

Carver County Topsoil Standard

Parameter	Carver County Topsoil Standard
Sand	30-75%
Silt	5-35%
Clay	5-33%
OM	2.5-15%
pH	6.1-8.0

6. **Satisfactory compliance inspection.** Upon completion of the project, the WMO will conduct an inspection of the site to ensure that the site has been stabilized (90% vegetation coverage rate for all areas and 100% vegetation coverage rate in areas of concentrated flows), all erosion and sediment control measures have been removed, and that topsoil restoration has occurred. Requirements for the compliance inspection shall be updated in the overall stormwater approval.
7. **Invoice.** Applicants must reimburse the County for engineering costs incurred during application review and final inspections beyond the initial permit fee. Review costs are dependent upon the size of the project, the complexity of the project, the number of plan revisions and resubmittals. Invoice will be sent at a later date.
8. **Return of financial security.** The responsible party has provided \$1,500 as financial security for the performance of the authorized work. The security shall be released after the following conditions are met:
 - a. Grading is complete
 - b. The site has been re-vegetated (90% vegetative cover across the site, 100% vegetative cover with no signs of erosion in areas of concentrated flows)
 - c. All erosion and sediment measures have been removed
 - d. The proposed impervious area removals have been completed and match what was proposed.
 - e. Topsoil placement has been verified
 - f. If there has been sediment discharge offsite or to a surface water, it has been removed and the area restored
 - g. Record drawings have been submitted to and approved by the WMO.
 - h. All engineering fees have been paid

Responsible Party Authorization & Signatures

I hereby certify that I understand that this project must be conducted in accordance with the permit application, the approved plans, this permit approval, and any attached or subsequent agreements, and the Water Management Rules. I further certify that I am aware that failure to

abide by the provisions of the permit approval and/or the Water Management Rules is cause for action by the County including action against financial guarantees.

I hereby authorize the County of Carver, and its agents, employees, and contractors to enter upon the property subject to this permit approval to perform any inspections or work authorized by the permit or any applicable law.

Name:

Organization:

Signature: _____

Date: _____

PROJECT CONTACTS

OWNER/DEVELOPER
 ODAT HOLDINGS, LLC
 5904 OAKLAWN AVENUE,
 EDINA, MN 55424
 CONTACT: NICK ANDERSON
 EMAIL: NRAEATS96@GMAIL.COM
 PHONE: 612-759-0982

CIVIL ENGINEER
 EXCAVATE & ELEVATE ENGINEERING
 6700 OLIVE COURT N,
 MAPLE GROVE, MN 55311
 CONTACT: AUSTEN ADAM
 EMAIL: AUSTEN@EXCAVATEANDELEVATEENG.COM
 PHONE: 763-245-4233

SURVEYOR
 BLEW & ASSOCIATES, P.A.
 3825 N. SHILOH DR,
 FAYETTEVILLE, AR 72703
 CONTACT: EMILY NORTH CUTT
 EMAIL: EMILY@BLEWINC.COM
 PHONE: 972-268-5779

LOCKED LOON STORAGE EXPANSION

180 ADAMS AVE S, COLOGNE, MN 55322

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
CITYWATERSHED RESUBMITTAL	06/13/2025

TYPICAL ABBREVIATIONS

(P)	PER PLAN
AC	AIR CONDITIONER
APL	APPLE TREE
ARB	ARBORVITAE
BAS	BASSWOOD TREE
BBH	BASKETBALL HOOP
BE	BUILDING ENTRANCE
BLCH	BLACK CHERRY TREE
BOX	BOXELDER TREE
BUT	BUTTERNUT TREE
CB	CATCH BASIN
CBOX	CONTROL BOX
CED	CEDAR TREE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
COL	BUILDING COLUMN
COT	COTTONWOOD TREE
CRAB	CRABAPPLE TREE
CS	CURB STOP
CWT	CONCRETE WALL TOP ELEVATION
DB	DECORATIVE BRICK PAVERS
DG	DRAIN GRATE
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD TREE
EM	ELECTRIC METER
EMG	EDGE OF MOWED GRASS
G	GUTTER ELEVATION
GAS	GAS LINE
GM	GAS METER
GP	GUARD POST
GW	GUY WIRE
HACK	HACKBERRY TREE
HYD	FIRE HYDRANT
INV	STRUCTURE INVERT
JNP	JUNIPER TREE
KWB	KEYSTONE WALL BOTTOM ELEVATION
KWT	KEYSTONE WALL TOP ELEVATION
LA	LANDSCAPED AREA
LOC	LOCUST TREE
LP	LIGHT POLE
MOWELL	MONITORING WELL
MPL	MAPLE TREE
MTASH	MOUNTAIN ASH TREE
OHC	OVERHEAD COMMUNICATION LINE
OHE	OVERHEAD ELECTRIC LINE
OHU	OVERHEAD UTILITY LINE
OHH	OVERHEAD UTILITY LINE
PIH	ROOF OVERHANG
PIN	PINE TREE
PINJ	JACK PINE TREE
PINR	RED PINE TREE
PINW	WHITE PINE TREE
PP	POWER POLE
PPLP	POWER AND LIGHT POLE
PVC	PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SAN	SANITARY MANHOLE
SAN S	SANITARY SEWER
SHB	SHRUB
SMH	STORM MANHOLE
SPCB	COLORADO BLUE SPRUCE TREE
SPCG	COLORADO GREEN SPRUCE TREE
SPG	WATER SPIGOT
STA	STORM SEWER
STA S	SURVEY CONTROL STATION
SWT	STONE WALL TOP ELEVATION
TC	TOP OF CONCRETE CURB ELEVATION
TCS	TRAFFIC CONTROL SIGN
TRANS	ELECTRIC TRANSFORMER
TRE	DECIDUOUS TREE
UGC	UNDERGROUND COMMUNICATION LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
VCP	VITRIFIED CLAY PIPE
WMH	WATER MANHOLE
WW	WINDOW WELL
WWT	WOOD WALL TOP ELEVATION

EXISTING SYMBOLS

	MINOR CONTOUR
	MAJOR CONTOUR
	TREE
	TREE LINE
	REVISION EXTENTS
	CURB
	LIGHT/ LIGHT POLE
	POWER POLE
	CABLE BOX
	TELEPHONE BOX
	ELECTRIC BOX
	GAS METER
	ROOF DRAIN
	SPIGOT
	BUILDING OVERHANG
	WELL
	STORM MANHOLE
	STORM CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	GATE VALVE
	CURB STOP
	FIRE HYDRANT
	STORM SEWER
	SANITARY SEWER
	WATER PIPE
	FENCE
	SURVEY MONUMENT
	EASEMENT
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	OVERHEAD UTILITY
	UNDERGROUND FIBER
	CONCRETE
	GRAVEL
	BOLLARD

PROPOSED SYMBOLS

	KEYNOTE/DETAIL REFERENCE
	LIGHT (POLE MOUNTED)
	LIGHT (BUILDING MOUNTED)
	PERVIOUS SURFACE
	BITUMINOUS
	CONCRETE
	PAVEMENT SECTION BY OTHERS
	CONSTRUCTION LIMITS
	EXISTING GROUND SPOT ELEVATION
	PROPOSED GROUND SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	BIO-ROLL
	EROSION CONTROL BLANKET
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	SWALE
	STORM SEWER
	STORM SEWER DRAIN TILE
	SANITARY SEWER
	WATER
	FENCE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND CABLE

