



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, June 14, 2023
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 May 10th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan and Final Plat for Chaska Yards/Carver County CDA/PC #2023-15
7. Action Items
 - 7.A. Recommend Approval of the Preliminary Site & Building Plan for Crown Extrusions at 4035 Norex Drive/Greystone Construction/PC #2023-14
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the April 17th, May 1st, and May 15th City Council Meeting Minutes
 - 9.B. Receive the January 9th and May 1st EDA Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
MAY 10, 2023**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Gaare, Aasen, Baswa, Purdy, Campbell, and Chairperson Brass.

Members absent: Commissioners Kerber and Urbanski.

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

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Aasen to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the April 12, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Purdy, second by Commissioner Gaare, to approve the minutes of the April 12, 2023 Planning Commission meeting minutes.

Motion carried.

6. Consent Agenda

Motion by Commissioner Baswa, second by Commissioner Purdy, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Plat for Rivertown Heights 2nd Addition/DR Horton/PC #2023-12.

Motion carried.

7. Public Hearing: Approve of the Preliminary Site & building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken Here/PC #2023-13

City Planner Hanson presented the item to the Commission and noted that this item, if it moves on, would go before the City Council on May 15, 2023.

Commissioner Olson asked about the staff recommendation not to allow access off of Old Audubon Road and if was being made due to safety or convenience.

City Planner Hanson stated that it was because of an overall site layout efficiency and noted that because that is a local road, the City tries to limit the amount of access points when possible.

Commissioner Olson confirmed that Logan's Auto would have access to old Audubon Road in addition to the shared access drive. He noted that this is a unique plan and was surprised that staff was holding to the point of forcing them to have access off of the shared access since it was not for a safety issue. He stated that he wonders whether this is being driven by previous applications.

Chair Brass stated that using the shared access is something that could be 'recommended'.

City Planner Hanson explained that from staff's standpoint, Arbor Drive was set up to be the access into this development which is why they are recommending that the parking lot also continue off of the shared access as well, the way it was originally intended.

Chair Brass noted that he was personally on the fence with this issue because he understands where the applicant would want the access off of Old Audubon because it would make the site more usable, but also understands the City's position where they would want it to be off of Arbor.

Commissioner Olson asked if the underground stormwater was new with this application.

City Planner Hanson stated that it was not new and was shown with the previous three building plan.

Chairperson Brass opened the public hearing at 7:23 p.m.

Jeremy Banken, Structures, explained that the reason they have placed the parking where they are proposing is because it helped them put more screening in between them and the townhomes and between the building and Old Audubon. He stated that he believes they are the only undeveloped property on Old Audubon so he felt that adding one more access would not really set a precedent nor would it really change the traffic flow in the area. He noted that by leaving the parking lot where it is, they will also have less overall asphalt and hard cover.

Chair Brass asked why they would not just use the shared access.

Mr. Banken explained that this helps them control the vehicular traffic and the truck traffic. He gave a brief overview of their expectations for vehicular and truck traffic movement on the site.

Chair Brass asked what material they were planning to use.

Mr. Banken stated that they are planning to use crushed conbit.

Commissioner Olson stated that by doing the shift that staff has recommended, it also reduces the storage area in the back. He asked what drove the applicant to change from 3 buildings to 2 buildings.

Mr. Banken stated that they spoke with several brokers who told them that outdoor storage was worth more than having the third building. He noted that it came down to bad dirt and trying to economically make it right and explained that they are at the point where they are just trying not to lose any more money on this project.

Chair Brass asked how tall the doors on the building would be.

Mr. Banken stated that they are either 16 or 18 and have 20 feet of clearance on the inside.

Bruce Nord, stated that he lives adjacent to this property. He stated that their neighborhood has been through many iterations of this project and noted that everyone is okay with it because it seems well planned. He explained that their biggest concern is related to light from this project shining into the neighborhood. He stated that they are asking that the lighting be downcast or cast towards the buildings and not the neighborhood. He noted that they are assuming that the hours of operation will be handled like other buildings in the City.

City Planner Hanson noted that there is an ordinance that covers downcast fixtures as well as foot candle limitations. She stated that what the applicant's photometric plan shows meets the City code requirements in terms of adjacency to residential.

Chairperson Brass closed the public hearing at 7:30 p.m.

Chair Brass stated that he thinks this will be a good project for the community but noted that he was a bit wishy-washy with regard to the access issue. He reiterated that he see both sides of the argument.

Commissioner Baswa stated that by having access on Old Audubon Road, it will not increase traffic very much and does not see any safety related reasons for not allowing it, so he agreed with the applicant's opinion.

Commissioner Olson stated that he agreed that this was an issue that was on the fence and if there was some other concern, such as safety, that staff was using to support their reasoning that would trump any other convenience factor.

Commissioner Aasen stated that he also liked the plans presented by the applicant to use Old Audubon because it requires less asphalt which also means less requirements related to stormwater.

Motion by Commissioner Purdy to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc., subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Site Plan (pgs 1-3), submitted by Structures, undated
 - b. Cover Sheet (pg C1), submitted by Anderson, dated April 27, 2023
 - c. Preliminary Plat (pg C2), submitted by Anderson, dated April 27, 2023
 - d. Easement Dedication Plan (pg C2.1), submitted by Anderson, dated April 27, 2023
 - e. Existing Conditions Survey (pg C3), submitted by Anderson, dated April 27, 2023
 - f. Demolition Plan (pg C4), submitted by Anderson, dated April 27, 2023

- g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated April 27, 2023
- h. Utility Plan (pg C6), submitted by Anderson, dated April 27, 2023
- i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated April 27, 2023
- j. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated April 27, 2023
- k. SWPPP (pgs C10-C11), submitted by Anderson, dated April 27, 2023
- l. Civil Site Details (pgs C12-14), submitted by Anderson, dated April 27, 2023
- m. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated April 27, 2023
- n. Grading Enlargement Details (pg C16), submitted by Anderson, dated April 27, 2023
- o. Tree Preservation Plan (pg L1), submitted by Anderson, dated April 27, 2023
- p. Planting Plan (pg L2), submitted by Anderson, dated April 27, 2023
- q. Planting Notes & Details (pg L3), submitted by Anderson, dated April 27, 2023
- r. Photometric Plan, submitted by jth Lighting Alliance, dated April 20, 2023
- s. Truck Turning Movement Exhibit (pgs E1-E2), submitted by Anderson, dated March 15, 2023
- t. Fire Truck Turning Movement Exhibit (pgs E5-E6), submitted by Anderson, dated April 24, 2023
- u. Snow Storage Exhibit (pg E3), submitted by Anderson, dated March 15, 2023
- v. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
- w. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated April 4, 2023
- x. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
- y. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
- z. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
- aa. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
- bb. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023
- 2. Adherence with the City Engineers Memo dated May 9, 2023.
- 3. Provision that vehicle access on Ravoux Road is prohibited.
- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for both buildings.
- 5. Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.
- 6. Provision that all mechanical equipment will be fully screened from view.
- 7. Provision of a Drainage & Utility easement over the southern pond, and to be shown on the plat.
- 8. Coordination with the City Engineer for the provision of public utilities to the site.
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 10. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
- 11. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to

installation.

12.Provision that all vehicle access come from Arbor Drive, and to be addressed on the plans at final submittal.

13.Provision to meet the understory tree requirements and to be addressed at final submittal.

14.Provision to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed at final submittal.

15.Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.

16.Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.

17.Provision of cross access easements across all lots and to be executed prior to final plat recording.

18.Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.

Motion failed for lack of a second.

Motion by Commissioner Olson, second by Commissioner Baswa, to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc., subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative – Site Plan (pgs 1-3), submitted by Structures, undated
- b. Cover Sheet (pg C1), submitted by Anderson, dated April 27, 2023
- c. Preliminary Plat (pg C2), submitted by Anderson, dated April 27, 2023
- d. Easement Dedication Plan (pg C2.1), submitted by Anderson, dated April 27, 2023
- e. Existing Conditions Survey (pg C3), submitted by Anderson, dated April 27, 2023
- f. Demolition Plan (pg C4), submitted by Anderson, dated April 27, 2023
- g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated April 27, 2023
- h. Utility Plan (pg C6), submitted by Anderson, dated April 27, 2023
- i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated April 27, 2023
- j. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated April 27, 2023
- k. SWPPP (pgs C10-C11), submitted by Anderson, dated April 27, 2023
- l. Civil Site Details (pgs C12-14), submitted by Anderson, dated April 27, 2023
- m. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated April 27, 2023
- n. Grading Enlargement Details (pg C16), submitted by Anderson, dated April 27, 2023
- o. Tree Preservation Plan (pg L1), submitted by Anderson, dated April 27, 2023
- p. Planting Plan (pg L2), submitted by Anderson, dated April 27, 2023
- q. Planting Notes & Details (pg L3), submitted by Anderson, dated April 27, 2023
- r. Photometric Plan, submitted by jth Lighting Alliance, dated April 20, 2023
- s. Truck Turning Movement Exhibit (pgs E1-E2), submitted by Anderson, dated March 15, 2023
- t. Fire Truck Turning Movement Exhibit (pgs E5-E6), submitted by Anderson, dated April 24, 2023
- u. Snow Storage Exhibit (pg E3), submitted by Anderson, dated March 15, 2023

- v. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
- w. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated April 4, 2023
- x. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
- y. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
- z. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
- aa. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
- bb. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023

- 2. Adherence with the City Engineers Memo dated May 9, 2023.
- 3. Provision that vehicle access on Ravoux Road is prohibited.
- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for both buildings.
- 5. Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.
- 6. Provision that all mechanical equipment will be fully screened from view.
- 7. Provision of a Drainage & Utility easement over the southern pond, and to be shown on the plat.
- 8. Coordination with the City Engineer for the provision of public utilities to the site.
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 10. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
- 11. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.
- 12. ~~Provision that all vehicle access come from Arbor Drive, and to be addressed on the plans at final submittal.~~
- 13. Provision to meet the understory tree requirements and to be addressed at final submittal.
- 14. Provision to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed at final submittal.
- 15. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.
- 16. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.
- 17. Provision of cross access easements across all lots and to be executed prior to final plat recording.
- 18. Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.

Motion carried.

Motion by Commissioner Aasen, second by Commissioner Gaare, to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-9.

Motion carried.

9. Other Business

- a. Receive the April 3, 2023 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Aasen, second by Commissioner Purdy, to adjourn the meeting at 7:41 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

06/14/23

Subject: Ess Lot & Ernst Home (Chaska Yards) – Final Site & Building Plan and Final Plat

Applicant: Carver County CDA

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2023-15

Synopsis: Applicant seeks to obtain approval of a final plan to construct 3 new housing units on 217 Walnut Street and rehab the Ernst Home for a total of 4 owner-occupied units

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In the middle of 2014, the City approved and invested in the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park and preserve the historic home. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

In December 2018, a Concept Plan was approved for 7 residential rental units by Talle & Associates, Inc. In June 2019, a Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PRD-74) was approved for the same project. The project did not move forward from Preliminary approval, citing financing issues.

The City currently owns both parcels. The City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

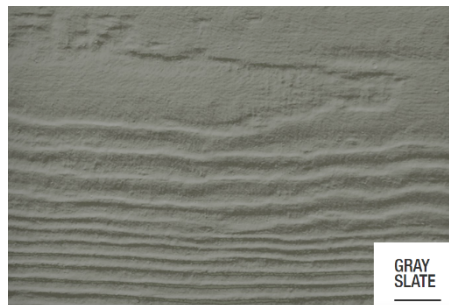
In January 2022, Carver County CDA proposed a Concept Plan for a 4-unit owner-occupied project. The project consisted of 3 new housing units, and the rehabilitation of the Ernst House. The project was reviewed at the City's HPC meeting on January 4, 2022 and comments were received; a formal approval was not done at this time. The project was also reviewed and recommended approval by the Planning Commission (January 12, 2022) and ultimately approved by the City Council (January 24, 2022).

In February 2023, the preliminary plan was first reviewed by the Planning Commission. It was noted at the Planning Commission meeting that the applicant wished to split the site into separate lots for each unit, however, did not have a plat showing this at the time. They opted to withdraw their preliminary application, prior to City Council, so that they could work on the preliminary plat for the site. They also wanted to work on a solution that would eliminate the need for an HOA as the CDA did not want or could sustain the management of such. In April 2023, the revised preliminary plat, preliminary site & building plan, zoning ordinance amendment (ZOA) and a variance request to deviate from setbacks were approved.

Changes Since Preliminary Submittal

The following are changes that have occurred on the plans since the preliminary review in April 2023:

- **Lots**; the final plat shows the creation of 9 separate lots:
 - 1 lot for each housing unit (4 total)
 - 1 lot for each garage unit (4 total)
 - 1 lot for the City owned parking lot south of the Ess & Ernst sites
- **Landscaping**; coniferous landscaping has been added to the north property line on Unit 3's site to help screen from Von Hanson's loading area.
- **Siding Color**; the siding color proposed (dark gray) was noted as being too dark in the preliminary submittal. The applicant has provided a new color swatch that provides a lighter gray hue (James Hardie Gray Slate). Staff believes this change creates a complimentary contrast between the new housing units and the Ernst Home.



PROJECT GOALS

The developer has identified the following goals below for this project:

- Build on the historic fabric of Downtown Chaska
- Provide high quality open spaces for residents
- Add high-quality housing to the town center to create new walkable housing option for residents
- Contribute to the historic preservation of the city's architectural heritage

CURRENT PROPOSAL

The applicant, Carver County CDA, is requesting approval of a Final Site & Building Plan and Final Plat to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage. One garage and one surface parking space will

be provided for each housing unit. These units will be brought into the Carver County Community Land Trust and sold as affordable housing units at 80% Area Median Income (AMI). Also included in the final plan is the existing City-owned parking lot to the south of this site.

Adjacent properties

The site is bound on the north by commercial, to the west by an alleyway and commercial, the south by a city-owned parking lot, a residential building and commercial businesses, and the east by Walnut Street and residential.

Existing Conditions

The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015. The City owned parking lot (0.2 acres) currently accesses off Walnut Street and the mid-block alley, and will remain as is.

Land Use

The two lots and City-owned parking lot are currently in the Planned Residential Development (PRD-74) zoning district, which was amended in April 2023 to reflect the current project.

Layout/Transportation/Sidewalks

The new houses are organized around a small central open space. The ownership of this open space is shared by each of the new units. Both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

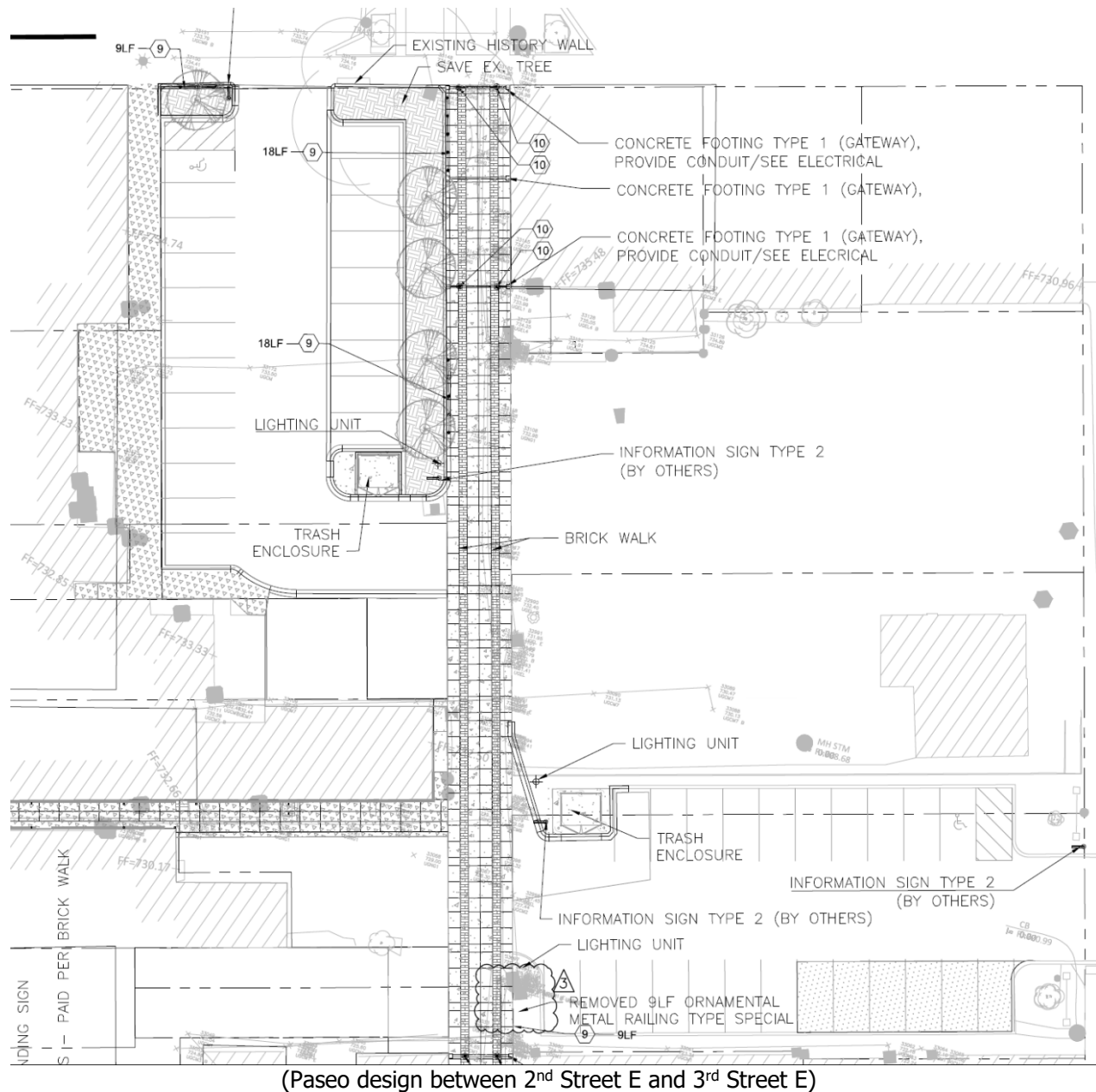
The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a walkway provides access to the garages and the garbage/recycling bins for residents.

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking area; there is a detached garage also situated near the rear of the property that will provide an interior stall for each housing unit. The alleyway gains access from 3rd Street East, and from the City-owned parking lot to the south, however the 3rd street access will eventually be relocated to the parking lot behind 218 & 222 Chestnut Street when the paseo goes in.

Paseo

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down

the busy highway. The paseo is planned to undergo implementation with the Highway 41 project happening this summer, however most of the work in this area is planned for 2024. A portion of that paseo design is included below.



Because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge. Currently the site plan is showing a landscaped edge on the west side, north of the pedestrian connection and parking area. The landscaping would include a mix of ornamental trees and shrubs. The private yard space adjacent to the paseo will include a decorative fence style for added interest. In addition, the detached garage facing the paseo will incorporate decorative garage doors. Additionally, it will be important that the applicant and City continue to coordinate between the paseo and Chaska Yards project edge so that grades match up adequately.

Utilities

Sewer and water utilities are available to serve the site.

Setbacks

The setbacks are defined by PRD-74. Namely, the front yard setback (east) is 10 feet. The rear yard setback (west) shall be 20 feet. The side yard setback (south) shall be 3 feet. The side yard setback (north) shall be 7 feet. The interior lot line setbacks are 2 feet. Parking setbacks are 3 feet from property lines. And minimum building separation shall be 8 feet.

Architecture

The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District).

Ernst Home

The Ernst Home will be relatively unchanged on the front and side exteriors with the exception of maintenance work that is greatly needed. The rear is proposing to include a one-story back entrance enclosed porch. The Historic Ernst Home that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house. The following are proposed maintenance work and changes on the home:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Units

The new units are designed to be “respectful” to the historic Ernst Home. These units will be gabled roof units with lap siding (fiber cement). Brick is not used on these new buildings in order to keep costs down as well as not create a false sense of history. The new units will have two different floor plans, but their orientations shifted around the central open space. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The exterior details will include:

- 4” lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.

The applicant states that the goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units. They also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

New Detached Garage

There is a detached garage proposed in the rear of the property that will house 4 parking stalls, plus 4 surface stalls. The garage is placed in the southwest corner of the site. This service structure has a flat roof. The design of the structure includes the following as stated by the applicant:

- It fits into the context of downtown and is not precedence setting. Please see the attached map in the narrative:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the

map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.

- Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
- There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle.
- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

The HPC commented in February 2023 about the flat roof design. They concluded that the flat roof design is amenable and appropriate for the site. SHPO has also echoed these comments.

The elevation drawings for the new housing units have improved since Concept Plan. The design of the new units are more compatible with the Ernst Home in the following ways:

- Window openings are similar in scale and profiles
- The lap siding used will provide cohesiveness with other downtown residential properties and not overpower the Ernst Home's Chaska brick design
- Front porch/side decks will be included to bring a nod to the Ernst Home's front porch layout
- Trim detailing in the cornice, corners, mid-sections and on the windows will provide added interest and tie in historic elements

The color of the new units will be a medium gray color with white trim. The white trim will match the details of the Ernst Home well. The medium gray will contrast with the Chaska brick in a complimentary way.

Landscaping & Fencing

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	22.25 caliper inches (9 trees)	85 caliper inches (30 trees)
Understory Trees	3	7

Shrubs	24	34
--------	----	----

Landscaping meets the landscaping requirements for the site. A surplus of overstory and shrubs will be incorporated on the site to enhance the edges and communal areas. In sum, the landscaping proves to be acceptable.

It should be noted that there are existing boulevard trees along Walnut Street. In the event that these trees are damaged or removed from construction of this site, they will need to be replaced.

In addition to landscaping, the housing units will have fencing to delineate the private yard spaces. The fence designs proposed will be a 4 foot decorative style fence. This type of fencing will also aid in enhancing some of the edges of the site, including the west edge facing the paseo.

Parking

The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall). In total, there will be 8 on-site parking stalls for 4 dwelling units. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Lighting

Lighting is shown in the form of wall packs and bollards. Wall packs are shown at the doors of each unit. Bollards will be used to illuminate the east-west connection from the paseo to Walnut Street. All lighting must meet the City's zoning ordinance section 15.28.250.

Shared Agreement

Ingress and egress for all units will be reserved through an access easement against the property, as well as deed covenant. The deed covenant would also require the owners to maintain the sidewalks, and driveways.

Final Plat

The project is pursuing final plat at this time. The final plat shows the following lot layout:

- **Lot 1, Block 1:** City owned parking lot
- **Lot 2, Block 1:** Ernst house (Unit 4) and private yard
- **Lot 3, Block 1:** Unit 1 house and private yard
- **Lot 4, Block 1:** Unit 2 house and private yard
- **Lot 5, Block 1:** Unit 3 house and private yard
- **Lot 6, Block 1:** Indoor parking stall and surface stall
- **Lot 7, Block 1:** Indoor parking stall and surface stall
- **Lot 8, Block 1:** Indoor parking stall and surface stall
- **Lot 9, Block 1:** Indoor parking stall and surface stall

There are no outlots proposed. Currently the existing Ernst House lot is showing to encroach into the City-owned parking lot to the south. The plat will correct this encroachment by pulling back the south lot line of Lots 2 and 9 to the north edge of the retaining wall. The City will own

and maintain the south retaining wall. A retaining wall easement will be needed to encompass the wall, and recorded at the time of final plat recording.

HPC Meeting February 7, 2023 and SHPO Comments

The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, February 7, 2023. A Site Alteration Permit (SAP) was approved by HPC at that time. In sum, the HPC were favorable of the layout proposed, and were happy with the changes done to the new housing units. They also stated that the flat roof on the detached garage was a suitable application to help with scaling down the building compared to the Ernst Home. SHPO also echoed this comment in their latest letter.

In addition to the HPC, the State Historic Preservation Office (SHPO) has provided comments on the current project. Comments were provided shortly after Concept Plan approval in 2022, and updated comments were provided on March 27, 2023. The comments provide analysis related to the design of Unit 1 (unit facing Walnut St), fence location, retaining wall design, and the detached garage. The applicant will be required to submit another formal application for their review.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Friday, June 2, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Tuesday, August 1st, 2023 (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 Saturday, September 30th, 2023. The City may, with the petitioner's consent, extend the review period beyond the Saturday, September 30th, 2023 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 Final Site & Building Plan and Final Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-6), prepared by MacDonald & Mack, dated May 8, 2023
 - b. Chaska Yards Final Plat (pgs 1-2), prepared by Sunde Land Surveying, undated
 - c. Aerial Exhibit, prepared by MacDonald & Mack, dated May 8, 2023
 - d. Existing Conditions, prepared by MacDonald & Mack, dated May 8, 2023
 - e. Site Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - f. Landscape Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - g. Overlay Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - h. Photometric Plan, prepared by Pulse, dated May 8, 2023
 - i. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - j. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - k. Utility Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - l. Paving and Geometric Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - m. Turning Movement Analysis, prepared by MacDonald & Mack, dated May 8, 2023
 - n. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated May 8, 2023

- o. Storm Water Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - p. Chaska Yards – Concept Renderings (pgs 1-16), prepared by MacDonald & Mack, dated May 8, 2023
 - q. Chaska Yards – Fencing Spec (but needs to be revised to 4 feet tall), prepared by MacDonald & Mack, dated May 8, 2023
 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack, dated May 8, 2023
 - s. Ernst House – Floor Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - t. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack, dated May 8, 2023
 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack, dated May 8, 2023
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack, dated May 8, 2023
2. Adherence with the City Engineers Memo dated June 5, 2023.
 3. Adherence with the SHPO letter dated March 27, 2023.
 4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 5. Provision that mechanical equipment will be fully screened from view.
 6. Provision of decorative garage doors to be used on the detached garage.
 7. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 8. Provision that building code is adhered to for all buildings.
 9. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 10. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 11. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
 12. Provision of continued coordination with the Engineering Department related to utility connections to the site.
 13. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 14. Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat prior to its recording.
 15. Provision of a retaining wall easement to encompass the south retaining wall, and to be reviewed and approved by the Engineering Department prior to final plat recording.
 16. Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 17. Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.
 18. Provision that plantings along north property line to be hand-planted to avoid existing energized power lines.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 5, 2023
Subject: Ess Lot and Ernst Home (Chaska Yards) – Final Plat

The Chaska Yards site is bounded by Walnut Street on the east and a city alleyway (future paseo) on the west. Coordination with the TH 41/CSAH 61 Downtown Chaska project will be important from a construction access and phasing standpoint. Access to the site via Walnut street will be restricted during the highway closure.

The design of the new parking lot and paseo that is being constructed with the TH 41 Downtown Chaska project requires vehicle closure restrictions for access and parking within the alley corridor. The downtown project requires on-street parking restrictions along Walnut that will take place this summer when the highway is under construction. The development project will need to ensure there are no construction impacts during the highway closure to Walnut Street.

The new “paseo” alley is being delayed until the spring of 2024 that will allow for access to the site this summer. During the time the alley is being reconstructed access to the site will need to be coordinated with the City project via Walnut Street. The overall development final site plan will need to accommodate the City’s downtown project design.

The site utility plans propose connections to the sanitary sewer and water mains that exist within Walnut Street and are readily available to be connected. Connections to city utilities will not be available until TH 41 is reopened to through traffic which is planned for the fall of 2023. The final construction plans will need to be coordinated with the City utility departments.

Stormwater will be routed through the site from the west and will need to be finalized in partnership with the TH 41 / CSAH 61 project. An easement will be required for any storm sewer pipes that carry public drainage.

Drainage and utility easements will also need to be included in the final plat to accommodate the existing retaining wall adjacent to the southern property line.

May 8, 2023

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

RE: Final Site Plan Review – Chaska Yards at the Historic Ess Site

Thank you for the opportunity to submit this Final Site Plan for the Ernst House Site in Downtown Chaska. Working with the Carver County CDA our team of MacDonald & Mack Architects, Close Associates, Damon Farber, and BKBM are excited about this affordable housing development that will transform this site in the local and national historic district to be a vital part of the community. These four units will be brought into the Carver County Community Land Trust and sold to households at 80% AML.

The goal of this project is to build on the unique historic fabric of Downtown Chaska. With its overlapping national and local historic districts, it contains a rich collection of commercial and residential structures that have evolved through 165-years of development. This collection of affordable houses on the Historic Ess site will utilize the moved Ernst House and add 3 more houses to the site. These structures are designed to be compatible and complimentary to the Ernst House and the context of the historic district. By building on and adding to this central site of the City, we will be striving to meet the mission of the City to enhance and maintain the high quality of life while respecting its historic roots.

Carver County CDA will be using State Housing Infrastructure Funds, which will require State Historic Preservation Office review. We have met with SHPO and received their 30% and 60% review comments which have been shared with the City of Chaska. We hope to submit this same package to SHPO and receive review comments in early June for their 90% review.

Historic Development

This site was the historic location of the Ess House. Several years ago, the Ernst House was moved to this site and alongside the Ess House with the intention to fill the empty space in the historic district. After the loss of the Ess House to fire, the empty site was prime for a revived life. Our proposal now offers an opportunity to add residential use back to the site. As part of the process, and to best respond to the existing and historic density of the site, we carefully developed a concept that best fits the historic setting. This was done by looking at historic documentation (Sanborn maps and historic images) and overlaying them with the changes that have occurred in time to ensure the development is compatible.

Existing Site Narrative

The site is bordered on the north by the backsides of several commercial structures that front onto East 3rd St. These rear elevations are utilitarian, with few windows, a dumpster behind the westerly structure

(Von Hanson's Meats), "volunteer" trees and bushes, and signs of deferred maintenance. The site design will respond to the buildings with screening along this north edge of the property.

To the east, the site fronts onto N. Walnut Street and has clear views of a large 3+ story apartment building with single family homes to its south. Existing street trees will eventually help mitigate the scale of the apartment building, which seems out of character with surrounding residences.

To the south, the site overlooks a city-owned parking lot and rooftops of commercial buildings fronting onto E. 2nd St. Views of side and rear walls that form the west side of the alley as it descends to 2nd are also part of the viewshed. In addition to these immediate elements, there are distant views of apartment buildings and more distant treetops. The openness to the south allows plentiful sunlight into the site.

To the west, the site faces onto the alley and rear elevations of commercial buildings (some with second story uses) and parking lots that serve them. The proposed Paseo plan will be a great amenity, but screening to minimize the impact of the alley and parking lots will be installed on the west side of the property. Planned garages and fencing will help mitigate the alley's impact.

The site drops relatively gently from the northwest corner to the southeast corner, allowing for ample opportunities to intercept surface water and manage it on-site. In addition, the open portion of the south side of the site (west of the Ernst House) could accommodate a well field for geothermal heating, should it be feasible. The relative flatness of the site also provides the opportunity to have new housing units and the Ernst House relate well to each other within the development, while not overpowering the Ernst House. An east-west walkway through the site is planned to serve immediate residents and their guests.

Chaska Yards Site Concept

The site development is based on several underlying principles; all have successful precedents that support their efficacy in an historic urban context such as this.

The new houses each have their own lots. But they open up to a central space where there are no fences. The new housing and the Ernst House will also have private yards, ideally separated from more public spaces and each other by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a low gate from the Paseo will reinforce that the interior site is not a public space. The walkway provides access to the garages and the garbage/recycling bins for residents.

The frontage along Walnut borrows from the private houses across Walnut and elsewhere in the community: houses typically are located with a common setback that aligns with neighboring houses, with side yards between houses. On this site, the new house fronting onto Walnut is designed to match the setback of the Ernst House yet show deference to the larger, historic home with simpler massing and details. The central walk intersects with walks that go to both the Ernst House and the new house, establishing a symmetry between the two. Along the public sidewalk, a limestone wall, composed of stone blocks that are available on-site, will further define the site edge and provide an elegant elevation to street.

A primary goal of the project is to provide high quality open spaces for residents. To reduce the footprint of parking we located the second parking stall for each unit in front of the garages. The alternative is to introduce an east-west drive isle and parking lot that prevents the formation of communal open spaces on site.

Lighting for the units will be along the pathways and also at each of the units. The lighting is chosen to illuminate the ground and be shielded from lighting the sky through the unit housing itself, or being placed under an overhang of the structures.

Ernst House Concept

The Historic Ernst house that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, but also the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Concept

The new units will have two different floor plans. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The Secretary of the Interior's Standards and Chaska's Preservation Design Manual for New Construction Considerations emphasize that the design of new buildings in Historic Districts need to respect their older neighbors with similar massing, opening orientation, and materials but also be "of

their time". It seemed appropriate for the new houses on this site to be slightly smaller, shorter than the existing/historic Ernst House in deference to its size and history. The proposed project development:

- Reflects the current and historic rhythm that was on this site and along the street with openings between buildings and reestablishing the visual continuity of the street.
- Creates a density of structures like when the Ess House and outbuildings occupied the site.
- The scales of the new houses are shorter than the Ernst house, again, giving deference to the historic structures in the district.
- Pitched roofs are on the dominant house form to reflect the typical residential forms found in the district.

As we begin to look at the exterior details of the house, we have found several baseline characteristics of the historic district that we used to understand the direction and detailing the new units:

- The more decorative ornamentation was typically found on the larger houses that fronted City Square. The smaller houses in the broader historic district used much simpler elements.
- In addition, the details found on newer houses or additions to historic houses were typically simpler than the historic structures.
- The predominant siding material used in the district when newer houses or additions were built is horizontal lap siding. This offers a distinct differentiation between the original, historic brick buildings and reflects more recent changes.
- Shutters were infrequently used. Even the historic photos of the Ernst House show that shutters were never installed on that house. Adding shutters to this site would be inappropriate.
- The porch detailing on the Ernst House is original (as noted above) but is still very simple. Any decorative detailing on the new units must not overpower the limited detailing on the historic house.
- The window and door trim on the Ernst House is original, and very simple.

To reinforcing the new units' respectful role (as an affiliated group of structures around Ernst), we are proposing the exterior details include:

- 4" lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.
- Since we want to keep these units as affordable as possible, and as we refine these details, we will work with our contractor to identify designs that be efficient and inexpensive to build.
 - The goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units.
 - We also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

The garage is placed in the southwest corner of the site. Each unit will own a portion of the garage. The garage will be accessed from the Paseo and also a door on the east side along the shared walkway.

One focus of the development is to incorporate sustainable practices into all design efforts. As the design progresses, we will endeavor to include:

- A highly insulated envelope using structural insulated panels (SIPs).
- Geothermal heating and cooling, if possible.
- Solar panels on the flat roof of the garage.
- Storm water management and potential reuse on-site.
- Material durability analysis for changing climates.
- Sustainable materials, finishes, and construction practices.

Preliminary Plan Review Responses

- Adherence with the City Engineers Memo dated April 5, 2023.
 - See attached responses
- Adherence with the SHPO letter dated March 27, 2023.
 - Only note was to move the fence line back to the face of Unit 1, which has been modified.
- Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 - Landscaping was added to the south side of the garage
 - Detailed doors will be added to the garage doors off of the Paseo
 - Access doors from the shared walk were added as well as a overhanging roof at each pair of doors.
- Provision that mechanical equipment will be fully screened from view.
 - Depending on the mechanical solution, this may not be visible, but if any mechanical equipment is located on the ground it will be screened with plantings or a low fence.
- Provision of decorative garage doors to be used on the detached garage.
 - Decorative garage doors will be used.
- Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 - We will comply with these requirements.
- Provision that building code is adhered to for all buildings.
 - We will meet with and adhere to all building code requirements.
- Provision to explore lighter color options for the new housing units, and to be addressed at final submittal.
 - Gray Slate was chosen as a lighter color for the new units and garage.
- Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 - We will comply with this requirement.
- Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 - The fences will not be over 4 feet and will be a part of the building permit.
- Provision that Unit 1's eastern fence is pulled back to be in line with the side elevation, and to be shown on the final plans.
 - It has been pulled back to be in line with Unit 1 side elevation.
- Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.

- We have been and will continue to communicate with the City regarding the Paseo design and construction.
- Provision of continued coordinate with the Engineering Department related to utility connections to the site.
 - We have been and will continue to communicate with the City regarding utility coordination.
- Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 - Once we develop the traffic plan we will coordinate with the Engineering Department, especially during the rerouting of the traffic from Chestnut Street.
- Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat.
 - We will incorporate this easement to be included with the final plat.
- Provision of additional coniferous trees added to the north property line of Unit 3, and to be addressed at final submittal.
 - We have added trees to the landscape plan.
- Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 - We will provide this shared maintenance agreement prior to applying for a building permit.
- Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.
 - We will provide the cross access easements for shared walkways/driveways prior to applying for a building permit.

CHASKA YARDS

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Chaska Economic Development Authority, a xxx, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, CITY LOTS OF CHASKA, Section 9, Township 115, Range 23, Carver County, Minnesota.

AND

Lot 3, Block 37, CITY OF CHASKA, Carver County, Minnesota.

AND

Lot 4, Block 37 of the CITY OF CHASKA, Carver County, Minnesota, excepting therefrom that part of Lot 4, Block 37, CITY OF CHASKA, described as follows, to-wit:

Commencing at the southwest corner of said Lot 4; thence northeasterly, along the south line of said Lot 4 a distance of 72.00 feet; thence northwesterly, parallel with the westerly line of said Lot 4 a distance of 2.00 feet; thence southwesterly, parallel to the southeasterly line of said Lot 4 to the westerly line of said Lot 4; thence southeasterly, along the westerly line of said Lot 4 to the place of beginning.

Has caused the same to be surveyed and platted as CHASKA YARDS and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Chaska Economic Development Authority, a xxx, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: _____ its _____

STATE OF _____

COUNTY OF _____

The instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____, of Chaska Economic Development Authority, a xxx, on behalf of the corporation.

(Signature)

(Name printed)

Notary Public, _____

My Commission Expires: _____

I, Leonard F. Carlson, 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____

Leonard F. Carlson, Licensed Land Surveyor
Minnesota License No. 44890

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Leonard F. Carlson, Licensed Land Surveyor, Minnesota License No. 44890.

