AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, May 11, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the April 13th, 2022 Planning Commission Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Site & Building Plan and Final Plat for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-29
   - 6.B. Recommend Approval of the Final Site & Building Plan, Final Plat and Sale of Excess City Land for West Creek Apartments/Community Asset Development Group/PC #2022-32
   - 6.C. Recommend Approval of the Final Site & Building Plan for the Fieldhouse Addition at Southwest Christian High School/Southwest Christian/PC #2022-28
7. Action Items
   - 7.A. CONTINUED FROM 4/13/22: Recommend Approval of the Preliminary Site & Building Plan and Preliminary Plat for The Gallery Chaska Apartments/Chase Real Estate/PC #2022-21
   - 7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for the Chaska Tech Center/Amcon Construction/PC #2022-26

7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for the Eitel House/Jonathan Association/PC #2022-27

7.D. Recommend Approval of the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

7.E. Recommend Approval of the Concept Plan for Kusske Estates Property (Extension of The Harvest Neighborhood)/Tradition Development/PC #2022-25

7.F. Recommend Denial of the Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the 3.7.22, 3.21.22, and 4.4.22 City Council Meeting Minutes.

9. Adjourn

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CHASKA PLANNING COMMISSION
MINUTES
APRIL 13, 2022

1. Call to Order
Chairperson Dahlke called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Olson, Rylee, Gaare, Baswa, Aasen, and Chairperson Dahlke.

Members absent: Commissioner Brass, Commissioner Lacey, and Commissioner Urbanski

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Rylee, second by Commissioner Aasen, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve the Minutes of the March 9, 2022 Planning Commission Meeting
Motion by Commissioner Baswa, second by Commissioner Olson, to approve the minutes of the March 9, 2022 Planning Commission meeting.
Motion carried.

6. Consent Agenda
Motion by Commissioner Olson, second by Commissioner Baswa, to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Plat for Reserve at Autumn Woods/Lennar/PC #2022-12

Motion carried.

7. Action Items

A. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat and Rezoning for Cantissimo/Anasazi Holdings PC #2022-01

City Planner Hanson presented the item to the Commission and explained that the City Council will see this item on April 18, 2022.

Commissioner Olson asked if the developer had gotten an agreement for the setback variance from Pioneer Trail.

City Planner Hanson explained that the rezoning would take care of that item.

Commissioner Olson asked about the privacy fence on the south side of the parking lot and whether the plantings proposed will be on the Pioneer Point side or the development side.

City Planner Hanson stated that the intent, from staff's standpoint, should be on the outside of facing Pioneer Point, but noted that she cannot tell what the specific plans are from the drawing.

Chairperson Dahlke opened the public hearing at 7:20 p.m.

Todd Ofsthun, TCO Design, stated that they are asking for an easement with the owners of Pioneer Point and have talked with them a few times. He stated that there are currently three easements going into their property from Pioneer Point and they are willing to give up those easements for the one that lines up with Target.

Lois Pankratz, 373 Campfire Curve, asked if the privacy fence would go in both directions and be like a square at the access.

Mr. Ofsthun stated that the fence will continue around the curve until it basically gets to the property line

Chairperson Dahlke closed the public hearing at 7:24 p.m.

Commissioner Rylee stated that staff and the developer have done a lot of work on this proposal and noted that they had received a lot of feedback from residents at an earlier meeting. He stated that he believes the fact that there has been limited comments tonight is a reflection on the work that has been done. He referenced the realignment of the driveway to be in line with Target which he knew took some work in coordination with City staff to work with the County. He stated that they also had worked to address the trees and the drainage concerns on the property. He stated that in his mind, the way the property has been situated is geometrically right for the intersection and has preserved the site lines. He noted that the privacy fence plans address many of the comments from the neighbors and stated that this is a long term relationship that the developer is creating with the neighborhood. He stated that he will support this plan.

Motion by Commissioner Rylee to recommend approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for Cantissimo of Chaska, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), submitted by TCO Design, dated December 14, 2021, February 28, 2022 and March 21, 2022.
    b. Traffic Analysis Memo (pgs 1-12), submitted by Swing Traffic Solutions, dated November 4, 2021
    c. Existing Conditions Plan, submitted by Premier Land Surveying, dated May 23, 2018
    d. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017

e. Previous Concept Excavation Area Plan (pg A1.2), submitted by Jim Mackey Architect, dated December 7, 2021
f. Aerial Site Exhibit, submitted by Jim Mackey Architect, dated December 7, 2021
g. Context Map/Site Influences (pg A1.4), submitted by Jim Mackey Architect, dated December 7, 2021
h. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated March 21, 2022
i. Landscape Plan (pg A1.2), submitted by Jim Mackey Architect, dated March 22, 2022
j. Lighting Plan (pg A1.3), submitted by Jim Mackey Architect, dated March 22, 2022
k. Building South 100' Setback Exhibit (pg A1.8), submitted by Jim Mackey Architect, dated March 21, 2022
l. Firetruck Turning Movements, submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
m. Preliminary Plat, submitted by Demarc Land Surveying & Engineering, dated March 29, 2022
n. Preliminary Title Sheet (pg C1), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
o. Preliminary Details (pg C2-C5), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
p. Preliminary Existing Conditions & Removals (pg C6), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
q. Preliminary Site Plan (pg C7), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
r. Preliminary Grading & Drainage Plan (pg C8), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
s. Preliminary Utility Plan (pg C9), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
t. Preliminary Stormwater Pollution Prevention Plan (pg C10), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
u. Preliminary Stormwater Pollution Prevention Plan Notes, (pg C11), submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
v. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated December 7, 2021
w. Exterior Elevations (pg A3.1), submitted by Jim Mackey Architect, dated December 7, 2021
x. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated December 7, 2021

2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision that all facades provide 360 degree architecture.
5. Utilization of natural stone as a Class I material.
6. No exterior storage will be permitted.
7. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
8. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
9. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
12. Provision that all mechanical equipment will be fully screened from view.

13. Adherence with the Engineers Memo dated April 13, 2022.
14. Adherence with Carver County Public Work's memo dated March 29, 2021 and updated April 1, 2022.
15. Provision of a southbound left turn lane on Hundertmark Road consistent with Carver County and City standards.
16. Provision of an engineered plan of the southbound left turn lane on Hundertmark Road to be shown on the final plans.
17. Provision that a cross access easement be completed and executed on Pioneer Pointe's site prior to final plat recording.

City Planner Hanson stated that she had just noticed that there was a hand raised on Zoom that she had not noticed before now and explained that she would like to make sure they are heard before the Commission takes any action on this item.

Deb Heatherington, 401 Campfire Curve, expressed her appreciation to the developer and the City for addressing the entrance concerns and for keeping as many significant trees as possible. She asked the developer to confirm that the plantings on the privacy fence will be on the Pioneer Point side of the fence.

Mr. Ofsthun stated that they will make sure that the plantings are on the Pioneer Point side of the fence.

Ms. Heatherington thanked Mr. Ofsthun for doing their due diligence and working with the residents over the last year.

Commissioner Gaare seconded the motion.

Motion carried.

Motion by Commissioner Olson, second by Commissioner Aasen, to recommend approval of the rezoning from PRD-38 to Planned Residential District No. 83. (PRD-83).

Motion carried.

B. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Rezoning for Oak Creek/DR Horton/ PC #2022-20

Chair Dahlke explained that Commissioner Olson would recuse himself from the Commission for the next two agenda items.

City Planner Hanson presented the item to the Commission and noted that it will come before the City Council on April 18, 2022.

Commissioner Baswa asked where the construction traffic would go through and specifically referenced cul-de-sacs.

City Planner Hanson gave a brief overview of the planned construction access and noted that it will primarily come from Clover Ridge Drive and from Pioneer Trail to the north. She stated that for the cul-de-sac lots on Sophia Drive and Clover Preserve Lane, they will have to utilize the existing roadways to access those lots and will have to work with the City Engineer and the neighbors to figure out the timing and routes.

Commissioner Baswa asked if there were any neighborhood meetings on this topic that have already happened or that were scheduled.

City Planner Hanson stated that there has only been one meeting with the neighbors between the two Commission meetings. She stated perhaps the developer can provide more information on plans for additional meetings, but knows that they do intend to work with the neighbors on that access.

Commissioner Aasen asked if there was any concern from staff about emergency access into the whole development.

City Planner Hanson stated that there are already a few of this type of access in the City. She stated that every month these proposals are brought to the various departments to ensure that each of the department heads get a chance to comment. She noted that Public Safety had not raised any concerns regarding emergency access.

Commissioner Rylee stated that he had a few questions for the developer.

Deb Ridgeway, D.R. Horton appeared before the Commission.

Commissioner Rylee asked about the Jonathan Association issue.

Ms. Ridgeway stated that they have had discussions with them and the Jonathan Association was currently considering it with their Board, so they are awaiting on that response. She stated that they are committed to joining the Jonathan Association as long as it can be done legally.

Commissioner Rylee asked for a more detailed analysis regarding tree preservation.

Ms. Ridgeway stated that they will probably walk the property once again with staff before they start grading on the site. She stated that they have been able to save additional trees and have retaining walls planned for additional tree saving. She stated that they are not able to lose anymore lots because the costs are just creeping up. She explained that the access road is well over $1 million and while they would like to appease the neighbors, they also have to make the project work financially.

Chairperson Dahlke asked about the weird looking pedestrian path and asked if trees were dictating the pathway.

Ms. Ridgeway explained that it is both the trees and accessibility, given the grades on the property.

Community Development Director Kabat stated that one of the things that staff was looking at was trying to preserve as many trees as possible, and felt this was a good opportunity to provide that amenity for the residents so they can enjoy the area that is being preserved. He explained that this was one of the factors that went into the design of the walkway because it allows for a more passive experience through the area.

Ms. Ridgeway stated that they will work with staff on the construction traffic question. She stated that she understands that there were some hiccups in their plan when they worked on the first phase, but assured the Commission that they will work with staff and the neighbors to make sure the construction traffic follows the plan contained in the final plans.

Commissioner Baswa stated that there had been previous concerns raised about school capacity and asked if there was any additional information on that issue.

Community Development Director Kabat explained that ensuring adequate school capacity ends up being a function of the school district. He stated that because of the current growth in the district, staff from both the district and the City have established regularly occurring meetings to continue to keep each other apprised as to developments coming through the pipeline in order to allow the school district to be mindful and be able to plan ahead. He stated that the school district is aware of this proposed development and if approved is something that they will have to plan for. He explained that part of the equation is that there is an additional elementary school planned in the southwest area of the City, but it needs a referendum in order to occur. He stated that an expansion of Carver Elementary was approved in the most recent referendum.

Chairperson Dahlke opened the public hearing at 8:00 p.m.

Travis Olson, 1439 Sophia Drive, thanked D.R. Horton for at least listening to the neighbors and trying to incorporate the changes and recommendations that they have had over the last few years. He expressed his appreciation to staff for also helping them to navigate through those issues. He stated that the tot lot is buried in the corner near the retention pond which is exactly what was done in Phase 1 and Phase 2. He stated that they are placed near the retention pond and they do not take care of it. He stated that he feels the tot lot should be more centralized to location for the population it is serving, and suggested Lot 21, Section 2. He stated that location is right on the corner and is a large lot and that location would service the entire community. He stated that wherever the tot lot is located there needs to be a requirement that it is turf grass around it and not natural grass and weeds which is what Sagewood 1 and 2 currently are. He stated that the area surrounding the tot lot is not useable, so they need to make a correction and not do the same thing again. He stated that he had pulled together some tree preservation information, because it pains him every morning when he wakes up and looks out his bedroom window and sees vast openness with no tree because four years ago, Sagewood 1 and 2 came through and took out the trees that used to be there. He stated that at that time, he feels D.R. Horton did not do enough to save the trees and were looking to just build houses. He stated that from the neighborhood side of things, they did not realize how serious the situation was until it was too late for them to try to take action to try to save as many trees as they could which is why he is here today. The current proposal is to remove 54% of the healthy trees and 50% of the caliper inches in the grove. He stated that he is recommended that there be more of a focus

on saving the trees that are on the property lines. He highlighted 4 trees that are located on the Sophia Drive cul-de-sac and 11 trees on the southern side that are right on the edge that he questions why they need to be removed. He asked what could be done in order to save those trees and noted that he understands that the developer is proud of the fact that they have saved 12 trees from the previous version of the plan, but everyone knew that the traffic study would not allow the thru-access through Sagewood 2, so they were not really 'saved' by their actions. He stated that he does not believe that they deserve to pat themselves on the back for saving those trees because those trees were never really going to go anyway because that was not going to be approved. He stated that if they save the trees on the edge, it will save 13% of the trees that they are removing, which will shift it to only losing 47% of the trees and only 41% of the caliper inches, which is significant compared to what was done with Sagewood 2. He is recommending that they look at the nature that is around the area and noted that Outlot C has been left open to preserve trees, but noted that it is an island between houses and doesn't fit, just like the open lot in the cul-de-sac doesn't fit. He stated that the City needs to be more conscious of the nature that they have and be able to make it look like it is natural versus pre-planned and meditated that 'we are just going to leave this cluster of trees'. He reviewed a diagram of his recommendation to remove the northern cul-de-sac bulb that is on Phase 2 which will save another healthy 11 trees and 2 unhealthy trees. He stated that by doing this, they will save another 9% of the trees that they are looking to remove. He explained that by reducing the number of trees, it allows everyone from Oak Creek, Sagewood and Sophia Drive to really enjoy the area. He stated that he requests that the developer step back from the money involved and think about the mark that this would leave today on the City and noted that Ms. Ridgeway just stated that they cannot afford to lose anymore lots. He quoted lyrics from a 1980s song by Cinderella that says, 'you don't know what you've got til it's gone' and explained that he lives with that every day from the actions he did not take 4 years ago when D.R. Horton came in and took down 60% of the trees in Phase 2. He stated that right now is the opportunity for the City to make a difference and make a change. He stated that during City Planner Hanson's presentation, she mentioned that the trees that will be saved will be retained into the Sagewood Tree Conservation, but if it is going to be in Jonathan, he doesn't understand how it can be in the Sagewood Tree Conservation, so there will need to be clear definitions of how those trees will actually be saved and how they will be controlled. He stated that his last point relates to the sidewalk and noted that if they cannot make the connection from Sophia Drive to across the creek, he questions who will maintain them because they need to put sidewalk on both sides of the street. He stated that right now they have an issue with the sidewalk maintenance from the stop sign to Clover Preserve down to the mailbox. He stated that technically it is Chaska Investments property, but nobody takes care of it.

City Planner Hanson noted that there was one person on-line who would like to speak.

Carey Bretsch, representing Twin Cities and Western Railroad stated that they reviewed the plans that have been submitted. He stated that they do not have a real issue with the way things are laid out but their issue is more in the putting a residential development right next to a railroad. He stated that they have requested that the titles include statements that inform the landowners that they are purchasing property next to an active railroad and that it will make noise and have maintenance activities that will interrupt the quiet that they expect. He stated that this railroad has been here for over 100 years and referenced past developments and complaints the City has received about the railroad. He stated that the City needs to make sure that the residents know

and understand that this is an active railroad and probably will be for another 100 years. He stated that he is asking that there be some provision to ensure that those residents know that they are willingly purchasing property next to the railroad and regular railroad activity cannot be questioned by the residents.

Chair Dahlke asked if the railroad offered up any statement or handout to developers to include with railroad adjacent lots.

Mr. Bretsch stated that they do not have anything like that but noted that they have provided comments to the developer and the responding comment they got from the developer was that it was included in the purchase agreement but that does not really help because after the first owner that agreement is gone. He stated that they feel there needs to be some kind of statement and they would be happy to provide some sort of narrative on that issue that could be used.

Chair Dahlke stated that he would hope this would allow some of these issues to get nipped in the bud early on or when another buyer comes in. He asked if the developer had differences when they are selling railroad lots.

Ms. Ridgeway stated that they sell by active railroads and do include in their disclosure that there is noise associated with the rail line and there is no noise mitigation that will occur based on the use of the rail line. She stated that she thinks it is more a question for the legal department about putting something on a deed and noted that she suspects that they would be very apprehensive to do that.

Chair Dahlke gave an example where he wanted to buy a lot by the railroad and asked if the developer or the railroad would be able to supply the frequency of activity, for example 4-5 trains/day with 2 in the morning and 2 in the evening, and 1 at 3:00 a.m. He stated that he would understand that schedules change, but feels that there has to be averages that could be communicated.

Ms. Ridgeway stated that they can get that from the City, but noted that they do not like to say that because if they say it comes 3 times a day and then it comes 4 times a day, then the homeowners are coming after them and saying that they were lied to. She stated that she would expect it may be a verbal communication with the buyer but noted that they do, in writing, identify the rail line and who it is so the buyer can reach out to them and contact them.

Commissioner Gaare stated that was the concern expressed by Mr. Bretsch, that the homeowners would reach out to the rail line and complain.

Ms. Ridgeway stated that she was referring to reaching out to them regarding timing of travel, but she stated that they do communicate that they do not plan to mitigate for noise based on the railway use.

Commissioner Baswa asked if they provide any additional information in booklet form other than their verbal communication, for example, information on the frequency of the trains.

Ms. Ridgeway stated that they can provide a hand out to the buyer from the rail line, but they would not commit to saying how many times the train goes by. She clarified that they just tell people that there is a rail line next to the house and there will be noise associated with that.

Commissioner Rylee stated that assuming this is moved forward for approval, he asked whether the developer would use the time between this approval and Final approval to investigate with their legal department whether they can include the clause that Twin Cities and Western Railroad has requested be added to the deeds.

Ms. Ridgeway stated that they can clarify that before the Final plans. She stated that they are actually meeting with the rail line sometime in the next week or so to discuss other matters, so they can also discuss this topic.

Community Development Director Kabat stated that when Clover Ridge Drive was built, knowing that there would be residential in proximity to the railroad, there was additional investment that went into to make it a silent crossing which means the train is not obligated to blow its horn as it is going across that section. He stated that he realizes that does not address all noise, but could mitigate some of it.

Mr. Bretsch stated that they run a minimum of 2 trains/day on this line and they go at all hours of the day and night. He stated that in addition to the regular freight trains that they run, they also run additional trains, so there could be 10 trains a day on this line. He stated that the statement made by Community Development Director Kabat is true that this is a quiet zone, but the train can blow its horn if they feel it is necessary for safety reasons. He stated that there can be some substantial traffic on this line and there is no real set schedule.

Commissioner Rylee stated that he would like to take a look at the tot lot location that was indicated by Mr. Olson. He asked if there was an opportunity to shift the pond to the south in order to gain another lot on the north side of the pond and offset the Lot 21, Section 2 proposed by Mr. Olson.

Ms. Ridgeway stated that she did not believe there is that opportunity. She explained that their idea of putting the tot lot where they are proposing is that it is in the natural area and is adjacent to the trail system that connects the two neighborhoods, and explained that they felt it made the most sense to put it there so people can walk there.

Cory Meyer, Western Professional Services, stated that generally when they design park systems, they try to make them meaningful, that there be a destination, that there are alternatives, and pedestrian connections. He stated that a placement of a tot lot with homes all around it may be more convenient for travel purposes, but, in their opinion, it is a more meaningful experience if you can take your child to the tot lot, go on the trail, go exploring through the woods, and is not just about shear closeness.

Chair Dahlke stated that to him it makes becoming part of the Jonathan Association even more important. He asked if there was a tot lot in Sagewood.

Ms. Ridgeway stated that there is a tot lot in Sagewood.

Chair Dahlke stated that it has been stated that the tot lot is not being taken care of very well by the HOA.

Ms. Ridgeway explained that the HOA has been turned over at this point to the homeowners.

Chair Dahlke stated that he thinks that Jonathan Association does a decent job with their little parks and takes care of them, even if they are old. He stated that he thinks that is one thing to think about before starting up a separate association in this situation.

Mr. Meyer noted that there had also been a comment made that they maintain turf around that tot lot and their plans are for a maintained area around it so it is not just overgrown. He stated that there are utility lines crossing from the east side on Clover Ridge Preserve that cross the creek in that area underneath the trail, so that is also another area that it makes sense to have that trail and therefore, the pond could not really expand.

Commissioner Rylee asked Ms. Olson about his comments regarding Outlot C.

Mr. Olson stated that the developer has tried to preserve trees and it is just an island that is probably half a lot in size. He stated that he is proposing that they not do the cul-de-sac to the north so it looks more natural coming down and through and has trees that come down to the south side. He stated that the island of trees in the middle of the houses doesn't make sense, just like the one lot in the cul-de-sac left open doesn't make sense. He stated that he would like them to do something that is sensible versus just this little proposed preservation.

Ms. Ridgeway stated that they walked this area with staff and this was a notable area of trees to save based on the size of the trees. She stated that she believes City Planner Hanson misspoke when she was talking about the conservation easement. She stated that it would not be part of Sagewood, but would be abutting Sagewood's conservation area, so theoretically Jonathan would own the outlot with the easement over it. She reiterated that they feel they have addressed the neighbors concerns more than enough and they cannot lose anymore lots.

Mr. Meyer stated that there are a number of things in play regarding the trees and gave an overview of the reasons for taking out some of the trees including the small utility corridor, drainage and utility easements, proximity to homes, and grading differentials. He noted that there were a few trees that were mistakenly marked as being taken out that will be saved and adjusted for the Final plan. He explained that some trees are more susceptible to root damage and they also need to keep in mind not creating a future hazard for the homeowner by leaving trees too close to the homes. He stated that they generally like to try to keep the distance from the house at about 15-20 feet and not disturb more than 30% of the root zone.

Commissioner Rylee asked if there would be the opportunity to use a trench box for the utilities in an attempt to not impact those trees.

Mr. Meyer stated that he is not a civil engineer but stated that they can work with staff and investigate that option.

Commissioner Aasen stated that since they are talking about being part of the Jonathan Association, he asked what covenants would be put in with this development. He stated that he lives in a Jonathan neighborhood and there are a whole stack of covenants that come along with that and noted that he would think the railroad information could be included in that information.

Ms. Ridgeway stated that they could look into doing that.

Commissioner Aasen stated that he feels that would also help communicate that information to anybody who purchases these properties in the future.

Ms. Ridgeway stated that if this becomes part of Jonathan, they would create their own declaration, but noted that they could certainly explore that option.

Commissioner Rylee asked about the sidewalk maintenance issue and asked if those would be maintained by Jonathan.

Ms. Ridgeway stated that she does not have an answer to that question, but would guess it is something that could be included into a maintenance plan with them. She explained that usual instance where the maintenance takes place and when it is turned over to the HOA. She noted that the sidewalks are on a public roadway, so that is a detail that will need to be worked out.

Commissioner Rylee asked that Ms. Ridgeway take this as an action item to have a plan in place by the Final.

Chairperson Dahlke closed the public hearing at 8:40 p.m.

Commissioner Rylee stated that there are a few things here and the question is whether the Commission makes a recommendation for them to work on those things or if they should add conditions.

Chair Dahlke stated that he would like to add a condition that there is agreement between staff and developer on a tree preservation plan.

Commissioner Rylee stated that there was also the issue of whether Outlot C was the correct balance of location versus tree preservation and the individual trees that were discussed.

Chair Dahlke stated that he thinks that comes down to perspective.

Commissioner Rylee stated that he believes the residents are advocating to get rid of those trees but save some of the trees in the common area of the cul-de-sac location of Oak Creek Circle.

Community Development Director Kabat stated that if the Commission approved, they could make sure that they focus on that piece as part of the condition that is being suggested. He stated that staff has heard the conversation tonight and believes the objective is to try to preserve as many trees as possible and can continue to try to squeeze that sponge as tightly as they can.

Commissioner Rylee stated that the recommendations from the Commission to the developer are investigating whether the request by Twin Cities and Western Railroad to put this information ono the deed, talk to Jonathan and the City and figure out the sidewalk maintenance, and noted that it appeared that the Commission was conceding the proposed placement of the tot lot.

Chair Dahlke stated that he can understand the desire for it to be more centrally located, but he can also understand the perspective of D.R. Horton that there is more nature in their proposed location.

Commissioner Gaare stated that for her, she feels that was adequately addressed by the developer.

Motion by Commissioner Gaare, second by Commissioner Aasen, to recommend to City Council approval of the Preliminary Plat for a 102 lot development on 52 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-4), prepared by DR Horton, dated March 25, 2022
    b. Cover, prepared by Westwood, dated March 25, 2022
    c. Existing Conditions, prepared by Westwood, dated March 25, 2022
    d. Preliminary Plat – Overall, prepared by Westwood, dated March 25, 2022
    e. Preliminary Plat (pgs 4-6), prepared by Westwood, dated March 25, 2022
    f. Preliminary Grading Plan – Overall, prepared by Westwood, dated March 25, 2022
    g. Preliminary Grading, Drainage & Erosion Control (pgs 8-11), prepared by Westwood, dated March 25, 2022
    h. Preliminary Utility Plan – North, prepared by Westwood, dated March 25, 2022
    i. Preliminary Utility Plan – South, prepared by Westwood, dated March 25, 2022
    j. Street Profiles, prepared by Westwood, dated March 25, 2022
    k. Details (pgs 15-17), prepared by Westwood, dated March 25, 2022
    l. Overall Preliminary Landscape Plan, prepared by Westwood, dated March 25, 2022
    m. Preliminary Landscape Plan (pgs 19-21), prepared by Westwood, dated March 25, 2022
    n. Preliminary Landscape Plan, Notes & Details, prepared by Westwood, dated March 25, 2022
    o. Overall Tree Preservation Plan, prepared by Westwood, dated March 25, 2022
    p. Tree Preservation Plan (pgs 24-26), prepared by Westwood, dated March 25, 2022
    q. Tree Preservation Plan & Data, prepared by Westwood, dated March 25, 2022
    r. Illustrative Cross Sections, prepared by Westwood, dated March 14, 2022
2. Adherence with the City Engineer's Memo dated April 13, 2022.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision to preserve 'Heritage Tree' on the southwest corner of the Oak Creek site.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks for Oak Creek:
    a. Front (house): 26 feet
    b. Front (unenclosed porch): 20 feet
    c. Rear: 20 feet
    d. Side: 5 feet
    e. Side (corner): 26 feet
9. Prior to final plat approval, developer shall enter into an agreement with the City for the

provision of necessary infrastructure and associated development costs, including parkland fees.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290) for Oak Creek.
11. Provision to be setback 30 feet from edge of wetlands.
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
13. Provision of a conservation easement in favor of the HOA be completed for all preserved trees, and to be supplied at final submittal.
14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Provision to continue to explore a pedestrian connection/opening across the creek and through Sophia Drive's cul de sac, and to be addressed at final submittal.
16. If the pedestrian connection/opening across the creek is not achieved between the Sophia Drive cul de sac and the westerly Oak Creek lots then a sidewalk will be required on the north side of Oak Creek Drive up to Clover Ridge Drive, and to be addressed on the final plans.
17. Provision that section 15.28 Special Regulations are complied with.
18. The following lots were subject to 360 degree architecture per the preliminary plat drawing of the full development dated March 25, 2022:
    a. Lots 1 & 6, Block 1
    b. Lots 7, 20, & 25, Block 2
    c. Lot 14, Block 3
    d. Lots 1, 4, 5, & 8, Block 4
    e. Lots 1 & 16, Block 5
    f. Lot 4, Block 9
    g. Lots 1 & 8, Block 10
19. Provision of a 30 feet drainage and utility easement on the north and west sides of Outlot H, and to be shown on the final plans.
20. Provision to further explore tree preservation on the site with City staff and to be addressed at final submittal.

Motion carried.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend approval of the rezoning from Open (O) and Planned Multi-Use District (PMD-15) to Planned Residential District No. 85 (PRD-85).

Motion carried.

C. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan and Preliminary Plat for The Gallery Chaska Apartments/Chase Real Estate/PC #2022-21

City Planner Hanson presented the item to the Commission and noted that this will come before the City Council on April 18, 2022.

Chairperson Dahlke opened the public hearing at 9:01 p.m.

Wade Sorenson, 1456 Sophia Drive, stated that the size of this proposed building is gigantic. He explained that he had put together a document for the Commission that outlines statistics on the property and where he feels it doesn't meet City code. He reviewed the elevation diagram provided by the developer which shows a 20 feet difference between where this property will sit and Sophia Drive and Sophia Circle. He stated that basically from their backyard they will look up 20 feet and see a 400 foot wide structure. He reviewed the diagram that he created that shows in proportion what a 400 foot wide structure will look like compared to the houses and the pond. He stated that in the orange highlighted section, he overlaid the Home Depot store footprint because this structure is basically the same size, but twice as tall. He stated that there are single family houses on three sides of this property so he does not feel this is the smartest way to develop a neighborhood and asked the Commission to consider the size perspective as they consider voting on this item. He gave a brief overview on the history of the area and noted that in 2000 the City approved the Clover Ridge documents and one of those documents talks about density. He stated that the maximum density approved back then for apartments, was 4-story with an elevator, type 1 construction, and 24 units/acre. He stated that according to what the City Council has approved, that should be the maximum density. He stated that he believes what is being proposed is 31.25 units/acre which is substantially higher than what should be allowed and requested that in order for this to be approved that they reduce the number of units. He stated that just down the street is Cloverfield Apartments with 117 units and is a gigantic building and this is about 35-50% larger than that building. Chaska Place Apartments has 129 units so this building would be the largest apartment building in the City plopped right in the middle of a whole bunch of single family homes. He stated that his key point is that this proposal is just far too big. He stated that he would also like to touch on tree cover requirement and reviewed what is being proposed which is just half of the requirement. He stated that the developer has stated that the requirement cannot practically be accomplished because the site is not large enough to account for this generic requirement. He stated that the developer is taking up so much of the property with the parking and the building that they are saying they don't have room for trees. He stated that he feels the right approach is not to give the developer a variance and is instead to shrink down the building, which will allow them to shrink the parking lot, which will give them more room for trees. He stated that this is a PMD, and when that was created, the development standards for apartments were not defined but there are standard ordinances, such as 4.5.3 and 4.2.6 which are ordinances that apply to PMDs and PRD developments. He referenced language included in 4.2.6 which says certain minimal development standards are deemed necessary and shall apply to all PRD proposals. He stated that the word 'shall' means that it is not optional. He stated that as currently proposed, the building setbacks and the floor area ratio are not being met. He asked the Commission to take all of these examples into account and noted that it boils down to the fact that a 175 unit apartment building is far too big for this property and the neighborhood.

Commissioner Rylee asked what Mr. Sorenson could live with.

Mr. Sorenson stated that he thinks it is reasonable to say that this has been zoned to be multi-family/apartments but across the street are townhomes and even though there are more of them, they are not that big so from his perspective, what would fit here needs to be something in the low 100s and cannot be 175 units.

Commissioner Rylee stated that Mr. Sorenson did a great job in the document he prepared by laying out his information in a very logical fashion. He stated that if he is reading this document correctly it is saying about 134 units and 3 stories is about right.

Mr. Sorenson stated that he feels that would make a lot of sense and referenced the elevation change and the impact that it would have especially for people on Sophia Drive.

Beth Sanchez, 1448 Sophia Drive, stated that her approach is not as technical as Mr. Sorenson's and is more emotional. She stated that they moved into their house in May of 2018 and bought it because of what is in the back with the wetlands. She stated that in the 2040 Comprehensive Plan it has always been depicted as a green space and none of the plans have shown a road back there. She stated that as part of a compromise for the Oak Creek addition, the road is now there. She stated that at one of the City Council meetings they talked about the aesthetics of the Kelzer property and preserving it as a historical property because it was something that was pleasing to see as you drove into Chaska. She stated that when she looks at that property and the property being proposed with this apartment complex, those two do not meet and are not any type of compromise. She stated that there will be a historical property and then a gigantic brand new apartment complex plopped down in a residential area. She stated that this area is a beautiful area that has already been compromised because of the town homes to the north. She asked the Commission to consider that fact that once this green space area is lost, they cannot get it back.

City Planner Hanson noted that there was an individual on-line who would like to speak.

Carey Bretsch, Twin Cities and Western Railroad, stated that the crossing at the Clover Ridge is a quiet zone which means the whistle doesn't blow at the crossing. He stated that the proposed increased density with this development and the previous development, the potential for accidents will be significantly increased. He stated that they want to make sure the drainage requirements are complied with so there isn't any additional water or intensity added. He stated that there are some structures such as culverts under the railroad that will have to be relocated in order to accommodate some of this development and they want to ensure that the size of those will not have to be increased because of the development.

Chair Dahlke confirmed that even though it is a quiet zone, there are crossing arms in this location.

Travis Olson, 1439 Sophia Drive, stated that there was one point not made and in lieu of Commissioner Brass not being present, the one thing missing from this proposal is a tot lot. He stated that they are proposing that they will not be part of Jonathan Association and are for 'millennials' and empty nesters, but noted that empty nesters do have grandchildren that come and visit. He stated that he would propose that in their courtyard area that they have a section that would be for children that would visit and is asking that they provide something to be able to accommodate their residents.

Chairperson Dahlke closed the public hearing at 9:19 p.m.

Commissioner Aasen stated that it says this is a 5.26 acre lot and asked if that included the road that is going in for Oak Creek.

City Planner Hanson stated that it does not include the road.

Commissioner Aasen stated that he had quickly put together some numbers and noted that they could easily meet the parking requirements if they reduce it down to 134 units. He stated that using that road quite often, there is no street parking there and if residents have a number of guests, there will not be any parking available and explained that the road gets busy and there is no parking on the west side. He stated he sees this as a big concern for this project.

Community Development Director Kabat noted that the developer just let him know that he had prepared some remarks for the Commission.

Joe Mcelwain, Development Director, Chase Real Estate, reviewed some renderings of their proposed building and showed photographs of similar projects that they have completed along the Mississippi River that helped get the building mass off of the trail and what they feel will be the typical view for residents. He reviewed some of the proposed building materials and examples of their courtyard spaces that include fire pits and grill stations. He reviewed photographs of their common space areas in their properties and noted that they try to design things that will have classic style so it will still look good in 30 years. He stated that their top floor will have what they call a 'Sky Lounge' so everyone can look over the horizon and see the sunset and where they will host happy hours for residents. He stated that they have a lot of empty nesters and retirees that live in their communities. He reviewed some of the other amenities in their buildings such as gyms, yoga studios, work from home space and conference rooms. He showed the current project that is happening in Burnsville and showed additional pictures from one of their St. Paul properties which he feels will be very similar to what Chaska will experience along the regional trail. He reviewed the typical floor plans and noted that the average unit size if 930 square feet as well as a number of two bedroom units that will have lots of windows. He stated that they plan to have on-site maintenance as well as 3 or 4 permanent staff members who live here and maintain the building. He stated that they are very proud of what they have been building and noted that Chase Real Estate used to be Chase Homes and they built some of the homes on Sophia Drive. He stated that he studied the information put together by Mr. Sorenson and with regard to the footprint, they basically replicated what they had brought forth in December of a 47,000 square foot building. He stated that the property they are buying is a 27 acre site and D.R. Horton and the right-of-way of the road consumes about 4 acres and there are about 16 acres that are wetlands, another acre is dedicated for the right-of-way trail, and another 4 acres of their own wetland. He explained that when they originally went into this they were looking at a two phase project for 240 apartments because there were 10 acres of net buildable area and instead they went the direction of a single building. He stated that related to tree cover, he believes they submitted an updated landscape plan a few days ago that he believes was missed in tonight's review. He stated that they did improve tree coverage quite significantly even though they are not meeting code. He stated that there are no significant trees on this property and noted that what is challenging about the code is that it is taking gross square feet divided by 320. He stated that if the average square foot apartment is about 1,100 that means every apartment has to plant about 3.5 inches worth of trees. He stated that he decided to look at this in a different way and looked at the homes on Sophia Drive which on average are about 3,000-4,000 square feet and if those homes had to follow the same code, they would be required to plant

about 7 trees and noted that boulevard trees do not count. He stated that he believes that shows that the math doesn't really work.

Community Development Director Kabat stated that this is a guideline that it is in the zoning code and has been applied consistently to multi-family and apartment complexes and has been met by others. He stated that the next agenda item is another multi-family complex that is being proposed and they have been able to meeting this guideline. He stated that this is something that staff is looking to work with the developer on and get them up to that coverage amount.

Chair Dahlke stated that the Commission has obviously not voted on anything yet, but the developer needs to have a plan that the City will buy-in on, and staff is saying that this proposal is not cutting it yet.

Mr. Mcelwain stated that they had proposed 302, but increased it last week to 417 and if they need to get to 603, their landscape architect does not recommend it. He stated that they also had their subs, such as Midwest Landscaping, take a look at the plan too. He stated that trees need to have spacing and if they will be spaced out 30 feet which is what is typically desired in overstory trees, they cannot be fit on the property.

Commissioner Rylee asked if there was an opportunity with the road that will access Oak Creek and cutting across wetland area. He asked if there could be some of this tree allocation to provide screening along the roadway. He stated that the City is looking at the whole context of the site and not just the postage stamp area that they are proposing to build on.

Mr. Mcelwain stated that he thinks that is a smart way to look at it because that means there is a 27 acre parcel and not just the 5 acre net buildable portion. He stated that perhaps they will need to look at this from a broader context. He stated that with regard to the tot lot, in their last 3 apartments that they have opened, they have only had 1 family and noted that usually families that live in their properties are simply waiting to build a home. He stated that their residents really are typically empty nesters, retirees or couples without children. He stated that there is a huge courtyard space so perhaps this could be the first time they would consider some type of play structure. He stated that for parking, he provided City Planner Hanson a lot of their parking data. He stated that every resident has to have a sticker so there is a count for all their cars and noted that property in Burnsville is around 1.6 to 1.62 cars per unit. He stated that they are more than comfortable with the proposed 1.8 and noted that their buildings are typically 95% occupied so those other spaces could be allocated for guests.

Commissioner Rylee asked Mr. Mcelwain to talk to the Commission about Jonathan Association.

Mr. Mcelwain stated that his understanding is that the property owner will be getting a release form. He stated that the market rate apartment building to the east of them is not part of the Jonathan Association and his understanding is that they will be getting a release shortly.

Mr. Baswa stated that regarding the tot lot, you never really know who will rent the apartments. He stated that based on the previous apartments data, they may be thinking it is not needed, but asked what would happen if there were 20 or 30 families who wanted to live there and now their children would not have any place to play. He stated that he does not think anyone can truly

anticipate who will live there, especially if they have no restrictions. He stated that they also never really know about the parking lot needs and gave the example of a holiday, such as Thanksgiving, when renters host the celebrations. He asked if the developer had plans to reduce the number of units in order to meet the parking requirements.

Mr. Mcelwain asked if he was saying that there is not enough parking.

Mr. Baswa stated that it is possible the City comes back and says that there needs to be 2 parking spaces per unit.

Mr. Mcelwain explained that the City's count is 2:1 which they had initially provided, however the stormwater requirements for the site are very challenging because of the wetlands. He stated that they have to rent apartments and are planning to build this $30 million project and if they aren't confident in knowing that they will have the appropriate amount of parking it won't happen. He reiterated that he is more than confident with the 1.8/unit parking that they are proposing. He gave the example of their Burnsville apartment which has 99% occupancy and the parking is 1.6/unit. He stated that Chase Real Estate owns about 22,000 apartments so they have a very good idea of what the demand actually is.

Commissioner Aasen stated that the only apartment building he knows that does not have on street parking, but have a parking lot is Jonathan Flats. He stated that the rest of the apartments in Chaska if you drive by after a big snow event, they are parked out on the streets so they can clear and plow the parking lot. He stated that with this proposal, there is no option for that.

Mr. Mcelwain noted that they will have 182 stalls underground. He stated that for plowing, cars do have to be cleared and explained that they usually give a 4 hour window to do that.

Chair Dahlke asked about the parking ratio for Jonathan Flats.

City Planner Hanson explained that they are at 1.7/unit.

Chair Dahlke stated that he feels the Jonathan Flats parking lot is never more than ½ to 2/3 full. He stated that he remembers when it was approved under the 2:1 point there was concern, but feels that site would agree with what Mr. Mcelwain has shared about the actual parking needs.

Mr. Olson stated that he does not have a problem with the 1.8/unit but asked if anyone knew the capacity of the Jonathan Flats as of today.

City Planner Hanson stated that she does not know the capacity.

Chair Dahlke stated that it is probably as full as any other building.

Community Development Director Kabat stated that the capacity is over 90%.

Commissioner Aasen asked if staff knew the ratio of Chaska Place just west of the fire station.

City Planner Hanson stated that Chaska Place does meet a 1:1 ratio which was what was approved at the Jonathan Flats so there are precedents in the City to prove that a 1:1 ratio of a 1.7/unit can work for this type of product.

Commissioner Aasen stated that he brought that one up because that is one he knows that when he drives by during the winter, they are parking out on the street when they need to plow.

Commissioner Gaare stated that the concern she has is with the size of the facility and the parking lot area in what is essentially a residential area. She stated that the examples of other similar buildings Mr. Mcelwain gave were in semi-urban areas with some nearby retail areas. She stated that size wise this is a bit like putting a community college in the middle of a residential area with its associated parking and traffic. She stated that the spirit and intent of this residential area with the size of the proposed facility is of concern as well as the safety factor mentioned by the railroad representative. She stated that she thinks the residents made some valid points with regard to the size of this building in that particular area. She noted that she would not discount that these are beautiful apartments, but in this particular area, this proposal is concerning.

Commissioner Rylee stated that he would agree. He stated that it is a beautiful property with the amenities and finishes that they have planned, and thinks the idea is good for that neighborhood, but he just doesn't feel it fits. He stated that this is the last piece to this beautiful community and this proposal doesn't fit and gave the example of the architecture being too industrial and reiterated that he doesn't feel it fits with Clover Ridge. He stated that it may be a great fit for downtown Burnsville, but it does not complement Clover Ridge and explained that it is called Clover Ridge because of the Kelzer farm. He stated that in addition to the architecture and the magnitude of the building, he plans to vote to deny this request, but not because it isn't a beautiful plan.

Mr. Mcelwain asked if he had confused the Commission by showing the pictures because there is also the precedent board that City Planner Hanson has that shows white siding and gray trim in addition to the stone and brick. He asked if Commissioner Rylee was here in December when this was discussed and if he had approved of the U-shaped building.

Commissioner Rylee stated that he was here in December and noted that this is a 3 step process. He stated that all of the same concerns were expressed at the concept phase and the idea was that the City would let them move forward with their project, but the intent was that they would address those concerns and the message was not just that it was approved and they could go ahead and do it. He stated that in his opinion, they have not addressed the concerns that have been raised.

Mr. Mcelwain stated that the first thing he did was look at that report and it was focused on the 400 foot wall, which was why they broke up the building and added the other wing to make it appear like smaller wings. He stated that he wanted to make sure the Commission had seen the correct imagery, the elevations, and the material board. He pointed out the picture in his narrative packet that much of the architecture is derived from and reiterated that he hopes his presentation tonight did not confuse the issue.

Commissioner Rylee noted that he is one vote of the five Commissioners at the table and stated that he feels it is too big and doesn't fit, as proposed. He stated that he has a list of 10 compliments he could pass along about the plans, but those are things he just cannot get past.

Mr. Baswa stated that he would agree that this is something that just does not fit in that community.

Chair Dahlke stated that he thinks there is a large difference between what came in during the concept and where it is now and thinks this is a much more attractive building. He stated that this is a 48,000 square foot apartment building and Home Depot is 128,000 square feet which would be three times the size of this building, so a comparison would not be accurate. He stated that landscaping is an issue for him and he also feels this is a very large building for the neighborhood and feels there is work yet to be done. He asked what the proposed price point would be for these units.

Mr. Mcelwain stated that their smallest 1 bedroom units start at around $1,350, then $1,475, up to $1,525 and noted that they will be very similar to Jonathan Flats.

Chair Dahlke stated that he does not think parking will be a problem but is more concerned about the overall size. He asked if they were meeting the zoning requirements for the area.

City Planner Hanson stated that they are meeting zoning requirements.

Mr. Olson asked if people could see the math for that in comparison to what was actually presented.

City Planner Hanson explained that what they go off of are the PMD-15 standards as the basis for the zoning, permitted uses, and some of the design standards. She stated that they do also pull from the special regulations ordinance which applies to a universal set of land use applications that come in. She stated that from what they have on file, there is not a density component attached, so they could go off of what the Comprehensive Plan guides which is up to 40 units/acre.

Chair Dahlke explained that his general feeling is that this proposal will not pass and suggested that perhaps the Commission could table it and allow them time to go back to work. He stated that he would like to see the developer come back again and address the issues discussed including having a landscaping plan that the City agrees with and look at the proposed building size.

Mr. Baswa asked about the new road that is coming to this property and the property discussed earlier. He stated that it will add almost 215-220 homes and there is no signal. He asked if there were any plans to put in a signal or if there were any plans related to traffic control.

City Planner Hanson stated that there are no plans for a signal and explained that they also did a traffic study for this site and it did not warrant a signal at the intersection, but they still may need to do additional traffic signage.

Community Development Director Kabat stated that he thinks it would be fair to say that there would be a stop sign coming from the new road as it connects to Clover Ridge Drive, but would not warrant a signal. He stated that the neighborhood proposed by D.R. Horton in the previous agenda item, this apartment complex and the apartment complex that is the next agenda item were all included in the traffic analysis that City Planner Hanson referenced. He stated that if the Commission is considering tabling this item, that would require a motion and a vote. He stated that they could also add conditions just as they had with the previous agenda item.

Chair Dahlke stated that he would rather table this item than recommend denial of the request.

Mr. Mcelwain stated that he thinks tabling this is a fine idea and explained that he would be happy to go back and take a look at things the Commission has mentioned. He stated that he would like clarification from the Commission on what they mean by 'the size' and whether that means height, flat roof versus pitched roof, footprint or shape, or number of apartments. He stated that he feels they addressed a lot of the site plan measures from the December meeting so he would like to have a bit more guidance on what they are actually looking for.

Commissioner Gaare stated that she is concerned about the number of occupants and the height.

Commissioner Rylee stated that if they can fit with the townhomes that are across the street and have their aesthetics match, he thinks that would be reasonable.

Mr. Mcelwain asked if it would meet the Commissions approval if they could meet that aesthetic with 4 stories.

Commissioner Rylee explained that he wants this building to blend with the buildings behind it so this doesn't stand out as people look out on the view and noted that he is looking for 3 stories.

Chair Dahlke stated that he has a problem because if they are meeting building code and is zoned correctly but now Mr. Mcelwain is asking questions that the Commission cannot answer other than to say 'it is too big'.

Mr. Mcelwain stated that this will need to be a 4 story project or they cannot do it because of the price of construction. He stated that if they can do this as 4 stories he can address the architecture better.

Chair Dahlke noted that there are other 4 story buildings in the area.

Community Development Director Kabat explained that the areas where staff is saying that this proposal is not completely complying with zoning would be on the parking, which there has already been a pretty significant discussion about and the landscaping. He stated that if the developer is saying that there is not enough space on the site to accommodate the landscaping that is required, he thinks that may be an indicator that the scale of the building needs to be looked at.

Chair Dahlke reiterated that he thinks the best thing to do right now is to table this discussion to allow some of these changes to be made.

Motion Commissioner Rylee, second by Commissioner Aasen to table discussion of the Preliminary Site & Building Plan and Preliminary Plat for The Gallery Chaska Apartments/Chase Real Estate/PC #2022-21 a 175-unit apartment building.

Motion carried.

Commissioner Olson rejoined the Commission at the dais.

D. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat, and Rezoning for Clover Ridge Apartments/AV Development/PC #2022-15

City Planner Hanson presented the item to the Commission and noted that this will come before the City Council on April 18, 2022.

Commissioner Olson stated that there is a level of underground parking and then also an at-grade parking, but noted that the entrance did not look like it matched up with the drawing.

City Planner Hanson stated that there are 2 levels of covered parking and the majority of it will be underground. She stated that parking will be accessed on the southern portion of the site and the other access for the surface level or at-grade parking will be about 40 stalls.

Commissioner Olson stated that the drawings appeared to show the access for the apartments and the at-grade parking coming from the Clover Ridge Drive and not the side.

City Planner Hanson suggested that the developer answer the specific question.

Henry Elgersma, architect, stated that the access is just what was described by City Planner Hanson.

Commissioner Olson explained that his question involved page 2 of the architectural plans.

Mr. Elgersma stated that they have shifted the building around over the last few months because of wetland issues, so he thinks the plans Commissioner Olson is referring to are outdated plans.

Vishal Dutt, AV Development, explained that they reconfigured it and the parking plan is at 1.65/units.

Commissioner Olson stated that the drawings in the packet do not match that information.

Mr. Elgersma stated that they will send updated drawings.

Chairperson Dahlke opened the public hearing at 10:14 p.m.

Wade Sorenson, 1456 Sophia Drive, stated that his only question is related to the new proposed zoning. He asked why the City would not include the PRD development standards in Section

4.2.6. which he deems to be important and are not listed in the new proposed zoning for things such as building setbacks, lot coverage, floor area ratio, site design, and common open space.

City Planner Hanson explained that with every PRD that the City puts onto a property, it is very project based, so the standards get encompassed into the PRD and come from the actual project and how it is proposed. She stated that in reference to the standards that are laid out in Section 4 of the City Code, not all of them will get brought into the new zoning. She stated that when PRDs are established, they are essentially a PUD.

Commissioner Olson stated that if it was not specifically spelled out in the ordinance then what is the progression.

City Planner Hanson stated that the City's special regulations ordinance is the over-arching document in term of site planning, so if it is not specifically called out in the PRD standards then the special regulations typically apply.

Commissioner Olson asked if it would go to the Comprehensive Plan if those don't spell it out, and noted that document changes every ten years.

City Planner Hanson stated that the Comprehensive Plan is a guiding document from a land use perspective.

Community Development Director Kabat noted that the Comprehensive Plan is not zoning code.

Commissioner Olson stated that City Planner Hanson had referenced the Comprehensive Plan during the last agenda item. He stated that he would like to get some clarity on where the requirements are and what is being followed for each area. He stated that the Commission just tabled a decision on one project and now this is a project that is very similar, although it does check the box for landscaping and explained that he would like to know what they are being held to, zoned to, and what the requirements are from the City side of things. He stated that he realizes staff knows more of the details than the Commission does because they are knee deep in them, but explained that he was asking to open the 'black box' so people can understand the decisions that are being made on these different projects and what the decisions are based on.

City Planner Hanson explained that the PRD documents are specific to the project in terms of the approved documents that get pulled into the zoning document. She stated that as part of this they are going through a site and building plan approval and staff pulls those documents into the zoning documents. She explained that, in essence, the PRD is kind of tailored around that specific project.

Commissioner Olson stated that there are two proposals that are similar in size and one is proposing 1.8 and the other proposing 1.6 when the City's standard for parking is 2. He stated that the City has been lax on this issue and not hard-core set on the number 2, but asked when the City will take a closer look at this because 2:1 may not be the right answer, but 1:1 is also not the right answer. He asked at what point the City goes back and takes a look at this so they don't have variations between one side of the tracks and the other because the developers are all using their own math. He asked when the City would be considering this issue so there isn't

something that is so fluid. He stated that with neighboring projects, his short answer would be that if they are going to approve 1.8:1, then they should also approve the other one at 1.8:1. He explained that he was just looking for standardization so things can be consistent.

Community Development Director Kabat stated that he thinks this is a legitimate question because what is currently in the zoning code is 2:1 but they have seen some success from projects who have diverted from that. He stated that staff has evaluated this on a project by project basis and tried to look at other precedents in other communities that are similar to Chaska, but believes this may be a policy discussion if the Commission and City Council feel like they are diverging from this standard enough that it needs another look.

Chairperson Dahlke closed the public hearing at 10:22 p.m.

Chair Dahlke stated that he thinks Commissioner Olson's point about the parking ratio differences was a good point. He asked if there was any opportunity to increase the parking on this site.

Josh McKinney, Measure Group, representing the developer, explained that they have looked at a few options and worked with City staff on this site. He stated that the challenge for them is that there are a lot of encumbrances on the property including a wetland buffer. He stated that they have seen the 1.6:1 work really well in the industry, and noted that they are also well in excess of what their parking study that they had commissioned that they need to park. He stated that their parking study stated that they would need to park 148 and they are proposing 195 stalls. He noted that there are 119 apartment units proposed and they are proposing to park at a rate of 1 car/bedroom.

Commissioner Aasen stated that the parking still concerns him because there is no street parking in this location.

Mr. McKinney stated that while he understands that concern they are working off their experience with this throughout the metro area and the additional studies that they commissioned in order to be comfortable with their assumptions based on that experience.

Commissioner Olson stated that he likes how the developer is trying to incorporate the walking path/loop into the sloped area. He asked if was intended to keep it on the high side.

Mr. McKinney explained that there is a pretty significant grade change between the street and the wetland so they are proposing the trail to be used as a switchback in order to traverse the grade. He stated that they are proposing to use a more natural material and are looking at options for some interpretive signage to showcase a unique amenity that is not found in a lot of other suburban properties.

Commissioner Baswa asked if there would be any common areas for the residents.

Mr. McKinney stated that they have a unit situation with regards to their amenity deck and are planning a two level space with one as an exterior roof deck that looks out onto the wetland area. He stated that there are also decentralized amenity spaces scattered throughout the site.

Mr. Elgersma stated that they will have a large community room, a lounge adjacent to the roof top terrace, a fitness room, coffee area, generous lobby/ mail room, and some work from home spaces.

Chair Dahlke asked who the target demographics were for this building.

Vishal Dutt stated that they have completed a market demand study and are targeting empty nesters and millennials. He stated that the price point will be similar to Lake Jonathan.

Commissioner Olson stated that it appears then that it will be missing amenities for the younger visitors to the apartment building. He stated that he would ask that the developer also accommodate the needs of the visitors to the property as well as the residents.

Mr. McKinney stated that they have heard loud and clear what the Commission has stated about this project and the previous projects, so it is a good idea for them to at least explore what a tot lot may look like and where it could be placed on the property prior to the next step.

Vishal Dutt stated that there will also be grills, shuffle board, ping pong, and air hockey tables so there will be things for kids to do at the site.

Commissioner Olson asked if the City was putting in too much at the same time in the same spot. He asked if the City has done the leg work to be able to say what the City needs, how much they need and where they need it. He asked if the City needs two of these complexes going in at the same time in the same location for the same demographic group.

Community Development Director Kabat stated that he thinks what the City has done is in line with the Comprehensive Plan which guides the properties for these uses. He stated that what is proposed on these sites are both multi-family products that this site is guided for but market studies are not something that the City gets involved in because it is driven by the market. He stated that what they are seeing right now is a strong market for multi-family which is causing the pace that these are coming before the City.

Commissioner Olson asked if the City was looking forward enough rather than living in the here and now. He stated that he understands that this has been part of the Comprehensive Plan for a long time but just questions the timing and if they really need this much at this point in time. He stated that he just wonders if this is too much, too soon.

Community Development Director Kabat stated that he believes the City has been forward looking because this property was guided for multi-family 20 years ago in the Comprehensive Plan. He stated that they are experiencing this same kind of growth in single-family and industrial as well at this moment in time so he believes the Commission is seeing a convergence of market demand and also where Chaska happens to be situated within the metro area as development continues to move outwards.

Vishal Dutt stated that the only reason that he moved forward on this project was because they did a market study that determined that there is a huge need for multi-family over the next 5 years.

Commissioner Rylee stated that he is not too concerned about parking and feels that there appears to be market demand for these properties. He stated that both of the projects that are proposed in this area are beautiful and he feels they will fill up because he does think there is demand for this. He explained that why he joined the Planning Commission was that he wanted to make sure the City was sensitive to context so he has the same comments for this project. He stated that there are competing demands with a 20 year old neighborhood that has a few remaining lots for higher density and the question becomes how to do hat while being respectful for the current residents. He stated that in addition to projects meeting City ordinances and the Comprehensive Plan guidance, he also wants to make sure things 'fit'. He stated that if this area is the gateway to Chaska, he doesn't feel this proposed building checks that box for him. He stated that he thinks it is too big and too tall and does not fit architecturally with the Clover Ridge neighborhood. He stated that there are a lot of pros with the proposal but explained that he needs to respect why he originally joined the Planning Commission, so he will not support this as proposed.

Chair Dahlke noted that City Planner Hanson had already noted that they need to work on the visual aspect of the building to make it more 'Chaska-like'. He stated that this project is further away and the fact that there has been very little input from neighbors on this project says a lot of him.

Commissioner Olson argued that there wasn't much input because there is nobody living there yet.

Vishal Dutt stated that he did hold a neighborhood meeting in early December and there was only one neighbor who attended and they had sent notices to everybody.

Commissioner Olson stated that there are not that many neighbors to this property, so he believes the Commission has to speak for those neighbors because they are not there yet.

Community Development Director Kabat assured the Commission that this applicant has followed the same process that the City had asked anyone to do.

Commissioner Olson reiterated that he feels the Commission needs to be the voice for the neighbors. He stated that he does not see this project as being much different than the previous project that the Commission chose to table.

Chair Dahlke expressed concern that the expectation cannot be that anytime a 4 story apartment building comes into City that it will be tabled or voted down.

Commissioner Rylee stated that he did not believe that was what was being stated.

Chair Dahlke stated that one of the things he goes by is neighborhood input and the fervor to turn this building down or turn it into something else is not there as compared to the last agenda item. He stated that he doesn't see why the Commission wouldn't address the architectural concern and parking and move it forward.

Commissioner Gaare stated that she did not have the same gut reaction to this one as she did to the previous item.

Chair Dahlke noted that from a perspective of the Commission representing people that aren't here yet, he feels that Chaska needs apartments.

Commissioner Olson stated that he questions saying that this proposal will not get the same scrutiny as others because there is no community voice because they have said that this is the gateway into the City from Victoria. He asked what the City wants this view to be coming in from Pioneer Trail into Clover Ridge and explained that he wants to be consistent because this is talking about one side of the track versus the other.

Commissioner Baswa stated that this building structure is a little bit different that the previous item and would agree that it doesn't exactly fit in the neighborhood, but also agrees that the City needs some apartments. He stated that there are less concerns with this proposal and feels this one will have less scrutiny.

Commissioner Rylee stated that he feels the danger is that this is Preliminary and then it moves onto Final and then there are 50 people who show up who are upset.

Commissioner Olson noted that it would be a Consent Agenda item as well.

Chair Dahlke reminded the Commission that they do not vote anything in or out and simply makes recommendations to the Council. He stated that to him, the Commission has enough to make a recommendation to the Council. He stated that if it is tabled without a specific reason would mean the Commission is not doing their job.

Commissioner Olson stated that he understands where Chair Dahlke is heading and asked about the meaning of condition #10 'Provision that the building is designed to fit in Chaska and be addressed at final submittal'.

City Planner Hanson stated that it allows them to work with staff to come up with ideas and options on the building to address some details that they find fit into the Chaska context. She stated that it is very open ended because there is not just one way to do that. She explained that staff wants to be able to work with them to come up with some creative ideas to address that.

Commissioner Olson stated that he brought that up because the next phase is Final and there will be no additional review of this by the Commission because it will be whatever the architect and the staff agree too will be moved forward. He stated that it will go to Final as consent items for both the Commission and the City Council which means there is no review of what makes it 'Chaska'.

City Planner Hanson stated that the Commission still has the ability to provide the same commentary on applications as they do during Preliminary.

Community Development Director Kabat noted that while items when they reach Final are typically placed on the Consent Agenda, they do not have to be, so it could be a separate item or simply be pulled from the Consent Agenda. He assured the Commission that there will be the opportunity for review if they wanted it.

Motion by Commissioner Olson, second by Commissioner Baswa to recommend to City Council approval of the Clover Ridge Apartment Preliminary Site & Building Plan and Preliminary Plat for 119 units, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-4), prepared by AV Development, LLC, dated March 7, 2022
    b. Parking Study (pgs 1-3), prepared by Swing Traffic Solutions, dated February 13, 2022
    c. Existing Conditions Survey, prepared by Sambatek, dated January 5, 2022
    d. Preliminary Plat, prepared by Sambatek, dated April 8, 2022
    e. Title Sheet (pg C1.01), prepared by Sambatek, dated March 31, 2022
    f. Demolition Plan (pg C2.01), prepared by Sambatek, dated March 31, 2022
    g. Site Plan (pg C3.01), prepared by Sambatek, dated March 31, 2022
    h. Grading Plan (pg C4.01), prepared by Sambatek, dated March 31, 2022
    i. Utility Plan (pg C6.01), prepared by Sambatek, dated March 31, 2022
    j. Details (pgs C9.01-C9.02), prepared by Sambatek, dated March 31, 2022
    k. Landscape Plan (pg L1.01), prepared by Sambatek, dated March 31, 2022
    l. Landscape Details and Notes (pg L1.02), prepared by Sambatek, dated March 31, 2022
    m. Photometric Site Plan, prepared by Mlazgar Associates, dated February 1, 2022
    n. Fire Truck Turning Exhibit, prepared by Sambatek, dated March 7, 2022
    o. Construction Access Plan, undated
    p. Open Space Exhibit, prepared by Sambatek, dated March 31, 2022
    q. Clover Ridge Apartments (pgs A101-A105), prepared by J Corp, dated January 28, 2022
    r. Clover Ridge Apartments (pgs A201-A202), prepared by J Corp, dated March 7, 2022
    s. Clover Ridge Apartments (pg A203), prepared by J Corp, dated March 31, 2022
2. Adherence with the City Engineer's Memo dated April 13, 2022.
3. Adherence to the following setbacks for Clover Field Apartments:
    a. Front: 20 feet
    b. Rear: 20 feet
    c. Side: 10 feet
    d. Side (corner): 20 feet
4. Provision of 360 degree architecture be used on all facades.
5. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
8. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
9. Provision that mechanical equipment will be completely screened from view.
10. Provision that the building is designed to fit in Chaska and be addressed at final submittal.
11. Provision that section 15.28 Special Regulations are complied with.
12. Provision that light poles do not exceed 25 feet in height and comply with zoning section 15.28.250.

Motion carried 5-1 (Rylee).

Motion by Commissioner Gaare, second by Commissioner Aasen, to recommend approval of the rezoning from Rural (R) to Planned Residential District (PRD-84).

Motion carried 5-1 (Rylee).

E. Recommend Approval of the Preliminary Site and Building Plan for Southwest Christian High School/Southwest Christian/PC #2022-19

City Planner Hanson presented the item to the Commission and noted that it will come before the Council on April 18, 2022.

Commissioner Olson stated that it appears that they have addressed all the concerns raised at the concept phase.

Chair Dahlke asked if there was any member of the public who wanted to speak regarding this item.

Community Development Director Kabat noted that there was not anybody on-line or in person who wished to address the Commission.

Motion by Commissioner Aasen, second by Commissioner Olson, to recommend approval of the Preliminary Site & Building Plan for the fieldhouse building addition at Southwest Christian High School (PC#2022-19), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-4), submitted by BGW Architects, dated January 26, 2022
    b. Main Floor Plan, submitted by BGW, dated March 3, 2022
    c. Lower Floor Plan, submitted by BGW, dated March 3, 2022
    d. Exterior Elevations, submitted by BGW, dated March 3, 2022
    e. Cover, submitted by Westwood, dated March 25, 2022
    f. Existing Conditions Plan, submitted by Westwood, dated March 25, 2022
    g. Civil Site Plan, submitted by Westwood, dated March 25, 2022
    h. Overlay Plan, submitted by Westwood, dated March 25, 2022
    i. Grading Plan, submitted by Westwood, dated March 25, 2022
    j. Erosion Control Plan, submitted by Westwood, dated March 25, 2022
    k. Utility Plan, submitted by Westwood, dated March 25, 2022
    l. Stormwater Details, submitted by Westwood, dated March 25, 2022
    m. Landscape Plan, submitted by Westwood, dated March 25, 2022
    n. Landscape Details, submitted by Westwood, dated March 25, 2022
    o. Headlight Section Plan, submitted by Westwood, dated March 25, 2022
    p. Photometric Site Plan, submitted by BGW Architects, dated March 24, 2022
2. Adherence to City Engineer Memo dated February 9, 2022.
3. Provision that Bavaria Road improvements are installed and in coordination with the City Engineering Department.
4. Provision of proposed signage to meet Section 15.32 of the zoning ordinance.
5. Provision of mechanical equipment to be fully screened from view.
6. Provision of proposed light poles to not exceed 25 feet in height.

7. Provision of proposed wall packs to not exceed 18 feet in height.
8. Provision of lighting to meet Section 15.28.250 of the zoning ordinance.
9. The school shall not allow the enrollment to exceed 600 students.
10. No parking associated with Southwest Christian High School or associated events may occur on White Oak Drive, Groves Drive or any other adjacent public Right-of-Way.
11. Provision of landscaping to meet required quantities per Section 15.28.070 of the zoning ordinance.
12. Provision of irrigation for the landscaped and sodded areas of the site.
13. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Provision of a Site and Building Plan review to be completed for the future athletic field on the north side of the site.

Motion carried.

F. Recommend Approval for the Concept Plan of the North Water Treatment Plant

Community Development Director Kabat presented the item to the Commission and noted that the intent is for this to go before the Council on April 18, 2022. He noted that the desired start for the project would be the summer of 2022 with completion targeted for 2023.

Matt Haefner gave an overview of details of the work, capacity, and test drilling site.

Commissioner Olson stated that this is a unique location and being cognizant of the Chaska style and the neighbors to the east and making sure that was is visible to them will be appealing. He asked what the neighbors feel there needs to be in order to make it blend in to the area.

Community Development Director Kabat noted that he had driven by Pioneer Trail on the south side and noted that some of the roofs of the maintenance facilities for Hazeltine are red and some are gray.

Commissioner Gaare asked if there would be a noise factor to consider.

Mr. Haefner explained that the only noise that would exist is if they have a power outage and the generator was running.

Commissioner Rylee asked if Hazeltine had any intention to develop around their golf course with residential or other amenities.

Community Development Director Kabat noted that they had pursued a concept plan on the corner in 2013. He stated as the City has worked with them to update the Comprehensive Plan they have continued to have that conversation about the mixed use component and they have continued to express in having it there because he believes they would like to have the option and opportunity for that in the future. He stated that he also knows that the open field serves are parking for their large events such as the Ryder Cup.

Motion by Commissioner Gaare, second by Commissioner Baswa to recommend approval of the North Water Treatment Plant - Concept Plan (PC# 2022-22), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Chaska WTP Concept Progress (pgs 1-6), submitted by City of Chaska, drafted by Stantec, dated 03/01/2022
    b. Chaska WTP Site Relationship Views (pgs 1-9), submitted by City of Chaska, drafted by Stantec, dated 01/26/2022
    c. Figure 1 - Site Plan Concept Overview (pg 1), submitted by City of Chaska, drafted by Stantec, dated 02/28/2022
    d. Figure 2 - Site Plan Concept (pg 1), submitted by City of Chaska, drafted by Stantec, dated 02/28/2022
    e. Figure 3 - Site Plan Concept No Contures (pg 1), submitted by City of Chaska, drafted by Stantec, dated 02/28/2022
    f. Figure 4 Existing Site Images (pg 1), submitted by City of Chaska, drafted by Stantec, dated 02/28/2022
    g. Figure 5 Materials (pg 1), submitted by City of Chaska, drafted by Stantec, dated 02/28/2022
    h. Chaska WTP and SWTP Bldg Comparison (pg 1), submitted by City of Chaska, drafted by Stantec, dated 03/11/2022
    i. Chaska WTP Site Forces Graphic (pg 1), submitted by City of Chaska, drafted by Stantec, dated 03/01/2022
    j. NWTP Narrative Letter 3-1-22- signed, submitted by Stantec, dated
2. Approval of rezoning from Open to P2 – Public Buildings.
3. Compliance with the zoning P2 (Section 15.12.180) of the Chaska Zoning Ordinance).
4. Compliance with section 15.28.120 Building Design/Materials for Commercial, Industrial, Public, & Institutional.
5. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
6. Provision of 360-degree architecture be used on all facades.
7. Provision that if masonry is used that they are natural stone and/or full-face modular brick in order to be considered Class I materials.
8. Provision of a landscape plan meeting all applicable requirements of Chapter 15.28.070 of the Zoning Code.
9. Provision of adequate screening and landscaping to neighboring properties to be addressed at Preliminary submittal.
10. Adherence to the following building setbacks:
    a. Hundertmark Road: 100 feet from centerline
    b. From North, South and East Property Lines property lines: 15 feet
11. Provision of lighting specs to be submitted with preliminary site plan submittal.
12. Coordination with the City Engineer for the provision of public utilities to the site.
13. Provision of a grading plan should route drainage away from neighboring properties.
14. Provision to combine the two lots of the proposed development site into a single lot.
15. Provision to obtain necessary temporary easements from Hazeltine National Golf Club to conduct grading construction activities and utility installations.

Motion carried.

8 Other Business

A. Receive Other Meeting Minutes
    a. Receive February 8, 2022 Park Board Meeting Minutes
    b. Receive the February 28, 2022 City Council Meeting Minutes
    c. Receive the February 28, 2022 EDA Meeting Minutes

Commissioner Rylee

- Noted that he travels frequently and wanted staff to know that Chaska is really a unique, beautiful community. He stated that the quality of life people have in the City is hard to match and much of that is because of what City staff has done over the years. He commended staff for their work to keep Chaska beautiful and unique.

Commissioner Olson

- Noted that planning can be ugly and isn't always easy but that is why the Commission is here to ensure that everyone has their voice heard.

Commissioner Aasen

- Asked how many lots are currently in the planning process that the Commission would be reviewing.

Community Development Director Kabat noted that staff posts the lot inventory available on-line every month, but noted that he did not have that information in front of him. He stated that he does not have an exact number, but would say that there is a 'lot' in process right now.

10. Adjourn

Motion by Commissioner Olson, second by Commissioner Aasen, to adjourn the meeting at 11:40 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/22

Subject: **Chaska Creek Industrial Phase 3 (aka Chaska Club West Industrial) – Final Site & Building Plan and Final Plat**

Applicants: Oppidan

Location: Southwest corner of TH 212 and Creek Road, east of Wetzel Lane

Case No.: 2022-29

Synopsis: Applicant seeks to obtain approval of a Final Site & Building Plan and Final Plat for an office/industrial building south of the Chaska Creek Business Park

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The concept plan for the Chaska Creek Business Center (~87-acre site) was approved in October of 2013. This concept plan is located in the southwest corner of Highway 212 and Engler Boulevard (CR 10), which is just north of the subject property being reviewed this evening. It incorporated a couple different uses, two of them being High Bay Industrial and Corporate Industrial.

In March 2021 the final site and building plan was approved for the two industrial sites noted above. These industrial buildings were reviewed concurrently and were known as Phase I and Phase II of Chaska Creek Industrial. Phase I is the northerly building in the business park and is 133,000 square feet in size. Phase II is the southerly building in the business park and is 168,000 square feet. Oppidan was the developer for both these buildings as well.

Although this site being reviewed at this time is effectively outside the area of the Chaska Creek Business Park, we will still refer to it as Chaska Creek Industrial Phase 3.

In December 2021 the Concept Plan was approved for Phase 3 of Chaska Creek Industrial. In March 2022 the Preliminary Site & Building Plan, Preliminary Plat and Rezoning were approved.

Changes/Updates Since Preliminary Approval

The following are changes that have occurred on the plan since Preliminary:

- West Edge Landscaping; during the preliminary review of the site plan it was noted that the west side of the plan needed additional screening/landscaping between the berm and stormwater pond. The applicant has enhanced this area by providing additional coniferous plantings

- Southwest Berming/Screening; berming and screening was a significant component of the site plan for the edges adjacent to residential. The applicant has prepared plans to show the screening that will take place on the south and southwesterly portions of the site. A significant berm of approximately 20 feet high will be incorporated on the south side. In addition, primarily coniferous plantings of 8 feet in height will be installed on top of the berm on the southwesterly side. Both these elements will screen a majority of the loading dock and lighting in the rear of the property; the screening was intentional in what is seen from the two nearest homes on Wetzel Lane as they have the most exposed view. The proposed trees along the berm have also been relocated to the crest of the berm to maximize the height from day of installation. The applicant also explored the potential of increasing the height of some of the coniferous plantings to 10 feet, however, this caliper of tree requires to be spaded (dug up and soil turned over) which is rather difficult on steep slopes. It also has more implications on the survivability of the tree if this were done. Staff is amenable to keeping the 8 foot trees for better survivability.

Project Goals
The goals of the Chaska Creek Industrial Phase 3 project include the following:

- Provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska
- Provide a unique building that creates interest and visibility from Creek Road
- Design a building on the site that seeks to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles

Comprehensive Plan & Zoning
The 2040 Comprehensive Plan guides the subject property being looked at tonight as Business Park and includes the subject property within the Metropolitan Urban Service Area (MUSA) so sanitary sewer is available to the site. The Business Park designation in the Comprehensive Plan is designed to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. The Business Park designation also allows for commercial activities.

The current zoning for this project site is Planned Industrial Development District (PID-10).

Existing Conditions
The lot being looked at for the project is approximately 38 acres in size, however the project site only encompasses approximately 13 of those acres. The 13 acres is primarily composed of open, agricultural land. The remaining 25 acres of the site is made of additional agricultural land, wooded groves, and a ravine system. Wooded steep slopes appear to encumber the areas around the ravine system. One wetland is delineated that abuts the southwest edge of the project site.

Adjacent Properties
The site is bound on the north by Creek Road and the Chaska Creek Business Park; the east by the proposed Chaska Creek Boulevard extending south, and Highway 212; the south by open remnant land, the ravine system, and the Raser property; the west by rural residential properties on Wetzel Lane.

CURRENT REQUEST

The request this evening is for Final Site & Building Plan and Final Plat for the construction of a new industrial building just south of the Chaska Creek Business Park (known as Chaska Creek Industrial Phase 3). End users have not been identified for the building, rather this will be a spec building that will be built and then be marketed to appropriate users. This building will be set up and designed similarly to the two other Chaska Creek Industrial buildings.

Projected and Targeted Users

Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single-use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed building is intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not bee available in the community. The building proposed *is not designed to be a distribution center*. The applicant believes that given Chaska Creek's location and proximity to the Metro area, it is not considered a desirable location for distribution centers.

The applicant has stated that the best comparable project to the one proposed in this request is the Holasek Business Park located in Chanhassen on the Chaska/Chanhassen border off of the intersection of Lyman Boulevard and Galpin Boulevard. This project was composed of two industrial buildings; one was a build-to-suit for a company called Retail Tech, Inc. and the other building was a spec building, that has been recently leased to 100% capacity with the businesses Retail Tech, Inc., LifeCore Biomedical and MedSource. Retail Tech is a point of sale systems for the retail, grocery and hospitality industries. MedSource is a provider of quality medical products, specializing in high-quality products and equipment and innovative medical product development. The applicant believes both the buildings proposed will attract similar users to their project.

Building Location/Design

The proposed industrial building will be approximately 177,000 square feet in size and 34-38 feet in height; clear height inside the building will be 28 feet which is consistent with the other Chaska Creek Industrial buildings. The main entrance of the building is oriented northerly towards Creek Road, with the loading dock area oriented southerly towards the ravine system. Parking is situated on the north, west, and east sides of the building. The building is programmed to provide 20% office space (~35,400 square feet) and 80% warehouse space (141,600 square feet).

The building will be a mix of durable materials including precast concrete panels, architectural diamond metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners. Warm buff colors and materials were chosen to provide a generally cohesive look and tie in with Chaska colors. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Building Materials	
Class I	Glass and Architectural Metal Paneling (32%)
Class II	Aggregate Concrete Panels; two colors (65%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	34%; two different materials
CLASS II PROVIDED	62%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The design incorporated on this building is the same as the other Chaska Creek Industrial buildings.

Parking/Access/Circulation
214 parking spaces are proposed as a part of this site plan. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	35,400 sf	1ps/250sf	142 parking spaces
Warehouse	141,600 sf	1ps/2,000sf	71 parking spaces
		REQUIRED	**213 parking spaces**
		PROVIDED	**214 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building.

In addition to the above, it should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed. The applicant has provided a proof of parking exhibit in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion, which totals 528 parking stalls (71 for office; 457 for manufacturing).

A collector road, Chaska Creek Boulevard, currently exists north of the subject site stubbing into Creek Road. This collector road will be continued south to provide for additional access to the subject site. It should be noted that this southerly extension will be built and function much like a glorified driveway in the interim. The collector road will be built to City standards and widths when it's extension across the ravine system will be needed. Truck access will come from the proposed access on the southeast side of the site as it connects into Chaska Creek Boulevard. An additional access is shown directly on Creek Road to line up with the building access for Chaska Creek Industrial Phase 2. Parking is shown on the north, west, and east sides of the building. Loading dock access is shown on the south side.

A semi-truck turning exhibit has been provided in the preliminary submittal, showing how trucks turn/turnaround in the site. It also shows how they turn in the proposed roundabout at Creek Road and Chaska Creek Boulevard.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	553 caliper inches	561 caliper inches
Understory Trees	51	51
Shrubs	590	691

It should be noted that during the final review of the Chaska Creek Industrial buildings Phase 1&2 it was determined that these buildings would be treated as one-story buildings (as opposed to two stories). The same landscaping requirements would apply here, and is reflected in the values noted in the previous table. An area that the applicant shall look at further for more landscaping is the northeast corner of the property adjacent to the proposed retaining wall. More trees shall line that perimeter of the retaining wall to help soften the edge.

Planting islands will need to be incorporated in the parking lots. The City's code requires 10% of the parking lots to be allocated for planting islands. These islands need to be at least 10 feet wide. The site plans are showing compliance with this.

Boulevard trees will be required along the sides that abut Chaska Creek Boulevard and Creek Road. The landscaping plan reflects this in the final submittal.

Screening

The property abuts residential on its western/southwestern edge. Because of this it will be important that screening is achieved effectively between the site and the homes. The loading

dock is oriented to the south side of the site. The use of berming and landscaping will be imperative on the west and southwest edges.

The applicant has provided a landscape plan and section drawings to show the buffering and separation characteristics of the site plan. The south and southwest portions of the site will be significantly recessed into the site. A berm of approximately 20 feet high is planned on the south and southwest portions of the site. Additional landscaping/trees will be added to the top of this berm of additional screening. These trees will primarily be coniferous trees of 8 feet in height. With the berming and landscaping in place it will significantly cover the loading dock and lighting shown in the rear of the property.

The westerly edge between the stormwater pond and berm has been enhanced to include more coniferous plantings as was required by staff during preliminary. Over time this edge will grow in to help screen a majority of the loading dock area.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. Light poles will also be limited to 25 feet in height since this site is adjacent to residential. Any wall mounts are limited to 18 feet in height on buildings. Lighting levels are proposed to be near zero at property lines abutting residential. In addition, the berming and landscaping proposed on the south side of the site will be flush or higher than the proposed light fixtures that are on the rear portion of the property and building. The west façade has been reduced down to 3 wall mounts where 5 were shown before in preliminary.

Signs
The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade. Staff would require that signs on the west and south facades cannot be internally illuminated.

Traffic
There is one principal access spine (Chaska Creek Boulevard) as it moves from Engler Boulevard (CR 10) south to Creek Road. A roundabout is proposed at the Chaska Creek Boulevard and Creek Road intersection. This roundabout is in the process of being constructed. Chaska Creek Boulevard's right-of-way (ROW) will be preserved as a part of this site plan for the future southerly connection south of Creek Road, however, the road extension will not occur with this project. In the interim, a driveway will be provided for the Oppidan site so that trucks can access the site efficiently and directly on to the collector road.

Setbacks
Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Highway 212	225 feet from centerline or 50 feet from ROW, whichever greater
Chaska Creek Blvd	100 feet from centerline
Creek Road	100 feet from centerline
Interior Property Lines	10 feet
Wooded Steep Slope	50 feet from edge; 30 feet no grade/no mow
Chaska Creek	75 feet from edge

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW or residential	10 feet

Utilities
Utilities are available to service the project.

The subject property *is not* located within the service territory of Chaska Electric, but of Minnesota Valley Electric Cooperative (MVEC).

Stormwater
The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

Wooded Steep Slope
The applicants have indicated on their plans the presence of wooded steep slopes along the Chaska Creek ravine mainly south, and out of the subject site; the site line is out of the treed areas. Although these remnant areas are not in the vicinity of the proposed project area, it should be noted that a 50 foot building and 30 foot no grade/mow setback apply to the edges of these slopes. With that in mind, it may require tweeks on future building and stormwater pond locations to ensure those setbacks are adhered to. More information/guidance will be provided on this when those remnant areas initiate development.

Pedestrian Sidewalks/Connections/Trails
Sidewalks will be required along both sides of local public streets, which would include along Creek Road and Chaska Creek Boulevard. A city trail will be required on the west side of Chaska Creek Boulevard to connect into the existing trail just north of Creek Road.

Development Costs (Infrastructure Improvements)
The area-wide development costs would include but not be limited to:
- Arterial Road Network
- Collector Roads

- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Final Plat
The site is proposed to be platted into one lot. There are three outlots, and their dispositions are as follows:

- Outlot A: open space to be owned by the current property owner
- Outlot B: stormwater ponding to be owned by the City of Chaska
- Outlot C: future collector road to be owned by the City of Chaska

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Wednesday, April 29, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, June 28, 2022** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Saturday, August 27, 2022*. The City may with the petitioners consent extend the review period beyond the Saturday, August 27, 2022. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend to City Council approval of the Final Site & Building Plan and Final Plat for Chaska Creek Industrial Phase 3, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Title Sheet (pg C1.01), prepared by Sambatek, dated April 29, 2022
    b. Existing Conditions Plan (pg C2.01), prepared by Sambatek, dated April 29, 2022
    c. Site Plan (pg C3.01), prepared by Sambatek, dated April 29, 2022
    d. Site Plan – Proof of Parking (pg C3.02), prepared by Sambatek, dated April 29, 2022
    e. Grading Plan Overall (pg C4.01), prepared by Sambatek, dated April 29, 2022
    f. Grading Plan Northwest (pg C4.02), prepared by Sambatek, dated April 29, 2022
    g. Grading Plan Southwest (pg C4.03), prepared by Sambatek, dated April 29, 2022
    h. Grading Plan Northeast (pg C4.04), prepared by Sambatek, dated April 29, 2022
    i. Grading Plan Southeast (pg C4.05), prepared by Sambatek, dated April 29, 2022
    j. Grading Plan Notes (pg C4.06), prepared by Sambatek, dated April 29, 2022
    k. Grading Plan – Future Road Improvements (pg C4.07), prepared by Sambatek, dated April 29, 2022
    l. Top Soil Management Plan (pg C4.08), prepared by Sambatek, dated April 29, 2022
    m. Erosion Control Plan – Phase I (pg C5.01), prepared by Sambatek, dated April 29, 2022
    n. Erosion Control Plan – Phase II (pg C5.02), prepared by Sambatek, dated April 29, 2022
    o. Erosion Control Plan – Notes (pgs C5.03-5.04), prepared by Sambatek, dated April 29, 2022
    p. Erosion Control Plan – SWPPP (pgs C5.05-5.06), prepared by Sambatek, dated April 29, 2022
    q. Utility Plan (pg C6.01), prepared by Sambatek, dated April 29, 2022

r. Storm Sewer (pg C7.01), prepared by Sambatek, dated April 29, 2022
s. Detail Plan (pgs C9.01-9.05), prepared by Sambatek, dated April 29, 2022
t. Landscape Plan (pg L1.01), prepared by Sambatek, dated April 29, 2022
u. Shrub Plan (pg L1.02), prepared by Sambatek, dated April 29, 2022
v. Landscape Details and Notes (pg L1.03), prepared by Sambatek, dated April 29, 2022
w. Screening Exhibit Plan (pg L1.04), prepared by Sambatek, dated April 29, 2022
x. Screening Exhibit (pg L1.05), prepared by Sambatek, dated April 29, 2022
y. Photometric Plan (pg EX1.01), prepared by Pulse, dated April 5, 2022
z. Truck Turning Exhibit (pg EX1.02), prepared by Sambatek, dated April 29, 2022
aa. Aerial Site Exhibit (pg EX1.03), prepared by Sambatek, dated April 29, 2022
bb. Final Plat (pgs 1-2), prepared by Sambatek
cc. Preliminary City Submittal – Conceptual Floor Plan, prepared by Mohagen Hansen, dated January 3, 2022
dd. Preliminary City Submittal – Conceptual 3D Images, prepared by Mohagen Hansen, dated January 3, 2022
ee. City Submittal – Exterior Elevations, prepared by Mohagen Hansen, dated January 3, 2022
ff. City Submittal – Exterior Materials, prepared by Mohagen Hansen, dated January 3, 2022

2. Adherence with the City Engineer's Memo dated May 11, 2022.
3. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
4. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
5. Provision that wall signs cannot be internally illuminated on the west and south facades.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
9. Provision that all wall mount lighting be mounted no higher than 18 feet.
10. Provision that only 3 wall mounts maximum are shown on the west façade.
11. Provision that all pole lights will be no higher than 25 feet.
12. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
13. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
14. Provision of sidewalks on both sides of all local streets.
15. Provision of a City trail on the west side of Chaska Creek Boulevard.
16. Provision of a 60 feet Right of Way width for all local streets.
17. Provision of retaining wall details meeting Section 15.28.100F of the zoning code.
18. Provision of wetland conservation act is completed and approved prior to City Council approval of the Final Plat.

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **May 11th, 2022**
Subject: **Chaska Creek Center Phase 3 Industrial Building – Final Plat**

The City's master plan includes trunk utilities and preservation of right of way for a future collector road which the site plan now accommodates. The extension of collector road is not warranted at this time; however, the Developer and the City have been working closely to preserve the ability to construct in the future should it be necessary. For the final planning process, it will be important the site plans accommodate future City trunk utility infrastructure improvements that are planned in the area both to Creek Road and a future collector road. Easements that allow for drainage, grading, and utilities necessary to support the planned infrastructure improvements will be considered with the final plat and within the development agreement.

The wetland mitigation plan must be approved and executed with state agencies for wetland being mitigated within the development as well as any mitigation required within the MnDOT right of way prior to a grading.

The site plan requires mass grading and will require City and watershed agency requirements be met. Prior to a grading permit being issued for the development, all agency approvals for wetlands and storm water management will be required. Gravity sanitary sewer and water main extensions through future collector road will need to be coordinated with City utility departments. A City development agreement is required for the new development with approval of the final plat.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

PLAT FILE NO.

C.R. DOC. NO.

CHASKA CLUB WEST INDUSTRIAL

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Those parts of the East half of the Northwest Quarter and the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Southeast Corner of said West half of the Northeast Quarter; thence Westerly along the South line of said West half of the Northeast Quarter a distance of 1069.00 feet to the point of beginning of the land to be described; thence continue Westerly along said South line of the West half of the Northeast Quarter and the South line of said East half of the Northwest Quarter a distance of 1569.42 feet to the Southwest corner of said East half of the Northwest Quarter; thence Northerly along the West line of said East half of the Northwest Quarter a distance of 1329.48 feet to the South line of County Road No. 10; thence Southeasterly and Easterly along the Southwesterly and Southerly line of said County Road No. 10 to its intersection with a line drawn North from the point of beginning parallel with the East line of said West half of the Northeast Quarter; thence Southerly along said parallel line to the point of beginning. Excepting therefrom, Parcel 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 filed January 13, 2005, as Document No. 405657.

Has caused the same to be surveyed and platted as CHASKA CLUB WEST INDUSTRIAL, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Club West Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____ .

Signed: Club West Partners, LLC

By: _____, its President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, President of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I Jason J. Howard do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____ .

_____
Jason J. Howard, Licensed Land Surveyor, Minnesota License No.47029

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Jason J. Howard, a Licensed Land Surveyor.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CHASKA, MINNESOTA

This plat of CHASKA CLUB WEST INDUSTRIAL was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting held on the _____ day of _____, 20_____ and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of CHASKA CLUB WEST INDUSTRIAL was filed this _____ day of _____, 20_____, at _____ o'clock ____ .M. as Document No. ___ _____.

Kaaren Lewis, County Recorder

By: _____

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

SHEET 1 OF 2 SHEETS

CHASKA CLUB WEST INDUSTRIAL

PLAT FILE NO.
C.R. DOC. NO.

CREEK ROAD F.K.A. COUNTY ROAD NO. 10, C.S.A.H. NO. 10

CHASKA CREEK CENTER

FD LS 14376

S LINE COUNTY ROAD NUMBER 10

ROADWAY, DRAINAGE & UTILITY EASEMENT PER DOC. NO. 732872

N70°46'28"W 594.02

S70°45'23"E 931.19

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

CL ACCESS EASEMENT PER DOC. NO. 670500

N71°10'40"W 586.13

N70°58'29"W 1174.26

N10°19'49"W 123.16

ROADWAY EASEMENT PER DOC. NO. 596291

S10°19'49"E 19.55

N70°45'23"W 103.44

C.Brg.=S38°24'51"E C.=47.17 R=215.50 L=47.26 Δ=12°33'58"

C.Brg.=N87°15'27"E C.=50.79 R=315.50 L=50.84 Δ=9°14'00"

Δ=9°14'00" 190.70'

L=618.38 R=3919.50 Δ=9°02'22"

S41°17'03"W 110.30

ROADWAY, DRAINAGE & UTILITY EASEMENT PER DOC. NO. 732872

L=527.54 Δ=7°42'42"

N76°05'54"W 277.19

N76°05'54"W 278.73

N79°47'58"W 188.67

N79°47'58"W 192.65

FD 1/2"IP CAP NOT LEGIBLE

N00°43'15"E 17.23

S00°43'15"W 460.00

477.19

WEST 78TH STREET

WEST 78TH STREET

WEST LAKE

LOT 1

BLOCK 1

OUTLOT C

OUTLOT B

OUTLOT A

584°44'03"E 206.91

1320.46 (DEED) N00°24'21"E 1313.92

661.47

670.41

W LINE OF E 1/2, NW 1/4, SEC. 6

S24°49'07"E 210.83

WETLAND

WETLAND DELINEATED BY SAMBATEK ON 10/13/2021

N83°51'34"E 551.37

27.33 N18°26'52"E

N23°53'17"E 28.24

L=203.17 R=859.50 Δ=13°32'24"

L=266.86 R=1140.00 Δ=13°24'44"

N18°26'52"E 92.46

S18°26'52"W 10.38

S73°29'21"W 66.11

S84°12'20"W 28.31

S83°19'33"E 660.61

NATIONAL WETLAND INVENTORY MAPPED WETLAND PF01A

NATIONAL WETLAND INVENTORY MAPPED WETLAND R2UBG

NATIONAL WETLAND INVENTORY MAPPED WETLAND PF01A

NATIONAL WETLAND INVENTORY MAPPED WETLAND R2UBG

N04°35'56"E 84.52

N00°11'10"W 83.93

80.00 N85°06'04"W

S04°53'56"W 71.20

R=794.95 L=118.36 Δ=8°31'51" C.Brg.=N0°46'12"E C.=118.25

E LINE, E 1/2, NW 1/4, SEC. 6, T. 115, R. 23

W LINE, W 1/2, NE 1/4, SEC. 6, T. 115, R. 23

N26°27'17"E 142.78

N26°27'17"E 30.20

96.23

N26°27'17"E 122.23

N21°10'29"E 597.29

ACCESS EASEMENT PER DOC. NO. 670500

TRANSMISSION LINE EASEMENT PER DOC. NO. 670500

393.14

S23°06'40"W 393.14

LINE PARALLEL WITH LINE, W 1/2, NE 1/4, SEC. 6

E LINE, W 1/2, NE 1/4, SEC. 6, T. 115, R. 23

N00°43'15"E

S LINE OF W 1/2, NE 1/4, SEC. 6

SE COR. OF W 1/2, NE 1/4, SEC. 6, T. 115, R. 23

N13°48'42"E 14.33

N13°48'42"E 20.82

63.90

38.18

FD 1/2"IP

1069.00 N89°51'06"W

POINT OF BEGINNING

NORTHWESTERLY LINE, PARCEL 16, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-27 FILED JANUARY 13, 2005, AS DOCUMENT NO. 405657.

SW COR. OF E 1/2, NW 1/4, SEC. 6

FD 1/2"IP, CAP NOT LEGIBLE

S LINE OF E 1/2, NW 1/4, SEC. 6

N89°51'06"W 1419.76

1569.42

NW 1/4 OF THE SW 1/4

NE 1/4 OF THE SW 1/4

NORTH

SCALE 0 80 160 IN FEET

- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47092.
- ● DENOTES 1/2 INCH IRON MONUMENT MARKED BY LICENSE NO. 43933 FOUND, UNLESS NOTED OTHERWISE.

THE SOUTH LINE OF THE NORTHWEST QUARTER, SECTION 6, TOWNSHIP 115, RANGE 23 HAS A CARVER COUNTY BEARING OF NORTH 89 DEGREES 51 MINUTES 06 SECONDS WEST. (NAD 83 1986 ADJ.)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)

10 10 10 10

BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

VICINITY MAP

ENGLER BOULEVARD

CREEK RD

SITE

NOT TO SCALE

SECTION 06, TOWNSHIP 115N, RANGE 23W, CARVER COUNTY, MINNESOTA

SAMBATEK, INC.
ENGINEERING, PLANNING AND LAND SURVEYING

SHEET 2 OF 2 SHEETS

Site Development Plans

for

Chaska Creek Industrial - Phase III

Chaska, Minnesota

Presented by:

Oppidan

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS PLAN
C3.01	SITE PLAN
C3.02	SITE PLAN - PROOF OF PARKING
C4.01	GRADING PLAN OVERALL
C4.02	GRADING PLAN NORTHWEST
C4.03	GRADING PLAN SOUTHWEST
C4.04	GRADING PLAN NORTHEAST
C4.05	GRADING PLAN SOUTHEAST
C4.06	GRADING PLAN NOTES
C4.07	GRADING PLAN- FUTURE ROAD IMPROVEMENTS
C4.08	TOP SOIL MANAGEMENT PLAN
C5.01	EROSION CONTROL PLAN - PHASE I
C5.02	EROSION CONTROL PLAN - PHASE II
C5.03	EROSION CONTROL PLAN - NOTES
C5.04	EROSION CONTROL PLAN - NOTES
C5.05	EROSION CONTROL PLAN - SWPPP
C5.06	EROSION CONTROL PLAN - SWPPP
C6.01	UTILITY PLAN
C7.01	STORM SEWER
C9.01	DETAIL PLAN
C9.02	DETAIL PLAN
C9.03	DETAIL PLAN
C9.04	DETAIL PLAN
C9.05	DETAIL PLAN
L1.01	LANDSCAPE PLAN
L1.02	SHRUB PLAN
L1.03	LANDSCAPE DETAILS AND NOTES
L1.04	SCREENING EXHIBIT PLAN
L1.05	SCREENING EXHIBIT
EX1.01	PHOTOMETRIC PLAN
EX1.02	TRUCK TURNING EXHIBIT
EX1.03	AERIAL SITE EXHIBIT

CONSULTANT CONTACT LIST:

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(952) 294-0353
JAY@OPPIDAN.COM
CONTACT: JAY MOORE

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BBUSSELMAN@SAMBATEK.COM
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CONTACT: JENNIFER KAPLAN

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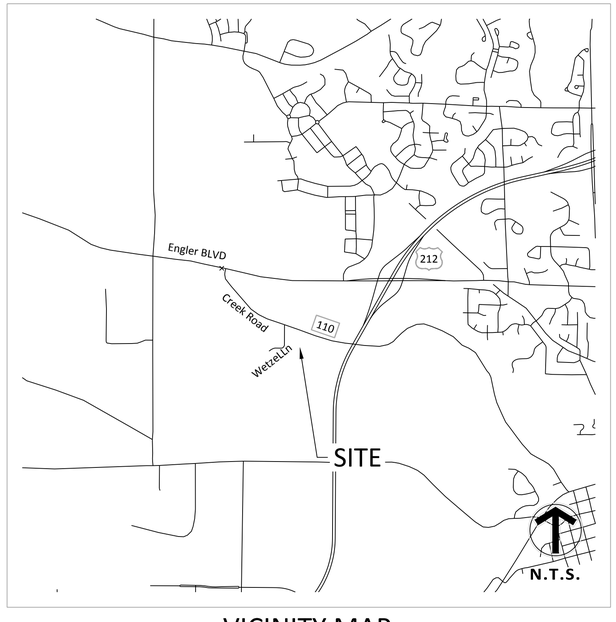
JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN



VICINITY MAP
NO SCALE

GOVERNING SPECIFICATIONS

CITY OF CHASKA SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

NORTH

0 ## ###
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY 01/04/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY RM
DESIGNED BY JRM
CHECKED BY JDB
PROJECT NO. 50241

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TITLE SHEET
OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET C1.01 OF REV.

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THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- STANDARD DUTY ASPHALT PAVING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

DESCRIPTION

Those parts of the East half of the Northwest Quarter and the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Southeast Corner of said West half of the Northeast Quarter; thence Westerly along the South line of said West half of the Northeast Quarter a distance of 1069.00 feet to the point of beginning of the land to be described; thence continue Westerly along said South line of the West half of the Northeast Quarter and the South line of said East half of the Northwest Quarter a distance of 1569.42 feet to the Southwest corner of said East half of the Northwest Quarter; thence Northerly along the West line of said East half of the Northwest Quarter a distance of 1329.48 feet to the South line of County Road No. 10; thence Southeasterly and Easterly along the Southwesterly and Southerly line of said County Road No. 10 to its intersection with a line drawn North from the point of beginning parallel with the East line of said West half of the Northeast Quarter; thence Southerly along said parallel line to the point of beginning. Excepting therefrom, Parcel 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 filed January 13, 2005, as Document No. 405657.

Carver County, Minnesota
Abstract Property

TO BE PLATTED AS: CHASKA CLUB WEST INDUSTRIAL.

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, ITS PROPERTY IDENTIFICATION NUMBER IS 30.0060800.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 37.870 ACRES OR 1,649,619 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED OPEN, PER CITY OF CHASKA.
4. THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE WAUK AND ENGLER, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE.

BENCHMARK #1
1/2 INCH IRON PIPE WITH CAP AT NORTHWESTERLY CORNER OF SURVEYED PROPERTY. ELEV.=899.36

BENCHMARK #2
1/2 INCH IRON PIPE WITH CAP AT NORTHEASTERLY CORNER OF SURVEYED PROPERTY. ELEV.=881.70

BENCHMARK #3
1/2 INCH IRON PIPE WITH CAP AT SOUTHWESTERLY CORNER OF SURVEYED PROPERTY. ELEV.=901.95

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 51 MINUTES 06 SECONDS WEST FOR THE SOUTH LINE OF THE NORTHWEST QUARTER, SECTION 6, TOWNSHIP 115, RANGE 23.
2. FIELD WORK WAS COMPLETED ON 11/20/2021.

NORTH

0 80 160
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
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EXISTING CONDITIONS PLAN

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CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

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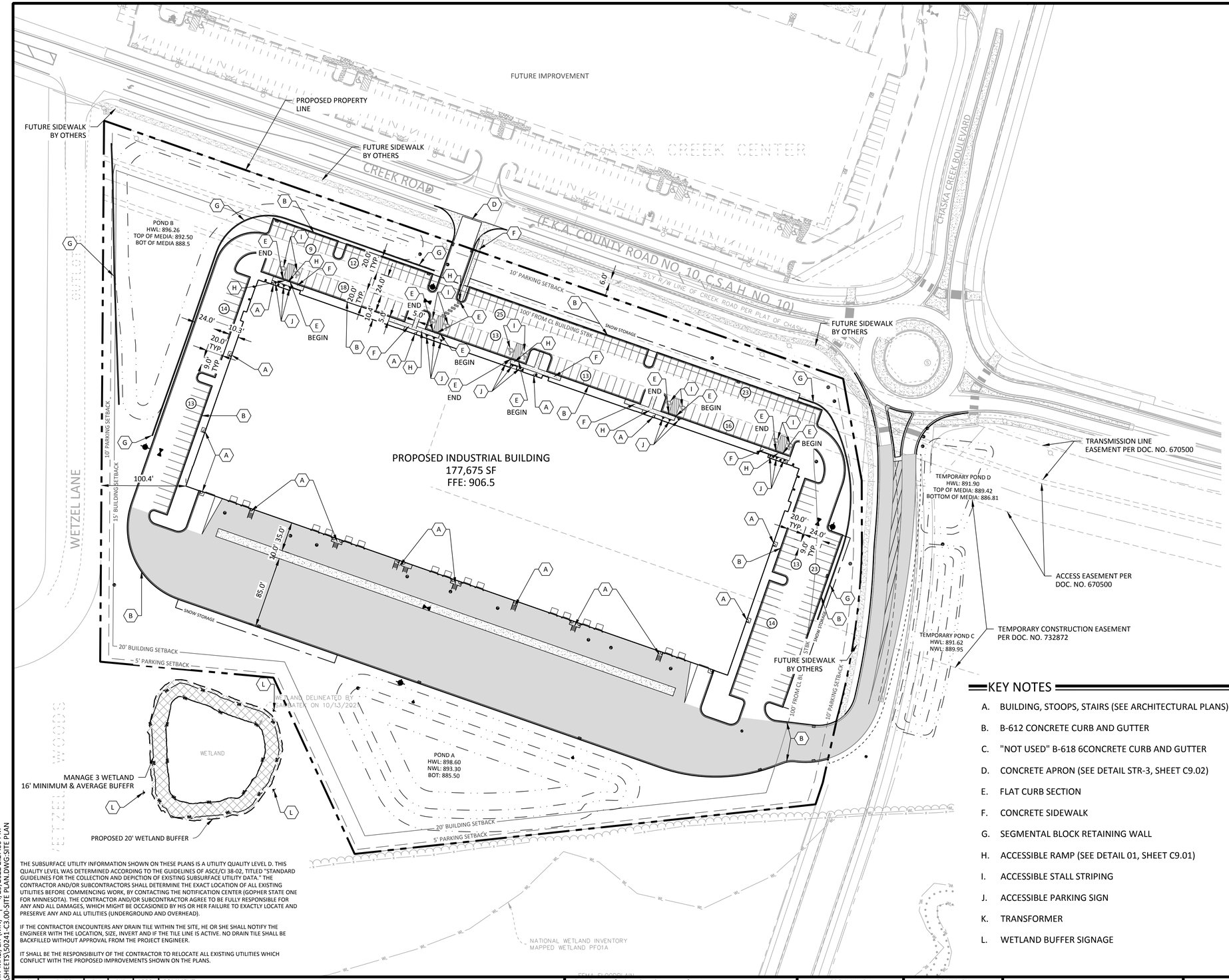

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LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	WT	WET LAND	
		TREE LINE	## REGULAR PARKING STALL COUNT
		SAW CUT LINE	1 KEYNOTE
		SIGN	
		BOLLARD	

DEVELOPMENT SUMMARY

COMMERCIAL

AREA	ACRES
LOT 1	12.96

PARKING SUMMARY	STALLS
20% OFFICE (1 PER 250 SF)	143
80% WAREHOUSE (1 PER 2000 SF)	71
TOTAL PARKING REQUIRED	214
TOTAL PARKING PROPOSED	214

SETBACKS	
BUILDING SETBACKS	
FRONT YARD	30 FEET
REAR YARD	20 FEET
SIDE YARD	15 FEET
PARKING SETBACKS	
FRONT YARD	10 FEET
REAR YARD	5 FEET
SIDE YARD	5 FEET
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PLANNED INDUSTRIAL DISTRICT (PID)

DEVELOPMENT NOTES

SITE DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
13. WETLAND BUFFER SIGNAGE TO BE OBTAINED FROM CARVER COUNTY WATER MANAGEMENT ORGANIZATION. CONTACT CARVER COUNTY WMO AT 952-361-1820

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. "NOT USED" B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON (SEE DETAIL STR-3, SHEET C9.02)
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP (SEE DETAIL 01, SHEET C9.01)
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. WETLAND BUFFER SIGNAGE

NORTH

0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
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Date License #

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CHECKED BY JDB
PROJECT NO. 50241

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SITE PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET C3.01 OF REV.

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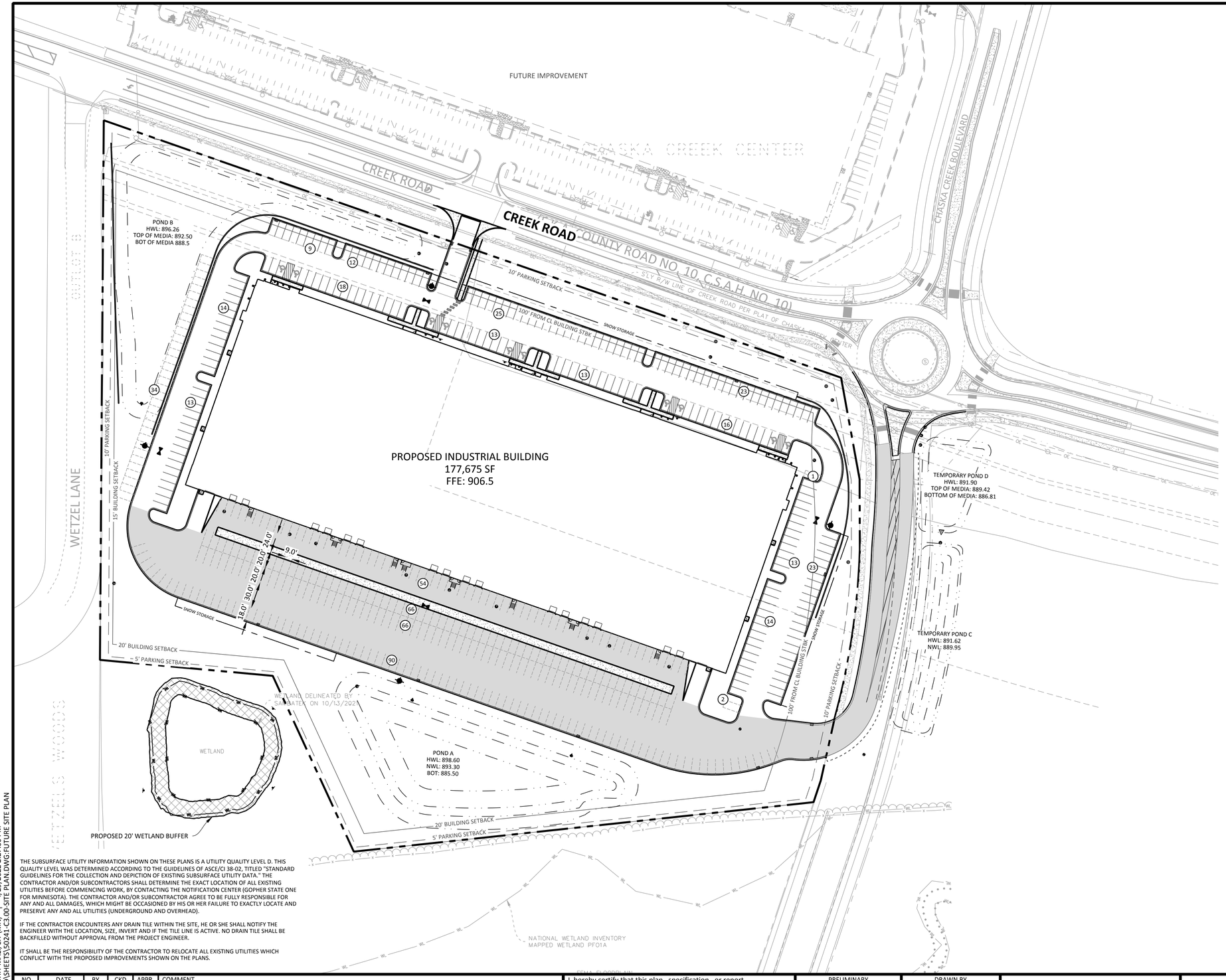

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WT	WET LAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- ## REGULAR PARKING STALL COUNT
- 1 KEYNOTE

DEVELOPMENT SUMMARY

COMMERCIAL

AREA	ACRES
LOT 1	12.96

PROOF OF PARKING SUMMARY	STALLS
10% OFFICE (1 PER 250 SF)	71
90% MANUFACTURING(1 PER 350 SF)	457
TOTAL PARKING REQUIRED	528
PROOF OF PARKING PROPOSED	314
EXISTING PARKING PROPOSED	214
TOTAL PARKING PROPOSED	528

SETBACKS	
BUILDING SETBACKS	
FRONT YARD	30 FEET
REAR YARD	20 FEET
SIDE YARD	15 FEET
PARKING SETBACKS	
FRONT YARD	10 FEET
REAR YARD	5 FEET
SIDE YARD	5 FEET
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PLANNED INDUSTRIAL DISTRICT (PID)

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NORTH

SCALE 0 60 120 IN FEET

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SITE PLAN - PROOF OF PARKING

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET C3.02 OF REV.

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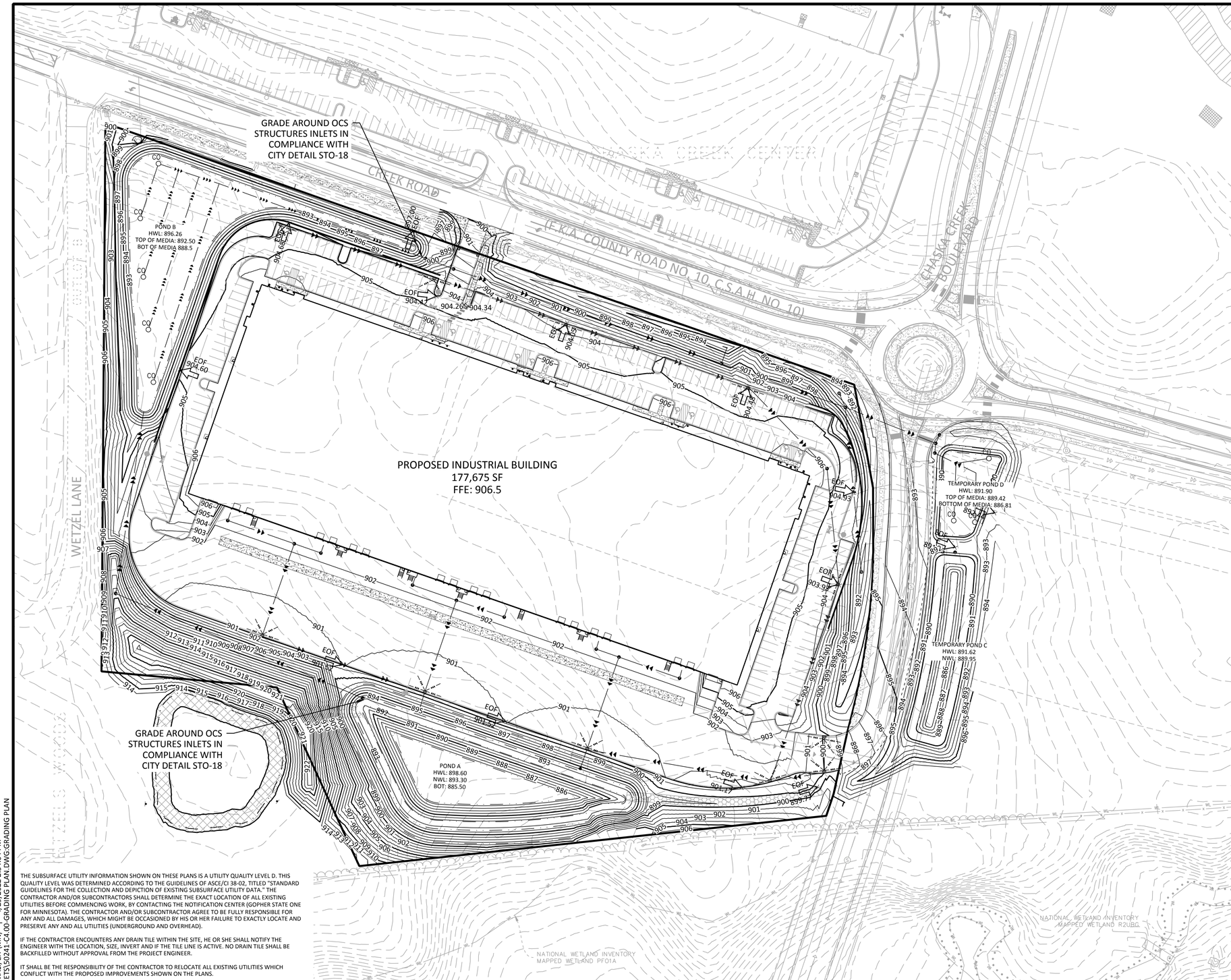

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
		WETLAND LIMITS
		TREE LINE
	800	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
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NORTH

0 60 120
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GRADING PLAN OVERALL

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
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OF
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6.A. Recommend Approval of the Final
Page 17 of 54
Packet Page 53 of 404

GRADE AROUND OCS STRUCTURES INLETS IN COMPLIANCE WITH CITY DETAIL STO-18

CREEK ROAD

WETZEL LANE

MATCHLINE

MATCHLINE

PROPOSED INDUSTRIAL BUILDING
177,675 SF
FFE: 906.5

POND B
HWL: 896.26
TOP OF MEDIA: 892.50
BOT OF MEDIA 888.5

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
	800	TREE LINE
	×	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

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NORTH
0 30 60
SCALE IN FEET

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GRADING PLAN NORTHWEST

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PHASE III
CHASKA, MN

SHEET
C4.02
OF
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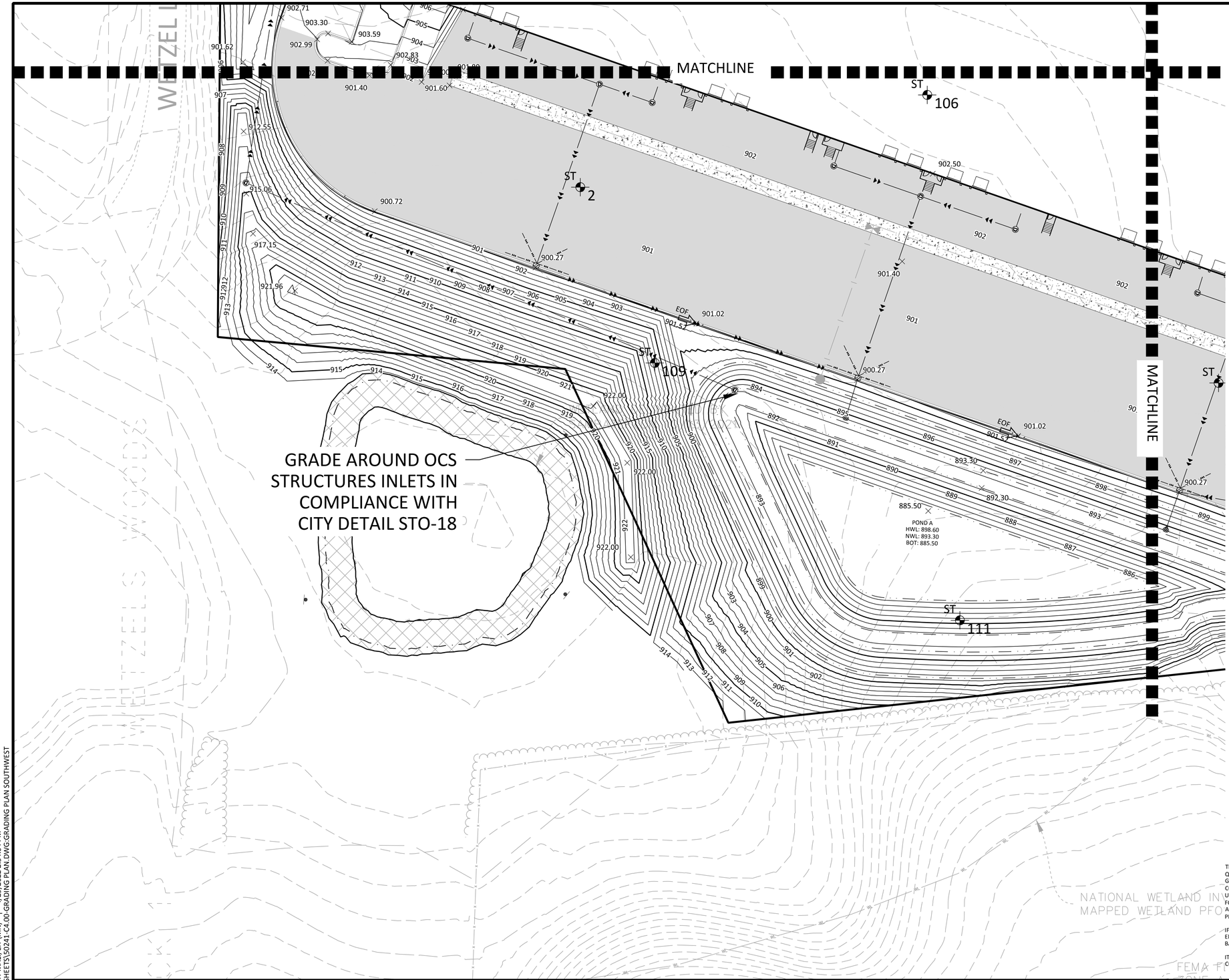

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
		WETLAND LIMITS
		TREE LINE
	800	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name:

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Date _____ License # _____

PRELIMINARY	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 50241

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GRADING PLAN SOUTHWEST

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
C4.03
OF
REV.

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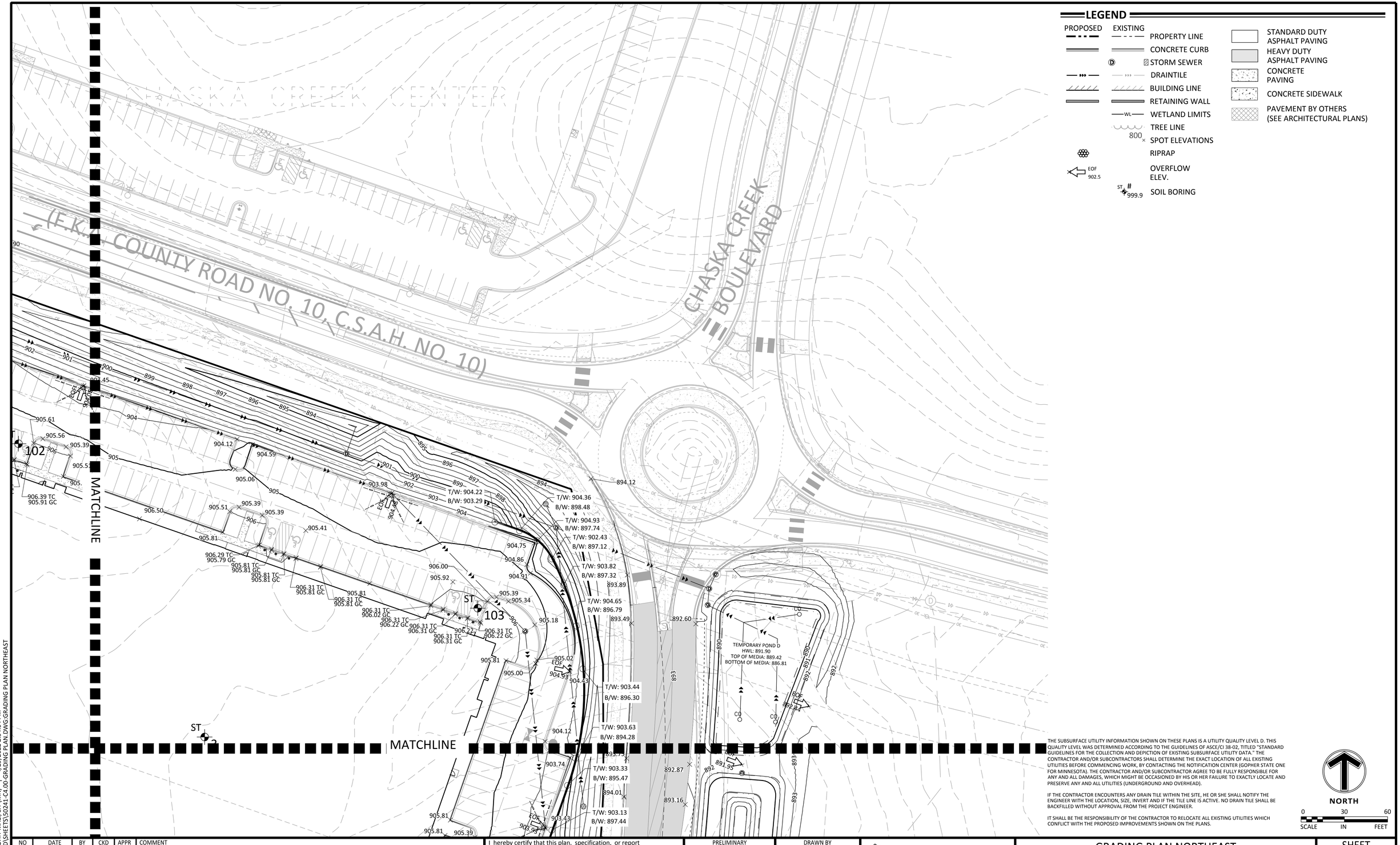

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
		TREE LINE
	800 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST. # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
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DESIGNED BY	JRM
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GRADING PLAN NORTHEAST

OPPIDAN
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PHASE III
CHASKA, MN

SHEET
C4.04
OF
REV.

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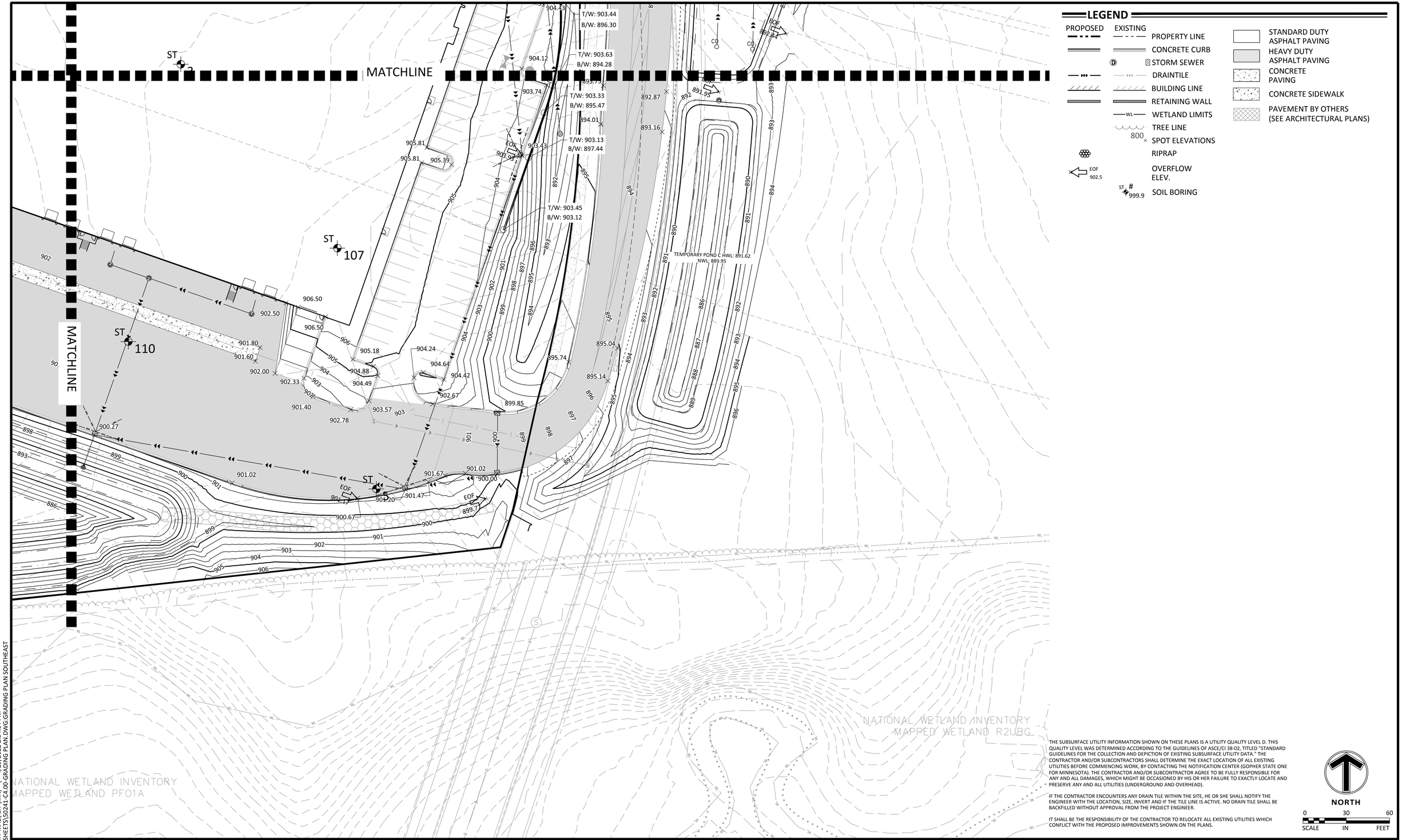

LEGEND

PROPOSED	EXISTING
	PROPERTY LINE
	CONCRETE CURB
	STORM SEWER
	DRAINTILE
	BUILDING LINE
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	WETLAND LIMITS
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GRADING PLAN SOUTHEAST

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GRADING NOTES

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: BRAUN INTERTEC CORPORATION

   ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN 55438

   PHONE: 952-995-2000

   DATED: 01-26-2022

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE
    g. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED
    h. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    i. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    j. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

FILTRATION BASIN CONSTRUCTION NOTES

FILTRATION BASIN CONSTRUCTION NOTES

1. FILTRATION BASIN CONSTRUCTION REQUIREMENTS: (INCLUDES ALL DEVICES USING FILTRATION THROUGH A SOIL MEDIUM TO CAPTURE STORM WATER RUNOFF BUT ARE NOT LIMITED TO: FILTRATION BASINS, FILTRATION TRENCHES, BIOFILTRATION BASINS, RAINWATER GARDENS, SAND FILTERS, ORGANIC FILTERS, BIORETENTION AREAS, ENHANCED SWALES, DRY STORAGE PONDS WITH UNDERDRAIN DISCHARGE, AND NATURAL DEPRESSIONS (IF USED TO PROVIDE STORMWATER TREATMENT OF NEW IMPERIOUS SURFACE))
    a. PERMITTEES MUST NOT EXCAVATE FILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. WHEN EXCAVATING AN FILTRATION SYSTEM TO WITHIN THREE (3) FEET OF FINAL GRADE, PERMITTEES MUST STAKE OFF AND MARK THE AREA SO HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE FILTRATION AREA. ONCE STREET AND UTILITY CONSTRUCTION CEASES AND "FINAL STABILIZATION" (AS DEFINED ACCORDING TO SECTION 8 OF THE SWPPP NARRATIVE) OF CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED, FILTRATION BASIN SHALL BE EXCAVATED TO FINISHED GRADE.
    b. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE FILTRATION BASIN AREA. EXCAVATION WITHIN THE FILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.
    c. FILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.
    d. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.
    e. ABOVE THE FILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BERM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MN/DOT) SPECIFICATION. THE AREA SHALL BE SEEDED WITH MN STATE SEED MIXTURE 25-131 (LOW MAINTENANCE TURF) APPLIED AT A RATE OF 220 LBS/ACRE, OR MN STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) APPLIED AT A RATE OF 36.5 LBS/ACRE. SOD MEETING (MN/DOT) SPECIFICATION 3878.2-B CAN BE SUBSTITUTED FOR SEED.**SEED APPLICATION PROCEDURE:** MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF (MN/DOT) SPECIFICATION 3885 CATEGORY 1 EROSION BLANKET.ABSENT A SOIL TEST, FERTILIZER MEETING ANALYSIS 22-5-10 (NPK) 80% W.I.N. SHALL BE APPLIED AT A RATE OF 350 LBS/ACRE FOR SEED MIXTURE 25-131, OR FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER) NATURAL BASE SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE FOR SEED MIXTURE 35-241.
    f. BELOW THE FILTRATION BASIN OUTLET, INCLUDING BASIN FLOOR, PLACE PLANTING MEDIUM SOIL BASED ON - SITE SOIL CONDITIONS, AND ALSO BASED ON LANDSCAPE ARCHITECT, WATERSHED, AND/OR CITY RECOMMENDATIONS (SEE DETAIL ON PLAN). DISTURBED AREAS TO BE SEEDED WITH MN STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) APPLIED AT A RATE OF 35 LBS/ACRE. DRAINTILE INSTALLATION (IF REQUIRED) SHALL BE INSTALLED CONCURRENTLY WITH FLOOR CONSTRUCTION.

NOTE: FILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INSTALLATION, ETC. SHALL TAKE PLACE ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED AND AFTER FILTRATION BASIN SIDESLOPES (ABOVE OUTLET ELEVATION) HAVE UNDERGONE "FINAL STABILIZATION" WHICH INCLUDES FLUSHING OUT ACCUMULATED SILT AND SEDIMENT FROM CONTRIBUTING STORM SEWER. EXCAVATED BASIN MATERIAL SHALL BE DISPOSED OF DOWNSTREAM OF BASIN AREA, IF POSSIBLE, OR OFF-SITE.
SEED APPLICATION PROCEDURE: MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF HYDRO MULCH, OR SECURED BY (MN/DOT) SPECIFICATION 3885 CATEGORY 1 OR CATEGORY 3 EROSION BLANKET. ABSENT A SOIL TEST, FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER), NATURAL BASE SHALL BE APPLIED AT A RATE OF 120 LBS/ACRE.

    g. CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE AS DIRECTED BY THE OWNER'S ENGINEER.
    h. IF ALTERNATIVE METHODS OF FILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.
    i. COSTS FOR REMOBILIZATION (IF REQUIRED) TO COMPLETE FILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.
2. PERFORMANCE TESTING OF FILTRATION BASINS:(TO BE CONDUCTED IF DESIGN FILTRATION RATE WAS VERIFIED ACCORDING TO ASTM D-3385-03 "STANDARD TEST METHOD FOR FILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING FILTROMETER".)ALL COSTS RELATED TO THE PERFORMANCE FILTRATION TESTING SHALL BE PAID BY THE OWNER, EXCEPT AS NOTED. THE FILTRATION BASINS WILL BE TESTED IN ACCORDANCE TO THE FOLLOWING PROCEDURE:
    a. A MINIMUM OF TWO FILTRATION TESTS SHALL BE COMPLETED FOR EACH FILTRATION BASIN (0.5 ACRE FLOOR AREA OR LESS). THE REQUIRED NUMBER OF TESTS SHALL BE VERIFIED WITH THE SOILS ENGINEER AND THE GOVERNING AUTHORITIES.
    b. TWO ADDITIONAL TESTS WILL BE REQUIRED FOR EACH 0.5 ACRE OF INFILTRATION BASIN FLOOR AREA.
    c. TEST PROCEDURE WILL FOLLOW ASTM D-3385-09 "STANDARD TEST METHOD FOR FILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".
    d. TEST WILL BE CONDUCTED AT THE FINISHED BASIN FLOOR ELEVATION.
    e. TEST WILL BE FOR A PERIOD AS OUTLINED IN ASTM D-3385-09.
    f. THE TEST RESULTS WILL BE AVERAGED TO OBTAIN THE FILTRATION RATE USED FOR ACCEPTANCE.
    g. THE LOWEST MEASURED FILTRATION RATE SHALL EXCEED THE DESIGN INFILTRATION RATE OF 0.8 INCHES/HOUR.

THE AVERAGE OF THE MEASURED FILTRATION RATES MUST MEET OR EXCEED THE DESIGN RATE OF 0.8 INCHES/HOUR DIVIDED BY THE CORRECTION FACTOR USED IN CALCULATING THE DESIGN RATE AS NOTED IN TABLE 12.INF.8 FROM THE LATEST EDITION OF THE MINNESOTA STORMWATER MANUAL.IF THE FILTRATION RATE AS TESTED DOES NOT MEET OR EXCEED THE REQUIRED RATE AS DETERMINED ABOVE, CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL CORRECTIVE AND/OR SOIL REPLACEMENT WORK AS NECESSARY WITHIN THE FILTRATION BASIN AREA AT THE CONTRACTOR'S EXPENSE UNTIL THE FILTRATION RATE AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. SUBSEQUENT RE-TESTING WILL BE REQUIRED UNTIL THE FILTRATION AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. RE-TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND WILL BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR.

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
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	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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PRELIMINARY | DESIGN REVIEW | PERMIT SUBMITTAL | CONSTRUCTION DOCUMENTS

DRAWN BY RM | DESIGNED BY JRM | CHECKED BY JDB | PROJECT NO. 50241

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GRADING PLAN NOTES

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET C4.06 OF REV.

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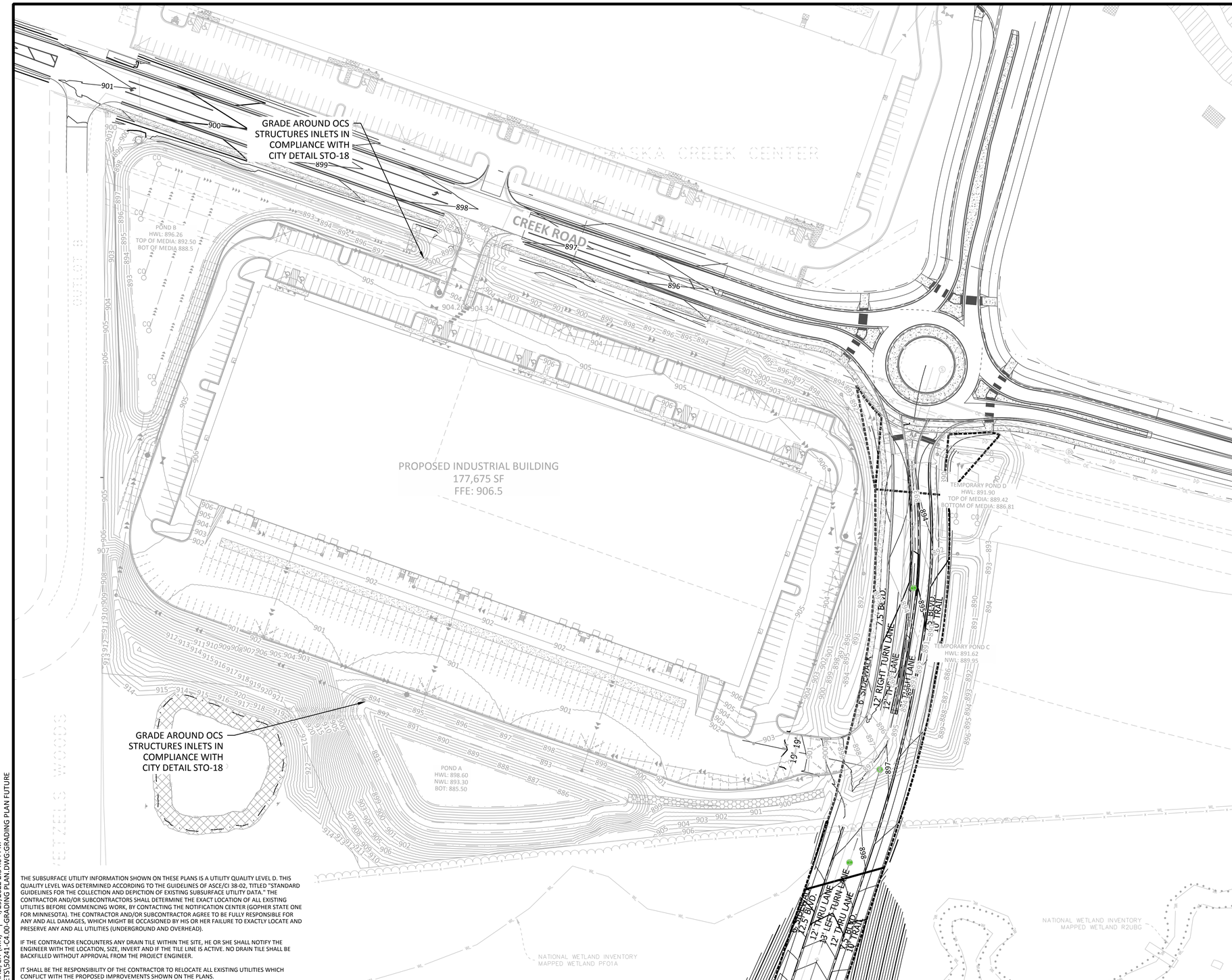

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
		TREE LINE
	800 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

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GRADING PLAN- FUTURE ROAD IMPROVEMENTS

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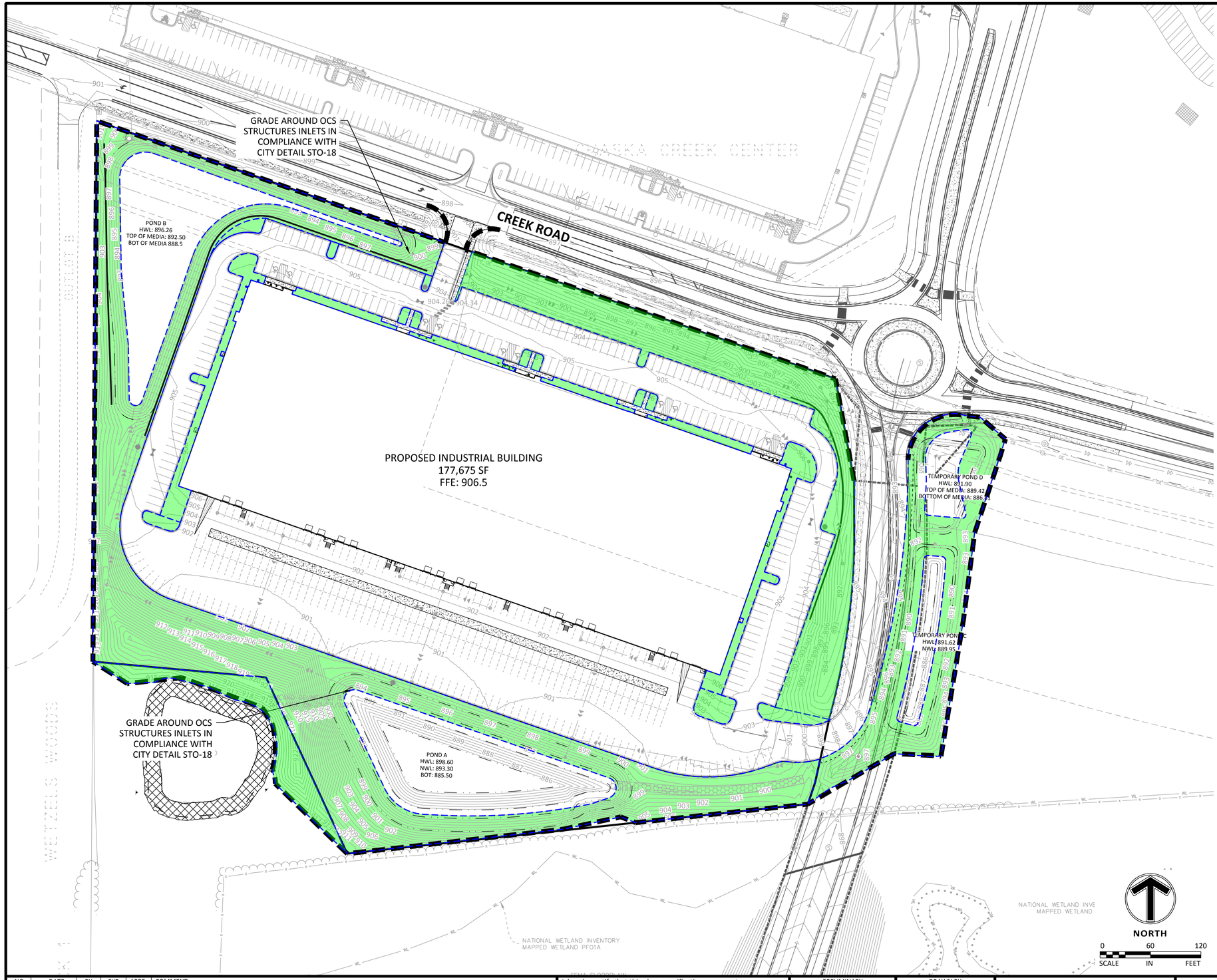

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
BUILDING		
WETLAND LIMITS		WL
TREELINE		
SPOT ELEVATION	902.5	902.5
CONTOUR	902	902
OVERFLOW ELEV.	EOF 902.5	
SOIL BORINGS		51.5 902.5
6" MIN. TOPSOIL RESPREAD		
TOPSOIL STRIP LIMITS		
LIMITS OF PHASE 2 DISTURBANCE		

TOPSOIL TESTING METHOD:

1. THE SAMPLING PROCEDURE FOR INPLACE (UNGRADED) TOPSOIL SHALL CONSIST OF THE PREPARATION OF ONE COMPOSITE SAMPLE FOR EACH SOIL MAP UNIT WITHIN THE PROJECT AREA.
2. EACH COMPOSITE SAMPLE SHALL REPRESENT FULL DEPTH TOPSOIL FROM NOT FEWER THAN TEN INDIVIDUAL LOCATIONS PER SOIL MAP UNIT. IF THE FULL DEPTH IS UNKNOWN, A SAMPLE FROM THE TOP 6 INCHES OF SOIL SHALL BE OBTAINED AT EACH LOCATION. THE SAMPLE SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH AREA INTO A LARGER CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOIL SAMPLING CONTAINER.
3. SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS:
   ASTM D422, ASTM D2974, AND ASTM G51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER, AND PH.
4. SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW.

NOTES:

1. CONTRACTOR SHALL INSTALL A MINIMUM OF 6" OF EXISTING TOPSOIL ON ALL AREAS SHOWN ON PLAN AND ALL TOPSOIL MUST MEET CCWMO SPECIFICATIONS.
2. SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED.
3. TOPSOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE ITS ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
4. TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR REPLACEMENT OF SOD.

CARVER COUNTY TOPSOIL STANDARD

REQUIREMENT	COMPACTION RANGE	FIELD TEST METHOD
MATERIAL PASSING THE ¾ IN [19 MM] MATERIAL PASSING	100%	ASTM D422
NO 4 IN [4.75 MM]	85%	ASTM D422
CLAY	5%-30%	ASTM D422
SILT	5%-35%	ASTM D422
SAND	38%-75%	ASTM D422
ORGANIC MATTER	3%-15%	ASTM D422
PH	6.1-7.5	ASTM D2974
	- 1,400 KILOPASCALS (KPA)/200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR	ASTM G51
	- BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM3) IN THE UPPER 12 INCHES OF SOIL	FIELD TEST

REQUIREMENT:
A MINIMUM OF SIX INCHES OF TOPSOIL MUST BE PROVIDED IN ALL GREEN SPACE AREAS OF THE PROJECT. TOPSOIL SHALL MEET ONE OF THE TOPSOIL STANDARDS DESCRIBED IN § 153.60(A) BELOW. WHEN AVAILABLE ON-SITE, TOPSOIL SHALL BE MANAGED TO PROTECT AND/OR RESTORE SOIL PERMEABILITY TO NON-COMPACTED SOIL CONDITIONS FOLLOWING CONSTRUCTION.

TOPSOIL BALANCE (ESTIMATED QUANTITIES)

AREA ID	TOPSOIL STRIP AREA (SF)	AVERAGE EX. TOPSOIL DEPTH (FT)	TOPSOIL STRIP VOLUME (CY)	TOPSOIL RESPREAD AREA (SF)	6" TOPSOIL RESPREAD VOLUME (CY)
1	624,215	1.5	34,679	50,551	936
TOTAL	624,215	-	34,679	50,551	936

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TOP SOIL MANAGEMENT PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
C4.08
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LEGEND

PROPOSED EXISTING

- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- CONTOUR
- RIPRAP
- EOF 902.5 — OVERFLOW ELEV.
- BIO-ROLL
- SILT FENCE
- SILT DIKE
- LIMITS OF DISTURBANCE
- SOIL BORINGS
- 2.0% — DIRECTION OF OVERLAND FLOW
- TEMPORARY DIVERSION DITCH
- CHECK DAM
- LIMITS OF DRAINAGE SUB-BASIN
- IP1 — INLET PROTECTION DEVICE
- TEMPORARY STONE CONSTRUCTION ENGRANCE
- SB — TEMPORARY SEDIMENT BASIN
- TSM — TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
- TS — TEMPORARY STORAGE AND PARKING AREA

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	4,353
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-2)	UNIT	1
INLET PROTECTION DEVICE (IP-3)	UNIT	1

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 60 120
SCALE IN FEET

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DRAWN BY	RM
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	50241

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EROSION CONTROL PLAN - PHASE I

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PHASE III
CHASKA, MN

SHEET C5.01 OF REV.

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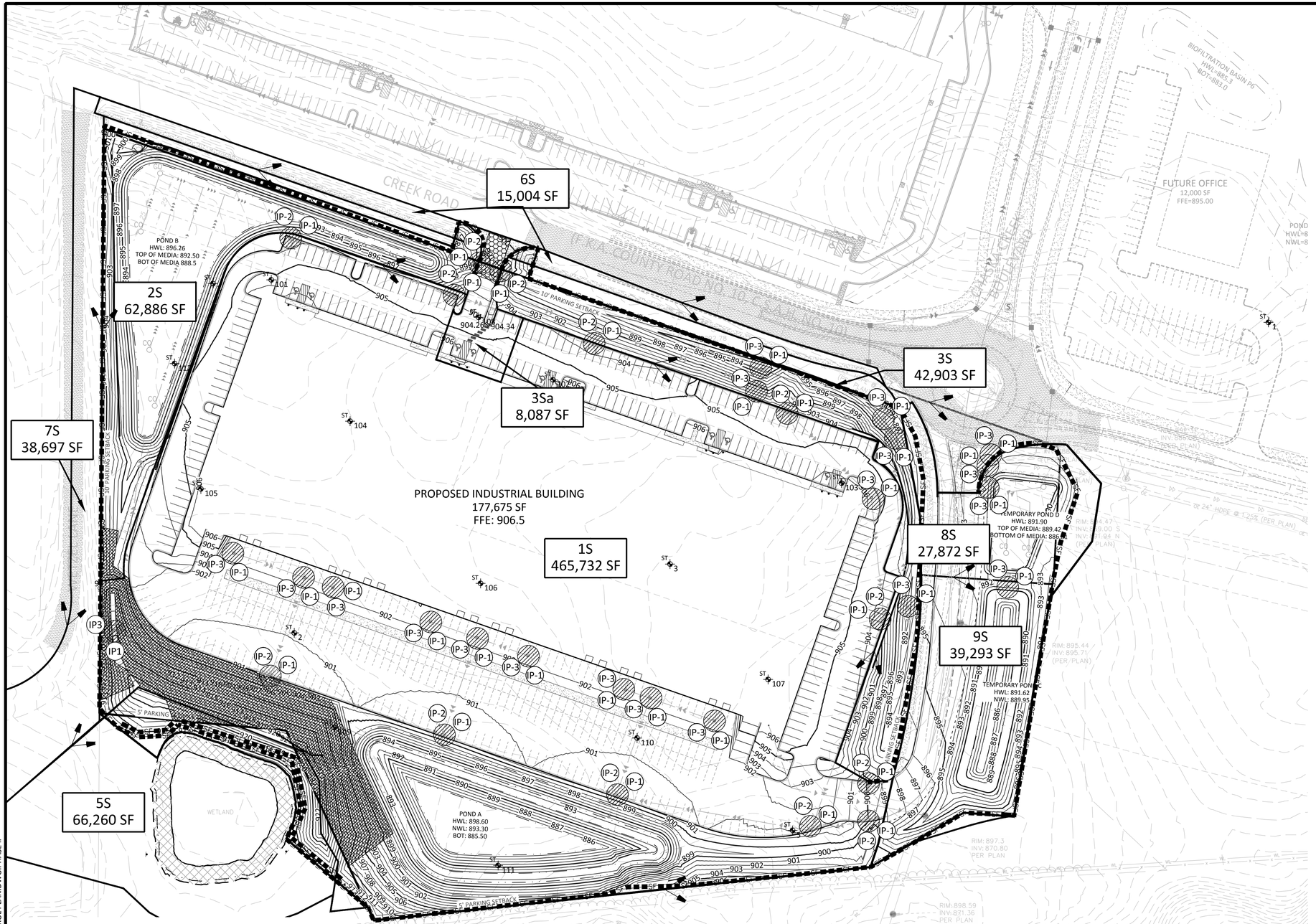

LEGEND

PROPOSED EXISTING

- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- CONTOUR
- RIPRAP
- EOF 902.5 — OVERFLOW ELEV.
- BIO-ROLL
- SF — SILT FENCE
- SD — SILT DIKE
- LIMITS OF DISTURBANCE
- ST 5 902.5 — SOIL BORINGS
- 2.0% — DIRECTION OF OVERLAND FLOW
- TEMPORARY DIVERSION DITCH
- CHECK DAM
- LIMITS OF DRAINAGE SUB-BASIN
- IP1 — INLET PROTECTION DEVICE
- TEMPORARY STONE CONSTRUCTION ENGRANCE
- SB — TEMPORARY SEDIMENT BASIN
- TSM — TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
- TS — TEMPORARY STORAGE AND PARKING AREA
- EROSION CONTROL BLANKETS

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	4,353
INLET PROTECTION DEVICE (IP-1)	UNIT	65
INLET PROTECTION DEVICE (IP-2)	UNIT	13
INLET PROTECTION DEVICE (IP-3)	UNIT	52

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

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SCALE IN FEET

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EROSION CONTROL PLAN - PHASE II

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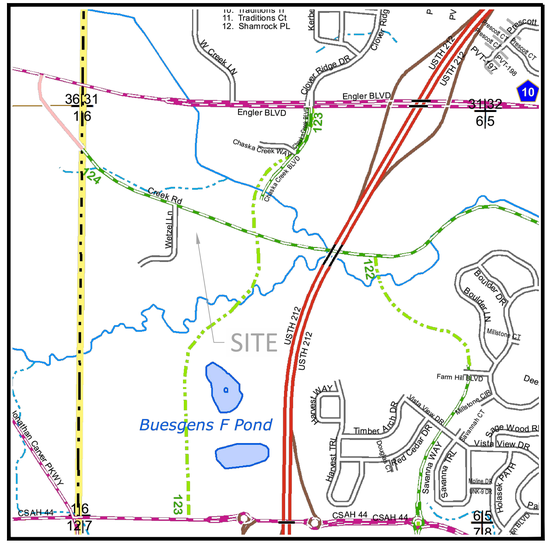
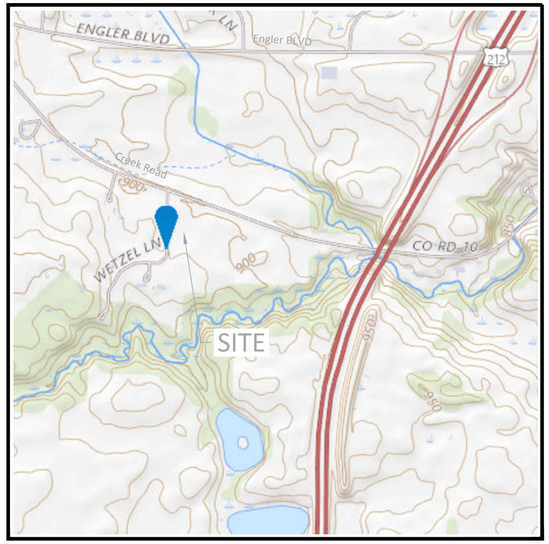


SITE LOCATION MAP

NOT TO SCALE

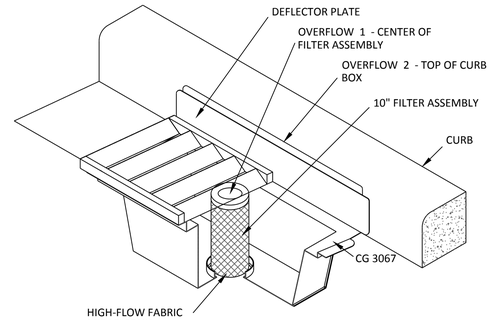


USGS MAP

NOT TO SCALE

AREA SUMMARY IN ACRES

PAVEMENT AREA	4.71 AC±
BUILDING AREA	4.08 AC±
SEEDED AREA	5.54 AC±
TOTAL DISTURBED	14.33 AC±
PRE - CONSTRUCTION IMPERVIOUS	1.22 AC±
POST - CONSTRUCTION IMPERVIOUS	8.74 AC±

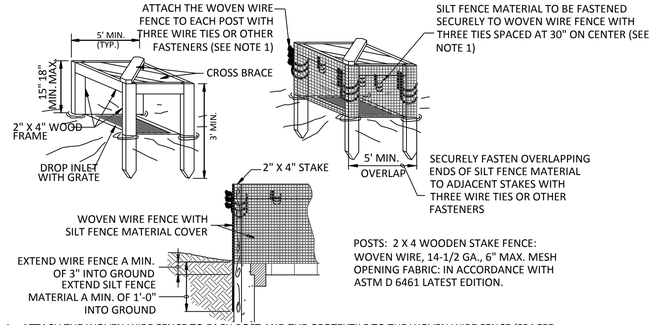


ROAD DRAIN CASTING APPLICABILITY

- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE

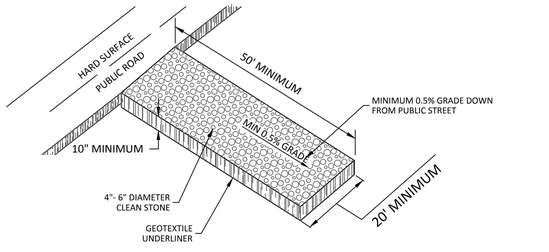


POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

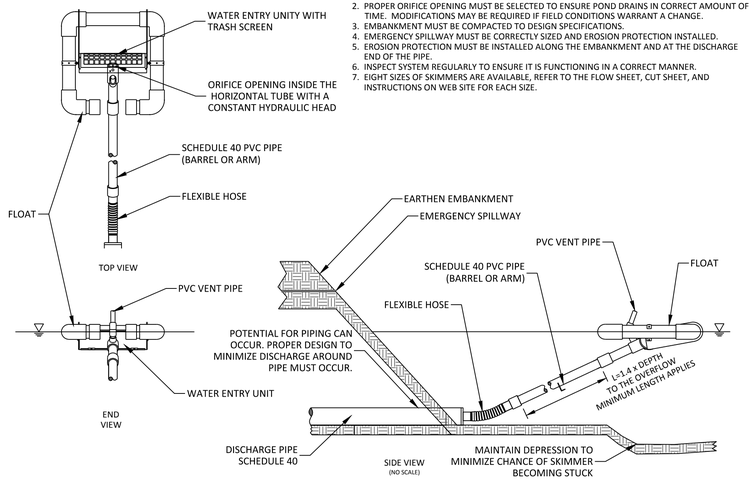


TEMPORARY STONE CONSTRUCTION EXIT

N.T.S.

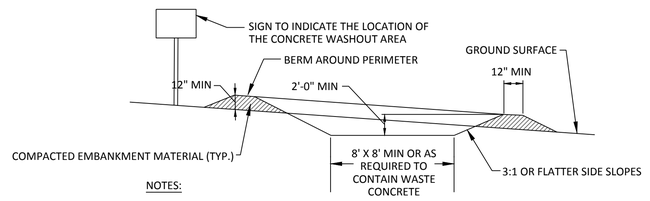
GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.



FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMABANKMENT

N.T.S.



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA

NOT TO SCALE

DEVELOPER/OWNER:
OPPIDAN
400 WATER STREET SUITE 200
EXCELSIOR, MN 55331
952-294-0353
JAY@OPPIDAN.COM
CONTACT: JAY MOORE

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY 01/04/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY RM
DESIGNED BY JRM
CHECKED BY JDB
PROJECT NO. 50241

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EROSION CONTROL PLAN - NOTES

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
C5.03
OF
REV.

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GENERAL EROSION NOTES:

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIMETABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/ OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).

3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.

5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.

6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY 01/04/2022	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 50241

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EROSION CONTROL PLAN - NOTES

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
C5.04
OF
REV.

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SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

CHASKA CREEK INDUSTRIAL PHASE III
CREEK ROAD AND CHASKA CREEK BLVD
CITY: CHASKA
STATE: MINNESOTA
ZIP CODE: 55318
COUNTY: CARVER

THIS SWPPP ADDRESSES THE STORMWATER MANAGEMENT FOR THE CONSTRUCTION OF AN INDUSTRIAL BUILDING, AS WELL AS SURROUNDING DETENTION AND BIOFILTRATION PONDS. CHASKA CREEK INDUSTRIAL PHASE III IS LOCATED SOUTH OF CREEK ROAD ALONG CHASKA CREEK BLVD.

NPDES PERMIT NUMBER: _____

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: OPPIDAN
CONTACT NAME: JAY MOORE
ADDRESS: 400 WATER STREET, SUITE 200
CITY, STATE, ZIP CODE: EXCELSIOR, MN 55331
TELEPHONE NUMBER: 952-294-1246
FAX/EMAIL: JAY@OPPIDAN.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:
INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGU) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.

THE "APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R100001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION SITE UNDER THE TERMS AND CONDITIONS OF THIS PERMIT SEVEN (7) CALENDAR DAYS THE ONLINE APPLICATION PROCESS IS COMPLETE(HTTPS://NETWEB.PCA.STATE.MN.US/PRIVATE/).

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 23 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP - TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES- TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK
CONTACT NAME: JOSEPH BAILEY
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SWPPP DESIGNER CERTIFICATION CARD:

UNIVERSITY OF MINNESOTA

JOSEPH BAILEY

Design of Construction SWPPP (May 31 2025)

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF AN INDUSTRIAL BUILDING ALONG WITH SURROUNDING DETENTION AND BIOFILTRATION PONDS WEST OF HIGHWAY 212 ALONG CREEK ROAD IN CHASKA, MINNESOTA. SITE LIGHTING, LANDSCAPING, AND UTILITY WORK WILL ALSO BE PERFORMED.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: XX/XX/XX
ESTIMATED PROJECT COMPLETION DATE: XX/XX/XX

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

BASED ON PRELIMINARY SOIL INVESTIGATION AND THE USGS, SOILS ON SITE ARE COMPRISED PRIMARILY OF CLAY SOILS.

SLOPES:

THE EXISTING SLOPES ON SITE VARY, RANGING FROM 7% TO 2%. THE PROPOSED SLOPES IN PAVEMENT AREAS ARE UP TO 3.5% AND UP TO 33.3% IN GREEN SPACE.

DRAINAGE PATTERNS:

UNDER EXISTING CONDITIONS, RUNOFF GENERALLY DRAINS FROM THE SOUTHWEST TO NORTHEAST, EVENTUALLY DRAINING TO CHASKA CREEK TO THE SOUTH OF THE SITE.

VEGETATION:

THE PROPOSED DEVELOPMENT WILL REQUIRE CLEARING AND GRUBBING OF THE EXISTING VEGETATION.

RAINFALL INFORMATION:

RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:

TOTAL PROJECT AREA: 12.98 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 14.33 ACRES

IMPERVIOUS AREAS:

IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 0

IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 8.79

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

STORMWATER RUNOFF WILL BE CAPTURED AND ROUTER TO AN ABOVE GROUND DETENTION POND. WHEN THE RUNOFF EXCEEDS THE NWL IN THE POND, IT IS ROUTED TO A BIOFILTRATION BASIN WHICH THEN DAYLIGHTS TO THE EAST OF THE SITE. ULTIMATELY FLOWING TO CHASKA CREEK.

DESCRIPTION OF RECEIVING WATERS:

THE PROJECT DRAINS TO CHASKA CREEK, WHICH IS A MINNESOTA IMPAIRED WATER. RUNOFF WILL BE ROUTED TO A DETENTION POND AND BIOFILTRATION BASIN PRIOR TO DISCHARGING TO THE CREEK.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

THERE ARE NO KNOWN SENSITIVE AREAS ON OR NEAR THE CONSTRUCTION SITE.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES

THE SITE HAS A HIGH POTENTIAL OF CONTAINING THE RUSTY PATCH BUMBLE BEE. THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCH BUMBLE BEE AS AN ENDANGERED SPECIES IN CARVER COUNTY. IT IS NOT ANTICIPATED THE PROJECT ACTIVITIES WILL IMPACT CRITICAL HABITAT OF THE RUSTY PATCH BUMBLE BEE. HOWEVER, IF THE RUSTY PATCH BUMBLE BEE IS OBSERVED WITHIN THE PROJECT LOCATION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER OF RECORD.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

THE LGU FOR STORMWATER MANAGEMENT IS THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION (CCWMO). THE CCWMO HAS REQUIREMENTS FOR RATE CONTROL, WATER QUALITY, AND VOLUME REDUCTION. THE CITY OF CHASKA ALSO HAS REQUIREMENTS FOR RATE CONTROL. THESE REGULATIONS HAVE BEEN MET BY THE DESIGNED SYSTEMS.

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

THE FOLLOWING SITE DEVELOPMENT PLAN SHEETS ARE AN INTEGRAL PART OF THIS SWPPP:

C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.03 - EROSION AND SEDIMENTATION CONTROL

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:

THE PURPOSE OF EROSION CONTROL IS TO PREVENT SOIL PARTICLES FROM BECOMING SUSPENDED IN WATER AND BEING TRANSPORTED TO EITHER DOWNSTREAM SURFACE WATERS OR DOWNSTREAM PROPERTIES.

APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION MUST BE PLANNED FOR AND IMPLEMENTED.

IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUE TO BE USED AT THIS PROJECT FOR FINAL STABILIZATION OF SITE SOIL WILL BE TO PROVIDE A PROTECTIVE COVER OF VEGETATION, PAVEMENT, OR BUILDING.

ALL EXPOSED AREAS MUST BE STABILIZED AS SOON AS POSSIBLE (BUT NO LATER THAN THE NEXT WORK DAY) TO LIMIT SOIL EROSION, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATED STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST COMPLY WITH SECTION 2.7 OF THIS SWPPP (SECTION 8.4, 9.9, 9.10, AND 23.9 OF THE GENERAL PERMIT).

SEDIMENT CONTROL BMPS:

THE PURPOSE OF SEDIMENT CONTROL IS TO PREVENT SOIL PARTICLES THAT HAVE BEEN SUSPENDED IN WATER FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. SEDIMENT CONTROL BMPS HAVE BEEN DESIGNED AS PART OF THIS SWPPP.

IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND MUST AMEND THE SWPPP TO IDENTIFY THE ADDITIONAL PRACTICES.

SEDIMENT CONTROL PRACTICES MUST ALWAYS BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICES MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED (SEE SECTION 8 OF THIS SWPPP).

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT RAIN EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

PHASING OF GROUND DISTURBANCE SHALL BE IN ACCORDANCE WITH THE FINAL GRADING AND EROSION CONTROL PLANS.

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS.

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

MEASURES SHOULD BE TAKEN TO ENSURE THAT "CLEAN" RUNOFF FROM OFF SITE IS DIVERTED AROUND DISTURBED AREAS ON SITE. CARE SHOULD BE TAKEN THAT RE-ROUTING OFF SITE RUNOFF DOES NOT RESULT IN FLOODING OR OTHER ISSUES ON ADJACENT PROPERTIES.

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

INSTALLATION SCHEDULE: INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO UP GRADIENT GROUND DISTURBING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: THE WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. THIS STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 DAYS OF CONNECTING TO A SURFACE WATER AND AFTER CONSTRUCTION HAS CEASED.

TEMPORARY OR PERMANENT DITCHES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED, BUT MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

DITCHES MUST BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. ANY SEDIMENT DEPOSITED IN DIVERSION DITCHES MUST BE REMOVED AND ANY EXPOSED SOILS STABILIZED WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, NOTE REASON FOR DELAY ON MAINTENANCE LOG.

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 7 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.
2. **PERMANENT STABILIZATION** - ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.5 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER). FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.

INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

2.6 PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE MEANS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT/ETC.) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THIS SWPPP.

BMP DESCRIPTION: SILT FENCE INLET PROTECTION

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INLET PROTECTION (INLET INSERT DEVICE)

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT INLET PROTECTION EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE CAPACITY OF THE DEVICE, OR, IF MORE STRINGENT, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

ALL STRUCTURAL SEDIMENT CONTROLS INTENDED TO RECEIVE AND TREAT CONSTRUCTION RUNOFF MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND ALTERATION CAN BEGIN AND MUST STAY IN OPERATION UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: INSTALL SILT FENCE AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

BMP DESCRIPTION: BIOLOGS

INSTALLATION SCHEDULE: INSTALL BIOLOGS AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT BIOLOGS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE BIOLOG. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

2.8 RETAIN SEDIMENT ON-SITE

ANY OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.

REMINDER, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED BY THE GENERAL PERMIT WHERE DISTURBED AREAS OF 10 ACRES OR MORE DRAIN TO A COMMON LOCATION (SECTION 14); FOR DISCHARGES TO SOME SPECIAL WATERS AND IMPAIRED WATERS, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE DISTURBED AREAS OF 5 ACRES OR MORE DRAIN TO A COMMON LOCATION (SECTION 23.10) IF A TEMPORARY SEDIMENTATION BASIN IS REQUIRED BUT UNFEASIBLE, A NOT MUST BE ADDED TO THE DOCUMENT STATING SUCH.

TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED DURING CONSTRUCTION TO CAPTURE AND TREAT SEDIMENT LADEN RUN OFF. THE TEMPORARY SEDIMENTATION BASINS HAVE BEEN DESIGNED TO RETAIN THE RUNOFF FROM A 2 YEAR, 24 HOUR STORM EVENT, EXCEPT THAT IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1,800 CUBIC FEET OF LIVE STORAGE) OR [PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN. THE OUTLET STRUCTURE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE IN ACCORDANCE WITH SECTION 14.5 AND 14.6 OF THE GENERAL PERMIT. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER A CONNECTION TO A SURFACE WATER (SECTION 14.7 OF THE GENERAL PERMIT)

BMP DESCRIPTION: TEMPORARY SEDIMENTATION BASIN

INSTALLATION SCHEDULE: INSTALL TEMPORARY SEDIMENTATION BASIN PRIOR TO BEGINNING UPSLOPE LAND DISTURBING ACTIVITIES. IF THIS IS NOT POSSIBLE DUE TO EXISTING TOPOGRAPHY, LIMIT DISTURBANCE TO ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENTATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT TEMPORARY SEDIMENTATION BASINS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE VOLUME OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. THIS MAINTENANCE MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF CONDITIONS DO NOT ALLOW MAINTENANCE TO BE PERFORMED WITHIN 72 HOURS, DOCUMENT THE CAUSE OF DELAY ON THE MAINTENANCE FORM. REFER TO SECTION 3.1 OF THIS SWPPP FOR BASIN DRAINING GUIDELINES.

2.9 ESTABLISH VEHICLE TRACKING PADS

VEHICLE TRACKING PADS HAVE BEEN DESIGNED TO PREVENT SEDIMENT TRACK OFF. IF THERE IS EVIDENCE OF SEDIMENT TRACKING FROM VEHICLES IN PAVED AREAS, THE SEDIMENT MUST BE REMOVED BY STREET SWEEPING OR OTHER METHOD AS SOON AS FEASIBLY POSSIBLE, BUT NO LONGER THAN 24 HOURS AFTER DISCOVERY. (SECTION 9.11 AND 9.12 OF THE GENERAL PERMIT)

BMP DESCRIPTION: VEHICLE TRACKING PAD

INSTALLATION SCHEDULE: INSTALL VEHICLE TRACKING PAD AS SHOWN ON THE SWPPP PLAN SHEETS AS SOON AS POSSIBLE AT THE BEGINNING OF CONSTRUCTION ACTIVITIES. INSTALL ADDITIONAL VEHICLE TRACKING PADS AS NEEDED THROUGHOUT CONSTRUCTION.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT VEHICLE TRACKING PADS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. VEHICLE TRACKING PADS MUST BE PERIODICALLY 'REFRESHED' TO ENSURE PROPER FUNCTIONALITY. MAINTENANCE SHOULD BE PERFORMED WHEN THE EXIT APPEARS SMOOTH AND COMPACTED OR WHEN THE VEHICLE TRACKING PAD CEASES TO FUNCTION PROPERLY. VEHICLE TRACKING PAD LOCATIONS SHOULD BE INSPECTED FOR SIGNS OF OFF-SITE SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MUST BE USED IF VEHICLE TRACKING PADS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name: _____

NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY 01/04/2022	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJ

2.10 CONTROL STORMWATER DISCHARGE POINTS

1. PIPE OR OTHER TEMPORARY OR PERMANENT OUTLETS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
2. STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN 200 FEET OF THE PROPERTY EDGE WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF CONNECTION.

BMP DESCRIPTION: RIPRAP

INSTALLATION SCHEDULE: INSTALL RIPRAP AS SHOWN ON SWPPP PLANS AND/OR GRADING PLANS. INSTALLATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT OUTLETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING RIPRAP ENERGY DISSIPATION WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST. ANY OFF SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN MANNER AND AT A FREQUENCY TO MINIMIZE OFF-SITE IMPACTS.

2.11 CHEMICAL EROSION AND SEDIMENT CONTROL BMPS

POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE APPLIED AFTER CONVENTIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. CONSIDERATION MUST BE GIVEN WHEN SELECTING CHEMICALS TO THE EXPECTED SOIL TYPES TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, THEY MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

SECTION 3: DEWATERING & BASIN DRAINING

3.1 DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MINNESOTA DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR. CONTRACTOR SHALL DISCHARGE WATER THROUGH A FILTER SOCK AND SHALL DISCHARGE TO THE DITCH NORTH OF THE SITE OR DIRECTLY TO ONE OF THE MANHOLES IN CREEK ROAD

SECTION 4: GOOD HOUSEKEEPING BMPS

4.1 MATERIAL HANDLING AND WASTE MANAGEMENT

1. **SOLID WASTE DISPOSAL** - NO SOLID MATERIALS, INCLUDING CONSTRUCTION AND DEMOLITION MATERIALS, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, SHALL BE ALLOWED TO BE CARRIED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. DISPOSAL OF SOLID WASTES MUST COMPLY WITH MPCA REQUIREMENTS.
2. **GROUNDWATER PROTECTION** - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
3. **SANITARY FACILITIES** - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE WHERE REQUIRED BY STATE OR LOCAL REGULATIONS. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND BE SERVICED BY A COMMERCIAL OPERATOR.

4.2 ESTABLISH PROPER STORAGE, HANDLING & DISPOSAL PRACTICES

HAZARDOUS MATERIALS & TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN WATERPROOF CONTAINERS WITH SECONDARY CONTAINMENT, AND THEIR LOCATION(S) MUST BE NOTED ON THE SWPPP MAP. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES IN ACCORDANCE WITH SECTION 12.4 OF THE GENERAL PERMIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE UNDER COVER BY PLASTIC SHEETING OR TEMPORARY ROOFS TO PREVENT DISCHARGE, OR PROTECTED BY SIMILAR EFFECTIVE MEANS TO PREVENT CONTACT WITH STORMWATER.

4.3 DESIGNATE WASHOUT AREAS

THE CONTRACTOR SHALL DESIGNATE AREAS FOR CONCRETE AND OTHER (STUCCO, PAINT, FOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY) WASHOUTS, AND NOTE THE LOCATIONS ON THE SITE MAP. ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LAYER. A COMPACTED CLAY LINER IS NOT AN ACCEPTABLE IMPERMEABLE LAYER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM SITE WORKERS TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

BMP DESCRIPTION: CONCRETE WASHOUT

INSTALLATION SCHEDULE: PRIOR TO CONCRETE WORK.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT CONCRETE WASHOUTS FOR EVIDENCE OF DISCHARGE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING CONCRETE WASHOUTS WITHIN 3 DAYS OR BY THE NEXT USE, WHICHEVER COMES FIRST.

4.4 ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL DESIGNATE AREAS FOR EQUIPMENT FUELING, CLEANING, MAINTENANCE AND REPAIR, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAPS. RUNOFF MUST BE CONTAINED WITHIN THE DESIGNATED AREAS (I.E. THROUGH USE OF A TEMPORARY BERM). THE AREAS MUST NOT BE LOCATED IN ANY SURFACE WATER. SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4.5 CONTROL EQUIPMENT/VEHICLE WASHING

THE CONTRACTOR SHALL DESIGNATE LOCATION(S) FOR VEHICLE WASHING, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAP. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS AND SOLVENTS. ENGINE DEGREASING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS ALSO PROHIBITED.

4.6 SPILL PREVENTION AND CONTROL PLAN

1. **ACCIDENTAL SPILL** - DISCHARGE OF OIL OR OTHER HAZARDOUS SUBSTANCES IS SUBJECT TO REPORTING AND CLEAN UP REQUIREMENTS. IN CASE OF AN ACCIDENTAL SPILL, THE MINNESOTA POLLUTION CONTROL AGENCY IS TO BE NOTIFIED AT THEIR **24-HOUR TELEPHONE NUMBER: 651-649-5451**. REFER TO SECTION 12 OF THE GENERAL PERMIT.
2. **GROUNDWATER PROTECTION -** SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

SECTION 5: POST-CONSTRUCTION BMPS

BMP DESCRIPTION: SUMP MANHOLE

INSTALLATION SCHEDULE: ALONG WITH STORM SEWER NETWORK

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED (AND CLEANED OUT IF DEEMED NECESSARY) SEMI-ANNUALLY TO ENSURE THAT SEDIMENT IS NOT BEGINNING TO WASH OUT DURING STORM EVENTS. DEVICES SHOULD BE CLEANED OUT AT LEAST ONCE PER YEAR OR AS NEEDED.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: FILTRATION BASIN

INSTALLATION SCHEDULE: THE FILTRATION BASIN WILL BE INSTALLED DURING THE INITIAL GRADING FOR THE SITE. THE STORM SEWER SYSTEM WILL THEN BE CONNECTED INTO THE FILTRATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: ONCE CONSTRUCTION IS COMPLETE, THE BASIN WILL BE INSPECTED AND CLEARED OF ANY SEDIMENT BUILD-UP TWICE PER YEAR AND AS NEEDED. INSPECTION WILL ALSO INCLUDE CHECKING FOR EROSION ISSUES ALONG THE SLOPES OF THE BASIN AND CLEANING ANY DEBRIS FROM THE INLET PIPES.

SECTION 6: INSPECTIONS

6.1 INSPECTIONS

1. **INSPECTION FREQUENCY AND RESPONSIBILITY**

[OPTION 1 - CONTRACTOR RESPONSIBLE FOR INSPECTIONS]

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

[OPTION 2 - OWNER RESPONSIBLE FOR INSPECTIONS]

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE OWNER'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

2. **INSPECTION PROCEDURES** - EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

A. PRE-INSPECTION PREPARATION:

1. INSPECTORS SHOULD BE FAMILIAR WITH THE SWPPP, INCLUDING THE EROSION AND SEDIMENT CONTROL PLANS, PAST INSPECTION REPORTS, AND MAINTENANCE LOGS.
2. PAY SPECIAL ATTENTION TO STORM WATER DISCHARGE TO SPECIAL/IMPAIRED WATERS AND WETLANDS; DISCHARGES TO SPECIAL/IMPAIRED WATERS AND WETLANDS HAVE ADDITIONAL REQUIREMENTS THAT ARE DESCRIBED IN SECTION 23 OF THE GENERAL PERMIT, AND ADDRESSED IN THIS SWPPP.

B. SITE ENTRY:

1. BEFORE ENTERING THE SITE, OBSERVE THE SURROUNDINGS AND VARIOUS STAGES OF CONSTRUCTION. NOTE AREAS FOR IN-DEPTH REVIEW AND ANY POTENTIAL ISSUES.
2. THIS IS A GOOD TIME TO VIEW CONSTRUCTION SITE VEHICLE TRACKING PAD LOCATIONS AND PERIMETER CONTROLS.

C. RECORDS REVIEW:

1. VERIFY THAT A COPY OF THE SWPPP AND APPLICATION FOR THE NPDES STORM WATER PERMIT, AND COPIES OF ALL CONSTRUCTION SITE INSPECTIONS ARE ON SITE.
2. VERIFY THAT THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AS WELL AS CONSTRUCTION PHASING, IS GENERALLY BEING FOLLOWED.
3. SWPPPS ARE INTENDED TO BE DYNAMIC DOCUMENTS, VERIFY THAT AMENDMENTS OR CHANGES TO THE SWPPP ARE BEING MADE WHEN:
   A. A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVE A SIGNIFICANT EFFECT ON STORM WATER DISCHARGES
   B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE
   C. THE SWPPP IS NOT CONSISTENT WITH THE TERMS OF THE GENERAL PERMIT

D. SITE INSPECTION (NOTE TIMELINES FOR MAINTENANCE INCLUDED IN INSPECTION/MAINTENANCE REPORT)

1. INSPECT DISCHARGE POINTS DOWNSTREAM AND OFF-SITE AREAS FOR SIGNS OF IMPACT.
2. INSPECT PERIMETER CONTROLS:
   A. HAVE PERIMETER CONTROLS BEEN PROPERLY INSTALLED AND MAINTAINED?
   B. ARE VEHICLE TRACKING PADS FUNCTIONING PROPERLY? ARE ADDITIONAL ENTRANCES/EXITS BEING USED THAT ARE NOT STABILIZED?
   C. ALL STORM DRAINS MUST BE PROTECTED AND TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROLS INSTALLED.
   D. ALL EXPOSED SOILS MUST HAVE TEMPORARY OR PERMANENT EROSION PROTECTION WITHIN 7 DAYS OF INACTIVITY.
3. COMPARE BMPS IN THE SWPPP WITH CONSTRUCTION SITE CONDITIONS: ARE REQUIRED BMPS IN PLACE; ARE ADDITIONAL BMPS NEEDED; ARE BMPS IN PLACE PROPERLY INSTALLED AND MAINTAINED?
4. INSPECT AREAS THAT HAVE BEEN DISTURBED AND ARE NOT CURRENTLY BEING WORKED. ANY UNSEEDED OR UNMULCHED BARE AREAS THAT HAVE BEEN IDLE FOR 7 DAYS SHOULD BE NOTED.
5. INSPECT AREAS WITH FINAL STABILIZATION. IN ORDER FOR FINAL STABILIZATION TO BE ACHIEVED, AREAS MUST HAVE A UNIFORM COVER WITH A DENSITY OF 70% OVER ENTIRE AREA. TEMPORARY BMPS SHOULD BE REMOVED AND AREAS DISTURBED BY REMOVAL SEEDED AS NECESSARY.