REMOVAL SYMBOLS

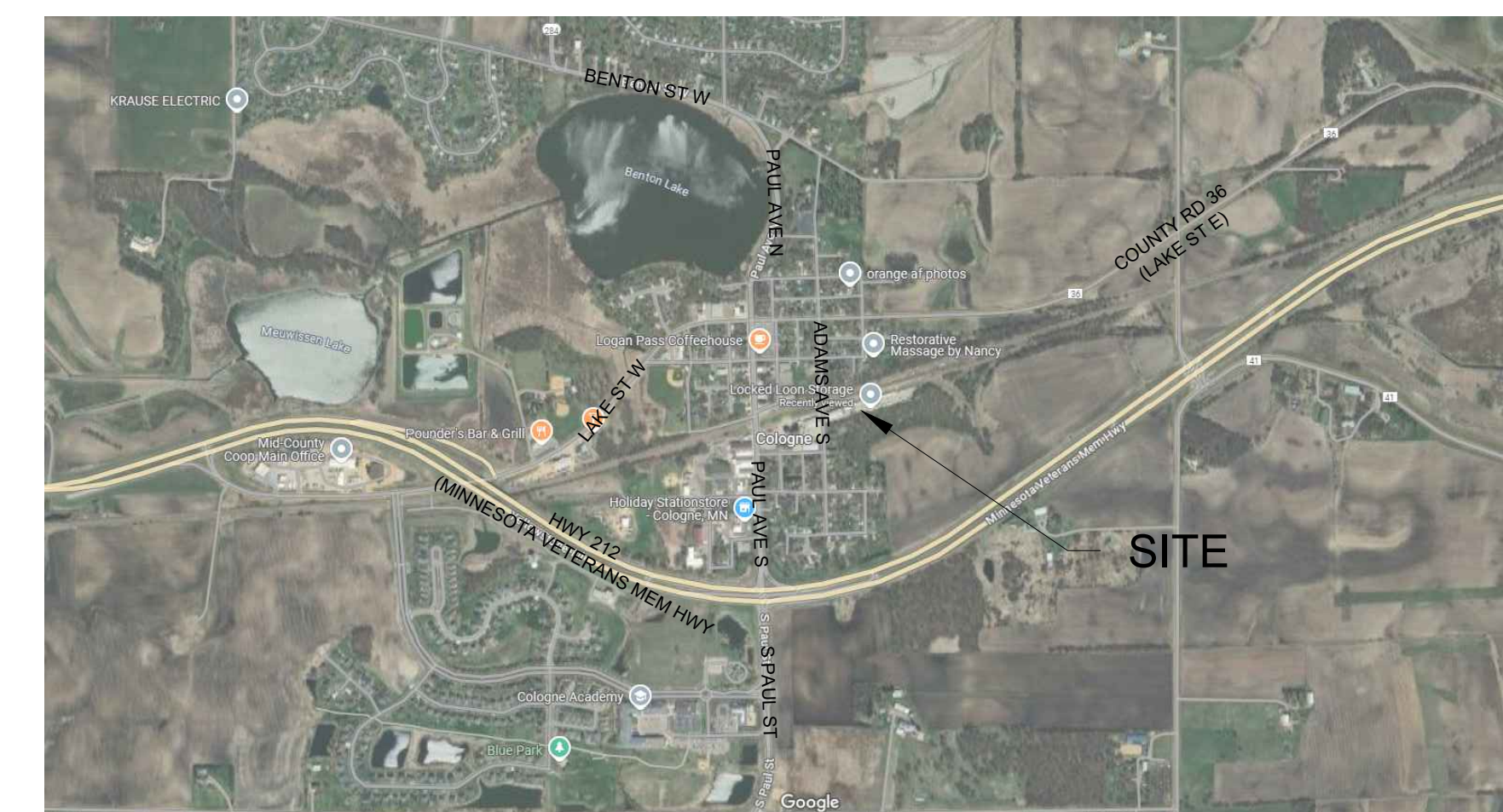
	SAWCUT LINE
	WALL/UTILITY REMOVAL
	TREE REMOVAL
	CURB REMOVAL
	PAVEMENT REMOVAL

ISSUE/REVISION MATRIX

The sheets indicated below beginning with a "C" were developed and prepared by Excavate & Elevate Engineering.

SHEET	ISSUE DATE		
	05/07/2025	05/22/2025	06/13/2025
C0.1 - TITLE SHEET	✓	✓	✓
EXISTING CONDITIONS SURVEY	✓	✓	✓
C0.2 - NOTES	✓	✓	✓
C2.0 - DEMOLITION PLAN	✓	✓	✓
C3.0 - SITE PLAN	✓	✓	✓
C4.0 - GRADING, EROSION CONTROL, & PAVING PLAN	✓	✓	✓
C4.1 - FINAL STABILIZATION PLAN	✓	✓	✓
C5.0 - SWPPP NOTES	✓	✓	✓
C7.0 - PHOTOMETRICS	✓	✓	✓
C10.0 - CONSTRUCTION DETAILS	✓	✓	✓

PROJECT LOCATION



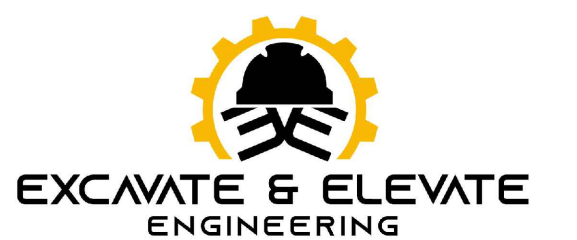
GOVERNING SPECIFICATIONS

- CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018).
- MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
- MN PLUMBING CODE (2020)
- CITY OF COLOGNE SPECIFICATIONS FOR CONSTRUCTION

CERTIFICATION

PRELIMINARY
 (NOT FOR
 CONSTRUCTION)

CITYWATERSHED
 RESUBMITTAL
 06/13/2025



PHONE: 763-245-4233
 WEB: ExcavateAndElevateEng.com
 CONTACT: Austen Adam
 PROJECT NUMBER: 25003

TITLE SHEET

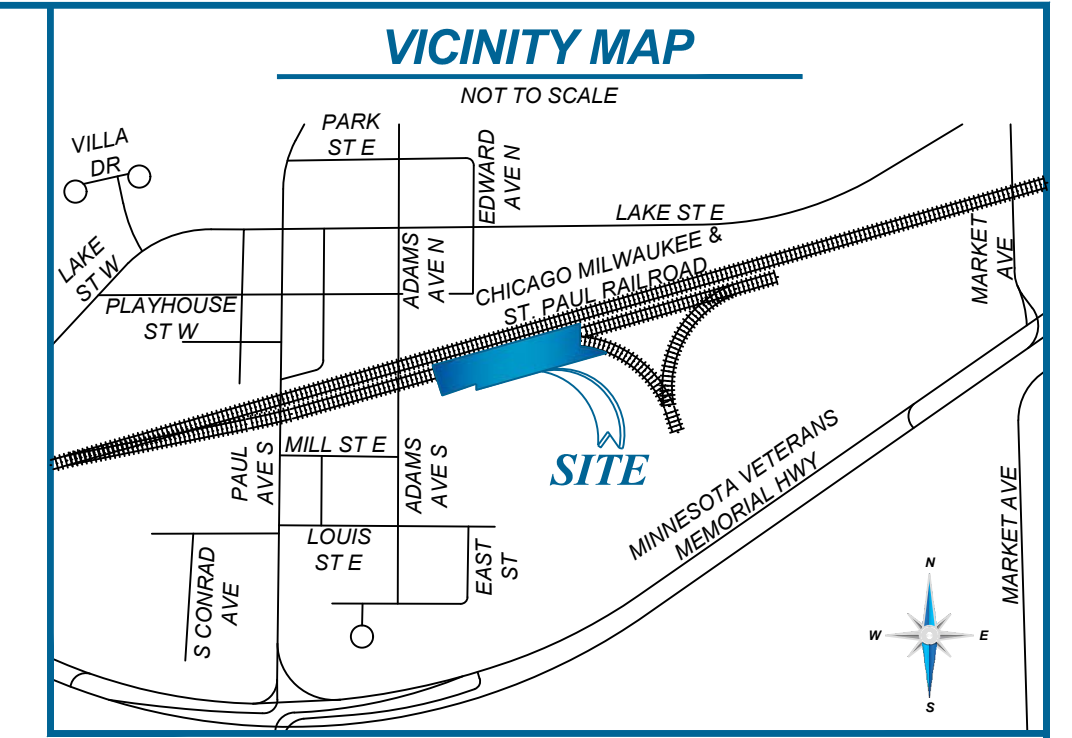
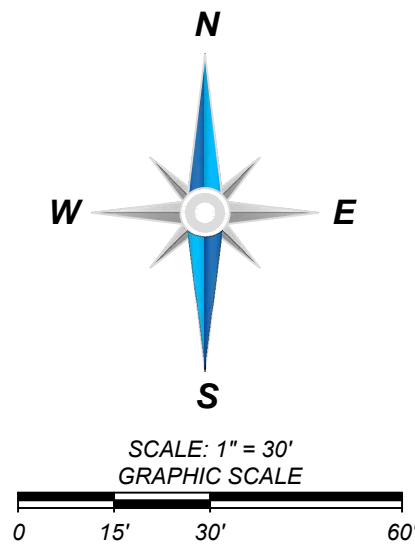
C0.1

