

May 07, 2025

## **Locked Loon Storage Expansion – Stormwater Memo**

### **Introduction**

The proposed development includes the construction of 3 new self-storage buildings, pavements, associated utilities, and a reduction of impervious surface to meet stormwater management requirements. The project spans over three parcels and for the analysis of this site a total area of 1.71 acres will be used. This area includes all disturbed areas of the site and all site areas south of the existing fence line between the railroad and the self-storage facility. This area can be considered the developable area of the properties due to the railway operations north of the fence line. The project is located at 180 Adams Ave S in Cologne, MN.

### **Jurisdictional Requirements**

The City of Cologne, the Carver County Watershed Management Organization, and the Minnesota Pollution Control Agency have review jurisdiction over the stormwater runoff from the project.

#### **CITY OF COLOGNE**

The City of Cologne requires land disturbing activities to meet the Carver County Watershed Management Organization rules and regulations. The project will be required to receive administrative approval from the organization.

#### **CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION (CCWMO)**

The CCWMO requires an Erosion and Sediment Control permit and a Stormwater permit because the project will reconstruct or develop more than 10,00 square feet of impervious and is located within a sensitive area. If a project reduces site impervious by 10% the project is exempt from rate, volume, and water quality control.

#### **MINNESOTA POLLUTION CONTROL AGENCY (MPCA)**

The MPCA requires projects to comply with the state National Pollutant Discharge Elimination System (NPDES) requirements. This rule requires sites replacing 1 or more acres of vegetation with impervious surface to retain 1 inch of runoff from the net increase of impervious on the site. Since project is decreasing site impervious, this rule does not apply. However, because the project cumulatively disturbs more than 1 acre, an NPDES permit will still be required.

### **Existing Conditions**

The existing site comprises of two storage facility buildings, two Connex storage box units, gravel access roads, gravel outdoor storage, lighting, utilities, and fencing. To the north of the property is a railroad, to the west is a storage building, and to the south and east is heavily wooded trees. Elevations on site typically range from 945 to 939 generally sloping from west to east. The final discharge point of water from the site is to a shallow ditch south of the property, which is assumed to eventually make its way to north to Benton Lake. Soils on site are predominantly C/D, as indicated by the Web Soil Survey. Existing impervious within the site is 52,343 sf (1.20 ac.). Refer to Exhibit A.

### **Proposed Conditions**

The proposed site consists of the construction of 3 new storage facility buildings, pavements, and utilities. The goal of the project will be to maintain existing drainage patterns to the maximum extent practicable and meet the requirements of the CCWMO by reducing site impervious by 10% or more to be relieved from rate, volume, and water quality control requirements. Proposed impervious on site is 46,892 sf (1.08 ac.). Refer to Exhibit B

### **Temporary Sediment Control**

Temporary sediment control will be used on site during construction to minimum erosion of the site and off-site sedimentation. These practices will include silt fence, bi-rolls, stabilized construction entrance(s), inlet protection, and street sweeping.

### **Conclusion**

This design meets or exceeds the requirements of the City of Cologne, the Carver County Watershed Management Organization, and the Minnesota Pollution Control Agency. The requirements are met through the reduction of site imperviousness, implementation of temporary sediment control BMP's, and final stabilization of the site.

### **Contact Information**

This document was prepared by:

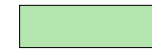
Excavate & Elevate Engineering

Contact: Austen Adam

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763-245-4233

**LEGEND**

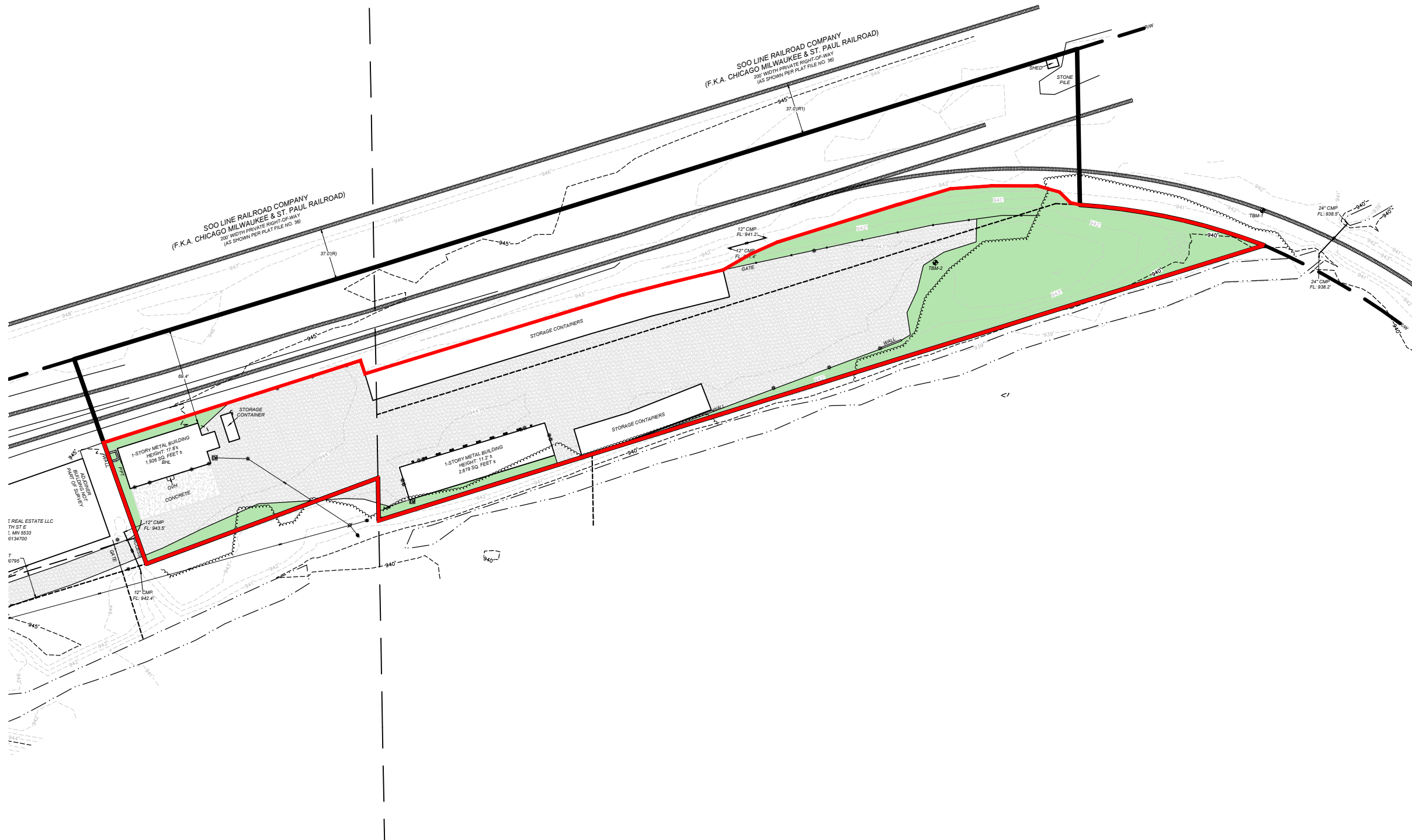


: PERVIOUS SURFACE

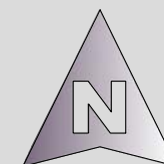
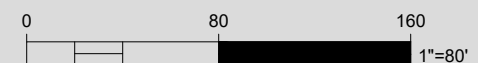


: CALCULATION AREA

Pervious	21,995 sq. ft.	0.51 ac.	29.6%
Impervious	52,343 sq. ft.	1.20 ac.	70.4%
<b>Total</b>	<b>74,338 sq. ft.</b>	<b>1.71 ac.</b>	<b>100%</b>