E. EXIT INTERVIEW:

1. DEBRIEF THE PERSON IN CHARGE. EXPLAIN THE IDENTIFIED DEFICIENCIES AND ANY AREAS OF CONCERN.

F. A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE SWPPP ON SITE.

THE INSPECTION REPORT USED SHOULD INCLUDE, AT A MINIMUM, THE FOLLOWING:

- DATE & TIME OF INSPECTION
- NAME OF INSPECTOR(S)
- FINDINGS OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES AND NAMES OF PARTY COMPLETING MAINTENANCE
- DATE & AMOUNT OF RAINFALL
- RECORD OF ALL POINTS OF DISCHARGE FROM THE PROPERTY AND DESCRIPTION OF DISCHARGE
- NOTE TO UPDATE THE SWPPP

6.2 DELEGATION OF AUTHORITY

DULY AUTHORIZED REPRESENTATIVE(S) OR POSITION(S):

COMPANY OR ORGANIZATION NAME:
NAME:
POSITION:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

6.3 CORRECTIVE ACTION LOG

THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, INCORPORATES BOTH INSPECTION AND MAINTENANCE REPORTING INTO A SINGLE FORM. THIS FORM ALSO SPECIFIES THE TIME ALLOWED FOR CORRECTIONS TO BE PERFORMED. IF THE PARTY PERFORMING INSPECTIONS CHOOSES TO USE ANOTHER INSPECTION FORM, A SEPARATE CORRECTIVE ACTION LOG MUST BE PROVIDED.

SECTION 7: RECORD KEEPING AND TRAINING

7.1 RECORDKEEPING

RECORD RETENTION - THE OWNER MUST KEEP THE SWPPP INCLUDING ALL CHANGES MADE TO IT DURING CONSTRUCTION (SEE SECTION 7.2 OF THIS SWPPP), ALONG WITH THE FOLLOWING ADDITIONAL RECORDS ON FILE FOR THREE YEARS AFTER COMPLETION OF THE CONSTRUCTION PROJECT (FINAL STABILIZATION AND NOTICE OF TERMINATION):

1. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT
2. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS

7.2 AMENDMENTS

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN EXAMPLE OF A SWPPP UPDATE LOG FORM CAN BE PROVIDED UPON REQUEST.

MODIFICATIONS TO THE SWPPP - THIS SWPPP INTENDS TO CONTROL WATER-BORNE AND LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE SWPPP IN ORDER TO ACCOMPLISH THE INTENDED GOALS. THIS SWPPP MUST BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AT THE SITE. AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, AND/OR REVISED DRAWINGS. THIS SWPPP MUST BE UPDATED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS.
2. INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE GENERAL PERMIT.
4. THE MPCA HAS DETERMINED THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN. IN THIS CASE, THE SWPPP MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IDENTIFIED CONCERNS.

7.3 TRAINING

THE PERMITTEE(S) MUST FULFILL TRAINING REQUIREMENTS AND INCLUDE RECORDS OF TRAINING IN THE SWPPP. REFRESHER TRAINING MUST BE ATTENDED EVERY THREE YEARS STARTING THREE YEARS, FROM THE ISSUANCE OF THE 2018 GENERAL PERMIT (ISSUED 8/1/18). INDIVIDUALS REQUIRED TO BE TRAINED INCLUDE:

1. INDIVIDUALS PREPARING THE SWPPP
2. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
3. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THE GENERAL PERMIT. AT LEAST ONE INDIVIDUAL TRAINED IN THE JOB DUTIES LISTED ABOVE MUST BE PRESENT ON THE SITE OR AVAILABLE TO THE SITE IN 72 HOURS.

TRAINING DOCUMENTATION MUST INCLUDE:

1. NAMES OF PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED
2. DATES OF TRAINING AND NAMES OF INSTRUCTOR AND ENTITY PROVIDING TRAINING
3. CONTENT OF TRAINING COURSE, INCLUDING NUMBER OF HOURS OF TRAINING
4. DOCUMENTATION MUST BE KEPT WITH THE SWPPP. TRAINING RECORD/CERTIFICATION TEMPLATE IS AVAILABLE UPON REQUEST.

INDIVIDUALS MUST BE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT SUCH AS THE UNIVERSITY OF MINNESOTA, MINNESOTA EROSION CONTROL ASSOCIATION, SOIL AND WATER CONSERVATION DISTRICTS, OR THE MPCA.

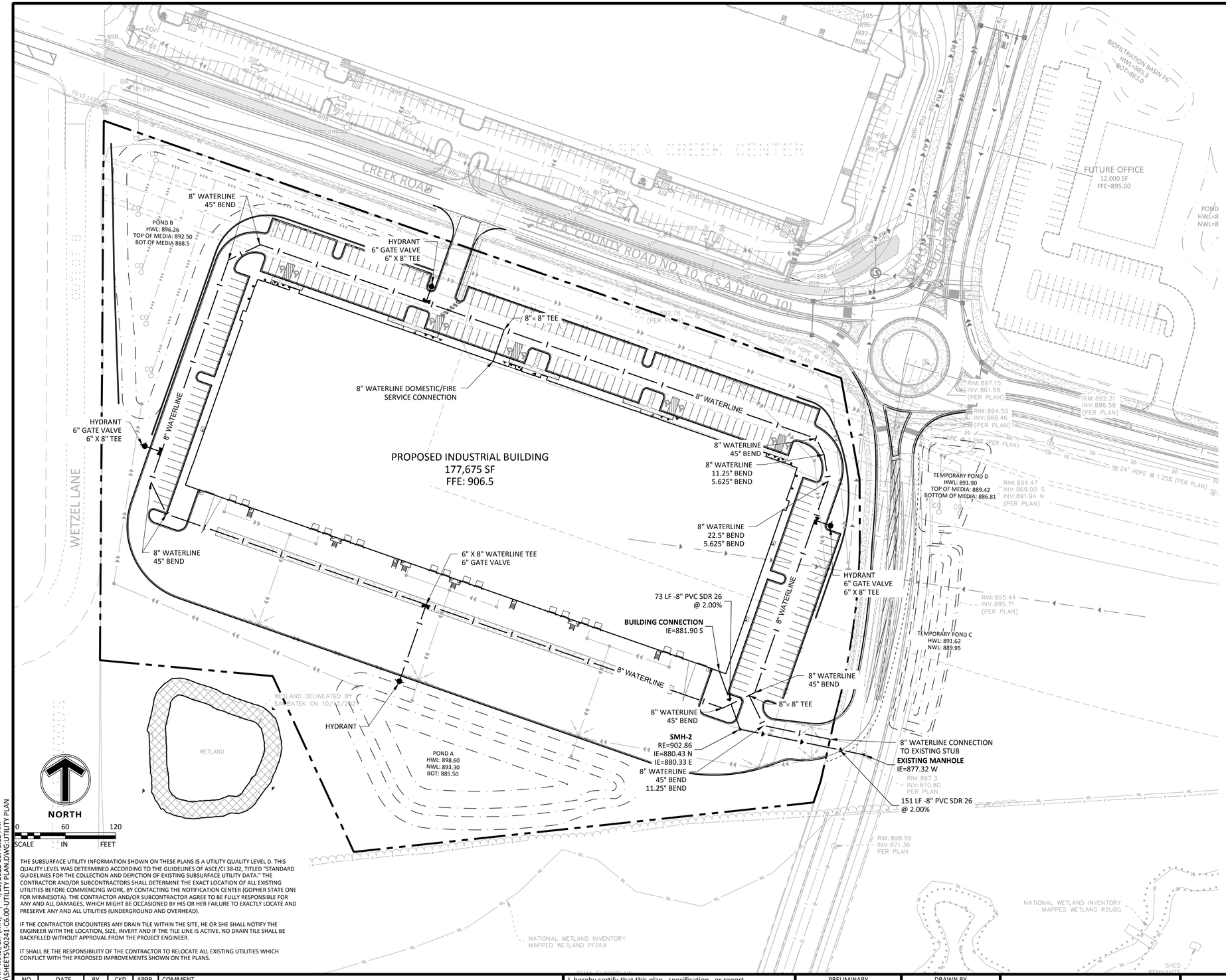
SECTION 8: FINAL STABILIZATION / PERMIT TERMINATION

FINAL STABILIZATION - TO ACHIEVE FINAL STABILIZATION OF THE SITE, THE CONTRACTOR WILL IMPLEMENT THE FOLLOWING MEASURES AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED.

1. ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR BY OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO LANDSCAPING PLANS/SPECIFICATIONS FOR TYPE OF VEGETATIVE COVER.
2. THE PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS IN SECTIONS 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT AND IS OPERATING AS DESIGNED. TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS HAVE BEEN CLEAN OF ANY ACCUMULATED SEDIMENT. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES ARE STABILIZED WITH PERMANENT COVER.
3. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
4. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.
5. FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED AND TEMPORARY EROSION PROTECTION AND DOWNGRADIENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE HAS DISTRIBUTED THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

PERMIT TERMINATION - TO ACHIEVE PERMIT TERMINATION FOR THE SITE, PERMITTEES MUST COMPLY WITH SECTIONS 4 & 13 OF THE GENERAL PERMIT.

NO	DATE	BY	CKD	APPR	COMMENT
	01



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
UG	UG	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		300' FIRE HYDRANT COVERAGE

UTILITY CONSTRUCTION NOTES

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE MN/DOT CLASS 3.
   f. PVC SCHEDULE 40 SHALL BE USED FOR STORM SEWER WITHIN 10' OF CROSSING ANY WATERMAIN REGARDLESS OF SEPARATION.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:
   COMPANY: BRAUN INTERTEC
   ADDRESS:11001 HAMPSHIRE AVE S
   PHONE:953-995-2000
   DATED:01-26-2022
   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name:

NOT FOR CONSTRUCTION

Date License #

PRELIMINARY	
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY	RM
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	50241

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UTILITY PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
C6.01
OF
REV.

4/29/2022 10:41:03 AM | ROHIT MALI, EIT (MN) | C:\PROJECTS\50241\CAD\SHEETS\50241-C6.00-UTILITY PLAN.DWG:UTILITY PLAN

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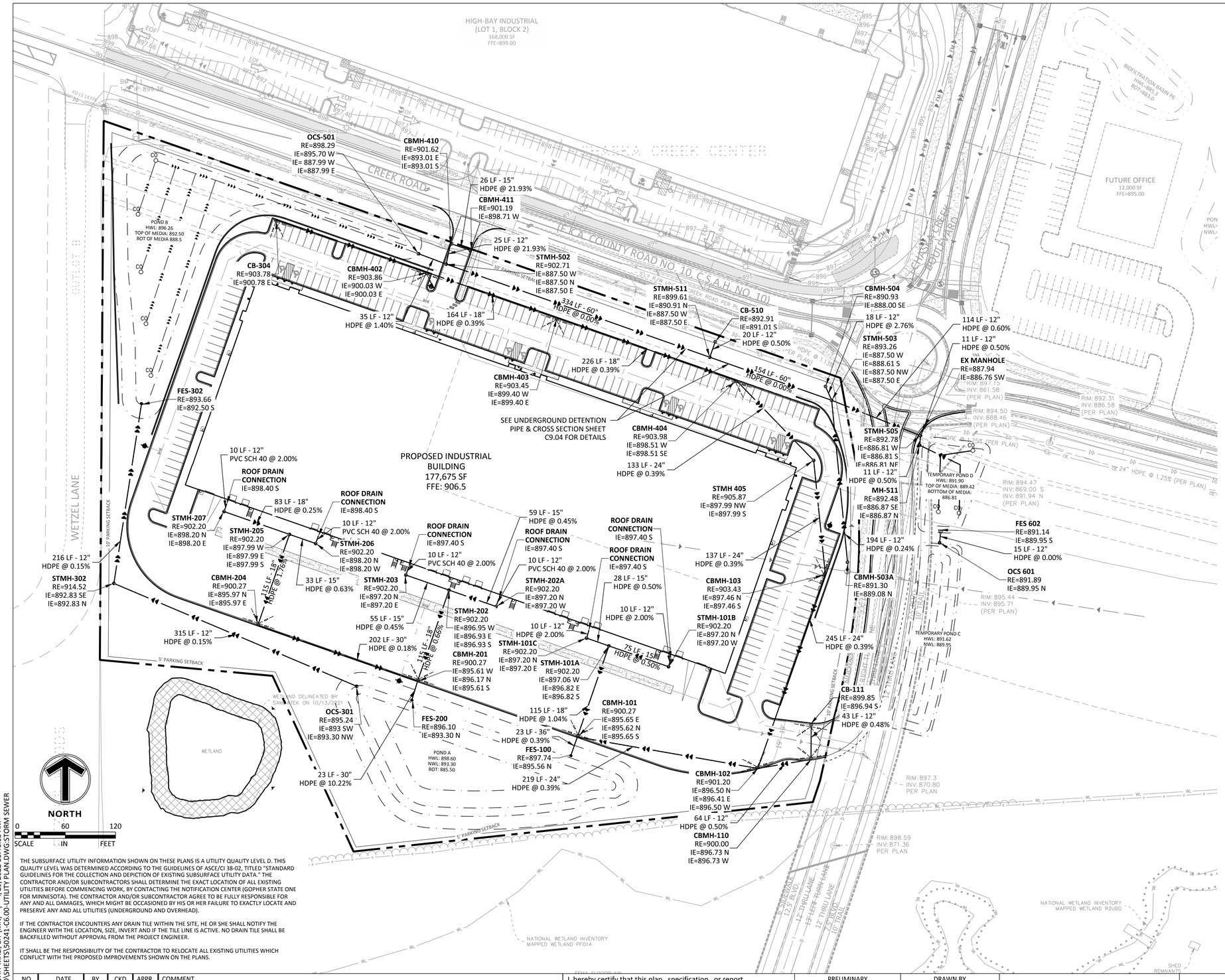

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS FM S	LS FM S	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
UG	UG	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

UTILITY CONSTRUCTION NOTES

SEE PAGE C6.01 FOR UTILITY CONSTRUCTION NOTES

STRUCTURE TABLE

STRUCTURE	STRUCTURE TYPE	CASTING
CB-111	CATCH BASIN (2'X3')	R-3067
CB-304	CATCH BASIN (2'X3')	R-3067
CB-510	CATCH BASIN (2'X3')	R-3067
CBMH-101	CATCH BASIN MANHOLE	R-3067
CBMH-102	CATCH BASIN MANHOLE	R-3067
CBMH-103	CATCH BASIN MANHOLE	R-3067
CBMH-110	CATCH BASIN MANHOLE	R-3067
CBMH-201	CATCH BASIN MANHOLE	R-3067
CBMH-204	CATCH BASIN MANHOLE	R-3067
CBMH-402	CATCH BASIN MANHOLE	R-3067
CBMH-403	CATCH BASIN MANHOLE	R-3067
CBMH-404	CATCH BASIN MANHOLE	R-3067
CBMH-410	CATCH BASIN MANHOLE	R-3067
CBMH-411	CATCH BASIN MANHOLE	R-3067
CBMH-503A	CATCH BASIN MANHOLE	R-3067
CBMH-504	CATCH BASIN MANHOLE	R-3067
OCS-301	OUTLET CONTROL STRUCTURE	R-2573
OCS-501	OUTLET CONTROL STRUCTURE	R-2573
OCS 601	OUTLET CONTROL STRUCTURE	R-2573
STMH-101A	STORM MAN HOLE	R-1642
STMH-101B	STORM MAN HOLE	R-1642
STMH-101C	STORM MAN HOLE	R-1642
STMH-202	STORM MAN HOLE	R-1642
STMH-202A	STORM MAN HOLE	R-1642
STMH-203	STORM MAN HOLE	R-1642
STMH-205	STORM MAN HOLE	R-1642
STMH-206	STORM MAN HOLE	R-1642
STMH-207	STORM MAN HOLE	R-1642
STMH-302	STORM MAN HOLE	R-1642
STMH-405	STORM MAN HOLE	R-1642
STMH-502	STORM MAN HOLE	R-1642
STMH-503	STORM MAN HOLE	R-1642
STMH-505	STORM MAN HOLE	R-1642
STMH-511	STORM MAN HOLE	R-1642

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	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name:

NOT FOR CONSTRUCTION

Date License #

PRELIMINARY	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 50241

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STORM SEWER

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CHASKA, MN

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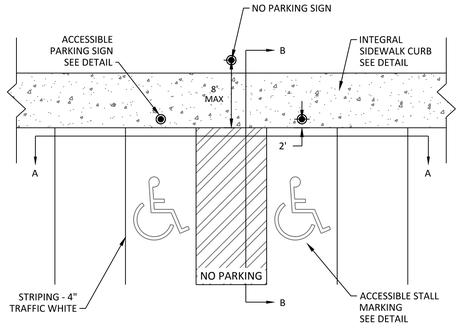
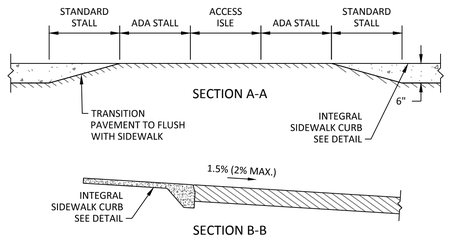
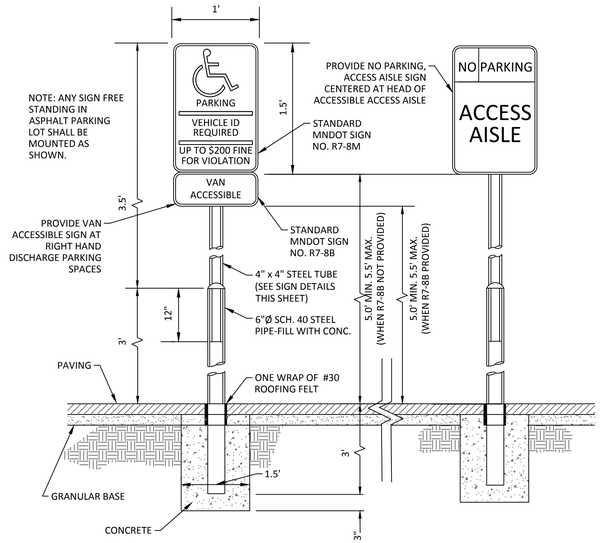


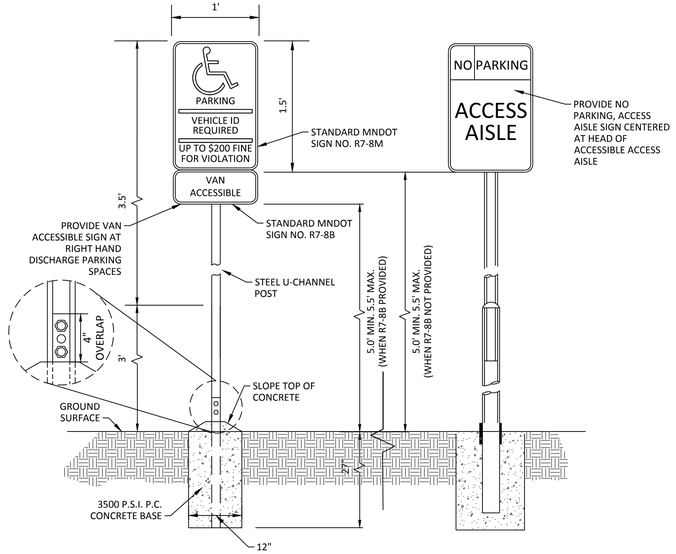
PLAN VIEW OF ADA PARKING



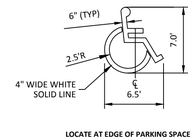
01 N.T.S. **ADA PARKING**



02 N.T.S. **ACCESSIBLE PARKING SIGN WITH BOLLARD**

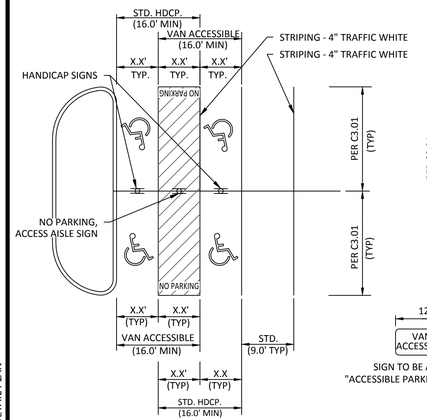


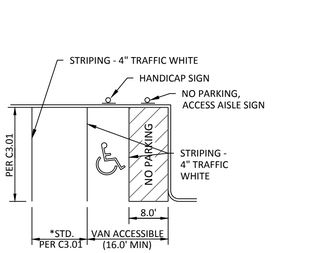
03 N.T.S. **BREAKAWAY ACCESSIBLE PARKING SIGN**

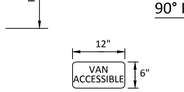


LOCATE AT EDGE OF PARKING SPACE

04 N.T.S. **ACCESSIBLE PARKING SYMBOL**

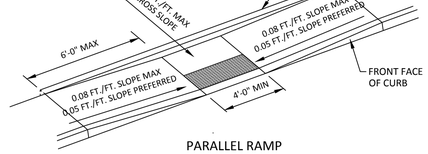


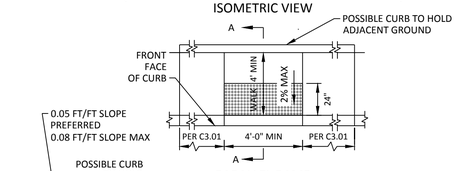


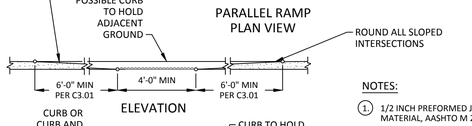


"VAN - ACCCESSIBLE" SIGNAGE. INSTALL AT DESIGNATED VAN HANDICAP SPACES, SIGNAGE SHALL BE BLUE BACKGROUND WITH WHITE CHARACTERS, 3" HIGH, UPPER CASE HELVETICA.

05 N.T.S. **ADA/STANDARD STRIPING**

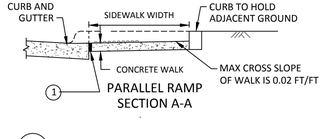




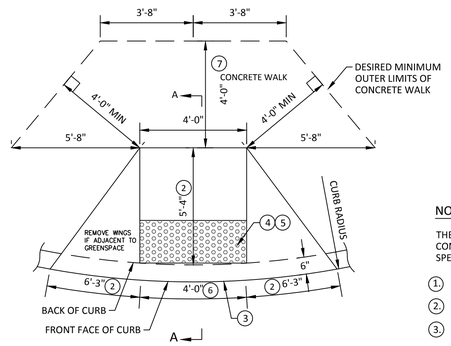


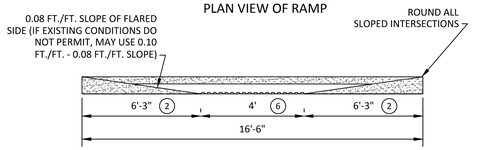
NOTES:

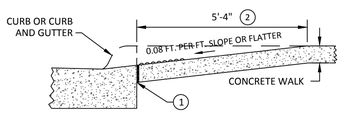
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.



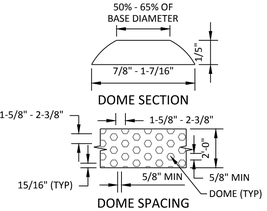
06 N.T.S. **PEDESTRIAN CURB RAMP**







07 N.T.S. **PEDESTRIAN CURB RAMP**



NOTE:

THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID AS SQUARE FEET OF CONCRETE WALK, UNLESS SPECIFIED OTHERWISE. THE TRUNCATED DOME AREA WILL BE CONSIDERED INCIDENTAL.

1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. VARIES WITH CURB HEIGHT. EXAMPLE SHOWN IS FOR 6" CURB HEIGHT.
3. 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
4. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (3' 0" OR 4' 0" TYP.) OF THE CURB RAMP. THIS 2' 0" BY 3' 0" OR 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
5. THE TRUNCATED DOME AREA MAY BE EITHER GRANITE PANEL OR STAMPED CONCRETE, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. GRANITE PANELS SHALL BE 2" NOMINAL THICKNESS WITH SANDED TEXTURED FINISH, FREE OF ANY CRACKS, CHIPS OR COLOR DEFORMATIONS. STAMPED CONCRETE SHALL MEET REQUIREMENTS OF 3A36 CONCRETE MIX AND HAVE INTEGRATED HOMOGENEOUS COLORING.
6. 4' 0" FOR NEW CONSTRUCTION. 3' 0" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.
7. PROVIDE A 4' X 4' LANDING BEHIND THE PEDESTRIAN RAMP. SLOPING A MAXIMUM OF 2% IN ANY DIRECTION.

07 N.T.S. **PEDESTRIAN CURB RAMP**

NORTH

0 60 120

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

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

Print Name: NOT FOR CONSTRUCTION

Date License #

PRELIMINARY | DESIGN REVIEW | PERMIT SUBMITTAL | CONSTRUCTION DOCUMENTS

DRAWN BY RM | DESIGNED BY JRM | CHECKED BY JDB | PROJECT NO. 50241

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DETAIL PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET C9.01 OF REV.

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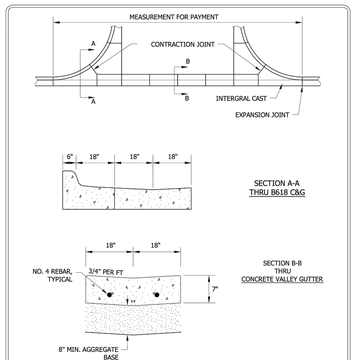
Plotted: 4/29/2022 2:57:23 PM | ROHIT MALI, EIT (MN) | C:\PROJECTS\50241\CAD\SHEETS\50241-C9.00-DETAIL PLAN.DWG:DETAIL PLAN
Saved: 4/29/2022 2:05 (LMS TECH) | C:\PROJECTS\50241\CAD\SHEETS\50241-C9.00-DETAIL PLAN.DWG:DETAIL PLAN



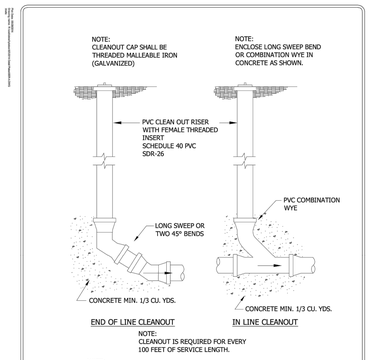
Stantec
5500 Highway 36 W
St Paul, MN 55113
www.stantec.com

COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3



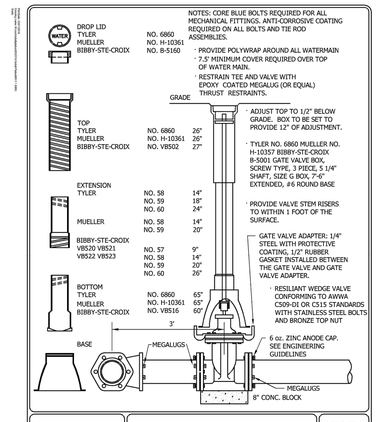
Stantec
5500 Highway 36 W
St Paul, MN 55113
www.stantec.com

SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4



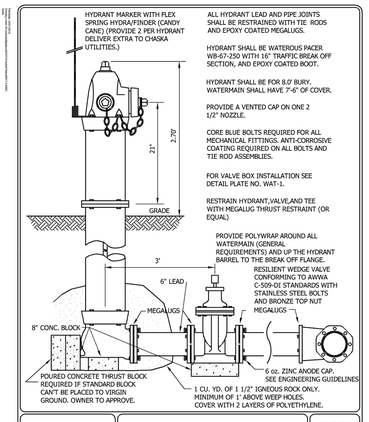
Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1



Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION

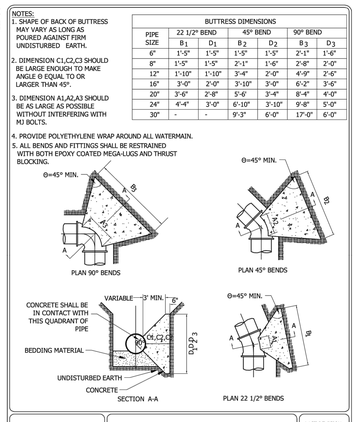
CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B1	D1	B2	D2	B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



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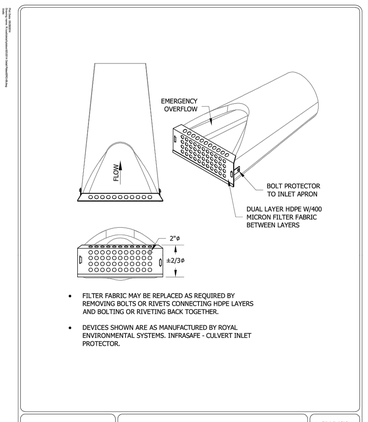
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HOPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

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FLARED END EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6

NORTH

0 2 3

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

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

Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY RM

DESIGNED BY JRM

CHECKED BY JDB

PROJECT NO. 50241

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SHEET C9.02 OF REV.

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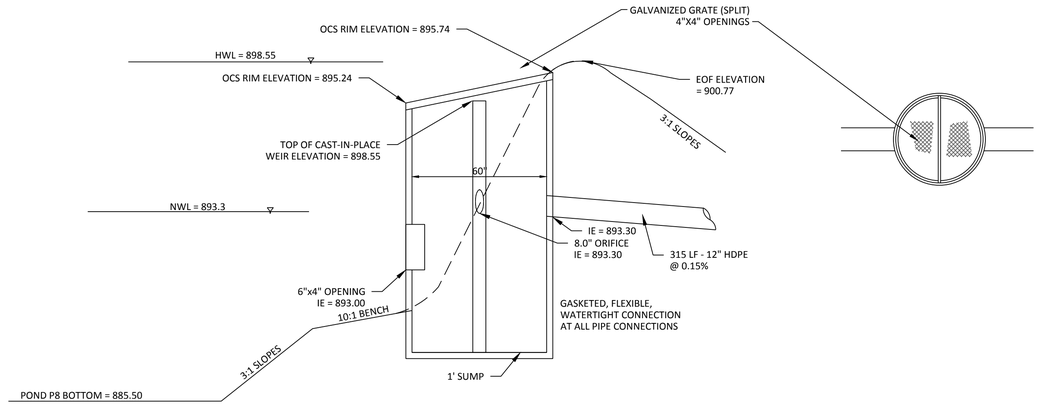
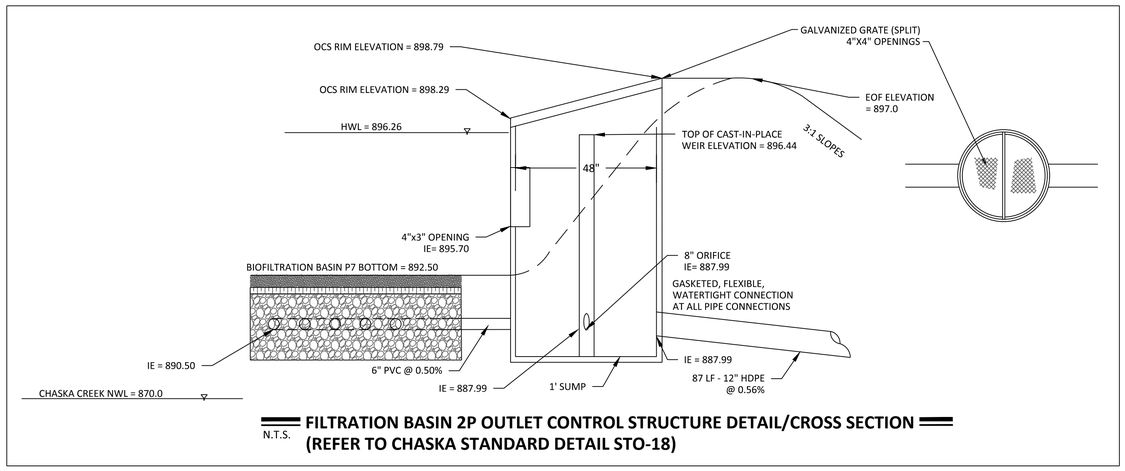
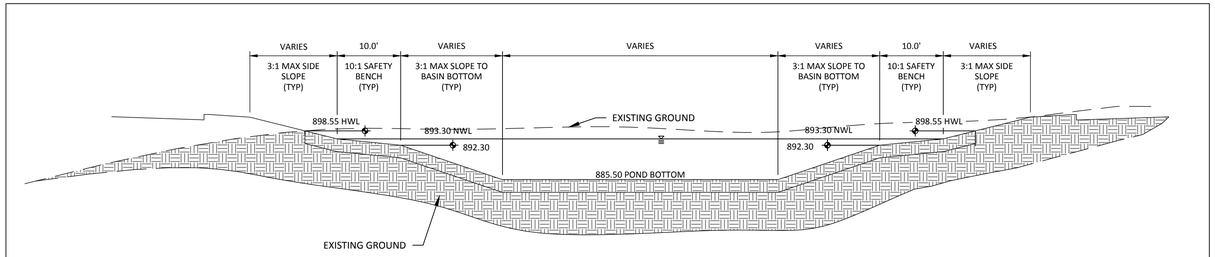


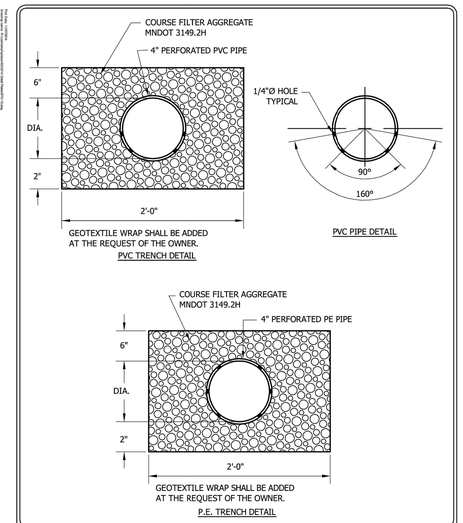
N.T.S. **NURP POND 1P OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION**
(REFER TO CHASKA STANDARD DETAIL STO-18)



N.T.S. **FILTRATION BASIN 2P OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION**
(REFER TO CHASKA STANDARD DETAIL STO-18)



NURP POND 1P CROSS SECTION DETAIL
NOT TO SCALE



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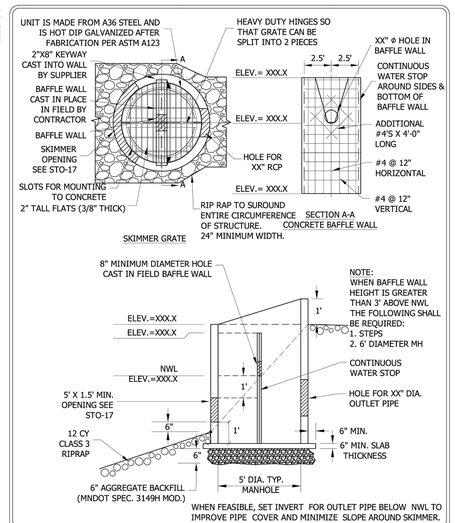
PERFORATED PIPE
TRENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION:
NOV. 2014

PLATE NO.
STO-13



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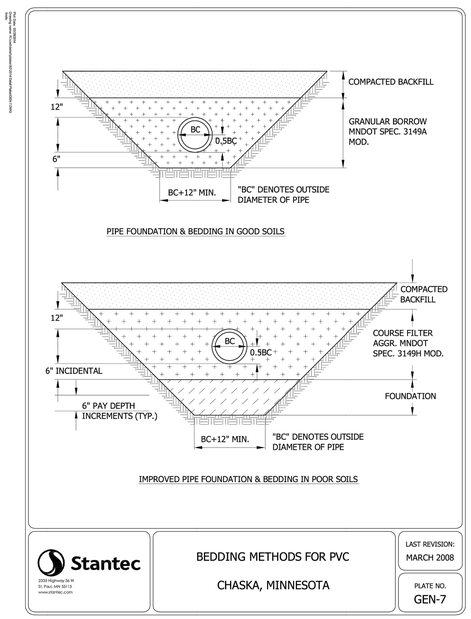
SKIMMER STRUCTURE WITH
CAST IN FIELD
CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-18



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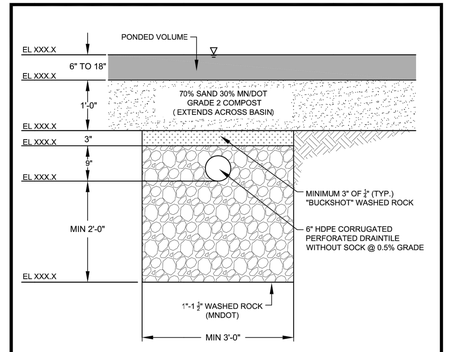
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
GEN-7



CALCULATIONS TO MEET RULES

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

CARVER COUNTY

WENCK ASSOCIATES
Responsive partner. Exceptional stakeholder.

BIORETENTION
TRENCH

DEC 2016

DETAIL
1

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY
01/04/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
RM
DESIGNED BY
JRM
CHECKED BY
JDB
PROJECT NO.
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M:\1097\CGENERAL DETAILS\December 2016 Details\1 - BIORETENTION TRENCH.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\2 - SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\3 - BEDDING METHODS FOR PVC.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\4 - PERFORATED PIPE TRENCH DETAIL.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\5 - NURP POND 1P OUTLET CONTROL STRUCTURE DETAIL-CROSS SECTION.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\6 - FILTRATION BASIN 2P OUTLET CONTROL STRUCTURE DETAIL-CROSS SECTION.dwg

M:\1097\CGENERAL DETAILS\December 2016 Details\7 - NURP POND 1P CROSS SECTION DETAIL.dwg

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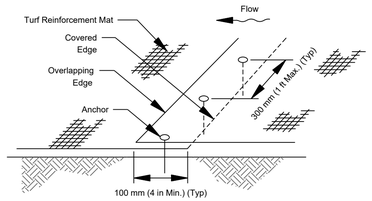
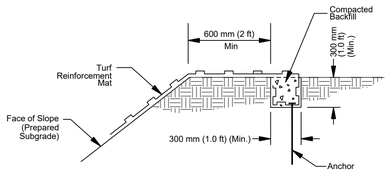
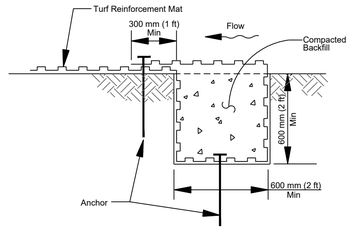


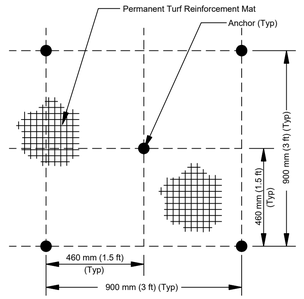
TURF REINFORCEMENT MAT OVERLAP JOINT A1



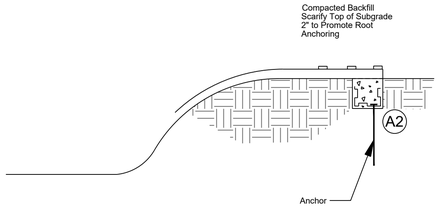
KEY TRENCH AT TOP OF SLOPE DETAIL A2

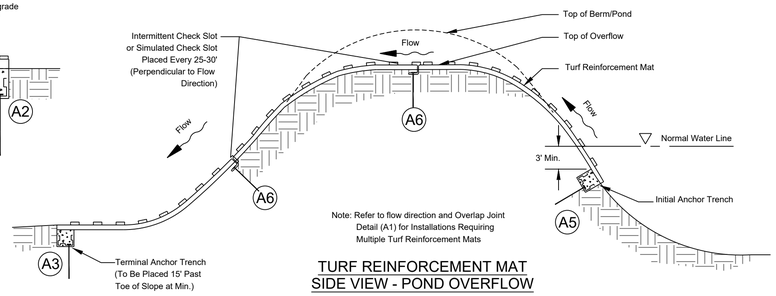


TERMINAL ANCHOR TRENCH (UPSTREAM) DETAIL A3



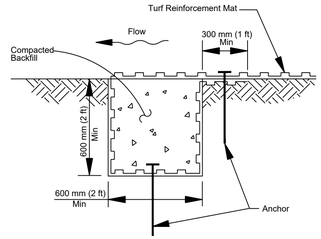
ANCHOR PATTERN A4



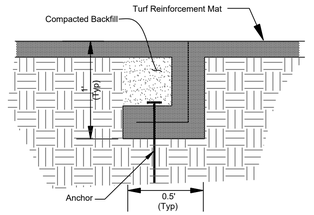


Note: Refer to flow direction and Overlap Joint Detail (A1) for Installations Requiring Multiple Turf Reinforcement Mats

TURF REINFORCEMENT MAT SIDE VIEW - POND OVERFLOW



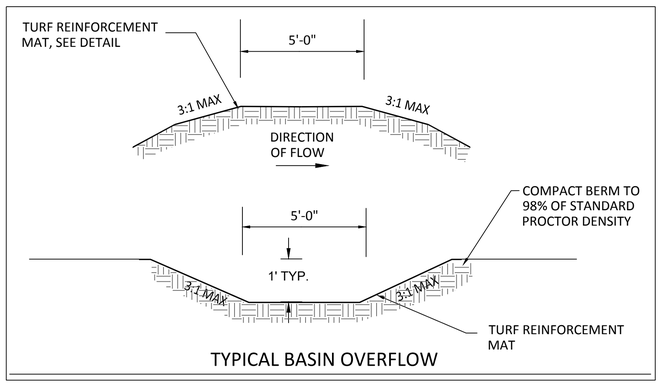
INITIAL ANCHOR TRENCH (DOWNSTREAM) DETAIL A5



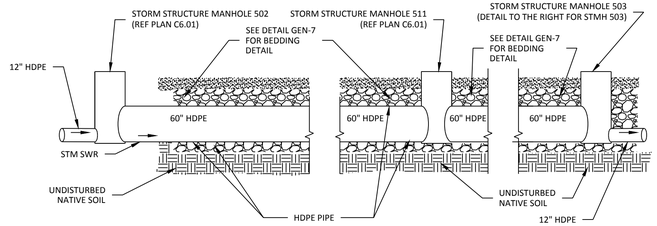
INTERMITTENT CHECK SLOT A6

TURF REINFORCEMENT MAT

N.T.S.
PROPEX DETAIL TRM



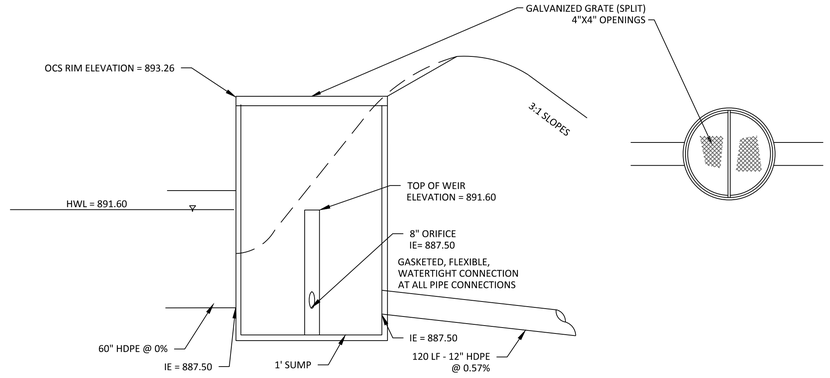
TYPICAL BASIN OVERFLOW



SECTION B - B'

UNDERGROUND DETENTION PIPE & CROSS SECTION DETAIL

N.T.S.



UNDERGROUND DETENTION PIPE & OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION STMH 503

N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

PRELIMINARY 01/04/2022	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 50241

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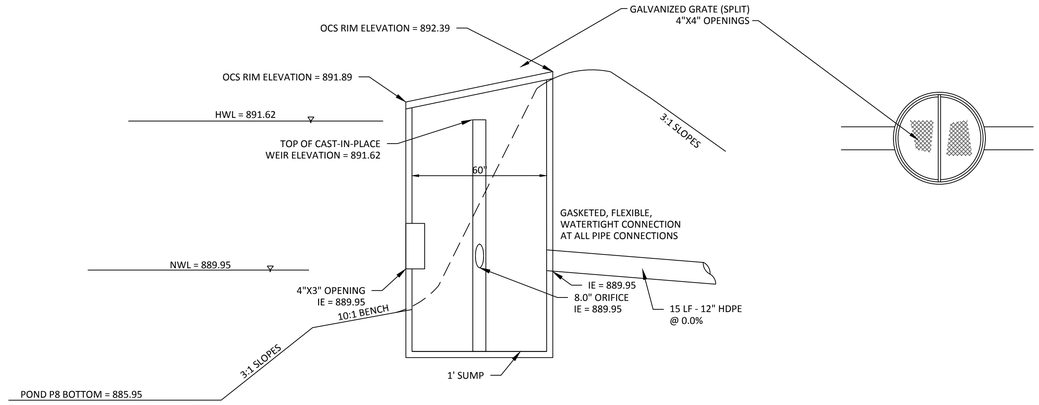
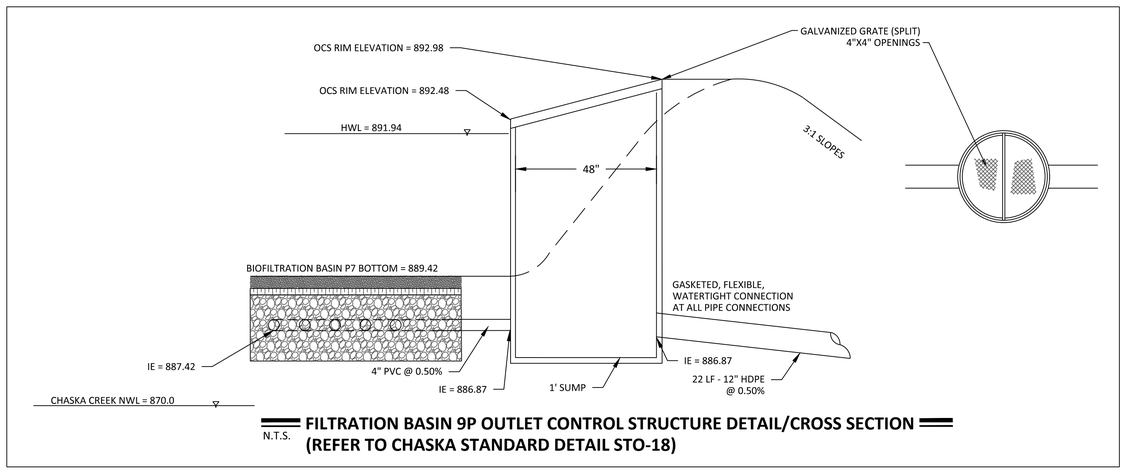
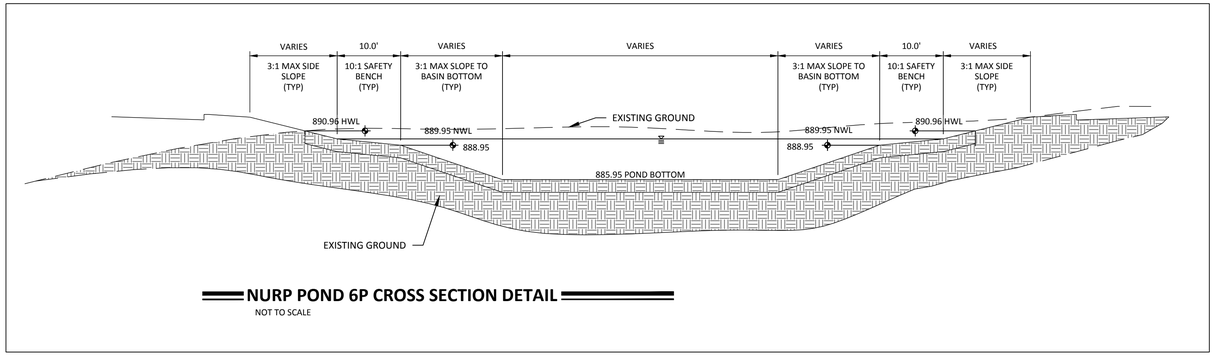


NURP POND 6P OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION
N.T.S. **(REFER TO CHASKA STANDARD DETAIL STO-18)**



FILTRATION BASIN 9P OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION
N.T.S. **(REFER TO CHASKA STANDARD DETAIL STO-18)**



NURP POND 6P CROSS SECTION DETAIL
NOT TO SCALE

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	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
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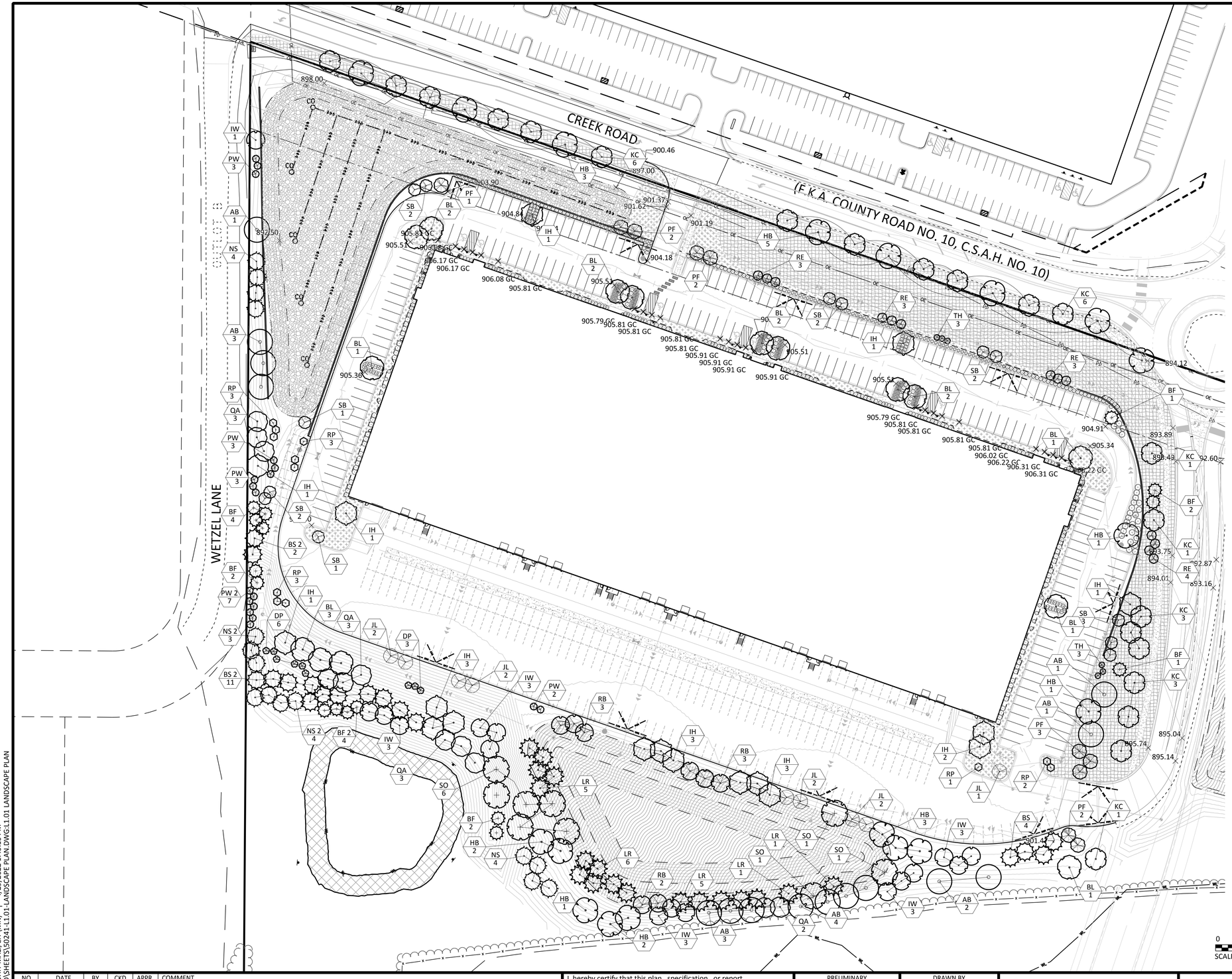

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	D
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS FM	S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
SIGN	
PIPE BOLLARD	
RIPRAP	
TREE PROTECTION FENCE	TP
TREE TO BE REMOVED	

CHASKA LANDSCAPE CODE

*VARIANCE FROM CODE TO TREAT THE PROPOSED BUILDING AS SINGLE STORY FOR THE DETERMINATION OF LANDSCAPE REQUIREMENTS - 175,438 TOTAL GROSS SQUARE FEET

MINIMUM SIZE REQUIREMENTS:

OVERSTORY DECIDUOUS TREE	2.5"	UNDERSTORY DECIDUOUS TREE	2"
CONIFEROUS TREE	6'	MAJOR SHRUB PLANTING	5 GAL.

TOTAL CALIPER INCHES REQUIRED: (GROSS SQ. FT. / 320) = 548 CAL. INCHES

TREE CALIPER	2.5"	3.0"	3.5"	4.0"	4.5"+
TREES REQ.	154	19	17	15	-
TREES PROP.	154	19	17	15	-

TOTAL CALIPER INCHES PROPOSED: = 561 CAL. INCHES

UNDERSTORY/SHRUBS	REQUIRED	PROPOSED
UNDERSTORY TREES	51	51
BOULEVARD TREES	9	9
SHRUBS/PERENNIALS	585	585
STREET TREES	20	20

PARKING LANDSCAPING(50,584 / 79,180) 10% 63%
(IMPERVIOUS 79,180)
(LANDSCAPE 50,584)

TREE AND GROUNDCOVER SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	4"CAL		15
	RB	Betula nigra `Cully` TM / Heritage Birch	B & B	2.5"Cal		8
	DP	Betula platyphylla `Fargo` TM / Dakota Pinnacle Birch	B & B	2.5"Cal		9
	HB	Celtis occidentalis / Common Hackberry	B & B	3"Cal.		18
	IH	Gleditsia triacanthos `Imperial` / Imperial Honeylocust	B & B	2.5"Cal		17
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	4.5" CAL.		21
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		16
	QA	Populus tremuloides / Quaking Aspen	B & B	3.5" Cal.		11
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		9
	RP	Quercus robur x warei`Long` / Regal Prince Oak	B & B	2.5"Cal		12
	BL	Tilia americana `Boulevard` / Boulevard Linden	B & B	2.5"Cal		15
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	12
	BF 2	Abies balsamea / Balsam Fir	B & B	8'		4
	LR	Larix laricina / Tamarack	B & B		6'	18
	NS	Picea abies / Norway Spruce	B & B		6'	8
	NS 2	Picea abies / Norway Spruce	B & B	8'		7
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	4
	BS 2	Picea glauca densata / Black Hills Spruce	B & B	8'		13
	PW	Pinus strobus `Fastigiata` / Pyramidal White Pine	B & B		6'	11
	PW 2	Pinus strobus `Fastigiata` / Pyramidal White Pine	B & B	8'		7
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		13
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		13
	TH	Hydrangea paniculata `Tardiva` / Tardiva Hydrangea	B & B	1.25"		6
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		10
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		9
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	RM	6"-10" Rip rap / Rock Mulch	6 PACK			
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

NO	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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

Print Name: NOT FOR CONSTRUCTION

Date _____ License # _____

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DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 50241

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LANDSCAPE PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET
L1.01
OF
REV.

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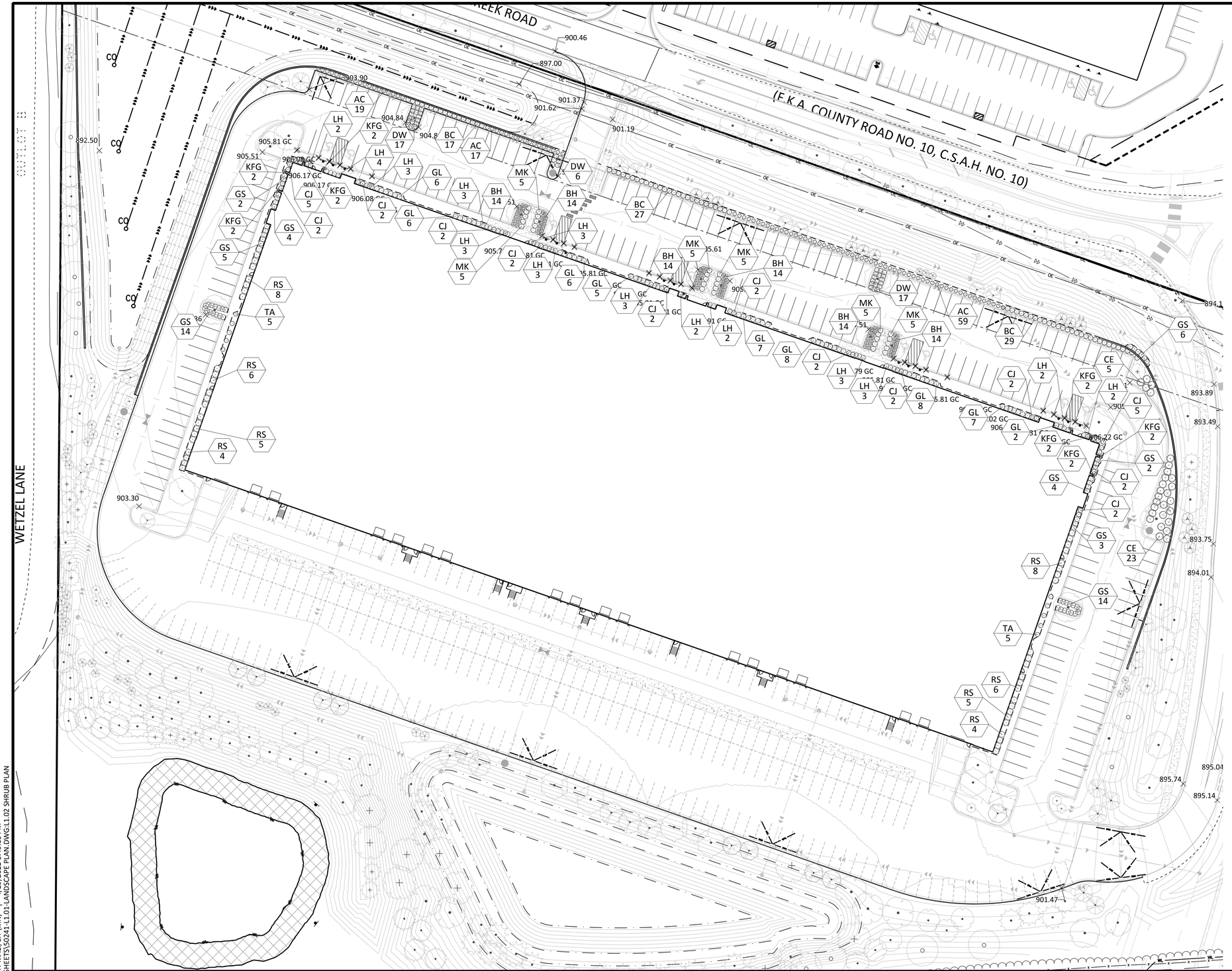

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS	FM
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
SIGN
PIPE BOLLARD
RIPRAP
TREE PROTECTION FENCE — TP
TREE TO BE REMOVED

SHRUB SCHEDULE

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal	36
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	75
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	84
	CE	Euonymus alatus `Compactus` / Compact Burning Bush	5 gal	25
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	38
	CJ	Juniperus sabina `Monna` / Calgary Carpet Juniper	5 gal	32
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	50
	AC	Ribes alpinum / Alpine Currant	5 gal	95
	DW	Salix purpurea `Nana` / Dwarf Arctic Willow	5 gal	56
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal	54
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal	30
	TA	Thuja occidentalis `Techny Globe` / Techny Globe Arborvitae	10 gal	10
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	16

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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SHRUB PLAN

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NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
7. ANY SEEDING ON SLOPES GREATER THAN 1:3 SHOULD INCLUDE A TYPE 4 HYDRAULIC MULCH.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
    - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
    - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
    - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
    - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
    - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

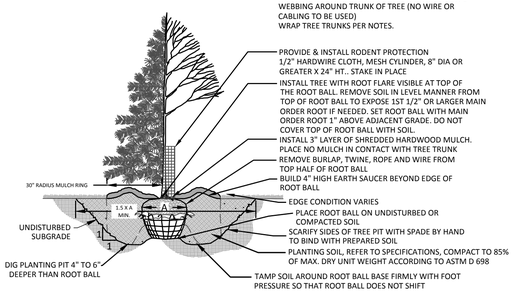
1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

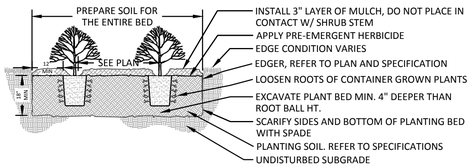
NATIVE SEED MIX NOTES:

1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.



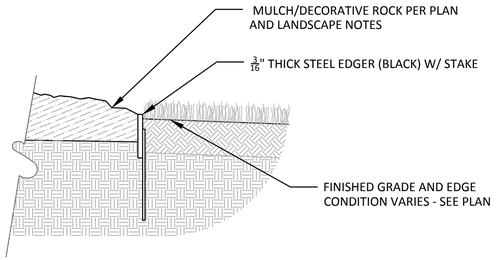
1 L1.03 TREE PLANTING DETAIL

1/4" = 1'-0" P-01



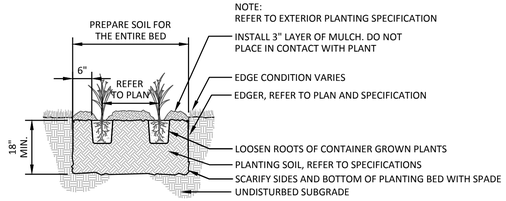
2 L1.03 SHRUB PLANTING DETAIL

3/8" = 1'-0" P-02



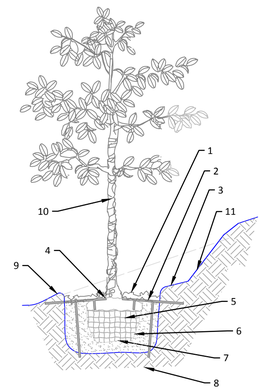
4 L1.03 STEEL EDGER

1 1/2" = 1'-0" P-06



3 L1.03 PERENNIAL PLANTING DETAIL

1/2" = 1'-0" P-03



1. 3" MINIMUM OF HARDWOOD BARK MULCH OR AS SPECIFIED.
2. STATE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 6" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
4. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
5. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOTBALL REQUIREMENTS)
6. PREPARE PLANTING SOIL AS SPECIFIED.
7. ROOTBALLS GREATER THAN 24" IN DIAMETER MAY SITE ON COMPACTED EARTH.
8. UNDISTURBED SOIL.
9. 3" HIGH BERM TO HOLD WATER.
10. TREE WRAP.
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

5 L1.03 TREE PLANTING ON SLOPE

3/8" = 1'-0" P-40

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LANDSCAPE DETAILS AND NOTES

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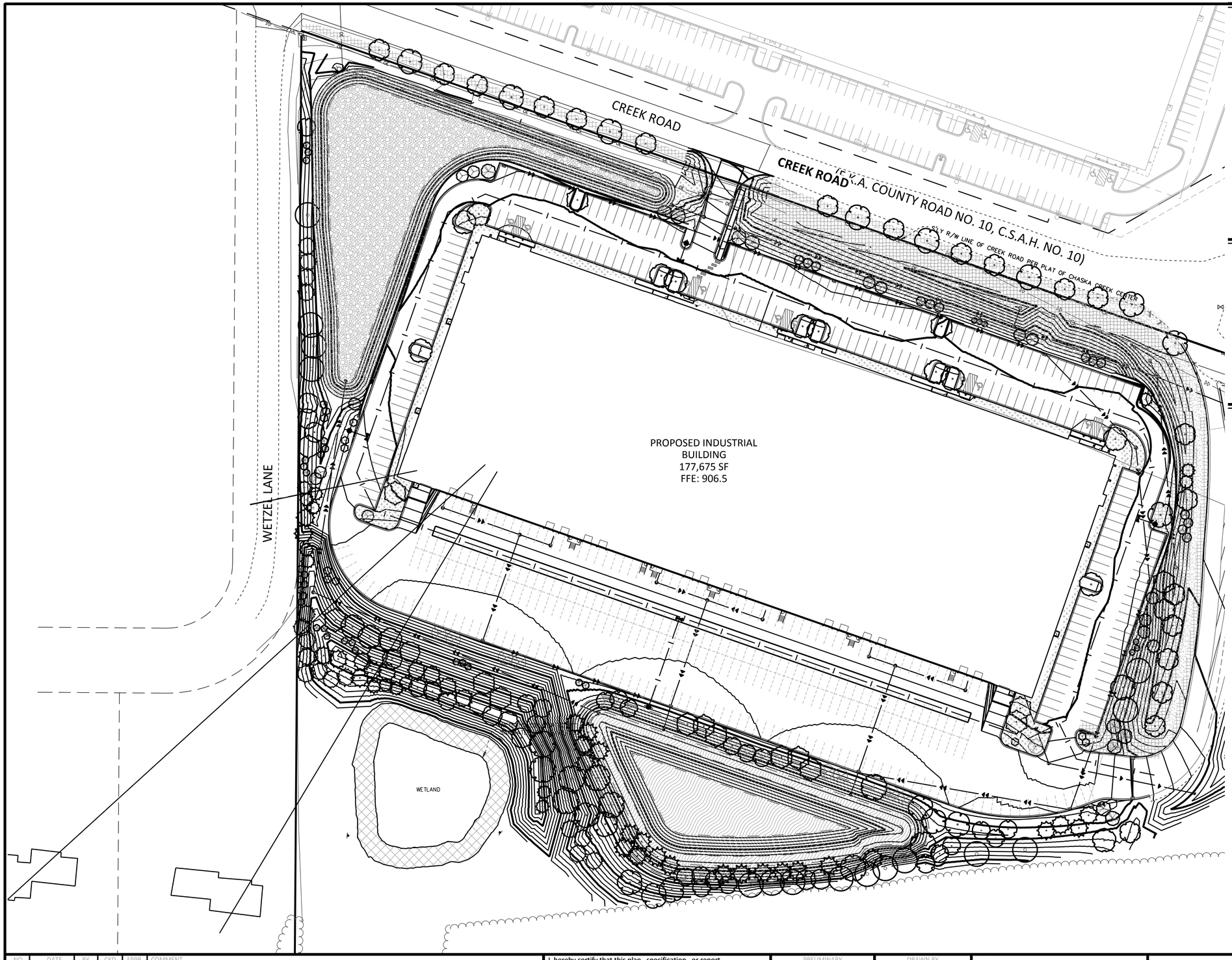

LEGEND

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CURB & GUTTER			
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TREE PROTECTION FENCE	TP		
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			

CHASKA LANDSCAPE CODE

*VARIANCE FROM CODE TO TREAT THE PROPOSED BUILDING AS SINGLE STORY FOR THE DETERMINATION OF LANDSCAPE REQUIREMENTS - 175,438 TOTAL GROSS SQUARE FEET

MINIMUM SIZE REQUIREMENTS:

OVERSTORY DECIDUOUS TREE	2.5"	UNDERSTORY DECIDUOUS TREE	2"
CONIFEROUS TREE	6'	MAJOR SHRUB PLANTING	5 GAL.

TOTAL CALIPER INCHES REQUIRED: (GROSS SQ. FT. / 320) = 548 CAL. INCHES

TREE CALIPER	2.5"	3.0"	3.5"	4.0"	4.5"+
TREES REQ.	154	19	17	15	-
TREES PROP.	154	19	17	15	-

TOTAL CALIPER INCHES PROPOSED: = XXX CAL. INCHES

UNDERSTORY/SHRUBS	REQUIRED	PROPOSED
UNDERSTORY TREES	51	51
SHRUBS/PERENNIALS	585	691

PLANT SCHEDULE

NORTH

SCALE 0 50 100 IN FEET

NO.	DATE	BY	CKD	APPR	COMMENT
	01/04/2022				PRELIMINARY PHASE SUBMITTAL
	02/01/2022				PRELIMINARY PHASE RESUBMITTAL
	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
	04/05/2022				FINAL PHASE SUBMITTAL
	04/29/2022				RESPONSE TO CITY COMMENTS

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DRAWN BY: RM
DESIGNED BY: JRM
CHECKED BY: JDB
PROJECT NO.: 50241

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SCREENING EXHIBIT PLAN

OPPIDAN
CHASKA CREEK INDUSTRIAL
PHASE III
CHASKA, MN

SHEET L1.04 OF REV.

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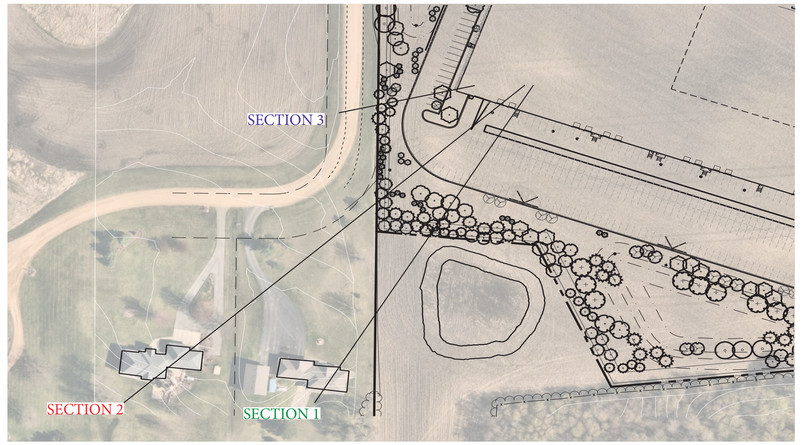

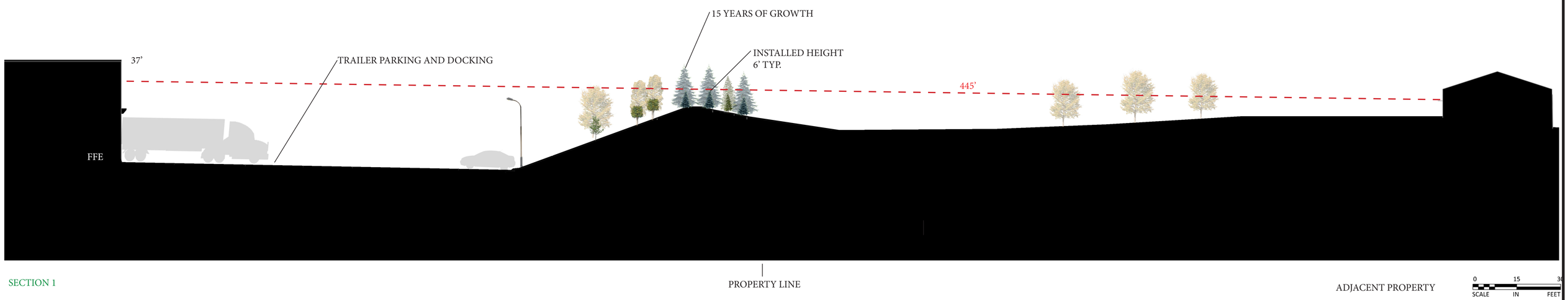

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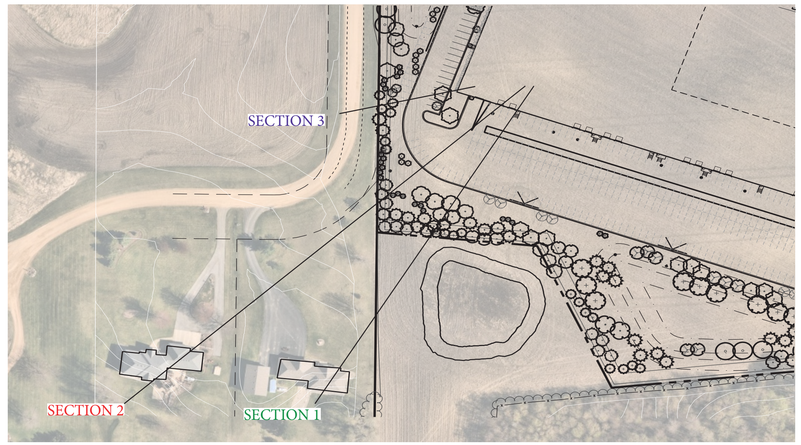

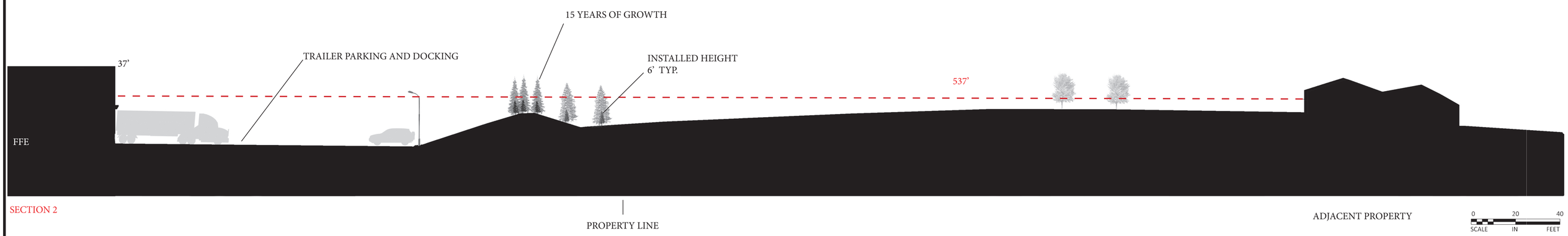

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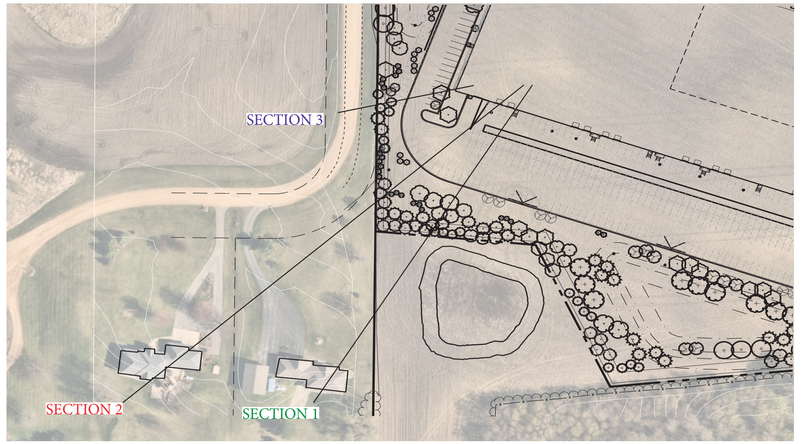

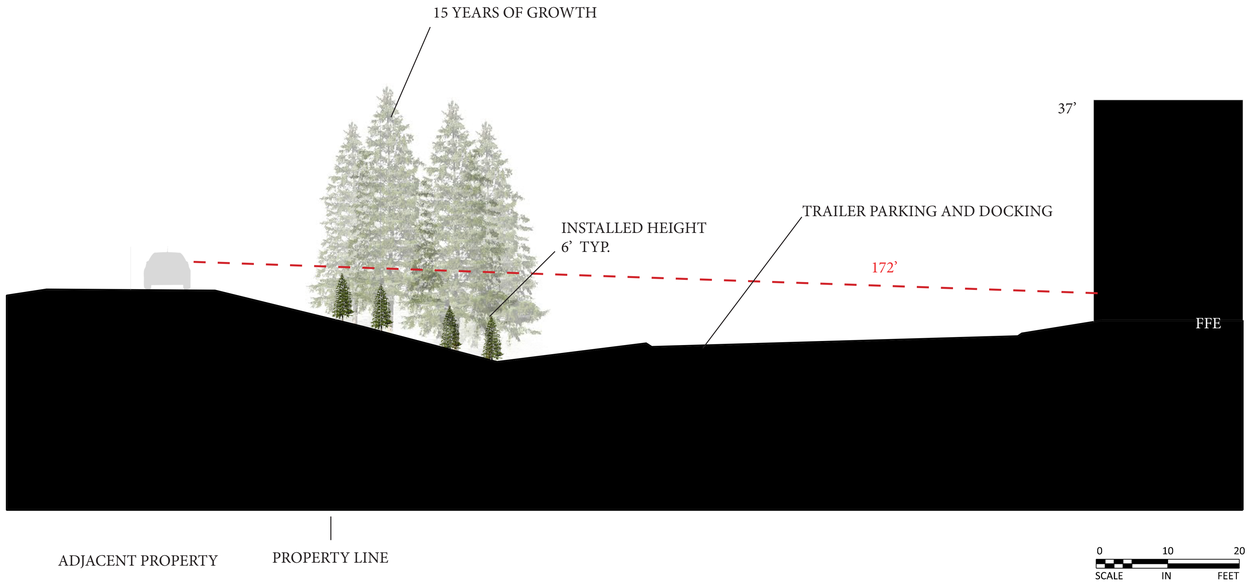

SECTION 3

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	02/23/2022				PRELIMINARY PHASE RESUBMITTAL
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	3	AA2	Single	0.900	RAYON T631LED WALL MOUNTED AT 18FT	83.56	8508
	29	AA	Single	0.900	RAYON T631LED-84-UNV-40-T4-BZ WALL MOUNTED AT 18FT	83.89	8557
	7	BB-HS	Single	0.675	RAYON T321LED-200-UNI12-40-T3-HS MOUNTED ON 22FT POLE 3FT BASE	200	25965
	10	BB1-HS	Single	0.450	RAYON T321LED-150-UNI12-40-T3-HS MOUNTED ON 22FT POLE 3FT BASE	150	25965
	11	DD	Single	0.900	RAYON RBC6-LS1(2000 lm)-CTS(40K)-UNV-H-W-FN-X MOUNTED IN CANOPY @ 12FT	26.5	2386

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE N & E	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE WEST	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE GROUND	Illuminance	Fc	1.00	14.7	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.79	6.7	0.6	4.65	11.17
NORTH PARKING	Illuminance	Fc	2.80	6.8	0.9	3.11	7.56
SOUTH TRUCK DOCK DOORS	Illuminance	Fc	2.12	6.1	1.0	2.12	6.10
WEST PARKING	Illuminance	Fc	1.61	4.9	0.4	4.03	12.25



TYPE BB/BB1-HS



TYPE AA



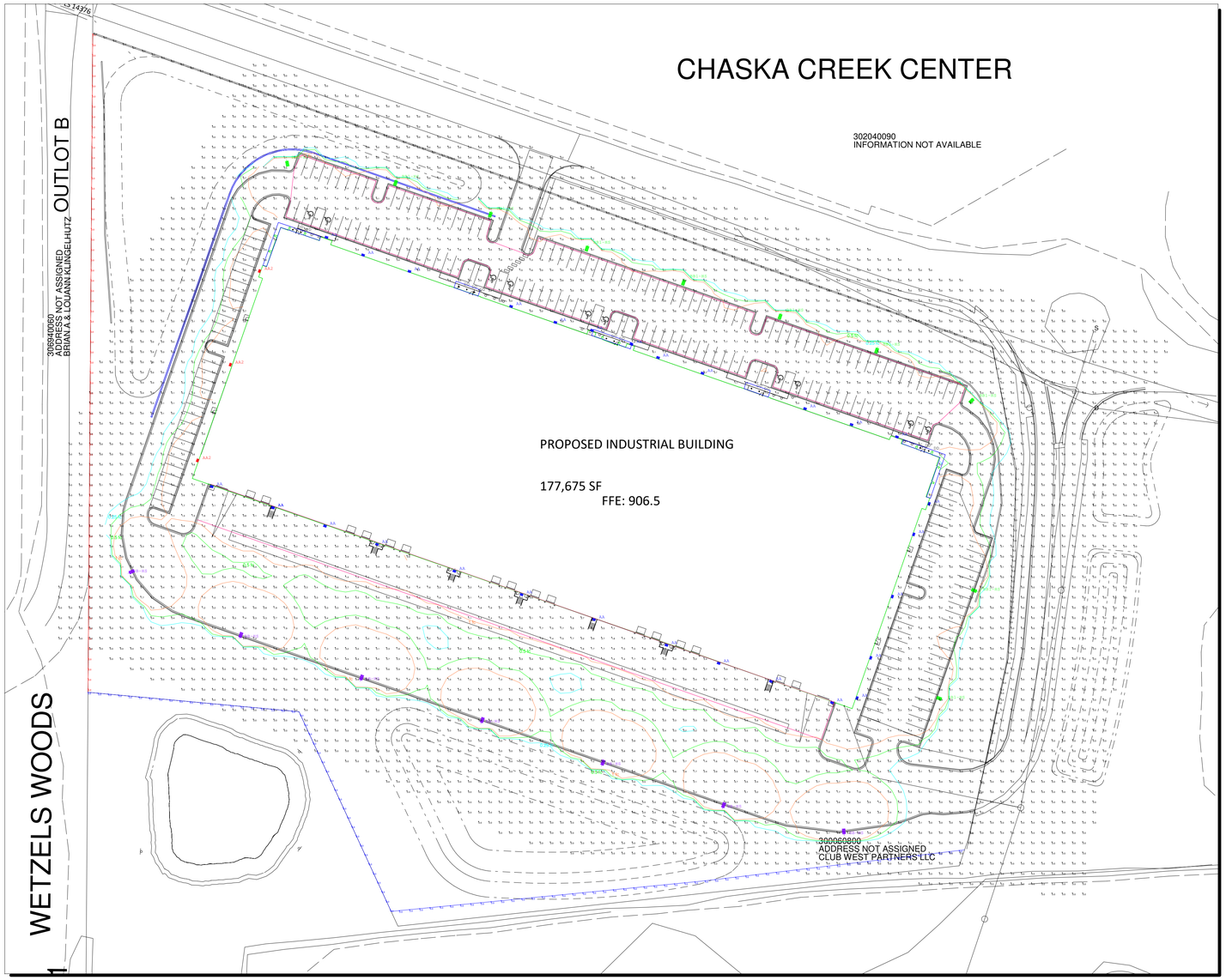
TYPE DD

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

#	Date	Comments

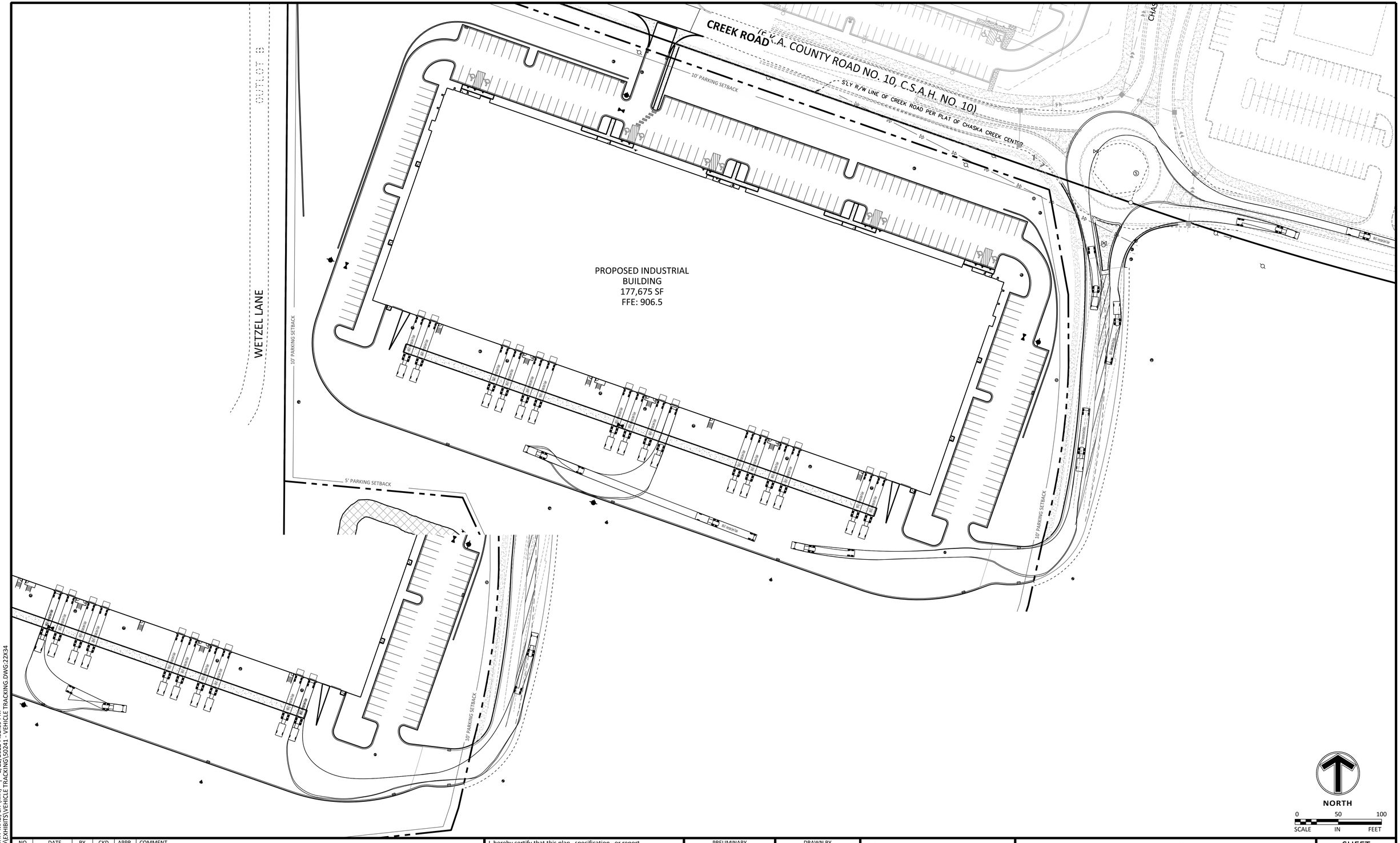
Revisions

Drawn By: SANDY
Checked By: JILL
Date:4/5/2022
Scale: AS NOTED

CHASKA CREEK III

CHASKA, MN

PAGE 1 OF 1



NORTH

SCALE 0 50 100 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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CONSTRUCTION DOCUMENTS	
DRAWN BY	RM
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	50241

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TRUCK TURNING EXHIBIT

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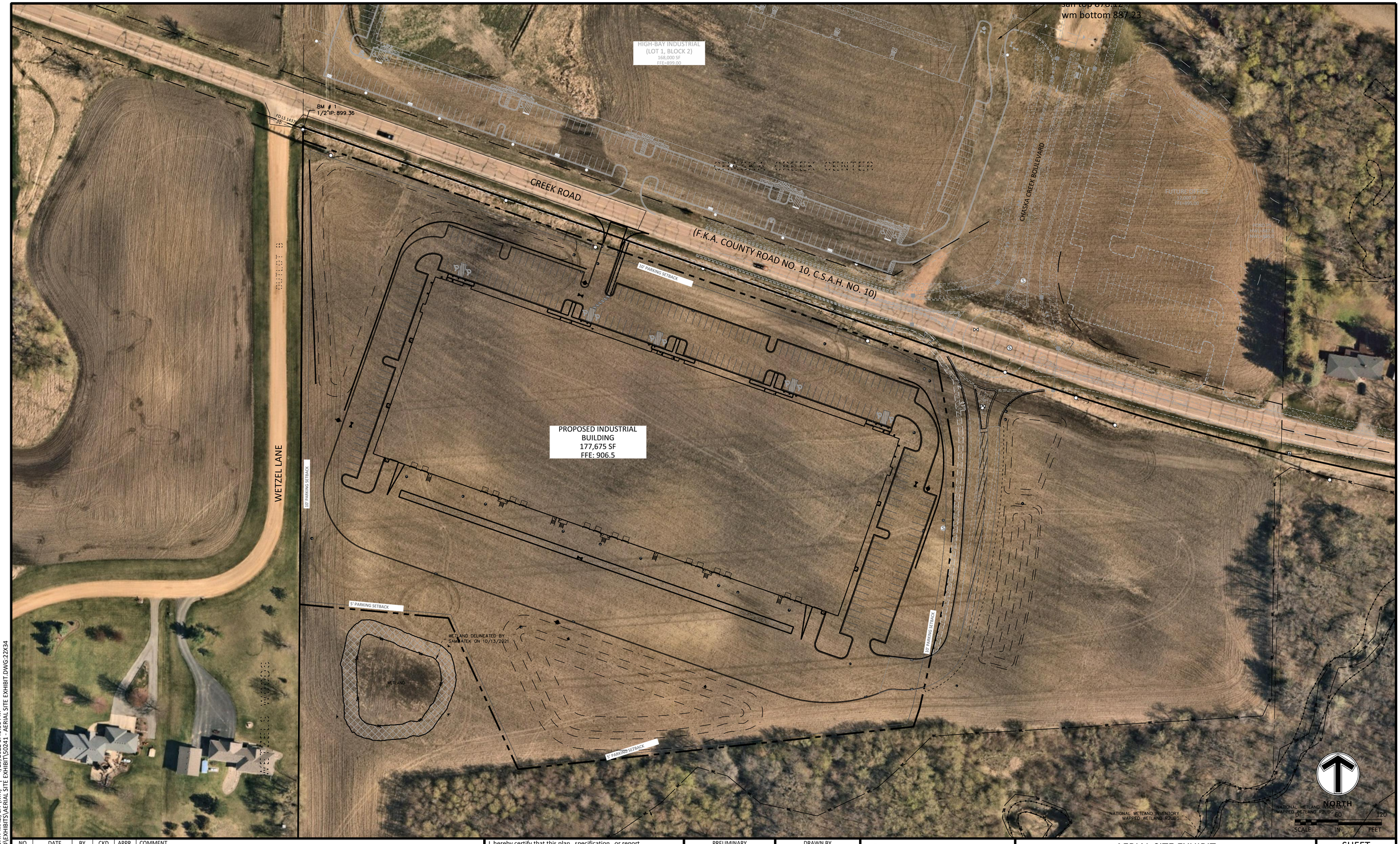

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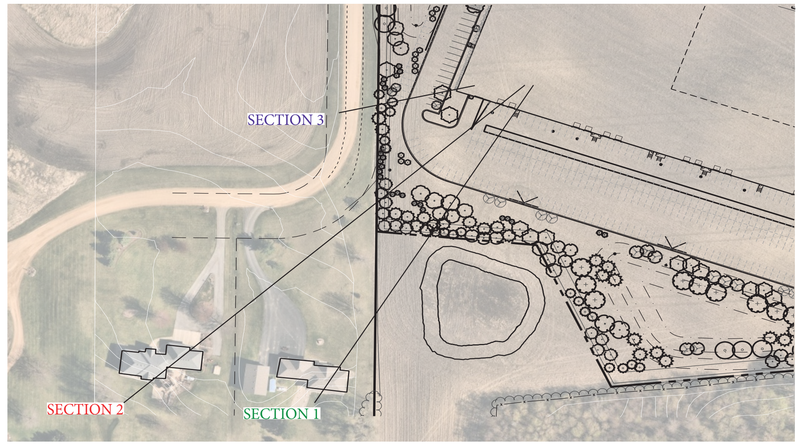

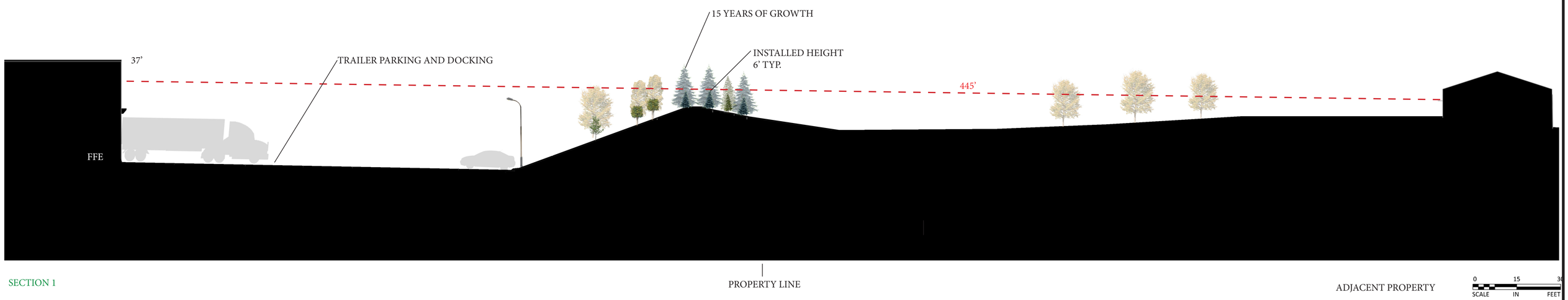

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CHECKED BY: JDB

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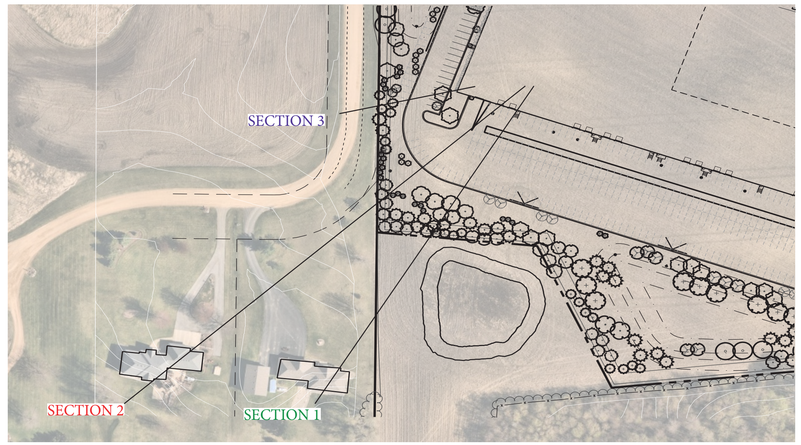

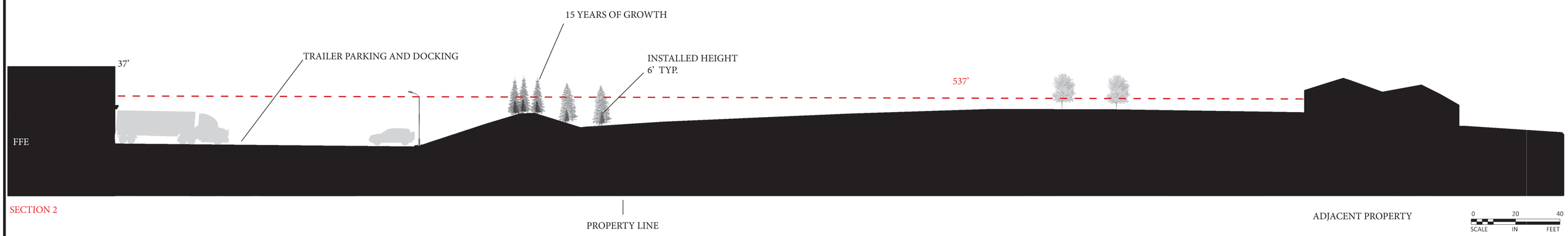

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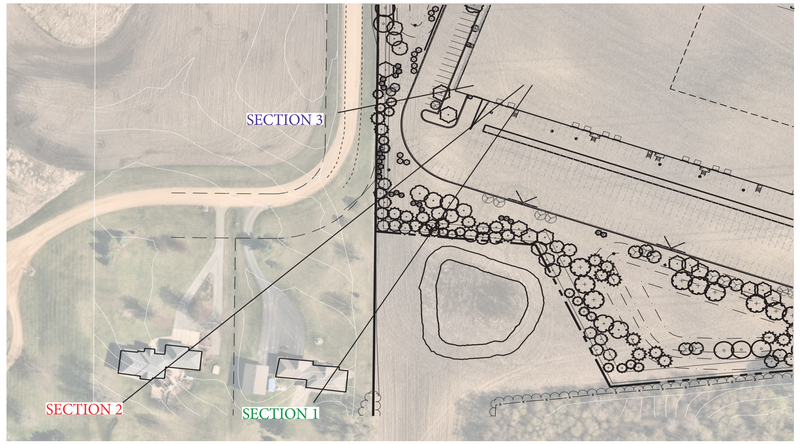

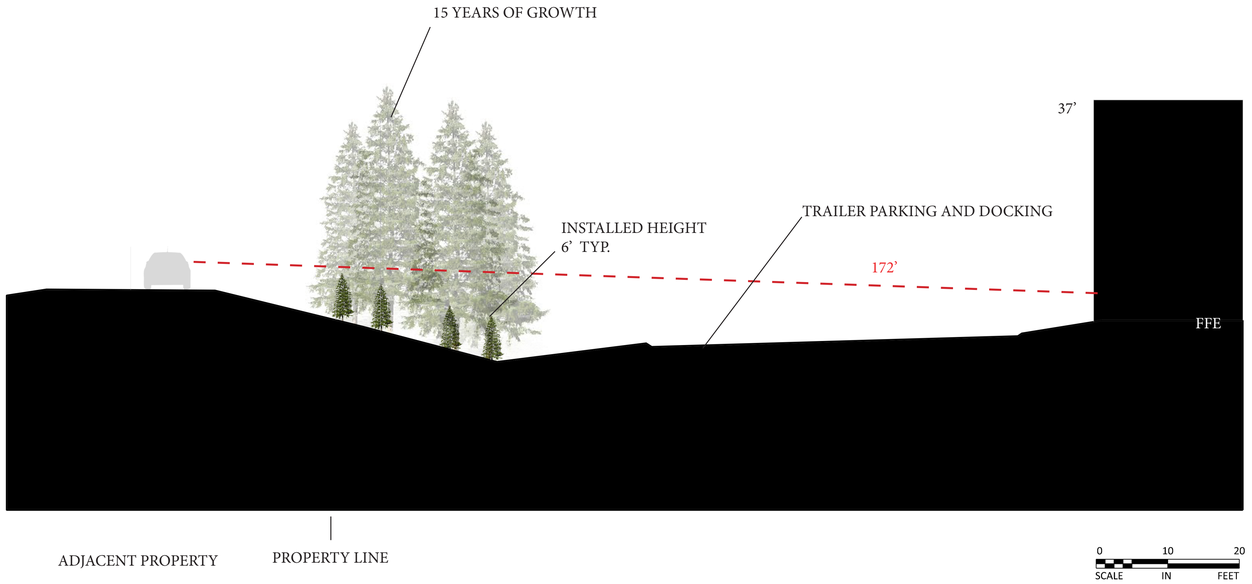

SECTION 3

NO	DATE	BY	CKD	APPR	COMMENT
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Page 4 of 54 Item 5A Recommend Approval of the Final...
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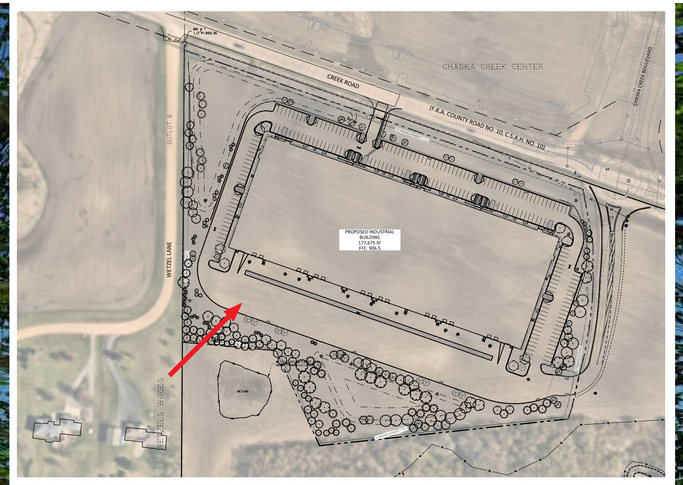
INSTILLATION HEIGHT

KEY MAP



Screening Exhibit - Wetzel Lane Perspective

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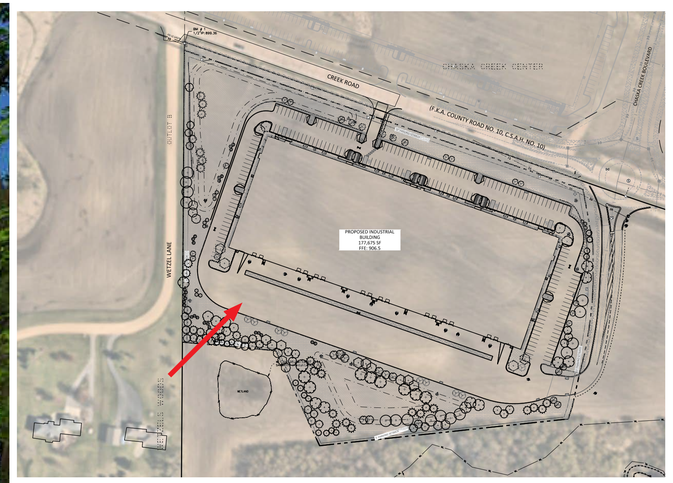
MATURE HEIGHT

KEY MAP



Screening Exhibit - Wetzel Lane Perspective

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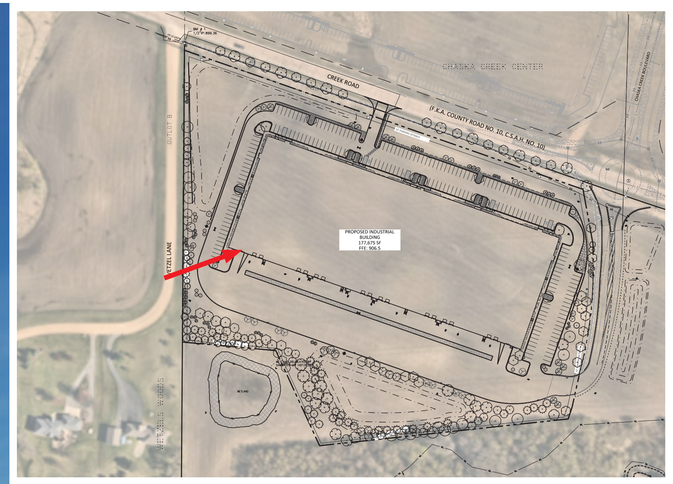
INSTILLATION HEIGHT

KEY MAP



Screening Exhibit - Wetzel Lane Perspective 2

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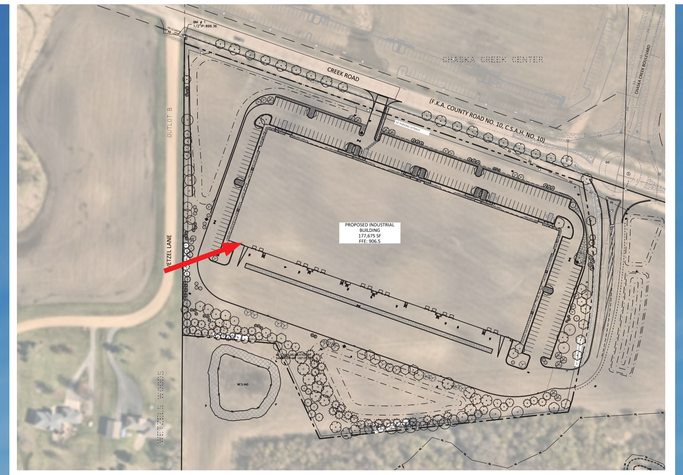
MATURE HEIGHT

KEY MAP



Screening Exhibit - Wetzel Lane Perspective 2

OPPIDAN

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/22

Subject: **West Creek Apartments (fka Hickory Street Apartments) – Final Site & Building Plan, Final Plat, and Sale of Excess City Land**

Applicant: Community Asset Development Group

Location: 401 Hickory Street; south of Chaska Boulevard, west of Hickory Street

Case No.: PC No. 2022-32

Synopsis: The applicant is requesting approval of a final site & building plan, final plat and sale of excess land to construct an apartment that supports young adults transitioning out of homelessness.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

At its May 15, 2017 City Council meeting, the applicant made their first introduction of a Homeless Transition Housing project at 401 Hickory Street to the Council under visitor presentation. At this time the applicant informed the Council on a proposal for supportive housing that would be targeted towards homeless individuals looking to find long term housing. The project was to provide a temporary place to live and counseling services to help them avoid homelessness. 28 dwelling units comprised of studios, one bedroom and two bedrooms were proposed on the Hickory Street site and approximately 1/3 acre of City-owned land. At this time, the applicant was seeking support from the City for the project to apply for State Funding. A letter of support from the City was necessary in their application. The Council directed Staff to draft a letter of support to be reviewed at the June 5, 2017 City Council meeting.

At its June 5, 2017 City Council meeting, the letter of support from staff was reviewed as a discussion item. There were a number of representatives there from organizations such as 180 Degrees, Launch Ministry, Carver County, and some residents that expressed support in the project. There were also a number of residents that expressed concern for the project. Concerns ranging from amount of time homeless residents are allowed to stay in the facility, proximity of project to residential neighborhoods, lack of affordable housing options, density, traffic, impacts on property values, and safety. The Council Members expressed support for the project's objective of helping the homeless, however, they were not in a position of supporting the project's site until it goes through the necessary planning approvals and more information is received. The letter of support drafted by the Mayor also reinforced this perspective. Only two Council Members voted aye, three voted nay against the consideration of providing a letter of support for the project. Motion failed.

At its May 20, 2019 City Council meeting, the original Concept Plan was approved for Hickory Street Apartments, which included two separate apartments buildings; one three-story apartment for 26 market-rate units, and one two-story for 16 units supporting homeless individuals. The Plan was also showed approximately 1/3-acre of City land to be sold to the developer for the project area. Also at this meeting the Council approved a letter of support to the State of Minnesota that supported the supportive housing project.

At its August 17, 2020 City Council meeting the 2040 Comprehensive Plan was adopted. The Comprehensive Plan changed this site to be Downtown Mixed Use, which also included appoximately 1/3-acre of the adjacent City owned land that is anticipated to be acquired into the project area.

At its January 3, 2022 City Council meeting the Concept Plan for West Creek Apartments was approved. At its January 24, 2022 City Council meeting the Preliminary Site & Building Plan, Preliminary Plat and Rezoning were approved.

Homeless Transitional Housing

In January 2018, 94 persons were on the Carver County Homeless Waiting List with families accounting for 26% and individuals the remaining 74%. These surveys only count people that are known to housing case workers and who give permission for their information to be included so the numbers could be much higher. There are currently no emergency housing options for single adults or families in either Carver or Scott County, with the closest options being referrals to shelters in Minneapolis. Of particular concern, and the focus of the effort, is homelessness in the young adult population. In January 2019, 63 youth between the ages of 18-29 were on Carver County's "certified homeless list". 44 were single with an even split between males and females. Of the total individuals 60% originally resided in Carver County and the remainder were from Scott County.

In late 2015, a group of community partners gathered together to discuss strategies to meet these needs. These partners include members of nonprofit organizations, pastors and leaders of faith communities, local government, and concerned citizens. Throughout the last year, our emphasis has been developing a strategy to take the next step in addressing young adult homelessness by construction a new facility.

In partnership with Launch Ministries, the Community Asset Foundation is proposing to construct a 16 unit apartment building in Chaska targeted to single young adults. Founded in 2009, the mission of The Community Asset Foundation is to develop, construct, and renovate community assets in partnership with community operating entities. The Foundation operates as a nonprofit and is managed by a 5 member board of directors. The Foundation is committed to working closely with local community groups and the city to develop quality projects that meet the local community's identified needs. Currently, the Foundation has assets in excess of $14 million and will be the prime financial backer of the 16-unit building

Although not fully finalized, resident selection would be based on the following criteria:

- Young adults 18 to 29 years of age
- Currently homeless and recommended by Launch Ministries
- Employed
- Previous resident or employed in Carver County, or attended school in the County

- Must continue to participate in Launch case management and other required programs
- Must maintain employment

CURRENT REQUEST

The request this evening is for Final Site & Building Plan Final Plat approval for the construction of an apartment building totaling 19 units and 2 stories high.

The proposed building will be owned by the Community Asset Foundation, a local nonprofit. The Foundation has now received the full funding necessary to construct the building. The units will be rented to young adults coming out of a homeless situation. The building will be professionally managed by the Scott Carver CAP Agency who manages similar buildings in Scott County. Site counseling services will be provided by Launch Ministries of Chaska. Launch is currently the case manager for 34 young adults housed in scattered sites across the county. In addition, Launch operates a drop-in center in downtown Chaska serving this population. As a condition of the lease each resident will be required to participate in the counseling serve and follow Launch's counseling recommendations. On operational change from the original plan is that the front desk will now be staff on a 24 /7 basis. Additional, one of the units will be available for a "live in" staff person that would be responsible to monitoring the building during overnight hours. The Foundation has in place a 20-year funding plan that assures the site staffing and building operations can be sustained. Rents will be below market with rents set at a level affordable by a single person earning $15 per hour. The partner in the project will be Launch Ministries, which currently is the case manager for 16 young adults housing in scattered sites across the County.

Project Goals as identified by Developer

The applicant has listed out the following goals regarding the project:

- Adhere to the guidelines of Chaska Comprehensive Plan and Downtown Master Plan
- Provide an apartment that meets an affordable level for single young adults coming out of homelessness
- Enhance Hickory Street as entrance to downtown
- Utilize architecture consistent with historic Chaska
- Enhance the pedestrian connections to downtown and the existing community trail system
- Preserve the woods along Chaska Blvd & west of the site
- Improve Chaska's perception as a "quality small town" for all

Existing Conditions

The overall site is 2.5 acres in size (including approximately 1/3-acre from the City-owned property to the northwest) and consists of a single family home and detached garage. The site abuts the City's flood channel which is situated on the site's south edge. The northern portion of the property is wooded and acts as a buffer between the site and Chaska Boulevard. The topography of the site slopes down from Chaska Boulevard. The west side of the site is also wooded. There are two large storm sewer pipes that encumber the property.

Adjacent properties

The site is bounded on the south by the Flood Channel; the north by City-owned property and Chaska Boulevard; the east by Hickory Street and the ISD #112 Bus Barn site; and the west by the Flood Channel and open space.

Easements & Proximity to Flood Channel
The property is encumbered by two large storm sewers; one is 54 inches in diameter and the other is 60 inches in diameter. These storm sewers accommodate drainage from a large portion of Southwest Chaska and convey it into the flood channel. The 54 inch storm sewer pipe is on the site and generally runs adjacent to the Hickory Street right-of-way. The 60 inch storm sewer pipe bifurcates the site generally from the northeast to the southwest. Based on the plan it would appear that these pipes are not impacted.

Chaska's Flood Control system (i.e., Levee, Flood Channel, and adjacent appurtenances) is controlled by the Army Corps of Engineers. The developer and the City have engaged them to review the newest plan. They have concluded that the new plan does not appear to impact the flood system and its easements. As long as the plan is not infringing on the area 15 feet from the walls then a Section 408 review is not required. The 15 foot area must be void of substantial earthwork (i.e. buildings, impervious surface, grading, filling, etc).

The city property, which is being proposed to be utilized/acquired in this project, contains two overhead electric distribution facilities for the Chaska Electric Department. It appears that the project does not impact these facilities.

Comprehensive Plan & Zoning
The current 2040 Comprehensive Plan guides this site to be Downtown Mixed Use. The City-Owned property to the northwest is also guided to be Downtown Mixed Use.

The current zoning on the property is Planned Residential Development District (PRD-80).

Building Location/Design
The 19 unit transitional housing building will be 2 stories with single-occupancy units targeted towards 18-29 year old transitioning out of homelessness. The intended look is to be more 'residential' with roof lines and window/siding treatments that are more similar to detached single family homes. Amenities will include lobby/gathering space, office, common laundry, and an outdoor picnic barbeque space. The proposed building will be owned by the Community Asset Foundation, a local non-profit.

Analysis
The City of Chaska has certain building design and material requirements for multi-family buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials."

Building Materials	
Class I	Glass, face brick modular, LP siding (shakes and board & batten) (100%)
Class II	Not provided
Class III	Not provided

CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	97%; three different materials
CLASS III PROVIDED	None

Another item of note, is showing a design that is compatible with downtown Chaska, and more importantly providing a positive downtown image as a gateway site. The applicant is showing to use a Chaska color face brick on the building. This application will tie in harmoniously with the other buildings within Chaska and downtown.

Parking/Access/Circulation

The site is proposing 26 parking spaces (22 constructed; 4 proof of parking). The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family	19 Units	2ps/dwelling unit	38 parking spaces
		REQUIRED	**38 parking spaces**
		PROVIDED	**26 parking spaces**

According to this table the applicant is deficient by 12 parking spaces. The apartment building is providing 22 surface parking stalls for its 19-unit facility; there are 4 viable proof of parking stalls that can be added as a westerly extension off the proposed parking lot making for a total of 26 stalls. These units will all be single-occupancy units and thus only need one vehicle per unit. There will be language in the leasing contracts that limit one vehicle per unit as well. The residents will also not all have vehicles according to the applicant. There will only be one staff member on site at any given time. Staff is amenable to the parking provision since the current zoning (PRD-80) of the site reflects a permitted use and parking that matches what is being proposed now. If the building were to change uses in the future it would have to go through the proper zoning and site planning processes. In addition, the applicant has provided an analysis of the existing facilities in Eagan and Edina that operate similarly to the one proposed. The Eagan site (Lincoln Place Apartments; 1997 Gold Trail) has 24 dwelling units and 19 parking stalls. The Edina site (66 West Apartments; 3330 W 66th St) has 39 dwelling units and 19 parking stalls. The applicant states that neither location has had parking issues. It should be noted that these existing buildings are located in similar contexts as the Chaska location where street parking is not an option, and they have to rely on their own site accommodations.

Access into the site will come from an access point at the southern portion of the property. This access point will be generally in line with the Bus Barn's access point, which staff is favorable of.

Transit
Staff had questions on how the occupants of the transitional homeless building travel in the original concept plan. It would seem that some, or most, might not have access to personal vehicles and thus require a form of public transportation to travel around. Because of this, transit has been an important topic of discussion. The site does not afford itself to be located near public transportation opportunities/bus stops so it will be important to understand what the transportation options will be available to the occupants and whether the site being looked at is conducive to this initiative. The applicant has engaged Southwest Transit on services that could be offered to the new apartment building. Prime Micro Transit is an option that could be adequately utilized, which operates Monday-Saturday. This service can transport users from the core SW cities to Shakopee, Eden Prairie and the Minneapolis/St Paul airport. There are other services offered noted in the SW Transit attachment that would be of use to the residents of this new apartment building.

Setbacks
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Chaska Boulevard	125 feet from centerline
From Hickory Street	20 feet
From Flood Channel Walls	15 feet
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	**Setback**
From Flood Channel Walls	15 feet
Property Lines	5 feet

Landscaping & Tree Preservation
Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING		
	Required	**Proposed**
Overstory Trees	42.5 caliper inches (14 trees)	70 caliper inches (27 trees)
Understory Trees	4	5
Shrubs	23	157

A tree survey was conducted on site. 32 trees will be removed on site. A majority of these trees are elm and boxelder trees, and some maples which are located in the center of the site. They are proposing to preserve the tree edges on the west and south sides of the site. These areas mainly contain the larger caliber inch trees surveyed.

Usable Open Space
Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". The applicant is showing an outdoor patio area on the northeast portion of the building (700 square feet). This area will provide a level of seating, tables, and landscaping. The applicant is also showing a bench and picnic table to be added near the stormwater pond. These areas account for 5% of the site. It should be noted that there are only 18 residents in this facility, and the two programmed spaces appear adequate to serve the size of residents

Pedestrian Connections
Currently there exists a public trail on the east side of Hickory Street that connects up to the Chaska Boulevard intersection and continues along Big Woods Boulevard. There is also a sidewalk on the west side of Hickory Street that stubs at the end of the Flood Channel bridge. The applicant is proposing to continue this sidewalk to the intersection of Chaska Boulevard and Hickory Street. The applicant will also have to show how this sidewalk will provide adequate and safe connection across Hickory Street to connect into the trail system on the east side.

Lighting
The exterior lighting proposed for this plan will be fully screened and face downward. The applicant has provided a photometric plan and lighting specs that meet the City's ordinance.

Utilities
Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater
The applicant is proposing stormwater ponding on the southwest portion of the site. The site will have to provide a system that will meet all Carver County WMO and City standards.

City Land Conveyance
The City-owned land that abuts the west side of the site will need to be acquired for the development. Roughly 1/3 acre is shown to be included. The developer will have to compensate accordingly for this land as determined by the City Council, so a purchase agreement will need to be worked on to officialize the transaction, and done prior to final plat recording.

The City is also requesting to deem this property as excess City land and is appropriate to be sold off.

Final Plat
The final plat is showing one lot including the City land adjacent. Outlot A contains the flood channel and remnant area to the south, which will be deeded to the City of Chaska. The stormwater pond will be owned and maintained by the property owner.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Wednesday, April 27, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, June 26, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, August 25, 2022. The City may, with the petitioner's consent, extend the review period beyond the Thursday, August 26, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Final Site & Building Plan and Final Plat for West Creek Apartments, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Existing Conditions Hickory Addition, prepared by Sathre Bergquist, Inc., dated January 12, 2021**
    b. **Tree Survey, prepared by Sathre Bergquist, Inc., dated April 23, 2021**
    c. **Final Plat (pgs 1-2), prepared by Sathre Bergquist, Inc.**
    d. **Site Plan, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    e. **Sanitary Sewer Plan, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    f. **Utility Plan, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    g. **Grading Plan, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    h. **Basin Plan, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    i. **Erosion Control and Topsoil, prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    j. **City Detail Plates (pgs 1-3), prepared by Sathre Bergquist, Inc., dated April 27, 2022**
    k. **Tree Inventory Plan, prepared by 292 Design, dated November 2, 2021**
    l. **Landscape Plan, prepared by 292 Design, dated November 2, 2021**
    m. **Elevation at Patio, prepared by 292 Design, dated January 5, 2022**
    n. **Patio Enlargement, prepared by 292 Design, dated November 2, 2021**
    o. **Landscape Details, prepared by 292 Design, dated November 2, 2021**
    p. **Photometric Site Plan, prepared by 292 Design, dated November 12, 2021**
    q. **90% Progress Set (pgs 1-57), prepared by 292 Design, dated January 27, 2022**
2. **Compliance with zoning section 15.28.120E Building Design/Materials in Multi Familly Residential.**
3. **Provision that modular face brick is used.**
4. **Provision of a sidewalk on the west side of Hickory Street and safe pedestrian connection between the east and west sides of Hickory Street at the Chaska Blvd and Hickory St intersection.**
5. **Parking on Hickory Street between Chaska Blvd and 4th Street will be prohibited.**
6. **Coordination with the City Engineer for the provision of public utilities to the site.**
7. **Provision of two fire hydrants on site to be in locations determined by the fire department.**

8. **Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**
9. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
10. **Provision a Purchase Agreement to be executed for the City's land being added to the lot for a value determined by City Council prior to Final Plat recording.**

Motion to recommend approval of the sale of excess City property immediately west of the West Creek Apartments site.

PLAT FILE NO.

C.R. DOC. NO.

HICKORY ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Hickory Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Carver, to wit:

All that part of the following described tract of land lying west of the center line of Hickory Street as now laid out and traveled: All that part of the west half of the Northeast Quarter (W1/2 of NE1/4) of Section Eight (8), Township One Hundred fifteen (115) North, Range Twenty Three (23) West, described as follows: Commencing at a point where the East line of the West Half of the Northeast Quarter (W1/2 of NE1/4) of Section Eight (8) intersects the southeasterly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right of way as recorded in Book 0 of Deeds, page 343; thence Southwesterly along the said southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company to a point where said right of way intersects the South Line of the Northeast Quarter (NE1/4) of said Section Eight (8), thence east along said South Line of the Northeast Quarter (NE1/4) of Section Eight (8) to the point where said South Line intersects the northwesterly right of way line of the Minneapolis & St. Louis Railway Company as recorded in Book 0 of Deeds page 341; thence along said northwesterly right of way line to a point 150 feet southerly on said right of way line from the intersection of the said Minneapolis & St. Louis Railway Company right of way line with the southwesterly line of Hickory Street as now laid out and traveled; thence north 57 degrees west 90 feet; thence north 33 degrees east 150 feet; thence South 55 degrees 22 minutes 19 seconds East, a distance of 122.13 feet to said intersection of said Minneapolis & St. Louis Railway Company right of way line and the southwesterly line of Hickory Street; thence along the said northwesterly right of way line of the Minneapolis & St. Louis Railway Company to the East Line of said West Half of Northeast Quarter (W1/2 of NE1/4) of Section Eight (8); thence north on said East Line to a point where said East line intersects the northeasterly line of said Hickory Street as the same is now located in the City of Chaska; thence along said northeasterly line of Hickory Street 130 feet to an iron stake; thence north 34 degrees 1 minute east a distance of 92.15 feet to an iron monument; thence south 55 degrees 46 minutes east a distance of 72.15 feet to the said East Line of the West Half of the Northeast Quarter (W1/2 of NE1/4) of said Section Eight (8) to a cross cut, in a stone; thence north along said East Line to the point of beginning. And which lies southerly and easterly of the following described line: Commencing at a point on the center line of Hickory Street as now laid out and traveled which is distant 30 feet southerly, when measured at right angles thereto, of the said southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company; thence southwesterly along a line parallel to and distant 30 feet therefrom measured at right angles thereto a distance of 213 feet; thence running southerly along a line running at right angles (when extended) to said southeasterly right of way of said Chicago, Milwaukee, St, Paul & Pacific Railroad Company, to a point of intersection with the northwesterly right of way of the said Minneapolis & St. Louis Railway Company, and there terminating.

EXCEPTING THEREFROM the southeasterly 20.00 feet.

AND

All that part of the west half of the Northeast Quarter (W1/2 of NE1/4) of Section Eight (8), Township One Hundred fifteen (115) North, Range Twenty Three (23) West, described as follows: Commencing at a point where the East line of the West Half of the Northeast Quarter (W1/2 of NE1/4) of Section Eight (8) intersects the southeasterly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right of way as recorded in Book 0 of Deeds, page 343; thence Southwesterly along the said southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company to a point where said right of way intersects the South Line of the Northeast Quarter (NE1/4) of said Section Eight (8), thence east along said South Line of the Northeast Quarter (NE1/4) of Section Eight (8) to the point where said South Line intersects the northwesterly right of way line of the Minneapolis & St. Louis Railway Company as recorded in Book 0 of Deeds page 341; thence along said northwesterly right of way line to the point of beginning which is a point 150 feet southerly on said right of way line from the intersection of the said Minneapolis & St. Louis Railway Company right of way line with the southwesterly line of Hickory Street as now laid out and traveled; thence North 57 degrees west 90 feet; thence north 33 degrees east 150 feet; thence South 55 degrees 22 minutes 19 seconds East, a distance of 122.13 feet to said intersection of said Minneapolis & St. Louis Railway Company right of way line and the southwesterly line of Hickory Street; thence southwesterly along a non-tangential curve a distance of 150.00 feet, concave to the southeast with a radius of 5,779.65 feet and a central angle of 01 degree 29 minutes 13 minutes and a chord bearing South 45 degrees 20 minutes 53 seconds West a distance of 150.00 feet, said curve also being the Northwesterly right of way line of the Minneapolis & St. Louis Railway Company, to the point of beginning and there terminating.

Excepting therefrom the southeasterly 20.00 feet thereof.

Has caused the same to be surveyed and platted as HICKORY ADDITION and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements, as created herewith.

In witness whereof said Hickory Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2022.

Hickory Investments, LLC

_____

Dave Pokorney, Managing Partner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Dave Pokorney, Hickory Investments, LLC, a Minnesota limited liability company, on behalf of the corporation.

_____ _____ My Commission Expires:_____

Notary Public, _____ County, Minnesota Notary Printed Name

SURVEYOR'S CERTIFICATE

I Daniel L. Schmidt, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly licensed land surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01,Subdivision 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 2022.

_____

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Daniel L. Schmidt, Professional Land Surveyor, Minnesota License No. 26147.

_____ _____ My Commission Expires:_____

Notary Public, _____ County, Minnesota Notary Printed Name

SATHRE-BERGQUIST, INC.

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of HICKORY ADDITION was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 2022, and is in compliance with the provisions of Minnesota Statues Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA

By: _____, Mayor By: _____, City Clerk

COUNTY SURVEYOR,
Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 2022.

Brian Praske, Carver County Surveyor

By: _____

COUNTY AUDITOR
Carver County, Minnesota,

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2022.

Crystal Campos, County Auditor

By: _____

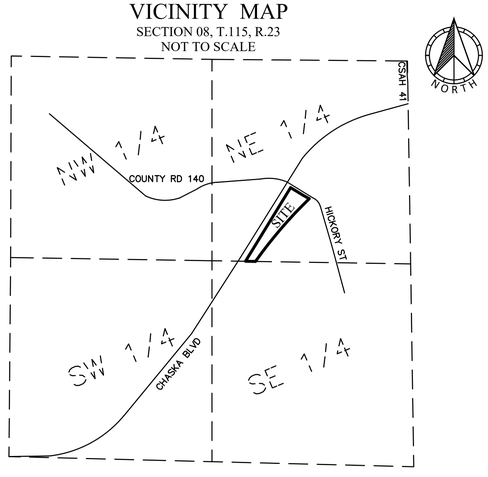
COUNTY RECORDER
Carver County, Minnesota

I hereby certify that this plat of HICKORY ADDITION was filed this _____ day of _____, 2022, at ____o'clock__. M. as Document No._____.

Kaaren Lewis, County Recorder

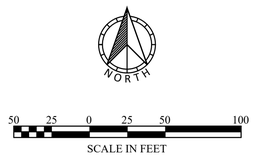
By: _____

VICINITY MAP
SECTION 08, T.115, R.23
NOT TO SCALE



HICKORY ADDITION

PLAT FILE NO.
C.R. DOC. NO.

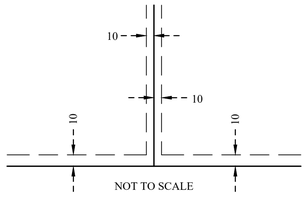


The basis for the bearing system is the south line of the northeast quarter of Section 8, Township 115, Range 23, which is assumed to bear North 89 degrees 05 minutes 28 seconds West

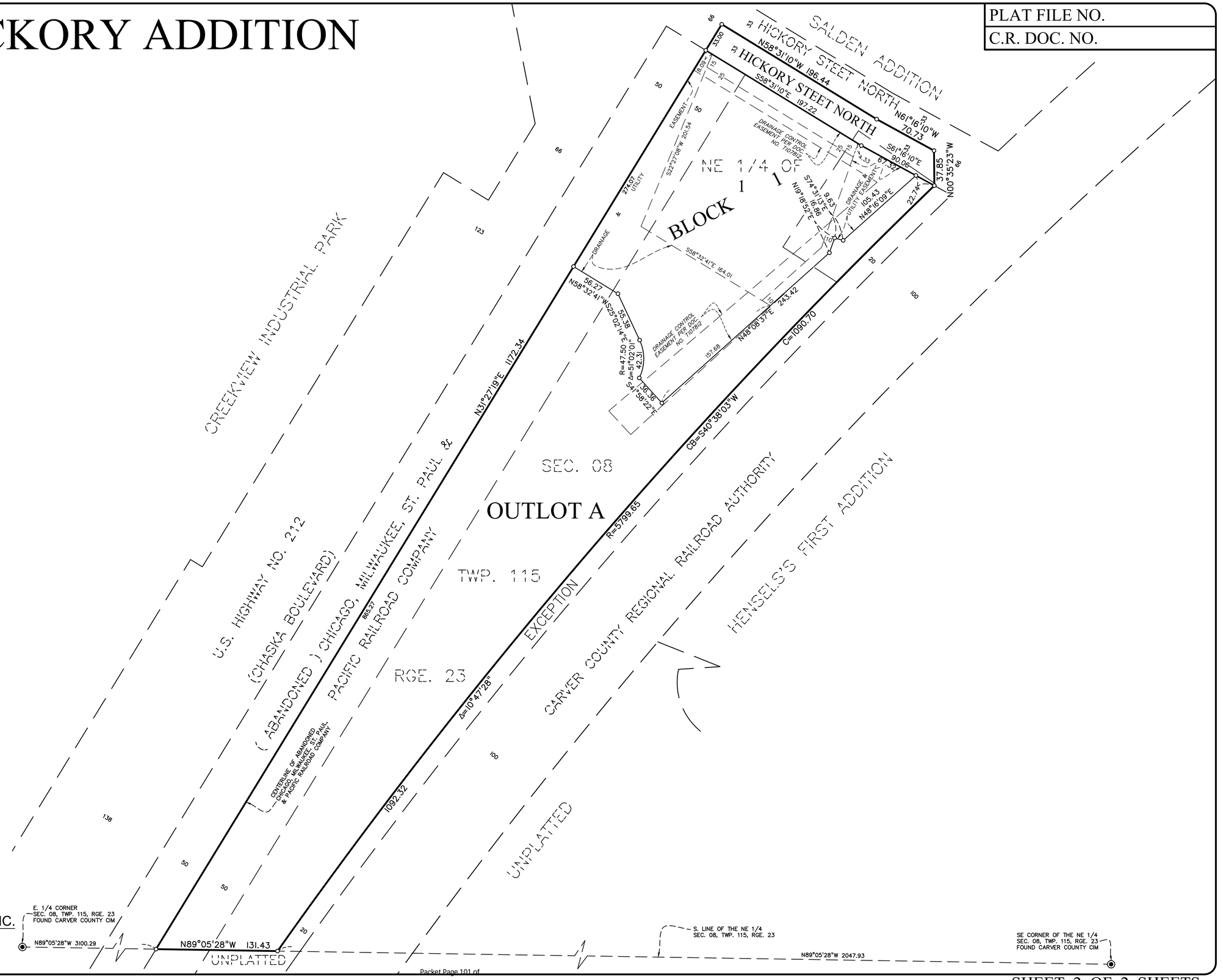
○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.

◉ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated on this plat.



SATHRE-BERGQUIST, INC.

E. 1/4 CORNER
SEC. 08, TWP. 115, RGE. 23
FOUND CARVER COUNTY CIM

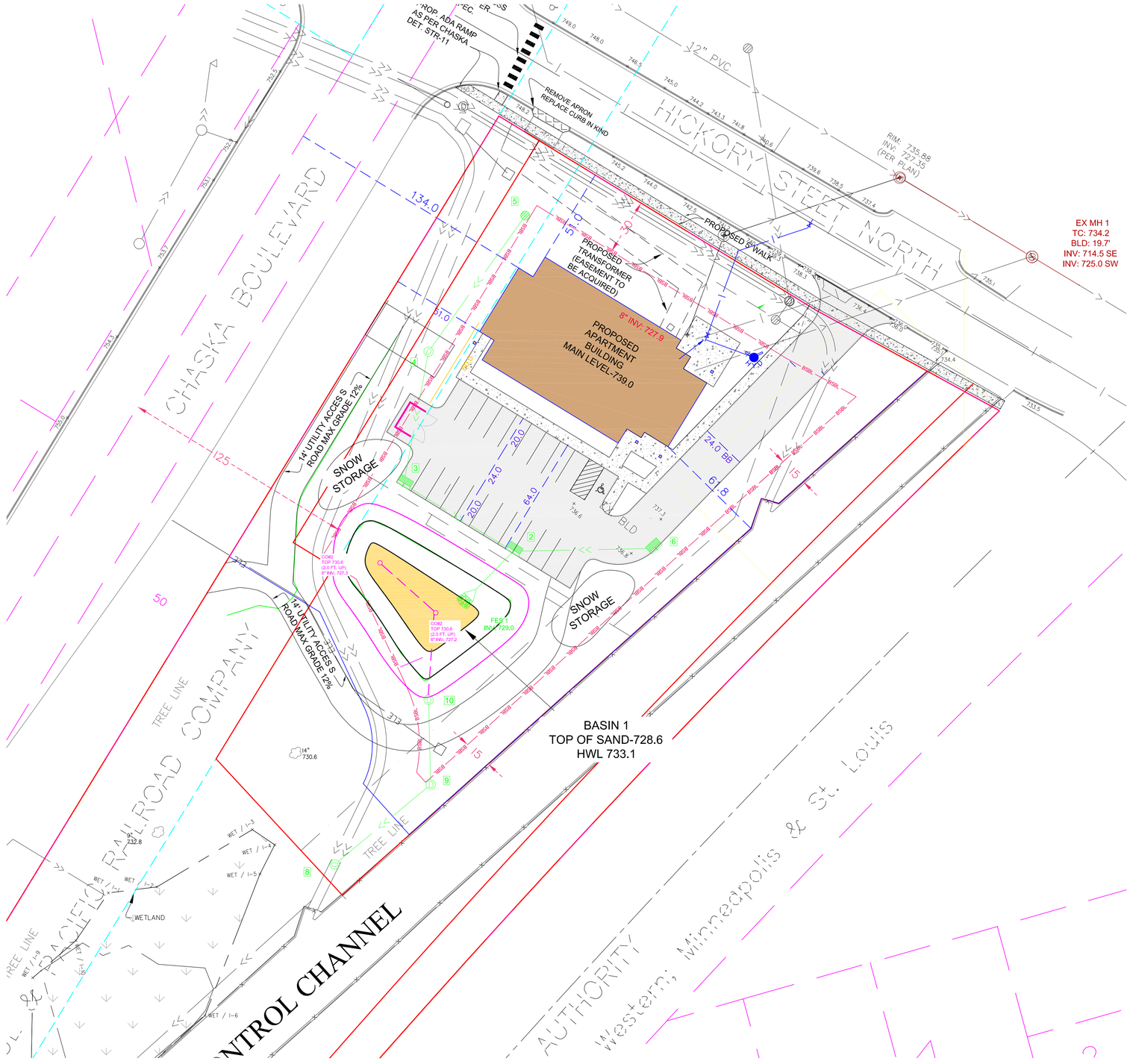
N89°05'28"W 3100.29

N89°05'28"W 131.43

S. LINE OF THE NE 1/4
SEC. 08, TWP. 115, RGE. 23

N89°05'28"W 2047.93

SE CORNER OF THE NE 1/4
SEC. 08, TWP. 115, RGE. 23
FOUND CARVER COUNTY CIM



SITE DATA

LOT STANDARDS

EXISITING ZONING: R2

COMPREHENSIVE PLAN: DOWNTOWN MIXED USE

PROPOSED ZONING: PLANNED RESIDENTIAL

SETBACKS
MIN. FRONT SETBACK = 30'
HIGHWAY 212 = 125 FEET FROM CENTERLINE
PROPOSED SETBACK FROM CHANNEL - 15'

PARKING COUNTS
LOTS - 20 Standard, 1 Handicap

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2-3	Preliminary Utility Plan
4	Preliminary Grading Plan
5	Preliminary Erosion Control Plan
6	Erosion Control and Topsoil Plan
7-9	Details
	Existing Conditons
	Tree Survey

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL L. SCHMIDT EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER COMMUNITY DEVELOPMENT 2970 Chaska Blvd. CHASKA, MN 55318 CONTACT: DAVE POKORNEY PHONE: (612) 703-5709 EMAIL: DAVEPOKORNEY@GMAIL.COM

NOTES

PROVIDE ACCESSIBLE PARKING SIGN PER MN MUTCD SIGN R7-8M. SIGN SHALL BE METAL WITH LETTERING PER ICC/ANSI A117.1 SECTION 703. 169.346 WHITE LEGEND AND BORDER ON BLUE BACKGROUND, FULLY REFLECTORIZED; B.O. SIGN @ 60"-66" ABOVE GRADE; MOUNT TO 3 ½" STEEL CHANNEL SIGN POST PER MNDOT 3401; EMBED BOTTOME OF SIGN POST MIN. 42" BELOW GRADE; INSTALL SIGN MAX. 8'-0" FROM HEAD OF PARKING SPACE.

"NO PARKING ANYTIME" SIGN AT ACESS AISLE PER MUTCD SIGN SHALL BE METAL WITH RED LEGEND AND BORDER ON WHITE BACKGROUND, FULLY REFLECTORIZED; B.O. SIGN @ 60"-66" ABOVE GRADE; MOUNT TO 3 ½" STEEL CHANNEL SIGN POST PER MNDOT 3401; EMBED BOTTOME OF SIGN POST MIN. 42" BELOW GRADE; INSTALL SIGN MAX. 8'-0" FROM HEAD OF PARKING SPACE.

30 15 0 15 30 60
SCALE IN FEET

NORTH

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
16572-002	1	DLS	05/28/21	CITY COMMENTS
DRAWN BY	2	DLS	9/28/2021	REV. SITE PLAN TO 1 BLD.
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CHECKED BY	4	DLS	11/17/2021	REVISIONS
MV	5	DLS	02/08/2022	REVISIONS
DATE	6	DLS	04/27/2022	REVISIONS
04/23/2021				

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DANIEL L. SCHMIDT, P.E.
Date: 05/04/2021 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

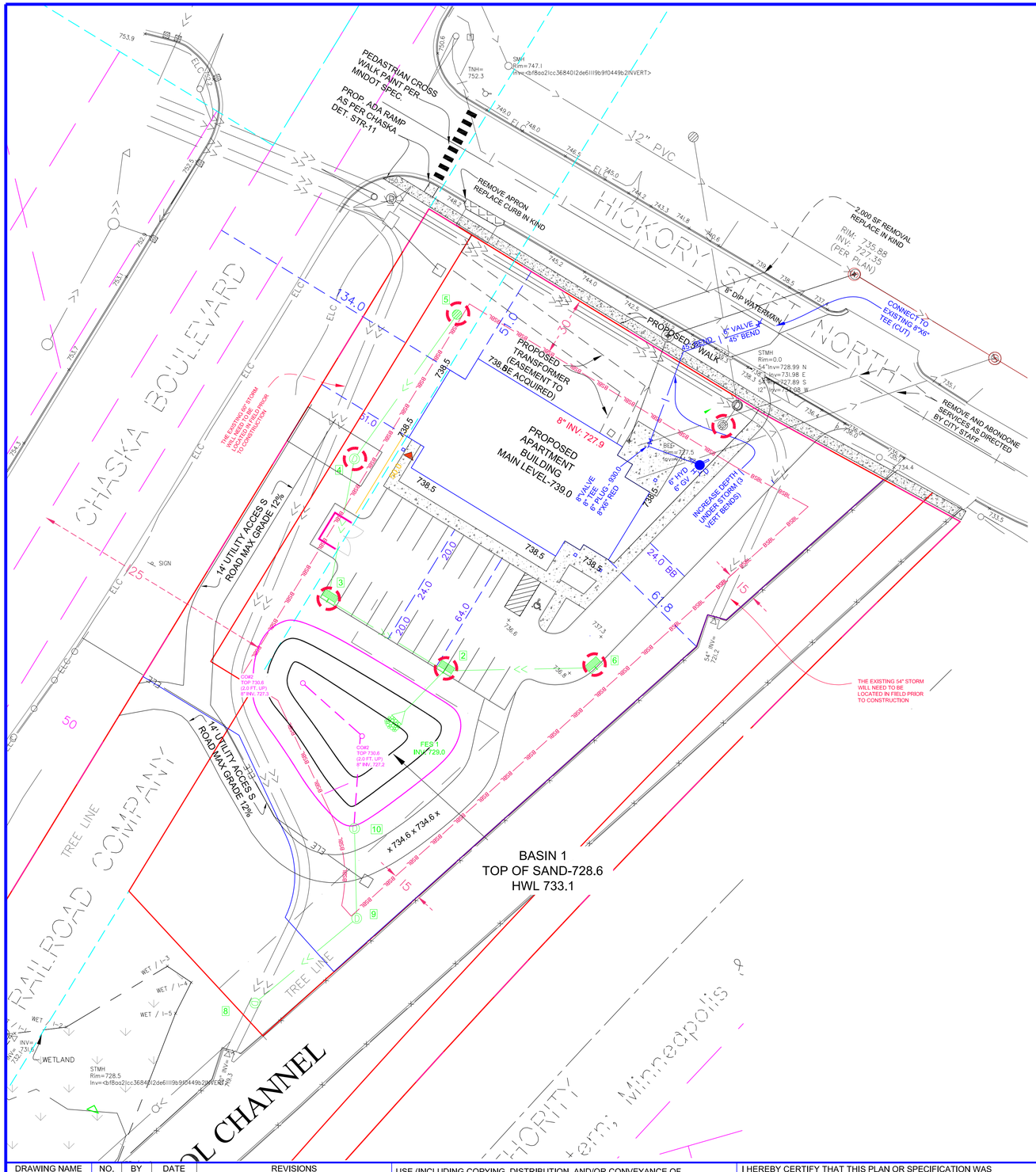
CITY PROJECT NO.

CHASKA, MINNESOTA

SITE PLAN
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
16572-002

1
9



SANITARY SEWER AND WATERMAIN NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE SCHEDULE 40.
2. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
3. AFTER FILTRATION BASINS ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA.
4. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
5. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
6. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
7. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED. SEE DETAIL.
8. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY OF CHASKA'S CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).

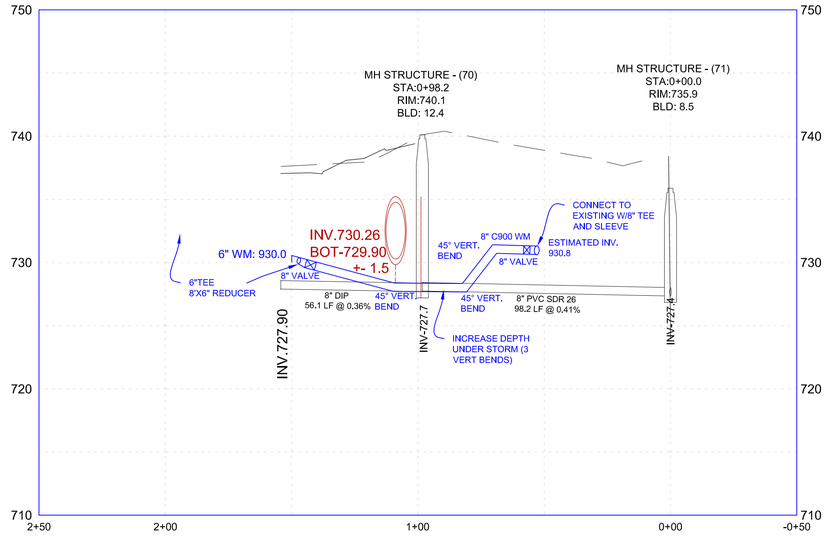
POLY WRAP ALL HYDRANT BARRELS
ii) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.

13. ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR25).
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
18. ALL BELOW GRADE BOLTS SHALL BE INSTALLED AS PER CITY OF CHASKA DETAIL PLATES.
19. RESTRAIN VERTICAL BENDS WITH STAINLESS STEEL TIE RODS PER CITY SPECIFICATION.
20. WATER SERVICES SHALL BE 1" POLYETHYLENE PIPE, SANITARY SERVICES SHALL BE 4" SCH 40 PVC.
21. ALL MANHOLE EXTERIORS SHALL BE COATED WITH BITUMINOUS AS PER CITY DETAIL PLATE.

NORTH

30 15 0 15 30 60
SCALE IN FEET

SANITARY



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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 05/04/2021 Lic. No. 26147

SATHRE-BERGQUIST, INC.
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CITY PROJECT NO.

CHASKA, MINNESOTA

SANITARY SEWER PLAN
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
16572-002

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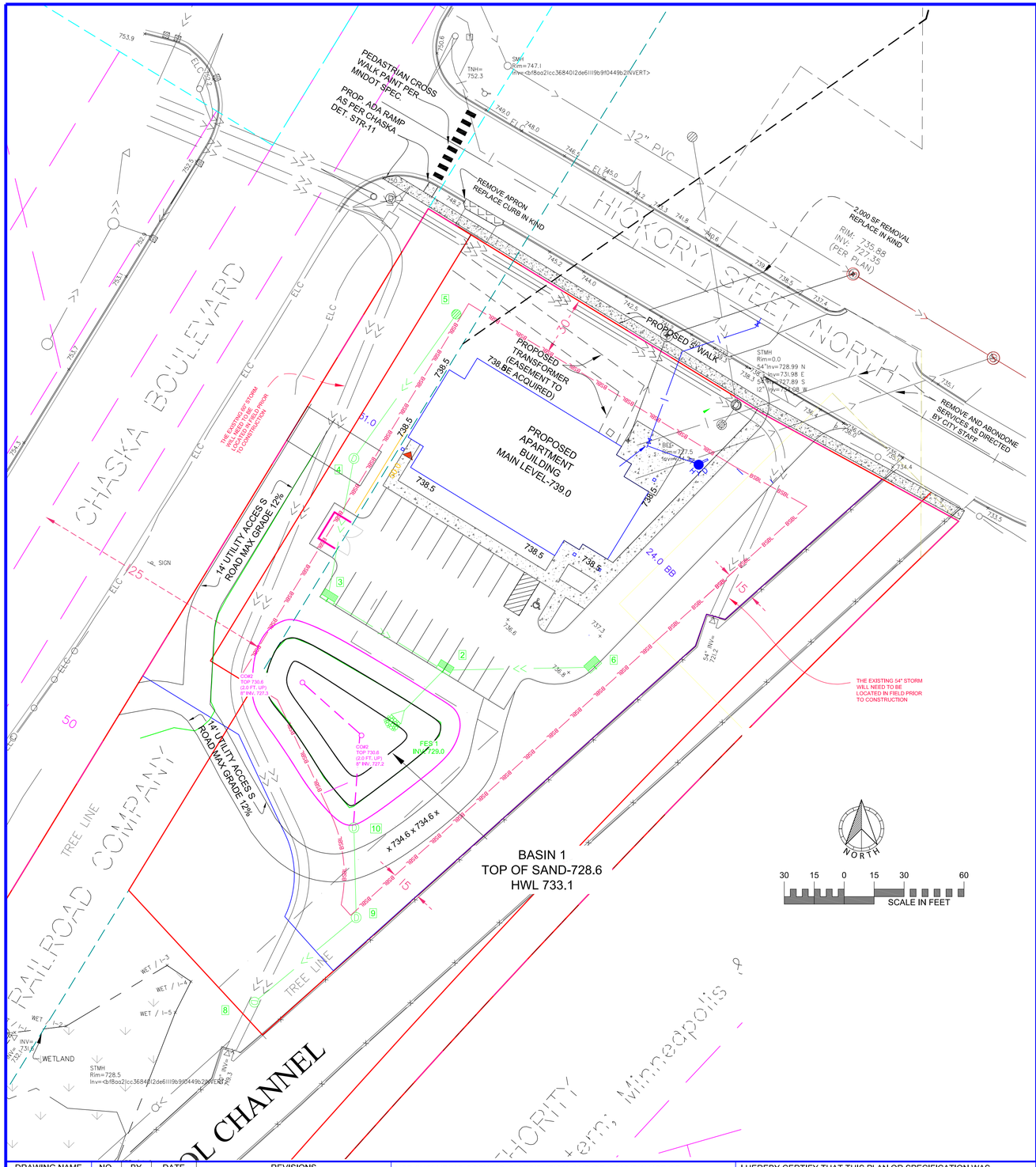
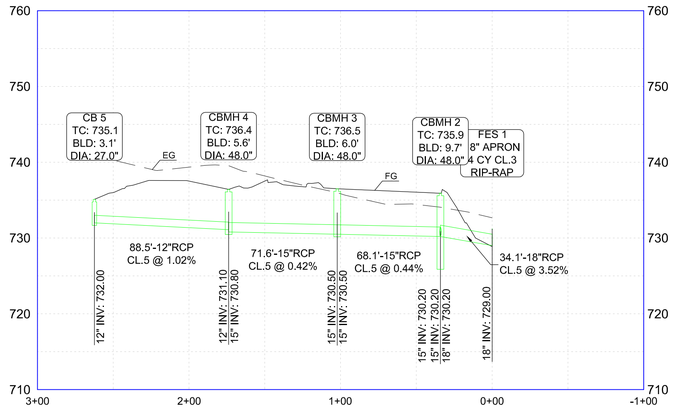
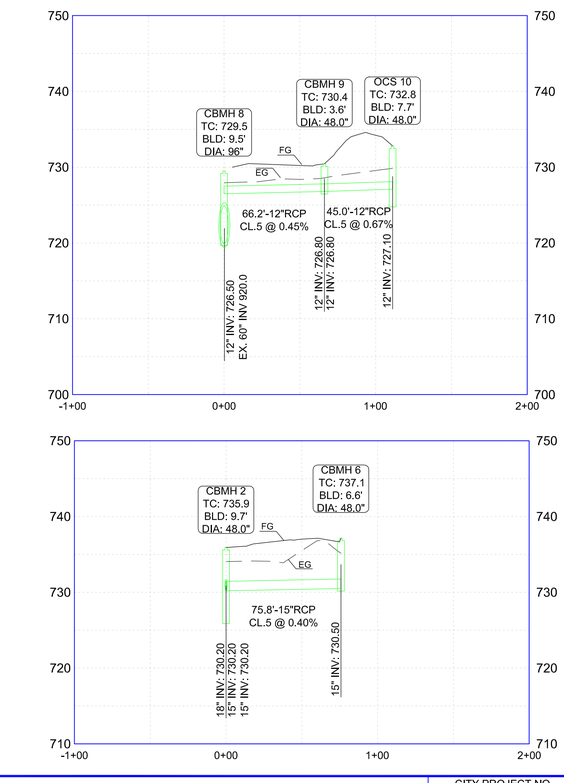


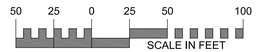
STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
2	CBMH	48"	735.9	9.7'	726.2	R3290VB	4' SUMP & SAFL
3	CBMH	48"	736.5	6.0'	730.5	R3067V	
4	CBMH	48"	736.4	5.6'	730.8	R-4341-A	
5	CB	48"	735.1	3.1'	732.0	R-4341-A	
6	CBMH	48"	737.1	6.6'	730.5	R3067V	
8	CBMH	48"	729.5	9.5'	720.0	R-4341-A	
9	CBMH	48"	730.4	3.6'	726.8	R-4341-A	

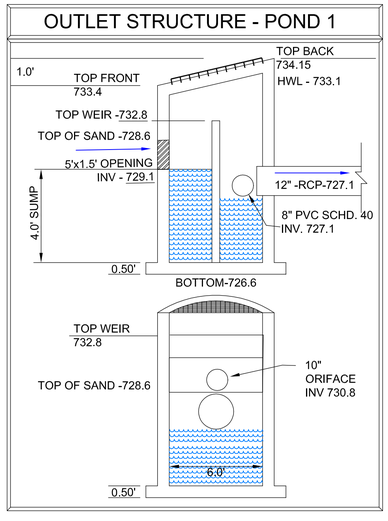
FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	18	729.0	4

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
10	OCS	727.10	SEE STRUCTURE DETAIL









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Date: 05/04/2021 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

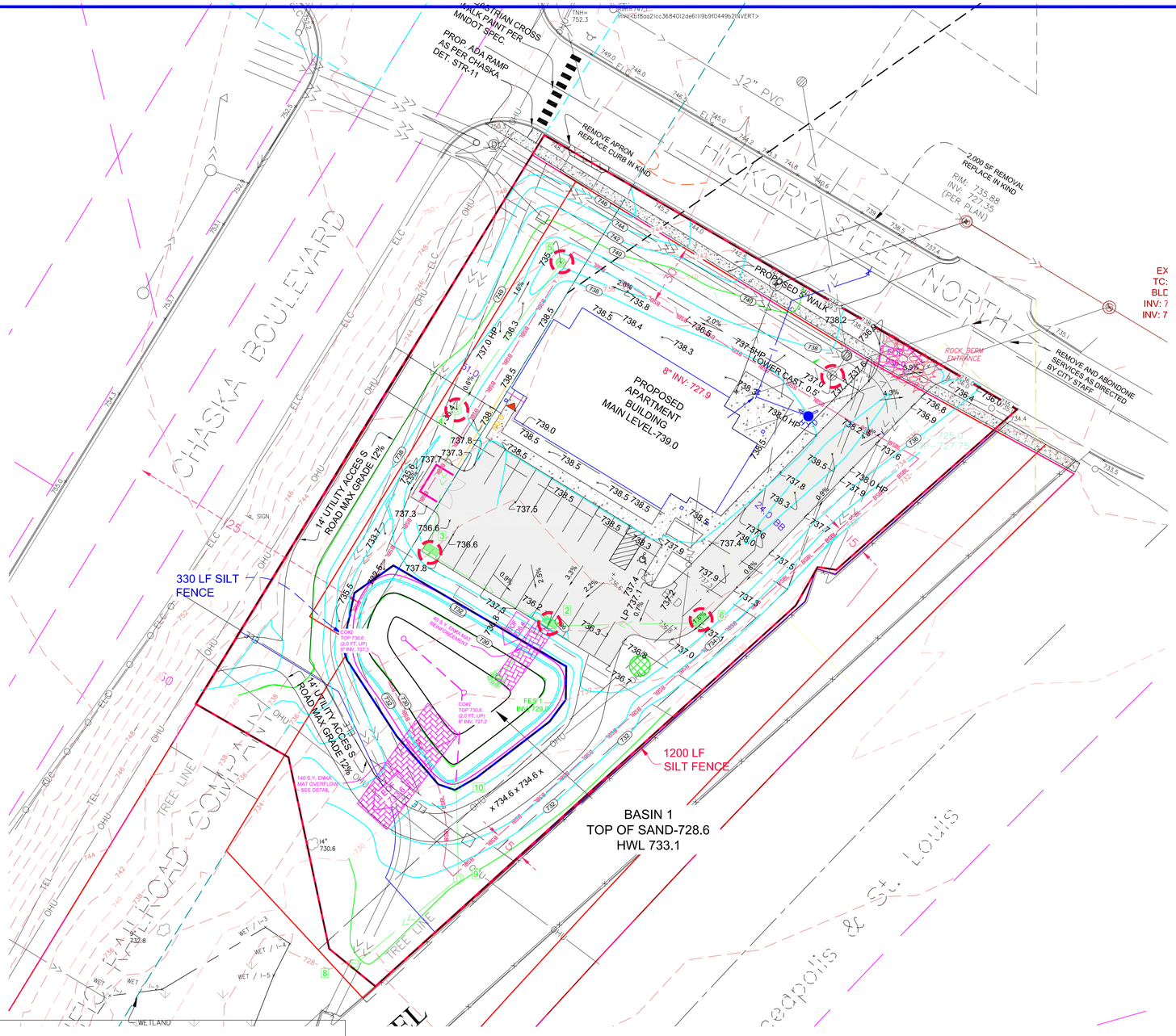
CITY PROJECT NO.

CHASKA,
MINNESOTA

UTILITY PLAN
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
16572-002

3
9



EOF DETAIL
POND 1
(NOT TO SCALE)



GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF CHASKA DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. REMOVE ALL OLD FENCE LINES & DUMPSITE DEBRIS ON PROPERTY.
17. FIELD VERIFY ANY DEAD TREES NEAR PERIMETER THAT MAY NEED TO BE TAKEN.

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS ST-22 & ST-23 TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

RESTORATION NOTES

RESTORATION - 1.2 ACRES

A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECFICATIONS.
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

J. SILT FENCE, BEFORE GRADING - 1,200 LF
AFTER GRADING - 330 LF

K. WOODFIBER BLANKET - 1,700 SY

NORTH

30 15 0 15 30 60
SCALE IN FEET

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CITY PROJECT NO.

CHASKA,
MINNESOTA

GRADING PLAN
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
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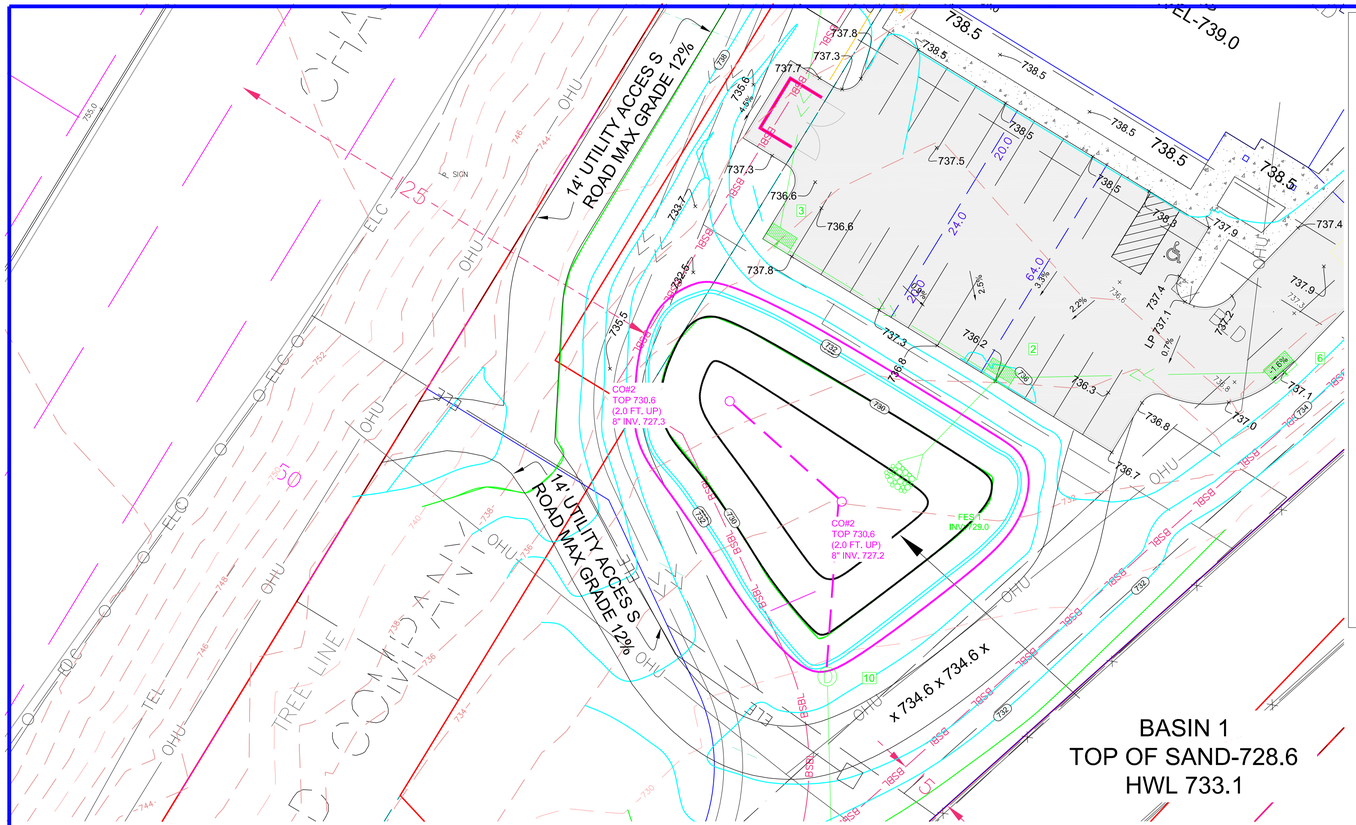
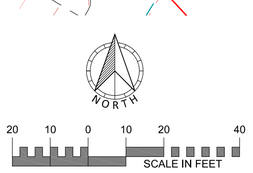
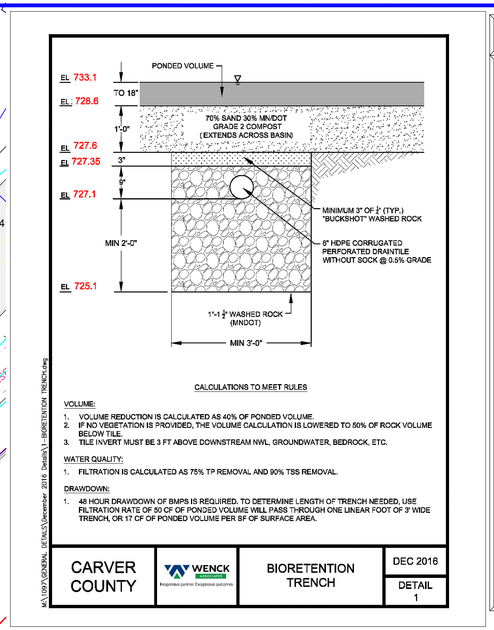
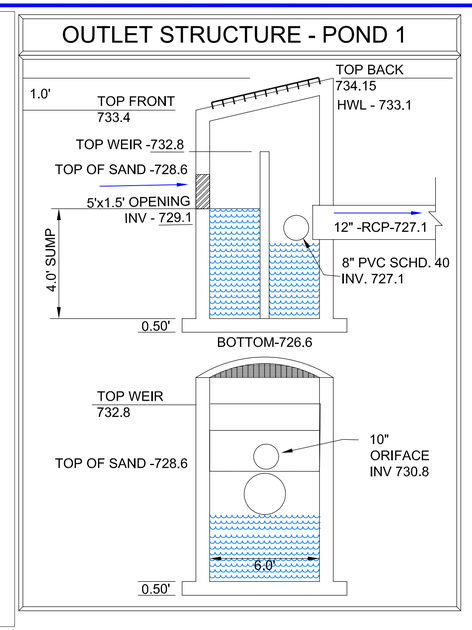




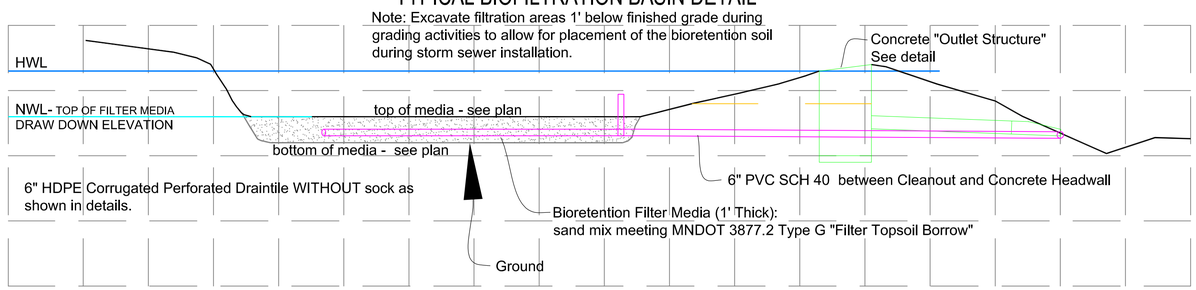




BIOFILTRATION BASIN NOTES:

1. Initial excavation of the basin shall be dug 1' below the finished final grade.
2. The biofiltraion soil within the filtration basins will be installed after the storm sewer outlet control structure is installed.
3. To prevent soil compaction, heavy equipment shall not be allowed within the basins at any time.
4. The bottom of the filtration basin shall be tilled a minimum of 12" prior to placing the biofiltration soil.
5. Relatively light equipment with tracks shall be used to excavate the filtration basins
6. Immediately upon completion of grading the filtration basins, silt fence shall be installed per the plan to establish perimeter control.
8. The biofiltration soil within the shelves will be 1' deep with a 6" draintile at the base of the biofiltration soil.
9. The biofiltration soil shall be compost / sand mix meeting MNDOT 3877.2 Type G "Filter Topsoil Borrow".
10. Biofiltration plant seed mixture should be MNDOT seed Mix 33-261 and shall be stabilized with MNDOT Erosion Control Blanket, Category 4 (wood fiber). Seed mixture shall be applied at a rate of 35 lbs/ac based on 100% live seed.
11. Minnesota Mulch & Soil can supply and deliver this soil premixed. (651) 330-0299
12. Maximum 45° bend allowed in draintile
13. Install cleanouts at all pipe ends
14. Cleanout risers shall be left 2ft above grade.
15. Draintile shall be 3 hole, 120° perforation pattern, no sock.

TYPICAL BIOFILTRATION BASIN DETAIL



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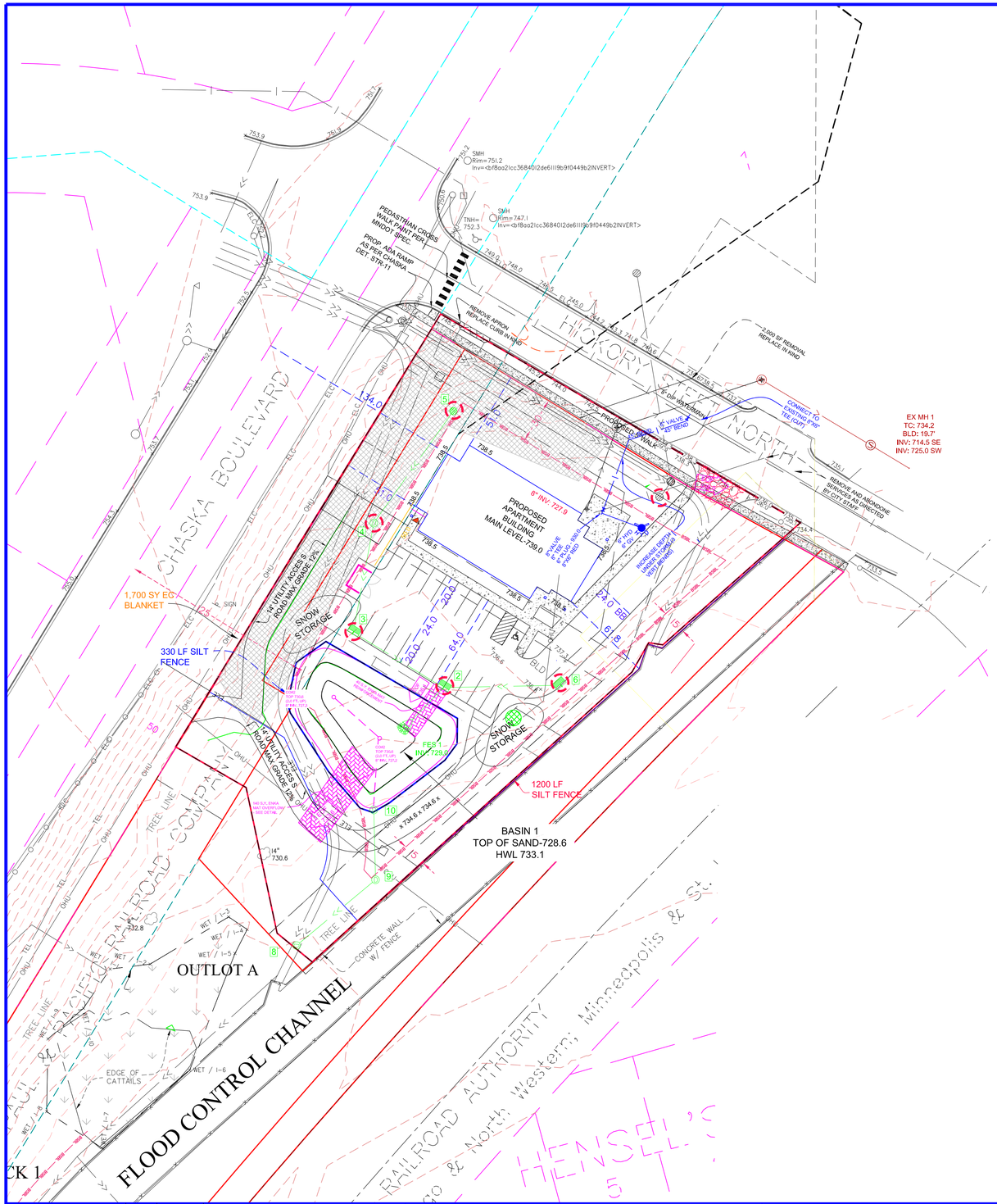
5
9



ROCK ENTRANCE BERM

SILT FENCE

BIO-ROLL

ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

EROSION BLANKET

NORTH

30 15 0 15 30 60

SCALE IN FEET

1. Carver County Topsoil Standard

It is our intent to meet the following requirements. If existing on site soils do not meet this requirement we plan to meet with Chip Hentges on site to prepare a plan that is acceptable to the CCWMO.

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85% -	
Clay	5% – 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% – 15%	ASTM D 2974
pH	6.1 – 7.5	ASTM G 51

Compaction 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil,
or
-bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil

2. Estimated quantity of topsoil available on site - Numerous stockpiles existing in mining area on site. If the previously graded area is short of topsoil, borrow will be available. 6" was spread over entire graded area during previous grading.

3. Quantity of topsoil needed to restore green space areas (6" of Topsoil, 20% shrinkage)

Total 1,300 c.y.

4. Estimated depth of topsoil available on site - 6"

5. Description of equipment to be used to strip topsoil - Dozer, Backhoe, and/or trucks

6. Temporary methods of erosion and sediment control for topsoil stockpile - Seed and Mulch.

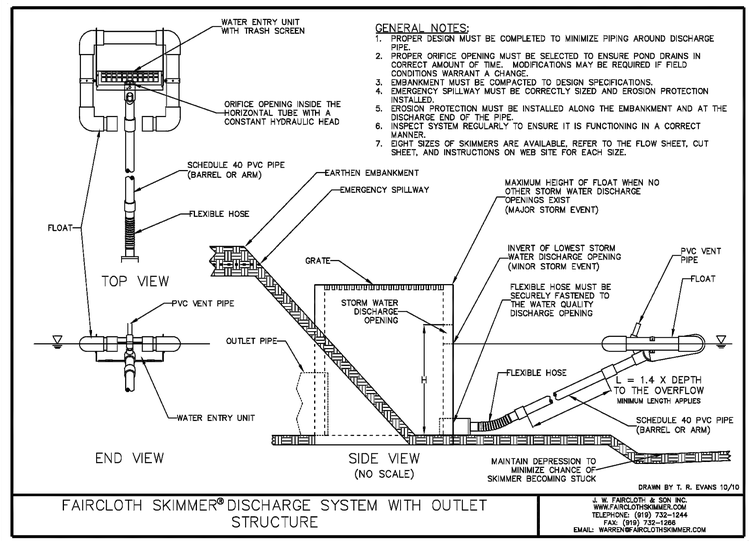
7. Permanent methods of erosion control for topsoil stockpile if stockpile will remain in place for longer than 6 months - If topsoil to remain in place longer than 6 months, contractor shall establish permanent methods of erosion control.

8. Topsoil Re-application Procedures- Topsoil to be respread by home construction.

9. Method for decompacting subsoil prior to reapplication shall be ripped to a depth of 18".

10. Method for re-applying stockpiled topsoil-
a. Topsoil to be striped and stockpiled prior to home construction
b. After home construction, topsoil to be respread and decompacted
c. Topsoil to be measure prior to placement of sod. If less than 6" then additional topsoil to be imported from stockpile in mining area.
d. Topsoil borrow to be tested for compaction, Ph, and organic matter.

11. Construction Schedule and Phasing.
Start - June 15, 2022
Finish - November 30, 2024



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

DRAWING NAME	NO.	BY	DATE	REVISIONS
16572-002	1	DLS	05/28/21	CITY COMMENTS
DRAWN BY	2	DLS	9/28/2021	REV. SITE PLAN TO 1 BLD.
DLS	3	DLS	10/20/2021	CLIENT COMMENTS
CHECKED BY	4	DLS	11/17/2021	REVISIONS
MV	5	DLS	02/08/2022	REVISIONS
DATE	6	DLS	04/27/2022	REVISIONS
04/23/2021				

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DANIEL L. SCHMIDT, P.E.
Date: 05/04/2021 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

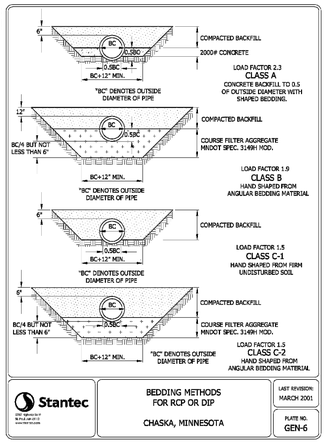
CITY PROJECT NO.

CHASKA, MINNESOTA

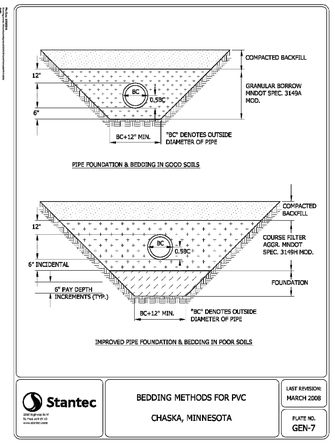
EROSION CONTROL AND TOPSOIL
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
16572-002

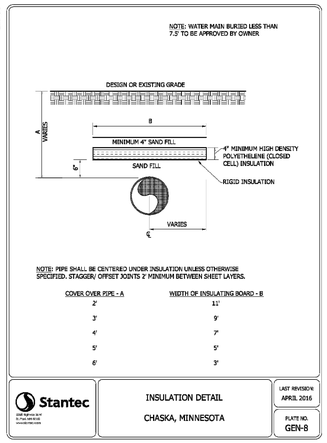
6
9



Stantec — BEDDING METHODS FOR RCP OR DIP — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GEN-6

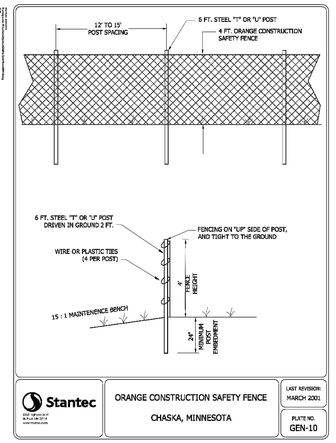


Stantec — BEDDING METHODS FOR PVC — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. GEN-7

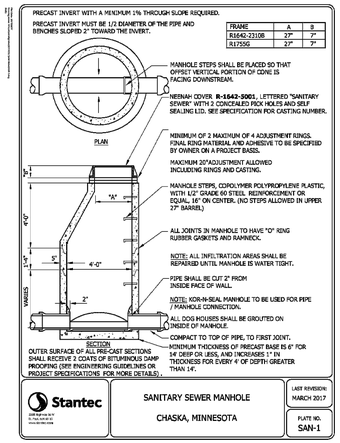


COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

Stantec — INSULATION DETAIL — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. GEN-8

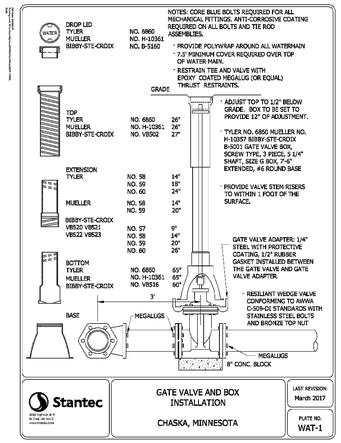


Stantec — ORANGE CONSTRUCTION SAFETY FENCE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GEN-10

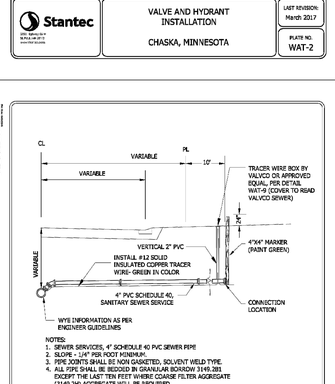


FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

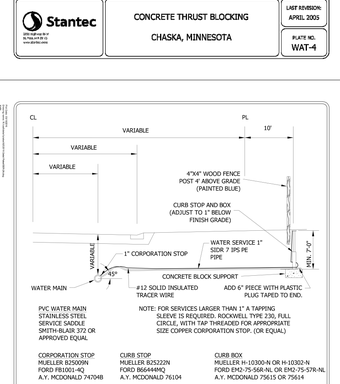
Stantec — SANITARY SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. SAN-1



Stantec — GATE VALVE AND BOX INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: March 2017 — PLATE NO. WAT-1

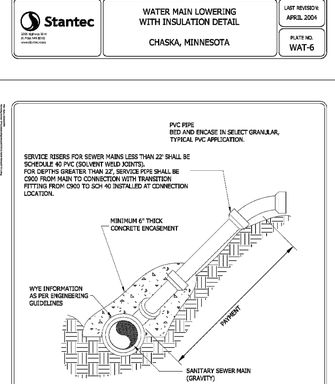


Stantec — VALVE AND HYDRANT INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: March 2017 — PLATE NO. WAT-2

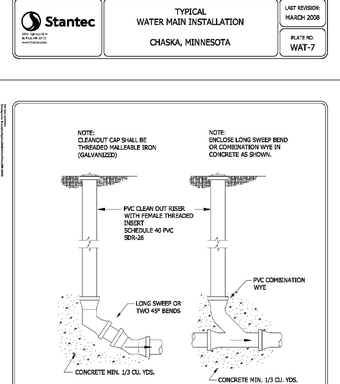


PIPE SIZE	BUTTRESS DIMENSIONS 22 1/2° BEND B1	D1	45° BEND B2	D2	90° BEND B3	D3
6"	1'-5"	1'-3"	1'-5"	1'-5"	2'-1"	1'-9"
8"	1'-5"	1'-3"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-0"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-0"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

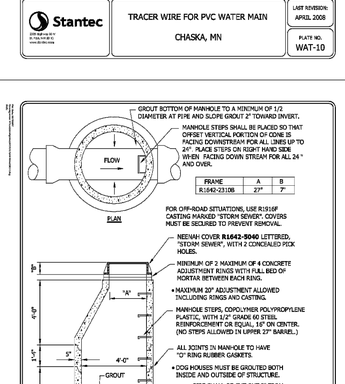
Stantec — CONCRETE THRUST BLOCKING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2005 — PLATE NO. WAT-4



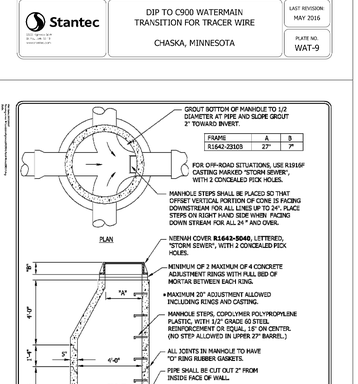
Stantec — WATER MAIN LOWERING WITH INSULATION DETAIL — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. WAT-6



Stantec — TYPICAL WATER MAIN INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. WAT-7



Stantec — TRACER WIRE FOR PVC WATER MAIN — CHASKA, MN — LAST REVISION: APRIL 2008 — PLATE NO. WAT-10



Stantec — DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE — CHASKA, MINNESOTA — LAST REVISION: MAY 2016 — PLATE NO. WAT-9

NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2A) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE TERMINUS GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

Stantec — SEWER SERVICE CONNECTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. SER-1

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444WQ	FORD EVO-75-568-NL OR EVO-75-578-NL
A.Y. MCDONALD 74704B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

Stantec — WATER SERVICE CONNECTION HDPE PIPE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-2A

Stantec — SERVICE RISER — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-3

Stantec — SERVICE LINE CLEANOUTS — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. SER-4

Stantec — STORM SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. STO-1

FRAME	A	B
R1642-23503	27"	7"

Stantec — STORM SEWER JUNCTION MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. STO-2

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	03	DLS	12/03/2020	SWMP REVISIONS
DRAWN BY	04	CAW	12/30/2020	GRADING REVISIONS
CHF	05	DLS	1/13/2021	STORM WATER REVISIONS
CHECKED BY	06	MJV	2/02/2021	SWMP REVISIONS
DLS	07	MJV	2/17/2021	CITY COMMENT REVISIONS
DATE	08	DLS	05/19/2021	RIP RAP DESIGN
08/29/17				

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DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

CHASKA, MINNESOTA

CITY DETAIL PLATES
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO. 19000-072

7
9

FRAME	A	B
R1642-23105	27"	7"

NEENAH COVER **R1642-5040** OR EQUAL LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.
MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEP ALLOWED IN UPPER 27" BARREL.)
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
PIPE SHALL BE CUT OUT 2" FROM FACE OF WALL.
MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24"ø. PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL LINES 24"ø AND OVER.
SELECT GRANULAR BACKFILL MATERIAL
WEEP HOLES TO BE PROVIDED AT ENGINEER DISCRETION
MINIMUM SLAB THICKNESS, 6" TO 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.