BOUNDARY/TOPOGRAPHIC SURVEY

180 & 200 ADAMS AVENUE

LOCATED IN: SECTION 13, TOWNSHIP 115 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN

SOUTH COLOGNE, CARVER COUNTY, MINNESOTA 55322



SITE INFORMATION

NF: ODAT HOLDINGS LLC
180 & 200 ADAMS AVENUE
SOUTH COLOGNE, MINNESOTA 55322
APN: 40.0134700, 40.0132400, & 40.0135100
PARCEL PER DOCUMENT NUMBER: A778668:
29,784 ± SQUARE FEET, OR 0.684 ± ACRES
FIRST DESCRIBED DOCUMENT NUMBER: A778669:
43,008 ± SQUARE FEET, OR 0.987 ± ACRES
SECOND DESCRIBED DOCUMENT NUMBER: A778669:
52,988 ± SQUARE FEET, OR 1.216 ± ACRES
TOTAL AREA:
125,781 ± SQUARE FEET, OR 2.888 ± ACRES

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⚡ FIRE HYDRANT
- ⚡ LIGHT
- ⚡ GUY ANCHOR
- BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ WATER VALVE
- ⊕ GRATED INLET (GI)
- ⊕ OVERHANG
- ⊕ BOG
- ⊕ BOC
- ⊕ FL
- ⊕ BB
- ⊕ TB
- ⊕ EG
- ⊕ TG
- ⊕ EC
- ⊕ CR
- ⊕ NG
- ⊕ EW
- ⊕ PPT
- ⊕ PVC
- ⊕ VCP
- ⊕ RCP
- ⊕ CMP
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION PER DOCUMENT NUMBER: A778668
- (R1) RECORD DIMENSION PER DOCUMENT NUMBER: A778669
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- R/W RIGHT-OF-WAY LINE
- CL CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- EDGE OF WATER
- DRIP LINE
- RAILROAD
- WALL

REFERENCE DOCUMENTS

1. DOCUMENT NUMBER: A778668
2. DOCUMENT NUMBER: A778669
3. DOCUMENT NUMBER: A780795

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27019C0194D, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON CARVER COUNTY COORDINATE SYSTEM.

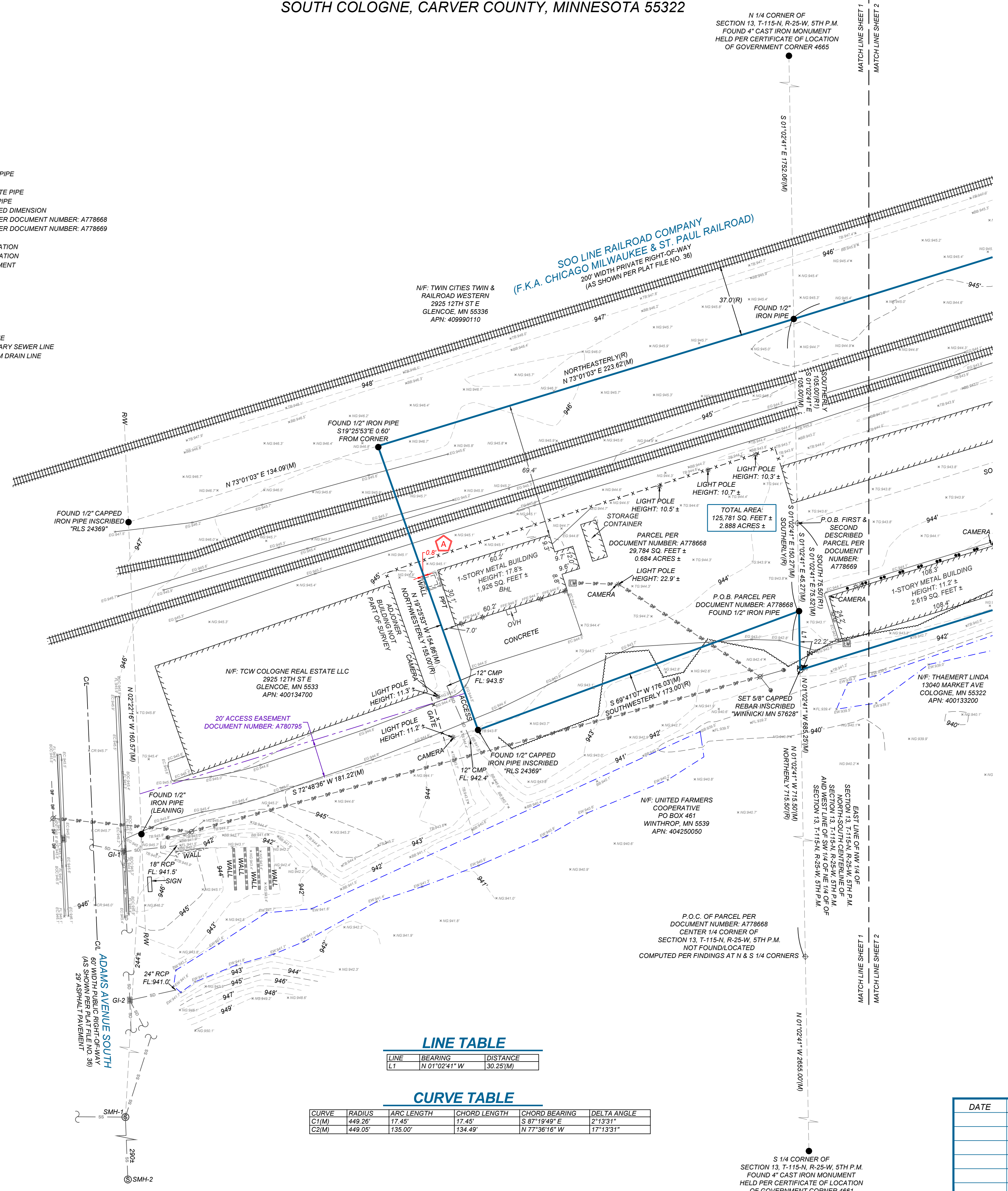
SIGNIFICANT OBSERVATIONS

- A - WALL APPEARS TO CROSS OVER THE WEST PROPERTY LINE BY AS MUCH AS 0.8'
- B - WALL APPEARS TO CROSS OVER THE SOUTH PROPERTY LINE BY AS MUCH AS 1.0'

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND MINNESOTA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL MINNESOTA ONE-CALL AT 811 OR (800) 252-1166 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING. TICKET NUMBER: 250771333

COMPANY:
JAGUAR COMMUNICATIONS (507)219-8081
COMCAST (317)516-2512
CITY OF COLOGNE (612)723-3688
CENTURYLINK - CTLQ (877)366-8344
NUVERA (763)682-3514
MCI (800)624-9675
METRO FIBERNET, LLC (507)219-8081
CENTER POINT ENERGY (612)321-5200
MINDOT (651)368-5750
NUVERA (763)682-3514
XCEL ENERGY (888)968-9235



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°02'41\"	30.25(M)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	449.26'	17.45'	17.45'	S 87°19'49\"	2°13'31\"
C2(M)	449.05'	135.00'	134.49'	N 77°36'16\"	17°13'31\"

DATE	REVISION HISTORY	BY

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS MARCH 26, 2025.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CARVER COUNTY GIS.
7. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
8. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK PID "PP1864"; VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET; CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. PUBLISHED ELEVATION: 947.95' MONUMENT DESCRIPTION: BENCH MARK DISK SET IN TOP OF CONCRETE STAMPED "H 124 1934"

