to-20 years, what housing products are needed? So, I say this kind of tongue in cheek a little bit because about 20 years ago, I was having this same conversation with a number of my colleagues, who were senior housing developers and multi-housing developers, and they were all trying to figure out what the Baby Boomers were going to want in the next 15-to-20 years. I know we didn't have an answer then, and I don't know that we have a really good answer now. I will say that I think Baby Boomers have truthfully redefined the housing market in every single decade that they've passed through, and I think that they will continue to do that as they age.
- For-Sale and rental housing will combine to increase the housing stock in Cottage Grove; as low-density land supply decreases, it will be important to target locations for higher-density development.
- For senior housing, active adult products, rental and For Sale, will continue to be popular. High home prices enable seniors to sell and relocate to more convenient housing products.
- Between 2024 and 2030, demand is estimated for 1,910 For-Sale units, 933 rental units, including market rate, affordable, and subsidized, and then about 1,023 senior units, across all service levels.

Bujold said that was it. Frazier asked if there were any questions from the commission; none were asked. Frazier thanked Bujold very much for the presentation.

8. APPROVAL OF PLANNING COMMISSION MINUTES OF FEBRUARY 24, 2025

Stephens made a motion to approve the minutes of the February 24, 2025, Planning Commission meeting. Bhat seconded. Motion passed unanimously (7-to-0 vote).

9. REPORTS

A. RECAP OF MARCH CITY COUNCIL MEETINGS

Schmitz summarized the actions taken at the March 5 and 19, 2025, City Council meetings.

Schmitz asked if Council Member Olsen had anything to add this evening or if there were any questions from the commissioners.

Council Member Olsen said I don't think I have anything to add, but I'll certainly entertain questions on anything that you may have heard this evening or heard through the proverbial grapevine. I know that social media is usually pretty busy with all kinds of things that may or may not be true, so what can I help you with?

Frazier thanked Schmitz and Council Member Olsen, and asked if there were any questions for Council Member Olsen. None were asked.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES

The commission received a memorandum from Pierret regarding signage.

C. PLANNING COMMISSION REQUESTS - None.

10. ANNUAL ORGANIZATIONAL MEETING

A. ADOPT 2025 PLANNING COMMISSION RULES

Frazier stated that this item will be tabled to the April 28 meeting to update the rules based on ordinance changes.

Fisher made a motion to table the 2025 Planning Commission Rules until the April meeting. Second by Brittain. Motion passed unanimously (7-to-0 vote).

B. ELECTION OF OFFICERS

Frazier asked if there were any nominations for Vice Chair and Secretary. Vice Chair would take over and run the meeting in the event that the Chair can't be here for the meeting. Currently, Brittain is Vice Chair.

Fisher asked if Brittain wants to continue to be the Vice Chair or if he would like to be relinquished of his duties; Brittain replied I would be happy to continue to serve as Vice Chair. Frazier said it needs to be approved by unanimous consent.

Frazier said with no objection, we'll make Brittain our Vice Chair for the next year.

Frazier asked if there were any nominations for Secretary; Rasmussen had served as the Secretary. The Secretary does the Roll Call and takes over to run the meeting if both the Chair and the Vice Chair can't be here.

Fisher made a motion to nominate herself for Secretary. Frazier said with without objection, Fisher will be our Secretary for the next year.

Frazier thanked Brittain and Fisher for their willingness to serve.

11. ADJOURNMENT

Brittain made a motion to adjourn the meeting. Bhat seconded. Motion passed unanimously (7-to-0 vote). The meeting was adjourned at 8:43 p.m.

April 3, 2025

Bonnie Matter
6649 Inskip Ave S
Cottage Grove, MN 55016

Ms. Matter,

During the March 24th, 2025, Planning Commission Meeting, the City of Cottage Grove held a public hearing on zoning code amendments. Your comments were received during the public hearing at the March 24th, 2025 Planning Commission public hearing as well as at the April 2, 2025 Open Forum at the City Council meeting.

When an Environmental Assessment Worksheet (EAW), Alternative Urban Areawide review (AUAR), or Environmental Impact Statement (EIS) is triggered by a proposed project, the rules outlined in Minnesota State Statute 4410 are required to be followed by the project proposer and the designated Regulatory Governmental Unit (RGU). Title 11-2-10 of the City of Cottage Grove's Zoning Code requires that environmental documents are reviewed pursuant to 4410 which includes a required public meeting be held and the proposed document be published for public comment in the Environmental Quality Board Monitor for no less than 30 days.