SECTION

Stantec — PERFORATED SUMP MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. STO-4

24"X36" SLAB OPENING FOR NEENAH R3067V OR ESS. BROS. 330 HIGH CAPACITY OR EQUAL. INSTALL R3290L FOR DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3290VB BI-DIRECTIONAL AT LOW POINTS. (VANE GRATE SHOWN)
DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.
4' DIA. MH - 9" IN FROM BACK OF CURB
5' DIA. MH - 3" IN FROM BACK OF CURB
6' DIA. MH - 3" BEHIND BACK OF CURB
7' DIA. MH - 9" BEHIND BACK OF CURB
8' DIA. MH - 15" BEHIND BACK OF CURB

PLAN

MORTAR BOLT HOLES IN BACK OF FRAME.
MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
6" PRECAST REINFORCED CONCRETE SLAB. FOR 5' DIA. MANHOLE, AN 8" PRECAST SLAB IS REQUIRED.
TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
PRECAST CONCRETE SECTION
DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.
MAN-HOLE STEPS SHALL BE PLACED BELOW THE DOWNSTREAM CORNER OF THE OPENING NEAREST THE STREET.
MINIMUM SLAB THICKNESS, 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.
GROUT BOTTOM

SECTION

Stantec — TYPE II CATCHBASIN MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-5

VARIABLE (SEE PLAN)
PERFORATED PIPE DRAIN MAY BE REQUIRED BY CITY. SEE DETAIL STO-14
FACE OF CURB
DIRECTION OF FLOW
NOTE: VANE GRATE SHOWN

PLAN

CATCHBASIN CASTING NEENAH R3067V OR ESS.BRO.330 HIGH CAPACITY OR EQUAL WITH VANE GRATE 3' RADIUS CURB BOX. INSTALL R3290L CASTING IN DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3290VB BI-DIRECTIONAL AT LOW POINTS.
MORTAR BOLT HOLES IN BACK OF FRAME.
GRATE IN GUTTERLINE TO BE 2" BELOW GUTTER GRADE. 10' TRANSITION EACH SIDE OF CATCH BASIN.
MIN. OF 2 MAX. OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF GROUT BETWEEN EACH RING.
MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE ENSIDE.
TOP OF CURB
VARIABLE
24" X 36" PRECAST
GROUT
6 1/2"
36"MIN.

SECTION

Stantec — TYPE II CATCHBASIN — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-6

PRECAST CONCRETE STRUCTURE
REINFORCED CONCRETE PIPE
HIGH FLOW BEE-HIVE CASTING UNLESS OTHERWISE SPECIFIED (R-4341-A)
27"
5"
VARIES
40" DIA. X 5" THICK PRECAST REINFORCED CONCRETE BASE SLAB.

Stantec — PRECAST 27" SHALLOW DEPTH BEEHIVE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-9

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.
ANCHOR CLIP
24" MAX.
6"
TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE.
PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.
ISOMETRIC

TRASH GUARD SIZING

PIPE SIZE	BARS "H"	BOLTS
12"	3/4"Ø	2 1/2" 5/8"
15"	3/4"Ø	3" 5/8"
18"	3/4"Ø	4" 5/8"
21"-24"	1"Ø	4" 3/4"
27"-30"	1"Ø	5" 3/4"
42"	1"Ø	6" 3/4"
48"-54"	1 1/4"Ø	6" 1"
60"-72"	1 1/4"Ø	7" 1"
78"-90"	1 1/4"Ø	8" 1"

Stantec — FLARED END SECTION AND TRASH GUARD — CHASKA, MINNESOTA — LAST REVISION: FEB. 1999 — PLATE NO. STO-10

RIPRAP
A
B
C
D
SD

RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL-3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

PLAN
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

RIPRAP
GRANULAR FILTER MATERIAL (MN/DOT 3601.2B1)
GEOTEXTILE FILTER-TYPE IV
SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL

SECTION B-B

Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11

10"
AGGREGATE BASE
SELECT GRANULAR BORROW
COURSE FILTER AGGREGATE MNDOT 3149.2H 12" DEEP (MINIMUM OF 2" AROUND BOTTOM HALF OF DRAINTILE)
NON-WOVEN GEOTEXTILE FABRIC
GRADE TO DRAIN
SUB-GRADE
4" PERFORATED PVC DRAINTILE
NOTCH CLAY SUB-GRADE FOR PIPE PLACEMENT, TOP OF PIPE MAX. 1" ABOVE EDGE OF SUBGRADE.
1/4"ø HOLE TYPICAL
90°
180°
PVC PIPE DETAIL.

Stantec — PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB — CHASKA, MINNESOTA — LAST REVISION: NOV. 2015 — PLATE NO. STO-12

COURSE FILTER AGGREGATE MNDOT 3149.2H
4" PERFORATED PVC PIPE
6"
DIA.
2"
1/4"ø HOLE TYPICAL
90°
180°
PVC PIPE DETAIL
2'-0"
GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.
PVC TRENCH DETAIL

COURSE FILTER AGGREGATE MNDOT 3149.2H
4" PERFORATED PE PIPE
8"
DIA.
2"
2'-0"
GEOTEXTILE WRAP SHALL BE ADDED AT THE REQUEST OF THE OWNER.
P.E. TRENCH DETAIL

Stantec — PERFORATED PIPE TRENCH DETAIL — CHASKA, MINNESOTA — LAST REVISION: NOV. 2014 — PLATE NO. STO-13

CORE DRILL HOLE FOR 4" PVC DRAINTILE AT APPROX. 22.5° FROM CENTER
12"
PLAN
CURB AND GUTTER
SEE DETAIL PLATE STO-12 FOR AGGREGATE BACKFILLING AND BEDDING
BITUMINOUS AGGREGATE GRANULAR SUBGRADE
VARIES
4"
5'
1'
12'-0" TYP. PERF. SCH-26 PVC DRAINTILE
VAR. TYP. PERF. SCH-26 PVC DRAINTILE
DOGHOUSES REQUIRED ON INSIDE AND OUTSIDE OF DRAINTILE CONNECTION
NOTE: ANY ADDITIONAL BENDS OR FITTINGS USED TO CONNECT THE PVC DRAIN TILE TO PE DRAIN TILE OR STRUCTURE ARE INCIDENTAL TO THE COST OF THE PVC PIPE.

Stantec — DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STO-14

6" CLEANOUT WITH THREADED IRON MALLEABLE CAP (GALVANIZED) SEE DETAIL SER-4
6" PVC SUMP LINE WITH #6 SOLID CORE COPPER TRACER WIRE
VARIES
WIDE
12" X 12" SUMP LINE CATCH BASIN
PROPERTY LINE
5'
1'
2'
STORM CATCH BASIN 4' DRAINTILE AND 6" SUMP LINE TO ENTER THE STRUCTURE THROUGH SEPARATE CORE DRILLED HOLES. DOGHOUSE REQUIRED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
REBAR TO BE TAPED TO THE SIDE OF THE CATCH BASIN FOR LOCATING
4" PVC SUMP SERVICE LINE WITH SEPARATE TRACER WIRE

NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 300'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

Stantec — PVC SUMP LINE BEHIND CURB — CHASKA, MINNESOTA — LAST REVISION: MAY 2016 — PLATE NO. STO-15

CONCRETE MATERIALS AS FOLLOWS:
3952 - MANUAL PLACEMENT
3952 - SLIP FORM PLACEMENT

6"
DISTANCE TO CL VARIABLE
1/2"R
3"R
SLOPE 3/4" PER FT
1/2"R
13 1/2"
8"
18"
MNDOT B618

10 1/2"
6 1/2"
3/4"
SLOPE 1/4" PER FOOT
17 1/2"
10 1/2"
28"
SURMOUNTABLE

1/2"R
5
1
SLOPE 3/4" PER FT
1/2"R
9 1/2"
6"
DRIVEWAY
12"
12"
SURMOUNTABLE

Stantec — CURB AND GUTTER — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-1

NOTE:
SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A B618 TYPE AT CATCHBASIN.
CATCHBASIN FRAME & COVER NEENAH R-3067 OR EQUAL WITH VANE GRATE
EXPANSION JOINT
FLOW
10' MIN. TRANSITION
5' - 0"
10' MIN. TRANSITION
EXPANSION JOINT
NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.
SURMOUNTABLE CONCRETE CURB & GUTTER
2 - #4 REBARS
ISOMETRIC
NO SCALE
EXPANSION JOINT
10' MIN. TRANSITION
10' MIN. TRANSITION
EXPANSION JOINT
TOP OF CURB
2"
DESIGN GUTTER LINE GRADE
2" DEPRESSION BELOW DESIGN GUTTER LINE GRADE
2 - #4 REBARS
FRAME & CASTING
SECTION A-A
NO SCALE

Stantec — SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STR-5

12" X 12" SUMP CATCH BASIN SEE STO-15
PL
CL
30'
16.5' TO BACK
16' TO FACE
.04'/FT. MIN.
2'
.02'/FT.
12"
1 1/2"- SP12.5 WEARING COURSE (SPWEB240C)
2"- SP12.5 WEARING COURSE (SPWEB240C)
8"- CLASS 5 AGGREGATE BASE, 100% CRUSHED
24" SELECT GRANULAR BORROW SUBGRADE STABILIZATION FABRIC (NON-WOVEN)
COMPACTED SUBGRADE
4" TOPSOIL BORROW
4" PVC SUMP SERVICE LINE SEE STO-15
6" PVC SUMP LINE SEE STO-15
4" DRAIN TILE SEE STO-12 AND STO-14
SURMOUNTABLE CONCRETE CURB

STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

Stantec — TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION — CHASKA, MINNESOTA — LAST REVISION: JUNE 2012 — PLATE NO. STR-7

VARIABLE
PL
7.5' MINIMUM
5' MIN.
1'
6" TOPSOIL
4" CONCRETE
6" CLASS 5 100% CRUSHED
CONC. MIX: 3752 (MANUAL PLACEMENT) 3952 (SLIP FORM PLACEMENT)
NEIGHBOR-HOOD SIDEWALK
10' MIN.
0.5'
2 x 1.5"- 5P0.5 WEARING COURSE (SPWEA240B)
8" CLASS 5 100% CRUSHED COMPACTED SUBGRADE
* SET SHALL BE PLACED AND COMPACTED IN 2 LIFTS
COMMUNITY ROADWAY TRAIL
URBAN SECTION
4" TOPSOIL
2'
0.5'
6:1
DRAINAGE SWALE
2 x 1.5"- SP0.5 WEARING COURSE (SPWEA240B)
8" CLASS 5 BASE COMPACTED SUBGRADE
* SET SHALL BE PLACED AND COMPACTED IN 2 LIFTS
COMMUNITY GREENWAY TRAIL
PROTECTIVE RAILING ON STEEP SLOPES
SIDE SLOPE LOCATION

Stantec — TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-9

B618 CURB & GUTTER
RADIUS VARIES
CATCH BASIN AT P.C. OR P.T.
P.C.
10' TRANSITION
SURMOUNTABLE CURB & GUTTER
CATCH BASIN IN RADIUS
B615 CURB & GUTTER
DOUBLE CATCH BASIN
6"
M.N.D. B618 CONC. C & G
SURMOUNTABLE C & G
SECTION A-A

Stantec — CONCRETE CURB & GUTTER TRANSITION — CHASKA, MINNESOTA — LAST REVISION: OCT. 1989 — PLATE NO. STR-10

NOTE: PLACE NEENAH CAST IRON UNCOATED TRUNCATED DOMES THE WIDTH OF OPENING.
VARIABLE
A
1 ADA REQUIRED TRUNCATED DOME PER MN/DOT STD. PLATE 7036A WITH CAULK SEALERS
2 CROSS SLOPE OF RAMP MAY NOT EXCEED .02 FT/FT AS CONSTRUCTED
5'-4" MAX. SLOPE
CURB RAMP
24" MIN.
3"
FACE OF CURB
VARIABLE MATCH EXISTING WIDTH
PLAN
TOP OF CURB
ROUND ALL SLOPED INTERSECTIONS
VARIABLE MATCH EXISTING WIDTH
5'-0" (CURB) & 0.10 FT/FT SLOPE
VARIABLE
SECTION B-B
8"
5'-4"
4'-0"
MINIMUM LANDING AREA
DESIGN STREET GRADE
MAX. 20:1
MAX 12:1
MAX 50:1
BITUMINOUS PATHWAY OR CONCRETE SIDEWALK
6" CONCRETE
4" CLASS 5 100% CRUSHED
CONCRETE CURB & GUTTER
SECTION A-A

Stantec — PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK — CHASKA, MINNESOTA — LAST REVISION: APRIL 2011 — PLATE NO. STR-11

PL
CL
10'
UTILITY ESMT
1'
5'
7.5' Blvd. Plantings
16.5' to Back
16' to Face
6"TOPSOIL
Elec. Tel. Cable
Gas
5'
3'
CONC. WALK
SURMOUNTABLE CONCRETE CURB
STANDARD RESIDENTIAL STREET
40'
8'
10.5' Blvd. Plantings
20.5' to Back
20' to Face
B618 CONCRETE CURB
STANDARD COMMERCIAL STREET
41'
9.5'Blvd. Plantings
5' CONC. WALK OR 10'BIT TRAIL
STANDARD COLLECTOR STREET

Stantec — TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-16

STEEL FENCE POST (T-POST), MINIMUM 5' LONG, 6' MAXIMUM SPACING.
WIRE MESH REINFORCEMENT, STD. FIELD FENCE, MIN 30" HIGH, MAX MESH SPACING 6" AND MIN 14 ½ GAUGE WIRE.
POST NOTCHES TO FACE AWAY FROM FABRIC.
GEOTEXTILE FABRIC PER MNDOT TABLE 3886-1 (MACHINE SLICED) - OVERLAP TOP 6" OF FABRIC AND FASTEN TO WIRE MESH AT 2' INTERVALS WITH RINGS OR WIRE TIES.
ATTACH FABRIC TO POST WITH MINIMUM 3 ZIP TIES (50 LB. TENSILE) PER POST IN TOP 8" OF FABRIC.
ATTACH WIRE MESH TO POSTS WITH MINIMUM 3 U-SHAPED WIRE FASTENERS PER POST.
LAY FABRIC/WIRE MESH IN THE TRENCH, BACKFILL WITH NATURAL SOIL, AND COMPACT WITH LIGHT EQUIPMENT PRIOR TO PLACEMENT OF THE POSTS.
DIRECTION OF SURFACE FLOW
6"
24" MINIMUM POST EMBEDMENT
EXTEND WIRE MESH INTO TRENCH
NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
08/29/17				

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DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

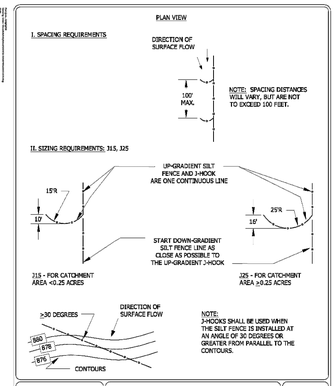
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

CHASKA, MINNESOTA

CITY DETAIL PLATES
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO. 19000-072
8
9



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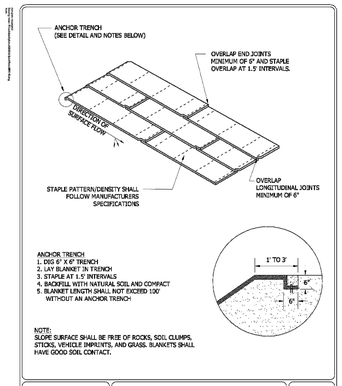
SILT FENCE
J-HOOK
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-1D



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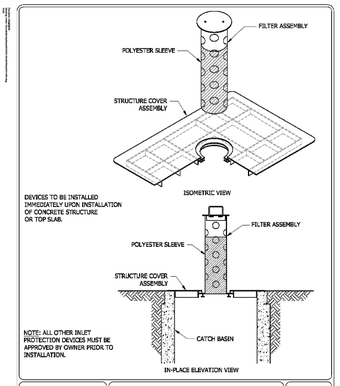
EROSION CONTROL BLANKET
INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-2



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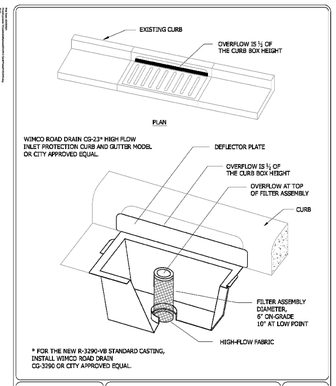
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4A



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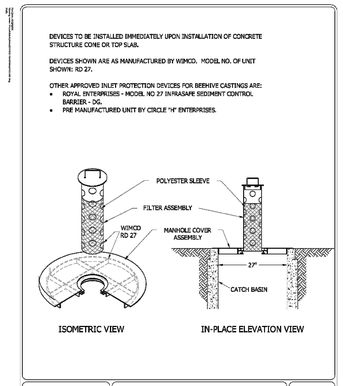
INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4B



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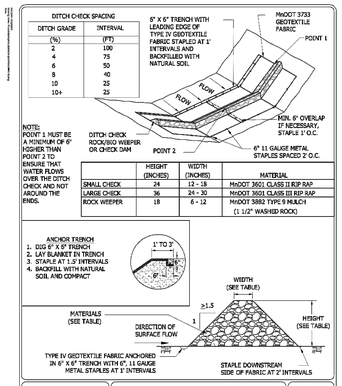
INLET PROTECTION
BEEHIVE CASTING
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4C



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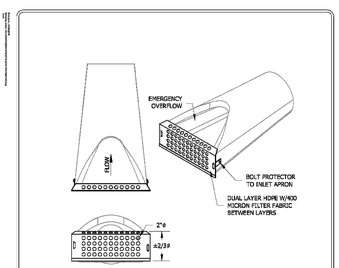
DITCH CHECK / WEEPER
SIZING AND MATERIALS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-5



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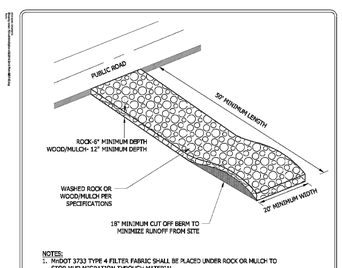
FLARED END
EROSION CONTROL
CHASKA, MINNESOTA

LAST REVISION: FEB 2009
PLATE NO. ERO-6



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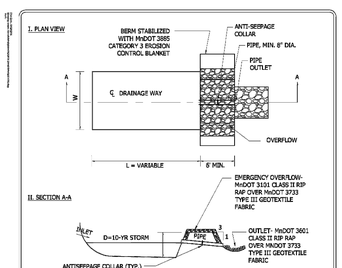
ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-7



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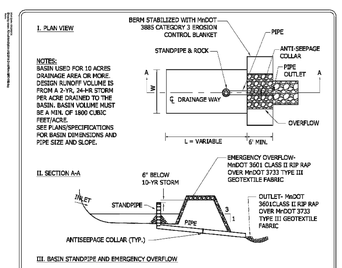
TEMPORARY SEDIMENTATION BASIN
PIPE OUTLET
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-8A



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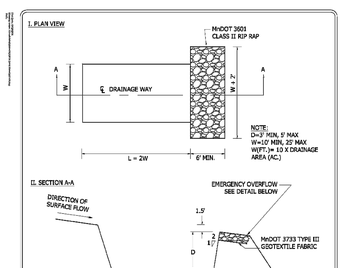
TEMPORARY SEDIMENTATION BASIN
STANDPIPE OUTLET
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-8B



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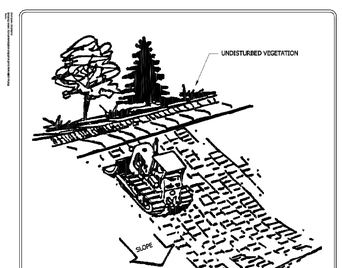
TEMPORARY SEDIMENT TRAP
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-9



Stantec

SLOPE TRACKING
CHASKA, MINNESOTA

LAST REVISION: FEB 2004
PLATE NO. ERO-10

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	03	DLS	12/03/2020	SWMP REVISIONS
DRAWN BY	04	CAW	12/30/2020	GRADING REVISIONS
CHF	05	DLS	1/13/2021	STORM WATER REVISIONS
CHECKED BY	06	MJV	2/02/2021	SWMP REVISIONS
DLS	07	MJV	2/17/2021	CITY COMMENT REVISIONS
DATE	08	DLS	05/19/2021	RIP RAP DESIGN
08/29/17				

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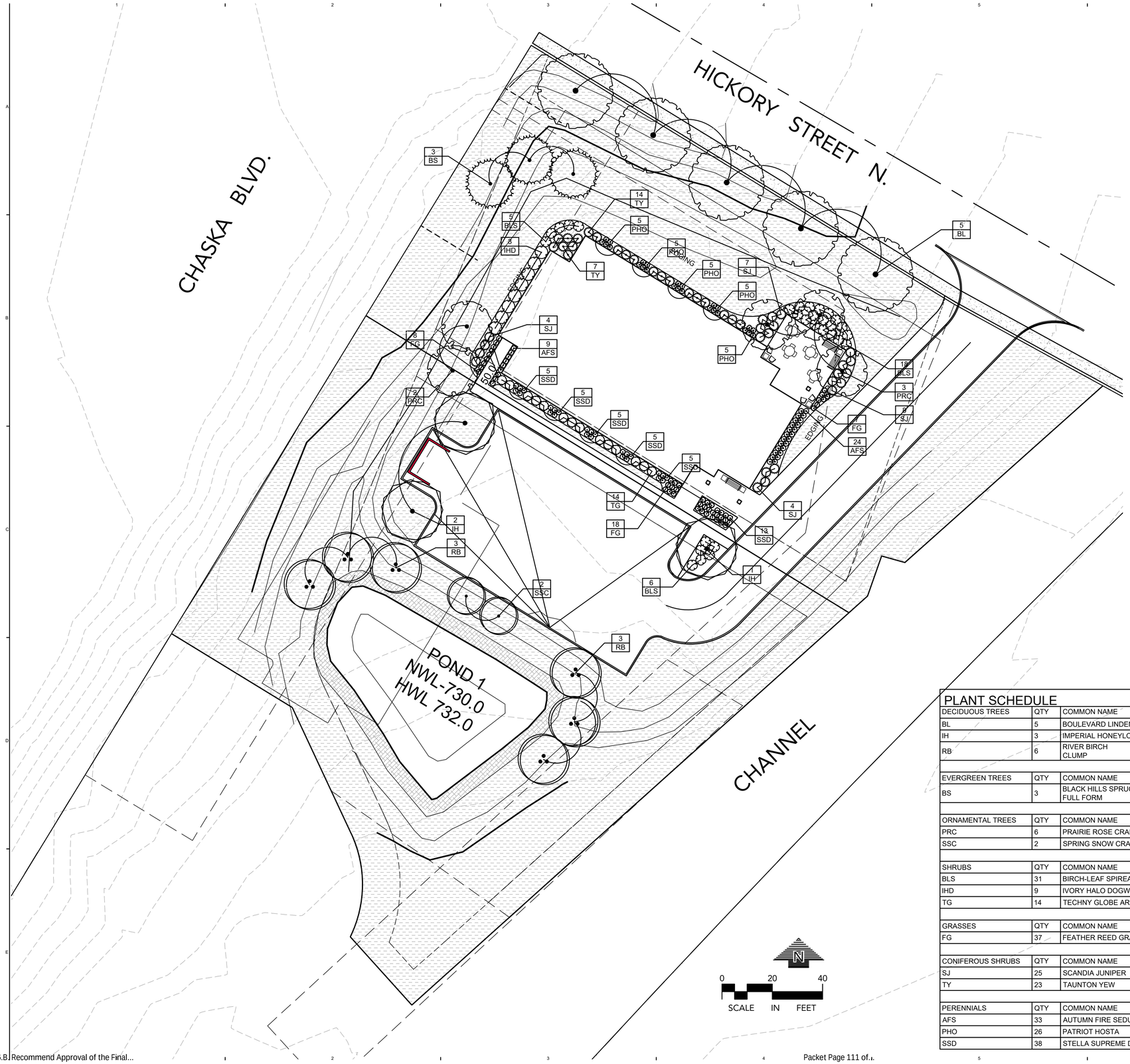


CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CANOPY TREES	REQ'D	PROP
BUILDING GROSS SQUARE FOOTAGE - 13,480 SF	42.5 CAL. IN.	
PROPOSED CANOPY TREE - 2.5" CAL		35.0 CAL. IN.
PROPOSED EVERGREEN TREE - 2.5" CAL		7.5 CAL. IN.
TOTAL TREES		42.5 CAL. IN.

ORNAMENTAL TREES	REQ'D	PROP
ORNAMENTAL TREES = REQUIRED CANOPY TREES X 25%	11 CAL. IN.	12.0 CAL. IN.

SHRUBS	REQ'D	PROP
BUILDING FOOTPRINT - 6,740 SF /300	23	102

GROUNDCOVER LEGEND

- SOD / TOPSOIL - SEE NOTES
- MNDOT NATIVE SEED MIX 33-261 STORMWATER BASIN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BL	5	BOULEVARD LINDEN	Tilia americana `Boulevard`	B & B	2.5"Cal		
IH	3	IMPERIAL HONEYLOCUST	Gleditsia triacanthos `Impcole` TM	B & B	2.5"Cal		
RB	6	RIVER BIRCH CLUMP	Betula nigra	B & B		8` HGT	
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BS	3	BLACK HILLS SPRUCE FULL FORM	Picea glauca `Densata`	B & B		6` HGT	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
PRC	6	PRAIRIE ROSE CRABAPPLE	Malus x `Prairie Rose`	B & B	1.5"Cal		
SSC	2	SPRING SNOW CRABAPPLE	Malus x `Spring Snow`	B & B	1.5"Cal		
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
BLS	31	BIRCH-LEAF SPIREA	Spirea x betulifolia `Tor`	5 gal	24" HGT		48" o.c.
IHD	9	IVORY HALO DOGWOOD	Cornus alba `Bailhalo` TM	5 gal	24" HGT		60" o.c.
TG	14	TECHNY GLOBE ARBORVITAE	Thuja occidentalis `Techny Globe`	5 gal			48" o.c.
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
FG	37	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal			24" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
SJ	25	SCANDIA JUNIPER	Juniperus sabina `Scandia`	5 gal			48" o.c.
TY	23	TAUNTON YEW	Taxus x media `Taunton`	5 gal	18" SPRD		48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
AFS	33	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal			24" o.c.
PHO	26	PATRIOT HOSTA	Hosta x `Patriot`	1 gal			24" o.c.
SSD	38	STELLA SUPREME DAYLILY	Hemerocallis x `Stella Supreme`	1 gal			24" o.c.

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

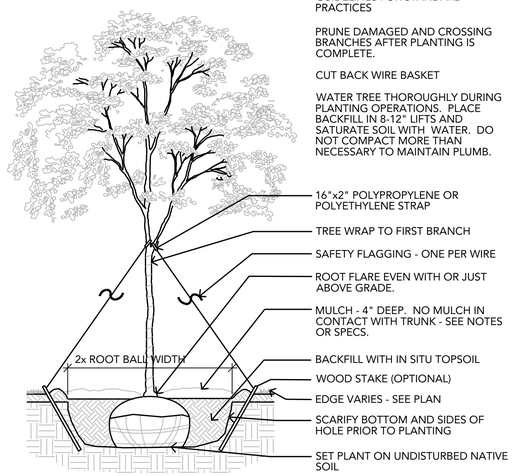
LANDSCAPE PLAN

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	21206

L200

Scale

4/23/2021 12:19:35 PM



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

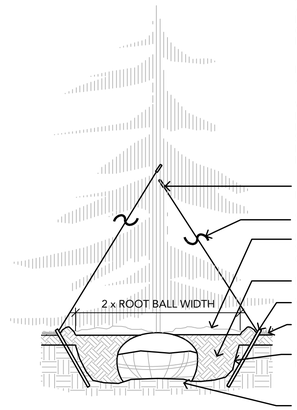
EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1	DECIDUOUS TREE PLANTING SCALE: 1/2" = 1'-0"	LOUCKS Deciduous Tree Planting.dwg



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP - SEE NOTES OR SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

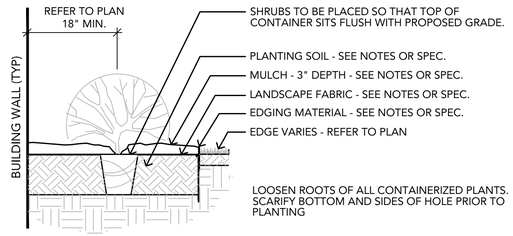
EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

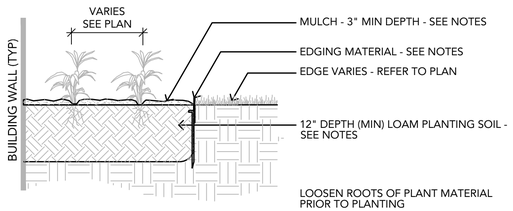
ROOT BALL SET ON UNDISTURBED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

2	CONIFEROUS TREE PLANTING SCALE: 1/2" = 1'-0"	LOUCKS Coniferous Tree Planting.dwg



3	SHRUB PLANTING SCALE: 3/4" = 1'-0"	LOUCKS Shrub Planting.dwg



4	PERENNIAL PLANTING SCALE: 3/4" = 1'-0"	LOUCKS Perennial Planting.dwg

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES

VERIFY PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED AND LANDSCAPED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION. IRRIGATION IS NOT NEEDED IN NATIVE SEEDED AREAS.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM SHALL NOT SPRAY ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTINGS AND SOD AREAS HAVE BEEN ESTABLISHED.

LANDSCAPE INSTALLATION

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. MULCH FOR TURF SEEDED AREAS SHALL BE TYPE 5 WOOD FIBER HYDROMULCH CONFORMING WITH MNDOT 3884. MULCH FOR SEEDED AREAS WITH SLOPES 15% OR GREATER SHALL BE MNDOT CATEGORY 1, STRAW RD 1S BLANKET CONFORMING WITH MNDOT 3885.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

COMMERCIAL GRADE 5" BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MULCH SHALL BE CLEAN SHREDDED HARDWOOD MULCH WITH UNIFORM PIECE SIZE. ALL ANNUAL AND PERENNIAL BEDS TO RECIEVE 3" OF MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP MULCH WTH A FIBER MAT WEED BARRIER. ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

ROCK MULCH SHALL BE 1"-1-1/2" GREY TRAP ROCK, 4" DEEP OVER A FIBER MAT WEED BARRIER.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. WARRANTY SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

LANDSCAPE DETAILS

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	21238

L300

Scale

4/23/2021 12:19:35 PM





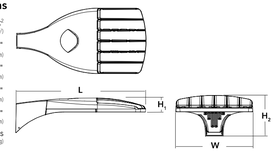
D-Series Size 0
LED Area Luminaire

DLC DLC PREMIUM DLC 5.1 Ready

d-series

Specifications

EPA:	0.95 ft²	(.09 m²)
Length:	26"	(66.0 cm)
Width:	13"	(33.0 cm)
Height$_1$:	3"	(7.62 cm)
Height$_2$:	7"	(17.8 cm)
Weight (max):	16 lbs	(7.25 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 [1] P4 [1] **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short [1] T5S Type V short [1] T5M Type V medium [1] T5W Type V wide [1] BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V–277V) [3,4] XVOLT (277V–480V) [3,5] 120 [6] 208 [6] 240 [6] 277 [6] 347 [6] 480 [6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [7] WBA Wall bracket [7] SPUMBA Square pole universal mounting adaptor [7] RPUMBA Round pole universal mounting adaptor [7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [8,9,10] PIRHN Network, high/low motion/ambient sensor [8] PER NEMA twist-lock receptacle only (control ordered separate) [8] PER5 Five-pin receptacle only (leads exit fixture) (control ordered separate) [8,11] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [8,11] DMG 0–10V: dimming extend out back of housing for external control (control ordered separate) [8]	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc [8,10] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc [8,10] PIR1FC3V High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc [8,10] PIRH1FC3V High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [8,10] FAO Field adjustable output [1]	**Shipped installed** HS House-side shield [12] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] L90 Left rotated optics [1] R90 Right rotated optics [1] DDL Diffused drop lens [12] HA 50°C ambient operations [1] **Shipped separately** BS Bird spikes [12] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Wattage	Distribution	Plot	Notes
	A		1	Lithonia Lighting	DSX0 LED P5 30K T2M MVOLT HS	DSX0 LED P5 30K T2M MVOLT with houseside shield	LED	8865	89	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2	 Max: 6913cd	
	B		2	Lithonia Lighting	DSX0 LED P5 30K T4M MVOLT	DSX0 LED P5 30K T4M MVOLT	LED	10613	89	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	 Max: 6040cd	
	C		1	Lithonia Lighting	DSX0 LED P5 30K TFTM MVOLT HS	DSX0 LED P5 30K TFTM MVOLT with houseside shield	LED	8465	89	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G2	 Max: 6869cd	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	0.6 fc	2.8 fc	0.0 fc	N/A	N/A

292 Design

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

NOT FOR CONSTRUCTION

Date: 12/...

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

2352 E County Road J
White Bear Lake, MN 55110
Office: (651) 407-6056
www.paulsonclark.com

COMMUNITY ASSET DEVELOPMENT GROUP

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

PHOTOMETRIC SITE PLAN

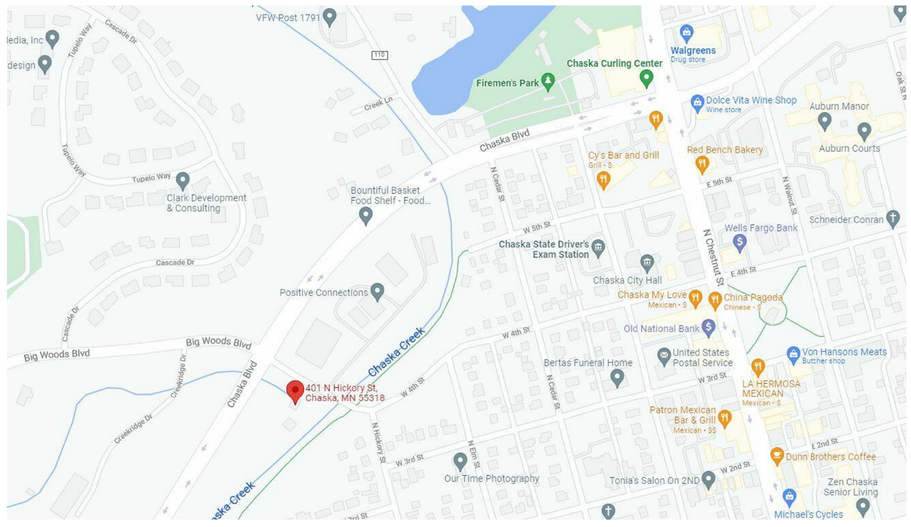
Project number	17015.00
Date	11.12.21
Drawn by	RA
Checked by	KB

PE100

WEST CREEK APARTMENTS

401 HICKORY STREET
CHASKA, MN 55318





LOCATION MAP - N.T.S.

SHEET NUMBER	SHEET NAME	90% SET - 1/27/2022
ARCHITECTURAL		
A000	TITLE SHEET	•
A001	ARCHITECTURAL SYMBOLS & ABBREVIATIONS	•
A002	CODE DATA	•
A100	ARCHITECTURAL SITE PLAN	•
A101	FLOOR PLAN - FIRST FLOOR	•
A111	FLOOR PLAN - SECOND FLOOR	•
A203	ROOF PLAN	•
A210	REFLECTED CEILING PLAN - FIRST FLOOR	•
A211	REFLECTED CEILING PLAN - SECOND FLOOR	•
A301	EXTERIOR ELEVATIONS	•
A401	BUILDING SECTIONS	•
A410	WALL SECTIONS	•
A411	WALL SECTIONS	•
A412	WALL SECTIONS	•
A501	ENLARGED PLANS AND ELEVATIONS	•
A502	ENLARGED PLANS AND ELEVATIONS	•
A505	ENLARGED STAIR PLANS & SECTIONS	•
A601	DETAILS	•
A701	SCHEDULES, WALL, DOOR, WDW & FRAME TYPES	•
A900	ROOM FINISH SCHEDULE	•
STRUCTURAL		
S001	LEGEND SHEET	•
S002	GENERAL STRUCTURAL NOTES	•
S003	GENERAL STRUCTURAL NOTES	•
S101	FOUNDATION PLAN	•
S102	FIRST FLOOR FRAMING PLAN	•
S103	SECOND FLOOR FRAMING PLAN	•
S104	ROOF FRAMING PLAN	•
S400	TYPICAL CONCRETE & MASONRY SCHEDULES AND DETAILS	•
S401	TYPICAL CONCRETE & MASONRY SCHEDULES AND DETAILS	•
S501	STRUCTURAL FOUNDATION DETAILS	•
S700	TYPICAL WOOD SCHEDULE & DETAILS	•
S701	TYPICAL WOOD SCHEDULE & DETAILS	•
S710	STRUCTURAL WOOD FRAMING DETAILS	•
S711	STRUCTURAL WOOD FRAMING DETAILS	•
MECHANICAL		
M000	MECHANICAL TITLE SHEET	•
M100	UNDERGROUND PLUMBING PLAN	•
M101	PLUMBING PLANS	•
M102	ENLARGED PLUMBING PLANS	•
M103	ENLARGED PLUMBING PLANS	•
M104	ENLARGED PLUMBING PLANS	•
M201	FIRE PROTECTION PLANS	•
M301	HVAC PLANS	•
M302	ENLARGED HVAC PLANS	•
M400	MECHANICAL ROOF PLAN	•
M500	MECHANICAL DETAILS	•
M600	MECHANICAL SCHEDULES	•
ELECTRICAL		
E000	ELECTRICAL TITLE SHEET	•
E001	ELECTRICAL SITE PLAN	•
E100	ELECTRICAL LIGHTING PLAN	•
E200	ELECTRICAL POWER & SYSTEMS PLAN	•
E201	ELECTRICAL TYPICAL UNIT PLAN	•
E300	ELECTRICAL SCHEDULES	•
E400	ELECTRICAL DETAILS	•
LANDSCAPE		
L100	TREE INVENTORY PLAN	•
L200	LANDSCAPE PLAN	•
L201	PATIO ENLARGEMENT	•
L300	LANDSCAPE DETAILS	•

PROJECT TEAM

OWNER
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CHASKA, MN 55318
(612) 703-5709

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LANDSCAPE ARCHITECT:
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7200 HEMLOCK LANE, SUITE 300
MAPLE GROVE, MN 55369
(763) 424-5505

292 Design Group
292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

NOT FOR CONSTRUCTION

DRAFT DRAFT

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

TITLE SHEET

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A000

Scale 12" = 1'-0"

1/27/2022 3:22:00 PM

SYMBOLS

DRAWING SHEET NUMBERS

DISCIPLINE — DRAWING NUMBER

A100

DRAWING REFERENCES

DETAIL — DETAIL NO. — SHEET NO.

ELEVATION — DETAIL NO. — SHEET NO.

REFERENCE DETAIL OR ENLARGED PLAN — DETAIL NO. — SHEET NO.

SECTION — SECTION NO. — SHEET NO.

ROOM IDENTIFICATION

ROOM NAME

OFFICE
000 — ROOM NUMBER

MISC. IDENTIFICATION

KEY NOTE

REVISION TRIANGLE AND CLOUD FOR AREA REVISED BY BULLETIN OR ADDENDA

+ 100'-0" — NEW SPOT ELEVATION

+ 100'-0" — EXISTING SPOT ELEVATION

B/O SOFFIT 109' -0" — ELEVATION & SECTION LINE

DIMENSION LINE

MISC. IDENTIFICATION

MATCH LINE

PROPERTY LINE

CENTER LINE-C OR FIN. FL. LINE

BROKEN LINE LINE ABOVE OR BELOW OR N.I.C. OR FUTURE EQUIPMENT

NEW PARTITION WITH WALL TYPE REFERENCE

SHADE INDICATES EXISTING WALLS

1-HOUR RATED FIRE BARRIER

2-HOUR RATED FIRE BARRIER

XXX — DOOR NUMBER

W1 — WINDOW TYPE

L1 — LOUVER TYPE

MISC. IDENTIFICATION

LIGHT FIXTURE (SEE ELEC.)

LIGHT FIXTURE (SEE ELEC.)

LIGHT FIXTURE (SEE ELEC.)

MECHANICAL DIFFUSER (SEE MECH.)

RETURN AIR GRILL (SEE MECH.)

2x2 ACOUSTIC PANEL CEILING GRID - SEE ROOM FINISH SCHEDULE FOR TYPE

GYP. BRD. CEILING SEE ROOM FINISH SCHEDULE FOR FINISH

ACRYLIC STUCCO FINISH

X' - X" — CEILING HEIGHT ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED

ACCESS PANEL

L1 — PRECAST WALL PATTERN TYPE

MISC. IDENTIFICATION

FE — FIRE EXTINGUISHER

FEC — FIRE EXTINGUISHER CABINET

100 — NEW CONTOUR LINE

100 — EXISTING CONTOUR LINE

N — NORTH ARROW

INDICATION OF MATERIALS

- EARTH
- GRAVEL/STONE FILL
- CONCRETE
- TERRAZZO
- BRICK
- STONE
- MARBLE
- CONCRETE BLOCK
- TILE
- METAL STUD PARTITIONS
- WOOD STUD PARTITIONS (IN PLAN)
- *PLASTER, SAND, GROUT, ROOF FILL, GYPSUM BOARD, PARTICLE BOARD

*NOTE MATERIAL USED.

- SEALANT WITH BACKER ROD
- SHIM
- WOOD (FINISH)
- WOOD (BLOCKING OR FRAMING)
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- METAL/STEEL
- ACOUSTICAL MATERIAL
- EXPANSION MATERIAL
- CARPET
- ASPHALT/BITUMINOUS PAVING

NOTE: ALL MATERIALS ARE IN SECTION.

ARCHITECTURAL ABBREVIATIONS

&	AND	
"	INCH	
@	AT	
#	POUND OR NUMBER	
℄	PROPERTY LINE	
℄	CENTERLINE	
A.	AB	ANCHOR BOLT
	ACC	ACCESIBLE
	ACSP	ACOUSTICAL SPRAY
	AD	AREA DRAIN
	ADD	ADDENDUM/ADDITION
	ADDL	ADDITIONAL
	ADJ	ADJUSTABLE/ADJUST/ADJACENT
	AFF	ABOVE FINISHED FLOOR
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANN	ANNUNCIATOR
	ANOD	ANODIZED
	AP	ACCESS PANEL
	APC	ACOUSTICAL PANEL CEILING
	APPROX	APPROXIMATE
	ARCH	ARCHITECT/ARCHITECTURAL
	ATC	ACOUSTICAL TILE CEILING (SPLINE)
	AUTO	AUTOMATIC
	AVE	AVENUE
	AWP	ACOUSTICAL WALL PANEL
B.	BBD	BULLETIN BOARD
	BCMU	BURNISHED CONCRETE MASONRY UNIT
	BD	BOARD
	BETW	BETWEEN
	BIT	BITUMINOUS
	BLDG	BUILDING
	BLKG	BLOCKING
	BLVD	BOULEVARD
	BM	BEAM
	BOT	BOTTOM
	BR	BRICK
	BRZ	BRONZE
	BRG	BEARING
	BRL	BRICK LEDGE
	BSMT	BASEMENT
	BUR	BUILT UP ROOF/ROOFING
C.	CAB	CABINET
	CAP	CAPACITY
	CB	CATCH BASIN
	CBD	CHALK BOARD
	C/C	CENTER TO CENTER
	CCTV	CLOSED CIRCUIT TELEVISION
	CEM	CEMENT
	CF	CUBIC FEET
	CFM	CUBIC FEET PER MINUTE
	CG	CORNER GUARD
	CH	COAT HOOK
	CI	CAST IRON
	CIP	CAST IN PLACE
	CIR	CIRCLE
	CJ	CONTROL JOINT
	CLG	CEILING
	CL	CENTERLINE
	CLO	CLOSET
	CLR	CLEAR
	CMU	CONCRETE MASONRY UNIT
	CO	CASED OPENING
	COL	COLUMN
	CONC	CONCRETE
	CONF	CONFERENCE
	CONN	CONNECT/-ED/-ION
	CONST	CONSTRUCT/-ION
	CONT	CONTINUE/-OUS/-ATION
	CONTR	CONTRACT/-OR
	COORD	COORDINATE
	CORR	CORRIDOR
	CPT	CARPET
	CSTN	CONCRETE STAIN
	CT	CERAMIC TILE
	CTR	CENTER
	CUH	CABINET UNIT HEATER
	CW	CURTAINWALL
	CY	CUBIC YARD
	CYL	CYLINDER
D.	D	DEPTH
	DBL	DOUBLE
	DEMO	DEMOLITION
	DEPT	DEPARTMENT
	DET	DETAIL
	DF	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DISP	DISPENSER
	DIV	DIVISION
	DL	DEAD LOAD
	DN	DOWN
	DP	DAMP PROOFING
	DR	DOOR
	DS	DOWN SPOUT
	DWG	DRAWING
	DWR	DRAWER
E.	E	EAST
	EA	EACH
	EC	ELECTRICAL CABINET
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	ENTR	ENTRANCE
	EP	EPOXY PAINT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EWC	ELECTRIC WATER COOLER
	EXH	EXHAUST
	EXIST/EX	EXISTING
	EXP	EXPOSED
	EXT	EXTERIOR
F.	F	FAHRENHEIT
	FA	FIRE ALARM
	FBO	FURNISHED BY OWNER
	FBR	FACE BRICK
	FD	FLOOR DRAIN
	FDN	FOUNDATION
	FDV	FIRE DEPARTMENT VALVE
	FDVC	FIRE DEPARTMENT VALVE CABINET
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF	FACTORY FINISH, SEE SPECIFICATIONS
	FFE	FINISH FLOOR ELEVATION
	FH	FIRE HOSE
	FHC	FIRE HOSE CABINET
	FGL	FIBERGLASS
	FIN	FINISH
	FIXT	FIXTURE
	FL	FLOOR
	FLASH	FLASHING
	FLEX	FLEXIBLE
	FO	FINISH OPENING
	FP	FIREPROOFING (SPRAY APPLIED)
	FR	FRAME
	FRP	FIBERGLASS REINFORCED PANELS
	FRZR	FREEZER
	FS	FLOOR SINK
	FSP	FOLDING SOUND PARTITION
	FT	FOOT/FEET
	FTG	FOOTING
	FUT	FUTURE
	FURR	FURRING
	FV	FIELD VERIFY
G.	G	GAS
	GA	GAUGE
	GAL	GALLONS
	GALV	GALVANIZED
	GB	GRAB BAR
	GC	GENERAL CONTRACTOR
	GCMU	GLAZED CMU
	GEN	GENERAL
	GFRP	GLASS FIBER REINFORCED PLASTER
	GL	GLASS
	GLAM	GLUED LAMINATE
	GND	GROUND
	GR	GRADE
	GSU	GLAZED STRUCTURAL UNIT
	GYP	GYPSUM BOARD
H.	H	HIGH
	HB	HOSE BIB
	HD	HAND DRYER/HAIR DRYER
	HDWD	HARDWOOD
	HDWR	HARDWARE
	HM	HOLLOW METAL
	HORZ	HORIZONTAL
	HR	HOUR
	HT	HEIGHT
	HVAC	HEATING, VENTILATING, AIR CONDITIONING
	HW	HOT WATER
	HYD	HYDRANT
I.	ICF	INSULATED CONCRETE FORMWORK
	ID	INSIDE DIAMETER
	IF	INSIDE FACE
	IN.	INCH/-ES
	INCL	INCLUDE
	INFO	INFORMATION
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
	ISOL	ISOLATION
J.	JAN	JANITOR
	JST	JOIST
	JT	JOINT
K.	KIT	KITCHEN
	KO	KNOCKED OUT
L.	L	LENGTH
	LAB	LABORATORY
	LAV	LAVATORY
	LB	POUND (WEIGHT)
	LF	LINEAR FOOT
	LH	LEFT HAND
	LHR	LEFT HAND REVERSE
	LIB	LIBRARY
	LIN	LINEAR
	LKR	LOCKER
	LL	LIVE LOAD
	LLH	LONG LEG HORIZONTAL
	LLV	LONG LEG VERTICAL
	LOC	LOCATION
	LT	LIGHT
	LTG	LIGHTING
	LVR	LOUVER
M.	MAINT	MAINTENANCE
	MAN	MANUAL
	MAS	MASONARY
	MATL	MATERIAL
	MAX	MAXIMUM
	MB	MACHINE BOLT
	MBD	MARKER BOARD
	MC	MEDICINE CABINET
	MDF	MEDIUM DENSITY FIBERBOARD
	MDO	MEDIUM DENSITY OVERLAY
	MECH	MECHANICAL
	MEMB	MEMBRANE
	MET	METAL
	MEZZ	MEZZANINE
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MO	MASONRY OPENING
	MONO	MONOLITHIC
	MTD	MOUNTED
	MTL	METAL
	MULL	MULLION
N.	N	NORTH
	NA	NOT APPLICABLE
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NTS	NOT TO SCALE
O.	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OFF.	OFFICE
	OFS	OVERFLOW SCUPPER
	OH	OVERHEAD
	OP	OPERABLE PARTITION
	OPNG	OPENING
	OPP	OPPOSITE
	ORD	OVERFLOW ROOF DRAIN
P.	PBD	PARTICLE BOARD
	PC	PRE-CAST CONCRETE
	PCD	PAPER CUP DISPENSER
	PED	PEDESTAL
	PERF	PERFORATED
	PFN	PREFINISHED
	PKG	PACKAGE
	PKWY	PARKWAY
	PL	PLATE
	PLBG	PLUMBING
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PLWD	PLYWOOD
	PNL	PANEL
	POLY	POLYUREHANE
	PR	PAIR
	PRE	PREFINISHED
	PREL	PRELIMINARY
	PREP	PREPARATION
	PRES	PLASTIC RESIN
	PS	PROJECTION SCREEN
	PRV	POWER ROOF VENTILATOR
	PT	PAINT
	PTD	PAPER TOWEL DISPENSER
	PTWR	WASTE RECEPTACLE
	PTN	PARTITION
Q.	QT	QUARRY TILE
	QTY	QUANTITY
R.	R	RISER/RADIUS
	R&S	ROD AND SHELF
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	RE	RELOCATE EXISTING
	REC	RECESSED
	REF	REFERENCE
	REFR	REFRIGERATOR/-EDI/-TION
	REG	REGISTER
	REINF	REINFORCE/-ED/-ING
	REL	RELOCATE
	REM	REMOVE
	REQD	REQUIRED
	RET	RETAINING
	REV	REVERSE
	RF	RESILIENT FLOOR
	RH	RIGHT HAND
	RHR	RIGHT HAND REVERSE
	RM	ROOM
	RO	ROUGH OPENING
	RWL	RAIN WATER LEADER
S.	S	SINK/SOUTH
	SAN	SANITARY
	SCHED	SCHEDULE
	SD	SOAP DISPENSER
	SEAL	SEALER
	SECT	SECTION
	SF	SQUARE FOOT
	SFP	SPRAYED FIREPROOFING
	SH	SHOWER
	SHD	SHOWER HEAD
	SHT	SHEET
	SIP	STRUCTURAL INSULATED PANEL SYSTEM
	SIM	SIMILAR
	SLNT	SEALANT
	SM	SURFACE MOUNTED
	SND	SANITARY NAPKIN DISPOSAL
	SNV	SANITARY NAPKIN VENDOR
	S/P	STANDPIPE
	SP	SUMP PUMP
	SPEC	SPECIFICATIONS
	SPF	SOLID POLYMER FABRICATION
	SQ	SQUARE
	SS	STAINLESS STEEL
	SSM	SOLID SURFACING MATERIAL
	ST	STREET
	STD	STANDARD
	STL	STEEL
	STN	STONE
	STNL	STONE LEDGE
	STOR	STORAGE
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
	SW	SWITCH
	SWD	SOFTWOOD
	SYM	SYMMETRICAL
	SYN	SYNTHETIC
	SYS	SYSTEM
T.	T	TREAD
	TAN	TANGENT
	TBD	TACK BOARD
	TD	TRENCH DRAIN
	TEL	TELEPHONE
	TEMP	TEMPERATURE/TEMPORARY
	TER	TERRAZZO
	T&G	TONGUE AND GROOVE
	THRESH	THRESHOLD
	TLT	TOILET
	TO	TOP OF
	TPD	TOILET PAPER DISPENSER
	TRANSF	TRANSFORMER
	TV	TELEVISION
	TYP	TYPICAL
U.	UC	UNDER COUNTER/CABINET
	UH	UNIT HEATER
	UNFIN	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	UR	URINAL
	UT	UTILITY
	UV	UNIT VENTILATOR
V.	V	VOLTS
	VAC	VACUUM
	VAR	VARNISH
	VB	VINYL BASE
	VCT	VINYL COMPOSITION TILE
	VENT	VENTILATION
	VERT	VERTICAL
	VEST	VESTIBULE
	VOL	VOLUME
	VPL	VENEER PLASTER
	VRB	VENTILATED RUBBER BASE
	VWC	VINYL WALL COVERING
W.	W	WIDTH/WEST
	W/	WITH
	WC	WATER CLOSET/ WALLCOVERING
	WD	WOOD
	WDW	WINDOW
	WF	WIDE FLANGE
	WG	WALL GUARD
	WH	WATER HEATER
	WKSTN	WORKSTATION
	W/O	WITHOUT
	WP	WATERPROOF
	WPT	WORKPOINT
	WR	WASTE RECEPTACLE
	WS	WEATHERSTRIP/ WEATHERSTRIPING
	WSCT	WAINSCOT
	WT	WEIGHT
	WWF	WELDED WIRE FABRIC
Y.	YD	YARD

292 Design

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5[illegible]

DRAFT

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

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ARCHITECTURAL SYMBOLS & ABBREVIATIONS

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

A001

Scale 12" = 1'-0"

1/27/2022 3:22:02 PM

DRAFT

CODE DATA SUMMARY

THIS PROJECT CONSISTS OF A TWO STORY WOOD FRAMED MULTI-UNIT INDEPENDENT LIVING FACILITY IN CHASKA, MN.
THE BUILDING INCLUDES STUDIO UNITS, OFFICE AND SUPPORT SPACES.

APPLICABLE CODES AND STANDARDS

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE (MSBC) THE 2020 MSBC INCLUDES THE 2018 INTERNATIONAL BUILDING CODE (IBC) MINNESOTA AMMENDMENTS
ACCESSIBILITY STANDARD:	2020 MINNESOTA ACCESSIBLITY CODE (MAC)
MECHANICAL CODE:	2020 MINNESOTA FUEL AND GAS CODE
PLUMBING CODE:	2020 MINNESOTA PLUMBING CODE
ENERGY CODE:	2020 MINNESOTA ENERGY CODE
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE (NEPA 70)
OTHER:	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AS REFERENCED BY THE MSBC AND MSFC

CHAPTER 3 - USE AND OCCUPANCY CLASSFICATION

THIS BUILDING INCLUDES THE FOLLOWING AREAS:
- -SLEEPING UNITS (19 TOTAL INCLUDING 1 ADA UNIT)
- -SUPPORT SPACES INCLUDING MECHANICAL / AND LAUNDRY
- -LOUNGE
- -OFFICE
- -RESTROOM
- -STORAGE

THE PRIMARY OCCUPANCY AND CLASSIFICATION IS R-2 OCCUPANCY

CHAPTER 4 - SPECIAL REQUIREMENTS PER USE (SECTION 420)

420.2 - WALLS SEPARATING DWELLING UNITS AND WALLS SEPARATING SLEEPING UNITS FROM ACCESSORY SPACES SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. PENETRATIONS TO PROVIDE SOLID FIREBLOCKING, OR PUTTY PADS AT ELEC. BOXES. SEE FIRE-RESISTANCE RATED CONSTRUCTION BELOW.

420.3 - FLOOR ASSEMBLIES SEPARATING DWELLING UNITS, SLEEPING UNITS, AND DWELLING/SLEEPING UNITS FROM ACCESSORY SPACES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711. SEE FIRE-RESISTANCE RATED CONSTRUCTION BELOW.

420.4 - GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.

420.5 - FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.9 & 907.2.10.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION TYPE V-B (SPRINKLERED)
BASE ALLOWABLE BUILDING HEIGHTS AND AREAS: 3 STORIES, 7,000 SF PER STORY, 60'-0" FEET ABOVE GRADE

HEIGHT EVALUATION
THE ALLOWABLE HEIGHT OF A SPRINKLERED BUILDING BASED ON TYPE V-B CONSTRUCTION AND GROUP R-2 OCCUPANCY IS 3 STORIES AND 60 FEET.
THE ACTUAL BUILDING IS TWO STORIES, 38'-0" ABOVE GRADE

ACTUAL CONSTRUCTION AREA IS	FIRST FLOOR	6,770 SF
	SECOND FLOOR	6,034 SF
	TOTAL FLOOR AREA	12,804 SF

CHAPTER 6 - TYPES OF CONSTRUCTION

THEW NEW BUILDING IS TYPE V-B (SPRINKLERED) MSBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE V-B CONSTRUCTION

	TYPE V-B
STRUCTURAL	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

CHAPTER 7 - FIRE RESISTANCE RATED CONSTRUCTION

MINIMUM REQUIRED RATINGS (MINIMUMS SHALL BE MET OR EXCEEDED)

CORRIDOR WALLS (708.3, EXCEPTION 1 & TABLE 1020.1)	.5 HOUR (R-OCCUPANCY, SPRINKLERED)
SLEEPING UNIT FIRE PARTITIONS (SECTION 708.3, EXCEPTION 2)	.5 HOUR (TYPE V-B, SPRINKLERED)
HORIZONTAL ASSEMBLIES (711.2.4.3, EXCEPTION 1)	.5 HOUR (TYPE V-B, SPRINKLERED)
DOORS AT CORRIDOR WALLS (TABLE 716.1(2))	20-MINUTE RATED
DOORS THROUGH OTHER FIRE PARTITIONS (TABLE 716.1(2))	20-MINUTE RATED

PER 708.4, FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO EITHER
1. THE UNDERSIDE OF THE FLOOR/ROOF SHEATHING, DECK, OR SLAB ABOVE
2. THE UNDERSIDE OF A FLOOR/CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE RESISTANCE RATING OF THE FIRE PARTITION.

PER 708.4.2.1 FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR/ROOF SHEATHING SHALL BE INSTALLED IN LINE WITH FIRE PARTITIONS COMPLYING WITH SECTION 718.2.1

PER 708.4.2.2 (EXCEPTION 4) THE ATTIC SHALL BE SUBDIVIDED BY EVERY TWO DWELLING UNITS WITH DRAFTSTOPS COMPLYING WITH SECTION 718.4,

PER 718.4 (EXCEPTION 1) DRAFTSTOPS ARE NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

PER 712.1.12 VERTICAL OPENINGS CONTAINING EXIT ACCESS STAIRWAYS IN ACCORDANCE WITH 1019 SHALL BE PERMITTED. PER 1019.3 (EXCEPTION 1) FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS THAT SERVE ONLY TWO STORIES DO NOT NEED TO BE ENCLOSED BY A SHAFT ENCLOSURE.

CHAPTER 8 INTERIOR FINISHES

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)

GROUP A-2 SPRINKLERED AREAS:	EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS B ROOMS AND ENCLOSED SPACES: CLASS C
GROUP B SPRINKLERED AREAS:	EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS B CORRIDORS: CLASS C ROOMS AND ENCLOSED SPACES: CLASS C
GROUP R-2 SPRINKLERED AREAS:	EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS C CORRIDORS: CLASS C ROOMS AND ENCLOSED SPACES: CLASS C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SPRINKLER PROTECTION PROVIDED THROUGOUT IN ACCORDANCE WITH NFPA 13 (MSBC SECTION 903). SYSTEM TO BE DESIGNED, DETAILED, AND INSTALLED BY G.C.'S DESIGN-BUILD SPRINKLER CONTRACTOR. CONTRACTOR SHALL SUBMIT ANY CODE REQUIRED SHOP DRAWINGS OR OTHER DOCUMENTATION TO FIRE MARSHAL OR OTHER AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PORTABLE FIRE EXTINGUISHERS PROVIDED & INSTALLED IN SIZES, RATINGS, AND QUANTITIES PER MN FIRE CODE SECTION 906. G.C. TO VERIFY REQUIREMENTS WITH FIRE MARSHAL, OR OTHER AUTHORITY HAVING JURISDICTION.

EMERGENCY VOICE /ALARM COMMUNICATION TO BE PROVIDED PER MSBC SECTION 907. SYSTEM TO BE DESIGNED, DETAILED, AND INSTALLED BY G.C.'S DESIGN-BUILD FIRE ALARM CONTRACTOR. CONTRACTOR SHALL SUBMIT ANY CODE REQUIRED SHOP DRAWINGS OR OTHER DOCUMENTATION TO FIRE MARSHAL OR OTHER AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

CHAPTER 10 MEANS OF EGRESS

STAIRWAY SIZING - 1005.3.1, EXCEPTION 1
MINIMUM WIDTH = 68 PERSONS X 0.2 INCH = 13.6 INCHES. PER 1011.2, MINIMUM WIDTH OF 44 INCHES SHALL BE PROVIDED

OTHER EGRESS COMPONENTS - 1005.3.2, EXCEPTION 1
MINIMUM WIDTH = 68 PERSONS X 0.15 INCH = 10.2 INCHES. PER 1010.1.1, MEANS OF EGRESS DOORS SHALL BE PROVIDED WITH A MINIMUM 32 INCH CLEAR OPENING.

WINDOW SILL HEIGHTS (SECTION 1015.8 EXCEPTION 4) IF SILLS OF THE OPERABLE SECTIONS OF WINDOWS ARE BELOW 36" FROM FINISHED FLOOR, THE WINDOW SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVISES THAT COMPLY WITH SECTION 1013.8.1 OPENING CONTROL DEVICES ALLOW FOR NORMAL OPERATION TO RESULT IN A 4" MAXIMUM OPENING; THE CONTROL DEVICE CAN BE RELEASED FROM INSIDE TO ALLOW THE WINDOW TO BE FULLY OPENED TO COMPLY WITH THE EMERGENCY ESCAPE PROVISIONS PER SETION 1029.2

ACCESSIBILITY (MSBC - CHAPTER 11)

MSBC 1107.6.2.2.1 - IN GROUP R-2 OCCUPANCIES WITH MORE THAN SEVEN SLEEPING UNITS, AT LEAST 2%, BUT NO LESS THAN ONE, OF THE SLEEPING UNITS SHALL BE TYPE 'A' PER ICC A117.1

MSBC 1107.6.2.2.2 & MSBC 1107.7.1.1 - WHERE THERE ARE FOUR OR MORE DWELLING UNITS, EVERY DWELLING UNIT ON AT LEAST ONE ACCESSIBLE STORY SHALL BE A TYPE 'B' UNIT PER ICC A117.1. DWELLING UNITS ON THE SECOND STORY WILL BE TYPE 'C' UNITS.

UNIT TYPES (19 TOTAL):	TYPE A	1 UNIT (MAIN LEVEL ONLY)
	TYPE B	8 UNITS (MAIN LEVEL ONLY)
	TYPE C	10 UNITS (SECOND STORY ONLY)

INTERIOR ENVIRONMENT (MSBC - CHAPTER 12)
SECTION 1206 SOUND TRANSMISSION

PER MSBC 1206.2 & 1206.3 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SEPARATING DWELLING UNITS FROM PUBLIC OR SERVICE AREAS SHALLHAVE AN STC RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED), AND AN IIC RATING OF 50 (45 IF FIELD TESTED) WHERE TESTED IN ACCORDANCE WITH ASTM E90, AND ASTM E492 RESPECTIVELY. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HVAC DUCTS SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQURIED STC RATING.

DOORS ARE NOT SUBJECT TO THE STC RATING REQUIREMENT, BUT SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

ENERGY CODE ANALYSIS

FOLLOWING THE PRESCRIPTIVE REQUIREMENTS OF THE 2020 MN ENERGY CODE, CHAPTER 4 "COMMERCIAL ENERGY EFFICIENCY"

THIS PROJECT IS DESIGNED TO MEET THE OPAQUE THERMAL ENVELOPE REQUIREMENTS OF TABLE 5.5-6 FOR CLIMATE ZONE 6A

WOOD FRAMED WALLS
R-20 + R-3.8c.i.
STUD CAVITIES SHALL BE FILLED WITH UNCOMPRESSED BATT INSULATION (R-21 MIN.)
A SINGLE LAYER OF CONTINUOUS 1" RIGID INSULATION (R-5 MIN.) WILL BE PROVIDED AS PART OF AN INTEGRALLY INSULATED SHEATHING PANEL (SEE WALL TYPES)

ATTIC
R = 49 BLOWN-IN INSULATION (MEETS R-49 MINIMUM)

SLAB ON GRADE FLOOR
R-15 FOR 24" UNHEATED SLAB ON GRADE
3" RIGID @ R-5 PER INCH (R-15 MIN) FOR 2'-0" DEPTH AROUND ENTIRE PERIMETER

BELOW GRADE WALLS
R-7.5 INSULATION TURNED DOWN BACK FACE OF FOUNDATION WALLS, 2" RIGID INSULATION (R-7.5 MIN.), CONTINUOUS TO TOP OF FOOTING

LEGEND

FEC	RECESSED, WALL-MOUNTED FIRE EXTINGUISHER CABINET
	TRAVEL DISTANCE
	1 HOUR RATED WALL

NOTE: SEE ELECTRICAL SHEETS FOR ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING



C5 SECOND FLOOR - LIFESAFETY PLAN
3/32" = 1'-0"



E5 FIRST FLOOR - LIFESAFETY PLAN
3/32" = 1'-0"

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 55406

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NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

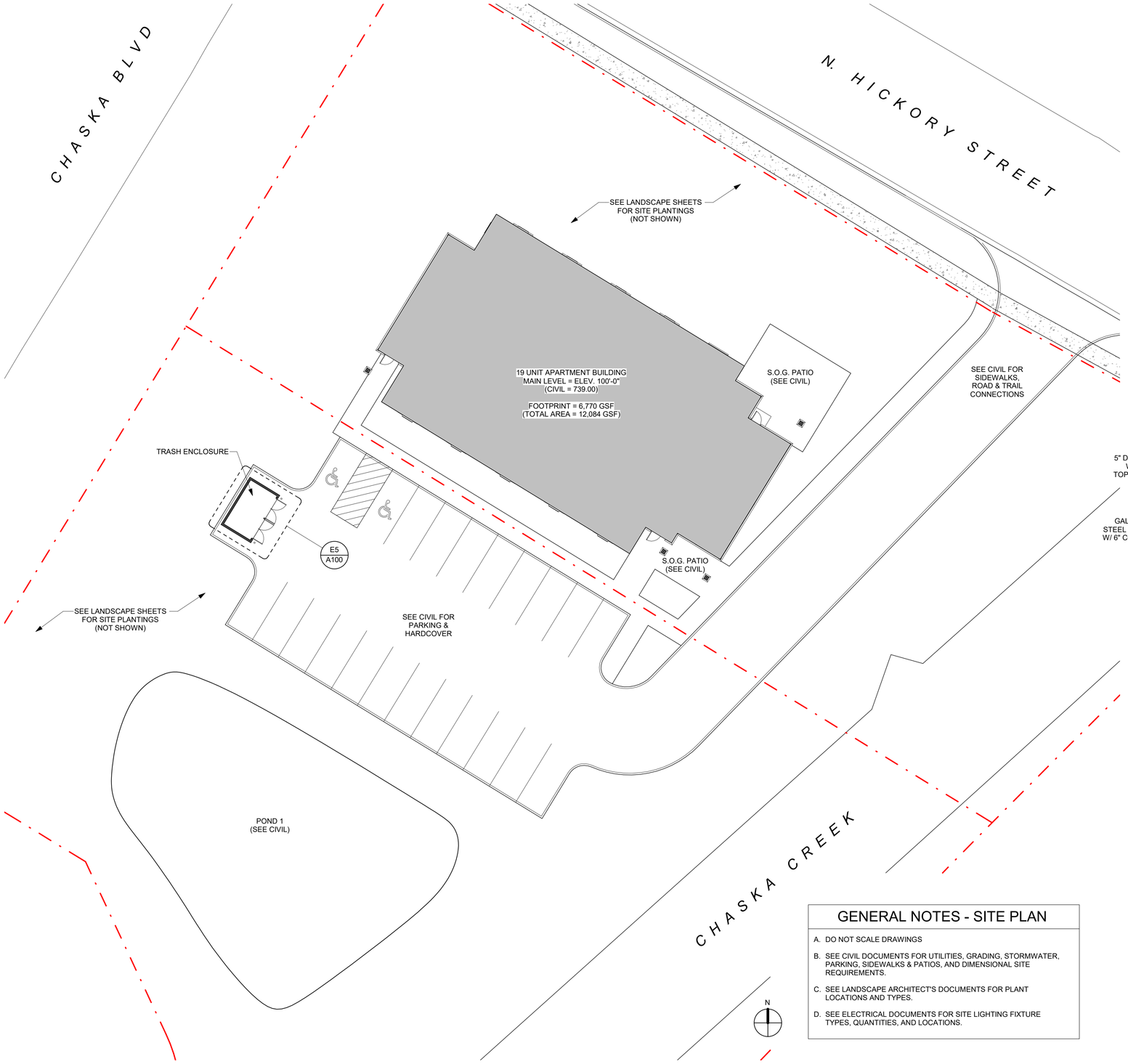
401 HICKORY ST
CHASKA, MN 55318

CODE DATA

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW
Scale	As indicated

A002

1/27/2022 3:22:04 PM



GENERAL NOTES - SITE PLAN

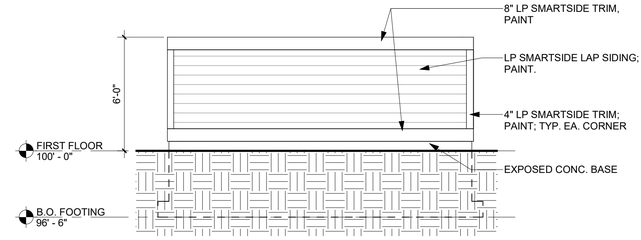
A. DO NOT SCALE DRAWINGS

B. SEE CIVIL DOCUMENTS FOR UTILITIES, GRADING, STORMWATER, PARKING, SIDEWALKS & PATIOS, AND DIMENSIONAL SITE REQUIREMENTS.

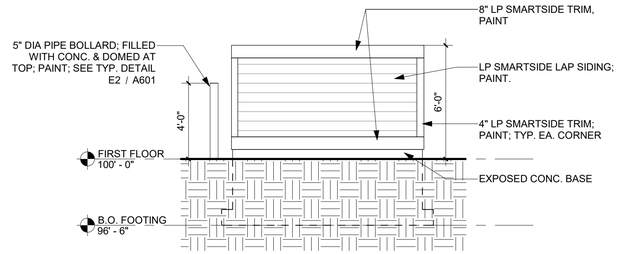
C. SEE LANDSCAPE ARCHITECT'S DOCUMENTS FOR PLANT LOCATIONS AND TYPES.

D. SEE ELECTRICAL DOCUMENTS FOR SITE LIGHTING FIXTURE TYPES, QUANTITIES, AND LOCATIONS.

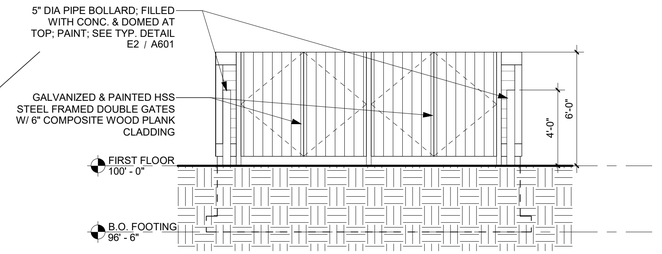
E1 FIRST FLOOR - SITE PLAN
1/16" = 1'-0"



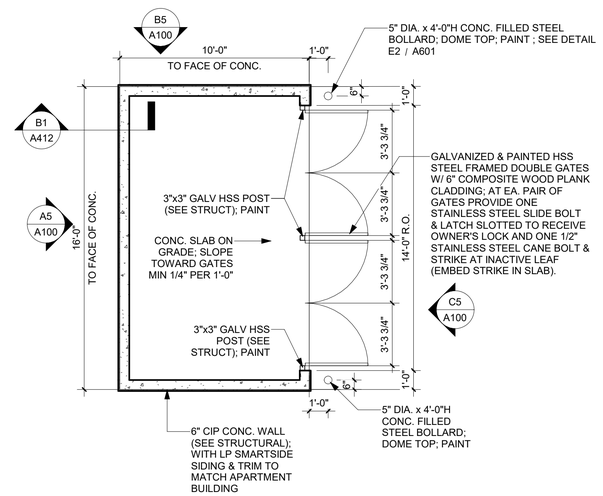
A5 REAR ELEV @ TRASH ENCLOSURE
1/4" = 1'-0"



B5 TYP. SIDE ELEV @ TRASH ENCLOSURE
1/4" = 1'-0"



C5 FRONT ELEV @ TRASH ENCLOSURE
1/4" = 1'-0"



E5 FIRST FLOOR - SITE PLAN - Callout 1
1/4" = 1'-0"

292 Design
292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5540

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ARCHITECTURAL SITE PLAN

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

A100

Scale: As indicated

1/27/2022 3:22:05 PM

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KEYNOTES - OVERALL PLANS

01	STOOP; SEE STRUCTURAL
02	SLAB ON GRADE PATIO; SEE CIVIL FOR DETAILS OF SITE PAVING & CONTINUATION OF SIDEWALKS
03	FIRE EXTINGUISHER CABINET & PORTABLE FIRE EXTINGUISHER; PROVIDE IN SIZES, RATINGS, AND QUANTITIES PER MN FIRE CODE; G.C. TO VERIFY REQUIREMENTS WITH FIRE MARSHAL, OR OTHER AUTHORITY HAVING JURISDICTION
04	PTAC THRU-WALL HVAC UNIT; TYP. @ EA. UNIT & WHERE OTHERWISE INDICATED; SEE MEP.

GENERAL NOTES - FLOOR PLAN

A. DO NOT SCALE DRAWINGS

B. ALL WALLS SHALL EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. SEAL OPENINGS IN WALL TO PROVIDE REQ'D FIRE RATING & ACOUSTICAL SEPARATION BETWEEN SPACES, INCLUDING ALL ALONG THE TOP OF WALL.

C. REFER TO SHEET A002 FOR LOCATIONS OF FIRE-RATED WALL & DOOR ASSEMBLIES. PROVIDE FIRE SAFING AND/OR FIRE CAULK AT FLOOR/CEILING/WALL TRANSITIONS AND PENETRATIONS AS REQUIRED BY CODE.

D. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIAL, INCLUDING ALL AROUND PERIMETERS OF DOORS.

E. PROVIDE BLOCKING AS NEEDED FOR MILLWORK AND EQUIPMENT. COORDINATE BLOCKING LOCATIONS WITH OWNER FOR OWNER INSTALLED ITEMS.

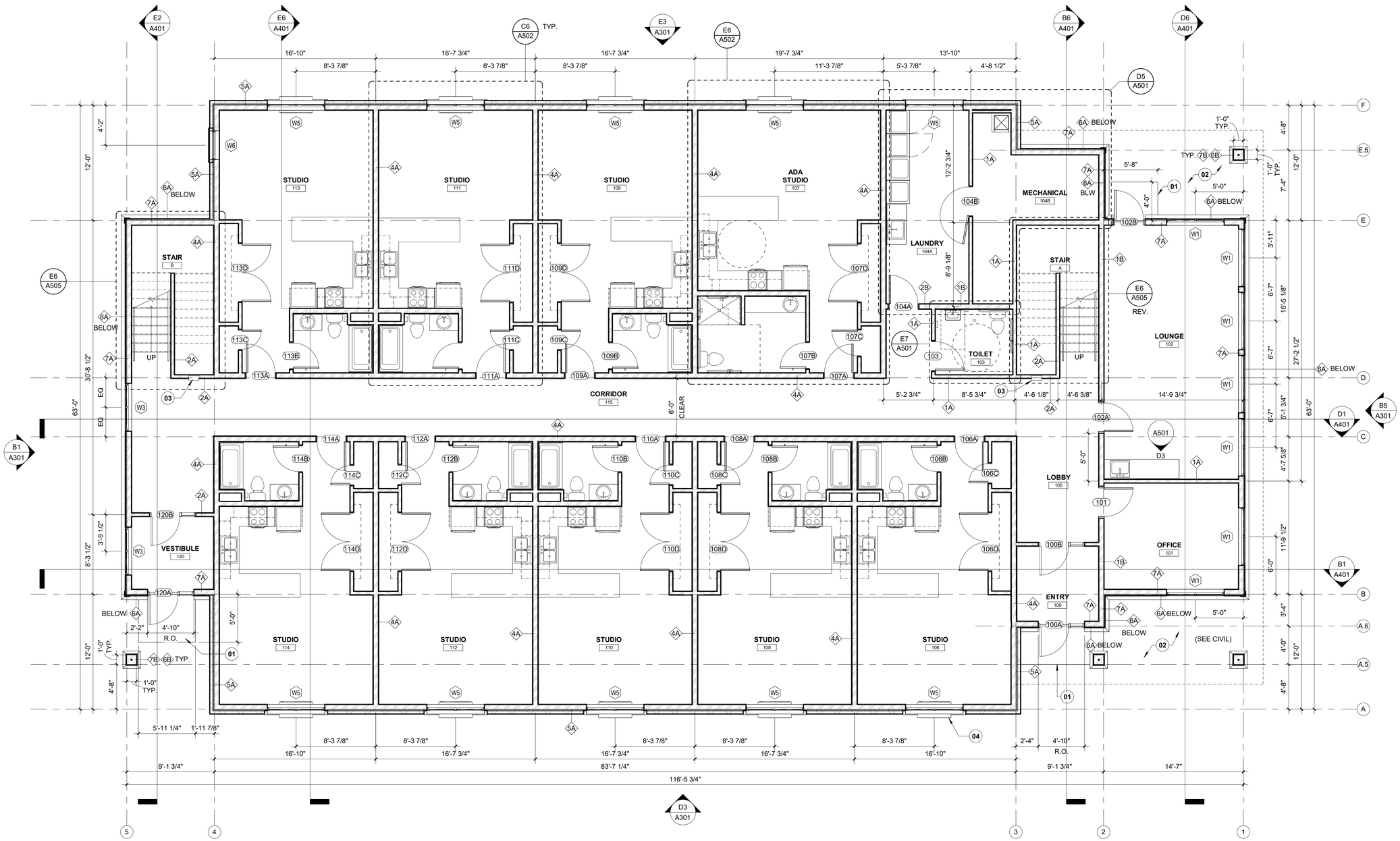
F. SEE SHEET A701 FOR WALL TYPES.

G. REFER TO FINISH PLANS ON SHEET A901 FOR FINISH TRANSITION LOCATIONS AND FLOOR FINISH TYPES.

H. LOCATE ALL DOORS 4" FROM INSIDE CORNERS UNLESS DIMENSIONED OTHERWISE.

I. DIMENSIONS ARE TO CENTER OF STUD, GRID LINE, OR WALL OPENING UNLESS NOTED OTHERWISE. GRIDS ARE ALIGNED TO FACE OF STUDS. "CLEAR" DIMENSIONS ARE TO FACE OF FINISHED WALL.

J. PLUMBING, HVAC, AND ELECTRICAL ITEMS ARE SHOWN HERE FOR REFERENCE ONLY. REFER TO MEP SHEETS.



E1 FIRST FLOOR - OVERALL PLAN
3/16" = 1'-0"

N

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5440

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

FLOOR PLAN - FIRST FLOOR

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A101

Scale As indicated

1/27/2022 3:22:07 PM

GENERAL NOTES - FLOOR PLAN

A. DO NOT SCALE DRAWINGS

B. ALL WALLS SHALL EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. SEAL OPENINGS IN WALL TO PROVIDE REQ'D FIRE RATING & ACOUSTICAL SEPARATION BETWEEN SPACES, INCLUDING ALL ALONG THE TOP OF WALL.

C. REFER TO SHEET A002 FOR LOCATIONS OF FIRE-RATED WALL & DOOR ASSEMBLIES. PROVIDE FIRE SAFING AND/OR FIRE CAULK AT FLOOR/CEILING/WALL TRANSITIONS AND PENETRATIONS AS REQUIRED BY CODE.

D. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIAL, INCLUDING ALL AROUND PERIMETERS OF DOORS.

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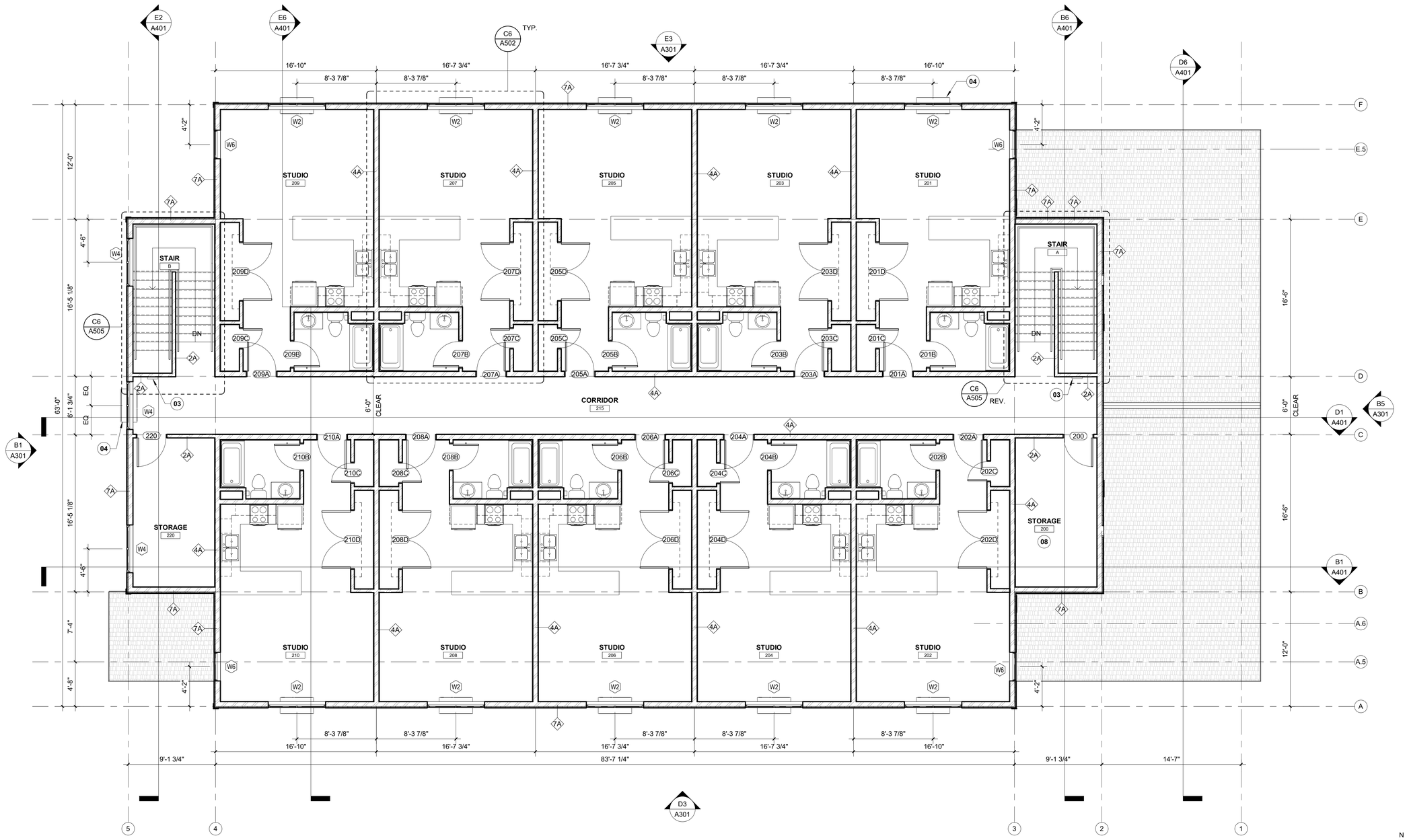
J. PLUMBING, HVAC, AND ELECTRICAL ITEMS ARE SHOWN HERE FOR REFERENCE ONLY. REFER TO MEP SHEETS.



E1 SECOND FLOOR - OVERALL PLAN
3/16" = 1'-0"

292 Design Group
292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5[illegible]

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

FLOOR PLAN - SECOND FLOOR

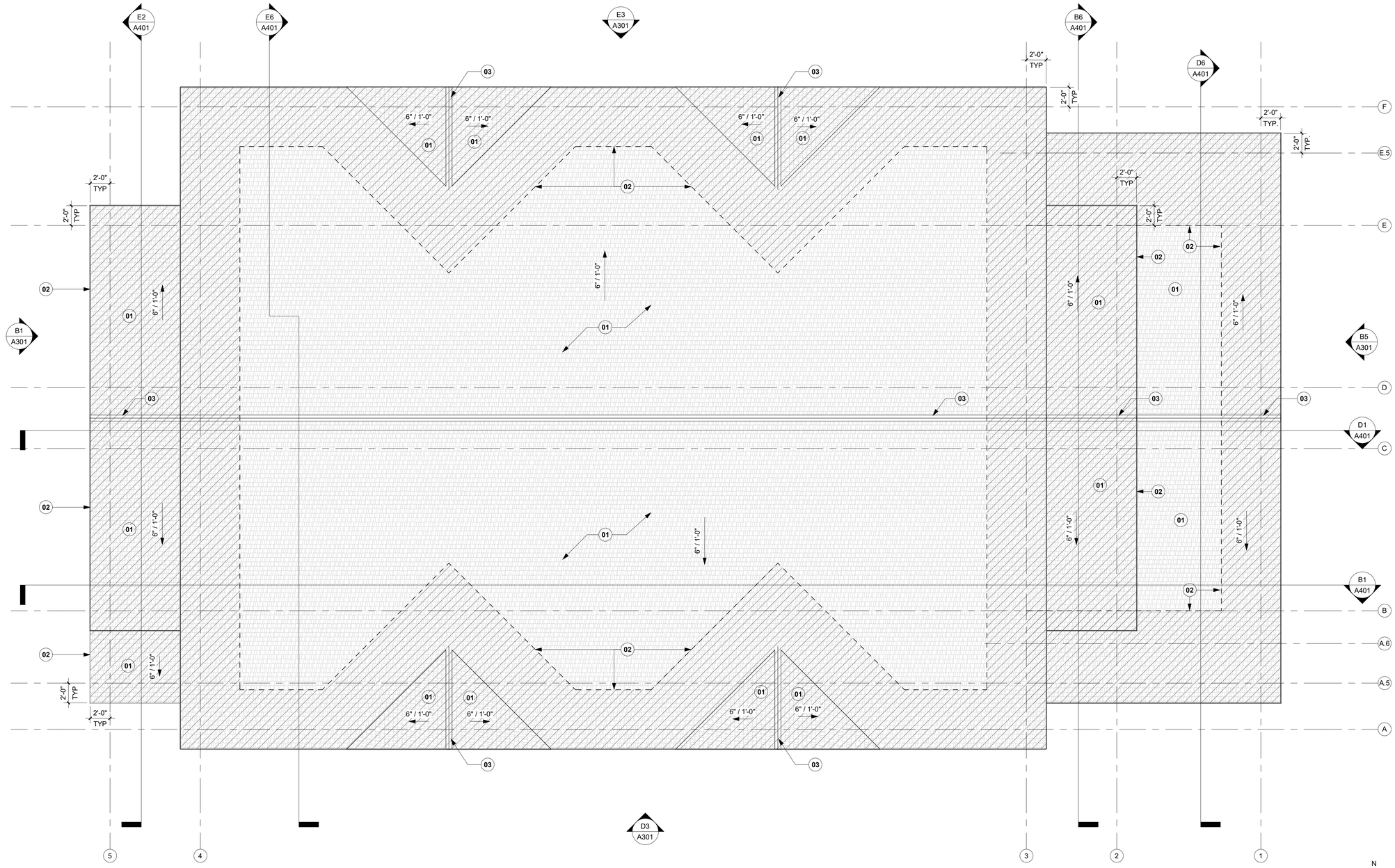
Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW
Scale	As indicated

A111

1/27/2022 3:22:09 PM

KEYNOTES - ROOF PLAN

01	ASPHALT SHINGLE ROOF OVER 30# FELT UNDERLAYMENT; SEE SECTIONS & DETAILS FOR ROOF ASSEMBLY; TYP. U.N.O.
02	AT HATCHED AREAS PROVIDE ICE & WATER SHIELD IN LIEU OF FELT AT MIN. 6'-0" FROM EAVES & VALLEYS,
03	CONTINUOUS RIDGE VENT, TYP.



E1 ROOF PLAN
3/16" = 1'-0"

N

292 Design

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533 E. LAKE STREET MINNEAPOLIS, MN 5[illegible]

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ROOF PLAN

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A203

Scale 3/16" = 1'-0"

1/27/2022 3:22:10 PM

GENERAL NOTES - CEILING PLAN

A. DO NOT SCALE DRAWINGS.

B. VERIFY ALL CEILING HEIGHTS W/ WALL SECTIONS AND DETAILS

C. ALL HARD LID CEILINGS TO BE PAINTED. REFER TO SPECS & FINISH SCHEDULE.

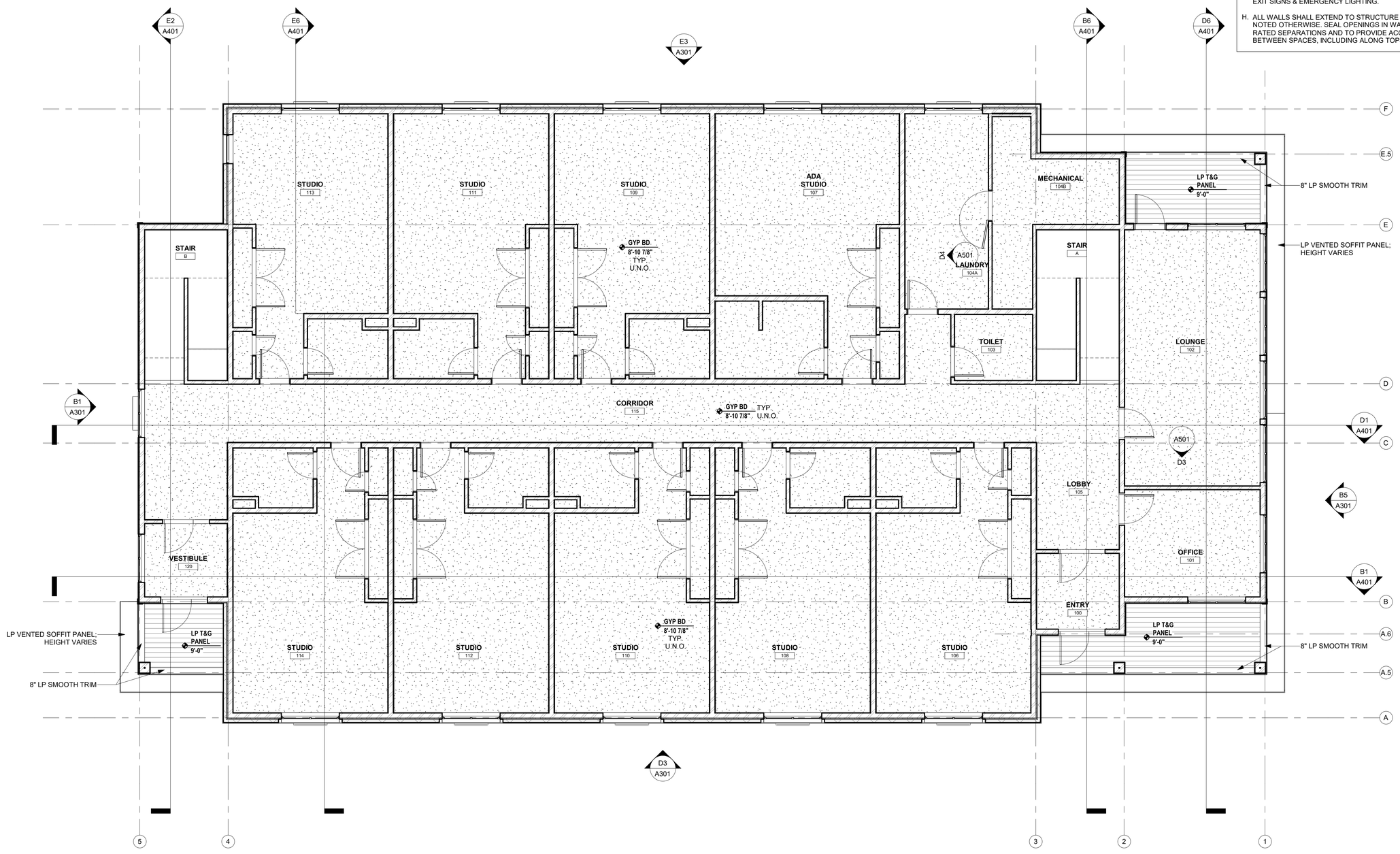
D. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS, INCLUDING AROUND PERIMETERS OF ALL DOOR FRAMES.

E. SEE MECHANICAL DOCUMENTS FOR LOCATIONS OF HVAC COMPONENTS.

F. ANY LIGHTING LAYOUT SHOWN HERE IS FOR REFERENCE ONLY. REFER TO ELECTRICAL DOCUMENTS.

G. SEE ELECTRICAL DOCUMENTS FOR LOCATIONS OF ILLUMINATED EXIT SIGNS & EMERGENCY LIGHTING.

H. ALL WALLS SHALL EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. SEAL OPENINGS IN WALLS TO MAINTAIN RATED SEPARATIONS AND TO PROVIDE ACOUSTICAL SEPARATION BETWEEN SPACES, INCLUDING ALONG TOPS OF ALL WALLS.



1 FIRST FLOOR - RCP
3/16" = 1'-0"

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 55406

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

REFLECTED CEILING PLAN - FIRST FLOOR

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A210

Scale: As indicated

1/27/2022 3:22:11 PM

DRAFT

GENERAL NOTES - CEILING PLAN

A. DO NOT SCALE DRAWINGS.

B. VERIFY ALL CEILING HEIGHTS W/ WALL SECTIONS AND DETAILS

C. ALL HARD LID CEILINGS TO BE PAINTED. REFER TO SPECS & FINISH SCHEDULE.

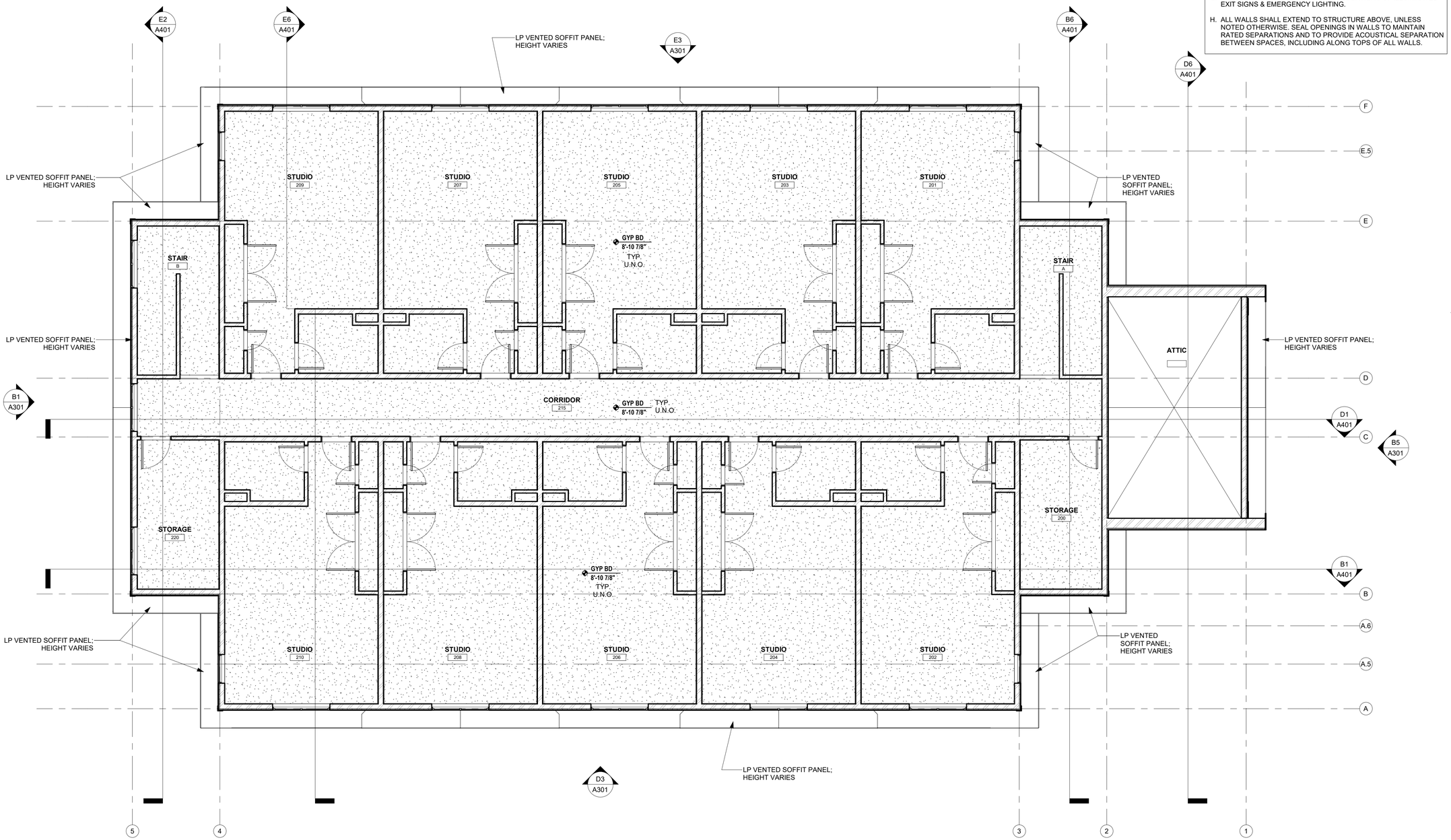
D. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS, INCLUDING AROUND PERIMETERS OF ALL DOOR FRAMES.

E. SEE MECHANICAL DOCUMENTS FOR LOCATIONS OF HVAC COMPONENTS.

F. ANY LIGHTING LAYOUT SHOWN HERE IS FOR REFERENCE ONLY. REFER TO ELECTRICAL DOCUMENTS.

G. SEE ELECTRICAL DOCUMENTS FOR LOCATIONS OF ILLUMINATED EXIT SIGNS & EMERGENCY LIGHTING.

H. ALL WALLS SHALL EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. SEAL OPENINGS IN WALLS TO MAINTAIN RATED SEPARATIONS AND TO PROVIDE ACOUSTICAL SEPARATION BETWEEN SPACES, INCLUDING ALONG TOPS OF ALL WALLS.



1 SECOND FLOOR - RCP
3/16" = 1'-0"

N

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 55406

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

REFLECTED CEILING PLAN - SECOND FLOOR

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A211

Scale As indicated

1/27/2022 3:22:12 PM

DRAFT

GENERAL NOTES - ELEVATIONS

A. DO NOT SCALE DRAWINGS

B. SEE SHEET A701 FOR DOOR SCHEDULE AND TYPES

C. SEE SHEET A701 FOR WINDOW TYPES.

D. SEE SHEET A601 FOR EXTERIOR DETAILS

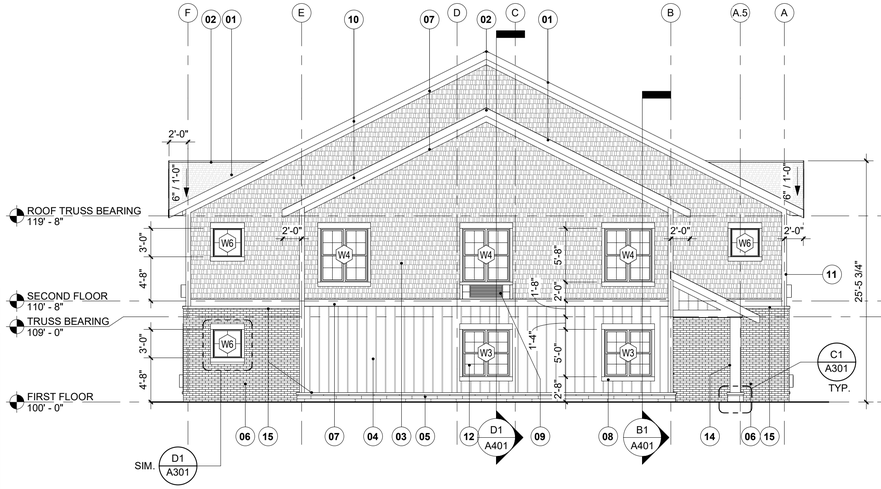
E. ALL COPING, FLASHING, AND REVEALS TO BE PREFINISHED & GALVANIZED STEEL.

F. G.C. TO PROVIDE AND INSTALL FD CONNECTION & KNOX BOX PER LOCAL FIRE CODE. G.C. TO VERIFY REQUIREMENTS WITH FIRE MARSHAL, OR OTHER AUTHORITY HAVING JURISDICTION.

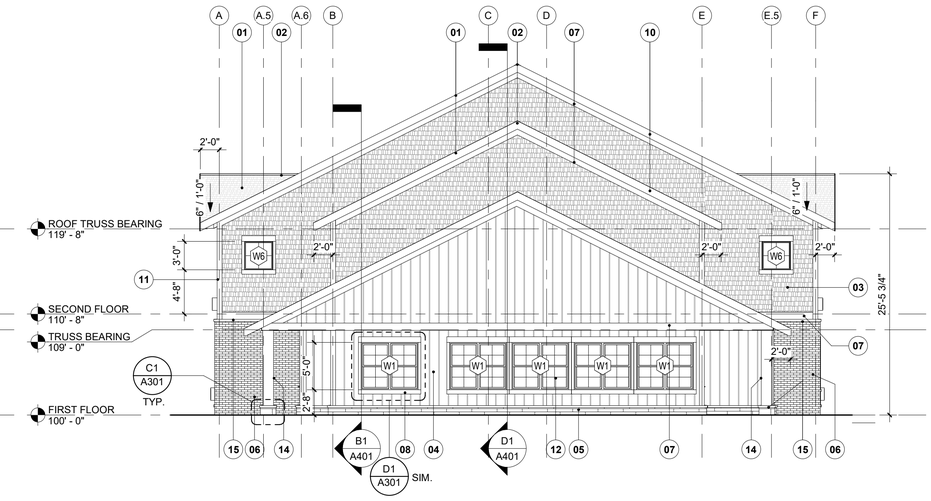
G. SEE SHEET A901 FOR FINISH KEY.

KEYNOTES - ELEVATIONS

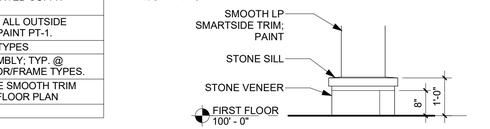
01	ASPHALT SHINGLE ROOF OVER 30# FELT UNDERLAYMENT; PROVIDE ICE & WATER SHIELD IN LIEU OF FELT AT MIN. 6'-0" FROM EAVES & VALLEYS, TYP.
02	CONTINUOUS RIDGE VENT; TYP.
03	LP SMARTSIDE SHINGLE SIDING; PAINT PT-2.
04	LP SMARTSIDE BOARD & BATTEN SIDING; PAINT PT-2.
05	STACKED STONE BASE
06	FULL FACE BRICK
07	LP SMARTSIDE 10" SMOOTH TRIM BOARD; PAINT PT-1.
08	LP SMARTSIDE SMOOTH TRIM BOARD; 8" AT HEADS, 4" AT JAMBS & WINDOW SILLS, 6" BELOW PTAC UNITS; AT WINDOWS WITHOUT PTAC UNITS, PROVIDE 6" TRIM AT SILL; INFILL WITH 8" TRIM BOARDS ON EITHER SIDE OF PTAC UNITS; PAINT PT-1; TYP.
09	PTAC THRU-WALL HVAC UNIT
10	LP SMARTSIDE 10" SMOOTH FASCIA TRIM; LP VENTED SOFFIT PANELS BEYOND; PAINT PT-1.
11	LP SMARTSIDE 6" SMOOTH TRIM BOARD; TYP. @ ALL OUTSIDE CORNERS AT SIDING; OMIT AT BRICK & STONE; PAINT PT-1.
12	VINYL WINDOW ASSEMBLY, TYP.; SEE WINDOW TYPES
13	ALUMINUM STOREFRONT DOOR & FRAME ASSEMBLY; TYP. @ EXTERIOR DOORS; SEE DOOR SCHEDULE & DOOR/FRAME TYPES.
14	WOOD FRAMED COLUMN CLAD IN LP SMARTSIDE SMOOTH TRIM (PAINT PT-1) WITH STACKED STONE BASE; SEE FLOOR PLAN
15	STONE SILL



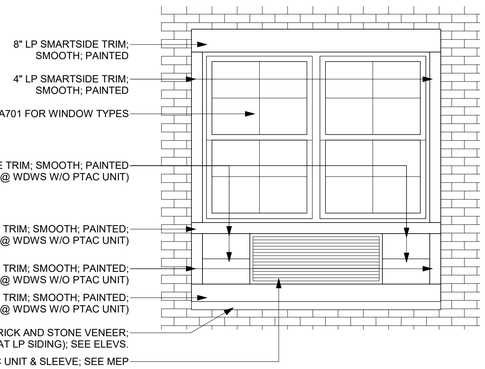
B1 WEST ELEVATION
1/8" = 1'-0"



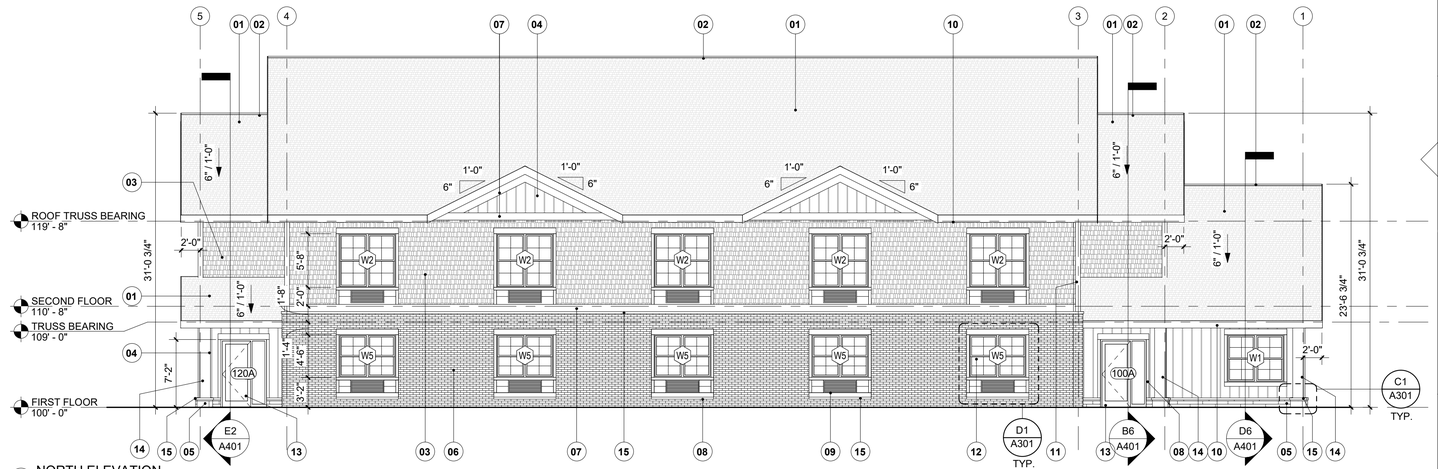
B5 EAST ELEVATION
1/8" = 1'-0"



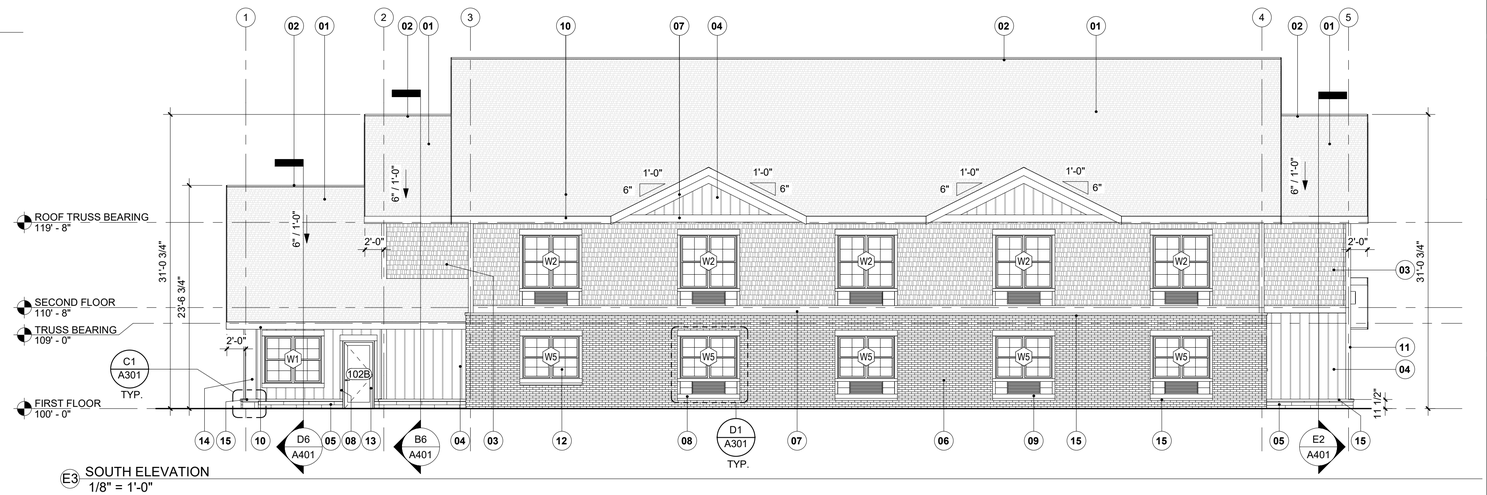
C1 ENLARGED VIEW @ COLUMN BASE
1/2" = 1'-0"



D1 TYP. EXTERIOR WINDOW TRIM LAYOUT
1/2" = 1'-0"



D3 NORTH ELEVATION
1/8" = 1'-0"



E3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS

PER CHASKA ZONING ORDINANCE, SECTION 9.11.4.1 "PERMITTED MATERIALS - MULTI FAMILY RESIDENTIAL"

9.11.4.1.b - MULTI FAMILY BUILDINGS SHALL USE AT LEAST THREE (3) CLASS I MATERIALS AND SHALL BE COMPOSED OF AT LEAST EIGHTY (80) PERCENT CLASS I MATERIALS, AND NO MORE THAN FIVE (5) PERSCENT CLASS III MATERIALS

ELEVATION			MATERIAL	CLASS	AREA
SOUTH					
TOTAL AREA = 2,184 SF			MODULAR BRICK	I	705 SF
CLASS I	= 2,184 SF	100%	NATURAL STONE	I	30 SF
CLASS II	= 0 SF	0%	LP SMARTSIDE	I	1,075 SF
CLASS III	= 0 SF	0%	GLASS	I	374 SF
EAST					
TOTAL AREA = 1,830 SF			MODULAR BRICK	I	141 SF
CLASS I	= 1,830 SF	100%	NATURAL STONE	I	52 SF
CLASS II	= 0 SF	0%	LP SMARTSIDE	I	1,469 SF
CLASS III	= 0 SF	0%	GLASS	I	168 SF
NORTH					
TOTAL AREA = 2,131 SF			MODULAR BRICK	I	705 SF
CLASS I	= 2,131 SF	100%	NATURAL STONE	I	23 SF
CLASS II	= 0 SF	0%	LP SMARTSIDE	I	984 SF
CLASS III	= 0 SF	0%	GLASS	I	419 SF
WEST					
TOTAL AREA = 1,835 SF			MODULAR BRICK	I	240 SF
CLASS I	= 1,835 SF	100%	NATURAL STONE	I	41 SF
CLASS II	= 0 SF	0%	LP SMARTSIDE	I	1,392 SF
CLASS III	= 0 SF	0%	GLASS	I	162 SF

292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 5440

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

EXTERIOR ELEVATIONS

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A301

Scale As indicated

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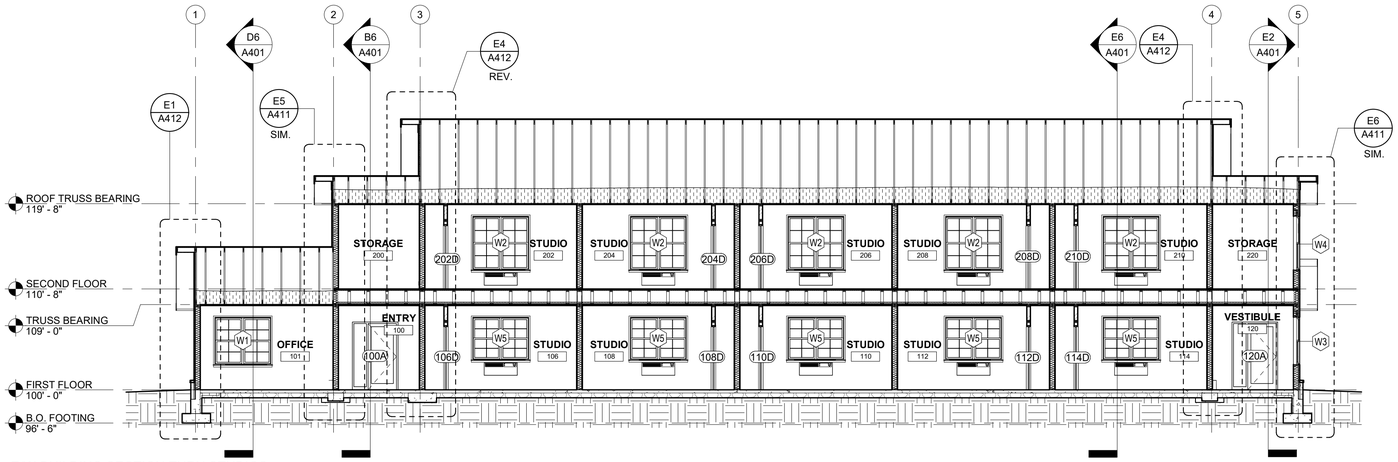
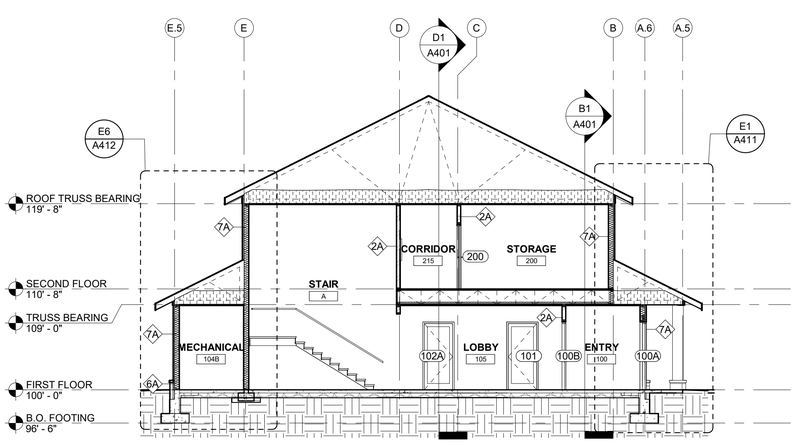
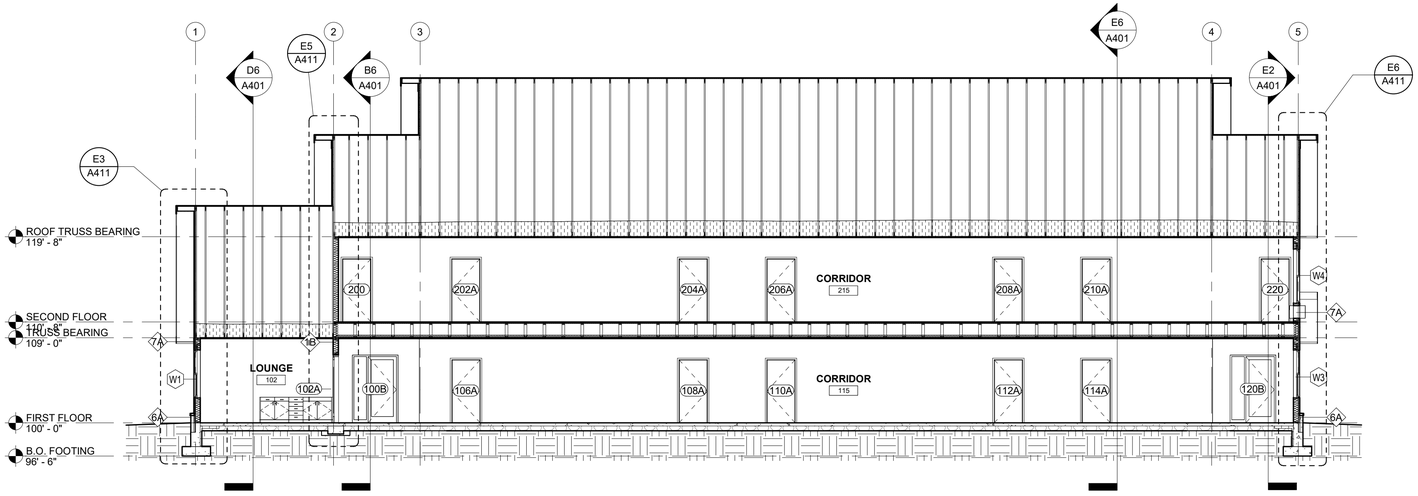


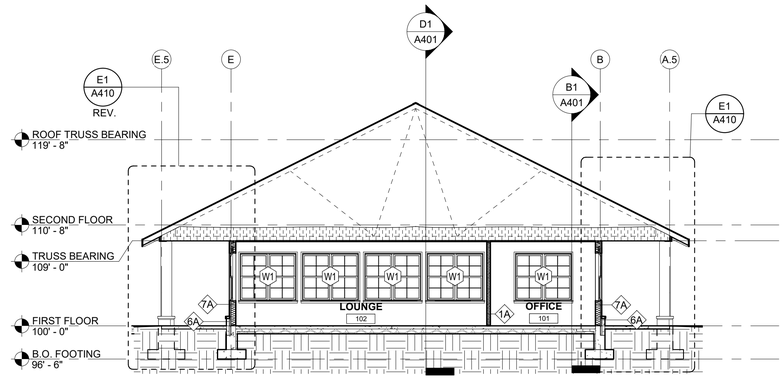
B1 E/W BUILDING SECTION THRU STUDIOS
1/8" = 1'-0"



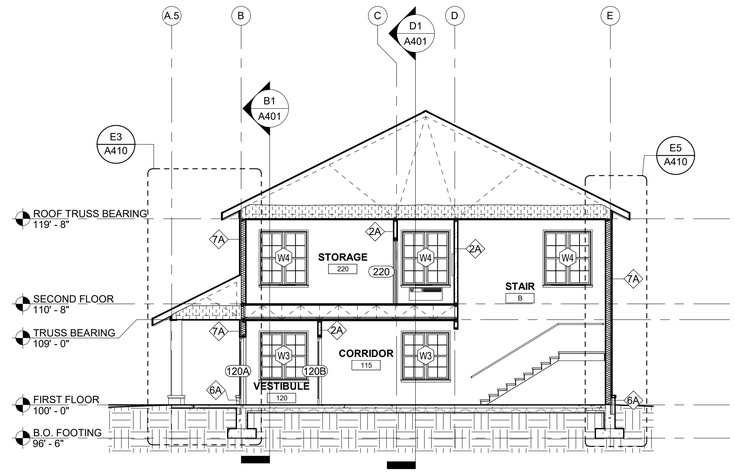
B6 N/S BUILDING SECTION THRU STAIR 'A'
1/8" = 1'-0"



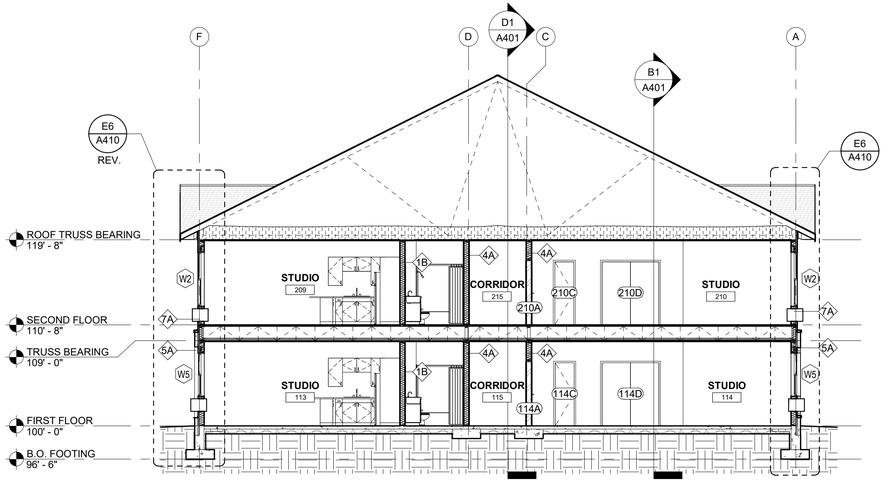
D1 E/W BUILDING SECTION THRU CORRIDOR
1/8" = 1'-0"



D6 N/S BUILDING SECTION THRU LOUNGE 102
1/8" = 1'-0"



E2 N/S BUILDING SECTION THRU STAIR 'B'
1/8" = 1'-0"



E6 N/S BUILDING SECTION
1/8" = 1'-0"

292 Design

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5540

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NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

BUILDING SECTIONS

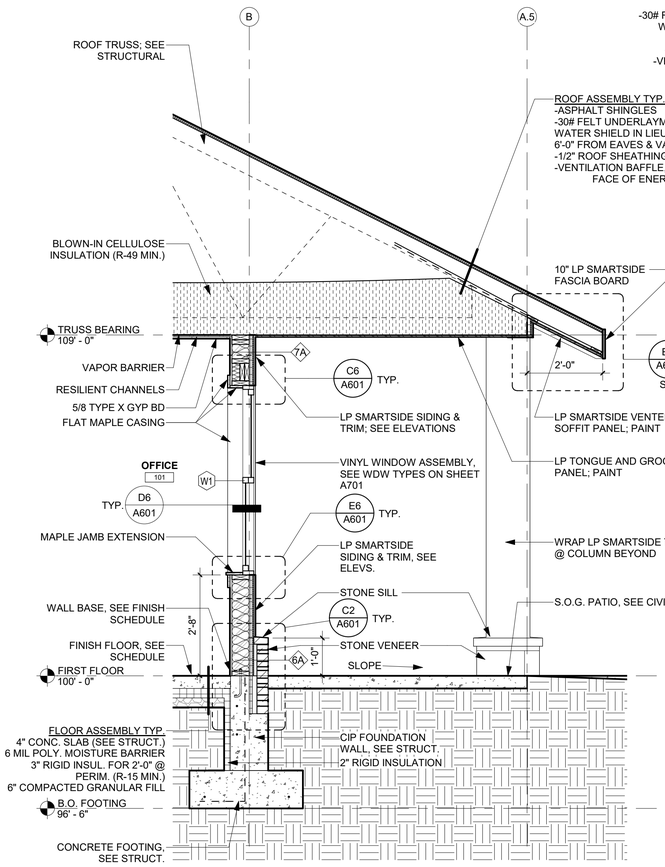
Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A401

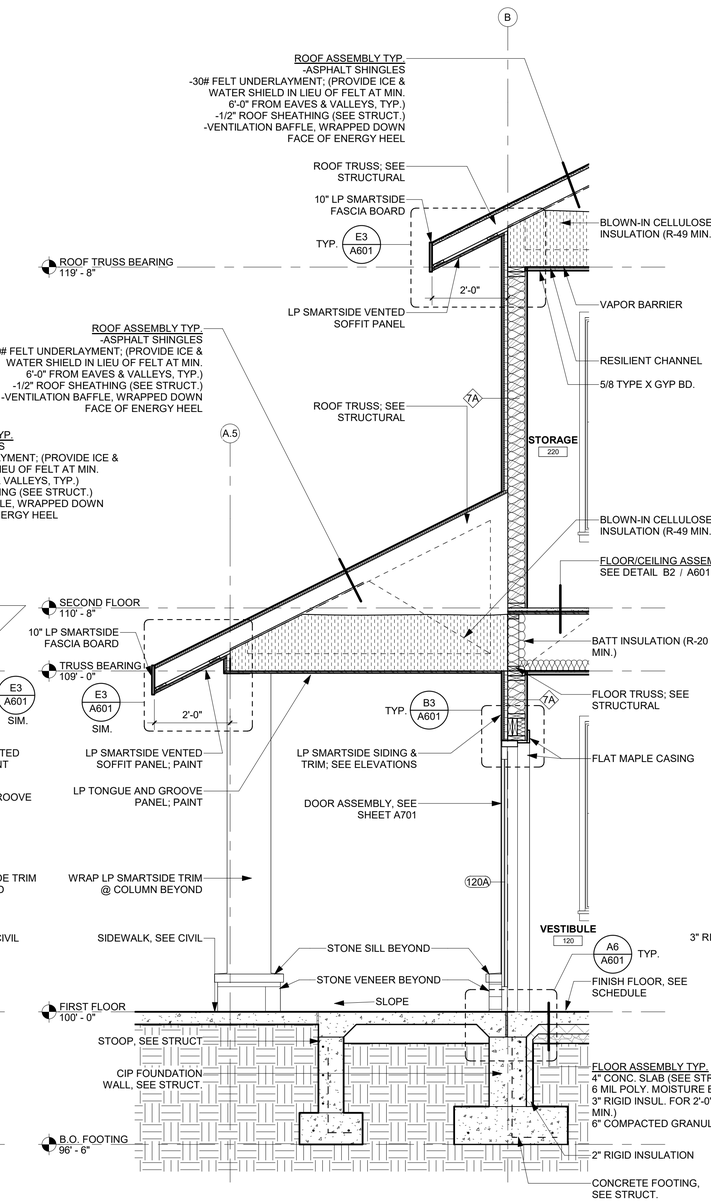
Scale 1/8" = 1'-0"

1/27/2022 3:22:19 PM

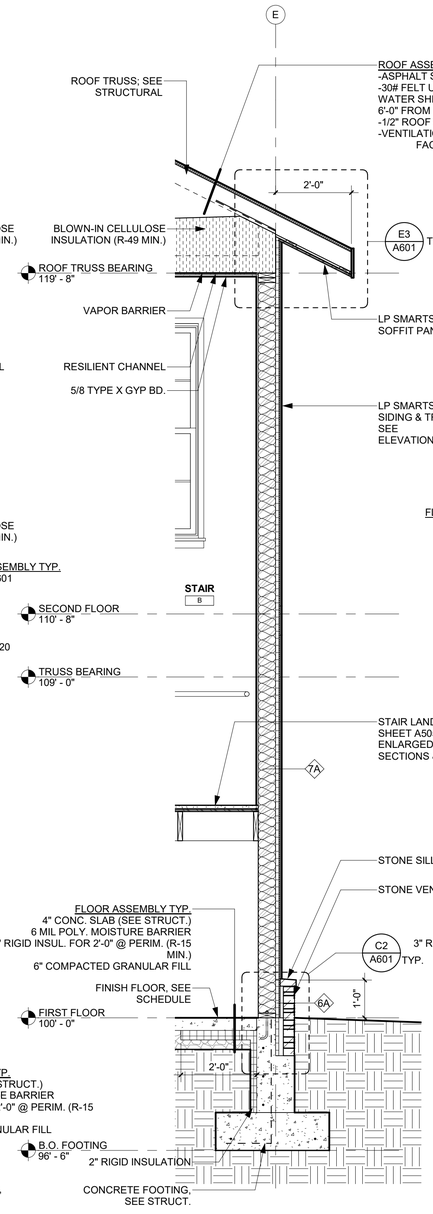
DRAFT DRAFT DRAFT



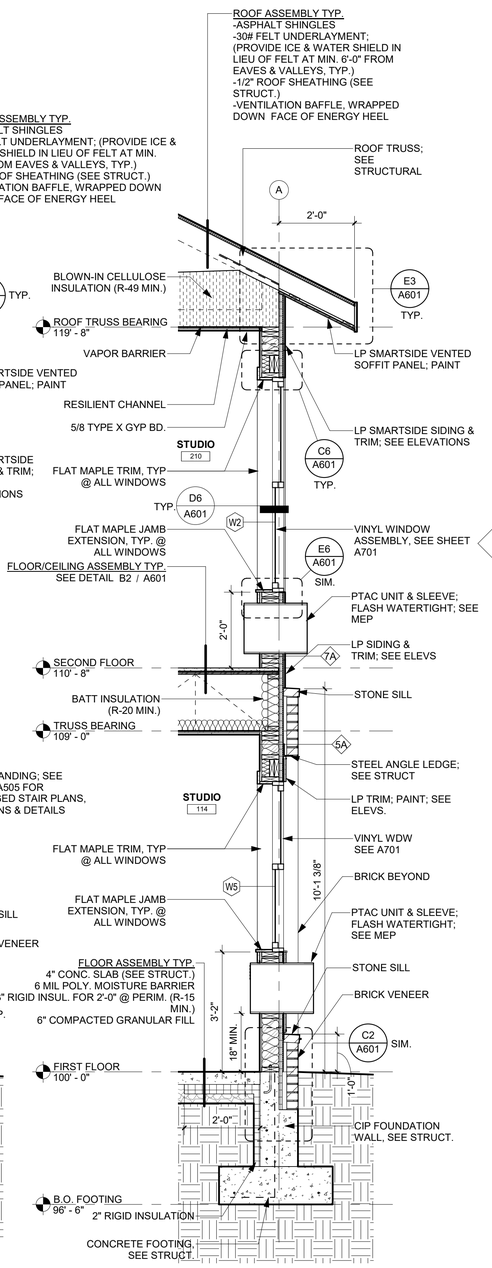
E1 SECTION @ SOUTH PATIO OUTSIDE OFFICE 101
1/2" = 1'-0"



E3 SECTION THRU DOOR 120A
1/2" = 1'-0"



E5 WALL SECTION AT STAIR 'B'
1/2" = 1'-0"



E6 TYP SECTION AT STUDIO WINDOWS
1/2" = 1'-0"

292 Design
292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 5540

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01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

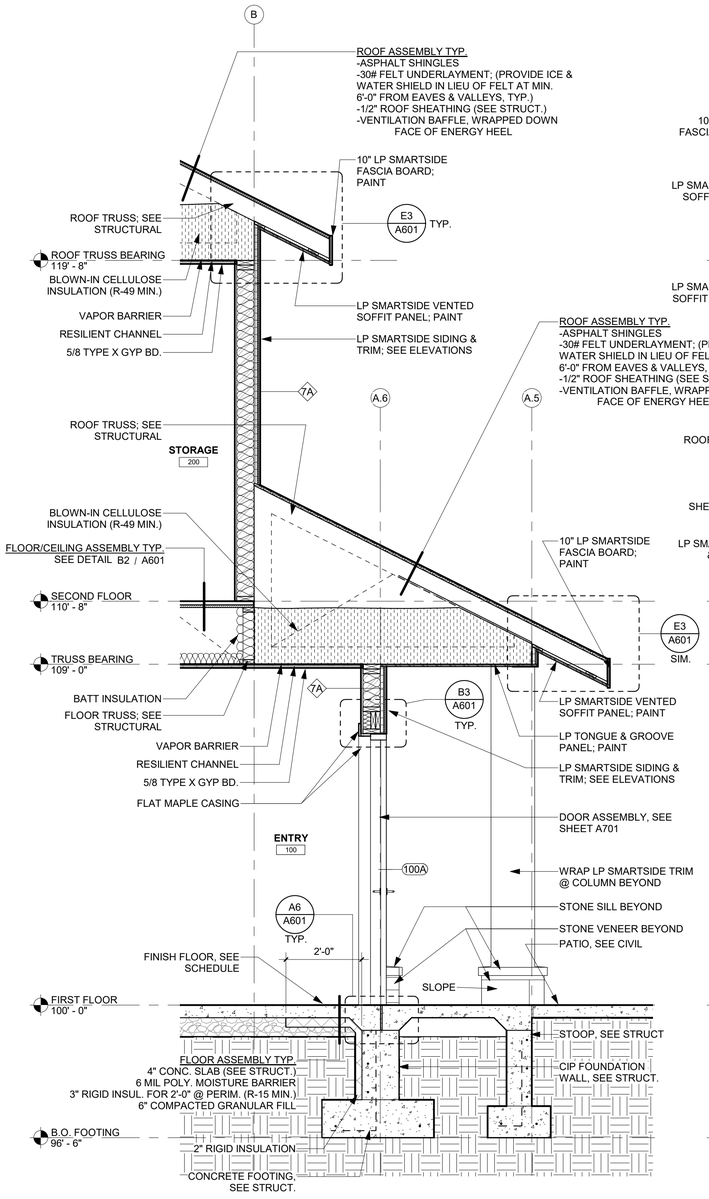
WALL SECTIONS

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

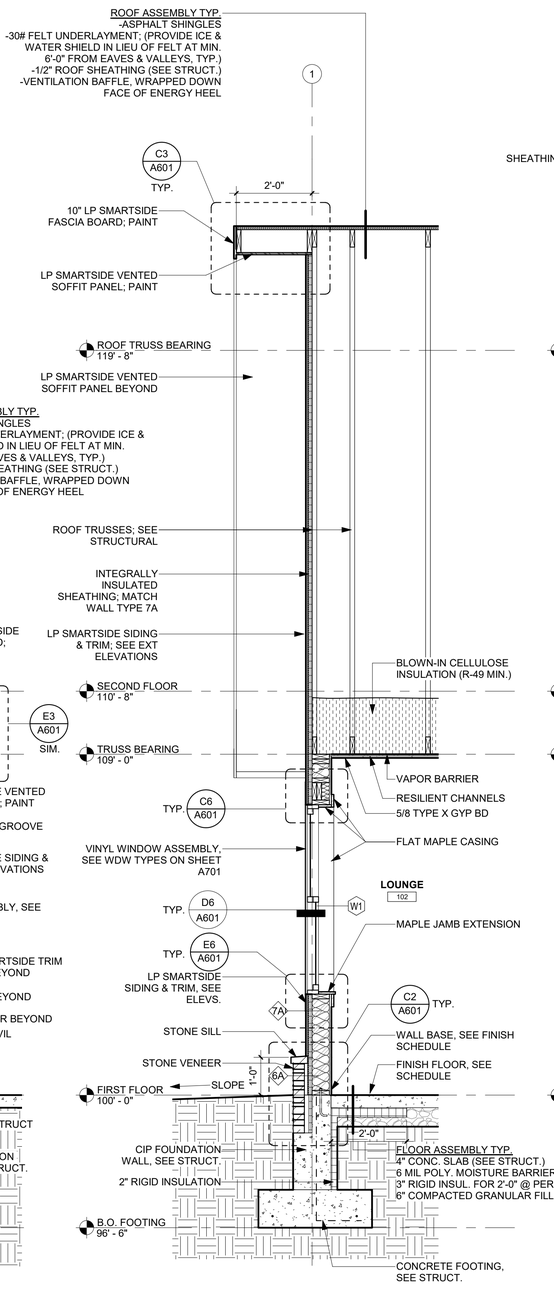
A410

Scale 1/2" = 1'-0"

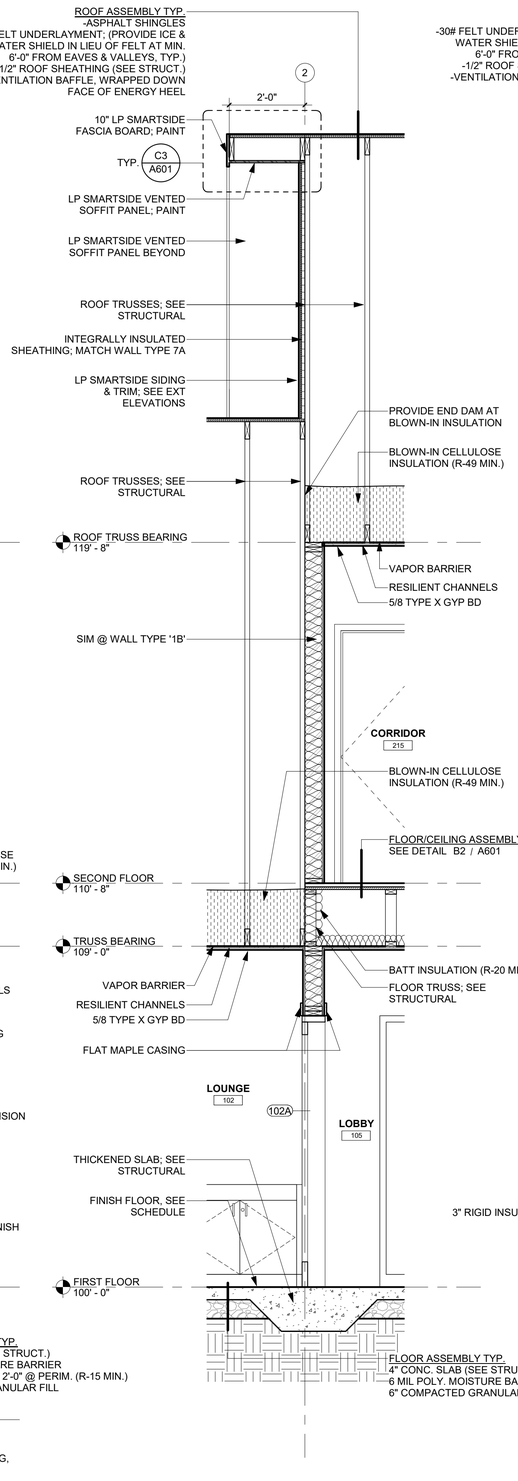
1/27/2022 9:22:20 PM



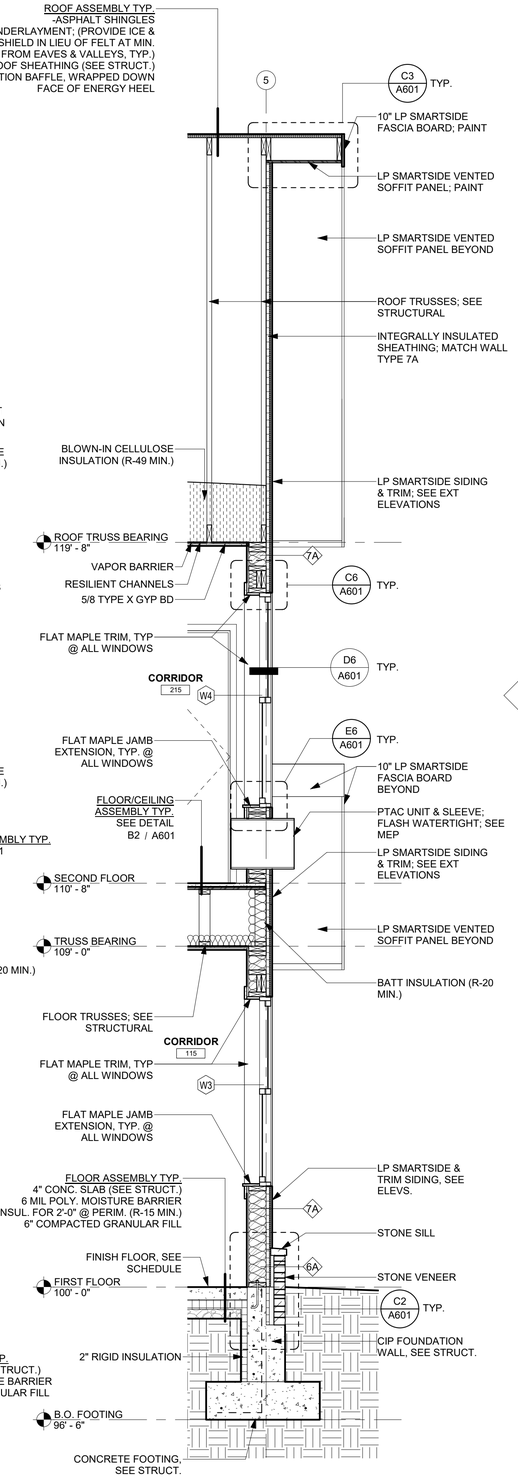
E1 SECTION THRU DOOR 100A
1/2" = 1'-0"



E3 SECTION THRU GABLE END AT LOUNGE 102
1/2" = 1'-0"



E5 WALL SECTION @ GRID 2
1/2" = 1'-0"



E6 TYP. GABLE END SECTION @ CORRIDORS
1/2" = 1'-0"

292 Design
292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 5[illegible]

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DRAFT DRAFT

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

WALL SECTIONS

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

A411

Scale 1/2" = 1'-0"

1/27/2022 3:22:21 PM

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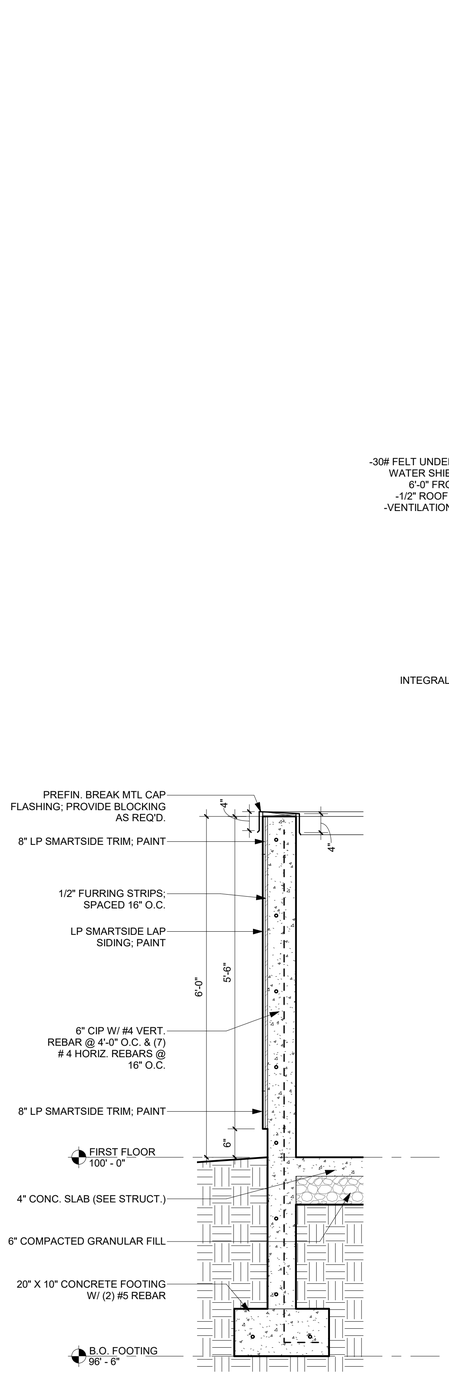
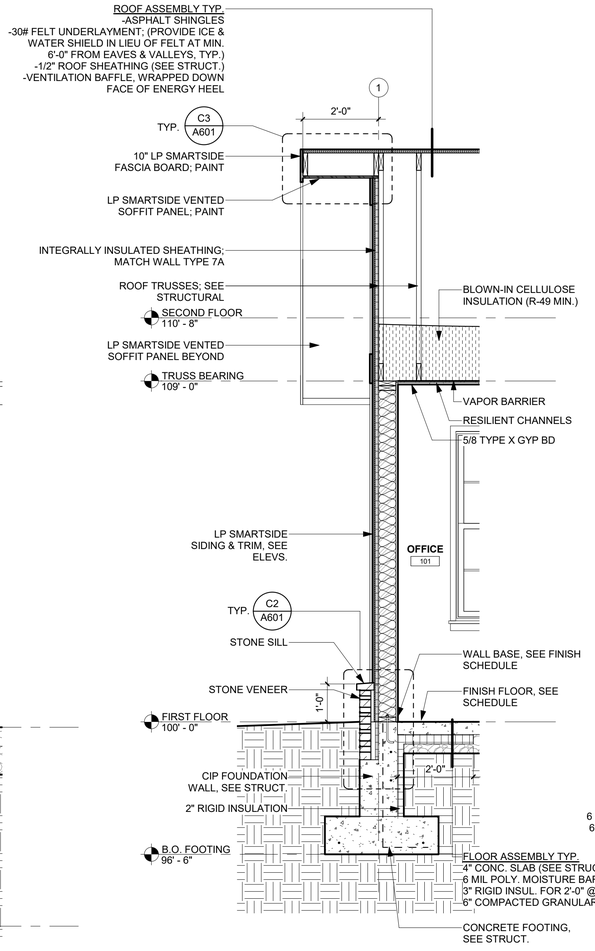
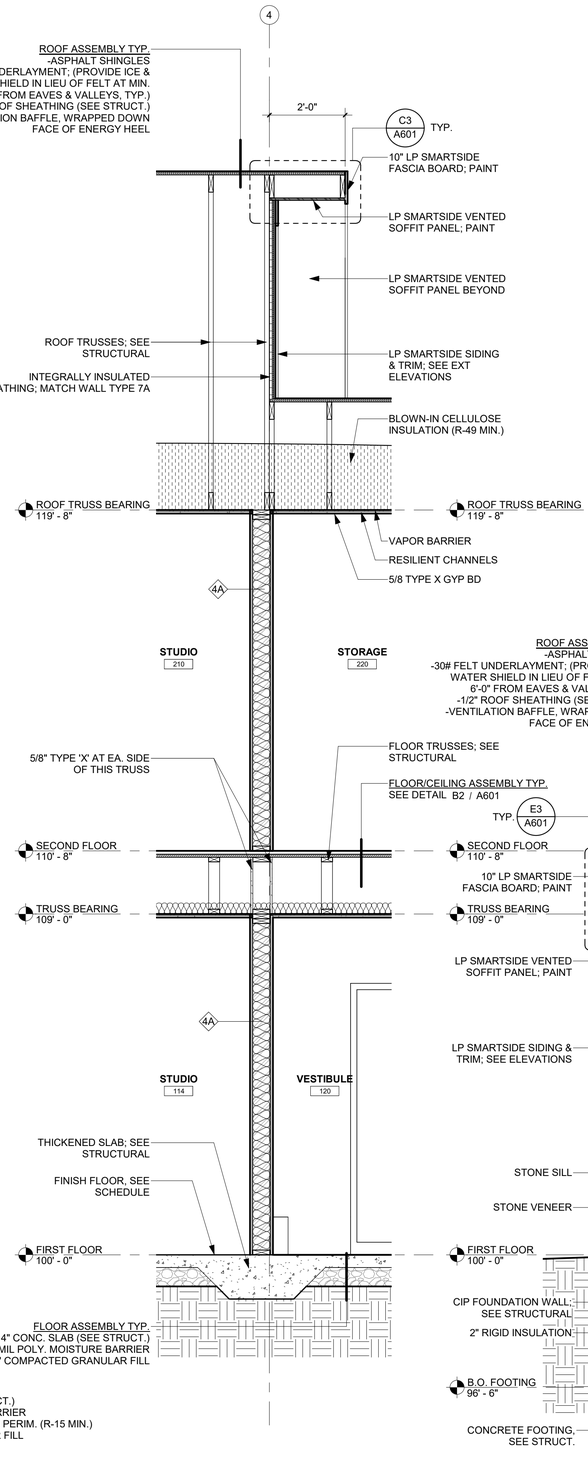


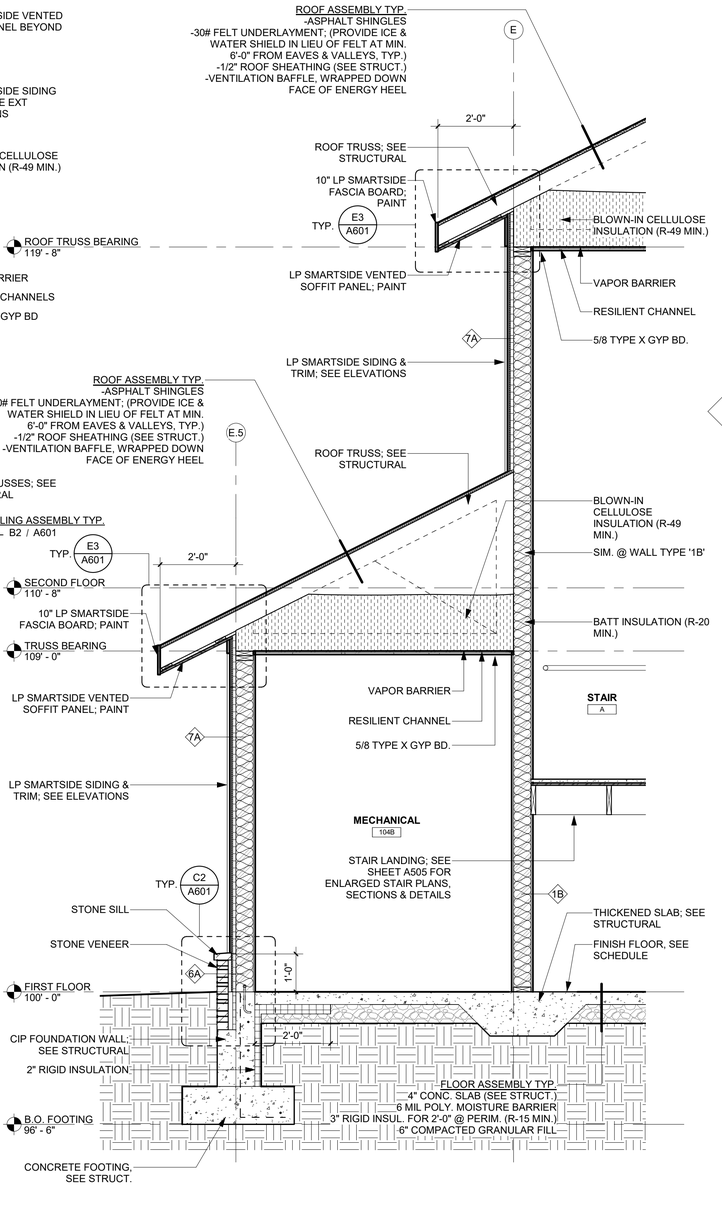
B1 TYP. TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



E1 SECTION THRU GABLE END @ OFFICE 101
1/2" = 1'-0"



E4 SECTION @ GRID 4
1/2" = 1'-0"



E6 SECTION THRU MECHANICAL 104B
1/2" = 1'-0"

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 5[illegible]

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Revisions

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01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

WALL SECTIONS

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

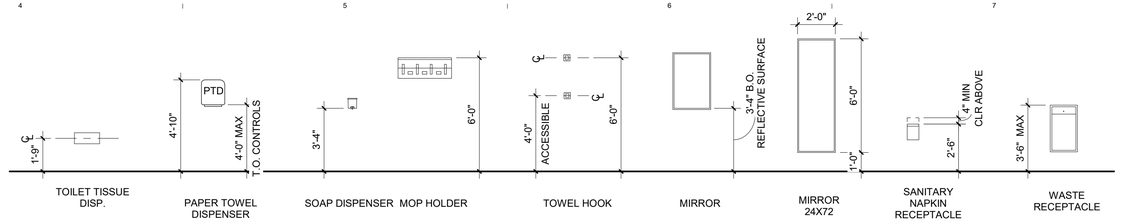
A412

Scale As indicated

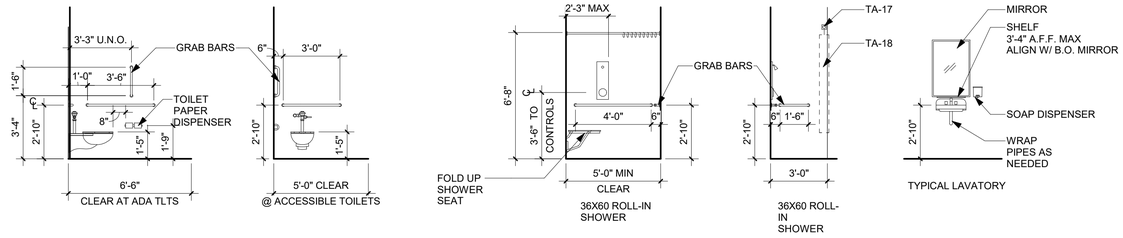
1/27/2022 8:22:22 PM

KEYNOTES - ENLARGED FL. PLANS & ELEVS

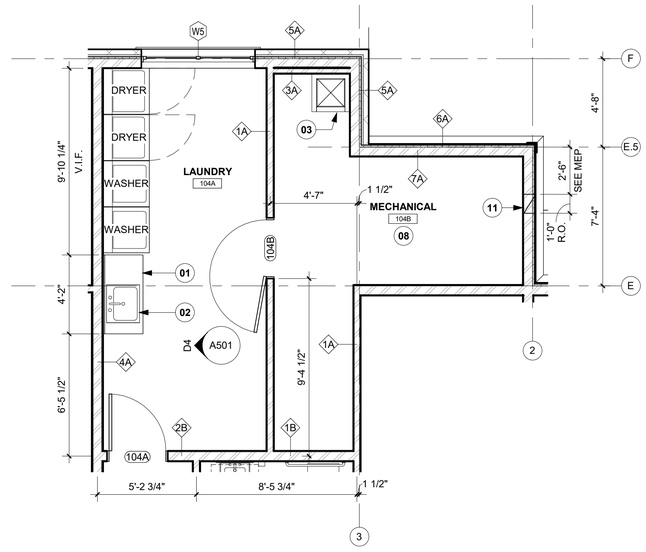
01	PLAM COUNTER & BACKSLPASH; T.O. COUNTER @ 2'-10" AFF AT ADA STUDIO & PUBLIC SPACES, 3'-0" AT ALL OTHER UNITS
02	SINK & FAUCET; SEE MEP.
03	MOP SINK & BUCKET FILLER FAUCET; SEE MEP. PROVIDE FRP SURROUND TO 4'-0" AFF AT WET WALLS.
04	CLOSET SHELVING SYSTEM; MAX 48" HEIGHT AT ADA STUDIO, FULL HEIGHT AT ALL OTHER UNITS
05	ROLL-IN SHOWER WITH TRANSFER SEAT & GRAB BARS (SEE MEP)
06	PROVIDE FOR FUTURE ADAPTABILITY OF SINK CABINETS TO MEET ADA STANDARDS; REFER TO "GENERAL NOTES - TYPE A UNITS" ON SHEET A502
07	12" OVERHANG AT COUNTER PENINSULA
08	SEE MEP FOR EQUIPMENT LOCATED IN THIS ROOM.
09	PTAC THRU-WALL HVAC UNIT; SEE MEP.
10	ROBE HOOK; MOUNT @ 4'-0" AFF AT ADA STUDIO, 6'-0" AFF AT ALL OTHER LOCATIONS
11	12" x 48" AIR INTAKE LOUVER AT THIS LOCATION; COORDINATE LOCATION WITH DUCTWORK; SEE MEP
12	MIRROR
13	SSM-1 COUNTER WITH BACKSPLASH & INTEGRAL SINK BOWL (SEE MEP FOR FAUCET); 20" DEEP VANITY CABINETS BELOW; T.O. COUNTER @ 2'-10" AFF AT ADA STUDIO, 3'-0" AT ALL OTHER UNITS
14	TOILET PAPER DISPENSER
15	GRAB BARS, TYP.
16	FLOOR MOUNTED TOILET; SEE MEP; ADA HEIGHT AT ADA STUDIO & PUBLIC TOILET, STANDARD HEIGHT AT ALL OTHER UNITS
17	SHOWER; SEE MEP.
18	SANITARY NAPKIN RECEPTACLE
19	WALL MOUNTED LAVATORY & FAUCET; SEE MEP
20	PAPER TOWEL DISPENSER
21	24"x36" MIRROR
22	SOAP DISPENSER
23	24" WIDE OVER-THE-RANGE MICROWAVE/HOOD COMBO.
24	24" WIDE ELECTRIC RANGE
25	REFRIGERATOR; AT TYPE 'A' UNIT, PROVIDE ADA COMPLIANT REFRIGERATOR.

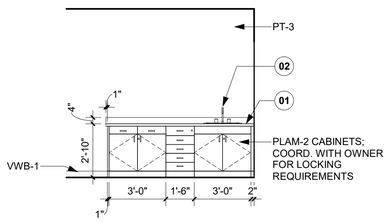


BATHROOM ACCESORIES
1/4" = 1'-0"

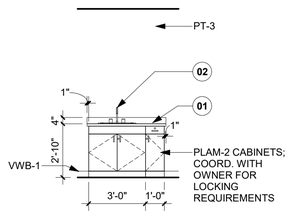


BATHROOM FIXTURES
1/4" = 1'-0"



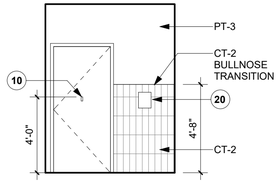


D3 ELEVATION AT LOUNGE CABINETS
1/4" = 1'-0"

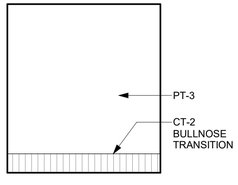


D4 ELEV @ LAUNDRY SERVICE SINK
1/4" = 1'-0"

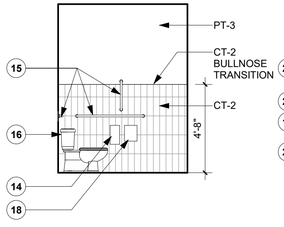
D5 ENLARGED PLAN - LAUNDRY 104A & MECHANICAL 104B
1/4" = 1'-0"



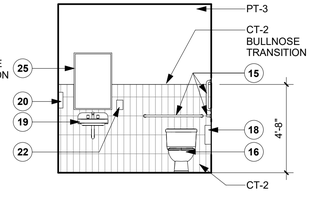
E2 WEST ELEV, TOILET 103
1/4" = 1'-0"



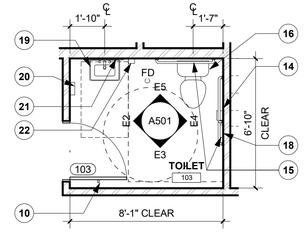
E3 SOUTH ELEV, TOILET 103
1/4" = 1'-0"



E4 EAST ELEV, TOILET 103
1/4" = 1'-0"



E5 NORTH ELEV, TOILET 103
1/4" = 1'-0"



E7 ENLARGED PLAN - TOILET 103
1/4" = 1'-0"

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292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 55406

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NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ENLARGED PLANS AND ELEVATIONS

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

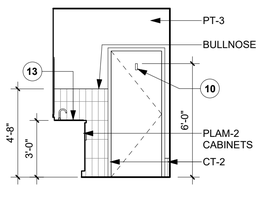
A501

Scale 1/4" = 1'-0"

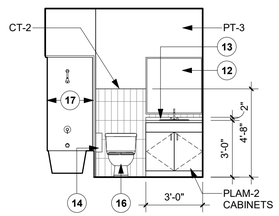
1/27/2022 3:22:22 PM

KEYNOTES - ENLARGED FL. PLANS & ELEVS

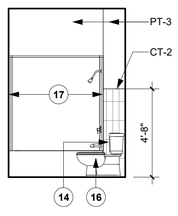
01	PLAM COUNTER & BACKSLPASH; T.O. COUNTER @ 2'-10" AFF AT ADA STUDIO & PUBLIC SPACES, 3'-0" AT ALL OTHER UNITS
02	SINK & FAUCET; SEE MEP.
03	MOP SINK & BUCKET FILLER FAUCET; SEE MEP. PROVIDE FRP SURROUND TO 4'-0" AFF AT WET WALLS.
04	CLOSET SHELVING SYSTEM; MAX 48" HEIGHT AT ADA STUDIO, FULL HEIGHT AT ALL OTHER UNITS
05	ROLL-IN SHOWER WITH TRANSFER SEAT & GRAB BARS (SEE MEP)
06	PROVIDE FOR FUTURE ADAPTABILITY OF SINK CABINETS TO MEET ADA STANDARDS; REFER TO "GENERAL NOTES - TYPE A UNITS" ON SHEET A502
07	12" OVERHANG AT COUNTER PENINSULA
08	SEE MEP FOR EQUIPMENT LOCATED IN THIS ROOM.
09	PTAC THRU-WALL HVAC UNIT; SEE MEP.
10	ROBE HOOK; MOUNT @ 4'-0" AFF AT ADA STUDIO, 6'-0" AFF AT ALL OTHER LOCATIONS
11	12" x 48" AIR INTAKE LOUVER AT THIS LOCATION; COORDINATE LOCATION WITH DUCTWORK; SEE MEP
12	MIRROR
13	SSM-1 COUNTER WITH BACKSPLASH & INTEGRAL SINK BOWL (SEE MEP FOR FAUCET); 20" DEEP VANITY CABINETS BELOW; T.O. COUNTER @ 2'-10" AFF AT ADA STUDIO, 3'-0" AT ALL OTHER UNITS
14	TOILET PAPER DISPENSER
15	GRAB BARS, TYP.
16	FLOOR MOUNTED TOILET; SEE MEP; ADA HEIGHT AT ADA STUDIO & PUBLIC TOILET, STANDARD HEIGHT AT ALL OTHER UNITS
17	SHOWER; SEE MEP.
18	SANITARY NAPKIN RECEPTACLE
19	WALL MOUNTED LAVATORY & FAUCET; SEE MEP
20	PAPER TOWEL DISPENSER
21	24"x36" MIRROR
22	SOAP DISPENSER
23	24" WIDE OVER-THE-RANGE MICROWAVE/HOOD COMBO.
24	24" WIDE ELECTRIC RANGE
25	REFRIGERATOR; AT TYPE 'A' UNIT, PROVIDE ADA COMPLIANT REFRIGERATOR.



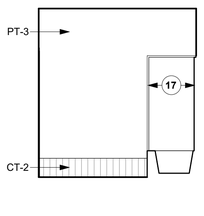
B1 TYP ELEV @ DOOR
1/4" = 1'-0"



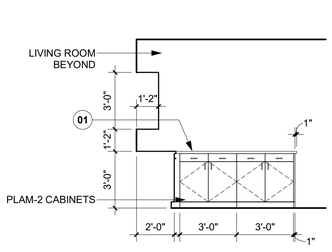
B2 TYP ELEV @ TLT & VANITY
1/4" = 1'-0"



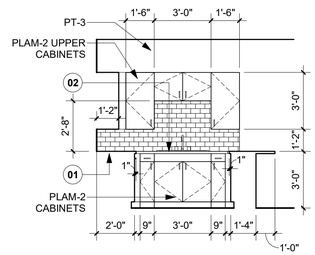
B3 TYP ELEV @ SHOWER
1/4" = 1'-0"



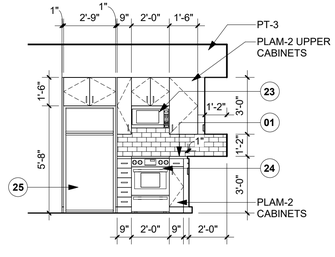
B4 TYP ELEV @ WALL
1/4" = 1'-0"



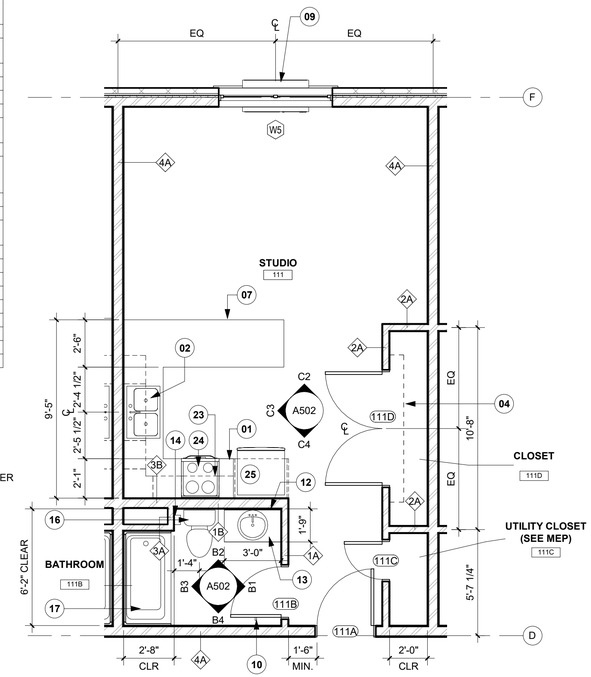
C2 TYP ELEV. @ PENINSULA
1/4" = 1'-0"



C3 TYP ELEV. @ SINK
1/4" = 1'-0"



C4 TYP ELEV. @ RANGE
1/4" = 1'-0"



C6 TYPICAL UNIT PLAN - TYPE 'B' & 'C' UNITS
1/4" = 1'-0"

GEN. NOTES - TYPE 'A' (ADA) UNIT

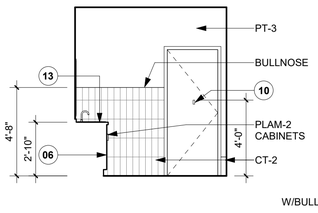
A. ALL CABINETS, COUNTERS, HARDWARE, AND APPLIANCES IN TYPE 'A' UNITS SHALL BE SELECTED AND SIZED TO MEET ADA REQUIREMENTS.

B. KITCHEN AND BATHROOM BASE CABINETRY SHALL BE INSTALLED SO AS TO BE REMOVABLE WITHOUT THE REMOVAL OF THE COUNTER OR SINK.

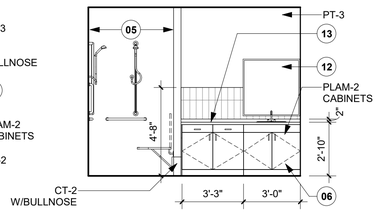
C. FLOOR FINISHES SHALL EXTEND UNDER BASE CABINETS.

D. ALL WALLS SURROUNDING AND BEHIND CABINETS SHALL BE FINISHED.

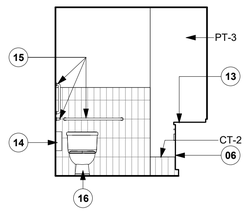
E. WHERE WATER SUPPLY AND DRAIN PIPES ARE EXPOSED UNDER SINKS, THEY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.