(Signature)

(Name printed)

Notary Public, Minnesota

My Commission Expires: January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of CHASKA YARDS was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 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 20____ and prior years have been paid for land described of this plat. Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, Carver County, Minnesota

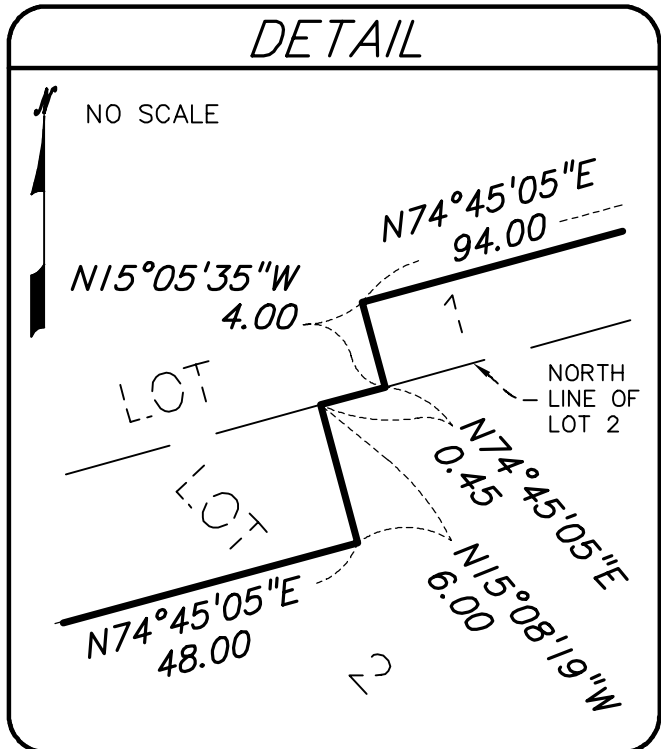
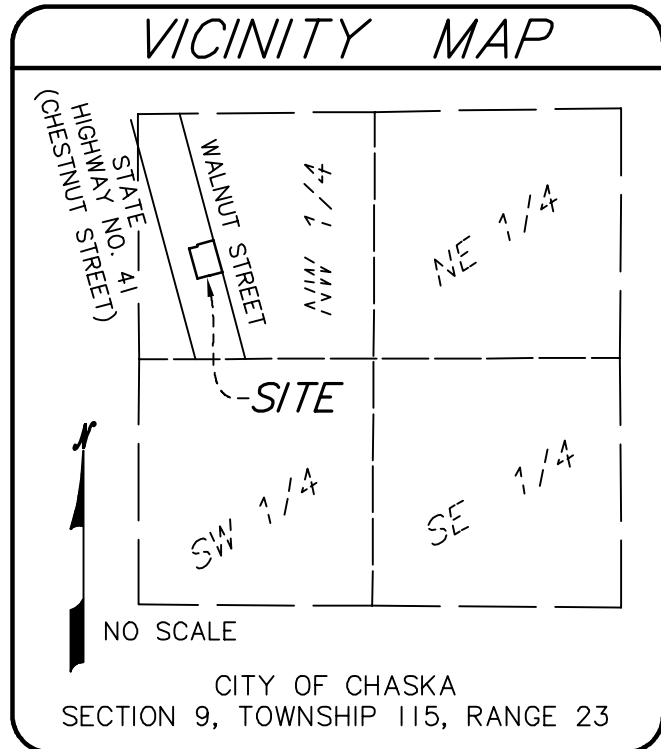
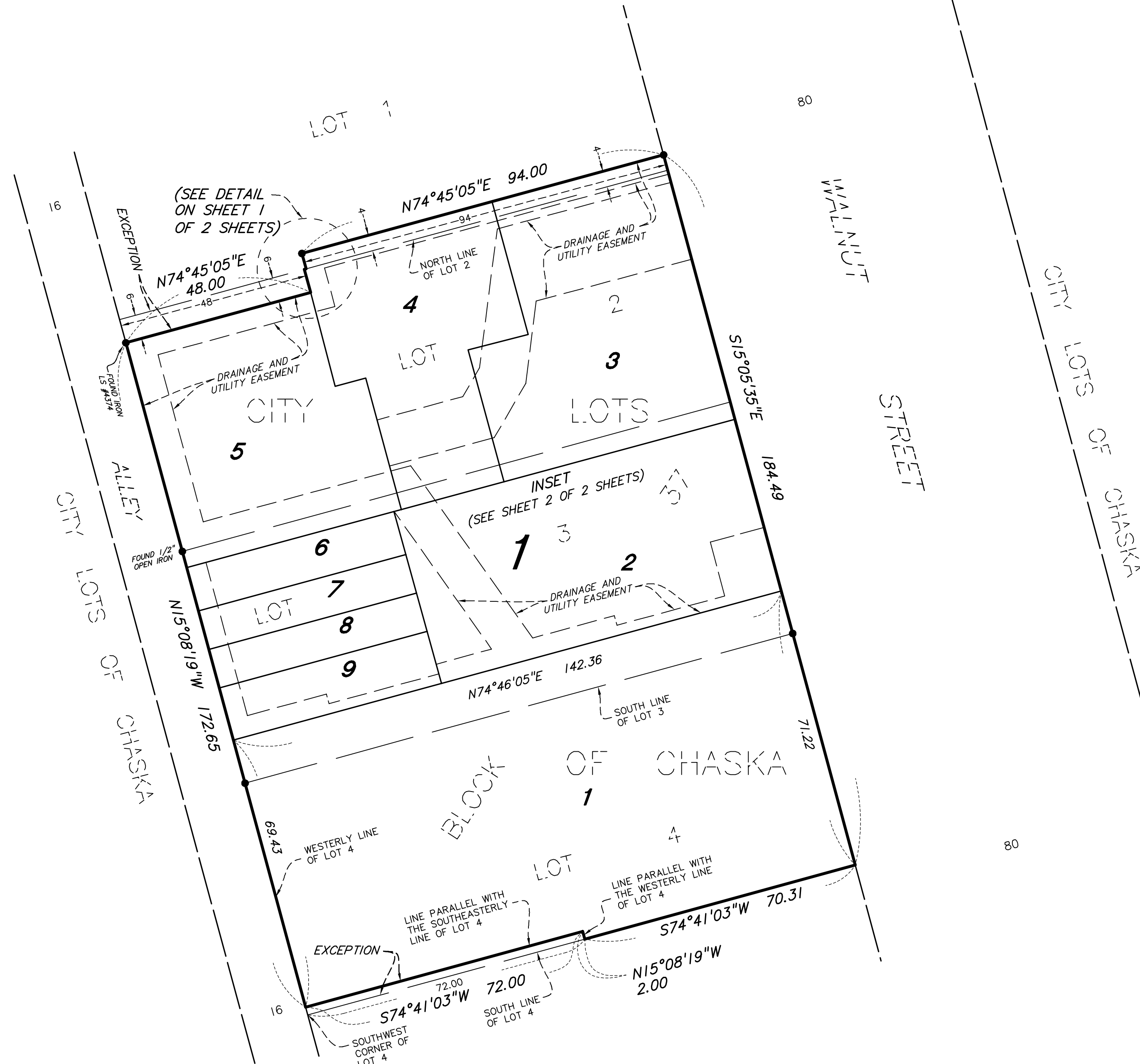
I hereby certify that this plat of CHASKA YARDS was filed this _____ day of _____, 20____, at _____ o'clock, ____M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____

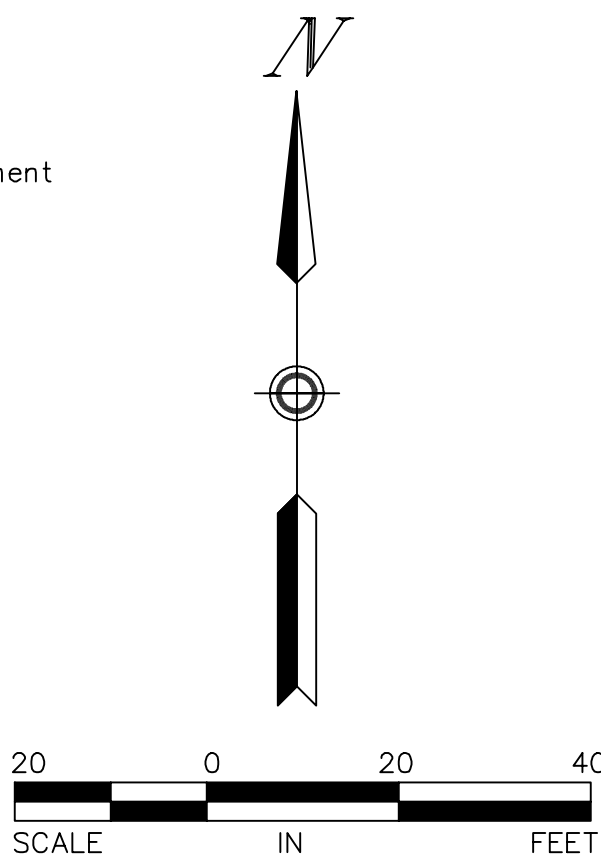
**PRELIMINARY
SUBJECT TO REVISION**

**SUNDE
LAND SURVEYING**



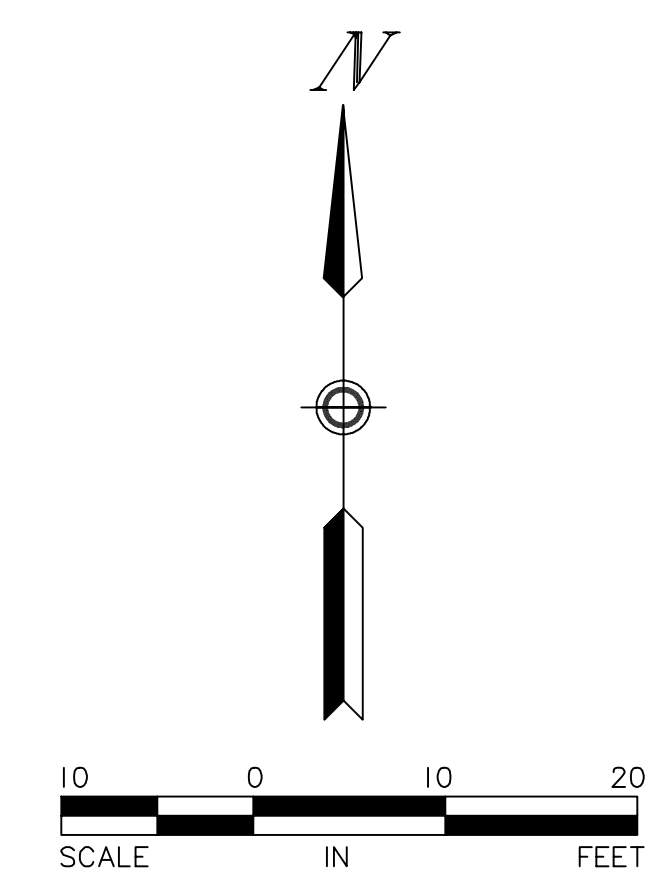
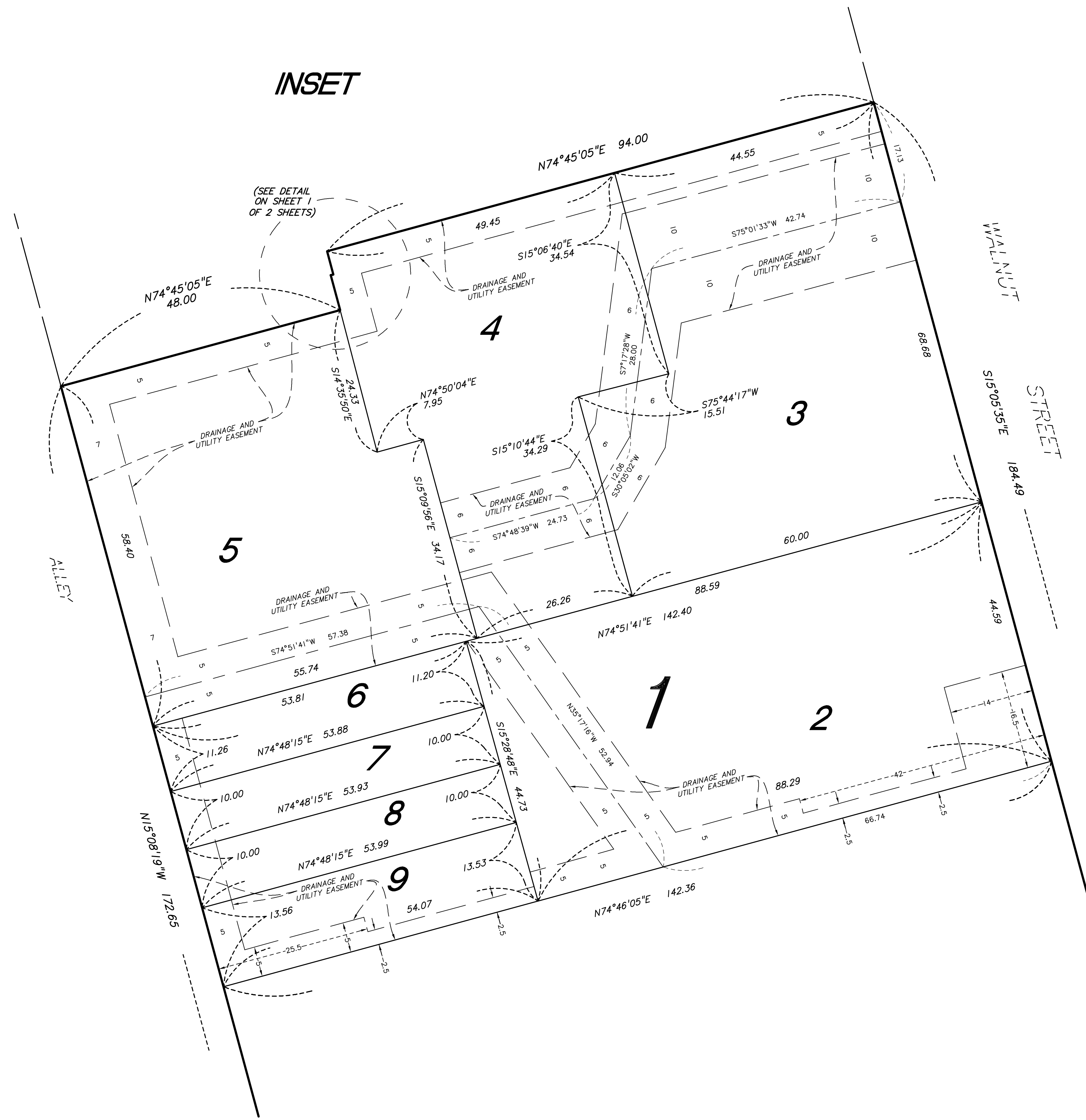
- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 44890.
- Denotes iron monument found

The westerly line of Lot 4, MAP OF CHASKA is assumed to have a bearing of N15°08'19\"/>



CHASKA YARDS

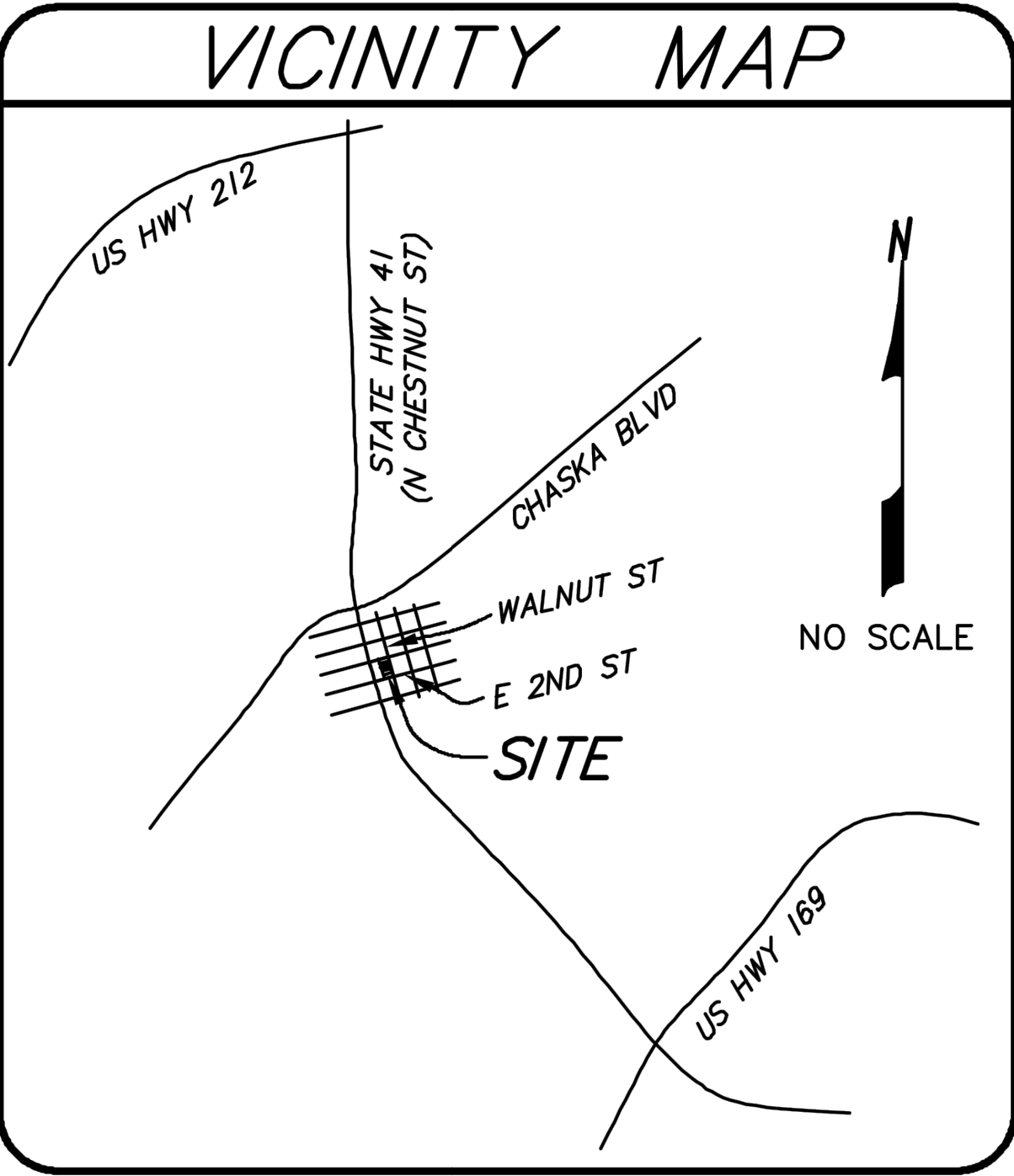
PLAT FILE NO.
C.R. DOC. NO.

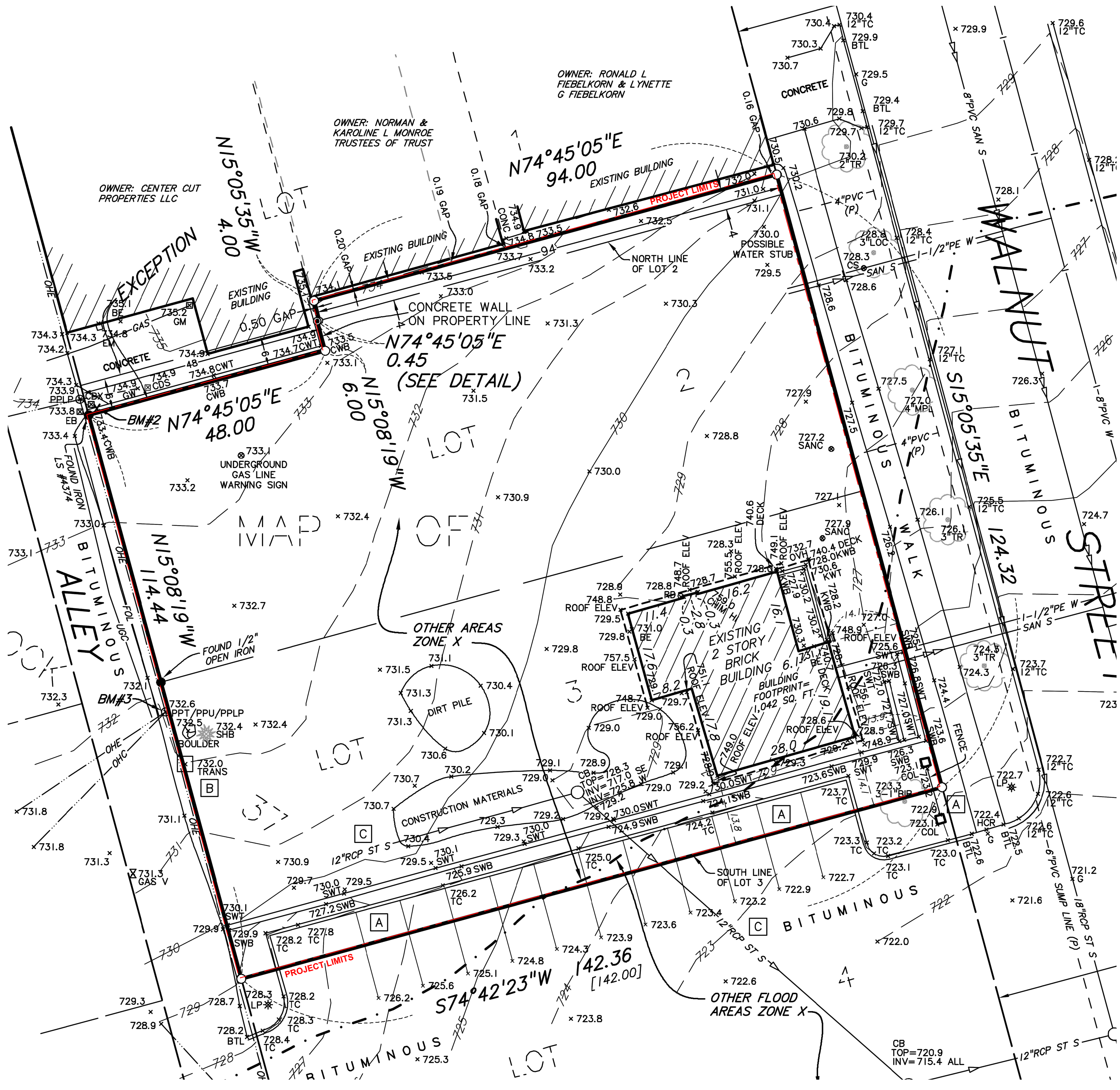


**PRELIMINARY
SUBJECT TO REVISION**

- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 44890.
 - Denotes iron monument found
- The westerly line of Lot 4, MAP OF CHASKA is assumed to have a bearing of N15°08'19"W. Carver County NAD83 (1986 adjustment)





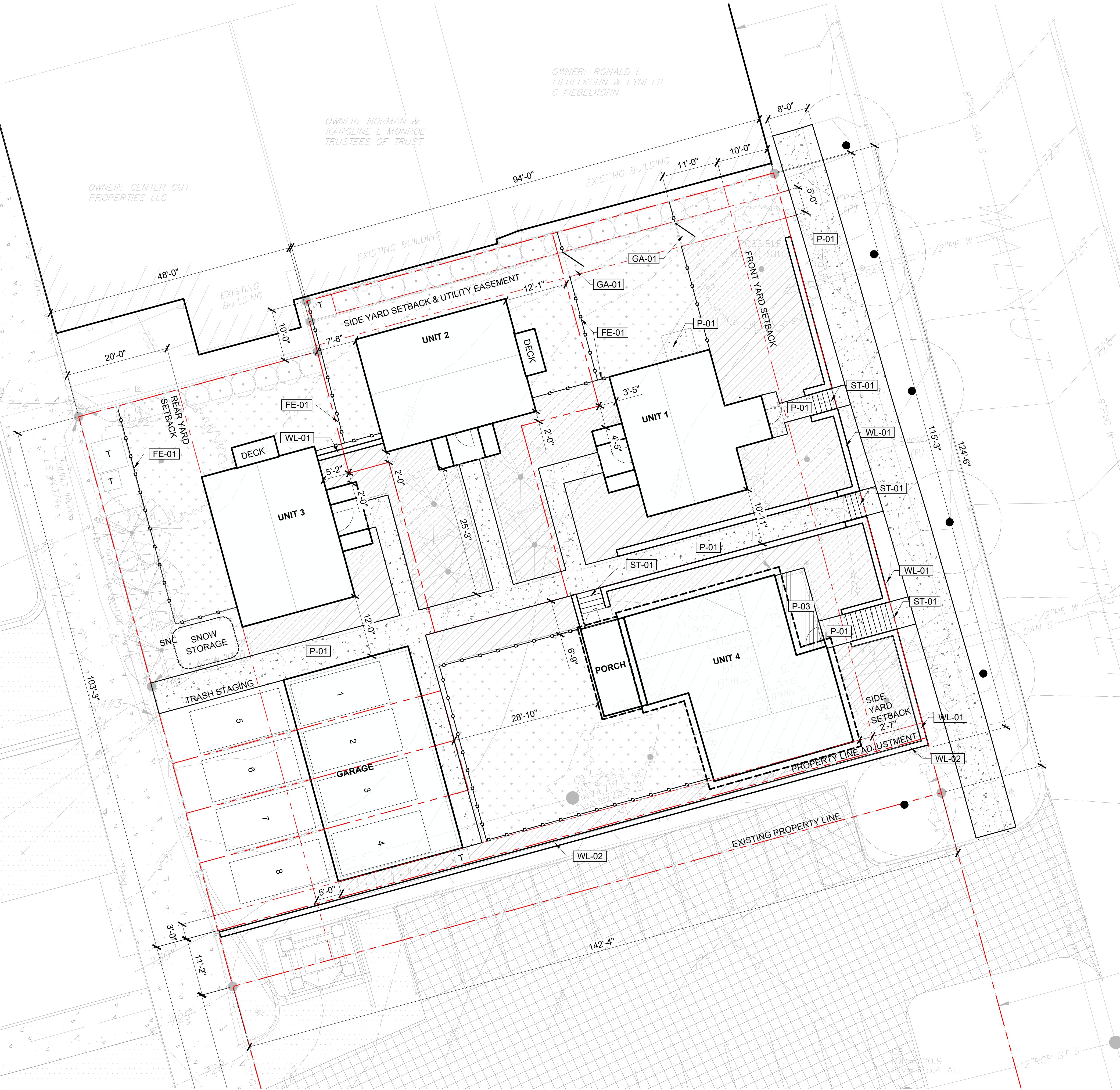


LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CDS Denotes civil defense siren
- CHIM HI Denotes chimney height
- COL Denotes building column
- CONC Denotes concrete
- CS Denotes curb stop
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- EB Denotes electric box
- EM Denotes electric meter
- FOL Denotes fiber optic line
- G Denotes gutter
- GAS V Denotes gas valve
- GM Denotes gas meter
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall top
- LP Denotes light pole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OVH Denotes overhang
- (P) Denotes per plan
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- ROOF ELEV Denotes roof elevation
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- BIR Denotes Birch tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree

1 EXISTING CONDITIONS
SCALE 1:10





MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
[FE-01]	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	322 LF

SYMBOL	GATE DESCRIPTION	QTY
[GA-01]	GATE TYPE 01 - TIMBER GATE	2

SYMBOL	PAVING DESCRIPTION	QTY
[P-01]	PAVING TYPE 01 - CONCRETE	2,591 SF
[P-03]	PAVING TYPE 03 - DECKING	93 SF

SYMBOL	STAIRS DESCRIPTION	QTY
[ST-01]	STAIR TYPE 01 - CIP STAIRS	

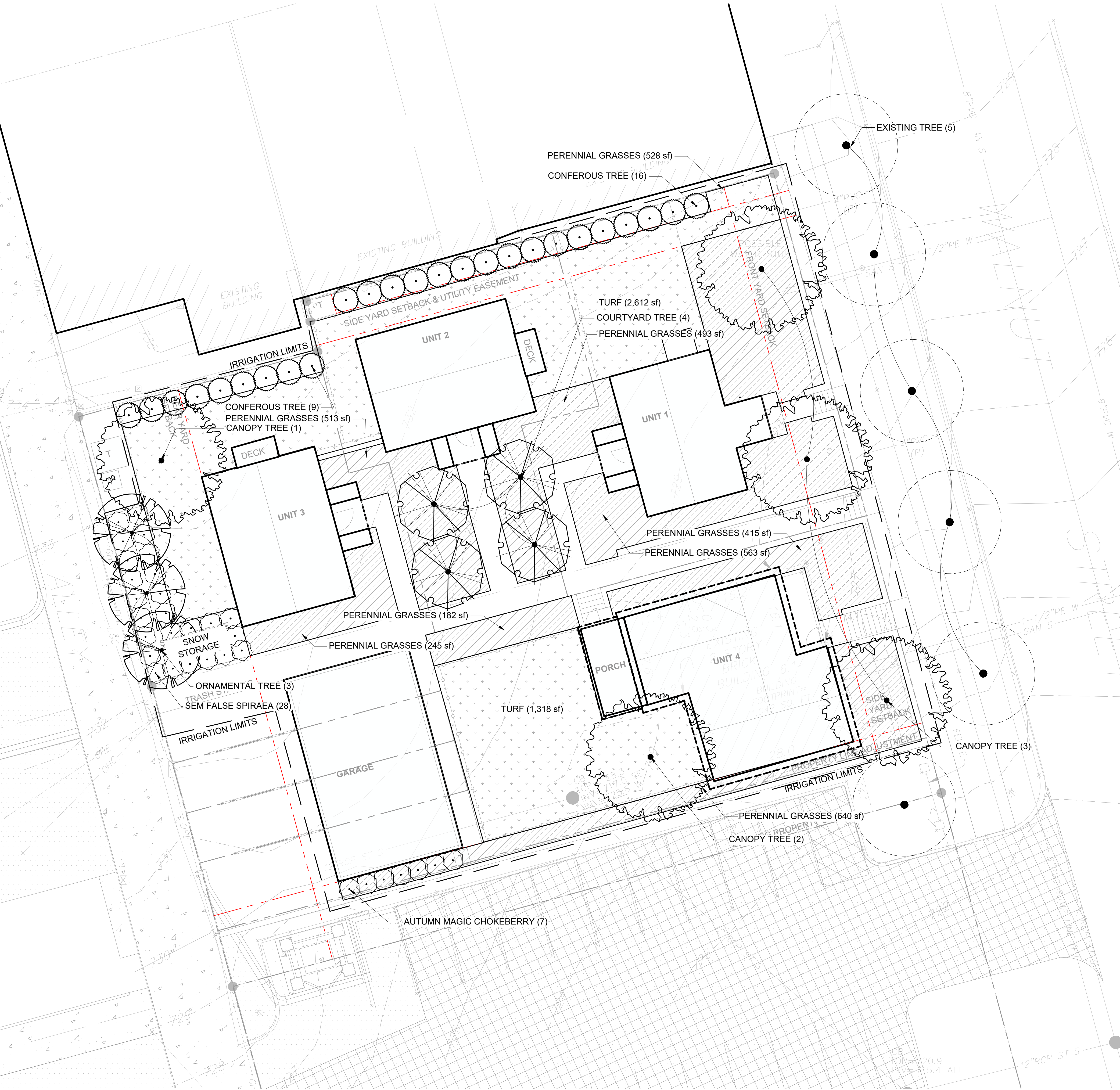
SYMBOL	WALL DESCRIPTION	QTY
[WL-01]	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	206 LF
[WL-02]	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF

- 1

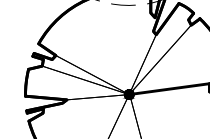
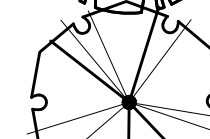
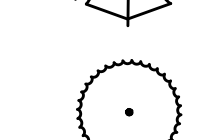
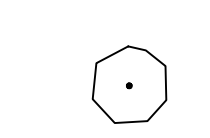
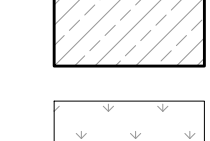
PARKING STALL
- T

TRANSFORMER

SITE INFORMATION
SITE AREA: 17,230 SQ FT



CONCEPT PLANT SCHEDULE

	CANOPY TREE 2.5" CAL WHITE OAK -	5
	EXISTING TREE -	6
	ORNAMENTAL TREE 2" CAL SERVICEBERRY -	3
	COURTYARD TREE 2" CAL QUAKING ASPEN -	4
	CONIFEROUS TREE 6' HGT HOLMSTRUP ARBORVITAE -	25
	AUTUMN MAGIC CHOKEBERRY ARONIA MELANOCARPA 'AUTUMN MAGIC' - #5 - 48" OC -	7
	SEM FALSE SPIRAEA SORBARIA SORBIFOLIA 'SEM' - #3 - 48" O.C. -	28
	PERENNIAL GRASSES -	3,701 SF
	TURF SOD -	3,535 SF

OVERSTORY TREE PLANTING REQUIREMENTS

TREE CAL INCH SHOULD EQUAL GROSS SQ FT OF HOMES DIVIDED BY 320.

UNIT 1: 1,340 SF
UNIT 2: 1,340 SF
UNIT 3: 1,340 SF
UNIT 4: 3,100 SF

TOTAL: 7,120 SF
REQUIRED CAL INCH: 22.25

PROPOSED CAL INCH: 85 (22.5 DECIDUOUS ,
62.5 CONIFEROUS)

SHRUB PLANTING REQUIREMENTS

THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SITE PERIMETER: 515 LF
REQUIRED # OF SHRUBS: $\frac{515}{30} = 18$

TOTAL AREA OF BUILDING: 7,120 SF
REQUIRED # OF SHRUBS: $\frac{7,120}{300} = 24$

PROPOSED # OF SHRUBS: 34

UNDERSTORY TREE PLANTING REQUIREMENTS

THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.

REQUIRED OVERSTORY CAL INCH: 22.25
REQUIRED UNDERSTORY CAL INCH: 5.5

PROPOSED UNDERSTORY CAL INCH: 6

USABLE OPEN SPACE REQUIREMENTS

SUFFICIENT, USABLE OPEN SPACE SHALL BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL BUILDING SITES. FOR SITES UNDER 43,560 SQUARE FEET (1 ACRE) IN GROSS SITE AREA, A MINIMUM OF 10% OF THE GROSS SITE AREA SHALL BE SHARED OPEN SPACE BUT IN NO CASE BE LESS THAN 2,500 SQUARE FEET IN SIZE; THE MINIMUM DIMENSIONS FOR SUCH OPEN SPACES SHALL BE 50 FEET IN LENGTH AND 50' IN WIDTH.

SITE AREA: 15,930 SF

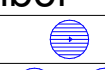
REQUIRED USABLE OPEN SPACE: 1,593 SF

PROPOSED USABLE OPEN SPACE: 4,870 SF



OVERLAY PLAN

THIS PLAN INCLUDES A COMPOSITE OF THE SITE PLAN, LANDSCAPE PLAN, AND UTILITY PLAN. REFER TO INDIVIDUAL PLANS FOR ADDITIONAL INFORMATION.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	LT-01A	Single	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 BOLLARD	10.5	957
	3	LT-01B	Back-Back	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 TWIN BOLLARD	21	957
	9	LT-02	Single	0.900	LIGMAN LEW-30011-T3-W30 WALL MOUNT AT 8FT	13.8	1376

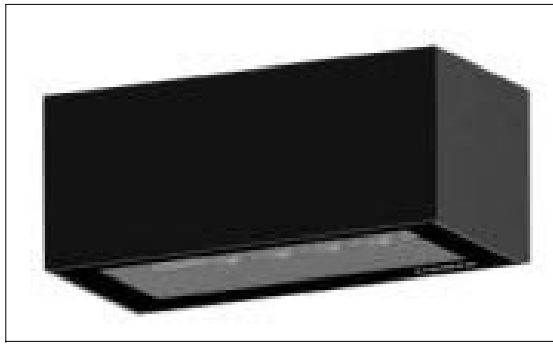
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	0.88	23.7	0.0	N.A.	N.A.



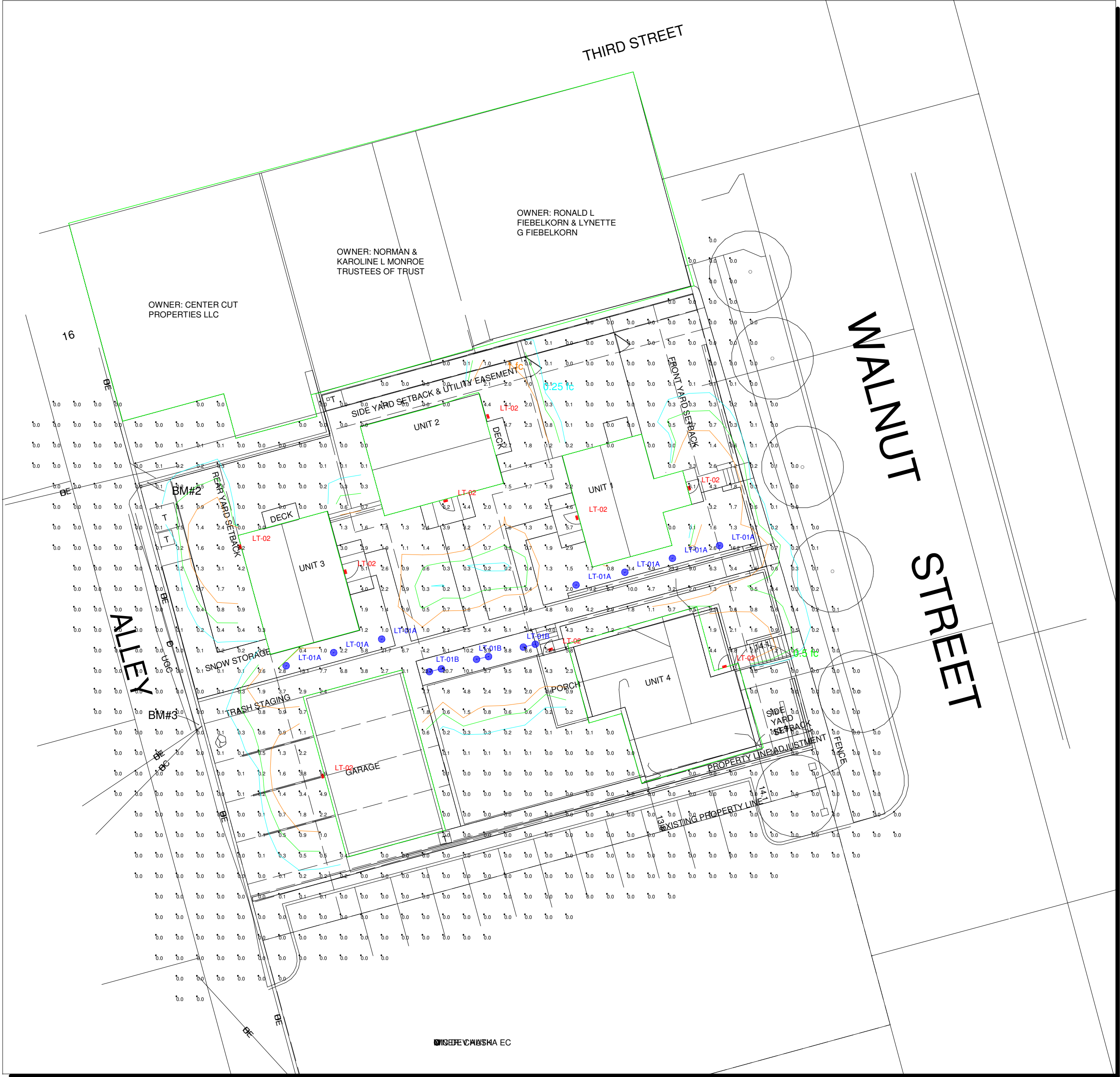
TYPE LT-01A



TYPE LT-01B



TYPE LT-02



Plan View
Scale: 1 inch= 20 Ft.

GENERAL NOTES:

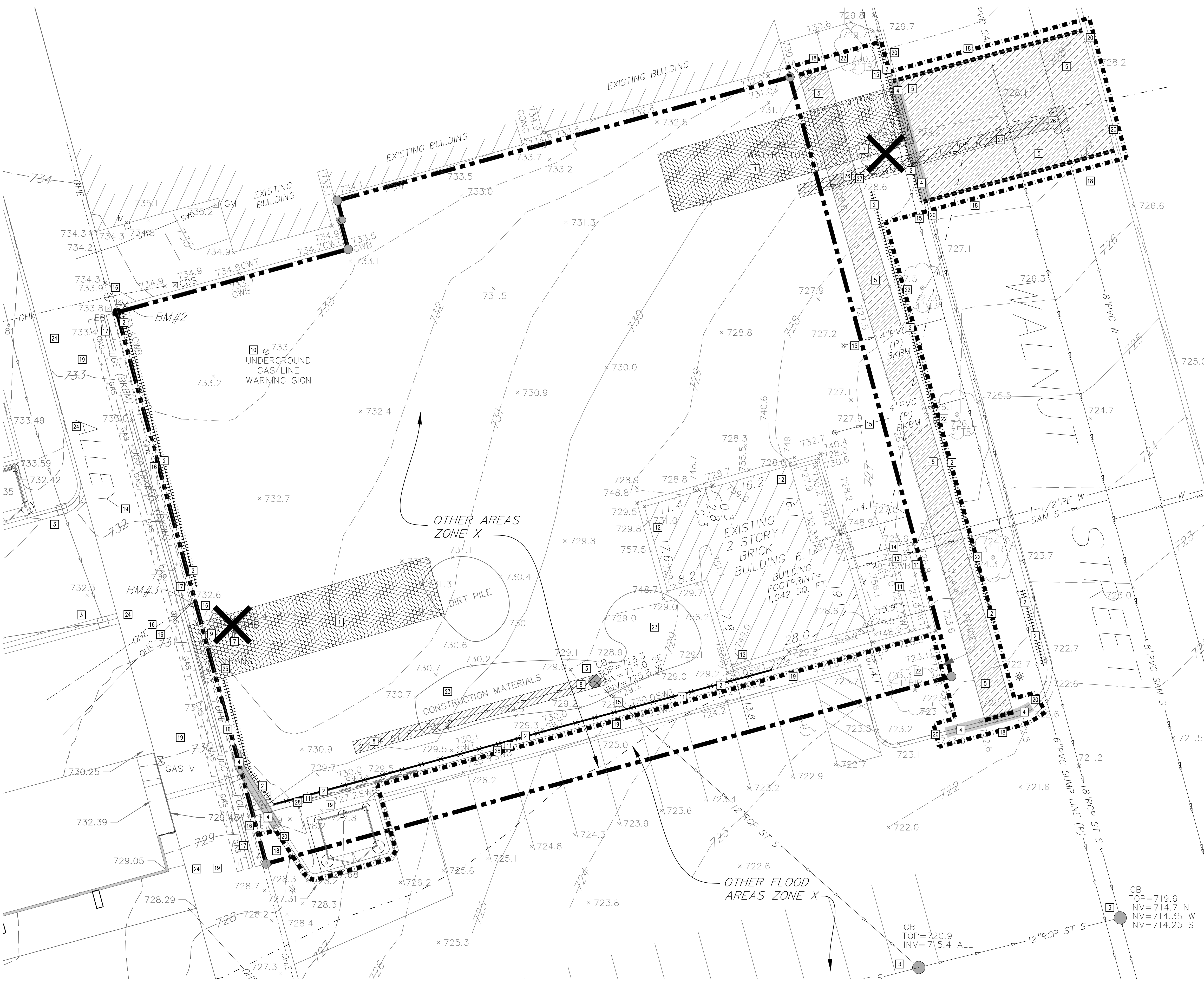
- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINT TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments
Revisions		

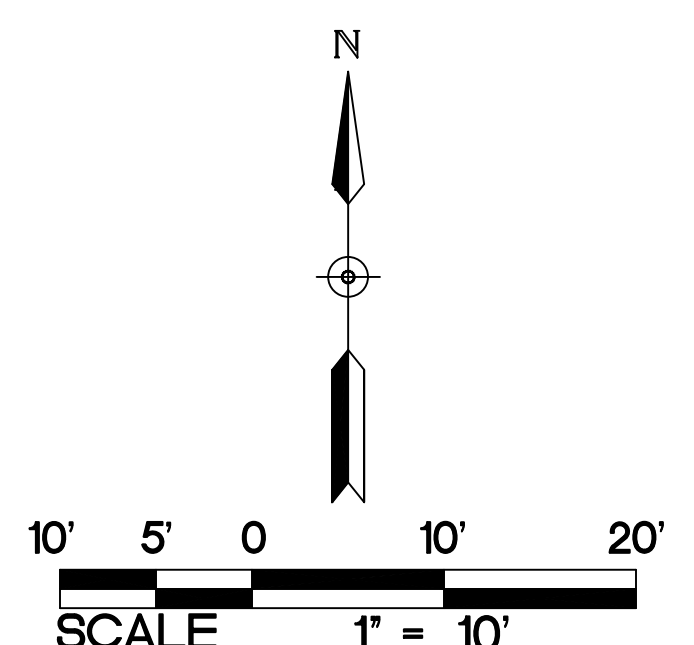
Drawn By: SANDY
Checked By: ROB C, ARLIN
Date:5/8/2023
Scale: AS NOTED

CHASKA YARDS



ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	=====
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
CONSTRUCTION ENTRANCE	[Pattern]
BITUMINOUS REMOVAL	[Pattern]
CONCRETE REMOVAL	[Pattern]
PIPE REMOVAL	[Pattern]
CURB REMOVAL	[Pattern]
ESTIMATE LOCATION OF JOINT UTILITY TRENCH	+++
TREE REMOVAL	X



NOTE:
STORM SEWER INLETS NOT SHOWN ON
PLAN MAY RECEIVE RUNOFF FROM
CONSTRUCTION ACTIVITIES. INSTALL INLET
SEDIMENT PROTECTION PER DETAILS
4/C500, 5/C500, AND 6/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR
TO BIDDING TO OBTAIN CLEAR
UNDERSTANDING OF THE FULL SCOPE OF
TREE, UNDER BRUSH, AND OTHER
VEGETATION CLEARING THAT NEEDS TO
OCCUR.

