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PLANNING REPORT

TO: Otsego Planning Commission
FROM: D. Daniel Licht
REPORT DATE: 14 January 2026
120-DAY DATE: 11 April 2026
RE: Otsego – Foss Swim School; Preliminary Plat/Sketch Plan
TPC FILE: 101.02

BACKGROUND

Foss Swim School has submitted application to plat Outlot A, Great River Centre Otsego Seventh Addition as one lot for commercial development. The proposed lot is subject to preliminary plat review as it was not previously identified as a buildable lot at the time the current outlot was established. Previously dedicated drainage and utility easements at the perimeter of the outlot will be vacated as part of the plat process. A public hearing to consider the preliminary plat application has been noticed for the Planning Commission meeting on 20 January 2026.

The proposed development of the subject property is illustrated on a sketch plan submitted as supporting information with the plat application. The sketch plan illustrates development of a 9,600 square foot building to be constructed as a commercial swim school. The site plan also illustrates a second 11,900 square foot building within the proposed lot as a future construction. The development of the proposed lot will require future application for site and building plan approval. This is expected to occur concurrent with application for final plat approval.

Exhibits:

- Site Location Map
- Final Plat
- Civil plans dated 12 December, 2025

ANALYSIS

Comprehensive Plan. The 2023 Comprehensive Plan guides the subject property within the Great River Centre of Otsego for commercial land use as part of the City’s primary retail, service, and office area within the community. The platting of the subject to allow for development of the proposed swim school allows for a commercial indoor recreation business that will serve Otsego and the surrounding region. The proposed use is consistent with the types of businesses planned for the area by the 2023 Comprehensive Plan.

PUD District. The City Council approved a PUD District for the Great River Centre of Otsego on 13 March 2006. The PUD District is based upon the uses and performance standards as allowed within the B-1, Retail Business District. The B-1 District allows for the proposed swim school as a permitted use defined as instructional classes and indoor commercial recreation. Development of permitted commercial uses is subject to site and building plan review by the Planning Commission and approval of the City Council in accordance with Section 11-9-3 of the Zoning Ordinance.

Surrounding Area. The table below summarizes the existing and planned land uses surrounding the subject property:

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial	PUD District	Tires Plus Wings Financial Everbrook Academy
East	Commercial	PUD District	The Village apartments
South	Office	B-4 District	Twin City Bee Keeping EDCO/Undeveloped
West	Commercial	PUD District	Good Day Car Wash

The area within Great River Center bounded by 87th Street/Quaday Avenue/85th Street/Parrish Avenue (CSAH 42) is designated as a Village Center, where development is to utilize elements of traditional neighborhood design in both site planning and architecture. When Good Day Car Wash was constructed, the application review noted that development of Outlot A, Great River Centre of Otsego would be required to develop in accordance with the Village Center elements of the Great River Centre of Otsego PUD Design Guidelines. The indoor commercial recreation use and future retail building is more consistent with the community service type businesses anticipated for this area of the Great River Centre and will be compatible with the day care and apartment uses directly adjacent to the subject property.

Preliminary Plat. The developer has submitted a preliminary plat to plat the existing 2.97 acre outlot into one lot.

- **Lot Requirements.** There are no minimum lot area or width requirements for subdivision of lots within the GRC PUD District. Lot 1, Block 1 is proposed to be 2.97 acres in area and is 305 feet in width as measured at the front setback line abutting 85th Street. The necessary area and width of a specific lot is to be based on required setbacks and a functional site plan in terms of access and circulation. The sketch plan, reviewed in detail in subsequent paragraphs, illustrates a feasible development of the proposed lot.
- **Right-of-Way.** The subject property 85th Street and Parson Avenue. The City Engineer is not recommending additional right-of-way dedication be required for 85th Street or Parson Avenue.
- **Utilities.** The subject property is within the East Sewer District established by the 2023 Comprehensive Plan. Sewer and water utilities are available at the property to serve the proposed development as illustrated on the preliminary utility plan. The utility plan and any related issues will be subject to review and approval by the City Engineer as part of a future site and building plan review application.

The developer is required to pay Utility Availability Charges at the time of final plat approval. These fees are used by the City to fund the construction of the trunk sewer collection pipes and water distribution pipes. A preliminary calculation of the Sewer Availability Charges (SAC) and Water Availability Charges (WAC) based on the 2026 Fee Schedule for the proposed lot are provided below:

- WAC: $3.5 \text{ RECS/ac.} \times 2.97\text{ac.} \times \$4,596.00/\text{REC} = \$47,775.42$
- SAC: $3.5 \text{ RECS/ac.} \times 2.97\text{ac.} \times \$3,171.00/\text{REC} = \$32,962.55$

Additional utility related fees are collected at the time a building permit is issued. The Utility Connection Fees are used by the City for the construction of the operational elements of the sewer and water utilities such as wastewater treatment facilities, lift stations, wells, pump houses, water towers and water treatment plants. The calculation of the Utility Connection Fees for commercial uses is based on the schedule for Residential Equivalent Connections development by Metropolitan Council Environmental Services based on water use for specific activities. The 2026 schedule for connection fees is shown below.

- Water Connection Fee: $\$4,596.00/\text{REC}$
- Sewer Connection Fee: $\$9,513.00/\text{REC}$

- **Stormwater.** The developer has submitted a preliminary grading plan for the proposed development of the subject site. The grading plan and all stormwater management related issues will be subject to review and approval by the City Engineer as part of a subsequent site and building plan review application. The subject property is not included within a watershed district and no stormwater impact fee is required at the time of final plat approval.
- **Easements.** Section 10-8-12 of the Subdivision Ordinance requires dedication of 10 foot wide drainage and utility easements at the perimeter of proposed lots, over stormwater management facilities, and over water utility extensions. There are existing drainage and utility easements along the north, east, and south lines of the subject property that will be vacated and replaced by new easements dedicated with the proposed plat. The proposed plat illustrates the required perimeter easements. Additional easements to be recorded by document related to sewer, water or stormwater utilities may be required as part of the site and building plan review application. All drainage and utility easements are to be subject to review and approval by the City Engineer.
- **Park Dedication.** The initial final plat of the Great River Centre of Otsego was credited as having satisfied park dedication requirements through trail improvements within the subdivision. No additional park dedication is required for approval of a final plat for the proposed preliminary plat.

Sketch Plan. A sketch plan illustrating development of the proposed lot has been submitted with the application for preliminary plat approval. The proposed development of the subject property includes a 9,600 square foot building for a commercial swim school and future 11,900 square foot retail commercial building.

- **Setbacks.** The following setbacks are required of the subject site based on the requirements of the GRC PUD District Design Guidelines and the B-1 District. The sketch plan complies with these requirements. Importantly, the site plan locates the proposed swim school building at the southeast corner of the lot with the parking in-line or behind the building as viewed from Parson Avenue. This site layout is encouraged by the GRC PUD District design guidelines and is consistent with the location of other commercial buildings along Parson Avenue to the north.

85 th St.	Parson Ave.	North	Parking	
			ROW	Interior
30ft.	20ft.	10ft.	15ft.	5ft.

- **Access.** The subject site abuts 85th Street, and Parson Avenue. One access is proposed to 85th Street, which meets the intersection spacing requirements established by Section 11-21-6.B of the Zoning Ordinance. There is a second access to Parson Avenue at the northeast corner of the proposed lot. This access is shared by easement with the Good Day Car Wash and aligns with the access to The Village apartments to the east.

- **Off-Street Parking.** The sketch plan illustrates 125 off-street parking spaces, six of which are disability accessible.

Section 11-21-8 of the Zoning Ordinance requires instructional class and retail uses to provide one off-street parking space for each 200 square feet of net floor area. A preliminary calculation of required parking is provided below. The number of spaces shown on the sketch plan exceeds the requirements of the Zoning Ordinance.

Use	Gross Area	Net Area	Requirement	Required Spaces
Instructional Classes	9,600sf.	8,640sf.	1 space/200sf.	44
Retail	11,900sf.	10,710sf.		54
Total				98

The dimensions of the drive aisle and parking spaces comply with Section 11-21-7.B of the Zoning Ordinance. Asphalt pavement and perimeter concrete curb is required by Sections 11-21-7.C and D of the Zoning Ordinance and is subject to review and approval of the City Engineer with application for site and building plan review.

- **Sidewalks/Trails.** There is an existing sidewalk adjacent to the north side of 85th Street abutting the subject property. There is also a public trail along the north line of the subject property that connects between Parrish Avenue (CSAH 42) and Parson Avenue.

The sketch plan illustrates construction of a sidewalk along Parson Avenue from 85th Street north to the north line of the subject property. This segment connects to the sidewalk on the west side of Parson Avenue extending to 87th Street that was constructed with Everbrook Academy.

There are connections to the sidewalks on 85th Street and Parson Avenue from the front of the swim school and retail building shown on the site plan.

- **Buildings.** No details have been provided regarding the proposed swim school building. Architectural elevations and floorplans will be required to be submitted at the time of site and building plan review for each building.
 - **Exterior Materials.** The exterior design for the proposed buildings are subject to the guidelines included in the GRC PUD District Design Guidelines booklet. The GRC PUD District Design Guidelines would encourage large window areas on all sides of the building and emphasis on the architectural details facing 85th Street and Parson Avenue. Exterior materials for each building must also comply with the exterior finish requirements established by Section 11-17-4.D.1 of the Zoning Ordinance.

- **Height.** The GRC PUD District establishes height limitations intended to preserve viewsheds of the SuperTarget store as the anchor of the Great River Centre of Otsego development. The height of buildings within the proposed lot are limited to two stories or 28 feet. Building height is measured to the deck of a flat roof or the mean height of a pitched roof as defined by Section 11-2-2 of the Zoning Ordinance.
- **Landscaping.** The sketch plan does not include proposed landscaping. A landscape plan meeting the requirements of Section 11-19-2 of the Zoning Ordinance will be required to be submitted with application for site and building plan review. In addition to the general landscape guidance provided in Section 11-19-2.B.2 of the Zoning Ordinance, the landscape plan should include:
 - Natural grasses or shrubs planted to screen the view of off-street parking area from view of 85th Street and Parson Avenue.
 - An irrigation system required by Section 5-2-3.C.2 of the City Code
- **Exterior Lighting.** The design and location of exterior lighting within the subject site must comply with Section 11-16-6 of the Zoning Ordinance. An exterior lighting plan, including photometric measurements, is to be submitted application for site and building plan review. All exterior lighting is to be subject to review and approval of the Zoning Administrator.
- **Waste Storage.** The sketch plan does not indicate locations for waste containers. Any outdoor storage of waste containers requires an enclosure subject to the requirements of Section 11-18-4.C of the Zoning Ordinance. If outdoor storage of waste containers is intended, plans for the required enclosure are to be submitted with application for site and building plan review.
- **Signs.** The sketch plan does not include details regarding any proposed signs. Signs with GRC PUD District Design Guidelines allow wall signs to be installed on all four sides of principal buildings with the area of the signs limited to 15 percent of the wall area and no individual wall sign exceeding 100 square feet. One shared freestanding sign for the proposed lot may also be considered as part of the site and building plan review application. A sign permit application is required to be submitted prior to placement of any signs upon the property and is subject to review and approval of the Zoning Administrator.

Final Plat. The developer must submit application for final plat in accordance with Section 10-3-3.F of the Subdivision Ordinance within one year of preliminary plat approval.

Development Contract. Section 10-10-4.A of the Subdivision Ordinance requires the developer to enter into a development contract at the time of final plat approval. The development contract will be combined with a Site Improvement Performance Agreement as required by Section 11-9-7 of the Zoning Ordinance for development of the lot. The development contract will ensure construction of the project as approved by the City, completion of any public improvements, establishment of required securities, and payment of applicable fees. The development contract will be drafted by the City Attorney and is subject to approval of the City Council.

RECOMMENDATION

The proposed preliminary plat complies with the requirements of the Subdivision Ordinance. Platting of the proposed lot will provide for development of an indoor commercial recreation use providing instructional classes that will increase available services to Otsego, as well as the surrounding area. The proposed development of the site will also provide future opportunity for increased retail spaces to accommodate other retail, service, or office uses in the area. City staff recommends approval of the preliminary plat application as outlined below.

POSSIBLE ACTIONS

Motion to recommend City Council **approval** of a preliminary plat for Great River Centre of Otsego Eighth Addition, subject to the following conditions:

1. Approval of the preliminary plat shall not guarantee access to sanitary sewer service. The City shall only allocate sanitary sewer capacity to approved final plats with signed development contracts to assure the City of timely development.
2. Right-of-way dedication and access to 85th Street and Parson Avenue shall be subject to review and approval of the City Engineer.
4. Lot 1, Block 1 shall comply with the following setback requirements:

85 th St.	Parson Ave.	North	Parking	
			ROW	Interior
30ft.	20ft.	10ft.	15ft.	5ft.

5. All utility issues shall be subject to review and approval of the City Engineer.
6. The developer shall pay Utility Availability Charges for the proposed lot at the time of final plat approval in accordance with Title 8, Chapter 1 of the City Code.
7. The developer shall pay Utility Connection Fees for construction of proposed principal uses at the time a building permit is issued, in accordance with Title 8, Chapter 1 of the City Code.

8. All grading, drainage, erosion control and stormwater management issues shall be subject to review and approval of the City Engineer.
9. All easements shall be subject to review and approval of the City Engineer.
10. Development of Lot 1, Block 1 shall require application for site and building plan review, or other zoning applications as may be required by Zoning Ordinance, as provided for by Section 11-9-3 of the Zoning Ordinance.
 - a. Access and Off-Street Parking:
 - (1) The design and construction of off-street parking areas shall comply with Section 11-21-7 of the Zoning Ordinance, subject to review and approval of the City Engineer.
 - (2) The off-street parking area shall provide for the number of spaces as required by Section 11-21-8 of the Zoning Ordinance.
 - b. The architectural design and exterior materials for any principal and accessory building(s) shall comply with the GRC PUD District Design Guidelines Booklet and Section 11-17-4.D.1 of the Zoning Ordinance.
 - c. The height of any principal and accessory building(s) shall not exceed 28 feet as defined by the Zoning Ordinance.
 - d. A landscape plan subject to review and approval of the Zoning Administrator shall be submitted outlining proposed location, type, size, and quantities of proposed plantings along with planting details meeting the requirements of Section 11-19-2 of the Zoning Ordinance, and:
 - (1) Natural grasses or shrubs planted to screen the view of off-street parking area from view of 85th Street and Parson Avenue.
 - (2) An irrigation system shall be installed as required by Section 5-2-3.C.2 of the City Code.
 - e. All exterior lighting shall comply with Section 11-16-6 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.
 - f. All signs shall comply with the GRC PUD District Design Guidelines booklet and Chapter 37 of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

- g. Any outdoor storage of waste containers shall require an enclosure that complies with the provisions of Section 11-18-4.C of the Zoning Ordinance, subject to review and approval of the Zoning Administrator.