Different from standard planning applications received at the city, environmental review processes triggered by State Statute require transparency processes which are unique. The proposed amendment to the city's zoning code is not intended to reduce transparency and continues to require applicants to follow the public outreach processes. The proposed amendment aligns with the State process and maintains the transparency of the public process.

Sincerely,



Emily Schmitz
Community Development Director

CITY OF COTTAGE GROVE

2025 PLANNING COMMISSION RULES

A. Authority

1. State of Minnesota – Municipal Planning Act as amended.
2. Name – The name of this Commission is the Planning Commission of the City of Cottage Grove, hereafter referred to as the Commission, and is authorized to adopt rules of procedure according to Title 11 of the City Code of the City of Cottage Grove, Washington County, State of Minnesota.
3. Governing Regulations – The laws of the State of Minnesota and the ordinances of the City of Cottage Grove supersede any part of these rules.
4. Rules of Order – In matters not covered in these rules of procedure, the conduct of the Commission shall be guided by "Robert's Rules of Order, Newly Revised."
5. Open Meeting Law – The Commission and all Committees thereof are subject to the Minnesota Open Meeting Law.

B. Enablement and Amendments

1. These rules of procedure, hereafter referred to as the Rules, take effect upon adoption by a two-thirds affirmative vote of the entire Commission appointed at the time.
2. These rules may be amended only at regular meetings of the Commission and by not less than two-thirds of the Commission members consenting to any amendment, and with any amendment to these rules receiving consideration for at least two (2) consecutive regular meetings before adoption and inclusion in these rules. Amendments will normally be given consideration at the annual Planning Commission organizational meeting.

C. Purpose

1. The primary purpose of the Commission shall be to formulate and implement a master plan for the development of the community and to conduct municipal planning activities for guiding the future development and improvement of the municipality through the preparation, adoption and amendments of the Comprehensive Plan.
2. The Commission serves as the Board of Appeals and Adjustments.
3. The Commission serves as an advisory board to the City Council for matters concerning zoning, the subdivision of land, and the general development of the community. The Commission considers and reports on every matter referred to the Commission by the City Council.

D. Membership

1. Number and Term – The Commission will consist of seven (7) members, each appointed by the City Council for terms of two (2) years, beginning March 1. No member may serve more than four (4) consecutive two (2) year terms on any one commission. Appointments to fill vacancies will be only for the unexpired portion of such vacancy; filling an unexpired term of one year or less shall not be counted against the limit of two consecutive terms.
2. Qualifications – All members of the Commission must meet the following qualifications:
 - a. Be a resident of the City of Cottage Grove for one year.
3. Attendance and Resignation
 - a. Resignation from the Commission shall be in writing to the Chair of the Commission who will notify the City Council and request a new appointment.
 - b. Unexcused absences from three consecutive regular meetings of the Commission or four meetings in any one-year period is deemed to constitute a resignation of a member and the vacancy thus created will be filled thereafter by the City Council. To be excused, an absence must be requested in writing by the affected member, granted by the commission chairperson (or the vice-chair if the chairperson makes the request), and filed with the city clerk. Absences may be excused for extenuating circumstances that prevent the member's attendance, such as business demands, state of health, or personal emergencies.
 - c. An appointment of any member may be recalled for cause by a majority vote of the City Council.
4. Ex-Officio Members – The Council may appoint ex officio, non-voting members to the Commission when such appointment, in the sole discretion of the appointing authority, is deemed beneficial to aiding the Commission in fulfilling its assigned duties. Ex officio members of the Commission may be the Mayor or other members of the City Council.

E. Procedures

1. Meetings
 - a. Annual Meeting – The Planning Commission's annual meeting will be held at the first regular meeting in March of each year, at which time appointments will be received, officers elected, rules adopted, committees appointed, and such other business transacted as the Commission decides.
 - b. Regular Meetings – The Commission shall have regular meetings on the fourth Monday (if the fourth Monday falls on a City holiday, the preceding Monday shall be the regular meeting for that month) of each month at 7:00 p.m. The Commission may elect not to consider any item of new business on the agenda after 11:00 p.m.