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

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

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500. CONSTRUCTION ACCESS SHALL DEPEND ON SCHEDULING OF CITY PROJECTS. CONTRACTOR TO COORDINATE WITH CITY ENGINEER AND RECEIVE ALL NECESSARY PERMITS FOR CONSTRUCTION ACCESS OFF OF WALNUT AND THROUGH THE PASEO.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500, 5/C500, AND 6/C500.
 4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 6. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 8. REMOVE STORM SEWER PIPES AND STRUCTURES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
 9. REMOVE BOULDER.
 10. CONTRACTOR SHALL FIELD VERIFY EXISTING GAS LINE AND CONTACT CITY, CIVIL ENGINEER, AND UTILITY OWNER WITH FINDING. CONTRACTOR SHALL COORDINATE RELOCATION WITH CITY, CIVIL ENGINEER, AND UTILITY OWNER.
 11. EXISTING RETAINING WALL TO REMAIN. PROTECT AT ALL TIMES.
 12. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 13. EXISTING SANITARY SEWER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 14. EXISTING WATER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 15. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
 16. EXISTING POWER POLE, OVERHEAD ELECTRICAL LINE, AND OVERHEAD COMMUNICATION LINES TO BE REMOVED BY OTHERS.
 17. EXISTING UNDERGROUND UTILITY LINES TO REMAIN. PROTECT AT ALL TIMES. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 18. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 19. EXISTING CONCRETE TO REMAIN. PROTECT AT ALL TIMES.
 20. EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
 21. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 22. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 23. REMOVE EXISTING CONSTRUCTION MATERIALS.
 24. EXISTING UNDERGROUND CHASKA ELECTRIC LINE TO REMAIN. PROTECT AT ALL TIMES. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 25. TRANSFORMER TO BE REMOVED BY OTHERS.
 26. REMOVE EXISTING WATER SERVICE. CUT OUT SERVICE CORP AND 4'-FT OF MAINLINE. REFER TO UTILITY PLAN FOR REPAIR OF MAINLINE.
 27. REMOVE EXISTING SANITARY SEWER SERVICE. CUT SEWER SERVICE 2'-FT FROM MAINLINE. CAP.
 28. REMOVE RETAINING WALL IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION TO THE APPROXIMATE EXTENTS SHOWN. REFER TO PROPOSED RETAINING WALL DESIGN FOR TIE IN TO EXISTING WALL ON 1/C200.

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF CHASKA AND LOWER MINNESOTA RIVER WATERSHED DISTRICT. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER MINNESOTA RIVER WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
5. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
9. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 881-2455.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF CHASKA. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF CHASKA STANDARDS AND SPECIFICATIONS.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL
UTILITIES ARE IN THE PROCESS OF
RELOCATION AS PART OF THE CITY PASEO
PROJECT. ESTIMATE OF CURRENT
UNDERGROUND UTILITY LOCATIONS PROVIDED
BY CHASKA ELECTRIC. GSOC DESIGN LOCATE
AND SURVEY TO BE COMPLETED PRIOR TO
CONSTRUCTION DOCUMENTS. CONTRACTOR TO
CONTACT GSOC TO CONFIRM LOCATION OF
SMALL UTILITIES PRIOR TO CONSTRUCTION.

1
C100
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 10'

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF CHASKA AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF CHASKA FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL UTILITIES ARE IN THE PROCESS OF RELOCATION AS PART OF THE CITY PASEO PROJECT. ESTIMATE OF CURRENT UNDERGROUND UTILITY LOCATIONS PROVIDED BY CHASKA ELECTRIC. GSOC DESIGN LOCATE AND SURVEY TO BE COMPLETED PRIOR TO CONSTRUCTION DOCUMENTS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES PRIOR TO CONSTRUCTION.

ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

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

APPROXIMATE DISTURBED AREA IS 0.32 ACRES

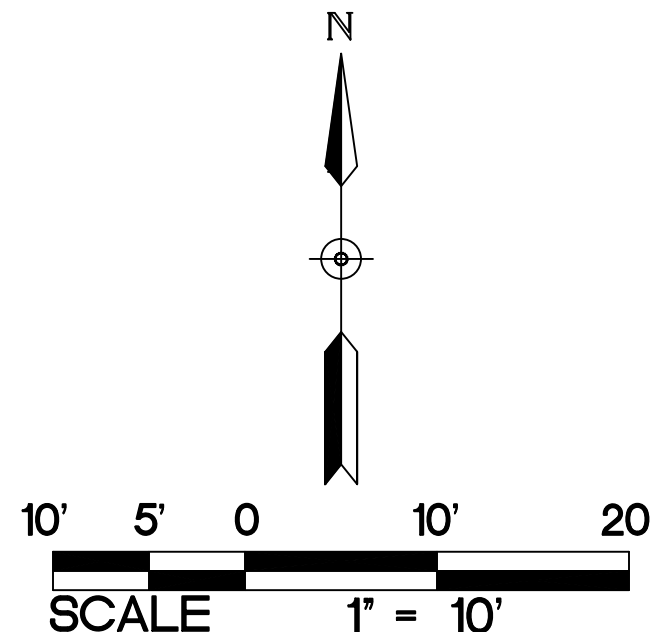
NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	■■■■■■■■■■
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	■■■■■■■■■■
SAWCUT LINE (APPROX.)	■■■■■■■■■■
PROPOSED CONTOUR	722.0
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
PROPOSED EASEMENT	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
CATCH BASIN	■
MANHOLE	●
EROSION CONTROL BLANKET (TEMPORARY)	■
ROCK CONSTRUCTION ENTRANCE	■
DRAINAGE FLOW ARROW	→
RETAINING WALL SPOT ELEVATION	722.50
SPOT ELEVATION	722.50
SOIL BORING	SB-1
CONCRETE WASHOUT AREA	■

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State One Call at 651-434-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 30.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 730.00.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.



RETAINING WALL NOTES:

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE ELEVATION OF THE BURIED BLOCK COURSE.
- ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 48 INCHES. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
- STACKED LIMESTONE WALL BY LANDSCAPE ARCHITECT.

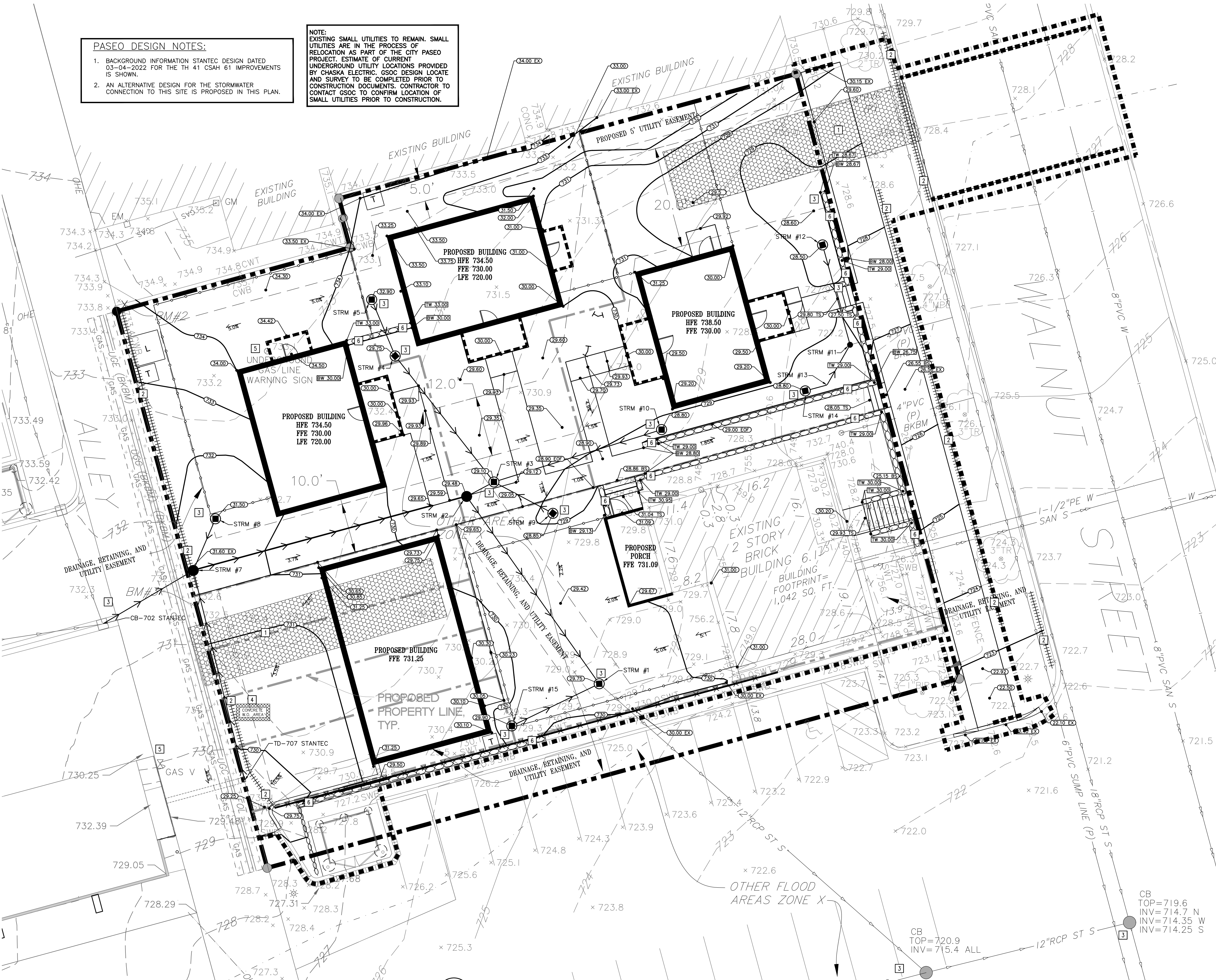
WALKWAY NOTES:

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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C5.0 AND 3/C5.0.
- INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0.
- APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
- EXACT LOCATION OF GAS SERVICE IS NOT KNOWN. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER AND OWNER WITH FINDINGS.
- RETAINING WALL. DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. IF A PROPOSED BUILDING IS WITHIN A 10-FOOT SET BACK OF THE FACE OF THE WALL BLOCK, DESIGN OF THE WALL SHALL NOT INCLUDE GEGRID.



EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL

MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.

E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.

- MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
- RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, ALLEYS, AND CURB LINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C200 1" = 10'

PASEO DESIGN NOTES:

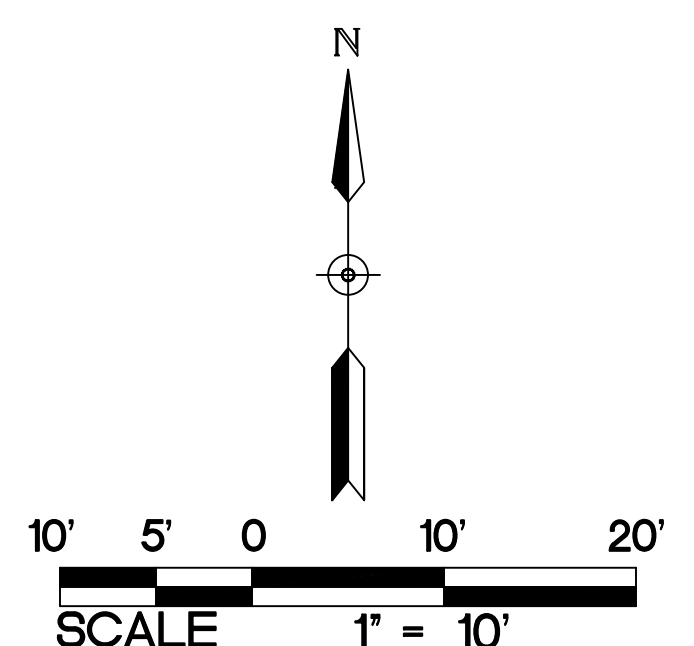
- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PE	Polyethylene
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain

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

- UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:**
- FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
 - PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	----
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
SANITARY SEWER	==>
WATER PIPE	----
STORM SEWER	----
RETAINING WALL	----
PROPOSED EASEMENT	----
FUTURE PROPERTY LINE	----
PROPOSED FENCE	----
GATE VALVE, OR CURB BOX AND STOP	●
FIRE HYDRANT	●
CLEANOUT	●
CATCH BASIN	●
MANHOLE	●



KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
- INSTALL 8-INCH BY 8-INCH TEE AND 8-INCH GATE VALVE. THE CITY OF CHASKA WILL NOT ALLOW A WATER MAIN WET TAP ON THIS WATER MAIN. EXTEND 8-INCH WATER SERVICE TO FIRE HYDRANT LOCATION AND CAP END OF PIPE.
 - STUB 1-INCH PE WATER SERVICE INTO BUILDING LEAVING A 24-INCH COIL OF PIPE ABOVE FLOOR ELEVATION. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL 8-INCH BY 6-INCH TEE.
 - TAP FIRE HYDRANT LEAD, INSTALLING THREE 1-INCH CORPORATION STOPS AND EXTEND WATER SERVICES INTO SITE. REFER TO DETAIL 4/C501.
 - INSTALL 1-INCH CURB STOP AND BOX 10-FEET FROM PROPERTY LINE. REFER TO DETAIL 4/C501.
 - INSTALL 6-INCH GATE VALVE AND FIRE HYDRANT. REFER TO DETAIL 1/C502.
 - CONTRACTOR SHALL CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER WITH 8-INCH PVC WYE. REFER TO SANITARY SEWER TABLE FOR INVERTS. REFER TO DETAIL 1/C501.
 - INSTALL SANITARY SEWER CLEAN OUT. REFER TO DETAIL 3/C501. REFER TO SEWER TABLE FOR ADDITIONAL FITTINGS AT THIS LOCATION.
 - LOCATION OF PROPOSED SANITARY SEWER SERVICE. STUB TO WITHIN 5-FEET OF BUILDING. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL 8-INCH BY 4-INCH PVC REDUCER.
 - CONTRACTOR SHALL SUPPORT EXISTING PUBLIC AND SMALL UTILITIES DURING WORK ITEMS THAT UNDERMINE EXISTING UTILITIES.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER, ARCHITECT, AND OWNER WITH FINDINGS.
 - INSTALL 8-INCH PLUG.
 - STANTEC DESIGN. TO BE COORDINATED.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
CB-702 STANTEC	CB-702 STANTEC	NA		NE = 727.13	-----
STRM #1	48" CB MH	R-2390	729.75	SE = 717.00 NW = 722.57 SW = 725.71	46 L.F. OF 12" RCP @ 2.04%, STRM #2 19 L.F. OF 8" PVC @ 1.00%, STRM #15
STRM #2	48" MH	R-1733	729.48	SE = 723.50 W = 725.36 NE = 723.50	56 L.F. OF 12" PVC @ 1.00%, STRM #7 6 L.F. OF 10" PVC @ 1.44%, STRM #3
STRM #3	48" CB MH	R-3067	729.11	SW = 723.59 NW = 724.60 SE = 723.88 E = 823.59	32 L.F. OF 8" PVC @ 3.62%, STRM #4 13 L.F. OF 8" PVC @ 3.55%, STRM #9 35 L.F. OF 4" PVC @ 1.00%, STRM #10
STRM #4	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.75	SE = 725.75 NW = 726.80	12 L.F. OF 8" PVC @ 1.00%, STRM #5
STRM #5	ADS Yard Drain	8" DURACAST IN-LINE GRATE	733.00	SE = 726.92	-----
STRM #7	48" MH	R-1733	731.58	E = 725.92 SW = 726.55 S = 726.42 NE = 727.23	21 L.F. OF 12" RCP @ 2.76%, CB-702 STANTEC 43 L.F. OF 6" HDPE @ 2.40%, TD-707 STANTEC 11 L.F. OF 8" PVC @ 2.43%, STRM #8
STRM #8	ADS Yard Drain	8" DURACAST IN-LINE GRATE	731.50	SW = 727.50	-----
STRM #9	48" CB MH	R-2390	728.85	NW = 724.35	-----
STRM #10	ADS Yard Drain	4" DURACAST IN-LINE GRATE	824.79	W = 823.94	-----
STRM #11	4" CO	R-2390	728.95	E = 723.56 N = 724.00 SW = 723.56	21 L.F. OF 4" PVC @ 0.67%, STRM #12 9 L.F. OF 4" PVC @ 1.00%, STRM #13
STRM #12	ADS Yard Drain	4" DURACAST IN-LINE GRATE	729.00	S = 724.14	-----
STRM #13	4" PVC 45 DEGREE BEND	NA		NE = 723.65 W = 723.65	4 L.F. OF 4" PVC @ 4.24%, STRM #14
STRM #14	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	E = 723.84	-----
STRM #15	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.90	NE = 725.90	-----
TD-707 STANTEC	16" TRENCH DRAIN STANTEC	NA		N = 727.45	-----

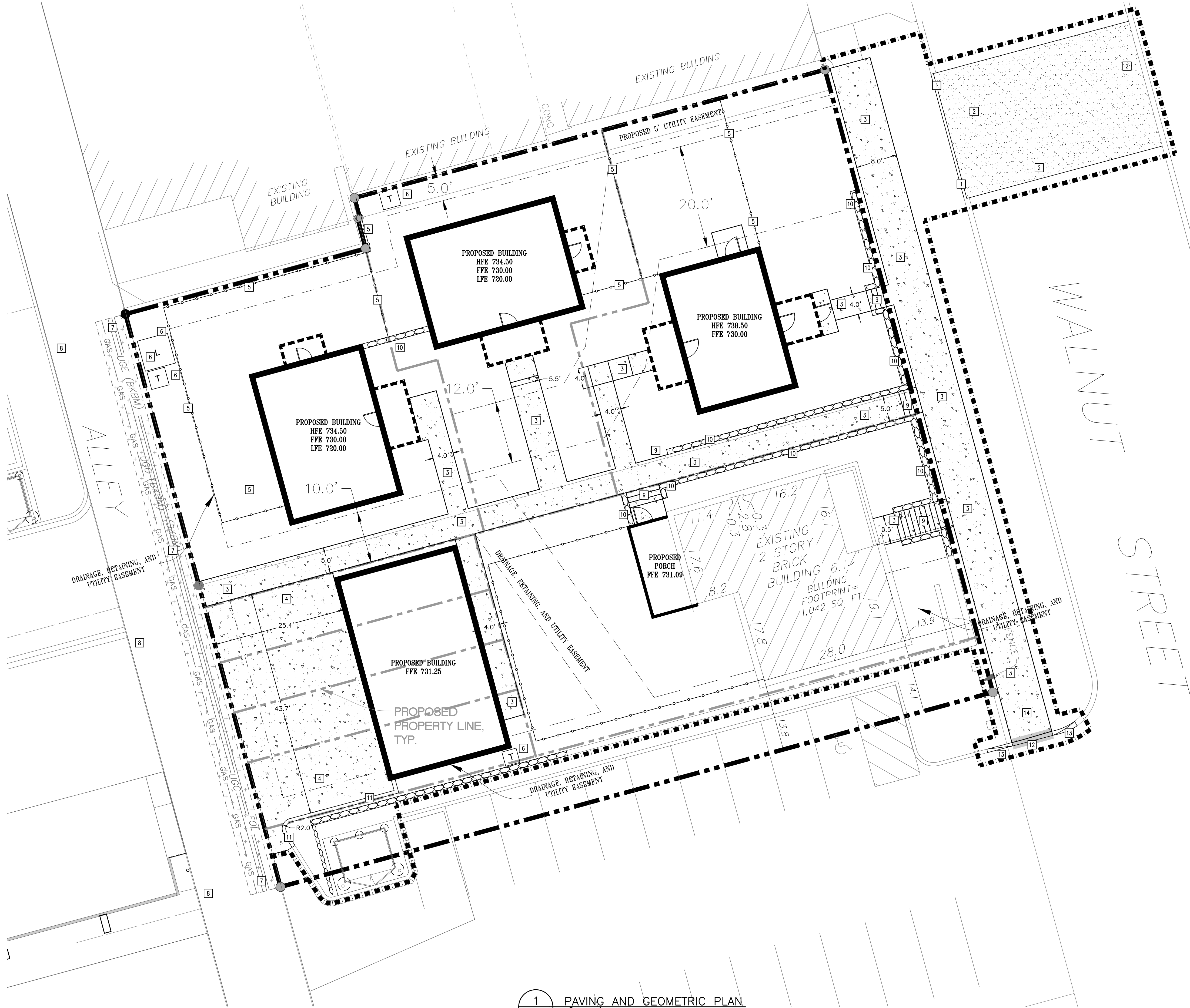
SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #1	8" PVC WYE CONNECTION TO SAN MAIN	NA		W = 716.05	78 L.F. OF 8" PVC @ 2.00%, SAN #2
SAN #2	8" CO	NA	730.85	E = 717.62 W = 717.62	3 L.F. OF 8" PVC @ 2.00%, SAN #3
SAN #3	8" BY 8" PVC WYE	NA		E = 717.68 S = 717.68 W = 717.68	25 L.F. OF 8" PVC @ 1.00%, SAN #6 2 L.F. OF 8" PVC @ 0.37%, SAN #4
SAN #4	8" BY 4" PVC REDUCER	NA		E = 717.69	11 L.F. OF 4" PVC @ 2.09%, SAN #5
SAN #5	Sanitary Sewer Service Connection	NA		E = 718.08	-----
SAN #6	8" BY 4" PVC WYE	NA		N = 717.93 SE = 718.09 S = 717.93	1 L.F. OF 4" PVC @ 1.66%, SAN #7 1 L.F. OF 8" PVC @ 1.00%, SAN #9
SAN #7	4" PVC 45 DEGREE BEND	NA		NW = 718.11 E = 718.11	8 L.F. OF 4" PVC @ 1.07%, SAN #8
SAN #8	Sanitary Sewer Service Connection and Riser Pipe	NA		W = 718.20	-----

1 UTILITY PLAN C300 1" = 10'

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #9	8" BY 4" PVC REDUCER	NA		N = 717.94 S = 718.11	7 L.F. OF 4" PVC @ 0.65%, SAN #10
SAN #10	4" 22.5 DEGREE PVC BEND	NA		N = 718.15 SW = 718.15	11 L.F. OF 4" PVC @ 0.61%, SAN #11
SAN #11	8" PVC 45 DEGREE BEND & CO	NA	729.49	NE = 718.22 W = 718.22	33 L.F. OF 4" PVC @ 0.65%, SAN #12
SAN #12	Sanitary Sewer Service Connection	NA		E = 718.44	-----

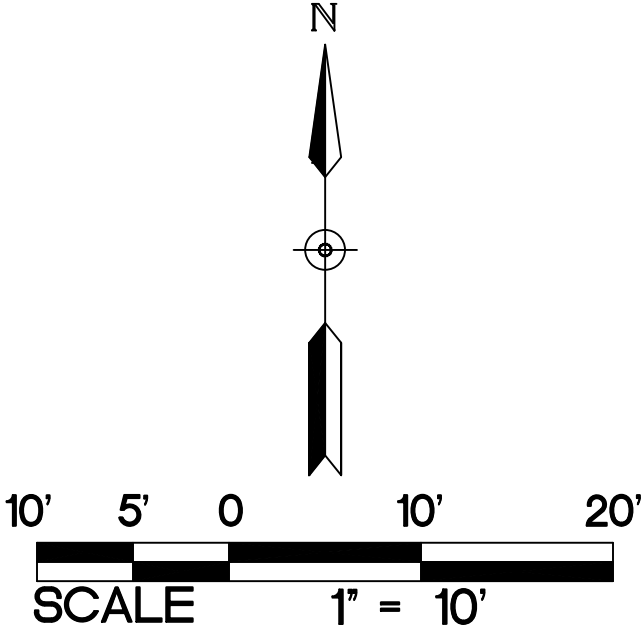
UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE. 1-INCH WATER SERVICE PIPE SHALL BE SIDR 7 IPS PE PIPE OR TYPE K COPPER. ALL PLASTIC PIPE REQUIRES TRACER WIRE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CHASKA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 POLY VINYL CHLORIDE (PVC). UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D1785 OR ASTM D2665 FOR SCHEDULE 40.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
RETAINING WALL	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
FLAT CURB	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
JOINT UTILITY TRENCH	---
CHASKA ELECTRICAL TRENCH	---



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL MODIFIED B612 MODIFIED PARKBOARD VERTICAL CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C501.
 2. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C501.
 3. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C501.
 4. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 7/C501.
 5. INSTALL FENCE. REFER TO ARCHITECTURAL PLANS AND DETAILS.
 6. APPROXIMATE LOCATION OF ELECTRICAL AND COMMUNICATION BOXES. REFER TO SMALL UTILITY PLANS FOR EXACT LOCATIONS.
 7. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 8. EXISTING UNDERGROUND CHASKA ELECTRIC TRENCH. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 9. INSTALL CONCRETE STEPS. REFER TO DETAIL 8/C501.
 10. DRY STACKED LIMESTONE WALL. REFER TO LANDSCAPE ARCHITECT'S DRAWING
 11. INSTALL CURB WALL. REFER TO DETAIL 2/C502.
 12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C502.
 13. INSTALL NOSE DOWN CURB SECTION. REFER TO DETAIL 4/C502.
 14. INSTALL MNDOT PEDESTRIAN CURB RAMP. REFER TO DETAIL 5/C502 AND GRADING PLAN.

- PAVING NOTES:**
1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 6. FOLLOW ALL CITY OF CHASKA RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 7. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 8. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
 9. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
 10. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 11. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.

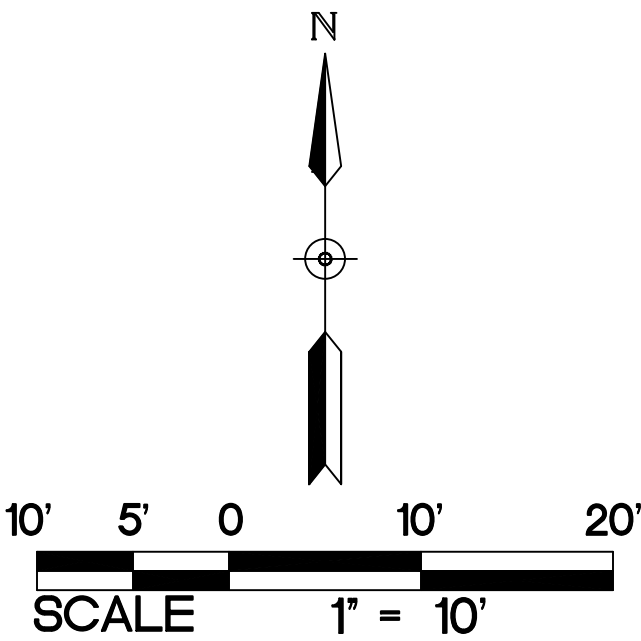
1 PAVING AND GEOMETRIC PLAN
C400 1" = 20'

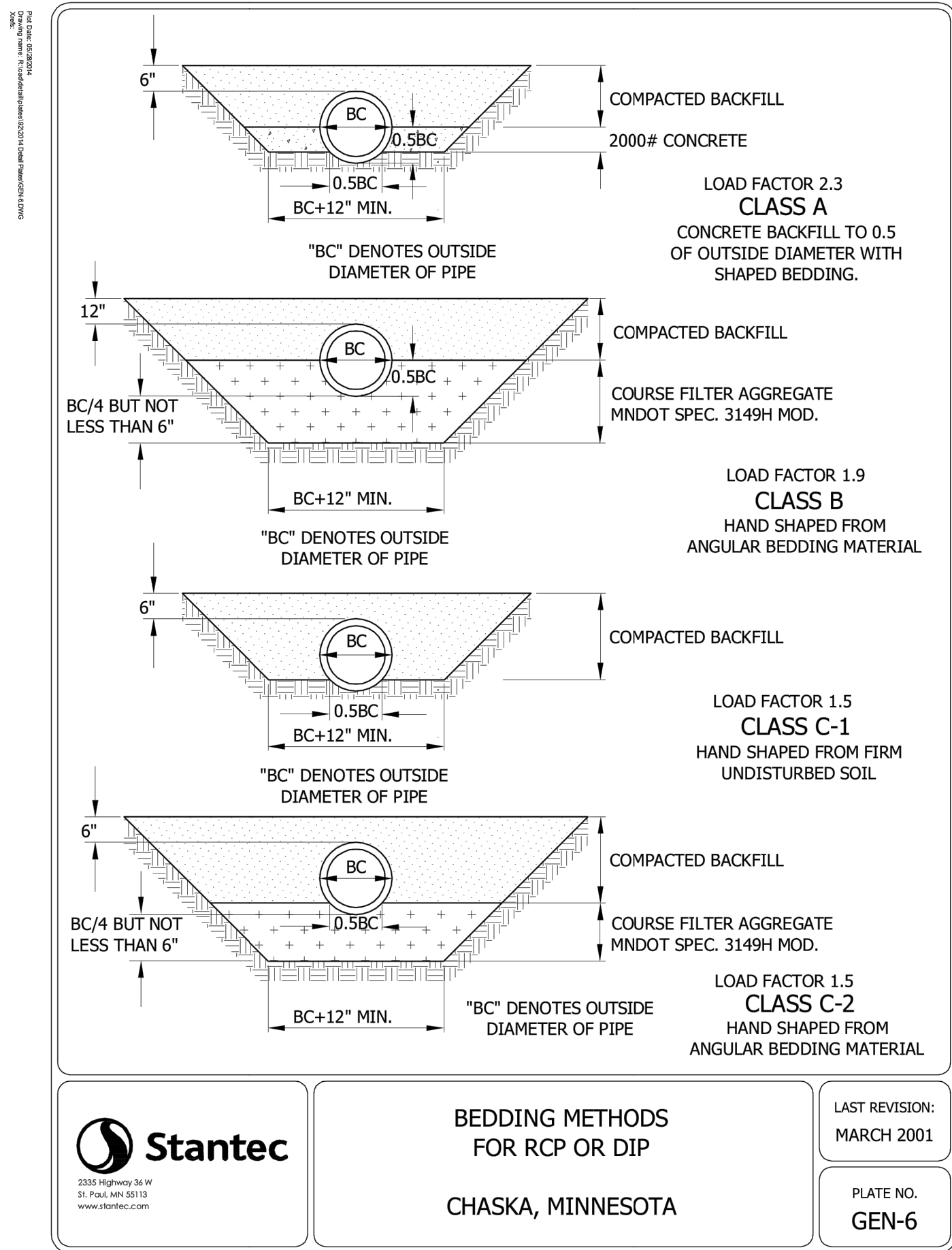


ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

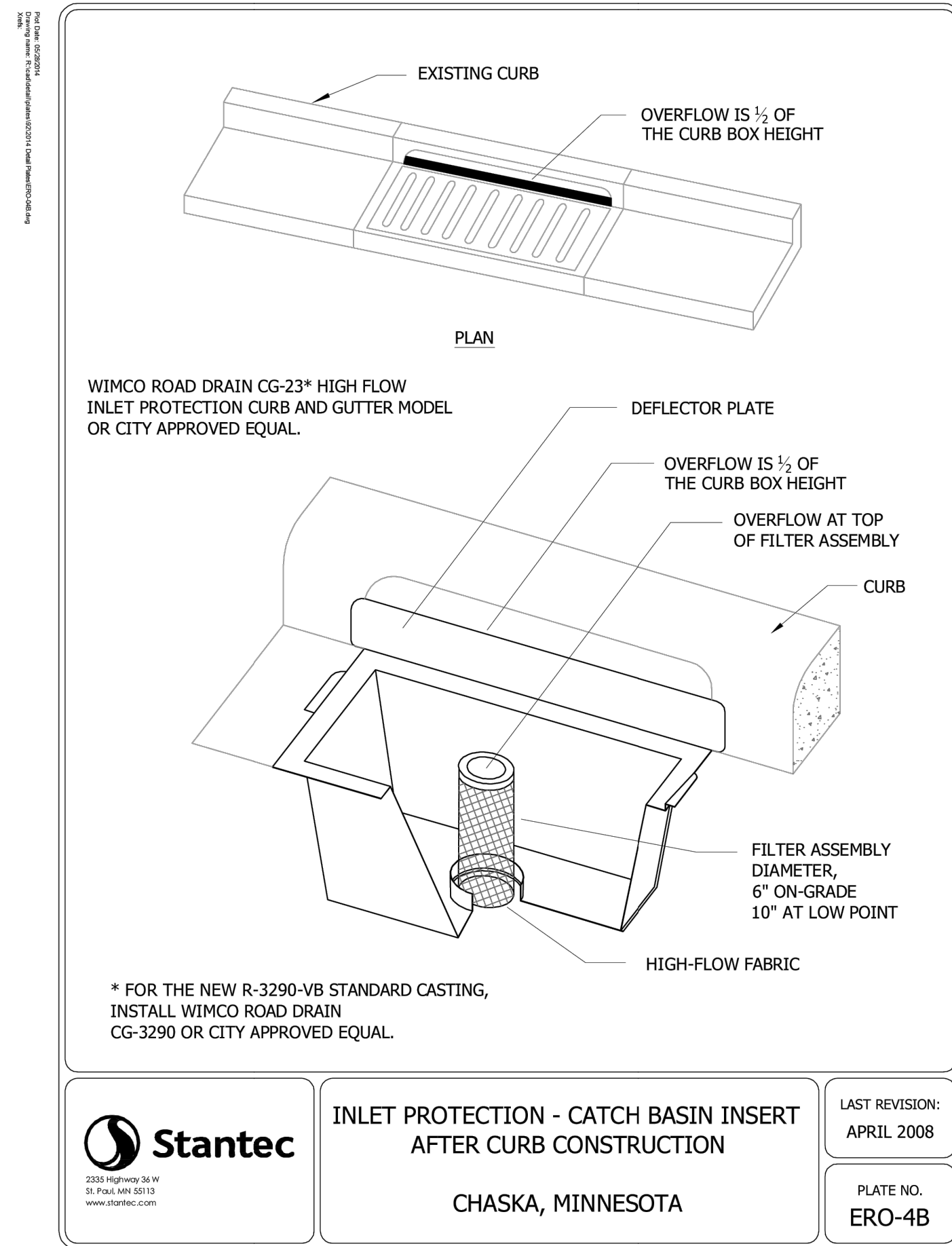
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
RETAINING WALL	
FUTURE PROPERTY LINE	
PROPOSED FENCE	
FLAT CURB	
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
JOINT UTILITY TRENCH	
CHASKA ELECTRICAL TRENCH	