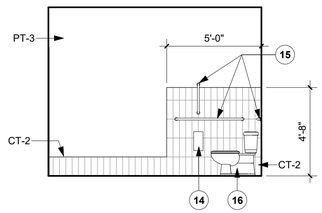
D2 TYP. ELEV @ DOOR
1/4" = 1'-0"



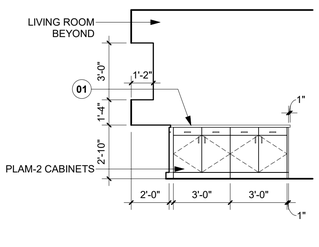
D3 TYP. ELEV @ VANITY
1/4" = 1'-0"



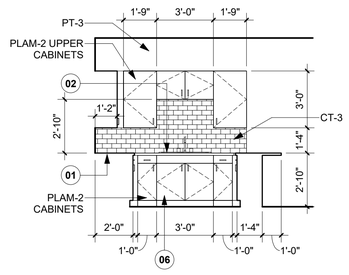
D4 TYP. ELEV @ TOILET
1/4" = 1'-0"



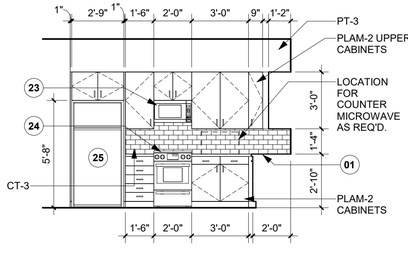
D5 TYP. ELEV @ WALL
1/4" = 1'-0"



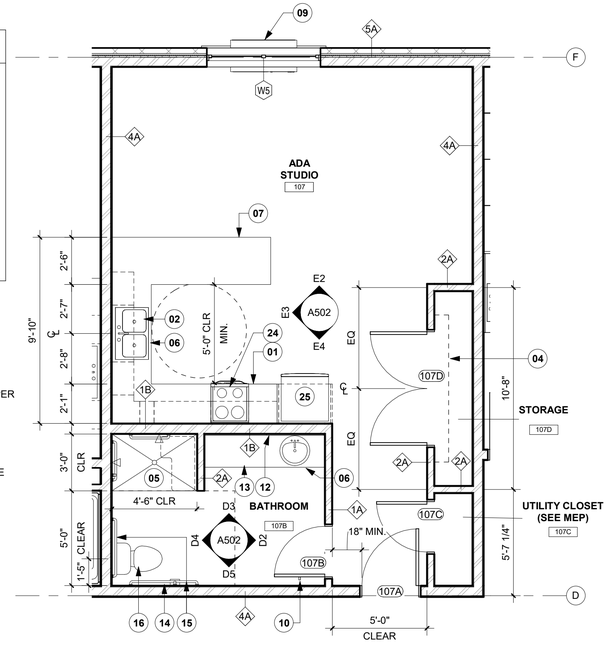
E2 TYP ELEV @ PENINSULA, TYPE 'A' UNIT
1/4" = 1'-0"



E3 TYP ELEV @ SINK, TYPE 'A' UNIT
1/4" = 1'-0"



E4 TYP ELEV @ RANGE, TYPE 'A' UNIT
1/4" = 1'-0"



E6 TYPICAL UNIT PLAN - TYPE 'A' UNIT
1/4" = 1'-0"

292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 55408

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

NOT FOR CONSTRUCTION

DRAFT DRAFT DRAFT

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

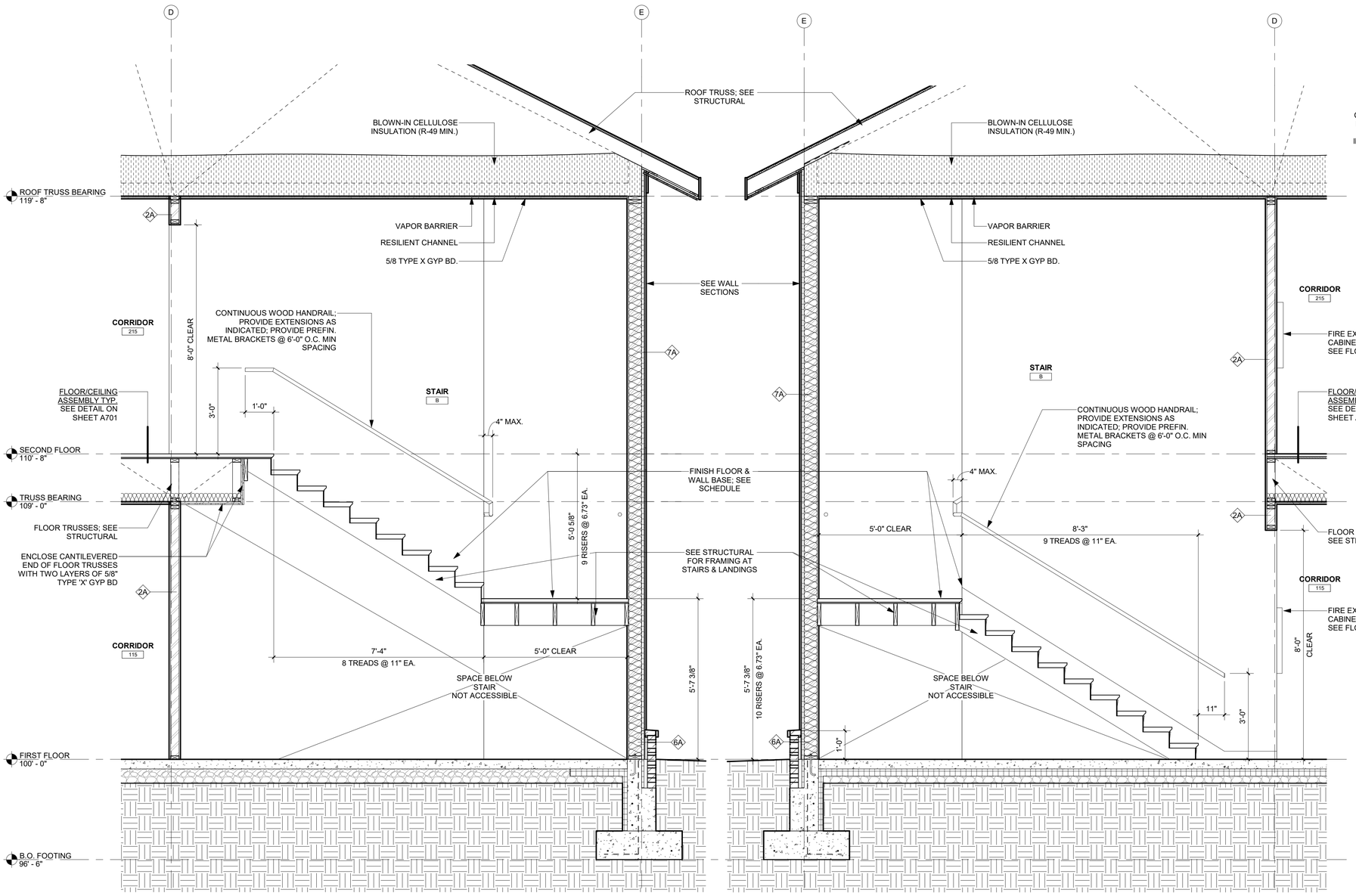
ENLARGED PLANS AND ELEVATIONS

Project number	20021.00
Date	12.01.2021
Drawn by	Author
Checked by	Checker

A502

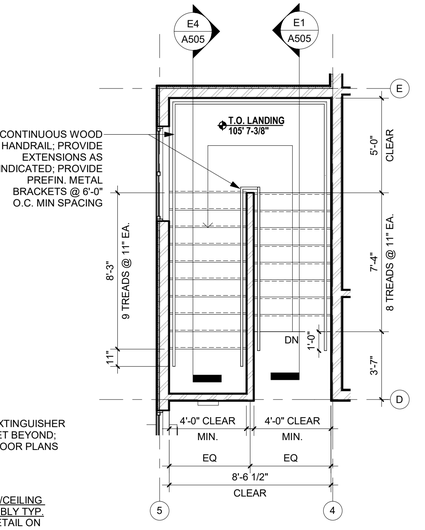
Scale: As indicated

1/27/2022 3:22:25 PM

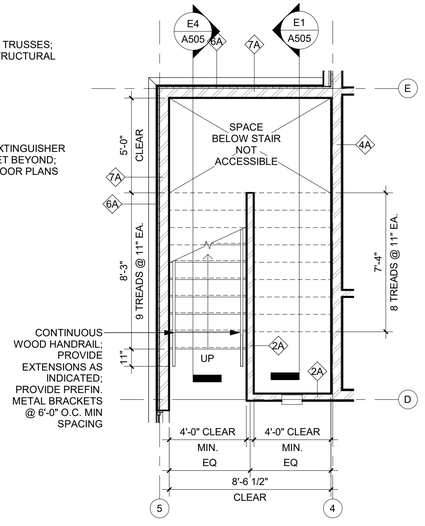


E1 TYP SECTION THRU SECOND FLOOR STAIR LANDING
1/2" = 1'-0"

E4 TYP SECTION THRU FIRST FLOOR STAIR LANDING
1/2" = 1'-0"



C6 TYP. ENLARGED STAIR PLAN - SECOND FLOOR
1/4" = 1'-0"



E6 TYP. ENLARGED STAIR PLAN - FIRST FLOOR
1/4" = 1'-0"

292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 5540

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NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ENLARGED STAIR PLANS & SECTIONS

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

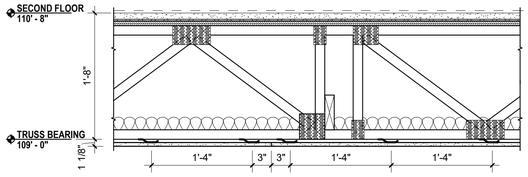
A505

Scale As indicated

1/27/2022 8:22:26 PM

UL DESIGN NO. L521 System 4

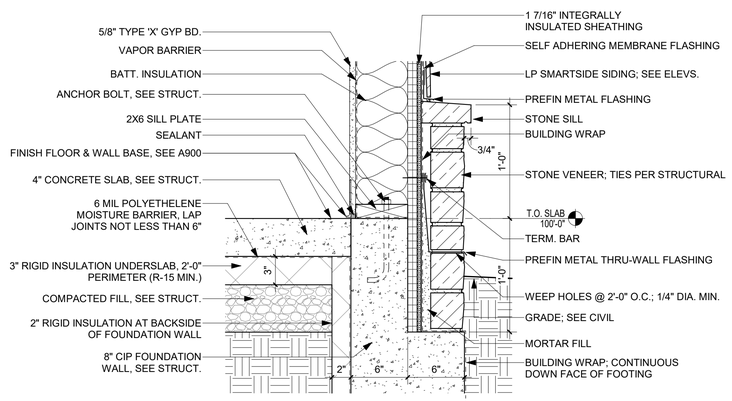
FIRE RATING:	1 HOUR	IIC:	51
STC:	58	IIC TEST:	G9877.03
SOUND TEST:	G9877.03		
SYSTEM THICKNESS:	21 1/8"		



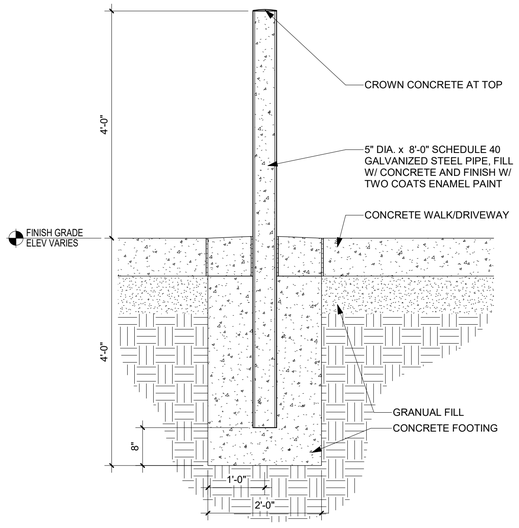
ASSEMBLY OPTIONS:

FINISH FLOORING:	SEE FINISH SCHEDULE
FLOOR TOPPING MIXTURE:	1" THICK USG LEVELROCK® BRAND 2500 SERIES FLOOR UNDERLAYMENT
FLOOR MAT MATERIALS:	1/4" USG LEVELROCK® BRAND SAM-N25™ SOUND ATTENUATION MAT
SUBFLOORING:	23/32" PLYWOOD PANEL
TRUSSES:	18" PARALLEL CHORD OPEN WEB WOOD TRUSSES, SPACED 24" O.C.
CAVITY INSULATION:	3-1/2" UNFACED GLASS FIBER
RESILIENT CHANNELS:	25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE®)
GYPSUM BOARD:	ONE LAYER 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

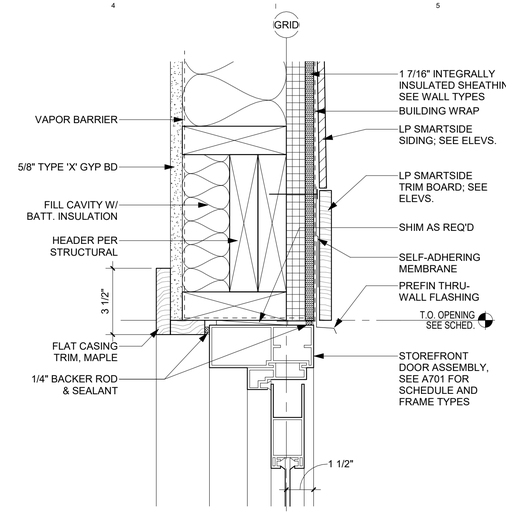
B2 TYP. FLOOR/CEILING ASSEMBLY
1" = 1'-0"



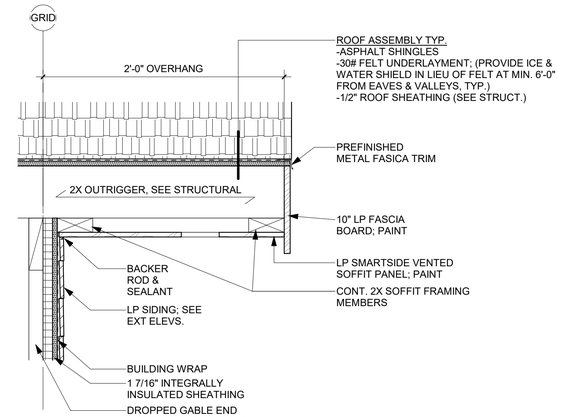
C2 TYPICAL BASE DETAIL @ STONE VENEER, SIM. @ BRICK
1 1/2" = 1'-0"



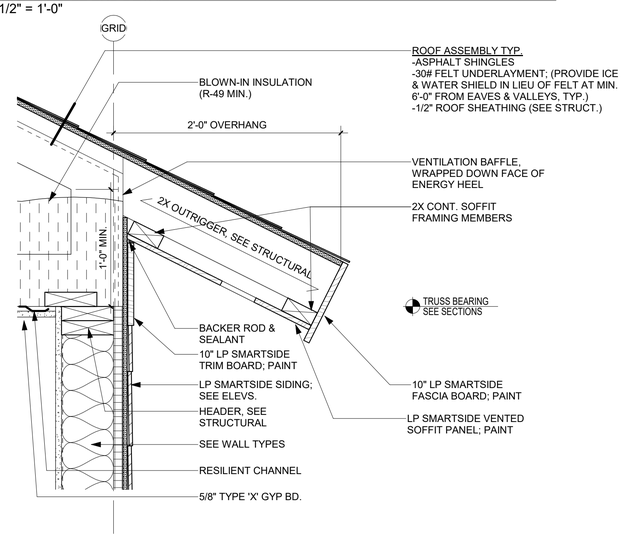
E2 PIPE BOLLARD - EXTERIOR (TYP)
3/4" = 1'-0"



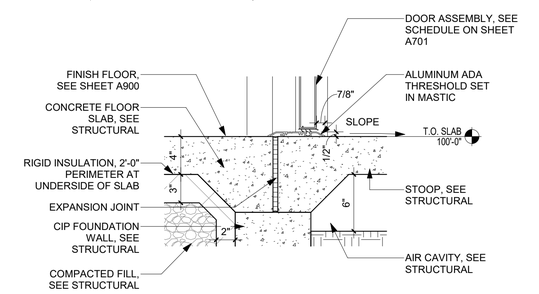
B3 TYP HEAD DETAIL @ ALUM ENTRY DOORS (SIM. @ JAMBS)
3" = 1'-0"



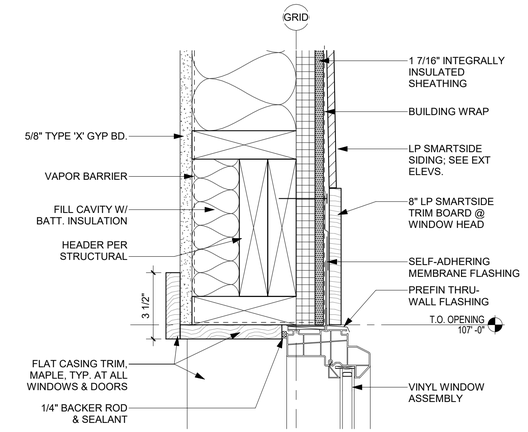
C3 TYPICAL GABLE END DETAIL
1 1/2" = 1'-0"



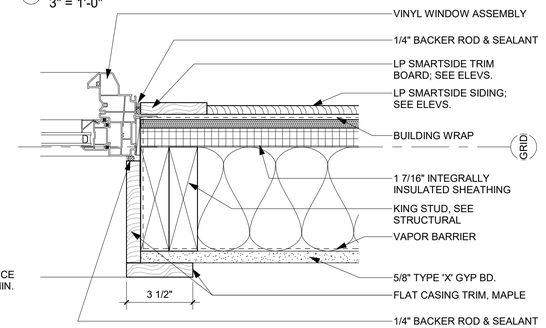
E3 TYPICAL EAVE DETAIL
1 1/2" = 1'-0"



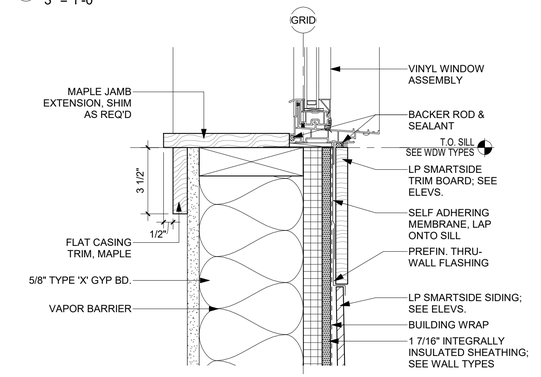
A6 TYPICAL EXTERIOR DOOR THRESHOLD DETAIL
1 1/2" = 1'-0"



C6 TYPICAL WINDOW HEAD DETAIL
3" = 1'-0"



D6 TYPICAL WINDOW JAMB DETAIL
3" = 1'-0"



E6 TYPICAL WINDOW SILL DETAIL
3" = 1'-0"

292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 5540

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DRAFT

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

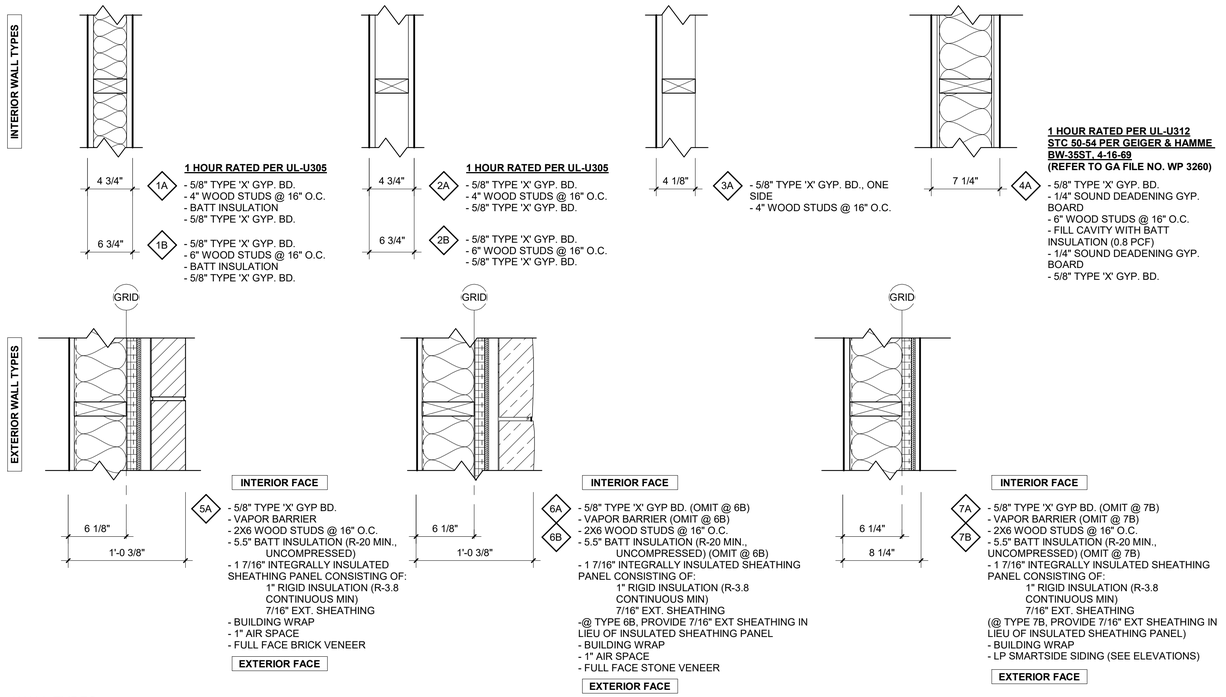
DETAILS

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

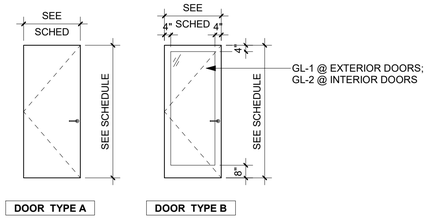
A601

Scale: As indicated

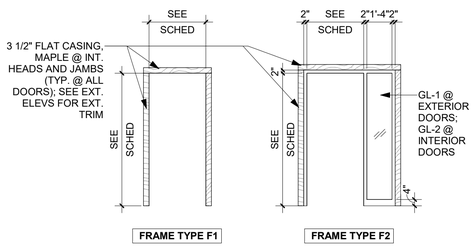
1/27/2022 8:22:27 PM



WALL TYPES
1 1/2" = 1'-0"



DOOR TYPES



FRAME TYPES

DOOR HARDWARE GROUPS

NOTE:
- HARDWARE GROUPS SHOWN HERE TO DEMONSTRATE DESIGN INTENT ONLY. FINAL HARDWARE SELECTIONS BY G.C. TO MEET ALL APPLICABLE CODES & REGULATIONS. SUBMIT TO OWNER & ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PROCUREMENT.
- PROVIDE SEALS AND LABELS AS REQ'D BY CODE AT ALL RATED DOORS & FRAMES TO MAINTAIN INDICATED SMOKE/FIRE RATINGS.

GROUP 01: ENTRY
- ENTRY FUNCTION LOCKSET
- PULL HANDLE
- PANIC BAR
- ADA THRESHOLD
- WEATHERSTRIPPING
- CLOSER

GROUP 02: OFFICE & COMMON SPACE
- CLASSROOM FUNCTION LOCKSET
- LEVER HANDLE
- CLOSER

GROUP 03: PUBLIC RESTROOM
- PRIVACY FUNCTION LOCKSET
- THUMB-TURN LOCK WITH OCCUPANCY INDICATOR
- LEVER HANDLE
- ADA SIGNAGE PER DETAIL ON THIS SHEET
- CLOSER

GROUP 04: STOREROOM
- STOREROOM FUNCTION LOCKSET
- LEVER HANDLE
- CLOSER

GROUP 05: UNIT ENTRY
- APARTMENT ENTRY FUNCTION LOCKSET
- LEVER HANDLE
- PEEP HOLE
- CLOSER

GROUP 06: UNIT RESTROOM
- PRIVACY FUNCTION LOCKSET
- LEVER HANDLE

GROUP 07: UNIT UTILITY CLOSETS
- PASSAGE FUNCTION LOCKSET
- LEVER HANDLE

GROUP 08: UNIT CLOSETS
- DUMMY FUNCTION LOCKSET
- LEVER HANDLE
- ROLLER CATCH

GROUP 09: VESTIBULES
- PASSAGE FUNCTION
- PUSH/PULL HANDLES
- CLOSER

DOOR SCHEDULE

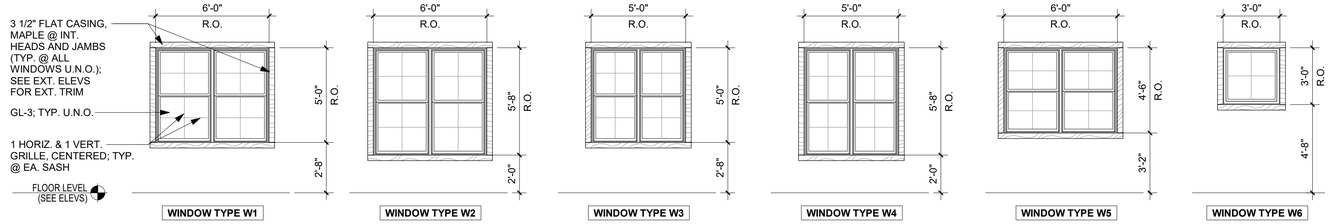
MARK	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP	COMMENTS
100A	3'-0"	7'-0"	B	ALUM	PT-1	F2	ALUM	PT-1	--	01	
100B	3'-0"	7'-0"	B	ALUM	PT-1	F2	ALUM	PT-1	--	09	
101	3'-0"	7'-0"	B	WD	PREFIN	F1	WD	STAIN	20 MIN	02	
102A	3'-0"	7'-0"	B	WD	PREFIN	F1	WD	STAIN	20 MIN	02	
102B	3'-0"	7'-0"	B	ALUM	PT-1	F1	ALUM	PT-1	--	01	
103	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	03	
104A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	02	
104B	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	04	FULL SWING DOOR
106A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
106B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
106C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
106D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
107A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
107B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
107C	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
107D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
108A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
108B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
108C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
108D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
109A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
109B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
109C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
109D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
110A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
110B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
110C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
110D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
111A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
111B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
111C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
111D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
112A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
112B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
112C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
112D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
113A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
113B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
113C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
113D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
114A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
114B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
114C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
114D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
120A	3'-0"	7'-0"	B	ALUM	PT-1	F2	ALUM	PT-1	--	01	
120B	3'-0"	7'-0"	B	ALUM	PT-1	F2	ALUM	PT-1	--	09	
200	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	04	
201A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
201B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
201C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
201D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
202A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
202B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
202C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
202D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
203A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
203B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
203C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
203D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
204A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
204B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
204C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
204D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
205A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
205B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
205C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
205D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
206A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
206B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
206C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
206D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
207A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
207B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
207C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
207D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
208A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
208B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
208C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
208D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
209A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
209B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
209C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
209D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
210A	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	05	
210B	2'-8"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	06	
210C	2'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	07	
210D	6'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	--	08	PAIR OF 36" DOORS
220	3'-0"	6'-8"	A	WD	PREFIN	F1	WD	STAIN	20 MIN	04	

GLASS TYPES

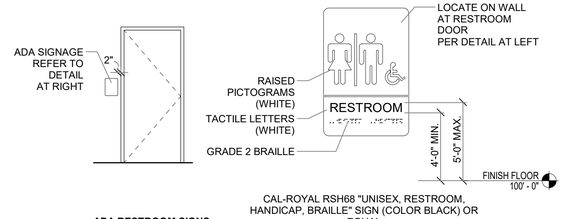
GL-1: 1" INSULATED GLAZING UNIT; FULLY TEMPERED

GL-2: 1/4" DIRECT SET GLASS; FULLY TEMPERED

GL-3: 1" INSULATED GLAZING UNIT (NON-TEMPERED)



WINDOW TYPES
1/4" = 1'-0"



ADA RESTROOM SIGNAGE
1/4" = 1'-0"

292 DESIGN GROUP
333 E. LAKE STREET MINNEAPOLIS, MN 55408

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

NOT FOR CONSTRUCTION

DRAFT

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

SCHEDULES, WALL, DOOR, WDW & FRAME TYPES

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
Checked by	MW

A701

Scale: As indicated

1/27/2022 3:22:29 PM

FINISH KEY

CERAMIC TILE

	MANUFACTURER	STYLE	COLOR
CT-1	AMERICAN OLEAN	TBD - FLOOR TILE	TBD
CT-2	AMERICAN OLEAN	TBD - WALL TILE (BATHROOMS)	TBD
CT-3	AMERICAN OLEAN	TBD - KITCHEN BACKSPLASH	TBD

CARPETING

	MANUFACTURER	STYLE	COLOR
CPT-1	MANNINGTON	TBD - TILE	TBD
CPT-2	MANNINGTON	TBD - WALKOFF	TBD
CPT-3	MANNINGTON	TBD - BROADLOOM	TBD

RESILIENT

	MANUFACTURER	STYLE	COLOR
LVT-1	MANNINGTON	TBD	TBD
VWB-1	TARKETT	4" VINYL WALL BASE	TBD

MISCELLANEOUS

	MANUFACTURER	STYLE	COLOR
PLAM-1	TBD	TBD	TBD
PLAM-2	TBD	TBD	TBD
SSM-1	TBD	TBD	TBD

EXTERIOR PAINT (SEE EXTERIOR ELEVATIONS)

	MANUFACTURER	STYLE	COLOR
PT-1	SHERWIN WILLIAMS	EXTERIOR LATEX PAINT	TBD
PT-2	SHERWIN WILLIAMS	EXTERIOR LATEX PAINT	TBD

INTERIOR PAINT

	MANUFACTURER	STYLE	COLOR
PT-3	BENJAMIN MOORE	INTERIOR LATEX PAINT	WHITE HERON, OC-57

FINISH NOTES

NOTE 1:
SEE INTERIOR ELEVATIONS ON SHEETS A501 & A502 FOR MORE INFORMATION

NOTE 2:
UNLESS NOTED OTHERWISE, CEILINGS TO BE PAINTED 'CEILING WHITE', FLAT FINISH

NOTE 3:
PROVIDE STRAIGHT VINYL WALL BASE AT CARPETED LOCATIONS, COVE BASE AT ALL OTHER FLOOR FINISHES

ROOM FINISH SCHEDULE

ROOM #	NAME	FLOOR FINISH	BASE FINISH	WALL FINISHES NORTH	WALL FINISHES EAST	WALL FINISHES SOUTH	WALL FINISHES WEST	COMMENTS
100	ENTRY	CPT-2	VWB-1	PT-3	PT-3	PT-3	PT-3	
101	OFFICE	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
102	LOUNGE	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
103	TOILET	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
104A	LAUNDRY	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
104B	MECHANICAL	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	FRP TO 4'-0" AFF AT MOP SINK
105	LOBBY	CPT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
106	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
106B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
106C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
106D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
107	ADA STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
107B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
107C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
107D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
108	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
108B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
108C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
108D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
109	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
109B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
109C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
109D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
110	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
110B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
110C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
110D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
111	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
111B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
111C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
111D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
112	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
112B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
112C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
112D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
113	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
113B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
113C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
113D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
114	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
114B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
114C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
114D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
115	CORRIDOR	CPT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
120	VESTIBULE	CPT-2	VWB-1	PT-3	PT-3	PT-3	PT-3	
200	STORAGE	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
201	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
201B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
201C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
201D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
202	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
202B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
202C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
202D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
203	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
203B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
203C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
203D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
204	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
204B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
204C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
204D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
205	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
205B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
205C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
205D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
206	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
206B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
206C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
206D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
207	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
207B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
207C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
207D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
208	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
208B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
208C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
208D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
209	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
209B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
209C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
209D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
210	STUDIO	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
210B	BATHROOM	CT-1	CT-2	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	CT-2/PT-3	
210C	UTILITY CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
210D	CLOSET	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
215	CORRIDOR	CPT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
220	STORAGE	LVT-1	VWB-1	PT-3	PT-3	PT-3	PT-3	
A	STAIR	CPT-3	VWB-1	PT-3	PT-3	PT-3	PT-3	
B	STAIR	CPT-3	VWB-1	PT-3	PT-3	PT-3	PT-3	

292 DESIGN GROUP
533 E. LAKE STREET MINNEAPOLIS, MN 55406

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Revisions

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WEST CREEK APARTMENTS

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CHASKA, MN 55318

ROOM FINISH SCHEDULE

Project number	20021.00
Date	12.01.2021
Drawn by	ZF
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A900

Scale 12" = 1'-0"

1/27/2022 8:22:31 PM

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SHEET LIST	
SHEET #	SHEET NAME
S001	LEGEND SHEET
S002	GENERAL STRUCTURAL NOTES
S003	GENERAL STRUCTURAL NOTES
S101	FOUNDATION PLAN
S102	FIRST FLOOR FRAMING PLAN
S103	LEVEL 2 FRAMING PLAN
S104	ROOF FRAMING PLAN
S400	TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS
S401	TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS
S501	STRUCTURAL FOUNDATION DETAILS
S700	TYPICAL WOOD SCHEDULES AND DETAILS
S701	TYPICAL WOOD SCHEDULES AND DETAILS
S710	STRUCTURAL WOOD FRAMING DETAILS
S711	STRUCTURAL WOOD FRAMING DETAILS

STRUCTURAL ABBREVIATIONS:

A	
ADDL	ADDITIONAL
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
AR	ANCHOR ROD
ARCH	ARCHITECT
B	
BDE	BOTTOM OF DECK ELEVATION
BFE	BOTTOM OF FOOTING ELEVATION
BM	BEAM
BOT	BOTTOM
BP	BEARING PLATE / BASE PLATE
BR	BOTTOM REINFORCING
BTWN	BETWEEN
C	
CANTL	CANTILEVER
CFS	COLD-FORMED STEEL
CGS	CENTER OF GRAVITY STRAND
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN(S)	CONNECTION(S)
CONST	CONSTRUCTION
CONT	CONTINUOUS
D	
d	NAIL DIAMETER
db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DF	DOUGLAS FIR-LARCH
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
E	
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EJ	EXPANSION JOINT
EMBED	EMBEDMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
E-W	EAST - WEST DIRECTION
(E)	EXISTING
EXP	EXPANSION
F	
FDN	FOUNDATION
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FS	FOOTING STEP
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
G	
GA	GAGE/GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GR	GRADE
GSN	GENERAL STRUCTURAL NOTES
GWB	GYPSUM WALL BOARD

H	
HK	HOOK
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SHAPE
HT	HEIGHT
I	
ID	INSIDE DIAMETER
INCL	INCLUDE
ISF	INSIDE FACE
J	
JT	JOINT
JBE	JOIST BEARING ELEVATION
K	
K	KIPS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KO	KNOCK OUT
L	
LB(S)	POUND(S)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LWT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER
M	
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MSR	MACHINE STRESS RATED
MTL	METAL
N	
NIC	NOT IN CONTRACT
N-S	NORTH - SOUTH DIRECTION
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
O/O	OUT TO OUT
P	
PAF	POWER ACTUATED FASTENER
PC	PRECAST CONCRETE
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PRE FAB	PREFABRICATED
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POST TENSIONED

Q	
QTY	QUANTITY
R	
R	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCEMENT/REINFORCING
REQD	REQUIRED
REV	REVISION
RO	ROUGH OPENING
RSS	RUGGED STRUCTURAL SCREW
RTU	ROOF TOP UNIT
S	
SB	SOIL BORING
SC	SLIP CRITICAL
SCHED	SCHEDULE
SER	STRUCTURAL ENGINEER OF RECORD
SF	SQUARE FOOT
SIM	SIMILAR
SL	SNOW LOAD
SOG	SLAB ON GRADE
SPA	SPACES
SPEC	SPECIFICATION
SPF	SPRUCE PINE FIR
SS	STAINLESS STEEL
SSLT	SHORT-SLOT LOAD TRANSVERSE
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURE / STRUCTURAL
SYM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE
T	
T/G	TONGUE AND GROOVED
TBE	TOP OF BEAM ELEVATION
TDE	TOP OF DECK ELEVATION
TEMP	TEMPORARY
TFE	TOP OF FOOTING ELEVATION
TGBE	TOP OF GRADE BEAM ELEVATION
TPCE	TOP OF PILE CAP ELEVATION
TPCPE	TOP OF PRECAST PLANK ELEVATION
TPE	TOP OF PIER ELEVATION
TR	TOP REINFORCING
TRANS	TRANSVERSE
TSE	TOP OF SHEATHING ELEVATION
TSE	TOP OF SLAB ELEVATION
TSE	TOP OF SUBFLOOR ELEVATION
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY
V	
VERT	VERTICAL
W	
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WL	WIND LOAD
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

MARKS AND SYMBOLS LEGEND:

MARKS:

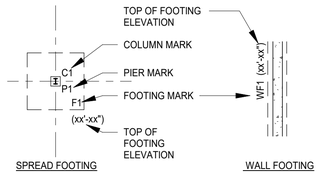
B1001	CONCRETE BEAM MARK NUMBER
BP1	BEARING / BASE PLATE MARK NUMBER
BRF1	BRACE FRAME MARK NUMBER
BR1	MILD STEEL BOTTOM REINFORCING MARK NUMBER
C1	COLUMN MARK NUMBER
CC1	CONCRETE COLUMN MARK NUMBER
D1	STEEL DECK MARK NUMBER
DC1	DROP CAPITAL MARK NUMBER
DP1	DRILLED PIER MARK NUMBER
EP1	EMBEDDED PLATE MARK NUMBER
F1	SPREAD FOOTING MARK NUMBER
GB1	GRADE BEAM MARK NUMBER
H1	HEADER MARK NUMBER
HCP	HOLLOW CORE PLANK
HD1	HOLD DOWN MARK NUMBER
J10	JOIST MARK NUMBER
L1	LINTEL MARK NUMBER
LC1	LIGHT GAGE COLUMN MARK NUMBER
MC1	MASONRY COLUMN MARK NUMBER
MF1	MOMENT FRAME MARK NUMBER
P1	PIER MARK NUMBER
PC1	PILE CAP MARK NUMBER
PTB101	POST TENSIONED CONCRETE BEAM MARK NUMBER
RD1	ROOF DECK MARK NUMBER
S1	SLAB MARK NUMBER
SC1	STEEL COLUMN MARK NUMBER
SR1	STUD RAIL REINFORCING MARK NUMBER
SW1	SHEAR WALL MARK NUMBER
T1	TRUSS MARK NUMBER
TR1	MILD STEEL TOP REINFORCING MARK NUMBER
W1	WALL MARK NUMBER
WC1	WOOD COLUMN MARK NUMBER
WF1	WALL FOOTING MARK NUMBER
WO1	WEB OPENING
WSW1	WOOD SHEAR WALL MARK NUMBER

GENERAL SYMBOLS:

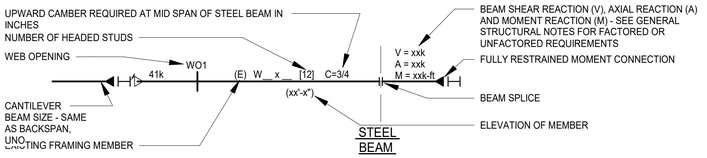
- APPROXIMATE LOCATION OF DRAIN TILE
- MATCH LINE
- LINE OF DEMOLITION
- (?'-?") — SLAB STEP LOCATION WITH ELEVATIONS
- SLAB STEP LOCATION
- CHANGE IN SLAB SLOPE
- CHANGE IN SLAB THICKNESS
- 1 — KEY NOTE MARK NUMBER
- ? — NEW BUILDING GRID LINE
- ? — EXISTING BUILDING GRID LINE
- ELEVATION MARKER
- SHADED AREA INDICATES CUT THROUGH EXISTING CONSTRUCTION
- SHADED AREA INDICATES PROJECTION OF EXISTING CONSTRUCTION
- W1 — WALL MARK NUMBER OR WALL TYPE
- APPROXIMATE LOCATION OF UTILITY PIPE PENETRATION THROUGH FOUNDATION WALL
- FS — FOOTING STEP LOCATION
- SB1 — APPROXIMATE LOCATION OF SOIL BORING
- COMPRESSION PILE
- TENSION / COMPRESSION PILE
- TEST PILE
- SPAN DIRECTION OF ELEMENT
- EXTENT OF ELEMENT
- CONTINUOUS EXTENT OF ELEMENT

PLAN SYMBOLS LEGEND:

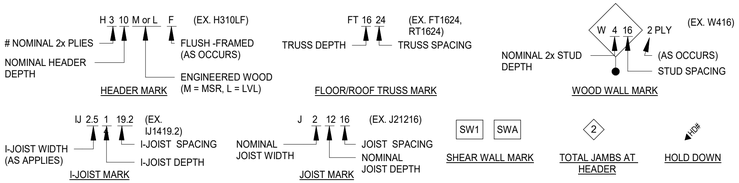
FOUNDATION SYSTEM:



STEEL FRAMING SYSTEM:



WOOD / LIGHT GAUGE FRAMING SYSTEM:



292Design
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3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

NOT FOR CONSTRUCTION

Curran

Date: 02.0 Reg. No: 47174

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET 01/27/2022

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

LEGEND SHEET

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

S001

Scale 1 : 1

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TYPICAL NOTES:
These notes specify the requirements for the design represented in these documents. The construction and materials shall comply with all the pertinent codes and references, plans, and details, including (but not limited to) those shown in architectural, civil, mechanical and electrical drawings.

The contractor shall verify all dimensions and existing conditions in the field that affect construction prior to commencing work on the affected element or shop drawing submittals. Resolve any discrepancies with the architect prior to construction.

The contract structural drawings and specifications represent the completed structure. The contractor is responsible for bracing and shoring (without overstressing) all structural elements as necessary at any stage of construction until completion of the project. The Structural Engineer is not responsible for the contractor's means, methods, sequences or procedures of construction. Contractor shall recognize and consider effects of thermal movements of structural elements during construction period.

The contractor is solely responsible for site safety including all temporary precautionary measures and safety programs. Site observation visits by the Structural Engineer do not include review of the contractor's safety precautions.

Refer to architectural, mechanical and electrical drawings for locations, elevations, dimensions, and details of sleeves, inserts, openings, recesses, curbs, housekeeping pads, etc. that are not shown on the structural drawings and do not damage structural members.

Information shown in the structural drawings regarding existing conditions represents the current and general field conditions related to the new work, to the best of our knowledge. Report all discrepancies (unforeseen conditions) to the Architect for resolution prior to performing related new work.

Requests for information shall be submitted in writing and shall reference the part of the construction documents that is in question.

SPECIAL INSPECTIONS:
Special inspections required by the building code and these documents shall be provided in addition to inspections to be performed by city of Chaska.

Contractor shall read and understand their duties in the specification and under the building code for special inspections and coordinate as necessary the owner's responsibilities.

The special inspectors shall be provided by the Owner and shall only use structural drawings and approved shop drawings.

Special inspection reports are to be submitted promptly and within 24 hours to the Structural Engineer of Record and Contractor from the time when inspections are performed.

The general contractor shall provide timely notice (minimum 24 hours) to the special inspector and sufficient time for the inspector to perform their inspection.

For a schedule of Special Structural Inspections required by the building code for this project, see the Special Inspection Schedule.

STRUCTURAL TEST AND SPECIAL INSPECTION SCHEDULE:

		Continuous	Periodic	None
1.	CONCRETE CONSTRUCTION: Section 1705.3 Table 1705.3			
1.1	Member Shape and Size Compliance in Formwork	☐	■	☐
1.2	Reinf Steel and PT Tendons Size, Quantity and Placement	☐	■	☐
1.3	Weldability of Reinforcing and Welds	☐	■	☐
1.4	Anchors in Concrete	■	☐	☐
1.5	Use of Required Mix Design	☐	■	☐
1.6	Sample for Specimens and Tests	■	☐	☐
1.7	Placement of CIP Concrete and Shotcrete	■	☐	☐
1.8	Curing Compliance	☐	■	☐
1.9	Prestressing Force Application	☐	☐	■
1.10	Strength for Formwork Removal	☐	■	☐
1.11	Erection of Precast Members	☐	☐	■
2.	MASONRY CONSTRUCTION: Section 1705.4 TMS 402/ACI 530/ASCE 5; Note 2			
2.1	Level B: Section 1.18.2 Table 1.18.2			
2.1.1	Grout Placement and Sampling	■	☐	☐
2.1.2	Welding Reinforcing	■	☐	☐
2.1.3	Other Inspection Tasks	☐	■	☐
2.2	Level C: Section 1.18.3 Table 1.18.3			
2.2.1	Open Cores and Grout Placement	☐	☐	■
2.2.2	Embedded Anchors	☐	☐	■
2.2.3	Welding Reinforcing	☐	☐	■
2.2.4	Specimen and Prism Sampling	☐	■	☐
2.2.5	Other Inspection Tasks	☐	☐	■
3.	WOOD CONSTRUCTION: Section 1705.5			
3.1	Fabricator, Prefab Trusses and Panels, Note 1	☐	☐	■
3.2	High Load Diaphragms - Table 2306.2 (2)	☐	☐	■
4.	SOILS: Section 1705.6 and Table 1705.6			
4.1	Bearing Material, Capacity and Depth	☐	■	☐
4.2	Compacted Fill Compliance With Soils Report	☐	■	☐
5.	PILE FOUNDATIONS: Section 1705.7 and Table 1705.7			
5.1	Pile Material, Size and Length	☐	☐	■
5.2	Test for Pile Capacity	☐	☐	■
5.3	Observation, Compliance and Records per Pile	☐	☐	■
6.	PIER FOUNDATIONS: Section 1705.8 and Table 1705.8			
6.1	Observation, Compliance and Records per Pier	☐	☐	■

Notes:
1. When the fabricator does not meet the requirements of 1704.2.5.2 and where applicable the exception in 1705.2, Special Inspection in the Fabricator's shop is required.
2. Empirically designed masonry is excluded.

SHOP DRAWINGS:

Submit shop drawing schedule with construction schedule that includes consideration for review period. See specification for additional information.

General contractor shall submit shop drawings in digital format for structural review. Digital drawing shall meet the following requirements.
1. Adobe extension (.pdf)
2. All pages are rotated, printed to scale.
3. All transmittals shall be located as the first page of the submittal or as a separate file within one digital package.
4. Contractor digital review comments and their digital stamp shall be attached. Our review will not occur until the contractor has reviewed, coordinated with other trades and provided shop stamp.
5. MBJ will mark-up the digital set in red and return a digital file via email, ftp site or other means.

DEFERRED SUBMITTALS:
The following items shall be issued as deferred submittals per IBC:

Metal Plate Connected Wood Trusses

All engineering design provided by others and submitted for review shall bear the certification stamp and signature of a qualified professional engineer who is licensed in Minnesota. Under no circumstances will MBJ review shop drawings that are considered to be scanned/copied construction document submittals. The detailer shall produce and submit original documents for review.

All items issued as deferred submittals shall be issued a minimum of 30 days prior to installation and shall not be installed until their design and submittal documents have been reviewed for general conformance to the drawings by the general contractor, the engineer of record and the building official. A copy of the deferred submittal shall be forwarded to the building official after the engineer of record has reviewed the documents and prior to the erection of the deferred submittal items.

DESIGN CODES AND STANDARDS:

2018 International Building Code, as amended and adopted by the 2020 state of Minnesota.

MATERIAL PROPERTIES:
Reinforcing Steel (Fy):
Typical 60,000 psi ATSM A615 Grade 60
Weldable 60,000 psi ASTM A706 Grade 60

Cast-in-Place Concrete (f'c) at 28 days, u.n.o.:

Footings	4,000 psi
Slabs on Grade	4,000 psi
Exterior Concrete	4,000 psi
All Concrete not otherwise noted	4,000 psi

Concrete Masonry- Prism (f'm):

F'm	2,000 psi
Typical Units:	2,800 psi
Masonry Grout	2,000 psi
Masonry Mortar	ASTM C270, Type S

Structural Steel (Fy):

Wide Flanges:	50,000 psi ASTM A992
Angles, Channels, Plates, and Bars	36,000 psi ASTM A36

Structural Fasteners

Typical High-Strength Bolts	105,000 psi ASTM A325
Carbon Steel Threaded Rods	36,000 psi ASTM A36
Anchor Rods, Grade 36 UNO	36,000 psi ASTM A36

SAWN LUMBER:

Spruce-Pine-Fir (SPF) No. 2 or better: (Studs and Built-up Posts, Interior Headers, Exterior Headers)	Fb 875 psi Fc 1150 psi parallel to grain Fc 425 psi perpendicular to grain E 1,400,000 psi
Southern Yellow Pine (SYP) (Preservative Treated Wood)	No. 2 or better: Fb 1500 psi Fv 175 psi Fc 1600 psi parallel to grain Fc 565 psi perpendicular to grain E 1,600,000 psi
Southern Yellow Pine (SYP) (Machine Stress Rated (MSR)):	Fb 2400 psi Fv 190 psi Fc 1975 psi parallel to grain Fc 805 psi perpendicular to grain E 2,000,000 psi
Cedar No. 2 grade: (Wood Decks and Railings)	Fb 1050 psi parallel to grain Fv 75 psi perpendicular to grain E 1,000,000 psi

STRUCTURAL COMPOSITE LUMBER:

Laminated Veneer Lumber (LVL): (Beams and Headers) (1 3/4" x Depth)	Fb 2900 psi Fv 285 psi Fc 750 psi perpendicular to grain E 2,000,000 psi
Parallel Strand Lumber (PSL): (Columns and Posts)	Fb 2400 psi tabulated Fc 2500 psi parallel to grain E 1,800,000 psi
Laminated Strand Lumber (LSL): (Rim Board)	Fb 1700 psi Fv 410 psi Fc 750 psi perpendicular to grain E 1,350,000 psi
Oriented Strand Board (OSB): (APA Rated Rim Board)	Fbe 600 psi Fve 270 psi Fce 550 psi perpendicular to grain E 550,000 psi

DESIGN LOADS:
LATERAL LOADS:

Risk Category:	II
Wind Loads:	
Primary Frame Wind Data:	
Basic Wind Speed:	V ult = 115 mph V asd = 90 mph
Exposure Category:	B
Internal Pressure Coefficient (Gcpi):	+0.18 or –0.18
Components and Cladding Wind Loads:	
Exterior Component/Cladding:	Supplier to develop based on code criteria and indicate on shop drawings.
Seismic Loads:	
Primary Seismic Data:	No design required

GRAVITY LOADS:

Snow Load:	
Ground Snow Load, Pg:	50 psf
Flat-Roof Snow Load, Pf:	35 psf
Snow Exposure Factor, Ce:	1.0
Snow Load Importance Factor, I:	1.0
Thermal Factor, Ct:	1.0
Unbalanced/Drift Snow Load:	Refer to plan, U.N.O.
Roof Live Load:	
Live Load, (reducible):	20 psf
Mechanical and Electrical Equipment Units:	Refer to drawings, for the units' locations, sizes, and weights.
Future Mechanical and Electrical Units:	This project is not designed for future units. Refer to drawings, for the future units' locations, sizes, and weights used for framing design.
Floor Live Loads:	
See load plans	
Residential Live Load, (reducible):	40 psf
Residential Balconies and Decks:	40 psf
Light Storage Load:	125 psf
Heavy Storage Load:	250 psf
Stairs, Corridors and Lobbies:	100 psf
Stair Tread Concentrated Load:	300 lbs.
Exterior Site Loads:	
Vehicle traffic:	250 psf
Sidewalk:	250 psf
HS-20 Concentrated Wheel Load	16,000 lbs

FOUNDATIONS:
Refer to Geotechnical report number xx.xxxx.xxx by xxx, dated xxxxxxx.

The contractor shall verify the location of all existing and new underground utilities and tanks prior to beginning excavation.

For underground utilities adjacent to foundations and through foundations reference drawings for typical detail showing step footings below utilities as required to avoid undermining of structure by utilities.

CONVENTIONAL FOOTINGS:
Footings are designed for a maximum allowable soil bearing pressure of xxxx pounds per square foot on undisturbed natural soil or compacted engineered fill. Soil bearing pressure is to be verified in the field during construction by a qualified geotechnical Engineer.

All topsoil, fill, organic, and/or other unsuitable bearing material shall be removed below the footings and/or within the building area to the depths indicated in the geotechnical engineering report and extent of removal shall be field verified by the Geotechnical Engineer.

All excavations shall be observed by a qualified Geotechnical Engineer to verify removal of all unsuitable material, and confirm the proper preparation of bearing conditions.

For footings that do not bear on natural undisturbed soil, extend engineered fill laterally beyond bottom edge of footing per recommendations in the geotechnical report.

Foundation and retaining walls shall be back filled with free draining fill approved by the Geotechnical Engineer. Provide drainage board and perforated pipe as required by the contract documents and verify with architect and civil engineer.

Backfill equally on both sides of foundation walls to prevent overturning or lateral wall movement, or brace as necessary.

For stepping of wall footings reference drawings for detail.

REINFORCED CONCRETE:
The detailing, fabrication and erection of all reinforcing shall be done in accordance with the latest edition of ACI-315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures and ACI-318, "Building Code Requirements for Structural Concrete."

All reinforcing bars are deformed and continuous, unless noted otherwise. Refer to drawings for reinforcing lap length schedule.

Provide suitable wire spacers, chairs, etc. for support of reinforcing steel in proper position while placing concrete. All bars shall be tied to prevent displacement while placing concrete. All chairs and slab bolsters shall be plastic or steel with plastic tips. When reinforcing steel is epoxy coated. all chairs and slab bolsters shall be epoxy coated or plastic and all support bars shall be epoxy coated. Chairs are to be stable and resist tipping.

The fabricator shall submit a complete list of accessories and placing details with the shop drawings.

Refer to drawings and ACI 318 Chapter 6 for placement guidelines of embedded pipes, sleeves, and conduits. Conduits are not permitted in slabs 3 inches or less in thickness.

Formwork shall be left in place until the concrete reaches at least 75 percent of the 28-day compressive strength.

Concrete compressive strength testing used to determine flatwork stripping times shall be performed using one of the following methods:

CIPPOC and standard cylinders cured and stored in the same conditions as the flatwork.

Maturity testing properly calibrated and conducted by an approved testing agency.

Aluminum conduit, aluminum sleeves and aluminum embeds are not permitted in concrete.

Calcium chloride is not permitted as a concrete additive.

Concrete Cover on Reinforcing:

Topping Slab:	3/4" clear top
Slab on Grade:	upper third of slab

Concrete covers are intended to meet the requirements of the IBC 2012 Section 722.2.3 prescriptive fire protection.

Footings:	3" clear bottom and sides 2" clear top

CONCRETE SLABS ON GRADE:
Slabs on grade shall be place in lane fashion.

The control or construction joints shall be placed as shown on the drawings. The joints shall align with the column grids and be spaced as noted below:

Exterior slabs	24 times slab thickness, maximum;
Interior slabs	36 times slab thickness, maximum;
Interior slabs with carpeting	48 times slab thickness, maximum.

The panels formed by control or construction joints shall not be "L" shaped and a rectangular panel's aspect ratio shall not exceed 1.5.

Refer to the drawings for the typical slab on grade construction and saw cut control joint detail. Control and construction joints must be continuous and not offset.

Refer to drawings for reinforcing at re-entrant corners. Bend bars as necessary at obstructions.

Refer to the specification for the existence, type, and thickness of interior ground vapor retarder. Locate a vapor retarder directly beneath the slab on grade on top of a 6 inch compactable granular base. Refer to the specification for requirements for the compactable granular base.

Mechanically vibrate concrete around trench drains, floor ducts, construction joint dowels, loading docks, architectural features and other embedded items.

Refer to the specification for slab on grade pre-pour meeting.

Refer to the specification for acceptable methods of curing the concrete.

Refer to flooring manufacturer's specification for levelness, flatness and curing of concrete slabs on grade to receive special architectural floor finishes.

REINFORCED MASONRY:
Masonry work shall conform to all requirements of ACI 530, "Building Code Requirements for Masonry Structures."

All masonry units are placed in running bond fashion. Corners shall have a standard bond by overlapping units.

Special shapes shall be provided for jambs, columns, pilasters, control joints, corners, and lintels.

All masonry walls shall have horizontal joint reinforcing spaced at 16" o.c. Horizontal joint reinforcing shall be truss style and fabricated with galvanized nine-gauge wire and shall include corner and intersecting wall pieces. Provide minimum 6" laps at all splices.

Vertical reinforcing shall be held in place by rebar positioners, crossties, chairs, or tying to every other layer of horizontal reinforcing steel. Refer to the detail in the drawings for vertical reinforcing bar location in a core.

Provide concrete cover of minimum 1/2" to face shell.

Refer to detail in the drawings for reinforcing bar lap lengths.

Extend vertical reinforcing from footings to 2" clear top of wall or to beam bearing. Extend vertical reinforcing into the next level of construction and lap in accordance with the lap schedule.

When typical vertical wall reinforcing is interrupted by long wall openings, provide typical vertical wall reinforcing above and below opening, and extend into horizontal bond beams.

Provide vertical reinforcing at the ends of walls and at wall intersections to match specified reinforcing. Run reinforcing full height of walls.

All masonry units shall be placed with full face shell mortar coverage on horizontal and vertical face shells. Webs shall also have full mortar coverage around all grouted cells.

Fill block core at vertical reinforcing (8" minimum length along wall) with concrete grout. Filling cores with mortar is not allowed. Vibrate in place. Rodding and puddling are not allowed.

Maximum lift height is four feet. For concrete core fill pour height up to maximum 8'-0", provide cleanouts if pour height exceeds 5'-0".

Masonry cement mortar is not allowed.

Calcium chloride or admixtures containing chloride shall not be used in mortar or grout.

For reinforced masonry bond beams, provide bent corner bars at corners and intersections that match reinforcing. Step bond beams as necessary to match roof slopes. Lap reinforcing bars per schedule.

For construction of masonry control joints refer to detail in drawings.

Unless noted otherwise on the drawings place control joints in masonry walls such that no straight run of wall exceeds 24'-0" and within 4'-0" of corners. Do not place control joints within 48 inches of a masonry opening jamb or a steel bearing plate.

Place bond beam reinforcing continuously through control joints. Do not splice bond beam reinforcing within 6'-0" of a control joint.

Provide bond beam with reinforcing at all floor lines, roof lines, and top of walls. Refer to details in the drawings.

LOOSE ANGLE BRICK LINTELS:
Fit lintel such that vertical leg is tight to back of brick, locate brick ties to backup at first bed joint above angle's vertical leg and provide minimum 8" support each end.

Refer to architectural drawing for locations and to structural drawings for lintels.

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

NOT FOR CONSTRUCTION

Curran

Date: 02.0 Reg. No: 47174

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
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WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

GENERAL STRUCTURAL NOTES

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

S002

Scale 1 : 1

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EXPANSION AND ADHESIVE ANCHORS:
Anchors in concrete or concrete masonry when not exposed to earth, weather, or corrosive environment shall be as noted below:

Expansion anchors shall be stud type with a single piece three section wedge and zinc plated in accordance with ASTM B633.

Threaded anchor rod for adhesive anchors in concrete shall be ASTM A193 Grade B7, or ASTM A36, as noted in the drawings. The adhesive used for anchors shall be a structural grade, two part epoxy or acrylic material that meets the requirement of ASTM C-881 Types I, II, IV, and V, Grade 3, Classes B and C as noted on plans.

Holes shall be drilled with a bit and cleaned using a method that complies with the manufacturer's guidelines, and specifications. Do not cut or damage reinforcing steel, prestressed strands.

Upon the request of the structural engineer the anchors shall be proof tested by the manufacturer to verify capacity of anchors that do not meet the conditions in the construction documents.

Minimum embedment depths in concrete and concrete masonry for expansion and adhesive anchors shall be as noted below:

Concrete base material:
For 1/2", 5/8", and 3/4" diameter expansion anchors provide 4 3/4"embed, unless noted otherwise on plan.

For 1/2"and 5/8" diameter adhesive anchors provide 5" embed. For 3/4" diameter adhesive anchors provide 7" embed, unless noted otherwise on plan.

Grouted solid concrete masonry unit material:
For 1/2", 5/8", and 3/4" diameter expansion anchors provide 4 3/4"embed, unless noted otherwise on plan.

For adhesive anchors refer to the product's ICBO Report.

Pre-approved manufacturer are as follows: HILTI, ITWR Ramset/Redhead, Powers Fasteners, and Simpson Strong-Tie. For review of alternate products, submit manufacture's product data and product's current ICBO report prior to construction.

Anchors in concrete or concrete masonry when exposed to earth, weather, or corrosive environment shall be manufactured from AISI 304/316 Stainless Steel.

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated and erected in compliance with AISC Specification for the design, fabrication, erection of structural steel for building, and Code of standard practice, and OSHA steel erection standards.

All beams and girders shall be cambered at mid-span as indicated on the structural drawings. The cambers indicated shall be present in the beam in its erected position after completion of the end connections and shall be verified prior to placing concrete. Cambering tolerances shall be (-0", +1/4"). No center point cambering allowed.

Splicing structural members where not detailed on the drawings is prohibited without prior approval of the structural engineer.

Modification of structural steel members in the field is not allowed without written approval by the structural engineer.

Anchor rods shall be minimum 3/4" diameter or as detailed in the drawings.

WOOD FRAMING:
DIMENSION LUMBER:
All member sizes given in the drawings are nominal dimensions.

All lumber shall be kiln-dried, maximum moisture content 15% and grade marked according to the National Forest Products Association Regulations.

All joists (greater than 2 x 8) shall be supported laterally at the ends and at each support by solid blocking except where ends of joists are nailed to a header, band or rim joist or to an adjoining stud. Solid blocking shall be not less than 2" in thickness and the full depth of the joist.

Wood joists shall bear on the full width of supporting members, stud walls, beams, etc., unless otherwise noted.

Do not notch or cut joist unless approved by the engineer.

All beams and joists not bearing on supporting members shall be framed with "Simpson Strong- Tie" joist hangers or equal. Use type "LUS" (or equal) for single 2x's and double 2x's and type "UTF" for framing to trusses where required. The joist hangers shall be nailed using special nails supplied by the hanger manufacturer. Proposed nail type substitutions shall conform to the ICC report for equal or greater load capacity and shall be submitted with the ICC report to the structural engineer for written approval.

Wood headers or posts made up of 2 or more 2x's shall be spiked together per the nailing schedule.

Provide minimum 2 -2 x trim studs at bearing ends of all headers. Where posts are shown on drawings, headers shall bear fully on the posts.

Wood columns shall have solid vertical blocking through the floors to the support below.

All holes drilled through studs or posts in walls shall strictly conform to the detail in the drawings.
Wood columns are not to be notched or drilled for utilities.

For walls 10'-0" and greater provide blocking at mid-height for construction stability.

All walls shall have single bottom plate and double top plate.

Double top plate splices shall lap 4'-0" and be nailed with 8- 16d sinkers nails equally spaced with 4" end distance, unless noted otherwise on plan.

Unless otherwise noted, bottom plates of all exterior stud walls and interior bearing walls shall be anchored to new concrete with 1/2" diameter x 4" long anchor bolts, at 4'-0" O.C., or with equivalent anchors, as approved by the structural engineer.

All exterior lumber and all lumber in contact with concrete or masonry, or exposed to the exterior shall be treated Southern Yellow Pine. Each sill plate shall have a minimum of 2 anchor rods with an anchor rod located within 12" of each end.

All connectors in contact with treated lumber shall have corrosion protection.

For nailing/fastener schedule refer to the drawings.

STRUCTURAL COMPOSITE LUMBER:
Structural composite lumber shall be provided with member strengths as specified in the General Structural Notes.

All members shall be stamped with the manufacturer's name and/or logo, name of inspection agency and the applicable evaluation report numbers.

Structural composite lumber such as laminated veneer lumber (LVL), parallel strand lumber (PSL), and laminated strand lumber (LSL), shall be the size and type shown on the drawings, manufactured by Truss-Joist or approved equal.

LVL, PSL, and LSL shall be manufactured under a process approved by the national research board.

All LVL shall be manufactured in accordance with NER-126
All PSL shall be manufactured in accordance with NER-292
All LSL shall be manufactured in accordance with NER-481

The manufacturing process shall use a waterproof adhesive meeting the requirements of ASTM D2559. All grain shall be parallel with the length of the member.

Structural composite lumber shall be installed with a moisture content of 12% or less. The contractor shall make provisions during construction to prevent the moisture content of installed beams from exceeding 12%.

The supplier is to furnish all connection materials required to fasten members to each other and to supports, exclusive of anchors embedded in masonry or concrete, and items to be field welded to structural steel.

Comply with all recommendations by the manufacturer and with approved shop drawings for the proper storage, handling, protection, installation and temporary bracing requirements of these materials.

Bear members full width of supporting member, stud walls, posts, trim studs, beams, etc.

Notching of the bearing end or the top and bottom face is not permitted.

When installing lag screws, drill a lead hole.

PREFABRICATED WOOD TRUSSES:
Truss Plate Manufacturer shall be a current member in good standing of the Truss Plate Institute. The Truss Fabricator shall participate in a third party quality assurance program that is approved by a code approved inspection agency or that meets the requirement of the Truss Plate Institute.

Truss Supplier shall submit shop drawings and design calculations for review.

Prior to fabrication of trusses the Truss Supplier shall submit a record copy of shop drawings and design calculations incorporating review comments. The shop drawings are certified by a qualified Professional Engineer registered in the state of Minnesota. See project specification manual for additional submittal requirements.

The configuration of the web members for roof trusses shall be determined by the manufacturer in accordance with all architectural and structural criteria.

The truss chords shall be designed for the following minimum dead loads:

Roof: top chord 15 psf; bottom chord 10 psf

Floor: top chord 15 psf; bottom chord 10 psf

Truss spacing indicated from center to center of truss and shall not exceed 2'-0" o.c.

Deflection criteria: For live load deflection, provide roof L/360 and floor L/480.
For total load deflection, provide roof L/240 and floor L/360.

For floor trusses align all web members throughout a bay. The contractor shall coordinate any mechanical requirements with the truss fabricator.

Truss plate connections shall be designed in accordance with the Truss Plate Institute.

All roof truss bearing points shall be anchored with a minimum of one Simpson H1 truss anchor.

Manufacturer shall provide design/materials and installation of all necessary blocking, bracing, and connection material to complete the installation, U.N.O.

Exact configuration of special hip, valley and intersection areas shall be determined by the Truss Supplier, unless noted otherwise on plans.

Provide all truss to truss, and truss to girder truss connection details and necessary connection materials.

Site fabricated trusses are not allowed.

Comply with all recommendations by the manufacturer and the approved shop drawings for proper storage, handling, protection, installation, and temporary bracing requirements.

Permanent bridging shall be installed in accordance with the manufacturer's specification.

Notching or cutting of trusses, top or bottom chords is not permitted.

A qualified representative of the Open Web Wood Chord Truss manufacturer shall inspect and approve the system installation prior to installing finish materials to be certain that the system is in compliance with all requirements of the shop drawings. Submit a written report summarizing the inspection and the product warranty to the owner at the completion of the product. Copy the engineer with the report.

WOOD STRUCTURAL PANELS:
Wood structural panels shall conform to the requirement of "U.S. Product Standard PS 1 for Construction and industrial Plywood", "U.S. Product Standard PS 2 Performance Standard for Wood-Based Structural-Use Panels, or "APA PRP-108 Performance Standards." Panels shall be APA Rated Sheathing, Exposure 1, of the thickness and Span Rating shown on the drawings.

Wood structural panel installation shall be in conformance with APA recommendations. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.

All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings.

Roof sheathing shall either be blocked, tongue-and-groove, or have edges supported by plywood edge clips centered between roof framing elements.

When roof sheathing is nailed directly to blocking, the blocking shall be nailed to support members with a minimum of 16d nails at 4" o. c.

Sub-flooring sheathing shall have tongue and groove joints or be supported by blocking.

Sub-flooring panels shall be field glued to the framing using adhesives meeting APA Specifications AFG-O1 or ASTM D3498.

Tongue and Groove panels shall be glued at the tongue and groove joint.

For nailing of wall panels to framing refer to the drawings or nailing schedule in the drawings.

WOOD FASTENERS – NAILING:
Framing nail sizes specified on the drawings are based on the following specification U.N.O.:

Size	Length	Diameter
6d common	2"	0.113"
8d common	2 1/2"	0.131"
10d common	3"	0.148"
12d common	3 1/4"	0.148"
16d common	3 1/2"	0.162"

Size	Length	Diameter
6d box	2"	0.099"
8d box	2 1/2"	0.113"
10d box	3"	0.128"
16d box	3 1/4"	0.135"

Size	Length	Diameter
6d cooler	1 7/8"	0.092"
8d cooler	2 3/8"	0.113"

All framing nails shall conform to ASTM F667, "Standard Specification for Power Driven Fasteners: Nails, Spikes and Staples" and NER-272 "Power Driven Staples and Nails for Use in All Types of Building Construction". Cooler nails shall comply with ASTM C 514.

Refer to nailing schedule in the drawings for nail size and spacing at a specified condition.

Nails shall be identified by labels attached to their containers that show the manufacturer's name and NES report number, nail shank diameter, and length. Submit this information prior to framing.

If the contractor proposes the use of alternate nails, they shall submit prior to construction nail specifications with certified calculations showing structural equivalence to the engineer for review and approval.

Nails fastening APA rated plywood sheathing shall be driven flush to the face of sheathing with no counter sinking permitted. Renail sheathing as necessary to comply.

WOOD FASTENERS – STRUCTURAL WOOD SCREWS:
Structural wood screws as specified in the drawings refer to threaded steel screws that are self-drilling, dowel-type fasteners used primarily for wood-to-wood connections. These carbon steel screws are manufactured by a cold-formed process and are heat-treated with rolled threads. No pre-drilling is required.

Screws are specified in the drawings per nominal diameter and length. The diameter refers to a nominal measure of the threads, which is larger than the unthreaded shaft of the fastener. Length specified does not include fastener head. Actual dimensions and available lengths vary with manufacturer.

Acceptable products are listed below. Contractor may submit alternate products for approval by structural engineer of record.

The following minimum dimensions and material properties shall apply:

Size specified	Minimum Shank;	Root Diameters (in)	Acceptable Products
1/4" Diam	0.169" ;	0.150"	Simpson SDS
5/16" Diam	0.189" ;	0.172"	GRK RSS Simpson SDWH FastenMasterTimberlok
3/8" Diam	0.219" ;	0.191"	GRK RSS Simpson SDWS FastenmasterLedgerlok

Minimum Allowable Tension strength of fastener (lbs):	
1/4" Diameter	1112 lbs
5/16" Diameter	1210 lbs
3/8" Diameter	1505 lbs

Minimum Allowable Shear strength of fastener (lbs):	
1/4" Diameter	754 lbs
5/16" Diameter	770 lbs
3/8" Diameter	910 lbs

Minimum Bending Yield Strength: 165,000 psi

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Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

GENERAL STRUCTURAL NOTES

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

S003

Scale 1 : 1

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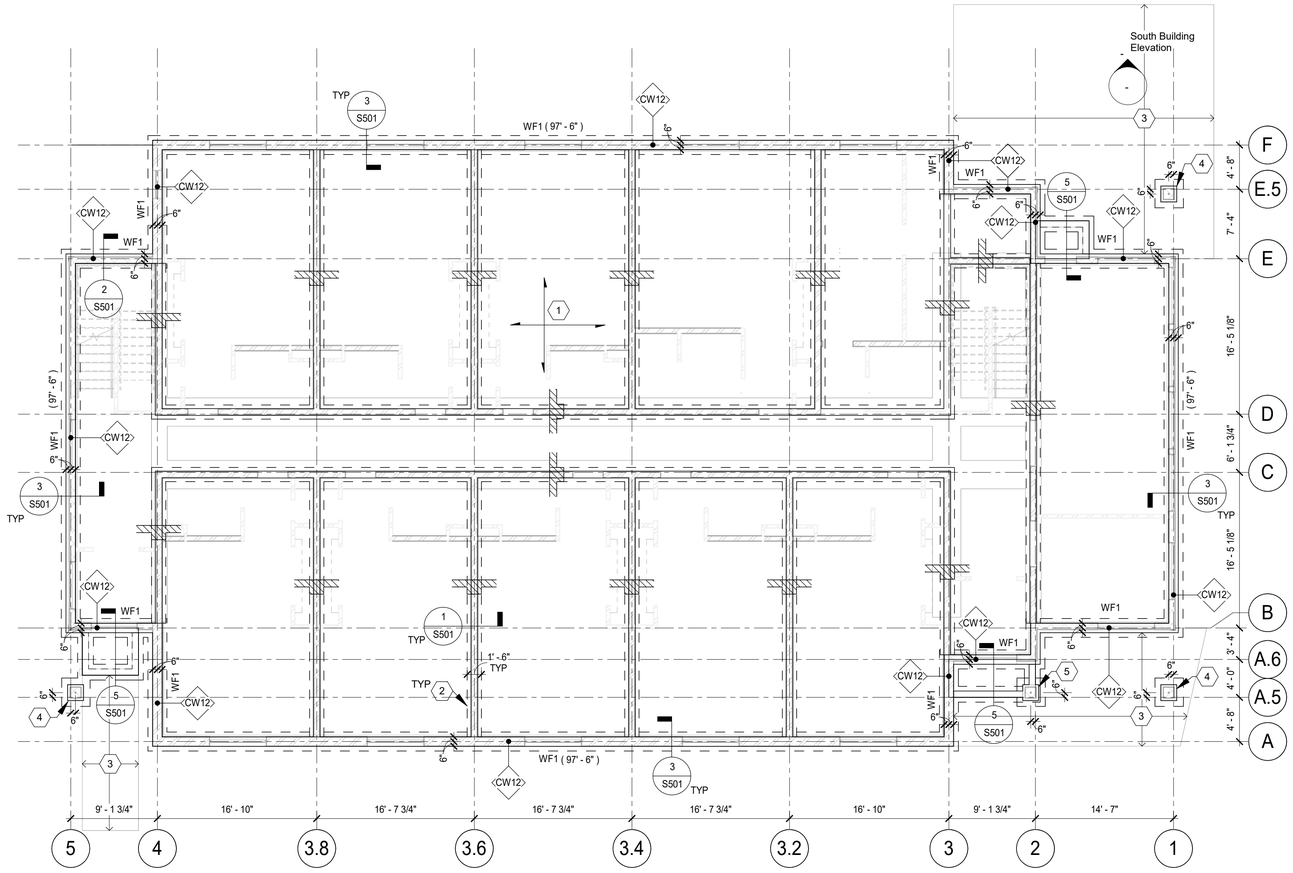

1 FOUNDATION PLAN
1/8" = 1'-0"

REFERENCE NOTES:

1. SEE SHEET S001 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS.
2. SEE SHEET S002 AND S003 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S100 SERIES FOR STRUCTURAL FLOOR PLANS.
4. SEE SHEET S400 FOR TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS.
5. SEE SHEET S501 FOR STRUCTURAL FOUNDATION DETAILS.
6. SEE SHEET S701 AND S702 FOR TYPICAL WOOD SCHEDULES AND DETAILS.
7. SEE SHEET S710 AND S711 FOR STRUCTURAL WOOD FRAMING DETAILS.

PLAN NOTES (UNLESS NOTED OTHERWISE):

1. PROJECT DATUM ELEVATION 100'-0" = xxxx''. SEE CIVIL AND ARCHITECTURAL DRAWINGS.
2. ALL FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS UNO.
3. TOP OF SLAB-ON-GRADE ELEVATION (TSE) = 100'-0".
4. PROVIDE THICKENED SLAB-ON-GRADE UNDER LOAD-BEARING WOOD WALLS AND STAIR STRINGER BASES AS SHOWN IN THE TYPICAL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATIONS OF THESE ELEMENTS.
5. FOR SLAB JOINT LAYOUTS, SEE PLANS AND GENERAL STRUCTURAL NOTES FOR CRITERIA. FOR TYPICAL CONTROL AND CONSTRUCTION JOINTS SEE TYPICAL SLAB JOINTING DETAILS.
6. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING LOCATIONS AND DIMENSIONS OF RAMPS, SLAB SLOPES, SLAB STEPS AND SLAB DEPRESSIONS.
7. VERIFY SIZE, LOCATION AND INVERT ELEVATIONS FOR ALL UTILITIES, SITE STRUCTURES, SUMPS AND DRAINS WITH CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS.
8. SEE CIVIL / LANDSCAPE DRAWINGS FOR PAVING AND SITE DETAILS AT THE BUILDING EXTERIOR.
9. INTERIOR BEARING WOOD WALLS SHALL BE 2x6 AT 12" OC UNO.
10. EXTERIOR WOOD WALLS SHALL BE 2x6 AT 16" OC UNO.
11. INTERIOR NON-BEARING WALLS SHALL BE 2x4 OR 2x6 AT 16" OC.
12. AT NON-BEARING WALLS PROVIDE 1-TRIMMER STUD AT EACH SIDE OF WALL OPENINGS TO MATCH WALL STUDS AND PROVIDE HEADERS AS FOLLOWS:
    OPENINGS UP TO 6'-0" 2-2x8 HEADER
    OPENINGS UP TO 10'-0" 3-2x8 OR 2-2x10 HEADER

KEYED NOTES:

1. 4" SLAB ON GRADE REINFORCED W/ 4 lb/yd SYNTHETIC MACROFIBER.
2. 8" THICKENED SLAB ON GRADE.
3. EXTERIOR APRON SLAB - SEE CIVIL
4. BUILT-UP WOOD POST ON CONCRETE PIER AND FOOTING. SEE 4/S501
   TPE = 100' - 0"
   TFE = 96' - 0"
5. BUILT-UP WOOD POST ON CONCRETE PIER AND FOOTING INTEGRATED INTO STOOP FOUNDATION. SEE 4/S501 FOR SIZES AND REINFORCEMENT
   TPE = 99'-4" - POUR STOOP SPLAB OVER TOP OF PIER
   TFE = 97' - 6"

NORTH

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WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

FOUNDATION PLAN

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

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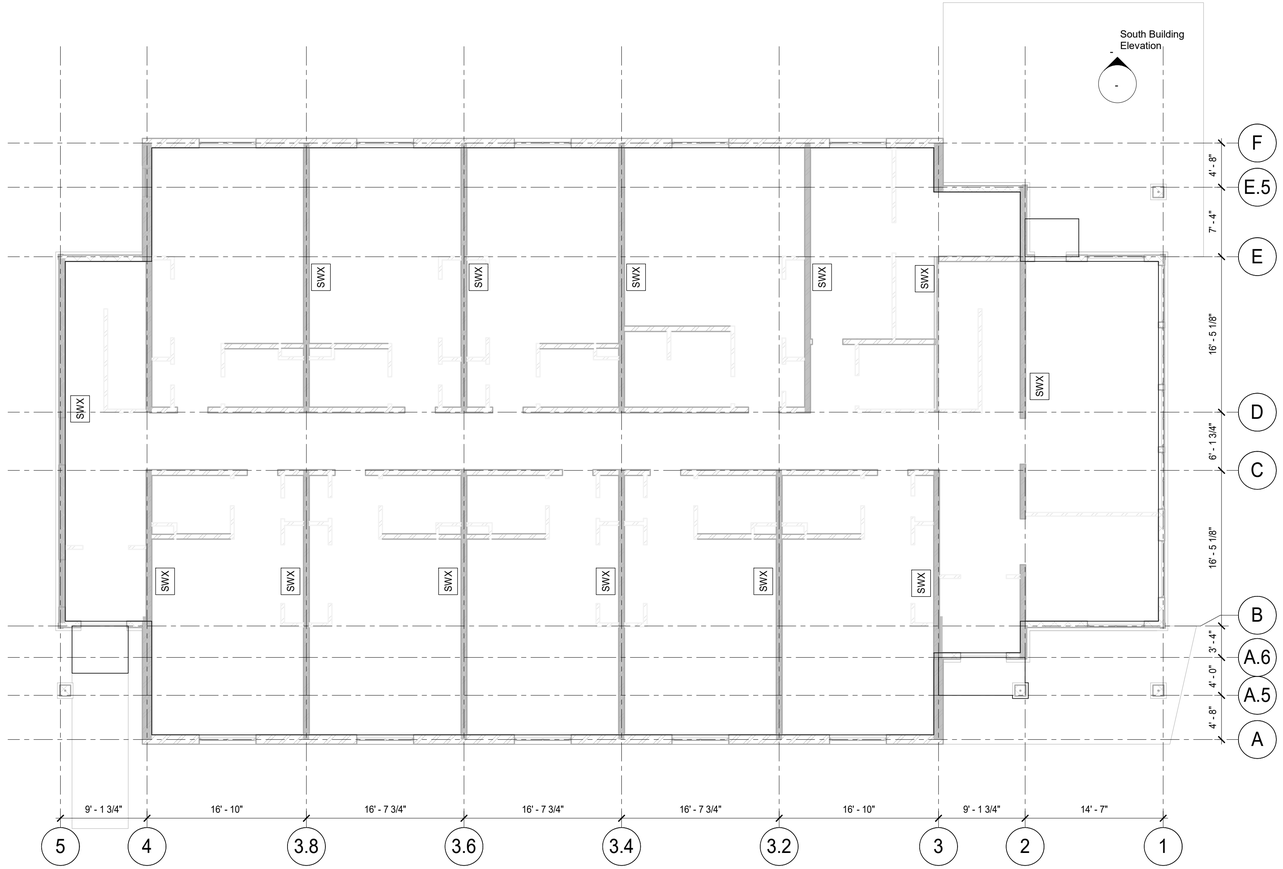
Scale As indicated

1/27/2022 3:05:51 PM



1 LEVEL 1 FRAMING PLAN
1/8" = 1'-0"

NORTH

REFERENCE NOTES:

1. SEE SHEET S001 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS.
2. SEE SHEET S002 AND S003 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S100 SERIES FOR STRUCTURAL FLOOR PLANS.
4. SEE SHEET S400 FOR TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS.
5. SEE SHEET S501 FOR STRUCTURAL FOUNDATION DETAILS.
6. SEE SHEET S701 AND S702 FOR TYPICAL WOOD SCHEDULES AND DETAILS.
7. SEE SHEET S710 AND S711 FOR STRUCTURAL WOOD FRAMING DETAILS.

PLAN NOTES (UNLESS NOTED OTHERWISE):

1. PROJECT DATUM ELEVATION 100'-0" = xxxx'. SEE CIVIL AND ARCHITECTURAL DRAWINGS.
2. ALL FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS UNO.
3. TOP OF SLAB-ON-GRADE ELEVATION (TSE) = 100'-0".
4. PROVIDE THICKENED SLAB-ON-GRADE UNDER LOAD-BEARING WOOD WALLS AND STAIR STRINGER BASES AS SHOWN IN THE TYPICAL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATIONS OF THESE ELEMENTS.
5. FOR SLAB JOINT LAYOUTS, SEE PLANS AND GENERAL STRUCTURAL NOTES FOR CRITERIA. FOR TYPICAL CONTROL AND CONSTRUCTION JOINTS SEE TYPICAL SLAB JOINTING DETAILS.
6. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING LOCATIONS AND DIMENSIONS OF RAMPS, SLAB SLOPES, SLAB STEPS AND SLAB DEPRESSIONS.
7. VERIFY SIZE, LOCATION AND INVERT ELEVATIONS FOR ALL UTILITIES, SITE STRUCTURES, SUMPS AND DRAINS WITH CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS.
8. SEE CIVIL / LANDSCAPE DRAWINGS FOR PAVING AND SITE DETAILS AT THE BUILDING EXTERIOR.
9. INTERIOR BEARING WOOD WALLS SHALL BE 2x6 AT 12" OC UNO.
10. EXTERIOR WOOD WALLS SHALL BE 2x6 AT 16" OC UNO.
11. INTERIOR NON-BEARING WALLS SHALL BE 2x4 OR 2x6 AT 16" OC.
12. AT NON-BEARING WALLS PROVIDE 1-TRIMMER STUD AT EACH SIDE OF WALL OPENINGS TO MATCH WALL STUDS AND PROVIDE HEADERS AS FOLLOWS:
    - OPENINGS UP TO 6'-0" — 2-2x8 HEADER
    - OPENINGS UP TO 10'-0" — 3-2x8 OR 2-2x10 HEADER

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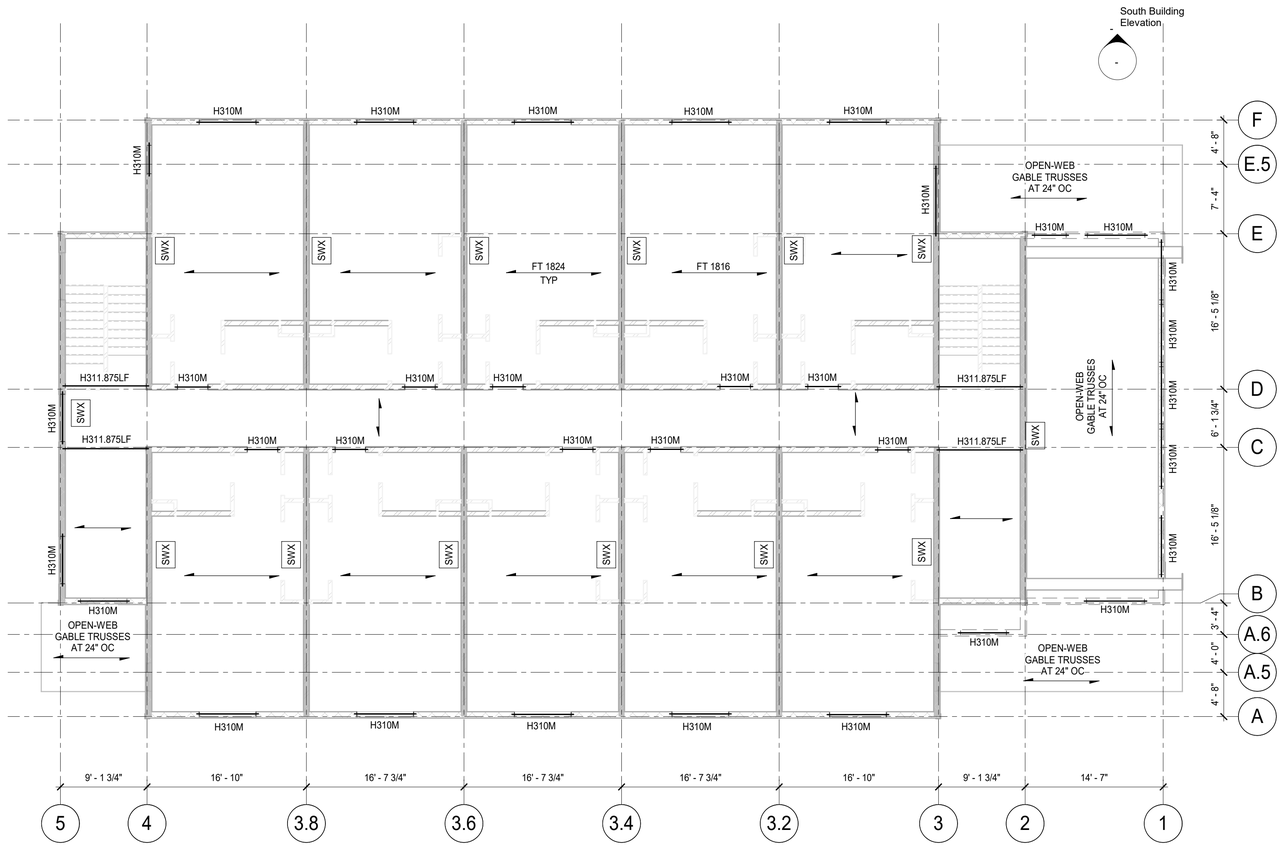
WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

FIRST FLOOR FRAMING PLAN

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW
Scale	As indicated

S102

1/27/2022 3:05:54 PM



1 LEVEL 2 FRAMING PLAN
1/8" = 1'-0"

NORTH

REFERENCE NOTES:

1. SEE SHEET S001 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS.
2. SEE SHEET S002 AND S003 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S100 SERIES FOR STRUCTURAL FLOOR PLANS.
4. SEE SHEET S400 FOR TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS.
5. SEE SHEET S501 FOR STRUCTURAL FOUNDATION DETAILS.
6. SEE SHEET S701 AND S702 FOR TYPICAL WOOD SCHEDULES AND DETAILS.
7. SEE SHEET S710 AND S711 FOR STRUCTURAL WOOD FRAMING DETAILS.

WOOD PLAN NOTES (UNLESS NOTED OTHERWISE):

1. TOP OF SHEATHING ELEVATION (TSE) = 110'-3" . REFER TO ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. SUBFLOOR SHALL CONSIST OF 3/4" TONGUE AND GROOVE 48/24 APA RATED PLYWOOD/OSB GLUED AND NAILED. ATTACH SUBFLOOR TO FRAMING MEMBERS PER TYPICAL WOOD FLOOR DIAPHRAGM DETAIL.
3. TYPICAL FRAMING SHALL CONSIST OF FT1824 UNO.
4. VERIFY SIZE, LOCATION AND NUMBER OF ALL OPENINGS THROUGH FLOOR WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
5. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL DESIGN THEIR SYSTEMS TO ACCOMODATE VERTICAL SHRINKAGE OF THE STRUCTURE, NOT TO EXCEED 3/8" PER FLOOR AT WOOD LEVELS.
6. ALL RAILINGS AT BALCONIES AND DECKS SHALL RETURN TO BUILDING WALLS AND BE ANCHORED TO BLOCKING IN THE WALLS.
7. EXTERIOR WALLS TO BE SHEATHED PER SWD UNO.
8. EXTERIOR WALLS SHALL BE 2x6 AT 16" OC UNO.
9. INTERIOR BEARING WOOD WALLS SHALL BE 2x6 AT 16" OC UNO.
10. INTERIOR NON-BEARING WOOD WALLS SHALL BE 2x4 OR 2x6 AT 16" OC.
11. TYPICAL EXTERIOR HEADER IS H310 WITH 2 TRIMMERS AND KING STUDS PER SCHEDULE UNO.
12. AT NON-BEARING WALLS PROVIDE 1-TRIMMER STUD AT EACH SIDE OF WALL OPENINGS TO MATCH WALL STUDS AND PROVIDE HEADERS AS FOLLOWS:
    OPENINGS UP TO 6'-0" 2-2x8 HEADER
    OPENINGS UP TO 10'-0" 3-2x8 OR 2-2x10 HEADER
13. SEE SHEET S104 FOR ROOF SHEATHING, ROOF FRAMING, AND SNOW LOAD REQUIREMENTS.

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LEVEL 2 FRAMING PLAN

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
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Scale As indicated

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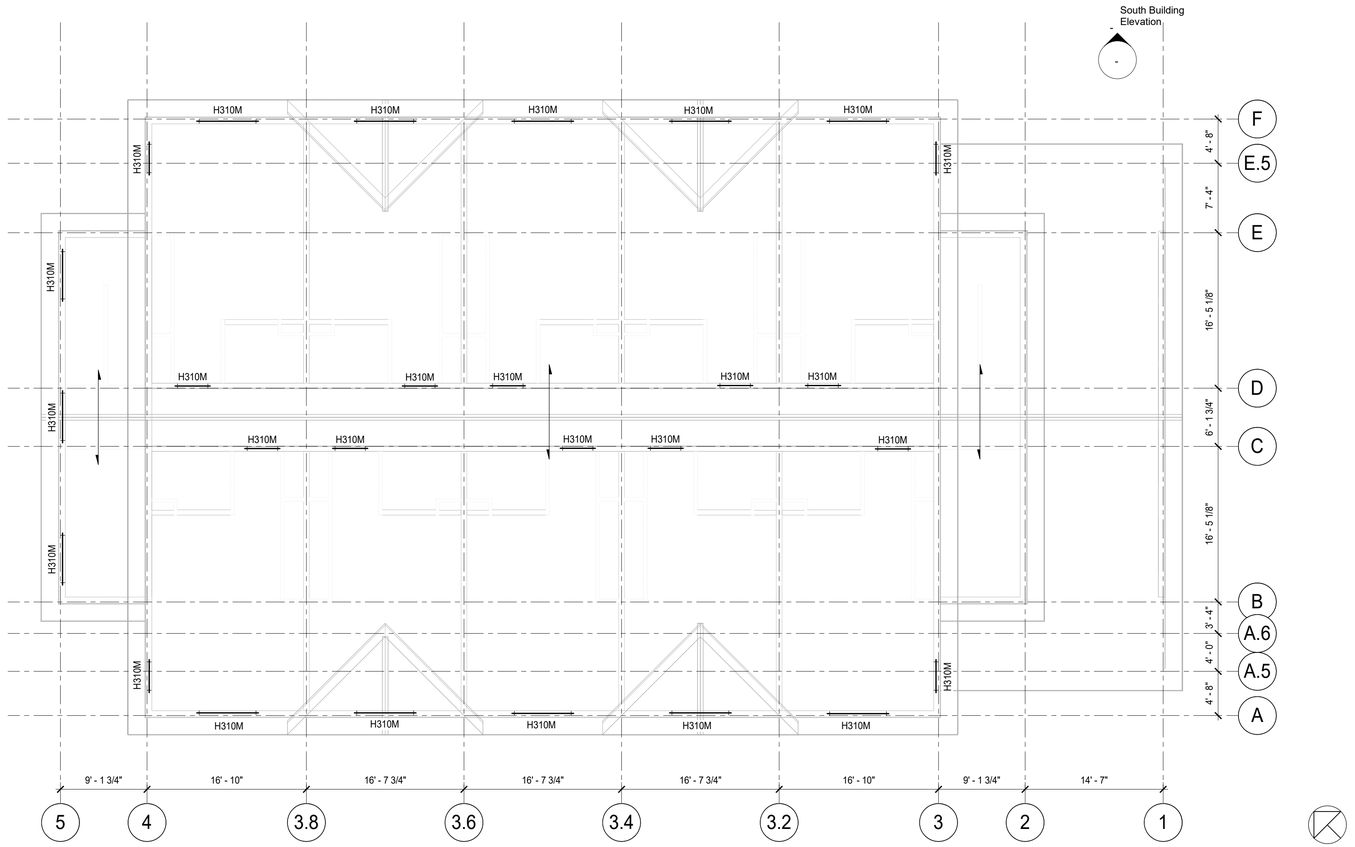


1 ROOF FRAMING PLAN
1/8" = 1'-0"

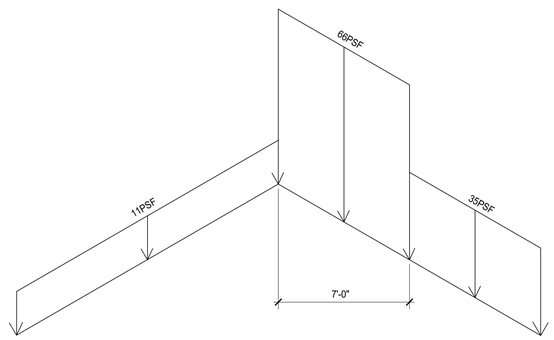
NORTH

REFERENCE NOTES:

1. SEE SHEET S001 FOR SHEET INDEX, TYPICAL ABBREVIATIONS AND LEGENDS.
2. SEE SHEET S002 AND S003 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET S100 SERIES FOR STRUCTURAL FLOOR PLANS.
4. SEE SHEET S400 FOR TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS.
5. SEE SHEET S501 FOR STRUCTURAL FOUNDATION DETAILS.
6. SEE SHEET S701 AND S702 FOR TYPICAL WOOD SCHEDULES AND DETAILS.
7. SEE SHEET S710 AND S711 FOR STRUCTURAL WOOD FRAMING DETAILS.

PLAN NOTES (UNLESS NOTED OTHERWISE):

1. TOP OF SHEATHING ELEVATION (TSE) = SEE ARCH.
2. TYPICAL ROOF FRAMING IS OPEN-WEB GABLE TRUSSES AT 24" OC.
3. ROOF SHEATHING SHALL CONSIST OF 5/8" APA RATED PLYWOOD/OSB. ATTACH SUBFLOOR TO FRAMING MEMBERS PER TYPICAL WOOD ROOF DIAPHRAGM DETAIL.
4. VERIFY SIZE, LOCATION AND NUMBER OF ALL OPENINGS THROUGH ROOF WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
5. TYPICAL EXTERIOR WALL HEADER IS H310 UNO.
6. UNIFORM SNOW LOAD = 35 PSF.



NOTES:
1. SNOW DRIFT SHALL NE CONSIDERED AS A SEPARATE LOAD CASE FROM THE UNIFORM SNOW LOAD.
2. LOADS SHALL BE CONSIDERED AS SHOWN, AS WELL AS IN CONDITION MIRRORED ABOUT THE RIDGE.

2 S104 UNBALANCED SNOW LOAD DIAGRAM
1/2" = 1'-0"

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WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

ROOF FRAMING PLAN

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JB

S104

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CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE								
BAR SIZE	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c ≥ 6,000 PSI	
	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B
#3	18"	22"	16"	20"	14"	18"	12"	16"
#4	22"	30"	20"	26"	18"	22"	16"	20"
#5	28"	36"	24"	32"	22"	28"	20"	26"
#6	34"	44"	30"	38"	26"	34"	24"	32"
#7	48"	64"	42"	54"	38"	50"	34"	44"
#8	56"	72"	48"	62"	44"	56"	40"	52"
#9	62"	82"	54"	70"	48"	64"	44"	58"
#10	70"	92"	62"	80"	54"	70"	50"	64"
#11	78"	102"	68"	88"	60"	78"	56"	72"

NOTES:
1. REINFORCING BAR LAP SPLICE SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN NORMAL WEIGHT CONCRETE.
2. PROVIDE CLASS A LAP UNLESS NOTED OTHERWISE.
3. FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
4. FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE ABOVE LENGTHS BY 1.3.
5. FOR TOP BARS IN BEAMS AND HORIZONTAL WALL REINFORCING, MULTIPLY THE ABOVE LENGTHS BY 1.3.
6. MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPLICE LENGTH, NOT TO EXCEED 6".

1 S400 REINFORCING BAR LAP SPLICE SCHEDULE
NO SCALE

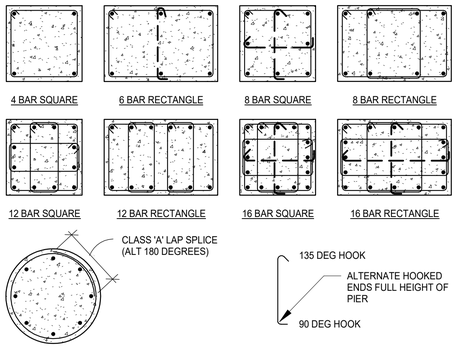
CONCRETE WALL REINFORCING SCHEDULE									
MARK	WALL TYPE	CENTERED IN WALL		INSIDE FACE		OUTSIDE FACE		COMMENTS
		HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	
CW10	10"			#4 AT 12"	#5 AT 12"	#4 AT 12"	#5 AT 12"	
CW12	12"			#4 AT 12"	#5 AT 12"	#4 AT 12"	#5 AT 12"	

UNLESS NOTED OTHERWISE:
1. SEE TYPICAL WALL DETAILS FOR ADDITIONAL INFORMATION.
2. PROVIDE DOWELS AT FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

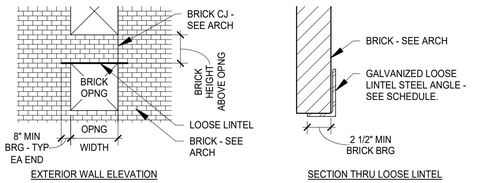
CONCRETE WALL FOOTING SCHEDULE				
MARK	FOOTING SIZE	REINFORCING - BOTTOM BARS		COMMENTS
		LONG	TRANS	
WF1	2'-0" x 1'-0" x CONT	2 - #5	---	

UNLESS NOTED OTHERWISE:
1. SEE TYPICAL WALL FOOTING DETAILS FOR ADDITIONAL INFORMATION.
2. LONGITUDINAL (LONG) REINFORCING IS CONTINUOUS. PROVIDE CLASS "A" LAP SPLICE TYP UNLESS NOTED OTHERWISE.
3. PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS.

2 S400 CONCRETE WALL FOOTING SCHEDULE
NO SCALE



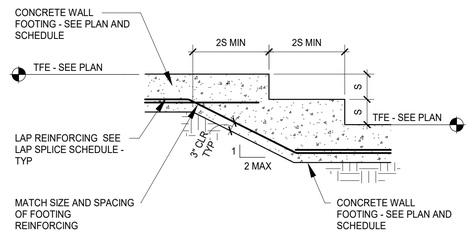
NOTES:
1. IF CLEAR SPACING BETWEEN VERTICAL BARS IS GREATER THAN 6", PROVIDE ADDITIONAL CROSS TIES, SHOWN DASHED.



BRICK LOOSE LINTEL SCHEDULE			
OPENING WIDTH	AT CONTROL JOINT - BRICK HEIGHT ABOVE OPENING		
	≤ 6'-0"	≤ 8'-0"	≤ 10'-0"
≤ 4'-0"	L4 x 3 1/2 x 5/16 LLV		
≤ 6'-0"	L4 x 3 1/2 x 3/8 LLV		L6 x 3 1/2 x 3/8 LLV
≤ 8'-0"	L4 x 3 1/2 x 3/8 LLV	L6 x 3 1/2 x 1/2 LLV	
≤ 10'-0"	L6 x 3 1/2 x 1/2 LLV		NOT PERMITTED
OPENING WIDTH	AWAY FROM CONTROL JOINT - BRICK HEIGHT ABOVE OPENING		
	≤ 6'-0"	≤ 8'-0"	≤ 10'-0"
≤ 4'-0"	L4 x 3 1/2 x 5/16 LLV		
≤ 6'-0"	L4 x 3 1/2 x 5/16 LLV		
≤ 8'-0"	L4 x 3 1/2 x 3/8 LLV		
≤ 10'-0"	L6 x 3 1/2 x 1/2 LLV	L6 x 3 1/2 x 3/8 LLV	

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR LINTEL LOCATIONS, ELEVATIONS AND BRICK OPENING WIDTH.

3 S400 BRICK LOOSE LINTEL SCHEDULE
1 1/2" = 1'-0"



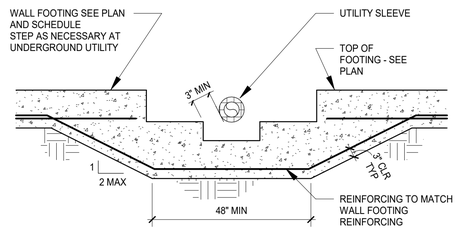
NOTES:
1. SEE PLAN FOR FOOTING STEP LOCATIONS.
2. 'S' SHALL NOT EXCEED 16" FOR CMU WALLS OR 24" FOR CAST-IN-PLACE OR PRECAST CONCRETE WALLS.

CMU REINFORCING BAR LAP SPLICE SCHEDULE: f'm = 2000 PSI							
BAR SIZE	6" CMU	8" CMU		10" CMU		12" CMU	
	CASE 1	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	14"	14"	15"	14"	14"	14"	14"
#4	21"	18"	25"	18"	24"	18"	22"
#5	32"	22"	39"	22"	37"	22"	35"
#6	-	38"	54"	35"	54"	35"	54"
#7	-	52"	-	40"	63"	40"	63"
#8	-	-	-	61"	-	53"	72"

NOTES:
1. REINFORCING BAR DEVELOPMENT LENGTH SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN ASTM C 90 HOLLOW UNITS.
2. CASE 1: ONE BAR PER CELL LOCATED IN THE CENTER OF THE CELL.
   CASE 2: ALL OTHER CONDITIONS, INCLUDING TWO BARS PER CELL AND SINGLE BARS NOT LOCATED IN THE CENTER OF THE CELL.
3. FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
4. MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPLICE LENGTH, NOT TO EXCEED 8".
5. REINFORCING BARS SHALL BE LAPPED IN THE SAME CMU CELL.
6. ALL BARS MUST BE PLACED IN FULLY GROUTED CELLS OR BOND BEAMS.

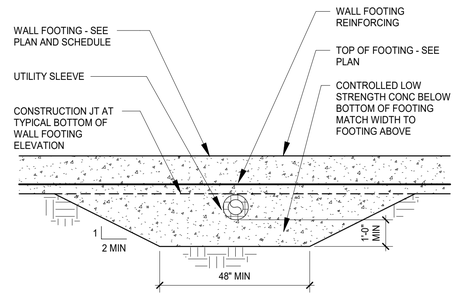


4 S400 CMU REINFORCING BAR LAP SPLICE SCHEDULE
1" = 1'-0"



NOTES:
1. SEE TYPICAL WALL FOOTING STEP DETAIL FOR ADDITIONAL INFORMATION.
2. UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. INSULATE WITH 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.
3. AT FOOTINGS BELOW CMU WALLS, COORDINATE WALL FOOTING STEP LOCATIONS WITH CMU COURSING.

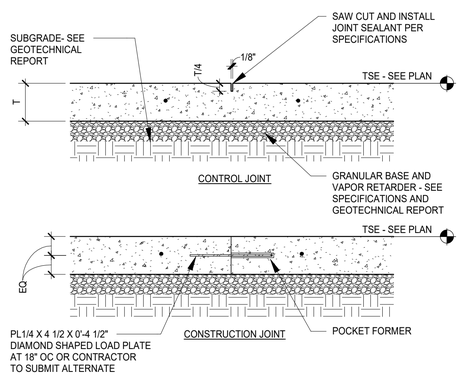
5 S400 WALL REINFORCING SCHEDULE
1" = 1'-0"



NOTES:
1. THIS DETAIL IS A CONTRACTOR ALTERNATE TO STEPPED WALL FOOTINGS AT UTILITIES. THIS DETAIL MAY BE USED AT UTILITIES COMPLETELY BELOW THE BOTTOM OF WALL FOOTINGS ONLY.
2. UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. PROVIDE 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.

9 S400 ALTERNATE THICKENED WALL FOOTING AT UTILITIES
NO SCALE

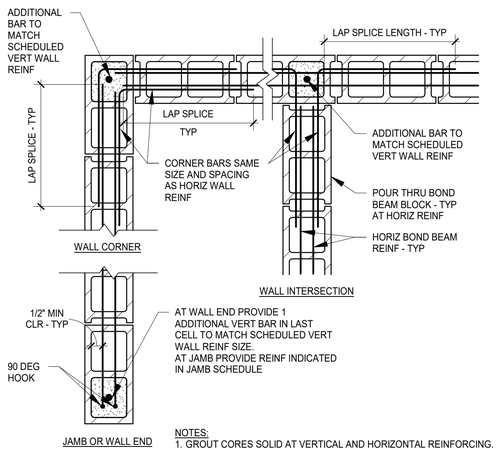
6 S400 CONCRETE PIER BAR AND TIE LAYOUT
NO SCALE



NOTES:
1. PROVIDE CHAIRS FOR SUPPORT OF REINFORCING.
2. AT EXTERIOR SLAB ON GRADE LOCATIONS, VAPOR BARRIER IS NOT REQUIRED.
3. PROVIDE DIAMOND SHAPED LOAD PLATE COMPLIANT WITH ACI 302.1 R.

10 S400 TYPICAL SLAB ON GRADE CONSTRUCTION JOINT DETAIL
NO SCALE

7 S400 TYPICAL WALL FOOTING STEP
NO SCALE



NOTES:
1. GROUT CORES SOLID AT VERTICAL AND HORIZONTAL REINFORCING.

11 S400 TYPICAL CMU WALL REINFORCING PLAN DETAILS
1" = 1'-0"

8 S400 TYPICAL STEPPED WALL FOOTING AT UTILITIES
NO SCALE

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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Curran

Date: 02.0 Reg. No: 47174

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET 01/27/2022

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

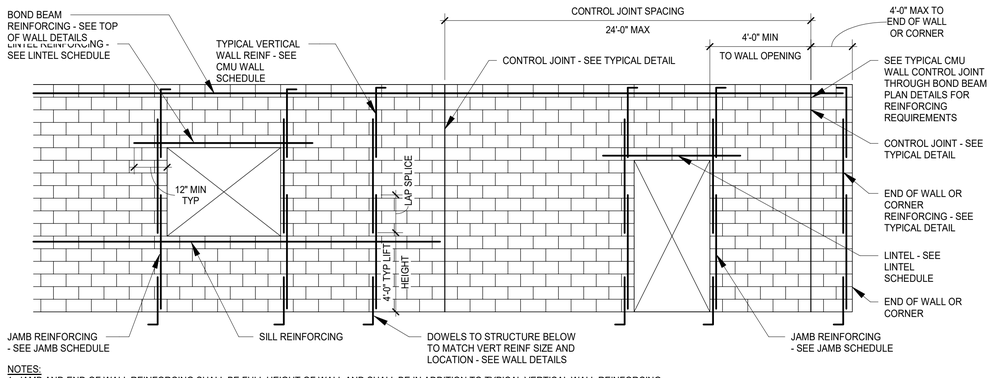
TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

S400

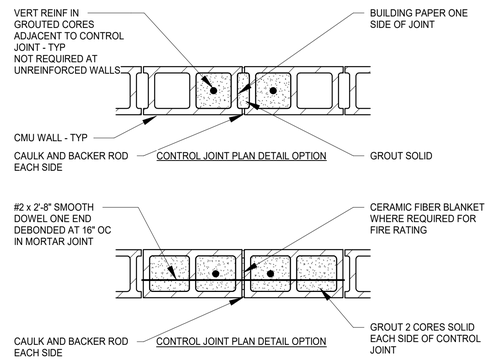
Scale As indicated

1/27/2022 3:06:01 PM



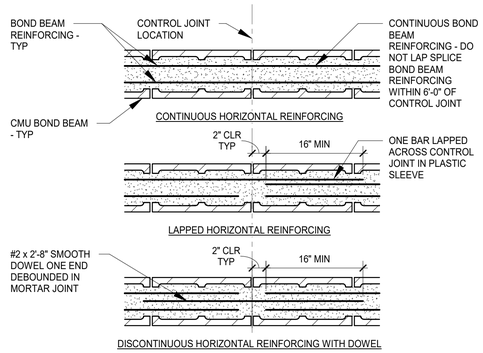
NOTES:
1. JAMB AND END OF WALL REINFORCING SHALL BE FULL HEIGHT OF WALL AND SHALL BE IN ADDITION TO TYPICAL VERTICAL WALL REINFORCING.
2. PROVIDE CONTROL JOINTS TO MEET SPACING REQUIREMENTS SHOWN AND AT LOCATIONS WHERE CHANGES IN WALL HEIGHT OCCUR, WHERE CHANGES IN WALL THICKNESS OCCUR, AND WHERE MOVEMENT JOINTS IN THE FLOOR ABOVE AND/OR BELOW OCCUR.
3. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS AT NON-LOAD BEARING WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS.
5. PROVIDE CLEANOUT AT BOTTOM COURSE FOR GROUT PORES GREATER THAN 5'-0" HIGH.
6. SILL REINFORCING SHALL BE LADDER JOINT REINFORCING IN THE FIRST OR SECOND MORTAR JOINT BELOW THE SILL OR A REINFORCED BOND BEAM. SILL REINFORCING SHALL EXTEND BETWEEN CONTROL JOINTS.
7. SEE NON-LOAD BEARING INTERIOR CMU WALL REINFORCING SCHEDULE FOR LINTEL AND JAMB REINFORCING REQUIRED AT NON-LOAD BEARING INTERIOR WALLS.

1 S401 TYPICAL CMU WALL REINFORCING SCHEMATIC
1/4" = 1'-0"



NOTES:
1. SEE ARCHITECTURAL DRAWINGS, GENERAL STRUCTURAL NOTES, TYPICAL CMU WALL REINFORCING SCHEMATIC AND TYPICAL CMU WALL CONTROL JOINT THROUGH BOND BEAM DETAILS FOR CONTROL JOINT REQUIREMENTS AND LOCATIONS.
2. TERMINATE HORIZONTAL JOINT REINFORCEMENT AT CONTROL JOINTS.
3. DO NOT TERMINATE LINTEL REINFORCING AT CONTROL JOINTS.

2 S401 TYPICAL CMU WALL CONTROL JOINT PLAN DETAILS
1" = 1'-0"



NOTES:
1. SEE ARCHITECTURAL DRAWINGS, GENERAL STRUCTURAL NOTES, TYPICAL CMU WALL REINFORCING SCHEMATIC AND TYPICAL CMU WALL CONTROL JOINT DETAILS FOR CONTROL JOINT REQUIREMENTS AND LOCATIONS.
2. PROVIDE CONTINUOUS HORIZONTAL BOND BEAM REINFORCING THROUGH CONTROL JOINTS AT FLOOR AND ROOF LEVELS AND AS OTHERWISE INDICATED FOR CMU WALLS SHOWN ON THE STRUCTURAL DRAWINGS.
3. PROVIDE LAPPED OR DISCONTINUOUS HORIZONTAL BOND BEAM REINFORCING AT CONTROL JOINTS UNLESS NOTED OTHERWISE AND FOR CMU WALLS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

3 S401 TYPICAL CMU WALL CONTROL JOINT THROUGH BOND BEAM PLAN DETAILS
1" = 1'-0"

292 DESIGN GROUP
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TYPICAL CONCRETE AND MASONRY SCHEDULES AND DETAILS

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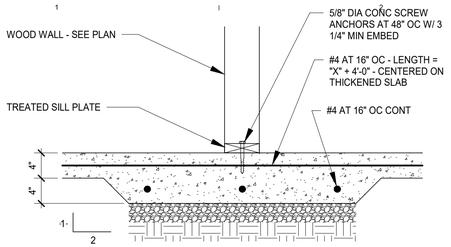
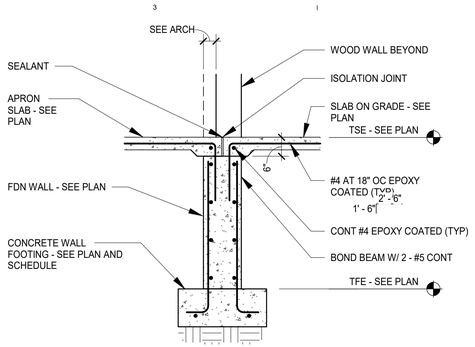
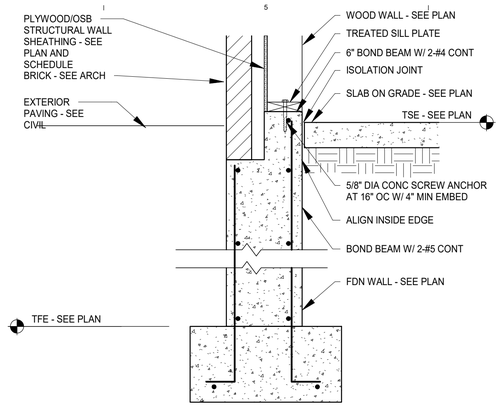
1/27/2022 3:06:02 PM



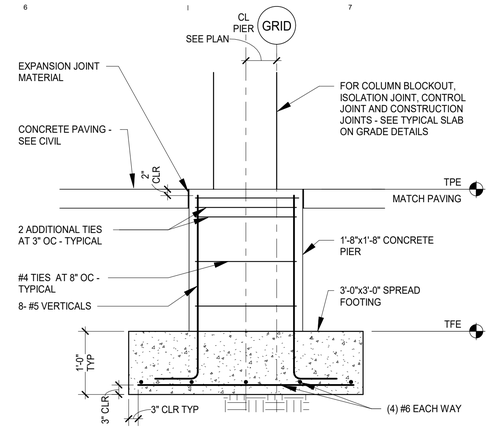
1 S501 **TYPICAL INTERIOR FOUNDATION**
1" = 1'-0"



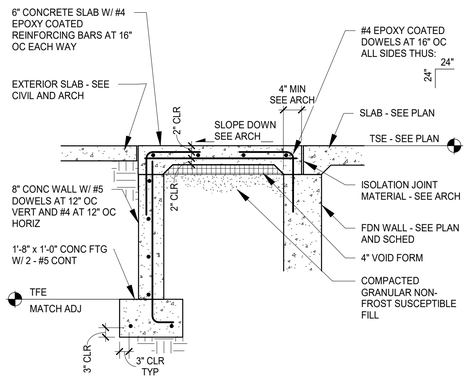
2 S501 **SECTION**
1/2" = 1'-0"



3 S501 **SECTION**
1" = 1'-0"



4 S501 **TYPICAL CONCRETE PIER AND FOOTING DETAIL**
1/2" = 1'-0"



5 S501 **TYPICAL CONCRETE STOOP DETAIL**
1/2" = 1'-0"

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3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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STRUCTURAL FOUNDATION DETAILS

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Checked by	JMW

S501

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WOOD SHEAR WALL CONSTRUCTION SCHEDULE						
		WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING	
WALL TYPE	WALL PANEL CONSTRUCTION	EDGE SPACING	MINIMUM FASTENER SIZE	SEE NOTES	SIMPSON OR USP CLIP ANGLE	COMMON OR FRAMING NAILS
SWA						
SWB						
SWC						
SWD						
SWE						
SWF						
SWG						
SWH						
SWJ						
SWK						
SWL						
SWM						
SWN						

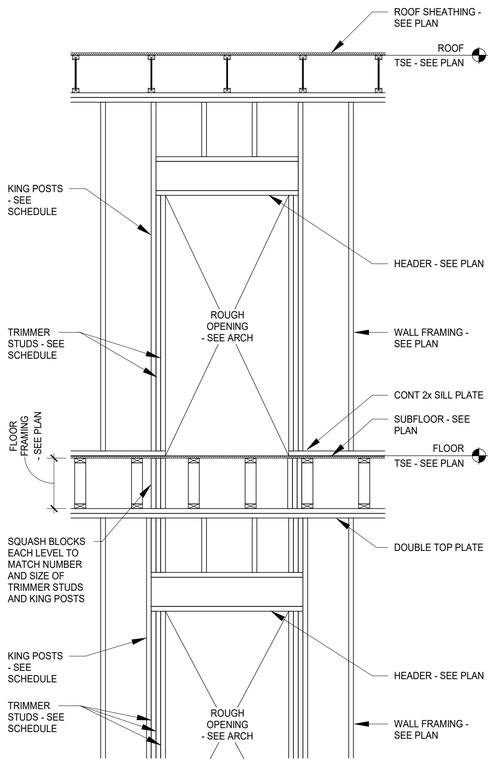
NOTES:
1. PROVIDE 2 STUDS AT EACH END OF SHEAR WALL. END STUDS SHALL RECEIVE EDGE NAILING.
2. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
3. PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
4. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
5. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
6. SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
7. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
8. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
9. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.

ADDITIONAL NOTES PER SCHEDULE:
10. FASTENER SPACING AT INTERMEDIATE SUPPORTS SHALL MATCH THE SCHEDULED EDGE SPACING.
11. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD.
12. STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
13. 6d NAILS MAY BE SUBSTITUTED WITH DRYWALL SCREWS OR NO. 6 1 1/4" TYPE S OR W SCREWS.
14. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
15. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
16. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
17. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 3" NOMINAL OR WIDER. STAGGER NAILS.
18. FASTENER SPACING AT INTERIOR SUPPORTS SHALL BE 12" OC, UNLESS NOTED OTHERWISE.
19. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
20. PROVIDE FASTENERS AT INTERMEDIATE SUPPORTS SPACED AT 12" OC MAXIMUM.

1 S700 WOOD SHEAR WALL CONSTRUCTION SCHEDULE
NO SCALE

WOOD FASTENING SCHEDULE		
CONNECTED ELEMENTS	FASTENING LOCATION	FASTENING SIZE AND PATTERN
1. JOIST OR TRUSS TO SILL, GIRDER OR WALL TOP PLATE	TOENAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
2. BRIDGING TO JOIST OR TRUSS	TOENAIL EACH END	2 - 8d COMMON OR 2 - 3" x 0.131" NAILS
3. SILL PLATE TO JOIST, TRUSS OR BLOCKING	FACE NAIL	2 - 16d AT 16" O.C. OR 3 - 3" x 0.131" NAILS AT 8" O.C.
4. TOP PLATE TO STUD	END NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
5. STUD TO SILL PLATE	TOENAIL	4 - 8d COMMON OR 4 - 3" x 0.131" NAIL
6. STUD TO SILL PLATE	END NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
7. DOUBLE STUDS	FACE NAIL	16d COMMON AT 24" O.C. OR 3" x 0.131" NAIL AT 8" O.C.
8. DOUBLE TOP PLATES	FACE NAIL	16d COMMON AT 16" O.C. OR 3" x 0.131" NAIL AT 12" O.C.
9. DOUBLE TOP PLATES	LAP SPLICE	8 - 16d COMMON OR 12 - 3" x 0.131" NAILS
10. BLOCKING BETWEEN JOISTS, TRUSSES OR RAFTERS TO TOP PLATE	TOE NAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
11. RIM JOIST TO TOP PLATE	TOENAIL	8d COMMON AT 6" O.C. OR 3" x 0.131" NAILS AT 6" O.C.
12. TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2 - 16d COMMON OR 3 - 3" x 0.131" NAIL
13. CONTINUOUS HEADER, TWO PIECES	FACE NAIL	ROWS 16d COMMON AT 16" O.C. - ONE ROW EACH EDGE
14.CEILING JOISTS OR TRUSSES TO PLATE	TOENAIL	3 - 8d COMMON OR 5 - 3" x 0.131" NAIL
15.CONTINUOUS HEADER TO STUD	TOENAIL	4 - 8d COMMON
16.CEILING JOISTS OR TRUSSES LAPPED OVER PARTITIONS	FACE NAIL	3 - 16d COMMON OR 4 - 3" x 0.131" NAIL
17.CEILING JOISTS OR TRUSSES TO PARALLEL RAFTERS	FACE NAIL	3 - 16d COMMON OR 4 - 3" x 0.131" NAIL
18.RAFTER TO PLATE	TOENAIL	3 - 8d COMMON OR 3 - 3" x 0.131" NAIL
19.BUILT-UP CORNER STUDS	FACE NAIL	16d COMMON AT 24" O.C. 3" x 0.131" NAIL AT 16" O.C.
20.BUILT-UP GIRDER AND BEAMS, 3 OR MORE PIECES	FACE NAIL AT TOP AND BOTTOM STAGGERED AT OPPOSITE SIDES	20d COMMON @ 32" O.C. OR 3 " x 0.131" NAIL AT 24" O.C.
21.WOOD STRUCTURAL PANELS AND PARTICLEBOARD AS SUBFLOOR, ROOF AND WALL SHEATHING APPLICATIONS TO WALL FRAMING	AND AT SHEARWALLS, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE	1/2" THICKNESS OR LESS - 6d COMMON 19/32" TO 3/4" THICKNESS - 8d COMMON 7/8" TO 1" THICKNESS - 10d COMMON NOTE: 8d COMMON IS THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS IN ROOF SHEATHING APPLICATIONS

4 S700 TYPICAL WOOD FASTENING SCHEDULE
NO SCALE



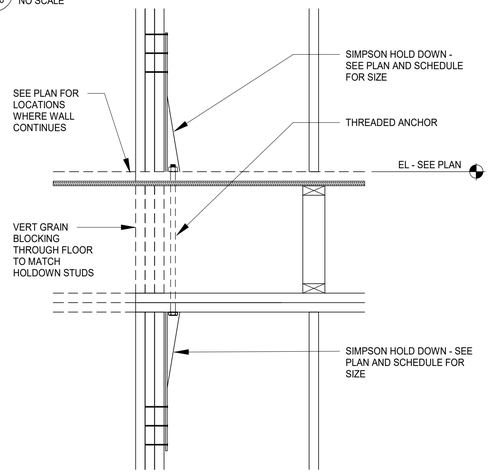
NOTES:
1. EACH END OF HEADER SHALL FULLY BEAR ON TRIMMER STUDS.
2. ALL POSTS SHALL BE CONTINUOUS TO THE BASE OF LOWEST WOOD LEVEL. PROVIDE SQUASH BLOCKS AS NEEDED WITHIN THE TRUSS DEPTH.

5 S700 TYPICAL WOOD WALL FRAMING ELEVATION
NO SCALE

HOLD DOWN SCHEDULE						
	WALL END CONSTR		HOLD DOWN ANCHOR			
HOLD DOWN MARK	NO. END STUDS	BUILT-UP STUD FASTENERS	SIMPSON OR USP	ANCHOR DIA	FASTENERS TO WALL END STUD	HOLD DOWN FORCE (KIPS)

NOTES:
1. INSTALL BUILT-UP FASTENERS ON FACE OF STUD OPPOSITE THE HOLD DOWN, FULL HEIGHT OF THE STUD. BUILT-UP FASTENERS ARE ADDITIONAL TO THE TYPICAL WOOD FASTENING SCHEDULE REQUIREMENTS.
2. FORCES INDICATED IN SCHEDULE ARE SERVICE TENSION OR COMPRESSION FORCES.
3. PRECAST COMPONENTS SHALL BE DESIGNED BY THE SUPPLIER FOR THE LOADS SHOWN IN SCHEDULE.
4. 2x END STUDS SHALL MATCH THE TYPICAL WALL STUD DEPTH, UNLESS NOTED OTHERWISE.
5. AT COLD-FORMED SHEAR WALLS, COLD-FORMED SUPPLIER SHALL DESIGN ANCHORAGE TO SLAB AND BETWEEN FLOORS FOR HOLD DOWN FORCES INDICATED IN SCHEDULE.
6. ALTERNATE HOLD DOWNS MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION. HOLD DOWNS MUST MEET THE SCHEDULED FORCE CRITERIA.
7. SEE TYPICAL HOLD DOWN DETAILS FOR ANCHORAGE REQUIREMENTS AT BASE MATERIAL.
8. SEE WOOD SHEAR WALL CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.

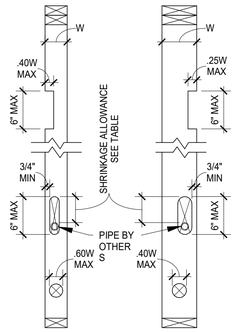
2 S700 WOOD SHEAR WALL HOLD DOWN SCHEDULE
NO SCALE



6 S700 DETAIL AT HOLDOWN ANCHOR
NO SCALE

2x WALL STUDS NOTCHED AND BORED HOLE SCHEDULE			
NOMINAL STUD SIZE (ACTUAL)	ALLOWABLE DIMENSIONS		
	.25W	.40W	.60W
4" (3 1/2")	7/8"	1 3/8"	2 1/8"
6" (5 1/2")	1 3/8"	2 1/4"	3 1/4"
8" (7 1/4")	1 7/8"	2 7/8"	4 3/8"

SHRINKAGE ALLOWANCE	
WOOD STORY	CLEAR DIMENSION ABOVE PIPE
5th	1 1/4"
4th	1"
3rd	3/4"
2nd	1/2"
1st	1/4"



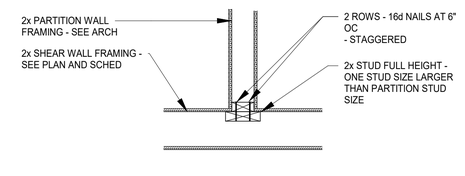
NOTES:
1. NOTCHES ARE NOT PERMITTED IN EXTERIOR WALLS.
2. HOLES, NOTCHES AND SLOTS ARE NOT TO BE LOCATED ADJACENT TO UNSOUND OR LOOSE KNOTS.
3. INSTALL PLATE PROTECTION OVER ALL ELECTRICAL AND PLASTIC PIPE NOTCHES OR BORINGS.
4. HOLES AND NOTCHES SHALL BE ELONGATED AS NEEDED FOR SHRINKAGE ALLOWANCE.

8 S700 TYPICAL 2x WALL STUD NOTCH AND BORED HOLE SCHEDULE AND DETAILS
1" = 1'-0"

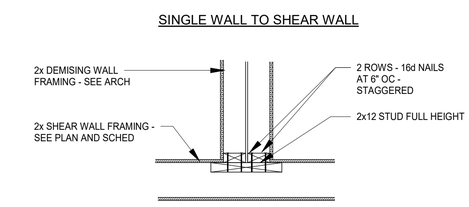
EXTERIOR WOOD WALL OPENING KING STUD SCHEDULE			
MAXIMUM WALL ROUGH OPENING WIDTH	MAXIMUM EXTERIOR WALL STUD HEIGHT		
	≤ 9'-0"	≤ 10'-0"	≤ 11'-0"
	NUMBER OF 2x STUDS EACH SIDE OF OPENING		
WOOD WALL BEHIND BRICK			
≤ 2'-6"	1	2	2
≤ 6'-0"	2	2	2
≤ 8'-0"	2	2	2
≤ 10'-0"	2	2	3
≤ 18'-0"	2	3	3
ALL OTHER WALL CONDITIONS			
≤ 2'-6"	1	1	1
≤ 6'-0"	1	2	2
≤ 8'-0"	2	2	2
≤ 10'-0"	2	2	2

NOTES:
1. KING POST STUDS SHALL MATCH THE EXTERIOR STUD WALL SIZE.
2. POSTS SHOWN ON PLAN SUPERCEDE STUDS INDICATED IN THIS SCHEDULE.
3. CONTACT STRUCTURAL ENGINEER OF RECORD WHERE THIS SCHEDULE DOES NOT ACCOMMODATE AN OPENING CONDITION.
4. SEE TYPICAL WOOD WALL FRAMING ELEVATION FOR ADDITIONAL INFORMATION.

3 S700 TYPICAL EXTERIOR WOOD WALL OPENING KING STUD SCHEDULE
12" = 1'-0"



SINGLE WALL TO SHEAR WALL



DEMISING WALL TO SHEAR WALL

7 S700 PARTITION WALL TO SHEAR WALL CONNECTION
NO SCALE

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S700

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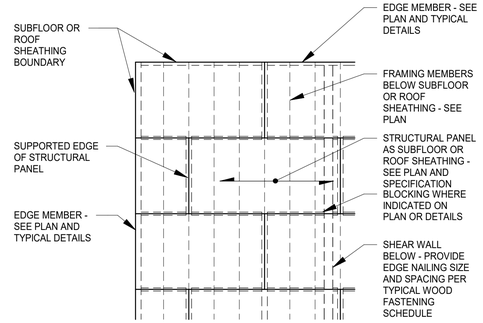
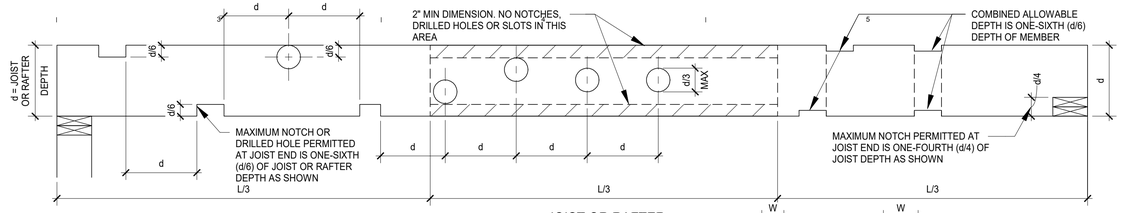
1/27/2022 3:06:06 PM



NOTES:
1. FLOOR AND ROOF SHEATHING SHALL BE PLACED IN STAGGERED LAY-UP PATTERN ORIENTED AS SHOWN.
2. PROVIDE NAILING AT EDGES AND INTERMEDIATE SUPPORTS OF SUBFLOOR AND SHEATHING PANELS AS INDICATED IN THE TYPICAL WOOD FASTENING SCHEDULE.

1 S701 TYPICAL WOOD SUBFLOOR AND ROOF SHEATHING PLAN
1/4" = 1'-0"

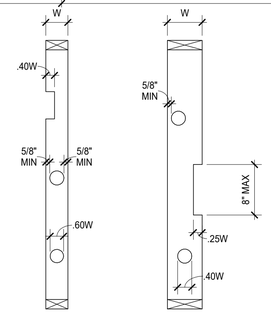


JOIST OR RAFTER

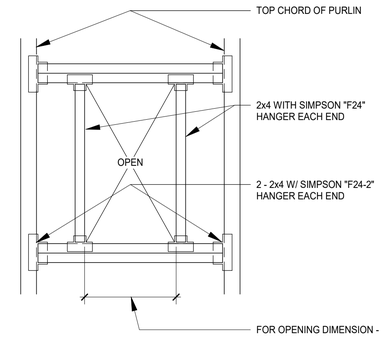
ALLOWABLE NOTCHED AND BORED HOLE DIMENSIONS							
JOIST AND RAFTERS					BEARING STUDS		NON-BEARING STUDS
NOMINAL	ACTUAL	d/6	d/4	d/3	.25W	.40W	.60W
4"	3 1/2"	5/8"	7/8"	1 1/8"	7/8"	1 3/8"	2 1/8"
6"	5 1/2"	7/8"	1 3/8"	1 7/8"	1 3/8"	2 1/4"	3 1/4"
8"	7 1/4"	1 1/4"	1 7/8"	2 3/8"	1 7/8"	2 7/8"	4 3/8"
10"	9 1/4"	1 1/2"	2 3/8"	3 1/8"			
12"	11 1/4"	1 7/8"	2 7/8"	3 3/4"			
14"	13 1/4"	2 1/4"	3 3/8"	4 3/8"			

NOTES:
1. HOLES, NOTCHES AND SLOTS ARE NOT TO BE LOCATED ADJACENT TO UNSOUND OR LOOSE KNOTS.
2. NOT TO BE USED ON COMPOSITE STRUCTURAL LUMBER BEAMS.
3. PREFERRED LOCATION OF NOTCH AT TOP OF MEMBER.
4. INSTALL PLATE PROTECTION OVER ALL ELECTRICAL AND PLASTIC PIPE NOTCHES OR BORINGS.

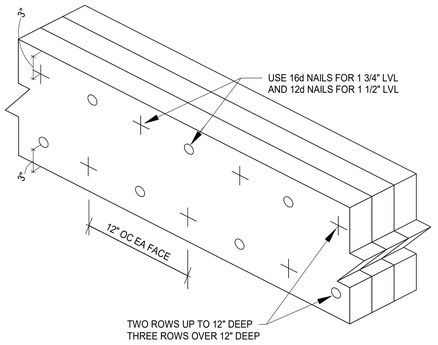
2 S701 NOTCH AND HOLE BORING GUIDE
NO SCALE



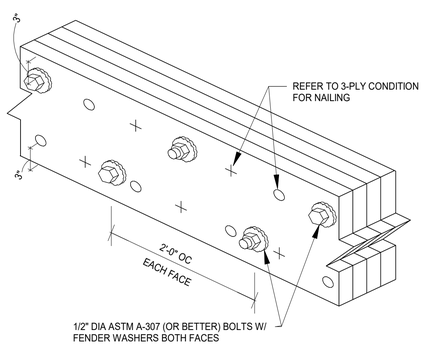
NON-BEARING STUD BEARING STUD



3 S701 PLAN VIEW - TYPICAL SMALL OPENING FRAMING
NO SCALE

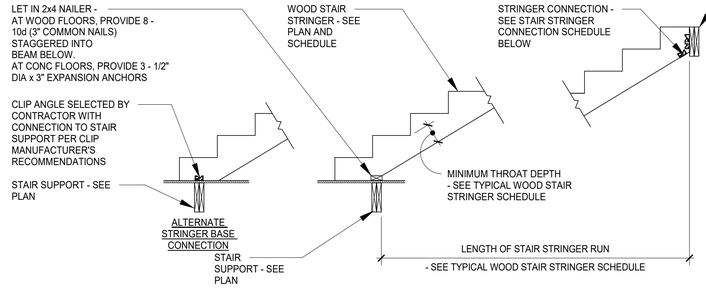


3 OR LESS PLY LVL'S



4 AND 5 PLY LVL'S

4 S701 TYPICAL CONNECTION DETAIL MULTI-PLY LVL'S
NO SCALE



STAIR STRINGER CONNECTION SCHEDULE	
STRINGER RUN LENGTH	SERVICE REACTION AT END OF STRINGER (LBS)
≤ 6'-0"	500
≤ 7'-6"	800
≤ 9'-6"	1000
≤ 12'-0"	1200

NOTES:
1. CONTRACTOR SHALL SELECT STRINGER CONNECTION AND FASTENING BASED ON THE TABULATED SERVICE REACTIONS AND SUPPORT MATERIAL, UNLESS NOTED OTHERWISE.
2. DO NOT OVERCUT STAIR STRINGERS.

5 S701 TYPICAL WOOD STAIR STRINGER DETAIL
1/2" = 1'-0"

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

NOT FOR CONSTRUCTION

Curran

Date: 02.0 Reg. No: 47174

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET 01/27/2022

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

TYPICAL WOOD SCHEDULES AND DETAILS

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

S701

Scale As indicated

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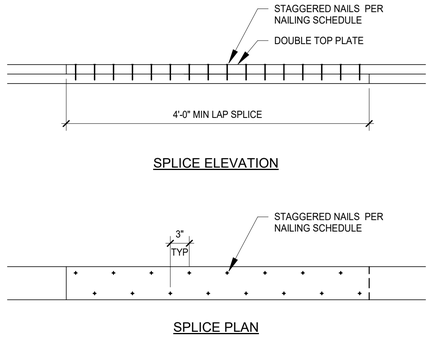
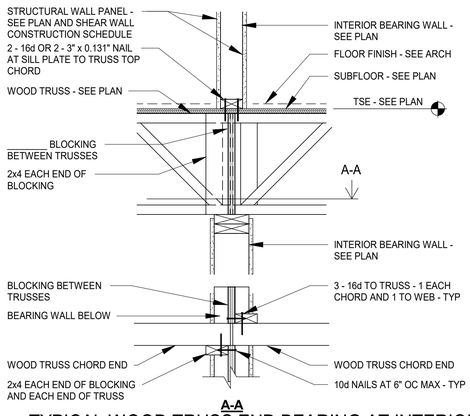


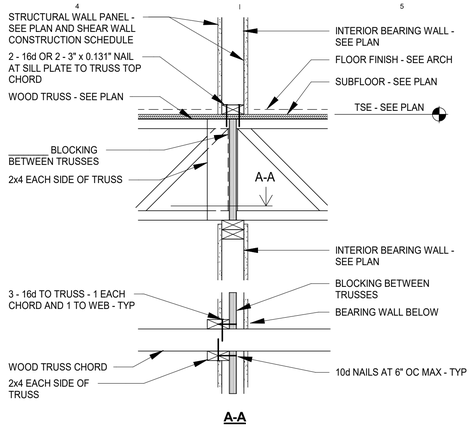
1 S710 TYPICAL WOOD WALL TOP PLATE LAP SPLICE NAILING DETAIL

1" = 1'-0"



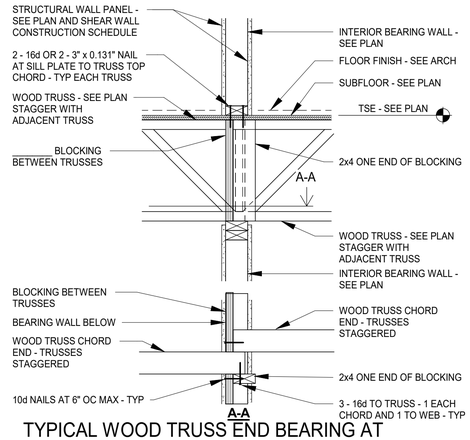
2 S710 TYPICAL WOOD TRUSS END BEARING AT INTERIOR 2x6 LOAD BEARING WALL DETAIL

1" = 1'-0"



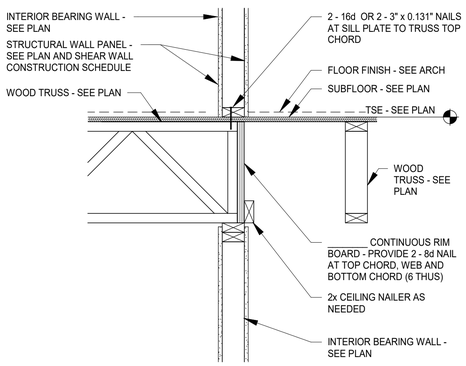
3 S710 TYPICAL WOOD TRUSS CONTINUOUS OVER INTERIOR LOAD BEARING WALL DETAIL

1" = 1'-0"



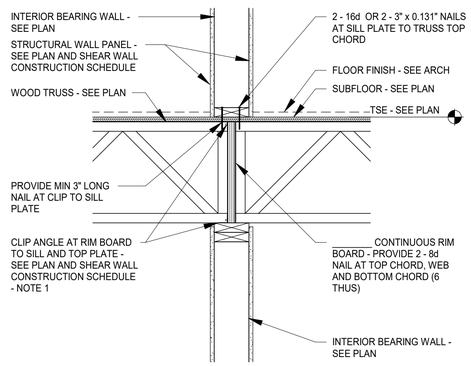
4 S710 TYPICAL WOOD TRUSS END BEARING AT INTERIOR LOAD BEARING WALL DETAIL

1" = 1'-0"



5 S710 TYPICAL WOOD TRUSS SPAN DIRECTION CHANGE AT INTERIOR LOAD BEARING WALL DETAIL

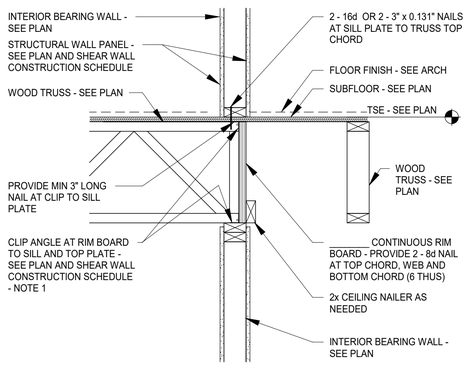
1" = 1'-0"



NOTES:
1. CLIP ANGLES AND SPACING PER SHEAR WALL CONSTRUCTION SCHEDULE SHALL BE BASED ON THE SHEAR WALL TYPE THAT OCCURS BELOW THE APPLICABLE LEVEL.

6 S710 TYPICAL WOOD TRUSS END BEARING AT INTERIOR 2x6 LOAD BEARING SHEAR WALL DETAIL

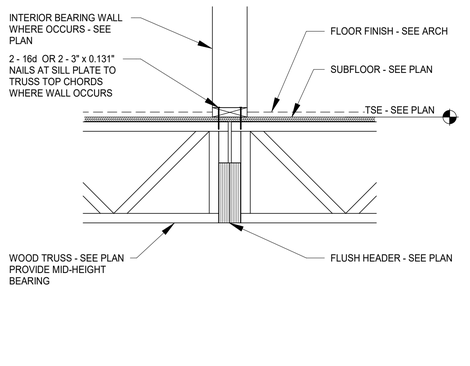
1" = 1'-0"



NOTES:
1. CLIP ANGLES AND SPACING PER SHEAR WALL CONSTRUCTION SCHEDULE SHALL BE BASED ON THE SHEAR WALL TYPE THAT OCCURS BELOW THE APPLICABLE LEVEL.

7 S710 TYPICAL WOOD TRUSS SPAN DIRECTION CHANGE AT INTERIOR LOAD BEARING SHEAR WALL DETAIL

1" = 1'-0"



NOTES:
1. CLIP ANGLES AND SPACING PER SHEAR WALL CONSTRUCTION SCHEDULE SHALL BE BASED ON THE SHEAR WALL TYPE THAT OCCURS BELOW THE APPLICABLE LEVEL.

8 S710 TYPICAL WOOD TRUSS AT INTERIOR FLUSH HEADER DETAIL

1" = 1'-0"

NOTES:
1. CLIP ANGLES AND SPACING PER SHEAR WALL CONSTRUCTION SCHEDULE SHALL BE BASED ON THE SHEAR WALL TYPE THAT OCCURS BELOW THE APPLICABLE LEVEL.

9 S710 TYPICAL WOOD TRUSS PERPENDICULAR TO EXTERIOR WALL DETAIL

1" = 1'-0"

10 S710 TYPICAL WOOD TRUSS PARALLEL TO EXTERIOR WALL DETAIL

1" = 1'-0"

NOTES:
1. OSB RIM BOARD MAY BE LEFT OUT EVERY THIRD BAY FOR ROOF VENTING REQUIREMENTS.

11 S710 SECTION

1" = 1'-0"

12 S710 SECTION AT DEMISING WALL AT ROOF

1" = 1'-0"

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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NOT FOR CONSTRUCTION

Curran

Date: 02.0 Reg. No: 47174

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET 01/27/2022

WEST CREEK APARTMENTS 401 HICKORY STREET CHASKA, MN 55318

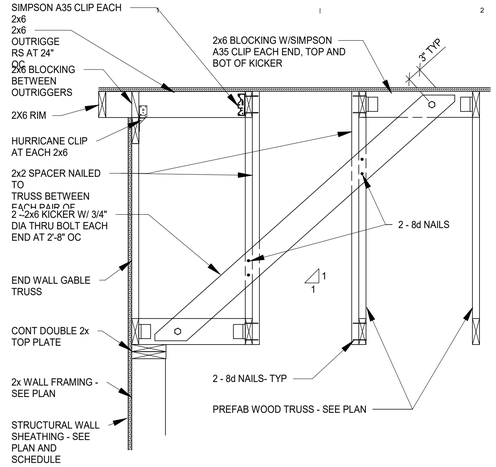
STRUCTURAL WOOD FRAMING DETAILS

Project number	20.514.0
Date	05/27/21
Drawn by	GTL
Checked by	JMW

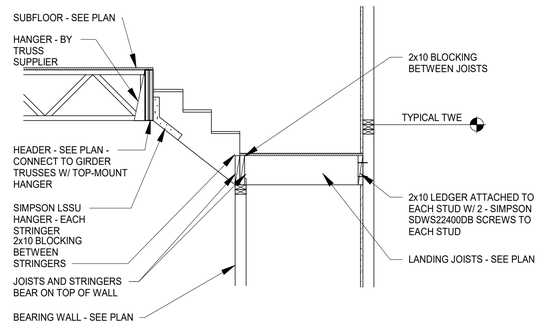
S710

Scale 1" = 1'-0"

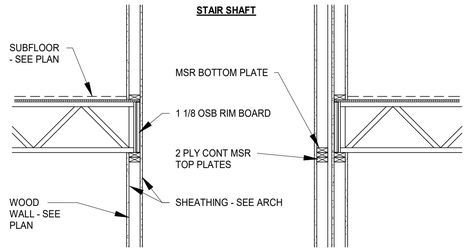
1/27/2022 3:06:12 PM



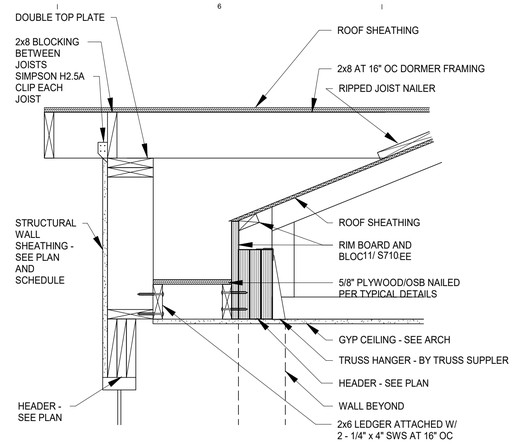
1 S711 TYPICAL GABLE END DETAIL
3/4" = 1'-0"



2 S711 DETAIL AT STAIRS
1/2" = 1'-0"



3 S711 DETAIL AT STAIR OPENING
1/2" = 1'-0"



4 S711 TYPICAL SECTION AT DORMER
1" = 1'-0"

292Design
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3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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STRUCTURAL WOOD FRAMING DETAILS

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S711

Scale As indicated

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MECHANICAL ABBREVIATIONS

ABV	ABOVE	HWR	HOT WATER RETURN
AFF	ABOVE FINISHED FLOOR	HWS	HOT WATER SUPPLY
AFG	ABOVE GRADE		
AHAP	AS HIGH AS POSSIBLE	IN	INCH
ARCH	ARCHITECT	INSUL	INSULATION
		INV	INVERT
B	BOILER		
BLDG	BUILDING	JTS	JOISTS
BO	BLOW OFF		
B.O.P.	BOTTOM OF PIPE	MAX	MAXIMUM
BSMT	BASEMENT	MC	MECHANICAL CONTRACTOR
BTWN	BETWEEN	MECH	MECHANICAL
BTWN JTS	BETWEEN JOISTS	MED	MEDIUM
		MEZZ	MEZZANINE
CAB	CABINET	MFGR	MANUFACTURER
CB	CATCH BASIN	MIN	MINIMUM
CBD	CONTINUOUS BLOW DOWN	MTD	MOUNTED
CFCI	CONTRACTOR FURNISHED & INSTALLED		
CLG	CEILING	NTS	NOT TO SCALE
CO	CLEAN OUT		
CONC	CONCRETE	OA	OUTSIDE AIR
COND	CONDENSATE	OFCI	OWNER FURNISHED, CONTRACTOR INTSALLED
CONN	CONNECTION	OPNG	OPENING
CONT	CONTINUATION	OSD	OVERFLOW STORM DRAIN
CONTR	CONTRACTOR		
CRD	CEILING RAD. DAMPER	P	PUMPS
CW	COLD WATER	PD	PRESSURE DROP
		PLBG	PLUMBING
DBJ	DUCT BETWEEN JOISTS	PRESS	PRESSURE
DIA	DIAMETER	PRV	POWER ROOF VENTILATOR
DMPR	DAMPER	PT	POINT
DN	DOWN		
DP	DEEP	RAD	RADIATION
DRWG	DRAWING	RD	ROOF DRAIN
DS	DOWN SPOUT	REF	REFERENCE
DSN	DOWN SPOUT NOZZLE	REFRIG	REFRIGERATION
		REG	REGISTER
EA	EACH	REQ'D	REQUIRED
EC	ELECTRICAL CONTRACTOR	RET	RETURN
EL	ELEVATION	RIC	RETURN IN COVER
ELEC	ELECTRICAL		
ENT	ENTERING	SAN	SANITARY
ER	EXHAUST REGISTER	SD	STORM DRAIN
EXIST	EXISTING	SCV	SELF CONTAINED VALVE
(F.)	FIELD VERIFY	SHT	SHEET
FBD	FREE BLOW DRAIN	SP	STATIC PRESSURE
FD	FIRE DAMPER/FLOOR DRAIN	SUP	SUPPLY
FLEX	FLEXIBLE	SV	SAFETY VALVE
FLR	FLOOR		
FM	FROM	TA	TRANSFER AIR
		TC	TEMPERATURE CONTROL
GA	GAUGE	TEMP	TEMPERATURE
GC	GENERAL CONTRACTOR	TFGT	TOP OF FOOTING
GEN	GENERAL	TTJ	TIGHT TO JOISTS
GPM	GALLONS PER MINUTE	TWJ	THRU WEB OF JOISTS
		TYP	TYPICAL
HB	HOSE BIB		
HORIZ	HORIZONTAL	V	VENT
HV	HAND VALVE	VD	VOLUME DAMPER
HW	HOT WATER	VEH	VEHICLE
		VEST	VESTIBULE
		VIB	VIBRATION
		VTR	VENT THRU ROOF
		W/	WITH
		WH	WALL HYDRANT

MECHANICAL SYMBOLS

PLUMBING

DESCRIPTION	SYMBOL
ACID VENT	AV
ACID WASTE, ABOVE GRADE	AW
ACID WASTE, BELOW GRADE	AW
CIRCULATING HOT WATER	
COLD WATER	
COMPRESSED AIR	CA
FUEL OIL RETURN	FOR
FUEL OIL SUPPLY	FOS
NATURAL GAS	G
HOT WATER	
INDIRECT DRAIN LINE	ID
INTERRUPTIBLE GAS	IG
IRRIGATION WATER SUPPLY	IRR
LABORATORY COMPRESSED AIR	LA
LIQUIFIED PETROLEUM GAS	LPG
MEDICAL COMPRESSED AIR	MA
MEDICAL VACUUM	VAC
NITROGEN	N
NITROUS OXIDE	NO
OXYGEN	O
SOFTENED COLD WATER	SCW
SANITARY DRAIN, ABOVE GRADE	
SANITARY DRAIN, SEWER BELOW GRADE	
STORM DRAIN, ABOVE GRADE	SD
STORM DRAIN, SEWER BELOW GRADE	SD
VENT PIPE	
140°F CIRCULATING HOT WATER	140°
140°F HOT WATER	140°
180°F CIRCULATING HOT WATER	180°
180°F HOT WATER	180°
CATCH BASIN	
CLEAN OUT	
FLOOR CLEAN OUT	
FLOOR DRAIN	
ROOF DRAIN	

FIRE PROTECTION

DESCRIPTION	SYMBOL
DRY FIRE SPRINKLER LINE	DFS
DRY STANDPIPE	DSP
FIRE PROTECTION LINE, OUTSIDE BUILDING	FP
FIRE SPRINKLER LINE	F
FIRE HOSE CABINET, RECESSED MOUNTED	FHC
FIRE HOSE CABINET, SURFACE MOUNTED	FHC
WET STANDPIPE	WSP
FIRE HYDRANT WITH SHUTOFF VALVE	
PENDANT HEAD SPRINKLER	
SIDEWALL SPRINKLER HEAD	
UPRIGHT SPRINKLER HEAD	
TWO CONNECTION FIRE DEPARTMENT CONNECTION	
THREE CONNECTION FIRE DEPARTMENT CONNECTION	
FOUR CONNECTION FIRE DEPARTMENT CONNECTION	

HEATING, VENTILATING AND AIR CONDITIONING

DESCRIPTION	SYMBOL
BOILER FEED LINE	BF
CONDENSATE DRAIN	CD
CONDENSER WATER RETURN	CDR
CONDENSER WATER SUPPLY	CDS
CHILLED WATER RETURN	CHWR
BUILDING CHILLED WATER RETURN	CHWR(B)
CHILLED WATER REVERSE RETURN	CHWRR
CHILLED WATER SUPPLY	CHWS
BUILDING CHILLED WATER SUPPLY	CHWS(B)
CONDENSATE RETURN - HIGH PRESSURE STEAM	CR(HPS)
CONDENSATE RETURN - LOW PRESSURE STEAM	CR
CONDENSATE RETURN - MEDIUM PRESSURE STEAM	CR(MPS)
GLYCOL CONDENSER RETURN	GCDR
GLYCOL CONDENSER SUPPLY	GCDS
REFRIGERANT HOT GAS	HG
HIGH PRESSURE STEAM	HPS
HEAT PUMP WATER RETURN	HPWR
HEAT PUMP WATER SUPPLY	HPWS
HEATING WATER RETURN	HWR

HEATING, VENTILATING AND AIR CONDITIONING

DESCRIPTION	SYMBOL
HEATING WATER REVERSE RETURN	HWRR
HEATING WATER SUPPLY	HWS
REFRIGERANT LIQUID	LIQ
LOW PRESSURE STEAM	LPS
MEDIUM PRESSURE STEAM	MPS
PUMPED CONDENSATE RETURN; LOW PRESSURE STEAM	PCR
PUMPED CONDENSATE RETURN; HIGH PRESSURE STEAM	PCR(HPS)
THERMOSTAT, ELECTRIC	E
HUMIDISTAT	
THERMOSTAT, NIGHT	N
THERMOSTAT, PNEUMATIC	P
SUPPLY AIR	
RETURN AIR	
EXHAUST AIR	
SUPPLY AIR DUCT	
RETURN OR EXHAUST AIR DUCT SECTION	
OUTSIDE AIR DUCT SECTION	
AUTOMATIC FIRE DAMPER	FD
BACKDRAFT DAMPER	BD
MANUAL VOLUME DAMPER	
MOTORIZED DAMPER	M
AUTOMATIC SMOKE DAMPER	S
AUTOMATIC FIRE/SMOKE DAMPER	FS

VALVES

DESCRIPTION	SYMBOL
ANGLE VALVE	
BALL VALVE	
BUTTERFLY VALVE	
CHECK VALVE	
CONTROL VALVE	
GAS COCK VALVE	
BACKWATER VALVE	
GLOBE VALVE	
GAS PRESSURE REGULATOR VALVE	
WALL HYDRANT OR HOSE BIBB	
OS & Y VALVE	
PRESSURE REDUCING VALVE	
REFRIGERANT EXPANSION VALVE	
RELIEF VALVE	
SQUARE HEAD BALANCING COCK VALVE	
SHUTOFF VALVE	
SOLENOID VALVE	S
TWO WAY CONTROL VALVE	
THREE WAY CONTROL VALVE	
REDUCED PRESSURE BACKFLOW PREVENTOR	

PIPING CONNECTIONS

DESCRIPTION	SYMBOL
BRANCH CONNECTION OUT OF BOTTOM	
BRANCH CONNECTION OUT OF TOP	
COMBINATION WYE & 1/8 BEND	
COMBINATION WYE & 1/8 BEND	
ELBOW DOWN	
ELBOW UP	
45° ELBOW	
90° ELBOW	
TEE CONNECTION	
TEE CONNECTION DOWN	
TEE CONNECTION UP	
WYE, BEND	
WYE, SINGLE	
WYE, DOUBLE	

MISCELLANEOUS

DESCRIPTION	SYMBOL
PIPE ANCHOR	
AQUASTAT	
AIR VENT	
GENERIC STEAM TRAP	
CAPPED LINE	
CONCENTRIC REDUCER	
STRAINER, DUPLEX	
ECCENTRIC REDUCER	
EXPANSION JOINT	
FLEXIBLE CONNECTOR	
FLOW FITTING	
FLOW	
FLOW SWITCH	
PIPE GUIDE	
DIRECTION OF PITCH DOWN	
PRESSURE/TEMPERATURE FITTING	
PUMP (DIAGRAMMATIC)	
PRESSURE GAUGE WITH VALVE	
PRESSURE GAUGE WITH VALVE & SIPHON	
POINT OF CONNECTION	
POINT OF DEMOLITION	
SIGHT GLASS	
SHOCK ABSORBER	
STRAINER	
THERMOMETER	
UNION	

MECHANICAL SHEET INDEX

Sheet Number	Sheet Name
M000	MECHANICAL TITLE SHEET
M100	UNDERGROUND PLUMBING PLAN
M101	PLUMBING PLANS
M102	ENLARGED PLUMBING PLANS
M103	ENLARGED PLUMBING PLANS
M104	ENLARGED PLUMBING PLANS
M201	FIRE PROTECTION PLANS
M301	HVAC PLANS
M302	ENLARGED HVAC PLANS
M400	MECHANICAL ROOF PLAN
M500	MECHANICAL DETAILS
M600	MECHANICAL SCHEDULES

OVERALL PROJECT MECHANICAL NOTES

A. This contractor shall visit the site and verify existing conditions and limitations prior to submitting bid and beginning work. No additional charges will be allowed due to this contractor's misunderstanding as to the amount of work involved or lack of knowledge of any condition in connection with the work.

B. Notify Building Manager prior to starting work or shutting down any systems. Obtain the assistance of the facility maintenance staff when shutting down existing mechanical and electrical systems.

C. Provide all equipment, piping, ductwork, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.

D. Work performed and materials used shall conform in every respect to all requirements of applicable codes, ordinances, rules, and regulations pertaining to the work. This shall not permit a lower grade of construction where the drawings or specifications call for workmanship or materials in excess of code requirements.

E. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation.

F. Noise and vibration generated on the project site as part of fabrication and installation of the mechanical work shall be limited to levels not objectionable to occupants and not detrimental to owner operations. Coordinate with general contractor times and locations where loud work may be performed.

G. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods.

H. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

I. Coordinate construction openings necessary for the proper installation of mechanical systems with the general contractor. Do not cut new, pre-stressed or post-tensioned concrete floors or structural members without first consulting the architect or structural engineer.

J. At the end of each day's work properly remove and legally dispose of all debris, waste, rubbish, surplus materials, and similar items resulting from the work or associated operations, leaving the project site and all equipment furnished as part of the mechanical work in a clean and dust free condition. Transport debris and rubbish in such a manner as to prevent the spread of dust.

K. Execute mechanical work with care. New and existing-to-remain construction which is damaged or defaced as a result of the work and is unsuitable for the use intended shall be removed and replaced by this contractor at no additional cost to the owner.

L. The project mechanical drawings are symbolic and diagrammatic and are intended to show only the general scheme, equipment involved, and the approximate locations of materials and equipment.

M. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.

N. The project mechanical drawings and specifications are to be considered as supplementing each other. Work specified but not shown, or shown but not specified shall be provided or performed as though mentioned and indicated in both the drawings and specifications. If items indicated on the drawings appear to conflict with other items indicated on the drawings or with the specifications, then the item or statement requiring the greater quantity, superior quality, or condition most favorable to the owner shall take precedence.

O. The mechanical contractor is responsible for taking down, storage and reinstallation of any existing ceiling grids, ceiling tiles, etc. as needed for installation of the new mechanical systems. The mechanical contractor shall replace any damaged grids, tiles, etc. to match existing.

P. The mechanical contractor shall remove and reinstall any cross-bracing in the joist space that interferes with the installation of the new ductwork, piping and equipment that is to be installed with the joist spacing.

Q. The mechanical contractor shall provide all necessary offsets and/or transitions as required to install ductwork and piping in the ceiling joist space due to conflicts with existing equipment, ductwork, piping, lights and joist spacing.

R. All piping, ductwork, equipment, etc. shown screened in plans with new work is existing and is to remain unless otherwise noted.

S. Refer to the project mechanical specifications for further information and additional requirements.

T. All mechanical contractors including demo, HVAC plumbing, fire protection, controls, etc. shall review all drawings & specifications in this complete set and provide a complete system as required and not limit themselves to any specific drawing / specification section.

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NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

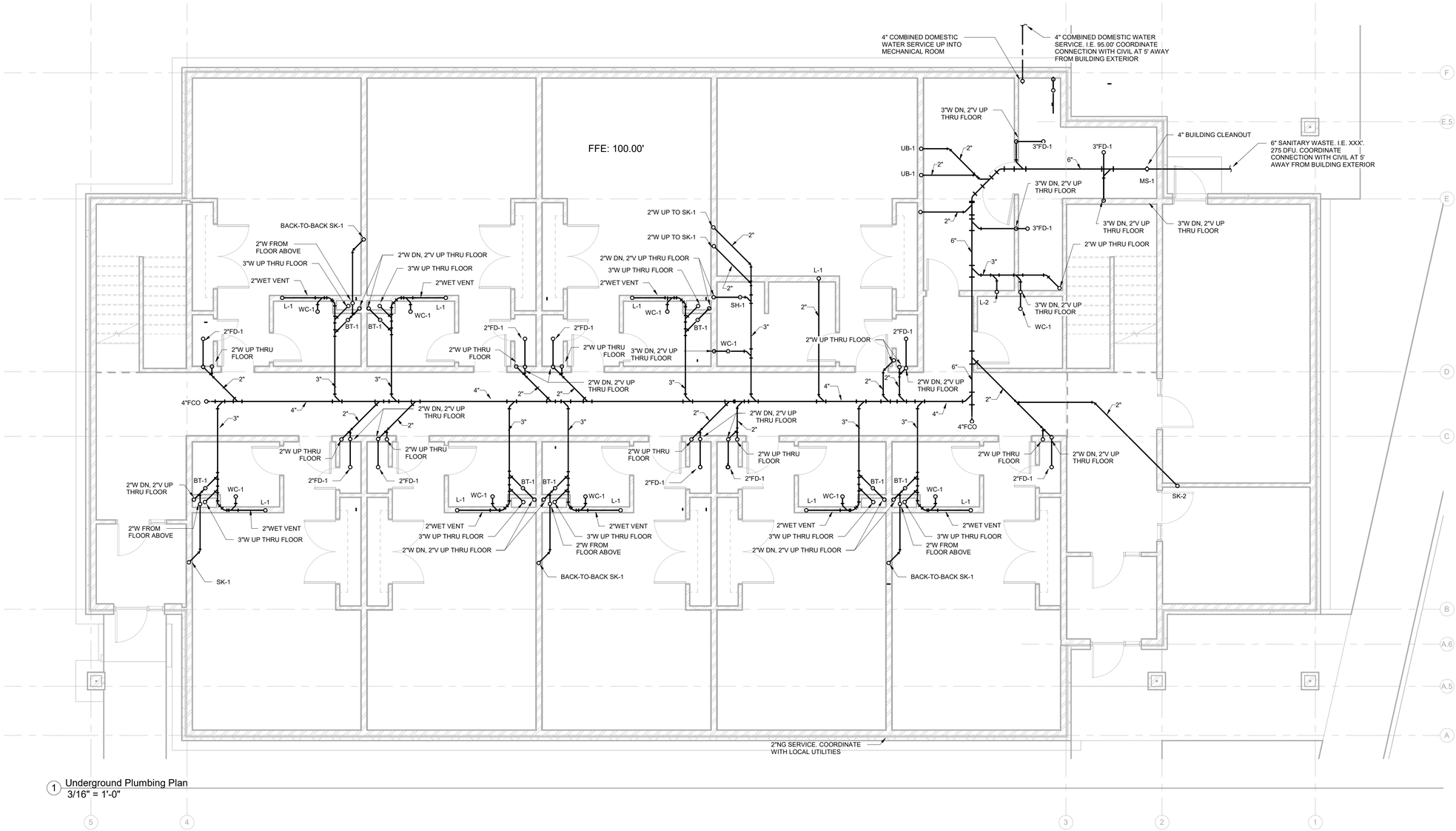
MECHANICAL TITLE SHEET

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M000

Scale 12" = 1'-0"

1/27/2022 1:45:47 PM



1 Underground Plumbing Plan
3/16" = 1'-0"

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

UNDERGROUND PLUMBING PLAN

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M100

Scale 3/16" = 1'-0"

1/27/2022 1:45:49 PM

PLUMBING GENERAL NOTES:

A. Provide all equipment, piping, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.

B. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation. Keep all plumbing piping runs as high as possible. Maintain proper burial depths for all utility service piping.

C. Coordinate all plumbing piping runs with building structure, ductwork and lights. Offset plumbing piping as required for a coordinated and proper system installation. Pitch sanitary and storm drainage piping at 1/4-inch per foot where possible and 1/8-inch per foot minimum unless indicated otherwise on the drawings or required by applicable codes. Where invert elevations are given, the piping shall pitch on an even grade between two given elevations.

D. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods. No piping shall be supported from other piping, ductwork or conduit.

E. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

F. Provide sleeves for all piping penetrations of walls and floors.

G. All plumbing piping shall be installed in accordance with the most current adopted Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

H. Work performed and materials used for the plumbing system shall comply with the standards set in the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

I. The domestic water piping system shall be disinfected in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

J. The plumbing system shall be tested in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.

K. Plastic pipe must be furnished and installed in accordance with Minnesota state plumbing code requirements. Refer to Minnesota Plumbing Code, Chapter 4714.

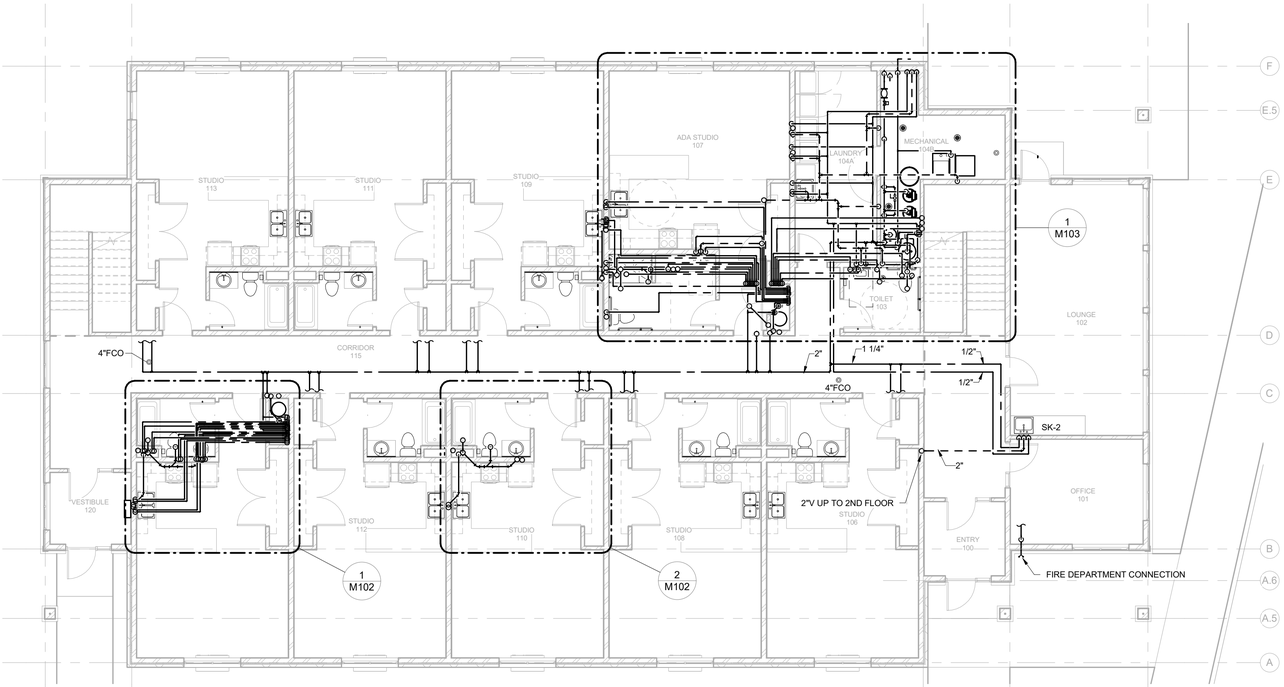
L. Joints in PVC and CPVC pipe must include use of a primer which is of contrasting color to the pipe and cement. Refer to Minnesota Plumbing Code, Chapter 4714.

M. All solder and flux used for potable domestic water distribution systems shall contain less than 0.2 percent lead. Use of 50-50 solder or flux containing more than 0.2 percent lead is prohibited in potable domestic water distribution systems. Any solder other than 95-5 tin-antimony or 96-4 tin-silver must be specifically approved by the governing administrative authority prior to use on this project. Refer to Minnesota Plumbing Code, Chapter 4714.

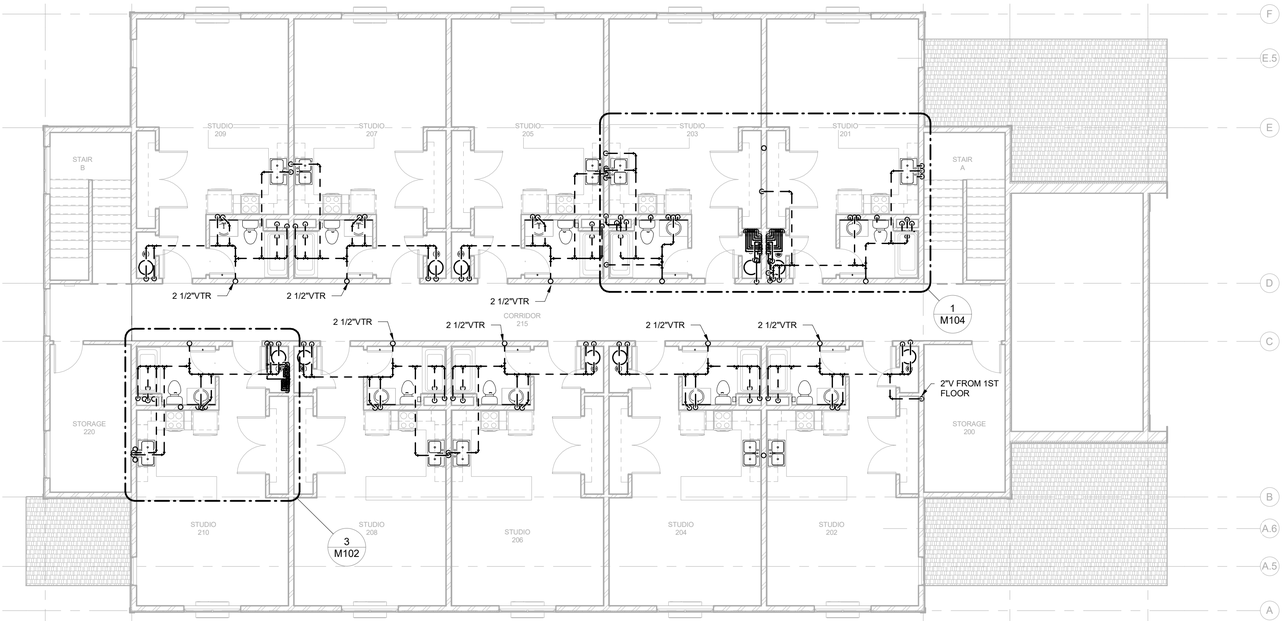
N. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.

O. Refer also to the HVAC and lighting drawings for coordination and to the project mechanical specifications for further information and additional requirements.

P. It is the responsibility of the contractor/installer to notify the Minnesota department of labor and industry when an installation is ready for a state contract job, licensed facility, or project in an area where there is no local administrative authority is ready for an inspection and test.



1 Plumbing Plan - First Floor
1/8" = 1'-0"



2 Plumbing Plan - Second Floor
1/8" = 1'-0"

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Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

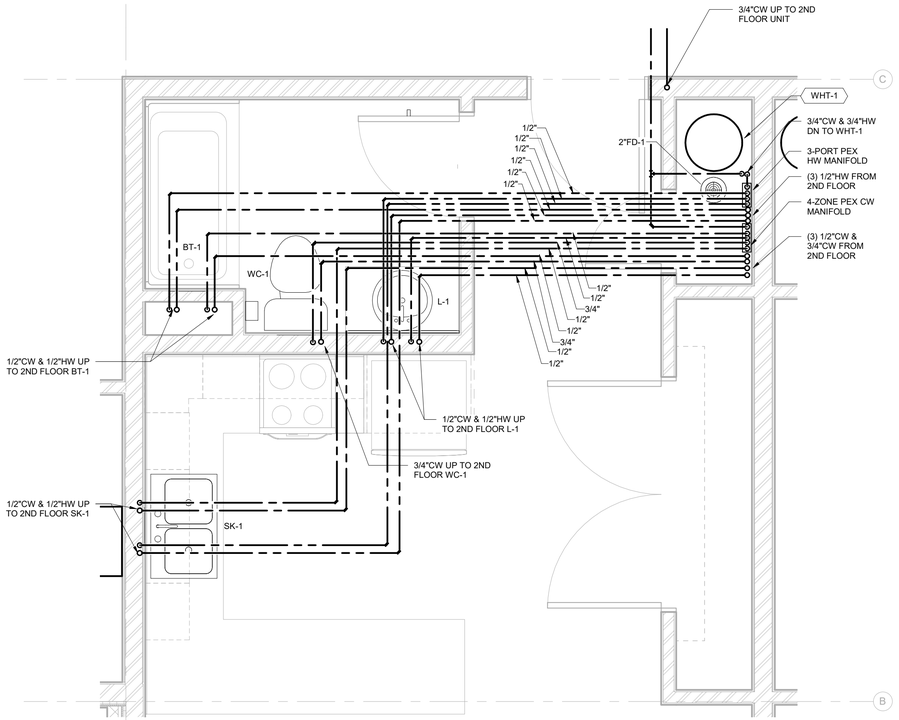
PLUMBING PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

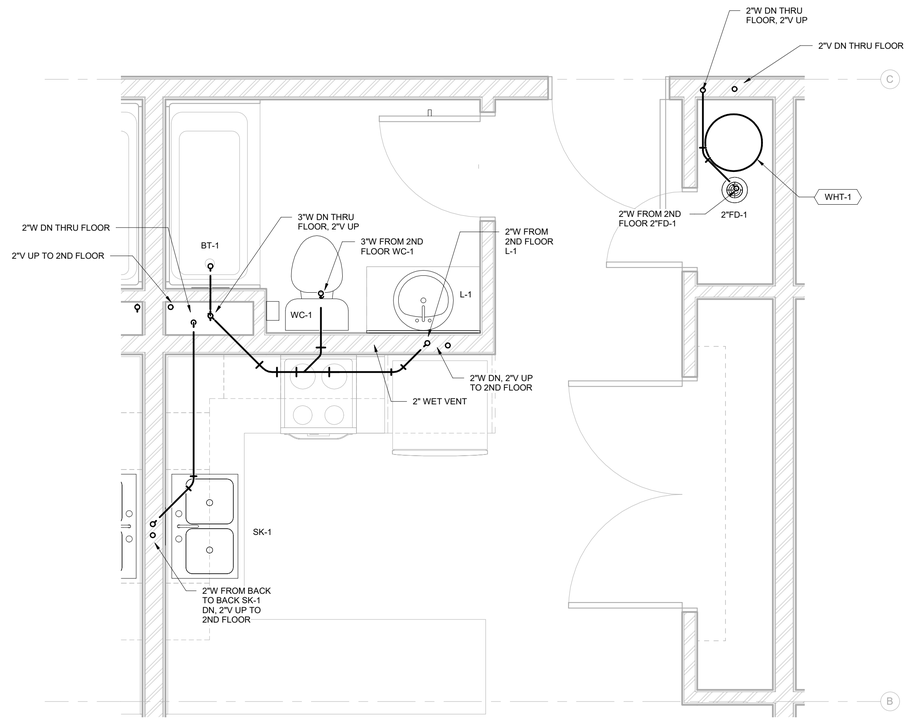
M101

Scale As indicated

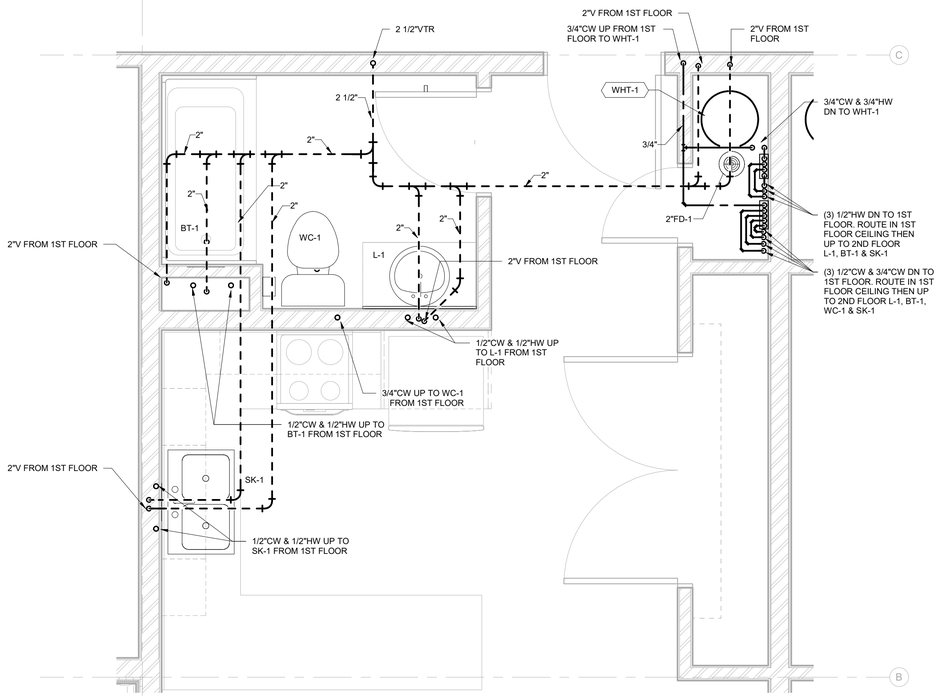
1/27/2022 1:45:52 PM



1 Plumbing Plan - First Floor Typical Unit Dom Water
1/2" = 1'-0"



2 Plumbing Plan - First Floor Typical Unit Waste & Vent
1/2" = 1'-0"



3 Plumbing Plan - Second Floor Typical Unit
1/2" = 1'-0"

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ENLARGED PLUMBING PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M102

Scale	1/2" = 1'-0"

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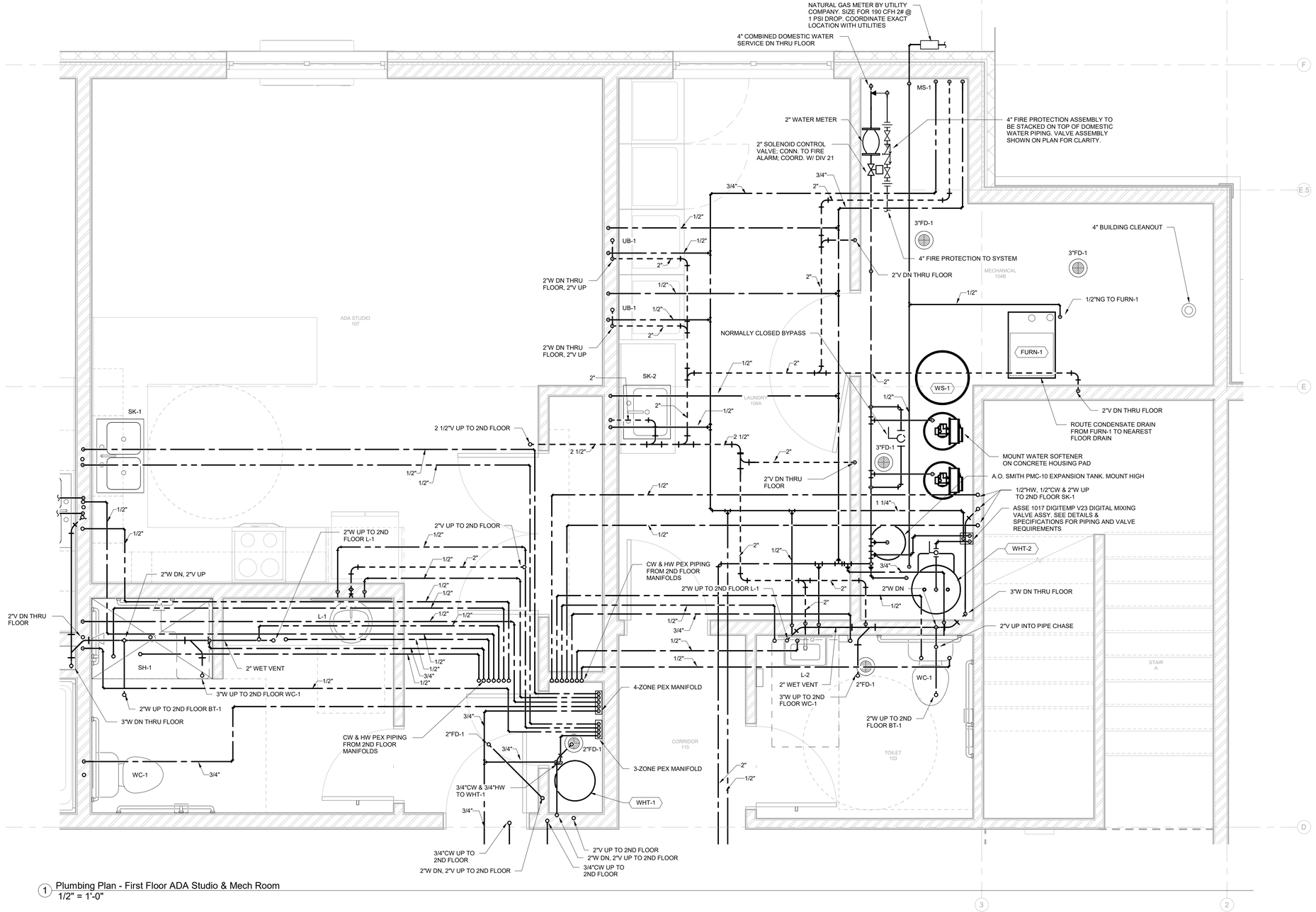

1 Plumbing Plan - First Floor ADA Studio & Mech Room
1/2" = 1'-0"

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WEST CREEK APARTMENTS

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ENLARGED PLUMBING PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M103

Scale 1/2" = 1'-0"

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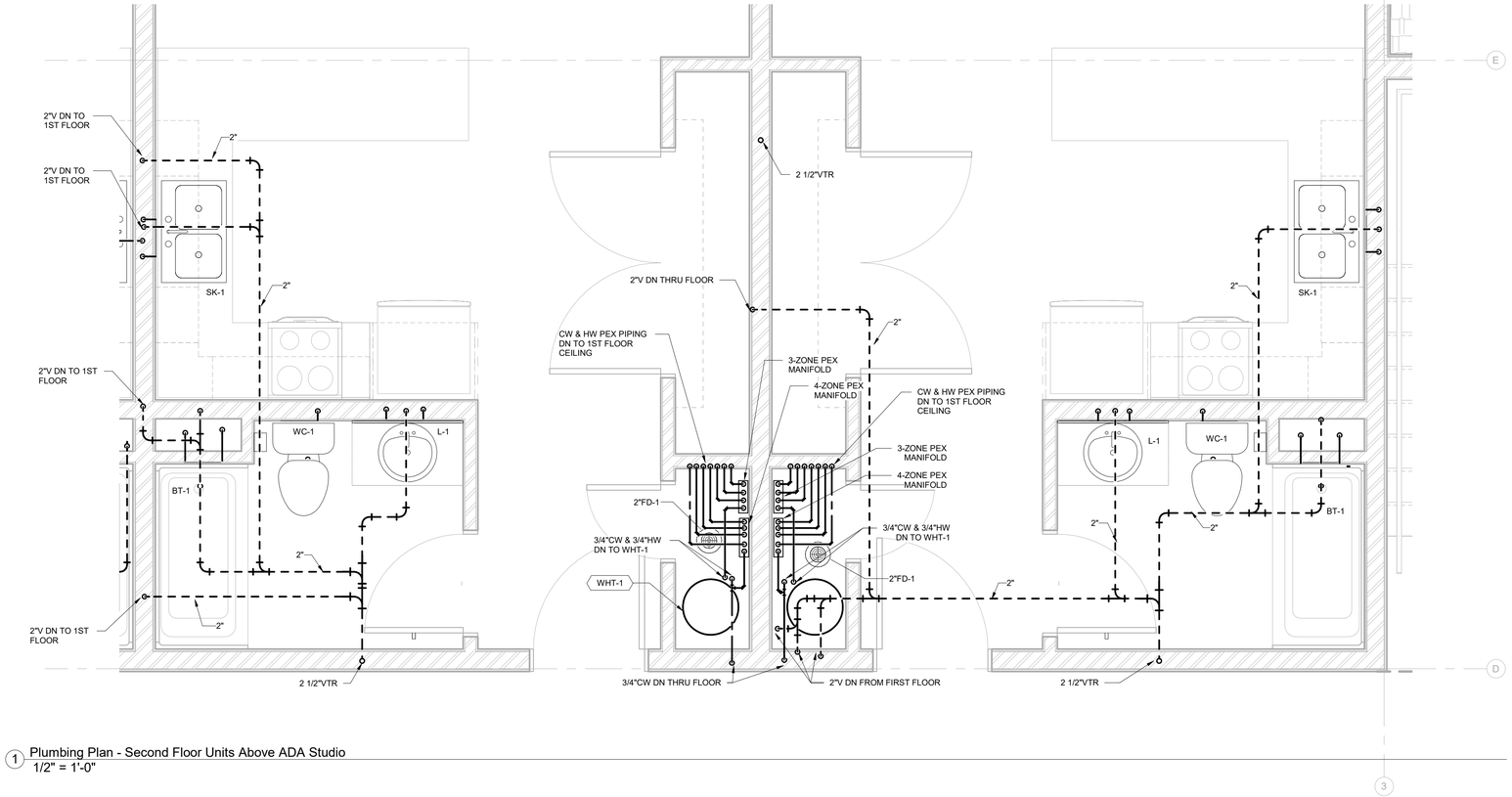

1 Plumbing Plan - Second Floor Units Above ADA Studio
1/2" = 1'-0"

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ENLARGED PLUMBING PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M104

Scale	1/2" = 1'-0"

1/27/2022 1:45:55 PM

FIRE PROTECTION GENERAL NOTES:

A. Obtain water main flow test data through measurements and provide assurance of accuracy. Coordinate date and time of flow test with city water utility, local fire official having jurisdiction, and engineer at least five (5) working days prior to conducting test.