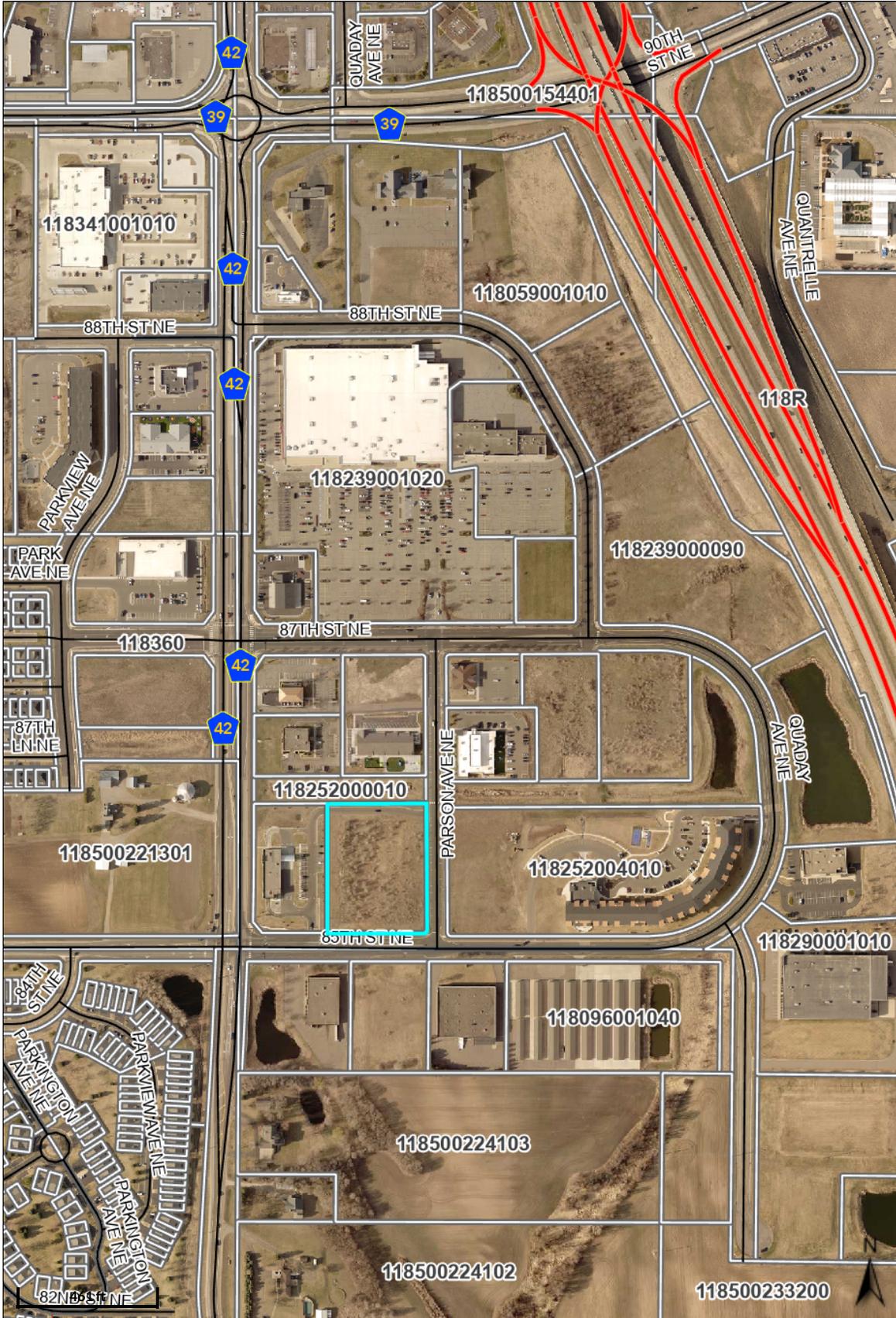
- 11. The developer shall enter into a development contract as required by Section 10-10-4.A of the Subdivision Ordinance at the time of final plat approval and Section 11-9-7 of the Zoning Ordinance related to site and building plan review approval, subject to review by the City Attorney and approval of the City Council.

- 12. A final plat shall be approved within one year of City Council approval or the preliminary plat shall be deemed void.

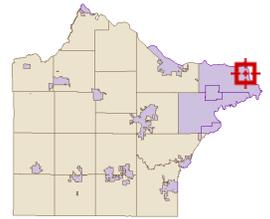
- c. Adam Flaherty, City Administrator/Finance Director
Audra Etzel, City Clerk
Ron Wagner, City Engineer
David Kendall, City Attorney

Foss Swim School

Site Location



Overview



Legend

Highways

- Interstate (thick red line)
- State Highway (medium red line)
- US Highway (thin red line)
- Roads (black line)

City/Township Limits

- c (white square)
- t (light blue square)
- Parcels (white square with black border)
- Torrens (red square)

LEGEND

- EXISTING IRON MONUMENT
- EXISTING WATER GATEVALE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING CATCH BASIN
- EXISTING SOAKAGE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UTILITY TRENCH
- EXISTING UTILITY RECEIVAL
- EXISTING SANITARY CLEAN OUT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING LIGHT POLE
- EXISTING CONDUIT
- EXISTING SPOT ELEVATIONS
- EXISTING SOIL ELEVATIONS
- NEW SPOT ELEVATION
- DENOTES SURFACE DRAINAGE
- NEW SANITARY CLEAN OUT
- APPROXIMATE SOIL BORING LOCATION
- NEW STORM SEWER
- NEW WATERSHED
- EXISTING SANITARY CLEAN OUT
- NEW MANHOLE
- NEW HORIZONTAL
- NEW DATE VALVE
- SILENT FENCE
- EXISTING CONTROL AT CE/WH
- EXISTING TREE TO BE REMOVED
- NEW FIBER LINE
- NEW ELECTRIC LINE
- EMERGENCY OVERFLOW ROUTE

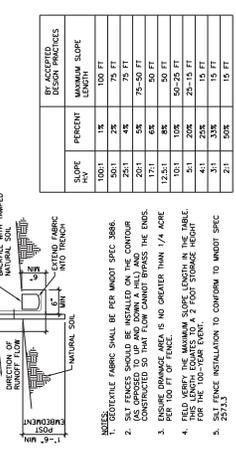
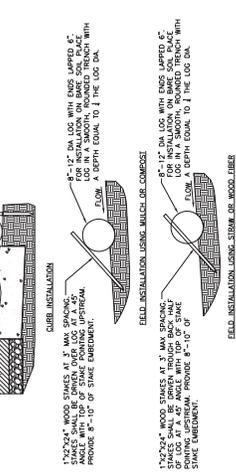
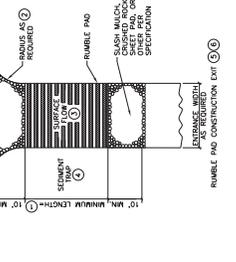
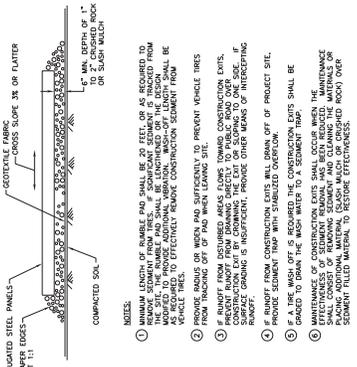
EROSION CONTROL NOTES

1. IMPV AND ADDRESS MPGA STORMWATER CONSTRUCTION PERMIT FROM THE CITY OF COTTAGE HILL. SUBMIT ACCEPTANCE OF PERMIT TO THE CITY OF COTTAGE HILL.
2. INSTALL PERMITS EROSION CONTROL AT THE LOCATION SHOWN ON DRAWING. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES. (MAX BALES ARE AN ACCEPTABLE PERMITS CONTROL).
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5. INSTALL SILENT FENCE AT ALL PUBLIC AND PRIVATE CATCH BASINS, CATCH BASIN HEADS OR OTHER APPROVED PRODUCTS. SILENT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SILENT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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7. REMOVE ALL TEMPORARY, DIVERSITY, STRUCTURAL, OR PERMANENT EROSION CONTROL ELEMENTS PRIOR TO START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WITH EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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16. SEE CMO FOR ADDITIONAL PROJECT INFORMATION.