VEHICLE COLORS	
BLUE	FRONT TIRES
GREEN	VEHICLE BODY
BLACK	REAR TIRES

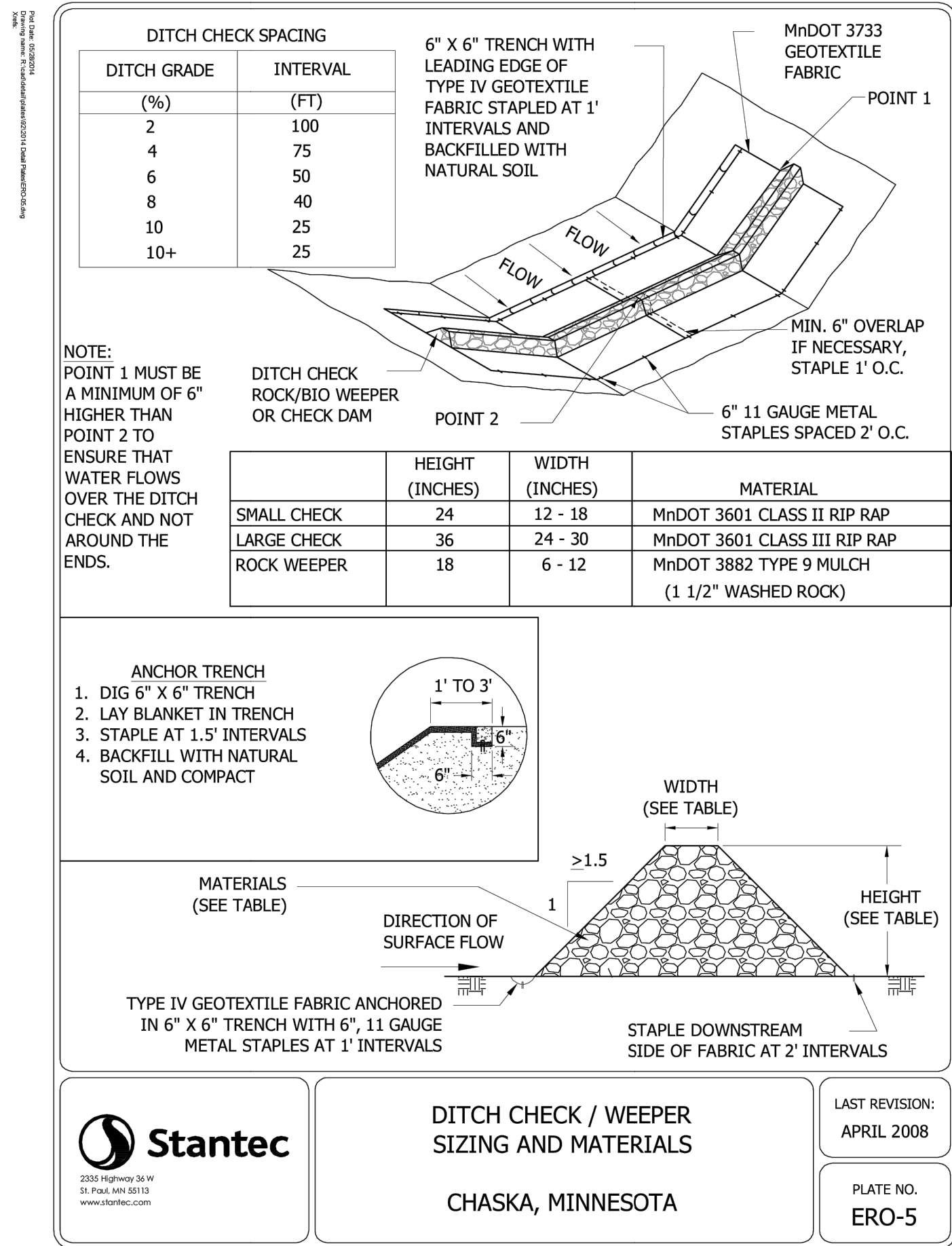




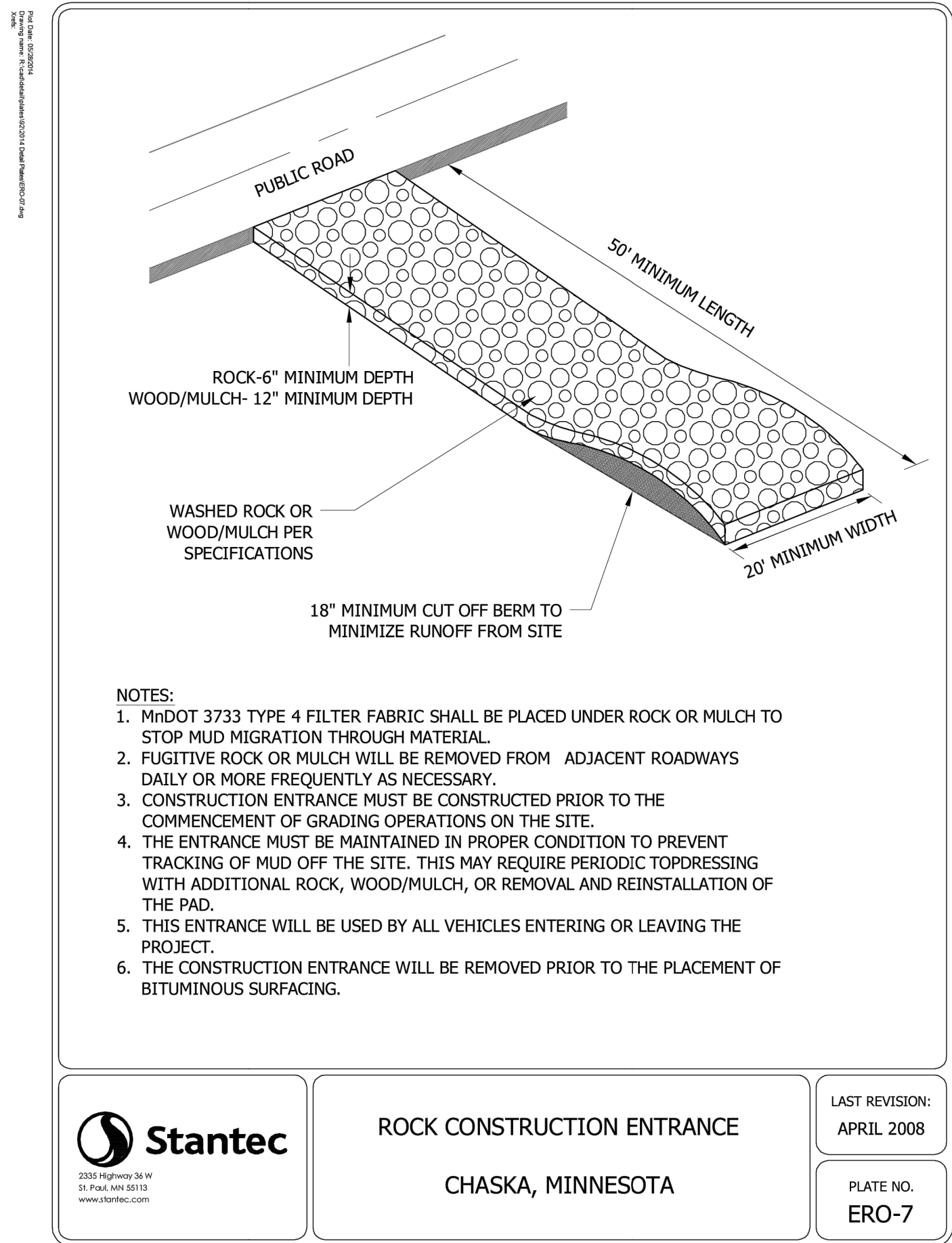
7 PIPE BEDDING
C500 NOT TO SCALE



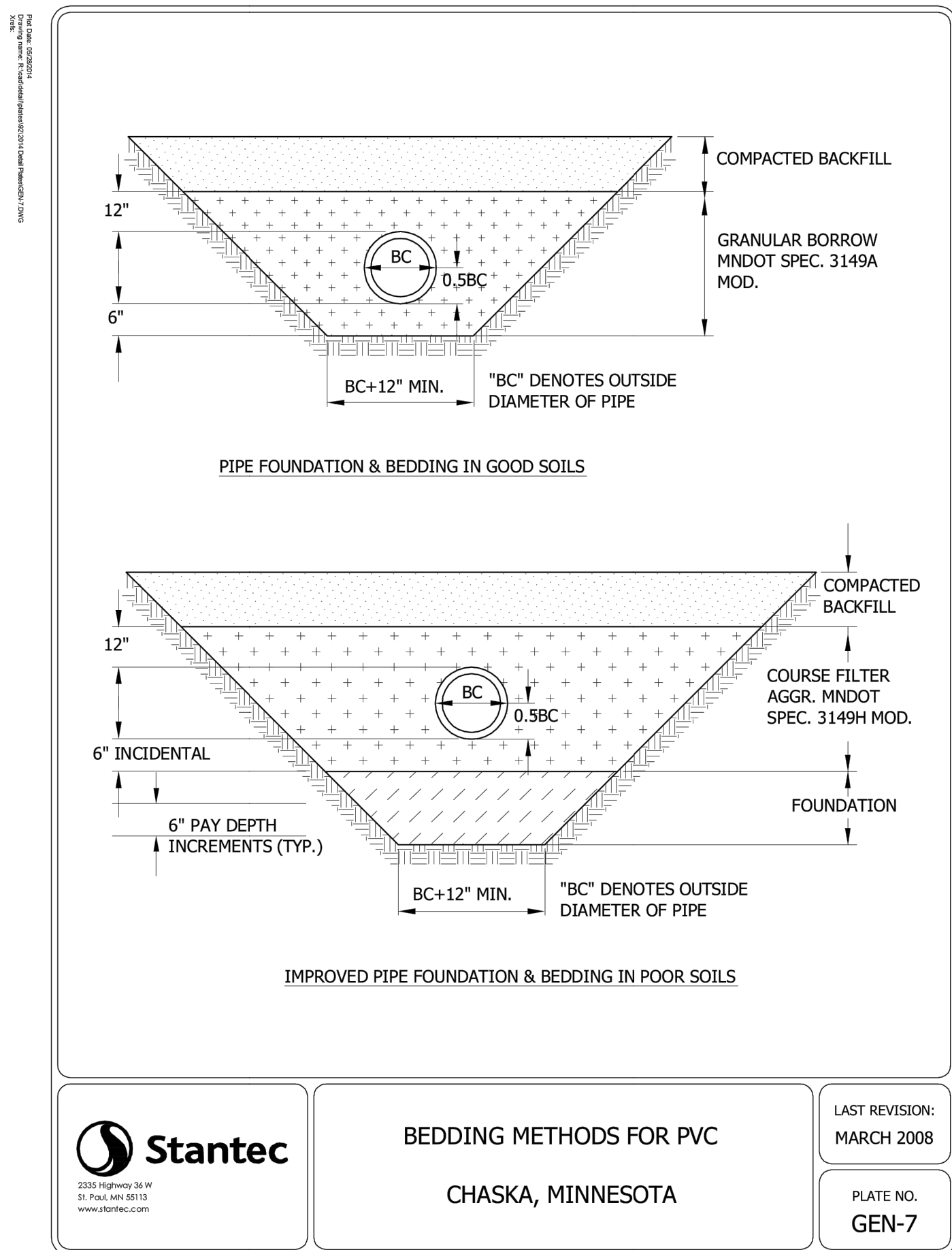
5 INLET PROTECTION
C500 NOT TO SCALE



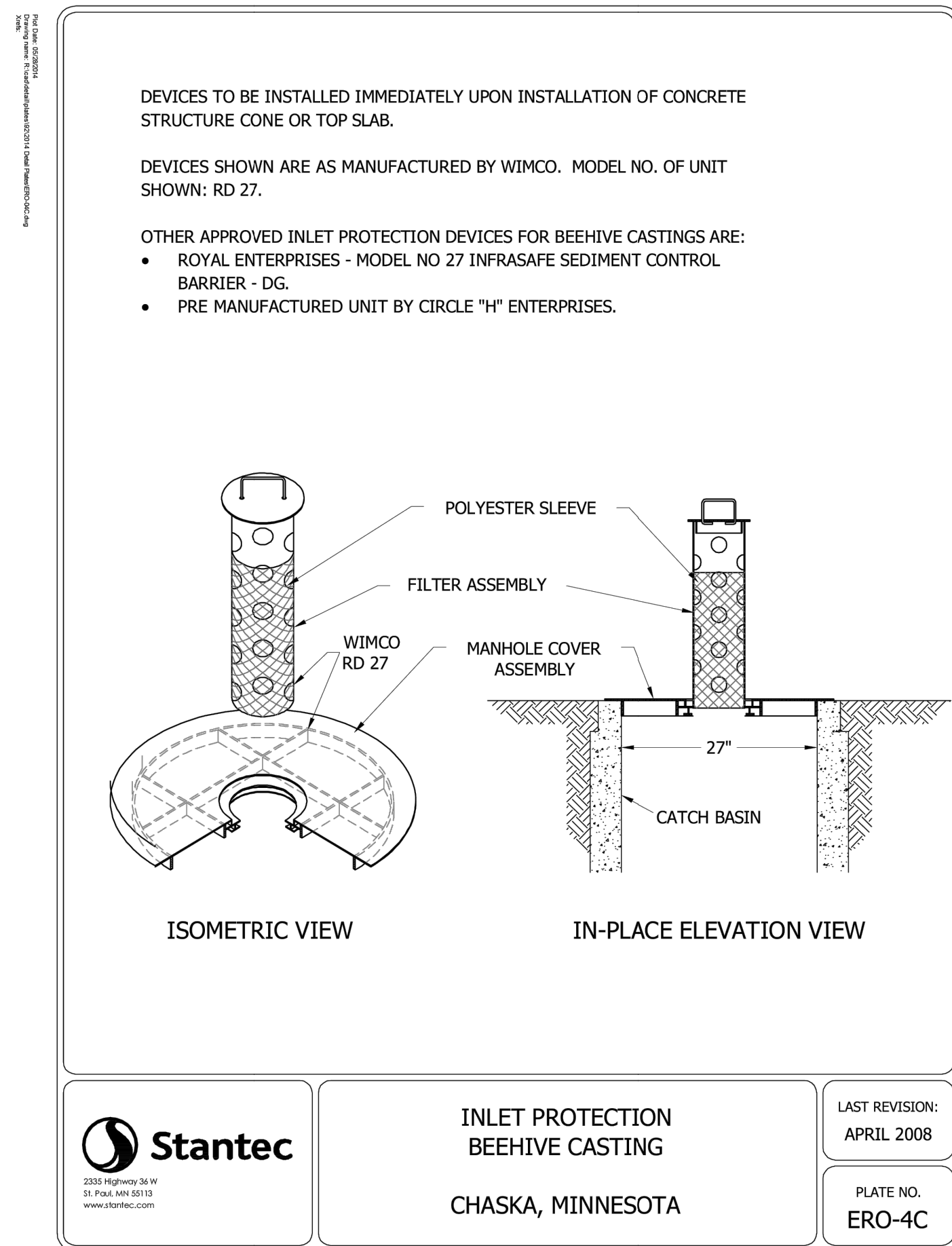
3 BIO LOG
C500 NOT TO SCALE



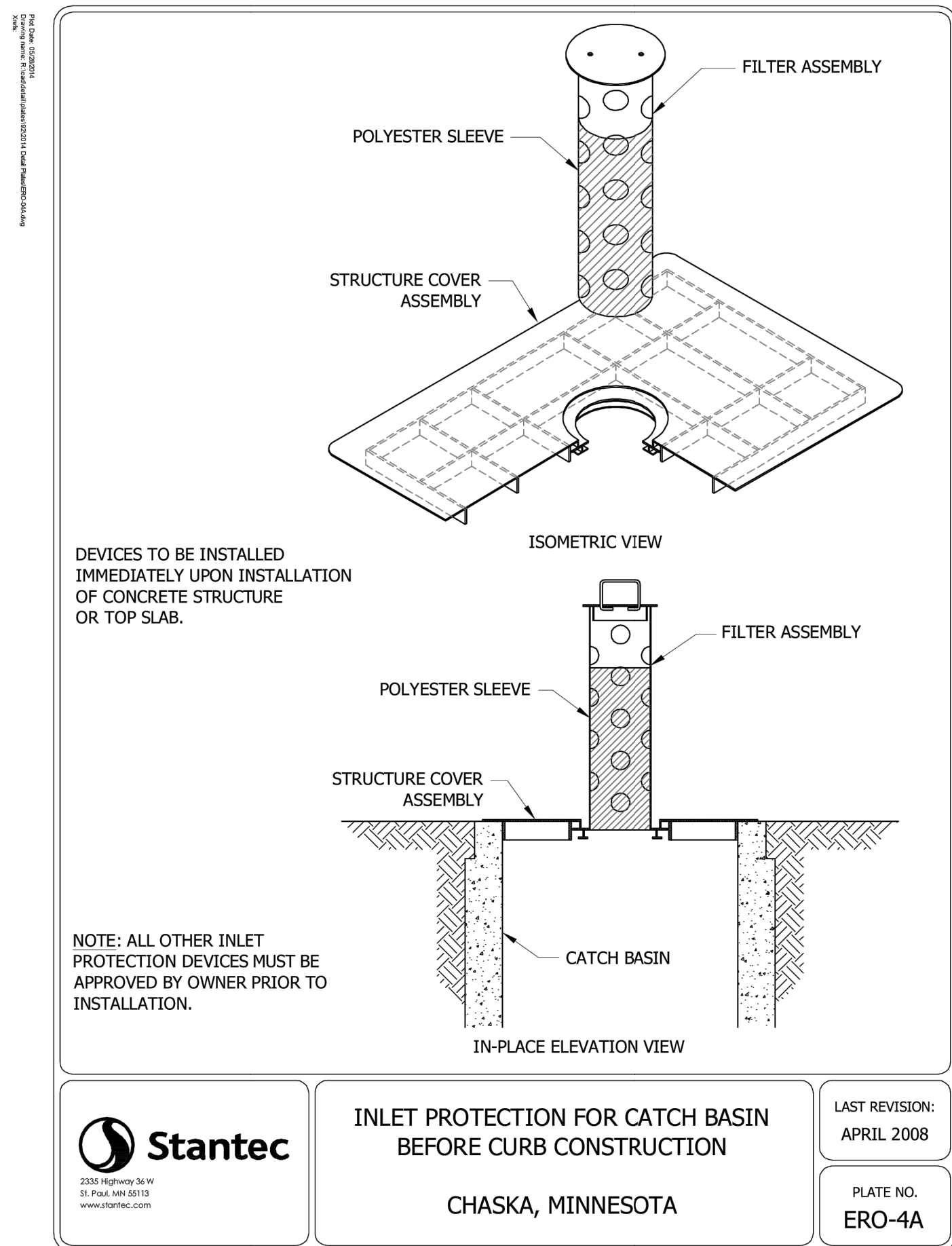
1 CONSTRUCTION ENTRANCE
C500 NOT TO SCALE



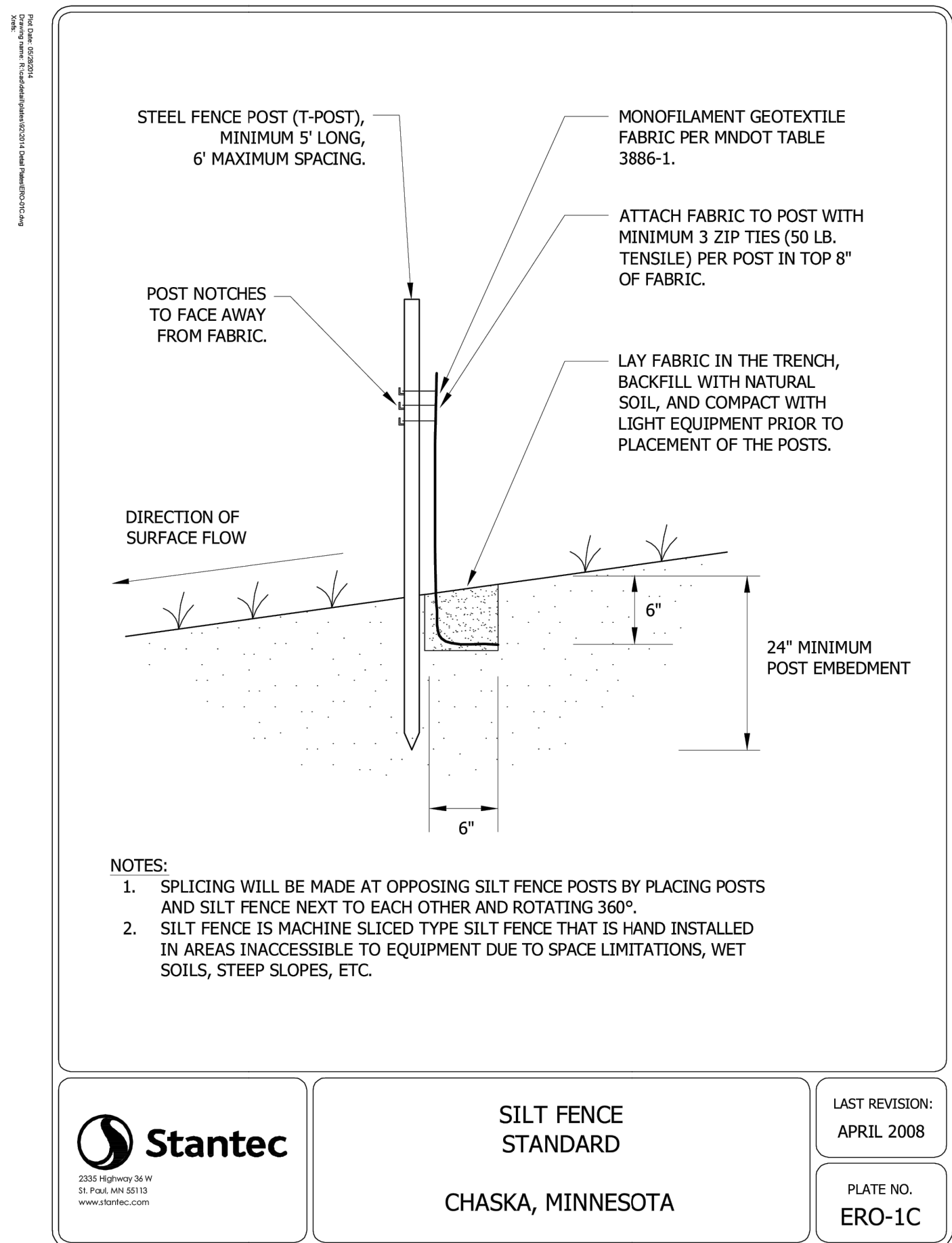
8 PVC PIPE BEDDING
C500 NOT TO SCALE



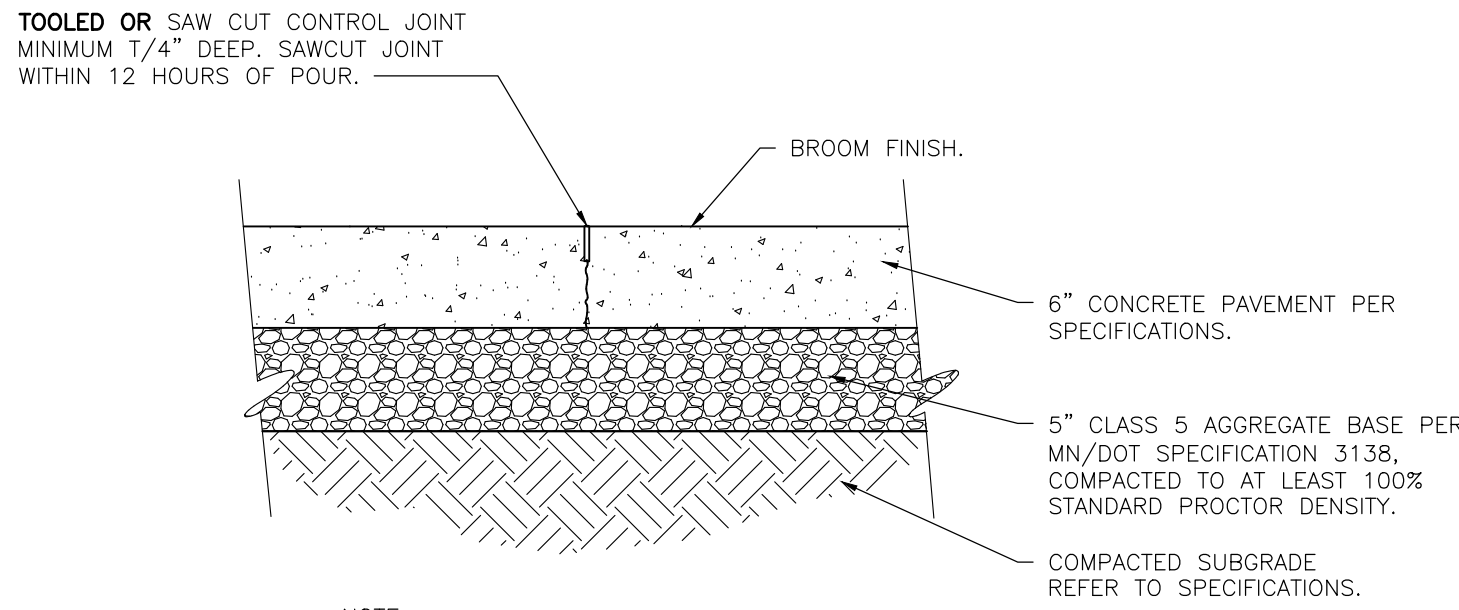
6 INLET PROTECTION
C500 NOT TO SCALE



4 INLET PROTECTION
C500 NOT TO SCALE

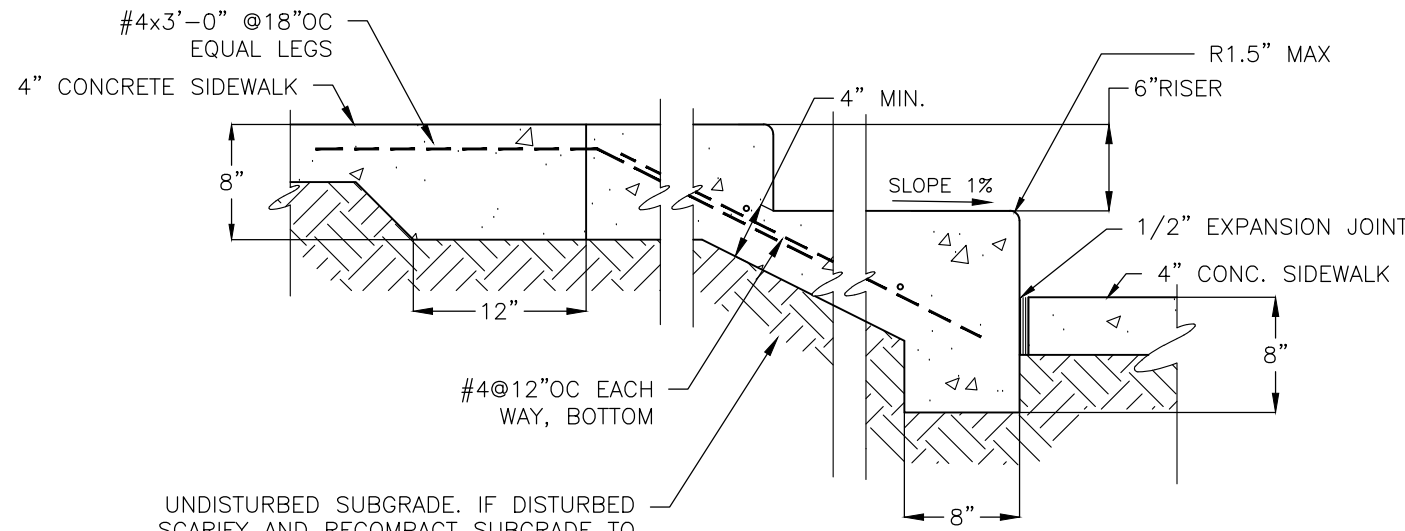


2 SILT FENCE
C500 NOT TO SCALE



NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24
TIMES THE PAVEMENT THICKNESS WITH A
MAXIMUM OF 12 FEET.

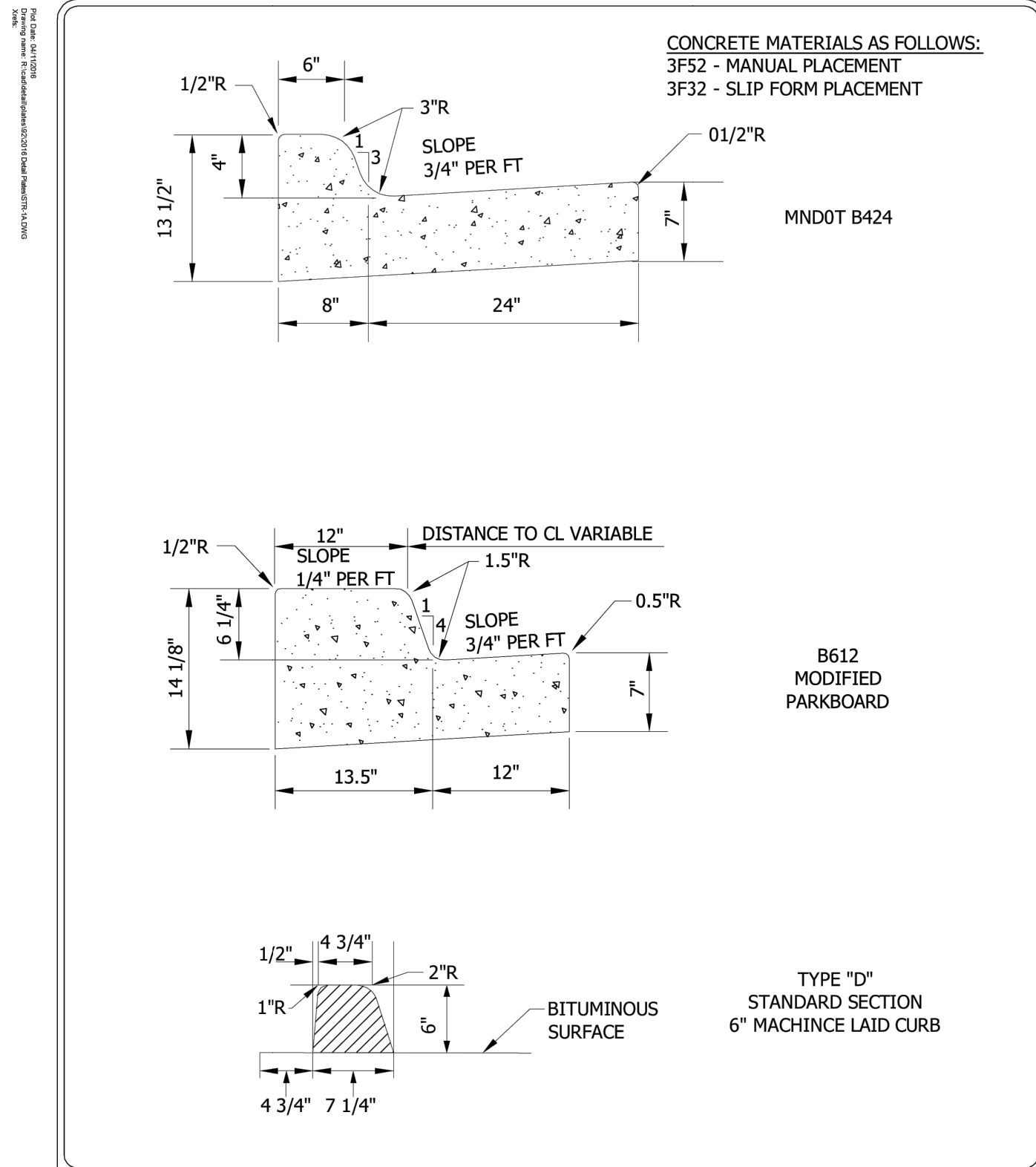
7
C501 CONCRETE PAVEMENT
NOT TO SCALE



UNDISTURBED SUBGRADE. IF DISTURBED
SCARIFY AND RECOMPACT SUBGRADE TO
AT LEAST 100% STANDARD PROCTOR
DENSITY-PROOF ROLL PER MN/DOT 2111

1. ALL REBAR TO BE EPOXY COATED.
2. ALL REBAR TO BE COVERED BY 2" CONCRETE.
3. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
4. REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.

8
C501 CONCRETE STEP
NOT TO SCALE



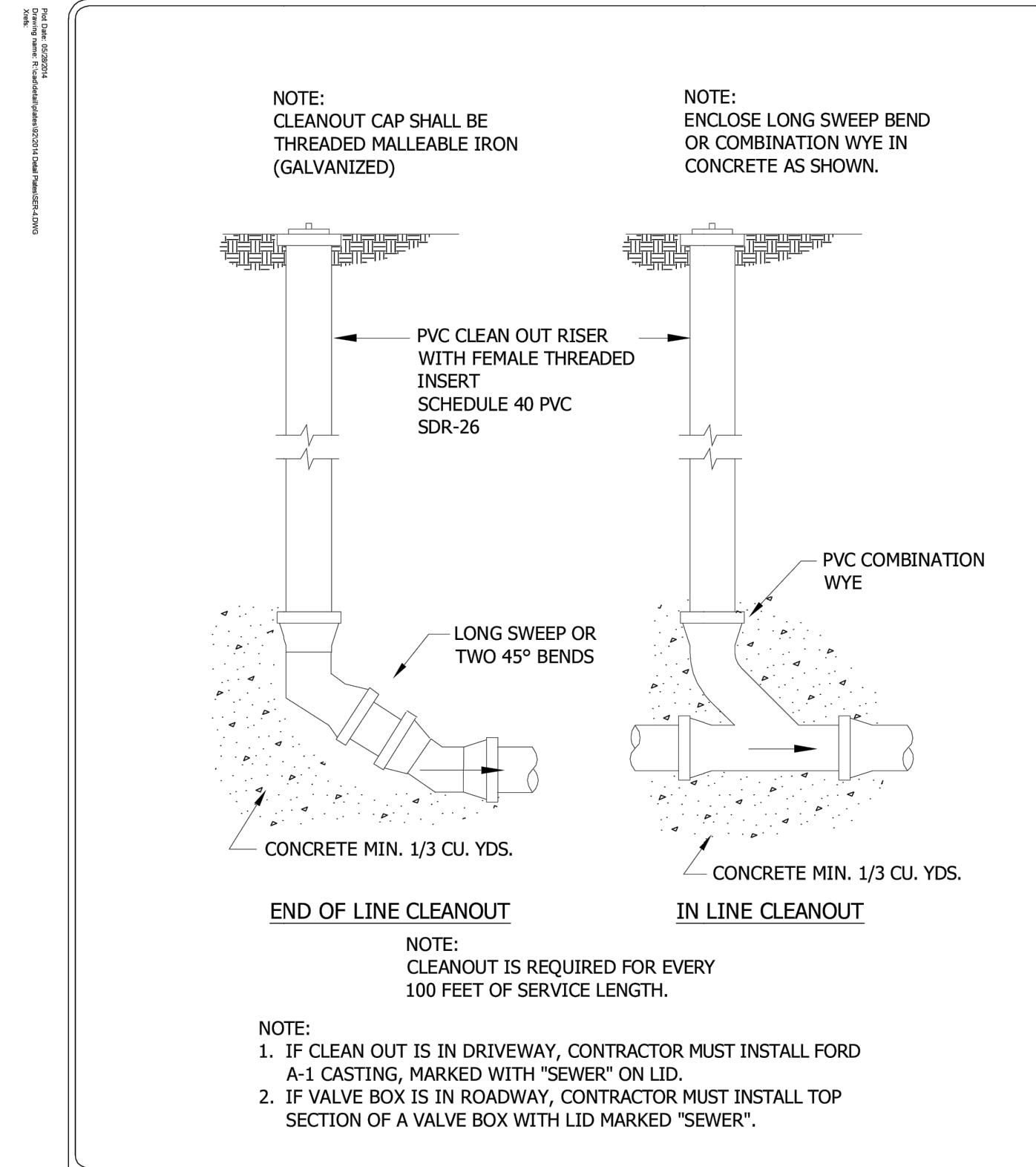
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

NON STARDARD CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1A

5
C501 NON STANDARD CURB AND GUTTER
NOT TO SCALE



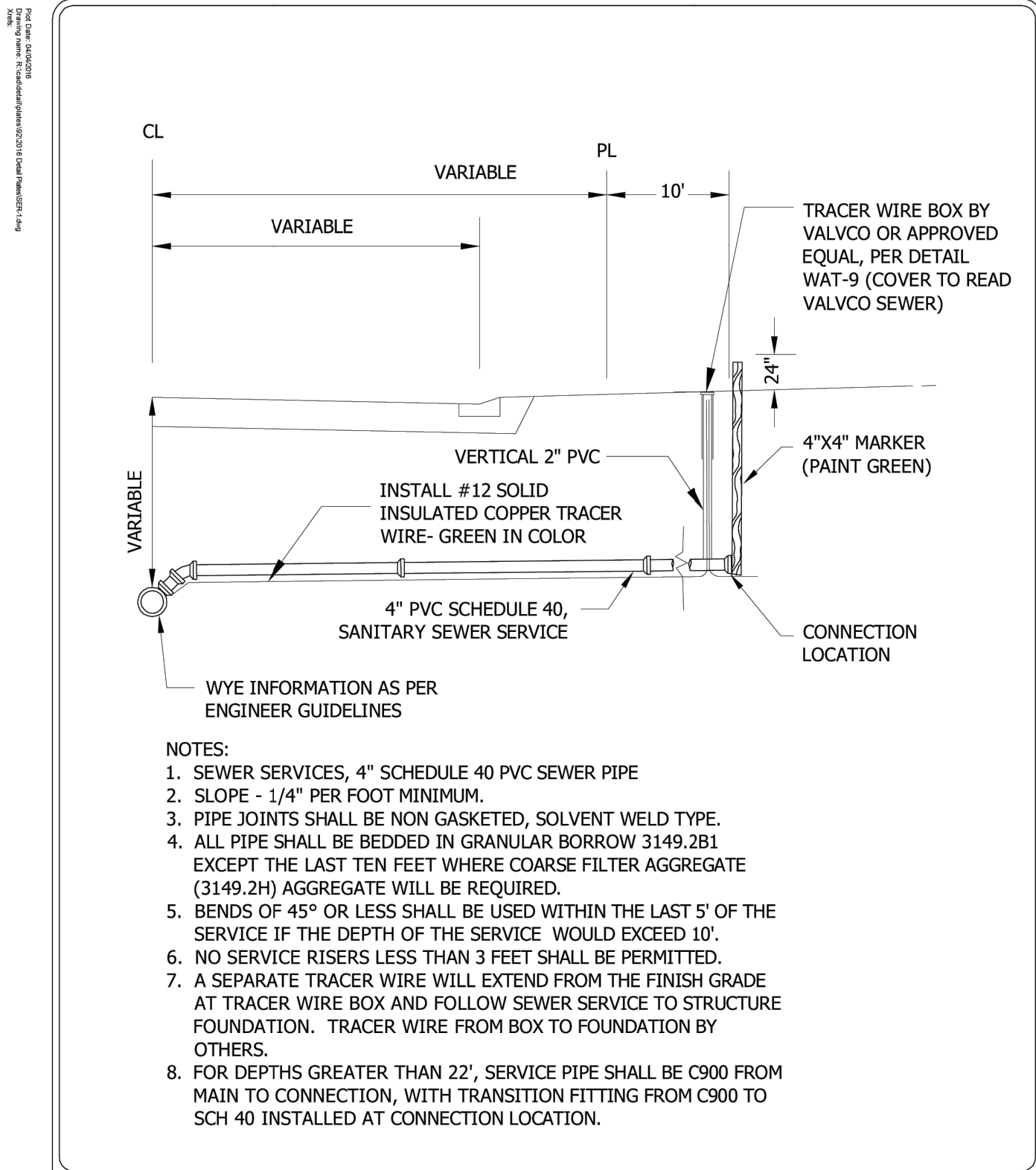
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
SER-4

3
C501 SERVICE LINE CLEANOUT
NOT TO SCALE



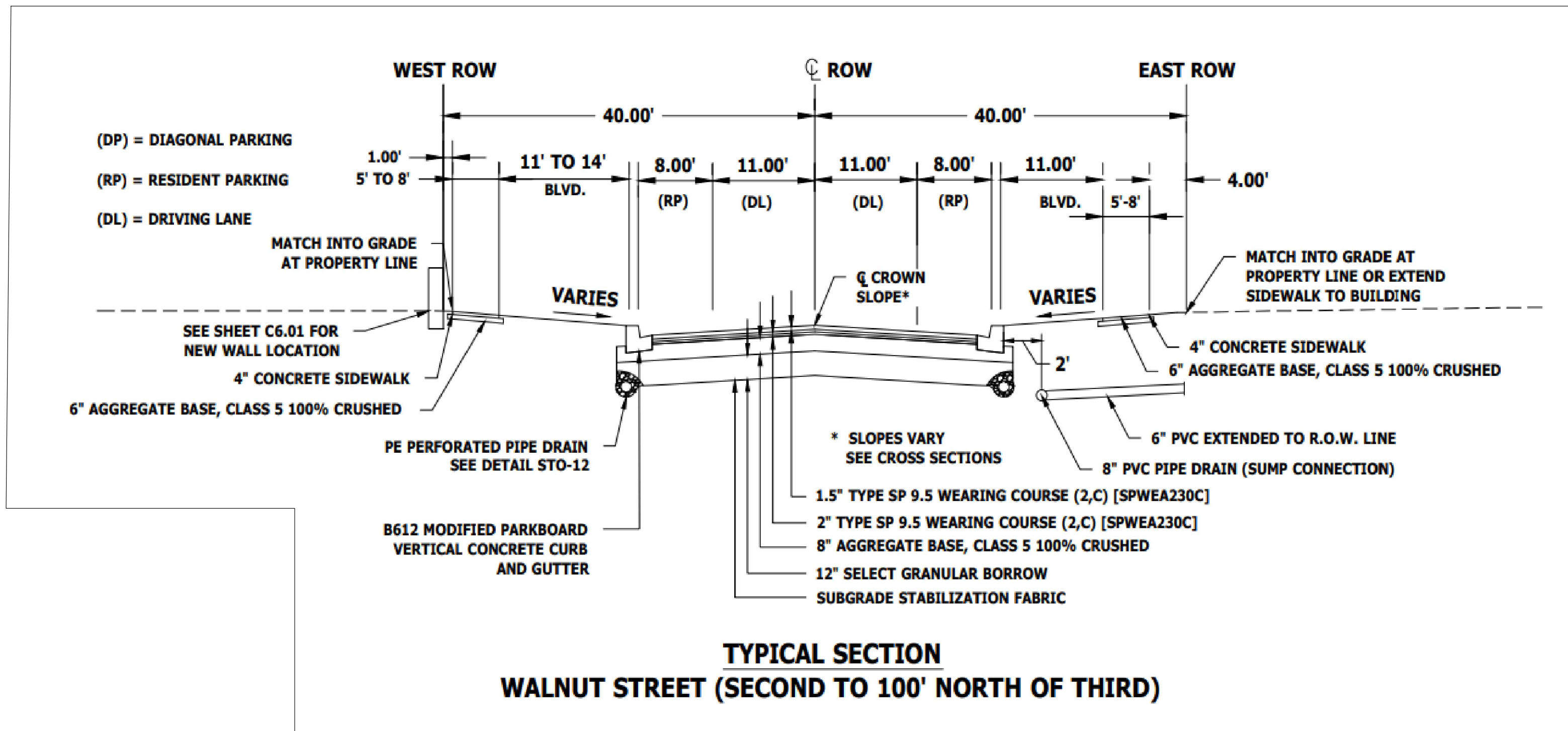
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

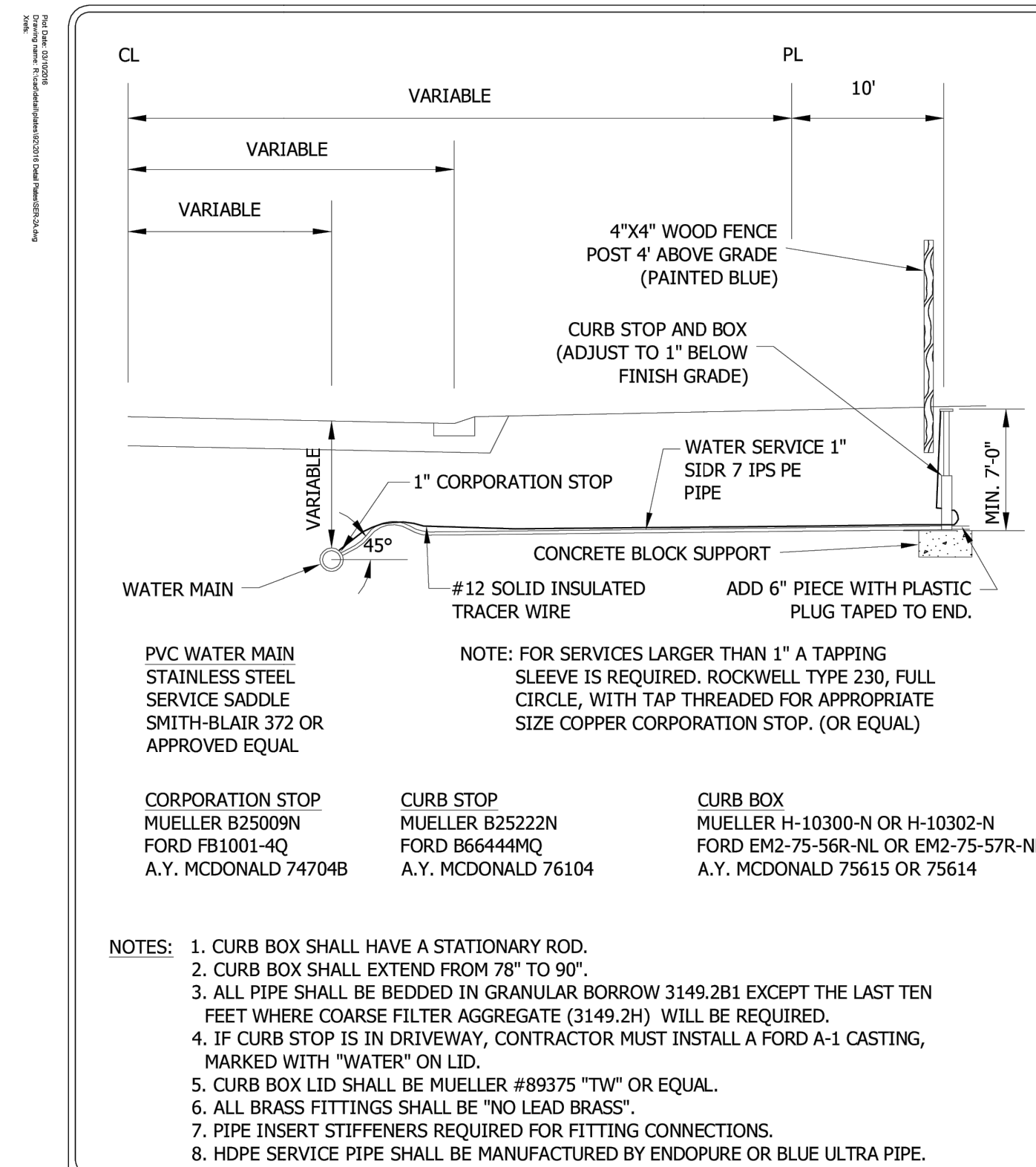
PLATE NO.
SER-1

1
C501 SANITARY SEWER CONNECTION
NOT TO SCALE



TYPICAL SECTION
WALNUT STREET (SECOND TO 100' NORTH OF THIRD)

6
C501 STREET SECTION
NOT TO SCALE



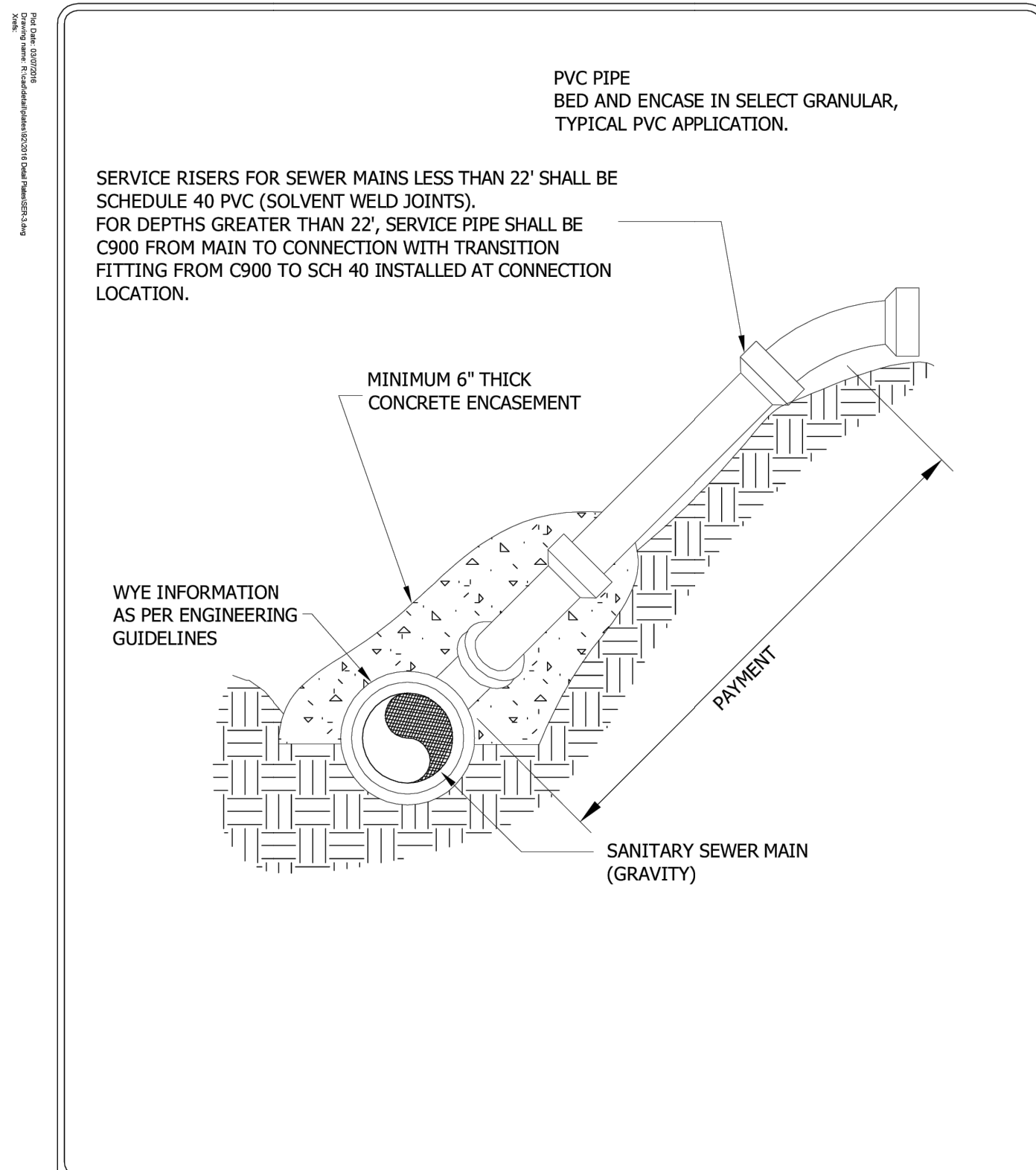
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A