- c. Special Meetings – The Commission may hold special meetings any time outside of the regular meetings by: 1) the call of the Chair of the Commission, 2) by call of the City Administrator, or 3) the call of the City Council. Special meetings require notice to all Commission members in writing and mailed at least five days prior to such meeting or personal notice at least twenty-four (24) hours in advance.

2. Quorum and Voting

- a. A simple majority of the appointed and voting members constitutes a quorum for any meeting of the Commission.
- b. A majority of the Commission present and voting decides all questions except extra requirements for amending the Rules, suspending the Rules, and regulations superseding the Rules.
- c. A roll call vote must be taken when there is division on any question. The members will be polled with the Chair voting last.
- d. Every member will vote for or against the motions before the Commission, unless he/she has declared a conflict of interest or by a majority vote of the commission members present a member is determined to be immediately in the question, in which case the member shall not vote.
- e. When a member declines to vote on a motion, he/she is required to give his/her reasons. The Chair then will put the question to the Commission, "Shall the member, for the reasons given by him/her be excused from voting?" which will be decided without debate.
- f. The order of voting on the previous question shall each be voted upon in reverse order of receiving the amendments and then upon the main question.

3. Motions

- a. No motion can be debated until there is a second to the motion.
- b. No motion can be debated until that motion is restated by the Chair or upon the direction of the Chair restated by the recording staff from his/her notes.
- c. A motion to adjourn must always be in order except during roll call. When a motion to adjourn is made, it shall be in order for the Chair to permit any member to state any fact to the Commission relative to the condition or amount of business before the Commission which would seem to render it improper to adjourn at that time. Such statement, however, is not be debatable and should not in any case, occupy more than two (2) minutes.
- d. A motion to adjourn shall always be in order, also a motion to adjourn to a time certain. The latter motion is debatable. When either motion is rejected, it cannot be renewed until further business has been transacted or further discussion has taken place.

- e. After a motion is stated by the Chair or read by the recording staff, it will be considered to be in possession of the Commission, but may be withdrawn by the author at any time before decision or amendment.
- f. A motion or amendment will be written out and presented to the Commission if the Chair, the recording staff, or any members so request.
- g. When a question has once been made and carried in the affirmative or negative, it shall be in order for any member who voted with the prevailing side to move for the reconsideration thereof; but no motion for the reconsideration of any vote shall be in order after the motion, resolution, report, or other official action upon which the vote was taken shall have gone to the Council, announcing the Commission's decision.
- h. Precedence of Motions – When a question is under debate, no motion will be received, but:
 - 1) To adjourn to a time certain.
 - 2) To adjourn.
 - 3) To lay on the table.
 - 4) Call for the question.
Motions 2, 3, and 4 will be decided without debate.
 - 5) To commit to committee.
 - 6) To postpone to a certain day.
 - 7) To amend, or
 - 8) To postpone indefinitely

The above motions have precedence in order from 1 through 8.

4. Agenda and Order of Business

- a. The business at a regular meeting includes such items as:
 - ⇒ Call to Order
 - ⇒ Roll Call for Attendance
 - ⇒ Approval of Agenda
 - ⇒ Presentations
 - ⇒ Open Forum
 - ⇒ Chair's Explanation of Hearing Process
 - ⇒ Public Hearings
 - Consent Items
 - Old Business
 - New business
 - ⇒ Applications and Requests
 - Consent Items
 - Other Items
 - ⇒ Secretary's Report (minutes, agenda, etc.)

- ⇒ Staff Reports
- ⇒ Committee Reports
 - Rules Committee
 - Regulations Committee
 - Planning Committee
- ⇒ Non-agenda Items
- ⇒ Adjournment

5. Initiation of Business

- a. The City Council may direct other business to the consideration of the Commission for report to the City Council.
- b. The Planning Commission may initiate any business within the scope and meaning of the State of Minnesota Municipal Planning Act, Sign Ordinance, or Subdivision Ordinance.
- c. Applications for zoning changes, zoning variations, conditional use and interim conditional use permits, site plans, subdivision plats, or proposed changes and additions to ordinances must be submitted to the Commission in writing, indicating payment of applicable fees, and including all available details and information with maps, charts, diagrams, and pictures in detail when any description question is concerned. Timetables for submittals will be those provided to the Commission prior to the start of each calendar year.