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33. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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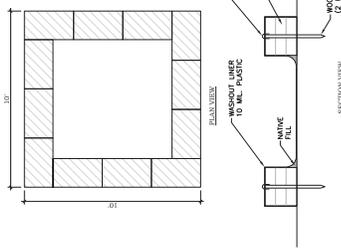
1. ALL MATERIALS FOR IMPROVED CONSTRUCTION OF PERMIT AREAS SHALL BE STORED IN A MANNER THAT PREVENTS TRACKING OF MATERIALS FROM THE FACTORY AND PILE FROM EXITS TO ADJACENT AREAS.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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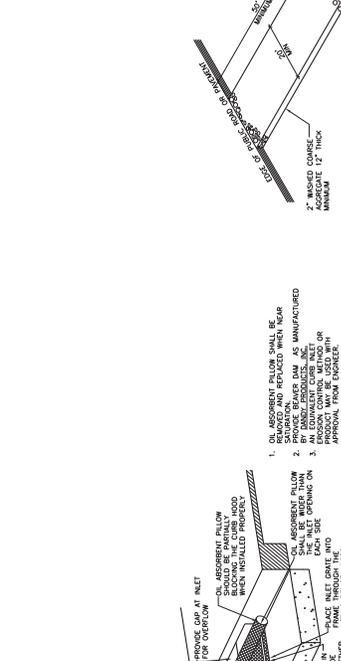
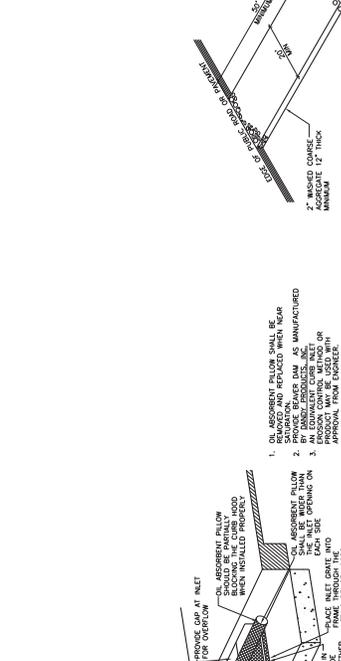
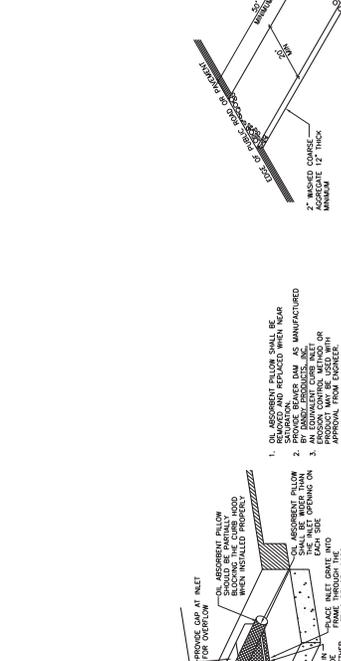
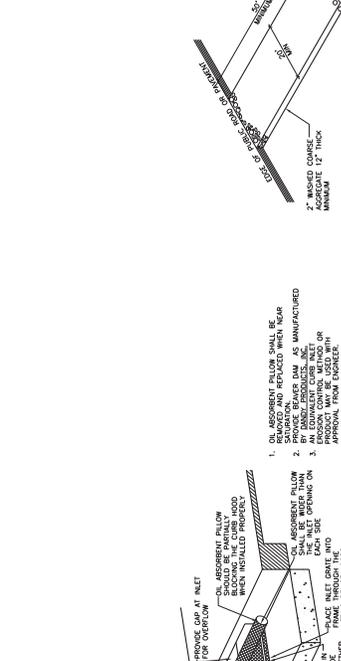
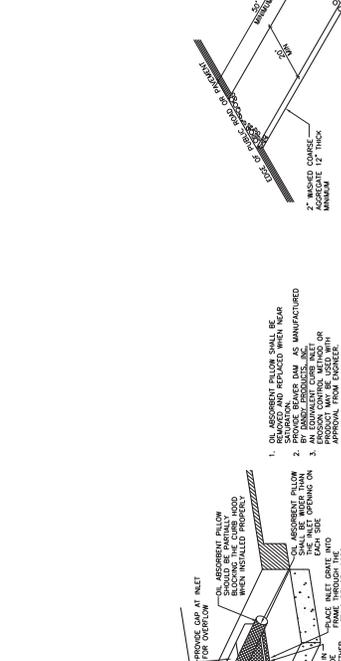
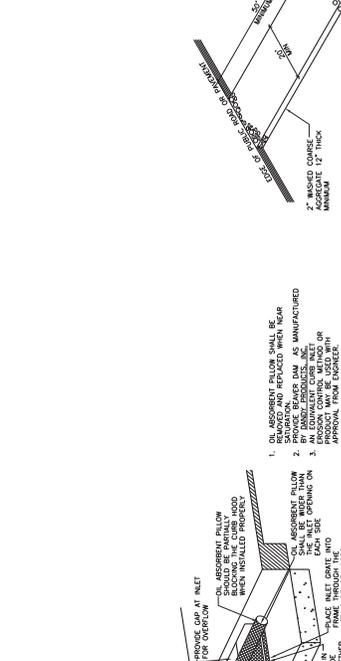
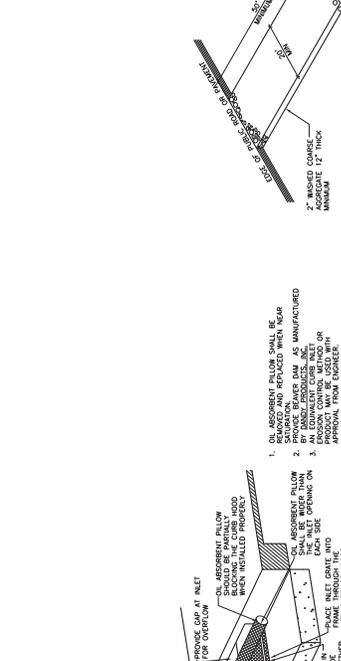
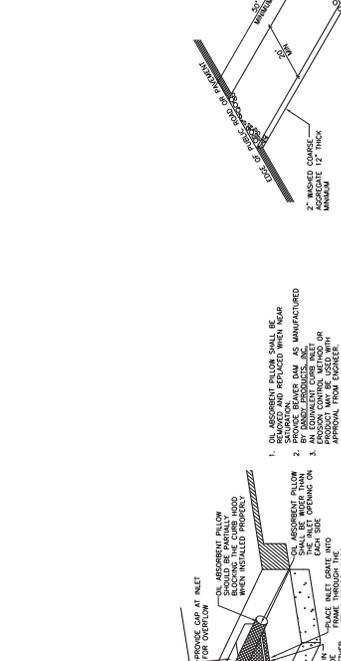
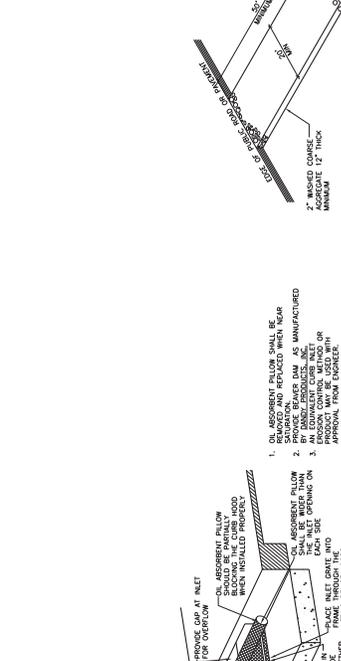
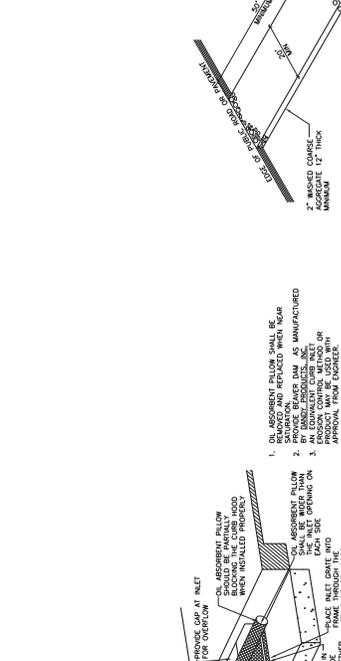
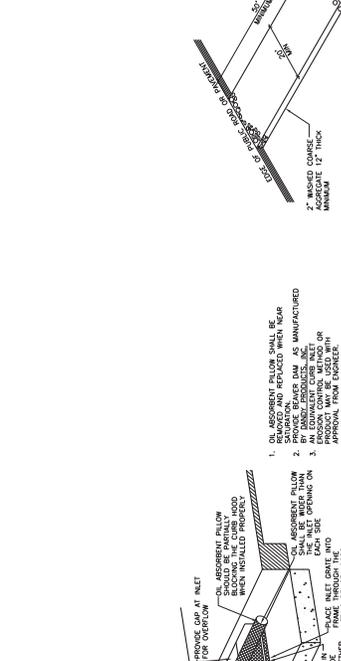
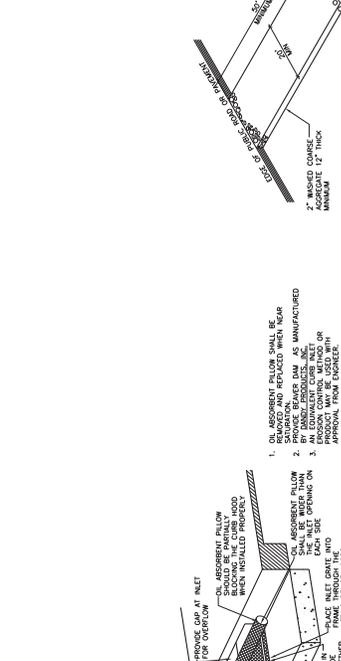
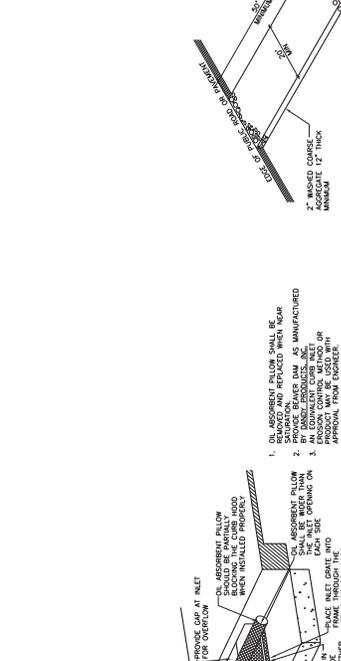
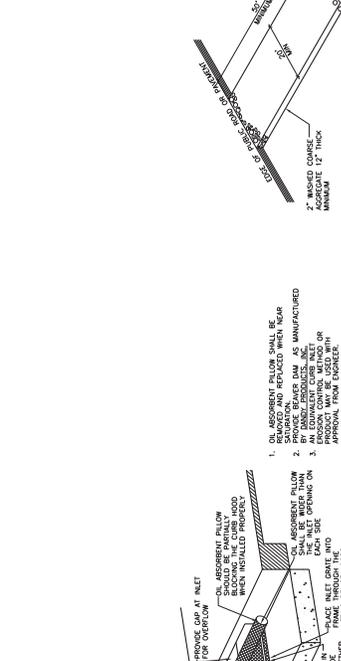
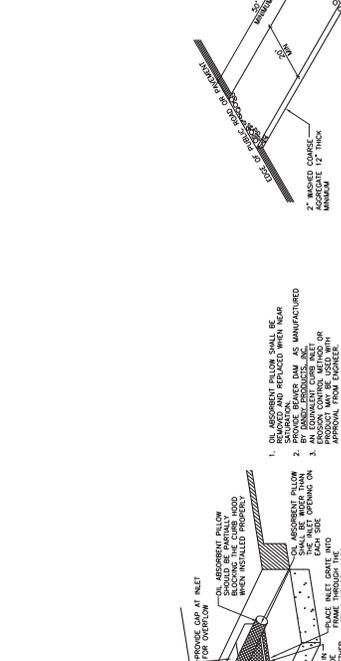
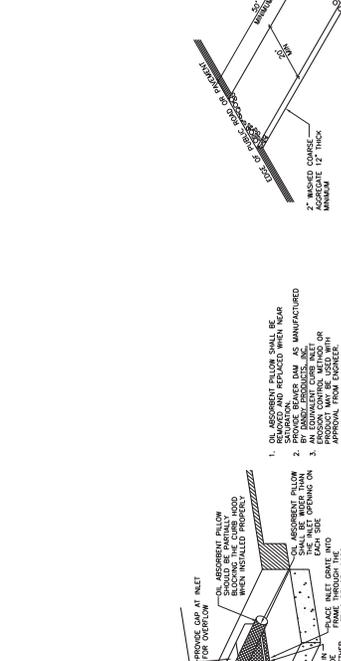
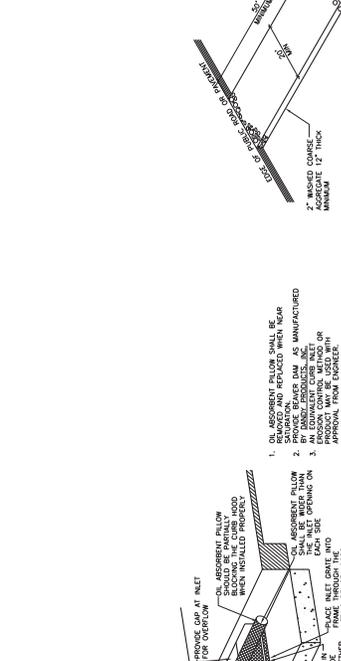
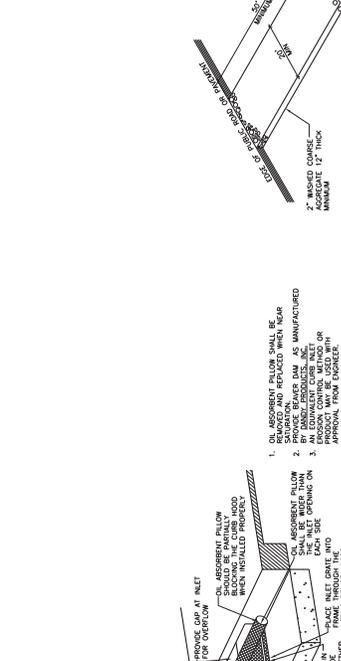