INVERT INFORMATION

- GI-1
GRADED INLET
RIM ELEVATION: 944.85'
BOTTOM OF STRUCTURE: 939.0'
6\"
- GI-2
GRADED INLET
RIM ELEVATION: 947.21'
BOTTOM OF STRUCTURE: 940.0'
6\"
- SMH-1
SANITARY SEWER MANHOLE
RIM ELEVATION: 958.80'
6\" VCP INVERT NW: 950.7'
10\" PVC INVERT S: 950.0'
10\" PVC INVERT W: 949.7'
- SMH-1
SANITARY SEWER MANHOLE
RIM ELEVATION: 971.14'
10\" PVC INVERT N: 961.1'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
THE FIELD WORK WAS COMPLETED ON 03/26/2025.
DATE OF PLAT OR MAP: 03/27/2025

ROBERT J. WINNICKI
LICENSED LAND SURVEYOR 57628
STATE OF MINNESOTA

BLEW

Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-1270	SURVEY DRAWN BY: KAN - 03/27/2025
SURVEY REVIEWED BY: JMC	SHEET: 1 OF 2

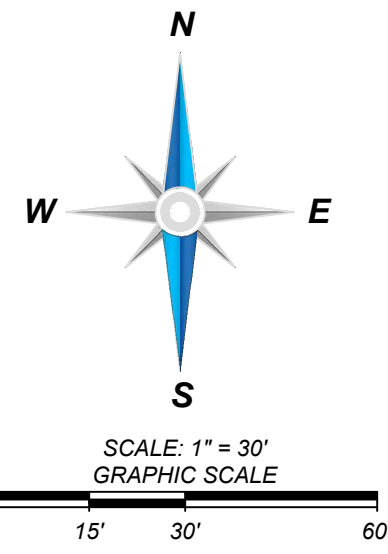
PRELIMINARY

BOUNDARY/TOPOGRAPHIC SURVEY

180 & 200 ADAMS AVENUE

LOCATED IN: SECTION 13, TOWNSHIP 115 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN

SOUTH COLOGNE, CARVER COUNTY, MINNESOTA 55322



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
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- ⊕ LIGHT
- ⊕ GUY ANCHOR
- BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ WATER VALVE
- ⊕ GRATED INLET (GI)
- ⊕ OVERHANG
- BOC BACK OF CURB
- FL FLOW LINE
- BB BOTTOM OF BANK
- TB TOP OF BANK
- EG EDGE OF GRAVEL
- TG TOP OF GRAVEL
- EC EDGE OF CONCRETE
- CR CROWN OF ROAD
- NG NATURAL GROUND
- EW EDGE OF WATER
- PPT PROPANE TANK
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
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- NF NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

TEMPORARY BENCHMARK INFORMATION

- TBM-1
SET 5/8" REBAR
ELEVATION: 942.57'
- TBM-2
SET 5/8" REBAR
ELEVATION: 942.89'

INVERT INFORMATION

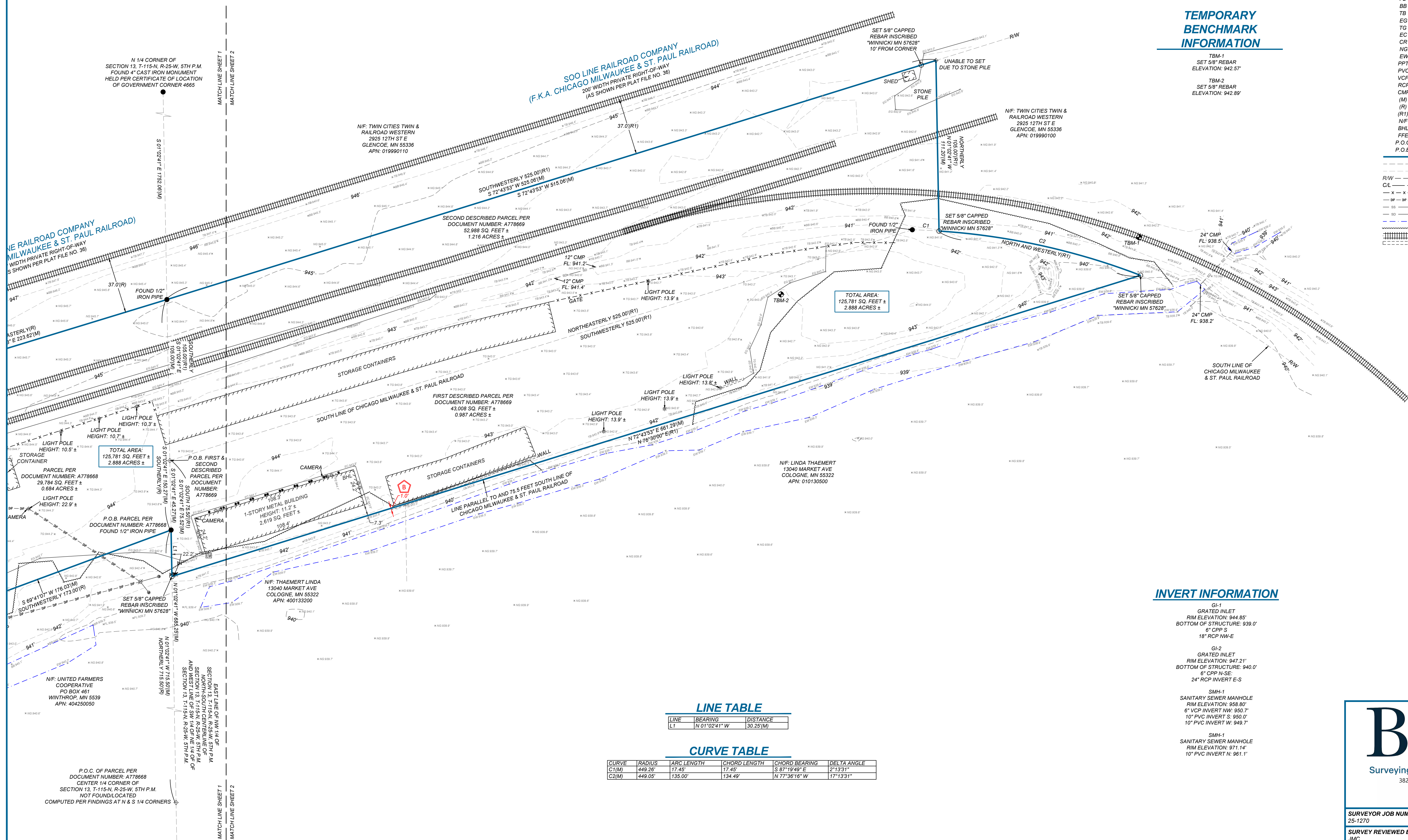
- GI-1
GRATED INLET
RIM ELEVATION: 944.85'
BOTTOM OF STRUCTURE: 939.0'
6" CPP S
18" RCP NW-E
- GI-2
GRATED INLET
RIM ELEVATION: 947.21'
BOTTOM OF STRUCTURE: 940.0'
6" CPP N-SE
24" RCP INVERT E-S
- SMH-1
SANITARY SEWER MANHOLE
RIM ELEVATION: 958.80'
6" VCP INVERT NW 950.7'
10" PVC INVERT S 950.0'
10" PVC INVERT W 949.7'
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SANITARY SEWER MANHOLE
RIM ELEVATION: 971.14'
10" PVC INVERT N 961.1'

LINE TABLE

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CURVE TABLE

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BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
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SURVEYOR JOB NUMBER: 25-1270	SURVEY DRAWN BY: KAN - 03/27/2025
SURVEY REVIEWED BY: JMC	SHEET: 2 OF 2

GENERAL & EXISTING CONDITIONS NOTES

- Background information shown is from an existing conditions survey created by Blew Inc. dated 03/27/2025, an ALTA survey created by Harry S. Johnson Co. Inc. dated 08/29/2024, City of Cologne, MN record drawings, and utility service field locates. Field work for the existing conditions survey was completed on 03/26/2025, field work for the ALTA survey was completed on 08/26/2024. Excavate & Elevate Engineering offers no warranty for information provided by others. The contractor shall field verify the existing conditions of the site prior to construction. Any errors, irregularities, or omissions, shall be reported to the Engineer immediately.
- The subsurface utility information is quality level D, based on the guidelines of ASCE/CI 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The contractor and subcontractors shall determine the precise location of all existing utilities prior to construction and the commencement of work. Contractor shall contact Gopher State One Call and submit a ticket for field locates. The contractor and subcontractors shall be fully responsible for all damages which may occur due to failure to locate all existing utilities whether underground or overhead.
- It is the contractors responsibility to protect or otherwise relocate all existing utilities which may conflict with the proposed improvements on the plan. Contractor shall coordinate all relocations with utility owner.
- The work shall be completed in accordance with MnDOT standards and specifications (current edition), City Engineer's Association of Minnesota standards and specifications (CEAM, current edition), the MN Plumbing Code (current edition), and the City of Cologne standard plates and provisions.
- Contractor to contact the Owner if private utility locates are required.
- Contractor shall obtain all necessary permits prior to construction.
- If discrepancies exist between the existing conditions shown on these plans and the existing conditions survey, the existing conditions survey shall govern. The contractor is responsible for verifying the existing conditions shown on this plan match the existing conditions survey and the field conditions.