**EXCAVATE & ELEVATE**  
ENGINEERING



**EXHIBIT A**  
**LOCKED LOON STORAGE EXPANSION**

COLOGNE, MN

05/07/2025

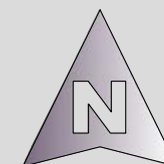
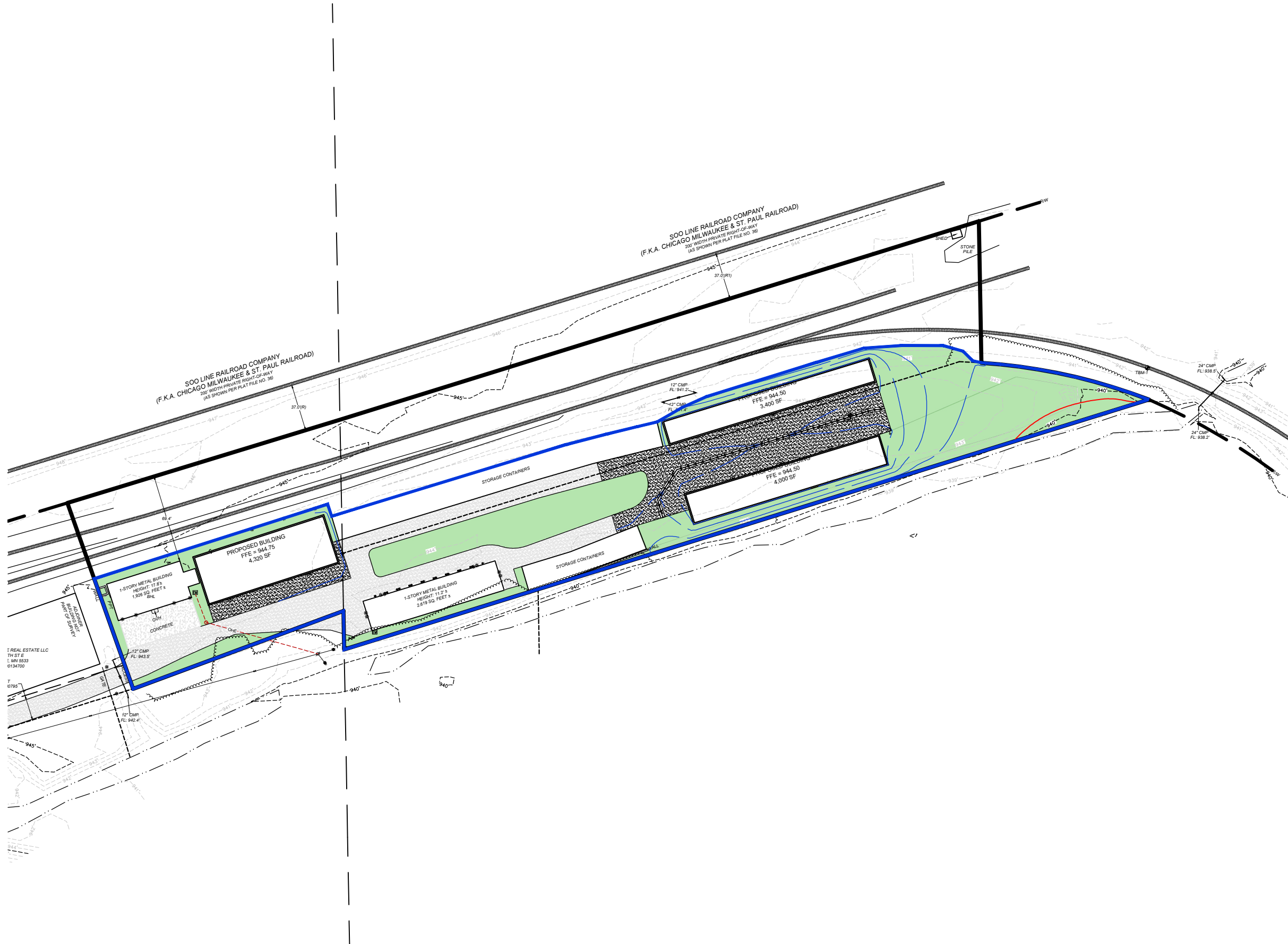
**LEGEND**