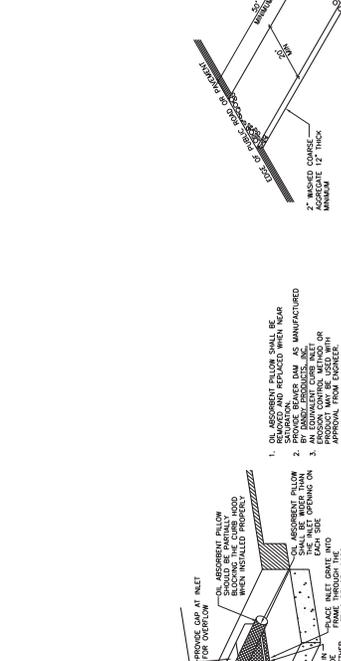
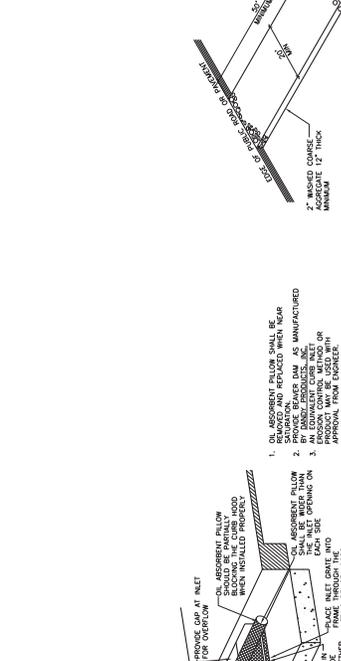
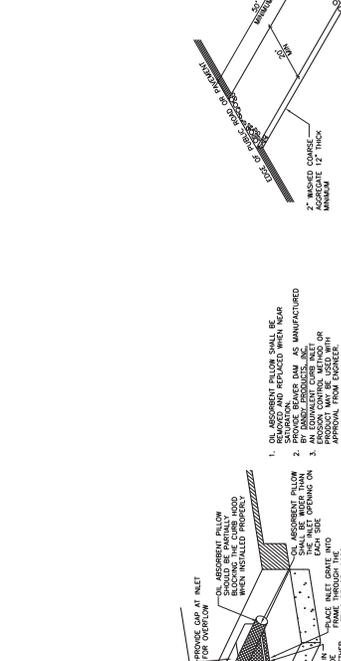
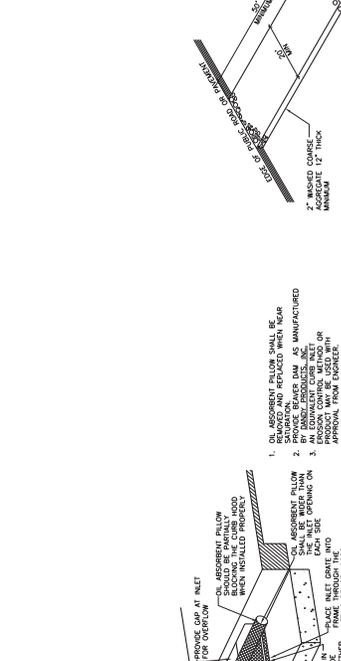
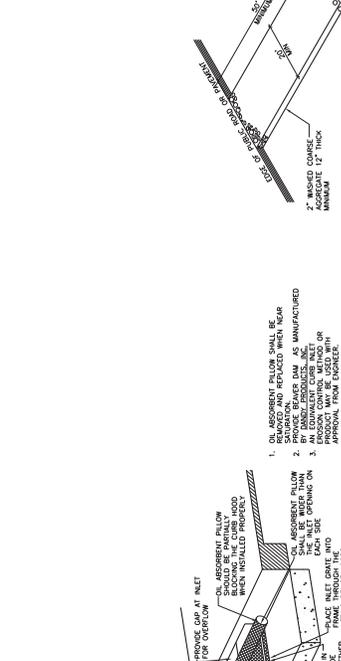
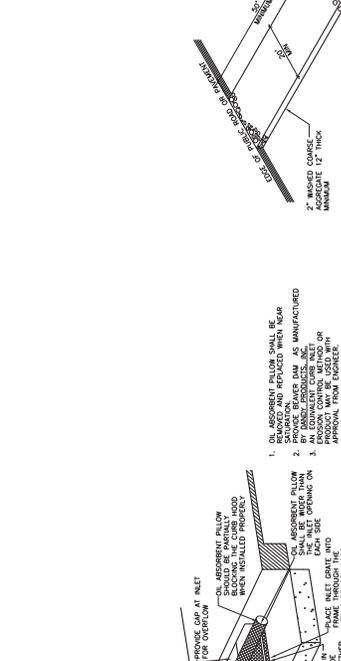
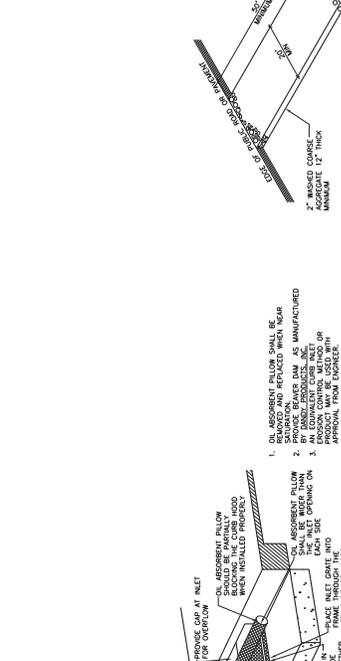
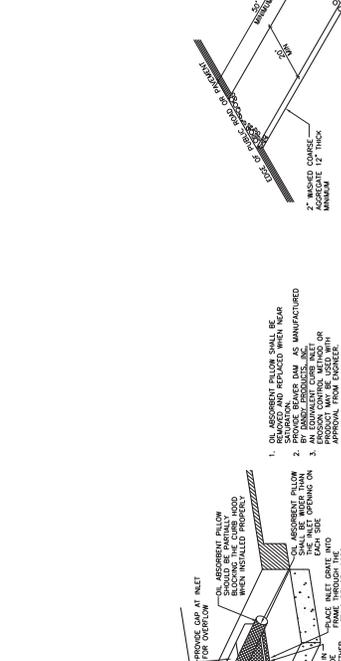
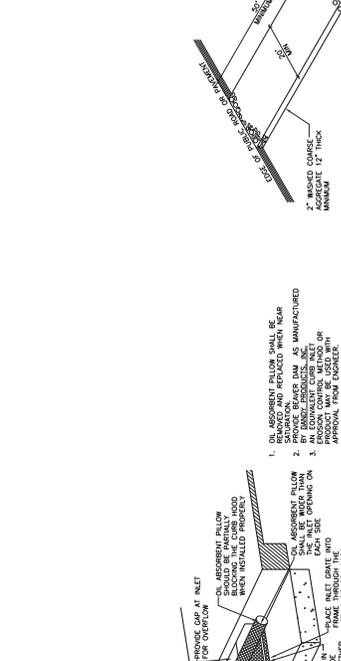
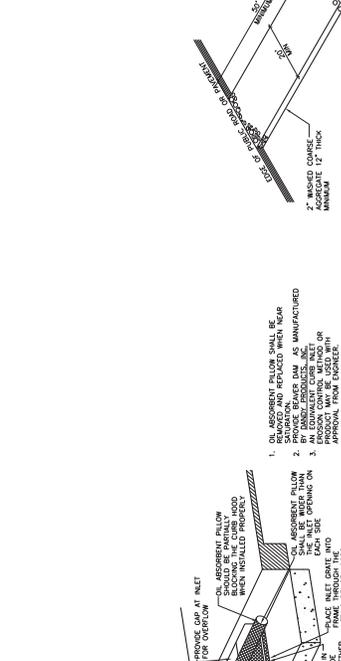
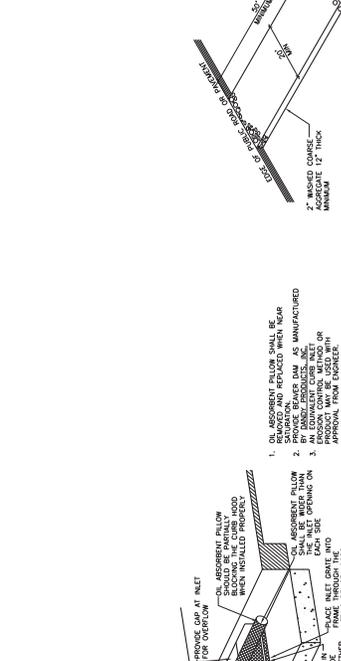
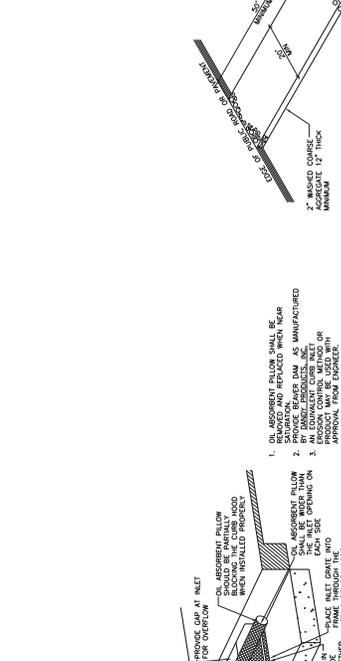
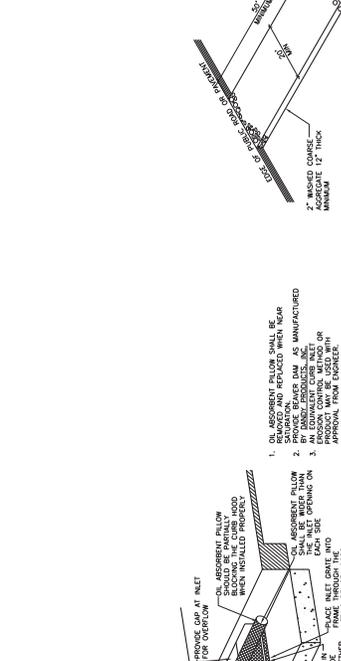
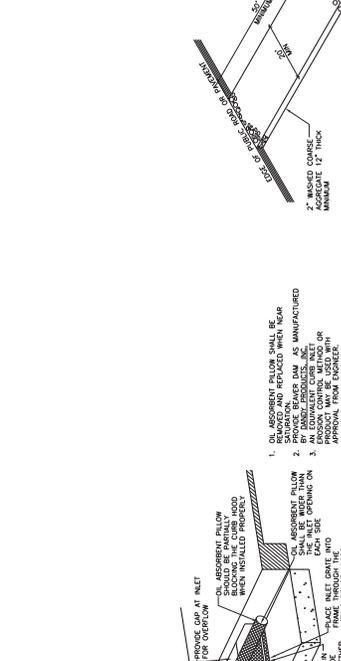
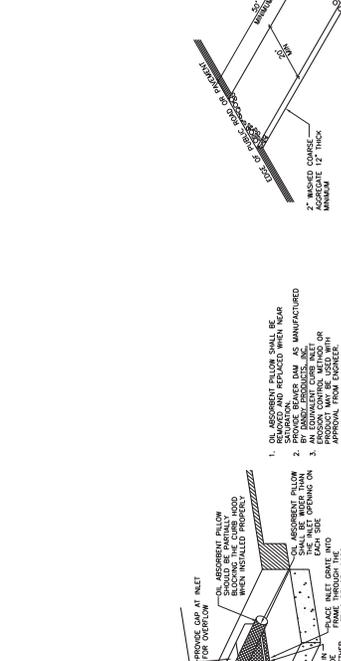
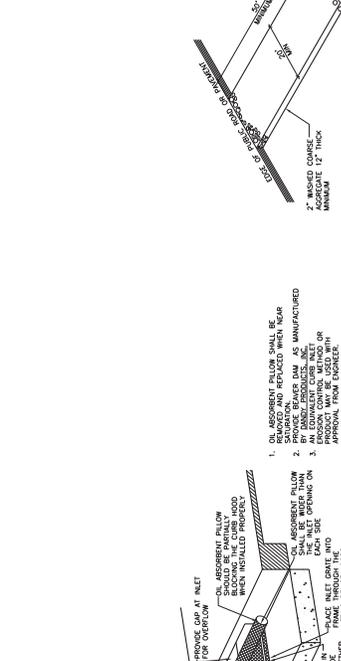
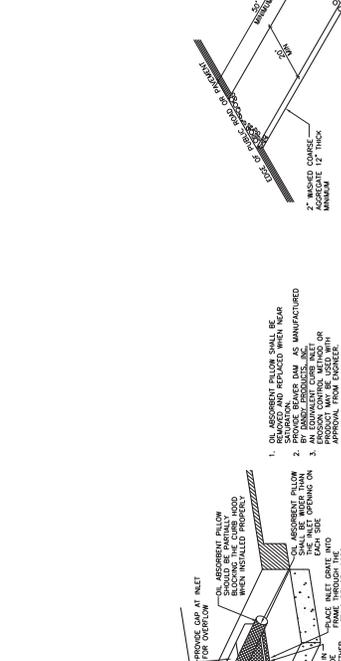
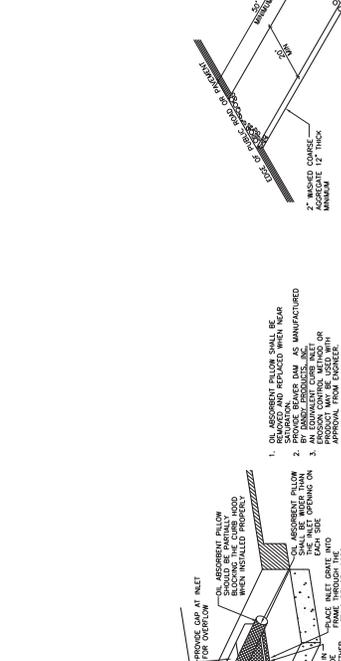
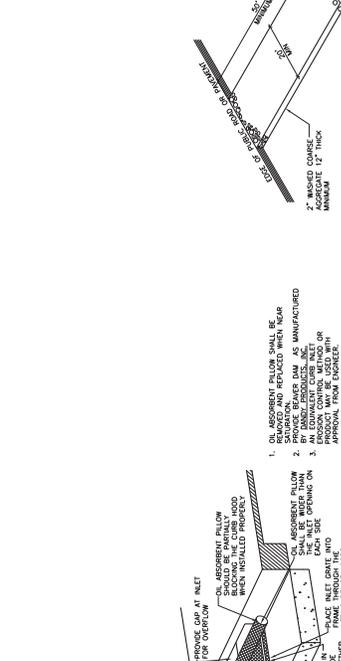
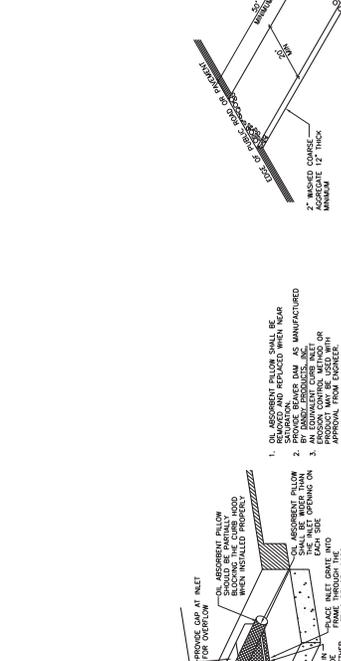
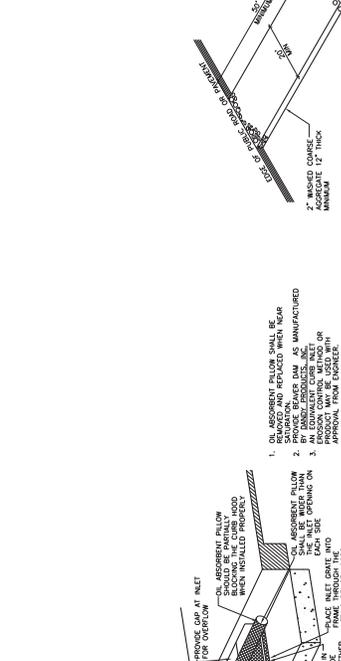
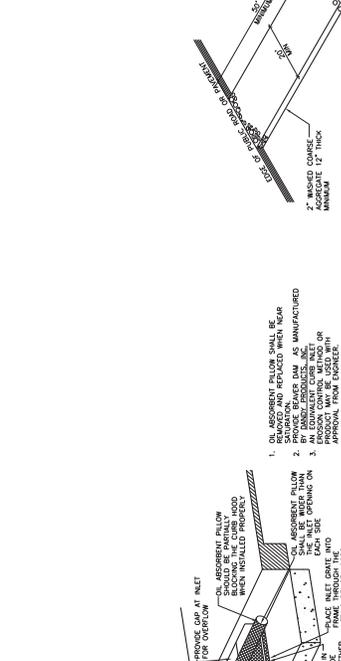
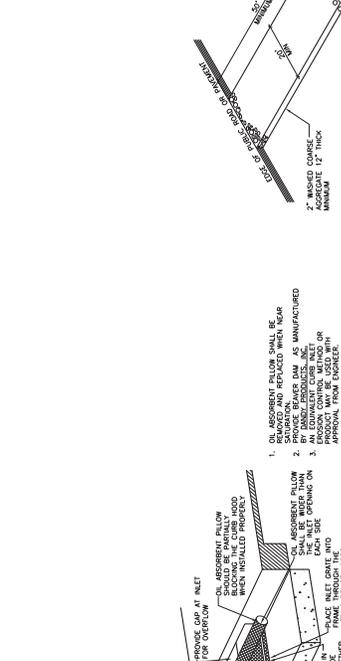
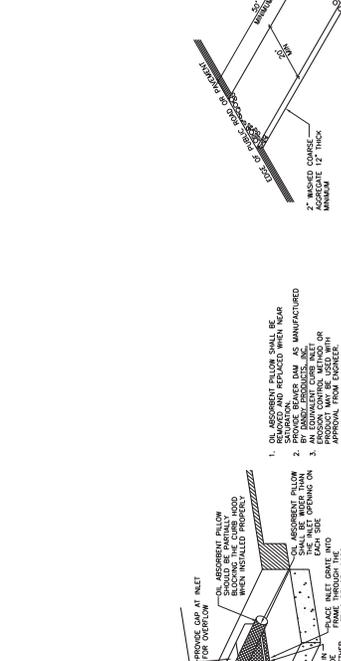
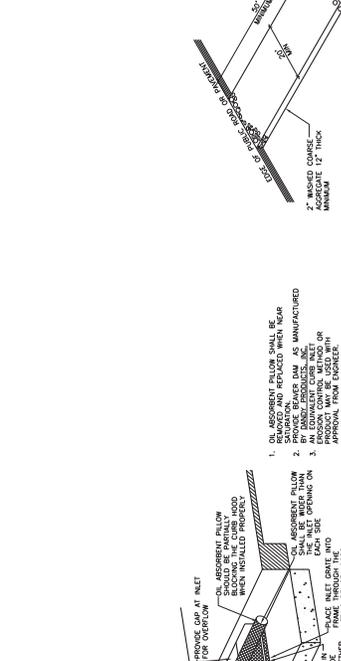
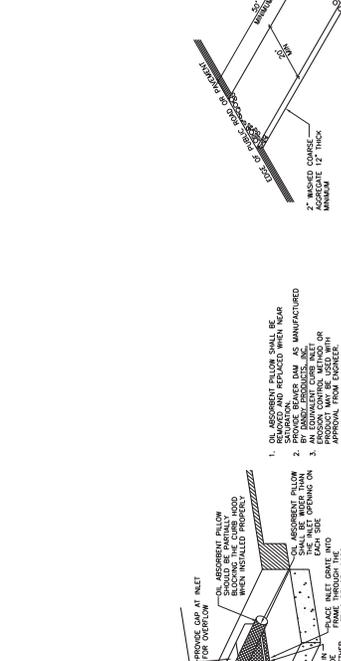
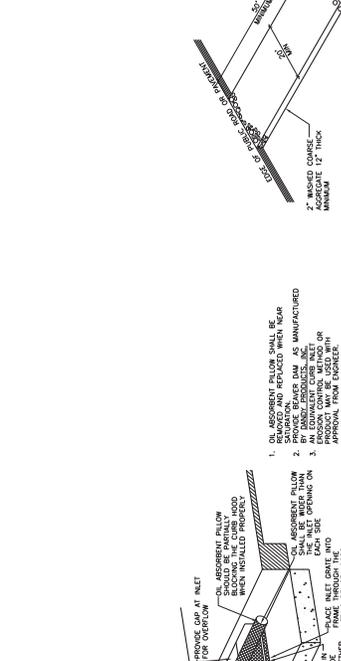
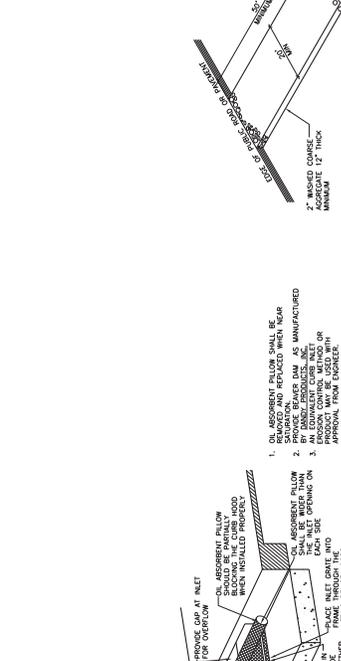
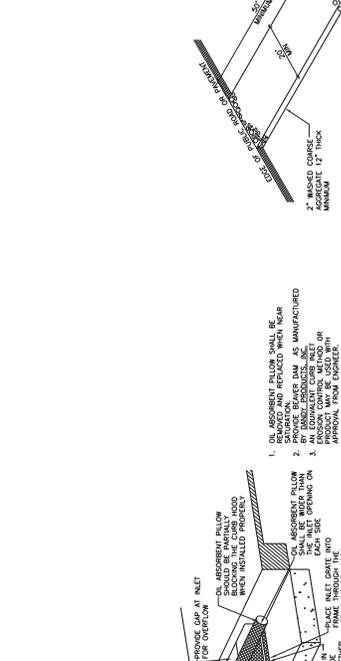
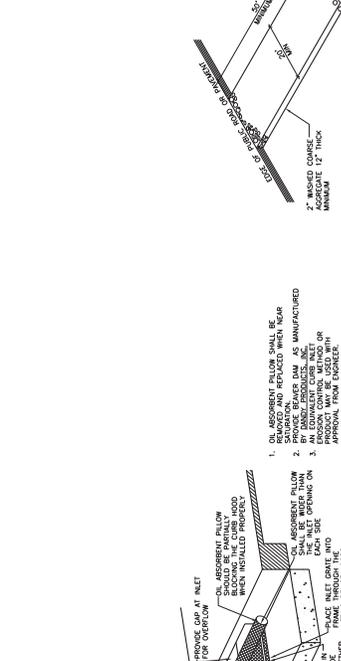
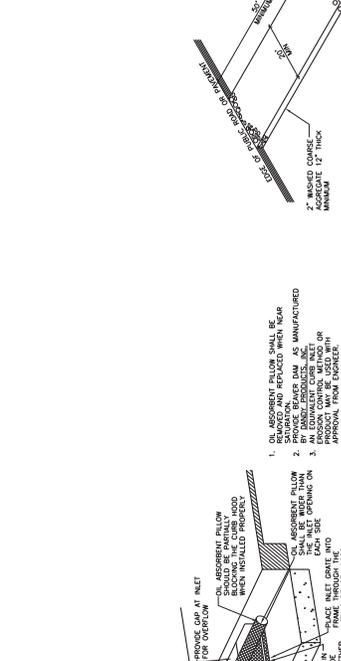