B. Provide a complete and fully functioning fire protection sprinkler system in accordance with the requirements of National Fire Protection Association (NFPA) standards, most current state fire code, other applicable state and local codes, the owner's insurance underwriter, and the additional requirements of the authority having jurisdiction. All necessary fire protection sprinkler system equipment, piping, valving, components, specialties and accessories shall be provided whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.

C. The complete installation of the fire protection sprinkler system shall comply with NFPA requirements, state fire code requirements, and the additional requirements of the authority having jurisdiction.

D. Route of fire sprinkler mains shown is intended to utilize the most efficient space available and to avoid interference with other building equipment and systems. Field verify actual routing of mains prior to beginning fabrication and installation.

E. Do not run fire sprinkler piping near roof mounted relief hood ductwork, combustion air intake louvers, or any intake or relief air ductwork which may subject the pipe to potential freezing conditions.

F. Provide fully recessed sprinklers with coverplates in all areas that have finished ceilings, and brass upright type fire sprinkler heads in all areas with exposed structure ceilings, unless indicated otherwise on the drawings or in the project specifications.

G. Refer to the architectural reflected ceiling plans for the overall reflected ceiling layout. Coordinate fire sprinkler head layout with other ceiling equipment and ceiling architectural features. Fire sprinkler head locations indicated on the architectural reflected ceiling plans supersede those indicated on the mechanical drawings.

H. Provide timely and proper layout of fire protection sprinkler systems and equipment. Coordinate fire protection work, including pipe routing and sprinkler head locations, with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation. Coordination shall be the responsibility of the fire protection contractor.

I. All fire protection systems, piping and equipment shall be supported from the building structure in accordance with the requirements of NFPA standard 13 and applicable state and local codes.

J. Provide sleeves for all piping penetrations of walls and floors.

K. Coordinate inspector test drain locations with architect prior to beginning installation.

L. Information indicated on the drawings regarding utility service pressures, locations, invert elevations and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.

M. Refer also to ductwork and lighting drawings for coordination and to the project mechanical specifications for further information and additional requirements.

N. Existing sprinkler piping shall be rerouted to allow installation of new ductwork in the joist space.

O. Field verify the existing system construction and pipe sizes. Perform hydraulic calculations for new system from the pint of service entrance.

P. Refer also to plumbing and lighting plans for coordination and to the project mechanical specifications for futher information and additional requirements.

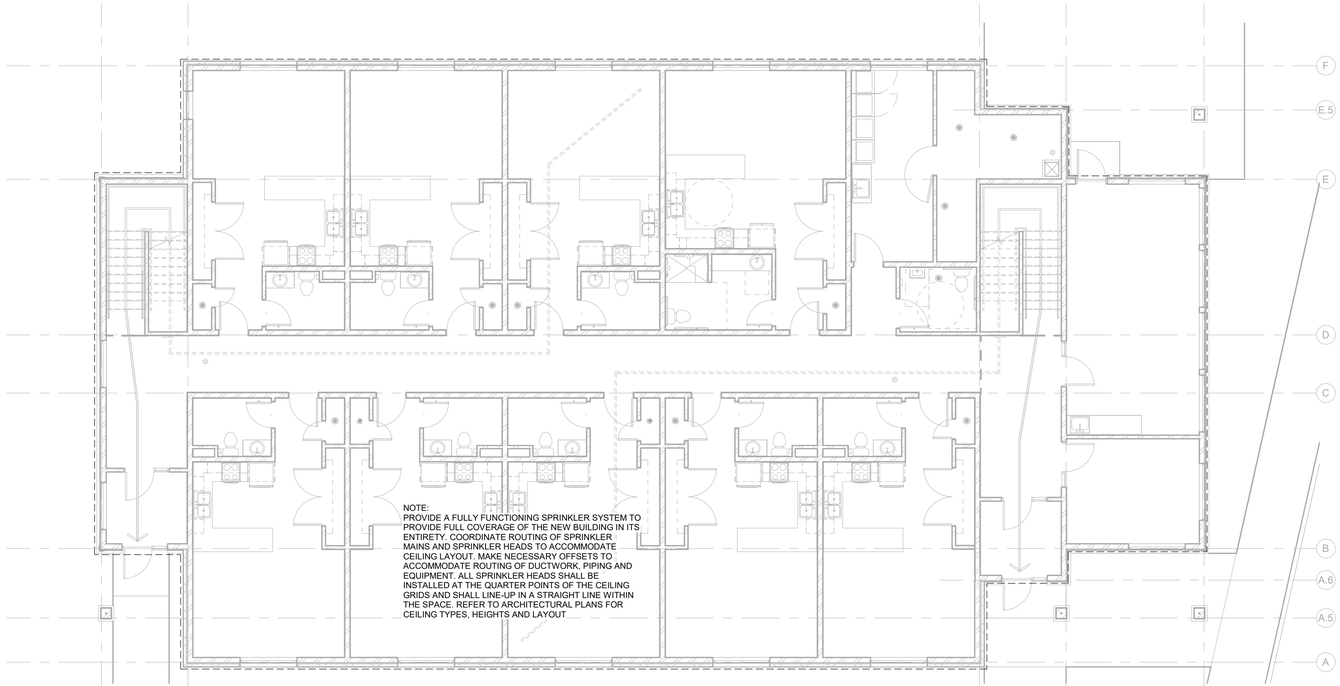
Q. The fire protection contractor shall coordinate all work and routing with other trades prior to installation of system to ensure proper sequencing of work without delaying or impairing other trades in their performance of work. The fire protection contractor shall schedule work to meet the project schedule. The fire protection contractor shall remove and reinstall any and all piping and sprinkler heads that are in conflict with other mechanical trades at the fire protection contractor's expense and at no additonal cost to the owner.

R. The fire protection contractor shall avoid all routing of sprinkler mains thru stairwells unless absolutely necessary and prior approved by architect.

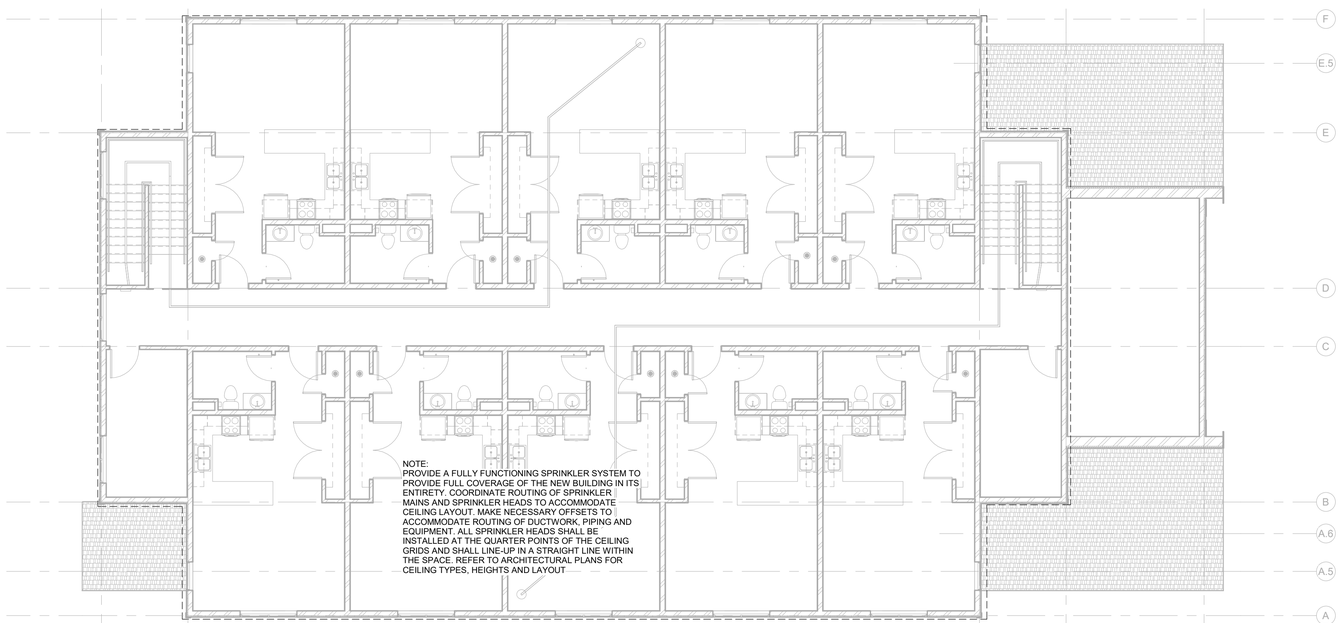
S. The fire protection contractor shall follow the routing of new and/or existing piping with the space, chases, siffits, etc. to avoid any exposed piping or routing conflicts.

T. The fire protection contractor shall coordinate all routing of mains thru stairwells, clear-stories, open vestibules, etc. with the architect prior to installation. If routing is not approved prior to installation, the fire protection contractor shall be responsible for all cost related to moving the piping.

U. The fire protection contractor shall coordinate all routing of exposed mains on finished walls as to route from one elevation to another due to ceiling heights, structure, etc. The contractor shall clearly document routing on plans and meet architect on site to verify routing prior to installation. If exposed piping routing is not approved prior to installation, the fire protection contractor shall be responsible for all cost related to moving the piping.



1 Fire Protection Plan - First Floor
1/8" = 1'-0"



2 Fire Protection Plan - Second Floor
1/8" = 1'-0"

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Revisions

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

FIRE PROTECTION PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M201

Scale As indicated

1/27/2022 1:45:56 PM

HVAC GENERAL NOTES:

A. All ductwork shall be fabricated, installed and supported in accordance with chapter 6 of the 2018 International Mechanical Code and associated 2020 Minnesota amendments, the most current ASHRAE and SMACNA standards and the mechanical specifications for this project.

B. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods. No ductwork or piping shall be supported from other ductwork, piping or conduit.

C. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.

D. Refer to the architectural reflected ceiling plans for ceiling types, heights, and exact locations of all diffusers, grilles, registers, lights, and ceiling mounted equipment. Coordinate air terminal device layout with other ceiling equipment and ceiling architectural features.

E. Coordinate construction openings necessary for the proper installation of mechanical systems with the general contractor. Do not cut new, pre-stressed or post-tensioned concrete floors or structural members without first consulting the architect or structural engineer. Coordinate roof openings with general contractor prior to ordering and setting rooftop equipment.

F. Provide sleeves for all ductwork and piping penetrations of walls and floors. Maintain respective wall and ceiling ratings at all mechanical penetrations.

G. Ductwork dimensions are inside clear airflow dimensions. Increase lined ductwork dimensions accordingly.

H. Contractor may substitute spiral ductwork in lieu of rectangular ductwork sizes.

J. Provide a manual volume balancing damper on each branch duct that serves a diffuser or register.

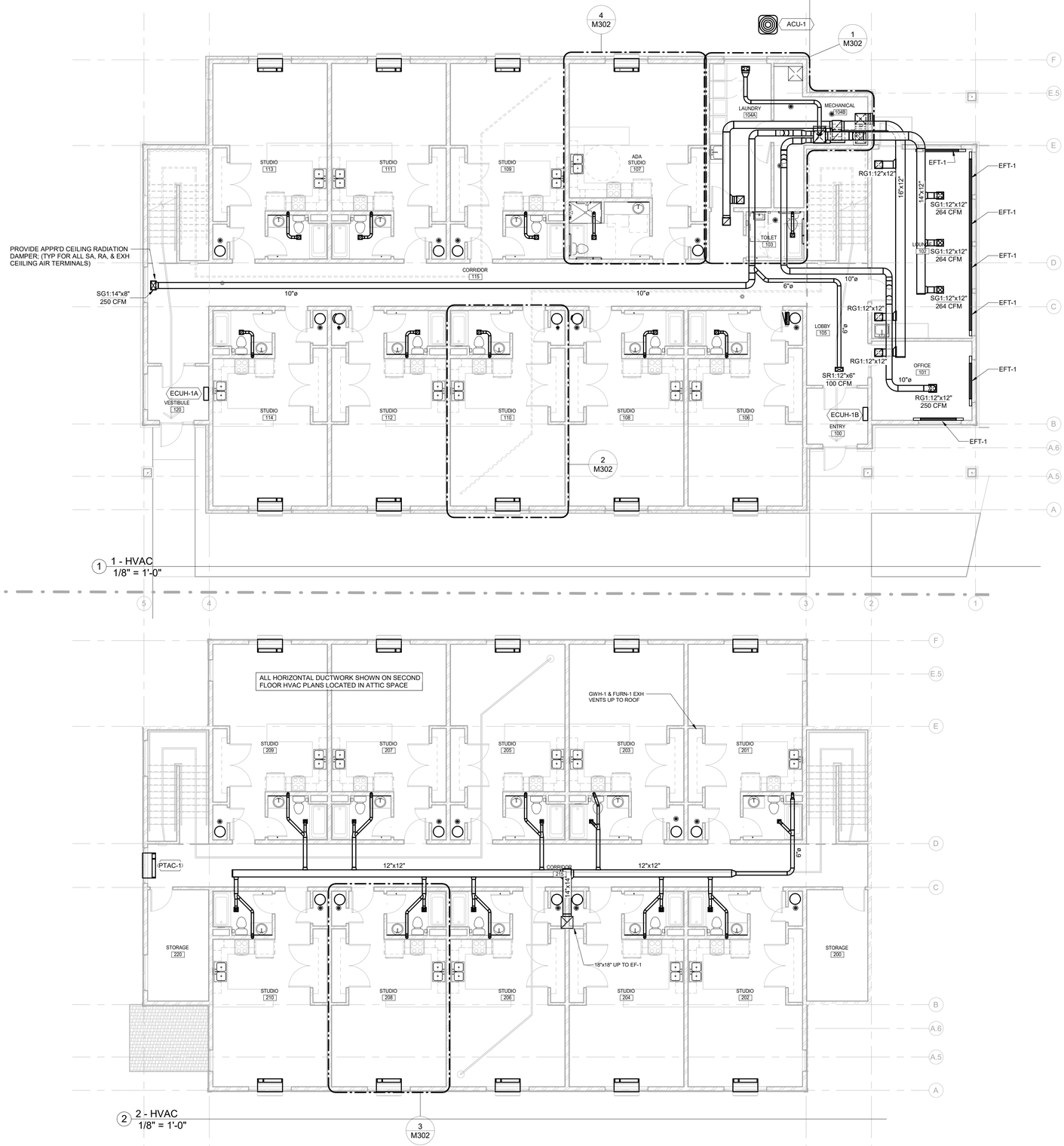
K. Provide flexible connections at the air inlet and outlet of each fan unit or device.

L. Mount thermostats and wall switches at 54-inches above finished floor unless indicated otherwise. Refer to the HVAC drawings for locations.

M. The project mechanical drawings are symbolic and diagrammatic and are intended to show only the general scheme, equipment involved, and the approximate locations of materials and equipment.

N. The project mechanical drawings and specifications are to be considered as supplementing each other. Work specified but not shown, or shown but not specified shall be provided or performed as though mentioned and indicated in both the drawings and specifications. If items indicated on the drawings appear to conflict with other items indicated on the drawings or with the specifications, then the item or statement requiring the greater quantity, superior quality, or condition most favorable to the owner shall take precedence.

O. Refer also to plumbing and lighting plans for coordination and to the project mechanical specifications for further information and additional requirements.



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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

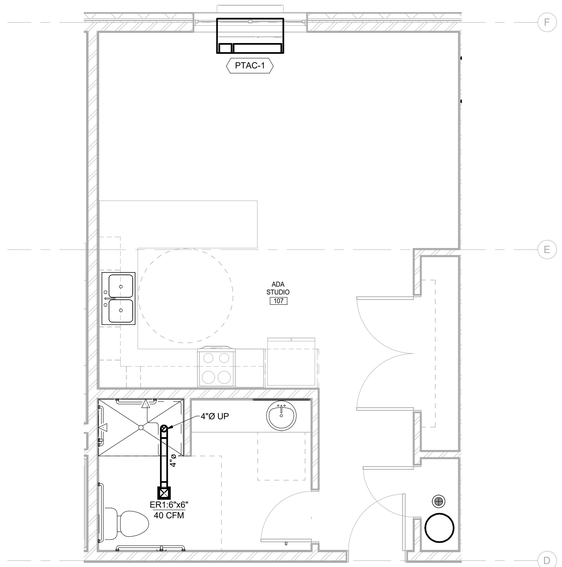
HVAC PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

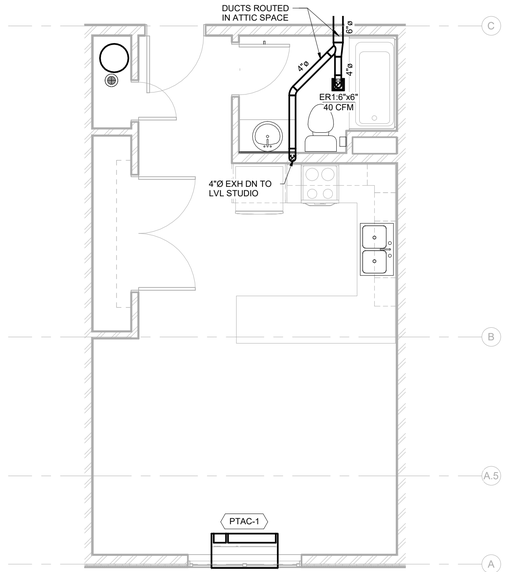
M301

Scale As indicated

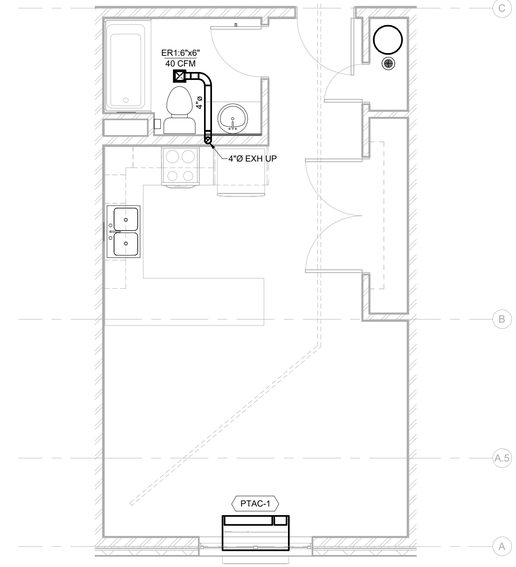
1/27/2022 1:45:57 PM



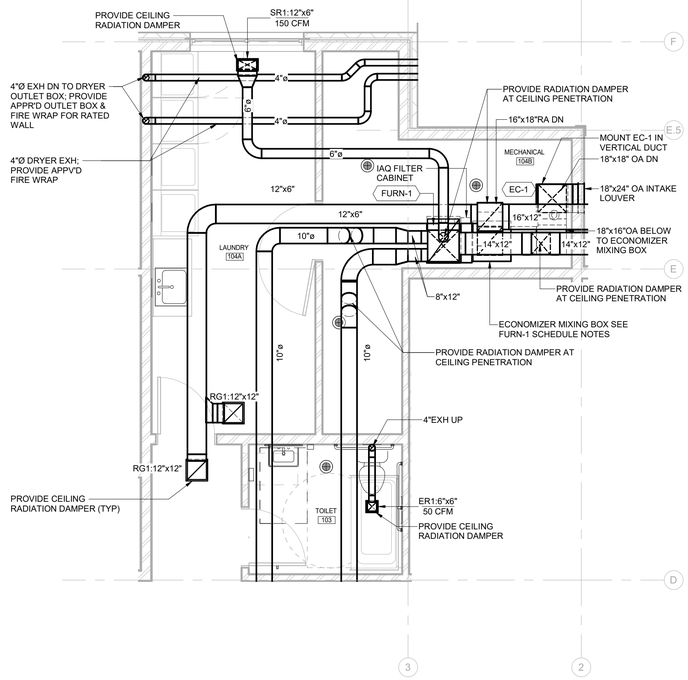
4 FIRST FLOOR ADA STUDIO PLAN
1/4" = 1'-0"



3 TYPICAL UNIT PLAN SECOND FLOOR STUDIOS
1/4" = 1'-0"



2 TYPICAL UNIT PLAN FIRST FLOOR STUDIOS
1/4" = 1'-0"



1 ENLARGED MECHANICAL/LAUNDRY PLAN
1/4" = 1'-0"

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

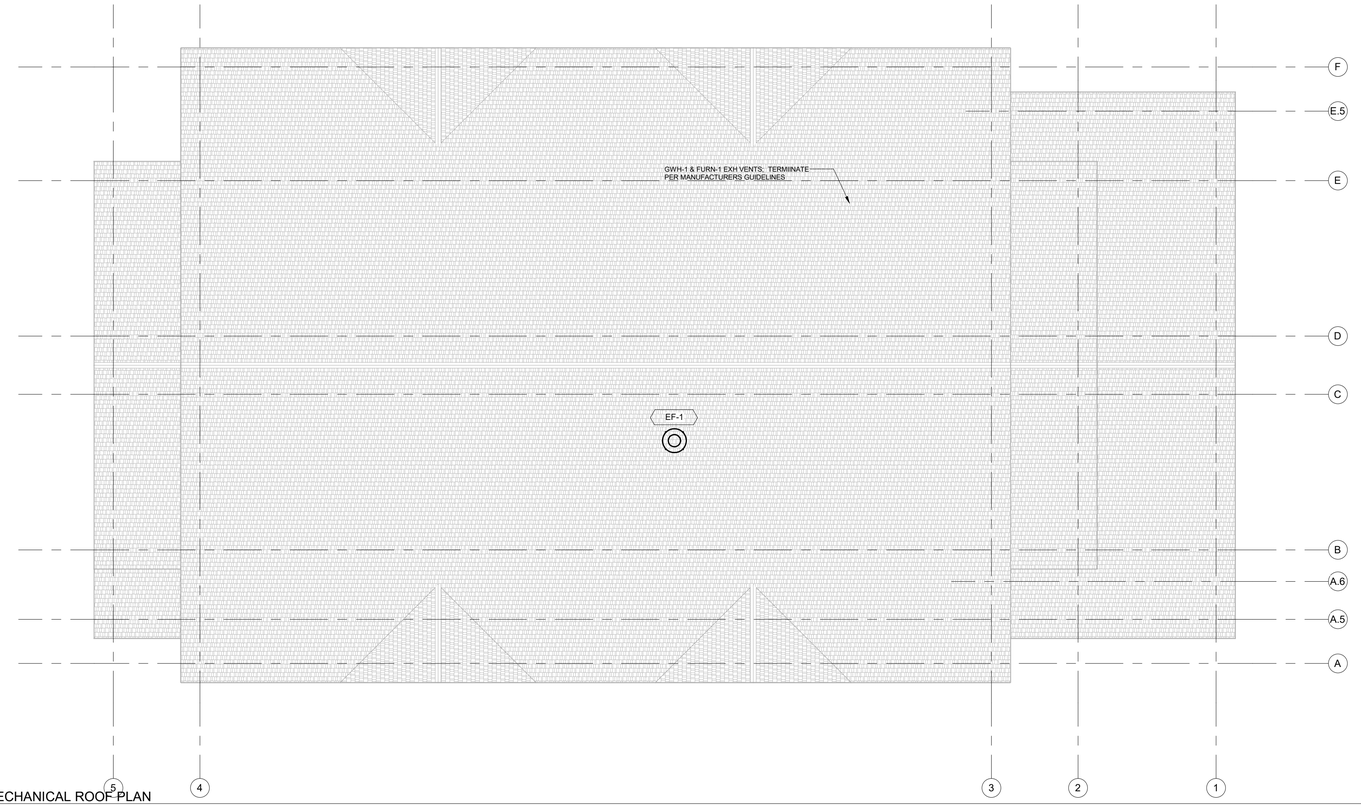
ENLARGED HVAC PLANS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M302

Scale 1/4" = 1'-0"

1/27/2022 1:45:58 PM



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

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

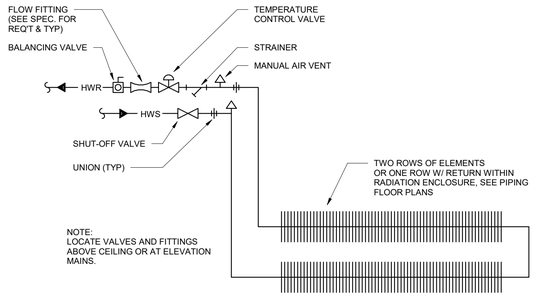
MECHANICAL ROOF PLAN

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

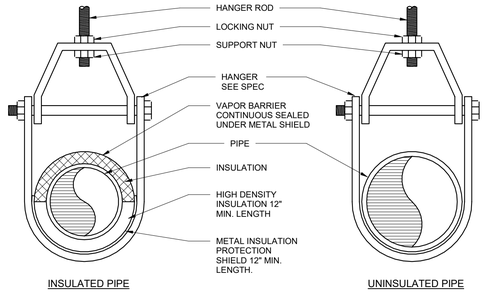
M400

Scale 1/8" = 1'-0"

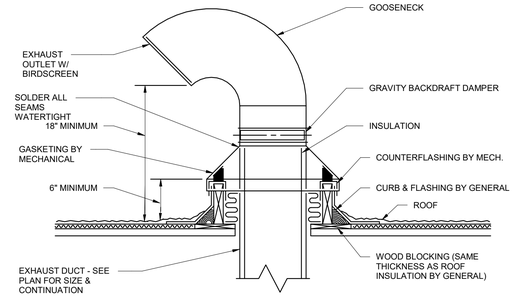
1/27/2022 1:45:58 PM



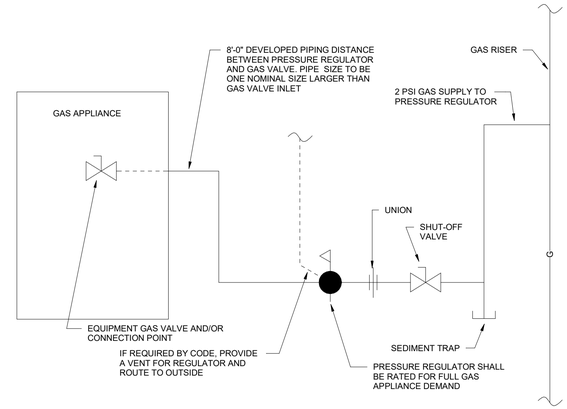
1 Bare Fin Tube Radiation Piping Detail
NTS



2 Clevis Hanger
NTS



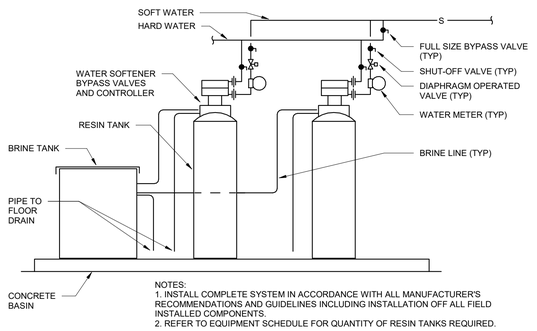
3 Exhaust Gooseneck Detail
NTS



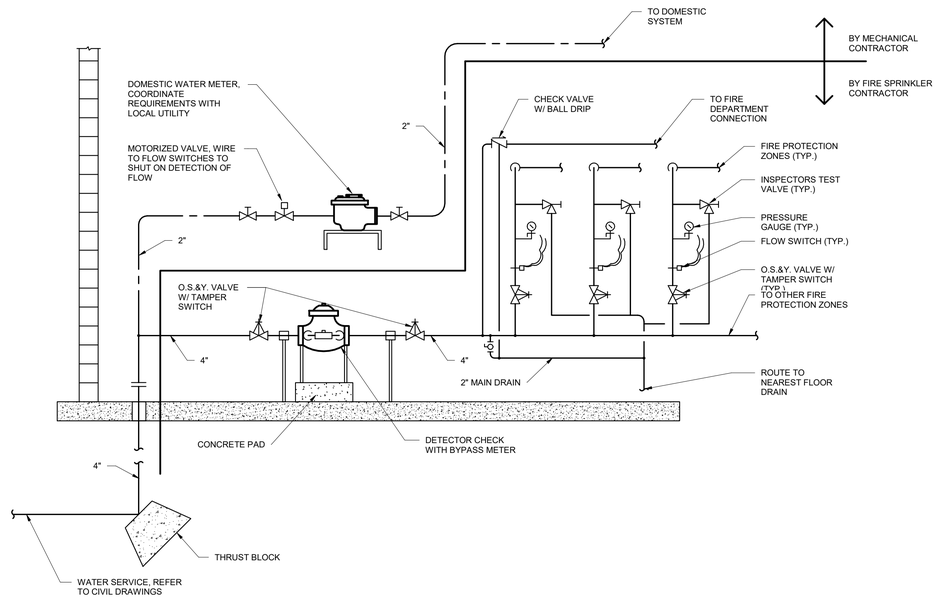
4 Gas Branch Assembly Detail
NTS

5 Gas Water Heater With Digitemp Jr.
NTS

6 Typical Cleanout
NTS



7 Water Softener
NTS



8 Combination Fire Protection and Domestic Water Service Detail
NTS

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NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

MECHANICAL DETAILS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	Approver

M500

Scale As indicated

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Furnace Schedule													
					Heating		Cooling		Electrical				
Mark	Area Served	Manufacturer	Model Number	CFM	Input BTUH	Output BTUH	Total Capacity	Refrigerant	Voltage	Phase	Starter By	Disc. By	Notes
FURN-1	Corridors/Offices/Laundry	Lennox	EL96UH090XV60C	2195	88000	85000	47000 Btu/h	410A	120 V	1	MSS	Elec	1,2,3

Notes:
1. Provide LENNOX high performance economizer damper C2ECON23K including MFR economizer control module, differential enthalpy sensing control sensor and MFR compatible thermostat.
2. Provide condensate drain piping from furnace to nearest floor drain
3. Provide remote mounted programmable thermostat

Split AC Unit Schedule											
Mark	Area Served	Manufacturer	Condenser/Coil Model Number	Total Capacity	Voltage	Phase	MCA	MOCP	Starter By	Disc. By	Notes
ACU-1	Corridors/Offices/Laundry	Lennox	SSB048H4S/C35-60C	47000 Btu/h	208 V	3	20.3 A	30.0 A	MSS	Elec	

Electric Pre-Heat Coil Schedule													
Mark	Unit Served	Manufacturer	Model	Length X Height	CFM	FPM	EAT	LAT	Power	Voltage	Phase	Disc. By	Notes
EC-1	FURN-1	Thermolec	FC	14"X8"	500	750	-20 °F	43 °F	10kW	208 V	3	Elec	

Exhaust Fan Schedule														
Mark	Area Served	Manufacturer	Model Number	CFM	ESP	Damper	Control Voltage	RPM	Sones	Power	Voltage	Phase	Disc. By	Notes
EF-1	Apt Unit Kitchen Central Exhaust	Cook	120C28D	810	1.00 in-wg	Gravity Backdraft	24 V	1767	9.5	1/2 HP	120 V	1	Mech	

Notes:
1. Provide ECM motor with motor mount speed controller, NEMA premium efficiency motor, factory disconnect, and factory sloped roof curb.

Air Terminal Schedule						
Mark	Description	Manufacturer	Model	Damper	Finish	Notes
ER1	Exhaust Register 35° Deflection	Americn Aldes		Autoflow	White	
RG2	Return Grille 35° Deflection	Titus	350RL	None	White	
SR1	Double Deflection Supply Register	Titus HVAC	300RS			

Notes:
1. Coordinate frame with Architect

PTAC Schedule													
							Electrical						
Mark	Area Served	Manufacturer	Model Number	CFM	Cooling Capacity	Heating Capacity	Voltage	Phase	MCA	MOCP	Starter By	Disc. By	Notes
PTAC-1	Apartment Units	GE	AZ65H09DBM	409	9100 Btu/h	13400 Btu/h	208 V	1	25.0 A	30.0 A			1

Notes:
1. Provide with manufacturers remote thermostat, make-up air module, and internal condensate removal

Fin Tube Radiation Schedule - Electric										
Type Mark	Manufacturer	Model Number	BTUH/FT	Enclosure Style	Enclosure Height	Power	Voltage	Phase	Disc. By	Notes
EFTR-1	Indeeco	904U	0 Btu/h	Sloped Top	0' - 7 1/2"	800 W	120 V	1	Elec	

Notes:
1. Provide with SCR modulating control and integral thermostat
2. Coordinate exact mounting location with Architect and Electrical contractor

Plumbing Fixture Schedule						
		Minimum Pipe Sizes				
Fixture Tag	Fixture Type	Cold	Hot	Waste	Vent	Notes
BT-1	Bath Tub	1/2"	1/2"	2"	2"	
L-1	Counter Set Lavatory	1/2"	1/2"	2"	2"	
L-2	Wall Hung Lavatory	1/2"	1/2"	2"	2"	
SH-1	Walk-in ADA Shower	1/2"	1/2"	0"	2"	
SK-1	Two-Compartment Counterset Kitchen Sink	1/2"	1/2"	2"	2"	
SK-2	Single Compartment Counterset Kitchen Sink	1/2"	1/2"	2"	2"	
UB-1	Laundry Machine Utility Box	1/2"	1/2"	2"	2"	
WC-1	Floor-Mounted Water Closet	3/4"	0"	3"	2"	

Cabinet Unit Heater Schedule - Electric														
Mark	Area Served	Manufacturer	Model Number	Orientation	CFM	EAT	LAT	Total Capacity	Power	Voltage	Phase	Starter By	Disc. By	Notes
ECUH-1	Vestibule	Berko		Recessed Wall Mount	300	60 °F	92 °F	10200 Btu/h	3kW	208 V	1	MSS	Elec	
ECUH-1A	Vestibule	Berko		Recessed Wall Mount	300	60 °F	92 °F	10200 Btu/h	3kW	208 V	1	MSS	Elec	

Notes:
1. Provide with SCR modulating control and integral thermostat
2. Coordinate exact mounting location with Architect and Electrical contractor

Water Heater Schedule										
Mark	Location	Manufacturer	Model Number	Volume	Recovery	Heat Source	Power	Voltage	Phase	Notes
WHT-1	Mech Closet	AO Smith	ENT-40	40 gal	21 gal/h	Unit Electric	4.5 kW		1	
WHT-2	Mechanical Room	AO Smith	BTX-80	50 gal	104 gal/h	Natural Gas	76 MBH	120 V	1	

Notes:
1. Provide temperature/pressure relief piped to nearest floor drain

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ELECTRICAL ABBREVIATIONS

A	AMPERE
AB	ABOVE BACKSPLASH
AC	ALTERNATING CURRENT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSWER SWITCH
AUTO	AUTOMATIC
BCCT	BOTTOM OF CABLE TRAY
C	CONDUIT
CB	CIRCUIT BREAKER
CCT, CKT	CIRCUIT
CCTV	CLOSED CIRCUIT CONNECTION
CLG	CEILING
COMB	COMBINATION
CONN	CONNECT, CONNECTION
CONTR	CONTRACTOR
CUH	CABINET UNIT HEATER
DIST	DISTRIBUTION
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
ELR	END-OF-LINE RESISTOR
EM	EMERGENCY
EMS	EMERGENCY MANAGEMENT SYSTEM
EP	ELECTRICAL PNEMATIC SWITCH
EQUIP	EQUIPMENT
EX	EXISTING
EXPL	EXPLOSION PROOF
FA	FIRE ALARM
FDR	FEEDER
FIN	FINISHED
FLR	FLOOR
FLA	FULL LOAD AMPS
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
FACP	FIRE ALARM CONTROL PANEL
GND,GRD	GROUND
GFI,GFCI	GROUND-FAULT CICUIT INTERRUPTER
HOA	HAND-OFF-AUTOMATIC ALARM
HP	HORSEPOWER
HTG	HEATING
HTR	HEATER
HUH	HORIZONTAL UNIT HEATER
HZ	HERTZ
I/L	INTERLOCK
I/C	INTERCOM
IDF	INTERMEDIATE DISTRIBUTION FRAME
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
JB	JUNCTION BOX
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LOC	LOCATION
LTG	LIGHTING
LV	LOW-VOLTAGE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MIN	MINIMUM
MFGR	MANUFACTURER
MSS	MOTOR STARTER SWITCH
MTC	EMPTY CONDUIT
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
OC	ON CENTER
OS	COCCUPANCY CENTER
PB	PULL-BOX
PE	PNEMATIC-ELECTRIC SWITCH
PH	PHASE
PNL	PANEL
PR	PAIR
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
REC	RECEPTACLE
RM	ROOM
S	DENOTES "SURFACE" DEVICE
SHT	SHEET
SPC	SPACE
SPR	SPARE
SS	STAINLESS STEEL
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TC	TIME-CLOCK
TELE	TELEPHONE
TERM	TERMINAL
TS	TIME-SWTICH
TSFR	TRANSFER
TV	TELEVISION
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE PROTECTION
UG	UNDERGROUND
UH	UNIT HEATER
UV	UNIT VENTILATOR
V	VOLTAGE
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTAGE
WM	SURFACE WIREMOLD
WP	WEATHERPROOF

ELECTRICAL SYMBOLS

LIGHTING

SYMBOL	DESCRIPTION	HEIGHT
	LIGHT FIXTURE TYPE DESIGNATION CIRCUIT NUMBER SWITCH REFERENCE (RC# = RELAY CONTROL) HALF FILLED INDICTATES AN EMERGENCY LIGHT NL (NL=NIGHT LIGHT)	
	RECESSED DOWNLIGHT	
	PENDANT - COORDINATE LENGTH WITH ARCHITECT	
	WALL-MOUNTED FIXTURE EXTERIOR DEFAULT MOUNTING HEIGHT = 12'	
	TRACK LIGHTING- INDICATES NUMBER OF LIGHTS	
	EXIT LIGHT-WITH DIRECTIONAL ARROW(S); DARKENED AREA INDICATES NUMBER AND ORIENTATION OF FACES	
	EXIT LIGHT-WITH EMERGENCY LIGHTING HEADS AND DIRECTIONAL ARROWS	
	EMERGENCY LIGHTING WALL PACK	
	EMERGENCY LIGHTING REMOTE HEAD	
	STANDARD SNAP LIGHT SWITCH	46"
LD#	LOW-VOLTAGE SWITCH; "LD#" INDICATES A SPECIFIC LOW-VOLTAGE LIGHTING DETAIL; LOW VOLTAGE SWITCH "LD#" INDICATES CONTROL TYPE REFER TO CORRESPONDING DETAIL FOR REQUIRED DEVICES AND CONNECTIONS FOR LIGHTING, SENSOR AND RECEPTACLE CONTROL.	46"
D	DIMMER SWITCH	46"
3	THREE-WAY SWITCH	46"
4	FOUR-WAY SWITCH	46"
K	KEY-OPERATED SWITCH	46"
O	SWITCH WITH PILOT LIGHT	46"
OS	ON/OFF SWITCH WITH OCCUPANCY SENSOR	46"
OS##	OCCUPANCY SENSOR: D1 - CEILING MT, 500SF DUAL TECH, STANDALONE W/ POWER PACK D2 - CEILING MT, 2000SF DUAL TECH, STANDALONE W/ POWER PACK L1 - CEILING MT, 2000SF DUAL TECH, CONNECTED TO LTG CTRL PANEL W1 - WALL MT AT SWITCH LOCATION, 1-BUTTON FOR ON/OFF W2 - WALL MT AT SWITCH LOCATION, 2-BUTTON FOR LEVEL CONTROL N1 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N2 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N3 - WALL MT, GYMNASIUM W/ WIREGUARD	
DS	DAYLIGHT SENSOR (TO ROOM CONTROLLER): DAYLIGHT SENSOR CONNECTED TO ROOM CONTROLLER FOR DIMMED DAYLIGHT CONTROL. REFER TO DAYLIGHTING CONNECTION DETAIL.	
TS	TIME-SWITCH (TC: TIME-CLOCK)	
PC	PHOTOCELL	

COMMUNICATIONS

AV	A/V CONNECTION ROUGH-IN; PROVIDE 5" SQUARE BOX WITH (1) 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE INSTALLATION OF A/V DEVICES BY OWNER.	18"
SB	SMARTBOARD CONNECTION ROUGH-IN; PROVIDE A 1900 DEEP JUNCTION BOX WITH (2) 1" EMPTY CONDUITS TO THE CEILING SPACE ABOVE. PROVIDE A 2 GANG MUD RING WITHOUT ANGLED CORNERS FOR THE FUTURE SMARTBOARD OR AV SYSTEM.	18"
TV	TV CONNECTION ROUGH-IN; SINGLE-GANG JUNCTION BOX W/ (1) DATA DROP TERMINATED IN BISCUIT BOX	60"
C	CLOCK	80"
C	CLOCK W/ TWO FACES; END-MOUNT	80"
S S	SPEAKER; WALL OR CEILING MOUNTED; "V" ANNOTATION INDICATES SPEAKER WITH VOLUME CONTROL	80"/CLG
S	LOCAL SOUND SYSTEM SPEAKER	
S J	SPEAKER JACK	
S	PROJECTION SPEAKER; "WP" ANNOTATION INDICATES WEATHERPROOF EXTERIOR SPEAKER	80"
M M	MICROPHONE; WALL OR CEILING MOUNTED	18"/CLG
A	AUDIO JACK	
V	VOLUME CONTROL	46"
B	BELL OR OTHER AUDIBLE DEVICE	80"

FIRE

SYMBOL	DESCRIPTION	HEIGHT
F	FIRE ALARM MANUAL PULL STATION	
F	FIRE ALARM SPEAKER; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
E	EMERGENCY STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM SPEAKER/STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F S	FIRE ALARM SMOKE DETECTOR	
F H	FIRE ALARM HEAT DETECTOR	
F DS	FIRE ALARM DUCT SMOKE DETECTOR	
F R	REMOTE DUCT SMOKE DETECTOR TEST STATION	
FS	FIRE SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE FIRE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNIT IS NOT RUNNING.	
SD	SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP . PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNITIS NOT RUNNING.	
F FS	FIRE ALARM FLOW-SWITCH	
F TS	FIRE ALARM TAMPER SWITCH	
F SV	FIRE ALARM SOLENOID VALVE	
F DH	FIRE ALARM DOOR HOLD OPEN (MAGNETIC)	
F AM	FIRE ALARM INDIVIDUAL ADDRESSABLE MODULE	
F K	FIREMANS KEY LOCK BOX	46"
FLD	FIRE ALARM LOCK DOWN	
FACP	FIRE ALARM CONTROL PANEL	
FAAM	FIRE ALARM ANNUNCIATOR PANEL AND MICROPHONE UNIT	

POWER

	RECEPTACLE (DUPLEX)	18"
	BOX AT BASE OF DEVICE INDICATES WIREMOLD-MOUNT, TYP ALL DEVICES.	
	QUADRUPLEX RECEPTACLE	18"
	GFI RECEPTACLE (DUPLEX)	46"
	COMBINATION USB/DUPLEX RECEPTACLE	46"
	DUPLEX RECEPTACLE ON EMERGENCY POWER	18"
	QUADRUPLEX RECEPTACLE ON EMERGENCY POWER	18"
G	GREEN DUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
G	GREEN QUADRUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
TR	DUPLEX RECEPTACLE (TAMPER RESISTANT)	18"
	DUPLEX RECEPTACLE (SPLIT WIRED)	18"
	SPECIAL PURPOSE OUTLET	18"
	POKE-THRU FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	
	IN-GRADE FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	

DATA

	DATA OUTLET; STANDARD (1) DATA DROP; "W" ANNOTATION DENOTES MOUNTING HEIGHT AT 46"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"
	DATA OUTLET; STANDARD (2) DATA DROPS "-2" ANNOTATION DENOTES NONTYPICAL DROP QTY, EG "3D"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"
WAP	WIRELESS ACCESS POINT; STANDARD (2) DATA DROPS; PROVIDE WIRELESS ACCESS POINT AND JACK TERMINATED IN A BISCUIT BOX LOCATED ABOVE THE CEILING. EACH LOCATION SHALL HAVE (2) CAT 6 JACKS.	CLG
	DATA OUTLET; STANDARD (3) DATA DROPS; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING, PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"

SECURITY

	DOOR SECURITY ROUGH-IN; REFER TO DOOR SECURITY ROUGH-IN DETAIL	
C	CAMERA ROUGH-IN; PROVIDE (1) DATA DROP	
C PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA	
AC	ACCESS CONTROL J-BOX	
CK	COMBINATION CARD READER KEYPAD	
CR	CARD READER	
DA	DURESS ALARM	
DC	DOOR CONTACT; PROVIDE ROUGH-IN FOR FUTURE DOOR CONTACTS. ROUTE CONDUIT FROM FRAME TO EXTERIOR OF BUILDING.	
EL	ELECTRIC LOCK	
GB	GLASS BREAK SENSOR	
IC	INTERCOM	
IM	INTERCOM MASTER	
KP	KEYPAD	
LA	LOCAL ALARM	
LD	LOCK DOWN	
MD	MOTION DETECTOR	
PB	PUSH BOTTON	
PO	POWER DOOR OPERATOR	
PS	POWER SUPPLY	
R	INTEGRATION RELAY	
RP	WIRELESS DURESS REPEATER	
RX	REQUEST-TO-EXIT DEVICE	
WR	WIRELESS DURESS RECEIVER	
WS	WORK STATION	

MEDICAL

N	NURSE CALL - PATIENT (CB, SA, AND PILLOW SPEAKER)
N D	NURSE CALL - DUTY STATION
N CB	NURSE CALL - CODE BLUE
N SA	NURSE CALL - STAFF ASSIST
N DL	NURSE CALL - DOME LIGHT
N T	NURSE CALL - TOILET PULL

MISCELLANEOUS

#	ELECTRICAL KEY NOTE SYMBOL NUMBER	
EF-1	MOTOR OR EQUIPMENT; SEE SCHEDULES	
# #	VIEW REFERENCE; REFER TO INDICATED SECTION OR DETAIL	
EC	ACTIVATION KIT IN FLOORBOX. PROVIDE 2" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE A/V INSTALL BY OWNER.	
J	JUNCTION BOX	18"
	PANELBOARD MOUNT TOP OF PANEL AT 6.0' A.F.F.	
	ELECTRICAL SWITCHBOARD OR SPECIALTY EQUIPMENT; SEE LABELLING OR KEYED NOTE ON SHEET	
	SAFETY SWITCH	
	MOTOR STARTER	60"
	COMBINATION MOTOR STARTER/SAFETY SWITCH	60"
T	THERMOSTAT	46"
B	RELAY	60"
S	ELECTRICALLY OPERATED SOLENOID	
	GROUND	
	CONDUIT STUB	
	INDICATES DEVICES SHOWN UNDER COMMON COVERPLATE	

SHEET INDEX

NUMBER	NAME
E000	ELECTRICAL TITLE SHEET
E001	ELECTRICAL SITE PLAN
E100	ELECTRICAL LIGHTING PLAN
E200	ELECTRICAL POWER & SYSTEMS PLAN
E201	ELECTRICAL TYPICAL UNIT PLAN
E300	ELECTRICAL SCHEDULES
E400	ELECTRICAL DETAILS

CIRCUITING

HOME RUN
INDICATES GROUND WIRE (HOOK ISOLATED GRD; DOT-SAFETY GRD.)
LP1 — PANELBOARD
1,3,5 — CIRCUIT NUMBERS
#8 — ANY CIRCUIT WITHOUT DESIGNATION IS A TWO WIRE CIRCUIT. ANY GREATER NUMBER OF WIRES IS INDICATED BY CROSS MARKS. LONG CROSSMARK IS NEUTRAL(GROUNDED)
DENOTES WIRE SIZE OTHER THAN #12 AWG

FEEDER TAG
<100A3G> — 100A — 3 — G
AMPERAGE
# OF CONDUCTORS
G = GROUND REQUIRED

Branch Circuit Sizing (120V, 20A circuits)

Circuit Length(ft)	Wire Size*
0 - 75'	#12 AWG
76' - 150'	#10 AWG
151' - 240'	#8 AWG
241' - 380'	#6 AWG

* Wire size applies to both the hot and neutral conductor. Provide an Equipment ground sized to comply with T250.122 of the NEC.

ELECTRICAL SYMBOL GENERAL NOTES

1. EQUIPMENT SHALL BE INSTALLED AT THE MOUNTING HEIGHTS INDICATED UNLESS SHOWN OTHERWISE ON THE ARCH. ELEVATIONS, NOTED ON THE DRAWINGS, OR IN THE SPECIFICATIONS.
2. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE FROM FINISHED FLOOR. MOUNTING HEIGHTS INDICATED ON WALL ELEVATIONS, TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED ABOVE.
3. LETTERS ADJACENT TO SYMBOLS INDICATE UNIT TYPE - SEE SPECS.
4. DOTTED SYMBOLS INDICATE EXISTING DEVICES.
5. TICK MARKS CONNECTED TO SYMBOLS INDICATE WALL MOUNTED DEVICES.

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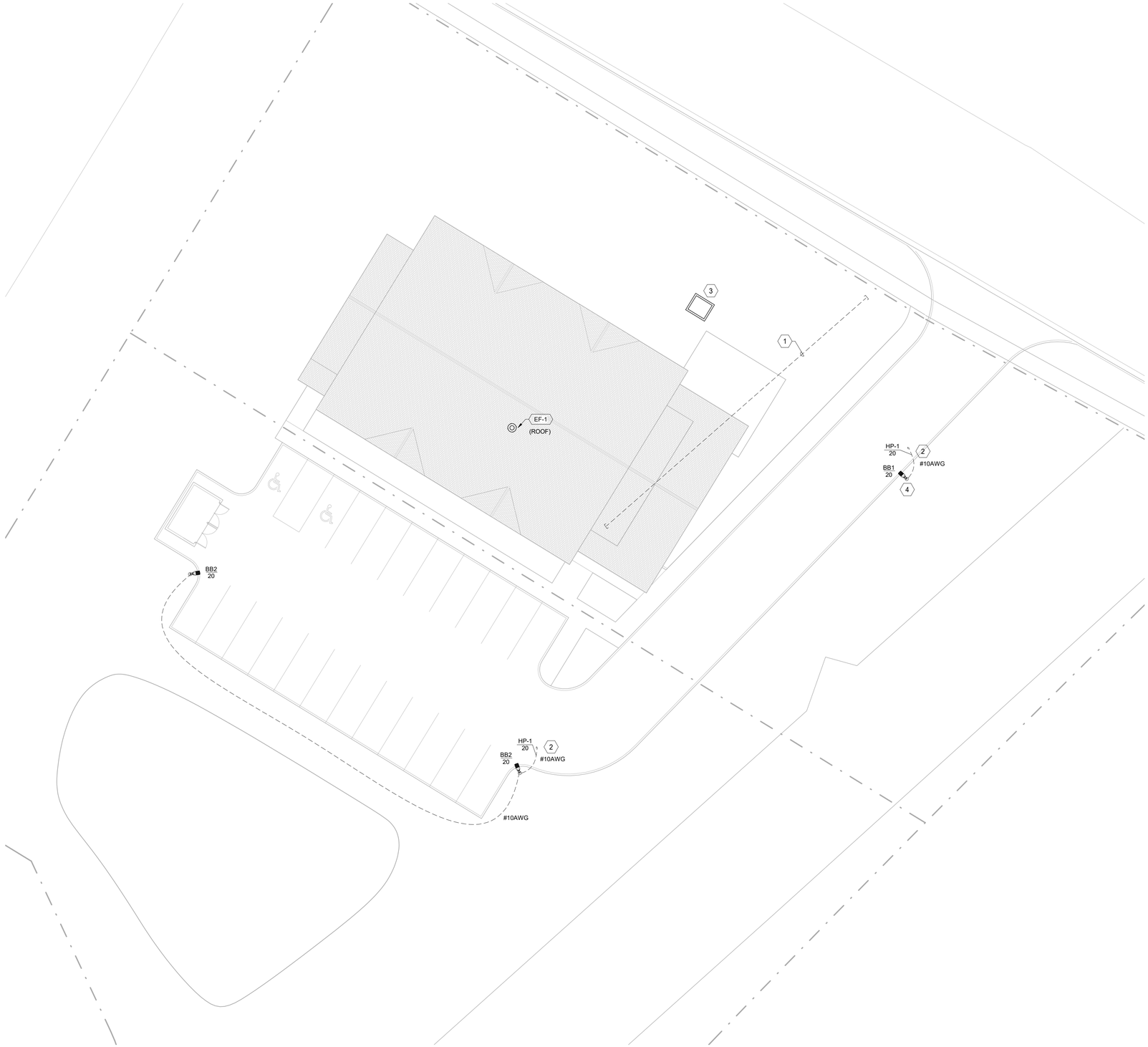
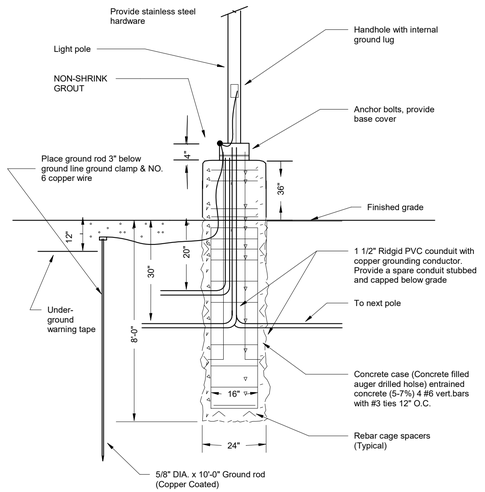
22/01/27 1:08:35 PM



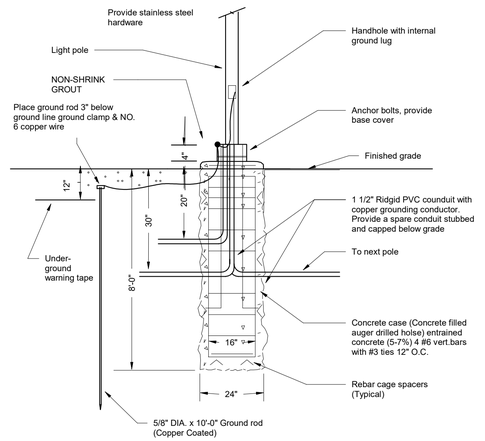
1 ELECTRICAL SITE PLAN
1/16" = 1'-0"

General Notes	
A	Refer to the Architectural and Civil plans for phasing and provide connection to the construction trailers as required by the specifications.
B	Contractor shall verify voltage drop for each circuit indicated and increase the wire size to limit the voltage drop to 5%.
C	All pole mounted fixtures shall be provide with a concrete base, refer to the details for additional information.
D	Verify locations with civil plans.

	Electrical Keyed Notes
1	Provide (2) 2" empty conduits for installation of low voltage utility cabling. Route from data rack in Storage #200 to the property line. Provide with pull string and conduit marker.
2	Provide connection to the circuit indicated routed through the timeclock located in the electrical room.
3	Utility transformer. Provide CT cabinet, metering and unit pad as required by the utility.
4	Provide a flush pole base. Refer to detail.



2 Parking Lot Pole - 3' Base
NTS



3 Parking Lot Pole - Flush Base
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90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL SITE PLAN

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	KDB

E001

Scale As indicated

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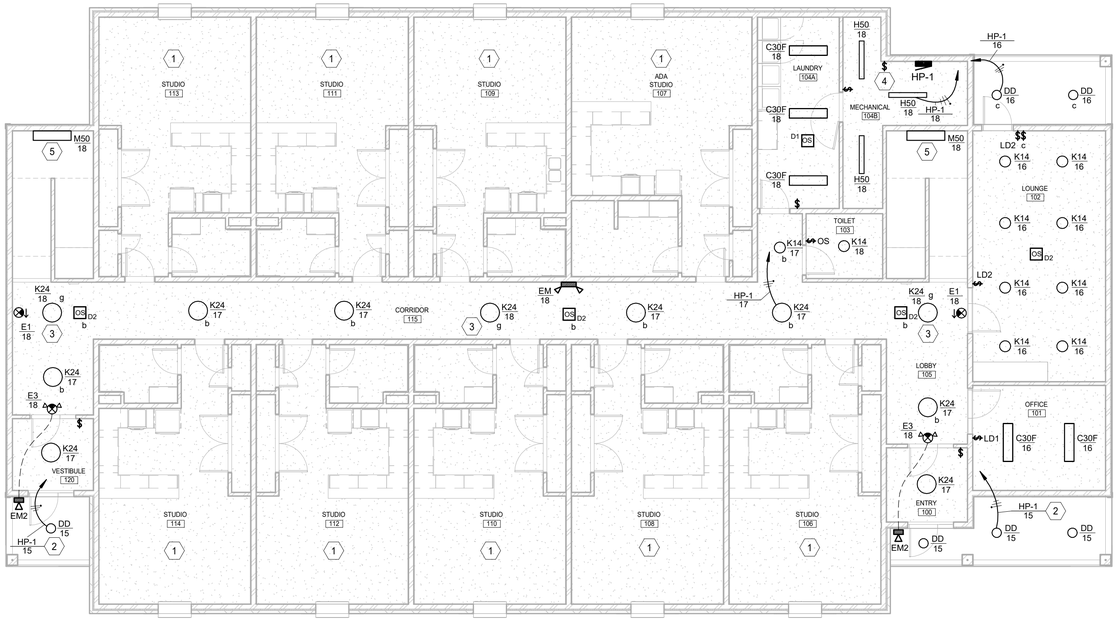
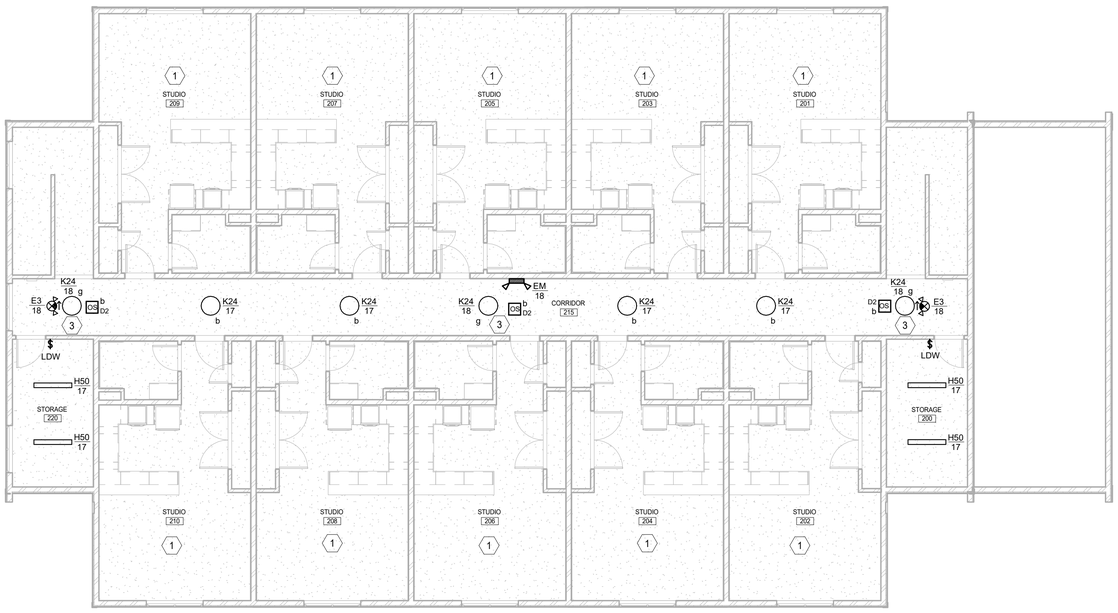


1 LIGHTING PLAN - FIRST FLOOR
1/8" = 1'-0"



2 LIGHTING PLAN - SECOND FLOOR
1/8" = 1'-0"

General Notes	
A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 20a-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rcp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work. Data devices that are shaded on this plan are shown for location coordination with receptacles. Refer to the systems plans for data device requirements.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.
G	All resident units shall be circuited to the panel within each unit. Refer to typical unit panel schedule.

	Electrical Keyed Notes
1	Refer to 'Electrical Typical Unit Plan' for unit's lighting plan.
2	Route circuit through Time Clock for control.
3	Route circuit through NL switch for control; refer to Note #4.
4	Provide a switch for control of Night Light fixtures (3 per floor). Provide labeling "Night Lights".
5	Provide connection to unswitched lighting branch circuit.

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL LIGHTING PLAN

Project number	20021.00
Date	01.27.2022
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Checked by	KDB

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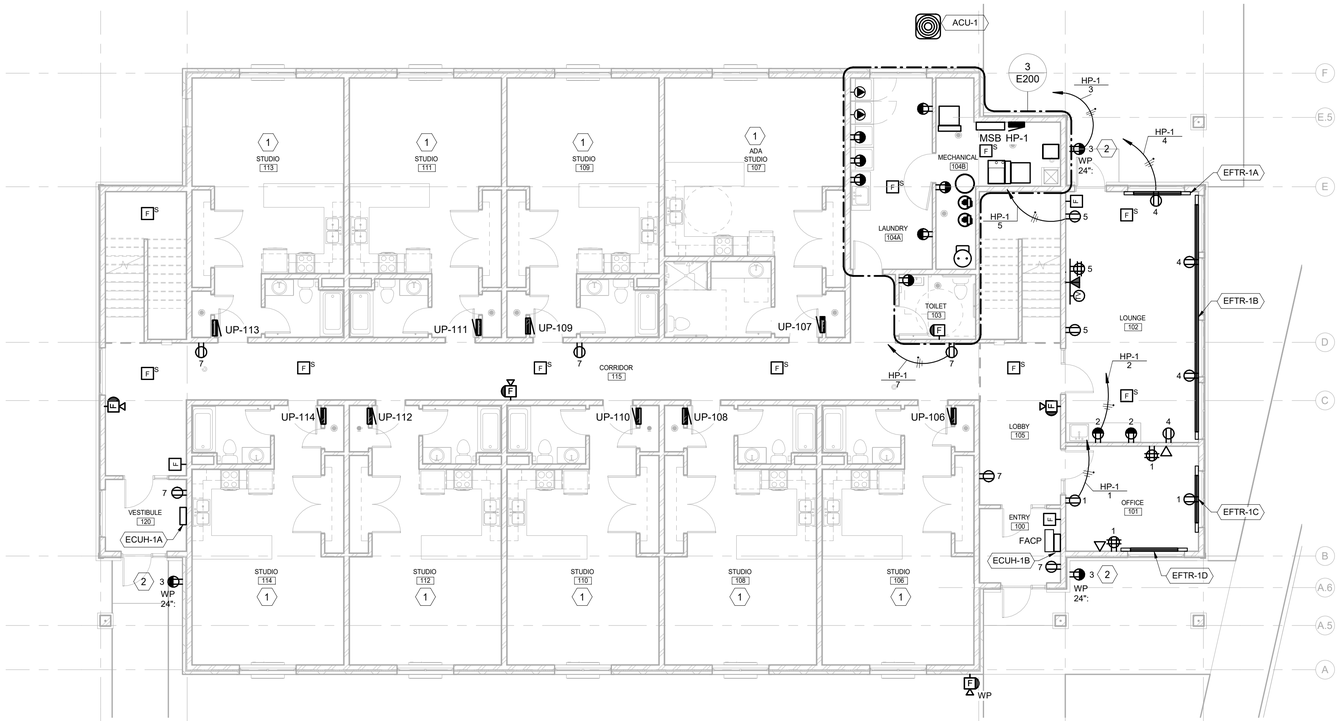
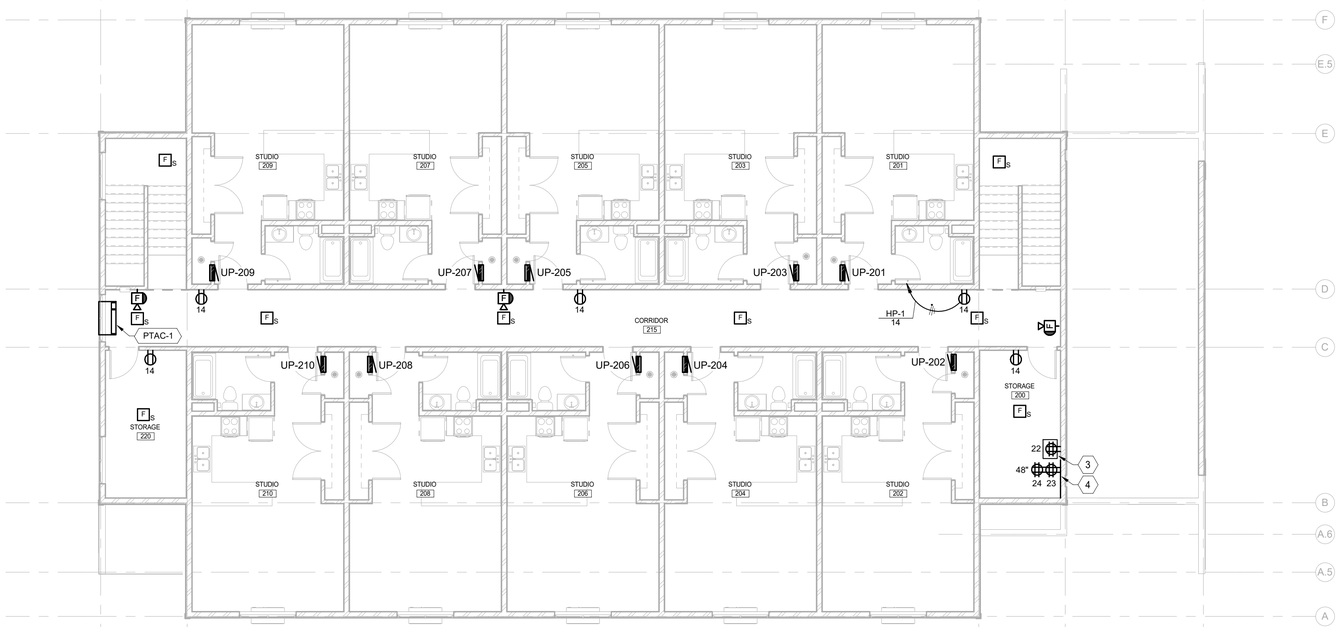
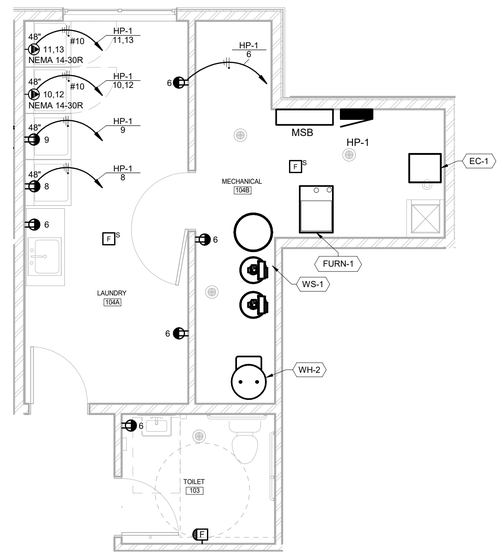


1 POWER & SYSTEMS PLAN - FIRST FLOOR
1/8" = 1'-0"



2 POWER & SYSTEMS PLAN - SECOND FLOOR
1/8" = 1'-0"



3 MECHANICAL, LAUNDRY, & TOILET - ENLARGED PLAN
1/4" = 1'-0"

General Notes

A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch are circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 20a-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rcp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.
G	Refer to the Typical Unit Plan, 1/E202, for circuiting and notes associated with units.

Electrical Keyed Notes

1	Refer to the typical room enlarged electrical plan for power and systems in the typical rooms.
2	Provide a wet while-in-use cover plate.
3	Provide 2-post rack for coax termination equipment. Provide grounding to rack.
4	Provide plywood backing on wall, with fire retardant paint, for wall mounted utility equipment. Provide (2) 2" empty conduits for installation of low voltage utility cabling from property line to this location; refer to Site Plan for additional information.

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL POWER & SYSTEMS PLAN

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	KDB

E200

Scale	As indicated

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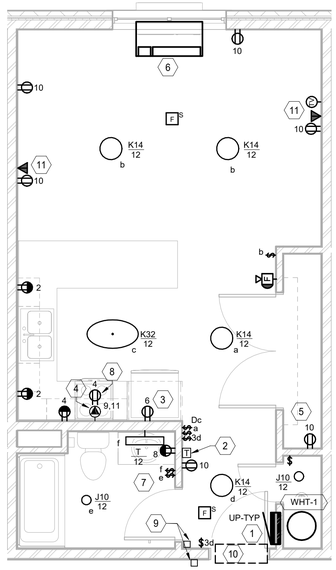

1 TYPICAL UNIT PLAN
1/4" = 1'-0"

	Keyed Notes (All notes may not appear on all sheets)
1	Typical unit panel. Refer to floor plans and panel schedules for connections at individual rooms and to riser for additional information.
2	Provide rough-in for thermostat.
3	Refrigerator by others. Provide receptacle with 120V connection to 20A GFCI breaker in panel.
4	Electrical range by others. Provide a NEMA receptacle with <50A2G> connection to 50A/2P breaker in panel. Verify requirements with supplier prior to rough-on.
5	Provide a Communication panel with RG6 coax and Cat 6 data cables routed to the main building rack located in Storage Rm #211. Route all cabling to this location and terminate.
6	Room PTAC-A unit. Connect to 30A/2P breaker in unit panelboard with <30A2G>.
7	Room exhaust fan. Provide switch next to lighting switch for control. Connect to 20A/1P breaker in unit panel with <20A2G>.
8	Provide receptacle for the cord and plug connection to the combination microwave and recirculating hood over electric range by others. Provide 120V connection to 20A/1P breaker in unit panel. Refer to manufacturer installation instructions.
9	In rooms designed as ADA, provide a hearing-impaired annunciator kit (ETS #7005-G5 or equivalent) to provide doorbell capability for the hearing impaired. Provide doorbell unit in corridor and switch inside door to deactivate system.
10	Provide door rough-in for security system cardreader. Route conduit to Storage Room.
11	Provide Coax and Cat 6 data cable to the commucation panel in this unit. Refer to Note #5. Terminate and test all connections.

Mechanical Equipment Schedule (Typical Units)								
Type Mark	Description	Size	Voltage	Phase	Panel	Circuit Number	Feeder	Elec Notes
PTAC-1	Unit PTAC		208 V	1			<30A2G>	
WHT-1	Unit Electric	4.5 kW		1			<30A2G>	

Branch Panel: UP-TYP

Location: STUDIO 111 | **Volts:** 120/208 Wye | **A.I.C. Rating:**
Supply From: | **Phases:** 3 | **Mains Type:** MCB
Mounting: Recessed | **Wires:** 4 | **Mains Rating:** 100 A
Enclosure: Nema 1 | **Feed-Thru Lugs:** No | **Bussing:** 100A Cu

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	PTAC-1	30 A	2	1997...	360 VA					1	20 A	Appliance CKT #1	2
3	--	--	--			1997...	360 VA			1	20 A	Appliance CKT #2	4
5	WHT-1	20 A	2					1299...	1000...	1	20 A	Refrigerator (GFI Breaker)	6
7	--	--	--	1299...	180 VA					1	20 A	Bathroom Receptacle	8
9	Electric Range	20 A	2			5000...	1080...			1	20 A	Gereral Use Receptacle	10
11	--	--	--					5000...	344 VA	1	20 A	Unit Lighting	12
13													14
15													16
17													18
19													20
			Total Load:	3836 VA		8437 VA		7640 VA					
			Total Amps:	32 A		75 A		69 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	3994 VA	125.00%	4992 VA		
Lighting	344 VA	125.00%	430 VA	**Total Conn. Load:**	19912 VA
Power	2598 VA	125.00%	3247 VA	**Total Est. Demand:**	20155 VA
Receptacle	12980 VA	88.52%	11490 VA	**Total Conn. Current:**	55 A
				Total Est. Demand...	56 A

Notes:
1. Provide with internal metering and all required sofware required for networked tracking of panels usage.
2. All 120V, single-phase 15A and 20A branch circuits shall be protected by Arc-Fault Circuit Interurrupters (AFCI).

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL TYPICAL UNIT PLAN

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	KDB

E201

Scale 1/4" = 1'-0"

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Light Fixture Schedule

Type Mark	Description	Input Power	Lamp Type	Voltage	Manufacturer
C30F	1 x 4 Lay-In Acrylic Troffer, LED, Flush Steel Door, Dimmable, 3300Lm	60 VA			Lithonia #GTL-4-40-MVOLT-EZ1
D15	6" LED Downlight, 1500Lm	20 VA			Lithonia #LDN6
E1	Exit Light, white thermoplastic, green LED, nickel-cadmium battery, single face	6 VA			Lithonia # LQM S W 3 R 120/277
E3	Exit Light, white thermoplastic, green LED, nickel-cadmium battery, single face, emergency heads	4 VA			Lithonia #LHQM LED G HO
EM	Emergency Light, Thermoplastic, Adjustable head, Lead-Calcium Battery	6 VA			Lithonia #ELM-2LED
EM2	Remote Heads, Wet Location, Twin Adjustable Head, White	2 VA			Lithonia #ELMRW LP220L DWHXD T
H50	4' LED strip light, lensed	32 VA			Lithonia #ZL2D L48 5000LM MDD MVOLT 40K 80CRI WH
J10	Surface Mount LED	15 VA			Kichler #43870WHLED30
K14	14" Flush Mount LED	29 VA			Kitcher #10769NILED
K24	24" Surface Mount LED	48 VA			Kichler #10788NILED
K32	Flush Mount, 32" Oval	54 VA			Kichler #10789NILED
M50	Surface Mount LED	40 VA			Lithonia #WL4-4000L-GZ10-LP835
K32	Flush Mount, 32" Oval	40 VA			Kichler #10789NILED
T	Wall Mounted Unit Above Vanity, verify finish with architect	150 VA			Kichler #55086NI
BB1	Site Lighting Singel Head, 14' SS Pole, LED, Mounted to Flush Base	89 VA			Lithonia #DSX0 LED P5 30K T2M MVOLT SPA DDBXD
BB2	Site Lighting Singel Head, 20' SS Pole, LED, Mounted to 3' Base	89 VA			Lithonia #DSX0 LED P5 30K TFTM MVOLT SPA DDBXD
DD	8" LED Downlight, 3000lm Wet location	20 VA			Lithonia #LDN8

Mechanical Equipment Schedule

Type Mark	Description	Size	Voltage	Phase	Panel	Circuit Number	Feeder	Elec Notes
ACU-1	Condensing Unit		208 V	3				
ECUH-1B	Electric Cabinet Unit Heater	3kW	208 V	1	HP-1			
EF-1	Exhaust Fan	1/2 HP	120 V	1				
EFTR-1			120 V	1				
FURN-1	Furnace		120 V	1				
PTAC-1	PTAC		208 V	1				
WHT-1	Electric Water Heater	4.5 kW		1			<30A2G>	
WHT-2	Gas Water Heater	76 MBH	120 V	1				
WS-1			120 V	1				

Switchboard: MSB

Location: MECHANICAL 104B
Supply From: UTILITY
Mounting: Surface
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 600 A
MCB Rating: 600 A

CKT	Circuit Description	# of Poles	Trip Rating	Load	Remarks
1	HP-1	3	200 A	34331 VA	
2	UP-106	3	100 A	24850 VA	
3	UP-107	3	100 A	24850 VA	
4	UP-108	3	100 A	24850 VA	
5	UP-109	3	100 A	24850 VA	
6	UP-110	3	100 A	24850 VA	
7	UP-111	3	100 A	24850 VA	
8	UP-112	3	100 A	24850 VA	
9	UP-113	3	100 A	24850 VA	
10	UP-114	3	100 A	24850 VA	
11	UP-201	3	100 A	24850 VA	
12	UP-202	3	100 A	24850 VA	
13	UP-203	3	100 A	24850 VA	
14	UP-204	3	100 A	24850 VA	
15	UP-205	3	100 A	24850 VA	
16	UP-206	3	100 A	24850 VA	
17	UP-207	3	100 A	24850 VA	
18	UP-208	3	100 A	24850 VA	
19	UP-209	3	100 A	24850 VA	
20	UP-210	3	100 A	24850 VA	
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
				506476 VA	
				1406 A	

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	3994 VA	125.00%	4992 VA		
Lighting	2172 VA	125.00%	2714 VA	**Total Conn. Load:**	506476 VA
Receptacle	17740 VA	78.18%	13870 VA	**Total Est. Demand:**	214021 VA
Electric Heat	10501 VA	125.00%	13126 VA	**Total Conn. Current:**	1406 A
Dwelling Unit NEC_220.84	472150 VA	38.00%	179417 VA	**Total Est. Demand...**	594 A

Notes:

Branch Panel: HP-1

Location: MECHANICAL 104B
Supply From: MSB
Mounting:
Enclosure:

Volts: 120/208 Wye
Phases: 3
Wires: 4
Feed-Thru Lugs: No

A.I.C. Rating:
Mains Type: MCB
Mains Rating: 225 A
Bussing: 225A Cu

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Receptacle OFFICE 101	20 A	1	1080...	360 VA					1	20 A	Receptacle LOUNGE 102	2
3	Receptacle	20 A	1			540 VA	720 VA			1	20 A	Receptacle LOUNGE 102	4
5	Receptacle LOUNGE 102	20 A	1					720 VA	900 VA	1	20 A	Receptacle Room 103, 104A, 104B	6
7	Receptacle Room 115, 105	20 A	1	1080...	180 VA					1	20 A	Receptacle LAUNDRY 104A	8
9	Receptacle LAUNDRY 104A	20 A	1			180 VA	2500...			2	20 A	Receptacle LAUNDRY 104A	10
11	Receptacle LAUNDRY 104A	20 A	2					2500...	2500...	--	--	--	12
13	--	--	--	2500...	900 VA					1	20 A	Receptacle	14
15	Lighting	20 A	1			80 VA	388 VA			1	20 A	Lighting LOUNGE 102	16
17	Lighting Room 100, 115, 120, 105	20 A	1					733 VA	715 VA	1	20 A	Lighting Room 115, 215, 105	18
19	PTAC-1	30 A	2	1997...	267 VA					1	20 A	Lighting	20
21	--	--	--			1997...	360 VA			1	20 A	Receptacle STORAGE 200	22
23	Receptacle STORAGE 200	20 A	1					360 VA	360 VA	1	20 A	Receptacle STORAGE 200	24
25	EFTR-1A	20 A	1	1126...	1126...					1	20 A	EFTR-1B	26
27	EFTR-1C	20 A	1			1126...	1126...			1	20 A	EFTR-1D	28
29	ECUH-1B	20 A	2					1500...	1500...	2	20 A	ECUH-1A	30
31	--	--	--	1500...	1500...					--	--	--	32
33													34
35													36
37													38
39													40
41													42
		Total Load:		13614 VA		8994 VA		11727 VA					
		Total Amps:		117 A		75 A		101 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Electric Heat	10501 VA	125.00%	13126 VA		
HVAC	3994 VA	125.00%	4992 VA	**Total Conn. Load:**	34331 VA
Lighting	2172 VA	125.00%	2714 VA	**Total Est. Demand:**	34610 VA
Receptacle	17740 VA	78.18%	13870 VA	**Total Conn. Current:**	95 A
				Total Est. Demand...	96 A

Notes:

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WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL SCHEDULES

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	KDB

E300

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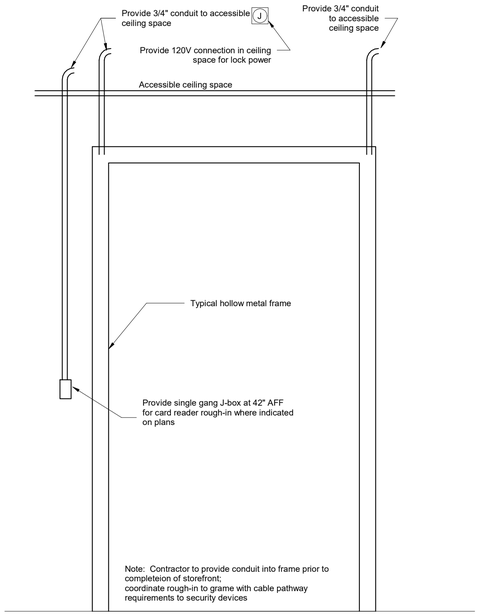
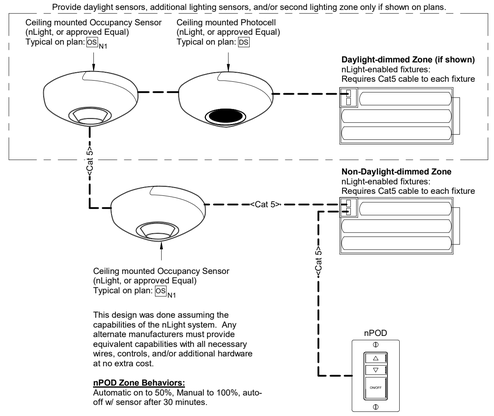
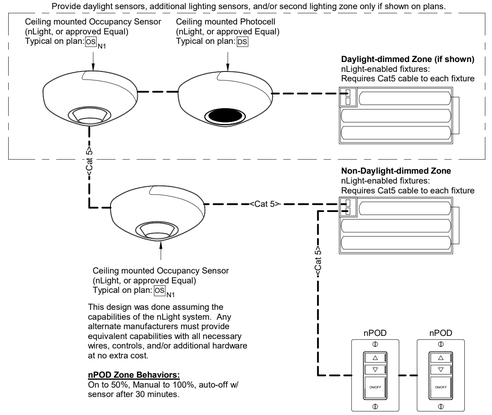


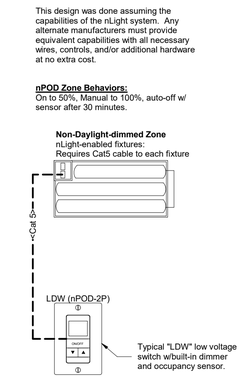
3 Door Rough-in for Security
NTS



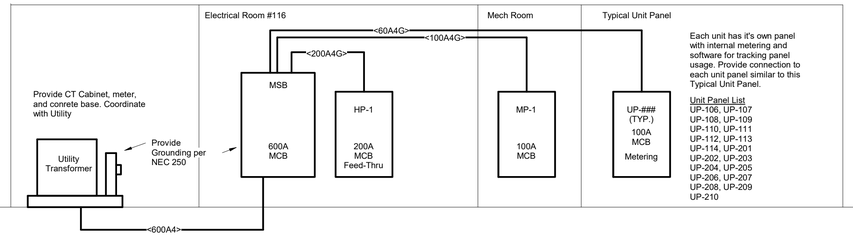
4 LD1 Low Voltage Switch
NTS



5 LD2 Lighting Control Detail
NTS



6 LDW Low Voltage Switch
NTS



1 Electrical Riser Diagram
NTS

Electrical Feeder Schedule

Feeder Ampacity	3 Wire Feeder	4 Wire Feeder
20 A	1/2"C, 3#12 & 1#12 GND	1/2"C, 4#12 & 1#12 GND
30 A	3/4"C, 3#10 & 1#10 GND	3/4"C, 4#10 & 1#10 GND
50 A	3/4"C, 3#8 & 1#10 GND	1"C, 4#8 & 1#10 GND
60 A	1"C, 3#6 & 1#10 GND	1"C, 4#6 & 1#10 GND
80 A	1"C, 3#4 & 1#8 GND	1 ¼"C, 4#4 & 1#8 GND
100 A	1 ¼"C, 3#3 & 1#8 GND	1 ¼"C, 4#3 & 1#8 GND
125 A	1 ¼""C, 3#1 & 1#6 GND	1 ½"C, 4#1 & 1#6 GND
150 A	1 ½" C, 3#1/0 & 1#6 GND	2"C, 4#1/0 & 1#6 GND
175 A	1 ½"C, 3#2/0 & 1#6 GND	2"C, 4#2/0 & 1#6 GND
200 A	2"C, 3#3/0 & 1#6 GND	2"C, 4#3/0 & 1#6 GND
225 A	2"C, 3#4/0 & 1#4 GND	2 ½"C, 4#4/0 & 1#4 GND
250 A	2 ½"C, 3#250 & 1#4 GND	2 ½"C, 4#250 & 1#4 GND
300 A	2 ½"C, 3#350 & 1#4 GND	3"C, 4#350 & 1#4 GND
400 A	3"C, 3#500 & 1#3 GND	3 ½"C, 4#500 & 1#3 GND
500 A	(2) 2 ½"C, 3#250 & 1#2 GND	(2) 3"C, 4#250 & 1#2 GND
600 A	(2) 3"C, 3#350 & 1#1 GND	(2) 3"C, 4#350 & 1#1 GND
800 A	(2) 3"C, 3#500 & 1#1/0 GND	(2) 3 ½"C, 4#500 & 1#1/0 GND
1000 A	(4) 2 ½"C, 3#250 & 1#2/0 GND	(4) 3"C, 4#250 & 1#2/0 GND
1200 A	(4) 3"C, 3#350 & 1#3/0 GND	(4) 3"C, 4#350 & 1#1/0 GND
1600 A	(4) 3 ½"C, 3#600 & 1#4/0 GND	(4) 4"C, 4#600 & 1#4/0 GND
2000 A	(6) 3"C, 3#400 & 1#250 GND	(6) 3 ½"C, 4#400 & 1#250 GND
2500 A	(7) 3"C, 3#500 & 1#350 GND	(7) 3 ½"C, 4#500 & 1#350 GND
3000 A	(8) 3 ½"C, 3#500 & 1#400 GND	(8) 3 ½"C, 4#500 & 1#400 GND
4000 A	(11) 3 ½"C, 3#500 & 1#500 GND	(11) 4"C, 4#500 & 1#500 GND

<100A3G> 100A 3 G
Amperage
# of Conductors
G = Ground Required

Notes:
* Optional installation, unless noted otherwise.
(#) = Provide parallel sets of conductors as indicated.

292 Design
292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

NOT FOR CONSTRUCTION

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security
2352 E County Road J.
White Bear Lake, MN 55110
Office: (651) 407-6056
www.paulsonclark.com

NO.	DESCRIPTION	DATE

Revisions

90% PROGRESS SET
01/27/2022

WEST CREEK APARTMENTS

401 HICKORY ST
CHASKA, MN 55318

ELECTRICAL DETAILS

Project number	20021.00
Date	01.27.2022
Drawn by	RTA
Checked by	KDB

E400

Scale As indicated

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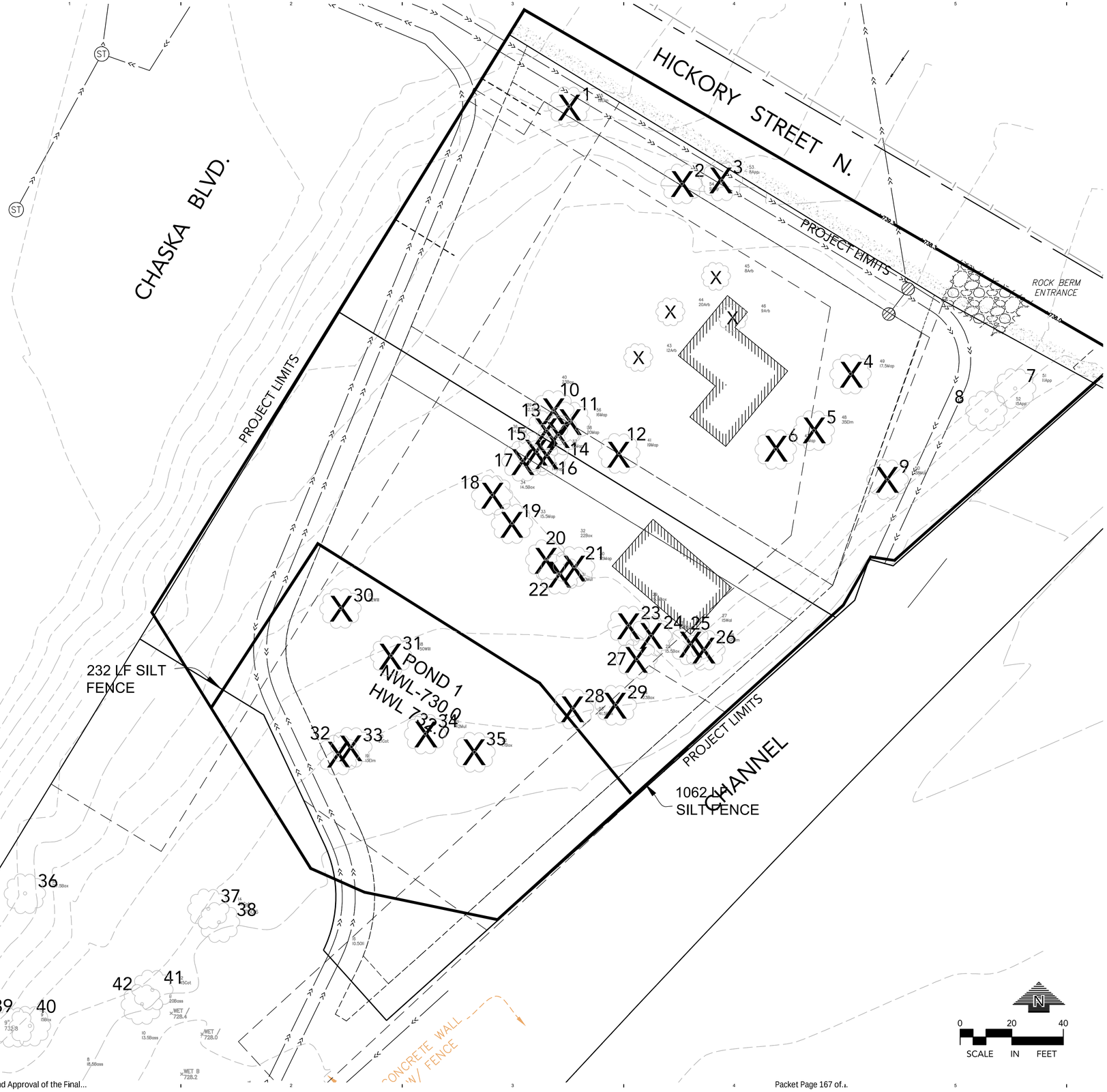

SIGNIFICANT TREE TABLE

TREE #	SPECIES	DIAM	DISPOSITION
1	ELM	19"	REMOVED
2	APPLE	9"	REMOVED
3	APPLE	8"	REMOVED
4	MAPLE	17.5"	REMOVED
5	ELM	35"	REMOVED
6	MAPLE	18"	REMOVED
7	APPLE	11"	SAVED
8	APPLE	15"	SAVED
9	MULBERRY	38"	REMOVED
10	BOXELDER	23"	REMOVED
11	MAPLE	16"	REMOVED
12	MAPLE	19"	REMOVED
13	BOXELDER	12.5"	REMOVED
14	MAPLE	20"	REMOVED
15	BOXELDER	14.5"	REMOVED
16	MAPLE	19"	REMOVED
17	MAPLE	14"	REMOVED
18	BOXELDER	14.5"	REMOVED
19	MAPLE	15.5"	REMOVED
20	BOXELDER	22"	REMOVED
21	MAPLE	25"	REMOVED
22	MULBERRY	20"	REMOVED
23	BOXELDER	15.5"	REMOVED
24	BOXELDER	23"	REMOVED
25	WALNUT	15"	REMOVED
26	ELM	17"	REMOVED
27	BOXELDER	15.5"	REMOVED
28	BOXELDER	41.5"	REMOVED
29	BOXELDER	23"	REMOVED
30	WILLOW	42"	REMOVED
31	WILLOW	50"	REMOVED
32	ELM	19"	REMOVED
33	COTTONWOOD	21"	REMOVED
34	MULBERRY	42"	REMOVED
35	BOXELDER	17"	REMOVED
36	BOXELDER	27.5"	SAVED
37	COTTONWOOD	14"	SAVED
38	COTTONWOOD	14"	SAVED
39	BOXELDER	9"	SAVED
40	BOXELDER	15"	SAVED
41	COTTONWOOD	45"	SAVED
42	BASSWOOD	20"	SAVED

LEGEND

X NON-SIGNIFICANT TREE / SHRUB TO BE REMOVED

X 18 SIGNIFICANT TREE TO BE REMOVED

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Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

TREE INVENTORY PLAN

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	GAJ

L100

Scale

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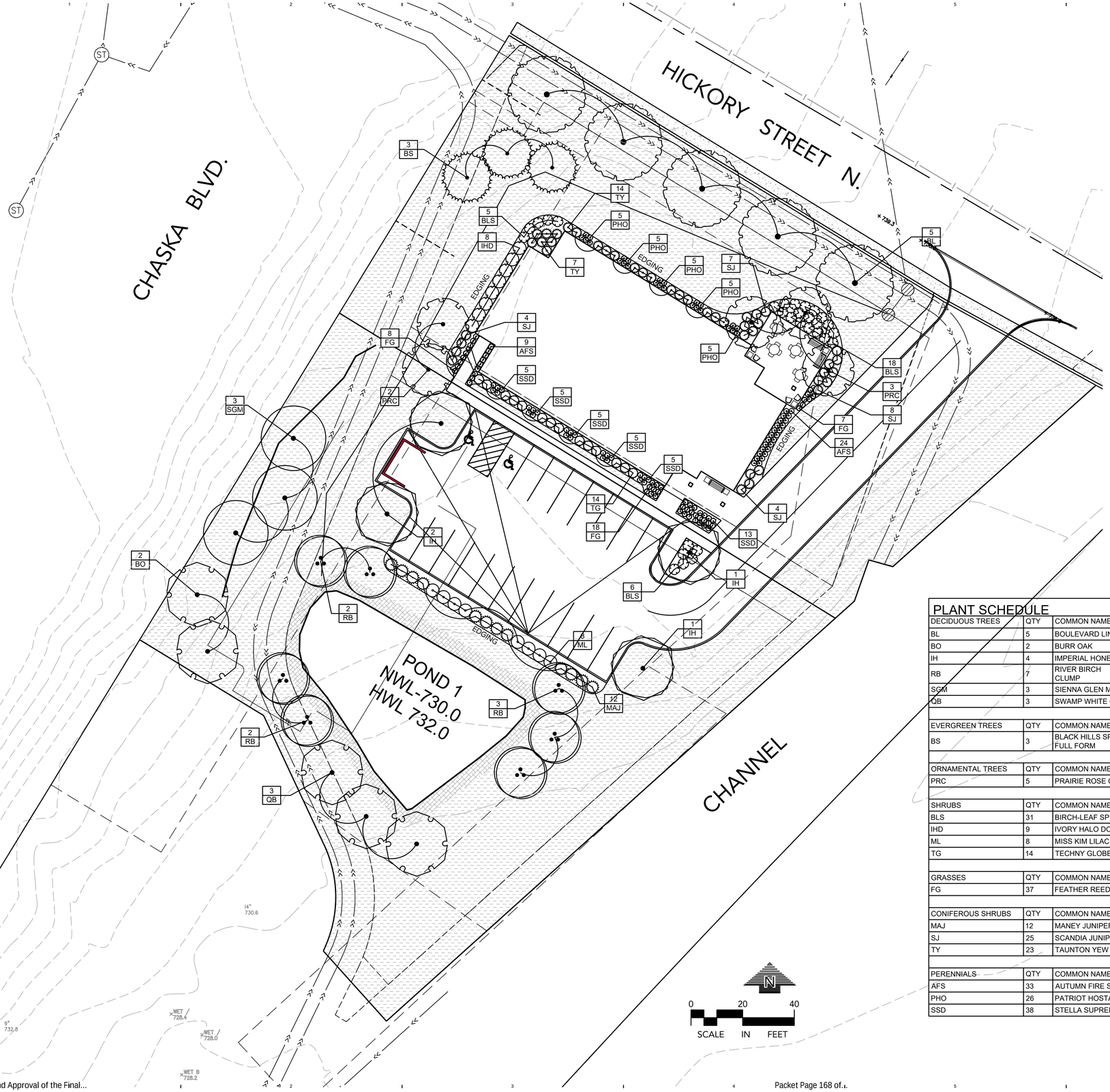

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CANOPY TREES	REQ'D	PROP
BUILDING GROSS SQUARE FOOTAGE - 13,480 SF	42.5 CAL. IN.	
PROPOSED CANOPY TREE - 2.5" CAL		62.5 CAL. IN.
PROPOSED EVERGREEN TREE - 2.5" CAL		7.5 CAL. IN.
TOTAL TREES		70 CAL. IN.

ORNAMENTAL TREES	REQ'D	PROP
ORNAMENTAL TREES = REQUIRED CANOPY TREES X 25%	16 CAL. IN.	7.5 CAL. IN.

SHRUBS	REQ'D	PROP
BUILDING FOOTPRINT - 6,740 SF /300	23	157

GROUNDCOVER LEGEND

SOD / TOPSOIL - SEE NOTES

MNDOT NATIVE SEED MIX 33-261
STORMWATER BASIN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BL	5	BOULEVARD LINDEN	Tilia americana `Boulevard`	B & B	2.5"Cal		
BO	2	BURR OAK	Quercus macrocarpa	B & B	2.5"Cal		
IH	4	IMPERIAL HONEYLOCUST	Gleditsia triacanthos `Impcole` TM	B & B	2.5"Cal		
RB	7	RIVER BIRCH CLUMP	Betula nigra	B & B		8` HGT	
SGM	3	SIENNA GLEN MAPLE	Acer freemanii `Sienna Glen`	B & B	2.5"Cal		
QB	3	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5"Cal		

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BS	3	BLACK HILLS SPRUCE FULL FORM	Picea glauca `Densata`	B & B		6` HGT	

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
PRC	5	PRAIRIE ROSE CRABAPPLE	Malus x `Prairie Rose`	B & B	1.5"Cal		

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
BLS	31	BIRCH-LEAF SPIREA	Spirea x betulifolia `Tor`	5 gal	24" HGT		48" o.c.
IHD	9	IVORY HALO DOGWOOD	Cornus alba `Bailhalo` TM	5 gal	24" HGT		60" o.c.
ML	8	MISS KIM LILAC	Syringa patula `Miss Kim`	5 gal	24" HGT		60" o.c.
TG	14	TECHNY GLOBE ARBORVITAE	Thuja occidentalis `Techny Globe`	5 gal			48" o.c.

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
FG	37	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal			24" o.c.

CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
MAJ	12	MANEY JUNIPER	Juniperus chinensis `Maneyi`	5 gal	18" SPRD		60" o.c.
SJ	25	SCANDIA JUNIPER	Juniperus sabina `Scandia`	5 gal			48" o.c.
TY	23	TAUNTON YEW	Taxus x media `Taunton`	5 gal	18" SPRD		48" o.c.

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
AFS	33	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal			24" o.c.
PHO	26	PATRIOT HOSTA	Hosta x `Patriot`	1 gal			24" o.c.
SSD	38	STELLA SUPREME DAYLILY	Hemerocallis x `Stella Supreme`	1 gal			24" o.c.

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Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

LANDSCAPE PLAN

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	21238

L200

Scale

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292Design

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Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

PATIO ENLARGEMENT

Project number	21238
Date	11/02/2021
Drawn by	GAJ
Checked by	NWE

L201

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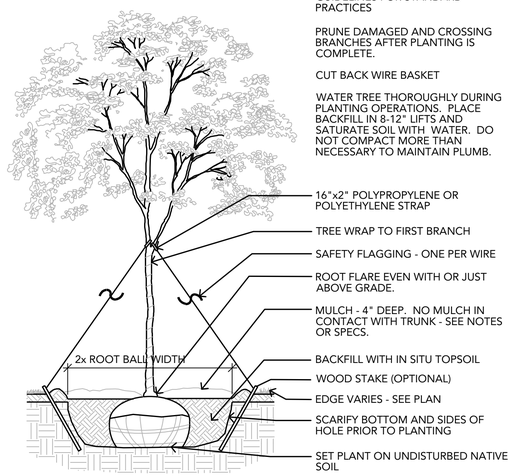


THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

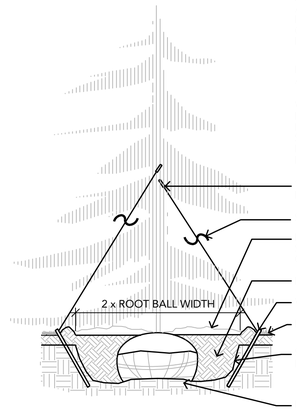
EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1	DECIDUOUS TREE PLANTING SCALE: 1/2" = 1'-0"	LOUCKS Deciduous Tree Planting.dwg



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP - SEE NOTES OR SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

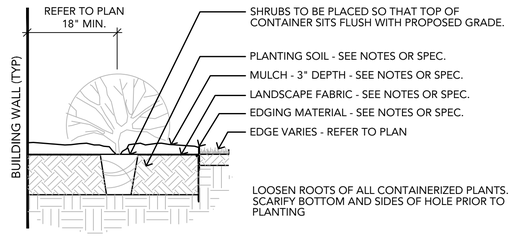
EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

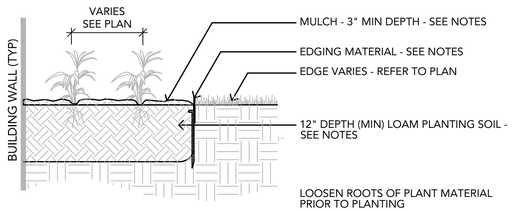
ROOT BALL SET ON UNDISTURBED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

2	CONIFEROUS TREE PLANTING SCALE: 1/2" = 1'-0"	LOUCKS Coniferous Tree Planting.dwg



3	SHRUB PLANTING SCALE: 3/4" = 1'-0"	LOUCKS Shrub Planting.dwg



4	PERENNIAL PLANTING SCALE: 3/4" = 1'-0"	LOUCKS Perennial Planting.dwg

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES

VERIFY PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED AND LANDSCAPED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION. IRRIGATION IS NOT NEEDED IN NATIVE SEEDED AREAS.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM SHALL NOT SPRAY ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTINGS AND SOD AREAS HAVE BEEN ESTABLISHED.

LANDSCAPE INSTALLATION

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. MULCH FOR TURF SEEDED AREAS SHALL BE TYPE 5 WOOD FIBER HYDROMULCH CONFORMING WITH MNDOT 3884. MULCH FOR SEEDED AREAS WITH SLOPES 15% OR GREATER SHALL BE MNDOT CATEGORY 1, STRAW RD 1S BLANKET CONFORMING WITH MNDOT 3885.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V-CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

COMMERCIAL GRADE 5" BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MULCH SHALL BE CLEAN SHREDDED HARDWOOD MULCH WITH UNIFORM PIECE SIZE. ALL ANNUAL AND PERENNIAL BEDS TO RECIEVE 3" OF MULCH WITH NO WEED BARRIER. ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP MULCH WTH A FIBER MAT WEED BARRIER. ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

ROCK MULCH SHALL BE 1"-1-1/2" GREY TRAP ROCK, 4" DEEP OVER A FIBER MAT WEED BARRIER.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. WARRANTY SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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

Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

LANDSCAPE DETAILS

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	21238

L300

Scale

4/23/2021 12:19:35 PM

HICKORY ADDITION

PLAT FILE NO.
C.R. DOC. NO.

NORTH

50 25 0 25 50 100

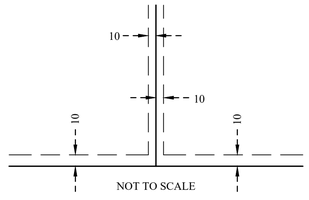
SCALE IN FEET

The basis for the bearing system is the south line of the northeast quarter of Section 8, Township 115, Range 23, which is assumed to bear North 89 degrees 05 minutes 28 seconds West

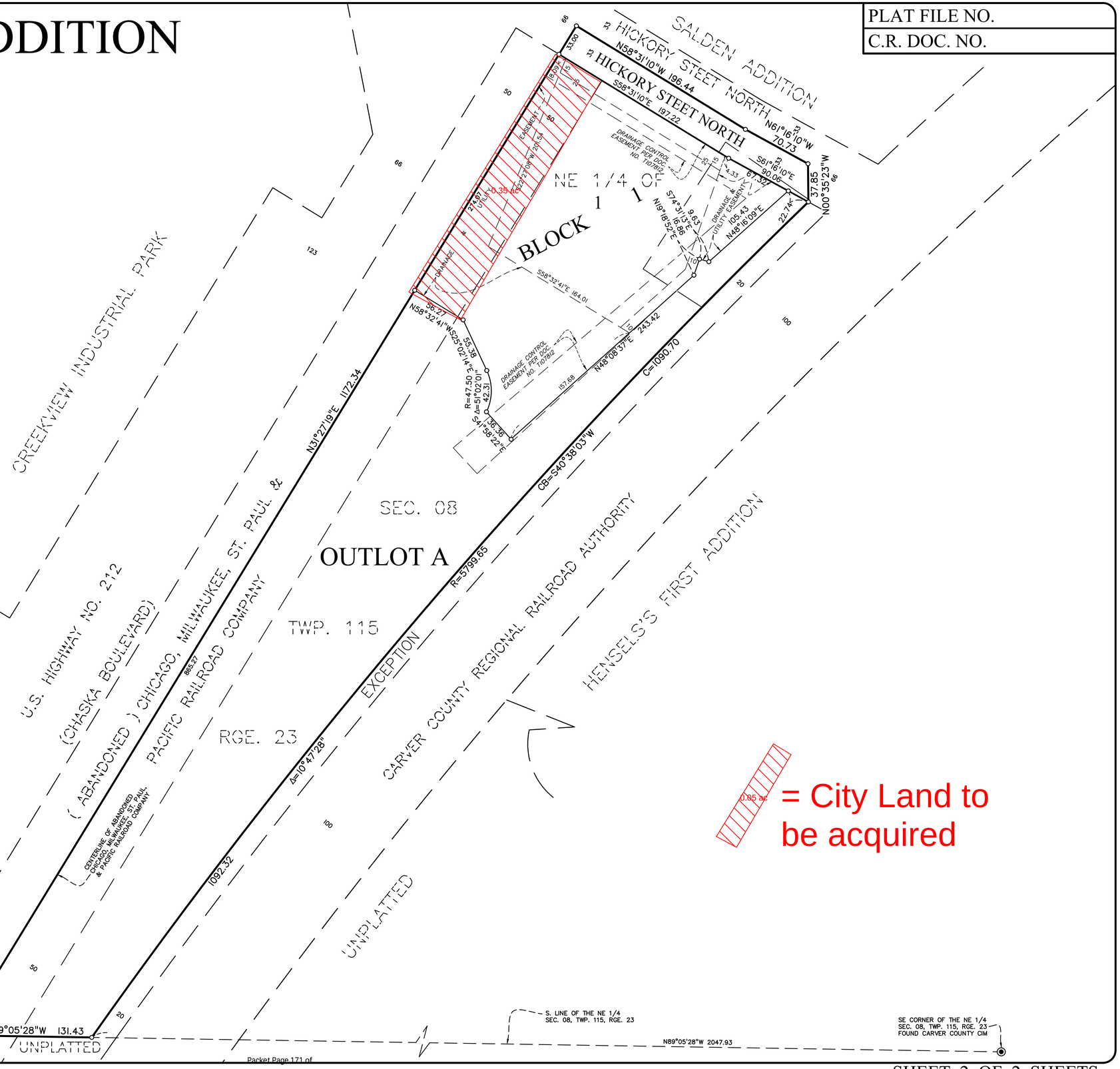
○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.

◉ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated on this plat.



0.85 ac = City Land to be acquired

SATHRE-BERGQUIST, INC.

ENGINEERS SURVEYORS DESIGNERS PLANNERS

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **Southwest Christian High School – Final Site & Building Plan**

Applicant: Southwest Christian High School

Location: 1981 Bavaria Road, east side of Bavaria Road and south of Highway 212

Case No.: 2022-28

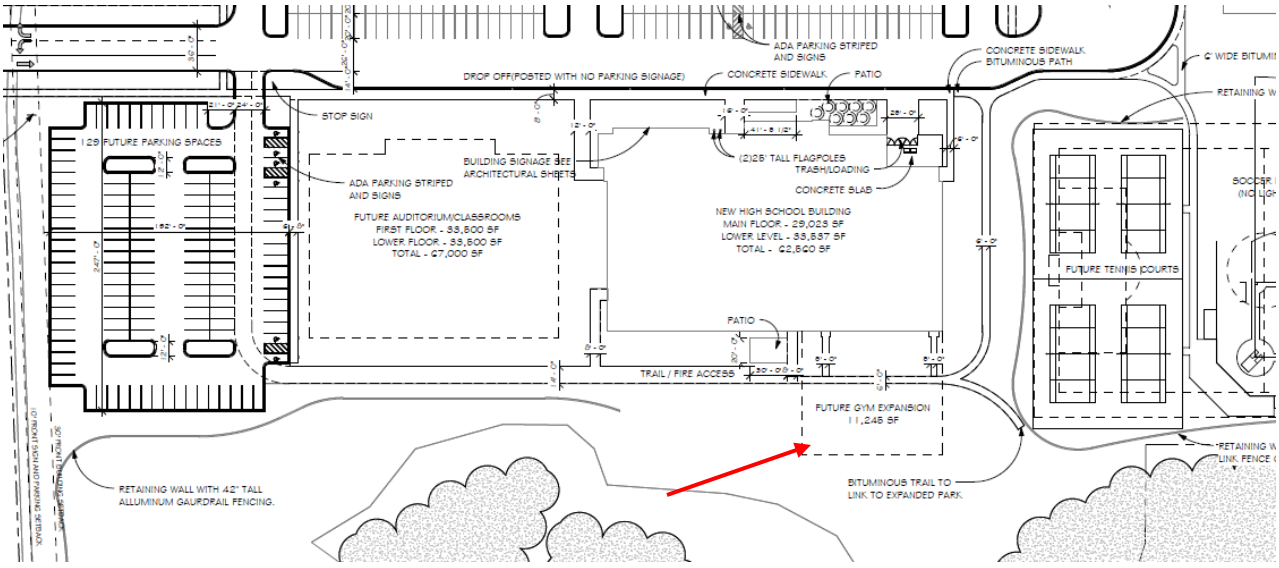
Synopsis: The applicant is requesting approval of a final site & building plan to construct a 48,000 square foot fieldhouse addition at Southwest Christian High School.

Prepared By: Jeff Miller, HKGi (Interim Consulting Planner)

Staff Recommendation: Motion to recommend approval

BACKGROUND

In May of 2011, the Preliminary Plat, Preliminary Site/Building Plans and a Conditional Use Permit were approved for Southwest Christian High School to construct a new school on the east side of Bavaria Road, south of Highway 212. The Final Site/Building Plans and Final Plat were approved in June of 2011. It was noted during those approvals that a gym addition (~11,000 square feet) was anticipated on the southern portion of the school building. See below.



In April of 2017, the Final Site & Building Plan was approved for a building addition totaling approximately 62,000 square feet that included additional classrooms, offices, and a new 643-seat auditorium on the west side of the existing school. The plan also incorporated an 87-stall

parking lot. The addition allowed the school to provide the needed space for 500 students plus expand its programming in the areas of music, theater, engineering, robotics and industrial arts.

In February of 2022, the Concept Plan for the 48,000 square feet fieldhouse addition was approved, followed by approval of the Preliminary Site & Building Plan in April of 2022.

Changes Since Concept Plan
The following are changes to the plan since Concept Plan approval in February 2022:

Landscaping & Screening; a concern was raised from the adjacent neighbor at 303 Groves Drive regarding the landscaping and screening proposed for the southeast portion of the site near the proposed parking lot. The applicant has since bolstered this area with their landscape plan to include a staggered row of coniferous trees. A section drawing was also done to show the relation of the site, landscaping, and concerned neighbor's home. The applicant has also reached out directly to this neighbor to confirm that the revised landscape plan is addressing the concerns that they raised. It was shared that the reaction from the neighbor was favorable towards the new landscape plan.

Project Goals
The identified goals for this new addition include the following:

- Create Excellence and Community with the expansion project
- Provide improvements to the sports facilities and training offered to students
- Building community amongst the teams, student body, parent community, and the community at large

Existing Conditions
The site currently holds the existing high school (124,450 sq ft) with almost 500 students, and several tennis courts and recreational fields. There are three parking lots totaling 353 stalls. Just east of the existing school is a flat grassy area used for a soccer field, where the anticipated building addition is proposed.

CURRENT REQUEST
Southwest Christian High School is requesting approval of a Final Site & Building Plan to build an approximately 48,000 square foot fieldhouse addition on the east side of the building. A new parking lot of 185 stalls is also proposed as a part of this project on the east side. The proposed project will not add any additional classroom space and will not increase the 500-student capacity of the school.

Adjacent properties
The site is bounded on the north by Highway 212, to the west by Bavaria Road and single family residential, the south by single family residential, and the east by single family residential.

Use
The subject property is zoned R1-A, which is a low-density single family residential zone district designation. A conditional use in the R1-A zone district is "schools, churches and similar public or semi-public uses on sites greater than 10 acres". Therefore, a Conditional Use Permit was

required for a school use on this 28-acre property, which was approved at the May 11, 2011 Planning Commission meeting and May 16, 2011 City Council meeting.

One provision of this CUP was that the school shall not allow enrollment to exceed 600 students. The current school enrollment is approximately 500 students, which is in compliance with the CUP provision.

Building Materials & Design
The Athletic Fieldhouse design will be consistent with the approved materials of the first two phases of construction. These materials consist of precast concrete walls with both smooth and raised aggregate finishes, stucco finishes on framed walls, storefront glazing/entry systems, red brick accents and exposed structural steel trim elements. The building expansion occurs to the back of the site, with the first two phases of construction anchoring the massing as seen from the primary sight line from Bavaria Road. The massing is consistent with the previously approved buildings. The new fieldhouse entrance is situated at the intersection adjacent to the existing gymnasium and has an elevated single slope roof with tall curtainwall and clerestory glazing. This fieldhouse entrance will provide the primary entrance for athletic events only. The existing entrances developed in the first two phases of construction will continue to handle the day-to-day building entrances. The overall building height matches the height of the existing gymnasium building (28'-0" on North side and 43'-0" on the South side due to site grade differential), which is less than the approved height of the Performing Arts building.

Staff Recommendation/Analysis
The original approvals of the school, including the anticipated building additions, were done before the exterior building materials were adopted. During those original approvals, the overall design of the building went through extensive review. The material composition found on the building today is the result of that review. In that regard, staff is comfortable with the proposed material selection/application as long as the building is providing for façade articulation and balanced mix of exterior building materials, which it appears it is doing.

It should be noted that the architectural elevations show the incorporation of additional rooftop mechanical equipment. This equipment is required to be fully screened from view. The applicant will have to work with staff to ensure the equipment is fully screened.

Setbacks
Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Bavaria Road	100 feet from centerline
Residential Property Lines	40 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	10 feet

Parking/Access/Circulation
185 parking spaces are proposed as a part of this building addition. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the existing and proposed uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
High School	32 Classrooms; 500 students	1ps/classroom 1ps/6 students	115 parking spaces
Auditorium	643 seats	1ps/3.5 seats	184 parking spaces
Existing Gym	300 seats	1ps/3.5 seats	86 parking spaces
Fieldhouse	300 seats	1ps/3.5 seats	86 parking spaces
		REQUIRED	**471 parking spaces**
		PROVIDED	**538 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses. The total number of parking spaces provided are totaled from the existing (353) and proposed (185) parking counts on site. Furthermore, the applicant has noted the following in relation to their parking:

"The athletic expansion project is primarily being built to meet the needs of our existing programs and athletic events, and it includes additional parking spaces to help us manage parking for our highest-attended events. In fact, the expansion provides parking relief. Not only will we continue to be strategic in how we schedule events on campus, including not stacking events beyond our parking capacity, we will create extra parking with this additional expansion. We are quickly nearing our maximum enrollment which was already approved by the City of Chaska, and this expansion will meet the athletic needs of our current community. It will not drive enrollment beyond those agreed-to levels."

Staff is comfortable with the amount of parking proposed based on the site meeting parking requirements and the applicant's analysis of existing uses. It will be important when the school looks to add their future athletic field on the north side of the site that parking is adequately vetted out. A site and building plan process will be required to formally review this addition.

The site will be accessed using the existing access on Bavaria Road. No new accesses are proposed. A condition of the initial site plan included a provision that SouthWest Christian would enter into an agreement to be partially responsible for installation of turn lanes on Bavaria Road as traffic volumes indicated the need. With enrollment nearing capacity, combined with the final buildout being planned, the turn lane improvements are now in order. City staff plans to work closely with SouthWest Christian to develop a schedule for timing for construction of the necessary turn lane improvements.

Landscaping
The plan is showing landscaping to be added to the site. A mix of new trees and shrubs will be added around the site.

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	146 caliper inches (51 trees)	156 caliper inches (57 trees)
Understory Trees	13	13
Shrubs	155	266

According to the table above the applicant is meeting the landscape requirements in terms of quantities. A majority of the plantings will be placed on the eastern and southern edges of the proposed parking lot, which will help with screening from the residential. The applicant has bolstered the southeast portion of the site with staggered coniferous trees to help address the concerns of the neighbor at 303 Groves Drive.

The applicant is incorporating planting islands in the proposed parking lot, which meet City requirements.

Lighting
Lighting will have to meet the City's lighting requirements. Pole lights will be no taller than 25 feet in height. There are some wall packs proposed on the new addition. These wall packs cannot be taller than 18 feet from grade.

Utilities & Stormwater
Water and sewer are available to serve this site. The applicant will have to meet all City and County stormwater requirements.

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend approval of the Final Site & Building Plan for the fieldhouse building addition at Southwest Christian High School (PC#2022-28), subject to the following conditions:

1. **Approvals shall be based on the following exhibits:**
    a. **Project Narrative (pgs 1-4), submitted by BGW Architects, dated January 26, 2022**
    b. **Main Floor Plan, submitted by BGW, dated March 3, 2022**
    c. **Lower Floor Plan, submitted by BGW, dated March 3, 2022**
    d. **Exterior Elevations, submitted by BGW, dated March 3, 2022**
    e. **Cover, submitted by Westwood, dated March 25, 2022**
    f. **Existing Conditions Plan, submitted by Westwood, dated April 11, 2022**
    g. **Civil Site Plan, submitted by Westwood, dated April 11, 2022**
    h. **Overlay Plan, submitted by Westwood, dated April 11, 2022**

i. **Grading Plan, submitted by Westwood, dated April 11, 2022**
j. **Erosion Control Plan, submitted by Westwood, dated April 11, 2022**
k. **Utility Plan, submitted by Westwood, dated April 11, 2022**
l. **Stormwater Details, submitted by Westwood, dated April 11, 2022**
m. **Landscape Plan, submitted by Westwood, dated April 11, 2022**
n. **Landscape Details, submitted by Westwood, dated April 11, 2022**
o. **Headlight Section Plan, submitted by Westwood, dated April 11, 2022**
p. **Photometric Site Plan, submitted by BGW Architects, dated March 24, 2022**

2. **Adherence to City Engineer Memo dated May 11, 2022.**
3. **Provision that Bavaria Road turn lane improvements are installed and in coordination with the City Engineering Department.**
4. **Provision of proposed signage to meet Section 15.32 of the zoning ordinance.**
5. **Provision of mechanical equipment to be fully screened from view.**
6. **Provision of proposed light poles to not exceed 25 feet in height.**
7. **Provision of proposed wall packs to not exceed 18 feet in height.**
8. **Provision of lighting to meet Section 15.28.250 of the zoning ordinance.**
9. **The school shall not allow the enrollment to exceed 600 students.**
10. **No parking associated with Southwest Christian High School or associated events may occur on White Oak Drive, Groves Drive or any other adjacent public Right-of-Way.**
11. **Provision of landscaping to meet required quantities per Section 15.28.070 of the zoning ordinance.**
12. **Provision of irrigation for the landscaped and sodded areas of the site.**
13. **Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
14. **Provision of updates to the storm water management plan meeting City and Carver County WMO standards.**
15. **Provision of a Site and Building Plan review to be completed for the future athletic field on the north side of the site.**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **May 11th, 2022**
Subject: **Southwest Christian High School – Final Plat**

Back in 2011, Site/Building Plans and a Conditional Use Permit were approved for Southwest Christian High School to construct a new school on the east side of Bavaria Road, south of Highway 212. In 2017 the SWCHS building expansion occurred which planned accommodate an anticipated increase in enrollment. It was understood that if enrollment increases, it would cause an increase in traffic entering and exiting the school's single-site access on Bavaria Road.

No improvements were required on Bavaria Road to accommodate turn movements as the SWCHS campus was originally constructed. However, a condition of that initial site plan included a provision that SWCHS would enter into an agreement be partially responsible for installation of turn lanes on Bavaria Road as traffic volumes indicated the need.

The delay of improvements has occurred due to the well-known pandemic which has impacted schools over the last several years. With enrollment nearing capacity, combined with the final buildout being planned, the improvements are now in order. City staff plans to work closely with SouthWest Christian to develop a schedule for timing for construction the necessary turn lane improvements that would occur in 2023.

Separate from the road improvements, the stormwater management plan that was prepared for the full campus expansion will need to be updated to include the most current campus plan to ensure storm water management for the site are being properly accommodated.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

BGWARCHITECTS
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January 3rd, 2022

Elizabeth Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

Re: Southwest Christian High School - Preliminary Site Plan Submittal
1981 Bavaria Road, Chaska MN

Elizabeth,

Please see attached for Preliminary Site Plan Submittal documents for the proposed Southwest Christian High School new Athletic Fieldhouse project. In addition to the drawing exhibits contained in this submittal, please see below for additional narratives to assist in the understanding the scope of the proposed development. Based on your previous feedback we have adjusted setback to South property line to meet City requirement and we have also provided classroom, student count and parking to the floor plan sheets.

Background/Existing Conditions
The existing campus was developed over two primary building phases. The first phase was approved by Chaska in June 2011 and fully constructed in 2012. The first phase of construction consisted of 22 classrooms with 335 students, a gymnasium, kitchen/cafeteria and administrative offices. A total of 242 parking stalls were constructed in the first phase with an additional 110 stalls added to the North parking lot between the first and second building phases. The second phase of construction was approved by Chaska in April of 2017 and fully constructed in 2019. The second phase of construction consisted primarily of a 643 seat performing arts theater and also contained 10 additional classrooms. The overall number of students was also increased to 500. An additional 87 parking stalls were approved and constructed in the second phase of construction. The total gross floor area of buildings on the campus is 124,450 sf.

Basis of Proposed Project
Southwest Christian High School has nearly grown to the approved maximum 500 student capacity. The current athletic fields and gymnasium which were built in the original phase of construction do not provide adequate year round practice, regulation game facilities or fitness options. Southwest Christian is a Class 2AA school and were the state champions in boys soccer in 2021 and girls volleyball in 2013, state qualifiers in volleyball 2021 and section finals from 2014-2020. The school currently has five boy's basketball teams and three girl's

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Ogden, UT84401

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@buildinggodsway

basketball teams. The proposed scope of work is not requesting any additional student capacity and is focused on providing sufficient space for athletic games, fitness, practice and conditioning. The site will be modified to provided only the parking required for the proposed fixed bleacher seating, as explained below. Southwest Christian High School is focused on the whole development of students, including the mind and body. The school believes that this expansion project will be a fantastic addition to the community of Chaska.

Proposed Scope of Work
The project scope of work is centered around a 17,000 sf gymnasium (fieldhouse) which will house three practice basketball courts, one regulation basketball court, three regulation volleyball courts and have 300 bleachers in a telescopic bleacher system. There will also be an entrance lobby, connecting the existing gymnasium to the new fieldhouse, with an associated concessions area. There will be a small admin area on the upper floor along with a large weight room, both of which will overlook the new fieldhouse. The lower level will house locker/dressing rooms, restrooms and storage areas. Additionally, a 4,550 sf ICC 500 approved storm shelter will be constructed, as required, in this current phase of construction. The scope of the project also includes the addition of 300 bleacher seats in the existing gymnasium. Please see parking basis of design below for additional information.

Building Materials and Design
The Athletic Fieldhouse design will be consistent with the approved materials of the first two phases of construction. These materials are listed on the Building Elevations, consisting of precast concrete walls with both smooth and raised aggregate finishes, stucco finishes on framed walls, storefront glazing/entry systems, red brick accents and exposed structural steel trim elements. The building expansion occurs to the back of the site, with the first two phases of construction anchoring the massing as seen from the primary sight line from Bavaria Road. The massing is consistent with the previously approved buildings. The new fieldhouse entrance is situated at the intersection adjacent to the existing gymnasium and has an elevated single slope roof with tall curtainwall and clerestory glazing. This fieldhouse entrance will provide the primary entrance for athletic events only. The existing entrances developed in the first two phases of construction will continue to handle the day to day building entrances. The overall building height matches the height of the existing gymnasium building (28’-0" on North side and 43’-0” on the South side due to site grade differential), which is less than the approved height of the Performing Arts building.

Parking Basis of Design
As mentioned above, the current site consists of 353 parking stalls, as approved in the first two phases of development. We are proposing the following two elements which will affect parking count. First, we will have 300 bleacher seats in the new Athletic Fieldhouse. Second, we will add 300 bleacher seats to the existing gymnasium. This overall 600 seat addition will require an additional 172 parking stalls based on Chaska parking standard of 1 ps/3.5 seats. The project proposes 185 parking stalls as outlined in the site plan attached to this submittal.

Thank you.

Josh Felix
BGW Architects
(435) 720-2394

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FINAL SITE IMPROVEMENT PLANS

FOR

SOUTHWEST CHRISTIAN HIGH SCHOOL - FIELDHOUSE ADDITION

CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

SOUTHWEST CHRISTIAN HIGH SCHOOL

1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318
CONTACT: MARK ANDERSON
PHONE: (952) 556-0040
EMAIL: M_ANDERSON@SWCHS.ORG

PREPARED BY:

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0033661.00
CONTACT: TYLER D. MAXSON, P.E.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	REMOVALS PLAN
C3.0	CIVIL SITE PLAN
C3.1	OVERLAY PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C5.1	STORMWATER DETAILS
C6.0	DETAILS
C6.1	DETAILS
C7.0	SWPPP NARRATIVE
C7.1	SWPPP NOTES
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L1.2	HEADLIGHT SECTION PLAN

NO.	DATE	REVISION	SHEETS
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FINAL SITE IMPROVEMENT PLANS
FOR
SOUTHWEST CHRISTIAN HIGH SCHOOL - FIELDHOUSE ADDITION
CHASKA, MN
INITIAL SUBMITTAL DATE: 04/11/22 SHEET: C0.0 OF 16

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

PROJECT NUMBER: 0033661.00

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

HIGHWAY NO 212

WESTWOOD LANE

BAVARIA ROAD

WHITE OAK DRIVE

LOT 1

BLOCK 1

OUTLOT A

SOUTHWEST CHRISTIAN HIGH SCHOOL

FFE=908.90
LFE=893.90

EXISTING BUILDING

APPROX LOCATION OF FIBER OPTIC PER MNDOT MAPPING

APPROX LOCATION OF STORM PER MAPPING

APPROX LOCATION OF WATER PER MAPPING

APPROX LOCATION OF GAS FROM CENTERPOINT ENERGY MAPPING

APPROX LOCATION OF OVERHEAD POWER PER MAPPING

WATERMAIN AS SCALED PER PLANS

DRAINAGE & UTILITY EASEMENT PER THE PLAT OF SOUTHWEST CHRISTIAN HIGH SCHOOL DEVELOPMENT

BID/PERMIT PLANS

0' 50' 100' 150'

1" = 50'

DESIGNED: DMP
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 50'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

TYLER D. MAXSON, P.E.
DATE 04/11/22 LICENSE NO. 59324

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS PLAN

SHEET NUMBER:
C1.0

DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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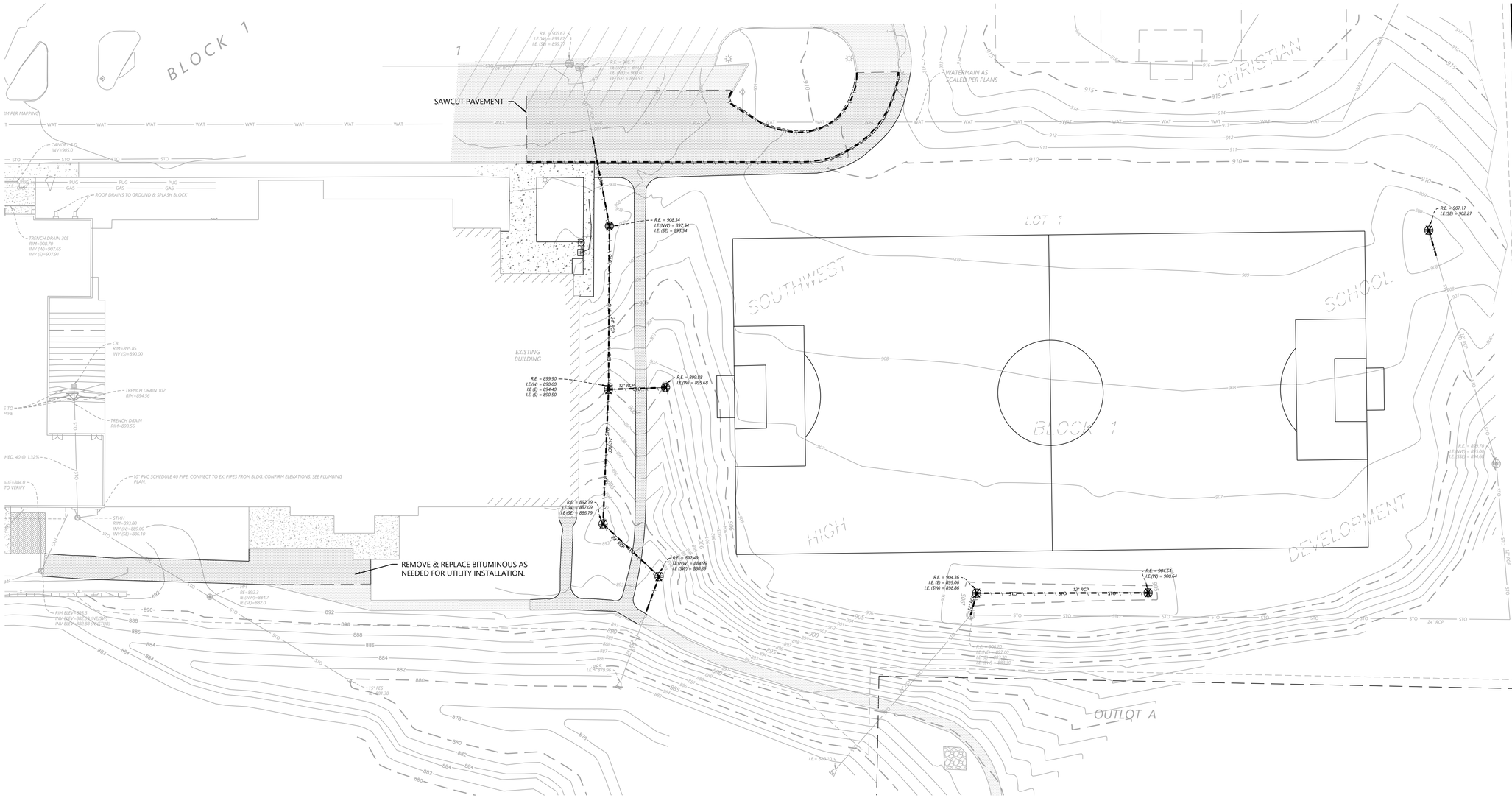

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811 or call811.com

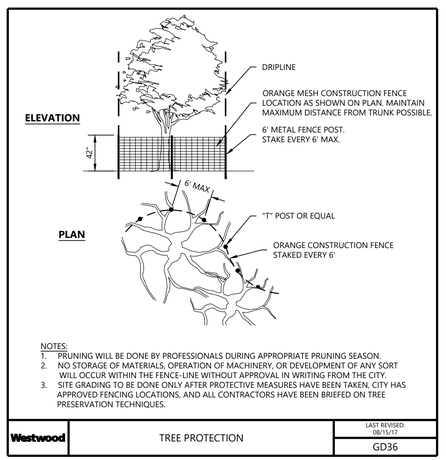
Common Ground Alliance

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN	SAN	SANITARY SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
STO	STO	STORM SEWER
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TUG	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
		RETAINING WALL
X	X	FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



1" = 30'

0' 30' 60' 90'

BID/PERMIT PLANS

DESIGNED: TDM
CHECKED: SSA
DRAWN: TDM
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

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Westwood Professional Services, Inc.

REMOVALS PLAN

SHEET NUMBER:

C2.0

DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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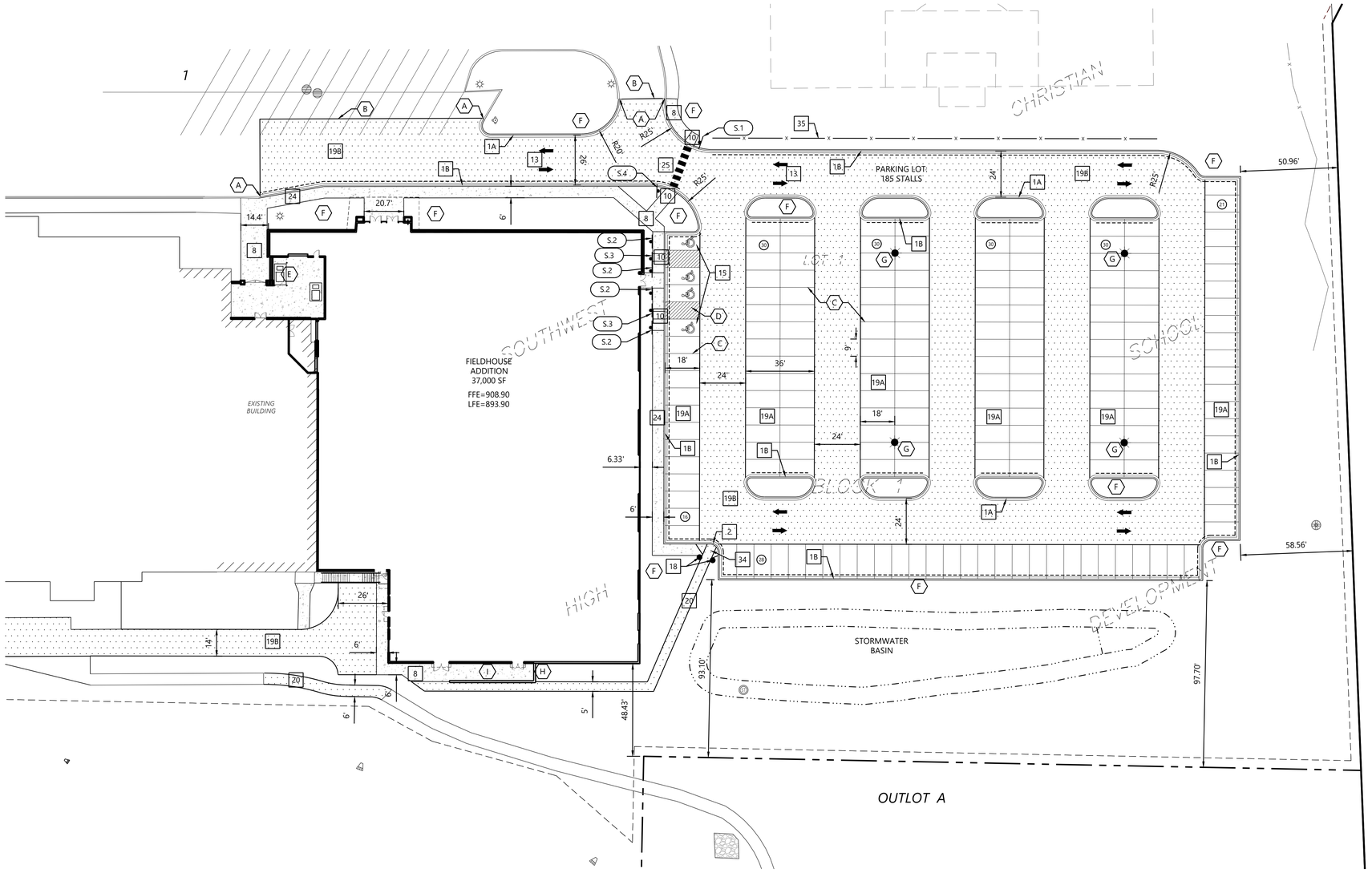

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Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		STANDARD DUTY BITUMINOUS PAVEMENT
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

1 SITE DETAILS (SI-0XX)

1A	B612 CURB AND GUTTER
1B	B612 TIPOUT CURB AND GUTTER
2	MOUNTABLE CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
10	PRIVATE PARALLEL PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD W/ REMOVABLE CHAIN
19A	STANDARD DUTY PAVEMENT SECTION
19B	HEAVY DUTY PAVEMENT SECTION
20	BITUMINOUS TRAIL
24	CONCRETE CURB AT SIDEWALK
25	CROSSWALK STRIPING
34	BITUMINOUS RAMP
35	DECORATIVE FENCE (SEE ARCH.)

A SITE KEYNOTES

A	MATCH EX. CURB AND GUTTER
B	MATCH EX. BITUMINOUS PAVEMENT WITH SAWCUT
C	4" SOLID WHITE PAVEMENT MARKING (TYP.)
D	4" WHITE DIAGONAL PARKING STRIPE (TYP.)
E	TRANSFORMER PAD
F	LANDSCAPE AREA
G	LIGHT POLE
H	RETAINING WALL (SEE STRUCT.)
I	SIDEWALK BETWEEN BUILDING & RETAINING WALL (SEE ARCH.)

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	NO PARKING	12" X 12"	R8-38
S.4	PEDESTRIAN CROSSING	30" X 30"	W11-2

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 8/24/21.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	R1A
• PROPOSED ZONING:	R1A
• PARCEL DESCRIPTION:	LOT 1, BLOCK 1 SOUTHWEST CHRISTIAN HIGH SCHOOL DEVELOPMENT
• DISTURBED AREA:	3.45 AC
• PERVIOUS SURFACE:	32,354 SF (21.6%)
• IMPERVIOUS SURFACE(RATIO):	117,708 SF (78.4%)
• BUILDING FOOTPRINT:	37,000 SF
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
• EXISTING PARKING:	440 STALLS
• PROPOSED ADDITIONAL PARKING:	185 STALLS

1" = 30"
0' 30' 60' 90'

BID/PERMIT PLANS

DESIGNED: DMP
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 30"
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

TYLER D. MAXSON, P.E.
DATE 04/11/22 LICENSE NO. 59324

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

CIVIL SITE PLAN

SHEET NUMBER:
C3.0
DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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1" = 50'

0' 50' 100' 150'

BID/PERMIT PLANS

DESIGNED: TDM
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 50'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:
1 .
2 .
3 .
4 .
5 .

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OVERLAY PLAN

SHEET NUMBER:
C3.1
DATE: 04/11/22

PROJECT NUMBER: 0033661.00

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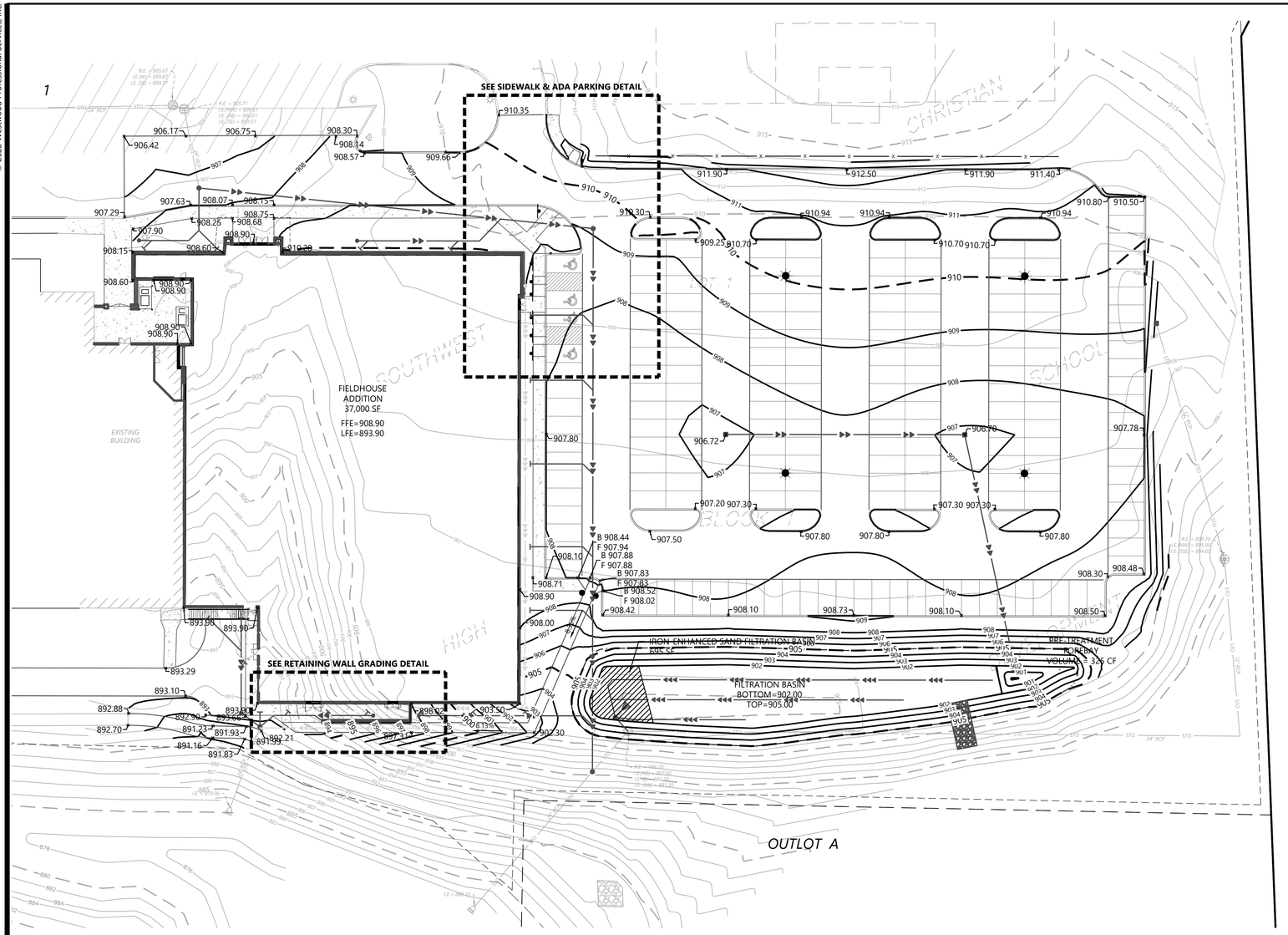
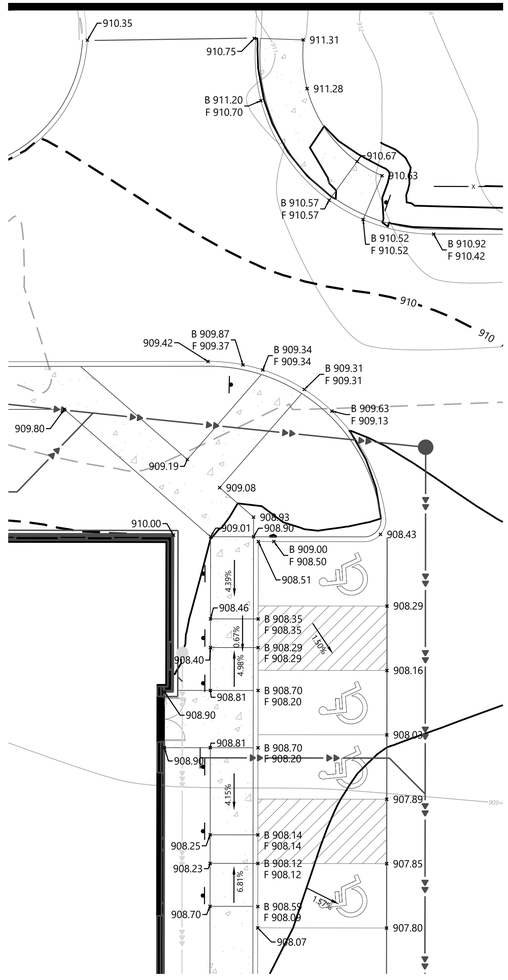
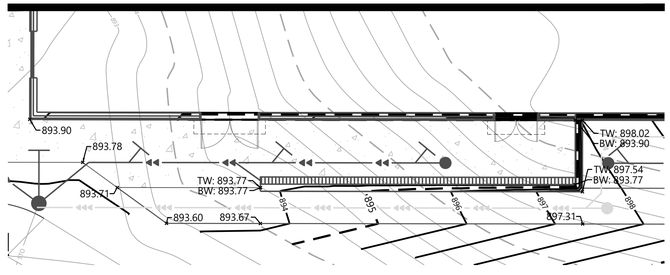


SIDEWALK & ADA PARKING DETAIL (1" = 10')



RETAINING WALL GRADING DETAIL (1" = 10')



GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 30'

0' 30' 60' 90'

BID/PERMIT PLANS

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VERTICAL SCALE:

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GRADING PLAN

SHEET NUMBER: C4.0

DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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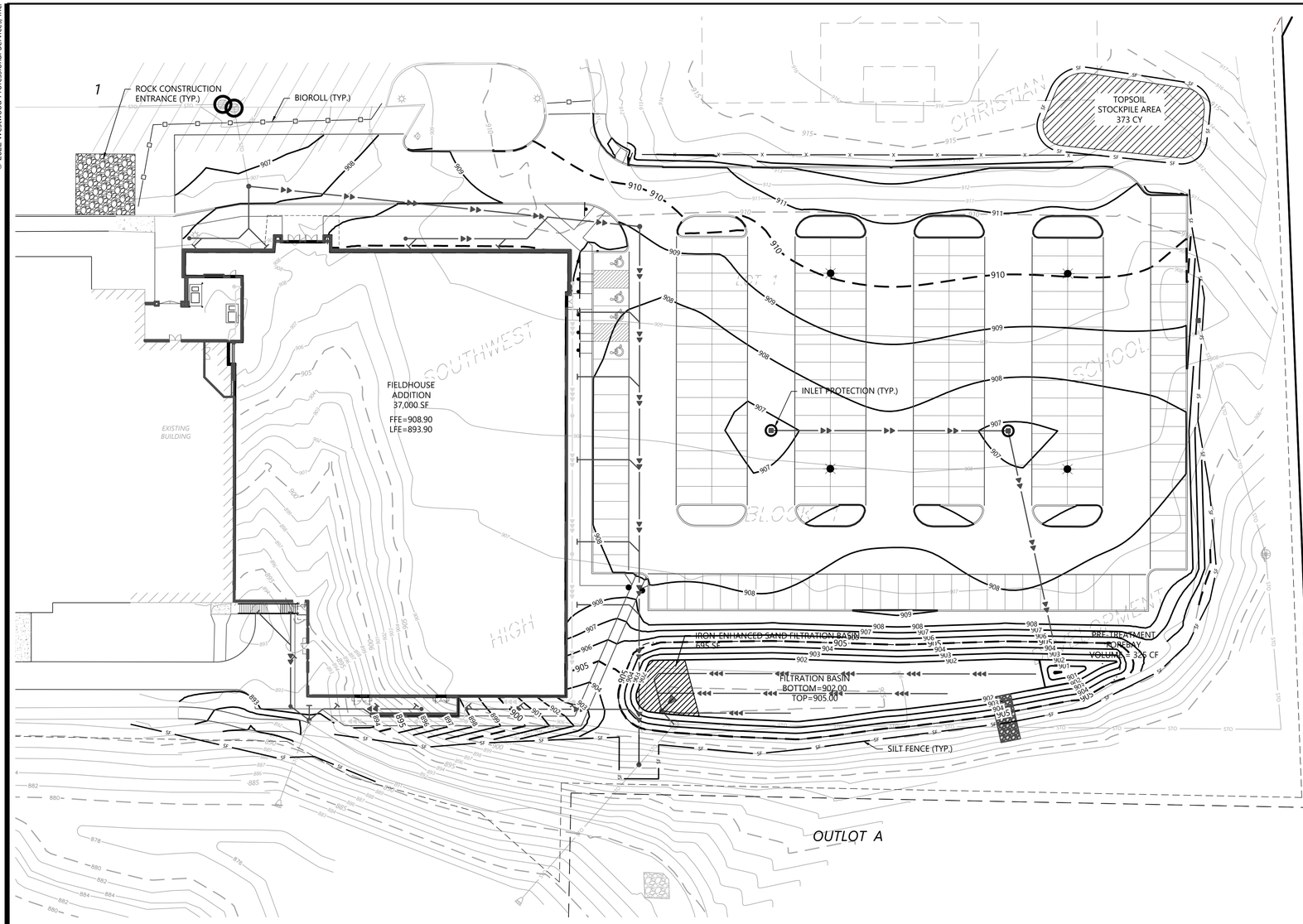

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GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

CCWMO TOPSOIL STANDARD

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% – 15%	ASTM D 2974
pH	6.1 – 7.5	ASTM G 51
Compaction	- 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or - bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

FILTRATION/INFILTRATION BASIN NOTES

1. BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
2. BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
3. PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
		BIOROLL
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION

CCWMO TOPSOIL NOTES

1. EXISTING ON-SITE TOPSOIL MAY BE USED FOR RE-SPREAD IF APPROVED BY CCWMO. CONTRACTOR TO COORDINATE WITH BRAUN INTERTEC AND CCWMO.
2. FOR TOPSOIL STRIPPING AND STOCKPILING:
   - EXISTING TOPSOIL AVAILABLE ON-SITE: 2,407 CY
   - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 373 CY
   - AVERAGE DEPTH OF TOPSOIL AVAILABLE ON-SITE: 0.5 FEET
   - DOZERS/SCRAPERS TO BE USED FOR TOPSOIL STRIPPING.
   - SILT FENCE TO BE USED FOR TOPSOIL STOCKPILE.
   - CONTRACTOR TO TEMPORARILY SEED TOPSOIL STOCKPILE IF STOCKPILE WILL REMAIN IN PLACE FOR > 6 MONTHS.
3. STOCKPILE SAMPLING PROCEDURE:
   - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC METERS OF STOCKPILE, MINIMUM ONE SAMPLE.
   - THE CONTRACTOR SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS.
   - A LOADER BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
   - THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
   - THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGE CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOIL SAMPLING CONTAINER.
   - SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D422, ASTM D2974, AND ASTM G51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER, AND PH.
   - ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING.
   - SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.
4. SUBSOIL PREPARATION PROCEDURE:
   - CONTRACTOR TO PERFORM SUBSOIL PREPARATION BEFORE PLACING TOPSOIL.
   - SUBSOIL PREPARATION TO BE PERFORMED IN ONE DIRECTION ON THE CONTOURS PERPENDICULAR TO THE FLOW OF WATER AND SLOPES FLATTER THAN 1:2
5. ALL DISTURBED UN-PAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
6. TOPSOIL LOCATIONS ARE PLANTING AND SODDED AREAS AS SHOWN ON THE LANDSCAPE PLAN.
7. TOPSOIL RE-APPLIED MUST MEET THE MATERIALS SPECIFICATIONS OF THE CARVER COUNTY WATER RESOURCE MANAGEMENT ORDINANCE AND BMP GUIDELINES. SEE SECTION 1. ORDINANCE GUIDANCE, F. TOPSOIL MANAGEMENT PLAN GUIDANCE. THE TOPSOIL SPECIFICATIONS INCLUDE SOIL TYPE, ORGANIC MATTER CONTENT, PH, AND COMPACTION. COUNTY APPROVAL OF SOIL SAMPLES AND TESTING ARE REQUIRED PRIOR TO SPREADING OF TOPSOIL. TOPSOIL MAY NEED TO BE AMENDED OR IMPORTED TO MEET THIS STANDARD.

1" = 30'
0' 30' 60' 90'

BID/PERMIT PLANS

DESIGNED: DMP
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:
1 . . .
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
TYLER D. MAXSON, P.E.
DATE 04/11/22 LICENSE NO. 59324

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #200
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EROSION CONTROL PLAN

SHEET NUMBER:
C4.1
DATE: 04/11/22

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

PROJECT NUMBER: 0033661.00

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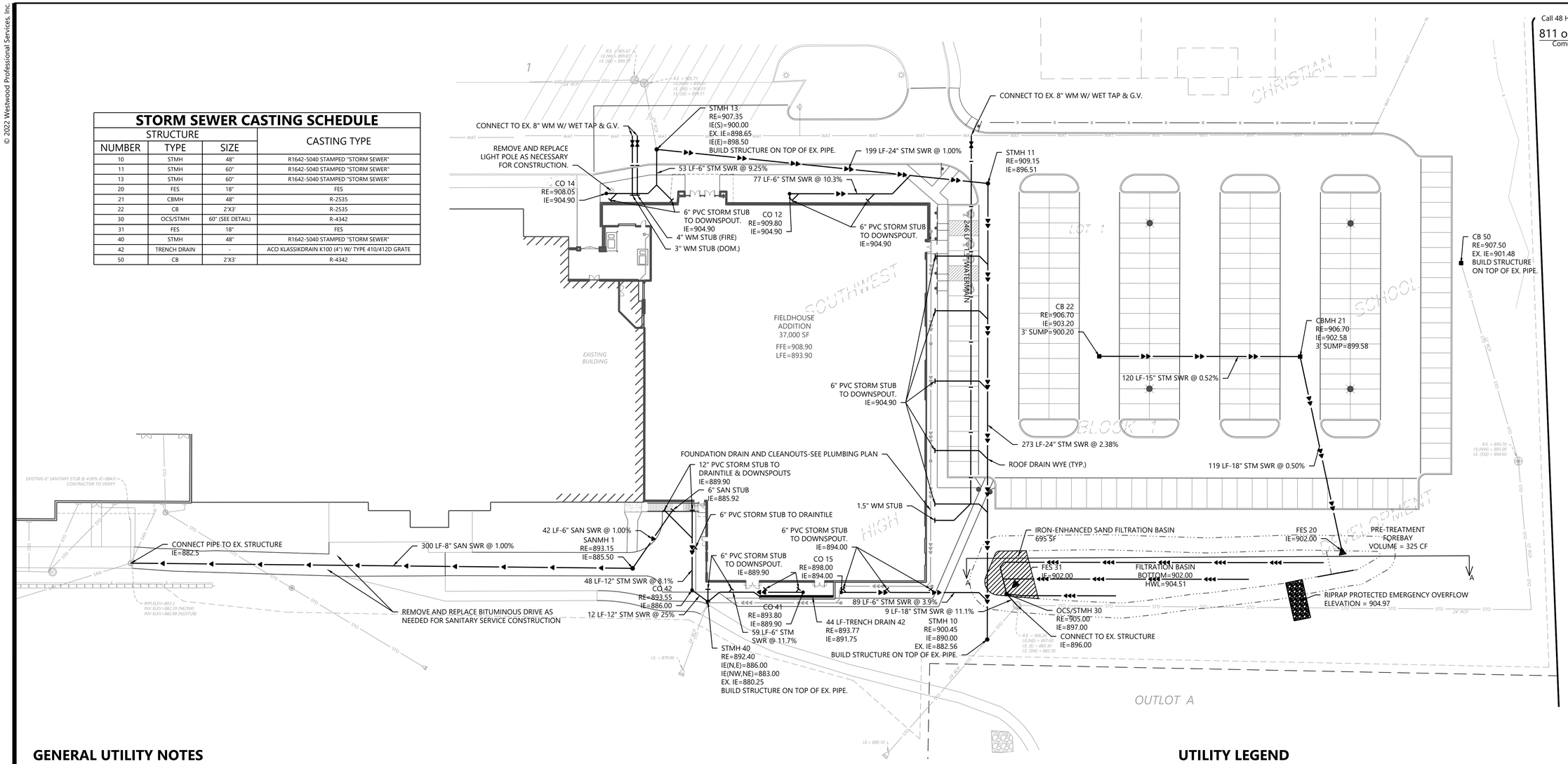
811 or call811.com
Common Ground Alliance

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	SIZE	
10	STMH	48"	R1642-5040 STAMPED "STORM SEWER"
11	STMH	60"	R1642-5040 STAMPED "STORM SEWER"
13	STMH	60"	R1642-5040 STAMPED "STORM SEWER"
20	FES	18"	FES
21	CBMH	48"	R-2535
22	CB	2'X3'	R-2535
30	OCS/STMH	60" (SEE DETAIL)	R-4342
31	FES	18"	FES
40	STMH	48"	R1642-5040 STAMPED "STORM SEWER"
42	TRENCH DRAIN	-	ACO KLASSIKDRAIN K100 (4") W/ TYPE 410/412D GRATE
50	CB	2'X3'	R-4342



GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE <<7.5' OR 8'>> MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

1" = 30'
0' 30' 60' 90'

BID/PERMIT PLANS

DESIGNED: DMP
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:
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PREPARED FOR:
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1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

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DATE: 04/11/22 LICENSE NO. 59324

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

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Westwood Professional Services, Inc.

UTILITY PLAN

SHEET NUMBER: C5.0
DATE: 04/11/22
PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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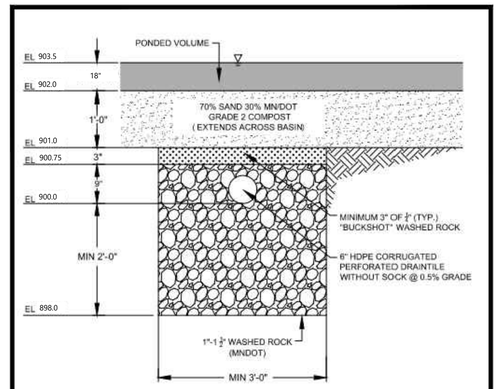


CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:

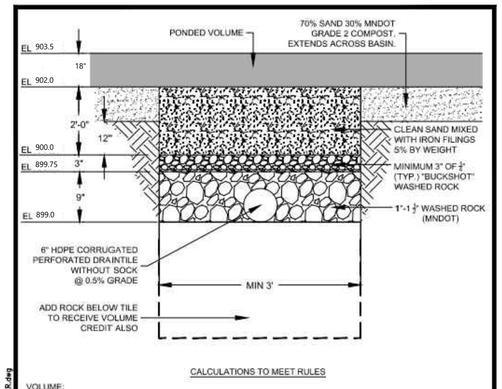
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF PER SF OF SURFACE AREA.

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	BIORETENTION TRENCH	DEC 2016
			DETAIL 1

M:\1097\GENERAL DETAILS\December 2016 Details\1--BIORETENTION TRENCH.dwg



CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. TO RECEIVE VOLUME CREDIT, ADD 2 FEET OF ROCK BELOW TILE PER DETAIL 6.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
4. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:

1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:

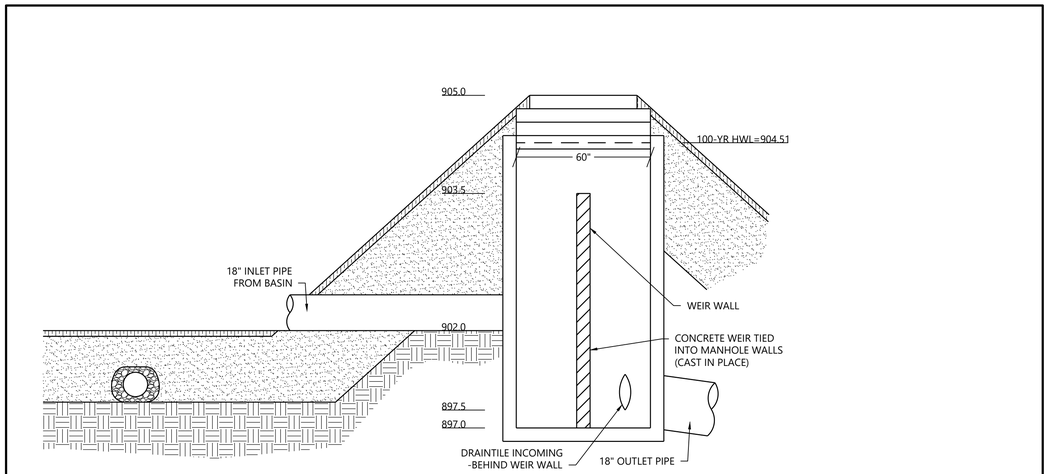
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF PER SF OF SURFACE AREA. RETROFITS USE MINIMUM OF 150 SF.

IRON FILINGS:

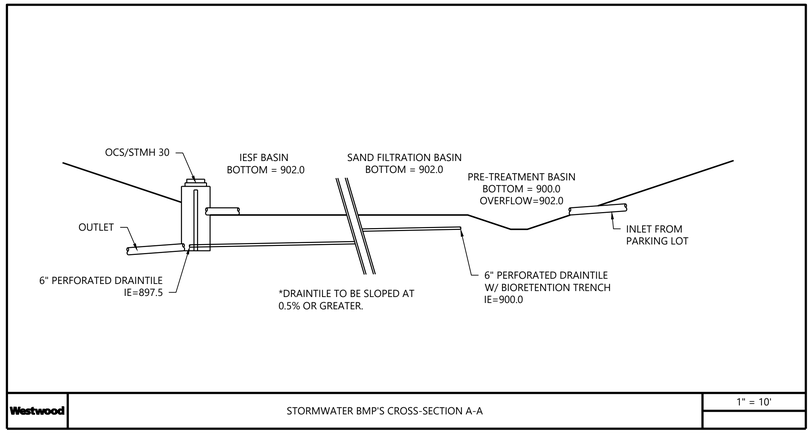
1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	IRON ENHANCED SAND FILTER	DEC 2016
			DETAIL 2

M:\1097\GENERAL DETAILS\December 2016 Details\2--IRON ENHANCED SAND FILTER.dwg



Westwood	OCS/STMH 30 CROSS-SECTION	N.T.S.



Westwood	STORMWATER BMP'S CROSS-SECTION A-A	1" = 10'

BID/PERMIT PLANS

DESIGNED: DMP
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
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CHASKA, MINNESOTA 55318

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TYLER D. MAXSON, P.E.
DATE 04/11/22 LICENSE NO. 59324

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12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

STORMWATER DETAILS

SHEET NUMBER:
C5.1

DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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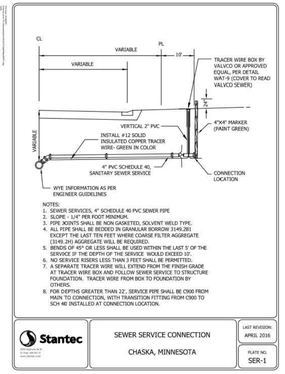
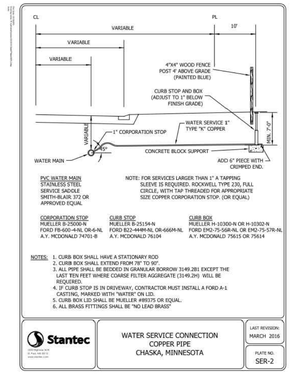


NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 11 1/4 DEGREES SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE CHANGE IN DIRECTION WOULD EXCEED 15°.
6. NO SERVICE RISERS LESS THAN 1 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

Stantec	SEWER SERVICE CONNECTION CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. SER-1



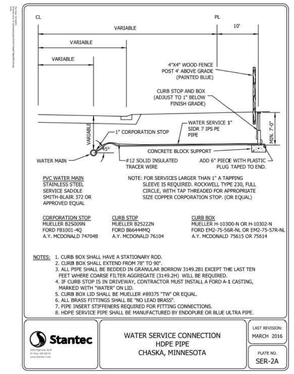
PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25008-N FORD FB-600-4-NL OR-6-NL A.Y. MCDONALD 74701-B	MUELLER B-25194-N FORD B22-444W-NL OR-666W-NL A.Y. MCDONALD 76104	MUELLER H-10300-N OR H-10302-N FORD EHQ-75-568-NL OR EHQ-75-578-NL A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 39" TO 60".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. 3" CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. FOR INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

Stantec	WATER SERVICE CONNECTION COPPER PIPE CHASKA, MINNESOTA	LAST REVISION: MARCH 2016 PLATE NO. SER-2



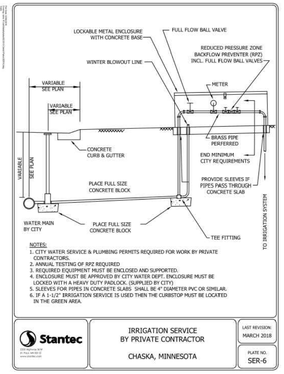
PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25008-N FORD FB1001-4Q A.Y. MCDONALD 74704B	MUELLER B25222N FORD B66444NQ A.Y. MCDONALD 76104	MUELLER H-10300-N OR H-10302-N FORD EHQ-75-568-NL OR EHQ-75-578-NL A.Y. MCDONALD 75615 OR 75614

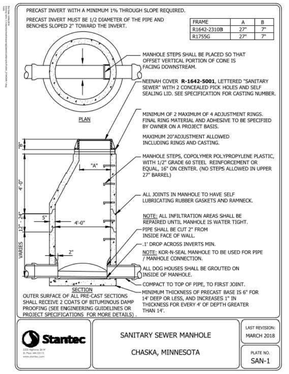
NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 39" TO 60".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. 3" CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "PW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. FOR INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

Stantec	WATER SERVICE CONNECTION HDPE PIPE CHASKA, MINNESOTA	LAST REVISION: MARCH 2016 PLATE NO. SER-2A



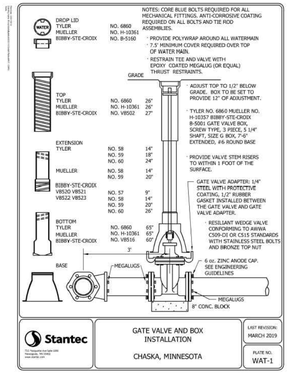
NOTES:
1. CITY WATER SERVICE & PLUMBING PERMITS REQUIRED FOR WORK BY PRIVATE CONTRACTORS.
2. ANNUAL TESTING OF RPZ REQUIRED
3. REQUIRED EQUIPMENT MUST BE ENCLOSED AND SUPPORTED.
4. ENCLOSURE MUST BE APPROVED BY CITY WATER DEPT. ENCLOSURE MUST BE LOCKED WITH A HEAVY DUTY PADLOCK. (SUPPLIED BY CITY)
5. ALL PIPING MUST BE BURIED IN CONCRETE SLABS. SHALL BE 4" DIAMETER PVC OR SIMILAR.
6. SIP & 1-1/2" IRRIGATION SERVICE IS USED THEN THE CURBSTOP MUST BE LOCATED IN THE GREEN AREA.

Stantec	IRRIGATION SERVICE BY PRIVATE CONTRACTOR CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. SER-6



FRAME	A	B
R1642-2310B	23"	7"
R1759C	27"	7"

Stantec	SANITARY SEWER MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. SAN-1

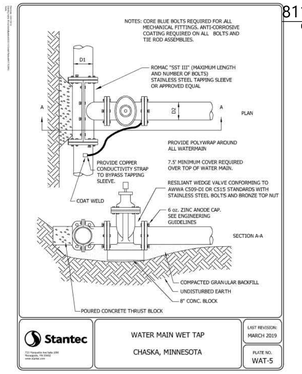


NOTES: CORE BOLT HOLES REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

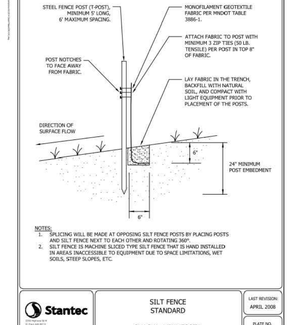
NO. 6860 NO. H-10361 NO. B-6160	26" 26" 27"
NO. 6865 NO. H-10361 NO. V9552	26" 26" 27"
NO. 58 NO. 59 NO. 60	14" 18" 24"
NO. 58 NO. 59 NO. 60	14" 18" 24"
NO. 57 NO. 58 NO. 59 NO. 60	9" 14" 18" 24"
NO. 6865 NO. H-10361 NO. V8916	65" 65" 60"

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL)
- THRUST RESTRAINTS.

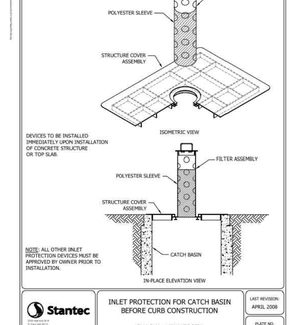
Stantec	GATE VALVE AND BOX INSTALLATION CHASKA, MINNESOTA	LAST REVISION: MARCH 2019 PLATE NO. WAT-1



Stantec	WATER MAIN WET TAP CHASKA, MINNESOTA	LAST REVISION: MARCH 2019 PLATE NO. WAT-5

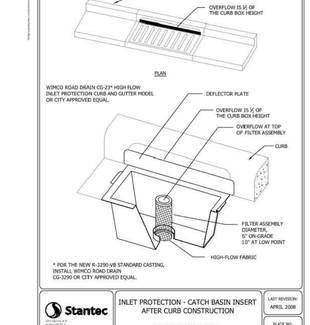


Stantec	TYPICAL WATER MAIN INSTALLATION CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. WAT-7



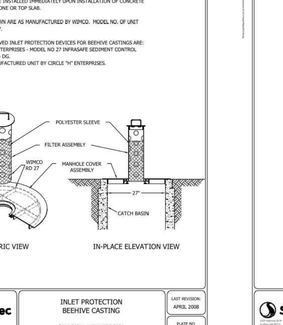
NOTES:
1) TRACER WIRE FOR PVC PIPE TO BE CONNECTED AT ALL HYDRANTS.
2) 1" CONDUIT TO BE ATTACHED TO HYDRANT BRACE WITH A STEEL BAND OR A HOSE CLAMP.

Stantec	TRACER WIRE FOR PVC WATER MAIN CHASKA, MN	LAST REVISION: APRIL 2008 PLATE NO. WAT-10

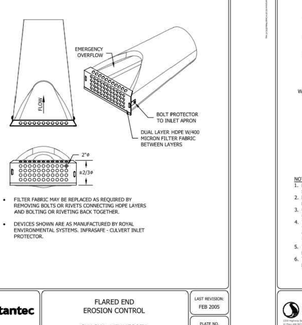


NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. SEE DETAIL ST16 FOR CASTING TYPE.

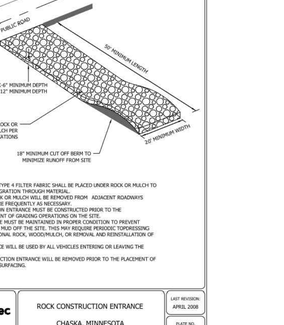
Westwood	CATCH BASIN (SUMP)	LAST REVISED: 08/15/17 ST04



Stantec	STORM SEWER MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-1



Stantec	STORM SEWER JUNCTION MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-2



Stantec	STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-3

Stantec	TYPE II CATCHBASIN MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-5

Stantec	TYPE II CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-6

TRASH GUARD SIZING		
PIPE SIZE	BARS	"H"	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	5"	3/4"
27"-36"	1"Ø	6"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

Stantec	FLARED END SECTION AND TRASH GUARD CHASKA, MINNESOTA	LAST REVISION: FEB. 1995 PLATE NO. STO-10

Stantec	RIPRAP AT OUTLETS CHASKA, MINNESOTA	LAST REVISION: APRIL 2004 PLATE NO. STO-11

NOTE:
1. CLEANOUT SHALL MATCH THE DRAINTILE DIAMETER

Westwood	STORM SEWER CLEANOUT	LAST REVISED: 08/15/17 ST23

NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO, AND INCLUDING, THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

Westwood	DOWNSPOUT CONNECTION	LAST REVISED: 08/11/17 ST19

Stantec	BEDDING METHODS FOR RCP OR DIP CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. GEN-6

Stantec	BEDDING METHODS FOR PVC CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. GEN-7

NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

| Stantec | SILT FENCE

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Call 48 Hours before digging:
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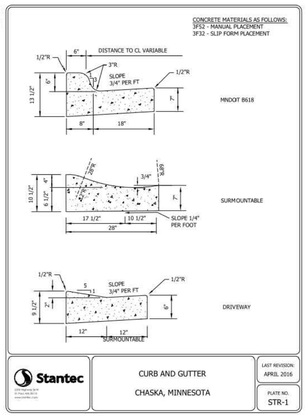
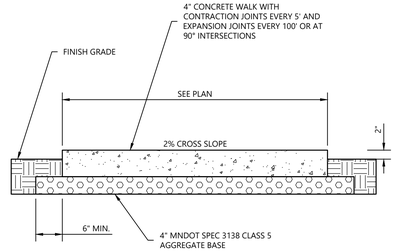
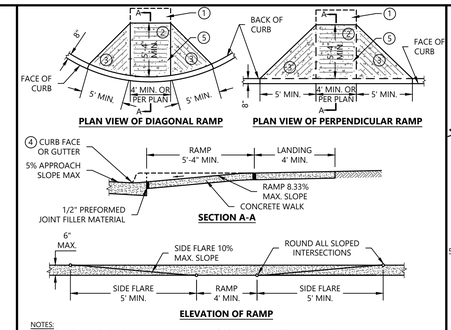
Common Ground Alliance





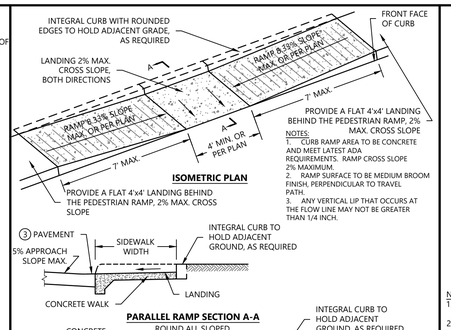
NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE CONCRETE SIDEWALK | LAST REVISED: 08/15/17 | SI08



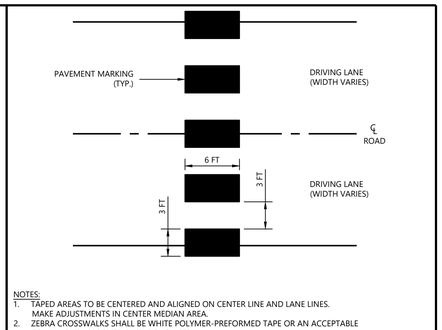
NOTES:
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
3. SIDE FLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
4. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
6. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI09



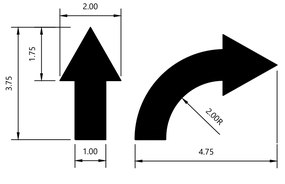
NOTES:
1. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
2. RAMP SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
3. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI10B



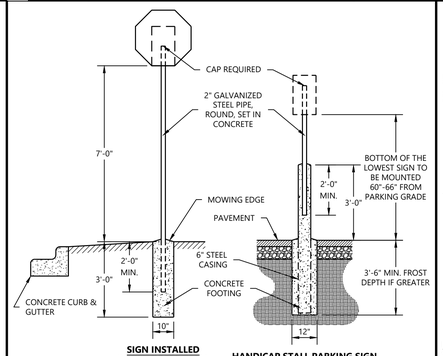
NOTES:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUIVALENT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE Mn/DOT STANDARD SPECIFICATION 2564.