4
C501 WATER SERVICE CONNECTION
NOT TO SCALE



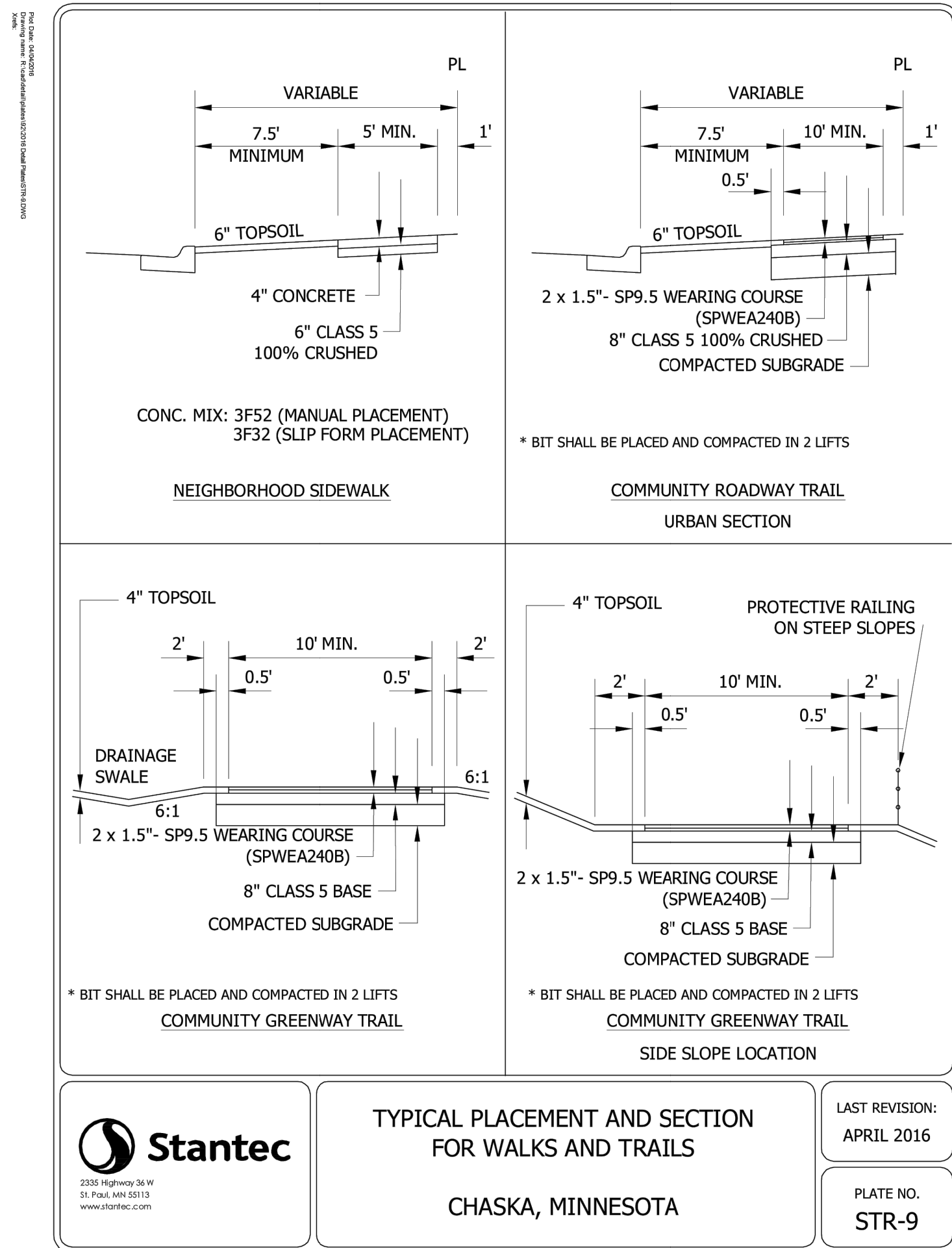
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SERVICE RISER
CHASKA, MINNESOTA

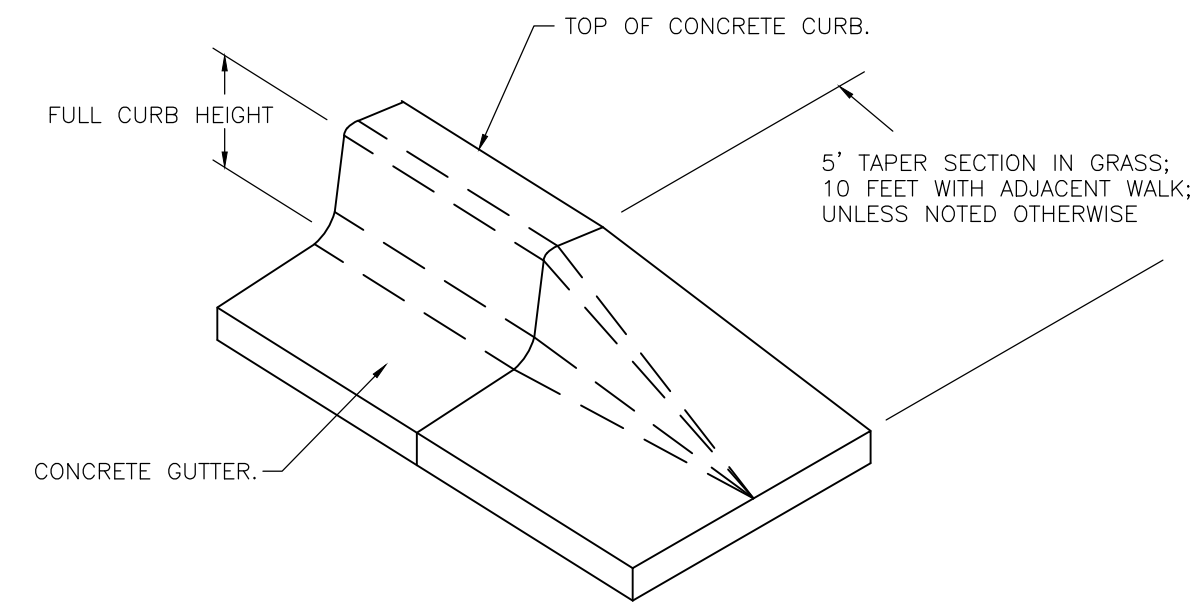
LAST REVISION:
MARCH 2016

PLATE NO.
SER-3

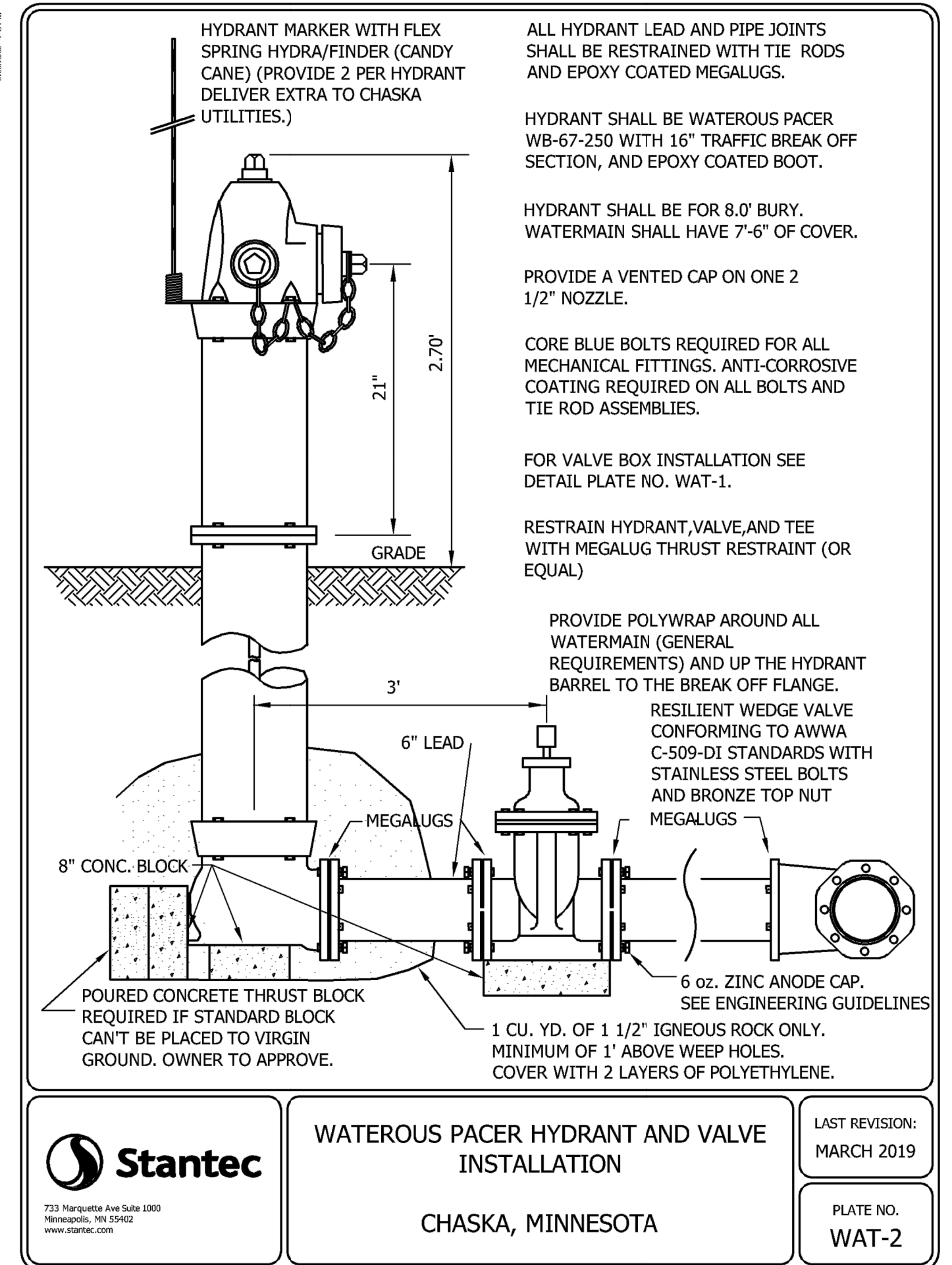
2
C501 SANITARY SERVICE RISER
NOT TO SCALE



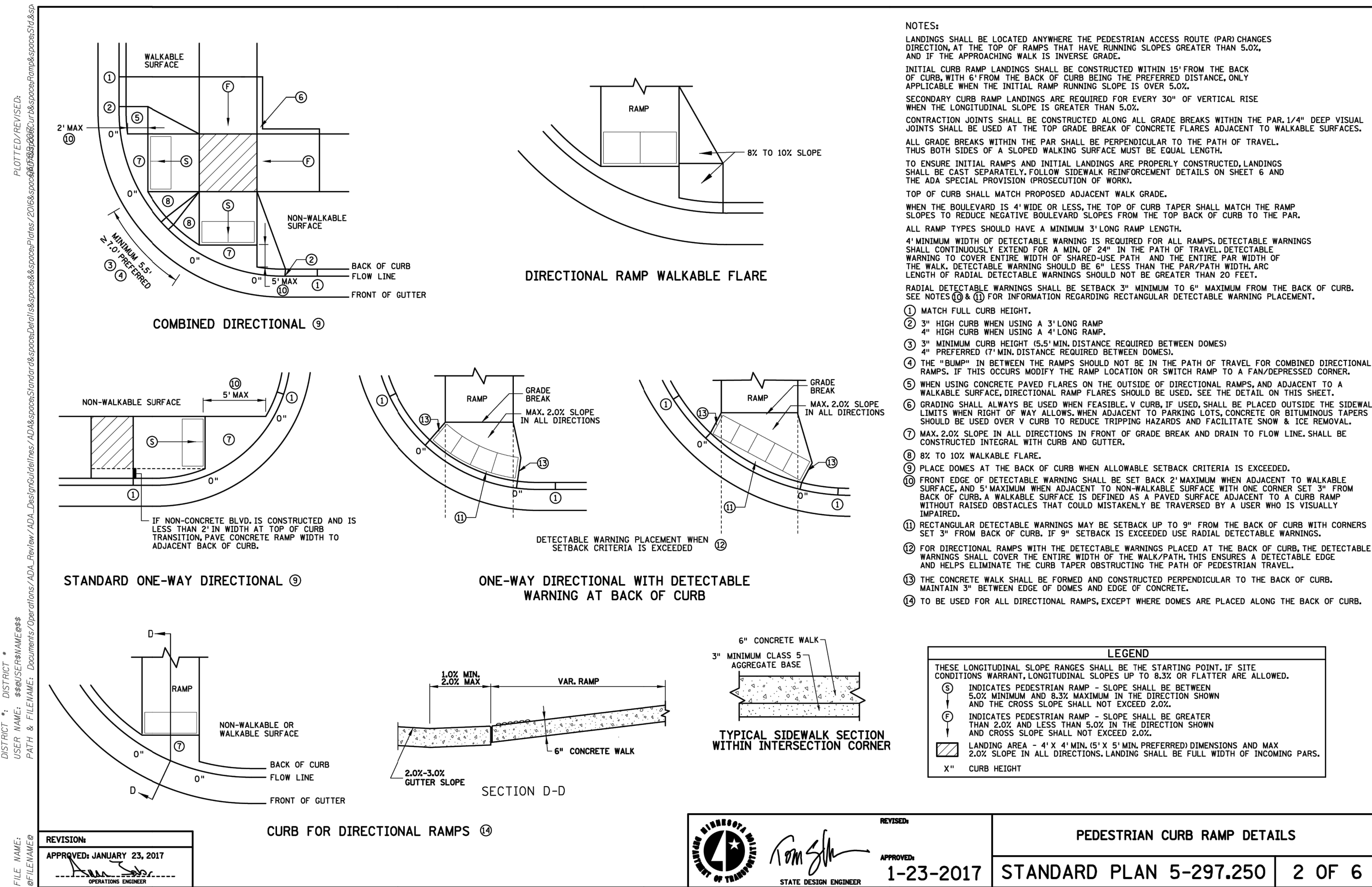
4 C502 TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS NOT TO SCALE



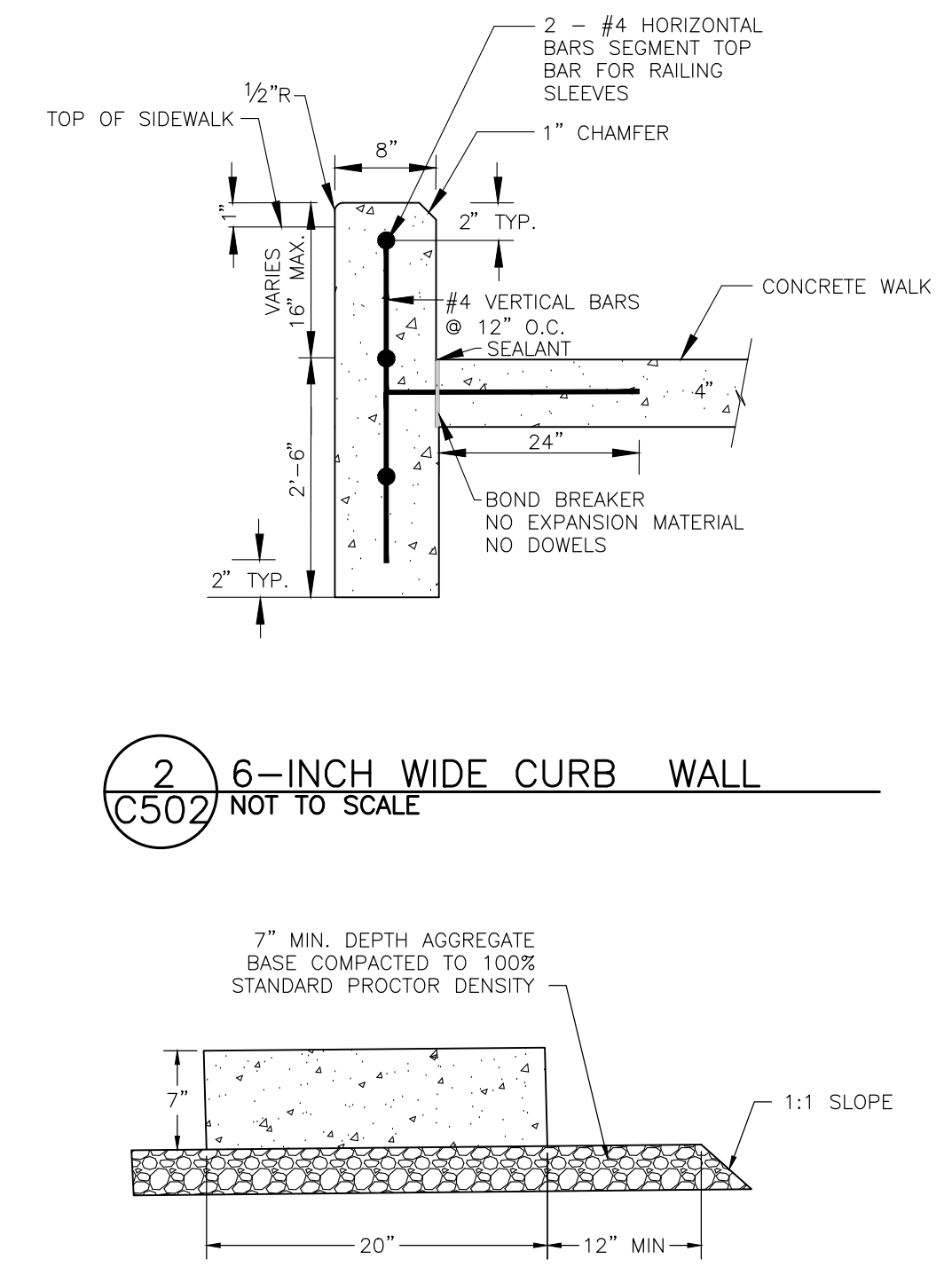
4 C502 NOSE-DOWN CURB SECTION NOT TO SCALE



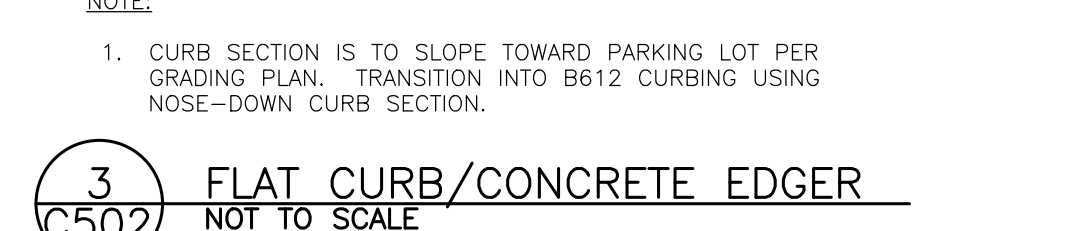
1 C502 WATEROUS PACER HYDRANT AND VALVE INSTALLATION NOT TO SCALE



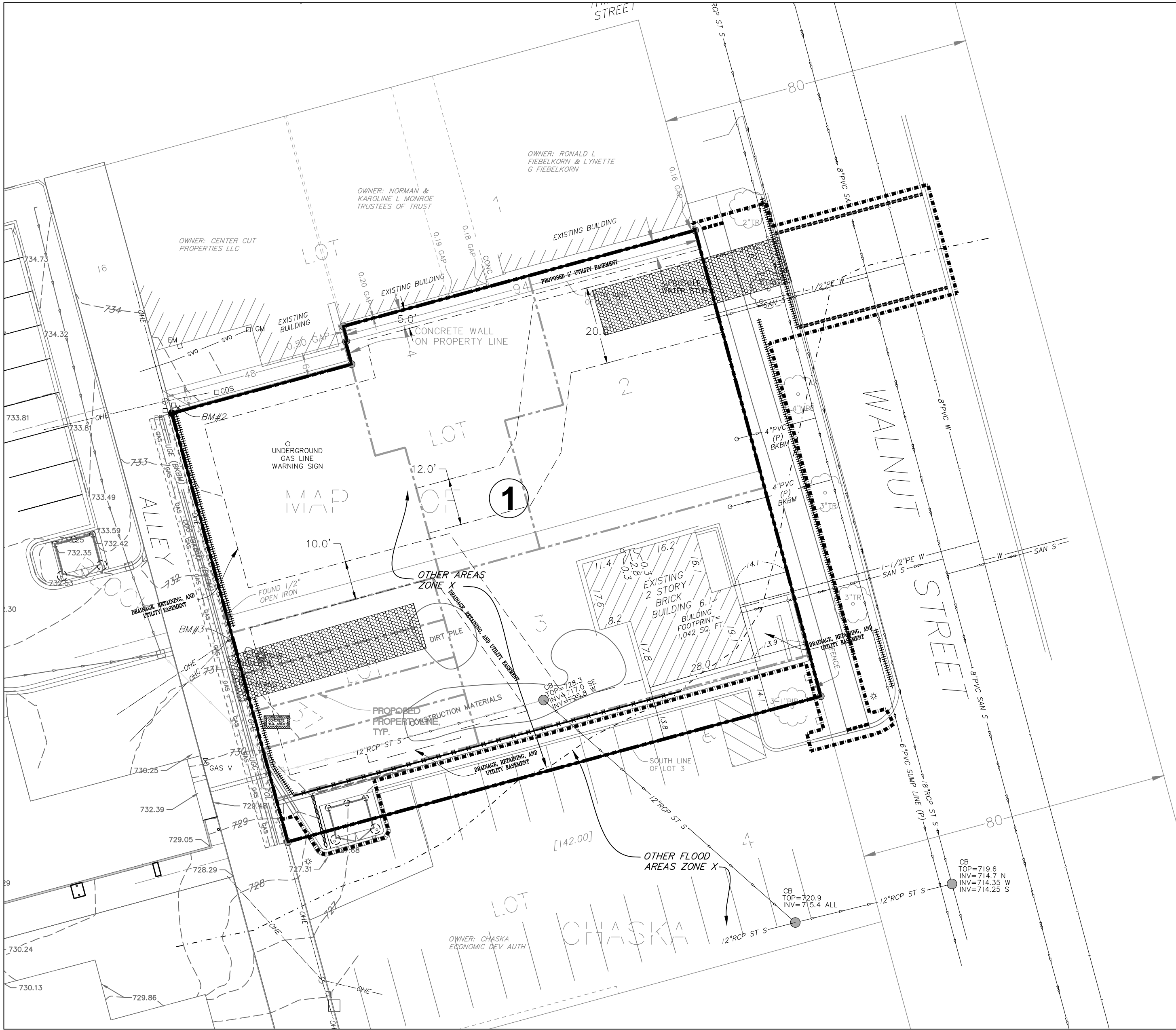
5 C502 MNDOT PEDESTRIAN CURB RAMP NOT TO SCALE



2 C502 6-INCH WIDE CURB WALL NOT TO SCALE



3 C502 FLAT CURB/CONCRETE EDGER NOT TO SCALE

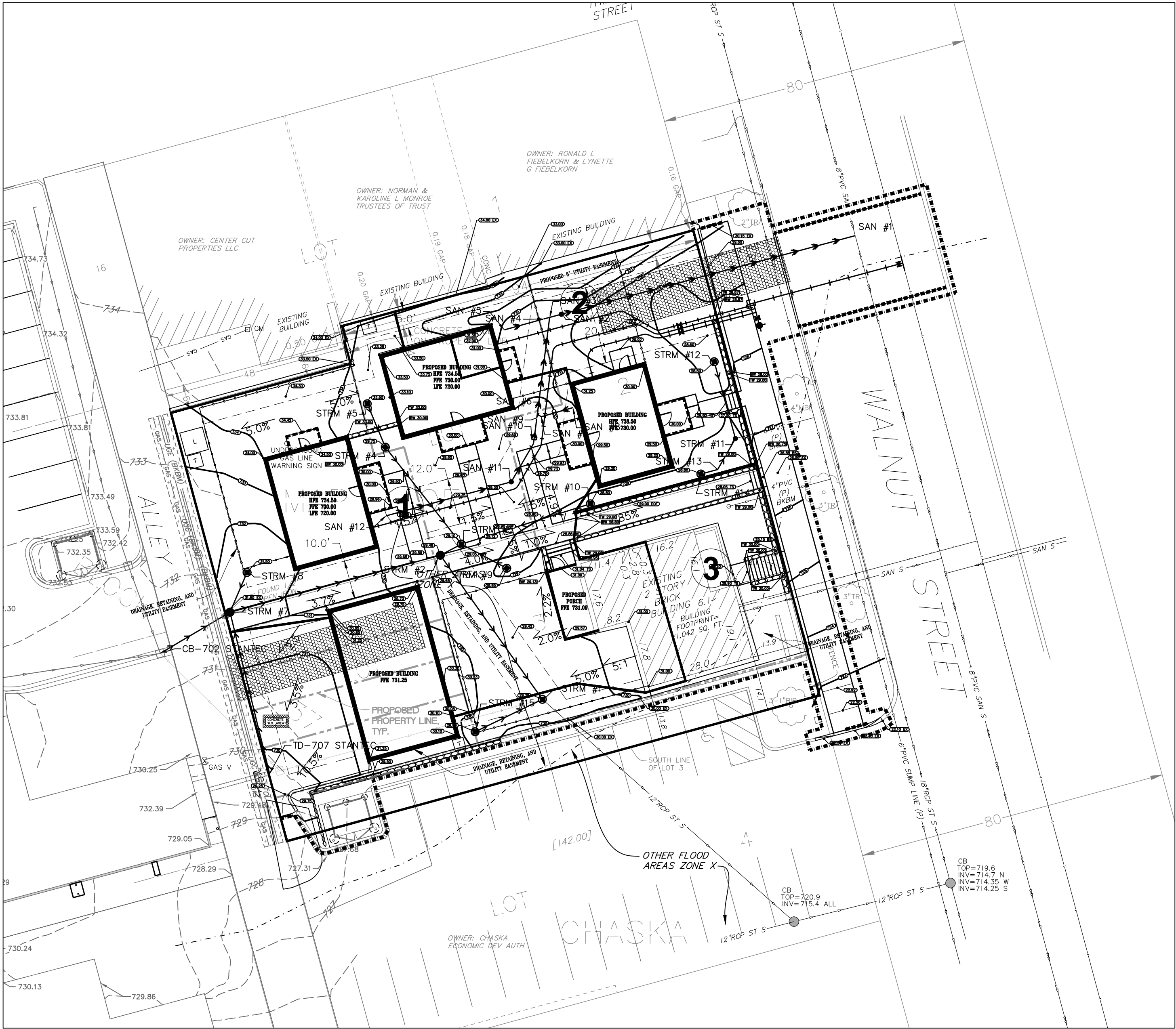


1
C600
1"=20'

EXISTING CONDITIONS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.03	0.36	0.40	0.31	0.85	2.41		OVERLAND FLOW TO CITY RIGHT OF WAY
TOTAL	0.03	0.36	0.40	0.31	0.85	2.41		

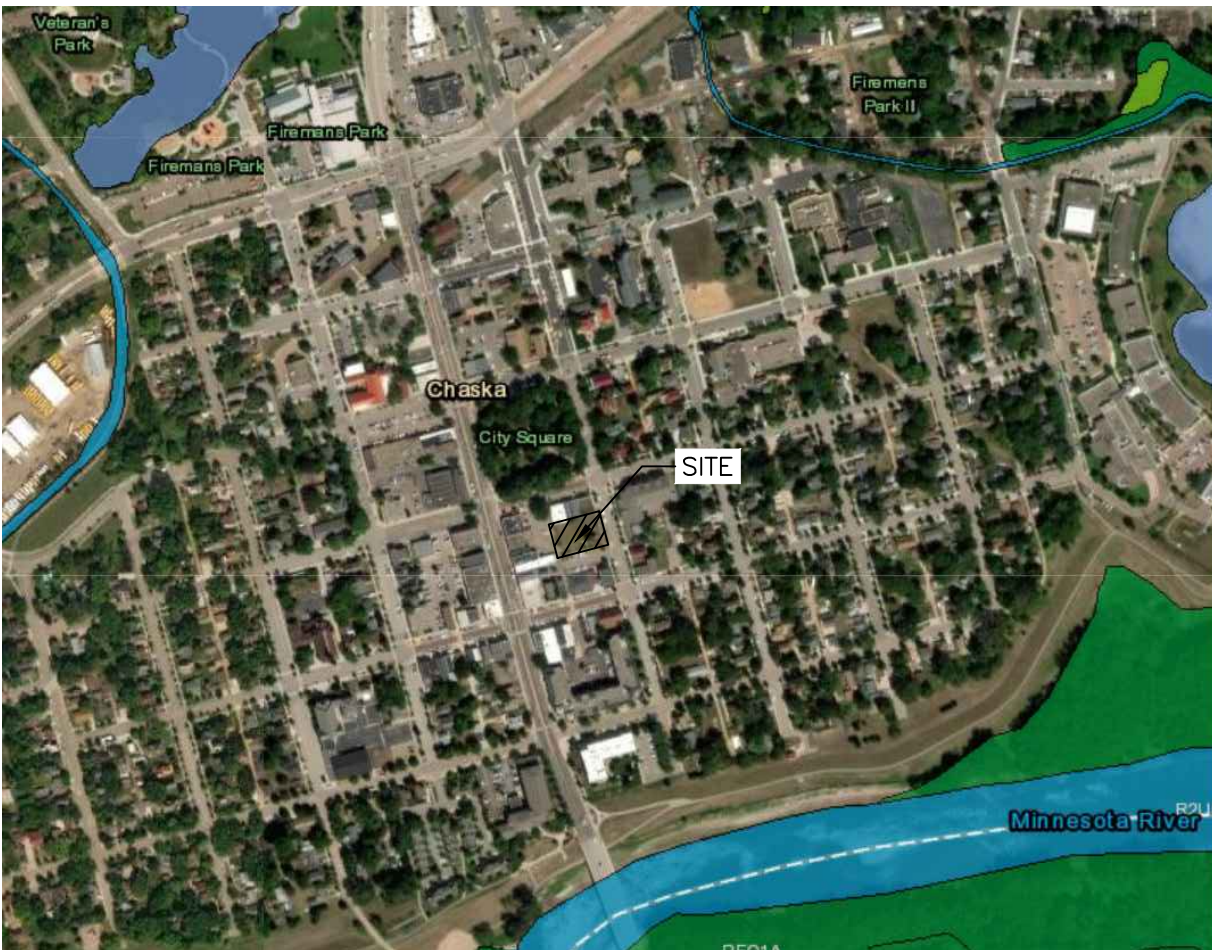
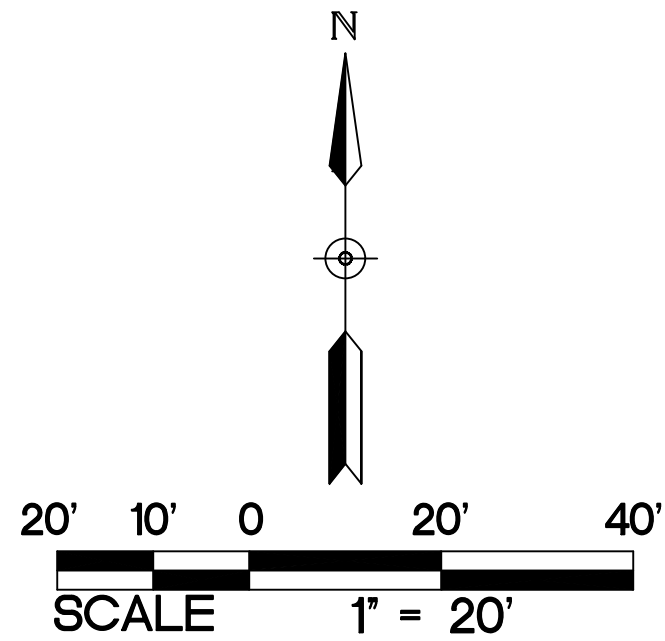
STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	0.31	0.85	2.41
PROPOSED SITE	0.93	1.60	3.27



2
C600
1"=20'

PROPOSED CONDITIONS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.10	0.11	0.20	0.44	0.78	1.63		12" RCP STORM SEWER WITHIN SOUTHERN PARKING LOT
2	0.02	0.06	0.08	0.11	0.22	0.53		EXISTING 4" PVC STORM LATERAL
3	0.09	0.03	0.12	0.38	0.60	1.11		OVERLAND FLOW TO CITY ROW
TOTAL	0.21	0.19	0.40	0.93	1.60	3.27		

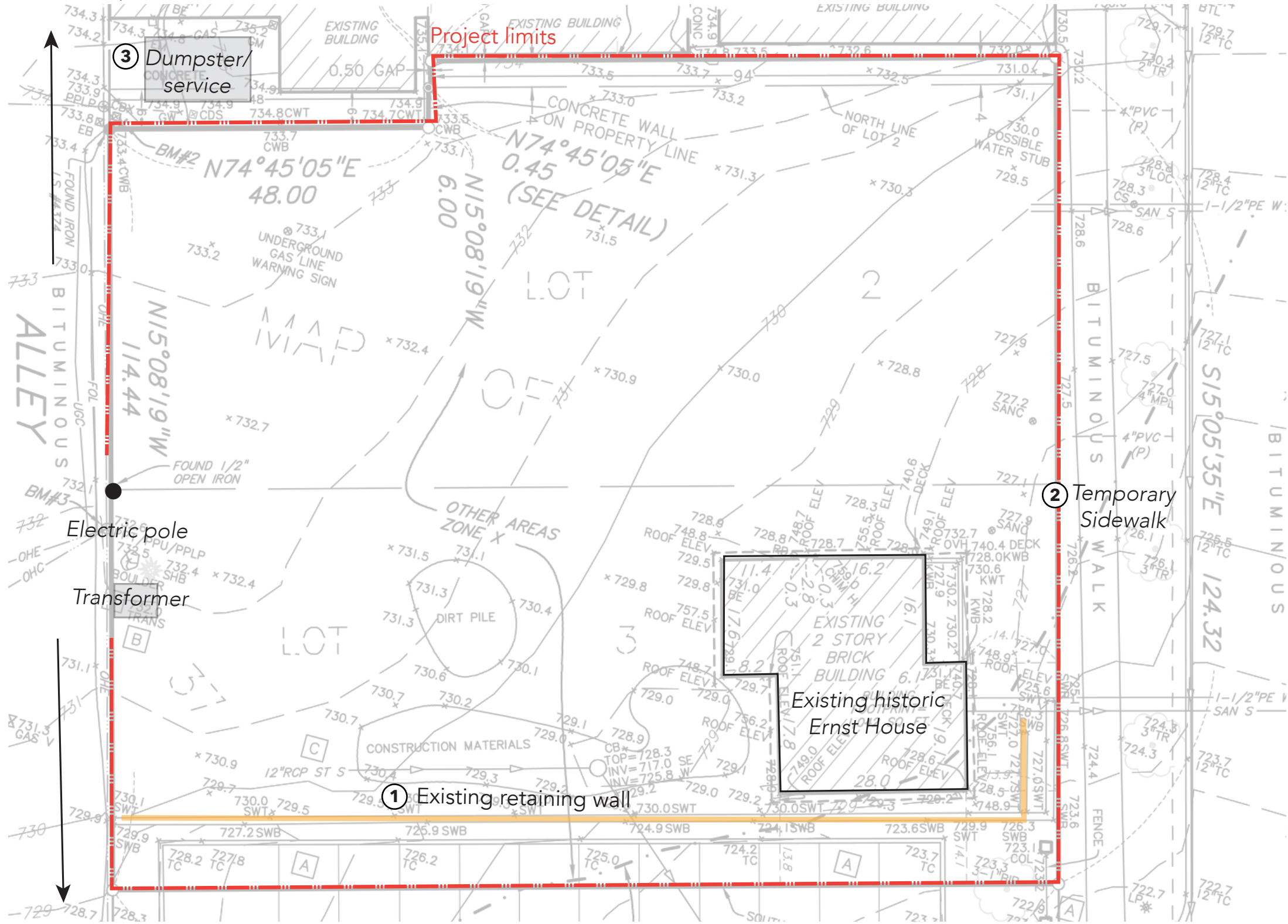


VICINITY MAP
CHASKA, MINNESOTA

PROJECT NARRATIVE

THE EXISTING SITE IS LOCATED WITHIN THE DOWNTOWN CHASKA AREA, AND WAS FORMERLY DEVELOPED AS SINGLE FAMILY HOUSING. THE SITE IS 0.40 ACRES, CONSISTING OF ONE SINGLE FAMILY RESIDENCE AND COMPRISED OF 0.36 ACRES OF PERVIOUS GREEN SPACE. THE LOT HAS BEEN PREPARED FOR FUTURE DEVELOPMENT, CLEAR AND WITH EXISTING STORMWATER INFRASTRUCTURE. THE SITE HAS TWO POSSIBLE STORM SEWER CONNECTIONS, AN EXISTING 12 INCH RCP AND TWO EXISTING 4 INCH PVC LATERALS THAT CONNECT TO A 6 INCH PVC HEADER. DEVELOPMENT STATUS, EXISTING INFRASTRUCTURE, AND OTHER INFORMATION UNDER THE PROPOSED PROJECT, THE SITE WOULD BE REDEVELOPED TO INCLUDE THREE NEW SINGLE FAMILY HOMES, RETAINING WALLS, SHARED AND PRIVATE YARD SPACE, WALKWAYS, PATIOS, AND A SHARED GARAGE. THE IMPROVEMENTS SHALL INCREASE THE AMOUNT OF IMPERVIOUS FROM 0.04 ACRES TO 0.21 ACRES. STORMWATER RUNOFF SHALL BE COLLECTED BY NYOPLAST CATCH BASINS THAT WILL CONVEY RUNOFF TO THE CITY STORMWATER SYSTEM VIA THE EXISTING 12 INCH RCP OR THE 4 INCH PVC LATERALS. SEE THE PROPOSED DRAINAGE AREAS TABLE ANT FIGURE 2/C6.0 FOR A SUMMARY OF THE STORMWATER RUNOFF UNDER THE PROPOSED PROJECT.