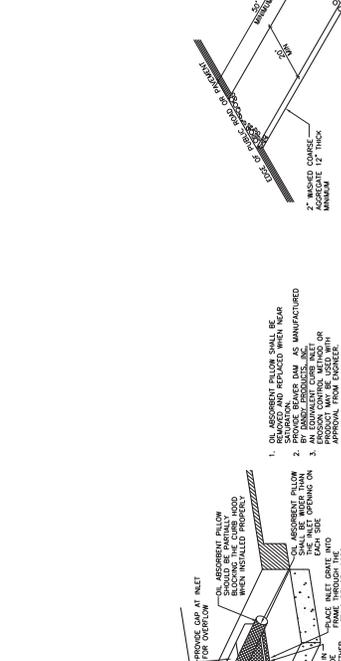
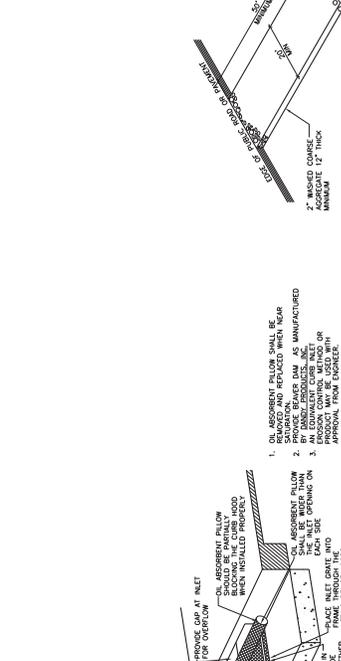
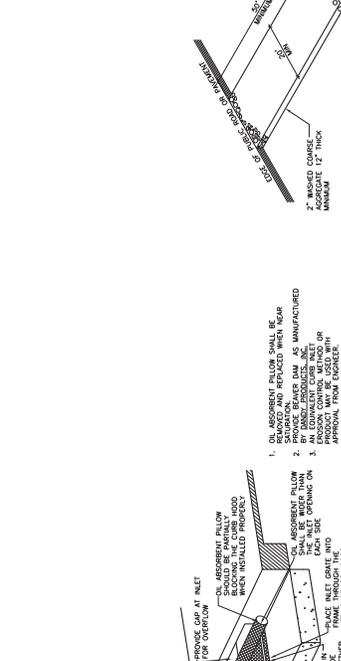
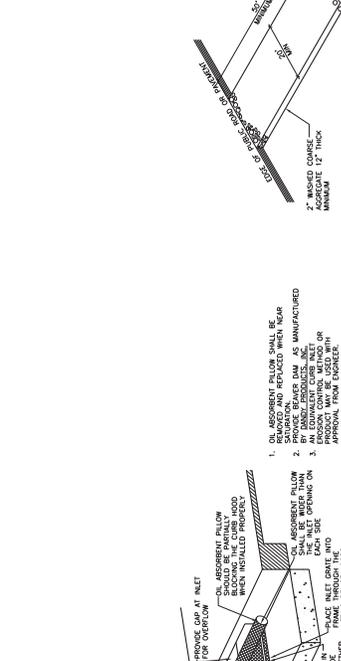
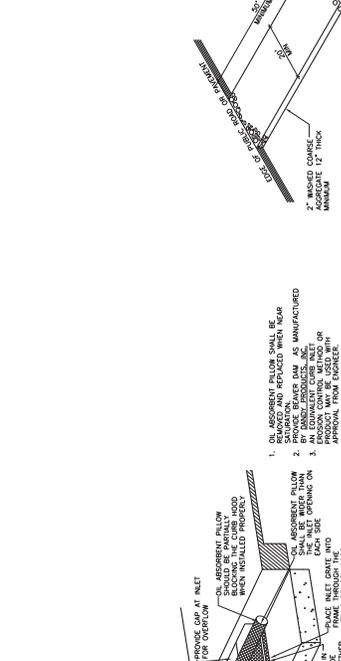
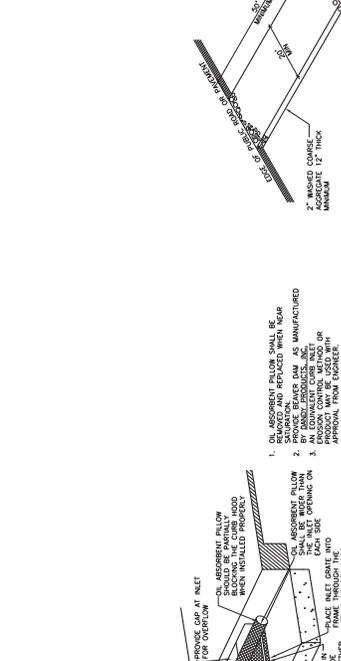
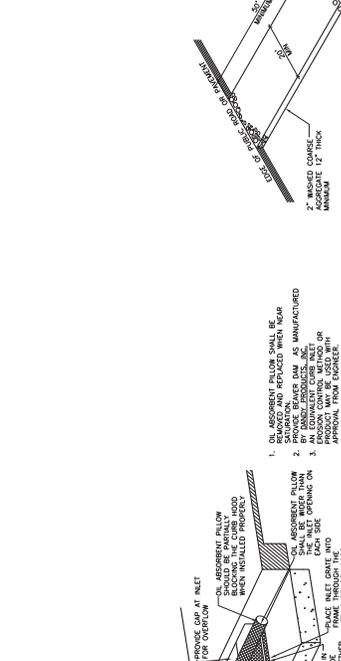
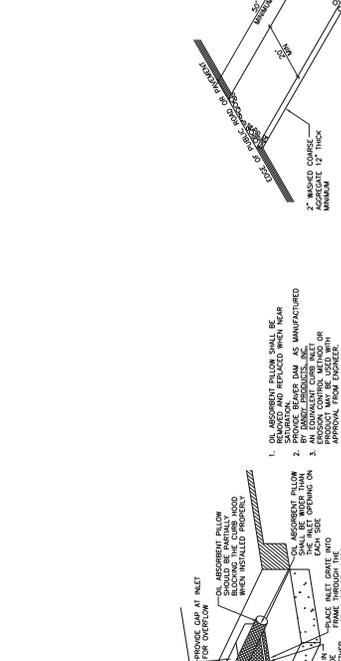
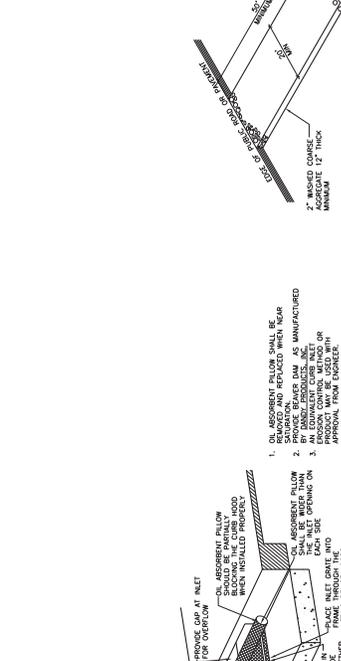
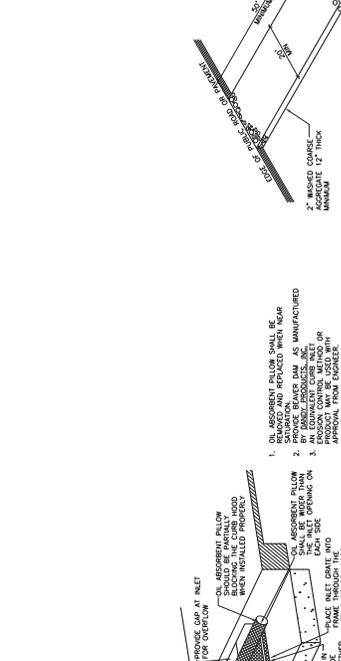
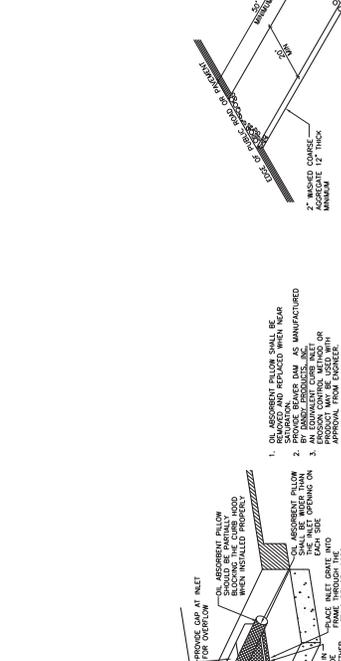
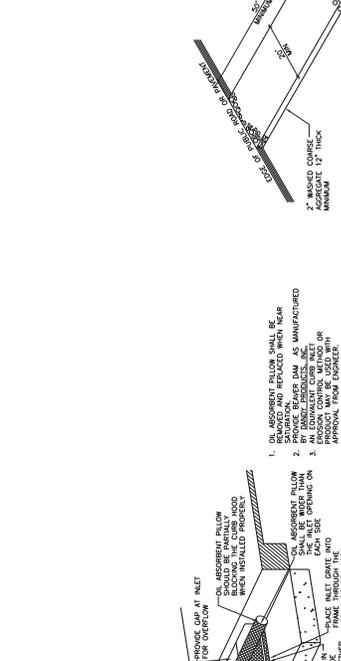
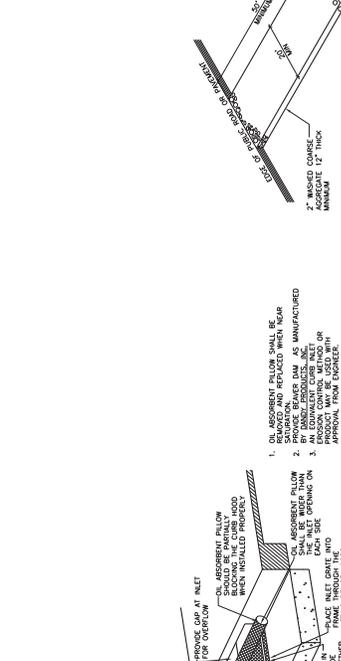
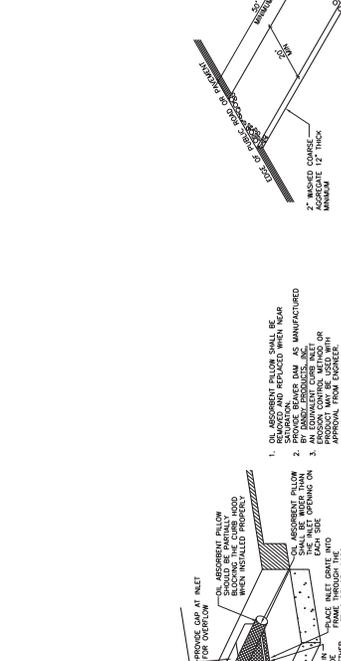
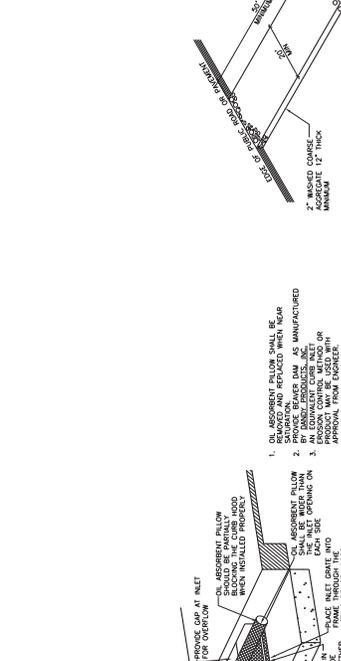
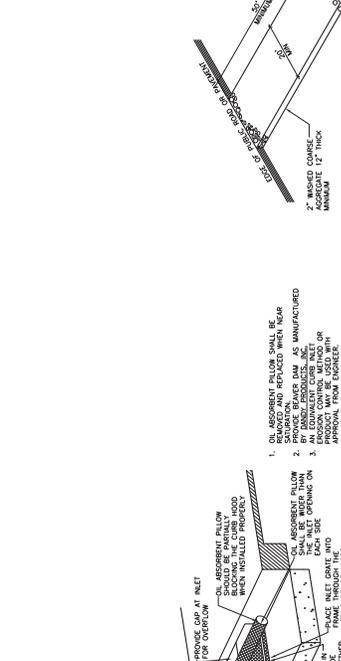
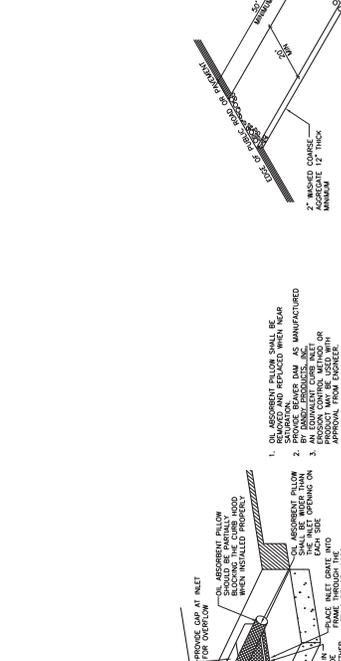
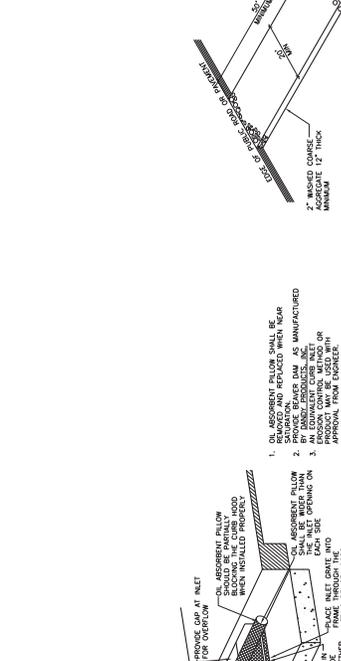
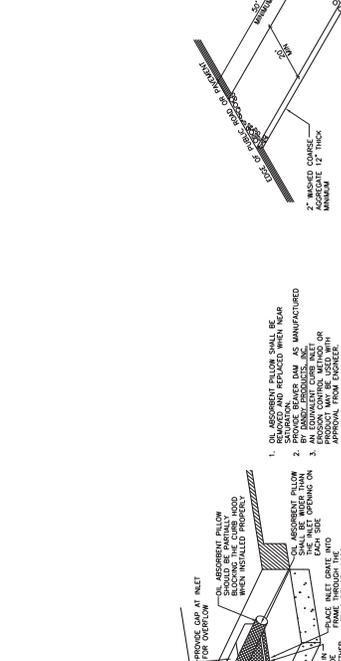
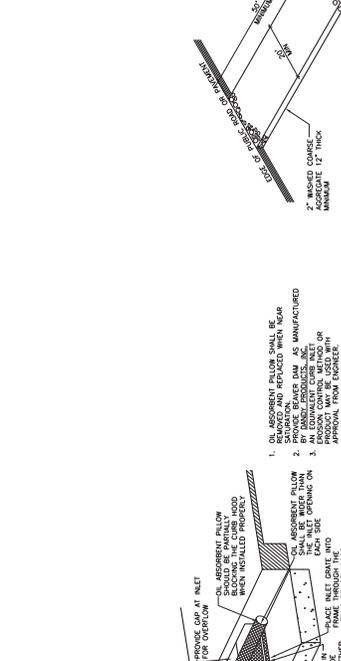
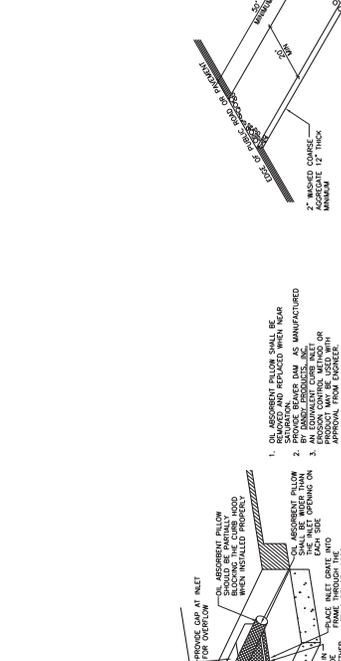
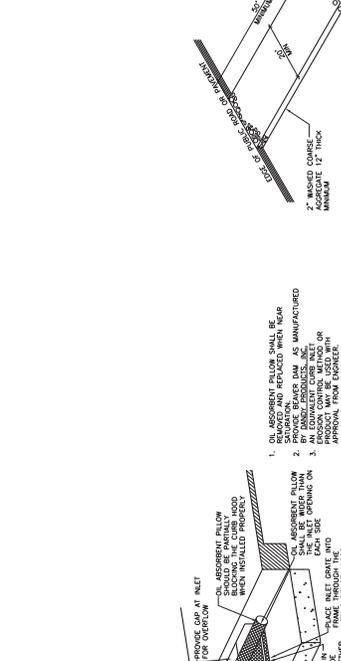
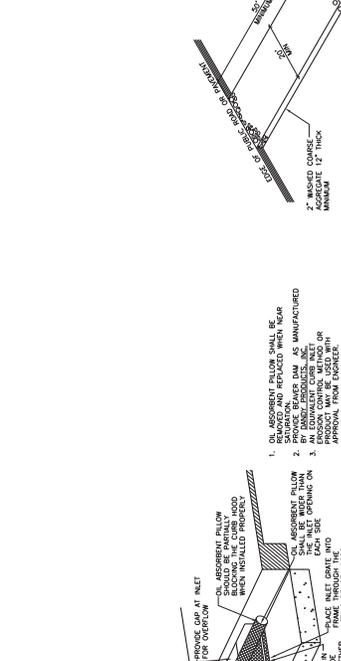
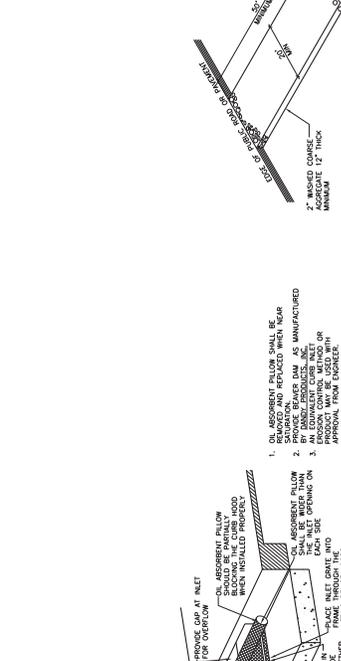
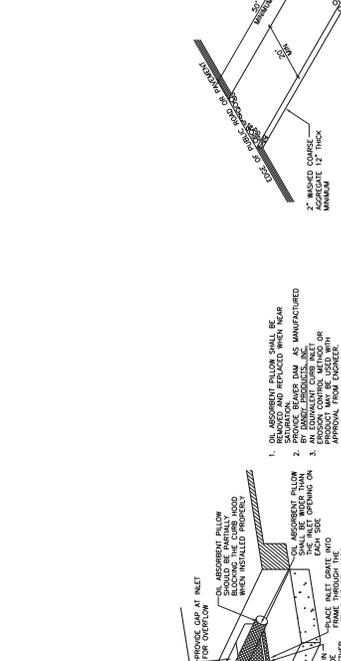
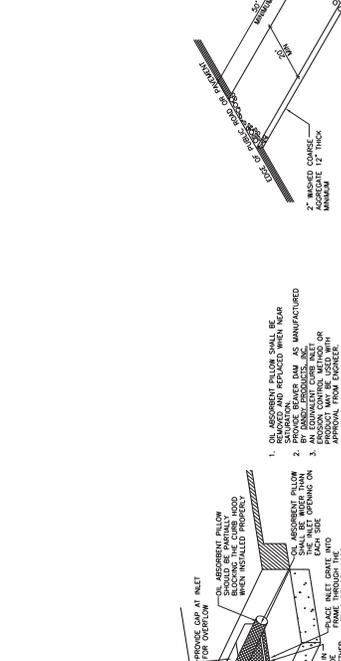
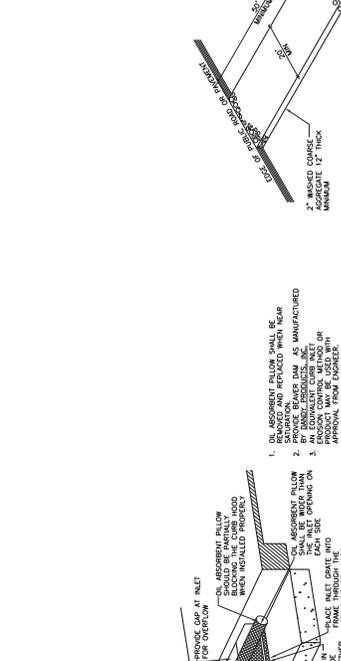
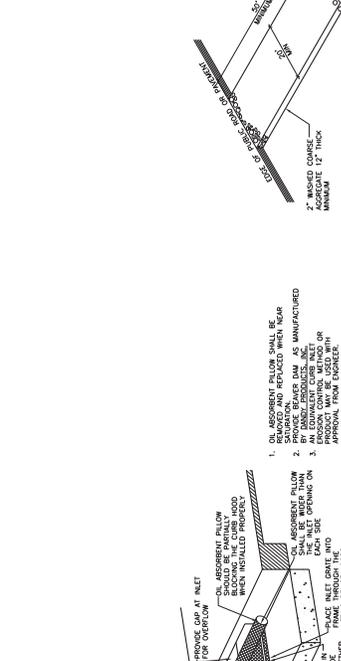
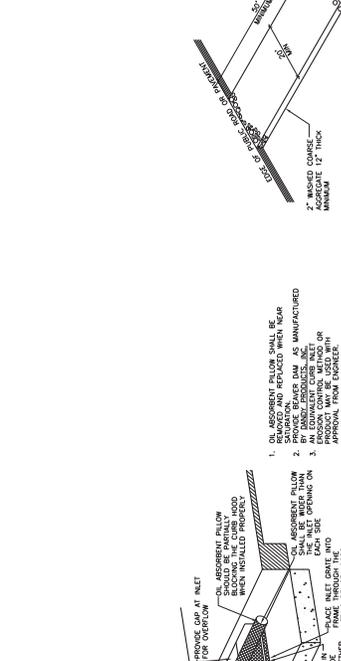
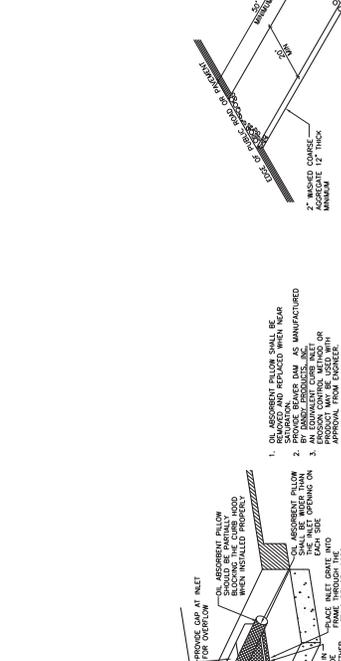