Westwood | CROSS WALK STRIPING | LAST REVISED: 08/15/17 | SI11



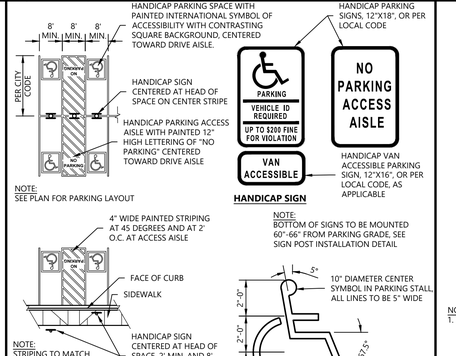
NOTE:
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

Westwood | TRAFFIC ARROW | LAST REVISED: 08/15/17 | SI13

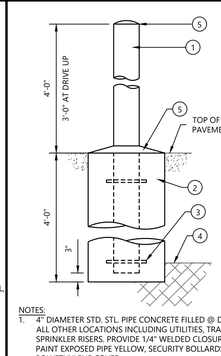


NOTE:
1. SIGN TO BE 2-SIDED WHERE HANDICAP PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood | SIGN POST INSTALLATION | LAST REVISED: 06/15/19 | SI14

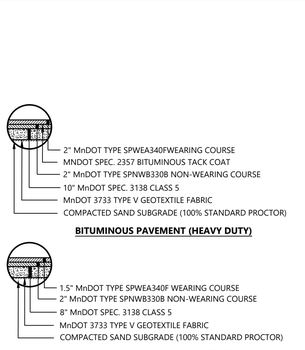


Westwood | HANDICAP ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 08/15/17 | SI15



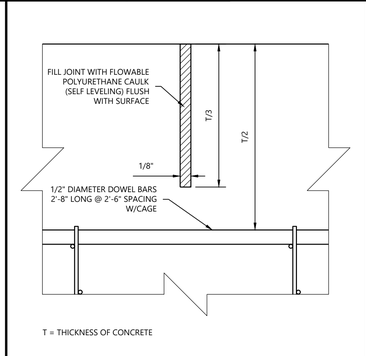
NOTES:
1. 4" DIAMETER STD. STL. PIPE CONCRETE FILLED @ DRIVE-THRU ONLY, 6" @ ALL OTHER LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW, SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

Westwood | BOLLARD | LAST REVISED: 08/15/17 | SI18



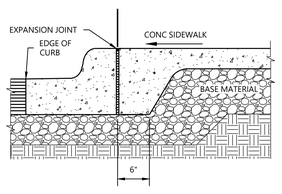
PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

Westwood | PAVEMENT SECTIONS | SI19



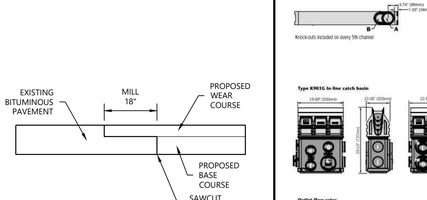
NOTE:
1. THE JOINT FACES SHALL BE CLEANED AND DRIED BY SANDBLASTING AND AIR BLASTING, PRIOR TO SEALING THE JOINT.

Westwood | SAW CUT CONTROL JOINT | LAST REVISED: 08/15/17 | SI22



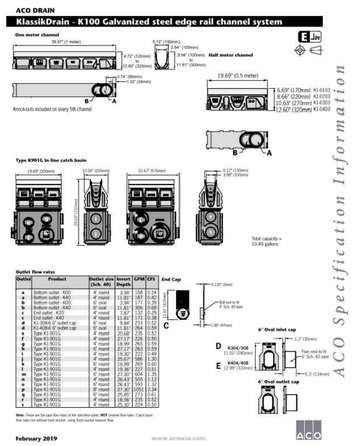
NOTE:
SEE STRUCTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.

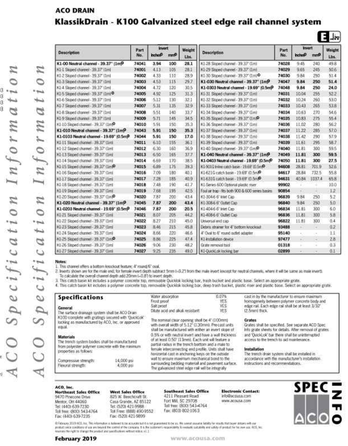
Westwood | CONCRETE CURB AT SIDEWALK | LAST REVISED: 08/15/17 | SI24

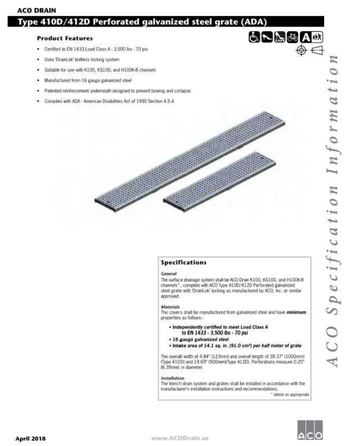


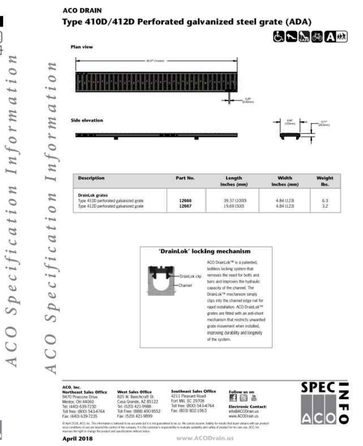
NOTE:
1. PRIOR TO PLACEMENT OF WEAR COURSE, CONTRACTOR SHALL MILL 18" OF THE EXISTING PAVEMENT TO A DEPTH EQUAL TO THE PROPOSED WEAR COURSE.

Westwood | MILLING AT SAWCUT | LAST REVISED: 06/26/19 | SI53









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Minnetonka, MN 55343
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Westwood Professional Services, Inc.

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
TYLER D. MAXSON, P.E.
DATE 04/11/22 LICENSE NO. 59324

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

DETAILS

SHEET NUMBER:
C6.1
DATE: 04/11/22

BID/PERMIT PLANS

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
PROJECT NUMBER: 0033661.00

0033661.00\DWG\CIVIL\0033661DT01.DWG

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SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2023) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT **SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE**. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SOUTHWEST CHRISTIAN HIGH SCHOOL FIELD HOUSE IN CHASKA, MINNESOTA. THE SITE IS LOCATED SOUTHEAST OF THE INTERSECTION OF US HIGHWAY 212 AND BAVARIA ROAD.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:
SOUTHWEST CHRISTIAN HIGH SCHOOL
MARK ANDERSON
1981 BAVARIA ROAD, CHASKA,MN
952-556-0040
M_ANDERSON@SWCHS.ORG

CONTRACTOR:
RJM CONSTRUCTION
JUSTIN RICE
830 BOONE AVE. N., GOLDEN VALLEY, MN
M 952-837-8660 C 952-334-8925
JUSTIN.RICE@RJMCONSTRUCTION.COM

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP DESIGNER:
WESTWOOD PROFESSIONAL SERVICES
SHARI AHRENS
12701 WHITEWATER DRIVE, SUITE 300
952-697-5760
SHARI.AHRENS@WESTWOODPS.COM
LI OF M DESIGN OF CONSTRUCTION SWPPP
EXPIRES MAY 31, 2023

SWPPP INSPECTION:

BMP INSTALLER:

OWNER/OPERATOR RESPONSIBILITIES
OWNER
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
-COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
-SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
-KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPETE
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
-IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
-DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
-IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR
-COMPLETION OF AN ACCURATE NOI WITH THE OWNER
-COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
-KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
-COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION
THE SITE AREA IS APPROXIMATELY 29.3 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, CONSTRUCTION OF A NEW FIELD HOUSE CONNECTED TO THE EAST SIDE OF THE EXISTING SCHOOL BUILDING, THE CONSTRUCTION OF A PARKING LOT TO THE EAST OF THE FIELD HOUSE, REMOVAL OF EXISTING UTILITIES, ADDITIONAL STORM SEWER PIPE AND STRUCTURES, AND CONSTRUCTION OF A STORMWATER BASIN TO THE SOUTH OF THE PARKING LOT.

PROJECT AREA = 29.3 ACRES
DISTURBED AREA = 3.45 ACRES
EXISTING IMPERVIOUS AREA = 0.29 ACRES
PROPOSED IMPERVIOUS AREA = 2.70 ACRES

PRE-DEVELOPMENT SITE CONDITIONS
EXISTING CONDITIONS WITHIN THE PROJECT CONSTRUCTION AREA CONSISTS OF PAVED PARKING LOT, CONCRETE SIDEWALK, MAINTAINED GRASSED SOCCER FIELD AND AN INFILTRATION BASIN. SOIL WITHIN THIS AREA ARE HEAVY CLAY BASED ON A GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND NOTED BELOW. STORMWATER FLOWS VIA SHEET FLOW TO THE SOUTH TO EXISTING RETENTION PONDS WHICH WERE PREVIOUSLY CONSTRUCTED FOR RATE CONTROL AND WATER QUALITY FOR PREVIOUS CONSTRUCTION PHASES OF THE SCHOOL AND SCHOOL GROUNDS AND ARE THE IMMEDIATE RECEIVING WATER BODIES. THESE PONDS WERE ENGINEERED TO INCLUDE FUTURE SITE DEVELOPMENT.

SOIL TYPES
THE SITE PROJECT CONSTRUCTION AREA CONTAINS TOPSOIL FILL WITH UNDERLYING CLAY SOILS. REFER TO GEOTECHNICAL REPORT, PREPARED BY BRAUN INTERTEC AND DATED 10/21/2021.

POST-DEVELOPMENT SITE CONDITIONS
PROPOSED SITE DEVELOPMENT/IMPROVEMENTS WILL CONSIST OF A BUILDING ADDITION, PAVED PARKING LOT, ADDITIONAL STORMWATER TREATMENT BASIN TO THE SOUTH OF THE PARKING LOT, AND LANDSCAPING. SITE VEGETATION WILL INCLUDE A VARIETY OF SHRUBS,AND TREES AND SOD.

STORM WATER MANAGEMENT PLAN
THERE ARE NO ANTICIPATED TEMPORARY STORMWATER MANAGEMENT PRACTICES AT THE TIME OF SWPPP COMPLETION DUE TO NO CONTIGUOUS 10 ACRES DRAINAGE AREAS DISCHARGING TO A COMMON POINT.

THE PERMANENT STORM WATER MANAGEMENT PLAN
THE STORMWATER MANAGEMENT PLAN WILL CONSIST OF EXISTING AND PROPOSED STORMWATER PONDS, INFILTRATION AND BIOFILTRATION BASINS. STORMWATER RUNOFF FROM THE PROPOSED BUILDING WILL BE DIRECTED VIA STORM SEWER PIPE, SOUTH TO AN EXISTING STORM POND. STORMWATER RUNOFF FROM THE PROPOSED PARKING LOT WILL BE ROUTED SOUTH VIA STORM SEWER PIPE TO A NEWLY CONSTRUCTED STORMWATER BASIN AND DISCHARGE SOUTH THE AN EXISTING STORM POND. RUNOFF ULTIMATLEY DISCHARGES TO AN UN-NAMED CREEK EAST OF THE SITE.

REFER TO THE SOUTHWEST CHRISTIAN SCHOOL FIELDHOUSE STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORM WATER MANAGEMENT CALCULATIONS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING SURFACE WATERS WITHIN 1 MILE OF THE PROJECT SITE

	TYPE	SPECIAL WATERS	IMPAIRED WATERS
UN-NAMED CREEK	CREEK	NO	NO

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 150, APPLIED AT A RATE OF 40 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **14 DAYS**.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT
PERMANENT TURF TO BE ESTABLISHED INCLUDE SOD, SEED AND MULCH, TREES AND SHRUBS, LANDSCAPE MULCH. REFER TO LANDSCPAPE PLANS FOR ADDITIONAL INFORMATION.

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE

EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE
- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:
1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE,TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AS FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{2}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
   - 3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
   - 3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
   - 3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
   - 3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

SWPPP BMP QUANTITIES

SILT FENCE	950 LF
BIO-ROLL	50 LF
INLET PROTECTION	4 EACH
CULVERT PROTECTION	2 EACH
TEMPORARY SEED MIX (21-111)	25 LBS
PERMANENT SEED MIX (33-262 FILTRATION BASIN)	10 LBS
SOD	16,000 SF
MULCH	0.5 TON
EROSION CONTROL BLANKET	0 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH

BID/PERMIT PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 30'
VERTICAL SCALE: -

INITIAL ISSUE: 04/11/22
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ LICENSE NO. _____

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
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Westwood Professional Services, Inc.

SWPPP NARRATIVE

SHEET NUMBER:
C7.0
DATE: 04/11/22
PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
   - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
   - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.

2. IMPORTANT VEGETATION
   - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
   - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

3. CULVERT INLET/OUTLET PROTECTION
   - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
   - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

4. STORM SEWER INLET PROTECTION
   - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
   - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
   - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

5. STORM WATER POND OUTLETS
   - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
   - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
   - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

6. TEMPORARY SEDIMENT BASINS
   - TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATIONS. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
   - SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
   - TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
   - THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.
   - WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES ½ FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

7. STOCKPILES (TEMPORARY AND PERMANENT)
   - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
   - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
   - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
   - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUIATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

8. CONSTRUCTION DEWATERING
   - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE: (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT):
     - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
     - USE A PORTABLE SEDIMENT TRAP SYSTEM.
     - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
     - DISCHARGE THROUGH FIBERLOGS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
     - PUMP TO A TEMPORARY SEDIMENT BASIN.
   - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
   - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
   - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

9. CONSTRUCTION ENTRANCES
   - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
   - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
   - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
   - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
   - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
   - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
   - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

10. CONCRETE TRUCK WASHOUT
    - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
    - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
    - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
    - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
    - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
    - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
    - IMPERMEABLE LINER INCLUDES 10 MIL POLYLINER OR COMPACTED CLAY LINER.
    - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

11. VEHICLE MAINTENANCE
    - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
    - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
    - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
    - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

12. FUELING
    - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
    - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

13. HAZARDOUS MATERIALS
    - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
    - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
    - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
    - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

14. CHEMICAL CONTAINMENT
    - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
    - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
    - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
    - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
    - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
    - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
    - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
    - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

15. SOLID WASTE
    - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
    - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
    - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
    - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

16. DUST CONTROL
    - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
      - A. RAPID STABILIZATION METHODS ON SLOPES
      - B. WATER ON ROADWAYS AND GRADED AREAS
      - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
    - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

17. WINTER STABILIZATION
    - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
    - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
    - ALL EXPOSED SOILS TO BE SEEDED WITH MNDOT SEED MIX 150
    - ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
    - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
    - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
    - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
    - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
    - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

18. NON-STORMWATER DEWATERING
    - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
    - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
    - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

19. INFILTRATION/FILTRATION AREAS
    - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
    - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
    - DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
    - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
    - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
    - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

Call 48 Hours before digging:
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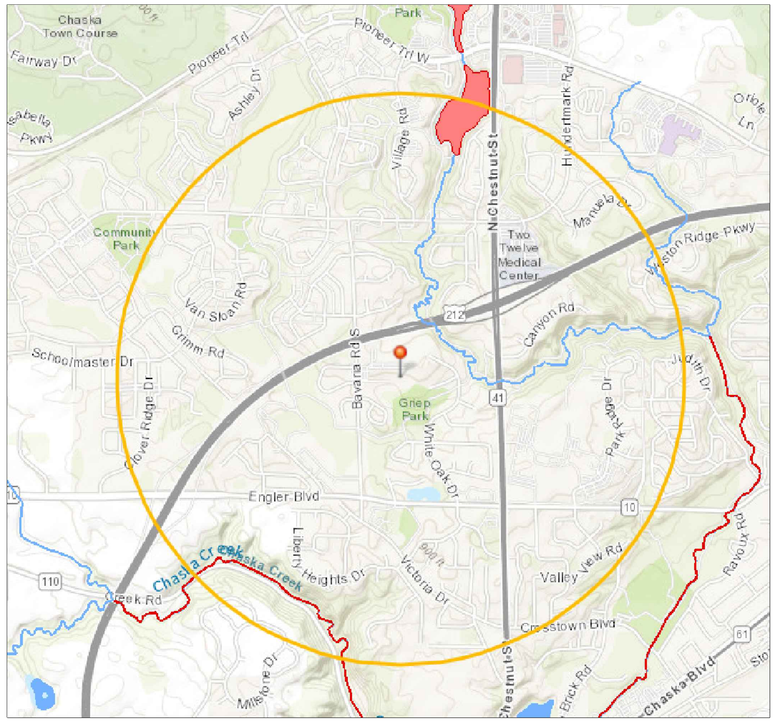

VICINITY MAP/IMPAIRED WATERS MAP

SWPPP AMENDMENTS

THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IS DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS.
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R1000011 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (i.e. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING NET FOR TMDL OR OTHER WATER QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS:THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

BID/PERMIT PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ LICENSE NO. _____

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #200
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Westwood Professional Services, Inc.

SWPPP NOTES

SHEET NUMBER:
C7.1
DATE: 04/11/22
PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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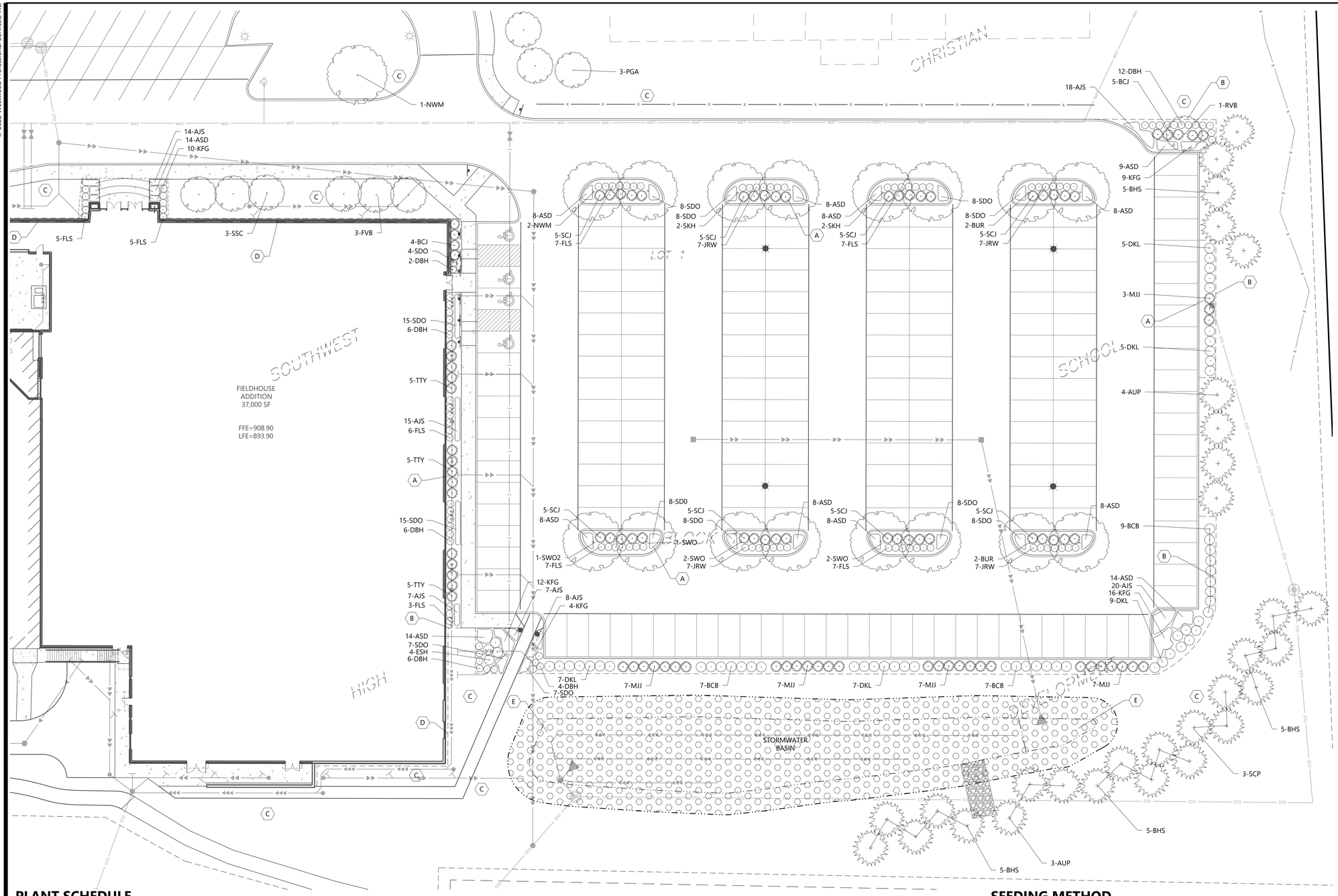

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LANDSCAPE REQUIREMENTS

TWO STORY SCHOOL ADDITION CALIPER INCHES REQUIRED:
SCHOOL ADDITION = 46,600 S.F.

OVER STORY TREES REQUIRED = GROSS SF OF ALL FLOORS / 320
TOTAL TWO STORY BUILDING S.F. (46,600±SF)/320 = 146 CAL. IN.

TWO STORY BUILDING CALIPER INCH BREAKDOWN:		TREES REQUIRED:
60% @ 2.5" =	87.6 CAL. IN.	35 TREES
10% @ 3.0" =	14.6 CAL. IN.	5 TREES
10% @ 3.5" =	14.6 CAL. IN.	4 TREES
10% @ 4.0" =	14.6 CAL. IN.	4 TREES
10% @ 4.5" =	14.6 CAL. IN.	3 TREES
100%	188.0 CAL. IN.	51 TREES

SITE CALIPER INCHES REQUIRED:

OVERSTORY TREE CALIPER INCHES REQUIRED: 146.0 CAL. IN.

UNDERSTORY TREE CALIPER INCHES REQUIRED = 25% OVERSTORY REQ.
146.0 * .25 = 13 UNDERSTORY TREES

SHRUBS REQUIRED = BUILDING GROSS AREA OF ALL FLOORS / 300
46,600 / 300 = 155 SHRUBS

CONIFEROUS TREES CAN REPLACE DEC. TREE REQ. WITH HEIGHT / 2.4
ONE 6' TREE / 2.4 = ONE 2.5" CAL TREE

SITE CALIPER INCHES PROVIDED:

OVERSTORY DECIDUOUS TREES:	61.0 CAL. IN.
CONIFEROUS TREES:	75.0 CAL. IN.
ORNAMENTAL TREES:	20.0 CAL. IN.
TOTAL CALIPER INCHES PROVIDED:	156.0 CAL. IN.

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE
CONIFEROUS TREE
ORNAMENTAL TREE
SHRUBS
PERENNIALS
EDGER

LANDSCAPE KEYNOTES (A)

A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D 1' WIDE MAINTENANCE STRIP (ROCK MULCH, EDGING FABRIC)
E SEED MIX - MNDOT SEED MIX 33-262, DRY SWALE /POND (SEE SEEDING METHOD NOTES)

CITY PARKING LOT GREEN SPACE REQUIREMENT

- PARKING LOT AREA: 71,355 SF
- REQUIRED GREEN SPACE (10% OF PARKING LOT): 7,136 SF
- PROVIDED GREEN SPACE: 7,312 SF

PLANT SCHEDULE

CODE	QTY.	CAL. IN.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
OVERSTORY DECIDUOUS - 17 (61.0 CAL. IN.)					
NWM	3	13.5	NORTHWOOD MAPLE / ACER RUBRUM 'NORTHWOOD'	4.5" BB	AS SHOWN
SKH	4	16	SKYLINE HONEYLOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	4.0" BB	AS SHOWN
BUR	4	14	BUR OAK / QUERCUS MACROCARPA	3.5" BB	AS SHOWN
SWO	5	15	SWAMP WHITE OAK / QUERCUS BICOLOR	3.0" BB	AS SHOWN
SWO2	1	2.5	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" BB	AS SHOWN
MID-STORY DECIDUOUS - 10 (20 CAL. IN.)					
FVB	3	6	FOX VALLEY CLUMP BIRCH / BETULA NIGRA 'LITTLE KING'	6' HT., BB CLUMP	AS SHOWN
RVB	1	2	RIVER BIRCH / BETULA NIGRA	6' HT., BB CLUMP	AS SHOWN
SSC	3	6	SPRING SNOW CRAB / MALUS 'SPRING SNOW'	2.0" BB	AS SHOWN
PGA	3	6	PRAIRIE GOLD ASPEN / POPULUS TREMULOIDES 'NEArb'	2.0" BB	AS SHOWN
OVERSTORY CONIFEROUS - 30 (75.0 CAL. IN.)					
BHS	20	50	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT., BB	AS SHOWN
AUP	7	17.5	AUSTRIAN PINE / PINUS NIGRA	6' HT., BB	AS SHOWN
SCP	3	7.5	SCOTCH PINE / PINUS SYLVESTRIS	6' HT., BB	AS SHOWN

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD
QTY.= QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS - 171				
ESH	4	ENDLESS SUMMER HYDRANGEA / HYDRANGEA MACROPHYLLA BAILMER'	24" HT., POT	4'-0" O.C.
JRW	28	JAVA RED WEIGELA / WEIGELA FLORIDA 'JAVA RED'	24" HT., POT	3'-0" O.C.
FLS	47	FIRE LIGHT SPIREA / SPIRAEA 'FIRE LIGHT'	18" HT., POT	2'-0" O.C.
DBH	36	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	18" HT., POT	2'-0" O.C.
BCB	23	BLACK CHOKEBERRY / ARONIA MELANOCARPA ELATA	18" HT., POT	5'-0" O.C.
DKL	33	DWARF KOREAN LILAC / SYRINGA MEYERI 'PALIBIN'	18" HT., POT	5'-0" O.C.
CONIFEROUS SHRUBS - 95				
SCJ	40	SCANDIA JUNIPER / JUNIPERUS SABINA 'SCANDIA'	24" SPRD., POT	4'-0" O.C.
MJJ	31	MINT JULIP JUNIPER / JUNIPERUS CHINENSIS 'MONLEP'	36" SPRD., POT	4'-0" O.C.
BCJ	14	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	36" SPRD., POT	4'-0" O.C.
TYY	10	TAUTON YEW / TAXUS X MEDIA 'TAUNTON'	36" SPRD., POT	4'-0" O.C.
PERENNIALS - 351				
ASD	115	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'	NO. 1 CONT.	12" O.C.
SDO	96	STELLA DE ORO DAYLILY / HEMEROCALIS ' STELLA DE ORO'	NO. 1 CONT.	12" O.C.
KFG	51	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	NO. 1 CONT.	16" O.C.
AJS	89	AUTUMN JOY SEDUM / SEDUM X 'AUTUMN JOY'	NO. 1 CONT.	16" O.C.

SEEDING METHOD

Drop Seeding Onto Tilled Sites (per MnDot Standards)
This is the "standard" method for seeding on prepared sites such as those on construction projects.

A) Site Preparation - The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
B) Fertilizer – Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
C) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
D) Seeding Rates - Rates are specified in the mixture tabulation for the specified mix.
E) Packing – If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
F) Mulch - The site should be mulched and disc-anchored following cultipacking. The standard mulch is Mn/DOT Type 1 at a rate of 2.0 tons/acre.

Irrigation
Seed to be irrigated on its own irrigation zone until established. Once established this zone will be turned off.

1" = 20'
0' 20' 40' 60'

BID/PERMIT PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
Jeff R. Westendorf
DATE 04/11/22 LICENSE NO. 44018

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

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Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L1.0

DATE: 04/11/22

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

PROJECT NUMBER: 0033661.00

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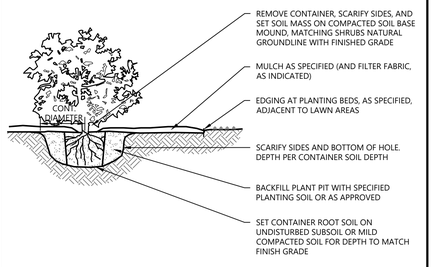
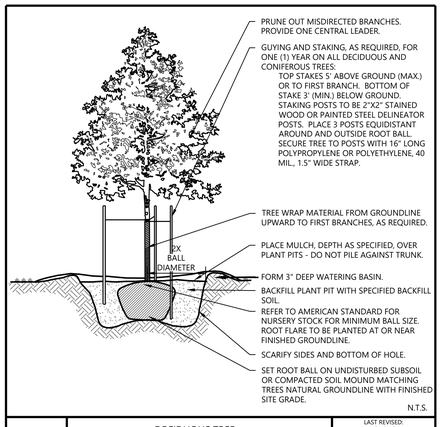
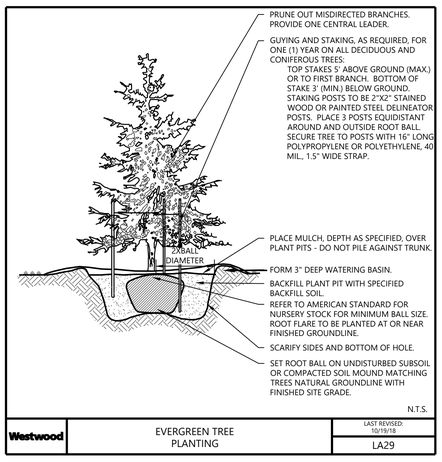


Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/19/18
		LA27-C



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER WILA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WIS/DOT STANDARD SPECIFICATION (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3' DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. EXISTING TREES AND SHRUBS, AROUND THE SITE, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
20. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
21. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
22. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. SEE PLAN FOR LIMITS OF IRRIGATION. LANDSCAPE WITHIN LANDSCAPE/IRRIGATION DASHED LINE TO BE IRRIGATED FROM BUILDING. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
26. ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SODDED, UNLESS NOTED OTHERWISE. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
27. CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBICIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.

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811 or call811.com
Common Ground Alliance

BID/PERMIT PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:##
VERTICAL SCALE:

INITIAL ISSUE:	04/11/22
REVISIONS:	
1	
2	
3	
4	
5	

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
JEFF R. WESTENDORF
DATE 04/11/22 LICENSE NO. 44018

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE CHASKA, MN

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE DETAILS

SHEET NUMBER:
L1.1
DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE

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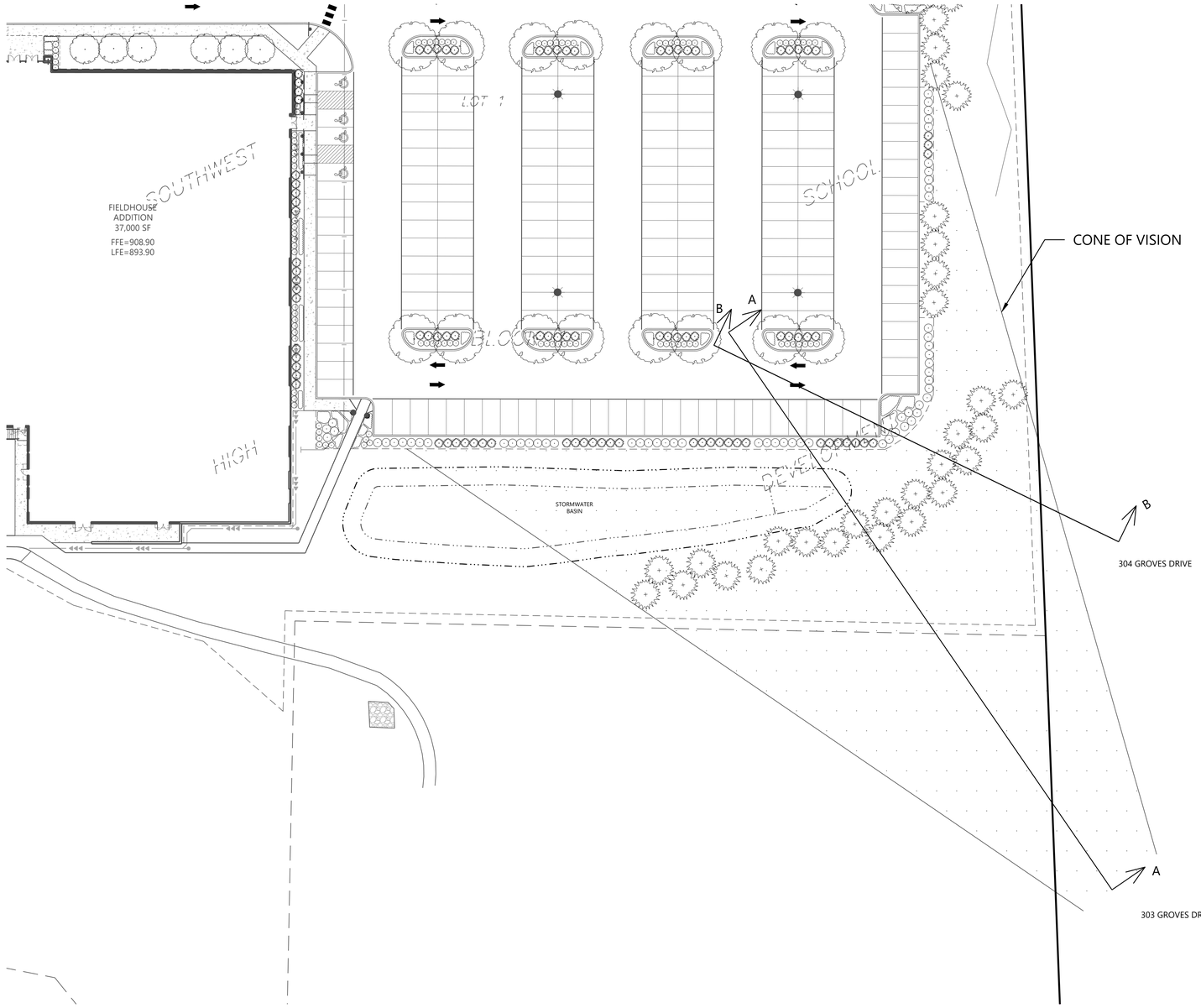
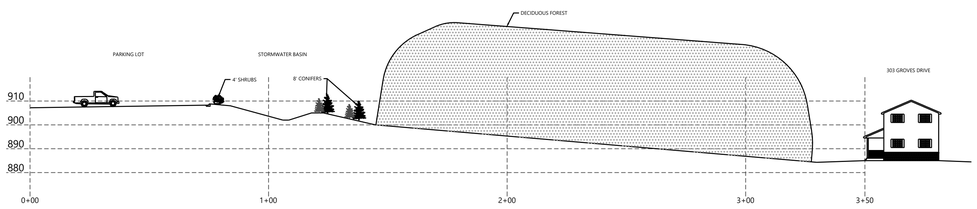


SECTION A-A



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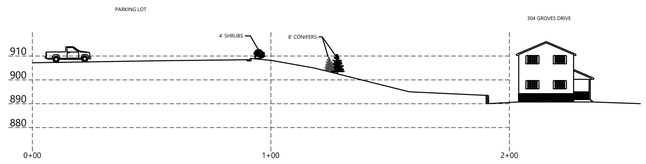

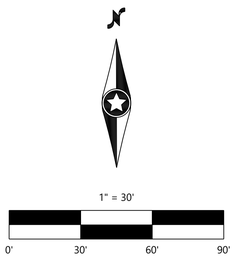

BID/PERMIT PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 04/11/22
REVISIONS:

PREPARED FOR:
SOUTHWEST CHRISTIAN HIGH SCHOOL
1981 BAVARIA ROAD
CHASKA, MINNESOTA 55318

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
Jeff R. Westendorf
DATE 04/11/22 LICENSE NO. 44018

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE
CHASKA, MN

Westwood
Phone (952) 937-5150
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Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

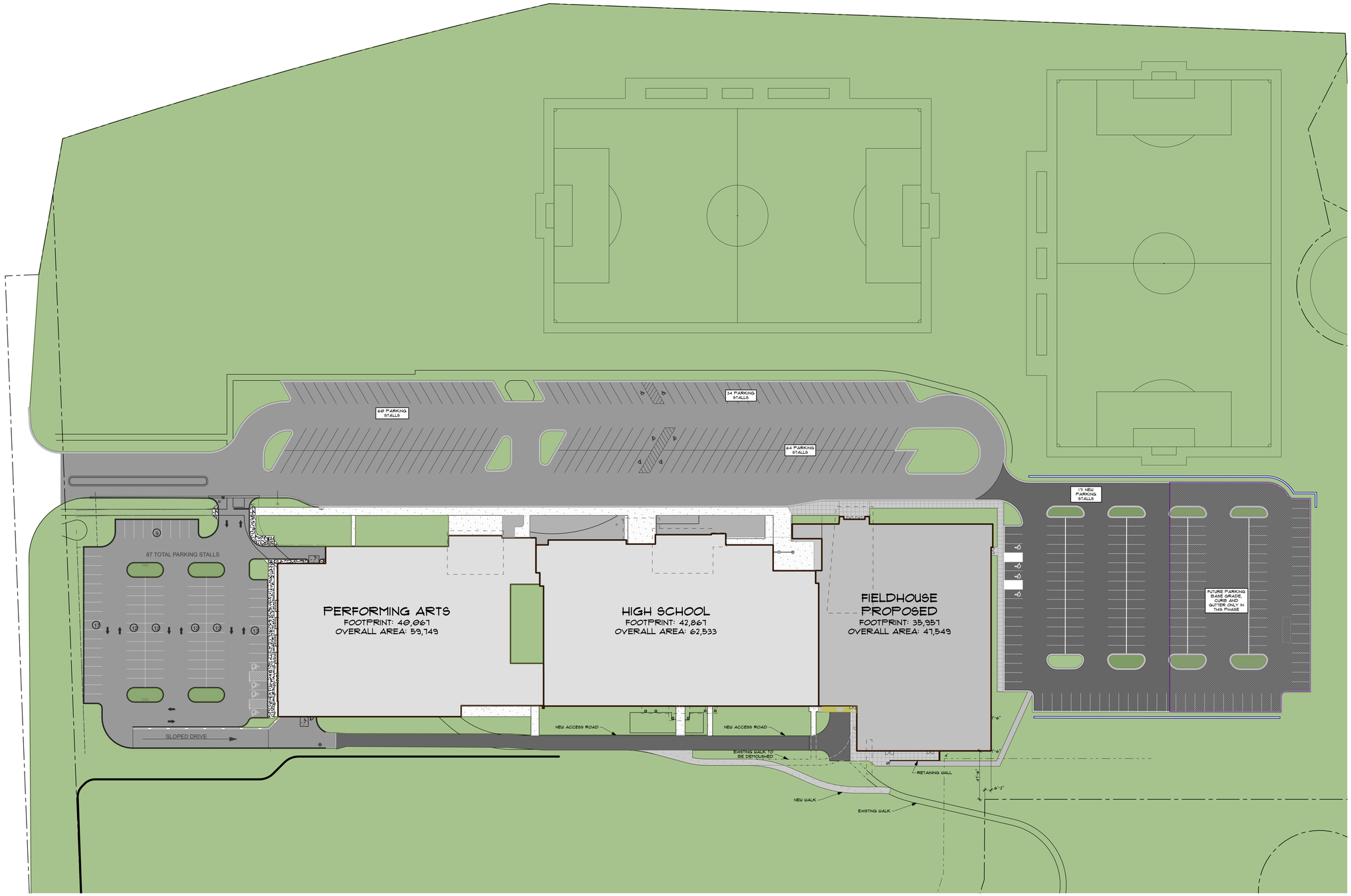
HEADLIGHT SECTION PLAN

SHEET NUMBER:
L1.2

DATE: 04/11/22

PROJECT NUMBER: 0033661.00

SOUTHWEST CHRISTIAN HIGH SCHOOL FIELDHOUSE



1 SITE PLAN
SCALE: 1" = 40'

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REV	DATE	DESCRIPTION

PRELIMINARY DRAWING!
NOT FOR CONSTRUCTION!

PROJECT:
SOUTHWEST CHRISTIAN HIGH SCHOOL
FIELDHOUSE
1981 BAVARIA RD.
CHASKA, MN 55318

BGW ARCHITECTS | 2327 GRANT AVE. - OGDEN, UT 84401 | PH: 800-552-7337 | WWW.BGWSERVICES.COM

SEAL:

SHEET TITLE:
ARCHITECTURAL SITE PLAN

PROJECT#: A5118B
ORIGINAL ISSUE: 12/20/21

SHEET NUMBER:
A001

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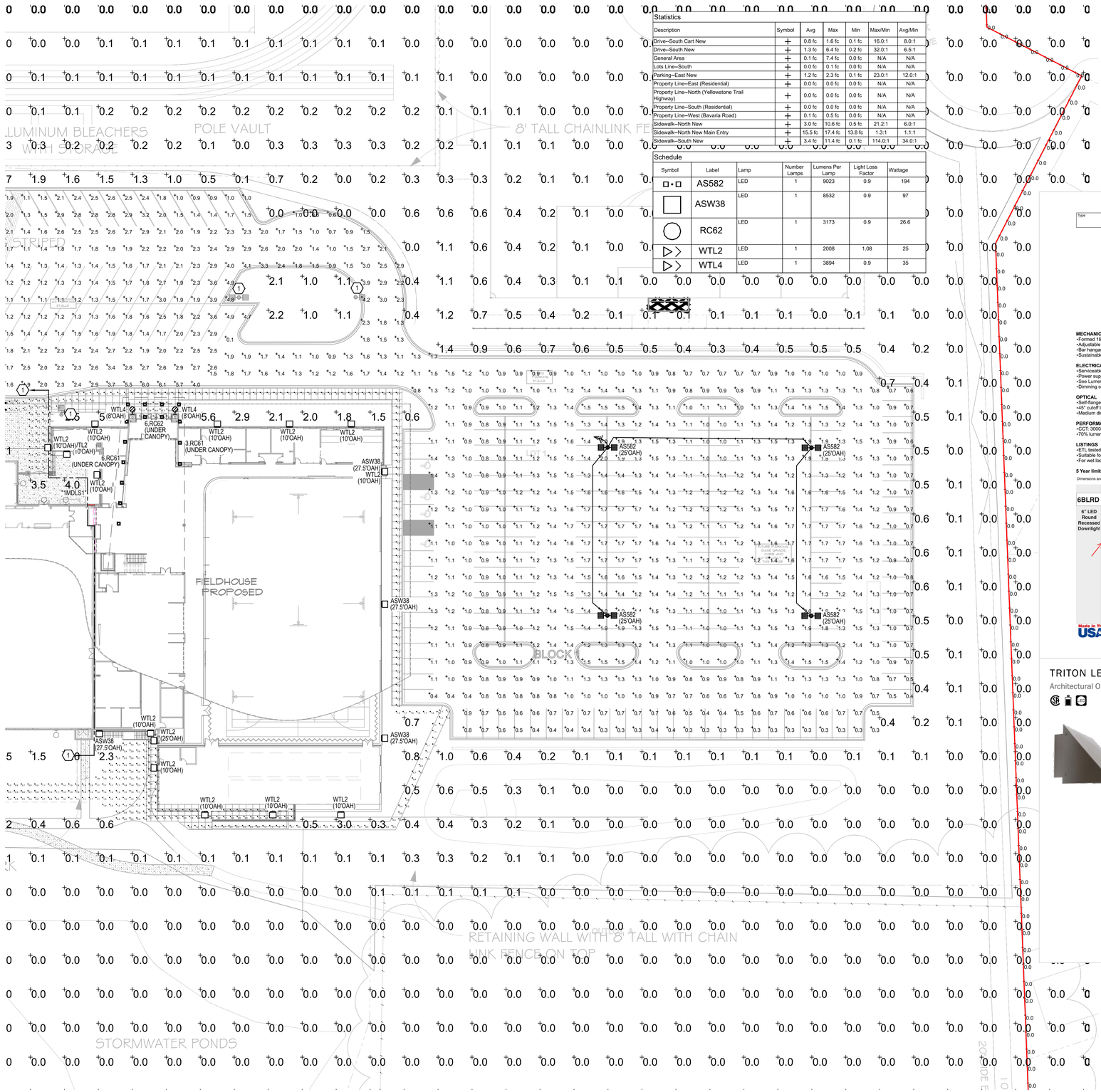
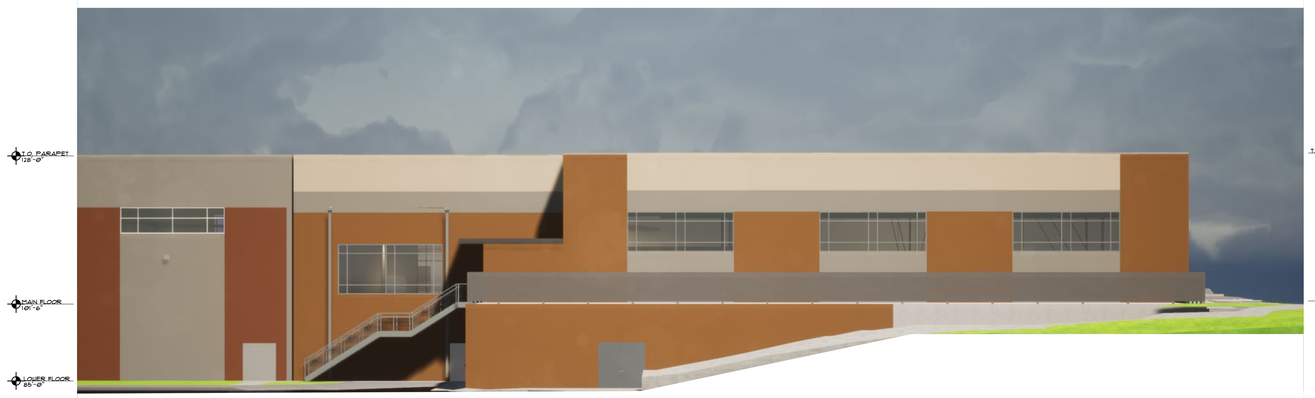

ALUMINUM BLEACHERS WITH STORAGE
POLE VAULT
8' TALL CHAINLINK FE
STRIPED
WTL2 (10'OAH)
WTL4 (8'OAH)
6.RC61 (UNDER CANOPY)
6.RC62 (UNDER CANOPY)
3.RC61 (UNDER CANOPY)
WTL2 (10'OAH)TL2 (10'OAH)
WTL2 (10'OAH)
WTL4 (8'OAH)
WTL2 (10'OAH)
WTL2 (10'OAH)
WTL2 (10



NORTH ELEVATION





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REV	DATE	DESCRIPTION

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SEAL:

SHEET TITLE:
ELEVATION RENDERS

PROJECT#: AS1188
ORIGINAL ISSUE: 12/20/21

SHEET NUMBER:
A205

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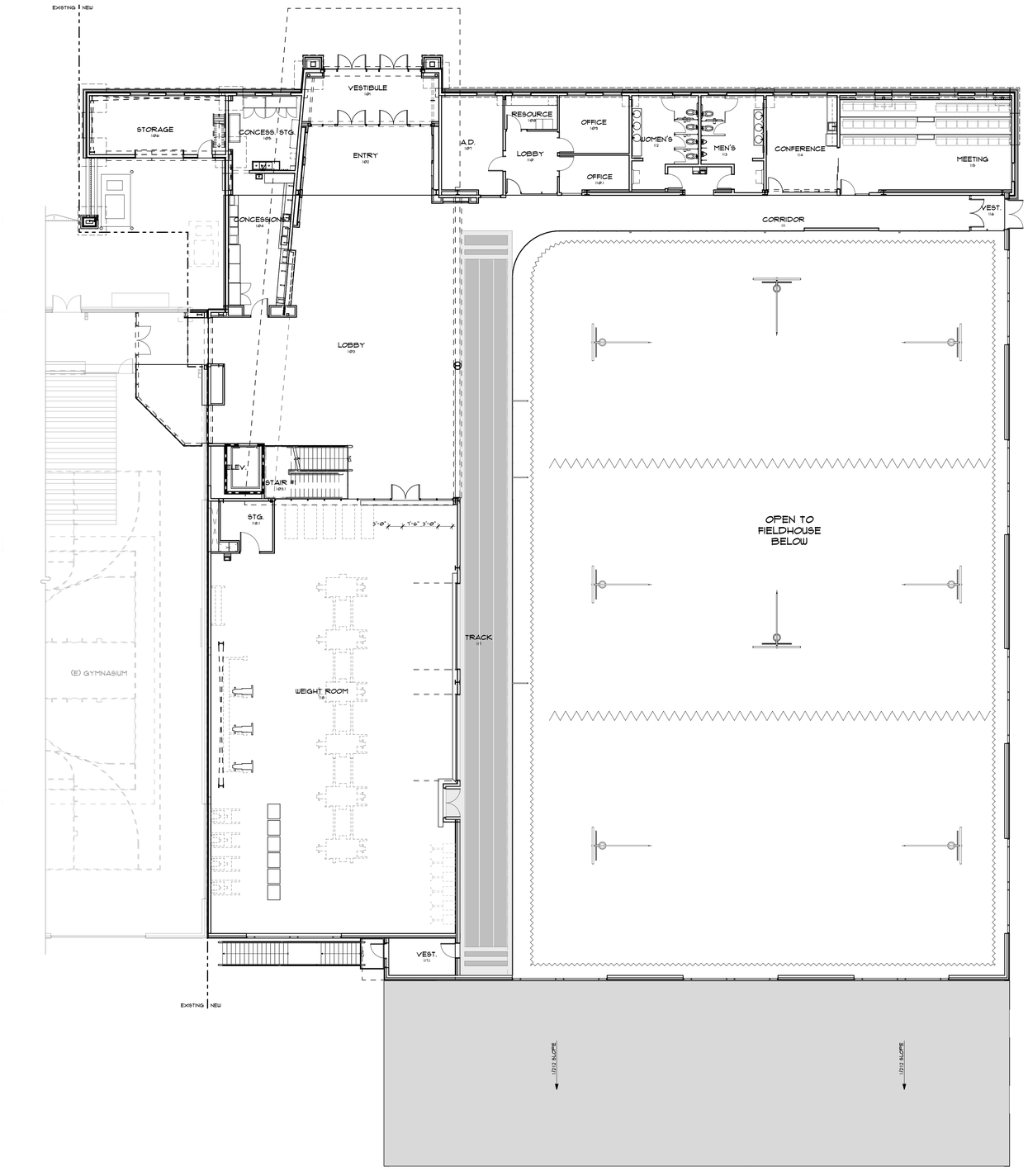


MAIN FLOOR AREA: 15,222 S.F.
LOWER FLOOR AREA: 32,327 S.F.
TOTAL BUILDING AREA: 47,549 S.F.

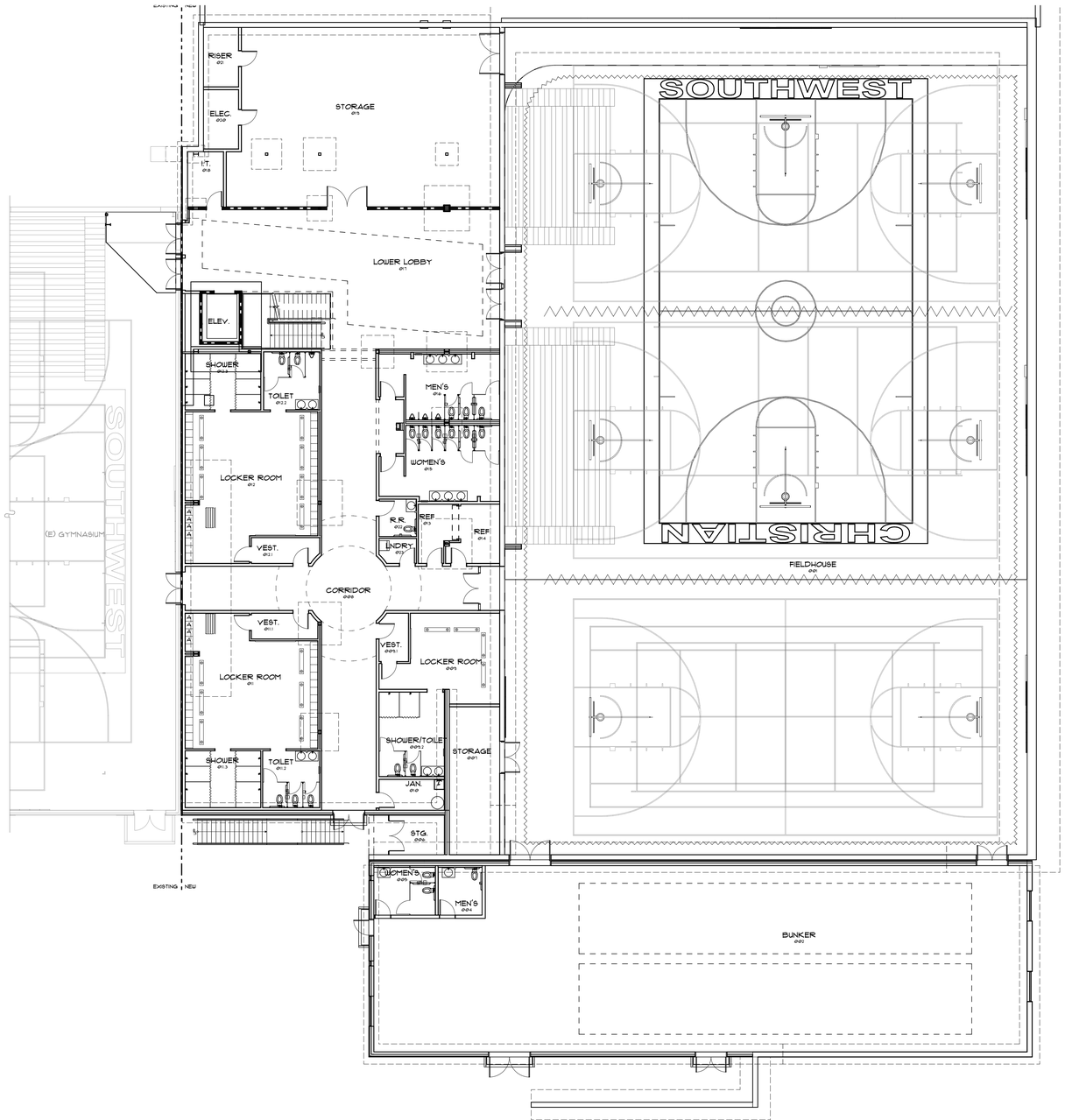
PLAN NORTH

2 MAIN FLOOR PLAN

NEW FIELDHOUSE

3/3/22

BGW ARCHITECTS



MAIN FLOOR AREA: 15,222 S.F.
LOWER FLOOR AREA: 32,327 S.F.
TOTAL BUILDING AREA: 47,549 S.F.

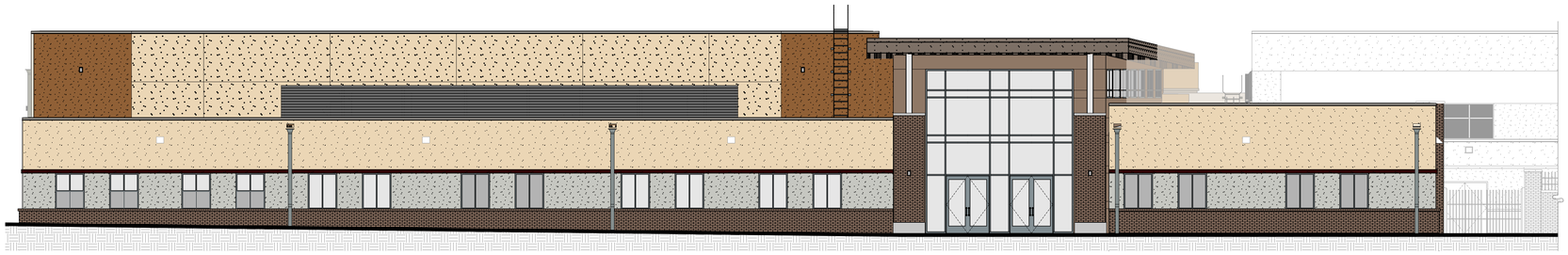
PLAN NORTH

3 LOWER FLOOR PLAN

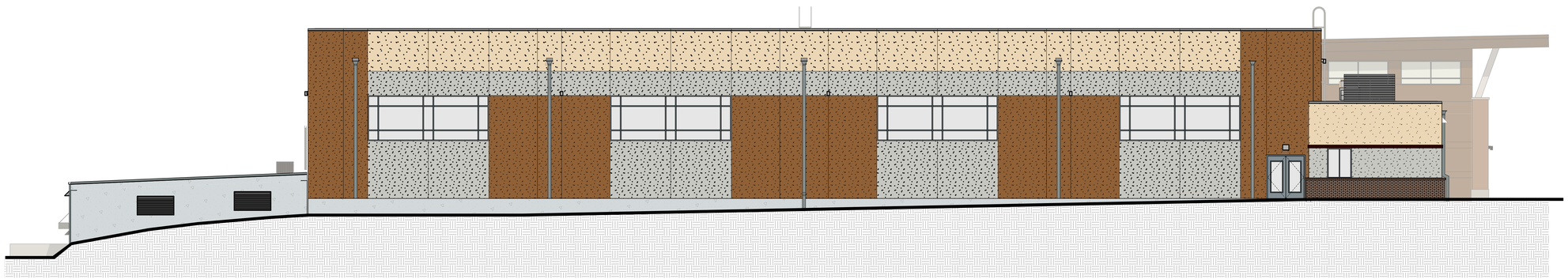
3/3/22

NEW FIELDHOUSE

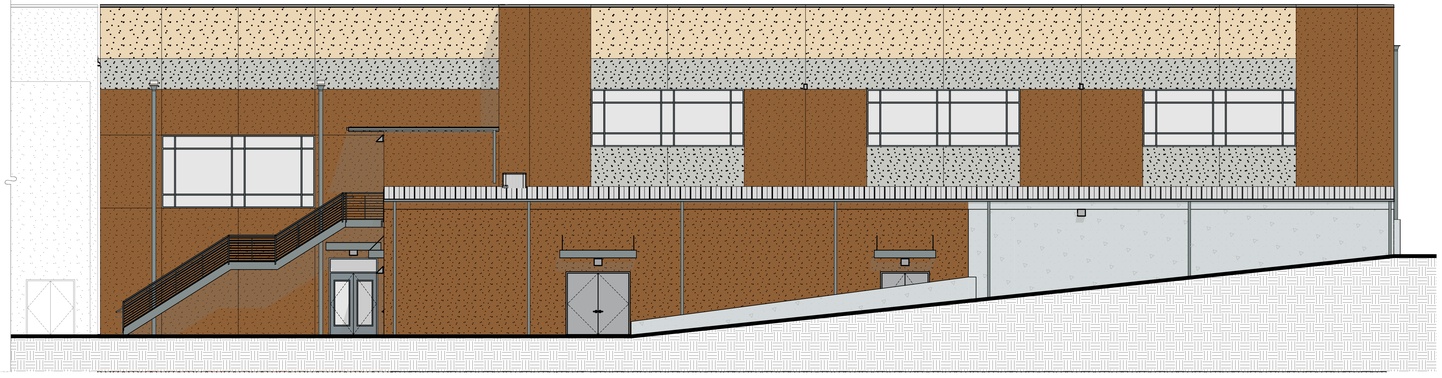
BGW ARCHITECTS



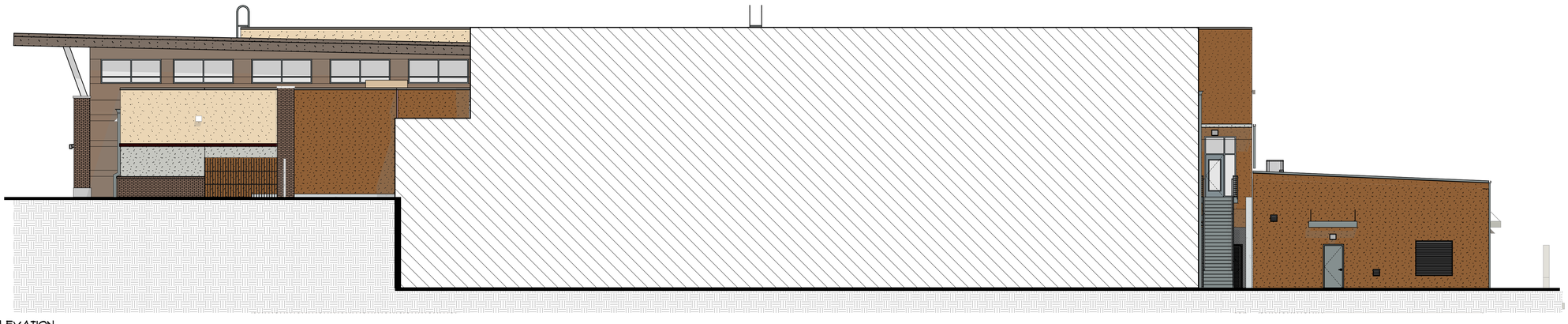
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

5 EXTERIOR ELEVATIONS

3/3/22

NEW FIELDHOUSE

BGW ARCHITECTS

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **CONTINUED FROM 04/13/2022 PLANNING COMMISSION: The Gallery Chaska Apartments (fka Clover Field Apartments) – Preliminary Site & Building Plan and Preliminary Plat**

Applicant: Chase Real Estate, Inc.

Location: West of Clover Ridge Drive, south of the Twin Cities & Western Railroad

Case No.: 2022-21

Synopsis: Applicant seeks to obtain approval of a 175-unit apartment building on land just west of Clover Ridge Drive and south of the Twin Cities and Western Railroad

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

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BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development, which included multi-family pads.

In December of 2021, the revised Concept Plan for Oak Creek (fka Sagewood 3rd Addition) and Clover Field Apartments was approved. Oak Creek was approved as a single-family development on both the Kelzer property and a portion of the Chaska Investment property. The apartments were proposed entirely on the Chaska Investment property. The plan showed the incorporation of a road extension coming off of Clover Ridge Drive at the intersection of Romeo Court that would provide a primary access to the Oak Creek development. This road extension also showed an ingress/egress point for the apartment site. The Concept Plan showed both projects reviewed together so that the property owners/developers could get an understanding of how a road extension could fit into the context of the future multi-family site where Clover Field Apartments was proposed. Both properties have since separated their applications.

The Concept Plan for the Clover Field Apartments (now known as The Gallery Chaska Apartments) showed a 4-story U-shaped building containing 162 units. The 4-story building also showed 2 levels of underground parking. In the review of the Concept Plan the Planning Commission/City Council provided feedback on the apartments to work on a couple things for Preliminary; design of the west façade (facing wetland) and breaking up the massing more, provide 360 degree architecture, and underground parking to be underground and not exposed on the west.

At the April 13, 2022 Planning Commission meeting the Preliminary Site & Building Plan and Preliminary plat for the Chaska Gallery Apartments was reviewed. It was ultimately tabled at this meeting to work on design and landscaping concerns.

CHANGES SINCE DECEMBER 2021 CONCEPT PLAN
The following changes have occurred since the December 2021 concept plan approvals:

- Apartment Unit Count & Building Layout; the new plan is showing the inclusion of an apartment building totaling 175-units, 4-stories, pitched roof, and 1 level of underground parking. The apartment building proposed in the December 2021 concept plan showed 162 units, 4 stories, flat roof with elevator shaft, and 2 levels of underground parking. In addition, The layout of the building shows a very different layout compared to the previous concept plan. The previous plan showed a U-shaped building. The new plan shows an H-shaped building. This change helps break up the massing on all four sides, and more importanly on the west side that faces the wetland and residential. In addition, the majority of the underground parking level will be fully underground, which was a concern raised during the concept plan. There are some areas on the west that are exposed due to the grades, however, a hefty landscape plan will be implemented around the building.

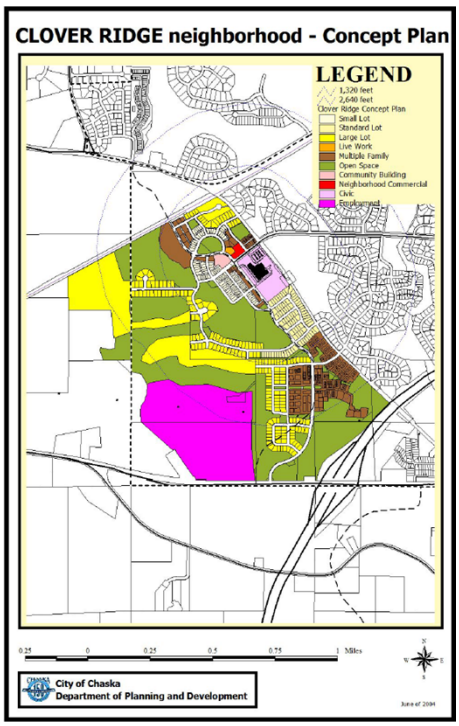
CHANGES SINCE APRIL 13, 2022 PLANNING COMMISSION
The following changes have occurred since the April 13, 2022 Planning Commission meeting:

- Pedestrian Connections; a sidewalk connection was provided between the main entrance and south parking lot in line with staff's comments.
- Landscaping; the new plan is showing that the site meets the landscape ordinance. Additional landscaping was provided within the site, around the building, around the stormwater ponds, and the proposed regional trail.
- Building Design & Materials; the building's design/materials meets the requirements for Multi-Family Residential and has been changed to include the following:
    - Single-hung windows
    - 4 inch window trim at all openings
    - Added more locations with stone and window lintels
    - Added tower corner, siding and parapet details along roofline
    - Added entry door wood detailed canopy and stone
    - Added patios and enhanced bump-outs facing Clover Ridge Drive
    - More lap siding is used to reflect the surrounding context more
    - Colors have been changed to be lighter and reflect what's more predominantly found in Clover Ridge

ADHERENCE WITH SECTION 15.16.020.F PLANNED RESIDENTIAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*
    - **Proposed: Building height is 50 feet; the nearest setback to the property line which forms the perimeter of the total property is 81 feet.**
- **Lot Coverage.** *The total ground area occupied by buildings in a PRD shall not exceed 20 percent of the total site area in the project. If the total project is to be staged over a*

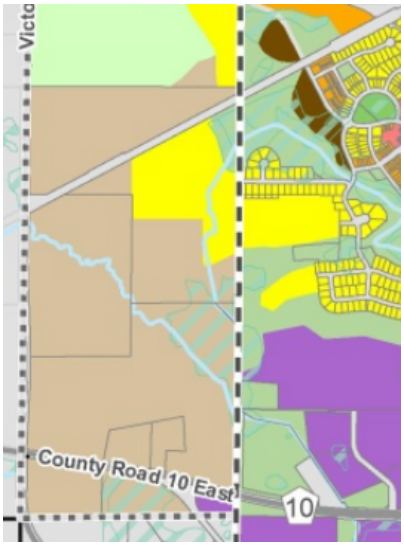
period of time, open space shall be provided so that the ground coverage of any one stage shall not exceed 30 percent of the applicable site.
    - **Proposed: 4% (48,237 square foot building divided by 1,203,998 square foot total site area)**
- **Floor Area Ratio (FAR).** *There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
    - **Proposed: 0.16 (192,948 square foot floor area divided by 1,203,998 square foot gross area of the total site)**
- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (70,000 square feet required for 175 units)*
    - **Proposed: ~832,000 square feet (includes plaza, trails, and wetland)**



Project Goals

The goals of the Clover Field Apartments include the following:

- Provide Chaska and Clover Ridge an upscale residential complex
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby trails
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle



Excerpt from 2040 Land Use Plan

<u>Comprehensive Plan & Clover Ridge Concept Plan</u>

The Comprehensive Plan guides this area to be High Density Residential and Open Space. Density range allowed is 12 to 40 dwelling units per net residential acre including local access streets for High Density Residential. The proposal tonight is consistent with this guidance (31.25 dwelling units per net residential acre for the 5.6 acre apartment site). The Clover Ridge concept plan (approved in May 2000) also guided this area to be multi-family residential, which the proposal is consistent with.

<u>Use of the Comprehensive Plan</u>

The primary use of the Comprehensive Plan is to be a general policy document for future growth and development within the City. Comprehensive Plan's are not binding, but rather guiding tools when development comes in. Chaska's Comprehensive Plan is intended to be

flexible and responsive to changing conditions. It needs to be continually referenced, updated, and used as a guide. It functions as an overall course or path, and is intended to provide direction, rather than dictating specific activities or precise decision-making.

To that end, when development comes in, plans are looked at more closely and with more technical information to understand the raw details of a specific site (developability vs non-developability). The details that emerge from plans (i.e. wetland and wooded steep slope delineations) may differentiate from the layout/lines of the Comprehensive Plan. It is common, if not practical, that sites layouts, and lines, may change slightly from what the Comprehensive Plan shows based on what technical information reveals. Comprehensive Plans are not binding for that reason.

CURRENT PROPOSAL

Preliminary Site & Building Plan and Preliminary Plat are being requested for The Gallery Chaska Apartments. The 175-unit building on approximately 5.6 acres of property is located west of Clover Ridge Drive and south of the Twin Cities & Western railroad. The proposal also shows the road extension that will be coming off Clover Ridge Drive to access the Oak Creek development.

Adjacent properties

The site is bound on the north by the Twin Cities & Western railway; to the west by the proposed Oak Creek development; the south by the homes on Sophia Drive; the east by residential in Clover Ridge.

Existing Conditions

The proposed apartments will occupy approximately 5.6 acre parcel on the eastern edge of a 27.6 acre parcel owned by Chaska Investment. The site consists of an open field and green space which offers beautiful unobstructed views of the central wetlands area. Access to the wetlands currently exists for maintenance and will continue to be provided.

A Notice of Determination of wetlands for the access area on the Chaska Investment Property was received November 2020. This site contains a large wetland complex with various upland areas. There will be impact to this wetland for the proposed Oak Creek Drive that will access the Oak Creek development.

Land Use

The parcel of land that the apartment site is on is current zoned Planned Multi-Use District (PMD-15), which is the zoning regulations for Clover Ridge. The apartment use fits the guidance and zoning set up on the site.

Layout

The apartment site will be directly accessed off the west side of Clover Ridge Drive. The proposed development access road to Oak Creek will run along the north edge of the apartment site, known as Oak Creek Drive. Another access to the apartment site is shown off of Oak Creek Drive. The building is H-shaped with the surface parking facing towards Clover Ridge Drive and Oak Creek Drive. The underground parking will be accessed on the north and side of the building.

Building Design & Height

The building is primarily H-shaped with the front façade/entrance facing Clover Ridge Drive. The building will be four stories and contain 175 units. These units will be a mixture of one and two bedroom units. There will be one level of underground parking which will provide a minimum of one stall per unit. The underground parking is proposed to be below grade but some of the north side, south side and west sides will show portions of this level exposed due to the grading that will need to occur around the building. In essence the project will appear to be a 4.5-story apartment building from the west. The applicant is showing landscaping around this area to help soften up the edges.

The building is proposed to be constructed out of stone, brick (utility), fiber cement siding, glass, and rockface block. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials

Building Materials	
Class I	Stone, Glass, fiber cement siding (82%)
Class II	Brick (utility), rockface block (18%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	82%; three different materials
CLASS III PROVIDED	None

The building is showing that it will meet the building design standards for multi-family buildings.

The building's exterior appearance appears to show a well-balanced application of materials and depth. 360 degree architecture is achieved throughout the building meaning that the articulation is consistent throughout each side. The west façade was the biggest concern in the Concept Plan due to it's large linear expanse. The preliminary plan being proposed is an H-shaped building, which creates significant breaking in the massing; the west façade in particular. Because of this, the expanse of the west wall feels more minimal and significantly articulated compared to what was shown during the concept plan.

Height & Building Separation from Adjacent Uses

The building's height was brought up as a concern during the Neighborhood Meeting that occurred on November 18, 2021. At the time of the meeting the Concept Plan section drawing of the building showed that two levels of underground parking would be exposed on the

western edge (facing the wetland and Sophia Drive residences). The preliminary plan now shows a building with one level of underground parking. The west façade shows that some of this level will be exposed and may read as a 4.5-story building. However, the west facade will utilize a different material (rockface block) to differentiate from the overall building design and read more like a retaining wall area. These "retaining wall" edges will also be softened up with landscaping and trees. The look and feel of this is no different than the Lake Jonathan Flats edge adjacent to the public trail and lake.

Per definition, building height is *"the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. For buildings set back from the street line, the heights of the building shall be measured from the average elevation of the finished grade along the front of the building, provided its setback from the street line is not less than the height of such finished grade above the established curb level."*

The proposed building is setback at least 80 feet from the street line. Simply put, the measured height for this apartment building would be the vertical line on the front (east) façade between grade and the average point of the pitched roof, which is 50 feet.

For comparison, other apartment buildings within Clover Ridge are also four stories tall (i.e. Cloverfield Marketplace and Clover Condominiums). The Cloverfield Marketplace building is 55 feet at its tallest point (top of its pitched roof), however measures out at 47.5 feet per definition. The Clover Condominiums building is 47 feet at its tallest point.

For further comparison, Lake Jonathan Flats is 87 feet from its lowest elevation to the top of its elevator shaft. This building is located on Lake Jonathan adjacent to a public trail.

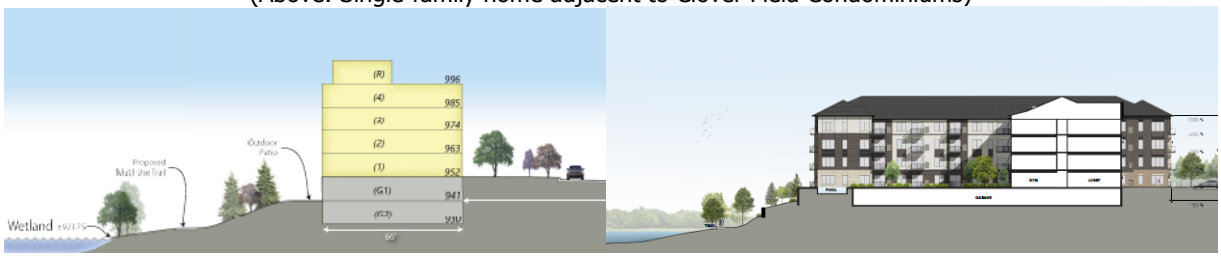
As it relates to apartments located near other single-family residential, there are other examples of this within the Clover Ridge development area. The Clover Ridge development's intent was to provide for a variety of housing and densities within. Many areas have a strong mixture of housing located side by side. Below is an example and its distance from single-family to show perspective, and to show that this type of layout is not uncommon, especially in Clover Ridge.



(Above: Proposed Gallery Apartments to Single-family residential)



(Above: Single-family home adjacent to Clover Field Condominiums)



Clover Field Apartments (Left: December 1, 2021 Section Drawing from Concept Plan; Right: Section Drawing from Preliminary Plan)

Setbacks

Namely, the front yard setback should be no less than 30 feet. The rear yard setback should be 20 feet. The side yard setback should be 20 feet. Corner lots should have a side yard setback of 20 feet. In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	**Setback**
Railway	50 feet

PARKING SETBACKS	
Direction	**Setback**
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation/Traffic

313 parking spaces are proposed as a part of this project; 182 underground stalls and 131 above ground stalls. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res.	175 dwelling units	2ps/dwelling unit	350 parking spaces
		REQUIRED	**350 parking spaces**
		PROVIDED	**313 parking spaces**

According to this table the applicant is not meeting the required amount of parking spaces needed for the proposed use of the site. The site is providing 313 stalls (37 stall deficiency) and meets a 1.8 parking stall per dwelling unit ratio (0.2 ratio deficiency). The developer has developed numerous apartment projects in the twin cities area. In their suburban properties, they are typically right at 1.60 cars per apartment when the building is 100% full. So 1.8 is very comfortable for them at this apartment. Their more urban sites are 1.4 to 1. These are based on their actual property's numbers and are not estimates (they register every resident's car(s) across their 2,000 apartments.) In addition, their Chaska building will have 215 total bedrooms, which the parking will exceed a 1:1 ratio for.

For comparison, Lake Jonathan Flats was approved for 117 dwelling units (156 total bedrooms) and a reduced amount of parking. Their site showed 199 stalls on site, which was equivalent to 1.7 parking stalls per dwelling unit. The Lake Jonathan Flats building has since been constructed and operating, and as of 2022 they were at 90% capacity. Staff has not noticed nor has been notified of any parking issues here.

During the analysis of the Lake Jonathan Flats building it was also determined that a 1 parking stall per bedroom ratio was a sufficient way to provide parking for an apartment. A summary provided showed examples of other apartment complexes in the Twin Cities area. It identified the dwelling unit and bedroom counts and parking accommodations for each apartment complex to give one a realistic understanding of the parking needs for this type of apartment product. Upon comparison, the Lake Jonathan Flats proposal met or exceeded the parking totals necessary for this type of product as it relates to parking stalls per dwelling unit and parking stalls per bedroom unit.

Staff also wanted to understand this 1:1 parking space to bedroom unit ratio first-hand by relating it to an existing project in the City. Staff looked at the Chaska Place Apartments (fka. North Meadows Apartments) located just west of the Fire Station on Engler Boulevard. The program make-up in this complex equals 127 units with a total of 259 bedrooms. By ordinance, this complex was required to provide 254 parking stalls, however, the total amount of parking provided was 259 stalls. If the amount of bedroom units dictated the amount of parking stalls required then this complex would be in compliance. By all accounts, this apartment complex provides adequate parking for their residents based on the notions that street parking has not been observed or a parking deficiency has not been brought up. With that in mind, staff finds that the parking space to bedroom ratio is an appropriate way of determining adequate parking.

The Lake Jonathan Flats building incorporates 22% studios, 45% one-bedroom, and 33% two-bedroom units (156 total bedrooms). The Gallery Chaska Apartment building incorporates 9% studios, 68% one-bedroom, and 23% two-bedroom units (215 total bedrooms).

Overall, the parking information provided by the applicant, field observations of existing examples (including an existing example of Lake Jonathan Flats), and parking based on bedroom counts all suggest that the parking proposed will accommodate The Gallery Chaska Apartments project. *The applicant will need to apply for a formal variance from the existing parking code, and to be completed at final submittal.*

The access into the site will be from two ingress/egress points. The primary access will come directly from Clover Ridge Drive on its edge. The second access will come from the north on the proposed Oak Creek Drive. This road extension will line up with Romeo Court to the east. The underground parking lot and surface parking lot can be accessed from this ingress/egress point.

A traffic study was completed for this project. The study concluded that the project will have appropriate access to the sites and to the surrounding roadway network. The traffic operational analysis indicates there is available capacity on the roadways surrounding the site to accommodate site-generated traffic.

Construction access will enter and exit from Pioneer Trail to the north. Construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan.

Pedestrian Connections

Sidewalks currently exist on both sides of Clover Ridge Drive. A public trail extends off the westerly sidewalk as it nears the Twin Cities and Western railroad. Another multi-use trail stubs southeasterly of the apartment site. The developer is proposing to extend this trail to connect into the proposed Oak Creek Drive. The trail will then extend easterly to connect into the trail on Clover Ridge Drive, which ultimately provides a contiguous connection. The plan is also showing internal sidewalks within the apartment site. These added trail and sidewalk connections will be an added amenity for the apartment residents and Clover Ridge residents. The plan is now showing a connection between the southeasterly parking lot and main entrance of the building, which was a change requested in the first round of preliminary review.

Landscaping

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	603 caliper inches	636.5 caliper inches (488.5 new; 148 existing)
Understory Trees	51	37
Shrubs	161	457

The landscape plan is deficient in the understory categories, however, due to the excess of overstory trees being provided on site, staff feels this is an adequate plan meeting the intent of the ordinance.

Usable Open Space
Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". A minimum of 15% of the gross site area shall be shared open area. The site is showing that 21% of the site will be usable open space.

The applicant is showing a large plaza space with an outdoor pool in the large indent between the building. This pool will extend out past the building for several feet, which will provide expansive views of the adjacent wetland complex. In addition to the pool, the plaza will provide a landscaped courtyard, grilling stations, outdoor dining, fire pit, gazebo, and yard games. The plan is also showing the extension of the regional trail that stubs off on the south side of the proposed building. This extension will provide a contiguous loop into the regional trail that exists on the west side of Clover Ridge Drive. Internal connections from the apartment site will also connect into this trail at 3 different points.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. Lighting specs will meet this criteria. Light poles are shown at 25 feet in height.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant is showing ponding on the south side of the site. The applicant will work with the City to determine the drainage necessities for the site.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Wetland Donation
Being that there is a large wetland complex on this site, there is a question on what happens with the remnant wetland moving forward. It is not a requirement for developers to give wetlands to the City once a development moves forward. That is up to the developer. In some instances, these remnant areas are donated to the City as developers do not see a need to keep them. The City would be open to this opportunity if the developer wishes to donate. That would be determined as a part of the final plat portions of this project.

Preliminary Plat
The site will be platted into one lot for the apartment site. The following are the proposed outlots and their dispositions:

- Outlot A: wetland and land for future development to be retained by the property owner

Deadline for Agency Action
The City of Chaska received the complete application for this request on March 21, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Friday, May 20, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Tuesday, July 19, 2022. The City may with the petitioner's consent extend the review period beyond the Tuesday, July 19, 2022 date. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for a 175-unit apartment building, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Narrative (pgs 1-11), prepared by Chase Real Estate, dated March 1, 2022**
    b. **Title Sheet (pg C1.0), prepared by James R. Hill, dated March 23, 2022**
    c. **Existing Conditions (pg C1.1), prepared by James R. Hill, dated March 23, 2022**
    d. **Site Information – Drainage Maps (pgs C1.2-C1.3), prepared by James R. Hill, dated March 23, 2022**
    e. **Preliminary Plat (pg C2.0), prepared by James R. Hill, dated March 23, 2022**
    f. **Erosion & Sediment Control (pg C3.0), prepared by James R. Hill, dated March 23, 2022**
    g. **Erosion & Sediment Control Notes (pg C3.1-C3.2), prepared by James R. Hill, dated March 23, 2022**
    h. **Erosion & Sediment Control Details (pg C3.3), prepared by James R. Hill, dated March 23, 2022**
    i. **Grading & Drainage Plan (pgs C4.0-C4.2), prepared by James R. Hill, dated March 23, 2022**
    j. **Utility Plan (pg C5.0), prepared by James R. Hill, dated March 23, 2022**
    k. **Site Plan (pg C6.0), prepared by James R. Hill, dated April 6, 2022**
    l. **Overlay Plan (pg C6.1), prepared by James R. Hill, dated March 23, 2022**
    m. **Construction Details (pg C7.0), prepared by James R. Hill, dated March 23, 2022**
    n. **Landscape Plan (pg L101-L103), prepared by KW Architects, dated May 5, 2022**
    o. **Landscape Details (pgs L104-L105), prepared by KW Architects, dated May 5, 2022**
    p. **Turning Movement Exhibit, prepared by James R. Hill, dated March 23, 2022**
    q. **Photometric, prepared by Davis & Associates, Inc., dated February 25, 2022**
    r. **Site Sections, undated**
    s. **Exterior Elevations (pgs 1-2), prepared by KW Architects, undated**
    t. **Exterior Materials, prepared by KW Architects, dated March 12, 2020**
    u. **Exterior Materials – Precedents (pgs 1-2), prepared by KW Architects, undated**
    v. **Floor Plans (pgs 1-5), prepared by KW Architects, dated March 23, 2022**
    w. **Gallery Chaska – Monument Sign Design, dated March 2022**
2. **Adherence with the City Engineer's Memo dated April 13, 2022.**
3. **Adherence to the City's Boulevard Tree Policy and local street section design.**
4. **Provision that boulevard trees are placed between the sidewalk and street.**
5. **Provision of sidewalks on both sides of all local streets.**
6. **Adherence to the following setbacks for The Gallery Chaska Apartments:**
    a. **Front: 30 feet**
    b. **Rear: 20 feet**
    c. **Side: 20 feet**
    d. **Side (corner): 20 feet**
    e. **Wetland: 30 feet**
7. **Prior to final plat approval, developer shall enter into an agreement with the**

City for the provision of necessary infrastructure and associated development costs, including parkland fees.

8. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
9. **Provision of meeting all wetland conservation act requirements prior to final submittal.**
10. **Provision that all mechanical equipment will be fully screened from view.**
11. **Provision that section 15.28 Special Regulations are complied with.**
12. **Provision to obtain a variance for the parking allocation under requirements for multi-family use, and to be applied for at final submittal.**
13. **Provision of a Conservation Easement over the preserved wetland area, and to be addressed prior to final plat recording.**
14. **Provision to comply with any applicable and surviving requirements imposed by prior developer's agreements for Clover Field, Clover Preserve, and Clover Preserve Second Additions.**
15. **The resolution of any items of concern identified by the City Planner, City Engineer, or City Attorney prior to approval of the final plat.**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **April 13, 2022**
Subject: **Gallery Chaska Apartments – Prelim Plat Plan**

The planned development for the site proposes a new apartment building and parking lot along with site amenities. From an overall sewer and water standpoint, the use over the site is consistent with the City's comprehensive plan with capacity in the system to serve what's proposed. The storm water management plan, and grading plan must meet both the City and watershed requirements prior to grading occurring. Further, the wetland agency requirements remain outstanding for jurisdiction and boundaries. The wetland conservation act requirements must be met prior to final plat, site, and grading plan approvals.

The overarching traffic study that was completed to analyze the impacts concluded the development has appropriate access to the surrounding road network with no concern of operations at any of the surrounding intersections. While traffic will increase with development, no improvements are recommended due to the surrounding roadways having sufficient capacity.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

Clover Field Apartments Development Site

City of Chaska – Planning Department

Preliminary Plat and Site Plan Submittal

“The Gallery Chaska”

March 1, 2022



Submitted By:
Chase Real Estate, Burnsville MN

March 1, 2022

Elizabeth Hanson, City Planner
City of Chaska, MN

RE: **'The Gallery Chaska' |** Clover Ridge Apartments Proposal
Prelim Site Plan and Prelim Plat Applications

Dear Ms. Hanson:

Please find attached our development applications for The Gallery - Chaska proposal.

Below is the project narrative and building statistics. We look forward to our next steps with you as we move into the city review process and refine our plans. Our office and design team are thrilled to be proposing this high-quality project at this terrific location.

> ***The Gallery Chaska*** *is an upscale, 4-story, 175-Unit market-rate apartment proposal with the goal of complimenting the City's master plan for the Clover Ridge neighborhood master development and offering Chaska residents a beautiful place to call home. The project is situated off Clover Ridge Drive with a welcoming front door and two-story lobby leading through to an expansive landscaped courtyard and pool facing south and west views of the existing wetlands and regional trail. Residents will enjoy various indoor and outdoor amenities, condo-style interior finishes and connections to the outdoors.*

Goals of The Gallery Chaska Apartment Project:

- Provide Chaska and Clover Ridge an upscale residential property
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby regional trail.
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle.

Intended Use of the Property:

> The property has been contemplated as a high-density apartment site since the May 2000 City Council approval of the Clover Ridge Concept Plan. The Gallery Chaska will provide Chaska residents – particularly empty nesters, retirees, renters-by-choice, and working adults with an upscale, amenity rich apartment home within a beautiful setting; abundant outdoor open space

within a mixed-use residential neighborhood, overlooking nature, wetlands and having various connections to trails and outdoor amenities.

Existing Zoning Classification: PMD: Planned Multi-use Development District (High Density)

2040 Guide Plan:	High Density Residential:	12 to 40 Units/Acre
	Proposed:	17.5 Units/Acre (per assumed 10 net acres plat)

Apartment Plans Unit Mix:

A variety of one bedroom, one bedroom + dens and 2-bedroom apartment homes will be provided.

	Qty:	**Avg Size:**
1 Bed 1 Bath	95	720 SF
1 Bed + Den, 1 Bath	40	980 SF
2 Bed, 2 Bath	40	1,240 sf
Total:	**175 Units**	**900 SF**

Parking: (Revised 4-6-2022).

Use	**CITY CODE**	**PROPOSED** (175 Apartments)
Multi-family Residential	2 Stalls / Unit	**1.79 Stalls/Unit** 131 Surface 182 Garage
	PROVIDED: *Needed based on Owner Data:	**= 313 parking stalls** **= 1.6 to 1.7**
	REQUIRED:	**= 350 parking stalls**

*Owner/Developer Parking Data: (full occupancy) w/ similar Unit Mix in our suburban Locations:

Gallery on the Parkway - Burnsville	171 cars / 109 Units	**=1.57 stalls/unit**
The Flats at Cedar Grove – Eagan	313 cars / 192 Units	**=1.63 stalls/unit**
Victoria Park V2 – St. Paul	318 cars / 197 Units	**= 1.61 stalls/unit**
Lakeville Woods – Lakeville	132 cars / 77 Units	**= 1.71 stalls/unit**

Common Areas:

6,000 SF interior common space: 2-story Lobby, work-from-home space, club room, coffee lounge, cellar, gym, yoga and Sky Lounge.

16,000 SF landscaped courtyard: pool, grilling/outdoor dining, fire pit, gazebo, games.

Describe how the Prelim Plan meets conditions laid out in Concept Plan Approval:

In December 2021, the Planning Commission and City Council approved the Concept Plan for an approximately 162-unit, four-story apartment building.

The development team has reviewed Items #1 - #34 of the Concept Plan Council Approval Resolution. The Gallery Chaska project will meet those conditions specific to the Apartment project and as additionally noted below:

#11: Adherence to the **Building Setbacks** for Clover Field Apartment Building: (See Civil Plans)

Setbacks:	Required	Provided
Front	30 ft	79 ft
Rear	20 ft	25.7 ft
Sides	20 ft	85.4 ft

#18: Per City Meetings: the Wetland Delineation Report will be provided by the Property Owner as a condition of Final Plat Approval.

#26: Material samples and precedent material images will be provided to the City Planner for approval during building permit review to meet City's exterior materials requirements 9.11.14.

Please see attached images from our recent projects: showing metal lap siding, utility brick and split face rock as our primary materials and approved as Class 1 materials in other cities.

*Request: Utility Brock be approved as Class 1 material.

Building Materials	
Class I	Glass/Windows (27%), Utility Brick* (11%), Stone (2%) CFP Hardi-Lap Siding (20%), Edco Metal Lap Siding (23%)
Class II	Rock-face block (17%)
Class III	None
Class I Required	80%
Class I Provided:	**83%**

#27 thru #30: Landscaping along west side of Apartment Building to buffer grade change: Landscaping Retaining walls in combination with 3:1 grading with a variety of tall grasses and ornamental trees will buffer exposure of the building's single level garage foundation wall while also providing a pleasant experience along the regional trail.

#31: Useable Open Space 9.11.4.1.1:

15% Open Space Rule:	Required	Provided
Site = 5.58 Acres:	0.84 acres	1.25 acres

The Gallery Chaska - Improvements from the Concept Plan:

While the building footprint has remained nearly the same, the proposed F-shape or 'wrench shape' of the Gallery Chaska project has advantages over the U-Shaped Concept Plan:

- Building massing is more broken up; eliminates 360 ft of solid 5-story wall facing trail
- Better experience and landscaping along the Regional Trail
- Landscaped courtyard, outdoor amenities and pool facing the southwest Sun provides more green space for residents and active lifestyle
- More corner apartments and windows with better opportunities for Architectural variety
- Main Entry is closer and more visible to Clover Ridge and sidewalk access
- More building entries and pedestrian access to surrounding trails and sidewalks
- 2:1 Proposed Parking. No proof of parking necessary to meet code.

Due to the 20 foot grade change from Clover Ridge Drive down westward to the regional trail:

At Site Plan Approval: A 5-story exposed building elevation was approved (in addition to a roof top patio = partially 6-stories); having one level of garage fully exposed and the 2nd lowest level of garage buried.

The Gallery Chaska proposal will instead utilize a single level basement garage providing over 1:1 parking with an above 16,000 SF landscaped courtyard plaza for residents to enjoy in lieu of a large interior facing surface lot. This alleviates the challenge of burying a 6-story building along the regional trail.

Landscaping Requirements: Trees – **Variance request for reduction**

City's General Requirement = "*the minimum number of caliper inches of overstory trees required shall be determined by dividing the total gross building square footage of all floors* ***by 320****."*

City Required = 204 Overstory + 51 Understory = 255 total new trees Required

66 total new trees are Proposed.

2440 County Rd 42 West, Burnsville, MN 55337 | 952-898-5600 | www.ChaseRE.com

This requirement cannot practically be accomplished. Additionally, there are no existing significant trees. With new trees spaced appropriately to account for mature growth and proper sunlight, at nearly 6 acres the site is not large enough to account for this generic requirement that likely is guided more toward single-family lots.

Also Note: the existing property is nearly 28 Acres of private property.
Nearly 20 Acres is going back to the City; 2 acres to DR Horton and 6 acres to Gallery Chaska.

Describe site access and how pedestrians utilize the building entries, plaza and surroundings.

The new road Oak Creek Drive will provide northern access adjacent to the building's basement garage door which coordinates well with the 10ft+ drop in grade change. The eastward access off Clover Ridge Drive will have separate entry drive and exit lanes for a more upscale, enhanced landscaping entryway and view of the front lobby door.

Residents will be able to conveniently walk through the lobby to reach paths connecting to the city sidewalk; as well as walk through the commons through the pool courtyard through two stairs to access the Regional Trail.

Construction of The Gallery Chaska will include completing that stretch of Regional Trail on the property and connecting to Oak Creek Drive Right of Way.

Describe the sustainable initiatives incorporated into the project:

- 100% Energy Star Appliances
- High efficiency gas furnaces
- 100% LED light fixtures

How the plan minimizes light pollution:

- All exterior lights to be down-cast dark-sky fixtures (specs attached)
- Only Level 1 walk-out apartments will have patio lights (down cast)
- Parking lot light ballasts are LED, better directed light to prevent light pollution

DEVELOPMENT SCHEDULE GOALS:

- March 1 – Prelim Plat and Prelim Site Plan Review Submitted
- April 13 – Planning Commission Meeting
- April 18 – City Council Meeting - Approvals conditional on wetland delineation
- May or June - TBD growing season – Wetland Delineation Submitted
- June – City Council Final Plat and Site Plan Approval

Property Address: Not available. Proposed = 3200 Clover Ridge Drive

Submitted By:

Joe McElwain
Development Director
Chase Real Estate
Burnsville, MN

THE
GALLERY
APARTMENTS

Post PC Meeting Improvements
Submitted 4-29-2022



THE
GALLERY
APARTMENTS

April 29, 2022
The Gallery Chaska | Clover Ridge Apartments
RE: RESUBMITTAL of Architecture and Landscape Plans
<Prelim Site Plan and Prelim Plat Applications Submitted: 3-1-2022>

Revisions since Planning Commission Meeting 4-13-2022

1. Meet City Code for Tree Caliper Inches ✓
    - Required = 229 inches
    - Proposed = 307 inches (34% over code)
    - The Tree Survey was updated to include trees abutting and benefiting the project property along the regional trail and south pond.

2. Meet 80% Class I Materials SF ✓
    - Updated Architecture Plans, added more stone.

3. Add Sidewalk from entry to eastern sidewalk leading to Clover Ridge sidewalk ✓
    - Updated Civil and Landscaping Plans.

4. Enhanced Building Architecture ✓
    - Upgraded windows to Single-Hung.
    - Added 4-inch trim at all openings.
    - Added more locations with Stone and window lintels.
    - Added tower corner, siding and parapet details along roof line.
    - Added entry door wood detailed Canopy and stone.
    - Added patios and enhanced bump-outs facing Clover Ridge Drive
    - *Section 9 Building Design Guidelines:*
        - 4-Sided Architecture
        - Reduced length of facades via building setbacks, roof breaks.
        - Variation in roof and parapet detailing.
        - Parking Garage is below grade. The door does not face the primary street.
        - Use of Landscaped Courtyards enhance overall site plan.

Additional notes in response to PC Meeting comments:

1. Density and Floor Area Ratio:
   - Code = 24 Units / Acre (Per PMD-15 Zoning)
     - 24 Units x 9.9 Net Buildable Acres = **238 Units Allowed**
   - Proposed = 175 Units over 23.6 Acres = 7.4 u/a Gross Density
     - Buildable Land and per Sketch Plan Approval = 9.9 Acres
     - **175 Units / 9.9 Acres = 17.7 u/a Net Density**✓
     - Future Platted Property = 5.6 Acres
       - The Developer is deeding wetlands, south pond and trail ROW back to the City = 18 Acres

2. Building Floor Area Ratio (FAR)
   - Code = 0.5 FAR max
   - Proposed = 0.44 FAR ✓
     - 48,237 SF per Floor x 4 Floors = 192,948 SF (4.4 Acres)
     - Using 23.9 Acre Property = 0.18 FAR
     - Using 9.9 Net Buildable Acres = 0.44 FAR

3. Size of Building:
   - Home Depot footprint = 120,000 SF
   - Proposal = 47,000 SF
   - Footprint is identical in SF to the approved Sketch Plan U-Shape bldg.
   - Proposal improved site plan with F-shape: breaking up building with setbacks and more building corners. Entry setback and courtyard is similar to Highland Shores.

   - Proposal better breaks up long lengths of wall:
     - Before = 360 FT wall facing wetland/trail.
     - Proposed = 74 FT wing walls facing wetlands/trail
     - Proposed = 220 FT longest wall facing RR tracks.

     - Neighborhood Buildings (Longest Walls facing street):
       - 236 FT = Townhomes on Clover Ridge, facing School
       - 275 FT = Clover Field Market Place Apartments

City's Clover Ridge Development Project Goals:

- Provide Chaska and Clover Ridge an upscale residential property. ✓
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system ✓ and expanding the nearby regional trail ✓.
- Use the natural amenities, such as the wetland, as a focus for the development. ✓
- Provide a welcoming place that promotes an active and healthy lifestyle. ✓

Project Timeline:

- May 2000: Approved Clover Ridge Concept Plan (High Density at this site)
- November 18, 2021: Neighborhood Meeting
- December 8, 2021: Planning Commission Concept Plans Approved
    - 162 Units on 9.9 Net Acres of property. U-shaped bldg.
    - 4-stories with roof top over 2-levels of parking garage.
- December 20, 2021: City Council - Concept Plans Approved
- April 13th – Planning Commission Meeting #1

- May 6th – Neighborhood Meeting
- May 11th – Planning Commission Meeting #2
- May 16th – City Council

THE

GALLERY

APARTMENTS



THE
GALLERY
APARTMENTS

Improved Architecture

Enhanced roof breaks with trim and corbels

Upgraded windows to single-hung.

Added wood framed and trimmed decks and walk-out patios

Increased bumpouts for larger patios and more landscaping.

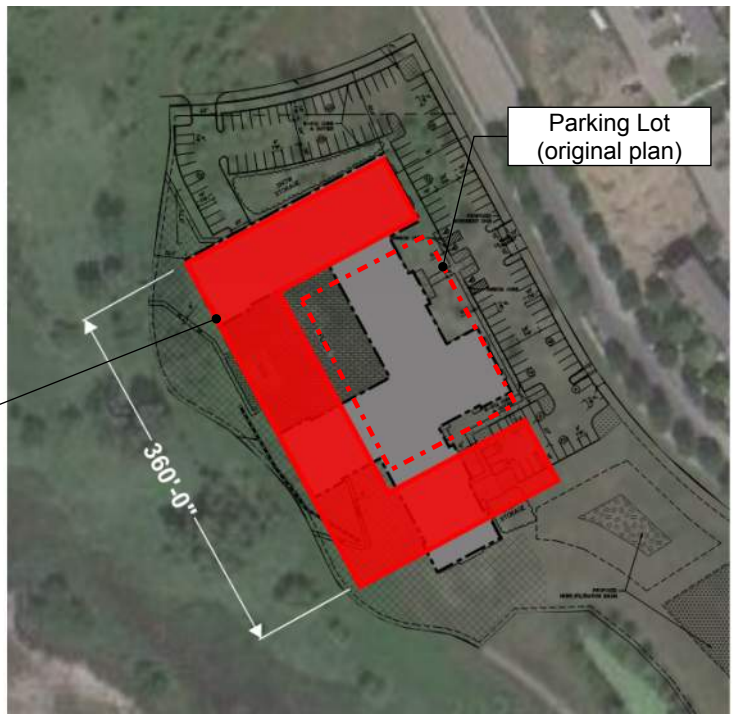


Eliminated metal siding.



THE GALLERY APARTMENTS

Improvements to Site Plan since Sketch Plan Approval



Original U-shape having 360-ft continuous wall. 4 stories + roof deck + 2 level parking deck.



70-ft wide Bldg wings

Various bldg setbacks

Less parking lot facing Clover Ridge Drive

Kaas Wilson Architects - Precedent Projects





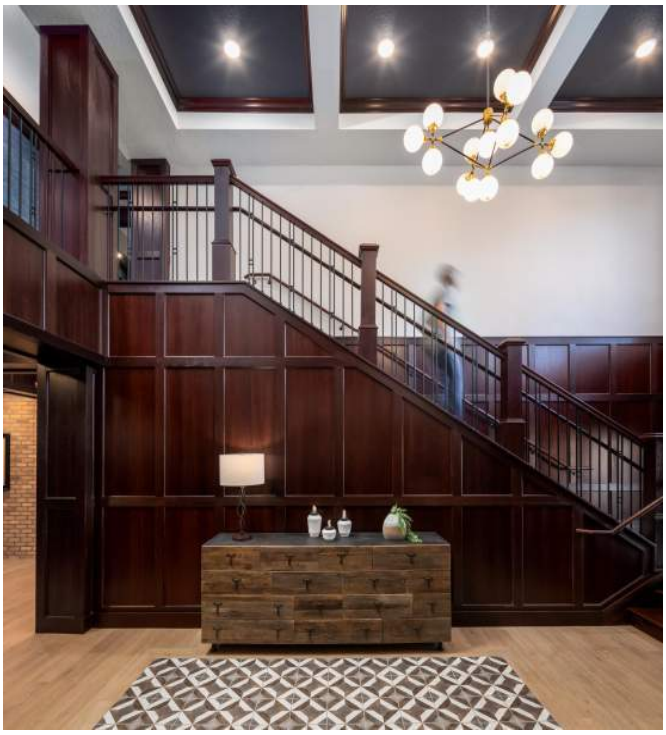






THE
GALLERY
APARTMENTS

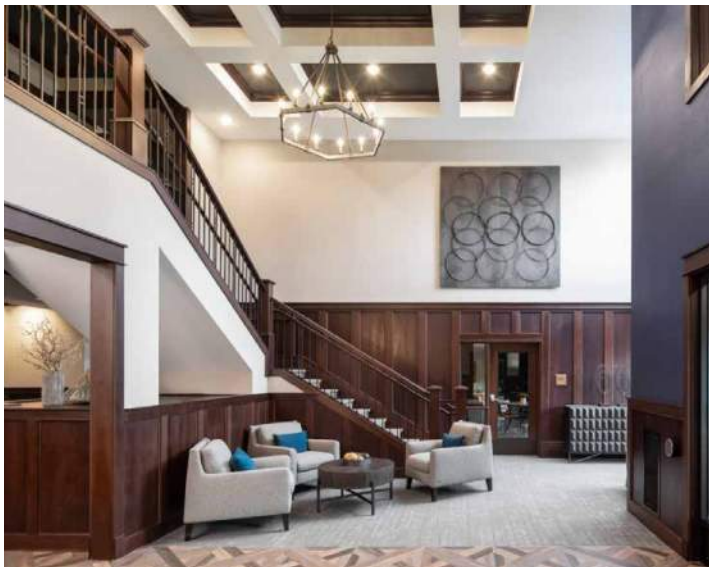
Our Work - Precedent Interiors (Proposed)











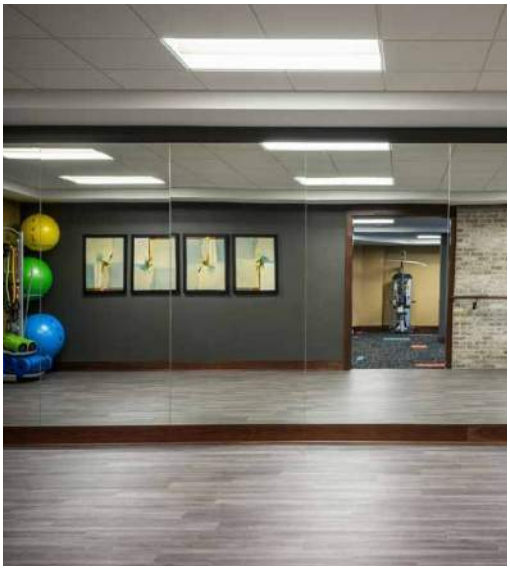
Lobby, fireplace and Mezzanine



Club Room



Lounge Room



Yoga, Gym



Landscaped courtyard

(Images from ChaseRE properties)

- **100% smoke-free**
- 24/7 Emergency Maintenance
- **9ft. minimum Ceilings**
- Bike Rentals and Bike Storage
- Coffee Bar and Media Lounge
- **Concierge at Lobby**
- **Controlled Access**
- Conference Room
- Crown Molding in Units
- Dry Cleaning Services
- EnergyStar Stainless Steel Appliances
- Extensive Common Areas
- First Floor Walk-Out Units
- Free Resident Yoga Classes
- Full Size Washer/Dryer in Unit
- **On-site Full Time Maintenance**
- **Pet Friendly** - Doggy DNA Policy
- Planned Social Activities
- Private Balconies
- **Professional On-Site Management**
- Recycling and Trash Chutes
- Underground Heated Parking



One Bedroom + Den (920 SF)

PROPOSED FLOOR PLANS & FINISHES

- Variety of 1-Bed, 1+Dens and 2-Bed plans
- Granite countertops and designer cabinetry
- Walk-in closets and in-unit Washer & Dryer
- Crown molding, built-in buffets
- Energy-star, stainless steel appliances
- LED lighting throughout
- Large windows and patio doors
- Private decks and patios
- Pet friendly
- Concierge, on-site full time management and maintenance staff

Target Market:

• Empty nesters, retirees, working professionals looking for an amenity-rich community with access to parks and recreation.



One Bedroom (720 SF)



Two Bedroom (1,240 SF)





One bedroom - designer cabinets, matching barn doors to dens/office



Two Bedroom Corner Apartment



Crafted hallways



(Images from ChaseRE properties)

Island kitchens, built-in buffet

PROJECT COORDINATES
N 44°49'10"
W 93°38'23"

GALLERY CHASKA

CHASKA, MINNESOTA

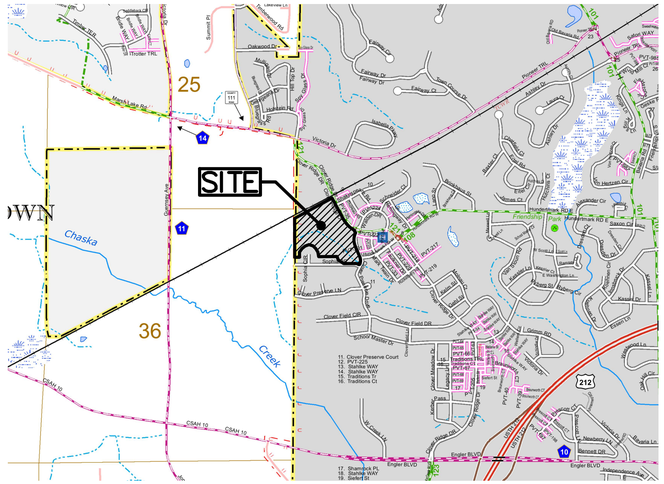
PRELIMINARY PLAT EXHIBITS

FOR

CHASE REAL ESTATE, INC.

2140 CO. RD. 42 WEST, BURNSVILLE, MN 5337

PHONE: (952) 898-5600


SITE
25
36
Chaska
Creek
CSAH 10
CSAH 11
212
Engler BLVD
Clover Preserve Court
Pine Drive NW
Starlike WAY
Traditions Tr
Traditions Ct
Clover Field DR
Clover Ridge DR
Clover Meadow Pl
Clover Preserve DR
Summit Pl
Oakwood Dr
Fairway Dr
Troller TRL
Victoria Dr
Jonathan Dr
Jonathan Cir
Meadow Ridge Rd
Stevens Cir
Stevens Ct
Stevens Rd
Stevens Dr
Stevens Ln
Meadow Dr
Meadow Ln
Meadow Cir
Meadow Ct
Ridgeview Dr
Ridgeview Cir
Ridgeview Ct
Ridgeview Rd
Ridgeview Ln
Ridgeview Pl
Ridgeview Ter
Ridgeview Cove
Ridgeview Trail
Ridgeview Way
Ridgeview Circle
Ridgeview Court
Ridgeview Drive
Ridgeview Lane
Ridgeview Place
Ridgeview Terrace



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
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- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND

WETLAND DELINEATION NOTES

- WETLAND LINE SHOWN BASED OFF OF PRELIMINARY DELINEATION COMPLETED BY WESTWOOD PROFESSIONAL SERVICES. A COMPLETE DELINEATION IS TO BE PROVIDED WHEN WEATHER PERMITS.

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
EXISTING CONDITIONS
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
JSO

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS
04/06/22 OWNER COMMENTS

CAD FILE
23973-EXC

PROJECT NO.
23973

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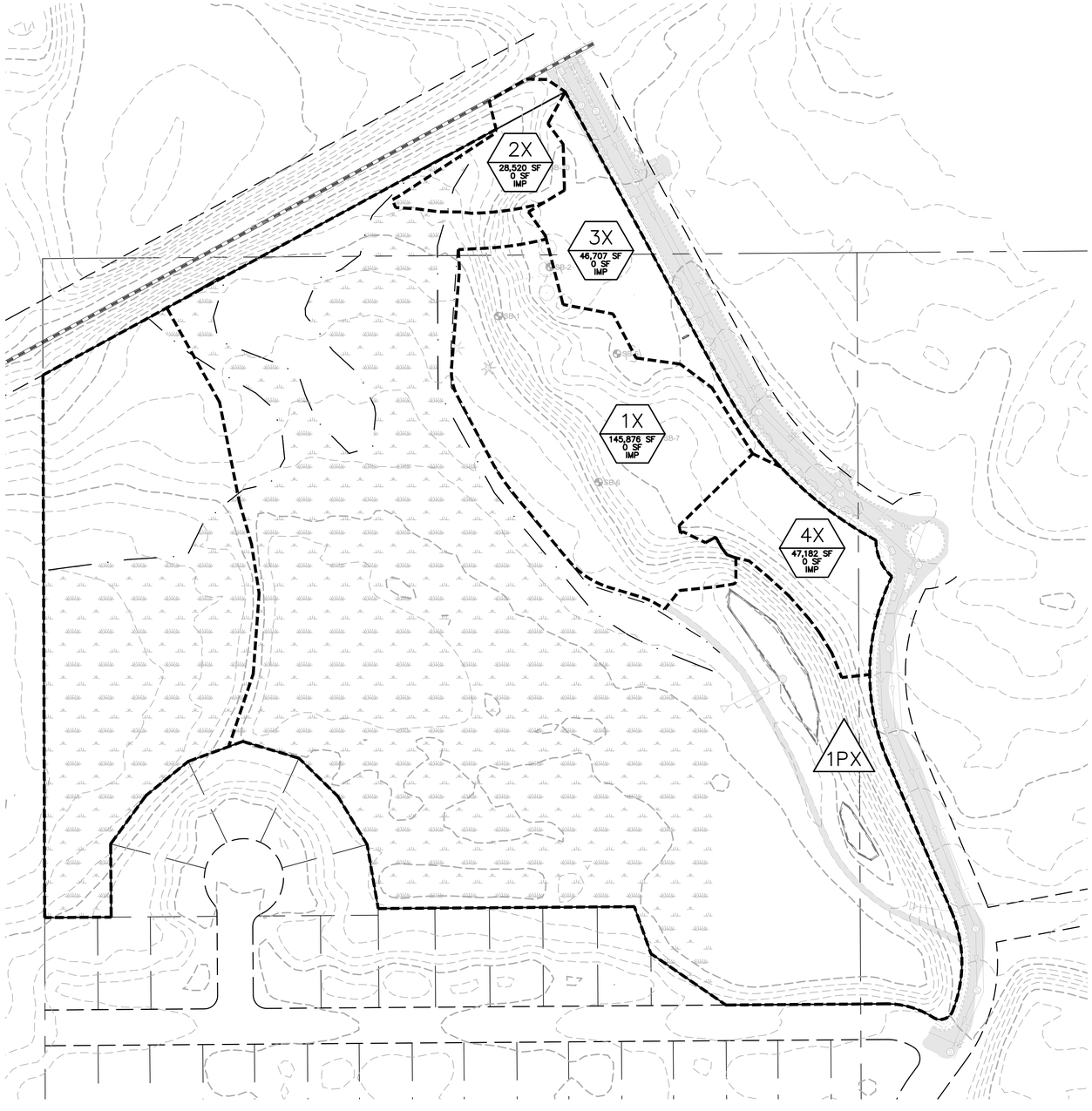

EXISTING DRAINAGE MAP

LEGEND

1P — POND AREA

1S — DRAINAGE AREA (TOTAL DRAINAGE AREA: 336,710 SF; IMPERVIOUS AREA: 0 SF IMP)

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
SITE INFORMATION – EX. DRAINAGE
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS

CAD FILE
23973-SI-DRAIN

PROJECT NO.
23973

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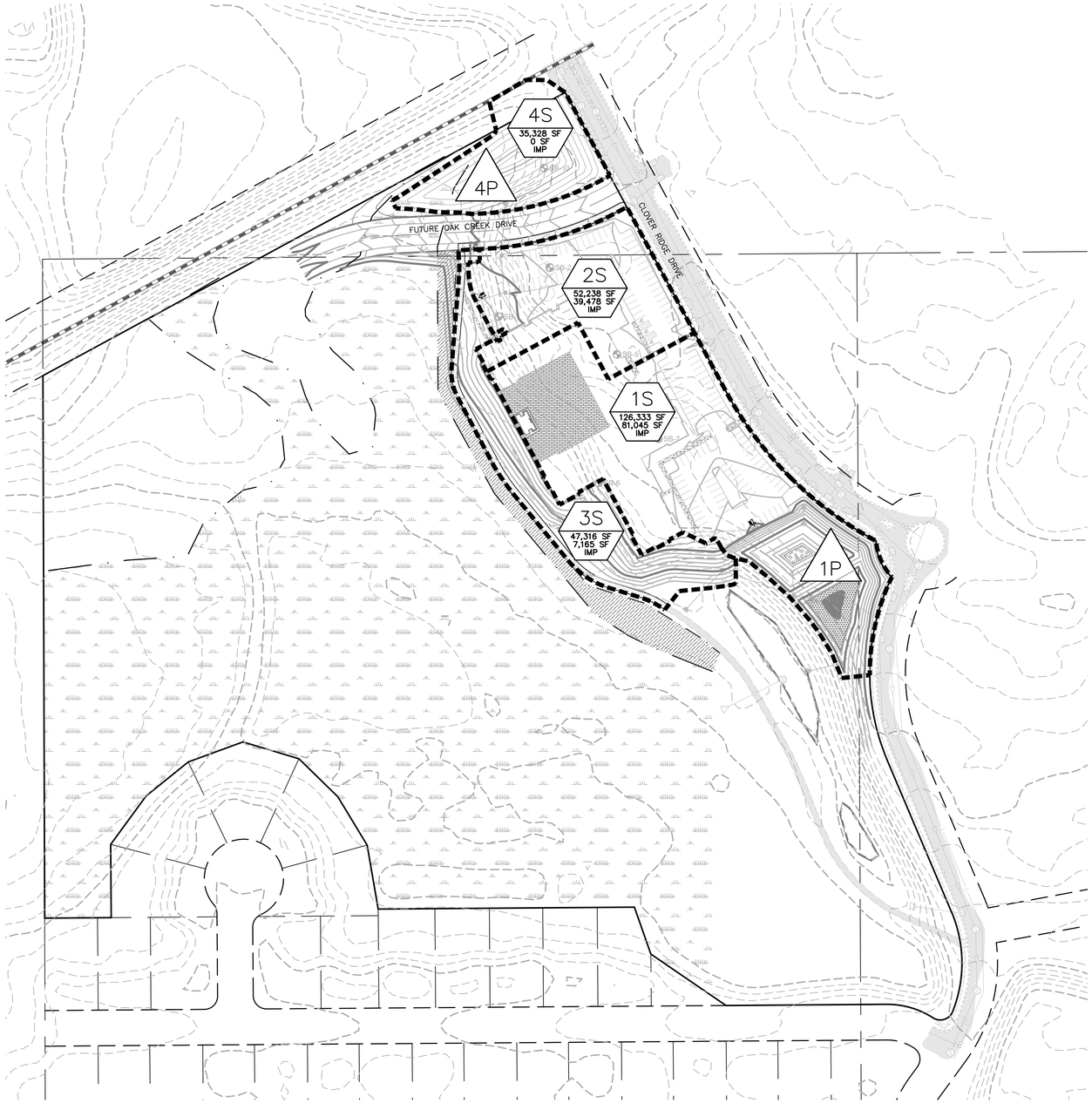

PROPOSED DRAINAGE MAP

LEGEND

1P — POND AREA

1S — DRAINAGE AREA
TOTAL DRAINAGE AREA → 336,710 SF
IMPERVIOUS AREA → 0 SF IMP

NEW IMPERVIOUS AREA = 127,688 SF

WATER QUANTITY VOLUME = 1" OVER 127,688 SF = 10,641 CF
= 0.5" OVER 127,688 SF = 5,320 CF (RESTRICTED)

REQUIRED FILTRATION VOLUME = 5,320 CF/0.4 = 13,300 CF

FILTRATION VOLUME PROVIDED (927.5 TO 929.0) = 15,465 CF

12,919 CF (WHOLE BASIN 929–928)
+
2,546 CF (FILTRATION BASIN 928–927.5)

DRAINAGE SUMMARY

	EXISTING WEST (2L)	PROPOSED WEST (1L)	EXISTING FLOW TO EX–POND 1PX (4L)	PROPOSED FLOW TO EX–POND 1PX (4L)
2–YEAR (2.90")	6.35 CFS	2.56 CFS	3.42 CFS	0.59 CFS
10–YEAR (4.20")	12.60 CFS	4.52 CFS	6.70 CFS	4.20 CFS
100–YEAR (7.30")	28.79 CFS	9.74 CFS	15.33 CFS	15.25 CFS

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

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Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
SITE INFORMATION – PROP. DRAINAGE MAP
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS

CAD FILE
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PROJECT NO.
23973

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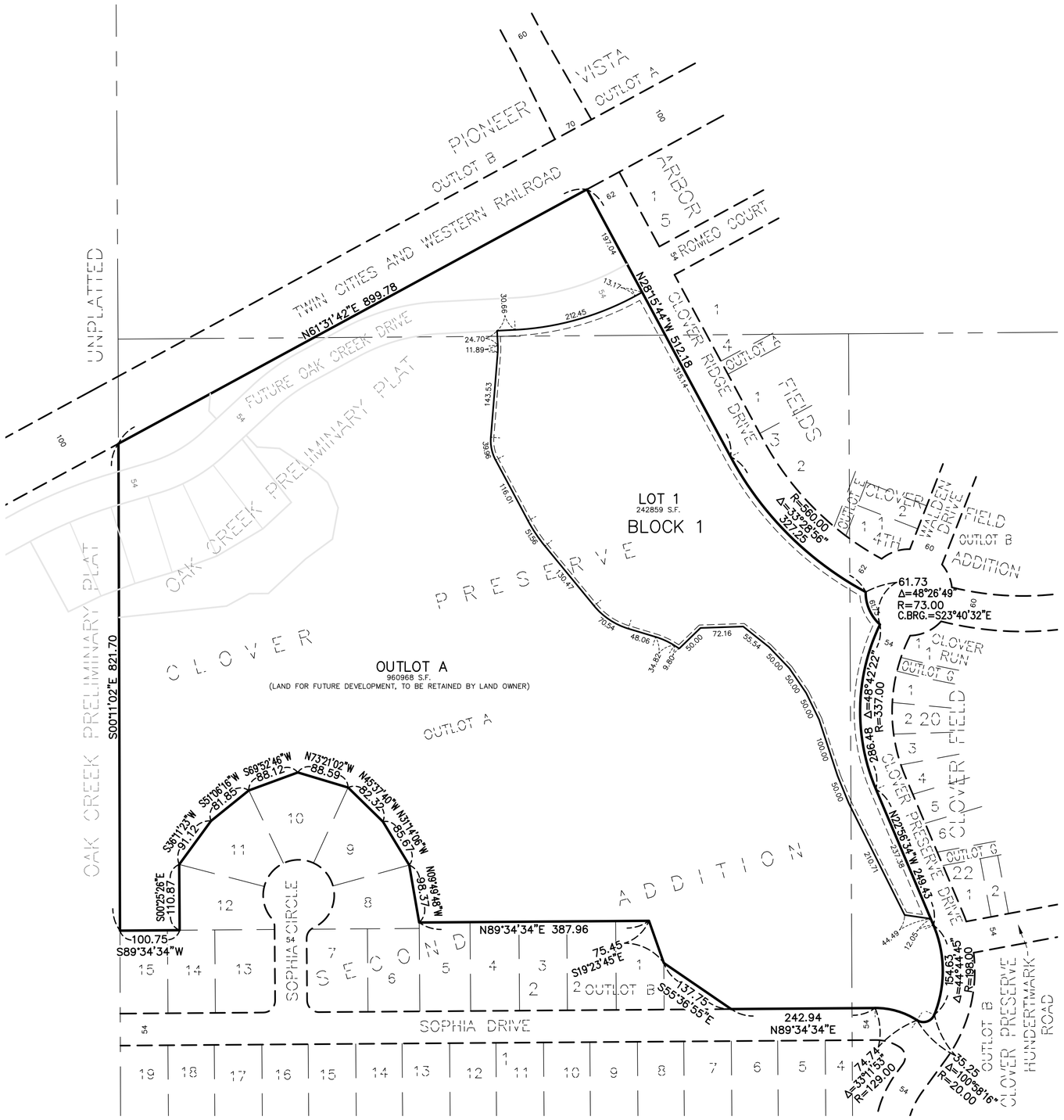
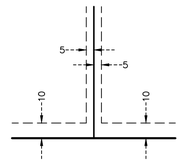


SCALE IN FEET
0 100' 200'

BEARINGS ARE BASED ON THE WEST LINE OF OUTLOT A, CLOVER PRESERVE SECOND ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF S 00°11'02" E

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

PROPERTY DESCRIPTION

Outlot A, CLOVER PRESERVE SECOND ADDITION, Carver County, Minnesota

ZONING INFORMATION

CURRENT ZONING	PMD – PLANNED MULTI–USE DEVELOPMENT

SITE DATA

TOTAL SITE AREA	27.64 AC.
LOT AREA	5.58 AC.
OUTLOT AREA	22.06 AC.

PROPOSED MINIMUM BUILDING SETBACKS

FRONT	30 FEET
SIDE (INTERIOR)	20 FEET
SIDE (STREET)	20 FEET
REAR	20 FEET
WETLAND	30 FEET
RAILROAD	50 FEET

PROPOSED MINIMUM PARKING SETBACKS

RIGHT OF WAY	10 FEET
INTERIOR	5 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY PLAT
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY: PLM
DATE: 3/1/2022
REVISIONS
CAD FILE: 23973pp.dwg
PROJECT NO.: 23973
C2.0

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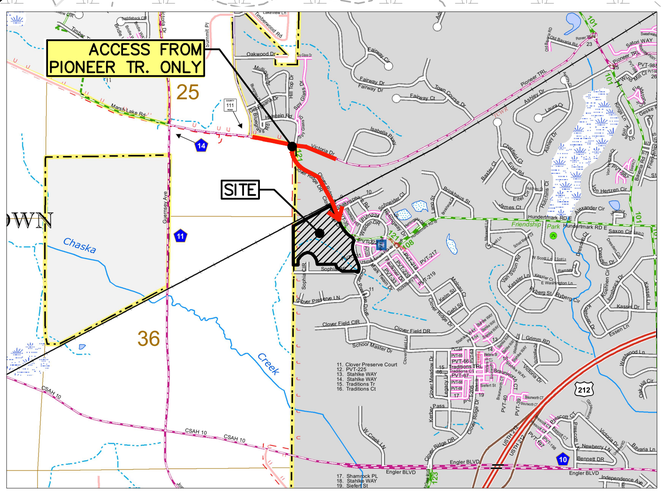
POND GRADING & EROSION CONTROL BY OTHERS

FUTURE OAK CREEK DRIVE

CLOVER RIDGE DRIVE



CONSTRUCTION ACCESS ROUTE (NTS)

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED SILT FENCE
- PROPOSED SILT FENCE POST CONSTRUCTION
- PROPOSED SILT FENCE HEAVY DUTY
- PROPOSED WIMCO POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INLET PROTECTION POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH CHECK – MnDOT TYPE 3 POST GRADING/UTILITY CONSTRUCTION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET MnDOT CATEGORY 3
- PROPOSED SEED & MULCH MIX GENERAL ROADSIDE MnDOT 25–141
- PROPOSED SEED & MULCH MIX NATIVE PONDS & WET AREAS MnDOT 33–261

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

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg. No.

GALLERY CHASKA

CHASKA, MINNESOTA

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

FOR

CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/01/22
REVISIONS	
03/23/22 CITY COMMENTS	
CAD FILE	23973-ERC
PROJECT NO.	23973
	C3.0

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GALLERY CHASKA - CHASKA, MN

TYPE OF PROJECT: MULTI-FAMILY

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA: 27.64 AC

TOTAL DISTURBED AREA: 6.00 AC

PROPOSED (DESIGN) IMPERVIOUS AREA: 2.93 AC

SPECIAL WATERS: The site is not within a 1-mile radius of a special or impaired water.

CONSTRUCTION PHASING
The project is expected to be constructed in three phases, with mass grading occurring during one construction season. Mass grading is anticipated to be completed within 4 weeks from commencement of work. Utility and street construction is anticipated to be completed within 4 weeks from commencement of work.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT
As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The street subcut will serve as temporary sediment basins during construction. The project is primarily cut, and therefore perimeter erosion will flow inward towards the project.

The risk of discharge of sediment off of the site is low, due to the grade orientation and design. The highest potential for discharge off the site is from the street entrance.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs
The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs

1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs
Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.
Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILZATION BMPs
The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:

1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs

1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS
Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre
(2) Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)
A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(3) Hydro-Seeding (Stockpile)
A. Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1000 gal
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
C. Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
D. Water: 875 gal/1000 gal
E. Apply at 6000 gal of Slurry per acre
(4) Stormwater Basins (Aquatic Bench up to HWL)
A. Seed: **MNDOT 33-261** at a rate of 14.5 lb/acre
B. Fertilzer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs
Routine Inspection

1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES

1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)

6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

MPCA STORMWATER PERMIT - RESPONSIBILITY
The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: ANDE CHASE - CHASE REAL ESTATE - 952-898-5600
PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS
ENGINEER:
ERIC FAGERBERG, P.E., - James R. Hill, Inc. - 952-890-6044

TRAINING REQUIREMENTS
ERIC FAGERBERG, P.E.
DESIGN OF CONSTRUCTION SWPPP
(CERTIFICATION(2020-2023))
UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN

LGU CONTACT: MATT CLARK - CITY OF CHASKA - 952-227-7522

MPCA COMPLIANCE: JOSH NORMAN - MPCA - 651-757-2389

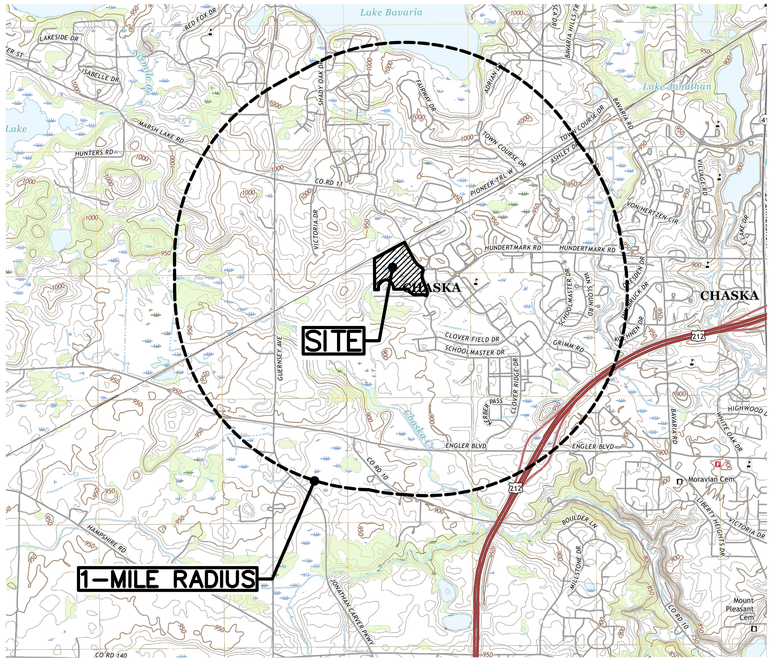
The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

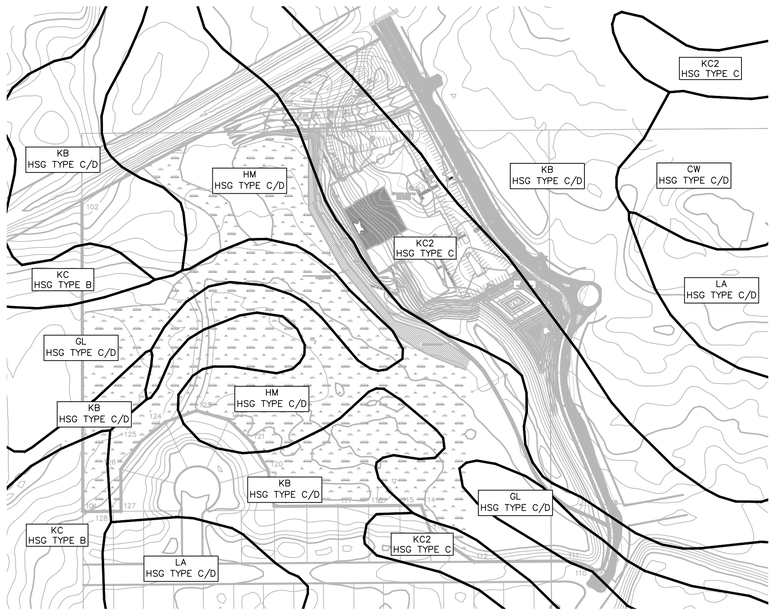
These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	2,840
MNDOT SEED AND MULCH 33-261 (STORMWATER BASIN)	AC	0
MNDOT SEED AND MULCH 25-141 (GENERAL MIX) - 1.5X	AC	0
MNDOT SEED AND MULCH 21-112 (TEMPORARY COVER CROP)	AC	0
REAR YARD INLET PROTECTION	EA	0
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	5



USGS MAP
1" = 2000'



USDA SOIL MAP
1" = 200'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg.No.

GALLERY CHASKA
CHASKA, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
AJA

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS

CAD FILE
23973-ERD

PROJECT NO.
23973

C3.1

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1.1 Permit Coverage. [Minn. R. 7090]

1.2 This permit is required for construction activity that results in land disturbance of equal to or greater than one (1) acre or if a project is part of a common plan of development or sale that ultimately will disturb greater than one (1) acre, and authorizes, subject to the terms and conditions of this permit, the discharge of stormwater associated with construction activity. [Minn. R. 7090]

1.3 Construction activity covered by this permit cannot commence until coverage under this permit is effective as described in item 3.3 through 3.4 or, if applicable, until the Minnesota Pollution Control Agency (MPCA) has issued an individual National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) construction stormwater permit for the project. [Minn. R. 7090]

1.4 This permit covers all areas of the State of Minnesota except land wholly within the boundaries of a federally recognized Indian Reservation owned by a tribe or a tribal member or land held in trust by the federal government for a tribe or tribal member. [Minn. R. 7090]

1.5 Coverage under this permit is not required when all stormwater from construction activity is routed directly to and treated by a "treatment works," as defined in Minn. Stat. Sect. 115.01, subd. 21, operated under an individual NPDES/SDS permit with a Total Suspended Solids (TSS) effluent limit. [Minn. R. 7090]

1.6 This permit covers ongoing projects covered under a construction stormwater permit that are not complete on the issuance date of this permit. Permittees must either remain in compliance with the previous permit and terminate coverage within 18 months of the issuance date of this permit or comply with this permit, including updating the Stormwater Pollution Prevention Plan (SWPPP), within the 18-month period. Permittees of previously permitted projects are not required to incorporate any additional requirements regarding the permanent stormwater treatment system included in this reissued permit. [Minn. R. 7090]

1.7 Coverage for projects that extend beyond the expiration date of this permit remains effective for a grace period covering project completion and Notice of Termination (NOT) submittal. If Permittees cannot complete projects during the grace period, the MPCA will extend coverage under the next permit and permittees must comply with the requirements of the new permit including updating the SWPPP. Permittees are not required to follow changes to the permanent stormwater treatment section of the next permit. [Minn. R. 7090]

2.1 Prohibitions and Limitations of Coverage. [Minn. R. 7090]

2.2 The owner must develop a complete and accurate SWPPP that complies with item 5.2 prior to submitting the application for coverage and starting construction activity. Failure to prepare a SWPPP prior to submitting the application may result in permit revocation, according to Minn. R. 7007.0800.

2.3 This permit prohibits discharges of any material other than stormwater treated in compliance with this permit and discharges from dewatering or basin draining activities in accordance with Section 10. Prohibited discharges include, but are not limited to, wastewater from washout of concrete, stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps or solvents used in vehicle and equipment washing and maintenance, and other hazardous substances not listed in the SWPPP. [Minn. R. 7090]

2.4 This permit does not authorize stormwater discharges related to the placement of fill into waters of the state requiring local, state or federal authorizations (such as U.S. Army Corps of Engineers Section 404 permits, Minnesota Department of Natural Resources (DNR) Public Waters Work permits or local governmental unit (LGU) Wetland Conservation Act replacement plans or determinations). [Minn. R. 7090]

2.5 This permit does not authorize stormwater discharges associated with industrial activity except for construction activity. Permittees must obtain coverage for discharges associated with industrial activity under a separate NPDES/SDS permit once day-to-day operational activities commence even if construction is ongoing. [Minn. R. 7090]

2.6 This permit does not authorize discharges from non-point source agricultural and silvicultural activities excluded from NPDES permit requirements under 40 CFR part 122.3(e). [Minn. R. 7090]

2.7 This permit does not authorize stormwater discharges to Prohibited, Restricted, Special or Impaired waters unless permittees follow the additional stormwater requirements in Section 23. [Minn. R. 7090]

2.8 This permit does not replace or satisfy any environmental review requirements including those under the Minnesota Environmental Policy Act or the National Environmental Policy Act. The owner must verify completion of any environmental review required by law, including any required Environmental Assessment Work Sheets or Environmental Impact Statements, federal environmental review, or other required review prior to applying for coverage under this permit. If any part of your common plan of development or sale requires environmental review, coverage under this permit cannot be obtained until such environmental review is complete. [Minn. R. 7090]

2.9 This permit does not replace or satisfy any review requirements for discharges adversely impacting State or Federally designated endangered or threatened species or a designated critical habitat. The owner must comply with the National Historic Preservation Act and conduct all required review and coordination related to historic preservation, including significant anthropological sites and any burial sites, with the Minnesota Historic Preservation Officer. [Minn. R. 7090]

2.10 This permit does not authorize discharges to wetlands unless the permittee complies with the requirements in Section 22. [Minn. R. 7090]

3.1 Application and Coverage Effective Date. [Minn. R. 7090]

3.2 The owner and operator must submit a complete and accurate on-line application with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. [Minn. R. 7090]

3.3 For projects or common plans of development or sale that disturb less than 50 acres or do not discharge stormwater within 1 mile (aerial radius measurement) of a special or impaired water, permittees do not need to submit the SWPPP with the application. Permit coverage for these projects is effective upon application and completing the payment process. [Minn. R. 7090]

3.4 For certain projects or common plans of development or sale disturbing 50 acres or more, the complete SWPPP must be included with the application and submitted at least 30 days before the start of construction activity. This applies if there is a discharge point on the project within one mile (aerial radius measurement) of, and flows to, a special water listed in item 23.3 through 23.6 or an impaired water as described in item 23.7. Permit coverage for these projects is effective upon submitting the application and complete SWPPP, completing the payment process and receiving a determination from the MPCA that the review of the SWPPP is complete. The determination may take longer than 30 days if the SWPPP is incomplete. If the MPCA fails to contact the permittees within 30 days of application receipt, coverage is effective 30 days after completing the payment process. [Minn. R. 7090]

3.5 The application requires listing all persons meeting the definition of owner and operator as permittees. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Sections 3, 4, 6-22, 24 and applicable requirements for construction activity in Section 23. [Minn. R. 7090]

3.6 Permittees will receive coverage notification in a manner determined by the MPCA. [Minn. R. 7090]

3.7 For construction projects where the owner or operator changes (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner), the current owner and the new owner or operator must submit a complete permit modification form provided by the MPCA. The current owner and the new owner or operator must submit the form prior to the new owner or operator commencing construction activity or no later than 30 days after taking ownership of the property. [Minn. R. 7090]

3.8 For construction projects where the owner or operator changes, the current owner must provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity. The new owner or operator can implement the original SWPPP, modify the SWPPP, or develop a new SWPPP. Permittees must ensure their activities do not render another party's erosion prevention and sediment control BMPs ineffective. [Minn. R. 7090]

4.1 Termination of Coverage. [Minn. R. 7090]

4.2 Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete. [Minn. R. 7090]

4.3 Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under this permit terminates at midnight on the submission date of the NOT. [Minn. R. 7090]

4.4 Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
a. construction activity has ceased for at least 90 days; and
b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
c. on areas where construction activity is not complete, permanent cover has been established; and
d. the site complies with item 13.3 through 13.7.
After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size. [Minn. R. 7090]

4.5 Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner cancelled the project. [Minn. R. 7090]

5.1 Stormwater Pollution Prevention Plan (SWPPP) Content. [Minn. R. 7090]

5.2 The owner must develop a SWPPP. The SWPPP must include items 5.3 through 5.26. [Minn. R. 7090]

5.3 The SWPPP must incorporate specific Best Management Practices (BMP) used to comply with the requirements of this permit. [Minn. R. 7090]

5.4 The SWPPP must include a narrative describing the timing for installation of all erosion prevention and sediment control BMPs and a description of the permanent stormwater treatment systems. [Minn. R. 7090]

5.5 The SWPPP must include the location and type of all temporary and permanent erosion prevention and sediment control BMPs along with procedures used to establish additional temporary BMPs as necessary for the site conditions during construction. Standard details or specifications for BMPs must be included in the final plans and specifications for the project. [Minn. R. 7090]

5.6 The SWPPP must include the calculations and other information used for the design of temporary sediment basins and any of the permanent stormwater treatment systems required in Section 15. [Minn. R. 7090]

5.7 The SWPPP must include estimated quantities anticipated at the start of the project for the life of the project for all erosion prevention and sediment control BMPs (e.g., linear feet of silt fence or square feet of erosion control blanket). [Minn. R. 7090]

5.8 The SWPPP must include the number of acres of impervious surface for both pre- and post-construction. [Minn. R. 7090]

5.9 The SWPPP must include a site map with existing and final grades, including drainage area boundaries, directions of flow and all discharge points where stormwater is leaving the site or entering a surface water. The site map must indicate the areas of steep slopes. The site map must also include impervious surfaces, soil types and locations of potential pollutant-generating activities as identified in Section 12. [Minn. R. 7090]

5.10 The SWPPP must include a map of all surface waters, existing wetlands, and stormwater ponds or basins that can be identified on maps such as United States Geological Survey 7.5 minute quadrangle maps, the National Wetland Inventory map or equivalent maps and are within one mile (aerial radius measurement) from the project boundaries that will receive stormwater from the construction site, during or after construction. The SWPPP must identify if the surface waters are special or impaired waters. [Minn. R. 7090]

5.11 The SWPPP must include a site map showing construction activity areas that are adjacent to and drain to Public Waters for which the DNR has promulgated "work in water restrictions" during specified fish spawning time frames. [Minn. R. 7090]

5.12 Permittees must identify locations of 50' buffer zones as required in item 9.17 and 100' permanent buffer zones as required in item 23.11, on plan sheets in the SWPPP. [Minn. R. 7090]

5.13 If permittees determine compliance with the following requirements is infeasible, they must document the determination in the SWPPP:
a. temporary sediment basins as described in Section 14; and
b. for linear projects, if the permanent stormwater treatment system cannot be constructed within the right-of-way, a reasonable attempt must be made to obtain additional right-of-way (item 15.9); and
c. buffer zones as described in item 9.17 and item 23.11. [Minn. R. 7090]

5.14 If permittees determine that a temporary sediment basin is infeasible as described in item 14.10, the SWPPP must describe the alternative BMPs used. [Minn. R. 7090]

5.15 Where systems cannot meet the full volume reduction requirement on site, (e.g., the site has infiltration prohibitions, see item 16.14 through item 16.21) the permittee must document the reasons in the SWPPP. [Minn. R. 7090]

5.16 The SWPPP must include any stormwater mitigation measures proposed to be part of the final project in any environmental review document, endangered species review, archeological or other required local, state or federal review conducted for the project. For purposes of this permit, mitigation measures means actions necessary to avoid, minimize, or mitigate for impacts related to erosion prevention, sediment control, the permanent stormwater treatment system, pollution prevention management measures and discharges associated with the project's construction activity. [Minn. R. 7090]

5.17 The SWPPP must describe the methods used to establish permanent cover of all exposed soil areas. [Minn. R. 7090]

5.18 Permittees must identify the locations of areas where construction will be phased to minimize the duration of exposed soil areas in the SWPPP. [Minn. R. 7090]

5.19 For projects with a discharge point on the project within one (1) mile (aerial radius measurement) of and which flows to an impaired water, permittees must identify the impaired water(s), and any United States Environmental Protection Agency (USEPA)-approved Total Maximum Daily Load (TMDL) for the pollutant(s) or stressor(s) described in item 23.7. Permittees' identification must include those TMDLs approved at any time prior to permit application submittal and are still in effect. [Minn. R. 7090]

5.20 Permittees must document in the SWPPP, all trained individuals identified in item 21.2. Documentation must include:
a. names of personnel required to be trained; and
b. dates of training and name of instructor(s) and entity providing training; and
c. content of training course.
If permittees do not know the names of the individuals at the time of application, the permittees must ensure they document training before construction activity commences. [Minn. R. 7090]

5.21 The SWPPP must identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP and must keep the sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

5.22 The SWPPP must describe any specific chemicals and chemical treatment systems used for enhancing the sedimentation process and how it achieves compliance with item 9.18. [Minn. R. 7090]

5.23 The SWPPP must identify the person(s), organizations, or entities responsible for long-term operation and maintenance of permanent stormwater treatment systems. [Minn. R. 7090]

5.24 The SWPPP must describe methods to minimize soil compaction and preserve topsoil. Minimizing soil compaction is not required where the intended function of a specific area dictates compaction. [Minn. R. 7090]

5.25 The SWPPP must include any site assessments for groundwater or soil contamination required in item 16.15. [Minn. R. 7090]

5.26 The SWPPP must account for the following factors in designing temporary erosion prevention and sediment control BMPs:
a. the expected amount, frequency, intensity, and duration of precipitation; and
b. the nature of stormwater runoff and run-on at the site, including factors such as expected flow from impervious surfaces, slopes, and site drainage features; and
c. the stormwater volume, velocity, and peak flowrates to minimize discharge of pollutants in stormwater and to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points; and
d. the range of soil particle sizes expected to be present. [Minn. R. 7090]

6.1 SWPPP Amendments. [Minn. R. 7090]

6.2 One of the individuals described in item 21.2.a or item 21.2.b or another qualified individual must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics. [Minn. R. 7090]

6.3 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater. [Minn. R. 7090]

6.4 Permittees must amend the SWPPP to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2) or the SWPPP is not consistent with the objectives of a USEPA approved TMDL. [Minn. R. 7050.0210]

7.1 BMP Selection and Installation. [Minn. R. 7090]

7.2 Permittees must select, install, and maintain the BMPs identified in the SWPPP and in this permit in an appropriate and functional manner and in accordance with relevant manufacturer specifications and accepted engineering practices. [Minn. R. 7090]

8.1 Erosion Prevention Practices. [Minn. R. 7090]

8.2 Before work begins, permittees must delineate the location of areas not to be disturbed. [Minn. R. 7090]

8.3 Permittees must minimize the need for disturbance of portions of the project with steep slopes. When steep slopes must be disturbed, permittees must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope benching and terracing). [Minn. R. 7090]

8.4 Permittees must stabilize all exposed soil areas, including stockpiles. Stabilization must be initiated immediately to limit soil erosion when construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity has ceased. Stabilization is not required on temporal stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but permittees must provide sediment controls at the base of the stockpile. [Minn. R. 7090]

8.5 For Public Waters that the Minnesota DNR has promulgated "work in water restrictions" during specified fish spawning time frames, permittees must complete stabilization of all exposed soil areas within 200 feet of the water's edge, and that drain to these waters, within 24 hours during the restriction period. [Minn. R. 7090]

8.6 Permittees must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Permittees must complete stabilization of remaining portions of temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases. [Minn. R. 7090]

8.7 Temporary or permanent ditches or swales being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized. Permittees must stabilize these areas within 24 hours after their use as a sediment containment system ceases. [Minn. R. 7090]

8.8 Permittees must not use mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent. [Minn. R. 7090]

8.9 Permittees must provide temporary or permanent energy dissipation at all pipe outlets within 24 hours after connection to a surface water or permanent stormwater treatment system. [Minn. R. 7090]

8.10 Permittees must not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11. [Minn. R. 7090]

9.1 Sediment Control Practices. [Minn. R. 7090]

9.2 Permittees must establish sediment control BMPs on all downgradient perimeters of the site and downgradient areas of the site that drain to any surface water, including curb and gutter systems. Permittees must locate sediment control practices upgradient of any buffer zones. Permittees must install sediment control practices before any upgradient land-disturbing activities begin and must keep the sediment control practices in place until they establish permanent cover. [Minn. R. 7090]

9.3 If downgradient sediment controls are overloaded, based on frequent failure or excessive maintenance requirements, permittees must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading and amend the SWPPP to identify these additional practices as required in item 6.3. [Minn. R. 7090]

9.4 Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions. [Minn. R. 7090]

9.5 A floating silt curtain placed in the water is not a sediment control BMP to satisfy item 9.2 except when working on a shoreline or below the waterline. Immediately after the short term construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, permittees must install an upland perimeter control practice if exposed soils still drain to a surface water. [Minn. R. 7090]

9.6 Permittees must re-install all sediment control practices adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity is completed. Permittees must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete. [Minn. R. 7090]

9.7 Permittees must protect all storm drain inlets using appropriate BMPs during construction until they establish permanent cover on all areas with potential for discharging to the inlet. [Minn. R. 7090]

9.8 Permittees may remove inlet protection for a particular inlet if a specific safety concern (e.g. street flooding/freezing) is identified by the permittee or the jurisdictional authority (e.g., city/county/township/Minnesota Department of Transportation engineer). Permittees must document the need for removal in the SWPPP. [Minn. R. 7090]

9.9 Permittees must provide silt fence or other effective sediment controls at the base of stockpiles on the downgradient perimeter. [Minn. R. 7090]

9.10 Permittees must locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. [Minn. R. 7090]

9.11 Permittees must install a vehicle tracking BMP to minimize the track out of sediment from the construction site or onto paved roads within the site. [Minn. R. 7090]

9.12 Permittees must use street sweeping if vehicle tracking BMPs are not adequate to prevent sediment tracking onto the street. [Minn. R. 7090]

9.13 Permittees must install temporary sediment basins as required in Section 14. [Minn. R. 7090]

9.14 In any areas of the site where final vegetative stabilization will occur, permittees must restrict vehicle and equipment use to minimize soil compaction. [Minn. R. 7090]

9.15 Permittees must preserve topsoil on the site, unless infeasible. [Minn. R. 7090]

9.16 Permittees must direct discharges from BMPs to vegetated areas unless infeasible. [Minn. R. 7090]

9.17 Permittees must preserve a 50 foot natural buffer or, if a buffer is infeasible on the site, provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Permittees must install perimeter sediment controls at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, permittees must document the reasons in the SWPPP. Sheet piling is a redundant perimeter control if installed in a manner that retains all stormwater. [Minn. R. 7090]

9.18 Permittees must use polymers, flocculants, or other sedimentation treatment chemicals in accordance with accepted engineering practices, dosing specifications and sediment removal design specifications provided by the manufacturer or supplier. The permittees must use conventional erosion and sediment controls prior to chemical addition and must direct treated stormwater to a sediment control system for filtration or settlement of the chemicals before discharge. [Minn. R. 7090]

10.1 Dewatering and Basin Draining. [Minn. R. 7090]

10.2 Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Permittees may dewater to surface waters if they visually check to ensure adequate treatment has been obtained and nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If permittees cannot discharge the water to a sedimentation basin prior to entering a surface water, permittees must treat it with appropriate BMPs such that the discharge does not adversely affect the surface water or downstream properties. [Minn. R. 7050.0210]

10.3 If permittees must discharge water containing oil or grease, they must use an oil-water separator or suitable filtration device (e.g., cartridge filters, absorbents pads) prior to discharge. [Minn. R. 7090]

10.4 Permittees must discharge all water from dewatering or basin-draining activities in a manner that does not cause erosion or scour in the immediate vicinity of discharge points or inundation of wetlands in the immediate vicinity of discharge points that causes significant adverse impact to the wetland. [Minn. R. 7090]

10.5 If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. [Minn. R. 7090]

11.1 Inspections and Maintenance. [Minn. R. 7090]

11.2 Permittees must ensure a trained person, as identified in item 21.2.b, will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 1/2 inch in 24 hours. [Minn. R. 7090]

11.3 Permittees must inspect and maintain all permanent stormwater treatment BMPs. [Minn. R. 7090]

11.4 Permittees must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness. Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery unless another time frame is specified in item 11.5 or 11.6. Permittees may take additional time if field conditions prevent access to the area. [Minn. R. 7090]

11.5 During each inspection, permittees must inspect surface waters, including drainage ditches and conveyance systems but not curb and gutter systems, for evidence of erosion and sediment deposition. Permittees must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems and restabilize the areas where sediment removal results in exposed soil. Permittees must complete removal and stabilization within seven (7) calendar days of discovery unless precluded by legal, regulatory, or physical access constraints. Permittees must use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) days of obtaining access. Permittees are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters. [Minn. R. 7090]

11.6 Permittees must inspect construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles. Permittees must remove sediment from all paved surfaces within one (1) calendar day of discovery or, if applicable, within a shorter time to avoid a safety hazard to users of public streets. [Minn. R. 7090]

11.7 Permittees must repair, replace or supplement all perimeter controls or practices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. [Minn. R. 7090]

11.8 Permittees must drain temporary and permanent sedimentation basins and remove the sediment when the depth of sediment collected in the basin reaches 1/2 the storage capacity. [Minn. R. 7090]

11.9 Permittees must ensure that at least one individual present on the site (or available to the project site in three (3) calendar days) is trained in the job duties described in item 21.2.b. [Minn. R. 7090]

11.10 Permittees must adjust their inspection schedules as follows:
a. inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first. [Minn. R. 7090]

11.11 Permittees must perform inspection and maintenance activities within 24 hours of being conducted and these records must be retained with the SWPPP. These records must include:
a. date and time of inspections; and
b. name of persons conducting inspections; and
c. accurate findings of inspections, including the specific location where corrective actions are needed; and
d. corrective actions taken (including dates, times, and party completing maintenance activities); and
e. date of all rainfall events greater than 1/2 inches in 24 hours, and the amount of rainfall for each event. Permittees must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; and
f. if permittees observe a discharge during the inspection, they must record and should photograph and describe the location of the discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutants); and
g. any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 within seven (7) calendar days. [Minn. R. 7090]

12.1 Pollution Prevention Management Measures. [Minn. R. 7090]

12.2 Permittees must prohibit employees, subcontractors and contractors under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. Permittees are not required to cover or protect products which are either not a source of contamination to stormwater or are designed to be exposed to stormwater. [Minn. R. 7090]

12.3 Permittees must place pesticides, fertilizers and treatment chemicals under cover (e.g., plastic sheeting or temporary roofs) or protect them by similarly effective means designed to minimize contact with stormwater. [Minn. R. 7090]

12.4 Permittees must store hazardous materials and toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) in sealed containers to prevent spills, leaks or other discharge. Storage and disposal of hazardous waste materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable. [Minn. R. 7090]

12.5 Permittees must properly store, collect and dispose solid waste in compliance with Minn. R. ch. 7035. [Minn. R. 7035]

12.6 Permittees must position portable toilets so they are secure and will not tip or be knocked over.

12.7 Permittees must properly dispose sanitary waste in accordance with Minn. R. ch. 7041. [Minn. R. 7041] Permittees must take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Permittees must have adequate spill response supplies available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Permittees must report and clean up spills immediately as required by Minn. Stat. 115.061, using dry cleanup measures where possible. [Minn. R. 7090]

12.8 Permittees must limit vehicle exterior washing and equipment to a defined area of the site. Permittees must contain runoff from the washing area in a sediment basin or other similarly effective controls and must dispose wastes from the washing activity properly. Permittees must properly use and store soaps, detergents, or solvents. [Minn. R. 7090]

12.9 Permittees must provide effective containment for all liquid and solid wastes generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. Permittees must prevent liquid and solid washout wastes from contacting the ground and must design the containment so it does not result in runoff from the washout operations or areas. Permittees must properly dispose liquid and solid wastes in compliance with MPCA rules. Permittees must install a sign indicating the location of the washout facility. [Minn. R. 7035, Minn. R. 7090]

13.1 Permit Termination Conditions. [Minn. R. 7090]

13.2 Permittees must initiate all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces, or areas covered by non-erodible solids, floating materials, and oils and grease from the runoff, to the maximum extent practicable, before runoff enters the filtration system. [Minn. R. 7090]

13.3 Permittees must clean the permanent stormwater treatment system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 and is operating as designed. [Minn. R. 7090]

13.4 Permittees must remove all sediment from conveyance systems prior to submitting the NOT. [Minn. R. 7090]

13.5 Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. Permittees may leave BMPs designed to decompose on-site in place. [Minn. R. 7090]

13.6 For residential construction only, permanent cover vegetative terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residences sold to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner. [Minn. R. 7090]

13.7 For construction projects on agricultural land (e.g., pipelines across cropland), permittees must return the disturbed land to its preconstruction agricultural use prior to submitting the NOT. [Minn. R. 7090]

14.1 Temporary Sediment Basins. [Minn. R. 7090]

14.2 Where ten (10) or more acres of disturbed soil drain to a common location, permittees must provide a temporary sediment basin to provide sediment treatment until the entire contributing area to the basin reaches stabilization or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no longer required when permanent cover has reduced the acreage of disturbed soil to less than ten (10) acres draining to a common location. [Minn. R. 7090]

14.3 The temporary basin must provide live storage for a volume of runoff from a two (2)-year, 24-hour storm from each acre drained to the basin or 1,800 cubic feet of live storage per acre drained, whichever is greater. [Minn. R. 7090]

14.4 Where permittees have not calculated the two (2)-year, 24-hour storm runoff amount, the temporary basin must provide 3,600 cubic feet of live storage per acre of the basin's drainage area. [Minn. R. 7090]

14.5 Permittees must design basin outlets to prevent short-circuiting and the discharge of floating debris. [Minn. R. 7090]

14.6 Permittees must design the outlet structure to withdraw water from the surface to minimize the discharge of pollutants. Permittees may temporarily suspend the use of a surface withdrawal mechanism during frozen conditions. The basin must include a stabilized emergency overflow to prevent failure of pond integrity. [Minn. R. 7090]

14.7 Permittees must provide energy dissipation for the basin outlet within 24 hours after connection to a surface water. [Minn. R. 7090]

14.8 Permittees must locate temporary basins outside of surface waters and any buffer zone required in item 23.11. [Minn. R. 7090]

14.9 Permittees must construct the temporary basins prior to disturbing 10 or more acres of soil draining to a common location. [Minn. R. 7090]

14.10 Where a temporary sediment basin meeting the requirements of item 14.3 through 14.9 is infeasible, permittees must install effective sediment controls such as smaller sediment basins and/or sediment traps, silt fences, vegetative buffer strips or any appropriate combination of measures as dictated by individual site conditions. In determining whether installing a sediment basin is infeasible, permittees must consider public safety and may consider factors such as site soils, slope, and available area on-site. Permittees must document in the determination of infeasibility in the SWPPP. [Minn. R. 7090]

15.1 Permanent Stormwater Treatment System. [Minn. R. 7090]

15.2 Permittees must design the project so all stormwater discharged from the project during and after construction activities does not cause or contribute to violations of state water quality standards, including nuisance conditions, erosion in receiving channels or on downslope properties, or a significant adverse impact to wetlands caused by inundation or decrease of flow. [Minn. R. 7090]

15.3 Permittees must design and construct a permanent stormwater treatment system to treat the water quality volume if the project's ultimate development replaces vegetation and/or other pervious surfaces creating a net increase of one (1) or more acres of cumulative impervious surface. [Minn. R. 7090]

15.4 Permittees must calculate the water quality volume as one (1) inch times the net increase of impervious surfaces created by the project. [Minn. R. 7090]

15.5 Permittees must first consider volume reduction practices on-site (e.g., infiltration or other) when designing the permanent stormwater treatment system. If this permit prohibits infiltration as described in item 16.14 through item 16.21, permittees may consider a wet sedimentation basin, filtration basin or regional pond. This permit does not consider wet sedimentation basins and filtration systems to be volume reduction practices. [Minn. R. 7090]

15.6 For projects where the full volume reduction requirement cannot be met on-site, (e.g., the site has infiltration prohibitions), permittees must document the reasons in the SWPPP. [Minn. R. 7090]

15.7 Permittees must discharge the water quality volume to a permanent stormwater treatment system prior to discharge to a surface water. For purposes of this item, surface waters do not include man-made drainage systems that convey stormwater to a permanent stormwater treatment system. [Minn. R. 7090]

15.8 Where the proximity to bedrock precludes the installation of any of the permanent stormwater treatment practices required by Sections 15 through 19, permittees must install other treatment such as grassed swales, smaller ponds, or grit chambers, prior to the discharge of stormwater to surface waters. [Minn. R. 7090]

15.9 For linear projects where permittees cannot treat the entire water quality volume within the existing right-of-way, permittees must make a reasonable attempt to obtain additional right-of-way, easement or other permission for stormwater treatment during the project planning process. Documentation of these attempts must be in the SWPPP. Permittees must still consider volume reduction practices first as described in item 15.5. If permittees cannot obtain additional right-of-way, easement or other permission, they must maximize the treatment of the water quality volume prior to discharge to surface waters. [Minn. R. 7090]

16.1 Infiltration Systems. [Minn. R. 7090]

16.2 Infiltration options include, but are not limited to: infiltration basins, infiltration trenches, rainwater gardens, bioretention areas without underdrains, swales with impermeable check dams, and natural depressions. If permittees submit an infiltration system to meet the requirements of this permit, they must incorporate the design parameters in item 16.3 through item 16.21. Permittees must follow the infiltration prohibition in item 16.14 anytime an infiltration system is designed, including those not required by this permit. [Minn. R. 7090]

16.3 Permittees must design infiltration systems such that pre-existing hydrologic conditions of wetlands in the vicinity are not impacted (e.g., inundation or breaching a perched water table supporting a wetland). [Minn. R. 7090]

16.4 Permittees must not excavate infiltration systems to final grade, or within three (3) feet of final grade, until the contributing drainage area has been constructed and fully stabilized unless they provide rigorous erosion prevention and sediment controls (e.g., diversion berms) to keep sediment and runoff completely away from the infiltration area. [Minn. R. 7090]

16.5 When excavating an infiltration system to within three (3) feet of final grade, permittees must stake off and mark the area so heavy construction vehicles or equipment do not compact the soil in the infiltration area. [Minn. R. 7090]

16.6 Permittees must use a pretreatment device such as a vegetated filter strip, forebay, or water quality inlet (e.g., grit chamber) to remove solids, floating materials, and oil and grease from the runoff, to the maximum extent practicable, before the system routes stormwater to the infiltration system. [Minn. R. 7090]

16.7 Permittees must design infiltration systems to provide a water quality volume (calculated as an instantaneous volume) of one (1) inch of runoff, or one (1) inch minus the volume of stormwater treated by another system on the site, from the net increase of impervious surfaces created by the project. [Minn. R. 7090]

16.8 Permittees must design the infiltration system to discharge all stormwater (including stormwater in excess of the water quality volume) routed to the system through the uppermost soil surface or engineered media surface within 48 hours. Permittees must route additional flows that cannot infiltrate within 48 hours to bypass the system through a stabilized discharge point. [Minn. R. 7090]

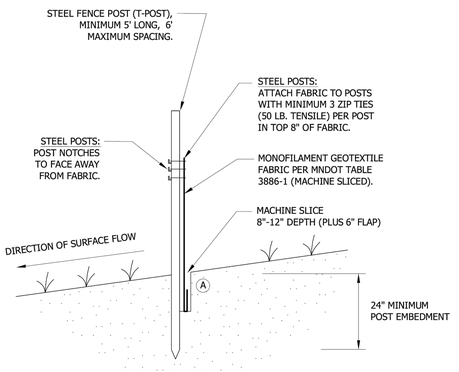
16.9 Permittees must provide a means to visually verify that the infiltration system is discharging through the soil surface or filter media surface within 48 hours or less. [Minn. R. 7090]

16.10 Permittees must provide at least one soil boring, test pit or infiltrometer test in the location of the infiltration practice for determining infiltration rates. [Minn. R. 7090]

16.11 For the purposes of this permit, permittees must divide field measured infiltration rates by 2 as a safety factor or permittees can use soil-boring results with the infiltration rate chart in the Minnesota Stormwater Manual to determine design infiltration rates. When soil borings indicate type A soils, permittees should perform field measurements to verify the rate is not greater than 8.3 inches per hour. This permit prohibits infiltration if the field measured infiltration rate is above 8.3 inches per hour. [Minn. R. 7090]

16.12 Permittees must employ appropriate on-site testing ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system. [Minn. R. 7090]

16.13 Permittees must



NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

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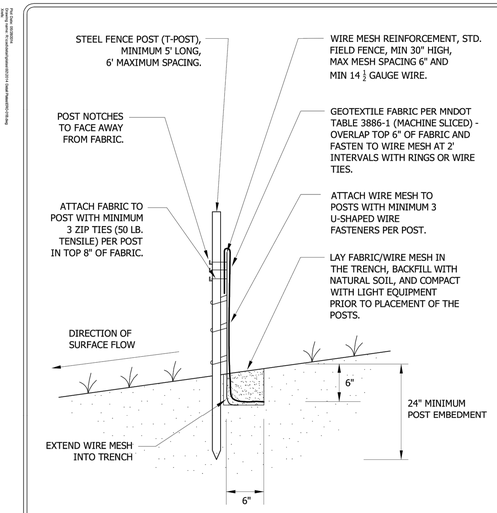
SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

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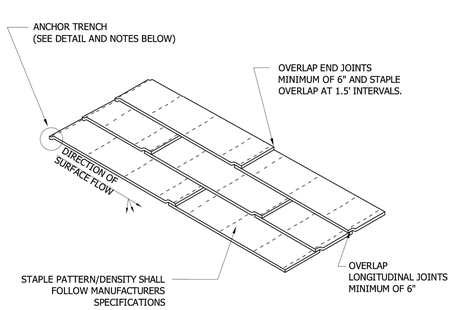
SILT FENCE
HEAVY DUTY

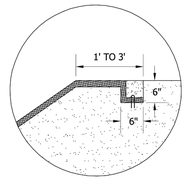
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1B



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

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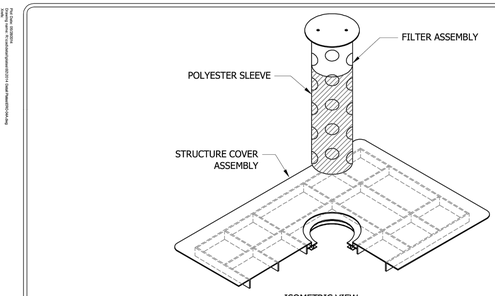
EROSION CONTROL BLANKET
INSTALLATION

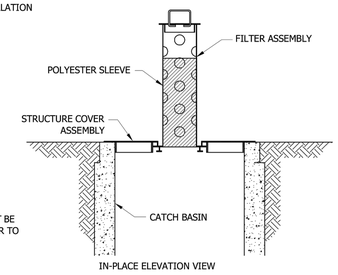
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-2



DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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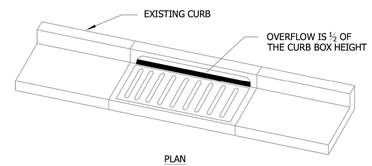
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

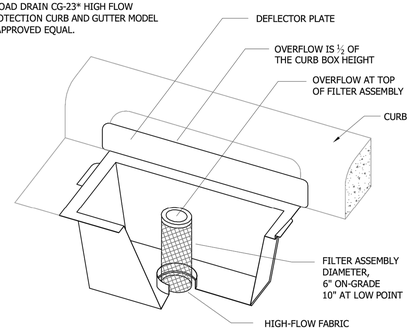
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

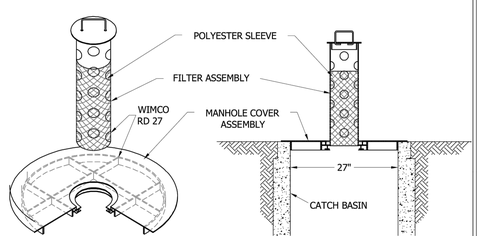
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONE OR TOP SLAB.

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 INFRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "H" ENTERPRISES.



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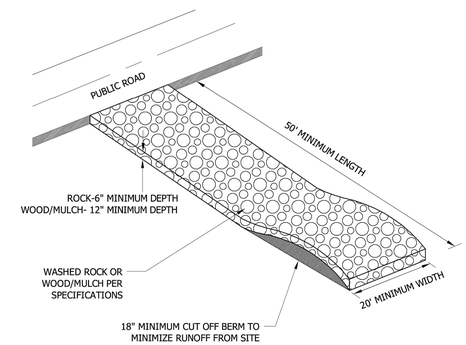
INLET PROTECTION
BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

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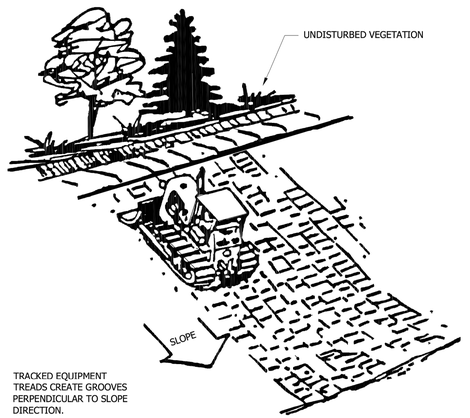
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-7



TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION: FEB 2004

PLATE NO. ERO-10

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg.No.

GALLERY CHASKA
CHASKA, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY: AJA

DATE: 03/01/22

REVISIONS

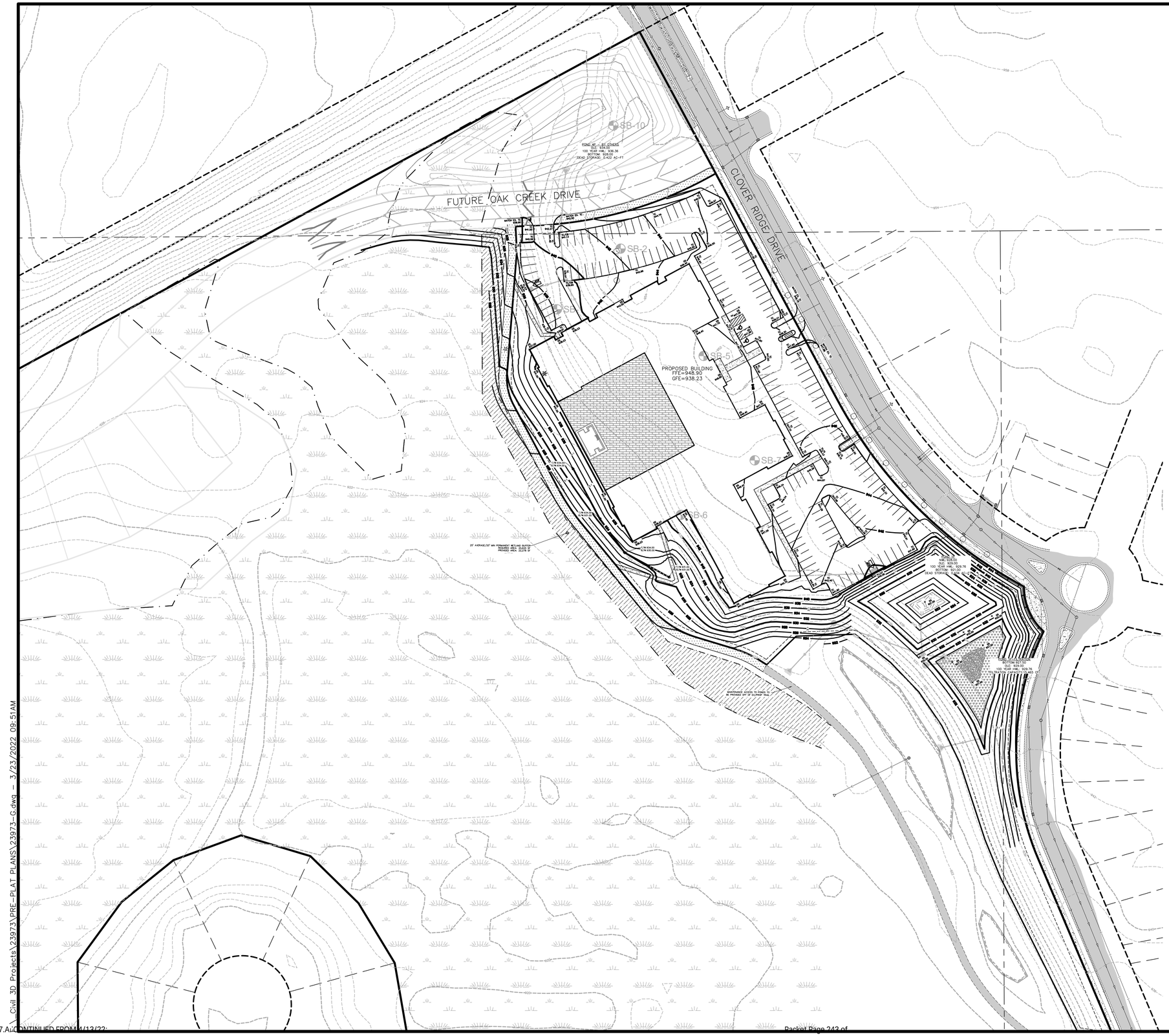
03/23/22 CITY COMMENTS

CAD FILE: 23973-ERD

PROJECT NO.: 23973

C3.3

Plotted: Mar 23, 2022 - 9:51am
Saved: 3/23/2022 9:51 AM By: Andrew Johnson
File Name: C:\Civil 3D Projects\23973\PRE-PLAT PLANS\23973-ERD.dwg



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED PERFORATED DRAINTILE
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY MNTOPO LIDAR ON FEBRUARY 21, 2022. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL. ADDITIONAL TOPOGRAPHY TO SUPPLEMENT THE LIDAR TO BE PROVIDED UPON SNOW MELT.

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

SCALE IN FEET
0 60 120 180
1"=60'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg.No.

GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	AJA
DATE	03/01/22
REVISIONS	
03/23/22 CITY COMMENTS	
CAD FILE	23973-G
PROJECT NO.	23973
	C4.0

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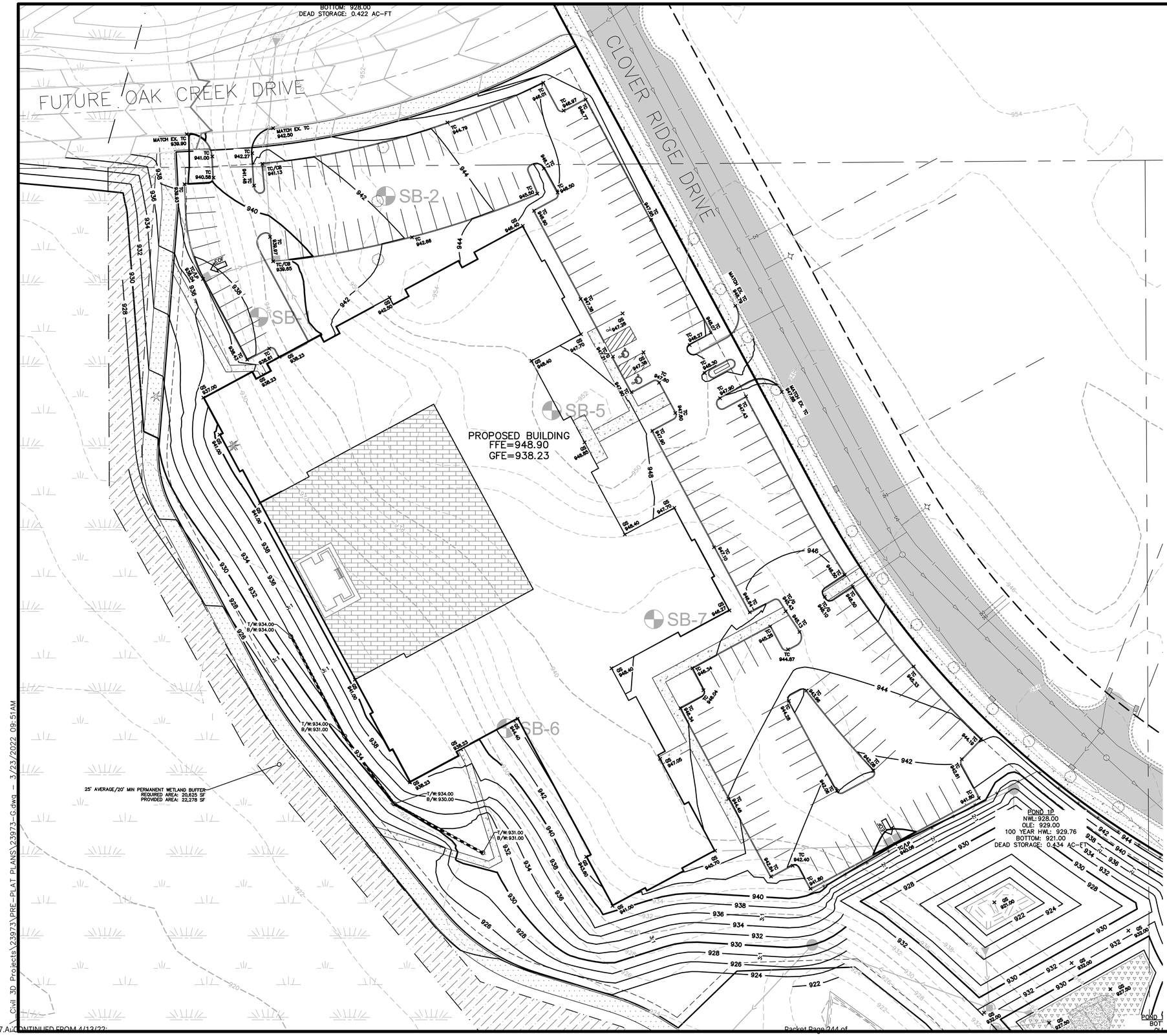

LEGEND

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- EXISTING SANITARY SEWER
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N

SCALE IN FEET
0 30 60 90
1 inch = 30 feet

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ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
JEK

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS

CAD FILE
23973-G

PROJECT NO.
23973

C4.1

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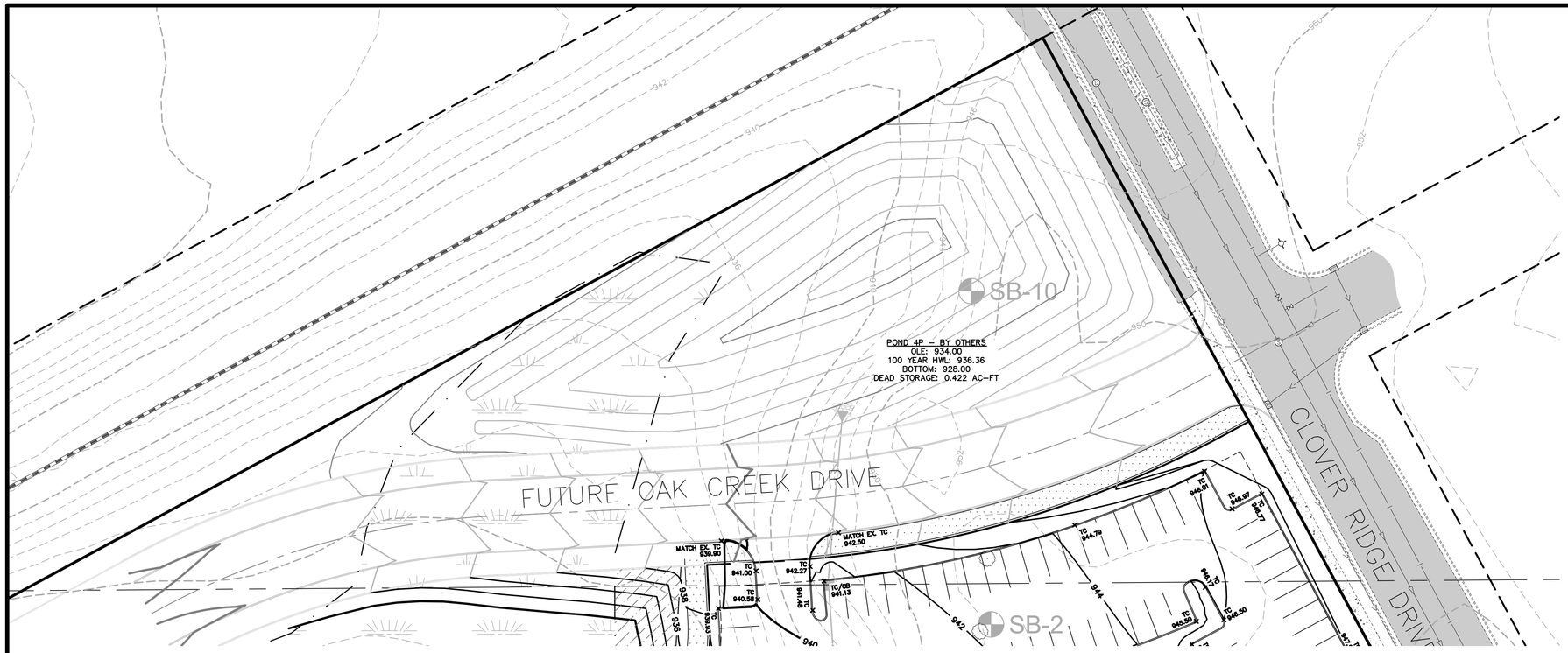
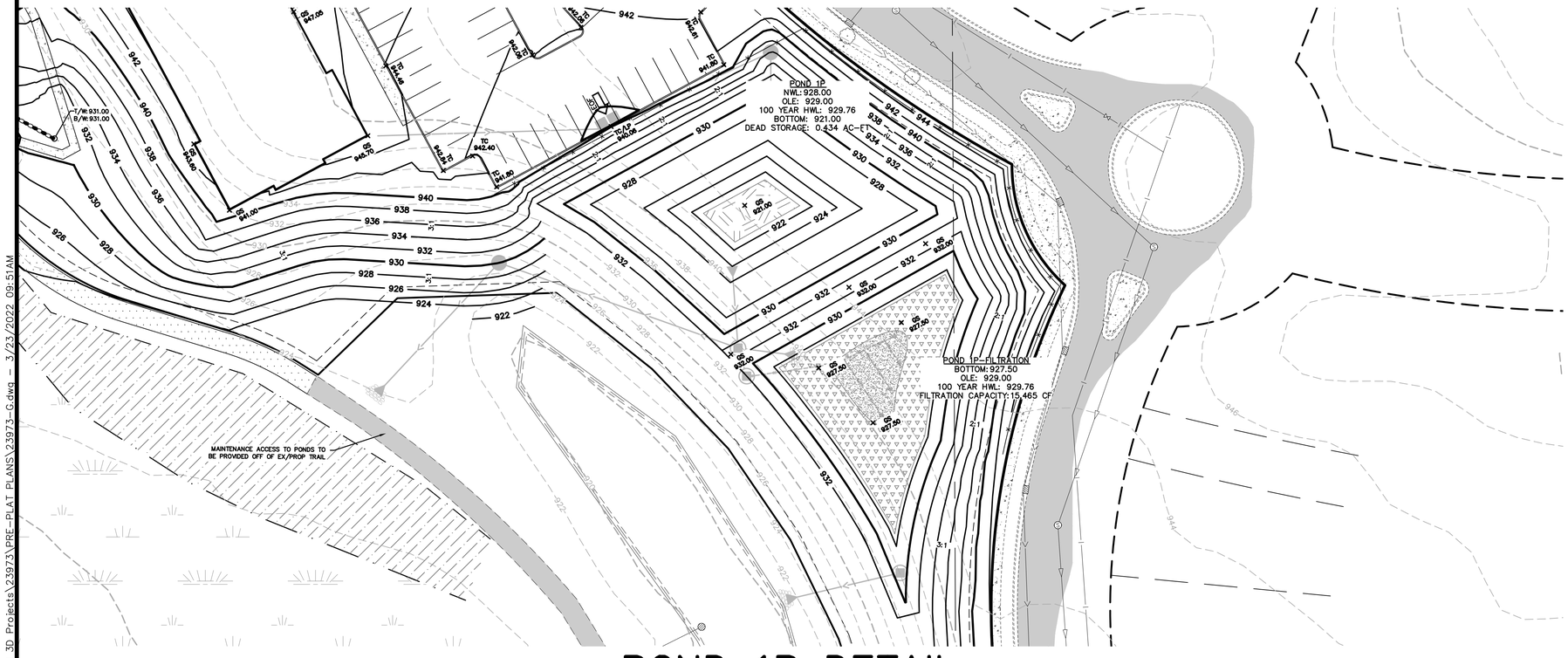
7.A.c CONTINUED FROM 4/13/22:



POND 4P DETAIL



POND 1P DETAIL

LEGEND

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1 inch = 30 feet

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CHASKA, MINNESOTA
PRELIMINARY POND GRADING PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
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REVISIONS
03/23/22 CITY COMMENTS

CAD FILE
23973-G

PROJECT NO.
23973

C4.2

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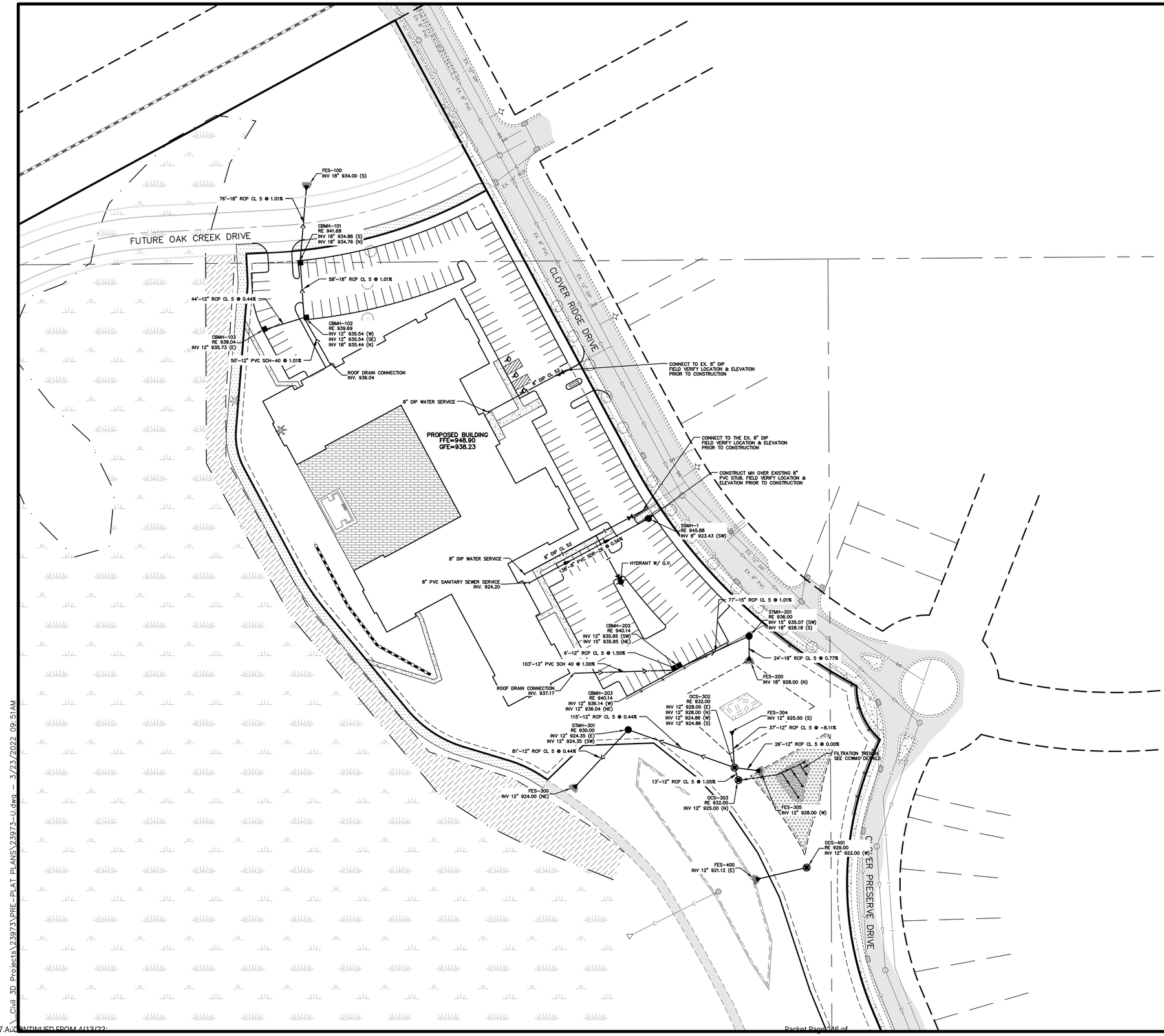

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- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING WETLAND EDGE
- EXISTING SOIL BORING LOCATION (SB-1)
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
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- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CHASKA ENGINEERING GUIDELINES AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION.
2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

   THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

   THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION, ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.
3. CONTRACTOR RESPONSIBILITIES:
   THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. ALL CITY WATER SHALL BE METERED. DISPOSAL OF ANY WASTEWATER OR ANY TEST WATER INTO THE CITY SANITARY SEWER SYSTEM IS SUBJECT TO CITY CHARGE. CONTRACTORS ARE NOT TO OPERATE GATE VALVES OR HYDRANTS ON CITY WATER SUPPLY.

   THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

   CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

   THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCING AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

   IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
4. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

   THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. FAILURE TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
5. ALL PVC WATERMAIN TO BE INSTALLED WITH 8.5' MINIMUM COVER. ALL DIP WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.
6. ALL 8" WATERMAIN TO BE CONSTRUCTED OF CLASS C900 PVC W/ TRACER WIRE.
7. SANITARY SEWER PIPE TYPE & CLASS AS FOLLOWS:
   a. 0' – 18' DEEP = PVC SDR 35
   b. 18' – 28' DEEP = PVC SDR 26
   c. 28 – 32' DEEP = PVC SDR 18, AWWA C900
   d. 32' + DEEP = POLYBOND LINED DIP, ASTM A746

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

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
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PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY UTILITY PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY JEK
DATE 03/01/22
REVISIONS
03/23/22 CITY COMMENTS
CAD FILE 23973-U
PROJECT NO. 23973
C5.0

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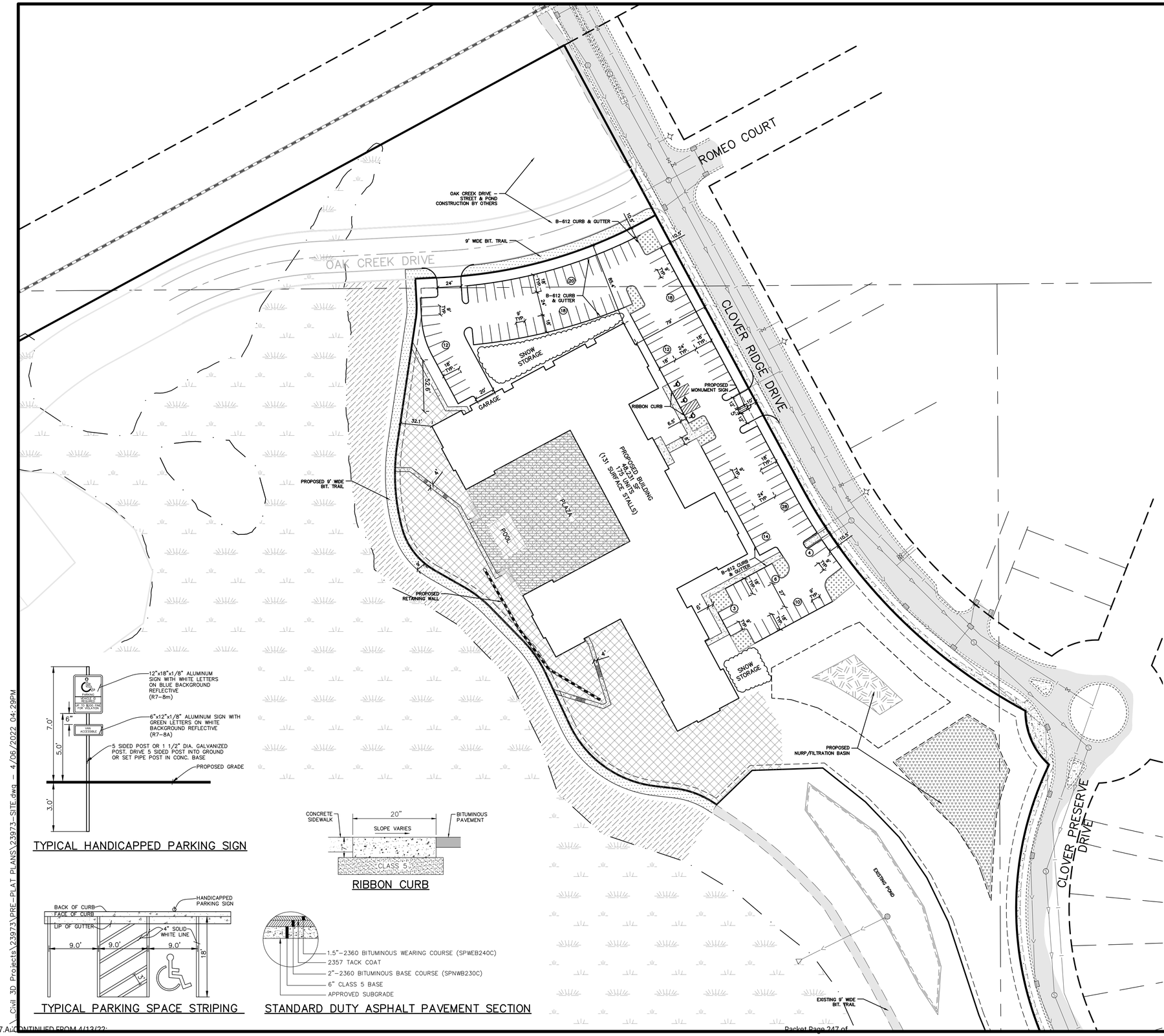
7.A.c CONTINUED FROM 4/13/22:



LEGEND

- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN
- PROPOSED PLANTING ISLAND AREA
- PROPOSED OPEN SPACE AREA

NOTE – DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

ABBREVIATIONS:
TYP=TYPICAL
BOC=BACK OF CURB

SITE DATA

GROSS PROJECT AREA	27.64 AC/1,203,998 SF
LOT AREA	5.62 AC/244,885 SF
OPEN SPACE AREA (INCL. PLAZA)	1.25 AC/54,256 SF
•54,256 SF / 244,885 SF = 22.16%	

175 UNITS
182 GARAGE STALLS
131 SURFACE STALLS
313 TOTAL STALLS = 1.79:1 PARKING RATIO

128 STANDARD PARKING STALLS
3 ADA STALLS
131 TOTAL STALLS (9X18) = 21,222 SF

PLANTING ISLAND AREA = 2,415 SF = 11.4%

REQUIRED (PROVIDED) BUILDING SETBACKS

FRONT	30 FEET (79 FEET)
SIDE (INTERIOR)	20 FEET
SIDE (STREET)	20 FEET (85.4 FEET)
REAR	20 FEET (25.7 FEET)
WETLAND	30 FEET
RAILROAD	50 FEET

REQUIRED PARKING SETBACKS

RIGHT OF WAY	10 FEET
INTERIOR	5 FEET

TYPICAL HANDICAPPED PARKING SIGN

RIBBON CURB

TYPICAL PARKING SPACE STRIPING

STANDARD DUTY ASPHALT PAVEMENT SECTION

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

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GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY SITE PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	03/01/22
REVISIONS	
03/23/22 CITY COMMENTS	
04/06/22 OWNER COMMENTS	
CAD FILE	23973-SITE
PROJECT NO.	23973
	C6.0

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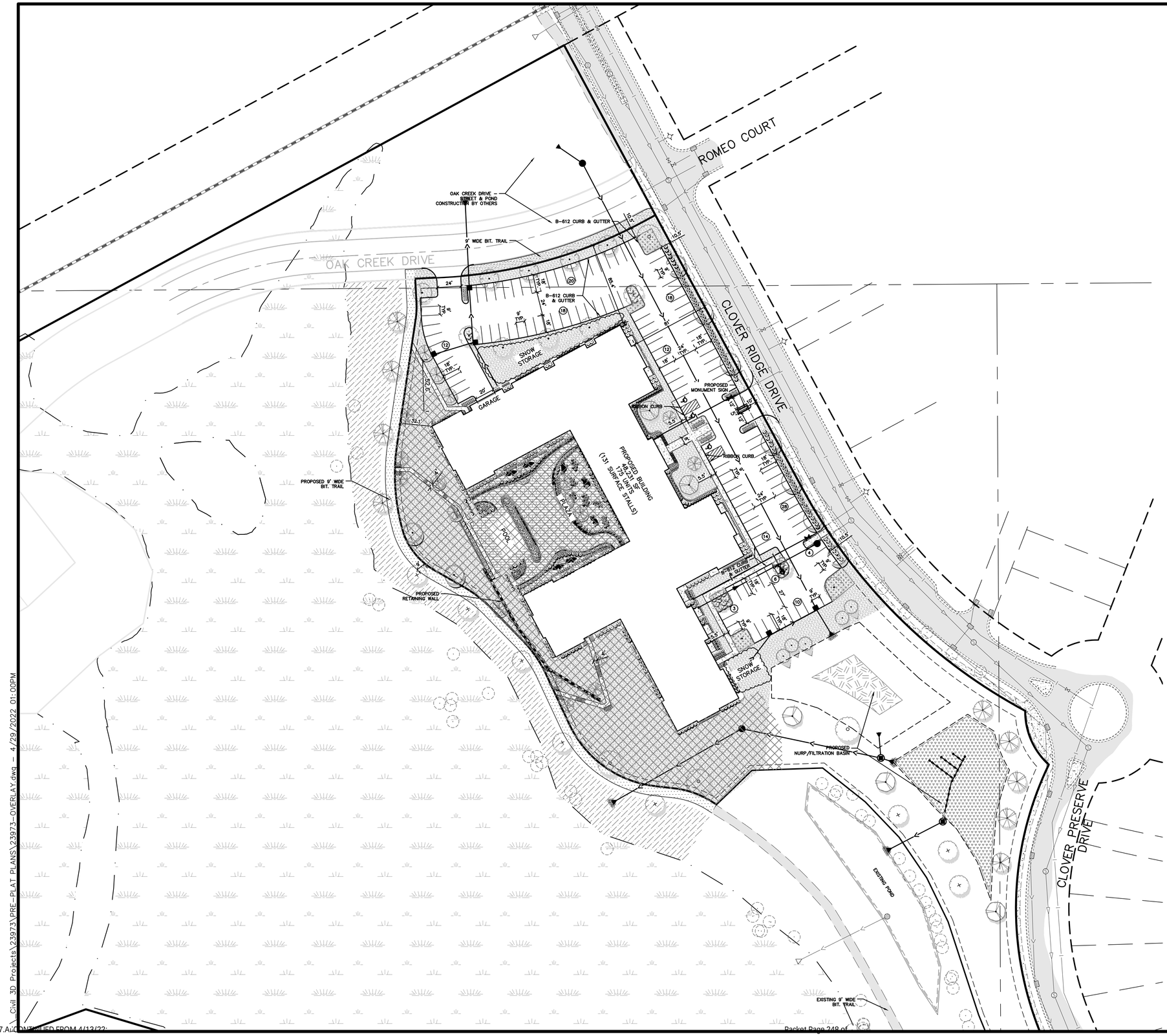

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- EXISTING CONCRETE
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- PROPOSED SEDIMENT BASIN
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- PROPOSED PLANTING ISLAND AREA
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

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GALLERY CHASKA
CHASKA, MINNESOTA
PRELIMINARY OVERLAY PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
03/01/22

REVISIONS
03/23/22 CITY COMMENTS
04/06/22 OWNER COMMENTS
04/29/22 OWNER COMMENTS

CAD FILE
23973-OVERLAY

PROJECT NO.
23973

C6.1

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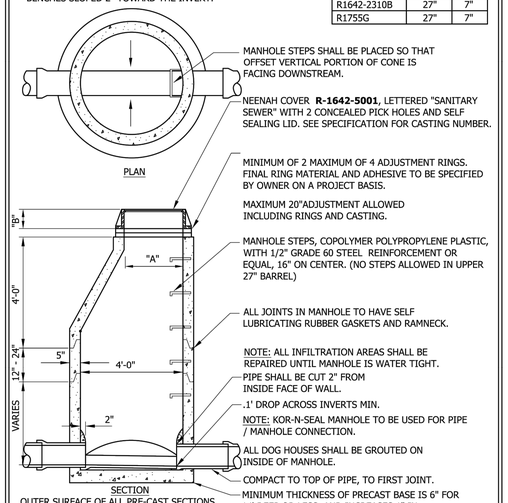
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-1

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

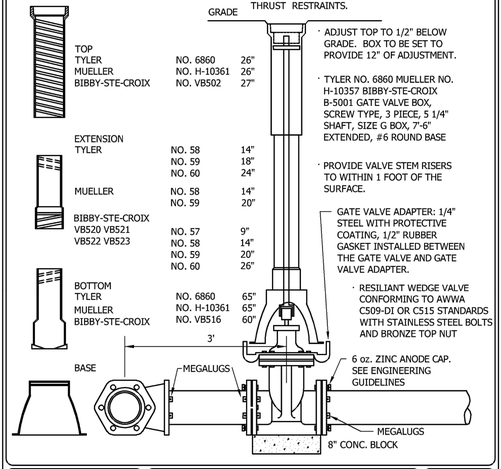
- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

DROP LID
TYLER NO. 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

TOP
TYLER NO. 6860 26"
MUELLER NO. H-10361 26"
BIBBY-STE-CROIX NO. VB502 27"

EXTENSION
TYLER NO. 58 14"
NO. 59 18"
NO. 60 24"
MUELLER NO. 58 14"
NO. 59 20"
BIBBY-STE-CROIX
VB520 VB521 NO. 57 9"
VB522 VB523 NO. 58 14"
NO. 59 20"
NO. 60 26"

BOTTOM
TYLER NO. 6860 65"
MUELLER NO. H-10361 65"
BIBBY-STE-CROIX NO. VB516 60"



- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.

GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.

- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

MEGALUGS

8" CONC. BLOCK

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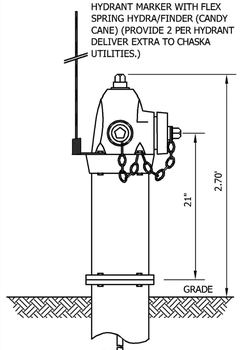
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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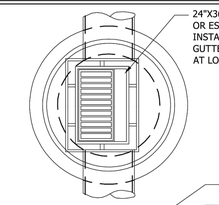
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2



24"X36" SLAB OPENING FOR NEENAH R3067V OR ESS. BROS. 330 HIGH CAPACITY OR EQUAL. INSTALL R3290L FOR DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3290VB BI-DIRECTIONAL AT LOW POINTS. (VANE GRATE SHOWN)

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.
4' DIA. MH - 9" IN FROM BACK OF CURB
5' DIA. MH - 3" IN FROM BACK OF CURB
6' DIA. MH - 3" BEHIND BACK OF CURB
7' DIA. MH - 9" BEHIND BACK OF CURB
8' DIA. MH - 15" BEHIND BACK OF CURB

MORTAR BOLT HOLES IN BACK OF FRAME.

MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

6" PRECAST REINFORCED CONCRETE SLAB. FOR 6' DIA. MANHOLE, AN 8" PRECAST SLAB IS REQUIRED.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.

PRECAST CONCRETE SECTION

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MANHOLE STEPS SHALL BE PLACED BELOW THE DOWNSTREAM CORNER OF THE OPENING NEAREST THE STREET.

MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

GROUT BOTTOM

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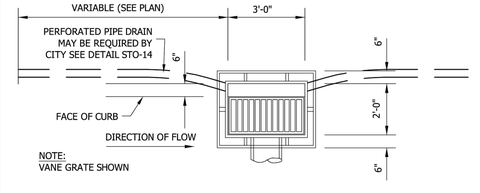
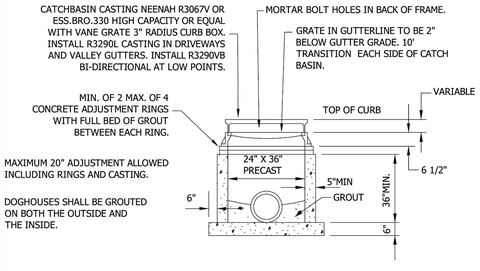
TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5





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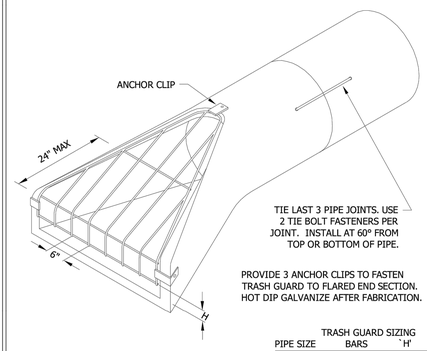
TYPE II CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-6

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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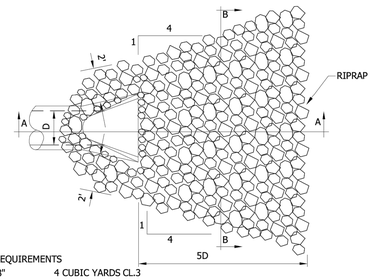
FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

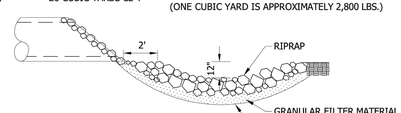
PLATE NO. STO-10



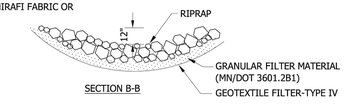
RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



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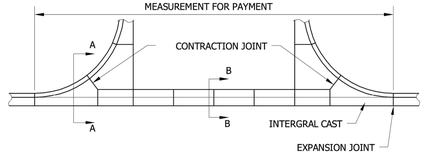
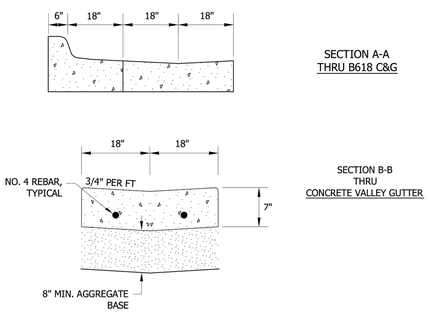
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11





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COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
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CHASKA, MINNESOTA
DETAILS
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY XXX

DATE 03/01/22

REVISIONS

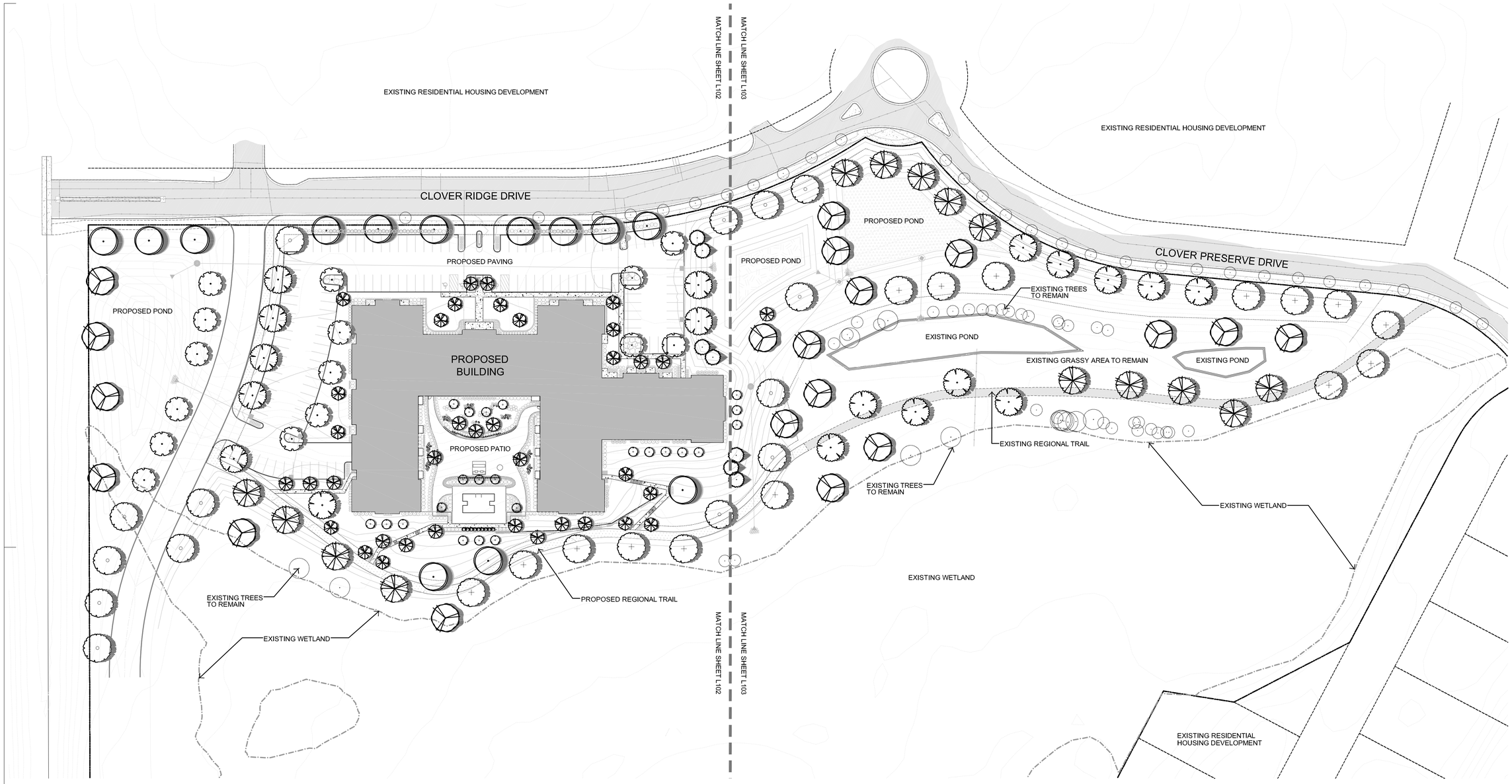
03/23/22 CITY COMMENTS

CAD FILE 23973-D

PROJECT NO. 23973

C7.0

Civil 3D Projects\23973\PRE-PLAT PLANS\23973-D.dwg - 3/23/2022 09:52AM



General Notes:

1. Refer to Sheets L101-L103 for Landscape Plans and L104-L105 for Details, Notes, and Schedules
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.

City Landscape Requirements:

Proposed Site & Building Data

Site Perimeter:	TBD
Building Footprint:	48,237 sq ft
Stories:	4 Stories
Gross Square Footage:	192,948 sq ft

Credit for Existing Significant Trees

Total caliper inches owed may be reduced by the total number of healthy significant inches to remain.

Significant Trees:
- Coniferous 12'+
- Overstory 10"+
- Understory 6"+

Total Credits: 148*
*Refer to Civil Plans for Tree Inventory, Tree Credits do Not Include Existing Trees in the Wetland

Landscape Calculations

Overstory Tree Inches Owed: Gross Square Footage / 320
192,948 / 320
603 Caliper Inches
- 148 Credits
455 Caliper Inches

Minimum Overstory Tree Size:
40% at 2.5" = 182 Caliper Inches = 73 Trees
20% at 3" = 91 Caliper Inches = 30 Trees
10% at 3.5" = 46 Caliper Inches = 13 Trees
10% at 4" = 46 Caliper Inches = 12 Trees
10% at 4.5" = 46 Caliper Inches = 10 Trees
10% at 5" = 46 Caliper Inches = 9 Trees

Total Overstory Trees Owed: 147 Overstory Trees

Total Overstory Trees Proposed: 147 Overstory Trees
Total Overstory Inches Proposed: 488.5 Caliper Inches (33.5" Beyond Requirement)
Total Understory Trees Proposed: 37 Understory Trees

Shrubs Owed: Bldg. Footprint / 300
48,237 / 300
161 Shrubs at 5 gal.

Total 5 gal. Shrubs Proposed: 457 Shrubs at 5 gal.

Parking Island Area

Parking Island Calculation (needs to meet 10% of parking lot)

Planting Island Area = 3,789 SF = 13.9%

Additional Requirements & Notes

Parking Lot Screening: 4' Height, 75% Opacity Year-Round

Overstory Tree Diversity: No more than 50% same species

Overstory Native Preference: All plantings shown are native or adapted natives

Coniferous Tree Height to Caliper Conversion: Hgt / 2.4 = Cal.

Site Triangles: 30'

SCALE: 1" = 50'-0"

NORTH

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Burnsville, MN 55306
Phone: (952) 890-6044

Landscape Architect:
CALYX DESIGN GROUP
475 Cleveland Ave. N. Suite 101A
Saint Paul, MN 55104
(651) 788-9018

Clover Ridge Apartments

Chaska, MN

Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

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

Benjamin D. Hamilton
Typed Name

PRELIMINARY

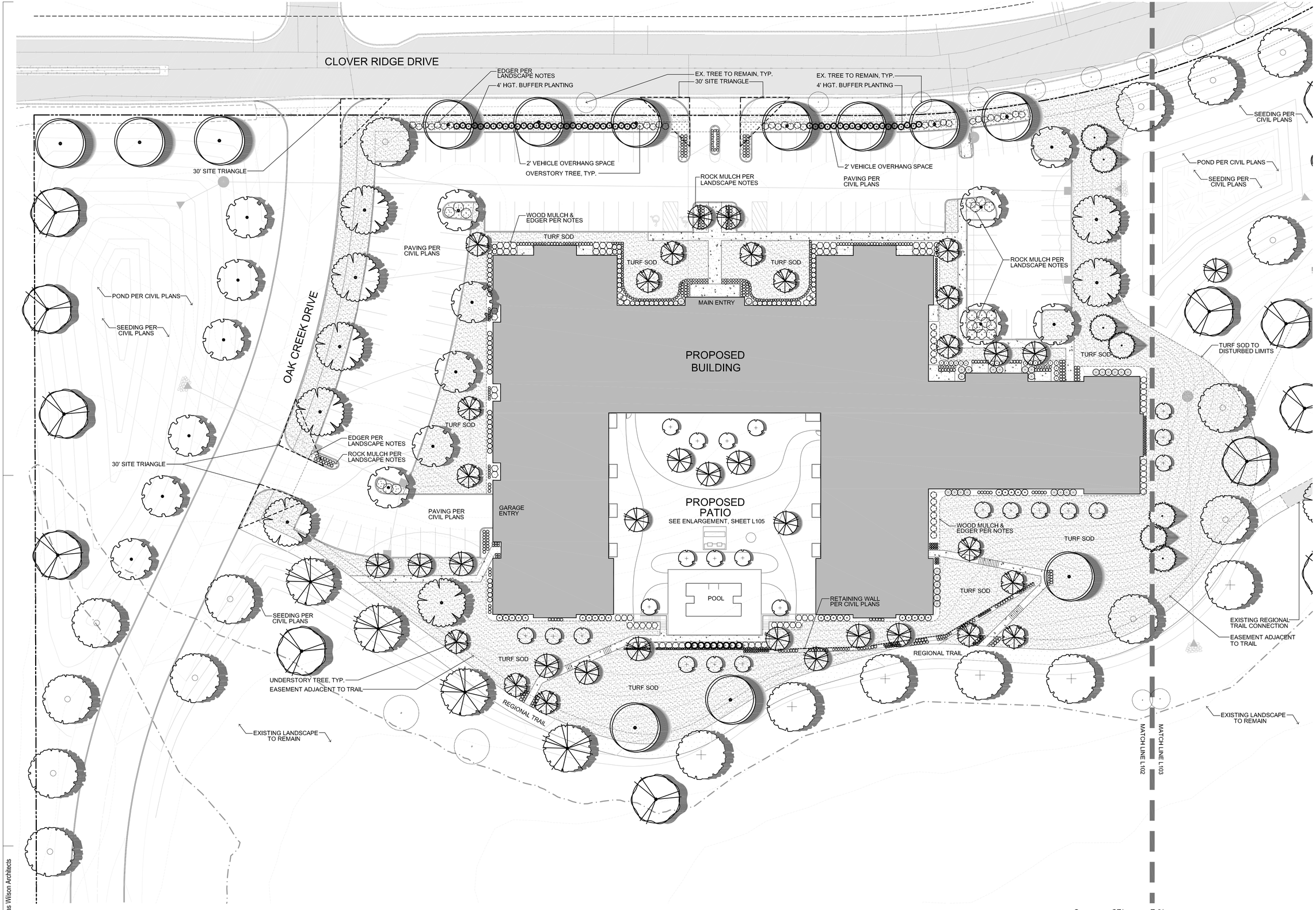
Signature

Registration Number Date

Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
4	City Resubmittal	5-05-2022

OVERVIEW LANDSCAPE PLAN

L101



0 25' 50'

SCALE: 1" = 25'-0"

NORTH

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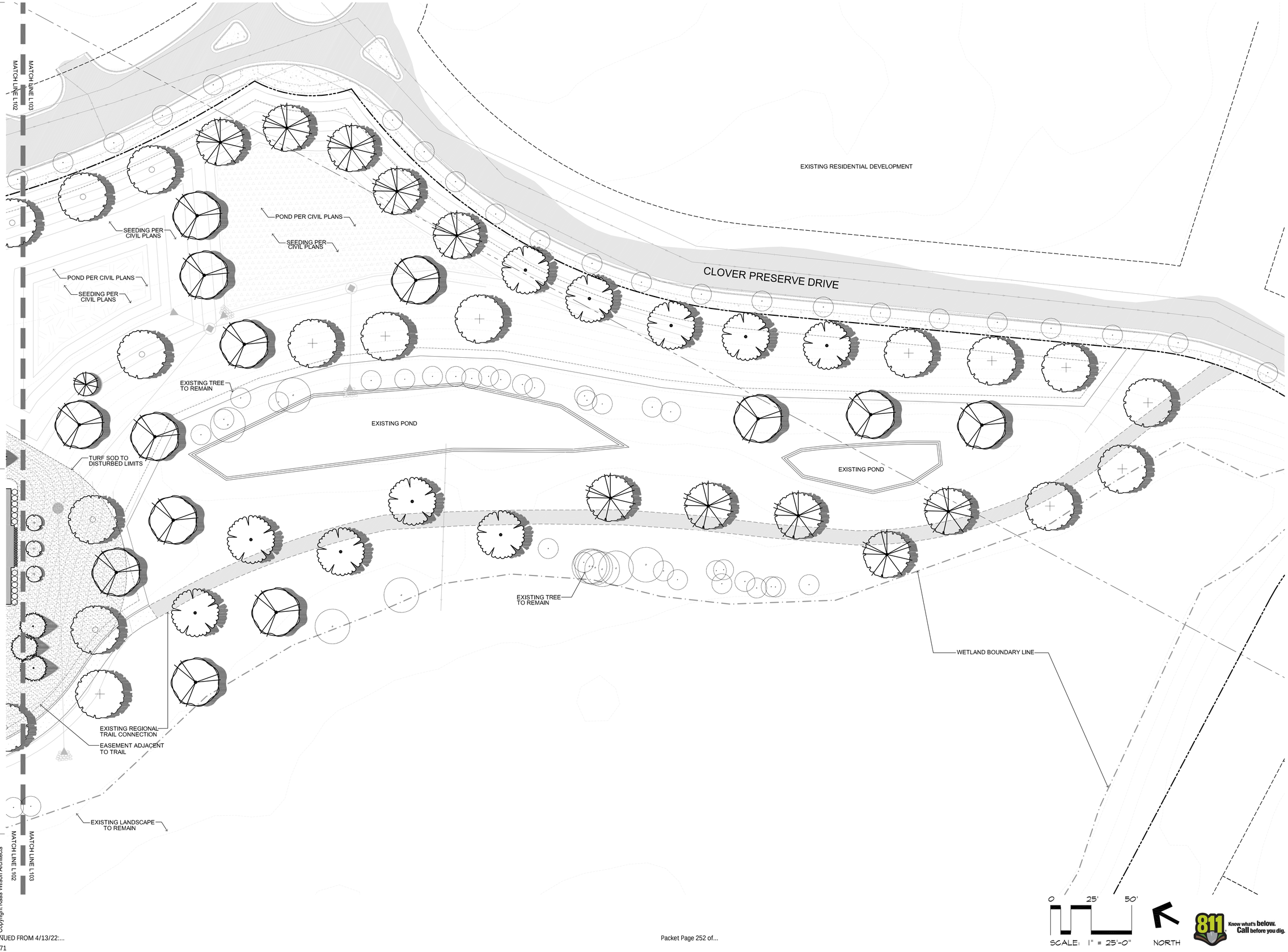
LANDSCAPE PLAN - WEST

L102



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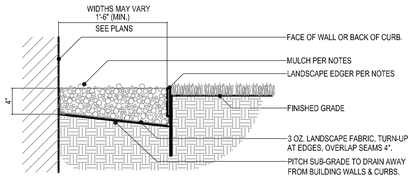
LANDSCAPE PLAN - EAST

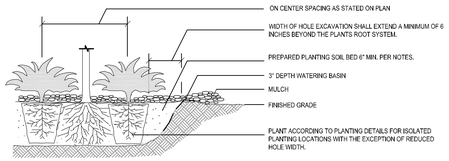
L103



NOTES: SEE GRADING PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT ROCK MULCH SAMPLE FOR OWNER APPROVAL.
LANDSCAPE FABRIC TO BE FREE-DRAINING.

1 L104 MULCH DETAIL

NOT TO SCALE



2 L104 TYP. SHRUB PLANTING - SECTION

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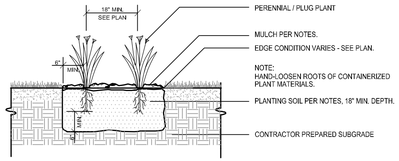
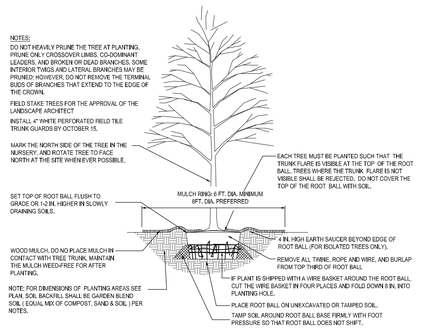


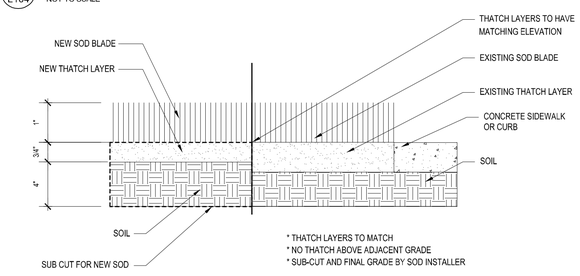
3 L104 TYP. PERENNIAL PLANTING DETAIL

NOT TO SCALE



4 L104 DECIDUOUS TREE PLANTING - SECTION

NOT TO SCALE



5 L104 NEW SOD TO EXISTING SOD DETAIL

NOT TO SCALE

Landscape Notes + Requirements:

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

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

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

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

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

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

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

8. Contractor is responsible for ongoing maintenance of all newly installed trees. Provide tree watering bags at the base of newly planted trees unless they are installed in an area with existing underground irrigation. The landscape contractor shall maintain the tree watering bags for 60 days following tree installation. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

9. Warranty: The contractor shall guarantee newly planted material through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide PVC trunk guards on deciduous trees. Prune dead wood at 11 month warranty review period - use wound paint on trees.

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

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

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

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

14. All landscape beds to receive a 4" depth of Western Red Cedar wood mulch over spun bonded, free draining weed mat EXCEPT for parking lot islands which are to receive 4" depth of locally available $\frac{3}{4}$" diameter Buff Limestone rock mulch over spun bonded, free draining weed mat. Install all mulch per detail. Do not install weed mat under perennials with the exception of ornamental grasses. Submit mulch samples for approval.

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

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

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

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

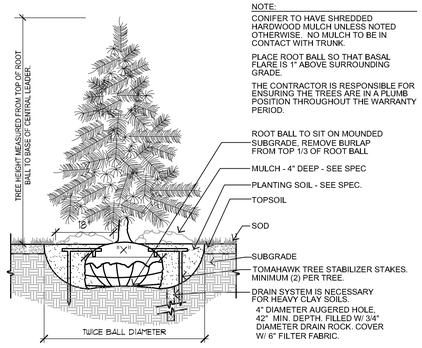
19. Landscape edger to be professional $\frac{1}{8}$" thick black steel landscape edging with stakes every 18" minimum. Coyote or Equal.

20. Irrigation is required for this project. Verify water service pressure and check local codes regarding building connection for irrigation. Irrigation contractor is to submit a proposed irrigation layout plan that utilizes a new connection in the building mechanical room. Install controller, rain sensor, and plumbing connections to meet current plumbing code. Ensure head-to-head coverage of all turf and planted areas, existing and proposed. Use Hunter Commercial irrigation equipment with fully adjustable stream rotor and spray heads (or equal manufacturer). Submit equipment cut sheets for approval. Coordinate sleeving under paving with excavation sub-contractor. Coordinate plumbing requirements with mechanical contractor. Ensure irrigation system is installed and functioning prior to installation of landscape materials. Remove old irrigation equipment. Refer to Irrigation System Performance Notes.

21. Boulder Accents: Boulders to be Niagra limestone cubes, available from Hedberg Landscape Supply (www.hedbergaggregates.com). Boulder character to be rectangular in shape, laid flat form down with a minimum of 16" and maximum of 20" exposed height from grade with the intent of informal pedestrian seating.

Irrigation System Performance Requirements:

1. IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS. BUILDING PRESSURE IS NOT KNOWN.
2. IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
4. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
5. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
6. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
7. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.
8. ALL TEES AND ELBOWS SHALL BE PVC (160 PSI), INCLUDE THRUST BLOCKING AT TEE AND ELBOW POINTS.
9. ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.
10. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
11. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
12. CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.
13. TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.
14. PLACE ALL VALVES IN APPROVED VALVE BOXES.
15. USE TEFLON TAPE ON ALL THREADED JOINTS.
16. BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE '*A3*'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
18. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
19. LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
20. IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.
21. AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
22. LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.
23. COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.
24. COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.
25. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP (SPRING OF THE YEAR FOLLOWING INSTALLATION).
27. THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.
28. PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER, POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.
29. PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.



6 L104 CONIFEROUS TREE PLANTING - SECTION

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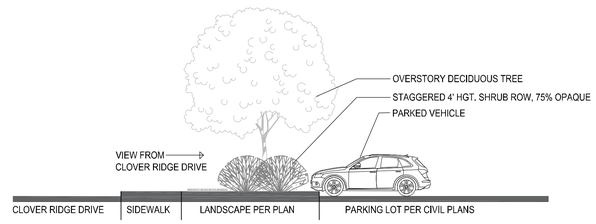

7 L104 PARKING LOT SCREENING CROSS SECTION

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REFER TO SHEETS L101-L103 FOR LANDSCAPE LAYOUT PLAN

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LANDSCAPE DETAILS

L104

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PLANT SCHEDULE

DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ar	Acer rubrum	Red Maple	4" Cal.	B&B	14	
	Aa	Acer x freemanii `Armstrong`	Armstrong Freeman Maple	5" Cal.	B&B	13	
	Br	Betula nigra	River Birch	10` Ht.	B&B	19	Clump Form, Calculated as 3.5" cal.
	Bf	Betula platyphylla `Fargo` TM	Dakota Pinnacle White Birch	2.5" Cal.	B&B	23	Single Stem
	Co	Celtis occidentalis	Common Hackberry	3" Cal.	B&B	18	
	Gd	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	15	
	Ts	Tilia americana `Sentry`	American Linden	5" Cal.	B&B	14	
	Ua	Ulmus x `Accolade`	Accolade Elm	2.5" Cal.	B&B	15	

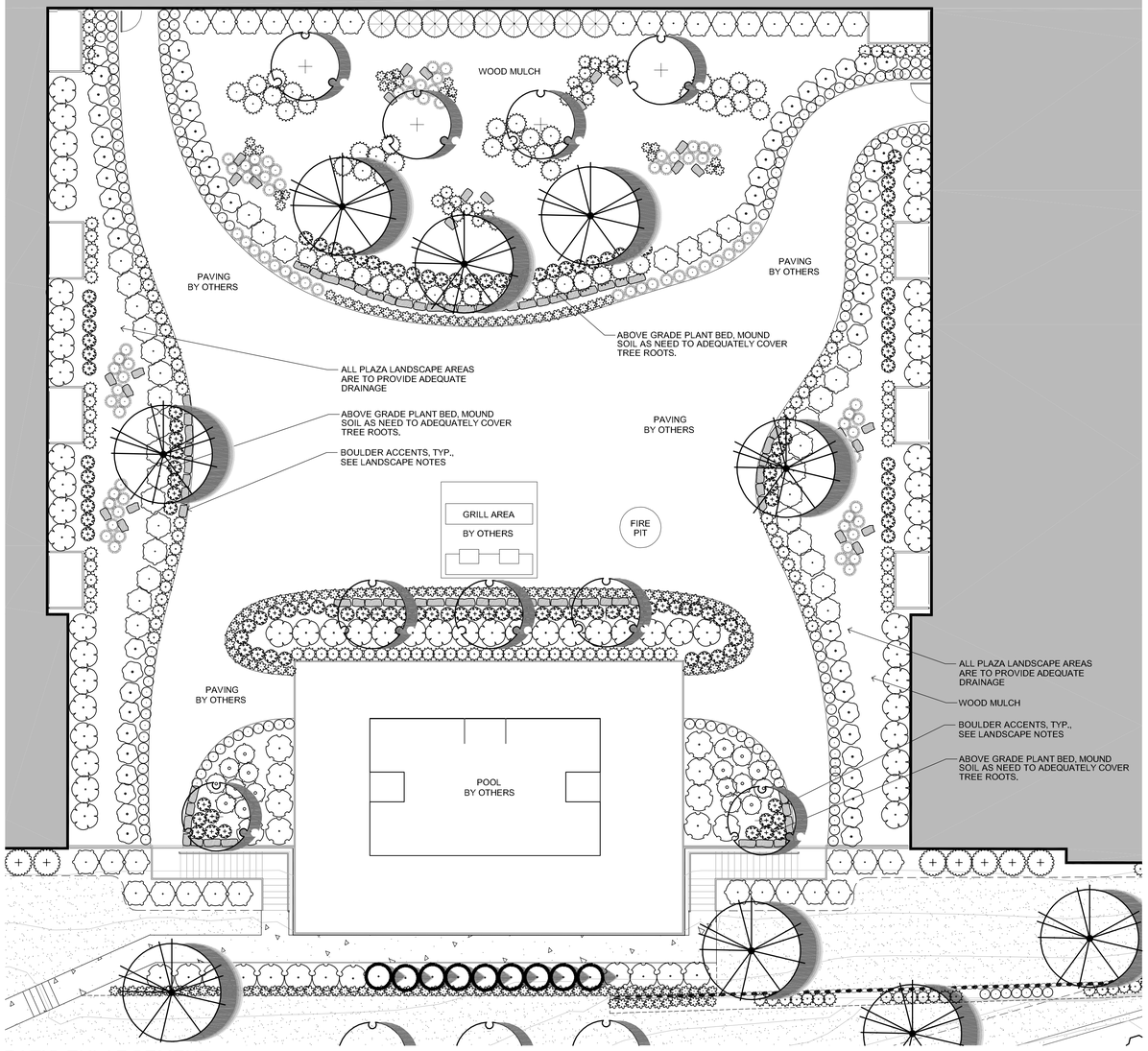
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	7	Calculated as 2.5" cal.
	Ta	Thuja occidentalis `Art Boe` TM	North Pole Arborvitae	8` Ht.	B&B	9	Calculated as 3" cal.

ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ms	Malus x `Spring Snow`	Spring Snow Crab Apple	2" Cal.	B&B	17	
	Si	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	20	

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	25	
	Cr	Cornus alba `Regnzam`	Red Gnome Dogwood	5 gal.	Pot	70	
	Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal.	Pot	81	
	Ec	Euonymus fortunei `Canadale Gold`	Canadale Gold Euonymus	3 gal.	Pot	36	
	He	Hydrangea macrophylla `Bailmer` TM	Endless Summer	5 gal.	Pot	88	
	Jf	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal.	Pot	49	
	Jc	Juniperus sabina `Calgary Carpet` TM	Calgary Carpet Juniper	3 gal.	Pot	53	
	Rg	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	Pot	20	
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	30	
	Rd	Rosa x `Dwarf Pavement`	Dwarf Pavement Rose	2 gal.	Pot	62	
	Tt2	Thuja occidentalis `Techny Globe`	Techny Globe Arborvitae	5 gal. (Min. 18" Height)	Pot	39	
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal.	Pot	55	
	Wr	Weigela florida `Rumba`	Rumba Weigela	2 gal.	Pot	128	

ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ho	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	296	
	Hp	Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	1 gal.	Pot	157	
	Rg2	Rudbeckia fulgida `Goldstrum`	Black Eyed Susan	1 gal.	Pot	286	

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	431	
	Ss	Schizachyrium scoparium `The Blues`	The Blues Little Bluestem	1 gal.	Pot	88	



1 L105 PATIO ENLARGEMENT
SCALE 1:10

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2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
4	City Resubmittal	5-05-2022

LANDSCAPE DETAILS

L105

ROMEO COURT

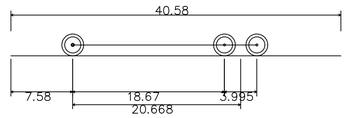
CLOVER RIDGE DRIVE

PROPOSED BUILDING
48,231 SF
75 UNITS
(168 SURFACE STALLS)

CLOVER PRESERVE DRIVE

LEGEND

- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL



Chaska Ladder	
Overall Length	40.580ft
Overall Width	10.500ft
Overall Body Height	1.332ft
Min Body Ground Clearance	1.332ft
Track Width	7.610ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	36.00°

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ERIC P. FAGERBERG, PE
Date: 03/01/2022 Reg. No.

GALLERY CHASKA
CHASKA, MINNESOTA
TURNING MOVEMENT EXHIBIT
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
JEK
DATE
03/01/22
REVISIONS
03/23/22 CITY COMMENTS
CAD FILE
23973-TURN
PROJECT NO.
23973
1.0

C:\Civil 3D Projects\23973\PRE-PLAT PLANS\23973-TURN.dwg — 3/23/2022 09:53AM

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	AA1	7	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328	1	189.54
	AA2	1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328	0.9	379.08
	W1	5	Lithonia Lighting	WPX1 LED P2 40K MVolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913	0.9	24.42
	W2	12	Lithonia Lighting	WPX2 LED 40K MVolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	1	5896	0.9	47.77

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixture heights are shown on plan.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	X	2.7 fc	12.9 fc	0.5 fc	25.8:1	5.4:1
Total Area Calculated @ Grade	+	1.4 fc	15.3 fc	0.0 fc	N/A	N/A



DAVIS & ASSOCIATES, INC
QUALITY LIGHTING SOLUTIONS

Gallery Chaska
Exterior Lighting
Chaska, MN

Designer
AM
Date
02/25/2022
Scale
As Noted
Drawing No.

Summary

1 of 1

Capital Lighting Fixture Company
5359 Rafe Banks Drive, Flowery Branch, GA, 30542-2768
TF: 800.323.3257 | **P:** 770.965.7238 | **F:** 770.965.7254
www.capitallightingfixture.com



Brock

1 LIGHT OUTDOOR WALL LANTERN

926312OZ

13"W X 13.25"H X 14"E

OIL RUBBED BRONZE

SPECS

Description	1 Light Outdoor Wall Lantern
Collection	Brock
Finish Description	Oiled Bronze
Lamping	1 - 100 Watt E26 Medium
Recommended Bulb	A19
Voltage	120V
Certification	UL Listed. Rated for Wet Locations.
Backplate	10"W x 0.75" H x 0.75"E
Center to Top / Btm	7" / 6.25"
Category	Wall Lantern
Light Source	Incandescent
About	Designed in Atlanta. Manufactured in China.
Style	Classic
Room List	Exterior
Warranty	5 years against rust and fading of finish

Eagle Series

Job Name	
Fixture Type	Eagle Series
Catalog Number	SLPM
Approved by	

2nd Generation LED Site Lighter

c UL us LISTED

5 YEAR WARRANTY

MANUFACTURED* & TESTED IN USA

SPECIFICATIONS:

Construction:
Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The die cast aluminum housing utilizes external airflow fins allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

Optics:
Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. The lens is made of optical grade polycarbonate. Advanced one piece optic board engineered for maximum light intensity. Types II, III, V and Forward Throw distributions are available. Types II, III and Forward Throw optics are rotatable allowing for optimal placement of the fixtures on the perimeter of any layout.

Mounting:
The easy mount bracket makes installation to any style pole quick and easy. Tenon and other mounting accessories also available.

Thermal Management:
Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs[1]) and component life and also allows for higher light output.

Listings:
Luminaire is certified to UL/cUL Standards for Wet Locations

AC Input:
120/208/240/277/347/480 V

Driver:
Constant current, 120-277 VAC, 50-60 Hz
High Efficiency – min. 88%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:
Available in 3000K, 4000K, 4500K and 5000K, CCT
Epoxy Guard™ protective conformal coated boards

Reduced Glare:
Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

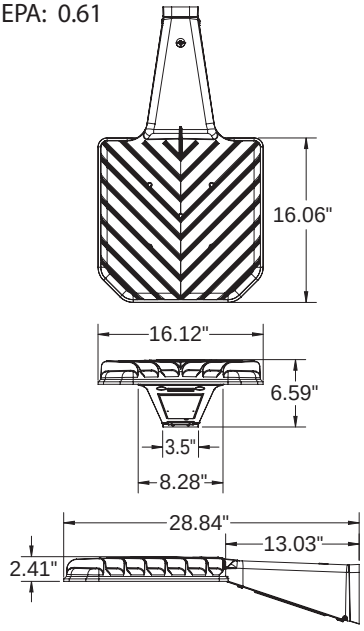
Testing:
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

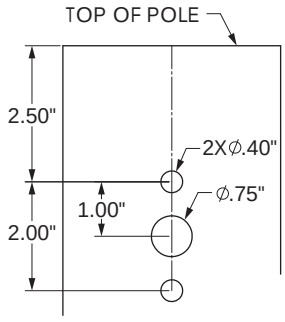


DIMENSIONS:

Weight: 21 lbs.
EPA: 0.61



DRILL PATTERN:



Rebates and Incentives are available in many areas.
Contact an Atlas Representative for more information.

[1]*LED Life Span Based Upon LM-80 Test Results*

ATLAS LIGHTING PRODUCTS, INC.
PO BOX 2348 | BURLINGTON, NC 27216
800-849-8485 | FAX: 336-227-0110 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

F6902-44



SPECIFICATIONS	
ITEM NUMBER	F6902-44
DESCRIPTION	ROUND SCONCE
MATERIAL	ALUMINUM
FINISH	OIL BRONZE - (44)
MOUNTING	WALL
WARRANTY	1 YR LIMITED
SUITABLE LOCATION	WET

ELECTRICAL	
SOCKET BASE	MEDIUM BASE - (MB)
NUMBER OF BULBS	2
WATTAGE PER BULB	75W / 100W
MAXIMUM WATTAGE	75W / 100W
VOLTS	120V
LIGHT BULB SUGGESTED	75W OR 100W
75W WITH PAR-30	
100W WITH A-19	

DIMENSIONS	
HEIGHT	15”
WIDTH	5”
EXTENSION	7-1/8”

SUNSET LIGHTING, A DIVISION OF LUMINANCE
P: 800.777.4440 | F: 800.866.7672 | E: INSIDESALES@LUMINANCE.US.COM
1945 TUBEWAY AVE. LOS ANGELES, CA 90040 | WWW.LUMINANCE.US.COM

TYPE J
IOL211BK

CANARM®

CANARM LTD.
PO Box 367, 2157 Parkedale Avenue, Brockville, Ontario K6V5V6
Tel: 613-342-5424 | Fax: 1-800-263-4598
2555 Rue Bernard Lefebvre, Laval, Quebec H7C 0A5
Tel: 1-450-665-2535 | Fax: 1-450-665-0910
808 Commerce Park Drive, Ogdensburg, New York, USA 13669
Tel: 1-800-267-4427 | Fax: 1-800-263-4598
www.canarm.com

Outdoor Light

part # IOL211BK

General

Size of fixture: 4 3/8” W x 7 3/5” H x 6 3/4” D
Finish: black
Glass: N/A
Size of glass: N/A
Base/Pan: 4 1/4” W x 7” H
Lamping: 1 x 100W A bulb (not included)
EASY CONNECT™



Packaging

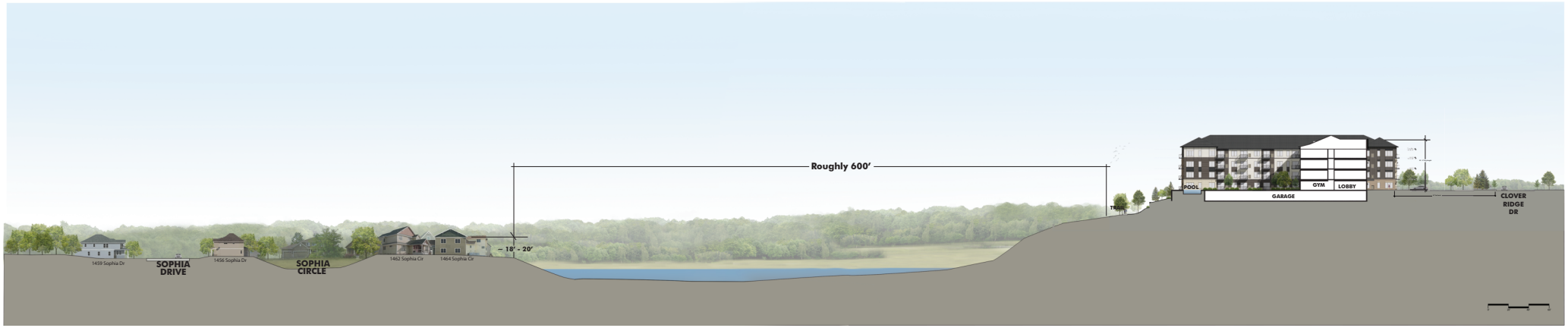
Colour box: 9.25” x 8.27” x 5.51” (235 x 210 x 140mm)
Colour box weight:3.97 lbs
Master box: 17.32” x 11.02” x 10.04” (440 x 280 x 255mm)
Pieces per master box: 4
Master box weight: 17.64 lbs

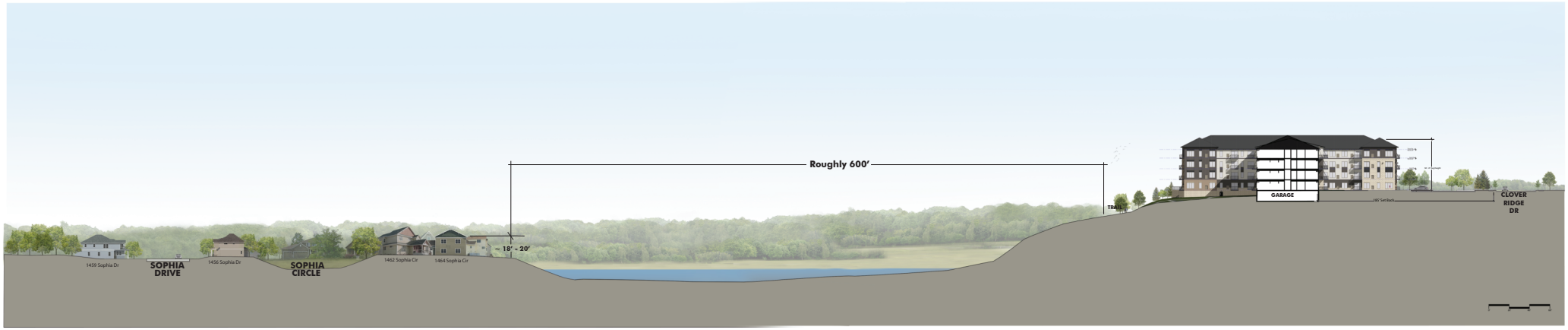
Warranty & Safety Standards

Warranty 1 year
cCSAus
Suitable for wet locations

Prepared for
Contact
Date
Presented by
Remarks

WARNING: The use of this product can expose you to chemicals including Cadmium, which is known to the State of California to cause cancer, and Lead, which is known to the State of California to cause birth defects and/or other reproductive harm. For more information go to www.P65Warnings.ca.gov.


Roughly 600'
~ 18' - 20'
SOPHIA DRIVE
SOPHIA CIRCLE
1459 Sophia Dr
1456 Sophia Dr
1462 Sophia Cir
1464 Sophia Cir
POOL
GYM
LOBBY
GARAGE
CLOVER RIDGE DR


Roughly 600'
~ 18' - 20'
SOPHIA DRIVE
SOPHIA CIRCLE
1459 Sophia Dr
1456 Sophia Dr
1462 Sophia Cir
1464 Sophia Cir
GARAGE
CLOVER RIDGE DR


SECTION 1
SECTION 2
Roughly 600'
Sophia Dr

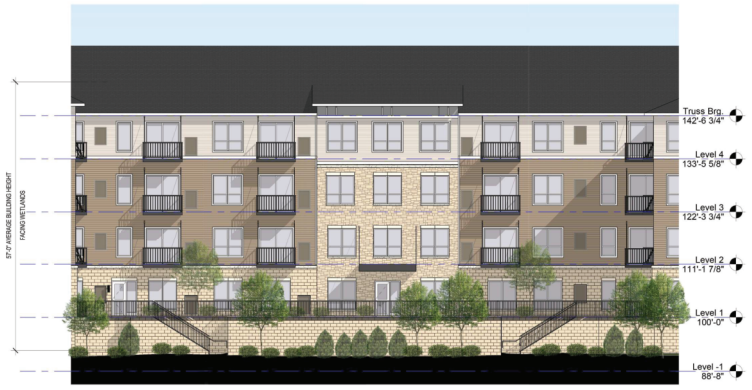

THE GALLERY



EXTERIOR ELEVATIONS
Gallery Chaska



1 Elevation 10
3/32" = 1'-0"



2 Elevation 11
3/32" = 1'-0"



3 Elevation 12
3/32" = 1'-0"



5 Elevation 14
3/32" = 1'-0"



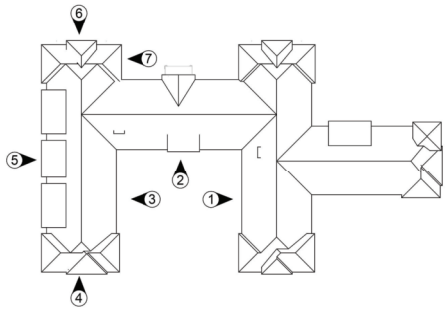
4 Elevation 13
3/32" = 1'-0"



6 Elevation 15
3/32" = 1'-0"



7 Elevation 16
3/32" = 1'-0"





1 Elevation 1 3/32" = 1'-0"

2 Elevation 2 3/32" = 1'-0"

3 Elevation 3 3/32" = 1'-0"

4 Elevation 4 3/32" = 1'-0"



5 Elevation 5 3/32" = 1'-0"

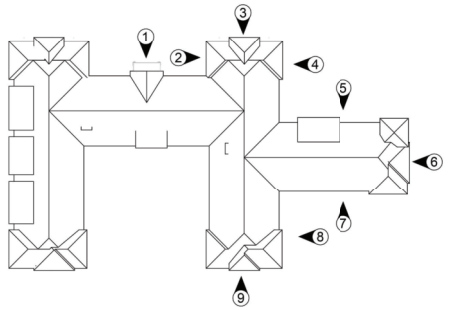
6 Elevation 6 3/32" = 1'-0"

7 Elevation 7 3/32" = 1'-0"



8 Elevation 8 3/32" = 1'-0"

9 Elevation 9 3/32" = 1'-0"

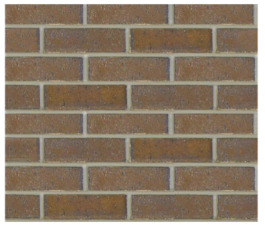


EXTERIOR ELEVATIONS
Gallery Chaska



1 Elevation 3 - Exterior Materials
3/32" = 1'-0"


ASPHALT SHINGLES

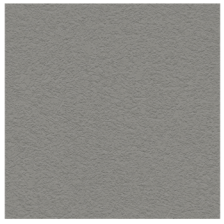

BRICK


ROCKFACE CMU


STONE


LP SMARTSIDE / CFB LAP SIDING


LP SMARTSIDE / CFB LAP SIDING


CFB PANEL SIDING

kaas wilson architects

EXTERIOR MATERIALS

Gallery Chaska

6.0

03/12/20



BARN STYLE LIGHTS; WE CAN SPECIFY THESE OUTSIDE OUR COMMON ROOMS LEVEL 1 AND BLDG ENTRY

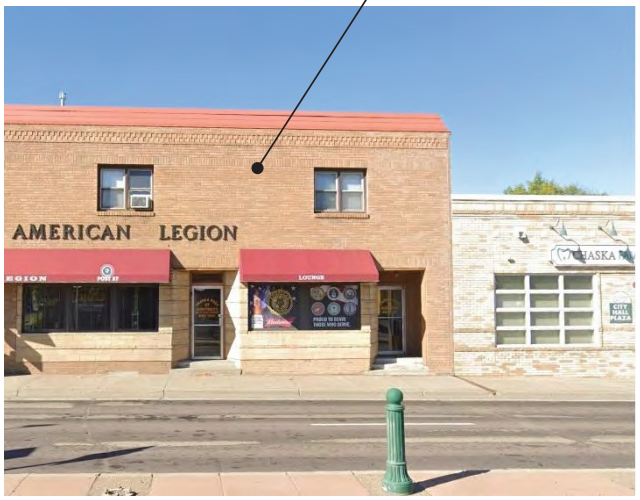


LIGHT BEIGE/LIMESTONE COLOR BRICK & STONE. (PROPOSED AT OUR MAIN ENTRY AND BLDG CORNERS)

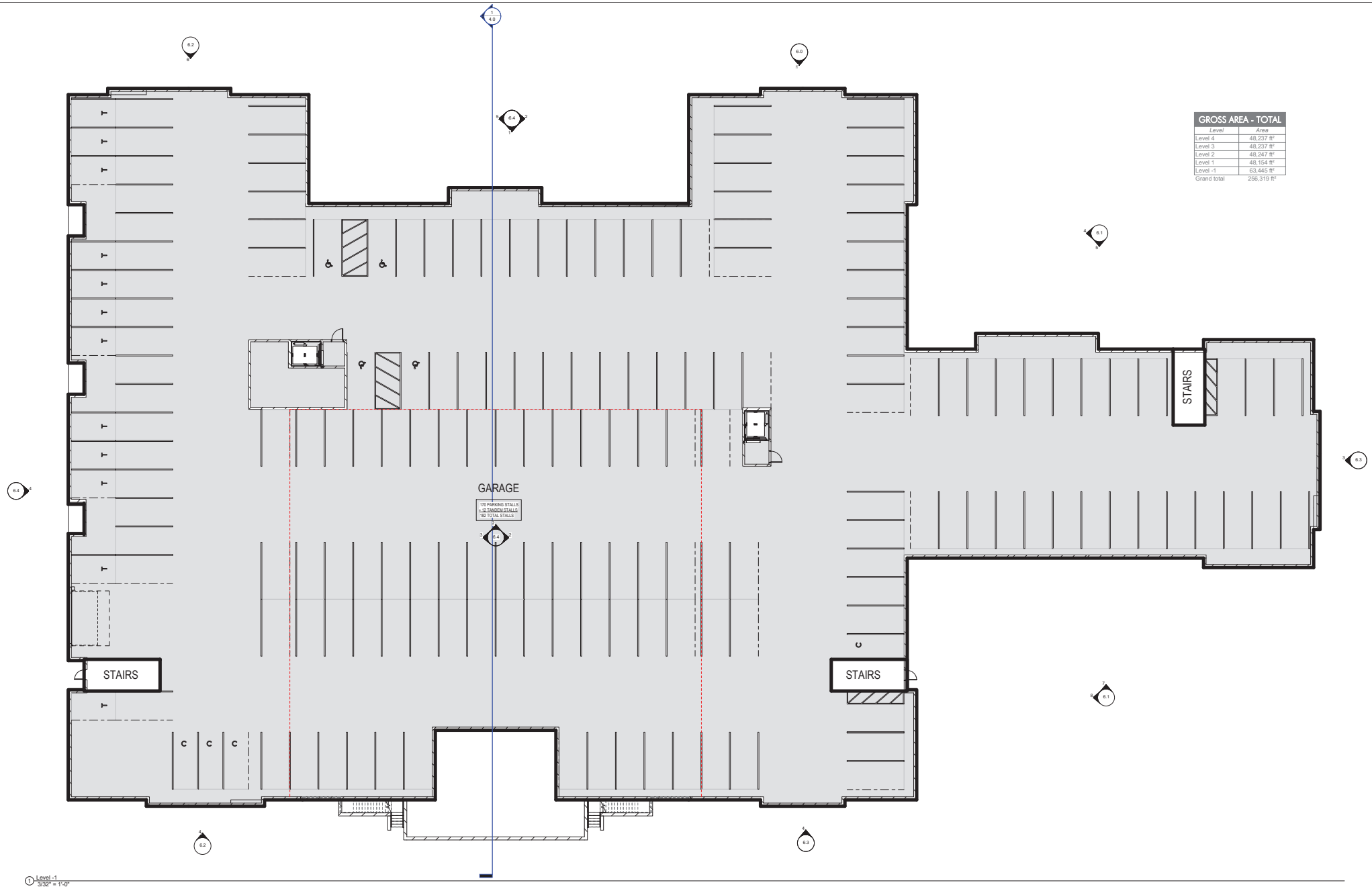
'COPPERTONE' BRICK (PROPOSED)

LIGHT GRAY/CREAM SIDING (PROPOSED)

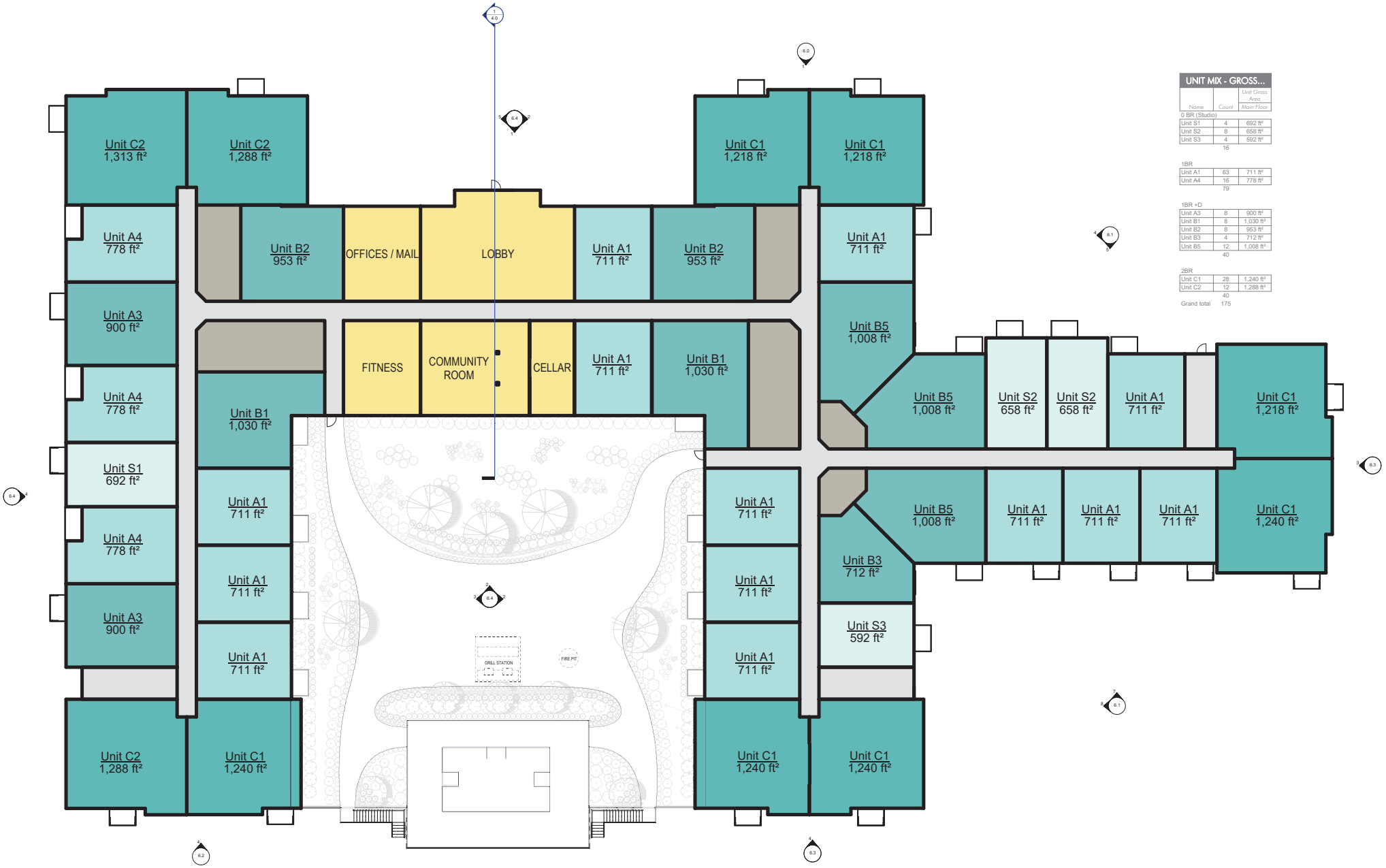








FLOOR PLANS
Gallery Chaska

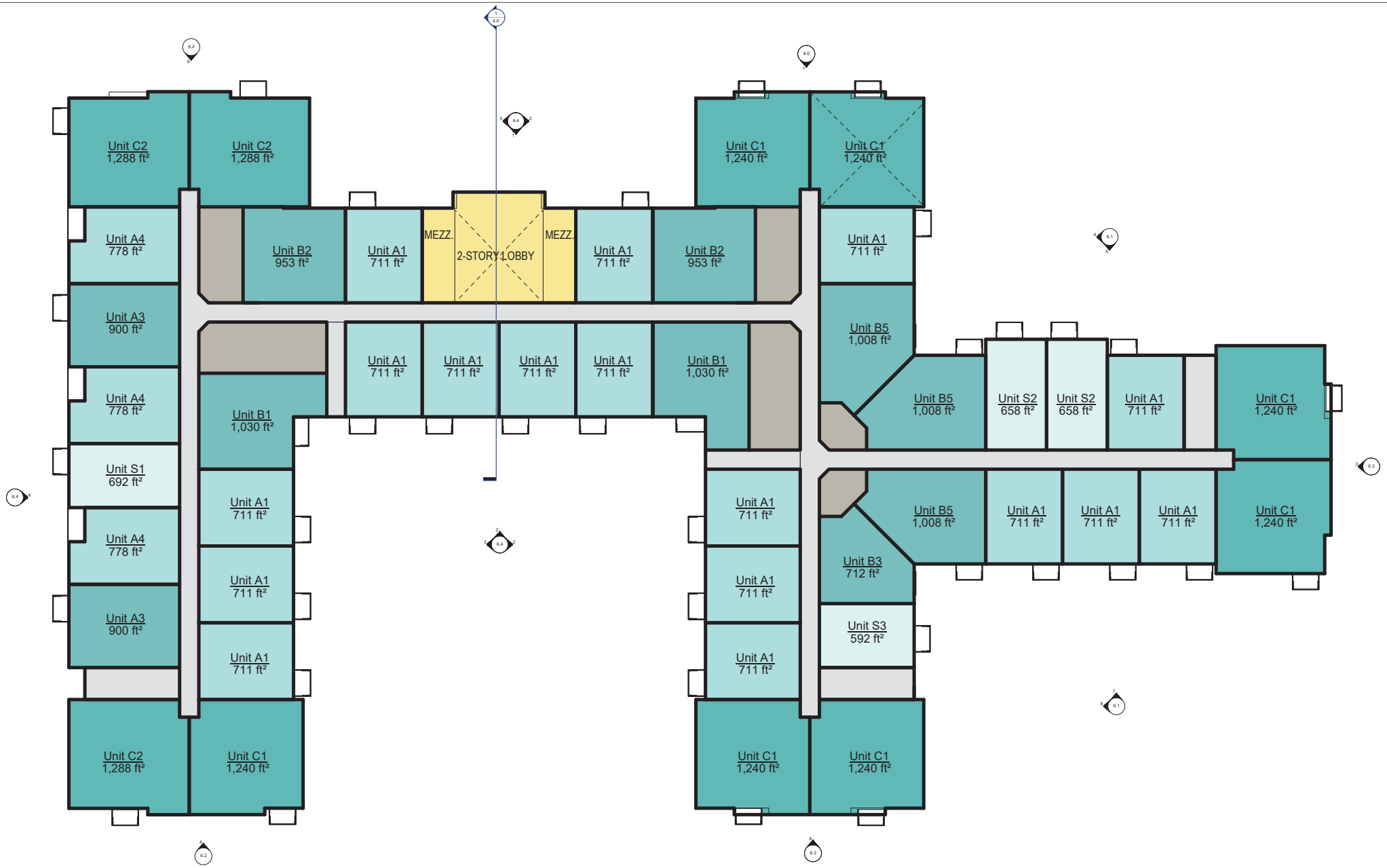


UNIT MIX - GROSS...

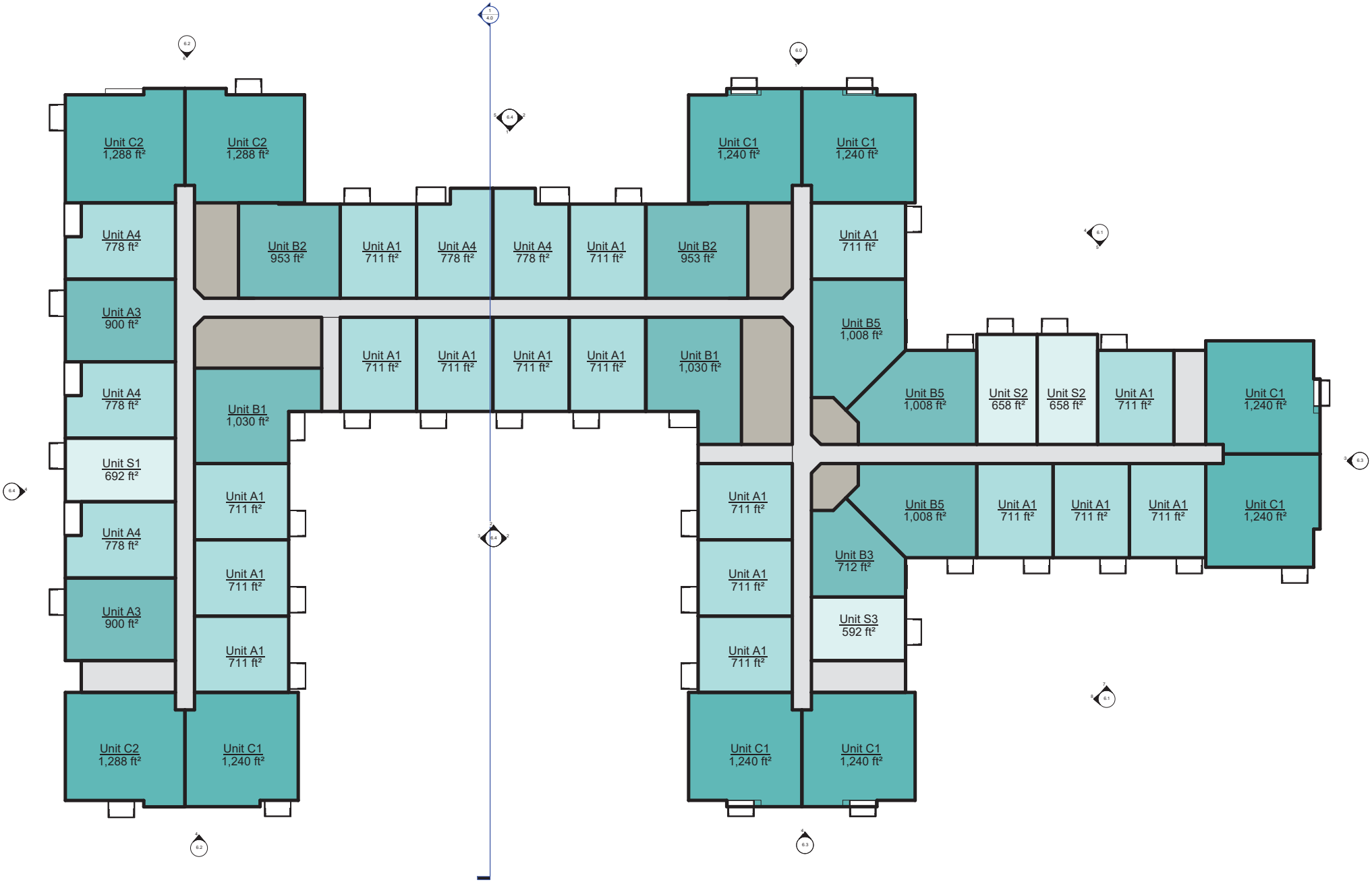
Name	Count	Unit Gross Area Main Floor
0 BR (Studio)		
Unit S1	4	692 ft²
Unit S2	8	658 ft²
Unit S3	4	592 ft²
	16	
1BR		
Unit A1	63	711 ft²
Unit A4	16	778 ft²
	79	
1BR +D		
Unit A3	8	900 ft²
Unit B1	8	1,030 ft²
Unit B2	8	953 ft²
Unit B3	4	712 ft²
Unit B5	12	1,008 ft²
	40	
2BR		
Unit C1	28	1,240 ft²
Unit C2	12	1,288 ft²
	40	
Grand total	175	

1 Level 1
3/32" = 1'-0"

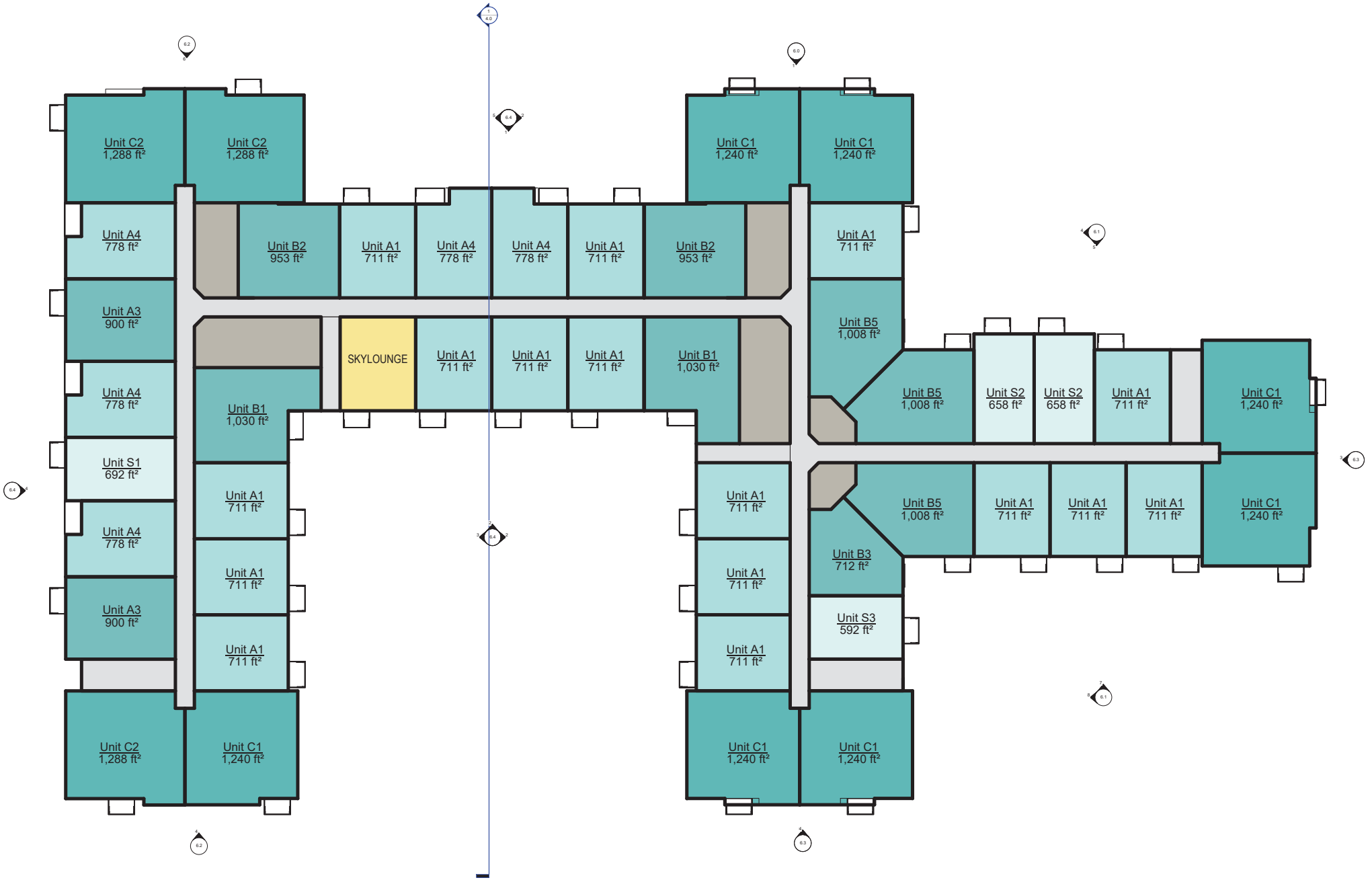
FLOOR PLANS
Gallery Chaska



1 Level 2
3/32" = 1'-0"



1 Level 3
3/32" = 1'-0"



1 Level 4
3/32" = 1'-0"



Gallery Chaska - Monument Sign Design (Draft 01) **March 2022**

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **Chaska Tech Center - Chaska Building Center Phase III – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA)**

Applicant: Amcon Construction

Location: 2930 Chaska Boulevard; East of Formacoat site and west of Fire Lane

Case No.: P.C. No. 2022-26

Synopsis: The applicant is requesting approval of the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) (Phase III) of the Chaska Building Center redevelopment

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area. In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved.

In June of 2018, the Formacoat project, middle lot of the Chaska Building Center site, was approved for Preliminary Site and Building Plan, Preliminary Plat, and Rezoning (PMD-21). In July of 2018, the Final Site and Building Plan and Final Plat were approved. The plats and rezoning included the easterly lot next to Formacoat. Tonight we are looking at approving the remaining easterly lot of the Chaska Building Center site.

In February of 2022, the Concept Plan was approved for the Chaska Tech Center project.

Changes Since Concept Plan

The following were changes done on the project after concept plan approval:

- Building Design: The applicant has provided several changes on the building to address staff's comments from concept plan. One is the applicant has shown

masonry to extend on the corner pieces of the building for the east, west and south facades, which provides more articulation on the building. Another change is the pedestrian doors and garage doors will now incorporate windows. These doors will also be powder coated Almond so that they blend in more with the building design.

Project Goals
The identified goals for this project include the following:

- To provide affordable spaces for startup businesses that grow into larger firms that create new industries and technologies.
- To provide affordable spaces for home business that are growing into a small business and a main source of income for the owners and families.
- To provide affordable spaces in Chaska that can compete with other cities that provide the same opportunities for startup business.
- To provide an attractive and professional business environment for emerging businesses in the local and surrounding community. This will be a building the tenants are proud to occupy and proud to have customer's visit.

ZONING & DOWNTOWN MASTER PLAN
Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21). The zoning was put in place during the Formacoat project. There will be an amendment done to include more specific language related to the use proposed, which is a part of this request this evening.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS
The site is located on the north side of Chaska Boulevard, between the Formacoat site and Fire Lane. The site is 3.72 acres and is vacant. The parcel is currently owned by the City of Chaska, however, Amcon Construction will be the primary owner once a purchase agreement is solidified.

CURRENT REQUEST
The applicant, Amcon Construction, is requesting Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) approval for the construction of a multi-tenant office/warehouse/quasi-retail building totaling approximately 41,000 square feet in size and roughly 23 feet in height. This facility will be a 25-tenant building ranging in size from 1,320 to 2,460 square feet per tenant space.

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeted for will range in uses including plumbing contractors, manufacturer's showroom, auto restoration, environmental companies, flooring distribution and installation, small parts manufacturer, on-line retailers (e-tailer), dry wall contractor, aviation equipment, repair personnel, dance studios, etc. These tenants will not include uses with outside storage or overnight parking needs; e.g. auto repair, towing, and car rental.

Adjacent properties
The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by the Formacoat site.

Site Layout
The site is situated on the east side of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. It is a U-shaped building so loading and additional parking will be oriented within the internal portion of the building's layout. The front of the building will face south (toward Chaska Boulevard), with loading area in the rear internal area (north). The front of the building will line up similarly to Formacoat's building to the west. Access to the site will be gained from Fire Lane from two points of access; one aligned with Cuzzy's access, and one on the northeast side to provide truck access.

Building Location/Design
The building is U-shaped and will be one-story tall (approximately 23 feet in height). The building will total approximately 41,000 square feet and provide roughly 25 total tenant spaces. The front of the building will face the south toward Chaska Boulevard.

The front (south, west and east sides) of the building will contain mostly storefronts with front doors and windows. There will be 4 visible overhead doors as well; two oriented on both the east and west facades. The applicant states these four overhead doors will be used for flex, quasi-retail space. There is potential that these doors could convert to storefront space in the event that a user prefers that layout; an example of this is shown on the applicant's colored elevation drawing on the west elevation. The other overhead doors will be oriented towards the rear (interior) of the building so that they will be effectively screened from view.

The proposed building will be constructed with manufactured stone, EIFs siding, glass, rock faced block, overhead metal doors, and fabric awnings.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Chaska Tech Center Building Materials	
Class I	Glass (7%)
Class II	Manufactured Stone, EIFs, Rock Faced Block (93%)
Class III	None
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	7% Class I; one different material 93% Class II; three different materials

Currently, the masonry being used does not meet Class I requirements. In order to be classified as a Class I material, the masonry needs to be a full modular face brick or a natural stone. The applicant will have to indicate that on their elevation plans in the final submittal.

The overall building appears to provide some variety in the planes with the use of bump-outs and roof gables. The location of this building is important as it represents a gateway into Downtown Chaska. Because of this it is important that the building design is qualitative and compatible with its context. The applicant is incorporating colors and materials that allow the building to blend in well with the overall context. It will provide compatibility with the two other Chaska Building Center buildings as well as downtown Chaska.

The colors proposed between the masonry and EIFS are very similar (i.e. cream), and thus providing more contrast between those two materials could provide more depth to the building's design. Staff would require that the applicant explore color variations in the final submittal. The applicant has stated that they will provide updated color variations soon.

The pedestrian and overhead doors will be powder coated doors to match the design of the building (Almond color). They will also be providing windows so that the front facades (east, west and south) will be more articulated.

Setbacks
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge

North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	**Setback**
ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation
136 parking spaces (106 initial installation; 30 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	40,903 sf	1ps/350sf	117 parking spaces
		REQUIRED	**117 parking spaces**
		PROVIDED	**136 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the use of the site.

The access into the site will be from two accesses off of Fire Lane; one will be access for a truck lane, and one will be an employee access that aligns with the Cuzzy's site. A truck lane is oriented on the north side to line up with Formacoat's truck lane and provide access out to Fire Lane. This truck lane needs to be at least 24 feet wide. A cross access easement exists over Formacoat's site, and the same will be required for the Chaska Tech Center.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Fire Lane truck access. These easements will need to be recorded at time of final plat recording.

Landscaping
The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	127 caliper inches (47 trees)	127 caliper inches

Understory Trees	11	11
Shrubs	136	136

The applicant is showing that they meet the landscaping requirements for this site.

Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide.

The applicant will also need to show on their plans (between the proposed sidewalk and curb) the inclusion of boulevard trees along Fire Lane. These trees will not be expected to be installed with the project (same with the sidewalk), however, the City anticipates that these pieces will be installed when the extension of Fire Lane connects to Yellow Brick Road in an undetermined future. In that regard, a plan needs to show how both elements fit into the existing right-of-way.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. The applicant is showing the building to incorporate wall packs at 10 feet high on the building. It appears that the photometric plan meets zoning.

Signs
The building elevations are showing sign allowances for each potential tenant in the building. Sign areas are shown directly above the pedestrian doors and will be 12 square feet each.

In addition, a monument sign is shown on the southeast corner of the property. It should be noted that a 10 foot setback is required from property lines for monument signs. The sign will need to adhere to this, and be shown on plans when a sign permit is applied for.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant will work with the City to determine the drainage necessities for the site.

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Wednesday, April 27, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, June 26, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, August 25, 2022. The City may, with the petitioner's consent, extend the review period beyond the Thursday, August 26, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Project Narrative (pgs 1-3), submitted by Amcon Construction, dated April 27, 2022.**
    b. **Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated April 27, 2022**
    c. **Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated April 27, 2022**
    d. **Existing Condition Survey, submitted by HTPO, dated April 5, 2022**
    e. **Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated April 27, 2022**
    f. **Site Utilities & Stormwater (pg C2), submitted by Elliot, dated April 27, 2022**
    g. **Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated April 27, 2022**
    h. **Landscape Plan (pg L1), submitted by Elliot, dated April 27, 2022**
    i. **Site Plan (pg A100), submitted by Amcon Construction, dated April 27, 2022**
    j. **Site Photometrics, submitted by Aid Electric, dated April 8, 2022**
    k. **Elevations (pg A301-A302), submitted by Amcon Construction, dated April 27, 2022**
    l. **Perspective (pg A303), submitted by Amcon Construction, dated April 27, 2022**
    m. **Floor Plan (pg A101), submitted by Amcon Construction, dated April 27, 2022**
2. **Adherence with the Engineers Memo dated May 11, 2022.**
3. **Compliance with the County Memo dated February 2022.**
4. **Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.**
5. **Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.**
6. **Coordination with the City Engineer with regard to utilities, grading and drainage.**
7. **Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
8. **Utilization of modular face brick or natural stone as a Class I material.**
9. **No exterior storage will be permitted.**
10. **Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.**
11. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
12. **Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.**
13. **Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**

14. **Provision that signage for all tenants to use similar signing methods and design.**
15. **Provision that monument signage adhere to 10 foot property line setbacks.**
16. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
17. **Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
18. **Provision that all mechanical equipment will be fully screened from view.**
19. **Compliance with Section 15.28.120 Building Design/Materials and Site Design and to be shown at final submittal.**
20. **Coordination with Electric Department on service locations.**
21. **Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.**
22. **Final Plat to list City of Chaska as a part of the plat.**
23. **Provision to provide accesses into the site consistent with Carver County's guidance and requirements.**
24. **Provision of a truck lane on the north side of the site to be at least 24 feet wide.**
25. **Provision of a truck turning exhibit to be submitted at final.**
26. **Provision of irrigation for the landscaped and sodded areas of the site.**
27. **Provision that boulevard trees are shown between the Fire Lane sidewalk and curb, and to be shown on the final plans.**

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to PMD-21.

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **May 11th, 2022**
Subject: **Chaska Tech Center Concept Plan**

Development of the site has been planned for some time and the items that need to be further explored involve coordination with access to City utilities. In terms of access Fire Lane will continue to operate as a full access off of County Road 61 and is planned for preserving the option in the future as a reliever access into downtown. That said, the right of way needs along fire lane satisfy the City's long term plan for access should a decision for Fire lane become a connected reliever that would connect access from Yellow Brick to Stoughton Avenue. The existing right of way provides options for the City to pursue this connection in the future.

The County and City's plan includes providing for a trail in the future along CSAH 61 to would provide connectivity along the county highway between downtown and the regional trail at Audubon Road. Preservation of a trail easement or right of way that is guided by the County highway requirements should be incorporated.

The plans provide for both connections to the City sanitary sewer and water main utilities both of which have adequate capacity to serve the proposed development. The utility plans will need to be further coordinated with City staff as to connection to the public system. An eight-inch watermain connection is required to be extending into the property to provide for service and fire protection of the facility.

The City's stormwater management guidelines will be required over the site along with coordination with the Lower Minnesota Watershed District prior to a grading permit being issued for the site. In addition, if grading is planned to occur within the County right of way a permit with Carver County Public Works is needed.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

CITY OF CHASKA

ORDINANCE NO. xxx

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING SECTIONS 1, 2.A., 2.B., AND 2.C. FROM ORDINANCE NO. 950 (PMD-21) OF THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Planned Multi-Use District (PMD-4) zoning district and rezoned to Planned Multi-Use District No. 21 (PMD-21) for all of Lots 1-2, Block 1 of the Formacoat Addition, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Formacoat Addition area:

1) Lot 1, Block 1 Formacoat Addition (Formacoat):

- **a.** Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **b.** Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **c.** Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **d.** Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **e.** Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **f.** Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
- **g.** Photometric Exhibit
- **h.** Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated May 23, 2018
- **i.** Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated May 23, 2018
- **j.** Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
- **k.** Preliminary Plat, submitted by Rehder & Associates, Inc.
- **l.** Sanitary Sewer Connection Exhibit
- **m.** Building Renderings (pgs 1-3)

2) Lot 2, Block 1, Formacoat Addition (Chaska Tech Center):

- **a.** Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated April 27, 2022
- **b.** Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated April 27, 2022
- **c.** Existing Condition Survey, submitted by HTPO, dated April 5, 2022
- **d.** Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated April 27, 2022
- **e.** Site Utilities & Stormwater (pg C2), submitted by Elliot, dated April 27, 2022
- **f.** Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated April 27, 2022
- **g.** Landscape Plan (pg L1), submitted by Elliot, dated April 27, 2022
- **h.** Site Plan (pg A100), submitted by Amcon Construction, dated April 27, 2022
- **i.** Site Photometrics, submitted by Aid Electric, dated April 8, 2022
- **j.** Elevations (pg A301-A302), submitted by Amcon Construction, dated April 27, 2022
- **k.** Perspective (pg A303), submitted by Amcon Construction, dated April 27, 2022
- **l.** Floor Plan (pg A101), submitted by Amcon Construction, dated April 27, 2022

Section II. **PMD-21 District regulations.** Permitted uses and regulations applicable to the PMD-21 District is hereby amended to read as follows:

A. Intent

The intent of PMD-21 is to create an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the natural beauty found along East Chaska Creek.

It is intended that development within PMD-21 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which require the outdoor storage of goods and materials are specifically prohibited from locating in the PMD-21 District.

B. Permitted Uses

Permitted uses shall be the following:

1. **Lot 1, Block 1, Formacoat Addition (Formacoat):**
   a) Office and administrative facilities
   b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
   c) Scientific research, investigation, testing or experimentation
   d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD-21 District
2. **Lot 2, Block 1 Formacoat Addition (Chaska Tech Center)**
   a) Office and administrative facilities
   b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
   c) Scientific research, investigation, testing or experimentation
   d) Restoration of classic autos, but not including repair, granted that the vehicles associated with the business are kept indoors
   e) Indoor health and recreation clubs
   f) Retail sales, but not including car sales
   g) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PMD-21 District

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.
2. Signs as regulated by Section 10 of the Zoning Ordinance, except that:
   a. Lot 2, Block 1 Formacoat:
      i. One wall sign permitted for each tenant not to exceed 12 square feet in area in a designated location as shown in the elevation drawings submitted by

D. Building Setbacks

Minimum building setbacks shall be as follows:

1. From centerline of County Road 61: 100 feet
2. From East Chaska Creek: 50 feet from edge
3. From North Property Line: 20 feet
4. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW): 10 feet
2. From East Chaska Creek: 50 feet from edge
3. Interior Property Lines: 5 feet

E. Development Standards:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PMD-21 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 16th day of May, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

04.27.2022

Elizabeth Hanson AICP
City Planner
Chaska City Hall
One City Hall Plaza
Chaska, MN 55218

Re: Chaska Tech Center
New Building Narrative 2
Chaska, Minnesota

Dear Elizabeth

As requested, below is a brief narrative of the proposed building design, image, and material section for the proposed new Chaska Tech Center located at 2930 Chaska Blvd. The attached application and associated materials is for the Concept Plan Review. The information is based on the enclosed site plans, floor plans, renderings, and elevations.

BACKGROUND FOR CHASKA PROJECT

Lariat Companies, Inc. was formed in 1989 by owner and founder, Ed Flaherty. He has a significant business background that includes starting four companies that grew to over $100M in sales. Applebee's and Rapid Oil Change are companies that Ed started which you would recognize.

As part of his investment strategy, he started Lariat as a family office and real estate company. In 1990 he purchased 40+ acres around the Eden Prairie Center. He built that out over a period of 10 years (all speculative buildings) and owns and manages seven buildings today on that land. Lariat has been a long-term owner of real estate and has mostly done speculative development as an owner and rehab/turnaround of troubled real estate. Currently, lariat owns and manages approximately 1M square feet of retail, industrial, commercial office-warehouse and self-storage. All of this real estate is located in Minnesota! Lariat does not own any residential real estate.

As a small business owner, Ed has seen the need for commercial small tenant space and is now creating a number of projects addressing this need.

Most office/warehouse for lease space starts at 5,000 square feet and increases from there. That size space is too large for emerging business.

Current Lariat projects include buildings in Waconia, Coon Rapids and here in Chaska. There are two buildings in Waconia; one building is 12,000 square feet, one building is 9,000 square feet and a third building will be built in the spring with 8,000 square feet. The Coon Rapids and this Chaska project are in development. There are also two buildings in Bloomington near the Mall of America. The tenant mix in Waconia includes the following uses: plumbing contractor, manufacturer's rep/showroom, auto restoration, environmental company, flooring distribution and installation, small parts manufacturer, on-line retailer (e-trailer), dry wall contractor, aviation equipment, repair and sales and disaster repair contractor.

All of these tenants, but one, came out of operating in their home and/or self-storage spaces!

We also have two buildings in Bloomington which have larger bays (2,200 – 2,800 square feet). The tenant mix in these two buildings include granite showroom and fabricator, internet contractor, kitchen cabinet showroom and distributor, apparel goods wholesaler and retailer, printer, small parts manufacturer, CPA, Hispanic spice distributor, T-Shirt screen printer, overhead garage door company, photographer, industrial tool repair and distributor, HVAC contractor, audio visual contractor and distributor, and orthopedic appliance fabricator and repair.

Most of these business in Bloomington were mature enough they just needed larger space.

Lariat has developed management systems that allow us to manage these small users efficiently and effectively

With the "GIG" economy claiming 25% of Americans have a side business or "GIG" and the younger generation expecting to have up to a dozen jobs in a lifetime, the days of a person working for one larger company is less likely. The younger generation have unfavorable attitudes towards large companies and hence some of the impetus to the "GIG".

CHASKA'S CORE VALUES

Minimize Light Pollution

The nature of the project is small in height, therefore the amount of light emitted will be close to the ground with the minimum of site lighting, the amount of light spillage will be minimal.

Welcoming Building

This project is accesses on one level and that is the street level only, there are 25 entry doors, one for each suite. The areas outside of the suites themselves are open and able to use as gathering spaces.

Pedestrian Movement

The nature of this project design is to have a sidewalk around the entire building to enhance pedestrian movement, and is connected to the public sidewalks,

Sustainable Initiatives

The building will be in full compliance with the Minnesota Energy Code requirements, the overall design is a U shape will allow more sunlight to enter each pace.

Concept Plan Approval

The requests to remove the access to the Formacoat parking lot has been eliminated, we have added glass in the man doors, and have shown one suite with a store front window system. The color of the doors has been change to "Almond" from gray. We have produced a sample board, the stone corners are around each corner,

Metering

Each suite will have a separate gas, water, and electric meter.

TRAFFIC

The amount of trips from automobiles and small trucks will increase on this site. Accessing the site from Chaska Blvd. up the current Fire Lane, please see the Traffic Flow diagram on the Site Forces Exhibit. The proposed site plan has provided 87 new parking stalls with an additional 55 proof of parking (future) stalls for a grand total of 142 stalls. The added internal drive lanes will ensure most of the increased traffic will be able to remain on the site and not rely on external drives. The current site plan also adds new truck lanes to be connected to the existing lanes on the site to the west, improving fire access to both sites.

SIGNAGE

The current elevation sheet shows signage above each entry door of each tenant space. The current size of each sign is 2'x6', this will ensure easy identification of each tenant. A monument sign has been added to sheet A100.

MATERIALS

Building Façade	-	Manufactured stone base, E.F.I.S. siding, glass, hollow metal doors, Rock faced block, Fabric awnings.
Roof	-	Asphalt shingles
Roof Structure	-	Wood trusses
Floor Structure	-	Slab on Grade
Windows	-	Vinyl double hung

Man Doors	-	Hollow Metal
Overhead Doors	-	Aluminum prefinished

General Information

Building Height	-	23'-0" to the peak of lower roof and approx. 23' to the higher peaks.
Bldg. Sq. Ft.	-	40,903 Total square feet.
Building Type	-	5B
Group Occupancy	-	S-1 Storage
Occupant Load	-	136 Occupants 1 per 300s.f.

Please contact me if you have any questions or need any clarifications or additional information. This project is planned for a spring construction start.

Sincerely

Bruce Hellier
Amcon Construction



AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

LARIAT
COMPANIES INC.

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DRAWN BY: BGH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

ISSUES / REVISIONS:	
PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

EXIST. CONDITIONS PLAN

A103

PROJECT NUMBER
21016



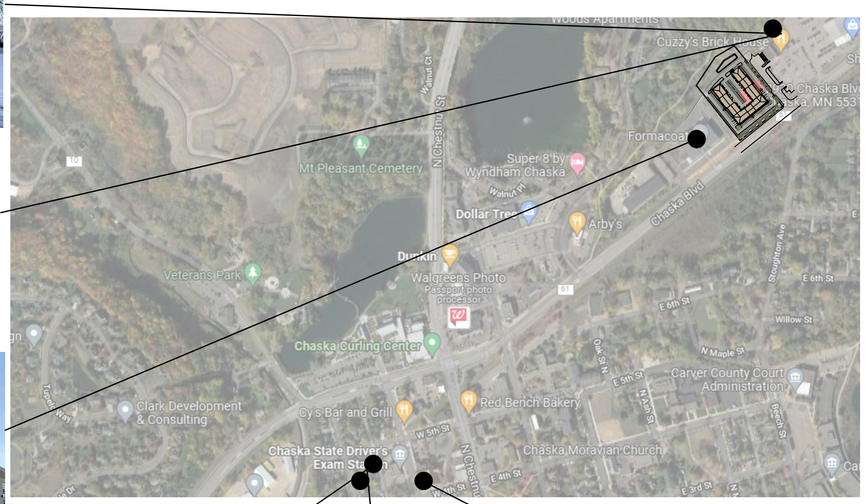
TRAFFIC FLOW

1"=100'







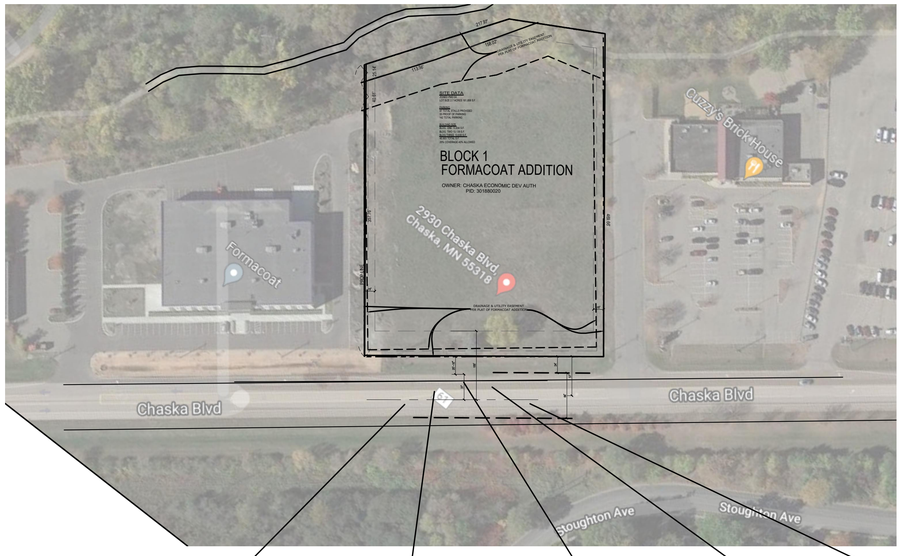


ADJACENT BUILDINGS









SITE VIEWS

1"=100'

1



2



3

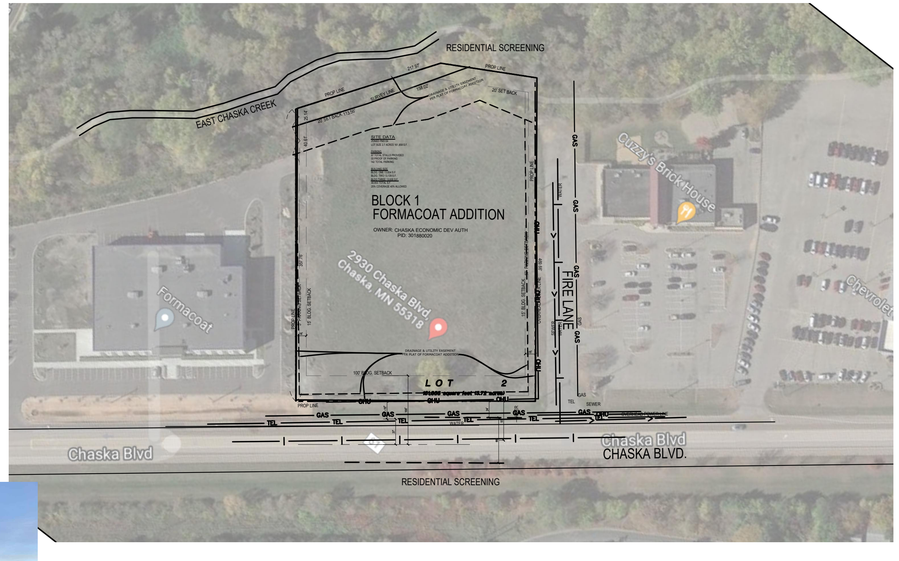


4



5





UTILITIES AND SCREENING

1"=100'

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
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Drawn By: BGH

CHASKA TECH CENTER

2930 CHASKA BLVD. CHASKA, MINNESOTA

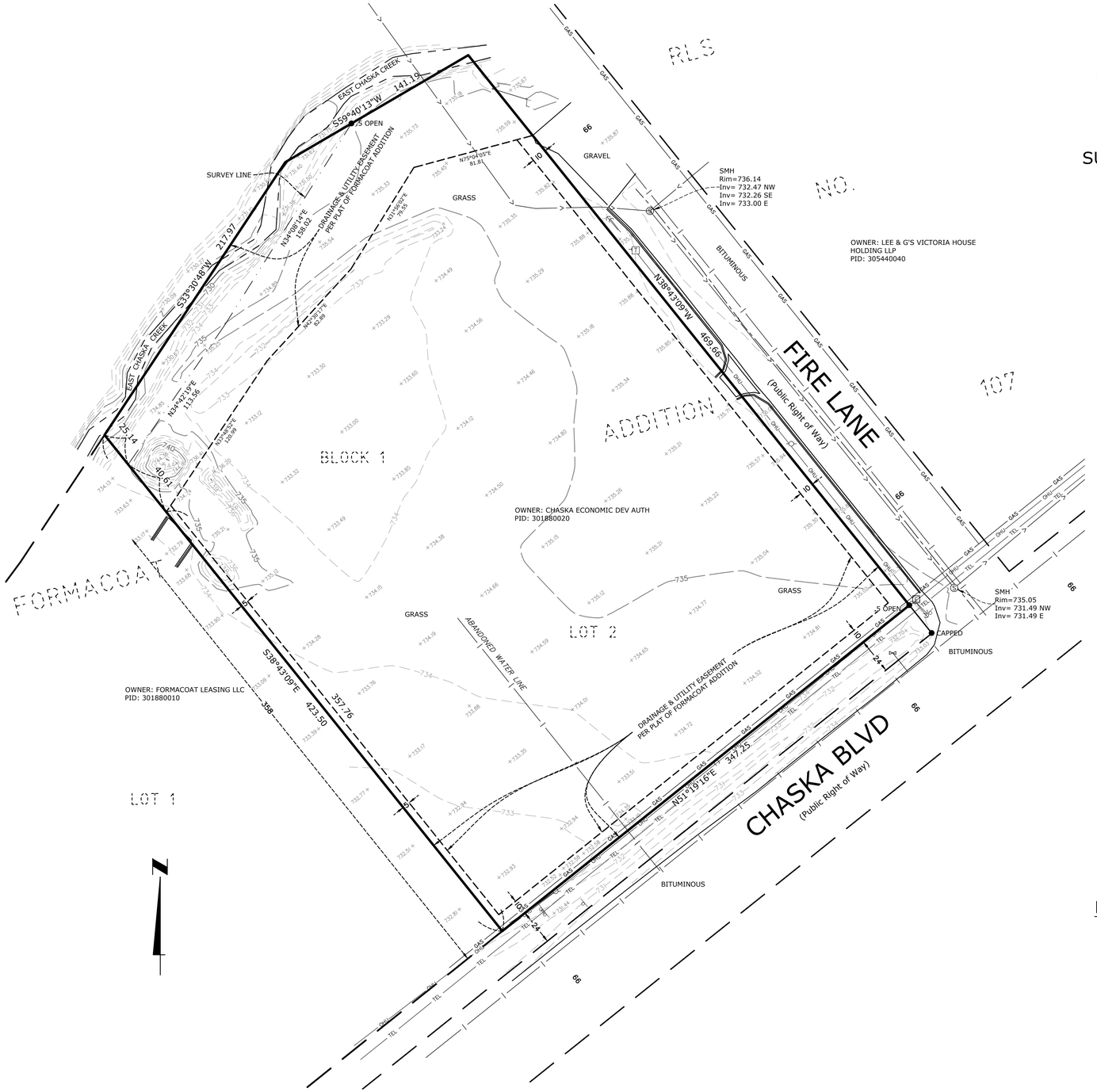
ISSUES / REVISIONS:	
PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

SITE FORCES EXHIBIT

A102

PROJECT NUMBER
21016

21016 Chaska Office Warehouse\Plans\Site plan.dwg | 04.27.2022 10:53 AM (Office Use Only) | BY: Bruce Heller



PROPERTY DESCRIPTION:

Parcel 1:
Lot 2, Block 1, Formacoat Addition, according to the recorded plat thereof, Carver County, Minnesota.

SURVEY NOTES:

1.) *BEARINGS ARE BASED ON THE CARVER COUNTY COORDINATE SYSTEM (NAD83-086 ADJ.)*

2.) *SITE ADDRESS IS 2930 CHASKA BOLIVAR, CHASKA, MINNESOTA.*

3.) *THIS PROPERTY IS CONTAINED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AND ZONE AE (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PER FLOOD INSURANCE RATE MAP, MAP NO.27019C0236D, EFFECTIVE ON DECEMBER 21, 2018.*

4.) *GROSS LAND AREA IS 161859 +/- SQUARE FEET OR 3.7158 +/- ACRES.*

6(B). NO SETBACK REQUIREMENTS AS SHOWN FOR THIS SITE.

7(A). THERE ARE NO BUILDINGS ON THE SITE.

8.) *SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK ARE SHOWN HEREON.*

9.) *NO PARKING STALLS ON THE SITE.*

10(A). THERE ARE NO PARTY WALL ON THIS PROPERTY.,

11.) *UTILITY LOCATIONS ARE SHOWN HEREON BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM THE FOLLOWING SOURCES: PLANS OBTAINED FROM UTILITY COMPANIES, PLANS PROVIDED BY CLIENT, MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES OBTAINED FROM GOPHER ONE CALL TICKET NOS. 213410370 AND 213410349. WE HAVE USED THIS INFORMATION TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES FOR THIS SITE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAIL INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. ALSO, PLEASE NOTE THAT SEASONAL CONDITIONS MAY INHIBIT OUR ABILITY TO VISIBLY OBSERVE ALL THE UTILITIES LOCATED ON THE SUBJECT PROPERTY.*

16.) NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17.) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

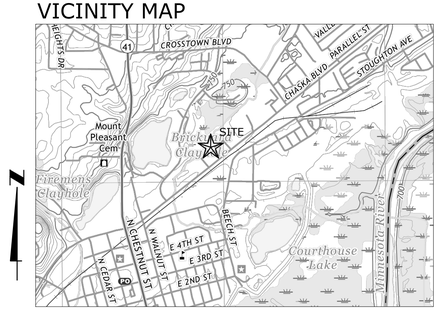
18.) THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES, TO OUR KNOWLEDGE.

19.) PROFESSIONAL LIABILITY INSURANCE CERTIFICATE WILL BE PROVIDED UPON REQUEST.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- SURVEY LINE
- EASEMENT
- EDGE OF CREEK
- TEL — TELEPHONE LINE
- OHU — OVERHEAD LINE
- GAS — GAS MAIN
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- BOLLARD
- SIGN
- POWER POLE
- GUY ANCHOR
- TELEPHONE PEDISTAL
- SAN MANHOLE
- WATER VALVE
- FOUND IRON MONUMENT

VICINITY MAP



Not to Scale

NO.	DATE	DRAWN	FIELD	CHECKED	ISSUES / REVISIONS
	04-05-2022	JMB	JB	PAT	

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

Paul A. Thorp
LIC. NO. 13637 DATE: 04-05-2022

Engineering • Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
7510 Market Place Drive • Eden Prairie, MN 55344
952-829-0700 • 952-829-7806 fax

PROJECT NO. 21-058.1

HORIZONTAL SCALE IN FEET
0 40 80 120

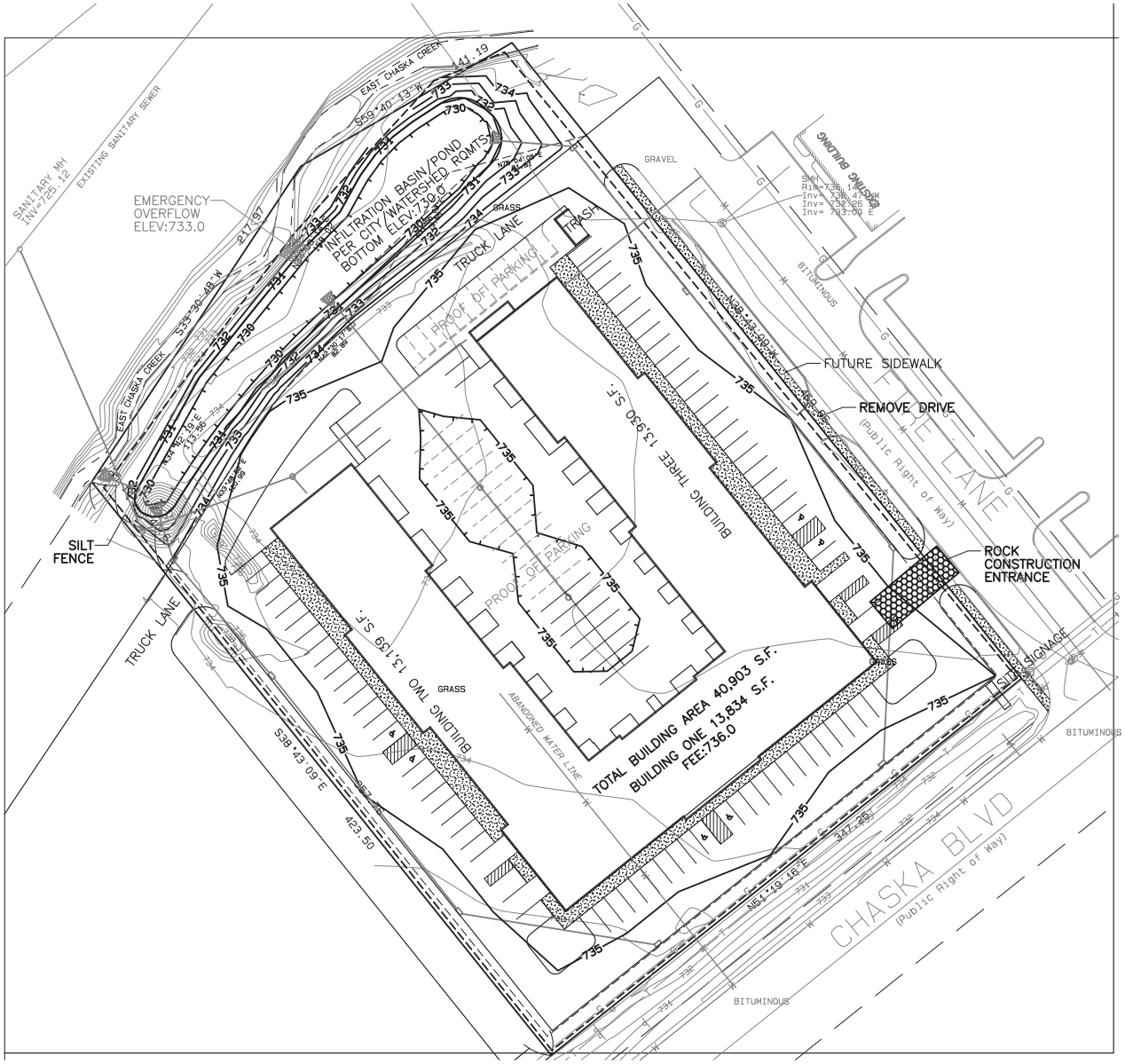
EXISTING CONDITION SURVEY

AMCON CONSTRUCTION

2930 CHASKA BOULEVARD, CHASKA MINNESOTA

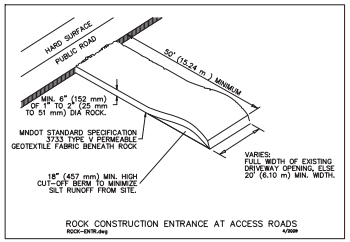
SHEET 1 OF 1

FILE: P:\2021\21-058 - 2930 Chaska Blvd\CAD\DWG\XREF\21-058_X-SUR.dwg LAYOUT: Layout1
SCALE: 1 DATE/TIME: Apr 05, 2022 - 8:37am
USER: jbeckman XREF(s): 21-058_X-GEN-TBLK.dwg



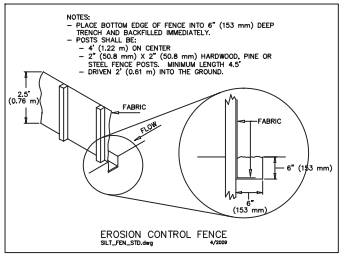
GENERAL NOTES:

1. ALL ELEVATIONS ARE FINISH GRADE.
2. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITALS.
3. SEE SOIL REPORT FOR PAVEMENT SECTIONS
4. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
5. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS
6. SEE SOIL REPORT FOR OTHER GRADING AND COMPACTION REQUIREMENTS
7. STATE LAW REQUIRES NOTIFICATION OF GOPHER ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF GOPHER ONE CALL. BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
8. ALL DOWN GRADIENT SEDIMENT CONTROL BMPS SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTRUBANCE
9. BIO-RETENTION/INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL ARE PROVIDED.



ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS

ROCK-ENTR.dwg 4/2009



EROSION CONTROL FENCE

SILT_FEN_STD.dwg 4/2009



GRAPHIC SCALE 1"=30'

0 30 60 90

ELLIOTT
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CHASKA TECH CENTER

2930 CHASKA BLVD
CHASKA, MN

6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO.	E485
DATE	1-3-22

REVISION	NO.	DATE
CITY COMMENTS	1	04-05-22
CITY COMMENTS	2	04-27-22

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL SHEET INDEX

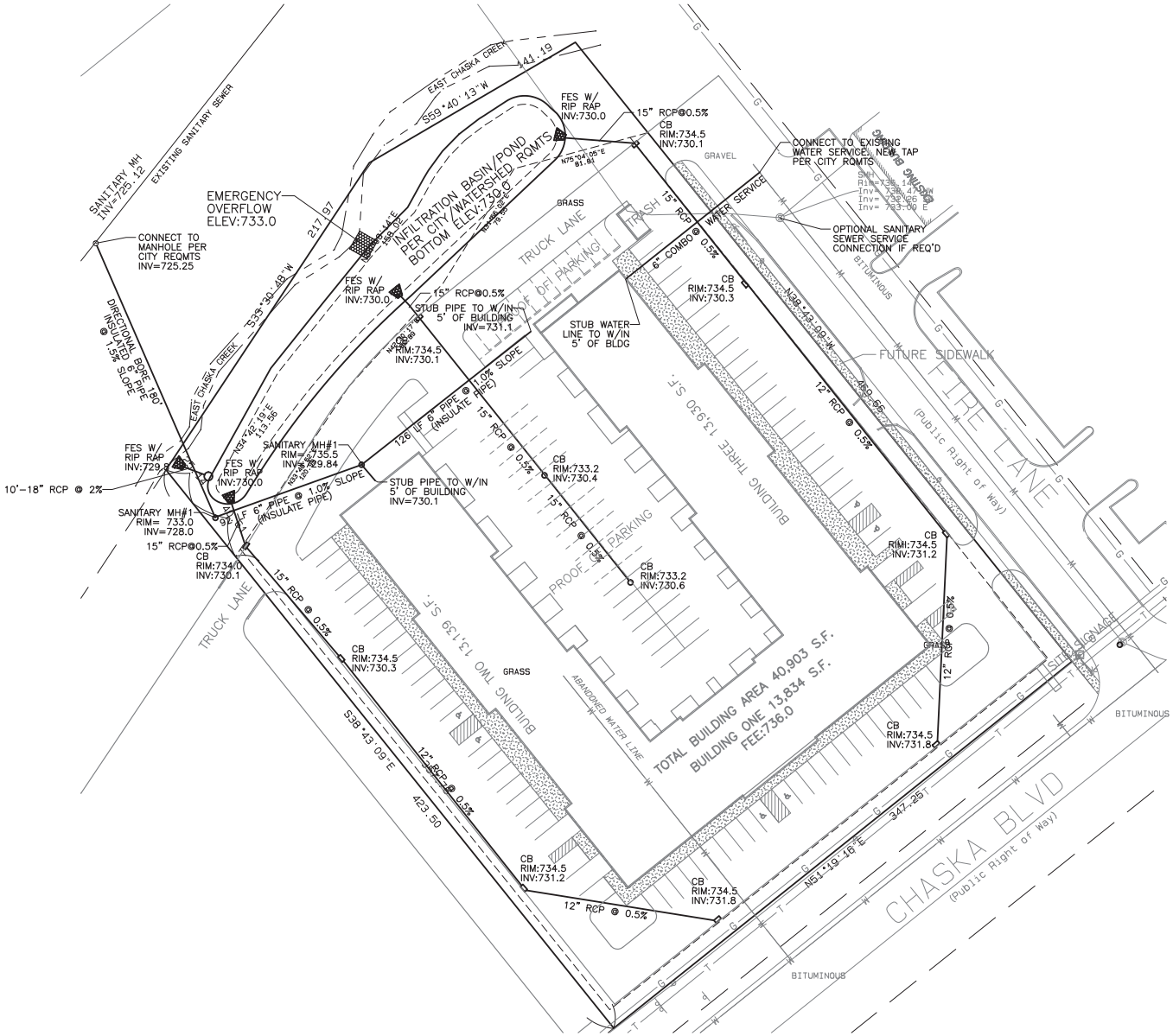
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

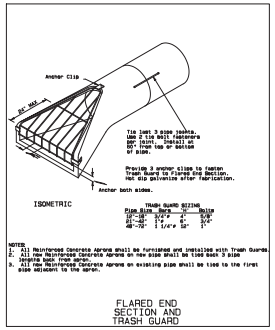
DRAWING TITLE:

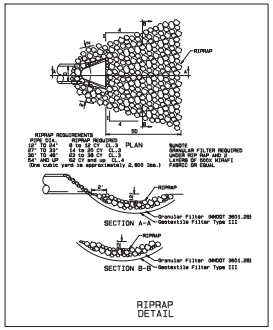
GRADING & EROSION CONTROL PLAN

DRAWING NUMBER:

C1







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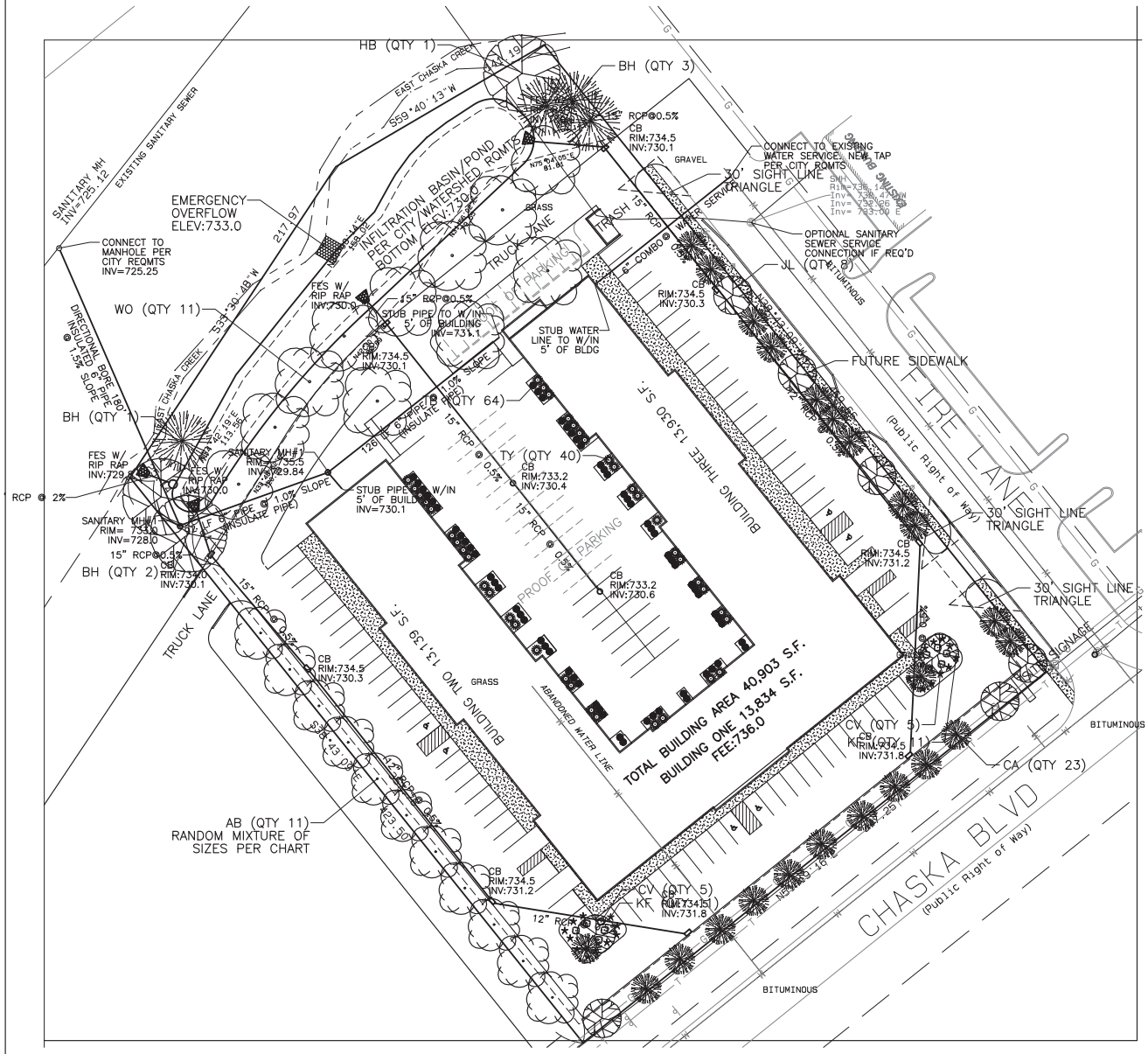
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:
SITE UTILITIES & STORMWATER

DRAWING NUMBER:
C2



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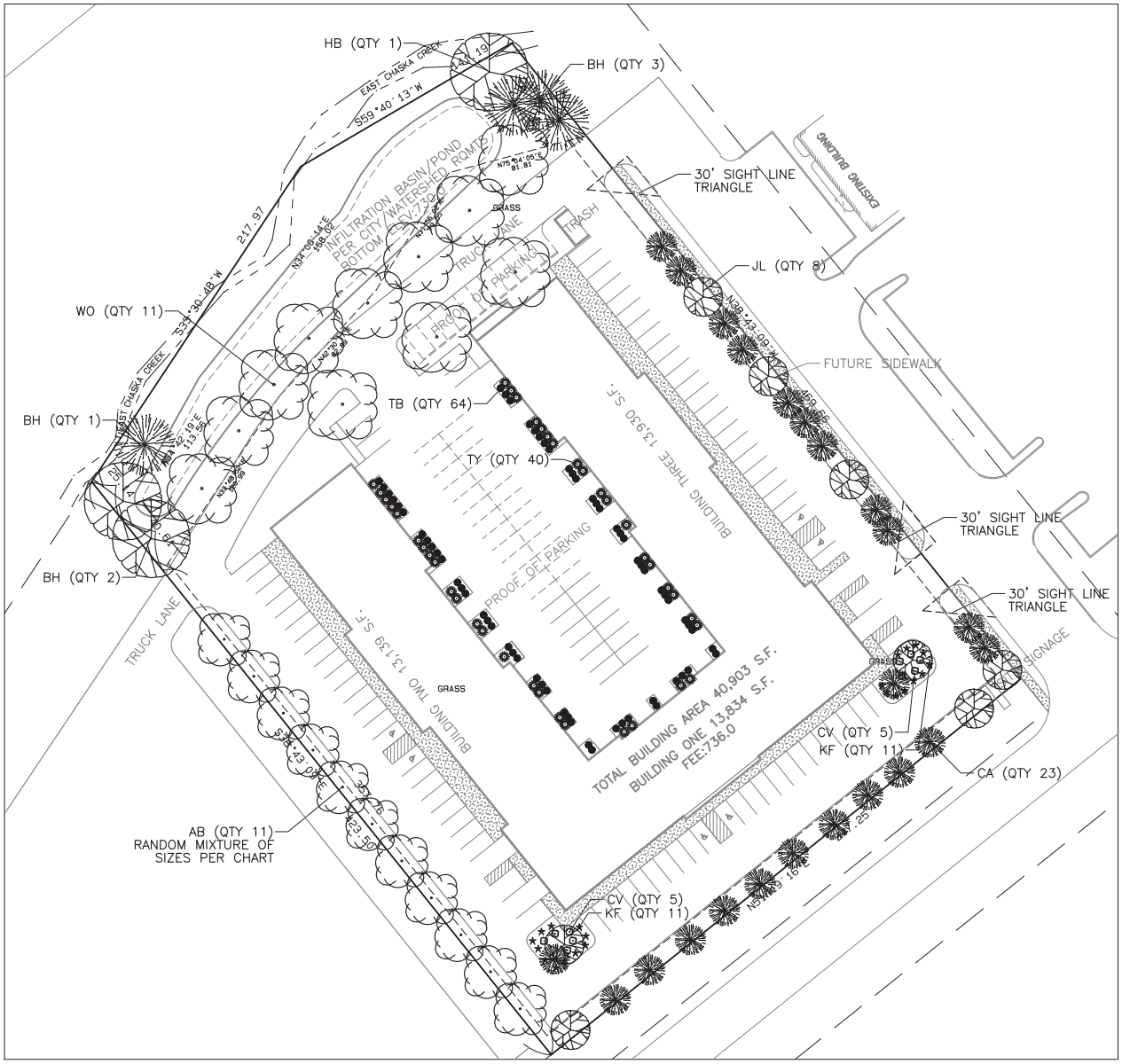
CIVIL SHEET INDEX

SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:
OVERLAY PLAN
(LANDSCAPE AND
SITE UTILITIES)

DRAWING NUMBER:

C3



LANDSCAPE NOTES:

1. SOD ALL DISTURBED AREAS OTHER THAN BASIN BOTTOMS (ABOVE ELEV. 853, SEE GRADING PLAN)
2. SEED BASIN BOTTOMS (BELOW ELEV. 853) SEEDED WITH MNDOT 33-262 SEED
3. ALL SOD AND LANDSCAPING TO BE IRRIGATED
4. PROVIDE 4" DEPTH DARK BROWN HARDWOOD MULCH IN ALL LANDSCAPED AREAS
5. SEE LIGHTING PLAN FOR ALL SITE LIGHTING AMENITIES
6. MIN. 6" SALVAGED TOPSOIL FOR ALL LAWN AND LANDSCAPED AREAS

OVERSTORY TREE CALCULATIONS:

40,688 SF BUILDING/320=127 TOTAL CALIPER INCHES TREES
70% 2.5" CALIPER= 36 TREES REQ'D
10% 3.0" CALIPER= 5 TREES REQ'D
10% 3.5" CALIPER= 3 TREES REQ'D
10% 4.0" CALIPER= 3 TREES REQ'D

TOTAL OVERSTORY TREES REQ'D: 47 (25 PROVIDED)

NOTE: DUE TO POWER LINES ON TWO SIDES, THE REQ'D NUMBER OF OVERSTORY TREES ARE NOT ATTAINABLE. ADDITIONAL UNDERSTORY TREES ARE PROPOSED TO MEET THE TOTAL CALIPER INCH REQ'T.

UNDERSTORY TREE CALCULATIONS:

25% OF REQ'D OVERSTORY TREES
.25X47=11 TOTAL UNDERSTORY TREES REQ'D

SHRUB CALCULATIONS

GREATER OF 1 PER 30' OF SITE PERIMETER OR 1 PER 300 SF OF BLDG
1599/30=53 SHRUBS VS 40,903/300=136 SHRUBS
TOTAL SHRUBS REQ'D=136

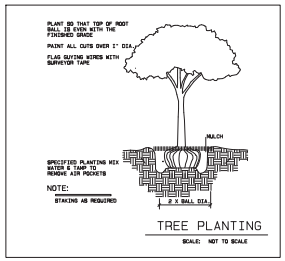
TREES

COMMON NAME	SIZE	QTY
AB Autumn Blaze Maple	4.0" Diam	3
AB Autumn Blaze Maple	3.5" Daim	3
AB Autumn Blaze Maple	3.0" Diam	5
HB Hackberry	2.5" Diam	3
WO Swamp White Oak	2.5" Diam	11
JJ Japanese Tree Lilac	2.5" Diam	8
CA Prairiefire Crabapple	2.0" Diam	12
CA Spring Snow Crab	2.0" Diam	11
BH Black Hills Spruce	6' HT	4

SITE LANDSCAPING

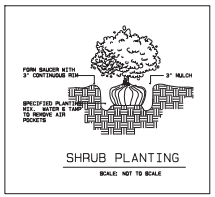
COMMON NAME	SIZE	QTY
TY Taunton Yew	#5	40
TB Tor Birchleaf Spirea	#5	64
CV Compact Cranberry Viburnum	#5	10
KF Karl Foerster	#5	22
Total		136

ALL LANDSCAPED AREAS 4" DEPTH OF BROWN HARDWOOD MULCH



TREE PLANTING

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



GRAPHIC SCALE 1"=30'

0 30 60 90

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CHASKA, MN

6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE 1-3-22

REVISION	NO.	DATE
CITY COMMENTS	1	04-05-22
CITY COMMENTS	2	04-27-22

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL SHEET INDEX

SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NUMBER:

L1

CHASKA TECH CENTER

CHASKA, MINNESOTA

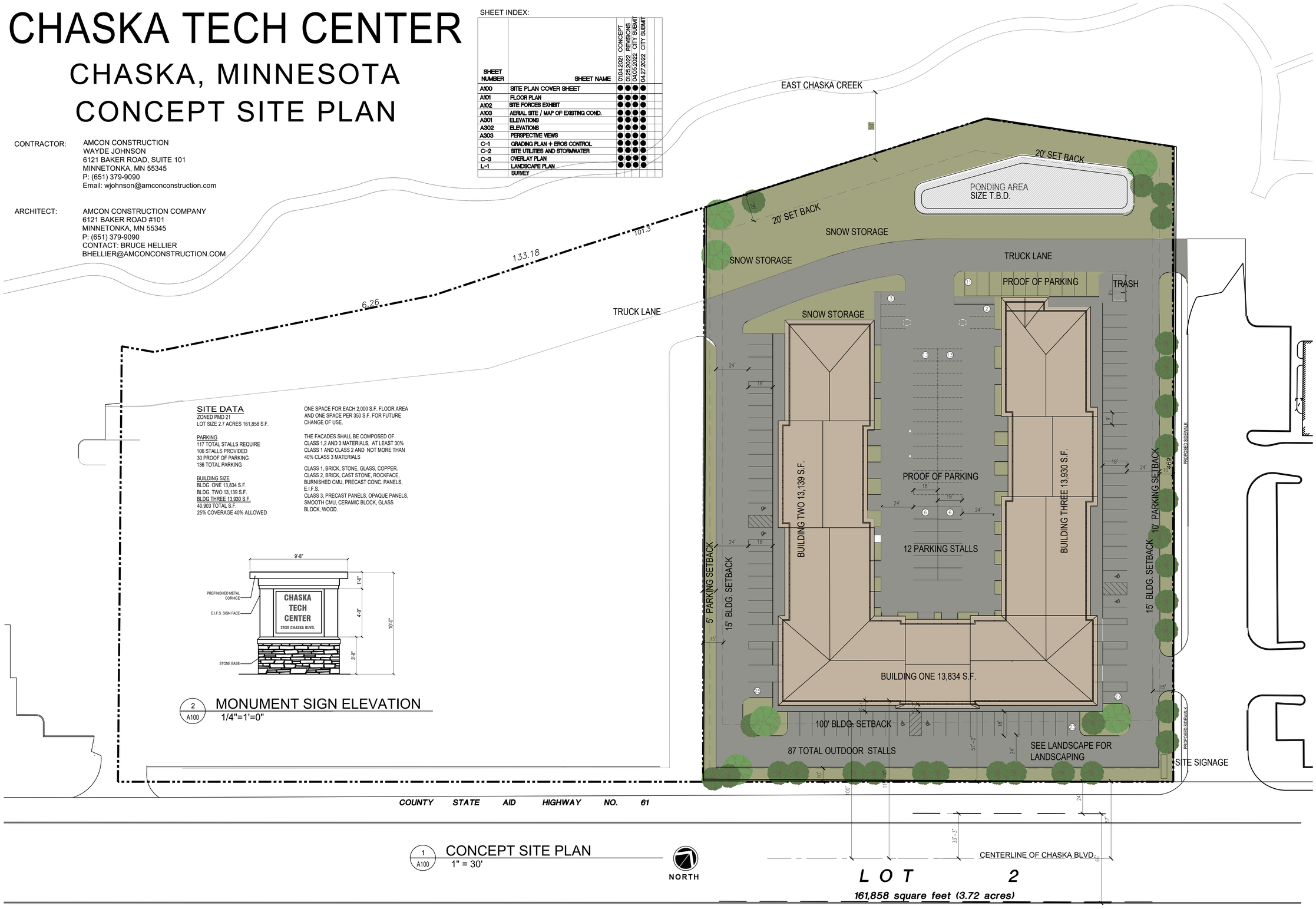
CONCEPT SITE PLAN

SHEET INDEX:

SHEET NUMBER	SHEET NAME	01.04.2022 CONCEPT	01.25.2022 REVISIONS	04.05.2022 CITY SUBMIT	04.27.2022 CITY SUBMIT
A100	SITE PLAN COVER SHEET	●	●	●	●
A101	FLOOR PLAN	●	●	●	●
A102	SITE FORCES EXHIBIT	●	●	●	●
A103	AERIAL SITE / MAP OF EXISTING COND.	●	●	●	●
A301	ELEVATIONS	●	●	●	●
A302	ELEVATIONS	●	●	●	●
A303	PERSPECTIVE VIEWS	●	●	●	●
C-1	GRADING PLAN + EROS CONTROL	●	●	●	●
C-2	SITE UTILITIES AND STORMWATER	●	●	●	●
C-3	OVERLAY PLAN	●	●	●	●
L-1	LANDSCAPE PLAN	●	●	●	●
	SURVEY				

CONTRACTOR: AMCON CONSTRUCTION
WAYDE JOHNSON
6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345
P: (651) 379-9090
Email: wjohnson@amconconstruction.com

ARCHITECT: AMCON CONSTRUCTION COMPANY
6121 BAKER ROAD #101
MINNETONKA, MN 55345
P: (651) 379-9090
CONTACT: BRUCE HELLIER
BHELLIER@AMCONCONSTRUCTION.COM



SITE DATA

ZONED PMD 21
LOT SIZE 2.7 ACRES 161,858 S.F.

PARKING
117 TOTAL STALLS REQUIRE
106 STALLS PROVIDED
30 PROOF OF PARKING
136 TOTAL PARKING

BUILDING SIZE
BLDG. ONE 13,834 S.F.
BLDG. TWO 13,139 S.F.
BLDG THREE 13,930 S.F.
40,903 TOTAL S.F.
25% COVERAGE 40% ALLOWED

ONE SPACE FOR EACH 2,000 S.F. FLOOR AREA AND ONE SPACE PER 350 S.F. FOR FUTURE CHANGE OF USE.

THE FACADES SHALL BE COMPOSED OF CLASS 1,2 AND 3 MATERIALS. AT LEAST 30% CLASS 1 AND CLASS 2 AND NOT MORE THAN 40% CLASS 3 MATERIALS

CLASS 1, BRICK, STONE, GLASS, COPPER.
CLASS 2, BRICK, CAST STONE, ROCKFACE, BURNISHED CMU, PRECAST CONC. PANELS, E.I.F.S.
CLASS 3, PRECAST PANELS, OPAQUE PANELS, SMOOTH CMU, CERAMIC BLOCK, GLASS BLOCK, WOOD.

2 / A100 MONUMENT SIGN ELEVATION
1/4"=1'=0"

1 / A100 CONCEPT SITE PLAN
1" = 30'

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
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COMPANIES INC.

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DRAWN BY: BEH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

ISSUES / REVISIONS:

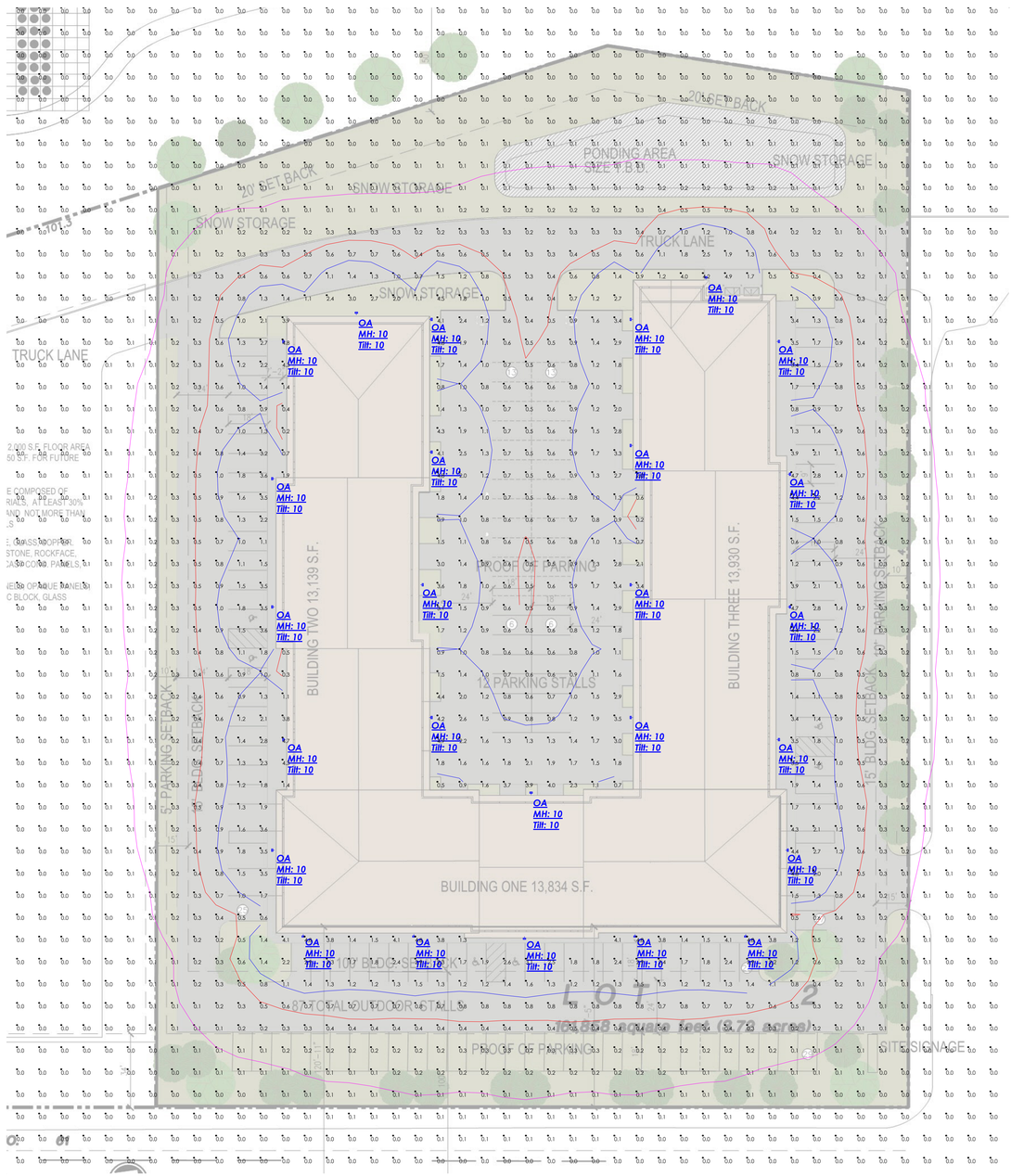
PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

SITE PLAN

A100

PROJECT NUMBER
21016

21016 Chaska Office Warehouse\Plans\Job plan.dwg | 04.27.2022 9:02 AM (Office Use Only) | BY: Bruce Hellier


SNOW STORAGE
SNOW STORAGE
SNOW STORAGE
SNOW STORAGE
POINDING AREA
SEE T.B.D.
20'-0" SET BACK
30' SET BACK
TRUCK LANE
TRUCK LANE
BUILDING ONE 13,834 S.F.
BUILDING TWO 13,139 S.F.
BUILDING THREE 13,930 S.F.
PARKING SETBACK
6" CURB SETBACK
6" CURB SETBACK
PARKING SETBACK
PARKING SETBACK
PARKING



1 / A301 WEST ELEVATION

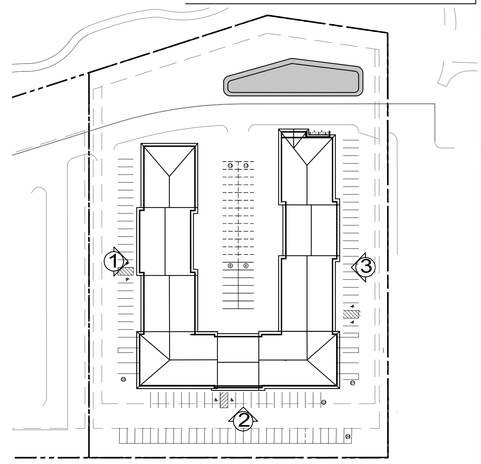
3/32" = 1'-0"

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
745 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
202 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS @ 117S.F. EH = 234 S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
10 MAN DOORS @ 24S.F. EH = 240 S.F.

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
CLASS 1 STONE 745S.F. + 266S.F. GLASS=1,011 S.F.
GREATER THAN 1,003.2 S.F.
CLASS 2 EIFS 1,948 S.F. GREATER THAN 1,003.2 S.F.

KEY NOTES

- (A) TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
- (B) PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
- (C) EIFS SYSTEM FINISH, COLOR-BLACK
- (D) EIFS SYSTEM FINISH, COLOR-BEIGE
- (E) PREFINISHED METAL OVERHEAD DOOR, COLOR-ALMOND
- (F) MANUFACTURED STONE VENEER, COLOR-CREAM
- (G) PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
- (H) HOLLOW METAL DOOR, COLOR-ALMOND WITH HOLLOW METAL FRAME-COLOR BLACK
- (J) BUSINESS SIGNAGE 2'x6' OVER EACH DOOR
- (K) ROCK FACED BLOCK, COLOR CREAM
- (L) AWNING, FABRIC WITH ALUMINUM FRAME



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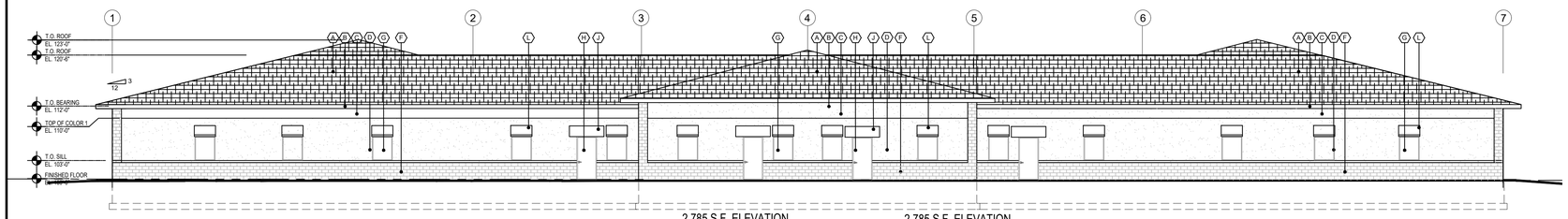
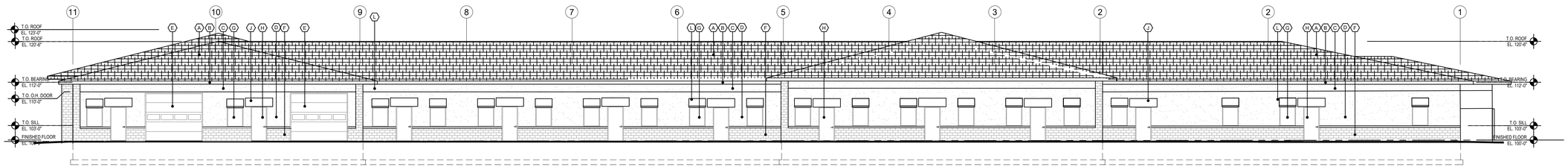


2 / A301 SOUTH ELEVATION

3/32" = 1'-0"

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
740 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
161 S.F. PREFINISHED METAL FASCIA
14 WINDOWS @ 13.3 S.F. EH = 186.2 S.F.
4 MAN DOORS @ 24S.F. EH = 96 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EFIS 1,948 S.F. GREATER THAN 835 S.F.



3 / A301 EAST ELEVATION

3/32" = 1'-0"

3,612 S.F. ELEVATION
30% OF 3,612=1,083.6S.F.
800 S.F. OF MASONRY VENEER
2,282 S.F. OF EIFS
206 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS@ 117S.F. EH =234S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
11 MAN DOORS @ 24S.F. EH = 264 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EFIS 1,948 S.F. GREATER THAN 835 S.F.

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DRAWN BY: BGH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

ISSUES / REVISIONS:

PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

ELEVATIONS

A 301

PROJECT NUMBER
21016

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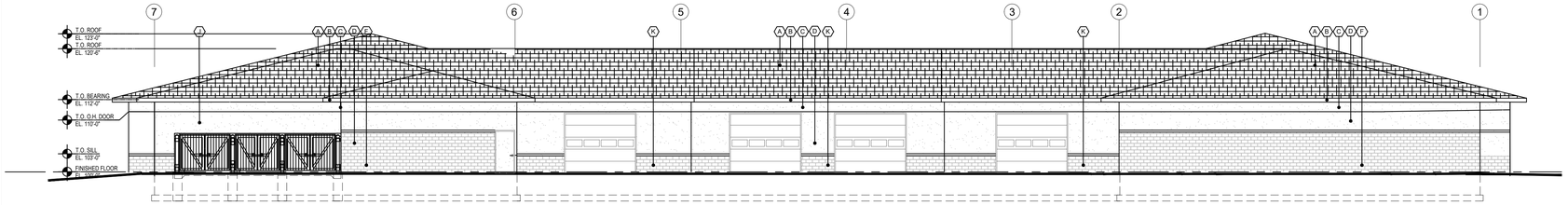
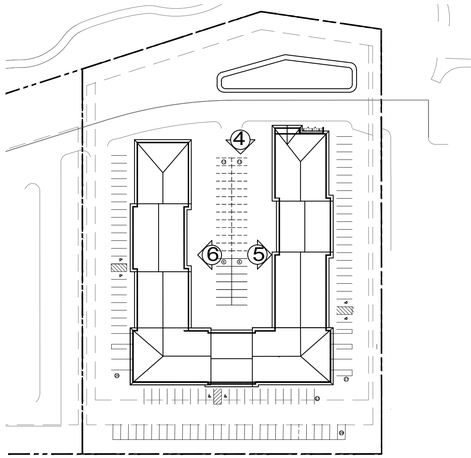


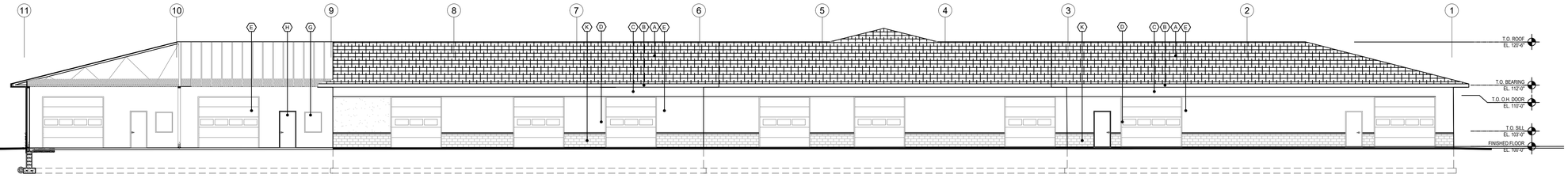
4 A302 **NORTH ELEVATION**
3/32" = 1'-0"

2,669 S.F. ELEVATION
30% OF 2,669=801 S.F.
846 S.F. OF MASONRY VENEER
2,282 S.F. OF EIFS
156 S.F. PREFINISHED METAL FASCIA
4 OVERHEAD DOORS @117S.F. EH = 468 S.F.
0 WINDOWS @ 13.3 S.F. EH = 0 S.F.
1 MAN DOORS @ 24S.F. EH = 24 S.F.

CLASS 1 STONE 846 S.F. + 0 S.F. GLASS=846 S.F.
GREATER THAN 801 S.F.
CLASS 2 EFIS 1,331 S.F. GREATER THAN 835 S.F.



ELEVATION KEY



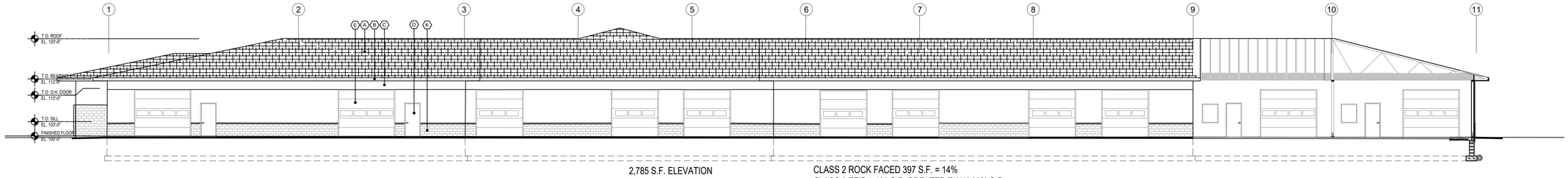
5 A302 **INTERIOR WEST ELEVATION**
3/32" = 1'-0"

2,618 S.F. ELEVATION
30% OF 2,618=785 S.F.
368 S.F. OF ROCK FACED VENEER
1,261 S.F. OF EIFS
151 S.F. PREFINISHED METAL FASCIA
6 OVERHEAD DOORS @100S.F. EH = 600 S.F.
2 OVERHEAD DOORS @ 120 S.F. EH = 240 S.F.
2 MAN DOORS @ 21S.F. EH = 42 S.F.

CLASS 2 ROCK FACED 368 S.F. = 14%
CLASS 2 EFIS 860 S.F. GREATER THAN 30% S.F.

KEY NOTES

- (A) TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
- (B) PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
- (C) EIFS SYSTEM FINISH, COLOR-BLACK
- (D) EIFS SYSTEM FINISH, COLOR-BEIGE
- (E) PREFINISHED METAL OVERHEAD DOOR, COLOR-ALMOND
- (F) MANUFACTURED STONE VENEER, COLOR-CREAM
- (G) PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
- (H) HOLLOW METAL DOOR, COLOR-ALMOND WITH HOLLOW METAL FRAME-COLOR BLACK
- (J) BUSINESS SIGNAGE 2'x6' OVER EACH DOOR
- (K) ROCK FACED BLOCK, COLOR CREAM
- (L) AWNING, FABRIC WITH ALUMINUM FRAME



6 A302 **INTERIOR EAST ELEVATION**
3/32" = 1'-0"

2,785 S.F. ELEVATION
30% OF 2,618=835 S.F.
397 S.F. OF ROCK FACED VENEER
1,403 S.F. OF EIFS
156 S.F. PREFINISHED METAL FASCIA
7 OVERHEAD DOORS @100S.F. EH = 700 S.F.
2 OVERHEAD DOORS @ 120 S.F. EH = 240 S.F.
2 MAN DOORS @ 21S.F. EH = 42 S.F.

CLASS 2 ROCK FACED 397 S.F. = 14%
CLASS 2 EFIS 1,403 S.F. GREATER THAN 30% S.F.

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6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

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DRAWN BY: BGH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

ISSUES / REVISIONS:	
PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

ELEVATIONS

A 302

PROJECT NUMBER
21016

G:\2021 Projects\21016 Chaska Office Warehouse\Plans\Exterior Elevations.dwg | 4/27/2022 8:18 AM (Office Use Only) | BY: Bruce Heller



VIEW LOOKING EAST
NO SCALE



MATERIALS



VIEW LOOKING WEST
NO SCALE

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CITY APPROVALS	04.27.22

PERSPECTIVE

A 303

PROJECT NUMBER
21016

C:\Users\BHeller\Documents\21016_Chaska_Warehouse(Flex)_Exterior_Elevations.rvt | 1/13/2022 8:13:18 AM | 3/16/21 | BH: Brock Heller

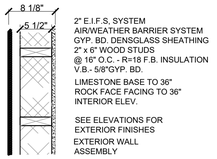
KEY NOTES

1. ELECTRICAL PANELS (SEE ELECTRICAL PLANS)
2. 4' x 8' x 3/4" PLYWOOD COMMUNICATIONS BOARD
3. SPRINKLER RISER (SEE FIRE PROTECTION PLANS)
4. FIRE DEPARTMENT CONNECTION COORDINATE WITH FIRE PROTECTION SUBCONTRACTOR AND FIRE MARSHALL
5. FIRE DEPARTMENT KEY BOX COORDINATE WITH FIRE MARSHALL. VERIFY LOCATION WITH CITY. PURCHASE KEY BOX FROM BUILDING INSPECTIONS DEPARTMENT & INSTALL 5' ABOVE GRADE IMMEDIATELY BELOW HORN & STROBE.
6. STRUCTURAL STOOP @ DOORS 5'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS) (TYPICAL)
7. STRUCTURAL STOOP @ DOORS 6'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
8. 2' x 2' FLOOR MOUNTED MOP SINK WITH WALL MOUNT FAUCET & HOSE. SET 8' HIGH FRP ON NORTH & WEST WALL. EXTEND FRP FROM NW CORNER TO WEST EDGE OF DOOR 118A.
9. FROST-FREE HOSE BIB (SEE PLUMBING PLANS).
10. SECURITY ALARM PANEL, COORDINATE WITH TENANTS VENDOR.
11. INSTALL WATER HEATER.
12. INSTALL ROOM SIGNAGE NEXT TO DOOR, SEE 10/A103 FOR ADDITIONAL INFORMATION.
13. PROVIDE A RAISED LETTERS AND BRAILLE "EXIT" SIGN ADJACENT TO EACH DISCHARGE DOOR PER ICC A117.1
14. FIRE EXTINGUISHER - MOUNT ON WALL IN KITCHEN 107, ALL OTHERS MOUNTED IN SEMI-RECESSED ENCLOSED CABINET.

UNIT SIZES
A-30'X60'=1,800 SF
B-27.5'X60'=1,650 SF
C-40'X60'=2,400 SF
D-35'X60'=2,100 SF
E-24'X60'=1,450 SF
F-22'X60'=1,320 SF

WALL TYPES

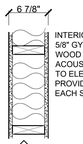
NOTE: SEE STRUCTURAL PLANS FOR STUD SPACING AT ALL EXTERIOR, BEARING & SHEER WALLS.



2" E.I.F.S. SYSTEM
AIR/WEATHER BARRIER SYSTEM
GYP. BD. DENSGLASS SHEATHING
2" x 6" WOOD STUDS
@ 16" O.C. - R-18 F.B. INSULATION
V.B.- 5/8"GYP. BD.
LIMESTONE BASE TO 36"
ROCK FACE FACING TO 36"
INTERIOR ELEV.

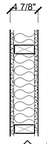
SEE ELEVATIONS FOR EXTERIOR FINISHES
EXTERIOR WALL ASSEMBLY

1 EXTERIOR WALL TYPICAL



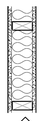
INTERIOR BEARING WALL
5/8" GYP. BD. ON EACH SIDE OF 2X6" WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION TO ELEV. 112'-0"
PROVIDE 6' OF BATT INSULATION ON EACH SIDE OF WALL AT CLG

2 INTERIOR BEARING WALL



2X4 WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION EXTEND FROM FLOOR SLAB TO 12'-0"ABOVE FINISH FLOOR TO BOTTOM OF TRUSS.
PRO RIB METAL PANEL BOTH SIDES OF WALL

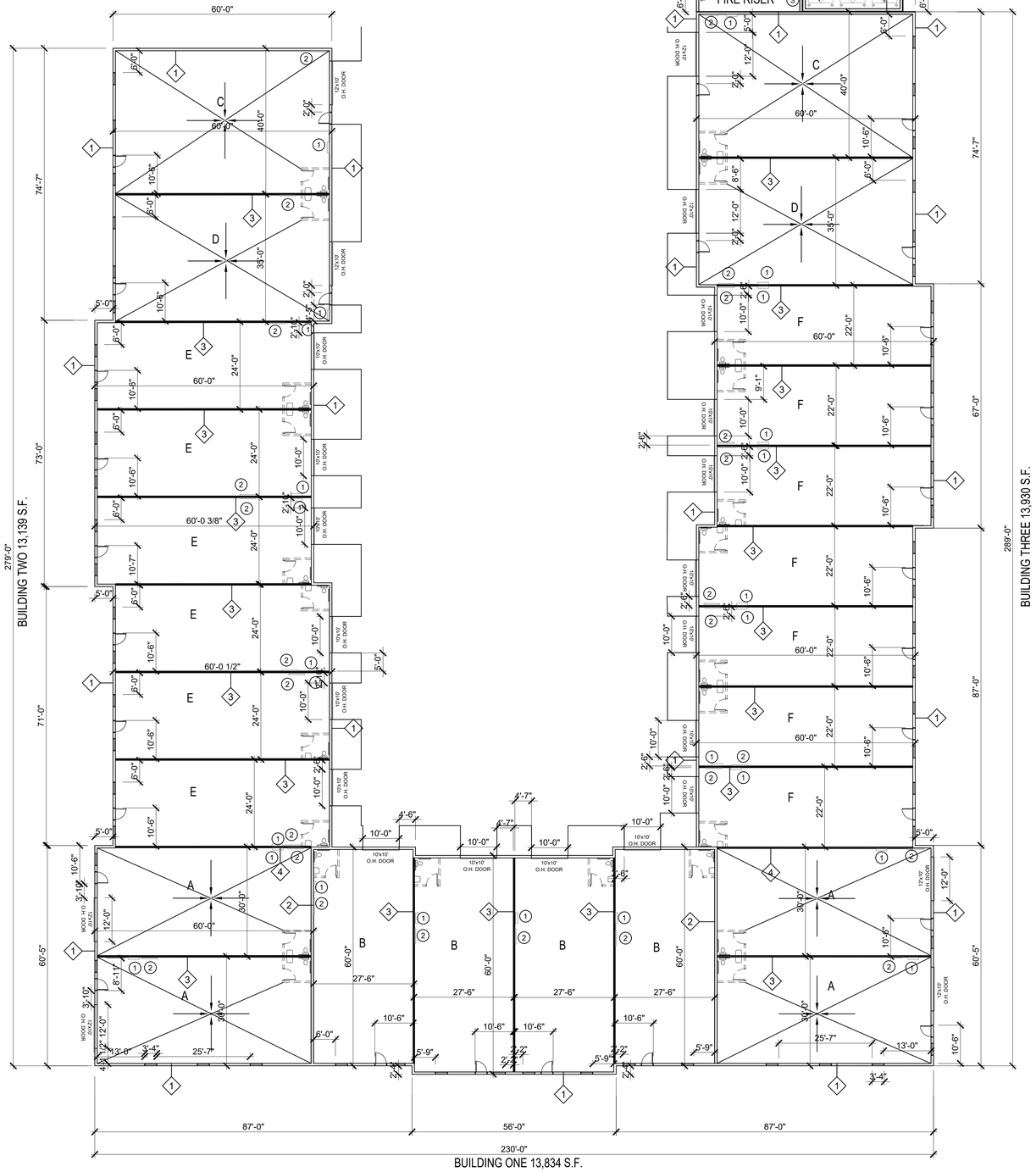
3 INTERIOR PARTITION TO STRUCTURE ABOVE



5/8" GYP. BD. TYPE X ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION EXTEND FROM FLOOR SLAB TO ROOF STRUCTURE FRAME AND PROVIDE 5/8" TYPE X 48" BOTH SIDES UNDER ROOF STRUCTURE

1 HR. FIRE RATED (UL U309)
WITH ACOUSTICAL BATT INSULATION

4 ONE HOUR INTERIOR AREA SEPARATION WALL



1 FLOOR PLAN
A1.1
1/16" = 1'-0"

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DRAWN BY: BDH

CHASKA TECH CENTER

2930 CHASKA BLVD. CHASKA, MINNESOTA

ISSUES / REVISIONS:

PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
CITY APPROVALS	04.05.22
CITY APPROVALS	04.27.22

FLOOR PLAN

A 101

PROJECT NUMBER
21016

Plotted: 2021 Chaska Office Warehouse\Plans\Floor Plan.dwg | 04.27.2022 9:54 AM (Office Use Only) | BY: Bruce Heller

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **Eitel House – Preliminary Plat**

Applicant: The Jonathan Association

Location: 112300 Eitel Circle – Four Outlots on the North Side of Eitel Road Related to the Eitel House Site

Case No.: 2022-27

Synopsis: Applicant seeks to obtain approval of a preliminary plat that creates one residential lot and two outlots – one for an existing Jonathan playground and one for a Jonathan trail segment

Prepared By: Jeff Miller

Staff Recommendation: Motion to recommend approval to the City Council

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BACKGROUND

The Jonathan Association, the applicant, is the owner of the 112300 Eitel Circle property which includes both the historic Eitel House and a Jonathan playground. This property is located on Outlot K of the Neighborhood 8 Plat. The Jonathan Association has submitted an application for a Preliminary Plat to separate the Eitel House on its own residential lot, while leaving the adjacent Jonathan playground land as an outlot. The purpose of this preliminary plat is to enable The Jonathan Association to sell the new residential lot while retaining the Jonathan playground. Since the Jonathan Association no longer uses the Eitel House for Association purposes, it is interested platting the house as a lot, rather than an outlot, and selling it to a private owner.

The Eitel House was designated a historic property by the City of Chaska in 2006. This Chaska brick farmhouse was built in 1876 and was used as a single-family residence and farmstead approximately 90 years. The house was purchased by The Jonathan Association in 1967 related to the development of Neighborhood 8. Since that time, the house has not been used as a single-family residence. The Jonathan Association has used the house for civic/Association purposes until the early 2000s, including a day care facility and a co-op store. The house has been vacant for some time.