1/2 block to
park/open space

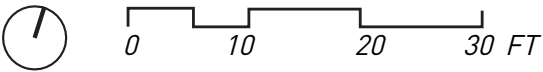


1/2 block to
commercial street

Public parking lot

CHASKA YARDS

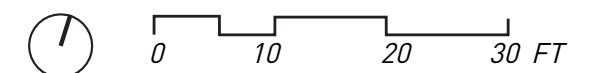
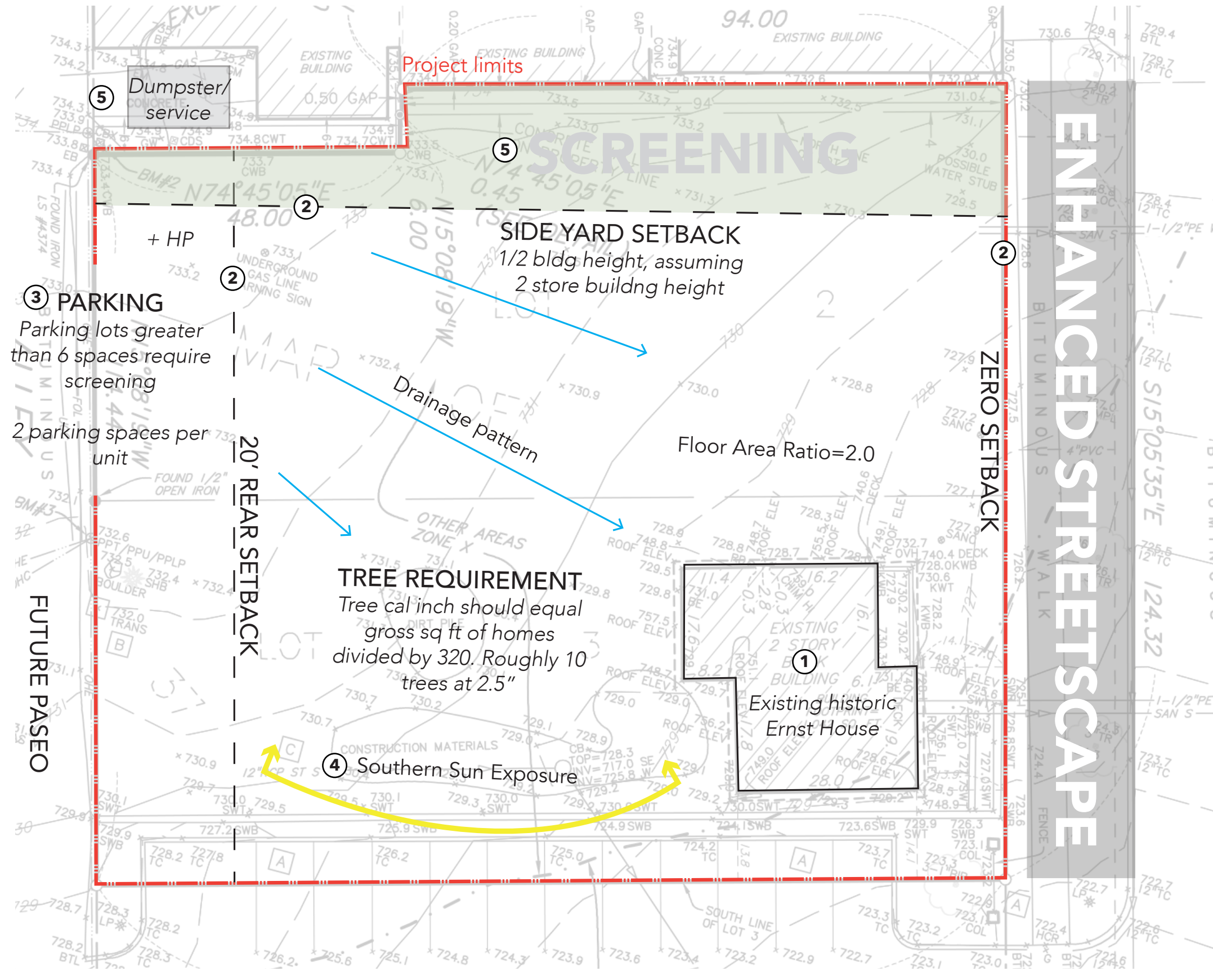
existing conditions plan



CHASKA YARDS

site forces plan

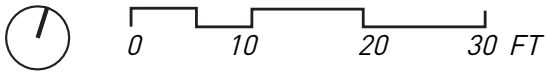
- 1 HISTORIC ERNST HOUSE
- 2 SETBACK REQUIREMENTS
- 3 PARKING REQUIREMENTS (8 STALLS)
- 4 SOUTHERN EXPOSURE UTILIZED FOR COMMONS
- 5 SCREEN ADJACENT STRUCTURES





CHASKA YARDS
site plan

- ① CENTRAL WALKWAY
- ② LIMESTONE RETAINING WALL
- ③ STAIRS
- ④ TRANSFORMERS
- ⑤ EXISTING PUBLIC PARKING
- ⑥ FENCING



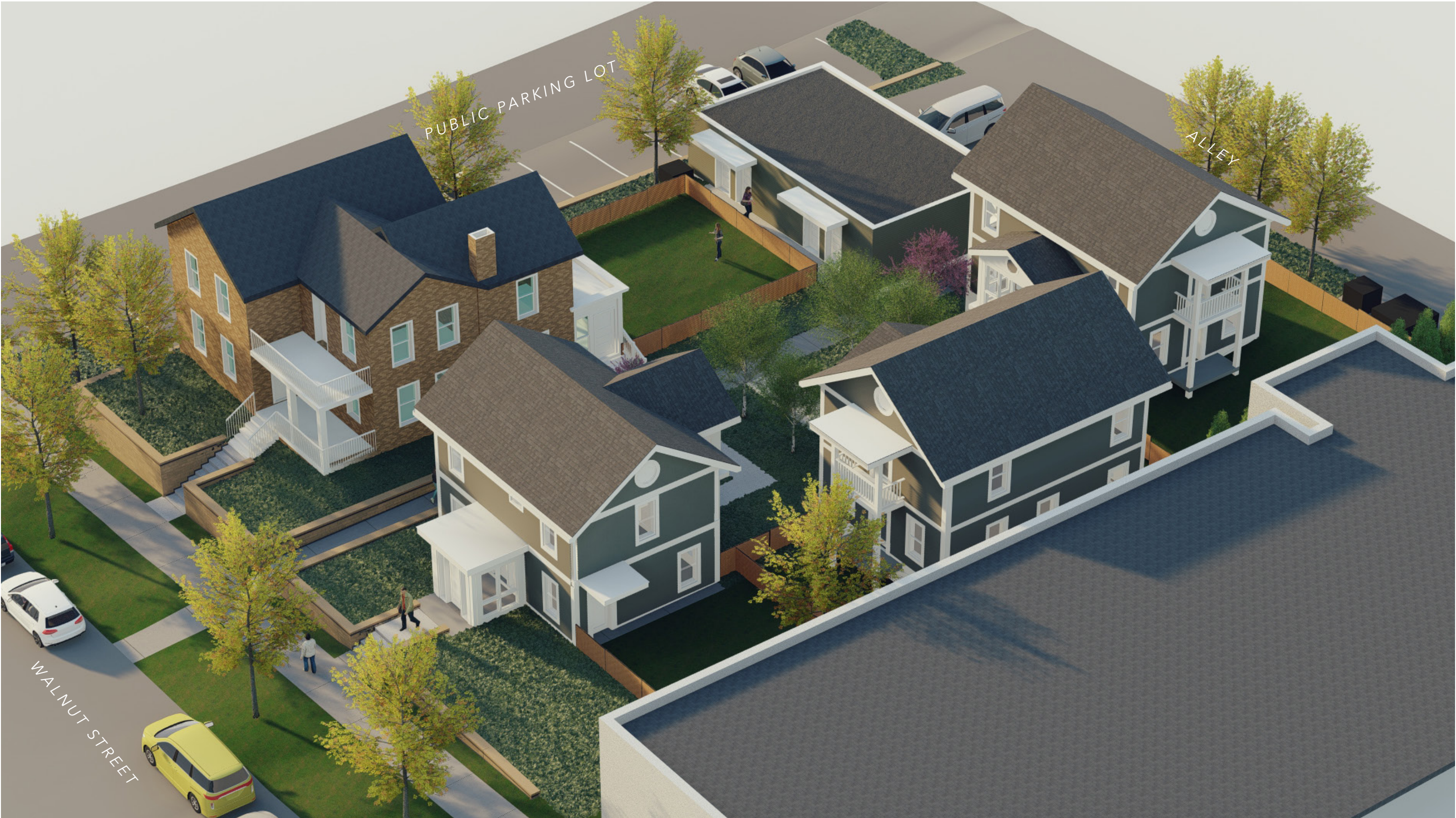
CHASKA YARDS
southwest birdseye view



CHASKA YARDS
southeast birdseye view



CHASKA YARDS
northeast birdseye view



CHASKA YARDS
northwest birdseye view



CHASKA YARDS
walnut street birdseye view



CHASKA YARDS
walnut street view



CHASKA YARDS
walnut street frontage



CHASKA YARDS
walnut street frontage



CHASKA YARDS
commons birdseye view



CHASKA YARDS
commons eye level view



CHASKA YARDS
commons eye level view



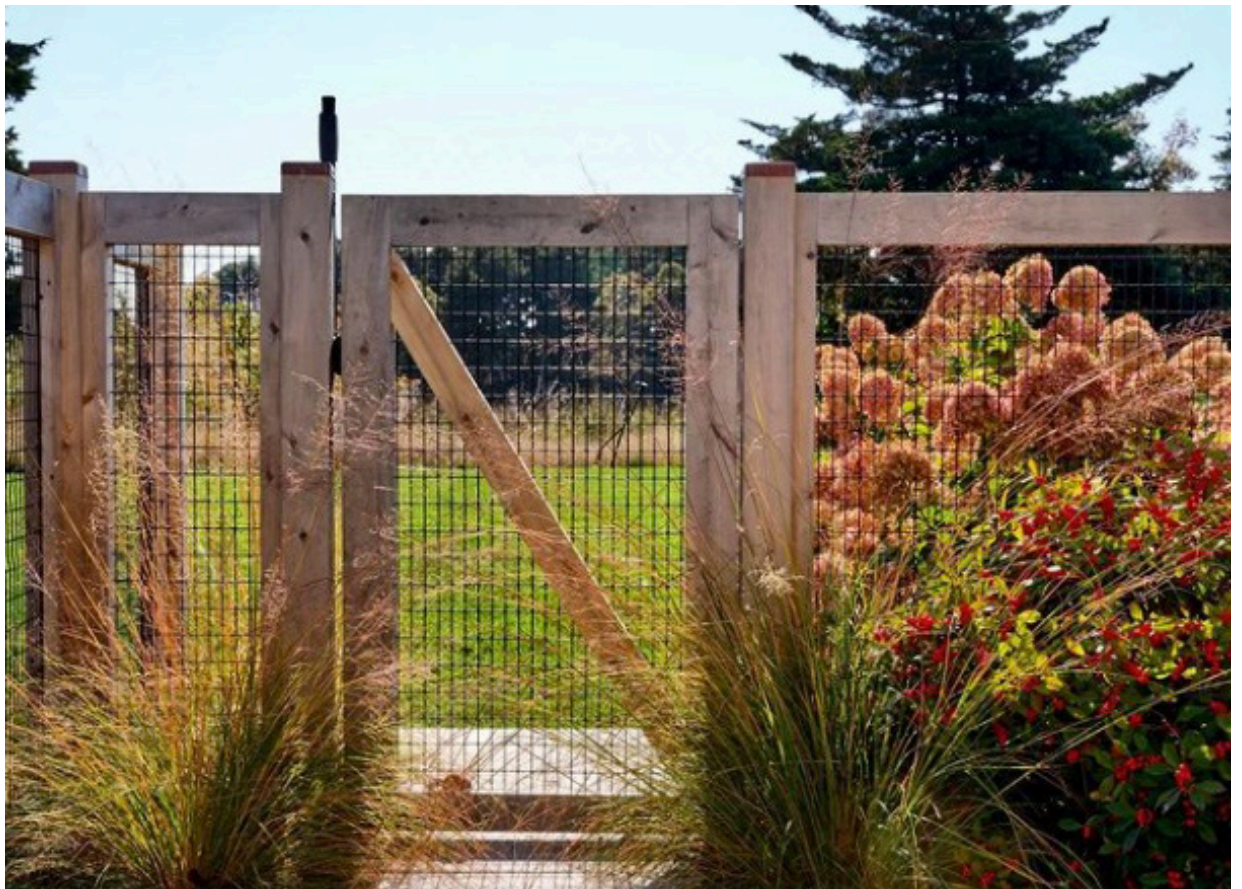
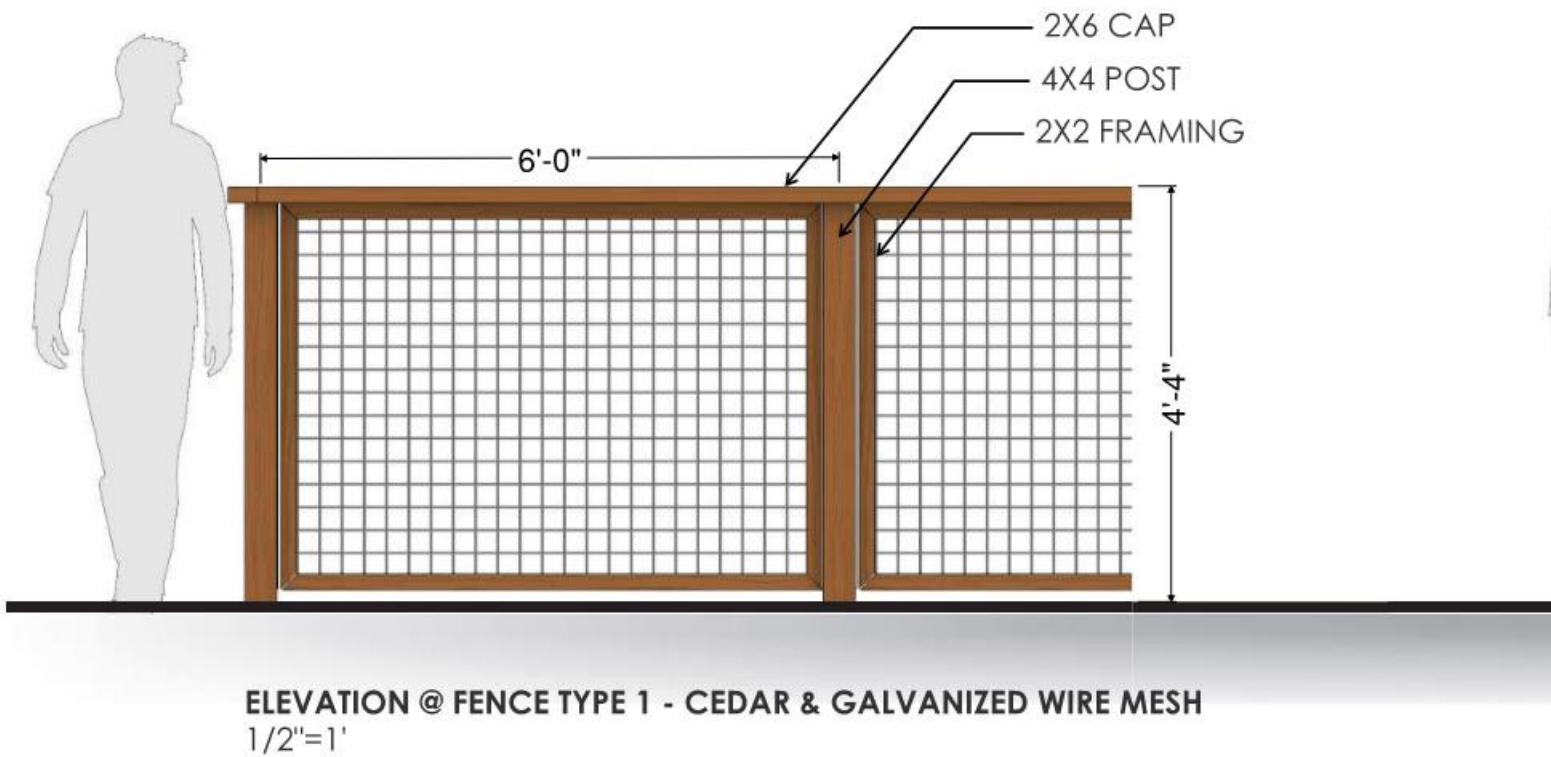
CHASKA YARDS
paseo view - looking north

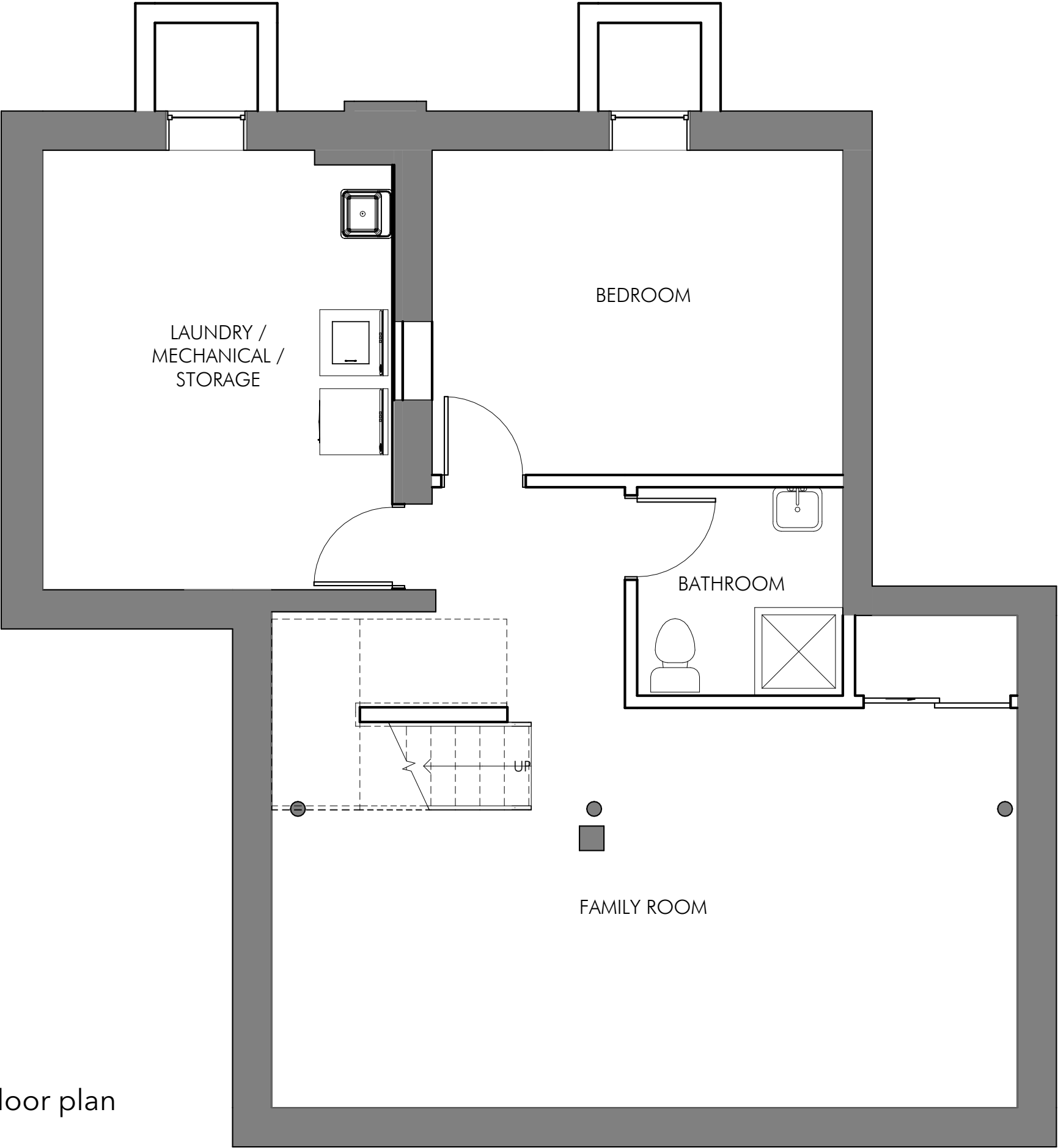


CHASKA YARDS
paseo view - looking south



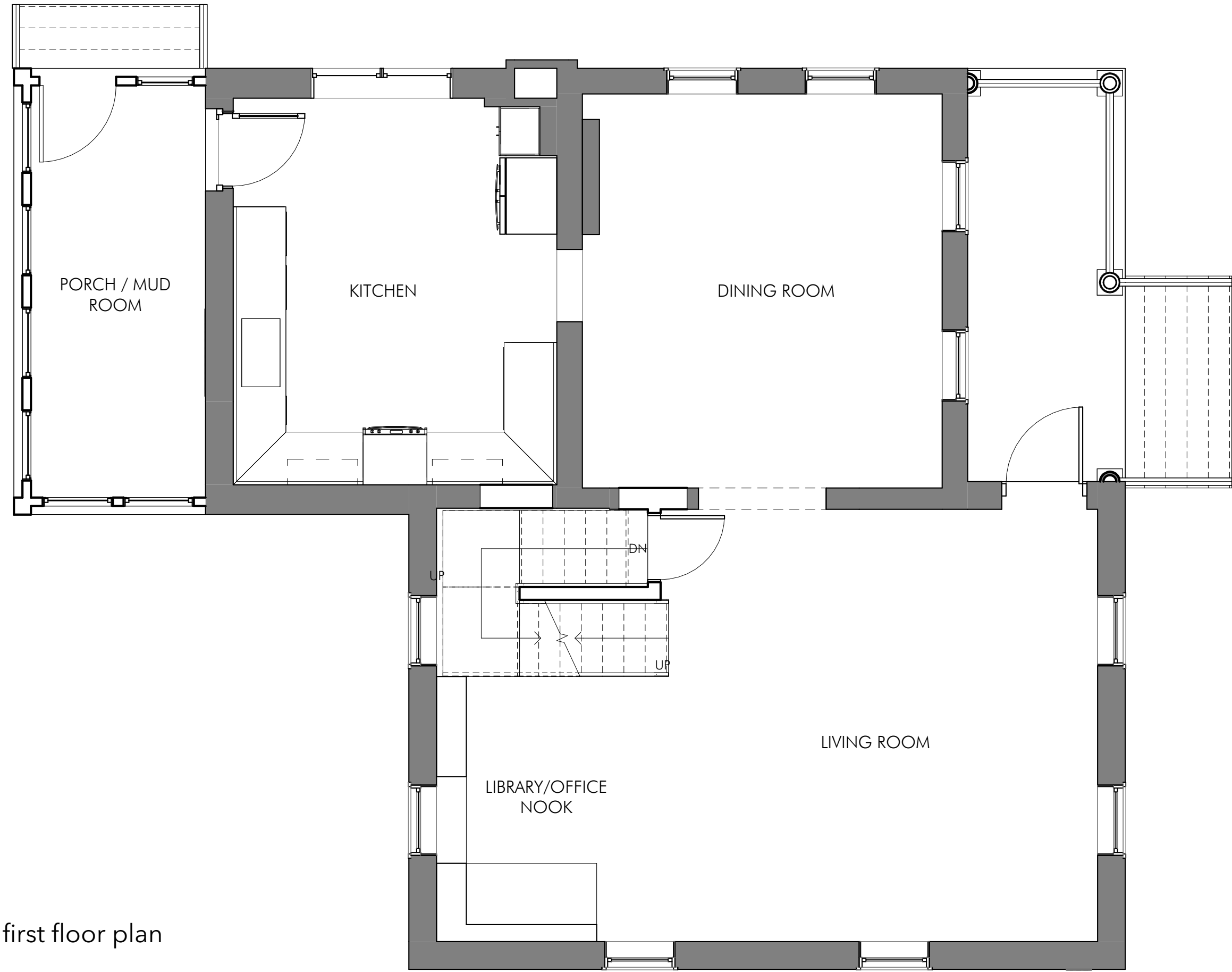
CHASKA YARDS
fencing specifications: custom cedar





basement floor plan

CHASKA YARDS
Ernst House

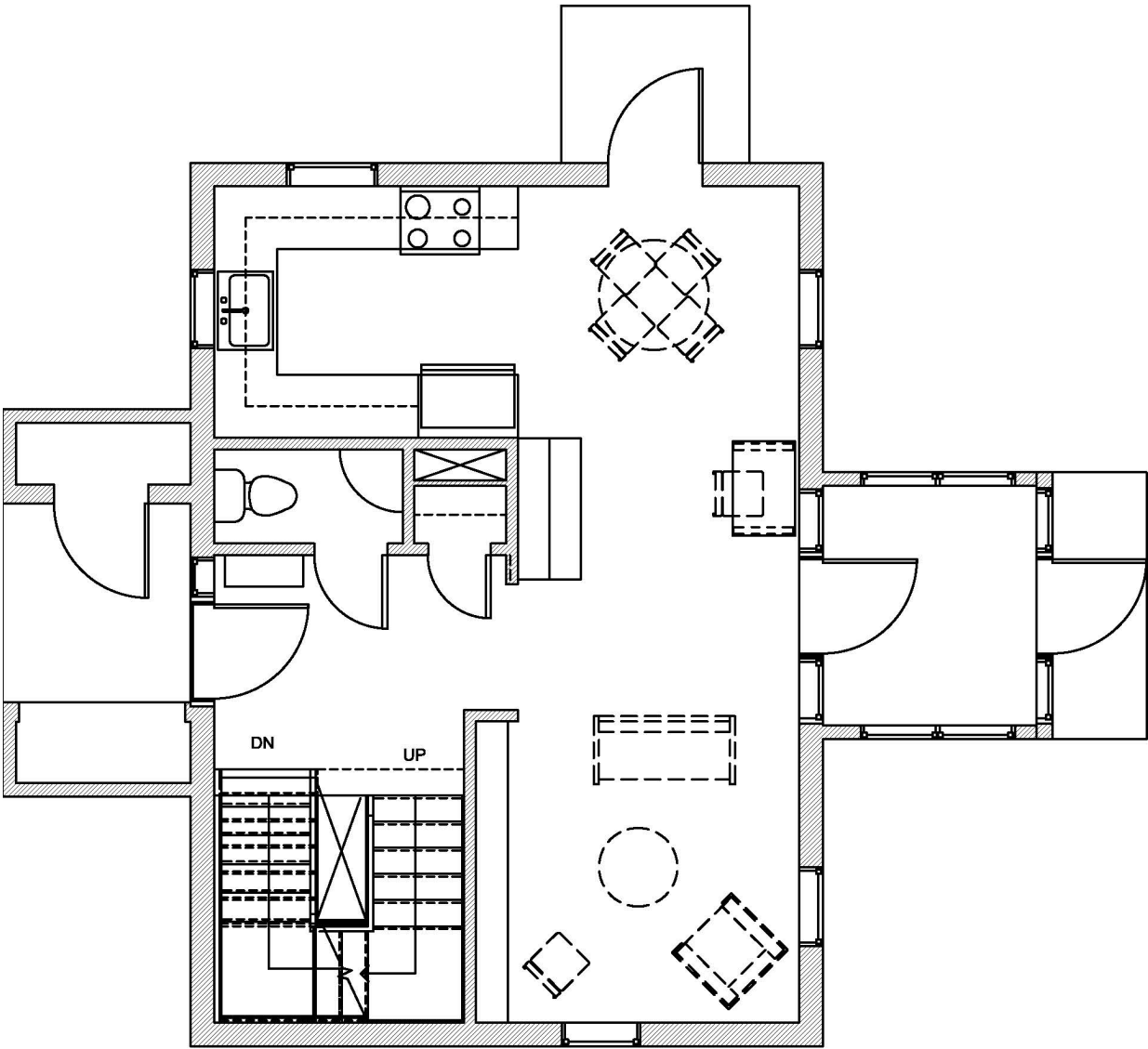


first floor plan

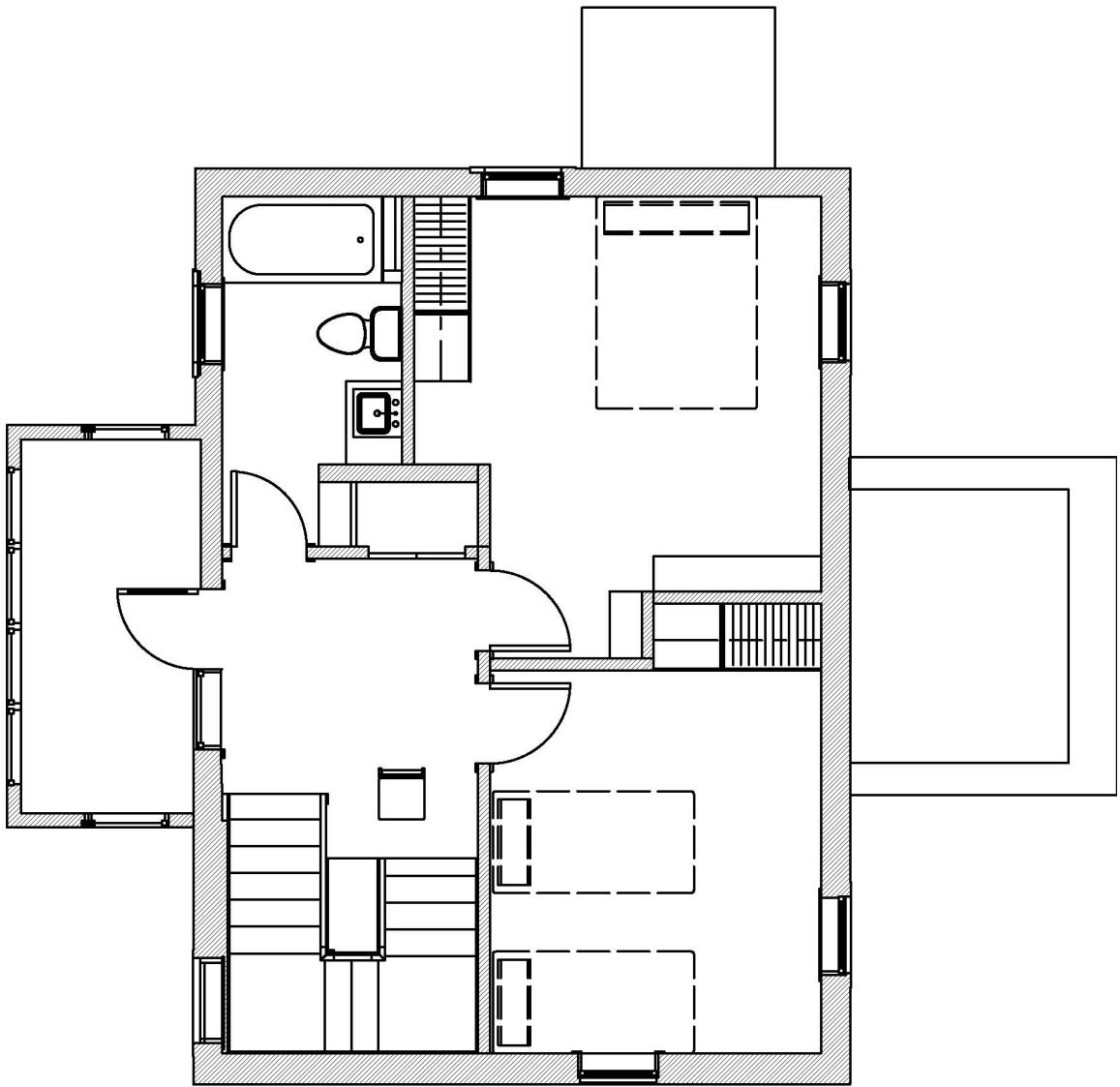


second floor plan

CHASKA YARDS
Unit 1

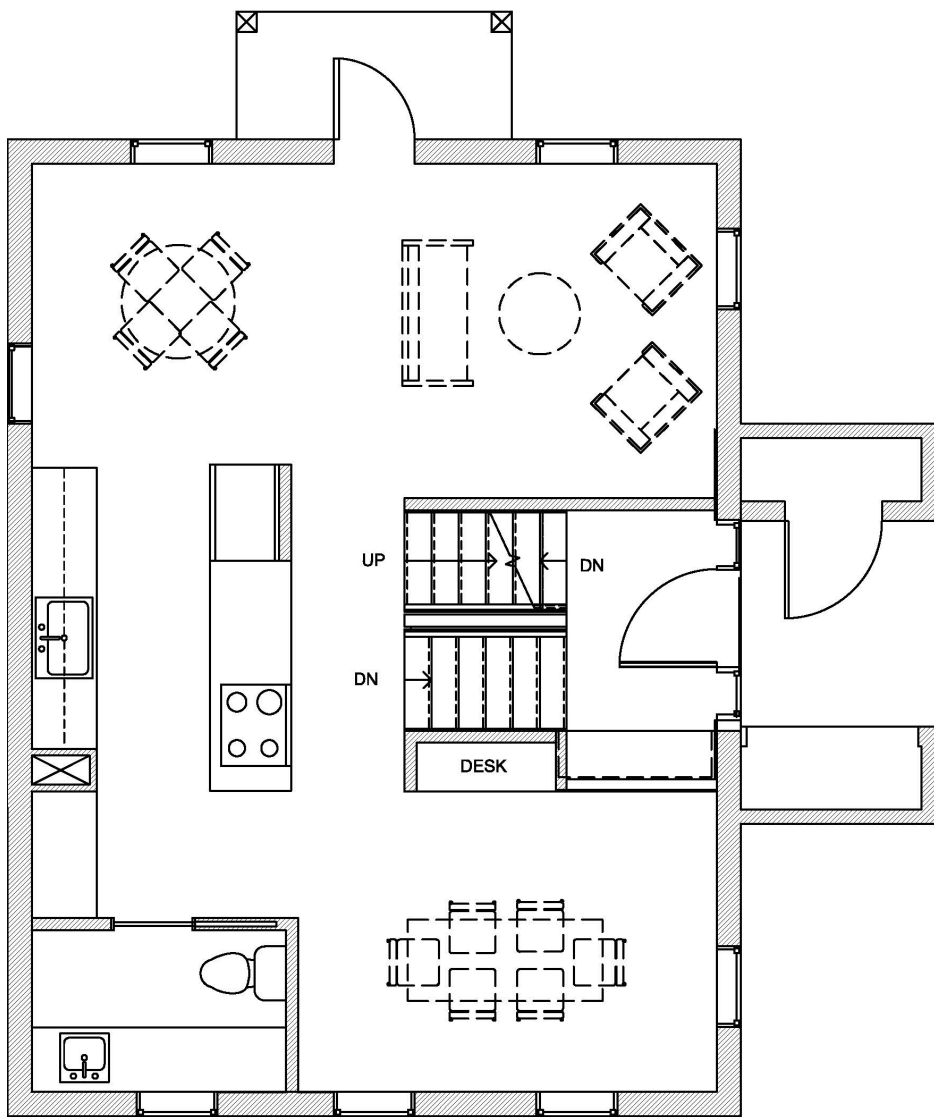


main level floor plan

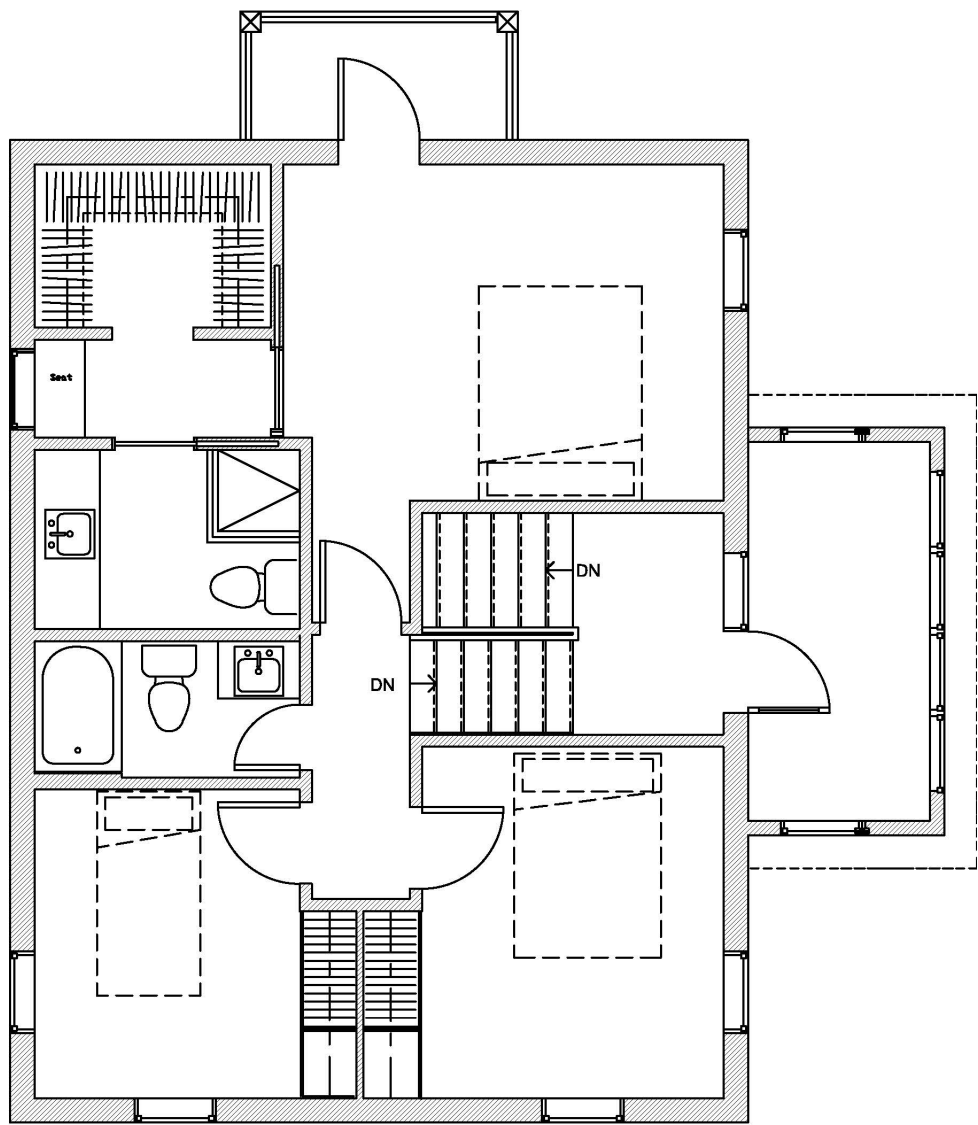


upper level floor plan

CHASKA YARDS
Unit 2&3

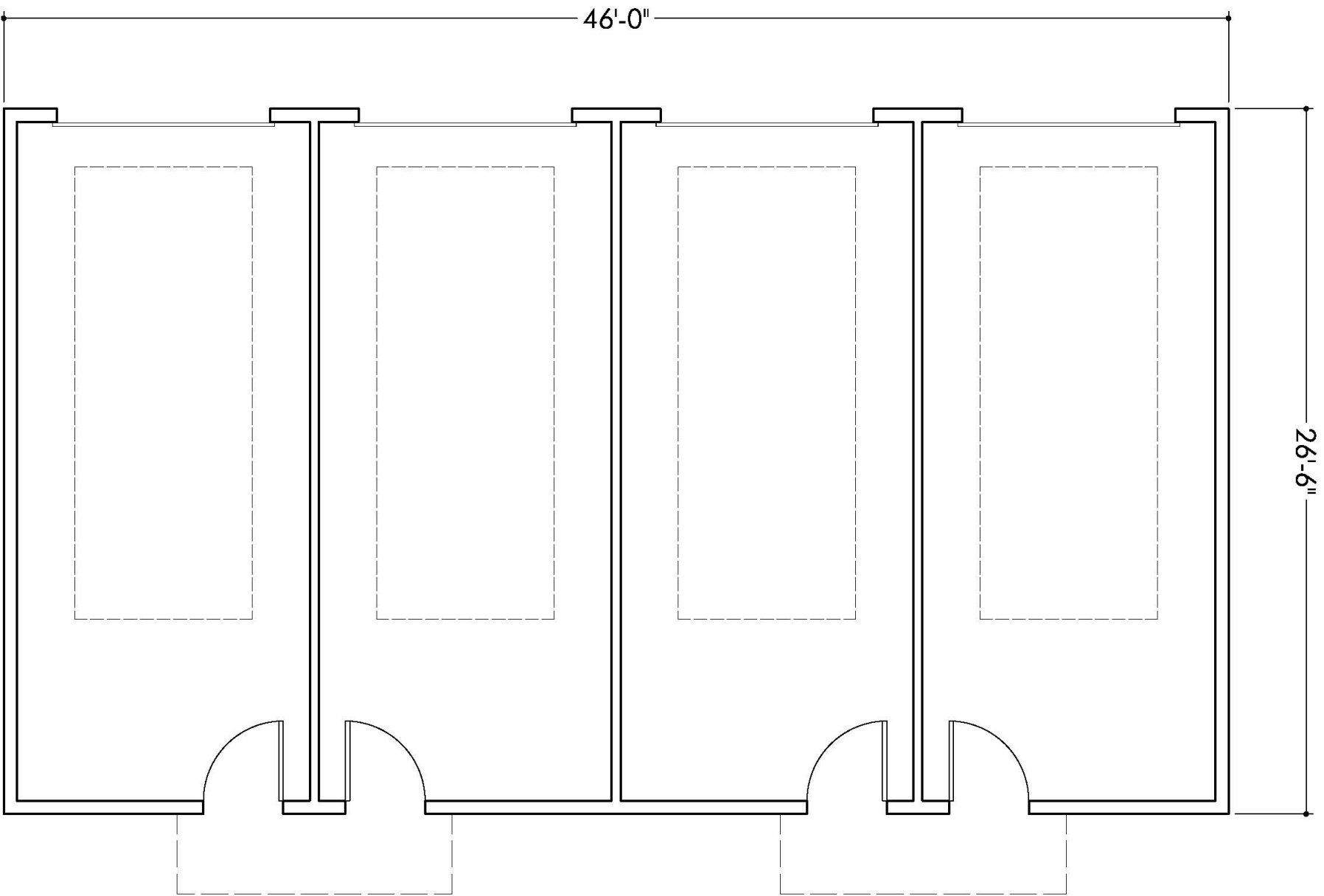


main level floor plan



upper level floor plan

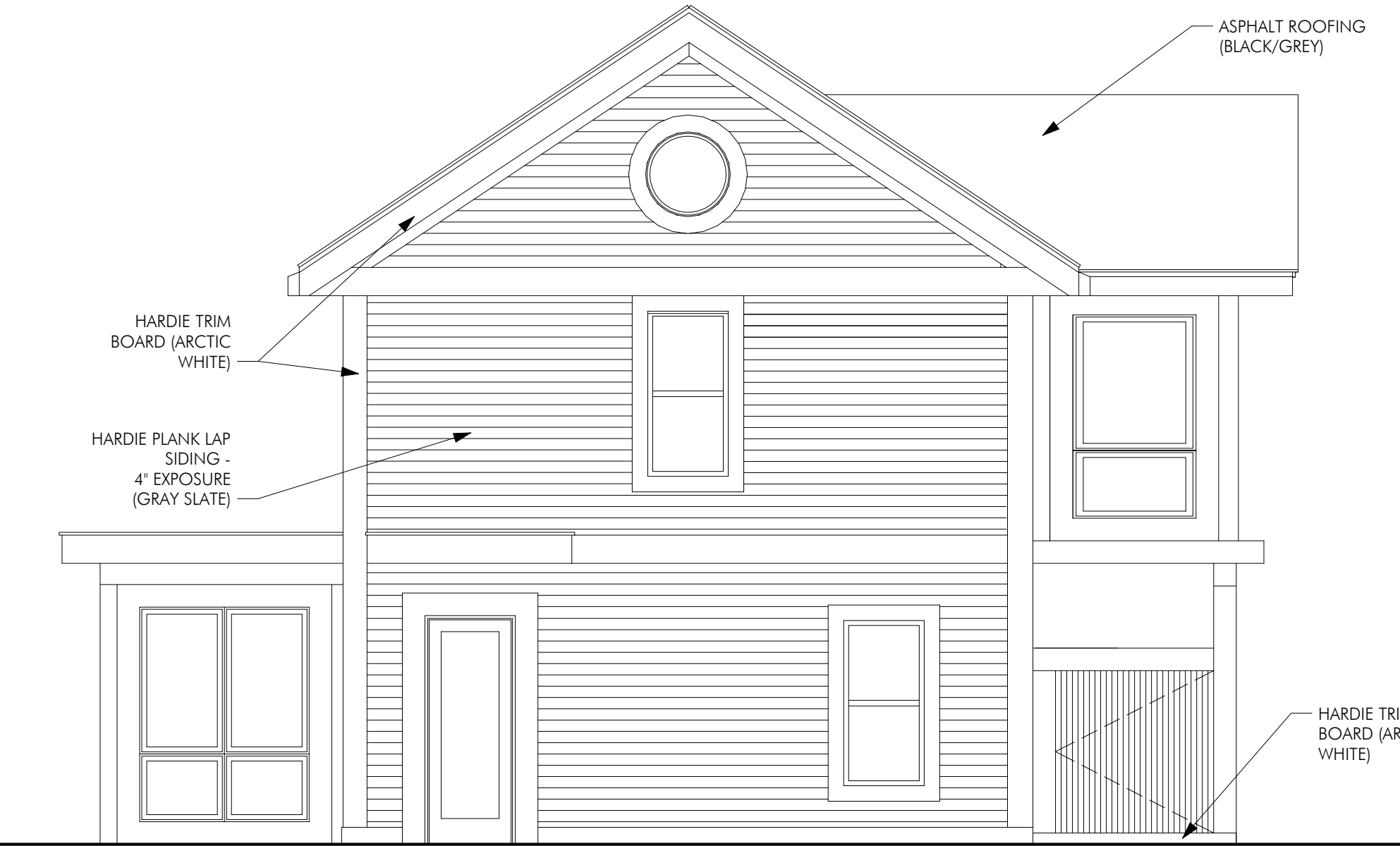
CHASKA YARDS
Garage



floor plan



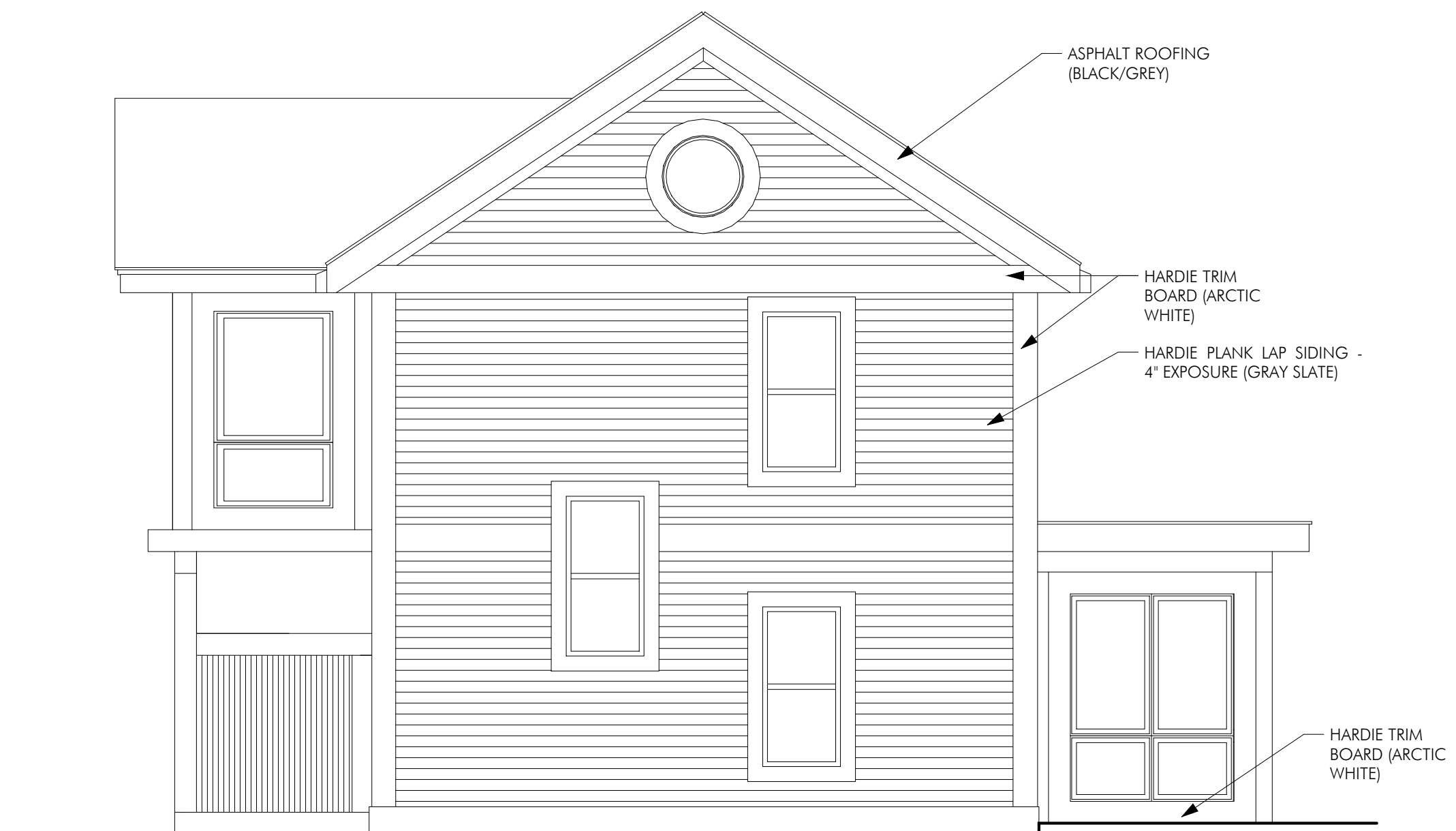
1 | CHASKA YARDS - Unit 1 - EAST ELEVATION
A251 | 1/4" = 1'-0"