 : PERVIOUS SURFACE

 : CALCULATION AREA

Pervious	27,446 sq. ft.	0.63 ac.	36.9%
Impervious	46,892 sq. ft.	1.08 ac.	63.1%
<b>Total</b>	<b>74,338 sq. ft.</b>	<b>1.71 ac.</b>	<b>100%</b>

Impervious Reduction = 5,451 sq. ft. = 10.4%









**SHEET NOTES**

1. Refer to Sheet C0.2 for General, Existing Conditions, Site Development, and Utility Notes.
2. Building dimensions are shown to exterior face of building. Dimension on curb are to face of curb.
3. Refer to Architectural and Structural plans for information regarding buildings and doors.
4. Reinstall salvaged light pole, refer to photometrics plan.
5. Reinstall light/power pole, camera, and associated appurtenances. Coordinate work with utility owner.
6. Coordinate gas, electric, and communication services to the buildings with the utility companies.
7. Relocate light/power pole and overhead electric lines. Contractor shall coordinate final location and associated work with the utility company.

**AREA INFORMATION**


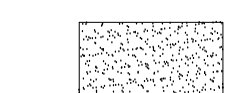
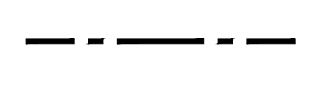


Existing *WITHIN SITE CALCULATION LIMITS			
Pervious	21,995 sq. ft.	0.51 ac.	29.6%
Impervious	52,343 sq. ft.	1.20 ac.	70.4%
<b>Total</b>	<b>74,338 sq. ft.</b>	<b>1.71 ac.</b>	<b>100%</b>

Proposed *WITHIN SITE CALCULATION LIMITS			
Pervious	27,446 sq. ft.	0.63 ac.	36.9%
Impervious	46,892 sq. ft.	1.08 ac.	63.1%
<b>Total</b>	<b>74,338 sq. ft.</b>	<b>1.71 ac.</b>	<b>100%</b>

Impervious Reduction = 5,451 sq. ft. = 10.4%

**LEGEND**

-  : PVIOUS SURFACE (WITHIN CALCULATION AREA)
-  : GRAVEL (REFER TO GRADING & PAVING PLAN)
-  : CONSTRUCTION LIMITS (PROPERTY LINE UNLESS SHOWN OTHERWISE)  
Total Disturbed Area = 46,680 sq. ft. (1.07 ac.)
-  : SITE AREA CALCULATION LIMITS
-  - OHE : OVERHEAD ELECTRIC

**ZONING INFORMATION**

Zoning - C-3 (General Business) & DO (Downtown Overlay)

The Downtown Overlay district allows flexibility with setback requirements for older lots that may not conform to new restrictions. In order to maintain conformance with existing setbacks, no proposed building will be constructed closer to a lot line than in the existing conditions.

**PROJECT NAME**

**LOCKED LOON STORAGE EXPANSION**

COLOGNE, MN

CLIENT / DEVELOPER

ODAT HOLDINGS, LLC

5904 OAKLAWN AVENUE,  
EDINA, MN 55424  
612-759-0982

CITY / COUNTY



**ISSUANCES & REVISIONS**

ISSUANCE	DATE
CITYWATERSHED SUBMITTAL	05/07/2025
WATERSHED RESUBMITTAL	05/22/2025

**CERTIFICATION**

PRELIMINARY  
(NOT FOR  
CONSTRUCTION)