DEMOLITION NOTES

- The Demolition Notes contained here are not comprehensive. Contractors and subcontractors shall visit the site prior to construction to gain a clear understanding of the existing conditions of the site, proposed improvements, and scope of work.
- Contact utility service providers a minimum of 72 hours prior to demolition for the field locate of services. Services shown on the plan are based on information available. The Engineer assumes no responsibility for the accuracy of the utility mapping.
- Refer to Sheet C4.0 for erosion and sediment control measures that must be in place prior to construction. The contractor shall contact the local governing authority for an inspection and approval prior to the commencement of construction if required.
- The design shown on this plan is based on the Engineers interpretation of the existing conditions. The existing conditions shown are from an existing conditions survey created by Blew Inc. dated 03/27/2025, an ALTA survey created by Harry S. Johnson Co. Inc. dated 08/29/2024, City of Cologne, MN record drawings, and utility service field locates. If the contractor disagrees with the existing topography or other site features they shall coordinate a survey with a registered land surveyor at their own expense and submit it to the owner.
- The contractor is responsible for the the demolition of all site features shown. All debris and other construction material removed as part of the on-site and off-site improvements shall be disposed of at a location approved by the governing authorities. All removed facilities shall be brought to grade per the recommendation of a geotechnical engineer or geotechnical report.
- Cleaning and grubbing: The contractor shall obtain all necessary permits prior to demolition. All site material shall be disposed of in a lawful manner.
- The contractor is responsible for the disconnection of utility services to existing buildings, if applicable.
- Underground utility mapping including but not limited to sewers, water, conduit, and other pipes shall not be interpreted as the exact location.
- Existing piping and conduits may be abandoned in place if not within 10' of the proposed buildings or in conflict with other proposed site features or utilities. Contractor shall blow the pipe full of sand.
- The contractor is responsible for coordinating work with all utility companies for the relocation, removal, or installation of new utility services. This includes work to be performed by the contractor or subcontractors and the utility company. The contractor is responsible for all related fees and charges in relation to this work.
- Utilities for the contractor to coordinate shall include but not be limited to gas, telephone, electrical, fiber optic, and cable lines. The contractor shall coordinate work with the utility companies as early as possible to ensure the smooth transition of services.
- The contractor shall provide all lights, barricades, traffic control signs, fencing, and other necessary measures to protect the public throughout construction. The contractor shall maintain access to surrounding properties at all times.
- The contractor shall create and submit a traffic control plan and/or pedestrian traffic control plan to the governing authority if required.
- Removal dimensions are approximate. The demolition plan shall be coordinated with the new construction plan to ensure the proper quantity and location of site features to be removed.
- The contractor shall protect all site features not indicated for removal including but not limited to adjacent property, trees, pavements, utilities, buildings, fencing, walls, landscaping, and structures. Any site features damaged not intended for removal shall be repaired at the contractors expense.
- Removal or abandonment of storm sewer, sanitary sewer, or water shall comply with City standards and regulations. Street restoration shall comply with the local jurisdiction standards and specifications.

SITE DEVELOPMENT NOTES

- Site areas are rounded to the nearest square foot. Dimensions shown are rounded to the nearest tenth of a foot.
- Refer to architectural plans for information on building elements including but not limited to steps, stoops, ramps, porches, decks, entrances, and garages.
- Contractor shall coordinate building utilities with civil plans plans prior to construction.
- Refer to final plat for lot boundaries, dimension, areas, lot numbers.
- Any sidewalk along an ADA route shall have a maximum cross slope of 1:50 (2.00%) and a maximum longitudinal slope of 1:20 (5.00%). Curb ramps shall have a maximum slope of 1:12 (8.33%). All ADA stalls and access aisles shall have a maximum slope in any direction of 1:50 (2.00%). Contractor shall review the grading and paving plan prior to the placement of any sidewalk, concrete, bituminous, or curb and gutter and notify the Engineer if their is a discrepancy between the field gradient and the plan gradient. Work shall be coordinated with the paving and grading contractors.
- "No Parking Signs" shall be placed along roads and driveways as required City.
- Contractor to provide record plans to the City and other governing agencies as required.
- Digital files shall be used at the contractors own risk. Contractor shall compare the building footprint as shown on this plan to the Structural and Architectural plans. Discrepancies between the plans or digital file and the drawings shall be reported to the Engineer immediately.

EROSION & SEDIMENT CONTROL NOTES

- All perimeter erosion and sediment control devices shall be installed prior to construction and remain in place until final stabilization of the site. Remove devices and dispose of off site after final stabilization is achieved.
- Soil disturbance shall be limited to the construction limits as indicated on the plan. Construction shall be sequenced to minimize the length of time disturbed soils remain exposed.
- Construction entrances and vehicle tracking pads shall be installed as shown on the Grading and Erosion Control sheets to minimize tracking of sediment from vehicles leaving the site onto adjacent streets. Adjacent streets shall be swept clean weekly. Construction exits shall be inspected weekly for evidence of off-site sediment tracking.
- Construction shall comply with all applicable governing codes and specifications. When a conflict exists between jurisdictional standards and the standards and specifications in this plan, the more stringent specification shall apply to the project.
- Contractor shall install all temporary and permanent Best Management Practices (BMP's) as identified in this plan and as required by applicable permits. The contractor shall oversee the inspection and maintenance of the BMP's throughout the duration of construction until final stabilization is achieved and the local governing authorities have approved their removal. Additional BMP's may be required at the direction of the Engineer or other governing authorities and shall be installed at no additional cost to the owner.
- BMP's shall meet all local, state, or federal requirements.
- Ground disturbing activities are prohibited beyond the construction limits as indicated in this plan.
- All water for washing (vehicles, concrete trucks, equipment, etc.) shall be contained to a defined area of the site and contained disposed of in a legal manner. No engine degreasing is allowed on the site.
- All concrete washout solids and liquids shall be disposed of in a manner compliant with local, state, and federal regulations.
- Dust from the site shall be controlled. Toxic liquids shall not be used for dust suppression.
- All disturbed portions of the site that cease construction activity shall be temporarily seeded within 14 days. Seed mixture shall conform to MnDOT 21-111 or 21-112, depending on the season of planting. Refer to MnDOT specification 2575.3.
- 11.1. Temporary mulch shall also be applied in accordance with MnDOT specification 2575.3F1 and 2575.3G. Hydraulic soil stabilizer may also be used in accordance to MnDOT specification 2575.3H.
- All stockpile and borrow areas shall be protected from erosion through the use of BMP's.
- 12.1. Temporary stockpiles must be controlled with BMP's and shall not be placed within stormwater management systems or conveyance systems (including curbs and ditches).
- A designated person must routinely inspect the site BMP's every seven days and within 24 hours of a rainfall even of greater than 0.5 inches in 24 hours. Repair and clear sedimentation/debris from all erosion and sedimentation control devices.
- Silt fences shall be repaired and/or replaced when they no longer function or when the sediment reaches half the height of the fence. Repairs shall be made within 24 hours after the discovery of the defect.
- Surface waters, drainage ditches, and stormwater conveyance systems must be inspected for sedimentation deposits from erosion. If evidence is of erosion is found, the contractor shall remove deposited sediment, and stabilize the area to prevent further erosion.
- If sediment escapes the site, it shall be the contractors responsibility to sufficiently remove the sediment from downstream affected areas and restore the affected waters to pre-contaminated conditions.