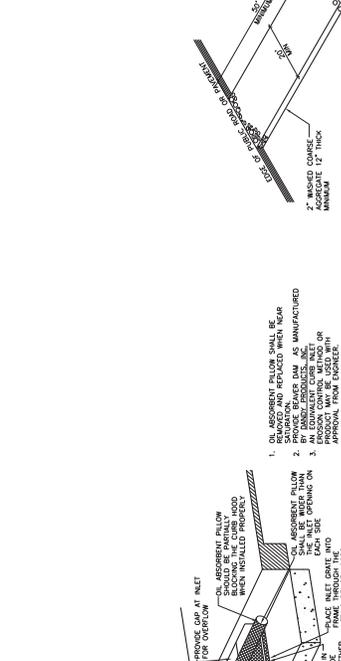
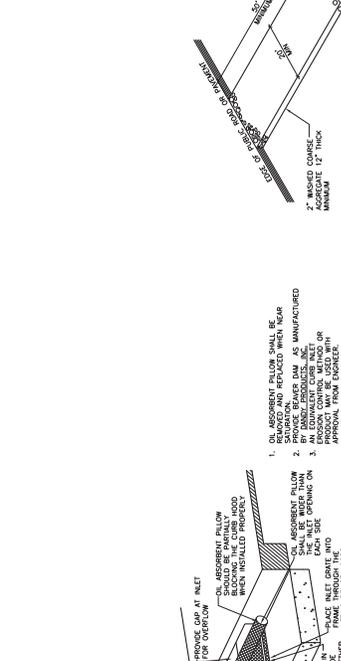
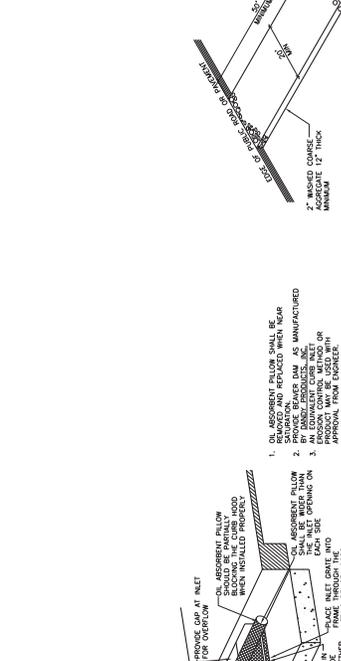
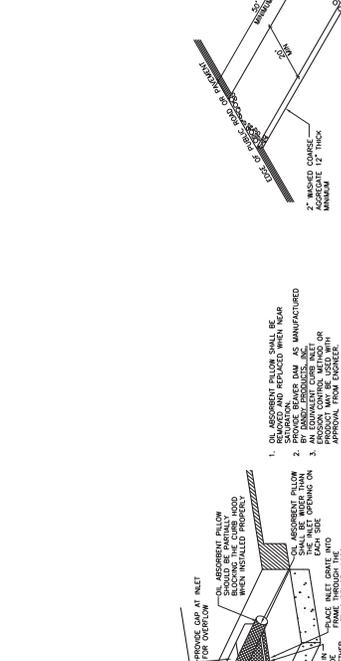
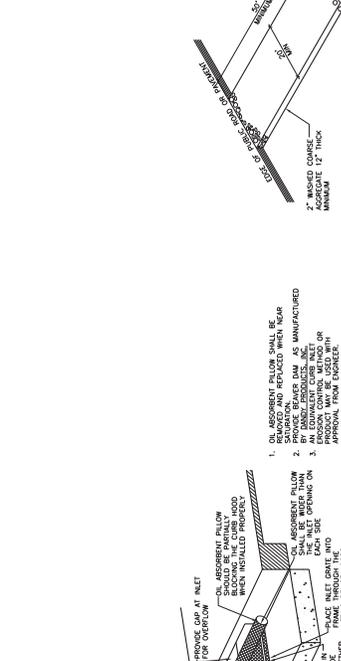
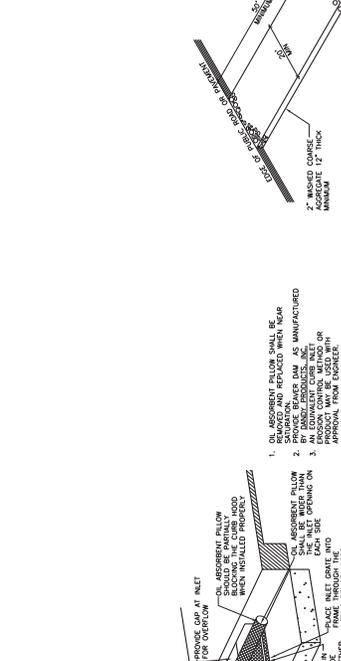
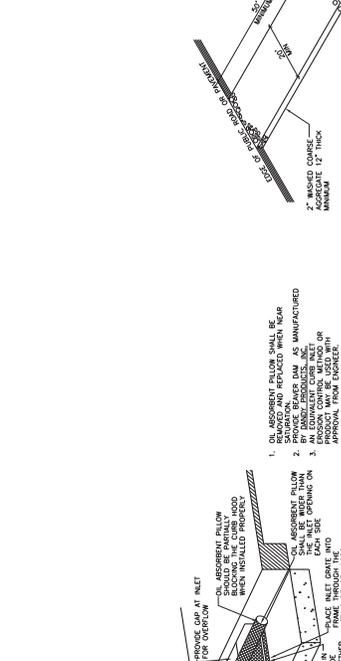
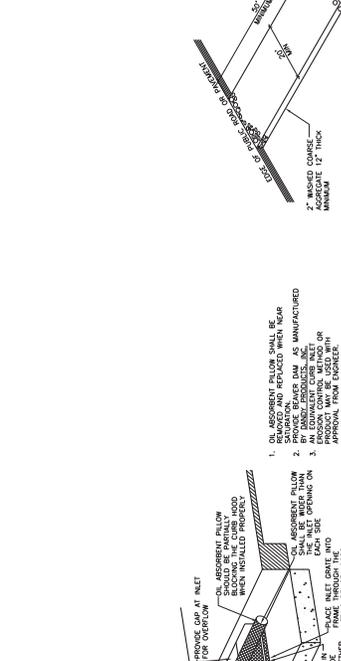
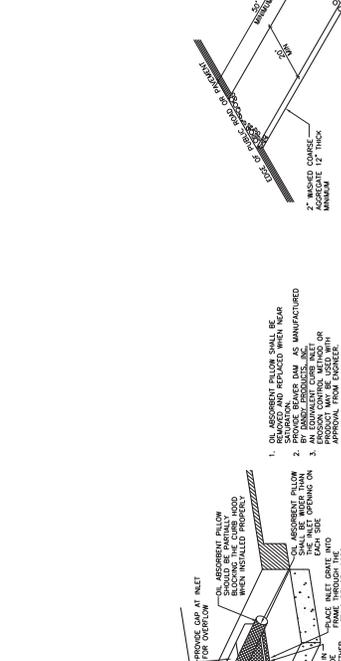
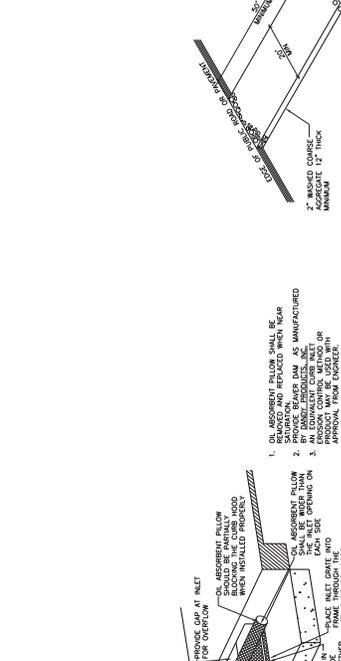
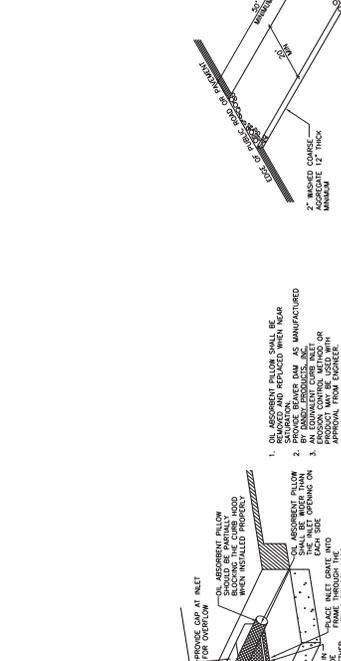
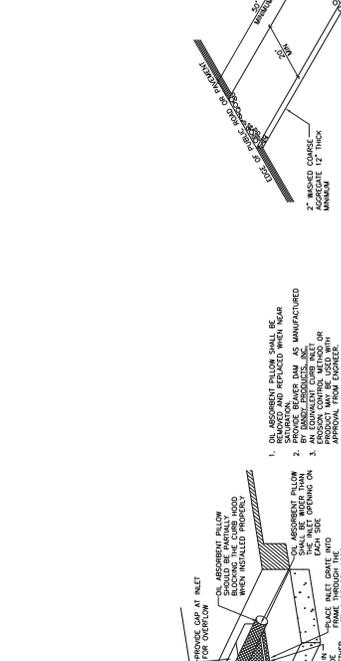
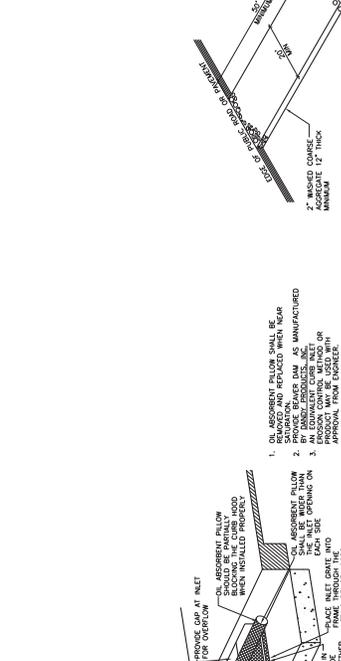
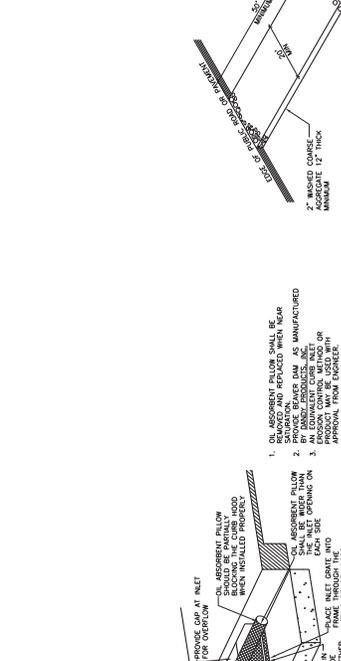
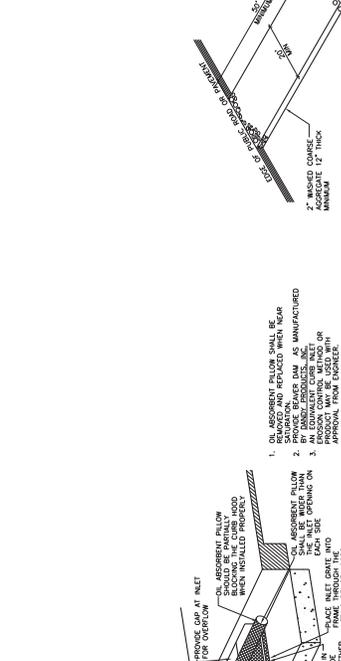
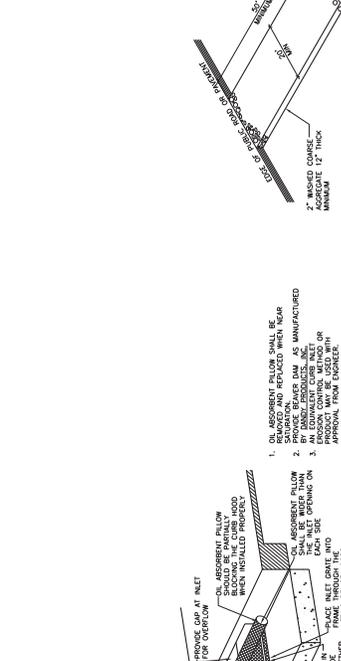
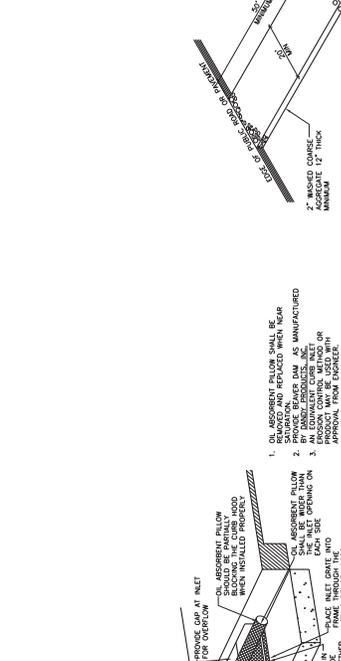
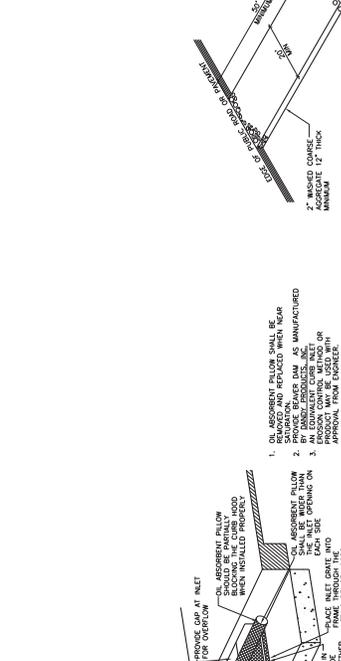
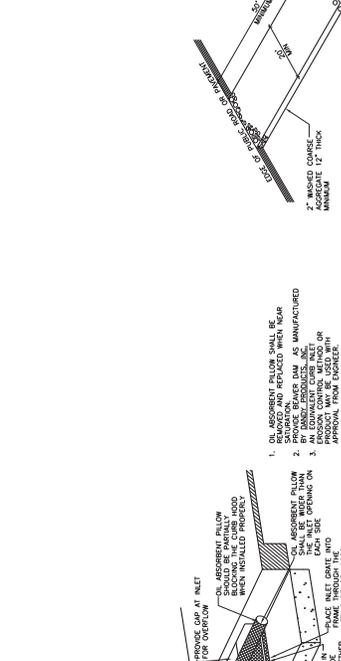
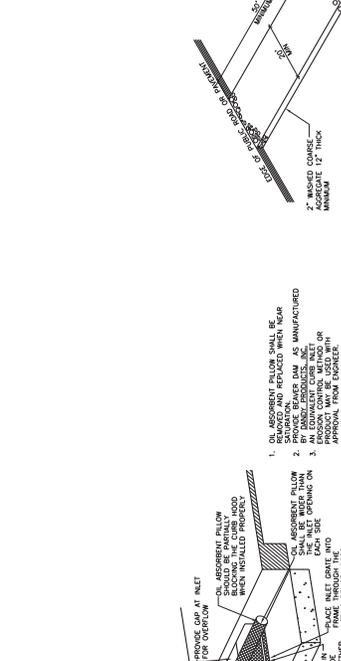
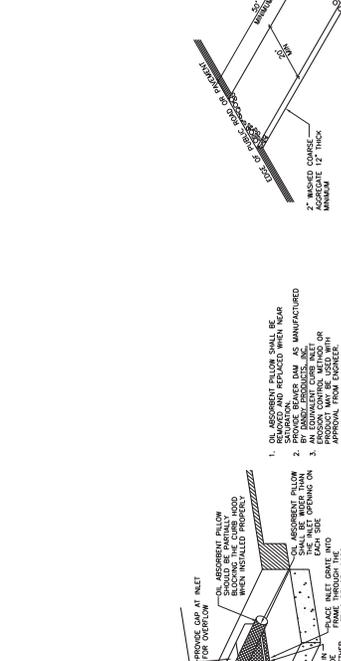
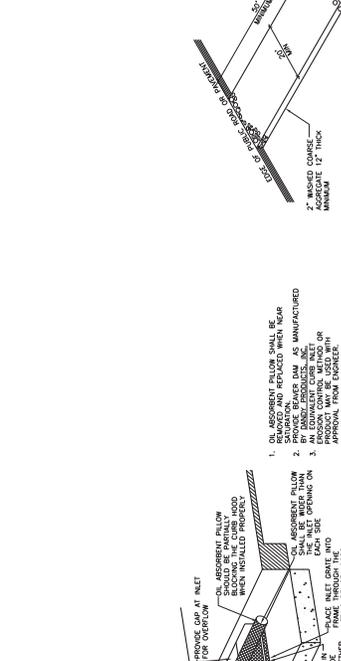
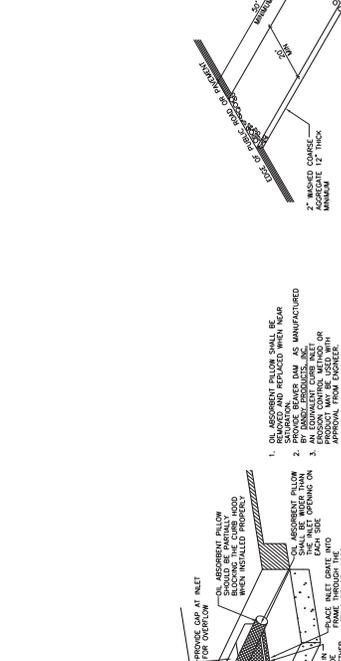
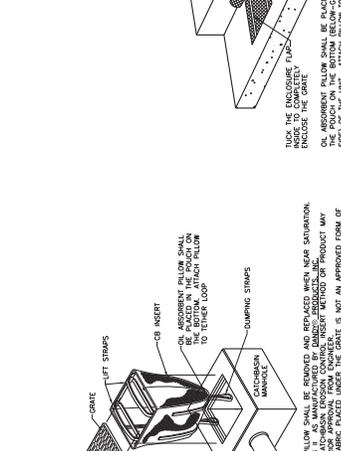
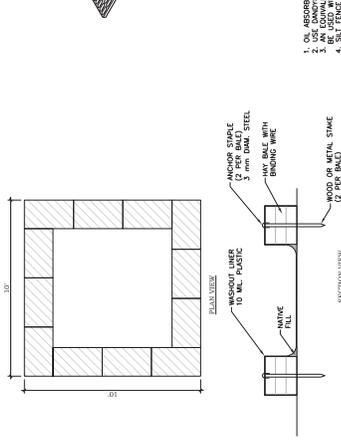
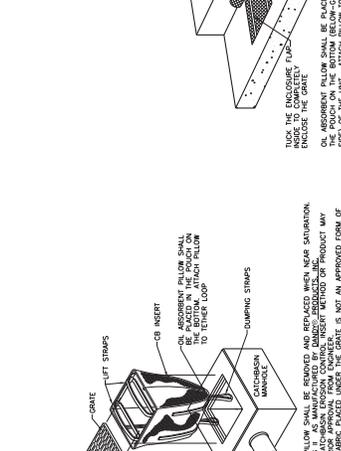
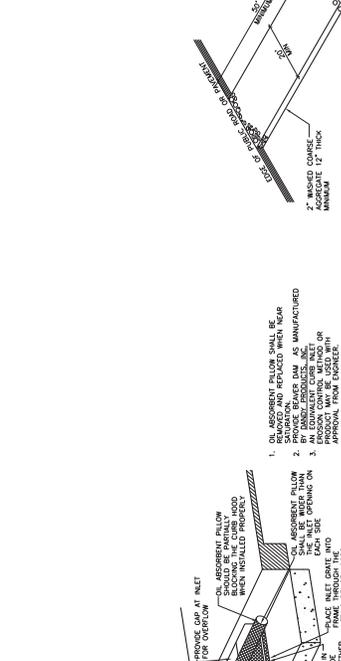
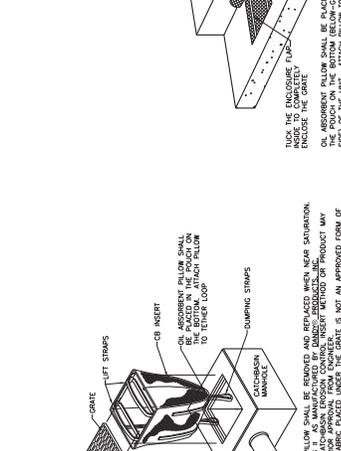
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2. SEDIMENT CONTROL FILTER LOG NO SCALE