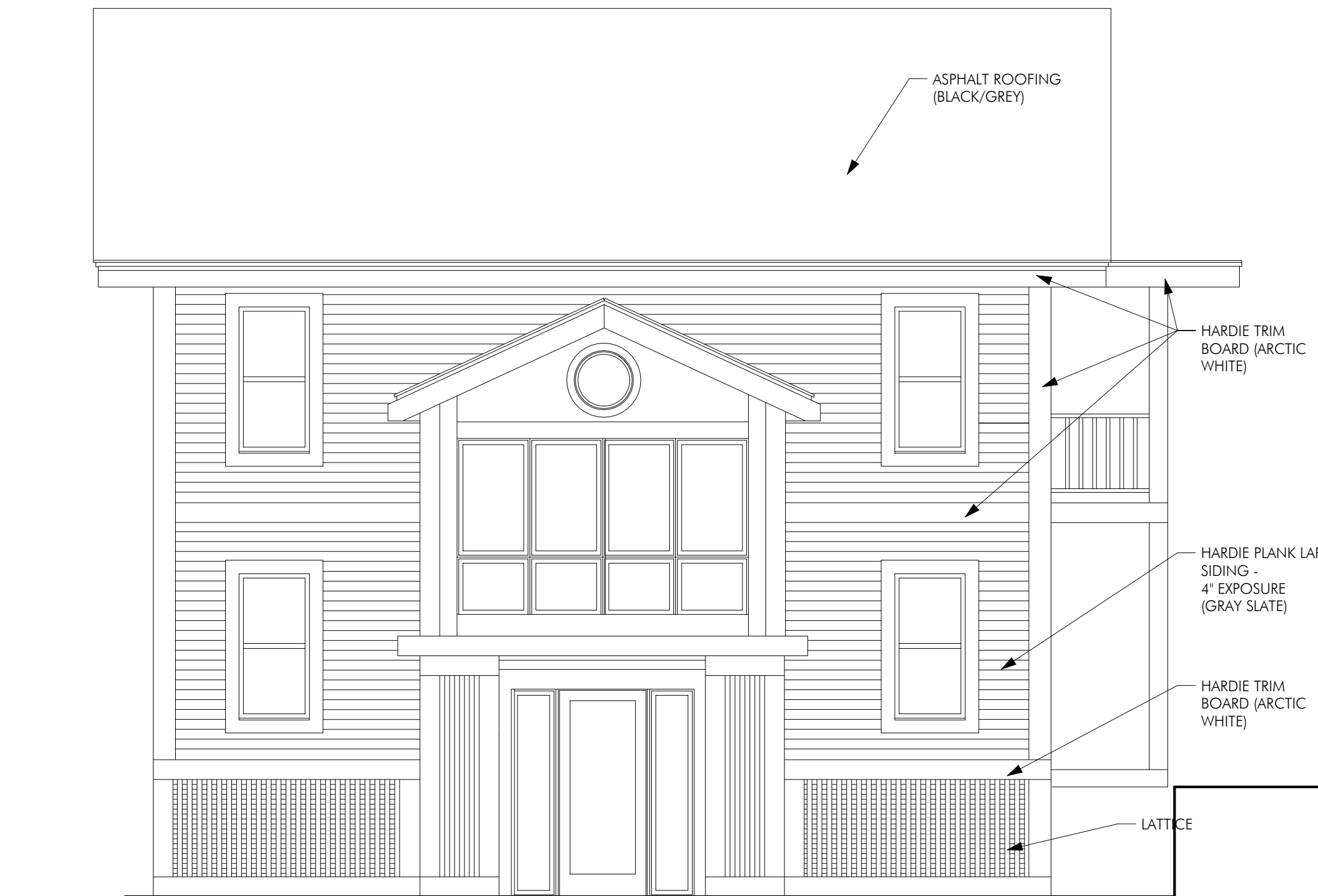
3 | CHASKA YARDS - Unit 1 - NORTH ELEVATION
A251 | 1/4" = 1'-0"



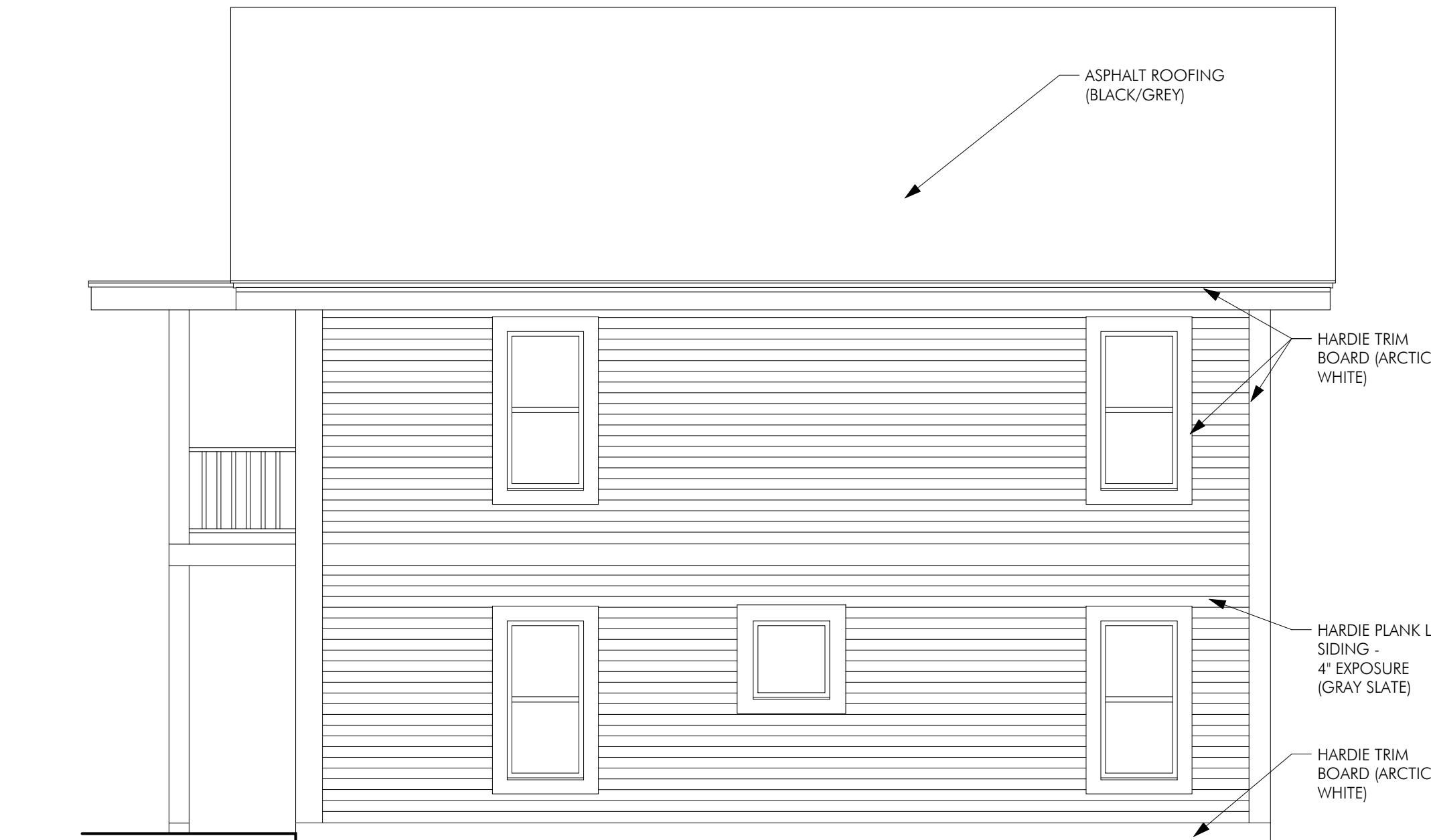
2 | CHASKA YARDS - Unit 1 - WEST ELEVATION
A251 | 1/4" = 1'-0"



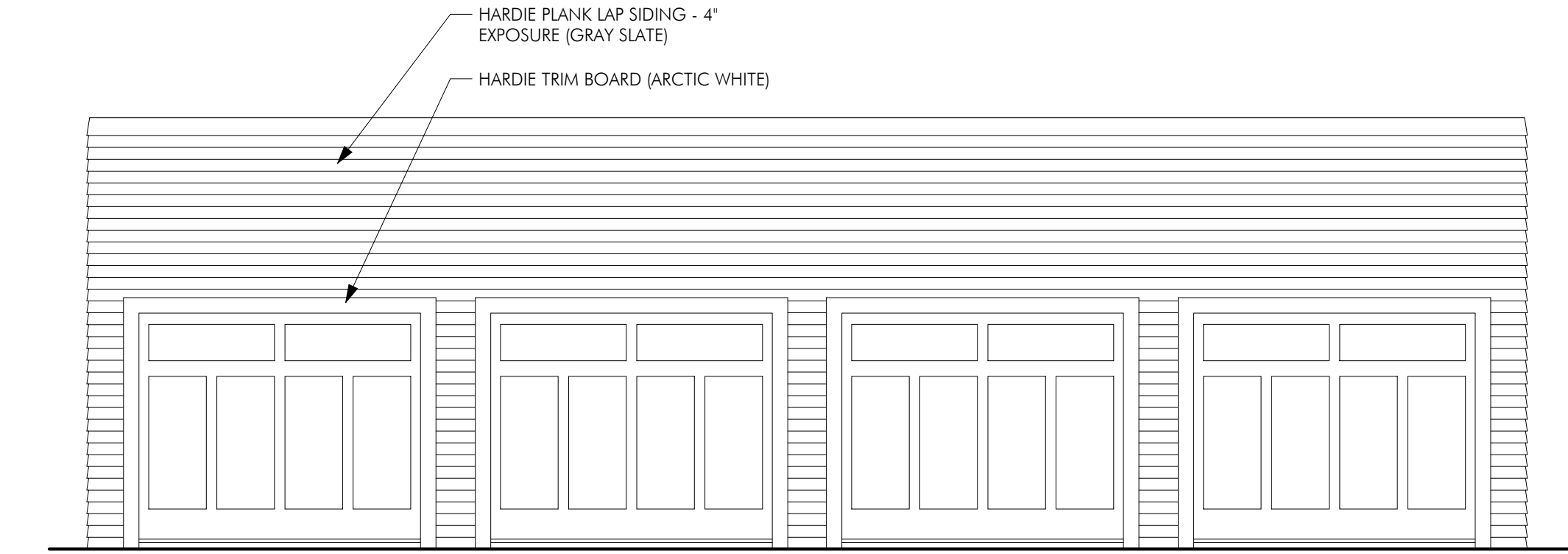
4 | CHASKA YARDS - Unit 1 - SOUTH ELEVATION
A251 | 1/4" = 1'-0"



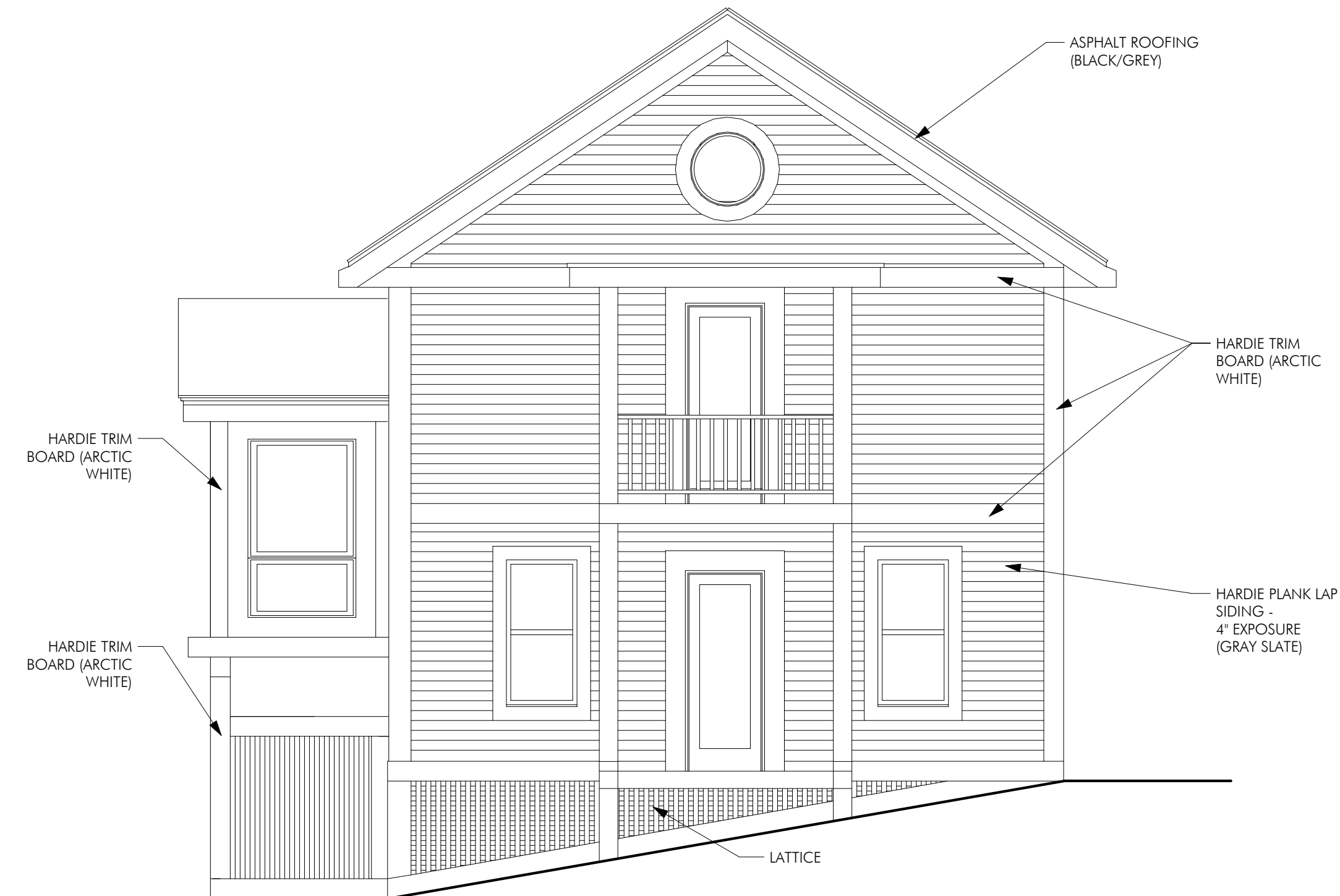
5 | CHASKA YARDS - Unit 2&3 - A ELEVATION
A251 | 1/4" = 1'-0"



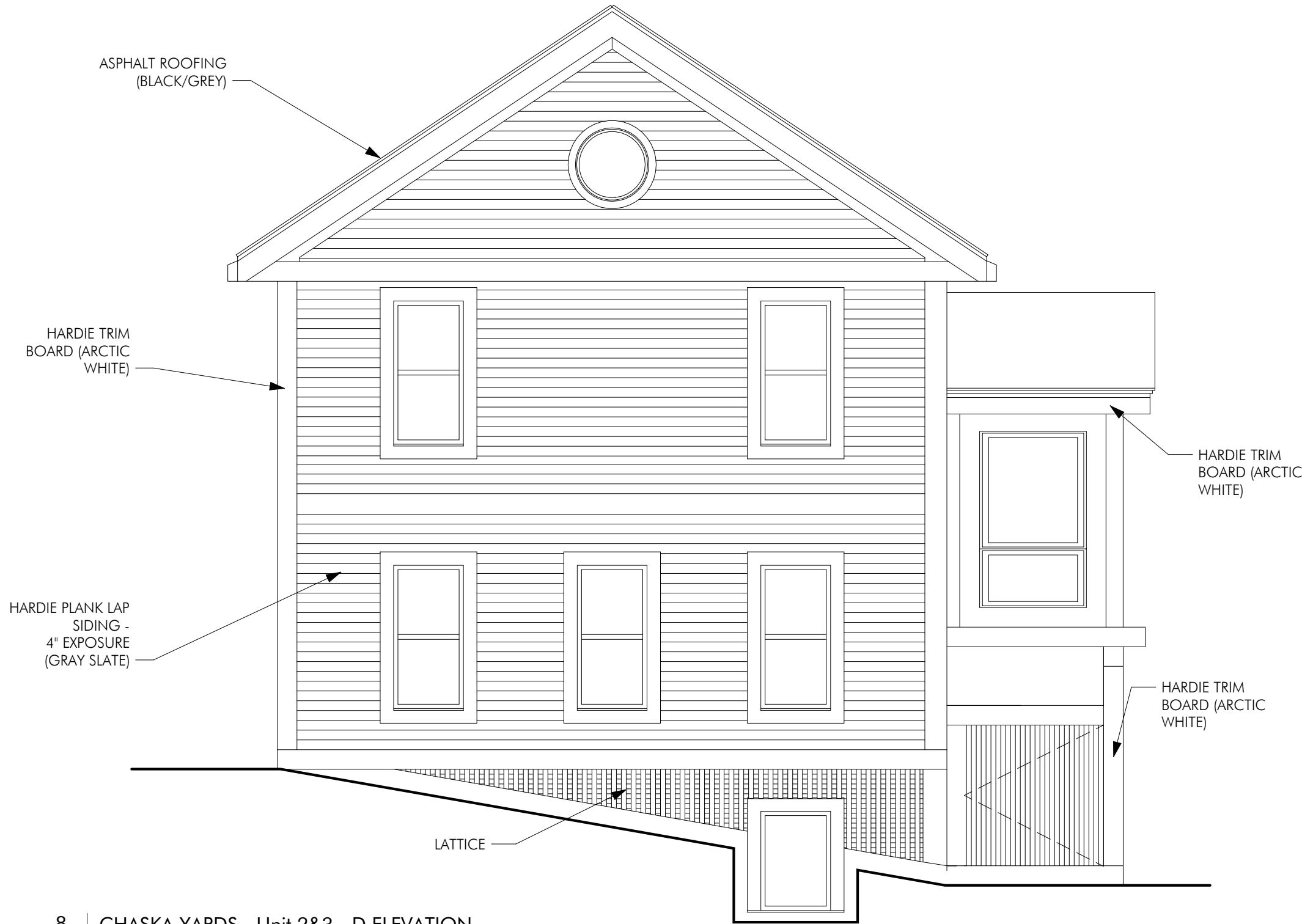
7 | CHASKA YARDS - Unit 2&3 - C ELEVATION
A251 | 1/4" = 1'-0"



9 | CHASKA YARDS - Garage - WEST ELEVATION
A251 | 1/4" = 1'-0"



6 | CHASKA YARDS - Unit 2&3 - B ELEVATION
A251 | 1/4" = 1'-0"

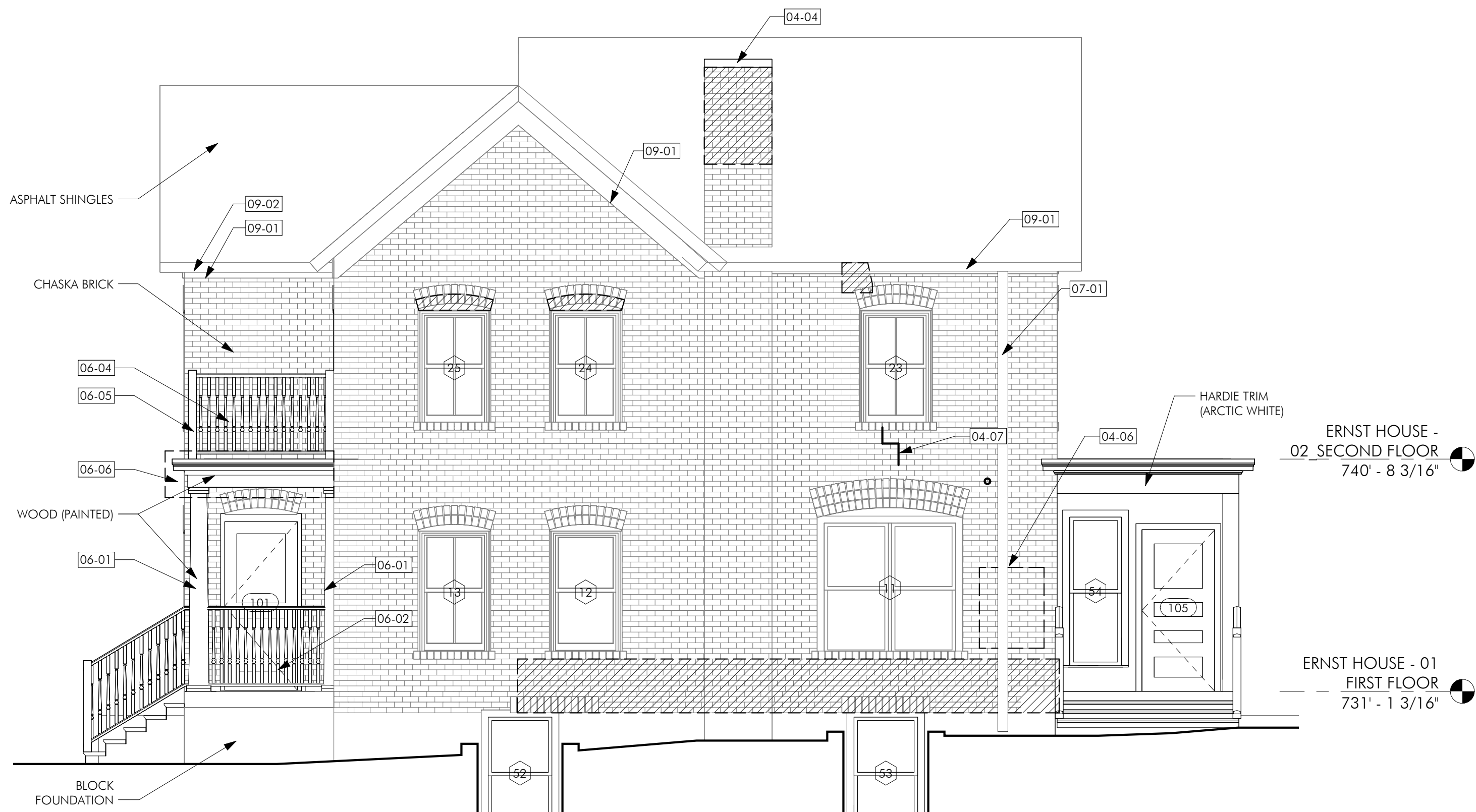


8 | CHASKA YARDS - Unit 2&3 - D ELEVATION
A251 | 1/4" = 1'-0"

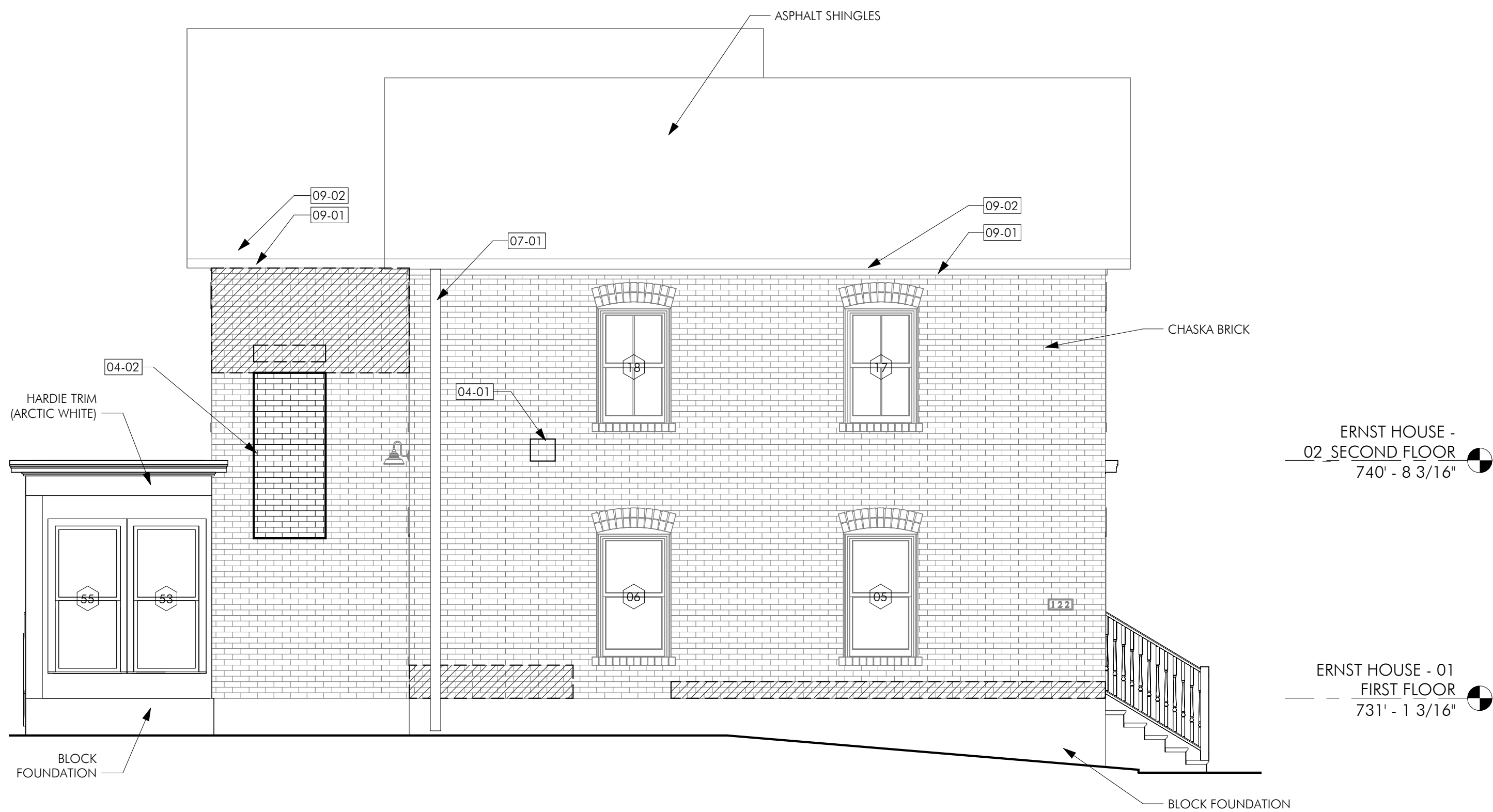
- SHEET NOTES
- TYPICAL ALL UNITS:
- WINDOWS: MARVIN INTEGRITY WINDOWS
 - DOORS: TBD
 - GARAGE DOORS: AMARR - Carriage Court - CC4000 - Pinetop - Closed Square - White



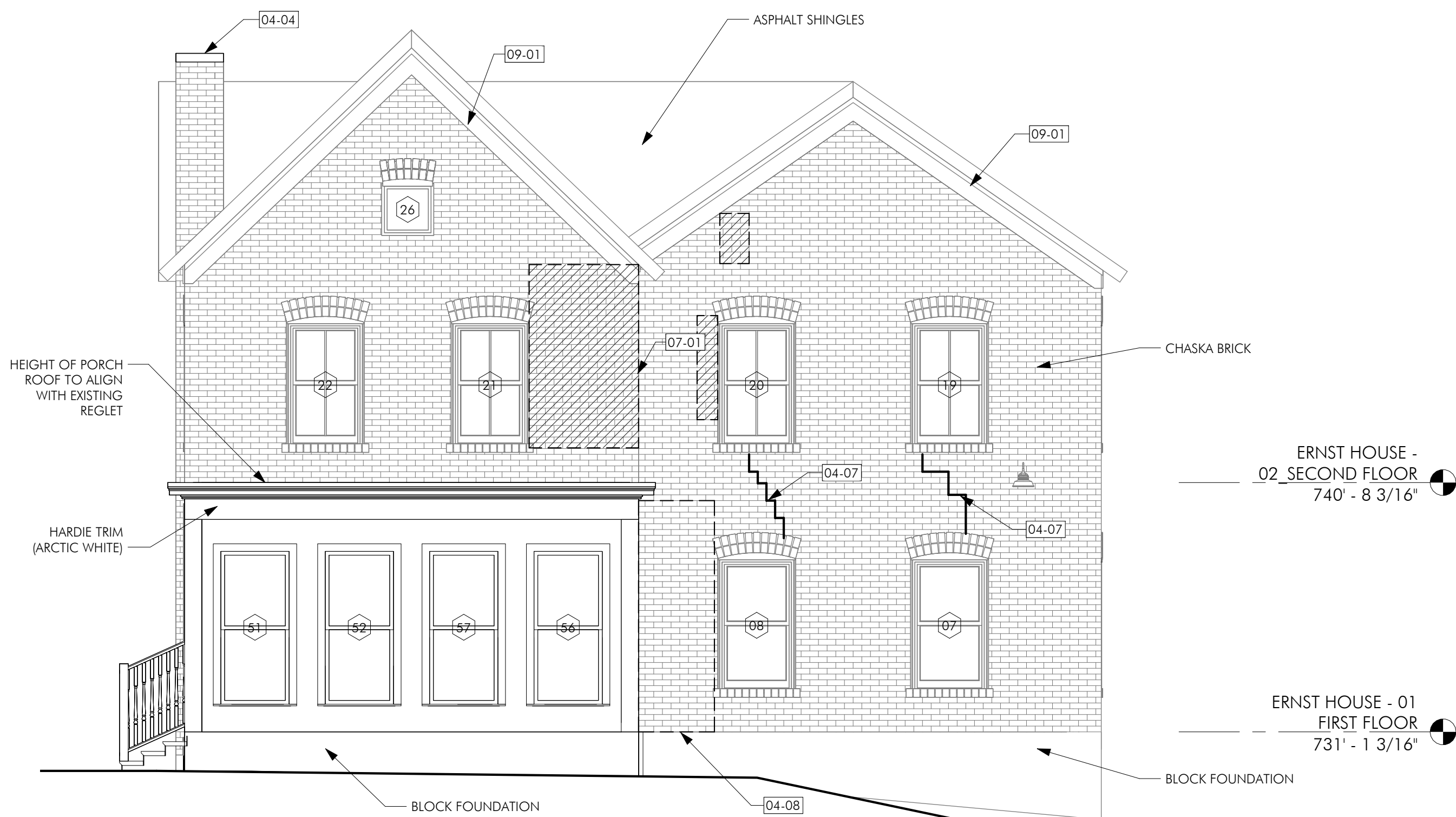
1 | ERNST HOUSE - EAST ELEVATION
A201 | 1/4" = 1'-0"



2 | ERNST HOUSE - NORTH ELEVATION
A201 | 1/4" = 1'-0"



3 | ERNST HOUSE - SOUTH ELEVATION
A201 | 1/4" = 1'-0"



4 | ERNST HOUSE - WEST ELEVATION
A201 | 1/4" = 1'-0"

SHEET NOTES

- PLEASE REFER TO G000 FOR GENERAL NOTES AND SPECIAL REQUIREMENTS.
- ALL MEASUREMENTS TAKEN FROM FINISH FACE OF WALLS.

WORK ON ENTIRE HOUSE

- CLEAN MASONRY WITH GENTLEST MEANS POSSIBLE. REMOVE LOOSE PAINT.

KEYNOTES

04-01	REMOVE EXISTING MORTAR FILLED HOLE. INSTALL BRICK TO MATCH EXISTING.
04-02	RECONSTRUCT WALL AT DOOR REMOVAL.
04-04	INSTALL CONCRETE CHIMNEY CAP.
04-06	FILL HOLES RESULTING FROM REMOVED METER BOXES.
04-07	REPAIR CRACK IN MASONRY.
04-08	REMOVE PAINT WITH GENTLEST MEANS POSSIBLE.
06-01	INSTALL SALVAGED PORCH COLUMNS SURROUNDS AND PLASTERS. REPAIR AS NEEDED TO MATCH EXISTING. USE CONSOLIDANT. SCRAPE AND REPAINT.
06-02	INSTALL PORCH RAILING. PAINT.
06-04	INSTALL BALCONY BALUSTRADE TO MATCH EXISTING. PAINT.
06-05	INSTALL BALCONY POST. PAINT.
06-06	REMOVE DETERIORATED MEMBERS OF PORCH CEILING. REPLACE STRUCTURE AS NEEDED. INSTALL NEW WOOD FASCIA, CROWN MOLDING, AND DENTILS. PAINT.
07-01	PROVIDE DOWNSPOUT.
09-01	SCRAPE AND REPAINT WOOD TRIM AT CORNICE AND SOFFIT OF HOUSE OR PORCH.
09-02	SCRAPE AND REPAINT EXISTING GUTTERS.

LEGEND

- MASONRY BRICK
▨ REPOINT BRICK

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 06/14/2023

Subject: Crown Extrusions (4035 Norex Dr) – Preliminary Site & Building Plan

Applicant: Pat Vos (Greystone Construction)

Location: 4035 Norex Drive – Arbor Park Final Addition

Case No.: PC No. 2023-14

Synopsis: The applicant is requesting approval of a Preliminary Site & Building Plan to construct a 30,000 square foot warehouse addition at Crown Extrusions

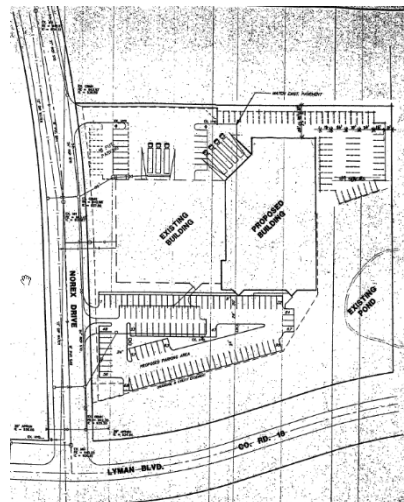
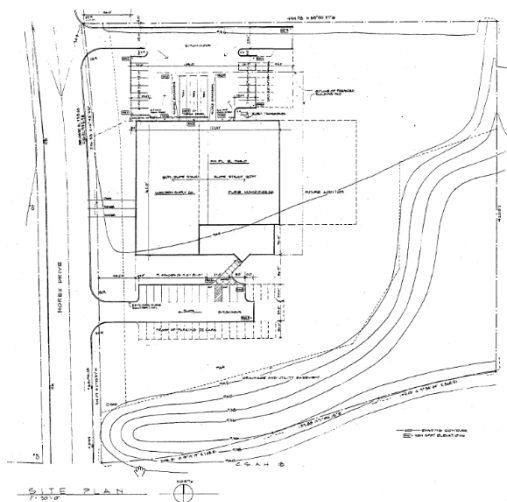
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

On May 19, 1986 (Res. No. 86-42), the subject area (including 4035 Norex Drive) and Arbor Park development was rezoned to Planned Industrial District (PID-2). In August 2018, Arbor Park development was rezoned to PID-8 (Ord. 954). This rezoning to PID-8 did not change anything for the buildings in this district rather it made things more clear in terms of the standards that were already set forth in PID-2.

In March 1993, the site and building plan for 4035 Norex Drive was approved. At that time Pure Humidifier was the user. The approvals showed an approximately 28,000 square foot building area with a possible future expansion area of 11,600 square feet. In September 1999, a site and building plan for a 32,000 square foot building addition was approved for Pure Humidifier. This building addition was never built, however.



(Left: 1993 approvals; Right: 1999 approvals)

Existing Conditions

The subject property is located at 4035 Norex Drive, legally described as Lot 3, Block 2, Arbor Park Final Addition, and consists of 5.28 acres. The site currently has a one-story 27,000 square foot building on it with 30 stalls of parking both on the north and south sides of the building. The building currently consists of office (4,000 sf), manufacturing (11,000 sf) and warehouse (12,000 sf). There is a loading dock area on the north side. There are two access points into the property from Norex Drive. A wetland is present on the southeast portion of the property.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan approval for the construction of a one-story building addition (totaling 30,000 square feet). The parking lot and loading areas will also be revised with the planned addition. A total of 66 stalls will be constructed on site and the south parking access will move north approximately 20 feet. The main loading area will remain on the north side of the building and a new area added to the northeast side of the site with the building addition.

Adjacent properties

The site is bounded on the south by Lyman Boulevard (Co Rd 18) and additional industrial; the north by industrial; the west by industrial; and the east by Chanhassen industrial.

Use

The use of this site is consistent with the approved zoning for the property (Planned Industrial District - PID-8). The proposal to expand is also consistent with previous approvals completed on the site showing a future building addition.

Building Location/Design

The building addition is proposed on the east portion of the site. The addition will maintain the existing design of the principal building, which is composed of rockface block and glass. The building addition will be almost 3 feet taller than the existing building, but will generally fit in well with the building profile.

Parking/Access/Circulation

The site is proposing to incorporate 66 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Office	3,000 sf	1ps/250sf	12 parking spaces
Existing Manufacturing	11,000 sf	1ps/350sf	31 parking spaces
Existing Warehousing	12,000 sf	1ps/2,000sf	6 parking spaces
Proposed Warehousing	30,000 sf	1ps/2,000sf	15 parking spaces
		REQUIRED	64 parking spaces
		PROVIDED	66 parking spaces

Based on the table above the applicant is meeting the parking requirements for the site. The applicant states that they currently have 30 employees at the facility, and they envision approximately 3 additional jobs could be created with this building addition. In sum, 66 parking stalls are more than adequate to serve the current and future needs of the workers for Crown Extrusions.