PAVING NOTES

- Spot elevations within curb lines indicate the gutter elevation unless otherwise noted.
- Grades between spot elevations shall be continuous. Spot elevations shall prevail over contour lines.
- Concrete joints shall be installed as follows:
 - 3.1. Joints shall be constructed along sidewalks, pavements, and curb. Joints shall align where applicable, and the contractor shall construct the following joints as indicated.
 - 3.1.1. Tooled joints are to be constructed when dividing panels into equivalent areas.
 - 3.1.2. Expansion joints shall be installed along sidewalk at a maximum of 40 foot intervals, at curb and gutter a maximum of 60 foot intervals, and within pavement a maximum of 80 foot intervals. They shall also be installed adjacent to building stoops and foundations.
 - 3.1.3. Contraction joints shall be installed in sidewalks every 8 to 10 feet and within curb and pavement every 12 to 15 feet.
 3. The contractor shall ensure ADA access aisles and stalls do not exceed 1:50 (2.00%) slope in any direction.
 - Accessible routes shall be paved with a maximum cross slope of 1:50 (2.00%) and a maximum longitudinal slope of 1:20 (5.00%) except at pedestrian ramps. The contractor shall coordinate the grading plan with the paving plan to ensure compliance prior to installation.
 - All structures within pavement shall be adjusted to final grade.

GRADING NOTES

- The contractor shall contract the utility service providers a minimum of 72 hours prior to the start of any grading operations for the marking of underground utilities.
- The contractor shall refer to the geotechnical report, if available, for information on groundwater conditions and backfill material.
- A sufficient quantity of topsoil shall be scraped and stockpiled on site for reuse. A minimum of 6" is required in all landscaped areas.
- Groundwater seepage must be removed from excavations in a lawful manner. Stable foundation material shall be placed in areas where the soil is wet and unstable.
- Building pad shall be graded to 12 inches below finished floor elevation (FFE).
- Structural specifications shall determine earthwork requirements below the building pad(s).
- If unsuitable soil is found on-site (fill, contaminated, organic material, etc.) an independent testing firm shall verify the corrections needed and specify fill material.
 - 7.1. All unsuitable material shall be removed from the site at no additional cost to the owner.
- Fill material shall be placed in lift thicknesses relative to the soil type and compaction equipment used.
- Cohesive soils greater than three feet deep below paved areas shall be compacted to 95% of maximum dry density, Standard Proctor (ASTM D698). The top three feet within paved areas shall be compacted to 100%. Where fill material exceeds 10 feet in depth, the fill shall be compacted to 98%. All fill material shall be within 3% of the optimum moisture content during placement and compaction. Granular soils shall be compacted to 95% or greater of the Modified Proctor density (ASTM D1557).
- Refer to Architectural or Structural plans for building stoops, stairs, patios, decks, etc. It shall be the contractors responsibility to coordinate Architectural and Structural items with grades shown on this plan.
 11. Spot elevations denote gutter grade, contours are to finished grade elevation.
- "Gutter Out" curb shall be constructed where water drains away from the curb. "Gutter In" shall be constructed at all other locations. The "Gutter Out" curb indicated on this plan is for reference only. The contractor shall review the grading and paving plan and verify and construct all locations of "Gutter Out" curb.
 13. Any sidewalk along an ADA route shall have a maximum cross slope of 1:50 (2.00%) and a maximum longitudinal slope of 1:20 (5.00%). Curb ramps shall have a maximum slope of 1:12 (8.33%). All ADA stalls and access aisles shall have a maximum slope in any direction of 1:50 (2.00%). Contractor shall review the grading and paving plan prior to the placement of any sidewalk, concrete, bituminous, or curb and gutter and notify the Engineer if their is a discrepancy between the field gradient and the plan gradient. Work shall be coordinated with the paving and grading contractors.
- Contractor shall avoid damage to adjacent properties. The contractor shall be responsible for any damages incurred.
 15. The contractor shall be solely responsible for safe conditions on the job site. This includes any associated company, person, or equipment performing work. The contractor shall maintain safe working conditions continuously throughout the day during work hours, and during non-work hours as well. It is not the responsibility of the Engineer to perform safety inspections on or near the site.
- The contractor shall provide all lights, barricades, traffic control signs, fencing, and other necessary measures to protect the public throughout construction. The contractor shall maintain access to surrounding properties at all times.
- Existing trees and vegetation not indicated for removal within the site and adjacent to the site shall be protected AT ALL TIMES. These areas shall be considered a restricted area of the site. Contractor and subcontractors shall use extreme caution when working near or under existing trees. If tree trimming is required for construction activities or operation of equipment the contractor shall hire a professional tree trimming service to trim the trees prior to construction at no additional cost to the owner. Damages to the trees shall be reported to the Engineer immediately. Broken limbs shall be cut and removed properly to avoid additional damage. No tree shall be removed without prior authorization from the Engineer.
- The contractor shall finish grade the surface by uniformly and smoothly grading all areas within the construction limits to the finished ground elevation surface within the below tolerances. The slope shall be uniform and provide smooth transitions between existing and finished grades. Finished graded areas shall be protected from subsequent construction activity and erosion. Any disturbed areas after final grading shall be repaired including but not limited to areas of rutting, erosion, or settling. All disturbed areas outside of the construction limits shall be final graded per these requirements and restored to pre-construction conditions.
 19. Tolerances shall be as follows:
 - 19.1. The residential building subgrade finished surface elevation shall be within +/- 0.30', at any point the measurement is made.
 - 19.1. The commercial building subgrade finished surface elevation shall be within +/- 0.10', at any point the measurement is made.
 - 19.2. The parking area or street subgrade shall be no more than 0.05' above the finished surface elevation and no more than 0.10' below the finished surface elevation, at any point the measurement is made.
 - 19.3. The subgrade of areas that shall received topsoil shall be within +/- 0.10' of the finished surface elevation, at any point the measurement is made.
 - 19.4. Placed topsoil thickness shall be within 0.5 inches of the specified thickness.
- All excess material shall be transported off the site by the contractor. All import material shall be brought to the site by the contractor.
- Contractor shall determine haul roads to the site and determine each roads governing authority. The contractor shall comply with all regulatory requirements.
- Record plans shall be provided by the contractor to all governing authorities as required.

UTILITY NOTES

- The contractor shall contract the utility service providers a minimum of 72 hours prior to the start of any grading operations for the marking of underground utilities.
- Contractor shall field verify the location and elevation of all utilities prior to construction and notify the Engineer of any discrepancies from the plan and the field data.
- Contractor shall pothole all utility crossings prior to construction. Contractor shall verify field located depths do not conflict with all proposed pipe crossings. The Engineer shall be contacted immediately if conflicts are discovered.
- Contractor shall coordinate all private utility services including but not limited natural gas, electric, and communications. Contractor shall coordinate all work including service extensions to the buildings, removal/relocation of existing facilities, and installation of new facilities.
 - 5.1. The primary electric feed and transformer is installed by the utility company. The secondary electric and conduits are installed by the contractor. The contractor shall confirm and coordinate this process with the electric utility company.
 - 5.2. The gas company will install gas piping from the mainline to the meter. Gas services after the meter shall be installed by the contractor. The contractor shall confirm and coordinate this process with the gas utility company.
 - 5.3. Contractor shall coordinate with communication company(s) on required conduit needed for cable, television, and other electronic communication services. At a minimum, the contractor shall provide one 4 inch PVC with pull-string from the new building to the existing telephone service box.
 - 5.4. Cohesive soils greater than three feet deep below paved areas shall be compacted to 95% of maximum dry density, Standard Proctor (ASTM D698). The top three feet within paved areas shall be compacted to 100%. Where fill material exceeds 10 feet in depth, the fill shall be compacted to 98%. All fill material shall be within 3% of the optimum moisture content during placement and compaction. Granular soils shall be compacted to 95% or greater of the Modified Proctor density (ASTM D1557).
- All structures shall be brought to final grade when disturbed. Comply with all utility company rules and regulations.
- All utility improvements shall be installed in accordance with the "Standard Utilities Specifications" published by the City Engineers Association of Minnesota (CEAM), except as modified here. It is the contractors responsibility to obtain a copy of these specifications.
- Construct all utilities in accordance with local, state, and federal requirements including the Department of Labor and the Department of Health. All pipe materials shall meet the requirements of the City.
- Contractor shall coordinate with the City prior to interfering or turning off any watermain that belongs to the City. The contractor shall receive prior authorization for all connections or modifications. The contractor shall be liable for any costs or damages resulting from the interference of the watermain without City approval.
- Coordinate all building service locations with the Mechanical, Plumbing, and Architectural plans. Any service with less than 5 feet of cover shall be insulated.
- Record plans shall be provided by the contractor to all governing authorities as required.
- All utility services to buildings shall be coordinated with the mechanical, structural, architectural, and plumbing plans prior to construction. Work shall also be coordinated with the plumbing and mechanical contractors. No additional compensation will be provided for work that is not coordinated.