6. Types of Action by the Commission

- a. All recommendations of the Commission are subject to review and final action by the City Council.
- b. Adoption of and changes to the Rules in accordance with Item B, Enablement and Amendments, noted herein.
- c. Adoption of and changes to resolutions or motions of the Commission with the direction or recommendation within the authority of the Commission.
- d. Initiation of studies on matters within the authority of the Commission with reports to the Commission required of every committee or sub-committee of all activities and results.

7. Public Participation

- a. All meetings of the Commission must be open to the Public.
- b. If the applicant is not present, the item may be moved to the end of the agenda. If the applicant has not arrived, the item may be continued to the next available public hearing.

F. Officers

1. Officers – The officers of the Commission for 2025 are and their duties include:

a. Chair

- 1) Presides over the Commission, and charged with all powers and duties pertaining to such presiding officers.
- 2) Preserves order and decorum, and in case of disorderly conduct or disturbance in the audience, may order the area to be cleared.
- 3) Have general control, except as provided by rule or law of the portion of the municipal building being used by the Planning Commission at the time of Commission meetings.
- 4) Will, from time to time, represent the Commission at City Council meetings, other organizations, and to the public, subject to the implied direction set by the Commission and representing both majority and minority points of view on applicable issues.
- 5) Appoints members to the committees of the Commission, if necessary.
- 6) Appoints acting officers of the Commission and to generally supervise and direct the work of the Commission.
- 7) May prepare and present an annual report to the City Council.

b. Vice-Chair

- 1) During the absence, disability, or disqualification of the Chair, the Vice-Chair will exercise or perform all the duties and be subject to all the responsibilities of the Chair.

c. Secretary

- 1) Ensures minutes and records are kept of all proceedings of the Commission.
- 2) Ensures attendance records are kept of the official meetings and report his/her findings to the City Council prior to the first regular City Council meeting in January of each year.
- 3) Serves as Acting Chair of the Commission in the absence of the Chair and Vice Chair.

2. Appointment and Election of Officers

- a. Chair – The Chair of the Commission is appointed by the City Council.

- b. Term – Each officer will be elected by the Commission at the annual meeting to serve a term of one (1) year or until a successor is duly elected.
- c. Vacancy – Should any officer, other than the Chair, vacate his/her office by resignation or other valid reason, the Chair may appoint a member to act in and carry out the duties of the vacated office until the Commission fills the vacancy by election.

3. Appointment of Commission Members

- a. Notify other city commissions of openings.
- b. Contact and invite interested citizens.
- c. All applications of citizens interested in serving on a commission will be kept on file in the office of the Administrator for at least two (2) years and shared with all other city commissions.
- d. Commission Chair or appropriate Commission Officer and the City Council liaison will interview candidates and make recommendations to the City Council.

G. Committees

1. General Provisions

- a. Types of Committees – The Commission or the Chair of the Commission may direct the appointment of standing and special committees.
- b. Appointments – The Chair of the Commission shall appoint members of the Commission to committees subject to the approval of the Commission and the consent of each member for the committee on which he/she is to serve.
- c. Substitutes – The Chair of the Commission or the Chair of the Committee may appoint substitute and additional commission members subject to the appointment procedures of these Rules.
- d. Attendance – All meetings of any committees are open to any member of the Commission; all members of the Commission must be notified of Committee meetings.
- e. Committee Actions
 - 1) Committees will work on assignments as directed by the Commission, the Rules Committee, or the Chair of the Commission.
 - 2) All committee Chairs shall file written reports or minutes as directed by the Commission or as requested by the Secretary or recording staff for historical background on issues.
 - 3) All committees may appoint special sub-committees for specific purposes.

2. Standing Committees

- a. Service – Standing committees may be appointed at each annual meeting and may serve in a permanent status during the following year.
- b. Quorum – Each standing committee must have a quorum of two (2) members to transact business.

3. Special Committees & Liaisons

- a. Special committees for specific purposes may be appointed by the Commission or the Chair of the Commission, subject to the appointment procedures of these Rules, to serve for less than a period of one (1) year or until a project is completed.
- b. The Commission should appoint a representative to the Advisory Committee on Historical Preservation.

Adopted this 24th day of March, 2025, by the City of Cottage Grove Planning Commission.