PRELIMINARY PLAT

The applicant's consideration of different options for the boundaries of this new residential lot involved four adjacent outlots under its ownership, including the following:

- Outlots I, J, and K (Neighborhood 8 Plat)
- Outlot W (Tuscany Hills Plat)

Outlot K includes the historic Eitel House and a Jonathan playground. Outlots I and J are used for the Jonathan trail system. Outlot W is directly adjacent to Outlot K and has been used as part of the Eitel House/Jonathan playground open space. Outlot W is undevelopable and is also adjacent to the City of Chaska trail outlot to the north. The Jonathan Association anticipates

that including Outlot W, Tuscany Hills, as part of the new residential lot will increase the value and enjoyment of the Eitel House residential property for its future owner. Additionally, if Outlot W is excluded from the Eitel House plat, then it will be separated from the Jonathan playground open space by the new residential lot.

The Eitel House Preliminary Plat proposes one residential lot (Lot 1, Block 1) and two outlots. Outlot A is for the existing Jonathan playground and Outlot B is for the existing Jonathan Trail (connection to Hutchins Court, along Eitel Rd, along Hutchins Court).

This land is located in the PRD-2 zoning district and the R-4-14 density group with PRD-2. R-4-14 allows a maximum density of 3 units per gross acre. The proposed lot area of Lot 1, Block 1 is 38,066 sq. ft. or 0.87 acres, which equates to a density of 1.14 units per gross acre. PRD-2 does not regulate a minimum lot width. The proposed lot width of Lot 1, Block 1 is 52.18 ft. which is consistent with other cul-de-sac lots in Neighborhood 8.

PRD-2 has the following minimum setback standards:

- Front- 10 Feet
- Side - 5 Feet
- Rear - 20 Feet

The proposed preliminary plat is showing these setbacks.

The proposed preliminary plat is also showing drainage and utility easements of 10 ft. (front) and 5 ft. (sides and rear).

CONCEPT PLAN

The purpose of the submitted concept plan is to illustrate the potential placement and size of a future detached garage and driveway. The concept plan for the detached garage shows the maximum size allowed for an accessory structure, which 768 sq. ft. The applicant is showing the placement of the garage as far west as it can go before topography becomes an issue. Driveway access and garage doors are oriented on the northeasterly side of the structure. The location of the garage was selected to minimize the garage's impacts on views from the Eitel House, from the Jonathan playground, and from the street. The intent of the concept is orient the more architecturally interesting sides of the garage to the playground and street by having the garage doors primarily facing inward to the property. Due to the location of the garage and driveway, the existing windmill would need to be relocated on site, which is shown as relocated just to the east of the Eitel House.

The conceptual location for a future driveway is designed to preserve green space adjacent to the playground and to maximize the distance between the playground and the driveway for safety.

HERITAGE PRESERVATION COMMISSION REVIEW

The Eitel House Preliminary Plat was a discussion item on the HPC's May 3, 2022 meeting agenda. The purpose of the discussion was to give the HPC the opportunity to provide input related to the potential addition of a garage on the Eitel House property in the future, which would require submittal of a Site Alteration Permit to the HPC. The HPC reviewed and discussed the Eitel House Preliminary Plat application materials, providing the following input:

- Future property owner will need to work on a design/plan for the detached garage that takes into account the size, scale, materials, and overall design of the garage so that it fits in appropriately with the historic Eitel House.
- The windmill will have to be discussed in more detail at the time a plan is pursued for a garage/driveway and the relocation of the windmill.
- Some concerns with the overall structural integrity of the windmill and if it is more of a hazard to the property than a beacon.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Eitel House Preliminary Plat for one residential lot and two outlots on the current Eitel House site, subject to the following conditions:

1. **Approvals shall be based on the following exhibits:**
    a. **Jonathan Association letter, dated March 31, 2022;**
    b. **Jonathan Association letter, dated May 2, 2022;**
    c. **ALTA/NSPS Land Title Survey, prepared by Civil Site Group, dated March 21, 2022;**
    d. **Aerial Site Exhibit (V1.2), prepared by Civil Site Group, undated but based on the March 21, 2022 ALTA/NSPS Land Title Survey;**
    e. **Conceptual Site Plan/Site Plan Exhibit (V1.1), prepared by Civil Site Group, dated April 26, 2022;**
    f. **Preliminary Plat (V2.0), prepared by Civil Site Group, dated April 25, 2022.**
2. **Existing bituminous pavement for the pathways and parking pad shall be removed from Lot 1, Block 1, and the Jonathan playground.**
3. **Future construction of a garage and driveway, which is likely to involve relocation of the windmill structure, shall require future property owner to submit applications for a Site Alteration Permit and Building Permit.**
4. **Future construction of a garage will require that the size, scale, materials, and overall design fits in appropriately with the Eitel House.**
5. **Driveway shall be set back a minimum of five (5) feet from interior side lot lines.**
6. **Since the existing windmill is identified as an element of the property's historic designation, future alterations will require a Site Alteration Permit.**
7. **Prior to a future relocation of the windmill, the structural integrity of the windmill shall be evaluated.**

5/2/2022

Elizabeth Hanson
City Planner
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Re: The Jonathan Association - Preliminary Plat of Eitel House

Dear Ms. Hanson,

As requested, below is additional information regarding the Jonathan Association's application for preliminary plat approval to separate the Eitel House property from the adjacent Jonathan Association playground, to facilitate the sale of the Eitel House for restoration and use as a single-family residence.

Outlot W, Tuscany Hills

The Jonathan Association proposes that Outlot W, Tuscany Hills, be replatted as part of Lot 1, Block 1, Eitel House, for ownership and use as part of the Eitel House residential parcel.

The Jonathan Association has no use for Outlot W, Tuscany Hills, for Association purposes.

If Outlot W, Tuscany Hills, is excluded from the plat of Eitel House, then Outlot W, Tuscany Hills, will be separated from the Jonathan Association playground by the Eitel House residential parcel.

The Jonathan Association anticipates that including Outlot W, Tuscany Hills, as part of Lot 1, Block 1, Eitel House, will increase the value and enjoyment of the Eitel House residential parcel for its future owner.

Revised Aerial Exhibit, Concept Plan, and Preliminary Plat

A revised Aerial Exhibit, revised Concept Plan, and revised Preliminary Plat are being submitted with this letter to address the following issues:

A. Separation of Proposed Driveway from Existing Trails.

Outlots B and C as depicted on the initial Preliminary Plat have been reconfigured and combined to form one Outlot B on the revised Preliminary Plat, to provide continuity of the trail on Outlot B and to establish a direct connection between the trail and Eitel Road.

The location of the proposed driveway has been adjusted to separate the proposed driveway from the trail, to provide separate areas for vehicles entering and exiting the driveway and for pedestrians using the trail, for public safety purposes.

B. Removal of Existing Bituminous Driveway and Trails from Playground and Residential Parcel.

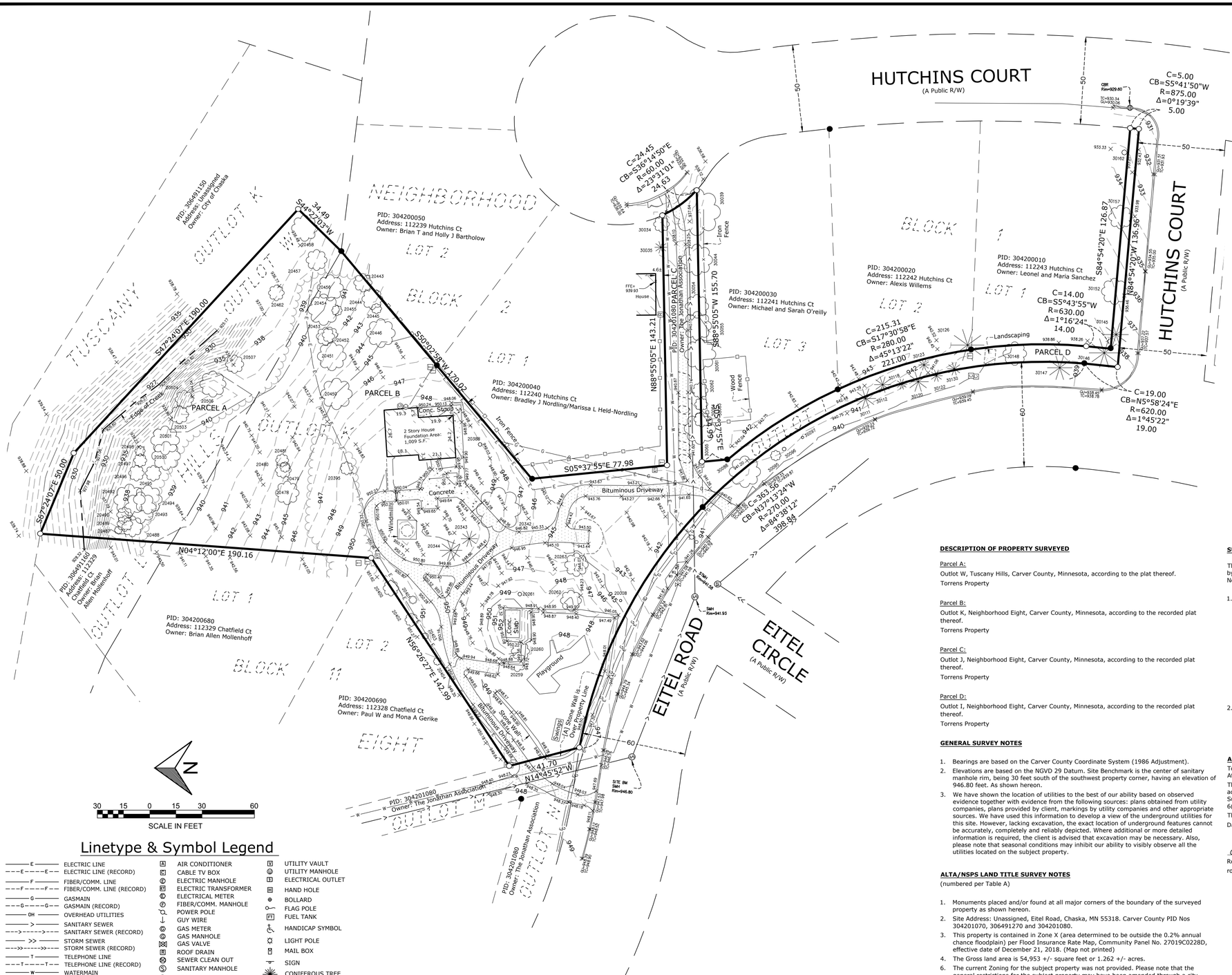
The revised Concept Plan indicates that the existing bituminous driveway and trails will be removed from Lot 1, Block 1, and Outlot A. This change is intended to remove the pedestrian connection between the Jonathan Association playground and the Eitel House residential property in order to separate and distinguish between the two areas.

Please contact me if you have any questions or if you need additional information. Thank you for your time and attention to this matter.

Very truly yours,

The Jonathan Association

By: Jeremy Landkammer Ely
Its: President



Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description
20008	2" MAP	20457	16" ASH	30044	24" CHE
20259	14" ASH x2	20458	20" ASH	30054	18" MAP
20260	14" ASH	20462	12" BOX	30055	22" MAP
20261	3" 14 12	20478	18" ASH	30061	24" MAP
20262	16" ASH	20479	12" ASH	30062	12" ASH
20263	18"	20480	8" ASH	30063	10" ASH
20342	34" MAP	20481	10" ASH	30064	12" ASH
20343	12" SPR	20487	6" BOX	30065	24" MAP
20344	16" SPR	20488	16" ASH	30088	24" ASH
20388	3" CRA	20489	12" ASH	30095	8" ASH
20395	10" OAK	20490	12" ASH	30096	3–18" MAP
20400	12" CRA	20492	24" ASH	30097	2–12" ASH
20401	6" 3 CRA	20493	24" ASH	30111	15" SPR
20402	10" CRA	20494	22" ASH	30112	12" SPR
20403	5" CRA	20495	12" ASH	30118	8" SPR
20404	6" CRA	20496	12" ASH	30120	15" SPR
20443	14" ASH	20497	10" ASH	30122	9" SPR
20444	16" ASH	20498	8" ASH	30123	8" SPR
20445	8" ASH	20500	22" ASH	30126	24" SPR
20446	22" ASH	20501	22" ASH	30130	10" SPR
20450	24" ASH	20503	14" BOX	30145	18" SPR
20451	22" ASH	20504	14" ASH	30146	22" SPR
20452	12" BOX	20506	20" ASH	30147	18" SPR
20453	14" BOX	20507	14" ASH	30148	18" MAP
20454	24" ASH	30034	12" HAC	30152	20" BIR
20455	8" BOX	30035	9" SPR	30157	18" ASH
20456	20" ASH	30039	36" ASH	30162	4–3" BIR

DESCRIPTION OF PROPERTY SURVEYED

Parcel A:

Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.

Torrens Property

Parcel B:

Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property

Parcel C:

Outlot J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property

Parcel D:

Outlot I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property

GENERAL SURVEY NOTES

1. Bearings are based on the Carver County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of sanitary manhole rim, being 30 feet south of the southwest property corner, having an elevation of 946.80 feet. As shown hereon.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Unassigned, Eitel Road, Chaska, MN 55318. Carver County PID Nos 304201070, 306491270 and 304201080.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0228D, effective date of December 21, 2018. (Map not printed)
4. The Gross land area is 54,953 +/- square feet or 1.262 +/- acres.
6. The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
9. We did not observe any striped parking stalls on this site.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Carver County GIS.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Hellmuth & Johnson, PLLC, as agent for Attorneys Title Guaranty Fund, Inc., Commitment No. PCMN202203003602, File No. 13231.0001, Revision Number 4, dated October 15, 2021.

1. We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no.'s 1-9 are not survey related.
   b. The following are numbered per the referenced title Commitment:
      10. Subject to the drainage and utility easements of the plats of Tucany Hills and Neighborhood Eight. *Please note there are no drainage and utility easements noted in said plats for the subject property.*
      11. Subject to an encroachment of a stone retaining wall that crosses the southerly property line, as shown on the survey. *Please note this item is also listed in the conflicts section below.*
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
   [A]. Please note there is a stone retaining wall that crosses the southerly property line, as shown hereon.

ALTA CERTIFICATION

To: The Jonathan Association, a Non-profit Corporation; Hellmuth & Johnson, PLLC; and Attorneys Title Guaranty Fund, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 3-9-2022.

Dated this 21st day of March, 2022.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
XX Eitel Road
Chaska, Carver County, MN 55318

CLIENT
Hellmuth & Johnson
8050 West 78th Street, Edina, MN 55439

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.

RORY L. SYNSTELIEN
DATE 3-21-2022 LICENSE NO. 44565

QA/QC

FIELD CREW	CF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 21474

ALTA/NSPS LAND TITLE SURVEY

V1.0

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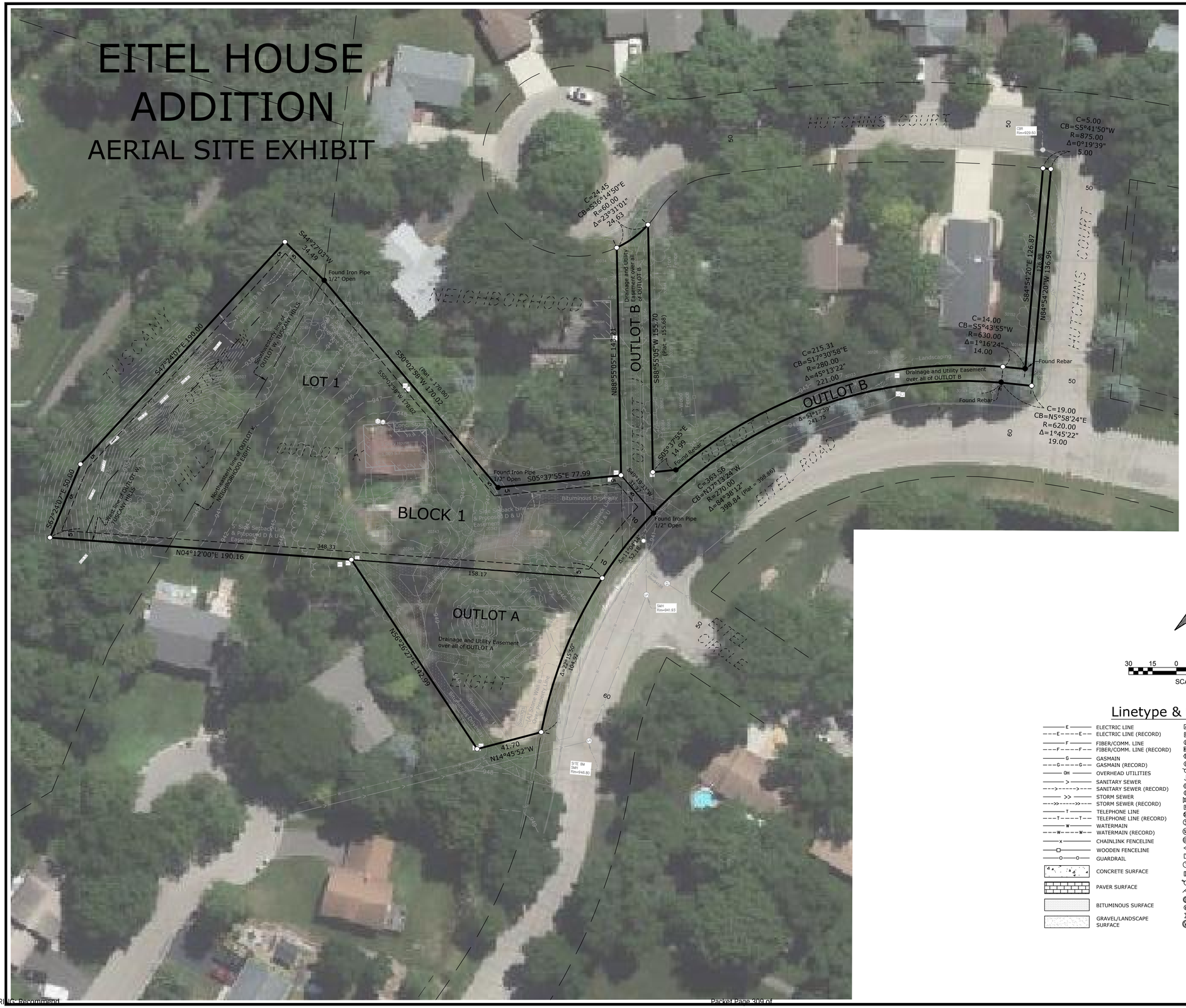
EITEL HOUSE ADDITION

AERIAL SITE EXHIBIT



PROPERTY DESCRIPTION:

OUTLOT W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.

And

OUTLOT K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

And

OUTLOT J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

And

OUTLOT I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

GENERAL NOTES

1. This exhibit displays background information as shown on the ALTA/NSPS Land Title Survey of the subject property, dated 3-21-2022.
2. The purpose of this exhibit is to show the existing conditions and boundary information with an aerial photo overlay.

N

30 15 0 15 30 60

SCALE IN FEET

Linetype & Symbol Legend

- E — ELECTRIC LINE
- E — ELECTRIC LINE (RECORD)
- F — FIBER/COMM. LINE
- F — FIBER/COMM. LINE (RECORD)
- G — GASMAIN
- G — GASMAIN (RECORD)
- OH — OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- T — TELEPHONE LINE
- T — TELEPHONE LINE (RECORD)
- W — WATERMAIN
- W — WATERMAIN (RECORD)
- X — CHAINLINK FENCELINE
- WOODEN FENCELINE
- O — O — GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB — SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

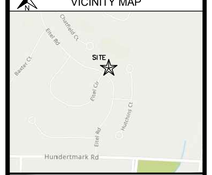
CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT: **XX Eitel Road**
Chaska, Carver County, MN 55318

CLIENT: **Hellmuth & Johnson**
8050 west 78th Street, Edina, MN 55439

QA/QC	
FIELD CREW	CF
DRAWN BY	SW
REVIEWED BY	CJ
UPDATED BY	SW

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 21474

AERIAL SITE EXHIBIT

V1.2

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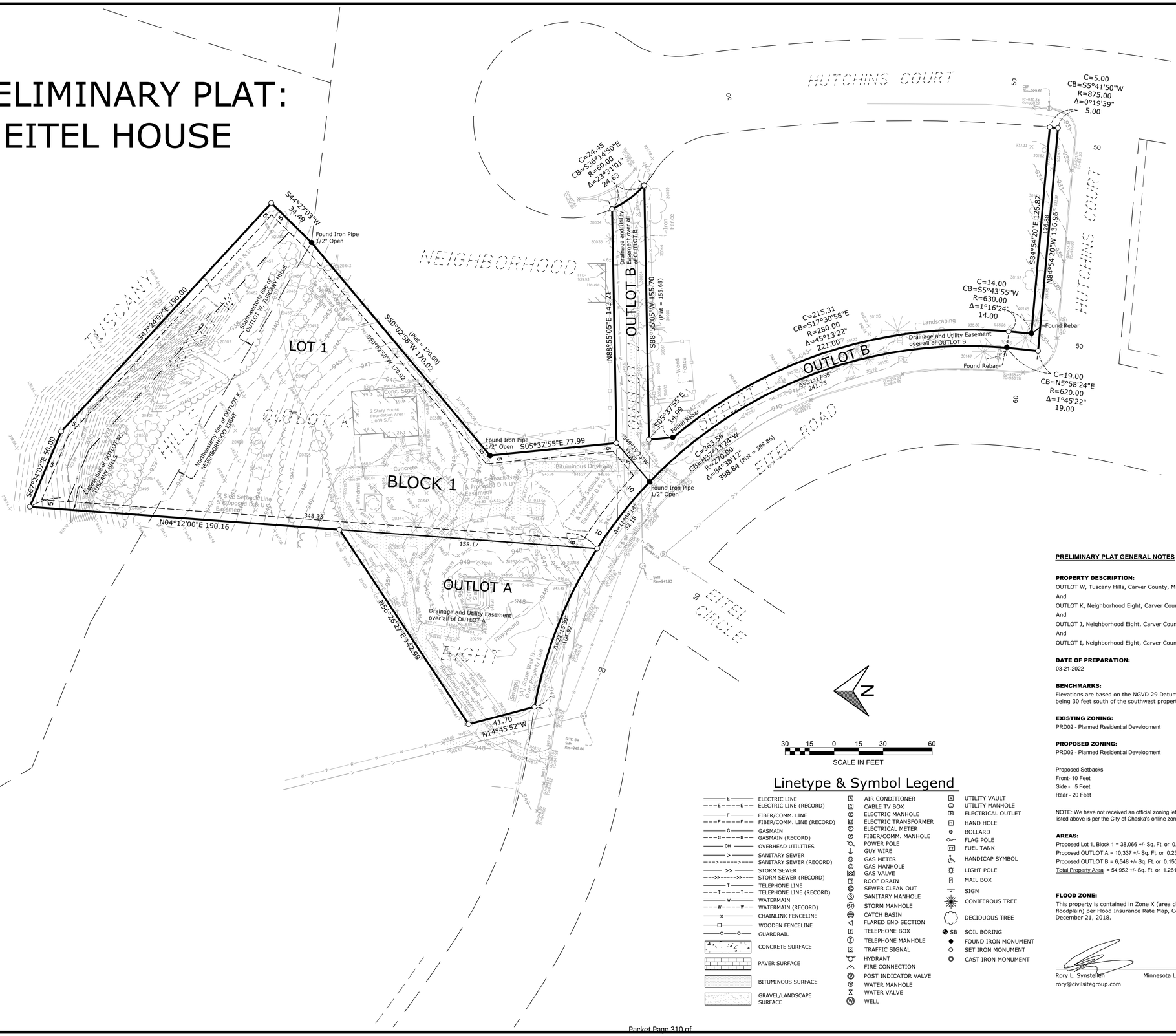
PRELIMINARY PLAT: EITEL HOUSE


HUTCHINS COURT
NEIGHBORHOOD
TUSCANY HILLS
LOT 1
BLOCK 1
OUTLOT A
OUTLOT B
EITEL ROAD
S44°27'07"W 34.49
S47°24'07"E 190.00
S67°24'07"E 50.00
N04°12'00"E 190.16
348.33
158.17
N56°26'27"E 142.99
N14°45'52"W 41.70
S50°02'58"W 170.02 (Plat = 170.00)
N88°55'05"E 143.21
S88°55'05"W 155.70 (Plat = 155.68)
S05°37'55"E 14.99
S05°37'55"E 77.99
S49°13'32"W
Found Iron Pipe 1/2" Open
Found Rebar
Drainage and Utility Easement over all of OUTLOT A
Drainage and Utility Easement over all of OUTLOT B
Landscaping
Bituminous Driveway
Concrete
Playground
Swings
Iron Fence
Wood Fence
Retaining Wall
Stone Wall
Boulder Retaining Wall
Side Setback Line & Proposed D & U Easement
10' Front Setback Line & Proposed D & U Easement
Southwesterly line of OUTLOT W, TUSCANY HILLS
Northwesterly line of OUTLOT K, NEIGHBORHOOD EIGHT
Northwesterly line of OUTLOT W, TUSCANY HILLS
C=24.45 CB=S36°14'50"E R=60.00 Δ=23°31'01" 24.63
C=215.31 CB=S17°30'58"E R=280.00 Δ=45°13'22" 221.00
C=363.56 CB=N37°13'24"W R=270.00 Δ=84°38'12" 398.84 (Plat = 398.86)
Δ=11°00'14" 52.18
Δ=22°15'50" 104.92
C=5.00 CB=S5°41'50"W R=875.00 Δ=0°19'39" 5.00
S84°54'20"E 126.87
N84°54'20"W 136.96
C=14.00 CB=S5°43'55"W R=630.00 Δ=1°16'24" 14.00
C=19.00 CB=N5°58'24"E R=620.00 Δ=1°45'22" 19.00
Δ=51°17'59" 241.75
2 Story House Foundation Area: 1,009 S.F.
Conc. Stoop
Windmill
Shed
Fire Pit
Gazebo
Trellis
Arbor
Fence Post
Utility Pole
Guy Wire
Gas Meter
Gas Valve
Mail Box
Sign
Light Pole
Flag Pole
Deciduous Tree
Coniferous Tree
Found Rebar
Found Iron Pipe 1/2" Open
SMH Rim=941.93
SITE BM SMH Rim=946.80
Rim=929.60
Rim=930.54
Inv=920.04
Inv=930.06
Rim=939.02
Inv=928.52
Inv=928.62
Rim=938.78
Inv=928.28
Inv=928.38
Rim=939.42
Inv=928.92
Inv=929.02
FFE= 939.93
House
Rim=938.06
Inv=927.56
Inv=927.66
Rim=938.26
Inv=927.76
Inv=927.86
Rim=938.56
Inv=928.06
Inv=928.16
Rim=938.66
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Rim=938.76
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Inv=928.76
Rim=939.26
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Rim=939.36
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Rim=939.66
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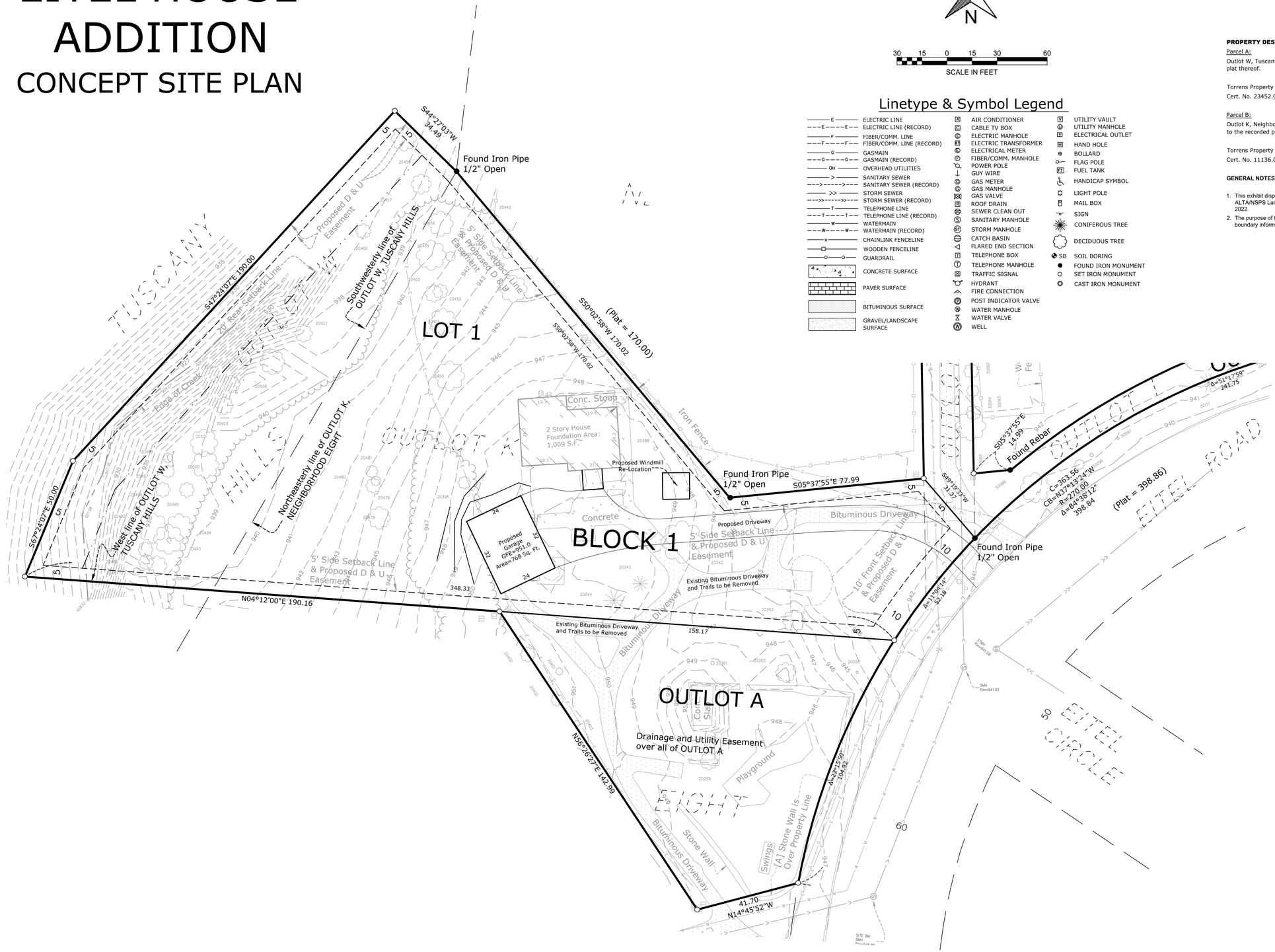
Inv=929.36

EITEL HOUSE ADDITION

CONCEPT SITE PLAN



Linetype & Symbol Legend

E — ELECTRIC LINE	AIR CONDITIONER	UTILITY VAULT
E — ELECTRIC LINE (RECORD)	CABLE TV BOX	UTILITY MANHOLE
F — FIBER/COMM. LINE	ELECTRIC MANHOLE	ELECTRICAL OUTLET
F — FIBER/COMM. LINE (RECORD)	ELECTRIC TRANSFORMER	HAND HOLE
G — GASMAIN	ELECTRICAL METER	BOLLARD
G — GASMAIN (RECORD)	FIBER/COMM. MANHOLE	FLAG POLE
OH — OVERHEAD UTILITIES	POWER POLE	FUEL TANK
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SANITARY SEWER (RECORD)	GAS METER	LIGHT POLE
STORM SEWER	GAS MANHOLE	MAIL BOX
STORM SEWER (RECORD)	GAS VALVE	SIGN
T — TELEPHONE LINE	ROOF DRAIN	CONIFEROUS TREE
T — TELEPHONE LINE (RECORD)	SEWER CLEAN OUT	DECIDUOUS TREE
W — WATERMAIN	SANITARY MANHOLE	SB SOIL BORING
W — WATERMAIN (RECORD)	STORM MANHOLE	FOUND IRON MONUMENT
x — CHAINLINK FENCELINE	CATCH BASIN	SET IRON MONUMENT
WOODEN FENCELINE	FLARED END SECTION	CAST IRON MONUMENT
GUARDRAIL	TELEPHONE BOX	
CONCRETE SURFACE	TELEPHONE MANHOLE	
PAVER SURFACE	TRAFFIC SIGNAL	
BITUMINOUS SURFACE	HYDRANT	
GRAVEL/LANDSCAPE SURFACE	FIRE CONNECTION	
	POST INDICATOR VALVE	
	WATER MANHOLE	
	WATER VALVE	
	WELL	

PROPERTY DESCRIPTION:

Parcel A:

Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.

Torrens Property

Cert. No. 23452.0

Parcel B:

Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property

Cert. No. 11136.0 (cover additional land)

GENERAL NOTES

1. This exhibit displays background information as shown on the ALTA/NSPS Land Title Survey of the subject property, dated January 6th, 2022.
2. The purpose of this exhibit is to show the existing conditions and boundary information with an aerial photo overlay.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT: CONCEPT SITE PLAN
Chaska, Carver County, MN 55318

CLIENT: Hellmuth & Johnson
8050 west 78th Street, Edina, MN 55439

QA/QC

FIELD CREW	CF
DRAWN BY	Craig J.
REVIEWED BY	RS
UPDATED BY	SW

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
04-26-22	Revise Driveway

PROJECT NO.: 21474

SITE PLAN EXHIBIT

V1.1

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REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **Guardian Angels School & Convent Building and Block 42 – Concept Plan**

Applicant: Community Asset Development Group

Location: 201, 207, 213 & 215 2nd Street West and 115 Pine Street North; west of Cedar Street, east of Pine Street, south of 2nd Street W, and north of 1st Street W for all of Block 42 of downtown Chaska

Case No.: 2022-30

Synopsis: Applicant seeks to obtain approval of a concept plan for multi-family residential in the existing Guardian Angels school building, office/storage in the existing Guardian Angels convent building, community gathering space in the existing gym space, townhomes on the northeast block, and a new apartment building on the southeast block for all of Block 42 in downtown Chaska

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The west half of Block 42 is encompassed by the existing Guardian Angels school, convent, and gym buildings (213 & 215 2nd Street West). The Guardian Angels school was built in 1913 and the convent building was built in 1916. They are both constructed from red brick, however, they both have some Chaska brick in the interiors. The school building has exclusively been used by Guardian Angels school since its conception. Because of declining enrollment in the school, Guardian Angels parish elected to close the school in 2021 and put the parish owned property south of 2nd street on the market. The convent building, was also used by the school and in earlier years housed the nuns that taught at the school. It is currently being used as church offices. Both the school and convent buildings are local historic resources in Chaska.

The gym addition on the southside of the school building was constructed around 1956. It is not deemed historic.

The east half of Block 42 is encompassed by 3 private residences, plus the Guardian Angels school yard. One residence (207 2nd Street West) is owned by Guardian Angels. The other two are privately owned, however, the developer has agreements with each property owner should a redevelopment plan move forward.



R-2 & COMPREHENSIVE PLAN

The property is zoned as R-2 (Medium Density Residence).

The 2040 Comprehensive Plan guides the subject property as Public/Semi Public for the west half and southeasterly portion of Block 42, and Medium Density Residential for the northeasterly portion. The Public/Semi Public designation in the Comprehensive Plan is designed to create *lots or parcels guided for public, semi-public and private educational facilities, places of worship, hospitals, convalescent homes, penal facilities, and facilities of local, state, and federal governments*. The Medium Density Residential designation in the Comprehensive Plan is designed to create *lots or parcels guided for single-family attached dwellings, manufactured housing parks and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is six (6) to 11 dwelling units per net acre including local access streets*.

It would appear that the Comprehensive Plan designations may have to change with this block. When the Comprehensive Plan was adopted it was done in the matter of the school use remaining. Now that the school use has permanently ended, the guidance for the property is no longer consistent, and the probability of having another school use occupy the building is unlikely. Re-guiding the entire block would also be the most efficient.

The 2040 Comprehensive plan references the Downtown Master Plan that was adopted in 2012 as it relates to the goals, visions, and overall land use of Downtown Chaska. The goals, vision, and land use guidance of the Downtown Master Plan informs the evaluation of Block 42.

DOWNTOWN MASTER PLAN

In 2012, the City approved the Chaska Downtown Master Plan. This plan lays out a downtown vision, guiding principles, downtown destinations & connections concepts, land use plan map, market positioning objective/strategies/priorities, redevelopment priorities and strategies, and three catalyst redevelopment site concepts. In general, any infill development, redevelopment,

and public space and infrastructure investments should be guided by the Downtown Master Plan.

Downtown Guiding Principles
The Downtown Master Plan has the following guiding principles:

1. Enhance the community's pride and historic sense of place in downtown
2. Reinvigorate the variety and vitality of downtown's main street destinations
3. Create signature community gathering places
4. Preserve and strengthen downtown as the hub for community institutions
5. Expand downtown's role as an employment center
6. Enhance downtown's neighborhoods and housing options
7. Create inviting downtown streets, sidewalks and trails
8. Strengthen downtown partnerships to achieve common goals

Guiding principles #1, and 6 are particularly relevant to the proposal for Block 42, so the full langue describing that principle follows:

1. *Enhance the community's pride and historic sense of place in downtown. Downtown should serve as the community's priority location for major activities, celebrations, and creating a sense of community identity. Downtown's future character and improvements should physically reflect Chaska's unique historic character, traditional small town design and values. Downtown's rich heritage and remaining historic assets should be preserved, enhanced and celebrated as major assets of the revitalized downtown and its unique character. Enhancement of community pride and historic assets will benefit from interpreting and celebrating downtown's unique character and features through public art, wayfinding signage, and heritage preservation. Known as "Minnesota's Brick City", downtown will be revitalized as the physical and visual embodiment of the community's unique heritage of brickmaking and community building. The prevalence of Chaska brick buildings remaining in downtown significantly contributes to a visually unique downtown environment. Chaska brick commercial buildings in downtown are not only of similar scale and form, they are also very similar in color. An important component of downtown's revitalization will be to enhance and expand the unique character of Chaska brick buildings in downtown. Existing Chaska brick buildings should be restored to highlight their Chaska brick character and new buildings should be designed to complement the scale, form and color of Chaska brick buildings. Existing and new buildings will be encouraged to design their storefronts with large window openings, individual street level entrances, and located up to the sidewalk. The focus will be on attracting more retail, restaurant, entertainment and service businesses to both renovated and new street level storefronts.*

6. Enhance downtown's neighborhoods and housing options As the community's oldest neighborhoods, the Downtown East and Downtown West neighborhoods have the strongest small town character. Due to the age of the downtown neighborhoods and that some areas were in the river floodplain in the past, they are ripe for housing reinvestment and neighborhood enhancements. Revitalization of existing housing and addition of new housing options is encouraged to strengthen downtown as a complete neighborhood with desirable housing options and amenities. The City should initiate public improvements and assistance programs that target revitalization of downtown's neighborhoods to become great places to live.

The Downtown Master Plan also states the following under Chapter 5 for Residential Market Opportunities: *Absent a substantial "value premium" for locations in Chaska's historic downtown core, prospective multi-family developers will find it easier and more profitable to build on undeveloped land outside of downtown. In pursuing such development, the City must consider two countervailing factors:*
» Multi-family residential development may offer the best means for creating new street-front retail space.
» On the other hand, as revitalization proceeds, downtown Chaska can gain the "value premium" necessary to support higher-end multi-family development. The City should not preclude such higher-end development by promoting less desirable developments on its prime redevelopment opportunity sites.

Block 42 falls under what is dubbed "Downtown West Neighborhood" under the Downtown Master Plan's Chapter 6: Downtown Districts and Neighborhoods and it states the following: *The future identity of this downtown neighborhood is envisioned as a traditional small town neighborhood that celebrates its historic character, traditional mix of housing styles, connections to the river's natural open spaces, and convenient access to downtown's services and amenities. Building upon the existing mix of activities along Pine Street, future changes along Pine Street may include higher density housing or neighborhood-friendly businesses.*

CONCEPT PLAN
The City has received an application for a Concept Plan to redevelop the Guardian Angels school block (Block 42) in downtown Chaska, which is being proposed by Community Asset Development Group and Carver County CDA. The redevelopment would include the following:

- Redevelop the school building into 22 rental apartment units while preserving the building's exterior architecture (Carver County CDA) (local historic resource)
- Preserve the convent building for office and storage use (Carver County CDA) (local historic resource)
- Utilize the gym as a community gathering space owned either by a governmental entity or community nonprofit (user TBD)
- Redevelop the southeast portion of the block to a 44-unit market rate apartment with underground parking (Community Asset Development Group)
- Redevelop the northeast portion of the block to 7 units of townhomes (Community Asset Development Group)

CONSISTENCY WITH THE DOWNTOWN MASTER PLAN
In connection with the Downtown Master Plan's Guiding Principle #1, the concept plan that is proposed seeks to preserve the historic amenities that exist on site by providing new uses that will strengthen their sustainability. Currently the school building sits vacant with the school use coming to an end. The best way to preserve historic buildings is to ensure continued productive use occurs in the buildings.

In connection with the Downtown Master Plan's Guiding Principle #6, the plan shows a proposal that will enhance the housing options that are provided in downtown. Many of the other apartment buildings in downtown are predominantly catered to the senior community (i.e. Auburn Manor, Chaska Zen Apartments , and The Landing). The new apartments proposed on the Block 42 site will bring in a newer housing option along Pine Street catering to those looking

for a market rate upscale option, which the Downtown Master Plan identifies as a corridor for higher density housing. Another benefit of a market rate apartment typically generates expendable income. Having expendable income in downtown is good for the economy and surrounding businesses, and as the Master Plan mentions, can create new street-front retail space opportunities.

The Downtown Master Plan also envisions that future changes could occur along Pine Street, which includes higher density housing. The concept plan is consistent with this focus. Overall, it appears that the concept plan proposed is seeking to satisfy the principles laid out as a part of the Downtown Master Plan. Staff will need to continue working with the developer on achieving those principles.

Project Goals. The applicant stated their project goals as:

- Redevelop the Block 42 into uses that preserves its historic character and enhances the Chaska downtown
- Preserve Guardian Angels Church as a long-term community gathering place
- Preserve the existing historic buildings with uses that will be viable for the long term while at the same time maintaining the architectural integrity of the buildings
- Add high quality, multifamily apartments that add to the economic vitality of the downtown and neighborhood and take advantage of views of the river
- Maintain the community gather aspects of the existing facilities especially the gymnasium

Site Data

Existing Use:	School/office/gym space/residential
Comprehensive Plan:	Public/Semi Public and Medium Density Residential
Zoning:	R-2
Size:	2 acres
Utilities:	All utilities are available to service property
Road Access:	Pine Street, Cedar Street, 1st Street West, and 2nd Street West

Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North	Guardian Angels Church, residential	Public/Semi Public Medium Density Residential	R-2
East	Commercial Residential	Downtown Mixed Use	C-3 & R-2
South	Residential	Medium Density Residential	R-2 & PMD
West	Residential	Medium Density Residential	R-2

Existing Conditions. The property is a fully developed block in downtown Chaska. The Guardian Angels School, Convent and Gym comprise the western half of Block 42. The eastern half contains the Guardian Angels school yard and 3 private residences, one of which is owned

by Guardian Angels. Access to the site is from the mid-block alleyway which accesses onto 1st Street West and 2nd Street West. The existing Guardian Angels residence also has access on the mid-block alleyway. The remaining two residences have access on Pine Street North.

The site is served by City water and sanitary sewer. A new set of connections will be required for the apartment with service coming off of First Street. In the mid 1990's the Church with the assistance of the City installed a complete fire sprinkler system in the school, convent and gym. Currently, stormwater is collected in the existing street stormwater systems and flows into the river. With the recent reconstruction of adjacent streets, the City upgraded the storm sewer pipes to accommodate future redevelopment. The topography of the site drops from an elevation of 732 on the north to 720 on First St to the south. The main portion of the site is relatively flat with the grade change requiring a retaining wall on the south side.

The 5 Uses. For the purposes of review, we will break down the site into the 5 Uses as shown in the Concept Site Plan. The 5 Uses are: **1.**, the existing Guardian Angels school building converted to 22 apartment units; **2.**, the existing Guardian Angels convent building converted to office space; **3.**, the existing Guardian Angels gym space used for community gathering space; **4.**, the new 7-unit townhomes; and lastly, **5.**, the 44-unit apartment building.



1. ***Guardian Angels School; 22 Unit Apartment Building (Carver County CDA).*** The proposal for the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units. The anticipated unit mix is: 3 studios, 9 one bedroom and 10 two bedroom units. Little changes are envisioned for the building exterior. There is possibility that a new front entrance will be required with the basic architectural elements being maintained. New mechanical and electrical systems may be necessary for the rental units. Structurally, the building is in generally good condition and is fully served by a fire sprinkler system.

   The applicant is stating that 32 stalls would be accommodated for this use by the construction of 20 new stalls in the courtyard of the existing school. The remaining 12 stalls are proposed as the existing angled parking on Cedar Street west of the building. In addition to 20 new apartment parking stalls, a garden courtyard area will be developed for use by the residents.

Staff notes:

- *<u>Building Design & Materials.</u> The City has certain requirements for the design and materials of multi-family buildings (zoning Section 15.28.120). This is an existing building that is also historically designated, and because of that this ordinance doesn't apply. The goal of this project is to preserve the exterior by all means necessary. There may be some cosmetic/maintenance changes that need to occur, and those will need to be reviewed appropriately by both staff and the Heritage Preservation Commission (HPC).*

- *<u>Usable Open Space.</u> The City has certain usable open space requirements for multi-family residential uses. These spaces need to provide for a level of outdoor recreation, scenic amenities, or space that people can gather in and use. The applicant will have to show in their preliminary submittal how they plan to meet this requirement per our Section 15.28.120.F1.*

- *<u>Parking</u>. At 22 dwelling units, the parking code requires 44 parking stalls (2 per dwelling unit). The site plan is only showing 20 stalls accommodated on site in the courtyard area of the block. In recent projects, the City has analyzed other multi-family apartment buildings to meet a one parking stall per bedroom unit requirement. This is stemming from Lake Jonathan Flats, Chaska Place Apartments and recently the Clover Ridge Apartment buildings who all show the same parking provision. In staff's perspective this is an adequate provision for parking. If this formula was applied on this site it would require 32 parking stalls (32 total bedrooms). With their 20-stall provision, they are deficient by 12 parking stalls on-site. It would not be appropriate to rely heavily on the on-street parking surrounding the property as that can be in direct conflict with the Church use and other public parking use that could be using those stalls. The new user shall provide their own on-site parking. The applicant will have to meet the City's code for parking on site and show this in the preliminary submittal.*

2. Guardian Angels Convent; Office (Carver County CDA). Located on 2nd Street the convent originally was the home for the 20+ nuns who served the Guardian Angels parish and school. This building was constructed in 1916 and is in generally good condition. Currently, the first and second floors are used by the parish as their parish offices. As with the other church owned buildings on the block, the heating, water and fire protection services are centrally located in the school building, thus creating a separate ownership opportunity is difficult. The vision for this building is to lease the first floor for office space and utilize the upper floors for office user storage. Potential users of the office space would be area non-profits. Parking for the office us would be met by utilizing the existing on street parking on 2nd Street.

Staff notes:

- *<u>Storage Use</u>. The proposal indicates the storage would be a use in the building. The storage use is allowed as long as it is ancillary to the principal use in the building. Or, in essence, is accessory under the primary use. Storage as a singular user would not be permissible.*

- *<u>Outdoor Gathering Place.</u> These office spaces can further be enhanced for their users if outdoor areas are provided on-site. The usable open space areas could be looked at as a shared implementation with the multi-family locating in the school building. The applicant will need to address this in their preliminary submittal.*

- *<u>Parking.</u> The site is composed of a roughly 2,200 square foot building footprint that is two stories tall. The applicant is stating to maintain the first level as office space and that it would be leased out. Today, the building relies solely on on-street parking. There is no proposal to add parking for this building/use. The building size requires 9 parking stalls. As noted before, the proposed uses shall provide for their own on-site parking and not rely solely on on-street parking. The applicant will have to meet the City's code for parking on site and show this in the preliminary submittal.*

3. Guardian Angels Gym Space; Community Gathering Space. Constructed in 1956, the gymnasium has been both an integral part of the parish and used as a community gathering place. One of the goals for the redevelopment to create agreements whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space, but also a commercial kitchen, stage and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. All of the gym parking is proposed to be accommodated by on-street parking. To add additional parking it is proposed that the adjacent portion of First St be modified to add 15 angled parking spaces. The vision for the building is to enter into a long-term lease with a public entity or local nonprofit to manage the facility as a venue for youth sport organizations and to be a facility for other community gatherings including parish related activities.

Staff notes:

- *<u>Parking</u>. The building is roughly 9,200 square feet in size. As a gathering/assembly type use it would require 43 parking stalls. The applicant will have to meet the City's code for parking on site and show this in the preliminary submittal. The applicant will have to provide a more defined use of this building at preliminary so that parking can be analyzed appropriately.*

- *<u>End User</u>. The City was approached by the developer in hopes of the City wanting to be an end-user for the gym space. It was looked at by City Staff for potential park and recreation space or programming space for City activities. The commissioned a facility needs analysis by RJM to evaluate costs of transitioning the building to a standalone building separate from the school building and costs to bring the building into compliance with City standards for a Parks & Rec facility. The analysis identified over $2 million in building improvement costs. Presently, the City has significant building improvement needs that are actively being evaluated for its Municipal Services Building, City Hall, Public Safety Facilities, Library, and Community Center. With these needs in mind, staff will be recommending to the Parks & Recreation Commission not to proceed with obtaining the GA Gym facility at the Commission's May 10th meeting. Staff will be able to share a summary of that discussion with the Planning Commission on May 11th.*

The applicant has indicated that they wish to find a non-profit user that could use the space if the City is not interested in moving forward.

- *Preserving versus not-preserving. This portion of the school is not deemed historic. It was added on in 1956 and does not have historical qualities that staff or the HPC would consider significant. Because of this it is a question on whether or not keeping the building would add benefit to the community from a use perspective. Staff would also point out that the space the gym currently takes up what could be a viable area for additional parking for the other uses proposed. As noted before, the applicant will have to provide a more defined use of this building at preliminary so that parking can be analyzed appropriately.*

4. ***7 Townhome Units.*** Located on the north east portion of the site is an existing duplex and a single family home both of which are rentals. As a second phase of the redevelopment, these two structures would be removed and replaced with 7 row townhomes. The townhomes would be designed to have 2 parking spaces per unit with a minimum of one of those spaces enclosed. Parking would access from the rear through a joint access with the apartment. The two story townhomes would be designed with a focus on the front yards and would incorporate front porches.

   Staff notes:

   - *Building Design & Materials. Due to the surrounding context that these townhomes are in it will be important that the design be complementary to downtown and residential surroundings. The look of the townhomes will have a rowhome style, which is similar to other townhomes in downtown such as River Bend Townhomes. The applicant will have to show more details in the preliminary submittal on the overall design.*

   - *Usable Open Space. The City has certain usable open space requirements for townhome uses in the R-2 zoning district which is 600 square feet of usable open space per dwelling unit. In this instance that would equate to 4,200 square feet. These spaces need to provide for a level of outdoor recreation, scenic amenities, or space that people can gather in and use. As stated before, the applicant can certainly explore ways for shared open space opportunities with the 22-unit apartment building on-site. The applicant will have to show in their preliminary submittal how they plan to meet this requirement.*

   - *Parking. At 7 dwelling units, the parking code requires 14 parking stalls (2 per dwelling unit). One space per two units shall also be provided in common lots for visitor parking use, so 3 additional parking stalls. In total the site would have to provide 17 parking stalls on-site. The site plan is showing that each unit will have 2 parking spaces (one enclosed, one unenclosed). The site plan is also showing 6 stalls that are immediately south of the townhome site that could be used for visitor parking. The applicant will have to meet the City's code for parking on site and show this in the preliminary submittal.*

5. ***44 Unit Apartment Building.*** The most significant new element of the proposed redevelopment will be the addition of a 44-unit, market rate apartment at the southeast

corner of the block. This portion of the property is currently the school playground and a portion of the internal parking area. To accommodate the 44 unit building the plans anticipates acquiring the existing single-family home located north of the playground area.

The building concept is proposing an L shaped structure facing onto Pine and First St. in order to take advantage of the river and open space views to the south. The topography of the site will permit an underground parking access to occur off of First St. The concept design is to have a building that is 4 stories in the middle with 3 stories on each end. The tentative unit mix would be 18 one bedroom and 26 two bedrooms units (70 total bedrooms). All of the units would have balconies or patios. Planned amenities would be a community room, roof patio, exercise room, conference room, WIFI, in-unit washer/dryer, garages and storage. Given the limited outdoor space opportunity, these indoor amenities are a high priority for the applicant. The applicant believes that the main attraction, other than the high quality of the unit interior, will be the project's location in the downtown and its easy access to services, restaurants and community trails/ recreation facilities. The site is showing 44 enclosed stalls and 26 surface parking stalls to the north and west of the building. Although portions of the building would be 4 stories, the flat roof design will mean that its overall height will be similar to the height of the hotel, adjacent school and townhomes.

The new building exterior will be a mix of stone, brick, architectural panels and hardi board.

Staff notes:

- *<u>Height and Relationship to Surrounding Context.</u> The height of the building is proposed to be 3-4 stories tall. The anchor portion of the building will be 4 stories, with the sides shown at 3 stories. The Guardian Angels school and convent building are 2-3 stories tall. The west side of the school building reads as 3 stories plus a pitched roof. The majority of the residences and commercial properties in the immediate vicinity are 2-stories. Just down the block on 1st Street West is another 4-story building at the Townsquare Place Hotel. And directly across the Highway are two other 4-story apartment complexes (Chaska Zen Apartments and The Landing Apartments). With that said, there is precedence in downtown that 4-story buildings exist. The applicant will have to show how the proposed building fits in with the surrounding context as it relates to massing and height.*

  In addition, it will be important to address the visibility seen from adjacent views. The building shown in the concept plan appears to have an articulated footprint, which will in turn provide articulated massing. However, it will still be important to provide articulation in the materials, planes, etc. so that what is seen from public view is well articulated. The building will have to provide sensitivity to the downtown and residential context that it is locating in. The applicant will have to address this in their preliminary submittal.

- *<u>Building Design & Materials.</u> The City has certain requirements for the design and materials of multi-family buildings (zoning Section 15.28.120). The materials proposed appear to generally meet these requirements. The building will have to show how it*

meets these requirements in the preliminary submittal. In addition, as noted above, the building will have to show how it fits into the downtown and residential context.

- *Usable Open Space. The City has certain usable open space requirements for multi-family residential uses. These spaces need to provide for a level of outdoor recreation, scenic amenities, or space that people can gather in and use. The applicant will have to show in their preliminary submittal how they plan to meet this requirement per our Section 15.28.120.F1.*

- *Parking. At 44 dwelling units, the parking code requires 88 parking stalls (2 per dwelling unit). The site plan is only showing 70 stalls accommodated on site from underground (44 stalls) and surface stall (26 stalls) areas. In recent projects, the City has analyzed other multi-family apartment buildings to meet a one parking stall per bedroom unit requirement. This is stemming from Lake Jonathan Flats, Chaska Place Apartments and recently the Clover Ridge Apartment buildings who all show the same parking provision. In staff's perspective this is an adequate provision for parking. If this formula was applied on this site it would require 70 parking stalls (70 total bedrooms). With their 70-stall provision, they are sufficient in meeting this requirement. The applicant will have to meet the City's code for parking on site and show this in the preliminary submittal, or a variance will have to be obtained.*

Parking, Access & Traffic.
110 on-site parking spaces are proposed as a part of this site plan. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family	22 units (32 bedrooms	1ps/bedroom	32 parking spaces
Multi-Family	44 units (70 bedrooms)	1ps/bedroom	70 parking spaces
Townhomes	7 units	2ps/dwelling unit + 1ps/2 units for visitors	17 parking spaces
Office	2,200 sf	1ps/250 sf	9 parking spaces
Gym Space	9,200 sf	12ps + 1ps/300 sf	43 parking spaces
		REQUIRED	**171 parking spaces**
		PROVIDED	**110 parking spaces**

The table shows that the site plan is not meeting the parking requirements for the proposed uses (61 stall deficiency). The 22-unit apartment, office, and gym space are the only uses that do not show adequate on-site parking. The 44-unit apartment and townhomes do. It will be important in the preliminary to understand the end use of the gym space to properly determine parking needs. The applicant will have to address these parking discrepancies for the 22-unit apartment building and office building in the preliminary as well.

The concept plan is also showing on-street parking stalls around the edge of the block. 10 angled parking stalls are shown on the west side of Pine Street in front of the new 44-unit

apartment building, and 15 angled parking stall are shown on the north side of 1st Street in front of the 44-unit apartment building and gym space. It appears there is a total of roughly 65 on-street parking stalls that directly abut the edges of this block (this includes the proposed and existing parking stalls). The developer will have to work with engineering to see if some of these angled parking changes will be feasible. Overall, the proposed site needs to meet parking requirements on their site, and not from public parking stalls.

There are two proposed site accesses, the existing alleyway access off of 1st Street West and a new access on Pine Street North to access the surface parking lot for the 44-unit apartment building plus the garages for the townhomes. The north portion of the alleyway will be removed and converted to a sidewalk connection for pedestrians to enter and exit the site. The new access on Pine Street will generally line up with the driveway access for the corner commercial building at 123 2nd Street West.

Setbacks. Proposed buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
1st Street West	40 feet from centerline
Pine Street North	40 feet from centerline
2nd Street West	40 feet from centerline
Cedar Street North	40 feet from centerline
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW or residential	10 feet

Freestanding signs are required to be setback at least 10 feet from all property lines.

Utilities & Stormwater. Water and sewer are available to serve the site. It will be important to understand each use's proposed impact on the sewer capacity as well. The project's storm water design will have to meet the City's and Carver County Water Management's requirements.

Building Design. The exterior of the buildings will be required to meet or exceed the City's exterior building material requirements for multi-family residential (specifically for the new proposed buildings). The project should explore complementary design, materials and colors across the entire block. This theme should be reflective of place and Chaska as a whole in its choices of materials and massing.

Lighting. Lighting will have to meet the City's lighting ordinance (Section 15.28.250). Fixtures used will have to be downcast and fully shield. A photometric plan and proposed lighting specs will need to be submitted during preliminary submittal for all lots.

Parkland and Parks & Recreation Commission. The area which makes up this Concept Plan does not contain areas required for city parks per the Comprehensive Plan or Downtown Master Plan. The Comprehensive Plan and Downtown Master Plan both indicate that there is a park search area defined on the west side of Highway 41, which the Parks and Recreation Commission will review. The developer will be responsible for paying park dedication fees during the platting process.

The Parks and Recreation Commission will be reviewing this concept plan at their May 10, 2022 meeting. The discussion will focus on the developer's request that the City obtain and operate the existing GA Gym facility. An update of this meeting will be provided on May 11th.

Sidewalks & Trails. The block currently contains sidewalks on all edges of the block. These sidewalks will remain with the proposed project. One major change to the block will occur on the north side where the northerly portion of the alleyway will be removed and replaced with an internal sidewalk connection. This connection will provide continuity between the interior and exterior of the block. The developer should look at ways to enhance this pedestrian connection by exploring concepts from other 'Paseo' projects in downtown.

There are no public trails proposed or planned for this block per the Comprehensive Plan and Downtown Master Plan.

Screening & Landscaping. Because this development abuts residential, it will be important to provide adequate screening and landscaping along the edges of the site that are being redeveloped (townhome and 44 unit apartment edges). One, to help screen the adjacent uses from residential, and two, to help soften the proposed buildings and parking areas where possible. Beneficially the parking areas are oriented in the center of the block so screening will primarily be achieved by the existing and proposed buildings. The developer should further evaluate the edges of the parking areas to mitigate any headlight glare into neighboring properties. The other open areas of the site shall be enhanced appropriately and per zoning code Section 15.28.070.

Landscaping will be calculated for each lot and use individually. In addition, planting islands will be required within each lot's parking lots that exceed 25 parking stalls or more and need to meet the City's planting island ordinance.

Rezoning. Although the site is currently zoned R-2, it will more than likely be rezoned to a more appropriate zoning district like Planned Multi-Use District (PMD).

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

- New Signal/Lane Improvements
- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Heritage Preservation Commission May 3, 2022

The HPC conducted a meeting on Tuesday, May 3rd to informally review the Concept Plan for Block 42. The comments provided pertained to the careful consideration of the new buildings and how they fit in with the overall area in terms of massing, scale, design, etc.

Neighborhood Meeting May 6, 2022
The developer will be conducting a neighborhood meeting on May 6, 2022 to introduce the concept plan. A summary of this meeting will be provided at Planning Commission.

Deadline for Agency Actions. The City of Chaska received the complete application for this request on Friday, April 22, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, June 21, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Saturday, August 20, 2022. The City may with the petitioner's consent extend the review period beyond the Saturday, August 20, 2022 date. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend to City Council approval of the Concept Plan for Guardian Angels School & Convent Buildings and Block 42, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Concept Plan (pgs 1-15), submitted by Community Asset Development Group**
2. **Adherence with the City Engineer's Memo dated May 11, 2022.**
3. **Creation of a high-quality outdoor gathering space for the office use and to be shown at preliminary submittal.**
4. **Provision that the storage use is ancillary to the principal use in the convent building.**
5. **Provision that an end user and use occupying the gym space be specifically defined at preliminary submittal.**
6. **Adherence to the City's Boulevard Tree Policy and local street section design.**
7. **Provision of new buildings that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.**
8. **Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
9. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
10. **Provision to provide a high level of landscaping and screening on the edge of the townhome and 44-unit apartment sites, and to be addressed at preliminary submittal.**
11. **Provision that Planting Islands Section 15.28.070.E4 will be met.**
12. **Provision that all multi-family uses meet Usable Open Space Section 15.28.120.F1. and be addressed at preliminary submittal.**
13. **Provision that all lots meet parking code requirements on-site or provide for**

parking analyses that provide information that each use's parking is sufficient for the site, to be submitted at preliminary submittal.

14. **Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.**
15. **Provision to further explore 'paseo' concepts through the site and to be addressed at preliminary submittal.**
16. **Provision to further evaluate screening along the edges of the site, and to be addressed at preliminary submittal.**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **May 11th, 2022**
Subject: **Guardian Angels Block 42 Redevelopment – Assisted Living Concept Plan**

The concept plan development of the new site proposes a number of changes in uses and buildings over the site and assumes changes with adding diagonal parking to streets that currently allow for only parallel. If on-street parking is pursued, a comprehensive review of the overall streets will be necessary to fully understand the impacts with the preliminary design process. The developer should be aware that providing diagonal parking along First Street was considered previously at the request of the Church with the downtown street program. However, due to the impacts to the gym stairs, and entrance this option was found not feasible. The diagonal parking along Pine Street needs to be further vetted since the street was designed for parallel parking and is restricted by retaining walls that would allow for angled parking. To consider adding diagonal parking may require right of way to allow for the street to be reconfigured and provide sidewalk connections.

As a part of the City's downtown street program upgrades to City utilities have been made that would support this type of redevelopment. Sewer and water utilities surround the site and are available however services are not configured in a way to serve the proposed uses. Numerous street cuts may be needed to properly allow for sewer and water services to the proposed uses which are far in excess of what exists today, and full street reconstruction of certain street sections would need to be considered. A comprehensive stormwater analysis that includes the public system would be in order with the preliminary design as the sight is being intensified. The next step with preliminary design in regard to layout, right of way, setbacks, street configurations, sidewalks and utilities should continue to be coordinated with City staff.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

GUARDIAN ANGELS SCHOOL REDEVELOPMENT CONCEPT PLAN





COMMUNITY ASSET DEVELOPMENT GROUP

Overview Community Asset Development Group in partnership with the Carver County Community Development Agency is proposing to acquire and redevelop the property currently owned by Guardian Angels Parish south of 2nd Street. The CCDA would own and renovate the building west of the alley and CADG would develop a new apartment east of the alley.

Project Goals

- *Redevelop the Block 42 into uses that preserves its historic character and enhances the Chaska downtown*
- *Preserve Guardian Angels Church as a long term community gathering place*
- *Preserve the existing historic buildings with uses that will be viable for the long term while at the same time maintaining the architectural integrity of the buildings*
- *Add high quality, multifamily apartments that add to the economic vitality of the downtown and neighborhood and take advantage of views of the river*
- *Maintain the community gather aspects of the existing facilities especially the gymnasium*

Site Because of declining enrollment in the school, Guardian Angle parish elected to close the school in 2021 and put the parish owned property south of 2nd street on the market.

The site consists of the following:

- Two story brick convent constructed in 1916 and currently used for church offices
- Three story brick school constructed in 1913
- Single story brick gymnasium and kitchen constructed in 1956
- Playground, open space and interior courtyard
- A church owned single family home on 2nd street that is currently rented

Also located on the block are two privately owned parcels, a duplex at 201 2ND Street and a single-family home at 115 Pine St. The developer has had discussions with both owners and both are supportive of the redevelopment. The developers has a purchase option for the Pine St. parcel

Neighborhood Context The Guardian Angels Church complex is one of the key activity hubs and community gathering locations in downtown Chaska. Historically, small town downtowns developed around small retail, civic buildings and churches, which is the case in Chaska. On the north side of 2nd St is the Guardian Angels Church, friary and parish hall. That use in not intended to change. Along Pine Street to the east is a large public parking lot, commercial buildings and three single family homes. With the completion of the flood control project in the mid 1990's, redevelopment of land south of First St occurred with the construction of a hotel and River Bend urban townhome developments. The remaining land on the south side of First St and to the west of the school site on Cedar is single family residential.

All of Block 42 is presently zoned R-3 The site is located in the Chaska Downtown Master Plan West Neighborhood. That plan states that *"the future identity of this downtown neighborhood is envisioned as a traditional small-town neighborhood that celebrates its historic character, traditional mix of housing styles, connections to the river's natural open spaces, and convenient access to downtown's services and amenities. Building upon the existing mix of activities along Pine Street, future changes along Pine Street may include higher density housing or neighborhood-friendly businesses."* The Downtown plan further envisions that future development should seek to take advantage of river views.

Based on this guidance, the proposed redevelopment seeks to preserve the existing character along Cedar and 2nd Street adding higher density residential along Pine and at the south east corner of First Street.

OVERVIEW

Redevelopment Strategy

The proposed redevelopment will consist of four separate elements

- Redevelop the school building into 22 rental apartment units preserving the building's exterior architecture
- Utilize the gym as a community gather place owned by a governmental entity or community nonprofit focused on providing activities for youth
- Preserve the convent for offices on the first floor and storage above
- Redevelop the southeast portion of the site into a 44 unit market rate apartment with underground parking

Details of each element are provided in greater detail in the remaining portion of our plan.

By providing viable alternative uses for the existing church related buildings, the long-term viability of the Church in downtown Chaska will be maintained. The use of the site for housing is particularly desirable given its proximity to downtown, ease of connection to the community trail system and views to the Mn River.

City Utilities

The site is served by City water and sanitary sewer. A new set of connections will be required for the apartment with service coming off of First Street. In the mid 1990's the Church with the assistance of the City installed a complete fire sprinkler system in the school, convent and gym.

The topography of the site drops from an elevation of 732 on the north to 720 on First St to the south. The main portion of the site is relatively flat with the grade change requiring a retaining wall on the south side.

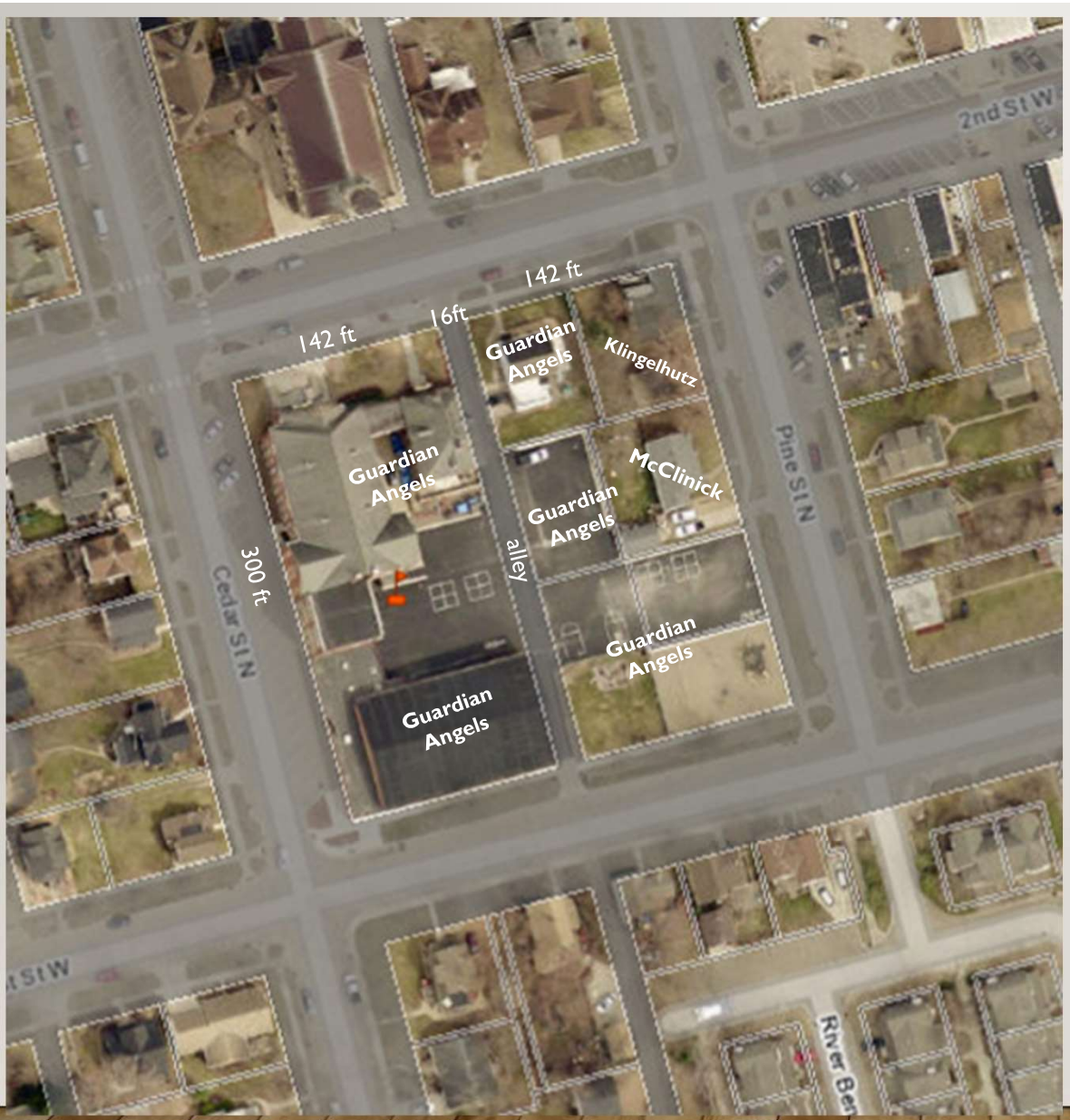
Currently, stormwater is collected in the existing street stormwater systems and flows into the river. With the recent reconstruction of adjacent streets, the City upgraded the storm sewer pipes to accommodate future redevelopment.

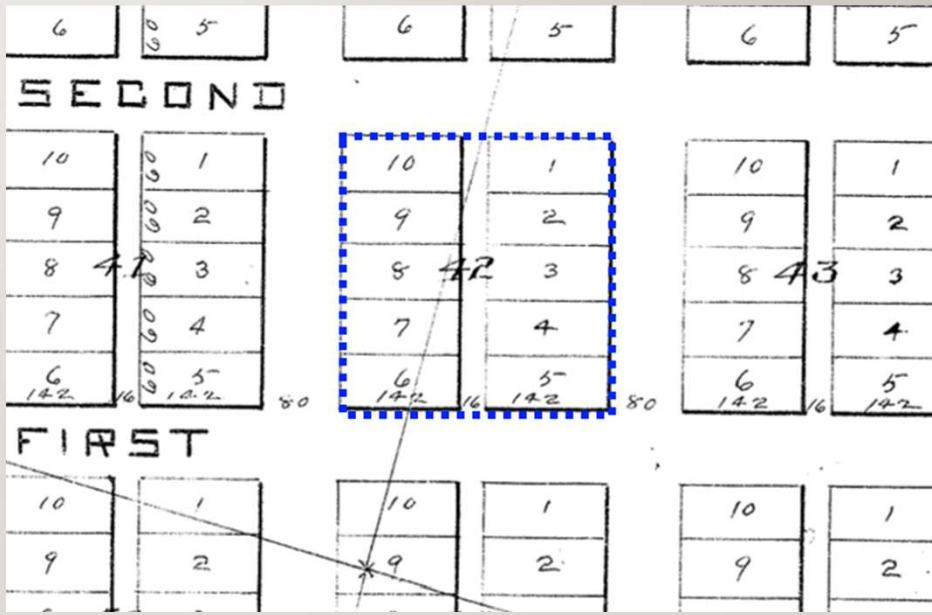




Location

OVERVIEW





Town of Chaska plat 1927

Block 42 Existing Conditions





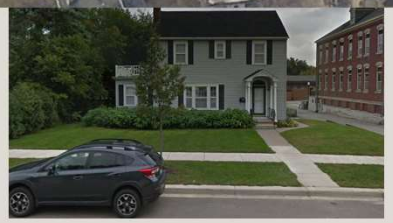














Block 42 Site Forces





View from First and Pine



View down Pine St to river

TOPOGRAPHY



Cedar St west



Pine St east



Hotel



First St looking east



First St looking west



First St townhomes

NEIGHBORING PROPERTIES



The basic concept of the master plan is to identify desirable reuses for the existing buildings west of the alley and propose alternative new uses for the land east of the alley. By identifying an appropriate reuse of the school and adding new market rate housing, the vision of creating a dynamic new addition to downtown Chaska can be achieved.

Currently, an alley bisects the property. As part of the redevelopment, we would proposed to convert the northern portion to a walkway/landscaped area. The southern portion of the alley would be preserved and serve as the access point to the CDA's apartment parking.

As with any redevelopment, planning for adequate parking is one of the key issues. Based on the proposed redevelopment, a total of 165 enclosed and surface parking spaces are available.

In discussions with City staff they indicated that for the downtown residential PUD, a goal of one parking space per bedroom was necessary and one space per 250 sq ft of office would be required.

The following is a summary of the required spaces by use:

Schoolhouse renovation	32 spaces
Convent office (2,700 sq ft)	22 spaces
7 townhomes units	14 spaces
Market ratee apartment	70 spaces
Total Required	**138 spaces**

Of the available spaces, 27 stalls would be unallocated and could be used for gym uses.

MASTER PLAN

A unique aspect of parking demand in the neighborhood relates to parking for church services. To understand this demand, parking usage was monitored for 4 Sundays during Guardian Angels' 10:00 service for the month of December. The map below depicts the average parking usage in the various parking areas adjacent to the church for these 4 Sundays. We do believe that the area can support parking for both the redevelopment and existing church demand.



The development team currently has agreements to acquire all the property within the block. A letter of intent has been executed with the Carver County Development Authority who would acquire the school and convent and take the lead on that portion of the project. An investment group has been identified for the 44 unit building and we have had preliminary discussions with banks on financing. These agreements are contingent upon obtaining City concept and site plan approvals. To be economically viable the redevelopment will require the assistance of the Chaska Economic Development Authority through the creation of a redevelopment tax increment district. If successful the target is to close on financing and begin construction in late 2022 with units becoming available in the 4th quarter of 2023.

Our recent market study shows significant demand for mid and higher end market rate rental units. In the first quarter of 2022 the area's vacancy rate was less than 2%. Although project rent levels have not yet been established, the study indicates that comparable market rents are in the range of $1,400 to $1,600 for one bedrooms and $1,575 to $1,850 for two bedroom units.

Parking

Project Schedule

SCHOOL RENOVATION

The goal of the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units. The anticipated unit mix is: 3 studios, 9 one bedroom and 10 two bedroom units.

Little changes are envisions for the building exterior. A new front entrance will be required with the basic architectural elements being maintained.. New mechanical and electrical systems may be necessary for the rental units. Structurally, the building is in generally good condition and is fully served by a fire sprinkler system. Based on the PUD requirement of one parking stall per bedroom a total of 32 parking spaces would be required. The 32 stalls would be accommodated by construction 20 new stalls in the courtyard and utilizing the existing angle parking on Oak St, In addition to 20 new apartment parking stalls, a garden courtyard area will be developed for use by residents in the existing courtyard area . Additional on-street parking on the west side of the building previously developed for the school, will meet the remaining 12 parking stall requirement

The interior of the building is defined by the high ceilings and numerous windows. By maintaining these characteristics we believe that the renovated units can provide a unique rental experience in Chaska. The target market will be young singles and couples. Rents will be market rate rents.

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Ground Level



Main Level



2nd Floor











EXAMPLES OF SCHOOL TO APARTMENT CONVERSIONS

Constructed in 1956, the gymnasium has been both an integral part of the parish and used as a community gathering place. One of our goals for the redevelopment to create agreements whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space, but also a commercial kitchen, stage and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. All of the gym parking would be accommodated on the street. To add additional parking it is proposed that the adjacent portion of First St be modified to add 15 angle parking spaces. The vision for the building is to enter into a long term lease with a public entity or local non profit to manage the facility as a venue for youth sport organizations and to be a facility for other community gatherings including parish related activities.









Located on 2nd Street the convent originally was the home for the 20+ nuns who served the Guardian Angels parish and school. This building was constructed in 1916 and is in generally good condition. Currently, the first and second floors are used by the parish as their parish offices. As with the other church owned buildings on the block, the heating, water and fire protection services are centrally located in the school building, thus creating a separate ownership opportunity is difficult. The vision for this building is to lease the first floor for office space and utilize the upper floors for office user storage. Potential users of the office space would be area non profits. Parking for the office us would be met by utilizing the existing on street parking on 2nd St.

GYM/CONVENT

The most significant new element of the proposed redevelopment will be the addition of a 44 unit, market rate apartment at the southeast corner of the block. This portion of the property is currently the school playground and a portion of the internal parking area. To accommodate the 44 unit building the plans anticipates acquiring the existing single family home located north of the playground area.

The building concept is to have an L shaped structure facing onto Pine and First St. in order to take advantage of the river and open space views to the south. The topography of the site will permit an underground parking access to occur off of First St.

The preliminary design is to have a building that is 4 stories in the middle with 3 stories on each end. The tentative unit mix would be 18 one bedroom and 26 two bedrooms units. All of the units would have balconies or patios.

Planned amenities would be a community room, roof patio, exercise room, conference room, WIFI, in-unit washer/dryer, garages and storage. Given the limited outdoor space opportunity, these indoor amenities are a high priority. We do believe that the main attraction, other than the high quality of the unit interior, will be the project's location in the downtown and its easy access to services, restaurants and community trails/ recreation facilities.

The required 79 parking stalls would be met by the 44 enclosed stalls and the planed 26 stall surface parking to the north and west of the building.

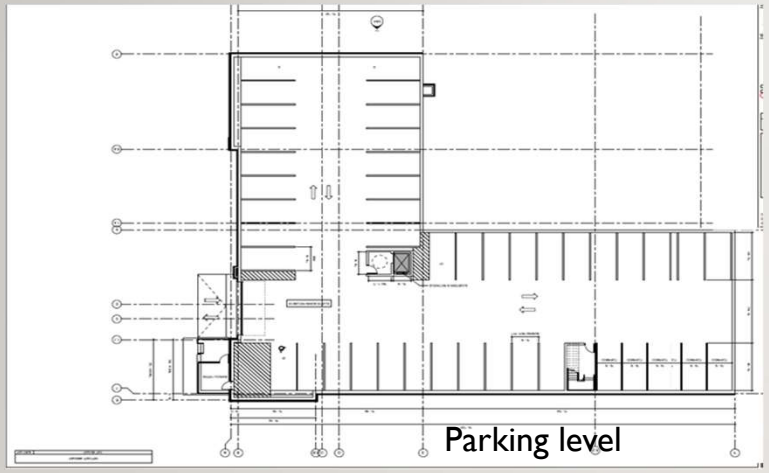
Although portions of the building would be 4 stories, the flat roof design will mean that its overall height will be similar to the height of the hotel, adjacent school and townhomes.

The new building will meet or exceed that City architectural standards with the exterior a mix of stone, brick, architectural panels and hardi board.





FIRST STREET APARTMENTS









FIRST STREET APARTMENTS CONCEPT FLOOR PLANS

Located on the north east portion of the site is a duplex and a single family home both of which are rentals. As a second phase of the redevelopment, these two structures would be removed and replaced with 7 row townhomes. The townhomes would be designed to have 2 parking spaces per unit with a minimum of one of those spaces enclosed. Parking would access from the rear through a joint access with the apartment. The two story townhomes would be designed with a focus on the front yards and would incorporate front porches.



Existing



2nd Street Concept Image



Rear Concept Image

2ND ST RESIDENTIAL

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/11/2022

Subject: **Kusske Estates Property (Extension of The Harvest Neighborhood) – Concept Plan**

Applicant: Tradition Development

Location: East of Club West 3rd Addition, east end of Vista View Drive

Case No.: 2022-25

Synopsis: Applicant seeks to obtain approval of concept plan for a 19-lot single family residential development on 10.4 acres of land on a portion of the Kusske Estates property (35.19 acres) located west of Creek Road and east of the Club West 3rd Addition/Harvest neighborhood

Prepared By: Jeff Miller, HKGi (Interim Consulting Planner)

Staff Recommendation: Motion to recommend approval to the City Council

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BACKGROUND

The Kusske Estates, Outlot A property, which is 35.19 acres, is located in the Southwest Chaska Growth and Development Plan area between Creek Road (east) and the developing Harvest neighborhood (west). Kusske Land Corporation is the property owner. Access to the property is from Creek Road and Vista View Drive (west). Site location map below shows the 35.19 acre Kusske Estates Outlot A property. The Kusske Estates Plat also includes two undeveloped lots southeast of Outlot A with access from Cascade Drive (mislabeled as Founders Way below).



This property's existing land use on the western portion is agricultural, although this land has not been farmed for a number of years. The eastern portion was previously used for aggregate mining and is currently undergoing land reclamation activities. Stands of mature trees are present along the adjacent ravines on the north and south portions of the property.

Tonight, we will be reviewing a proposed residential development concept for the western 10.4 acres of the property that will be an extension of the Harvest neighborhood and accessed from Vista View Drive. While the property proposed for development is currently owned by the Kusske Land Corporation, the applicant for the proposed concept plan is Tradition Development.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying north of CR 44 and east of Highway 212. Tradition Development intends to develop the home sites exclusively for Robert Thomas Homes, an internal partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. Tradition Development believes this concept plan is consistent with the Southwest Chaska Growth and Development Plan in addition to the 2040 Comprehensive Plan.

PROJECT GOALS

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

- Connecting to the greater community

- Preserve vegetation
- Utilize site topography
- Creating community space
- Quality Architecture and Home Designs

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas adjacent to the home sites. It is also intended that the project direct stormwater toward bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a two acre park area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The park area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Comprehensive Plan
The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The proposal tonight is consistent with this guidance.

The 2040 Comprehensive Plan defines the guided land uses as follows:

Low Density Residential
Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Open Space
Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

PROPOSED CONCEPT PLAN
The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. The Chaska 2040 comprehensive plan guides these properties as Low Density Residential and Open Space use. Current zoning is O - Open Development.

Adjacent properties
The proposed development site is bordered to the west by low density residential development (Club West 3rd Addition/Harvest neighborhood), to the south by a single one-acre residential lot and open space, to the east by an aggregate reclamation site, and to the north by open space.

Existing Conditions
This existing land use on the proposed development site is agricultural, although this land has not been farmed for a number of years. Stands of mature trees are present along the adjacent ravines on the north, south, and east portions of the property. The 10.4 acre site's topography currently varies from a peak elevation of 900 feet MSL near the western boundary to the lower elevations on the east at approximately 850 MSL. The site's topography is generally sloping downward to the east, north and south of the site.

The site currently has a ten inch sanitary sewer trunk line extended through the property from west to east along the future extension of Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest neighborhood. An 8" watermain has been extended to the western edge of the property along Vista View Drive.

The eastern portion of the 35.19 acre site was previously used for aggregate mining. Currently, no aggregate is being extracted from the site and according to the owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent occurring only as suitable materials become available. The property owner anticipates that these reclamation

activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection to Creek Road.

Land Use
The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. All of the homes are planned to have a minimum width of 75 feet to accommodate the Tradition series homes by Robert Thomas. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the west.

The land that this proposed development encompasses is currently zoned O – Open Development. The proposed development area will need to be rezoned to a more appropriate Planned Residential Development (PRD) zoning district.

Site Layout
The concept layout shows this new residential development as an extension of the Harvest neighborhood to the west via an extension of Vista View Drive. The entrance to the neighborhood will be from Vista View Drive and will end in a cul-de-sac until the extension of Vista View Drive to Creek Road in the future. The 19 single-family residential lots include 4 lots on the north side of Vista View Drive and 15 lots oriented to Vista View Court, a cul-de-sac street extending south from Vista View Drive. Most of the lots will have rear yards that back to wooded ravine areas.

Minimum yard setbacks are proposed to be:
- Front yard setback of 23 feet
- Side interior yard setback of 7.5 feet
- Side corner yard setback of 20 feet
- Rear yard setback of 30 feet

These somewhat reduced front and corner setbacks are intended to create a more active and pleasant neighborhood streetscape environment. The concept plan also shows typical house pads with a width of 60 ft. and depth of 65 ft.

In addition to these yard setbacks, there are other setbacks that may apply to this site:
- Wooded Steep Slopes - 50 feet building setback and 30 feet no grade/no mow setback
- Wetland – 30 feet

The applicant will be required to delineate the wooded steep slope edges and their applicable setbacks in the field so that staff can verify for accuracy. This will need to be done prior to preliminary plat submittal.

Two outlots for stormwater management and woodland conservation are proposed in the concept plan:
- Southwest corner at end of the cul-de-sac
- North edge between 4 residential lots and the bluffs to the north and east

Transportation (Vehicle, Pedestrian, Bicycle)
The Concept Plan proposes to provide for the extension of the Vista View Drive eastward approximately 382 LF. Vista View Court will connect to Vista View Drive extending south approximately 587 LF. Both street right-of-ways are proposed for a 60 ft. width, which is

consistent with the adjacent Harvest residential development to the west. The temporary cul-de-sac at the east end of Vista View Drive is shown with a 60 ft. radius.

The developer is proposing sidewalks for both sides of these two streets, which is consistent with the adjacent Harvest neighborhood streets. The 2040 Comprehensive Plan and the Southwest Chaska Growth and Development Plan also show a trail connection to Creek Road on Vista View Drive. A regional trail is planned for Creek Road. The developer will need to work with Staff to determine the need for a trail on Vista View Drive that ultimately connects to the planned regional trail on Creek Road and any trail connections will need to be shown in the preliminary plat submittal. While the concept plan does not currently show any trail access points to the adjacent bluff and woodland areas, any proposed trails will need to be defined as part of the preliminary plat submittal. The developer will also need to coordinate with the City Engineer to ensure that the proposed streets align with City plans and policies.

Utilities
Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Clubs west provided a watermain stub at the western edge of the property on Vista View Drive.

Parkland
The 2040 Comprehensive Plan and Southwest Chaska Growth & Development Plan do not identify a public neighborhood park need in this area due to its proximity to an existing private shared neighborhood playground within walking distance in the adjacent residential development (Club West 3rd Addition) and a planned public community park which will serve the neighborhood's recreational needs at the west end of Vista View Drive.

The developer's narrative description of the concept plan includes a park area that will provide access to the steep slope natural areas adjacent to the ravines. It includes using the proposed stormwater outlot located at the south end of the proposed cul-de-sac as a trail access to a future ravine trail system. Parkland credit can be given for any public park space that the City accepts. Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right-of-way, or land area deemed undevelopable that may be dedicated to the City. The developer will need to work with Staff to determine whether the required parkland dedication will be achieved through land or fees in lieu of land.

Stormwater and Wetlands
Stormwater ponding is proposed throughout the development. Staff would be requesting the developer explore and evaluate opportunities to consolidate stormwater ponding to the extent possible as part of their preliminary process. A stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation will be important with the site. Ponding areas for the development stormwater will need to be evaluated in detail along with routing and discharge so as to limit impacts to the bluff and ravine. The site and grading plan will need to accommodate dedicated outlot areas to allow for City stormwater maintenance activities. The ravines serve a sizeable drainage area and is an important part of routing of stormwater planned in southwest Chaska.

Wooded Steep Slopes, Bluffs, and Tree Preservation
Although tree areas are minimal in the areas proposed for development on this site, tree preservation will still be an important piece of discussion for this development, specifically along areas where steep slopes/bluffs are present. The applicant will need to provide a tree survey and tree preservation plan during their preliminary plat submittal to show how they are preserving trees on the site.

Architecture
The applicant intends to develop these residential lots exclusively for Robert Thomas Homes, an internal partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. The architecture for these homes will incorporate the following design standards:

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2'feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETSCAPE: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

The developer has not yet indicated a price point or size range for the homes to be built.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360-degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.

With the preliminary plat submittal, the developer will need to provide examples of floor plans and elevations for the housing products that will be pursued.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development costs such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Adjacency to Mining Reclamation Site

The developer states that no aggregate is currently being extracted from the site and according to the property owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent, occurring only as suitable materials become available. The property owner

anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection to Creek Road.

The City of Chaska requires a permit for any land excavation and reclamation/filling in excess of 200 cubic yards but less than 2,000 cubic yards of material, which can be approved administratively by the Zoning Administrator. Any land excavation and reclamation/filling in excess of 2,000 cubic yards of material requires a Conditional Use Permit. The permit requires an existing conditions map on the site and within 300 feet of the site, an excavation/filling plan, identification of truck hauling routes, methods of controlling dust, hours and period of operation. Since this operation does not currently have such a permit with the City of Chaska, the developer will need to work with Staff to determine whether there is a need for such a permit.

The developer states that the proposed residential development will be separated from the mining reclamation activities by a distance of over 200 feet from the nearest lot line. The developer is proposing to install trees as a natural screen to visually separate the residential lots from the adjacent reclamation activities. Proposed screening will need to be defined as part of the preliminary plat submittal on the landscaping and grading plans.

Phasing
The developer anticipates the project will be developed in one phase with site grading to begin in 2022 if possible.

Neighborhood Meeting
The developer conducted a neighborhood meeting on March 23, 2022 from 6-7pm at the Chaska Community Center. Approximately 20 people attended the neighborhood meeting throughout the hour and not everyone in attendance signed on the sign-in sheet. The developer presented a brief overview of the development project and housing product and then answered questions and explained the concept layout to the attendees. The main topics of concern and questions were related to:

- Plans for Creek Road and rumors of a cul-de-sac and converting the road to a trail
- Traffic coming east to Creek Road and connecting to Creek Road; it was explained that the street connection to Creek Road would be a future project and not part of the proposed development project
- Future extension of Vista View Drive shown connecting to Creek Road directly across from an existing house, safety and headlight concerns
- The need for an additional park area for this development, not enough park space in the development to the west
- Concern about construction traffic and how that traffic would enter the site; it was explained that construction traffic will be from the west and through the Harvest neighborhood
- The desire to preserve the existing trees on or near the property lines to the west bordering the Harvest neighborhood
- Concerns about topography and drainage along the western boundary to the existing lots
- Requests to grade the back yards of the existing homes bordering the project to have drainage directed to the rear property lines of the existing homes

- Concerns about the rear/easterly views over the open field being replaced by houses
- Expected schedule for the project start; it was explained that the project would start mid-summer at the earliest anticipating the preparation of engineering plans and the City PC and CC meeting schedules
- Question about the next steps for the project; it was explained that next steps are review and approval of the preliminary and final plat which will provide opportunities for residents to make comments at these meetings

Deadline for Agency Action
The City of Chaska received the complete application for this request on Wednesday, April 27, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, June 26, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, August 25, 2022. The City may, with the petitioner's consent, extend the review period beyond the Thursday, August 25, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED
Motion to recommend to City Council approval of the Kusske Estates Property Concept Plan for a 19-lot subdivision on 10.4 acres of land, subject to the following conditions:

1. **Approvals shall be based on the following exhibits:**
    a. **Concept Site Plan Narrative (pgs 1-7), prepared by Patrick Wrase, Tradition Development, dated April 25, 2022**
    b. **Concept Plan, prepared by Alliant Engineering, dated April 25, 2022**
    c. **Existing Conditions, prepared by Alliant Engineering, dated April 25, 2022**
    d. **Site Features Map, prepared by Alliant Engineering, dated March 29, 2022**
    e. **Club West – Adjacent Property Layout, prepared by Alliant Engineering, dated March 28, 2022**
2. **Adherence with the City Engineer's Memo dated May 11, 2022**
3. **Provision of a 60 feet Right of Way width for all local streets.**
4. **Adherence to the City's Boulevard Tree Policy and local street section design.**
5. **Provision of sidewalks on both sides of all local streets.**
6. **Provision of a connection to the planned regional trail on Creek Road, to be addressed as preliminary plat submittal.**
7. **Adherence to the following building setbacks:**
    a. **Front (house): 23 feet**
    b. **Rear: 30 feet**
    c. **Side: 7.5 feet**
    d. **Side (corner): 20 feet**
    e. **Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback**
    f. **Wetlands: 30 feet**
8. **Prior to final plat approval, developer shall enter into an agreement with the**

City for the provision of necessary infrastructure and associated development costs.

9. **Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).**
10. **Provision that the wooded steep slopes and their applicable setbacks are delineated in the field and reviewed and approved by the Planning Department prior to preliminary plat submittal.**
11. **Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.**
12. **Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.**
13. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
14. **Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary plat submittal.**
15. **Provision for trail access points into the areas designated as open space to the north, south, and east.**
16. **Provision to further evaluate wooded steep slopes, bluffs, and tree preservation efforts in the proposed development area of the site as directed in the Wooded Steep Slopes, Bluffs, and Tree Preservation section of this report, and to be addressed at preliminary plat submittal.**
17. **Provision to provide examples of floor plans and elevations for the housing products that will be pursued.**
18. **Provision to work with staff to evaluate the existing Land Excavation/Reclamation Permit for the adjacent mining reclamation operation on the site, and evaluate needs to accommodate adequate future development on the site, and to be addressed at preliminary submittal.**
19. **Provision of screening between the proposed residential development and the adjacent mining reclamation operation on the site.**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **May 11th, 2022**
Subject: **Kusske Property Concept Plan**

The development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. The topography of the site currently varies but is generally sloping downward to the east, north and south of the site. The site is bordered by two ravines that serve as primary stormwater routes of discharge with surrounding area development. The concept plan proposes a connection and extension of Vista View Drive that is planned to ultimately connect with Creek Road. The road extension will be reviewed in more detail as this remains as key connection with the residential development that has occurred into downtown.

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Clubs west provided a watermain stub at the western edge of the property on Vista View Drive.

Stormwater ponding is proposed throughout the development. Staff would be requesting the developer explore and evaluate opportunities to consolidate stormwater ponding to the extent possible as part of their preliminary process. A stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation will be important with the site. Ponding areas for the development stormwater will need to be evaluated in detail along with routing and discharge so as to limit impacts to the bluff and ravine. The site and grading plan will need to accommodate dedicated outlot areas to allow for City stormwater maintenance activities. The ravines serve a sizeable drainage area and is an important part of routing of stormwater planned in southwest Chaska.

Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

April 1, 2022
Revised April 25, 2022

Mr. Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Concept Site Plan Narrative – Kusske Property

Dear Mr. Kabat,

On behalf of Club West Partners, LLC, Tradition Development is providing the City of Chaska with a Concept Site Plan Submittal for a proposed single family residential development. The proposed project area is owned by one land owner, Kusske Land Corporation, and consists of the western 10.4 acres of the overall 35.19 acres of Outlot A of Kusske Estates. The site is located to the east of our Harvest neighborhood and west of Creek Road. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Tradition Development is pleased to submit for consideration to the City of Chaska our application for Concept Plan approval for a 10.4 acre single family residential development in the Southwest Chaska Growth Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area of Chaska. We believe this plan is consistent with the Southwest Area Master Plan in addition to the 2040 Comprehensive Plan.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying North of CR 44 and East of 212. We intend to develop the home sites exclusively for Robert Thomas Homes, an internal partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development.

Land Use

The project area has an existing Land Use designation of Agricultural and is guided as Low Density Residential per the 2040 Comprehensive Plan, allowing for two to five units per acre. The proposed Concept Plan of single family residences on 75 foot wide lots is a permitted use and consistent with the proposed Land Use designations.

Existing Conditions

The proposed project area is approximately 10.4 acres and located east of our Harvest neighborhood between Painted Sky Trail to the west and Creek Road to the east. The Kusske business site will remain between the proposed development and Creek Road. The project is confined to the south and north by wooded ravines. The land is comprised of a single parcel owned by Kusske Land Corporation.

The majority of the property is currently open farmland that has been set aside and has not been farmed for a number of years. There are stands of mature trees along the adjacent ravines to the north and south of the project area.

Portions of the site were previously used for aggregate mining. At the present, no aggregate is being extracted from the site and according to the owner there is no plan in the future for further mining. The owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed development area. The reclamation activities are infrequent occurring only as suitable materials become available. The owner expects these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business location, the remaining portion of the parcel will be developed and connected to Creek Road.

Topography of the site currently varies from a peak elevation of 900 feet msl near the western boundary to the lower elevations on the east at approximately 850 msl. Topography of the site is generally sloping downward to the east, north and south of the site. Stormwater runoff will be treated and attenuated in stormwater ponds and directed to the ravines to the south and north.

The site currently has a ten inch sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest development. An 8" watermain has been extended to the western edge of the property on Vista View Drive.

Concept Site Plan

General Description

The current concept plan proposes to provide for 19 single family homes. All of the homes are planned to have a minimum width of 75 feet to accommodate the Tradition series homes by Robert Thomas. 14 of the home sites will have rear yards that back to wooded ravine areas. The entrance to the neighborhood will be from Vista View Drive and will end in a cul-de-sac until the extension of Vista View Drive to Creek Road in the future.

The proposed development will be an extension of The Harvest development that Tradition Development initiated nearly ten years ago. The development will utilize the existing monuments constructed at the entrances to the development off of County Road 44 and from Savanna Way for neighborhood identity.

The development will be separated from the mining reclamation activities by a distance of over two hundred feet from the nearest lot line. Additionally, the developer will install trees as a natural screen to visually separate the proposed development from the adjacent reclamation activities.

Dimensional Standards

The applicant is respectfully requesting consideration of the following dimensional standards associated with the current Conceptual Plan:

Lot Width	75' minimum
Lot depth	120' (minimum)
Pad Width	60'
Pad Depth	65'
Setbacks	
Front	23'
Side	7.5 (20' adjacent to ROW)
Rear	30'

Park and Open Space

The current conceptual plan proposes to provide a common green area of approximately 2 acres that will be used for a stormwater pond and the remaining portion will be designated as conservation area for stormwater credit. The area is located adjacent to a wooded ravine to the north that is owned by the City of Chaska and would allow for access to the wooded ravine area for hikers and explorers. The Outlot will be dedicated to the City of Chaska.

Walks and Tails

The current Concept Plan proposes to extend sidewalks in the development to the west through the project and to connect to the proposed park area. The park area will provide access to the city steep slope natural areas adjacent to the ravines. All streets within the project are proposed to be providing dual sidewalks. A stormwater Outlet is located on the south end of our proposed cul-de-sac. Access to a future ravine trail system can be accommodated through the Outlot.

Transportation

The current Concept Plan proposes to extend Vista View Drive to the eastern edge of the property. A second street will extend south from Vista View to access the home sites in the southern portion of the parcel. The current Concept Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. The builder will be Robert Thomas Homes and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above

garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2'feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETSCAPE: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Topography & Grading

The current Concept plan anticipates utilizing the sites existing ravines and woodlands, as natural amenities for the neighborhood. Several home sites will back up to these amenities providing expansive natural view fields. The common area at the north and ~~eastern~~ southern portion of the project will be accessed by sidewalk, allowing walkers/hikers to access the park and to the natural wooded and ravine areas.

Utilities

As previously stated, the site is served with a ten inch watermain and a ten inch sanitary sewer trunk line extended into the property along Vista View Drive. Both of these City services will be extended throughout the site.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas in the adjacent to the home sites. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a two acre park area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The park area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site grading by mid-summer of 2022. The project will be conducted in one phase.

Conclusion

Tradition Development sincerely appreciates the opportunity to present the current concept site plan and to receive any input the Planning Commission is able to provide at this time. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

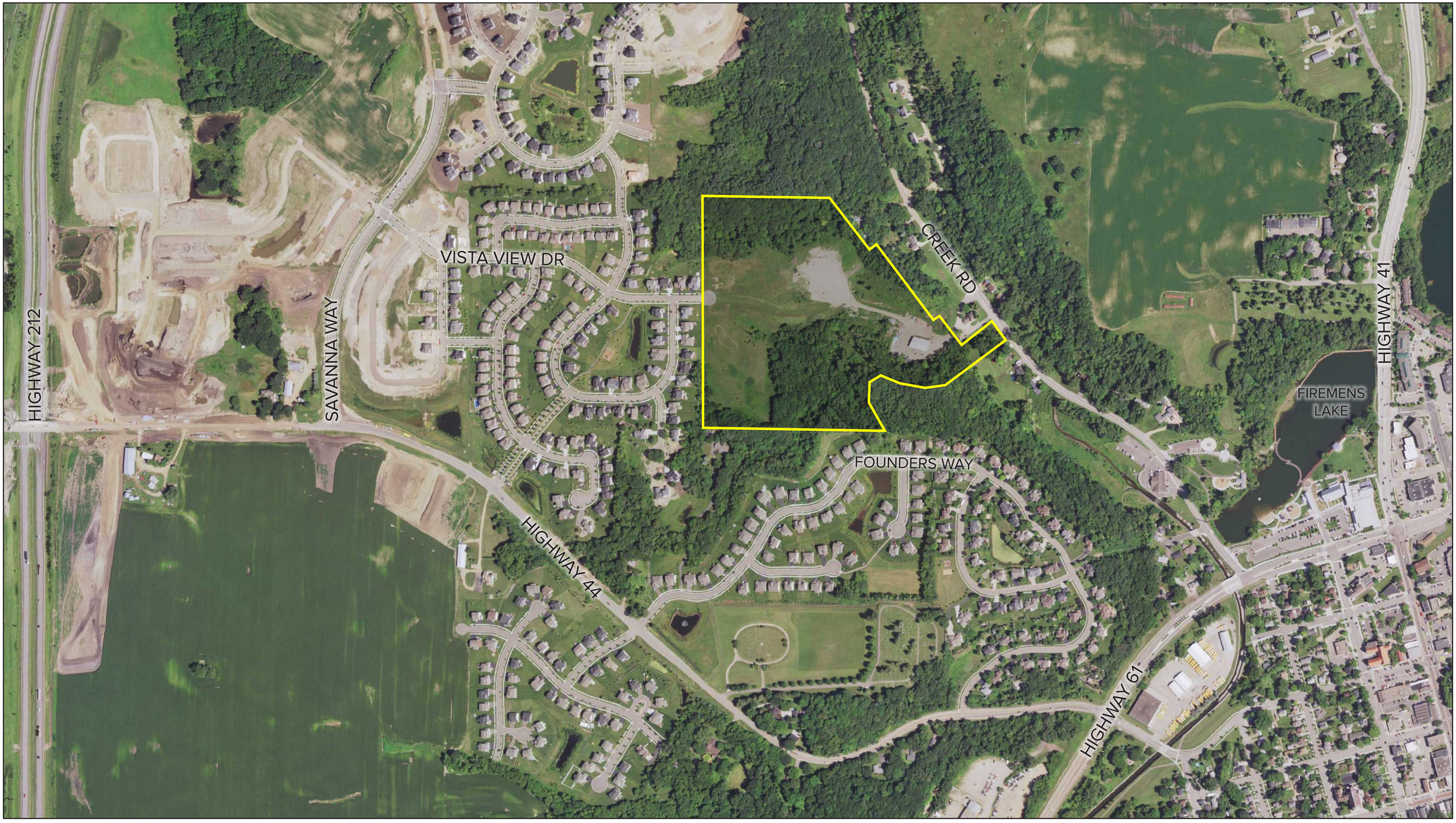
We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

Tradition Development

Patrick Wrase

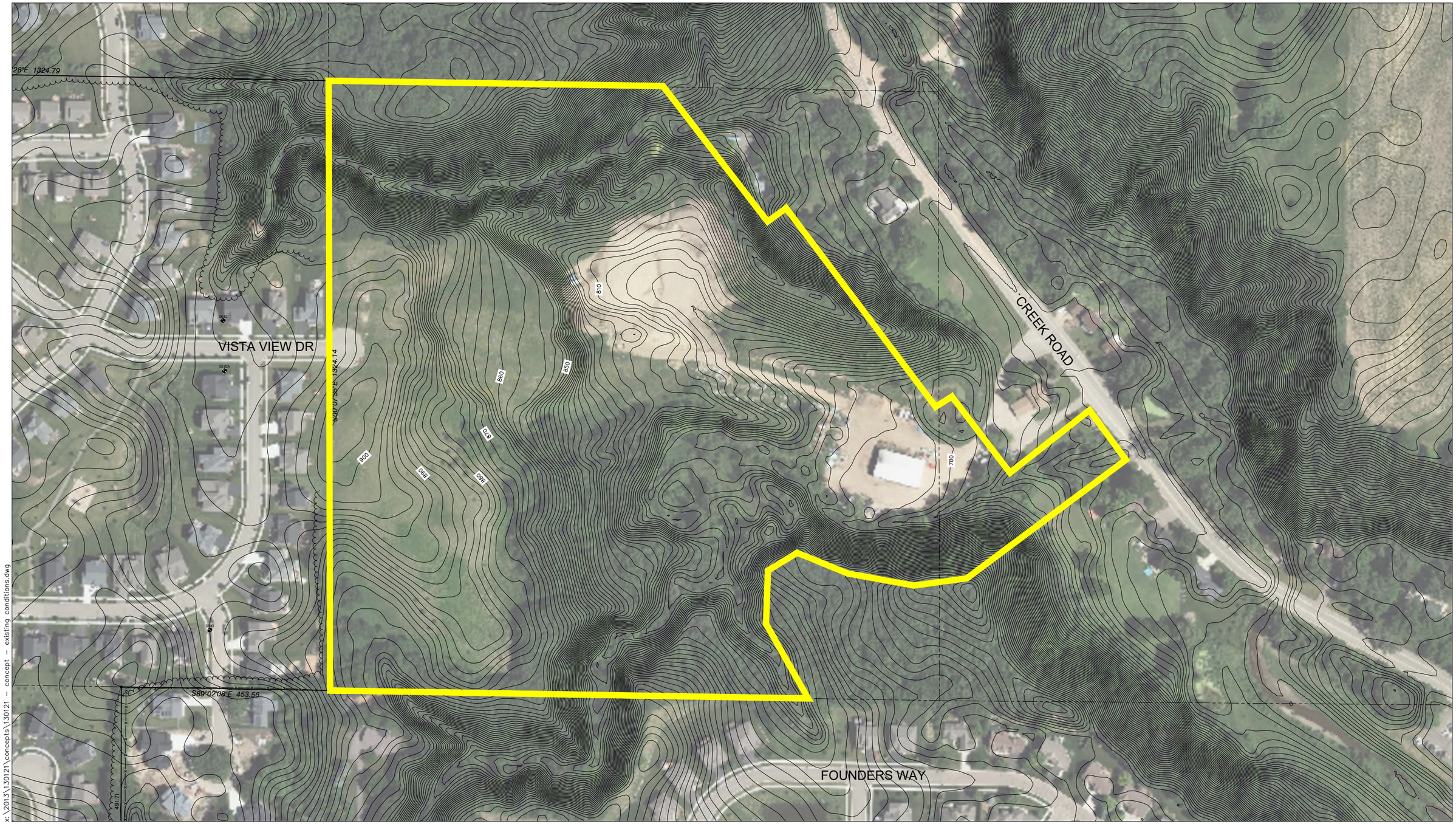
Enclosures: Site Plan (1), Site Features Map (1), Architecture example Tradition Series (4)



LOCATION MAP EXHIBIT

CHASKA, MINNESOTA

ALLIANT



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Kusske - Existing Conditions

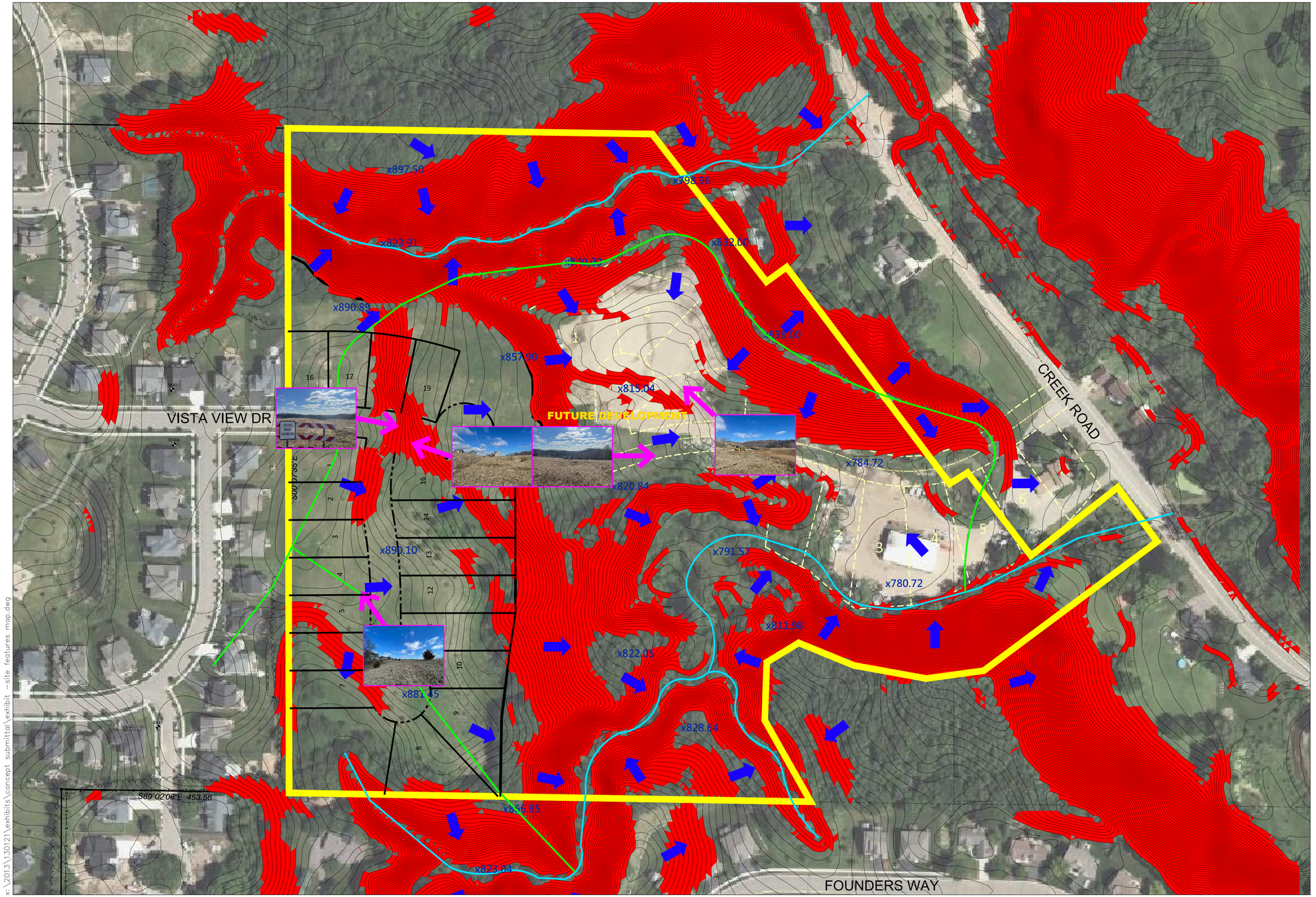
Chaska, Minnesota

N

0" 50' 100'

DATE: 4-25-2022
DRAWN BY: JP
SCALE: 1" = 200'

ALLIANT ENGINEERING



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LEGEND

- PROPERTY BOUNDARY
- ×928 EXISTING ELEVATION
- DRAINAGE SWALES
- EXISTING DRAINAGE WAY
- DRAINAGE SUBWATERSHED
- EXISTING OVER 18% SLOPE

KUSSKE - SITE FEATURE MAP

Chaska, Minnesota

N

0" 50' 100'

DATE: 3/29/2022
DRAWN BY: JP
SCALE: 1" = 200'

ALLIANT ENGINEERING

SITE DATA

TOTAL CONCEPT AREA = ±10.30 AC	
APPROXIMATE WETLAND AREAS	= NONE
TOTAL SINGLE FAMILY LOTS	= 19 (75' WIDE LOT MIN.)
MIN. LOT AREA	= VARIES
MIN. LOT WIDTH	= 75'
MIN. LOT DEPTH	= 125'
MIN. FRONT STBK	= 23'
MIN. SIDE STBK (ASSUMED	= 7.5' GARAGE/HOUSE = 20' CORNER ON RIGHT OF WAY
MIN. REAR STBK	= 30'
RIGHT OF WAY	= 60'
CUL-DE-SAC MIN RADIUS	= 60'
TOTAL ROADWAY PROPOSED	=969 LF
WOODED SLOPE SETBACK	= 30' + 20' BUFFER

VISTA VIEW DR

OUTLOT (CONSERVATION AREA AND STORMWATER)

VISTA VIEW DRIVE (382 LF)

VISTA VIEW COURO (587 LF)

OUTLOT (STORMWATER AND CONSERVATION AREA)

S00°07'35"E 1324.14

S89°02'08"E 453.56

SB #2

SB #2A

SB #3

EDGE OF TREES

KUSSKE - CONCEPT PLAN

Chaska, Minnesota **Concept 1**

N

1" = 100'

DATE: 4-25-2022
DRAWN BY: AKA
SCALE: 1" = 100'

ALLIANT ENGINEERING

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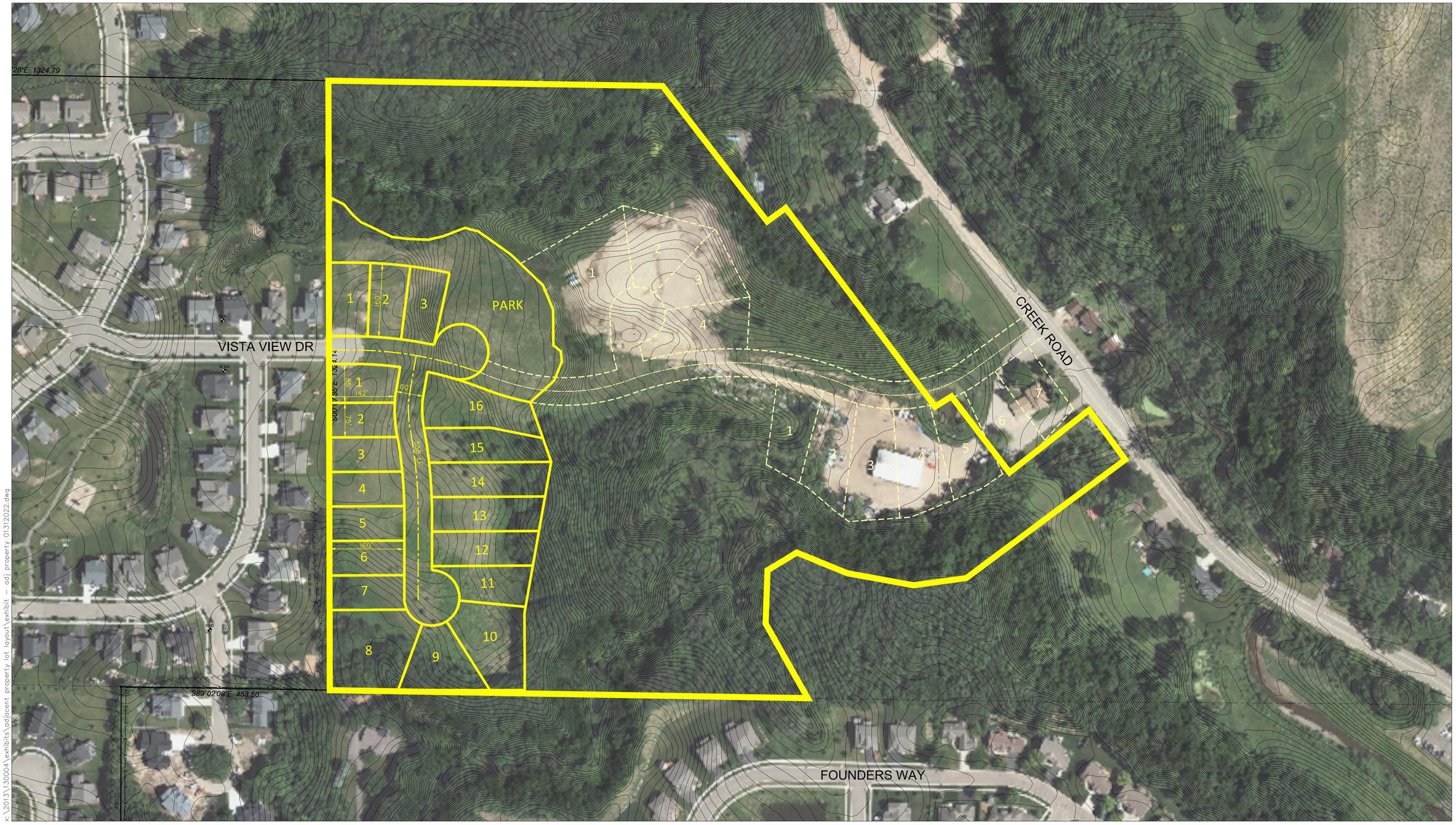


Club West - Adjacent Property Layout

Chaska, Minnesota

Concept Site Plan

N

0' 50' 100'

DATE: 3-28-2022
DRAWN BY: JP
SCALE: 1" = 200'

ALLIANT ENGINEERING

x:\2013\130004\exhibits\adjacent property lot layout\exhibit - adj property 01312022.dwg

Elizabeth Hanson

From: Patrick Wrase <patrick.wrase@traditiondevelopment.com>
Sent: Thursday, March 24, 2022 5:31 PM
To: Elizabeth Hanson
Cc: Dave Nash
Subject: [EXTERNAL]Kusske Property - Concept Plan Open House/Neighborhood Meeting
Attachments: Neighborhood Meeting Sign In Sheet 20220323.pdf

Hi Liz,

We had a good turnout for the Kusske Property neighborhood meeting last night from 6-7pm at the Chaska Community Center. I have attached the sign in sheet to this email. I would estimate that there were 20 people in attendance throughout the hour and that not everyone in attendance signed on the sheet we provided. We gave a brief overview of the project and housing product and then answered questions and explained the layout to the attendees.

The main topics of concern and questions were related to:

- Plans for Creek Road and rumors of a cul-de-sac and converting the road to a trail
- Traffic coming east to Creek Road and connecting to creek road, we explained that this would be a future project and we would not be making the connection at this time
- Future extension of Vista View Drive shown to connect to Creek Road directly across from existing house, safety and headlight concerns.
- The need for an additional park area for this development, not enough park space in the development to the west
- Construction traffic and how that traffic would enter the site which we stated to be from the west and through the Harvest development
- The desire to preserve the existing trees on or near the property lines to the west bordering the Harvest development
- Concerns about topography and drainage along the western boundary to the existing lots
- Requests to grade the back yards of the existing homes bordering the project to have drainage directed to the rear property lines of the existing homes
- Concerns about the rear/easterly views over the open field being replaced by houses
- Expected schedule for the project start which we indicated would be mid-summer at the earliest anticipating the preparation of engineering plans and the City PC and CC meeting schedules
- Next steps for the project which we described to be preliminary and final plat and the ability for residents to make comments at these future meetings

Overall it was a friendly meeting and a good opportunity to make contact with those who have concerns for the upcoming project.

Please let me know if you would like to discuss the meeting further.

Thanks,
Pat

Patrick Wrase, P.E.
Tradition Development | Project Manager
P: (952) 322-8704 | F: (952) 322-8705



CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
May 11, 2022

Subject: **Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31**

Applicants: Wabash Chaska Farm

Location: Outlot H (PID 302040100), Chaska Creek Center; east of Chaska Creek Boulevard, west of Trunk Highway 212, north of West Chaska Creek, south of Lot 1, Block 1

Case No.: 2022-31

Synopsis: Applicant seeks to obtain approval of a Concept Plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park.

Prepared By: Nate Kabat

Staff Recommendation: Motion to recommend denial to City Council

BACKGROUND

In early 2013, The City Council approved the Southwest Chaska Plan which served to establish the vision for the Business Park, which is discussed in more detail later in this report.

In October 2013, the existing concept plan for the Chaska Creek Business Center was approved. Chaska Creek Center Outlot H (~9.42-acre site), which is the subject of this application, is contained within the existing concept plan for the Chaska Creek Business Center (~87-acre site in total). The approved concept plan defines 5 distinct districts: ***Chaska Creek Retail District, Chaska Creek Professional Office District (Low Rise), Chaska Creek Professional Office District (Mid Rise), Chaska Creek Corporate Industrial District, and the Chaska Creek High-Bay Industrial District.*** The existing concept plan identifies Outlot H as the Chaska Creek Professional Office District (Mid Rise), as displayed in the following visual.



The concept plan approved in October 2013 provided the following description and analysis of the area guided for Professional Office District (Mid Rise).

The Mid-rise Professional Office District offers unique, flexible and prominent opportunities for Chaska Creek Business Park. This area is proposed to encourage development from 2 to 6 stories in height. The office building(s) is accompanied by either all surface parking or a combination of surface and structured parking for its users.

Superbly sited with the most prominent views to and from Highway 212, this site provides an important presence to highway drivers that corporate user's desire. A serene bluff overlook to the south provides a vegetative cushion to neighboring properties. While a direct connection to the Retail District provides ultimate convenience for its users.

Having an opportunity to increase density on-site and along Highway 212 brings the highest and best use to this portion of the site.

Staff notes:

- *Comprehensive Plan & SW Chaska Plan. Generally speaking, the proposed use is consistent with both plans. The applicant has done a nice job of trying to incorporate the direction from these plans into their plan. Staff would agree that locating these buildings near the wooded ravine provides a very nice setting for this office complex. However, there still is some work to do as this plan moves forward, which is described below.*

- *Low Density vs High Density option. This land use contains a low density and a high-density option. The low-density option can be characterized as the option that the developer believes where the marketplace is for this type of a site in our location in the metro area. The high-density option was pushed by staff and can be characterized as "what if we hit a home run in marketplace" and how do we plan for that eventuality. The developer, property owner and the City have agreed as we market the site, we should "swing for the fence", but we may have to settle for a "head-first-slide, just-under-the-tag triple".*

- *<u>Importance of having "People Places".</u> These office areas are enhanced by having well placed and designed people places (someplace to have a meeting, take a break or eat your lunch). As such, they should not be located in hidden or heavy shade areas. This site has the spaces nicely located on the south side of the building adjacent to the amenity (i.e., wooded ravine).*

- *<u>"People Places" have convenient and easily understood connections from employment areas and to the pedestrian and open space networks.</u> As pedestrians move from this use towards the grocery store (or restaurants) you walk through the parking lot(s). There should be a clearly defined pedestrian way that encourages utilization (i.e., expand out the planting areas and put a sidewalk in the center). Also, in terms of wayfinding, maybe these pedestrian routes should have a distinct material/color – something to differentiate them from a sidewalk that gets you from your car to the front door.*

Staff analysis of the existing concept plan, noted that, "the applicant has done a nice job of trying to incorporate the direction from the Comprehensive Plan and SW Chaska Growth and Development plan into their plan." Notably, the approving resolution states that, "Business Park in SW Chaska shall be reserved for large site, high-quality light business park development at such time that market conditions, infrastructure, and land acquisition are in place to accommodate such development," and goes on to specify, "the SW Chaska Growth and Development Plan identifies the primary purpose of the Business Park designation as to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues and that the land uses in that designation would be: office, office-showroom, research and development services, high-tech electronic manufacturing, and medical."

In February 2017, the preliminary site plans, preliminary plat and rezoning were approved, and in May 2017 the final site plans and plat were approved for the Retail District for a Hy-Vee and for a portion of the Chaska Creek Professional Office District (Low Rise) for a new medical office building. The medical office building has been constructed. The Hy-Vee site is currently vacant but still owned by the company. Recently Hy-Vee announced intentions to sell the site rather than develop the city approved grocery store building.

In March 2018, a preliminary plat and concept plan amendment was approved for the professional office (low rise) district to include a medical office building and daycare building just west of the existing medical office building north of Chaska Creek Way. The final plat for Chaska Creek Center 2nd was approved in May 2018, which platted two lots for the future medical office building and daycare building. Among the reasons that staff supported this concept amendment included that the daycare use would complement and provide an amenity to the density of office uses proposed in this business center. Staff also noted that the location of the proposed daycare building is significant as it has high exposure on Engler Boulevard.

In March 2021, City Council approved the final site and building plan and final plat for two industrial buildings (133,000 square feet and 168,000 square feet) being developed by Oppidan on properties in the corporate industrial and high-bay industrial areas of the existing concept plan.

In April 2022, Planning Commission is considering a concept application to change the area guided in the existing concept plan as Professional Office District (Mid Rise) to Industrial.

COMPREHENSIVE PLAN

2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan, which is the plan that is currently in effect guiding the City of Chaska's development, guides Outlot H as Business Park. This use is defined by the Comprehensive Plan as:

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

The 2040 Comprehensive Plan further notes that areas guided for Business Park are, "larger development areas [that] offer the potential to create employment centers that are characterized by a complementary mix of business uses."

The applicant notes in their narrative, "Since approval of the original concept plan, the City of Chaska adopted a revised Comprehensive Plan and the current land use designation for this property is now "Business Park"." The applicant is correct about the current designation.

To provide an historic perspective of the guidance previously applied to the area developed as the Chaska Creek Business Center, land use designations that were applied by the 2030 Comprehensive Plan and the 2020 Comprehensive Plan follow. While these plans are no longer the adopted plans for the City of Chaska, this information is intended to provide context for the Planning Commission's review of the proposal given the developer's reference to the previous plans.

2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan, which was in effect from 2010-2020, guided the land use for the subject property and surrounding properties as Business Park. While the definition language for Business Park in the 2030 plan has some very slight changes from the 2040 Business Park definition, the broader direction remains consistent. The existing concept plan for the Chaska Creek Business Center was approved in 2013 when the 2030 Comprehensive Plan was in effect and remains compatible with the 2040 Comprehensive Plan.

The 2030 Comprehensive Plan defined Business Park as follows:

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and

jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses.

2020 COMPREHENSIVE PLAN

The 2020 Comprehensive Plan, which was in effect from 2000-2010, guided the land use for the subject property and surrounding properties as Office. Both the 2030 and 2040 Comprehensive Plans have broadened the land use guidance for this area with the Business Park guidance with the intent to support a more diversified mix of uses as compared to the Office use guided by the 2020 Comprehensive Plan.

The 2020 Comprehensive Plan defined Office as follows:

Lots or parcels containing stand-alone office buildings as opposed to offices and administrative facilities associated with industrial uses, or to retail goods and merchandise outlets.

SW CHASKA PLAN

Approved by City Council in early 2013, the Southwest Chaska Plan provides a guide for future land use decision-making, public infrastructure investments, and review of proposed development projects in the southwest growth area.

Guiding principles established in that plan for employment districts include:

- *Employment districts that can accommodate significant job growth in the community, 8,000 to 10,000 new jobs.*
- *Employment districts that offer a greater diversity of jobs that are generally high-skilled, head-of-household and living-wage jobs.*
- *Employment districts that strengthen the industrial/commercial share of the community's tax base.*
- *Employment districts that take advantage of Chaska's convenient freeway interchange access/visibility and wealth of green space amenities to create "world class" business campuses.*
- *Employment districts that are developed with strong physical connections to the overall community, including workforce housing options, historic downtown, community facilities and parks, street network, open space and trails network.*
- *Employment districts that attract a higher number of jobs per acre, higher site development densities, and higher site/building design quality.*
- *Employment districts that can attract medical, technology and bioscience businesses and the clustering of related businesses.*
- *Employment districts that align with the State's Bioscience Initiative for expanding the bioscience industry within Minnesota.*

The SW Chaska Plan identifies the primary purpose of the Business Park designation is to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues. The land uses in that designation would be office, office-showroom, research and development services, high-tech electronic

manufacturing, and medical. The plan specifically highlights the influence of Highway 212 which provides stating, "the city is targeting the Hwy 212 interchanges for higher intensity business park development rather than traditional industrial." Key elements identified in the plan's vision for the business park include:

- Desired business park uses include office, office-showroom, research and development services, high-tech electronic manufacturing, and medical.
- Business Park uses intended to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues.
- Three distinct business park areas oriented to the three Hwy 212 interchanges, reflecting their unique regional roadway access, visibility, land use mix, traffic patterns and boundaries.
- Business Park buildings present an attractive identity for Chaska along major roadways and community entrances.
- Opportunities for flexible parcel sizes, regional highway access and visibility, and access to attractive open space system.

Notably, the SW Chaska Plan includes an alternatives analysis, which finds that the best use for Outlot H is mid-rise office buildings. This finding is based on the excellent visibility from Hwy 212, access to adjacent retail commercial development, and integration with "people places."

ZONING

The current zoning for this project site is Rural Residential Open (O). The site will be rezoned to be incorporated into the existing PMD-20 district, which currently applies to the surrounding development.

CURRENT REQUEST

The request this evening is for a Concept Site Plan on Outlot H of the Chaska Creek Business Park for a 115,000 square foot multi-tenant industrial building with loading docks and truck/trailer parking.

The developer states the goals associated with this facility are:

- To fully comply with the Chaska 2040 Comprehensive Land Use Plan;
- To provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska;
- To offer a site that has been thoughtfully designed to enhance the Chaska Business Park;
- To design the building on the site in order to maintain as much existing greenspace as possible while offering and efficient flow of people, products, and vehicles;
- To assure that the facility design and use is compatible with neighboring properties.

Outlot H consists of 9.42 acres to the west of Highway 212, to the south of property owned by Hy-Vee, to the east of Chaska Creek Boulevard, and to the north of a wooded ravine. The site is visible from the freeway and benefits from proximity to the full interchange at Engler Boulevard and Highway 212. The developer notes that the site's, "strong visibility from the freeway will attract users seeking visibility and good access."

STAFF RECOMMENDATION/ANALYSIS

Outlot H of Chaska Creek Center is currently guided by a concept plan that was designed to contribute to the full scope of the Chaska Creek Center development. The existing concept plan represents implementation of the guidance provided in the 2030 Comprehensive Plan which is continued by the 2040 Comprehensive Plan and the Southwest Chaska Plan. Key guiding factors for Business Park developments in these plans include:

- Integration of office and light industrial uses
- Create employment centers on large sites that provide a greater diversity of jobs
- Take advantage of Chaska's convenient freeway interchange access/visibility
- Targeting the Hwy 212 interchanges for higher intensity business park development rather than traditional industrial
- Present an attractive identity for Chaska along major roadways and community entrances
- Preservation of the wooded ravine provides a very nice setting for this office complex
- Provide significant numbers of head of household jobs (jobs per square foot)
- Significantly and immediately (non-TIF user) contribute to the city's tax base
- Use enhances community image along TH 212 (large employer vs truck loading bays)

The existing concept plan for the Chaska Creek Center development as applied to Outlot H lists some specific goals for Outlot H as Mid-rise Professional Office District:

- Mid-rise Professional Office District offers unique, flexible and prominent opportunities for Chaska Creek Business Park
- Superbly sited with the most prominent views to and from Highway 212, this site provides an important presence to highway drivers that corporate users desire

The proposed concept plan would downgrade the previously approved concept plan with its proposal to accommodate:

- One-story warehouse/distribution use;
- Extensive amounts of loading bays visible from TH212;
- Negatively impact the wooded steep slope (Master Concept Plan);
- Require the acquisition of city-owned open space property;
- Provide little or no room to screen parking, building or loading bays from TH 212;
- Underutilize public-supported infrastructure built to accommodate approved concept plan;
- Provide an uninspiring visual edge along TH 212;
- Provide significantly reduced job levels (quality & number) from the approved concept plan; and
- Requires additional public investment into the site to offset land costs and assessments previously levied against the property.

Accounting for the goals identified in both the 2040 and the 2030 Comprehensive Plans, as well as the SW Chaska Plan and the existing concept plan, Staff has determined that Outlot H, due to its unique location, can contribute additional diversity to the surrounding business park use and better utilize the infrastructure and capitalize on the planned integration of uses in the Chaska Creek Business Center by introducing a product to the market that does not exist elsewhere in Chaska. Namely, high end office uses that benefit from prominent views to and from Highway 212 and proximity to one of two full interchanges in Chaska. With that unique

location understood, the site has long been viewed by the Planning Commission and City Council as an important visual gateway to the community that is critical to establishing the community's desired identity.

Staff recognizes that the existing concept plan has experienced occasional change since originally approved in 2013. The concept plan was amended in 2018 to add a daycare building into the area guided for Professional Office (Low Rise). This amendment added the daycare use while continuing to accommodate a second medical office building neighboring the existing facility at that location. This amendment diversified the concept plan by adding a use that was in line with the original vision. The daycare was found to complement and provide an amenity to the density of office uses proposed in the business center. Planning Commissioners may also note that the development approved in 2021 for the area guided for Corporate Industrial, is ultimately a single facility as opposed to two separate buildings originally anticipated in the concept plan. This change was to maximize the buildable area available to industrial development on the site and was determined to be consistent with the intended use as originally approved in the concept plan.

Unlike those prior amendments, however, the applicant's proposal here is not consistent with the overarching vision originally established for the Chaska Creek Business Center and detracts from the district as a whole.

The city has relied on the developer's concept plan for this area to guide its significant investments of public tax dollars. As example, the collector road immediately to the west of this site and its intersection with Engler Boulevard were significantly enhanced to accommodate the proposed development on this site (and the Hy-Vee site). These precious public resources need to be considered when evaluating the developer's request to ensure wise investment of public resources towards the desired vision for the site. The downgrading of the land use (as requested) would result in additional public investment into the site to offset high land costs and assessments already levied against the property at the developer's request based on the existing concept plan.

Additionally important context to this analysis is the status of the site adjacent north of Outlot H currently owned by Hy-Vee. As noted earlier, this site was approved for a Hy-Vee grocery store in 2017. Recently, Hy-Vee announced that they do not intend to pursue development of that site and will see to sell the property. This change in strategy by Hy-Vee presents an opportunity to further evaluate this prominent location with its significant frontage to Hwy 212 and direct access to the full interchange at Engler to ensure the site is developed to its full potential. Downgrading the guidance on Outlot H to an industrial facility will also influence the neighboring Hy-Vee site. Conversely, looking at the two sites together may present opportunities to achieve more than previously anticipated.

CONCLUSION

When reviewing the current request, staff concludes the following:

- The proposed change from the established concept plan is not in line with the guiding documents of the Comprehensive Plan and SW Chaska Plan;
- The timing is too early-on in the development process of this area to consider such a significant downward departure from the approved concept plan;
- The proposal to convert Outlot H from its current guidance as Professional Office District (Mid Rise) to Industrial reduces diversity of uses and job types in the industrial park;
- The provision of significantly lower job levels (quality & number) from the approved concept plan is not acceptable; and
- The proposal does not maximize the site's access and visibility to and from Trunk Highway 212;
- The provision of little or no room to screen parking, building or loading bays from TH 212 is not acceptable;
- The proposal does not contribute to the desired identity along major roadways and community entrances;
- Extensive amounts of loading bays visible from TH212 are not acceptable from a visual perspective;
- Impact of the wooded steep slope is not acceptable (Master Concept Plan);
- Acquisition of city-owned open space property is not acceptable (Master Concept Plan);
- Underutilization of existing public supported infrastructure is not acceptable;
- Requirement of additional public investment into the site to offset land costs and assessments previously levied against the property is not acceptable.

Based on review of the proposal against the established vision that is set by the 2040 Comprehensive Plan and SW Chaska Plan, and for the Chaska Creek Business Center as set by the existing concept plan approved in 2013 and amended in 2018, staff recommends denial of this concept proposal for Outlot H for a 115,000 square foot multi-tenant industrial building with loading docks and truck/trailer parking.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council denial of the concept plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park.

CONCEPT PLAN
OUTLOT H
CHASKA BUSINESS PARK

Wabash Chaska Farm, property owner

As required by the City of Chaska's Concept Site Plan Review Requirements, we have prepared the following narrative describing our proposed concept plan for Out Lot H, Chaska Creek Business Park. This narrative accompanies the enclosed site plans, images and elevations to further describe the concept plan.

Overview Wabash Chaska Farms is requesting concept plan approval for a 115,000 sq ft multi-tenant building on Outlot H.

Goals The goals associated with this new facility are :

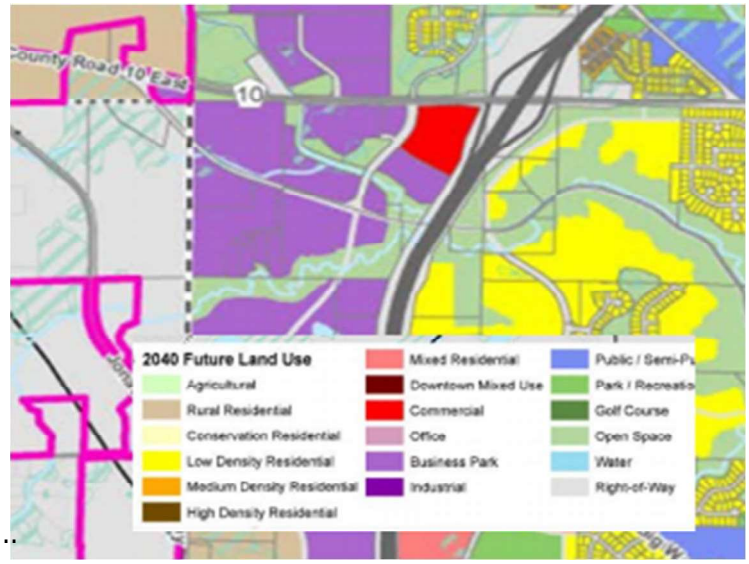
- *to fully comply with the Chaska 2040 Comprehensive Land Use Plan*
- *to provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska;*
- *to offer a site that has been thoughtfully designed to enhance the Chaska Business Park;*
- *to design the building on the site in order to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles.*
- *To assure that the facility design and use is compatible with neighboring properties*

Chaska Comprehensive Plan and Zoning In 2013 Wabash Capital Farms in partnership with Opus Development prepared a comprehensive concept plan for the Chaska Creek Business Park. Although development has been slow, recently activity has increase significantly. Previously, we were successful in attracting HyVee to the 16-acre retail site as designated by the City and over the past year, two of the large office industrial sites were acquired by Oppidan. The original concept envisioned that Outlot H would be developed as office/ corporate headquarters. To date we have had no interest from the development community in that type of use and with the recent changes in the office market, our consultants are telling us they would not envision demand in the Chaska market for office only buildings in the ten-year horizon.

Since approval of the original concept plan, the City of Chaska adopted a revised Comprehensive Plan and the current land use designation for this property is now "Business Park". The 2040 Chaska Comprehensive Plan defines business park uses as:

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.



The use as we are now proposing meets the City's current guided use for the property and will meet the community's goal of adding tax base and growing a diverse job base.

Surroundings Outlot H consists of 9.42 acres. To the east of the site is the Hwy 212 corridor, to the north the future HyVee center and to the south is a wooded ravine. The site is visible from the freeway but is not visible from any residential neighborhoods. The site is pad ready and is fully served by a collector road and utilities. Last summer we completed rough grading of the parcel and only minimal grading will be required for construction. In developing the park, a regional storm water plan was implemented which serves this site. Based on that plan a small retention pond will be required at the southwest corner of the site. In developing the road corridor an access point was constructed for access to the parcel. The site will have strong visibility from the freeway which we believe will attract users seeking visibility and good access.

The Proposed Development The proposed development would consist of a 115,000 sq ft multi-tenant building. The final building foot print will be determined once an end user is identified. Based on current demands we anticipate that approximately 20 % of the building will be office/research with the remaining area being used for manufacturing and warehouse. The property would be served by a single access off of Clover Ridge Dr. The building is planned with employee parking and the office front facing to the north to present a quality image to the HyVee retail. Truck loading docks and overflow parking will be located to the rear. The site will be graded to preserve the wooded ravine to the south. Pedestrian access will be provided to the community trail on Clover Ridge Drive and we will work with HyVee to provide an internal pedestrian link to the shopping area. The site will be designed in accordance with the City of Chaska development and architectural requirements as well as meet the Carver County Watershed Management Organization and the MPCA's requirements for stormwater management.

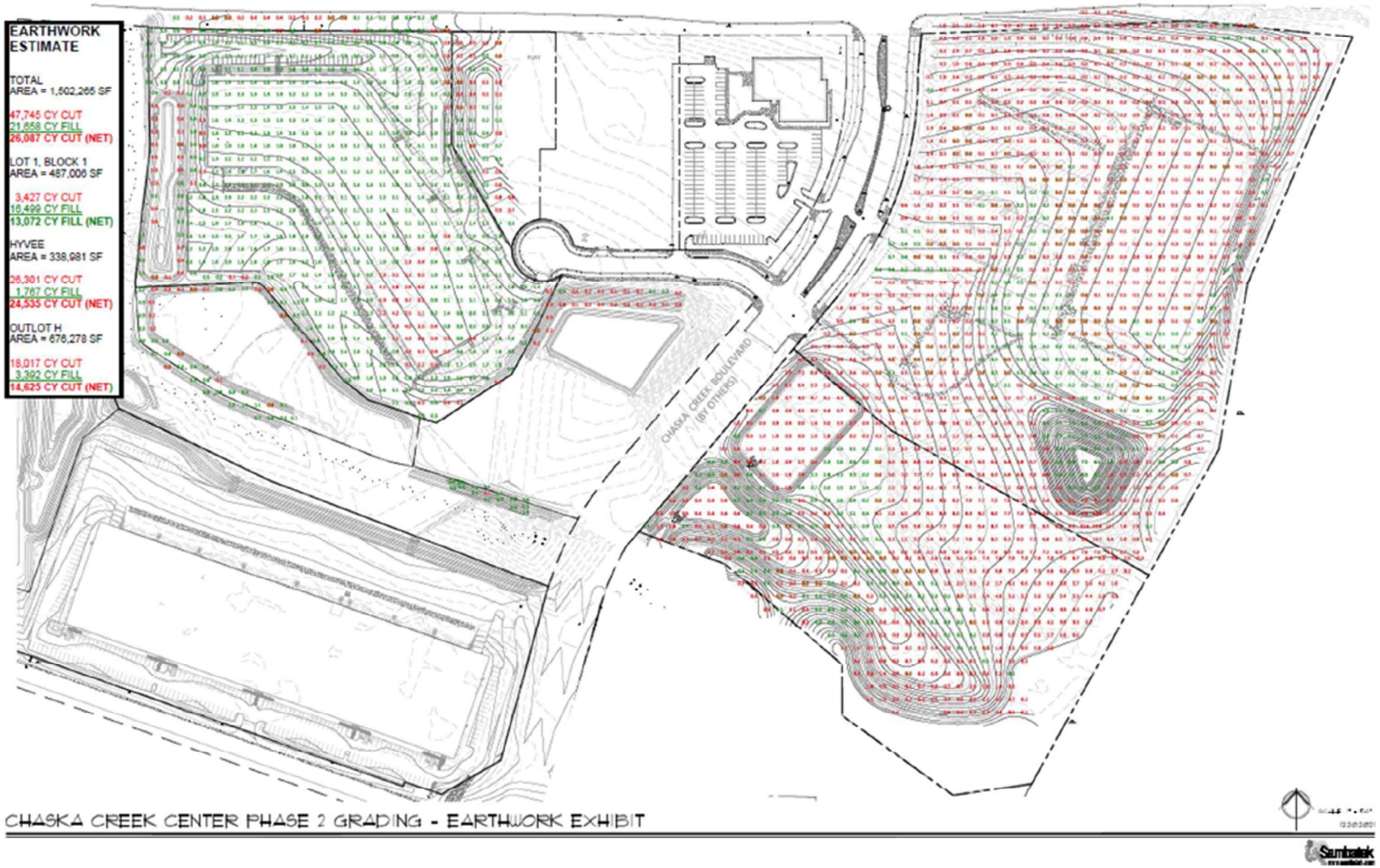
Building Image Preliminary building design concepts offer a fresh, progressive building exterior. The building concept coordinates with two other building within the development area. The entry design and materials allows for more of a human scale for staff and guests. Included in our submittal are examples of the building image types we anticipate. The building will be designed to fully comply with Chaska's architectural, landscaping and setback requirements.

We firmly believe that this new building meets the overall mission and goals of the City of Chaska and that it will support well-planned, orderly growth while maintaining the high quality we have attempted to achieve for the Chaska Creek Business Park.

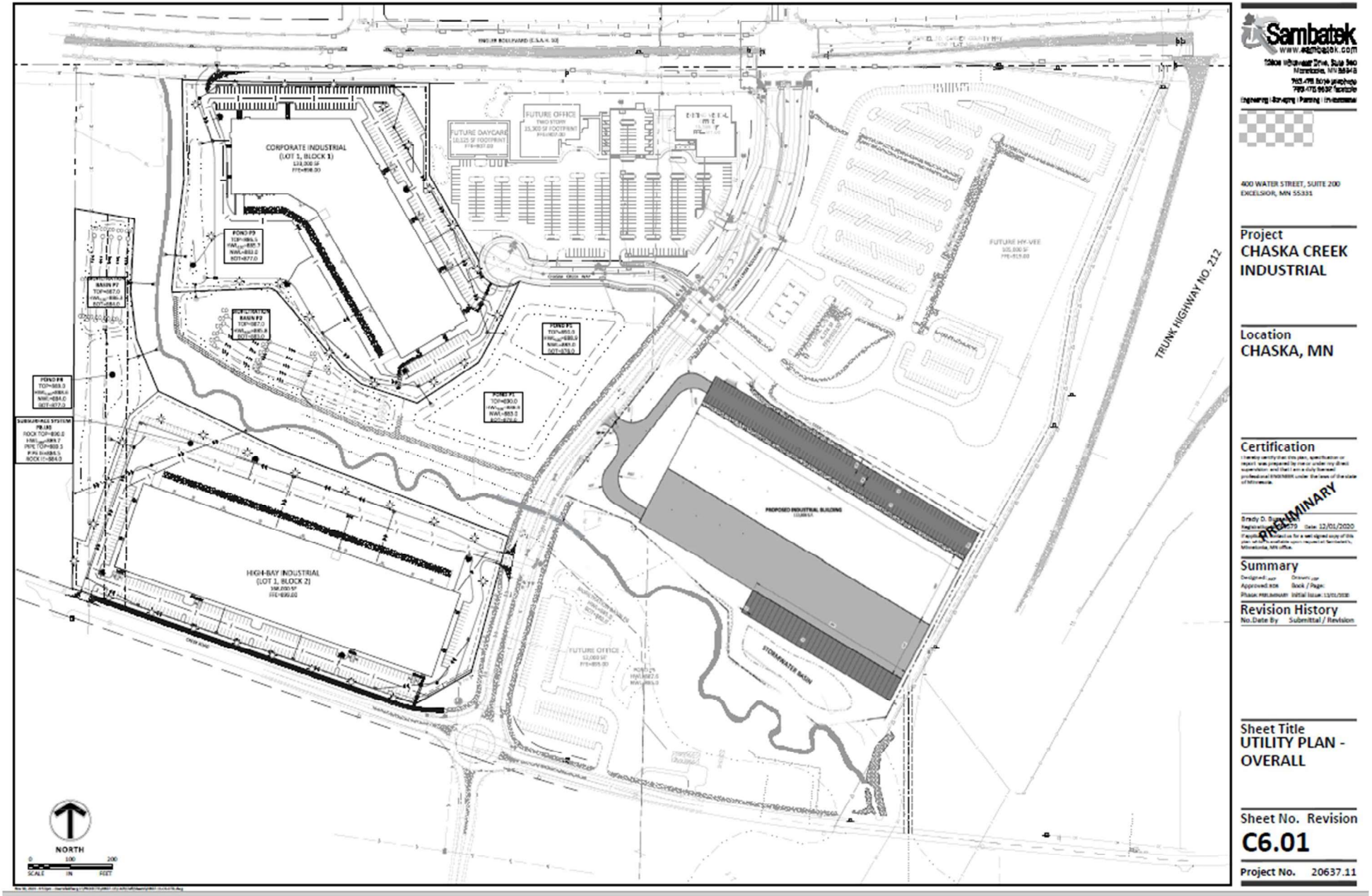
Location



Existing Topography



Existing Utilities



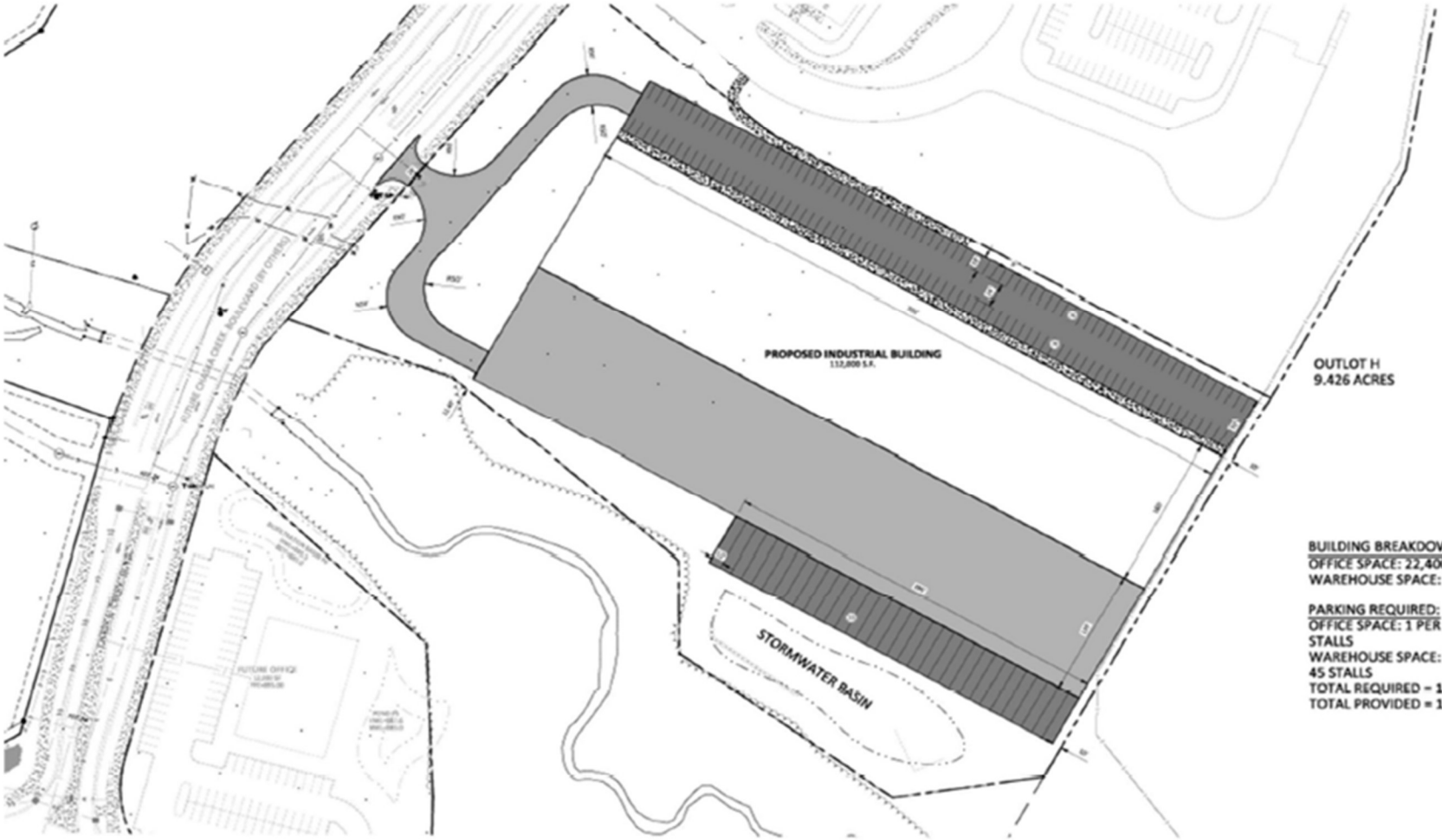
2013 Concept Plan



Master Concept Plan



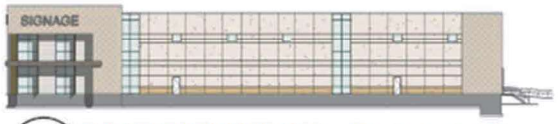
Concept Site Plan



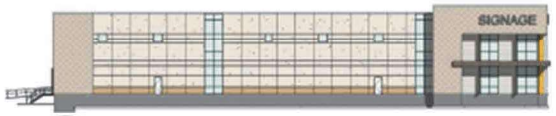
Concept Elevations



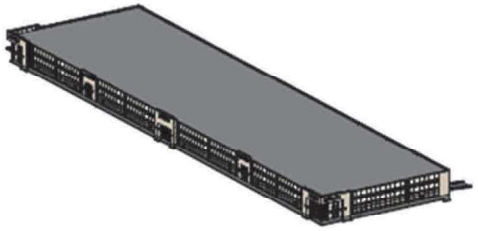
1 P002 SOUTH ELEVATION - Presentation
1" = 50'-0"

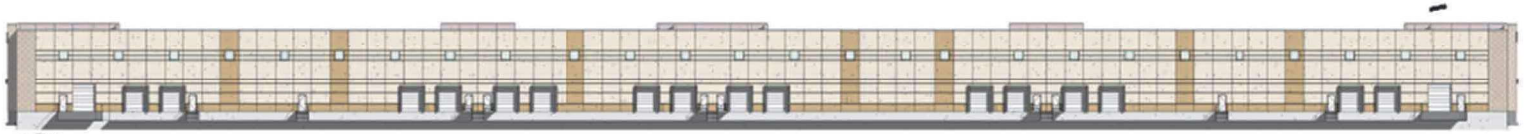


2 P002 EAST ELEVATION - Presentation
1" = 50'-0"



3 P002 WEST ELEVATION - Presentation
1" = 50'-0"





4 P002 NORTH ELEVATION - Presentation
1" = 50'-0"



5 P002 Side Entry



6 P002 Middle Entry

CONCEPTUAL EXTERIOR
CHASKA, MN

CREEK LANE INDUSTRIAL

MH MORAGEN HANSEN

Examples Potential Elevations













- MINUTES -
CHASKA CITY COUNCIL
MARCH 7, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda
Motion by Councilmember Hubbard second by Councilmember Hatfield to adopt the agenda with the noted correction. Motion carried.

5. Visitor Presentation
None.

6. Consent Agenda
Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through B:

A. Adopt Resolution 2022-20, Ending a Local Emergency Declaration

Motion to Adopt Resolution 2022-20, Ending a Local Emergency Declaration.

B. Adopt Resolution 2022-21, Accepting the Feasibility Study for Creek Road Trunk Sewer Extension Street & Utility Improvements-Phase 4

Motion to Adopt Resolution 2022-21, Accepting the Feasibility Study for Creek Road Trunk Sewer Extension Street & Utility Improvements-Phase.
Motion carried.

7. Action Items
7.A. Student Commissioner Appointment
City Administrator Podhradsky introduced this item. He noted they are recommending that the Council choose one of the three candidates.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to appoint Roda Hassan as the Student Commissioner to the Parks and Recreation Commission for the term of March 7, 2022 to December 31, 2022.
Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 3-7-2022

Council requested further information on page 5 and 10.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

9. Other Business
9.A. City Administrator's Report
9.A.i. Bi-Weekly Report March 7, 2022

9.B. Hawk Pride Recap

Councilmember Hatfield:
- Nothing at this time

Councilmember Hubbard:
- Stated there is a food distribution on March 17th 12pm-1:30pm at the old Gedney Site

Councilmember Grau:
- Stated relating to Christmas in May, he wants to make sure people who need help or know someone who could use help reach out and complete an application, he noted he knows it isn't always easy to ask for help but they are there for that reason

Councilmember Huang:
- Noted May 11th is the Taste of Chaska in Square Park
- Provided the Hawk Pride Recap

Assistant City Administrator Durbin:
- Nothing at this time

City Administrator Podhradsky:
- Stated Chaska High School has brought back a Curling Team and they are competing in the State Championships this year

- Noted his favorite teacher from school passed away recently and wanted to thank teachers who make a great impact on students' lives and for not forgetting about them after they walk out the door

Mayor Windschitl:

- Stated the impact the interchange on 212/44 will have on the City will be amazing even though it won't be done for several years
- Next meeting is on back to a normal meeting schedule for the Council meetings are March 21st and April 1st

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 7:19 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 21, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda
Mayor Windschitl requested moving Item 8.F. to 8.A.

Motion by Mayor Windschitl, second by Councilmember Huang to adopt the agenda with the noted change.
Motion carried.

5. Visitor Presentation
None.

6. Minutes

6.A. Approve February 28, 2022 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the February 28, 2022 City Council meeting.
Motion carried.

7. Consent Agenda
Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through G:

A. Adopt Resolution 2022-22, Approving the Final Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-13

Motion to approve Adopt Resolution 2022-22, Approving the Final Site & Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-13.

B. Adopt Resolution 2022-26, Approving the Annexation into Chaska of a portion of the Kelzer property currently in Laketown Township, per the Orderly Annexation Agreement

Motion to Adopt Resolution 2022-26, Approving the Annexation into Chaska of a portion of the Kelzer property currently in Laketown Township, per the Orderly Annexation Agreement.

C. Adopt Resolution 2022-27, Bond Sale Reimbursement

Motion to Adopt Resolution 2022-27, Bond Sale Reimbursement.

D. Adopt Resolution 2022-28, Interfund Tax-Increment Project Financing

Motion to Adopt Resolution 2022-28, Interfund Tax-Increment Project Financing.

E. Use of ARPA Funds

Motion to approve use of ARPA Funds.

F. Letter of Support - State Funding for Northern Ravine Trail

Motion to approve Letter of Support - State Funding for Northern Ravine Trail.

G. Letter of Support - US HWY 212 Freight Mobility and Safety Project

Motion to approve Letter of Support - US HWY 212 Freight Mobility and Safety Project.
Motion carried.

8. Action Items

8.F. Adopt Resolution 2022-30, Public Improvement Hearing for the 2022 Street & Utility Reconstruction Project

City Administrator Podhradsky introduced this item.

City Engineer Clark provided background and a presentation on this item. He noted this has been a long project spanning over the past 10 years.

City Administrator Podhradsky stated this has to be done this summer or it will have to wait until next summer so they aren't doing work while the detour is happening on Yellow Brick Road.

Councilmember Hatfield asked if they are committed to having five units on the lot across the street if they approve it tonight.

City Engineer Clark stated approving this tonight doesn't commit them to doing five lots.

City Administrator Podhradsky stated what will determine what goes on the lots will be up to the Council's final approval, they are not committed to anything right now.

Councilmember Hatfield asked if they will have sidewalks on both sides of Maple Street and 6th Street. She stated it feels like the houses are very close to the street and wants to make sure they are consulted on the process.

City Engineer Clark stated it is very tight and they have been in contact with the owners of the houses in that area and will continue to work with them as the project develops.

Mayor Windschitl opened the Public Hearing on this item for public comment at 7:40pm.

Brad Hedman, 520 East 5th Street, addressed the Council. He asked if the new sewer system will be tying into the one in front of their house. His concern is that the tar is already cracking there and it will get worse if that is what they plan to do.

City Engineer Clark stated they will be tying into the existing sewer but they will be replacing any damage along Beech Street.

Barb Moran, 507 N. Maple Street, addressed the Council. She stated she appreciates the improvements being made but would like to know if they need to make the determination on the lots across the street tonight.

City Administrator Podhradsky stated not tonight, they still have several steps in the process before anything on those lots will have to be decided.

Mayor Windschitl closed the Public Hearing on this item at 7:46pm.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2022-30, Public Improvement Hearing for the 2022 Street & Utility Reconstruction Project approve the Purchase Agreement for the purchase of the property at 216 4th Street West.
Motion carried.

8.A. Adopt Ordinance 1012, Amend Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances - Ward Boundaries and Polling Locations
City Administrator Podhradsky introduced this item.

Community Development Director Kabat provided background and a presentation on this item.

Councilmember Hatfield stated it is very important that people know where they need to go to vote, and wants to make sure they make that as clear as possible.

City Administrator Podhradsky stated anyone impacted by the ward changes will receive a notice in the mail indicating that their polling place has changed. He also noted that they will do a campaign as it gets closer to voting to ensure everyone knows where they are supposed to vote.

Councilmember Hatfield asked if the accessibility is taken into consideration when they assign polling locations.

Community Development Director Kabat stated they do follow regulations making sure there are ADA polling options and parking for handicap outside the polls.

Councilmember Hubbard asked if at voting time there is a long line outside, will there be anyone saying which ward it is so no one is wasting time in line at the wrong location.

Community Development Director Kabat stated they usually have a table where people can check it is the correct voting location prior to getting in line for that purpose.

Councilmember Hubbard noted that although it is being voted on tonight, this isn't something that if people disagree with it, it can't be address for another 10 years, it can be brought up at any point and is a community wide discussion because it is so impactful for everyone.

Motion by Councilmember Hubbard, seconded by Councilmember Grau, to Adopt Ordinance 1012, Amend Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances - Ward Boundaries and Polling Locations.
Motion carried.

8.B. Adopt Resolution 2022-23 and Ordinance 1009, Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-14
City Administrator Podhradsky introduced this item.

City Planner Carlson provided a presentation and overview of this item.

Mayor Windschitl stated he likes the rendering shown and that it includes screening because that was a concern initially but they seem to have addressed that issue for the neighbors.

Councilmember Grau stated he agrees with Mayor Windschitl regarding the screening.
He stated he wants to make sure they continue to discuss what will be put in to the west of the property.

City Administrator Podhradsky stated they are trying to come up with a plan that ensures no one gets left behind but there it is problematic because not everyone agrees with what should go there, and they will continue conversations with the owners around there to come up with a solution.

Councilmember Hubbard asked if there are restrictions on what hours they can load and unload due to noise.

City Administrator Podhradsky stated they are regulated by the state noise guidelines which they will need to follow.

Jay Moore with Oppidan addressed the Council. He stated they plan to start construction on July 1, 2022. Phase one will be completed in June, Phase two in November and Phase 3 in the summer of 2023 and they plan to open each building as they are completed.

Motion by Councilmember Huang, second by Councilmember Hatfield, to adopt Resolution No. 2022-23 approving the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial Phase 3 (PC #2022-14).
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang, to Motion to adopt Ordinance No. 1009 approving the rezoning for Chaska Creek Industrial Phase 3 from Rural Residential (RR-2) and Open (O) zoning districts to Planned Industrial District No. 10 (PID-10).

Motion carried.

8.C. Adopt Resolution 2022-24 and Ordinance 1010, Approving the Preliminary Plat and Rezoning for Ensconced Woods/Johnson-Reiland Builders and Remodelers/PC #2022-17
City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation on this item and reviewed the Concept Plan.

Gary Ross, 363 Founders Path, addressed the Council. He stated they have had to chase down construction workers and buses to tell them to stop at the stop sign there. He noted they are only concerned about the heavy earth equipment coming into the area and they are pleased to hear that it will be handled by the association.

Motion by Councilmember Huang, second by Councilmember Grau, to adopt Resolution No. 2022-24 approving the Ensconced Woods Preliminary Plat (PC #2022-17).
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield, to adopt Ordinance No. 1010 approving the rezoning for Ensconced Woods from Low Density Residence (R1) and Open (O) to Planned Residential District No.81 (PRD-81).
Motion carried.

8.D. Adopt Resolution 2022-25 and Ordinance 1011, Approving the Preliminary Plat and Rezoning for Rivertown Heights/DR Horton/PC #2022-16
City Administrator Podhradsky introduced this item.

Gary Ross, 363 Founders Path, addressed the Council. He asked if they could put a 4-way-stopsign at Founders Path and Percheron Blvd. noting that would slow the traffic in that area if they can. He asked if cost was the reason they haven't extended Savanah Way to Founders Path yet and noted if they got that done, it would be the way he takes to 212.

City Administrator Podhradsky stated adding a 4-way-stop sign there would be something City Engineer Clark would need to look into. He noted in areas where stop signs are not expected they can cause more problems than not sometimes but it is something they can look into. He added cost is the reason Savanah Way hasn't been extended to Founders Path yet, but noted it will be done sooner than later.

Motion by Councilmember Hatfield, second by Councilmember Grau, to adopt Resolution No. 2022-25 approving the Rivertown Heights Preliminary Plat for a 90-lot subdivision on 40 acres of land (PC #2022-16).
Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard, to adopt Ordinance No. 1011 approving the rezoning for Rivertown Heights from Open (O) to Planned Residential District No. 82 (PRD-82).
Motion carried.

8.E. Adopt Resolution 2022-29, Approving the Concept Plan for Hazeltine Plaza Apartments/Trident Development/PC #2022-18
City Administrator Podhradsky introduced this item.

Community Development Director Kabat provided a presentation and overview of this concept plan.

Councilmember Grau stated he would be concerned that they would use the retail parking lot to cut across through the parking lot to get to their apartment so he is glad to hear they are going to make sure it is separated somehow.

Community Development Director Kabat stated part of the proposal tonight is to have a traffic circulation study done and get some answers on where the conflicts might arise.

Councilmember Huang noted he would like to preserve some of the commercial space for potential businesses in the future.

Community Development Director Kabat noted the requirement is two parking spots per residential unit.

City Administrator Podhradsky stated there is another space for commercial development that they don't talk about often, the pumpkin patch off Pioneer and he thinks it would likely be the preferred location for a restaurant over the current development.

Mike Benson, Chaska Investment addressed the Council. He stated they have been having conversations with City staff dating back many years trying to figure out what made sense in this location. He noted at Chaska Commons has a traffic circulation pattern in there that works and they will most likely look at a solution like that for this site. He noted it is clear they have some work to do to make this site work for everyone and they are doing that. He stated the marketplace is the biggest issue they have struggled with over the years for this site.

Councilmember Hatfield stated she is hesitant to say what will or won't work in this space but it is an important corner where they put a lot of work and wants to make sure it is done correct. She noted she isn't opposed to a hotel somewhere, she knows hotels are always full in the area and as a wedding planner it is really hard to find blocks of rooms unless she books 12-18 months in advance.

Councilmember Huang stated he is thinking long term and thinks whatever they put in that corner spot today is going determine what they can add later and thinks they should leave some of the space open for growing retail or commercial needs down the line.

Roger Fink, Trident development addressed the Council. He stated he has been in the housing filed for over 20 years and 7 spent in the lodging business. He reviewed how his experience contributed to reviewing locations to decide what might be best in the spaces. He stated they liked this area for the proximity to restaurants, retail and commercial business.

Councilmember Hubbard noted her concern is how the commercial and residential sites are going to mesh together. She stated she isn't opposed to residential being there she is just concerned about how to make things like traffic, green spaces and parking work.

Mr. Fink stated they reached out to Kohl's a few weeks ago to get a new contact there and they did eventually end up having a call with a contact, Brian and they sent him the concept plan. He noted the only concern they raised as of last week, was focused on their southern entrance point and delivery movement without being obstructed. He noted they had their civil engineer do a study to make sure those concerns are addressed.

Councilmember Grau stated he worries about the long term viability of Kohl's on that site, he is thinking about what could go there instead if Kohl's was to go away and will that work with residential being there as well. He noted he isn't opposed to the residential being there but worries about what it looks like in the future basing this site off of Kohl's being there.

City Administrator Podhradsky stated as staff they get more concerned about that as well because big box stores seem to be going away.

Motion by Councilmember Grau, second by Councilmember Hubbard, to Adopt Resolution 2022-29, Approving the Concept Plan for Hazeltine Plaza Apartments/Trident Development/PC #2022-18.
Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 3-21-2022

Council requested further information on page 5, 9, and 22.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report March 21, 2022

10.B. Hawk Pride Recap

Councilmember Grau:

- Thanked the individuals who have stayed with the City and noted it demonstrates if you are a good company and hire good people, people stay around

Councilmember Huang:

- Stated the longevity of the City staff and employees speaks volumes to the leadership
- April 21st is the MSB Open house
- May 7th Jonathon Spring clean-up day
- May 14th Jonathon festival of Garage Sales
- May 11th Taste of Chaska
- July 29th River City Days
- Congratulated Sub Zero Team
- Noted he is excited about the Empower Program led by Officer Janke and Chief Seibert
- Stated Southwest Transit is going through interviews and looking for a richer pool for candidates

Councilmember Hubbard:

- Stated she appreciates the hard work of the City staff
- Noted the Citizen Academy toured the Jail and stated the program is really great

Councilmember Hatfield:

- Noted there is Coffee with a Cop on Thursday at 9am at Caribou Coffee

City Administrator Podhradsky:

- Stated they are having the second round of interviews for Fire Chief on April 5th and 6th they have 3 candidates and added it would be great to have some Councilmembers present if possible

Mayor Windschitl:

- Stated awhile back the Council decided to put funds into a reserve and that ended up changing their bond rating and has really helped out the City in the long run, he noted it was a great decision

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang, to adjourn the meeting at 11:30 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
APRIL 4, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:01 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hubbard, Huang, and Mayor Windschitl

Absent: Councilmember Hatfield

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

4. Adopt the Agenda
Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented.
Motion carried.

5. Visitor Presentation
None.

6. Minutes
6.A. Approve March 7, 2022 City Council Meeting Minutes

6.B. Approve March 21, 2022 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Huang to approve the minutes of the March 7, 2022 and March 21, 2022 City Council meetings.
Motion carried.

7. Consent Agenda
Motion by Councilmember Huang, second by Councilmember Grau to approve the Consent Agenda Items A through L:

A. Adopt Resolution 2022-34, Approving the Lot Split for 3985 Big Woods Boulevard/DR Horton/PC #2022-22

Motion to adopt Resolution 2022-34, approving the Lot Split on 3985 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Lot Split, prepared by Westwood, dated March 15, 2022

b. Driveway Easement, prepared by Westwood, dated March 15, 2022

B. Adopt Ordinance 1013, Amend & Reenact Ordinance 1012 Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances – Ward Boundaries and Polling Locations

Motion to adopt Ordinance No. MC 2022-1013 to repeal error content and reenact Ordinance No. MC 2022-1012 chapter 2, article 8, sections 10 and 20 of the Chaska Minnesota Code of Ordinances.

C. Approve Transient Accommodation Renewals

Motion to approve the 2022-2023 transient accommodation licenses effective May 1, 2022 through April 30, 2023.

D. Adopt Resolution 2022-31, 2022 Overlay Program

Motion to approve Resolution No. 2022-31 awarding the bid for the 2022 Overlay Program to Northwest Asphalt in the low bid amount of $431,715.60.

E. Adopt Resolution 2022-32, Amending 2021 Fund Budgets

Motion to adopt Resolution 2022-32 Amending 2021 Fund Budgets.

F. Letter of Appreciation - Congressionally Directed Spending Southwest Chaska Sewer Extension

Motion to authorize the Mayor to sign a letter of appreciation for the Congressionally Directed Spending allocation for the Southwest Chaska Sewer Extension project.

G. Letters of Support - State Funding for Various County Projects

Motion to Authorize the Mayor to sign and forward the attached letters of support for various County projects within the City of Chaska.

H. Adopt Resolution 2022-35, Authorizing Bank Account Signers and Authorization of Electronic Funds Transfer

Motion to adopt Resolution 2022-35 Authorizing Bank Account Signers and Authorization of Electronic Funds Transfer.

I. Approve Establishing Budget for the Loop Clubhouse and Maintenance Building

Motion to establish the budget and authorize staff to go out for bid for construction of clubhouse and maintenance building.

J. Adopt Resolution 2022-36, Approving Construction Plans and Authorizing Bids for 2022 Downtown Street Reconstruction Project

Motion to adopt Resolution No. 2022-36, approving the construction documents for the 2022 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

K. Adopt Resolution 2022-37, Award Bid for Creek Road Trunk Sewer Extension Street and Utility Improvements Phase 4

Motion to adopt Resolution 2022-37 , awarding the sanitary sewer and water main material bid for the Creek Road Trunk Sewer Extension Street and Utility Improvements Phase 4 to DSGWaterworks, in the low Base Bid plus Alternates 2 thru 5 and 7 thru 15 for a total of $431,932.62.

L. Adopt Resolution 2022-38, Easement Acquisition for Creek Road Trunk Sewer Extension Street & Utility Improvements

Motion to adopt Resolution No. 2022-38, authorizing City staff to send offer letters to the affected property owners for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-33, Public Hearing on Approval and Consent to Conduit Debt Issuance – Southwest Christian High School

City Administrator Podhradsky introduced this item. He explained that they are looking to refinance and even though the City is not financing or issuing any debt on this item they are making sure it is something the City is ok with having happen. He noted this is something the City has done in the past and they have actually provided conduit debt for certain projects as well.

Bond Counsel to the City Mr. Nathan Canova with Dorsey & Whitney, LLP stated the purpose of this item is to give the City the first right of refusal and for IRS purposes they have to hold a public hearing regarding this item.

Mayor Windschitl opened the public hearing at 7:38 pm.

No one wished to speak on this item.

Mayor Windschitl closed the public hearing at 7:39 pm.

Motion by Councilmember Hubbard, second by Councilmember Huang to Motion to adopt Resolution 2022-33 Giving Host Approval and Consenting to the Issuance of Educational Facilities Revenue Notes Under Minnesota Statutes, Sections 469.152 Through 469.165 (Southwest Christian High School Project).
Motion carried.

8.B. Chaska Water Tower Logo Discussion

City Administrator Podhradsky introduced this item. He stated the particular tower they are looking at is about 20 years old and is due for painting and with a new one being built soon, if the City wanted to make changes to their logo now would be the time to do so.

Water and Sewer Director Haefner provided some background and provided ideas for the Council to review.

Mayor Windschitl stated he likes that the renderings provide an image of what the lettering looks like in blue and black because he didn't realize how much better you can see the name in black. He noted he doesn't like having the City name all capitalized and likes the colored logo.

Councilmember Huang stated if they could paint them an off white it may help delay the rust showing through. He stated he likes the logo in the colors presented and doesn't like the font being in all caps. He noted it might be nice to add a page to the website that explains what the meaning is behind the logo.

Councilmember Grau stated he agrees it would be nice to have a place that explains what the logo means on their website.

Councilmember Hubbard echoed the other Councilmembers and likes the logo being in color and doesn't like all letters being capitalized in the City name.

It was the consensus of the Council to have staff move forward with bidding to have the water towers be painted off-white with a colored logo and only capitalize the first letter of Chaska.

Water and Sewer Director Haefner stated they will get bidding started tomorrow now that they know what direction the Council wants to go.

9. Bills
9.A. Accounts Payable Council Roster 4-4-2022

Council requested further information on page 6, 11 and 17.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report April 4, 2022

10.B. Hawk Pride Recap

Councilmember Grau:
- Nothing to report at this time

Councilmember Huang:
- April 21st is the MSB Open house
- May 7th Jonathon Spring clean-up day
- May 14th Jonathon festival of Garage Sales
- May 11th Taste of Chaska
- July 29th River City Days
- Welcomed Pete Wyffels new City Electrical Director
- Stated Southwest Transit had the highest amount of rides ever on March 24th and noted they did a great job getting people where they were going on time
- Congratulated SouthWest Transits finance department for receiving an award for financial excellence from the Government Finance Association

Councilmember Hubbard:
- Stated the Bicycle Steering Committee will be putting up the Master Plan for public review soon, they are lining it up with the Taste of Chaska event increasing the chances of the community seeing it so they can offer input

City Administrator Podhradsky:

- Stated they are having the second round of interviews for the 3 Fire Chief candidates tomorrow and April 6th
- Congratulated his Son, Will and his team for winning the National Championship for curling in the u18 division

Mayor Windschitl:

- Requested that staff act to get the realty companies to stop putting signs in the City park and to get the Santa and Snowman figures removed as well
- Noted GA has had a few town hall meetings regarding the gymnasium and is wondering what involvement the City has with that at this point
- Congratulated the finance department for the award of excellence
- Welcomed Pete Wyffels the new Electrical Director and noted his first day is tomorrow
- Stated April 18th is the next Council meeting

11. Adjourn

Motion by Councilmember Hubbard second by Mayor Windschitl to adjourn the meeting at 8:32 pm.
Motion carried.