PROJECT NAME

LOCKED LOON STORAGE EXPANSION

COLOGNE, MN

CLIENT / DEVELOPER

ODAT HOLDINGS, LLC

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

CITY / COUNTY



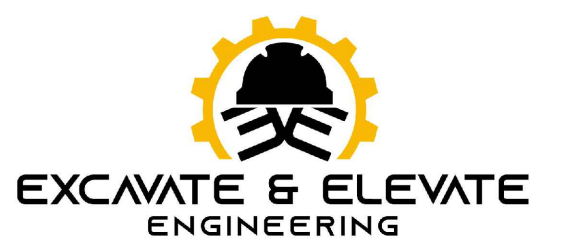
ISSUANCES & REVISIONS

ISSUANCE	DATE
CITY/WATERSHED SUBMITTAL	05/07/2025
WATERSHED RESUBMITTAL	05/22/2025
CITY/WATERSHED RESUBMITTAL	06/13/2025

CERTIFICATION

CITY/WATERSHED RESUBMITTAL

06/13/2025



PHONE: 763-245-4233
WEB: ExcavateAndElevateEng.com
CONTACT: Austen Adam
PROJECT NUMBER: 25003

NOTES

C0.2

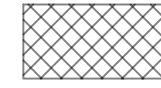
CIVIL 3D LIMITATIONS

The Engineers deliverables for the project are limited to hard copy and digital pdf versions of the plan sheets. With the owners permission, we may release Civil 3D digital models of the files used in the creation of the sheets. It is at the contractors, subcontractors, and any other third party users risk to use the digital files. These digital files shall not be used for staking of any hard surface improvement including but not limited to buildings, sidewalks, and curbs.

ANY DIGITAL FILE RECEIVED FOR USE BY A CONTRACTOR OR THIRD PARTY SHALL BE USED AT THEIR OWN RISK. DIGITAL FILES MAY VARY FROM THE PLAN SHEETS, CONSIST OF ERRORS, BE OUT OF DATE, OR BE MODIFIED FROM THEIR ORIGINAL VERSIONS.

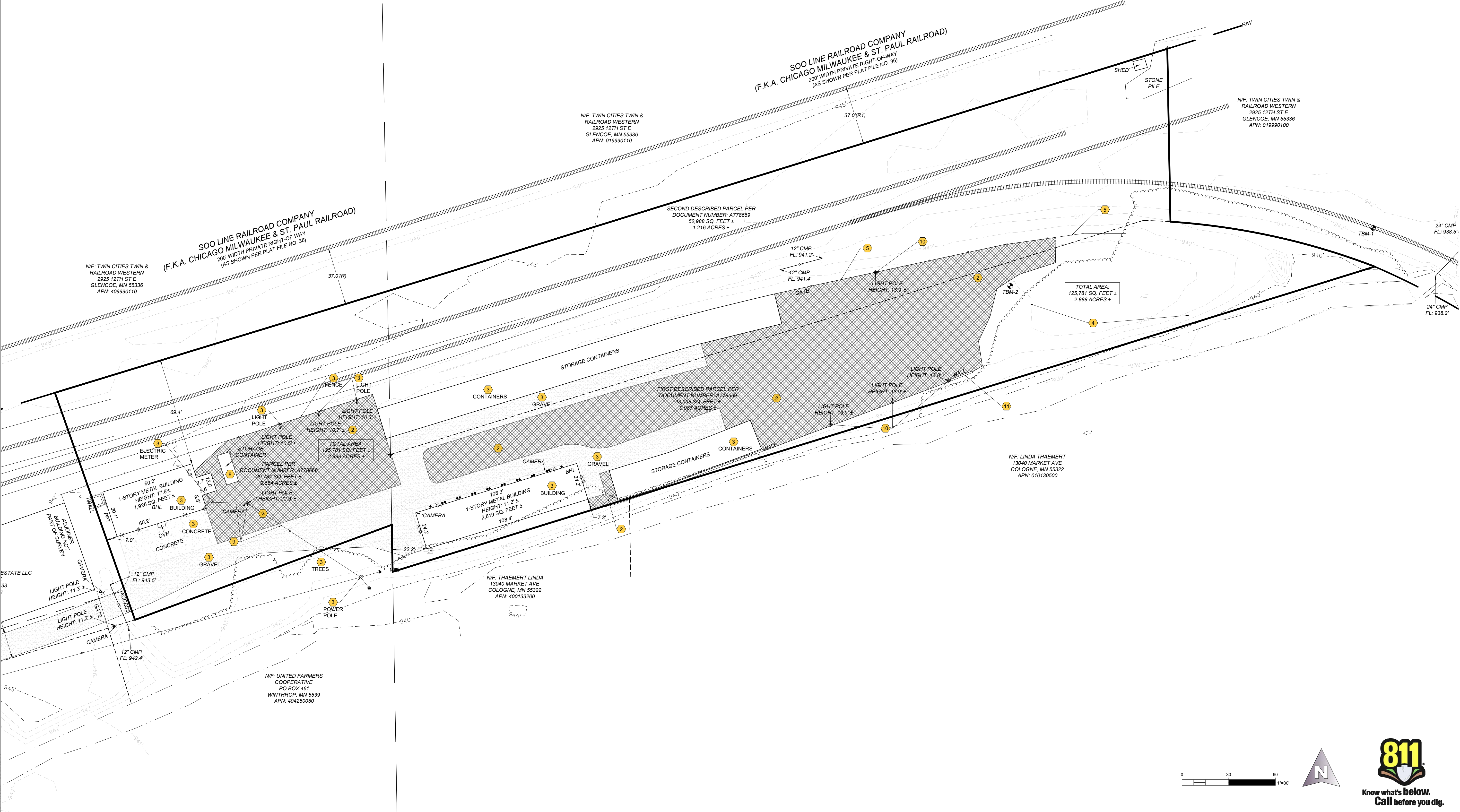
SHEET NOTES

DEMOLITION LEGEND



: PAVEMENT REMOVAL (REFER TO NOTE 2)

1. Refer to Sheet C0.2 for General, Existing Conditions, and Demolition Notes. Refer to the existing conditions survey for the existing conditions of the site.
2. Remove existing gravel necessary for proposed site improvements. Where gravel is proposed within the site disturbance limits, the contractor shall scrape and remove existing gravel in areas of cut and add and compact gravel in areas of fill. Refer to the grading plan on Sheet C4.0 for proposed gravel locations and grades. Gravel removed from the site shall be salvaged and reused.
3. Protect all pavement, curb, utilities, landscaping, neighboring property, and any other site features not indicated for removal. Damages shall be repaired by the contractor at no additional cost to the owner.
4. Remove existing trees and vegetation necessary for proposed site improvements. Under no circumstance shall the contractor remove trees from adjacent properties or that are outside of the construction limits. Removal shall include stump and underground root structure. Refer to Sheet C3.0 for construction limits and approximate location of trees that are to remain.
5. Remove existing fence, gate, and associated foundations.
6. Coordinate reuse, removal, or relocation of private utilities with utility owner. This shall include but not be limited to power/utility poles, guylines, handholes, telephone/cable boxes and new utility services. All disturbed utilities shall be restored to pre-construction conditions if disturbed.
7. Remove and salvage existing storage container. Coordinate relocation with owner.
8. Remove and salvage existing light/power pole, camera, and overhead electric lines. Refer to the photometrics plan for proposed relocation. The contractor shall coordinate the relocation of the overhead power lines and power pole with the utility owner. Removal shall include foundation if applicable.
9. Remove and salvage existing light pole, refer to the photometrics plan for proposed location. Unused poles shall be removed from the site. Removal shall include foundation if applicable.
10. Remove existing wall and any related foundations.
11. Refer to sheet C4.0 for erosion and sediment control measures that shall be installed prior to the commencement of work.
12. Refer to sheet C3.0 for construction limits.