1. SILT FENCE -- PREFASSEMBLED NO SCALE



SLOPE	PITCH	MINIMUM SLOPE LENGTH
100:1	1%	100 FT
50:1	2%	75 FT
25:1	4%	75 FT
15:1	6.6%	75 FT
12.5:1	8%	50 FT
10:1	10%	50 FT
5:1	20%	25-15 FT
3:1	33.3%	15 FT
2:1	50%	15 FT





FOSS SWIM SCHOOLS
8th STREET NE
Croydon, VT



CONSTRUCTION SERVICES, LLC
200 WASHINGTON AVENUE SUITE 200
CROYDON, VT 05733
TEL: 802.253.5700
CITY@CONSTRUCTIONSERVICES.COM



MANAGEMENT & ASSOCIATES, INC.
100 WASHINGTON AVENUE SUITE 200
CROYDON, VT 05733
TEL: 802.253.5700



ERA
STRUCTURAL
ENGINEERING

9228 CENTRAL AVENUE NE
SUITE 312
BURLINGTON, VT 05410
TEL: 783.537.1311

PIERCE PINI & ASSOCIATES

9228 CENTRAL AVENUE NE
SUITE 312
BURLINGTON, VT 05410
TEL: 783.537.1311

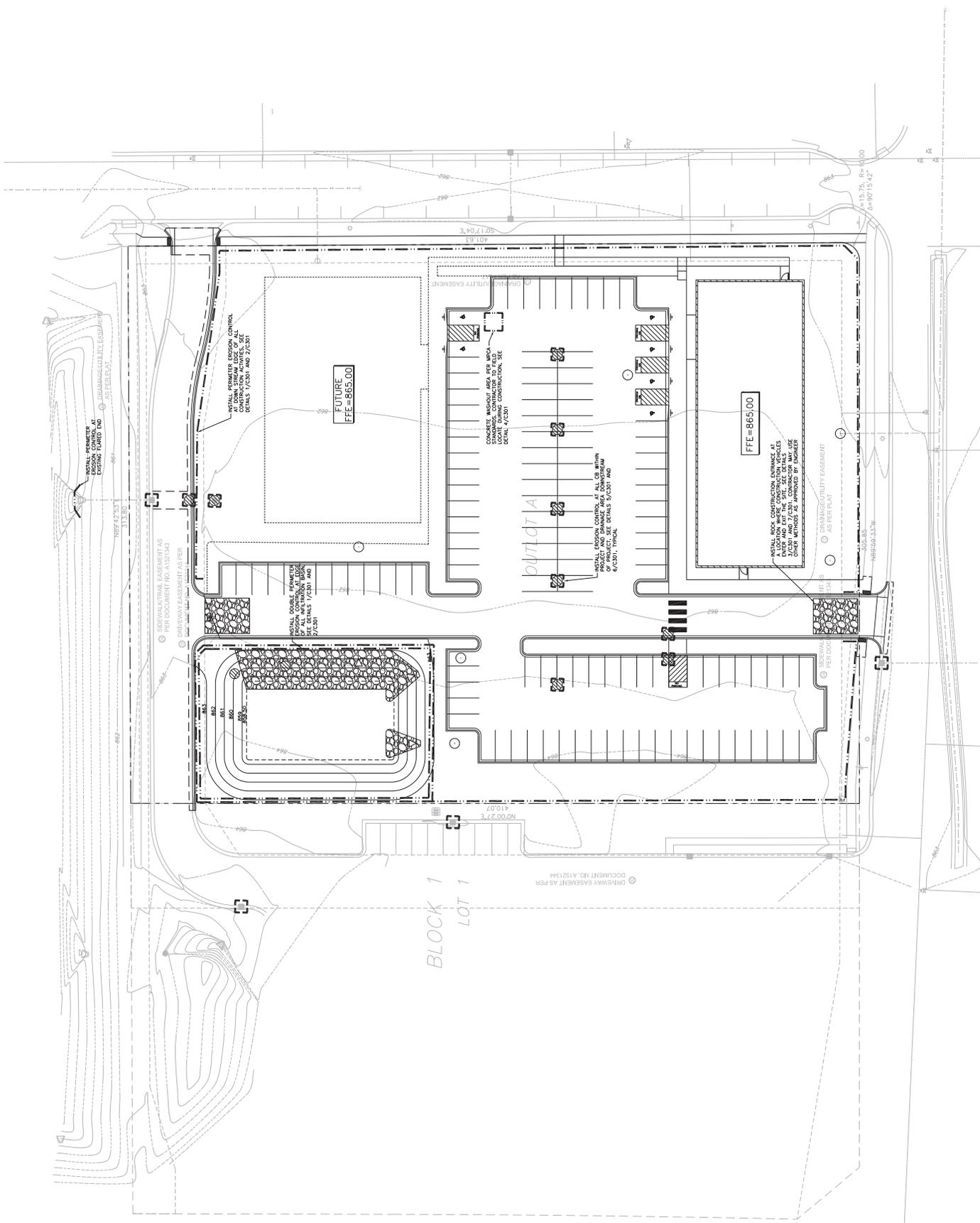
CITY SUBMITTAL
NO. _____ DATE _____

Scale: Not to Scale
Date: 10/20/2015
Drawn by: JPM
Checked by: JPM

SWPPP SITE LAYOUT

C302

© 2015 CONSTRUCTION SERVICES, LLC



0 20' 40'

0 20' 40'

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0 20' 40'



FOSS SWIM SCHOOL
8th Street NE
Canton, MI



R3
CONSULTING ENGINEERS, LLC
200 WASHINGTON BLVD. SUITE 200
ANN ARBOR, MI 48106
734.769.8300
CLIPPING@R3ENGINEERING.COM



ERA
STRUCTURAL ENGINEERING
1000 WASHINGTON BLVD. SUITE 200
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734.769.8300

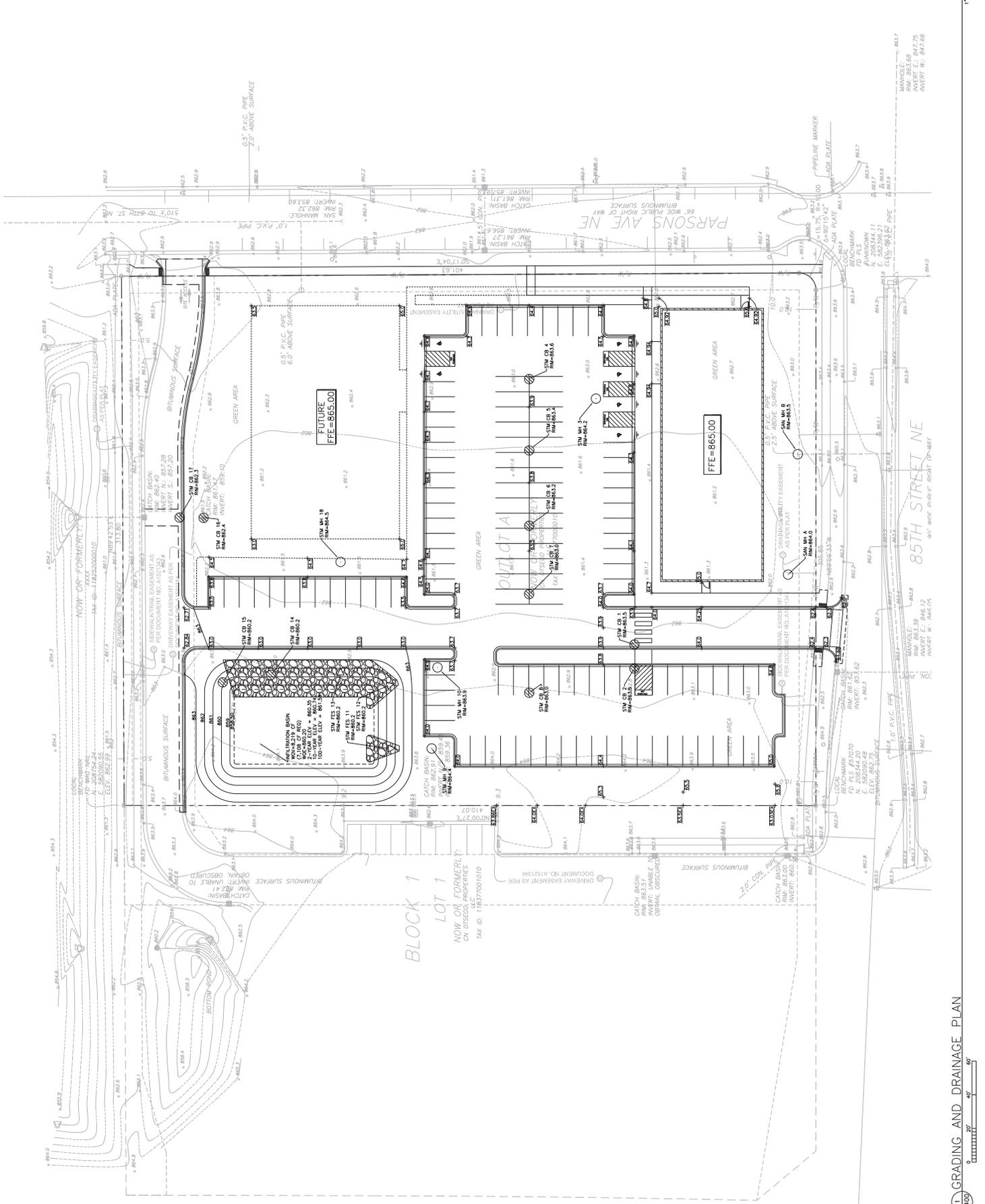
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BIRMINGHAM, MI 48411
TEL: 763.537.1311