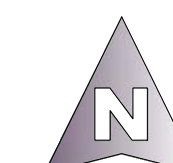
**WATERSHED RESUBMITTAL**

05/22/2025



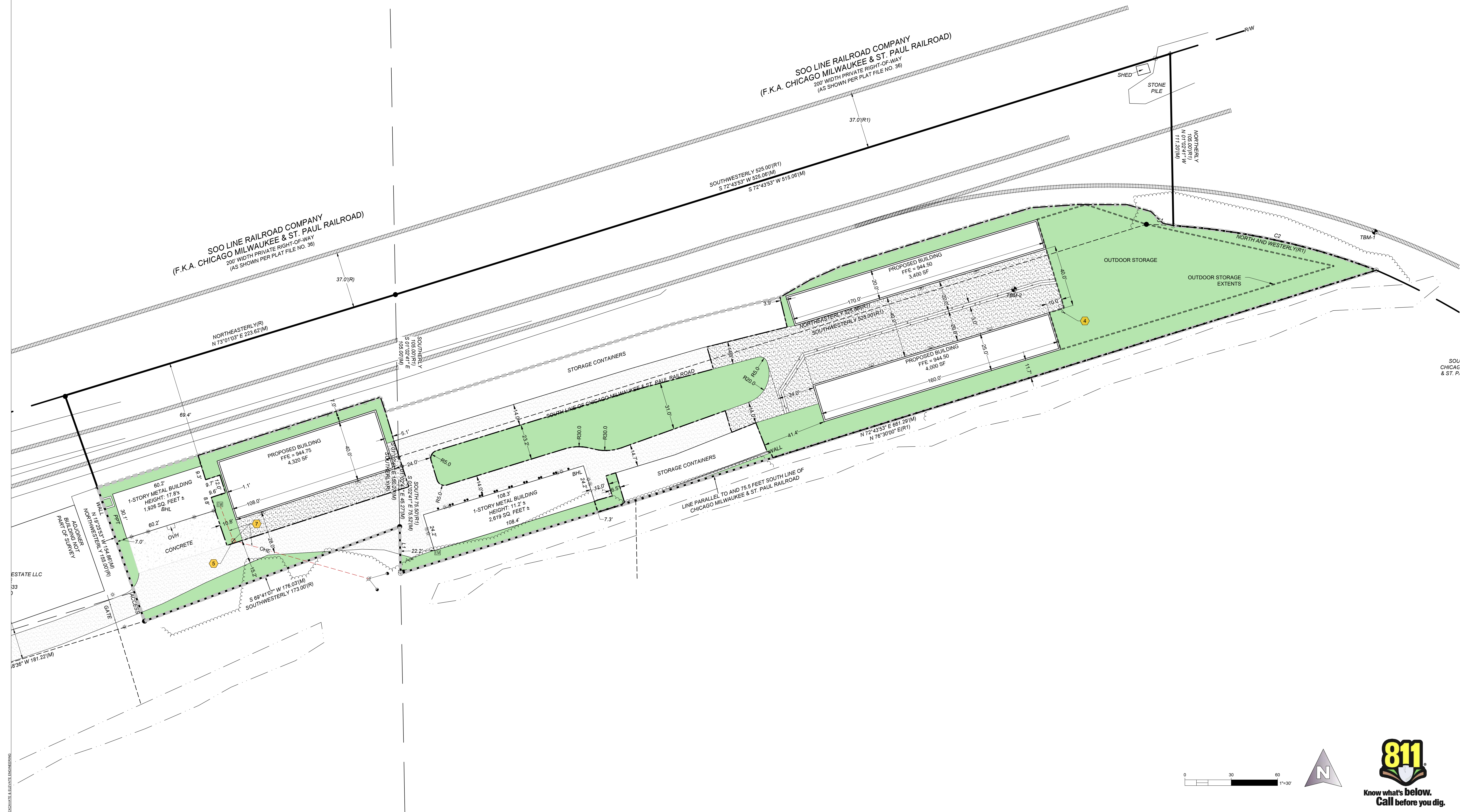
**EXCAVATE & ELEVATE ENGINEERING**

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CONTACT: Austen Adam  
PROJECT NUMBER: 25003



SITE PLAN

**C3.0**



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