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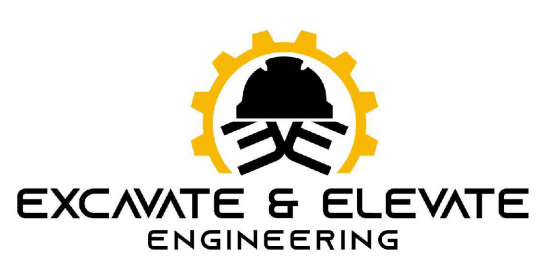
ISSUANCES & REVISIONS

ISSUANCE	DATE
CITYWATERSHED SUBMITTAL	05/07/2025
WATERSHED RESUBMITTAL	05/22/2025
CITYWATERSHED RESUBMITTAL	06/13/2025

CERTIFICATION

PRELIMINARY (NOT FOR CONSTRUCTION)

CITYWATERSHED RESUBMITTAL
06/13/2025



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PROJECT NUMBER: 25003



DEMOLITION PLAN

C2.0

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.
8. Existing trees to remain. Location and number of trees are approximate and based off aerial imagery.
9. Proposed trees. Trees shall be balled and burlapped with a two and a half inch planting size. Refer to the Tree Quantity Table for types and quantities. Substitutions shall be approved by the City prior to installation.
10. The contractor shall coordinate all tree planting construction activity with the owner. After acceptance, the owner shall be responsible for maintaining a watering schedule to thoroughly water all trees and plant material.

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.

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%
Total	74,338 sq. ft.	1.71 ac.	100%


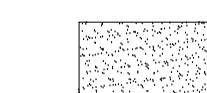
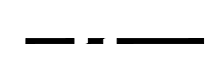




Pervious	27,446 sq. ft.	0.63 ac.	36.9%
Impervious	46,892 sq. ft.	1.08 ac.	63.1%
Total	74,338 sq. ft.	1.71 ac.	100%

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



City of Cologne Impervious Calculation (Excludes Gravel) *WITHIN SITE CALCULATION LIMITS			
Total Impervious	46,892 sq. ft.	1.08 ac.	
Gravel	20,927 sq. ft.	0.48 ac.	
Site Impervious	25,965 sq. ft.	0.60 ac.	

0.60 ac. / 1.71 ac. = 35.1% Site Impervious

LEGEND

-  : PERVIOUS SURFACE (WITHIN CALCULATION AREA)
-  : GRAVEL (REFER TO GRADING & PAVING PLAN)
-  : CONSTRUCTION LIMITS (PROPERTY LINE UNLESS SHOWN OTHERWISE)
Total Disturbed Area = 45,042 sq. ft. (1.03 ac.)
-  : SITE AREA CALCULATION LIMITS
-  - OHE : OVERHEAD ELECTRIC
-  : APPROXIMATE EXISTING TREE LOCATION
-  : PROPOSED TREES

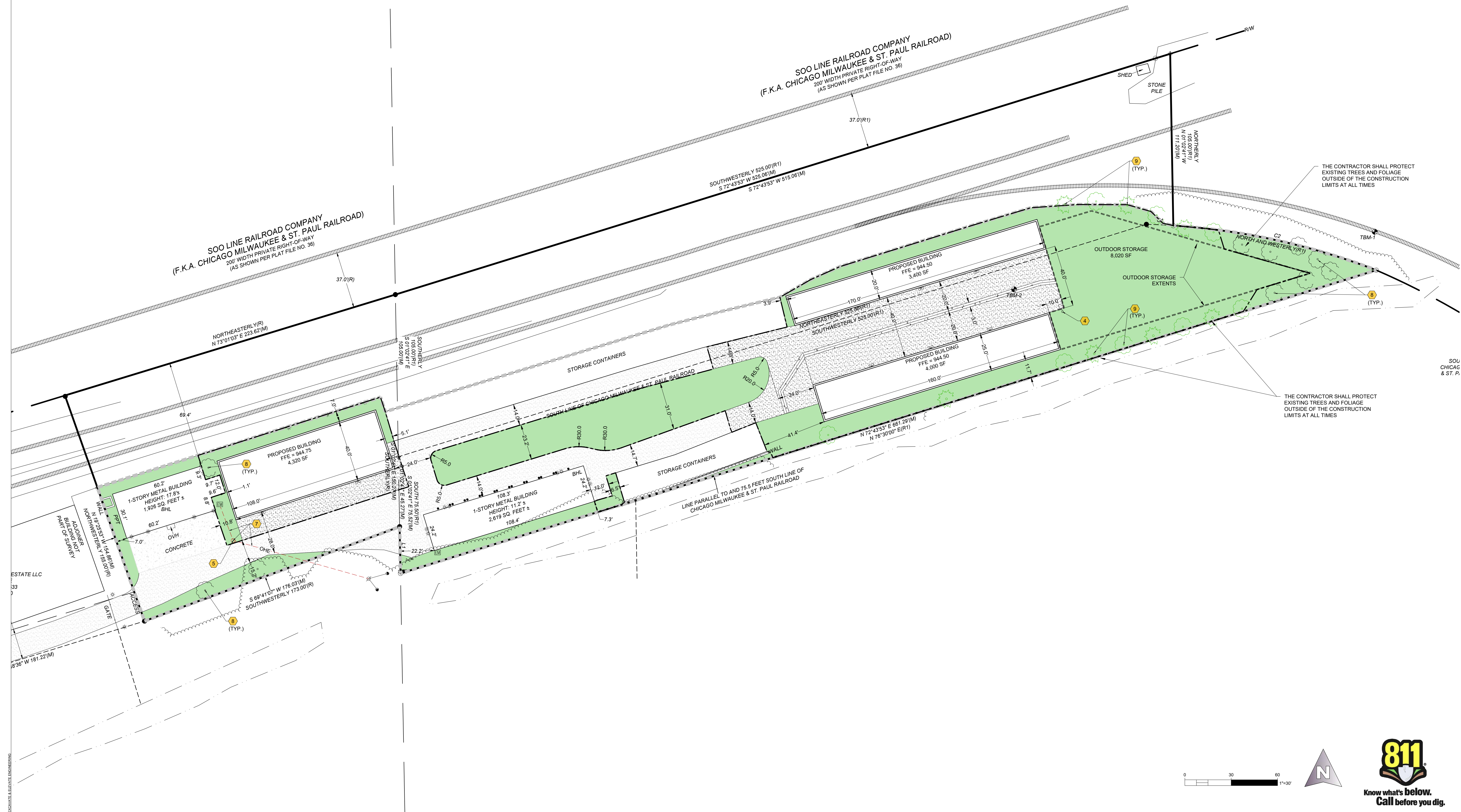
PROPOSED TREE QUANTITIES

BOTANICAL / COMMON NAME	QUANTITY	SYMBOL
QUERCUS RUBRA / RED OAK	8	
QUERCUS BICOLOR / SWAMP WHITE OAK	7	

TREE CALCULATIONS

City Code
1 TREE PER 3,000 SQ. FT. OF SITE AREA
TOTAL SITE AREA = 74,338 SQ. FT.
74,338 SQ. FT. / 3,000 SQ. FT. = 25 TREES

EXISTING TREES TO REMAIN = 10
PROPOSED TREES = 15
TOTAL TREES = 25



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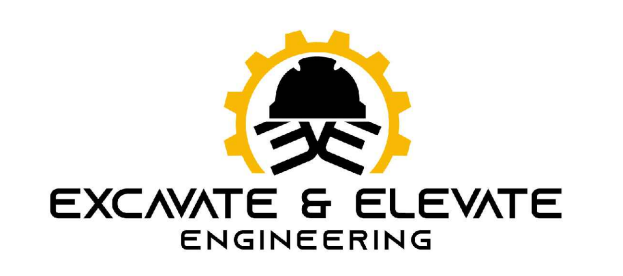
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SITE PLAN
C3.0