CITY SUBMITTAL
NO. _____ DATE _____

Scale: 1" = 40'
Date: 10/20/2010
Drawing: 10/20/2010

GRADING AND DRAINAGE PLAN

C400
© 2010 PIERCE PINI & ASSOCIATES, LLC



GRADING AND DRAINAGE PLAN
1" = 40'
0' 10' 20' 30' 40' 50'



1"=40'



FOSS SWIM SCHOOL
8th STREET
GROTON, CT



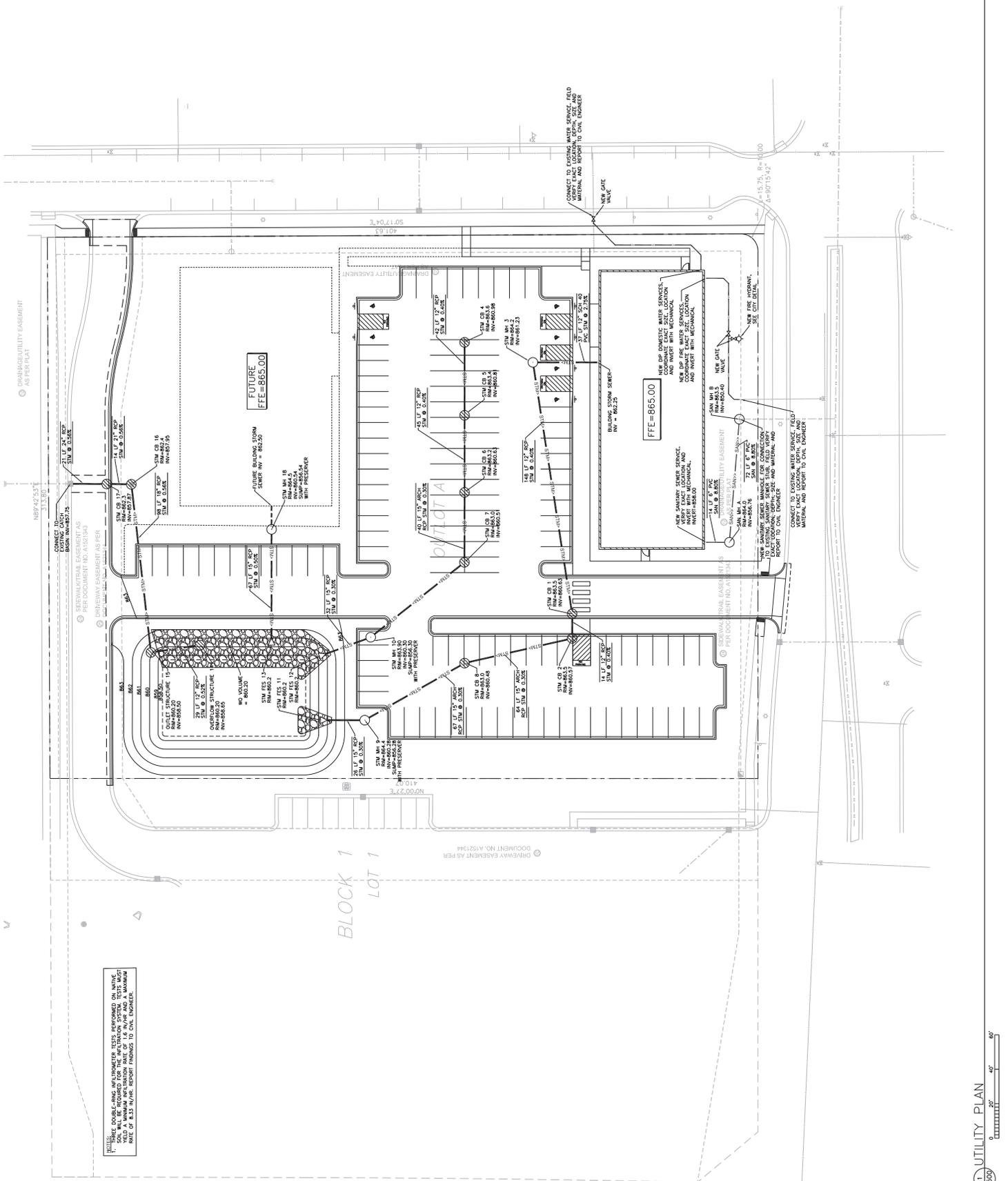
PIERCE PINI & ASSOCIATES
STRUCTURAL ENGINEERING
9298 CENTRAL AVENUE NE
SUITE 312
BLISS, WA 98004
TEL: 763.537.1311

CITY SUBMITTAL
DATE: _____

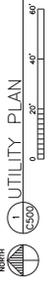
Project Number	2024
Date	10/24/2024
Drawn By	JSP
Checked By	
City/County	
Scale	

UTILITY PLAN

C500
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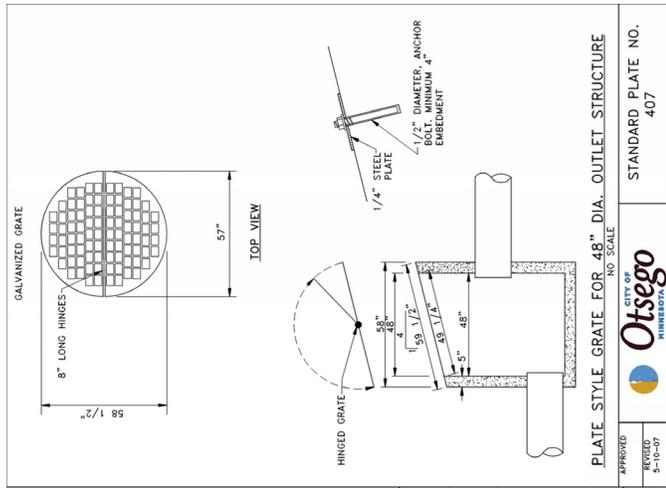
NOTES:
1. THREE DOUBLE-BLINDING INFILTRATION TESTS PERFORMED ON MAINLINE SANITARY SEWER PIPELINE REVEALED A MINIMUM INFILTRATION RATE OF 1.0 IN/HR AND A MAXIMUM RATE OF 8.33 IN/HR. REPORT FORWARDED TO CIVIL ENGINEER.



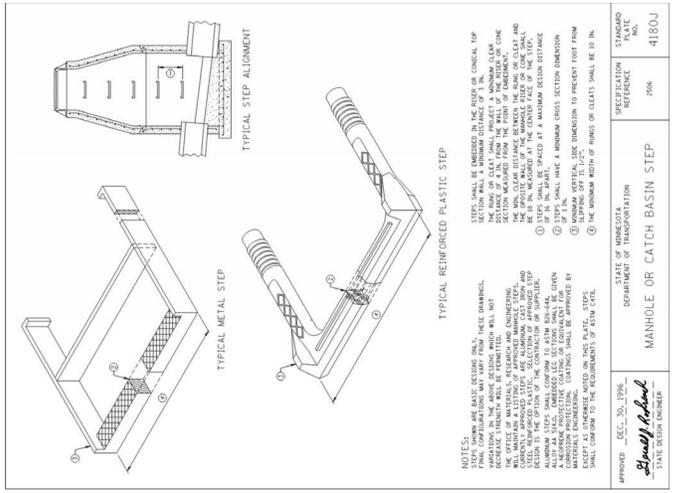
UTILITY PLAN

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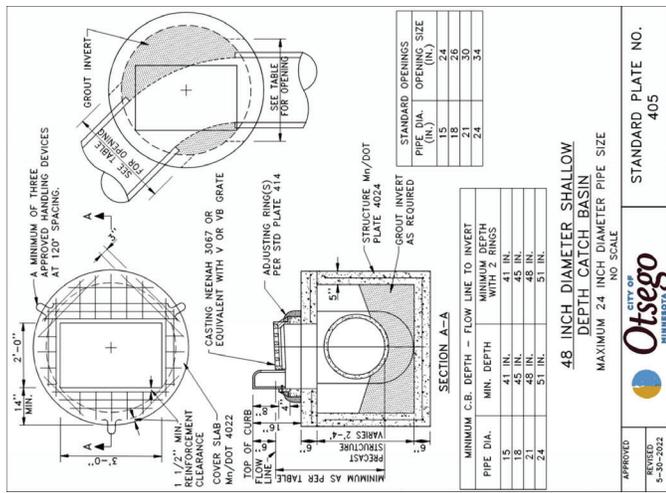
1"=50'



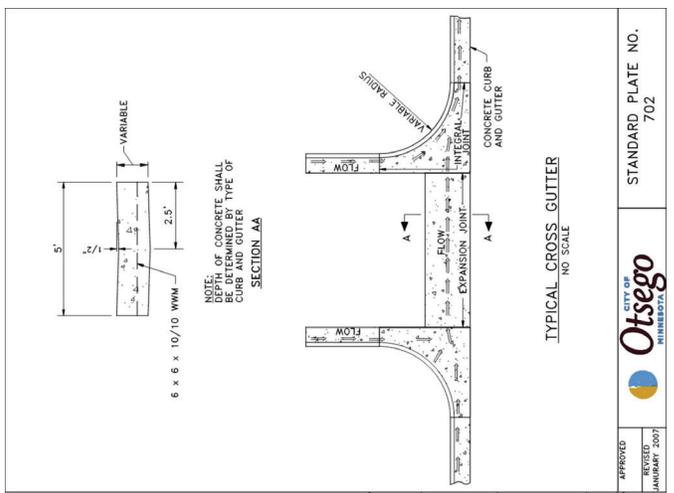
Otsego
CITY OF MINNESOTA



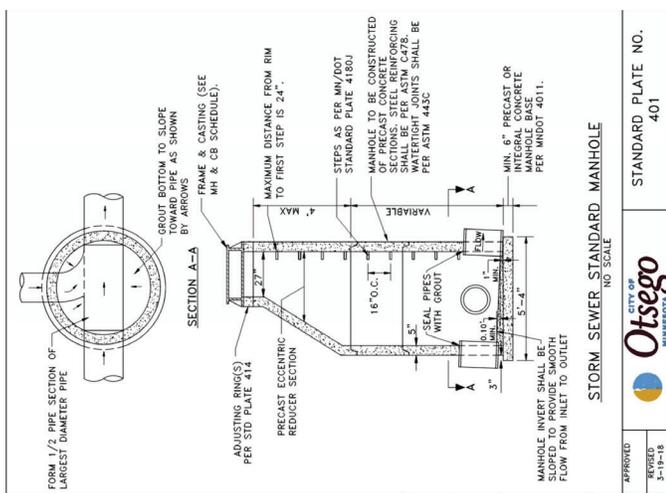
Otsego
CITY OF MINNESOTA



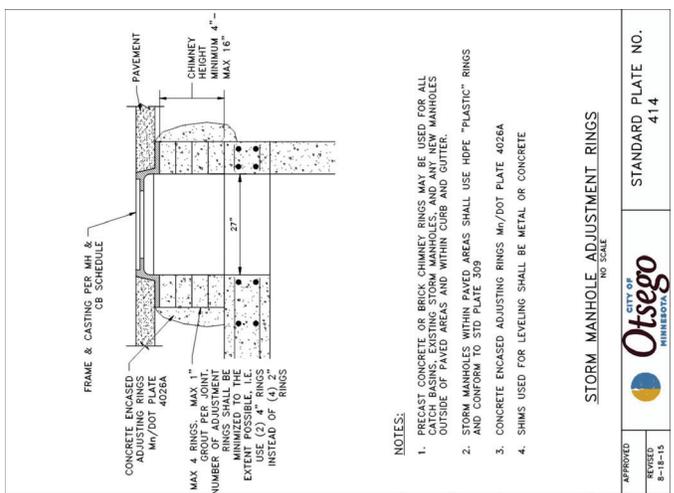
Otsego
CITY OF MINNESOTA



Otsego
CITY OF MINNESOTA



Otsego
CITY OF MINNESOTA



Otsego
CITY OF MINNESOTA



ENGINEERING REVIEW
Commercial Subdivision
Site Plan
for the City of Otsego
by
Hakanson Anderson

Submitted to: Honorable Mayor and City Council

cc: Adam Flaherty, City Administrator/Finance Director
Audra Etzel, City Clerk
Dan Licht, City Planner
Dave Kendall, City Attorney

Reviewed by: Ronald J. Wagner, P.E.

Date: 12/22/2025

Proposed Development: FOSS Swim School

Development Location: PID # 118377000010. A portion of Section 22, T121, R23, Q1-4. The site is bounded by GoodDay Express Car Wash to the west, a city storm pond to the north, Parson Avenue NE to the east and 85th Street NE to the south.

Applicant: Duane Boris

Developer: FOSS Swim School
10050 Crosstown Circle Suite 650
Eden Prairie, MN 55344

Owners of Record: Nate Pierson
CN Otsego Properties LLC
682 55th ST NE
Buffalo, MN 55313

Purpose: This is a proposed development including commercial space on approximately 2.97± acres in the City of Otsego, Wright County, Minnesota. The proposed development will be served with municipal water, sanitary sewer, storm sewer, and public streets typical of an urban setting.

Jurisdictional Agencies: City of Otsego, Minnesota Department of Natural Resources, Minnesota Pollution Control Agency, Wright Soil and Water Conservation District.
(but not limited to)

Permits Required: NPDES, Minnesota Department of Health (water), and Minnesota Pollution Control Agency (sanitary sewer).
(but not limited to)

TABLE OF CONTENTS

INFORMATION AVAILABLE

SITE DEVELOPMENT PLANS (PRELIMINARY)

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EXISTING CONDITIONS SURVEY

GENERAL NOTES

SITE DEMOLITION & EROSION CONTROL

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SITE DIMENSION PLAN

SITE DETAILS

GRADING AND DRAINAGE PLAN

STORM SEWER PLAN

GRADING DETAILS

UTILITY PLAN

UTILITY DETAILS

OTHER CONSIDERATIONS

SUMMARY AND/OR RECOMMENDATIONS

INFORMATION AVAILABLE

Preliminary Site Development Plans for FOSS SWIM SCHOOL,
FOSS Swim School Storm Water Plan

Additional Information

Minnesota Rules, Chapter 4410 – EAW Requirement

City of Otsego Engineering Manual

City of Otsego Zoning and Subdivision Ordinances

National Wetland Inventory Map

Great River Centre Storm Water Plan

SITE DEVELOPMENT PLANS

COVER SHEET

1. City of Otsego public utilities contact shall be Kurt Neidermeier.

EXISTING CONDITIONS SURVEY

2. Show location, names, width of existing streets, building, etc. within 150' of the project boundary.
3. Show size and elevation for all existing utilities within 150' of the project boundary.
4. Adjoining unsubdivided or subdivided land shall be identified by name and ownership within 150' of the project boundary.
5. Locations and results of soil borings, percolation tests, etc.

GENERAL NOTES

6. No comments.

SITE DEMOLITION & EROSION CONTROL

7. No comments.

EROSION AND SEDIMENT CONTROL DETAILS

8. No comments.

SITE DIMENSION PLAN

9. No comments.

SITE DETAILS

10. No comments.

GRADING AND DRAINAGE PLAN

11. Concrete Band (Ribbon Curb) is not allowed. Replace with surmountable standard plate #704, #705 or B6 curb standard Plate #7100H.
12. A catch basin will need to be added and regrade curb for water to flow to the CB west of future building site.

STORM SEWER PLAN

13. What is the reason for STM MH 3 not connecting to STM CB 4?
14. Can the overflow structure (STM CB 14) and Outlet Structure 15 (OCS) be combined?
15. The use of RIP RAP is not used around FES. See city detail Standard Plate #500 & 500a.

GRADING DETAILS

16. No comments.

UTILITY PLAN

17. Plans will be reviewed by city utility manager to ensure proper infrastructure and floatable, oil, and grease capture tank and standard operation procedure are in place.
18. Indicate 6" SDR 26 for sanitary connection.
19. Indicate removal of old 6" valve and addition of new 6" valve for domestic water service connection on Parson Ave.
20. Indicate 6" CL 52 DIP WM to be used for connection to existing water stub for fire service.
21. Connect to existing stub for fire service with new 6" valve for testing purposes.

UTILITY DETAILS

22. Use City of Otsego Standard Plate Details as noted on detail sheet.

OTHER CONSIDERATIONS

23. Provide a traffic control plan for shoulder closure as it relates to 85th Street ingress/egress and existing private street to the north.
24. Provide storm water profiles.
25. Provide Geotechnical Report.

SUMMARY AND/OR RECOMMENDATION

Resubmit for review and approval.