The applicant has also put together a proof of parking exhibit should the warehouse uses be converted to a more intense use such as manufacturing. This proof of parking exhibit shows a total of 154 stalls being provided on site, which would include a parking expansion on the south side of the site. It should be noted that the proof of parking expansion areas on the south side and northwest side of the site have not been properly vetted out for stormwater. Because of this the applicant would have to go through the proper approval processes (i.e. stormwater review) in order to be able to construct additional stalls outside of their current plan. The plan shown today is at maximum impervious surface that can be accommodated by the stormwater ponding proposed on site. Additional surface added to the site would need to be carefully reviewed and approved by Engineering staff to ensure it meets stormwater requirements.

The south parking lot access will be relocated 20 feet north with the new proposal. This brings the parking lot closer to the building while also providing a larger separation from the Norex Drive roundabout.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Norex Drive	30 feet
East Property Line	20 feet
Interior Property Lines	15 feet
Lyman Blvd	125 feet from centerline

PARKING SETBACKS	
Direction	Setback
Property Lines	10 feet

Landscaping & Screening

The table below indicates the landscaping requirements for this building addition and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	96 caliper inches (37 trees)	96 caliper inches (37 trees)
Understory Trees	9	9

Shrubs	102	102
--------	-----	-----

According to the table above the applicant is sufficient in meeting the landscape ordinance for this size of a building addition.

The loading dock areas on the north side of the building will be screened with the positioning of the building and/or existing mature coniferous plantings. Staff believes the screening of these areas are adequately achieved as proposed.

Lighting

The parking lot on the south side will receive new parking lot pole lights. These light poles cannot exceed 35 feet in height. Wall packs will also be added to the building addition on its north side. These wall packs cannot exceed 18 feet in height.

Utilities

Water and sewer are available to serve this site.

Stormwater

Stormwater is required to meet all City and County requirements.

DEADLINE FOR AGENCY ACTION

The City of Chaska received the complete application for this request on Wednesday, May 31, 2023. Pursuant to Minnesota State Statutes the City was to act on this request by Sunday, July 30, 2023 (60 days), however the City provided the petitioner with a written letter for an additional 60-day review period for further review. This additional review period extended to **Thursday, September 28, 2023**. The City may with the petitioner's consent extend the review period beyond the Thursday, September 28, 2023 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 approval of the Final Site & Building Plan for a 30,000 square foot warehouse addition at 4035 Norex Drive (PC#2023-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Title Sheet (pg C0.0), submitted by Contour Civil Design, dated May 2, 2023
 - b. Certificate of Survey (pg V1.1), submitted by E.G. Rud & Sons, Inc., dated May 2, 2023
 - c. Existing Conditions & Removals Plan (pg C1.1), submitted by Contour Civil Design, dated May 2, 2023
 - d. Site Plan (pg C2.1), submitted by Contour Civil Design, dated May 2, 2023
 - e. Utility Plan (pg C3.1), submitted by Contour Civil Design, dated May 2, 2023
 - f. Grading and Drainage Plan (pg C4.1), submitted by Contour Civil Design, dated May 2, 2023
 - g. Erosion Control Plan Phase I (pg C5.1), submitted by Contour Civil Design, dated May 2, 2023
 - h. Erosion Control Plan Phase II (pg C5.2), submitted by Contour Civil Design, dated May 2, 2023
 - i. SWPPP Narrative (pg C5.3), submitted by Contour Civil Design, dated May 2, 2023
 - j. Details (pgs C6.1-6.4), submitted by Contour Civil Design, dated May 2, 2023

- k. Overall Landscape & Tree Planting (pg L1.1), submitted by Contour Civil Design, dated May 2, 2023
 - l. Shrub & Perennial Planting Plan (pg L1.2), submitted by Contour Civil Design, dated May 2, 2023
 - m. Tree Removal Plan (pg L1.3), submitted by Contour Civil Design, dated May 2, 2023
 - n. Overlay Plan, submitted by Contour Civil Design, dated May 2, 2023
 - o. Photometric Plan (pgs 1-2), submitted by Rouzer Group, dated May 2, 2023
 - p. Floor Plan (pg A2), submitted by Lampert Architects, dated May 1, 2023
 - q. Building Elevations (pg A3), submitted by Lampert Architects, dated May 1, 2023
2. Adherence with the Engineers Memo dated June 5, 2023.
 3. Provision that all mechanical equipment will be fully screened from view.
 4. Coordination with the City Engineer for the provision of public utilities to the site.
 5. Provision of a storm water management plan meeting City and Carver County WMO standards.
 6. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
 8. Provision that the building will be fire sprinkled.
 9. Provision to coordinate with the Electric Department on the service needs for the site and building.
 10. Provision that wall pack lighting cannot exceed 18 feet in height.
 11. Provision that pole mount lighting in eastern parking lot cannot exceed 35 feet in height.
 12. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
 13. Provision that proof of parking beyond 66 stalls, or any pavement expansions beyond what is shown, is not approved with this site plan, and shall be reviewed for stormwater compliance and approved by City Engineering prior to its installation.



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: June 5, 2023
Subject: Crown Extrusions – Preliminary Site & Building Plan

The Crown Extrusions site is an existing building located at the northeast intersection of Norex Drive and Lyman Boulevard. The proposed expansion of the building will result in private watermain, grading, and storm sewer changes. Existing sewer and water utilities are already being utilized to serve the site.

The stormwater design for the site expansion will need to meet applicable city and Carver County requirements. An existing wetland within the site provides stormwater management for the existing land use. The proposed development includes additional private stormwater systems to manage the increased runoff. The final design of the proposed private storm systems will need to be coordinated with the city and Carver County.



May 16, 2023

City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: Crown Extrusions Addition

To Whom It May Concern:

Crown Extrusions is a metal fabrication facility that specializes in CNC machining, re-sawing, and deburring metal parts. Crown Extrusions is proposing an approximately 30,000 s.f. addition to their existing 27,000 s.f. headquarters facility for the purpose of expanding their capacity. The current employee count at this facility is 30 and may increase by 10% with this addition.. In addition, Crown has a 135,000 production facility located at 122 Columbia Court. The total employee count of 150 may increase 5-10% due to this addition. It is the goal of Crown Extrusions to provide a facility that the city, employees, and ownership can be proud of. Crown Extrusions has been a member of the Chaska business community for the past 39 years.

The addition will enhance Chaska's quality of life by providing employment opportunities created by the company's expansion. The addition will increase the value of the property creating additional tax revenue for the city of Chaska. The additional tax revenue will help the city maintain its low tax base for its residents.

It is important to Crown Extrusions that the addition appear cohesive with the existing building and its neighborhood. For this reason, the addition is designed with the same building materials as the existing building and with similar entry styles and window groupings. The addition also incorporates durable, long-lasting materials in colors that match the existing building to ensure that the facility will continue to serve Crown Extrusions and the city well into the future.

The completed building will have multiple entrances for maximum flexibility should the use or ownership of the building change. The site plan also proves that additional parking is possible if the use of the space requires a higher number of employees for a future user. The amount of parking shown on the plan far exceeds Crown's current need as well as into the foreseeable future. Covid has permanently changed how companies utilize office space and on-site employees and the related parking counts have decreased significantly as a result. In addition, advancing technologies in the manufacturing sector will continue to automate processes and have a similar impact on decreasing parking requirements. If, in the unlikely case a future use should require more parking, the proof of parking shown in the storm retention pond area would provide a significant number of additional stalls. The storm water retention would move underground at that point. The current estimate to accommodate that situation would be approximately \$300,000.

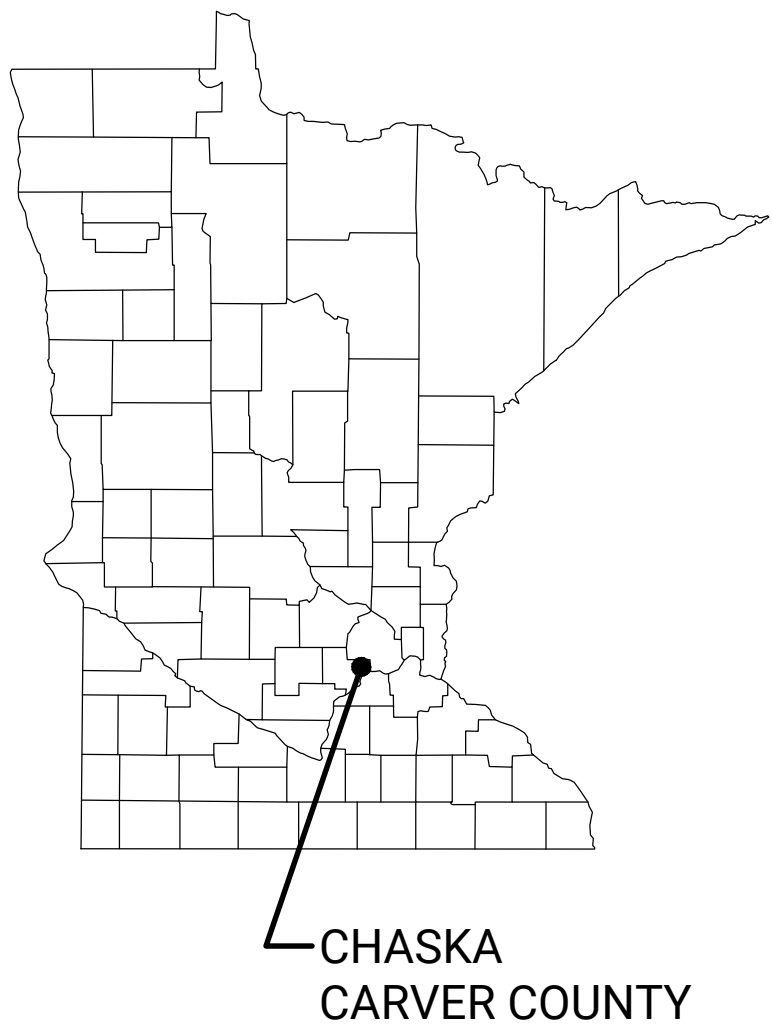
Design goals to improve the quality of the workplace for the employees includes natural daylighting and incorporation of an outdoor patio space. It is also a project goal to meet or exceed the Minnesota energy code, avoid wetland disturbance, and contain site lighting within the property limits.

Please feel free to contact the design team if you have any questions regarding this narrative

Sincerely,



James Berthiaume – Project Designer
Lampert Architects



SITE CONSTRUCTION PLANS

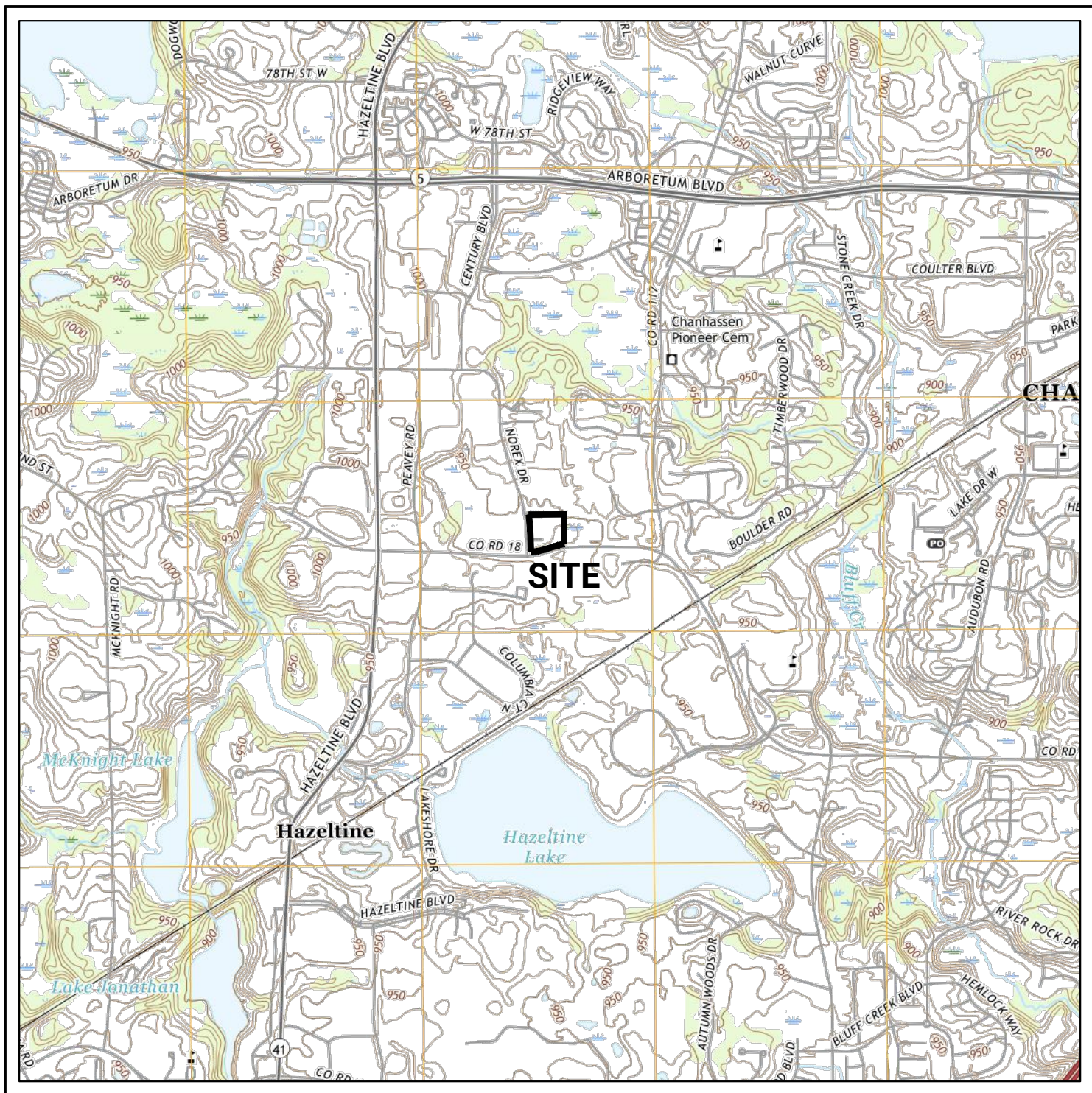
FOR

PROPOSED ADDITION FOR

CROWN EXTRUSIONS

CHASKA, MN

SITE LOCATION MAP



AERIAL MAP



SHEET INDEX

- C0.0 TITLE SHEET
- V1.1 CERTIFICATE OF SURVEY
- C1.1 EXISTING CONDITIONS & REMOVALS PLAN
- C2.1 SITE PLAN
- C3.1 UTILITY PLAN
- C4.1 GRADING AND DRAINAGE PLAN
- C5.1 EROSION CONTROL PLAN, PHASE I
- C5.2 EROSION CONTROL PLAN, PHASE II
- C5.3 SWPPP NARRATIVE
- C6.1 DETAILS
- C6.2 DETAILS
- C6.3 DETAILS
- C6.4 DETAILS
- L1.1 OVERALL LANDSCAPE & TREE PLANTING
- L1.2 SHRUB & PERENNIAL PLANTING PLAN
- L1.3 TREE REMOVAL PLAN
- PHOTOMETRIC PLAN



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

NAME: JOSEPH T RADACH PE
SIGNATURE: *[Signature]*
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

TITLE SHEET

PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C0.0

CERTIFICATE OF SURVEY

~for~ CROWN EXTRUSIONS, INC.
~of~ 4035 NOREX DRIVE,
CHASKA, MINNESOTA

PARCEL DESCRIPTION

Lot 3, Block 2, ARBOR PARK FINAL ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/05/22.
- Bearings shown are on Carver County Coordinate System.
- Parcel ID Number: 300570050.
- Curb shots shown hereon are at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2022.
- Underground utilities shown hereon were field marked by others pursuant to Gopher State One Call Ticket No. 222661769 or were taken from utility plans provided by the City of Chaska. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kevin C. McCain

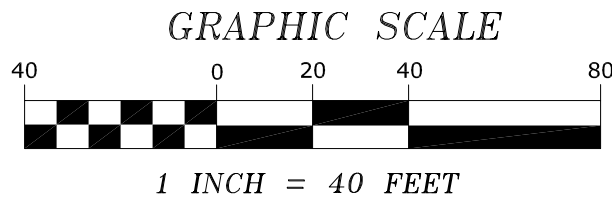
Kevin C. McCain

Date: 10/12/2022 License No. 58542

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 58542
- △ DENOTES SET PKNAIL
- DENOTES CATCH BASIN
- AC DENOTES AIR CONDITIONING UNIT
- CD DENOTES CABLE PEDESTAL
- ED DENOTES ELECTRICAL BOX
- ES DENOTES EXISTING SPOT ELEVATION
- FB DENOTES FIBER OPTIC BOX
- GM DENOTES GAS METER
- HY DENOTES HYDRANT
- LP DENOTES LIGHT POLE
- MS DENOTES MISCELLANEOUS MANHOLE
- SS DENOTES SANITARY SEWER MANHOLE
- SA DENOTES STORM SEWER APRON
- SM DENOTES STORM SEWER MANHOLE
- TE DENOTES TELEPHONE PEDESTAL
- WV DENOTES WATER VALVE
- EC DENOTES EXISTING CONTOURS
- SSW DENOTES EXISTING SANITARY SEWER
- SSS DENOTES EXISTING STORM SEWER
- WM DENOTES EXISTING WATER MAIN
- UE DENOTES UNDERGROUND ELECTRIC LINE
- UGL DENOTES UNDERGROUND GAS LINE
- UTL DENOTES UNDERGROUND TELEPHONE LINE
- UFOL DENOTES UNDERGROUND FIBER OPTIC LINE
- BS DENOTES BITUMINOUS SURFACE

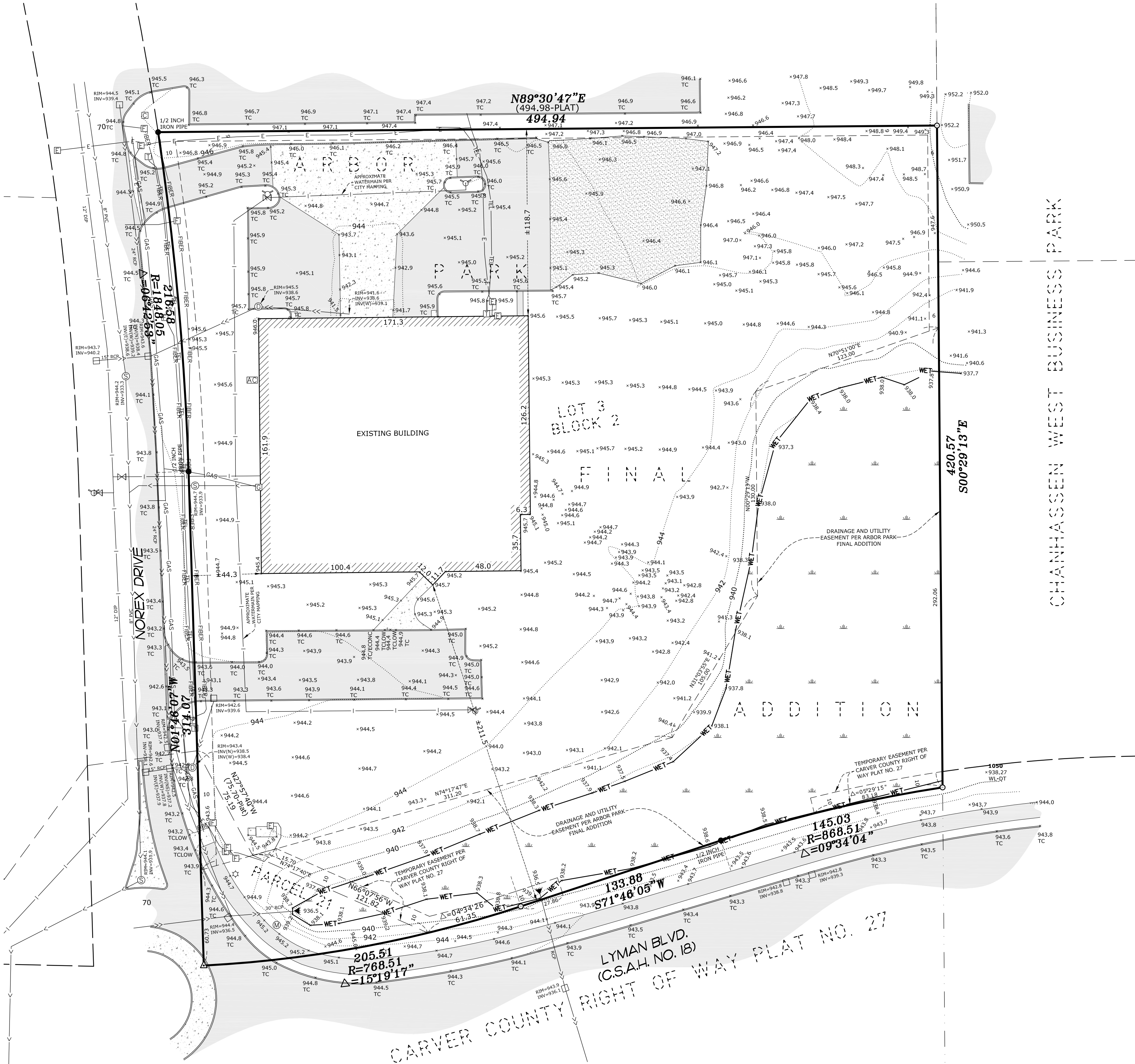
- CS DENOTES CONCRETE SURFACE
- WET DENOTES WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN 2022



BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #3716 (NAME: JON MNDD)
ELEVATION = 1027.53 (NAVD 88)

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

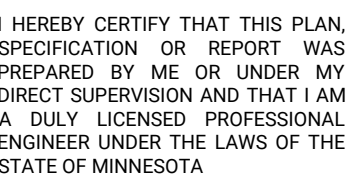


DRAWN BY:	KCM	JOB NO:	221054BT	DATE:	10/12/2022
CHECK BY:	KCM	FIELD CREW:	DT/CT		
1					
2					
3					
NO.	DATE	DESCRIPTION		BY	



	STORM CATCH BASIN
	STORM MANHOLE
	STORM FLARED END SECTION
	HYDRANT
	GATE VALVE
	LIGHT POLE
	OTHER SYMBOLS
	WETLAND

STORM SEWER SCHEDULE



IR

23

150

DAI

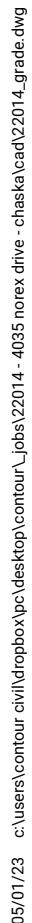
SSA

SN

EVIDENCE

R

ow



GRADING NOTES

1. VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDED OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT. 1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
6. STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
7. ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.



GRADING AND DRAINAGE PLAN

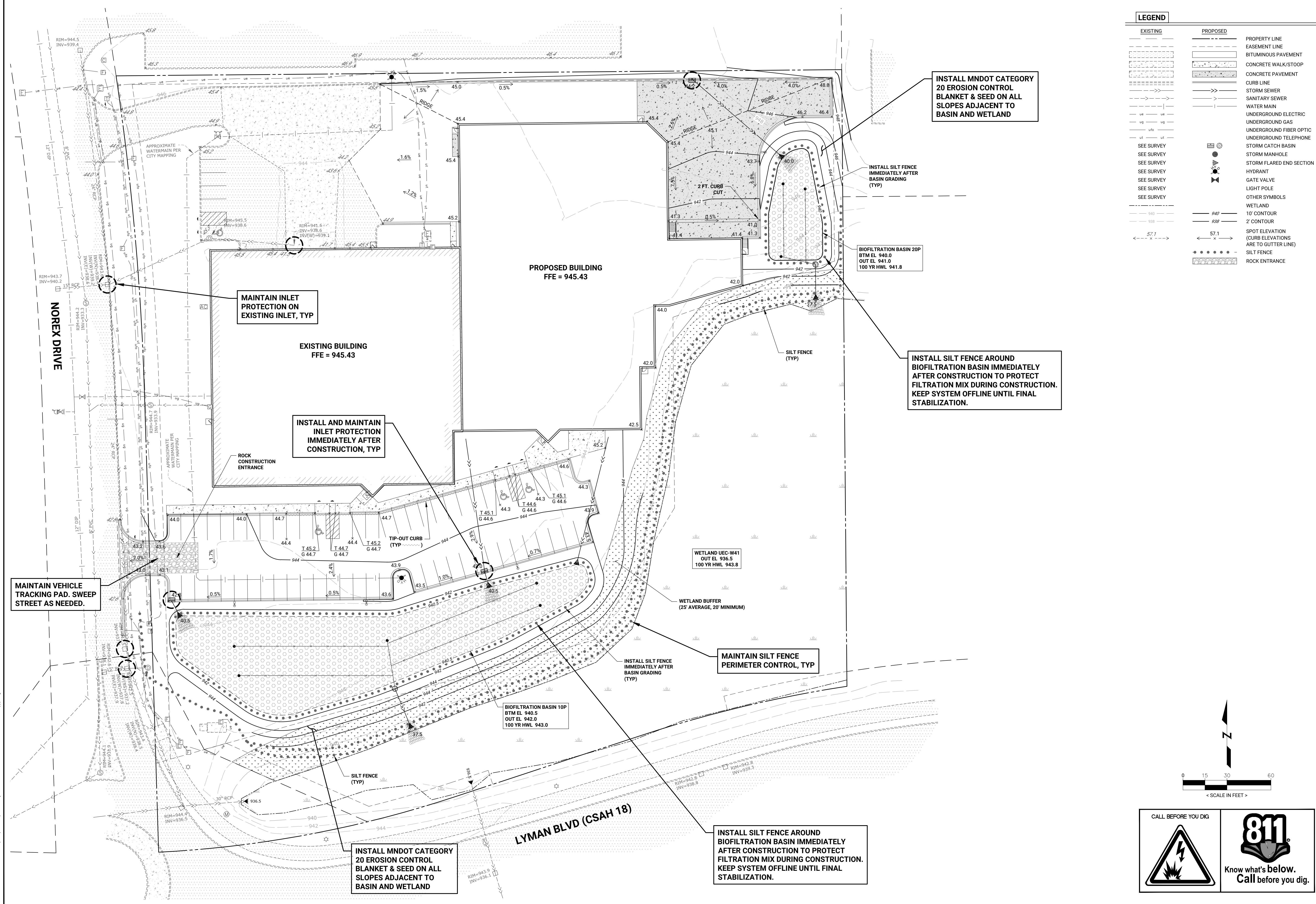
**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**

4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER

C4.1

04/29/23 c:\users\contour\appdata\local\temp\contour\cadd\2024\14_4552\14_4552.dwg - chaska drive - chaska drive\2024_14_4552.dwg



LEGEND		
EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE WALK/STOOP
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND GAS
		UNDERGROUND FIBER OPTIC
		UNDERGROUND TELEPHONE
		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY		HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		LIGHT POLE
SEE SURVEY		OTHER SYMBOLS
		WETLAND
		10' CONTOUR
		2' CONTOUR
		SPOT ELEVATION
		(CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		ROCK ENTRANCE

CONTOUR
CIVIL DESIGN

8195 VERNON STREET, ROCKFORD, MN 55973
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T. RADACH PE
SIGNATURE:
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE	BY
1.		JTR
2.		
3.		
4.		
5.		
6.		
7.		

OWNER
CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

EROSION CONTROL PLAN
PHASE II
PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C5.2

CALL BEFORE YOU DIG

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

CROWN EXTRUSIONS, INC.
PROPOSED ADDITION FOR
CROWN EXTRUSIONS

SHEET NUMBER
C5.3

SWPPP NARRATIVE

ISSUE DATE: 05/07/23 BY: JTR

REVISIONS

NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	
7.	

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

NAME: JOSEPH T RADACHI PE
SIGNATURE:
DATE: 05/02/23 LIC #.: 45899

OWNER

BY:

JTR

PROJECT INFORMATION

PROPOSED ADDRESS FOR CROWN EXTRUSIONS
STREET ADDRESS: CHASKA
CITY: CARVER
COUNTY: MINNESOTA
ZIP CODE: 55318
LAT/LONG: 44.8500, -93.5878

BOUNDARY AREA: 5.280 ACRES
DRAINAGE BOUNDARY: 4.063 ACRES
EXISTING IMPERVIOUS: 1.510 ACRES
PROPOSED IMPERVIOUS: 2.547 ACRES
NET NEW IMPERVIOUS: 1.037 ACRES
NEW/RECONSTRUCTED IMP.: 1.589 ACRES
DISTURBED AREA: 2.80 ACRES

OWNER: CROWN FAB LLC

RESPONSIBLE PARTIES
SWPPP DESIGN: JOSEPH RADACHI PE
TRAINING: DESIGN OF CONSTRUCTION SWPPP, U OF MN (5/26 EXPIRATION)

SITE MANAGER:
TRAINING:

LONG TERM O&M: CROWN FAB LLC

SWPPP CONTENT

The SWPPP CONTAINS ALL SHEETS WITHIN THE CONSTRUCTION PLAN SET AND INCLUDES THE STORMWATER MANAGEMENT PLAN, INCORPORATED HEREIN BY REFERENCE. IN DEVELOPING THIS SWPPP, THE TEMPORARY AND PERMANENT BMPs WERE DESIGNED BASED ON EXPECTED RAINFALLS OF 3 INCHES IN 24 HOURS DURING CONSTRUCTION, WITH EXTREME EVENTS RANGING FROM 5 TO 7 INCHES IN 24 HOURS.

EXISTING CONDITIONS
THE SITE IS LOCATED NORTHEAST OF THE INTERSECTION OF LYMAN BOULEVARD AND NOREX DRIVE AT 4035 NOREX DRIVE IN CHASKA, CARVER COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE SOUTH BY LYMAN BOULEVARD, ON THE WEST BY NOREX DRIVE, ON THE NORTH BY INDUSTRIAL OFFICE/WAREHOUSE BUILDINGS, AND ON THE EAST BY AN EXISTING WETLAND. THE SITE CURRENTLY CONTAINS AN OFFICE WAREHOUSE BUILDING WITH ASSOCIATED PARKING AND DRIVE AREAS.

THE SITE BOUNDARY CONSISTS OF 5.280 ACRES. THE DRAINAGE DOWNGRADING BEING CONSIDERED FOR THE DRAINAGE ANALYSIS IS 4.063 ACRES WHICH ENCLOSES THE WETLAND IN THE SOUTHWEST CORNER PORTION OF THE SITE. THE DRAINAGE DOWNGRADING CONTAINS 1.510 ACRES OF IMPERVIOUS SURFACE.

THE SITE HAS A RELATIVELY FLAT TOPOGRAPHY, WITH ELEVATIONS RANGING FROM 945 FT ABOVE SEA LEVEL TO 945 FT ABOVE SEA LEVEL. THE CENTRAL PORTION OF THE SITE, DOWN TO ABOUT 937 FT ABOVE SEA LEVEL, IS LOCATED IN THE SOUTHWEST CORNER PORTION OF THE SITE. STORMWATER FLOWS FROM THE WEST HALF OF THE BUILDING, THROUGH THE SOUTHERLY PARKING LOT, AND THEN NORTHERLY PARKING DOCK AREA DRIVEN WEST TO NOREX DRIVE WHERE IT DISCHARGES INTO THE EXISTING WETLAND IN THE SOUTHWEST CORNER PORTION OF THE SITE. STORMWATER FLOW FROM THE EAST HALF OF THE BUILDING AND THE GREEN SPACES SOUTH AND EAST OF THE BUILDING DRAIN SOUTHWEST DIRECTLY TO THE EXISTING WETLAND.

PROPOSED CONDITIONS
GROWTH EXTRACTIONS PLANT ON CONSTRUCTING A 30,581 SQUARE FOOT BUILDING ADDITION WITH A NEW TRUCK/DOCK AREA TO THE NORTHEAST OF THE BUILDING. THE PROPOSED CONSTRUCTION WILL OCCUPY APPROXIMATELY 2.8 ACRES OF LAND. AFTER COMPLETION OF CONSTRUCTION, THE DRAINAGE BOUNDARY WILL CONTAIN 2.547 ACRES OF IMPERVIOUS SURFACE, FOR A NET INCREASE OF 1.037 ACRES OF IMPERVIOUS. THE TOTAL NEW AND RECONSTRUCTED IMPERVIOUS IS 1.589 ACRES.

TWO BIOFILTRATION BASINS WITH IRON-ENHANCED SAND FILTERS WILL BE USED TO TREAT STORMWATER FROM THE NEW AND RECONSTRUCTED IMPERVIOUS AREAS. ONE BASIN WILL BE LOCATED IN THE SOUTHWEST CORNER PORTION OF THE SITE, AND ONE WILL BE LOCATED IN THE NORTHEAST CORNER PORTION OF THE SITE. BOTH BASINS WILL DISCHARGE TO THE EXISTING WETLAND IN THE SOUTHWEST CORNER PORTION OF THE SITE.

SOIL INFORMATION
IN SEPTEMBER OF 2022, CHOSEN VALLEY TESTING DRILLED 8 SOIL BORINGS WITHIN THE SITE. THE BORINGS GENERALLY SHOW SOILS CONSISTING OF SANDY LEAN CLAY. THE NEAR-SURFACE SOILS FALL WITHIN THE HYDROLOGIC GROUP "D". GROUNDWATER WAS ENCOUNTERED IN ONE BORING AT AN ELEVATION OF 935.4.

SITE CONTAMINATION
THE SITE OR ADJACENT SITES ARE NOT KNOWN TO BE CONTAMINATED. A REVIEW OF THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DID NOT SHOW ANY ONGOING OR NEARBY CONTAMINATION SOURCES.

STORMWATER RECEIVING WATERS
ALL STORMWATER WILL DRAIN TO THE EXISTING WETLAND IN THE SOUTHWEST CORNER PORTION OF THE SITE, WHICH ULTIMATELY DRAINS TO A HAZELTINE LAKE.

SPECIAL OR IMPAIRED WATERS
HAZELTINE LAKE IS LOCATED ABOUT 2,500 FEET SOUTH OF THE SITE AND IS LISTED AS AN IMPAIRED WATER WITH A CONSTRUCTION RELATED PARAMETER. BLUFF CREEK IS LOCATED ABOUT 4,000 FEET EAST OF THE SITE AND IS LISTED AS AN IMPAIRED WATER WITH A CONSTRUCTION RELATED PARAMETER.

WETLAND CONSIDERATIONS
THERE IS A DELINEATED WETLAND IN THE SOUTHWEST CORNER PORTION OF THE SITE. NO WETLAND IMPACTS ARE PROPOSED WITH THIS PROJECT.

PERMITTEES MUST PRESERVE A 50-FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT PERIMETER SEDIMENT CONTROL SYSTEMS WHEN A WETLAND IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE WETLAND. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROL STRUCTURES AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE.

PERMANENT STORMWATER MANAGEMENT SYSTEM
THE CCWMO REQUIRES SITES TO REMOVE 90 PERCENT OF THE TOTAL PHOSPHORUS (TP) AND 90 PERCENT OF THE TOTAL SUSPENDED SOLIDS (TSS) GENERATED BY THE SITE UNDER DEVELOPED CONDITIONS. TO MEET THIS REQUIREMENT, TWO BIOFILTRATION BASINS WITH IRON-ENHANCED SAND FILTERS ARE PROPOSED. PER CCWMO, AN IRON-ENHANCED SAND FILTER WILL PROVIDE 90 PERCENT TP AND TSS REMOVAL.

THE TOTAL NEW AND RECONSTRUCTED IMPERVIOUS AREA OF THE PROJECT IS 1.589 ACRES. THE TWO PROPOSED BASINS COLLECT STORMWATER FROM 1.785 ACRES OF IMPERVIOUS AREA. THEREFORE, THE PROPOSED BMPs WILL PROVIDE THE REQUIRED WATER QUALITY TREATMENT.

CCWMO REQUIRES SITES TO PROVIDE VOLUME CONTROL FOR 1.0 INCHES OF RUNOFF FROM IMPERVIOUS SURFACES FOR UNCONSTRAINED SITES AND 0.5 INCHES OF RUNOFF FROM IMPERVIOUS SURFACES FOR CONSTRAINED SITES. THE PROPOSED SITE IS CONSIDERED CONSTRAINED DUE TO CLAY SOILS.

THE TOTAL NEW AND RECONSTRUCTED IMPERVIOUS AREA OF THE PROJECT IS 1.589 ACRES, WHICH REQUIRES A VOLUME CONTROL OF 0.066 AC-FEET. PER CCWMO, AN IRON-ENHANCED SAND FILTER RECEIVED VOLUME CREDIT OF 40 PERCENT OF THE PONDABLE VOLUME. BASIN 1+P HAS A VOLUME BELOW THE OUTLET OF 0.485 AC-FEET AND BASIN 2+P HAS A VOLUME BELOW THE OUTLET OF 0.071 AC-FEET. FOR A COMBINED PONDABLE VOLUME OF 0.556 AC-FEET. THE TOTAL VOLUME CREDIT BASED ON 40 PERCENT OF THE PONDABLE VOLUME IS 0.222 AC-FEET, WHICH EXCEEDS THE REQUIREMENT.

PRETREATMENT FOR THE BASINS WILL BE PROVIDED BY SLUMP-CATCH-BASIN-MANHOLE(S).

BMP IMPLEMENTATION SCHEDULE
PRIOR TO CONSTRUCTION, IMPLEMENT THE FOLLOWING BMPs:

VEHICLE TRACKING PAD
PERIMETER CONTROL
STORM DRAIN INLET PROTECTION

DURING CONSTRUCTION, IMPLEMENT THE FOLLOWING BMPs:

PHASE GRADING
STREET SWEEPING
STABILIZATION OF EXPOSED SOILS
STABILIZATION OF DITCHES OR SWALES
STOCKPILE PERIMETER CONTROL & STABILIZATION
MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOPSOIL
CONCRETE WASHOUT AREA
STORM DRAIN INLET PROTECTION

EROSION AND SEDIMENT CONTROL ESTIMATED QUANTITIES

VEHICLE TRACKING PAD: 1 EA
SILT FENCE: 2,230 LF
INLET PROTECTION: 8 EA
EROSION CONTROL BLANKET: 3,100 SY
TURF ESTABLISHMENT: 1.2 AC

PERMIT REQUIREMENTS & SWPPP IMPLEMENTATION

THE FOLLOWING SECTIONS WERE TAKEN FROM THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO FOLLOW ALL REQUIREMENTS OF THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT.

APPLICATION AND COVERAGE EFFECTIVE DATE [MINN. R. 7090]
FOR 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]

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 COVERAGES FOR THESE PROJECTS ARE EFFECTIVE UPON APPLICATION AND COMPLETING THE PAYMENT PROCESS [MINN. R. 7090]

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 COMPLETED 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]

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]

PERMITTEES WILL RECEIVE COVERAGE NOTIFICATION IN A MANNER DETERMINED BY THE MPCA [MINN. R. 7090]

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]

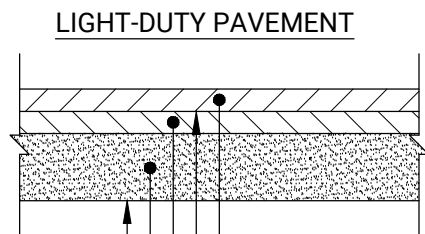
FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, THE CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER AND OPERATOR THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. THE NEW OWNER OR OPERATOR CAN IMPLEMENT THE ORIGINAL SWPPP, MODIFY THE SWPPP, OR DEVELOP A NEW SWPPP. PERMITTEES MUST ENSURE THEIR ACTIVITIES DO NOT RENDER ANOTHER PARTY'S EROSION PREVENTION AND SEDIMENT CONTROL BMPs INEFFECTIVE [MINN. R. 7090]

TERMINATION OF COVERAGE [MINN. R. 7090]
PERMITTEES MUST SUBMIT A NOTICE WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE [MINN. R. 7090]

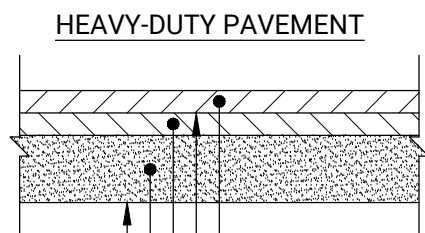
PERMITTEES MUST SUBMIT A NOTICE WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT MODIFICATIONS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOTICE [MINN. R. 7090]

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-D



2" BITUMINOUS WEAR COURSE, SPWEA340C, MNDOT 2360
TACK COAT, MNDOT 2357
2" BITUMINOUS BASE COURSE, SPWEA330C, MNDOT 2360
6" CLASS 5 AGGREGATE BASE, MNDOT 3138
APPROVED SUBGRADE, MIN. COMPACTION 95%



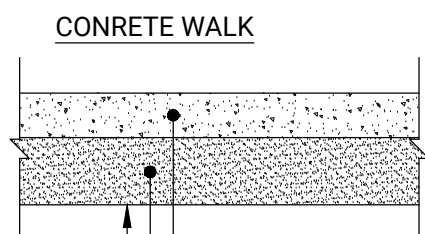
2.5" BITUMINOUS WEAR COURSE, SPWEA340C, MNDOT 2360
TACK COAT, MNDOT 2357
2.5" BITUMINOUS BASE COURSE, SPWEA330C, MNDOT 2360
8" CLASS 5 AGGREGATE BASE, MNDOT 3138
APPROVED SUBGRADE, MIN. COMPACTION 95%

NOTES

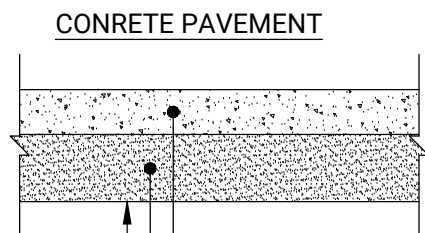
1. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD.
2. LIGHT DUTY PAVEMENT TO BE USED IN SOUTH PARKING LOT.
3. HEAVY DUTY PAVEMENT TO BE USED IN NORTH TRUCK COURT.

1 FLEXIBLE PAVEMENT SECTIONS

NO SCALE



4" PORTLAND CEMENT CONCRETE, MNDOT 3101
4" CLASS 5 AGGREGATE BASE, MNDOT 3138 (OR COMPACTED SAND SUBGRADE)
APPROVED SUBGRADE, MIN. COMPACTION 95%



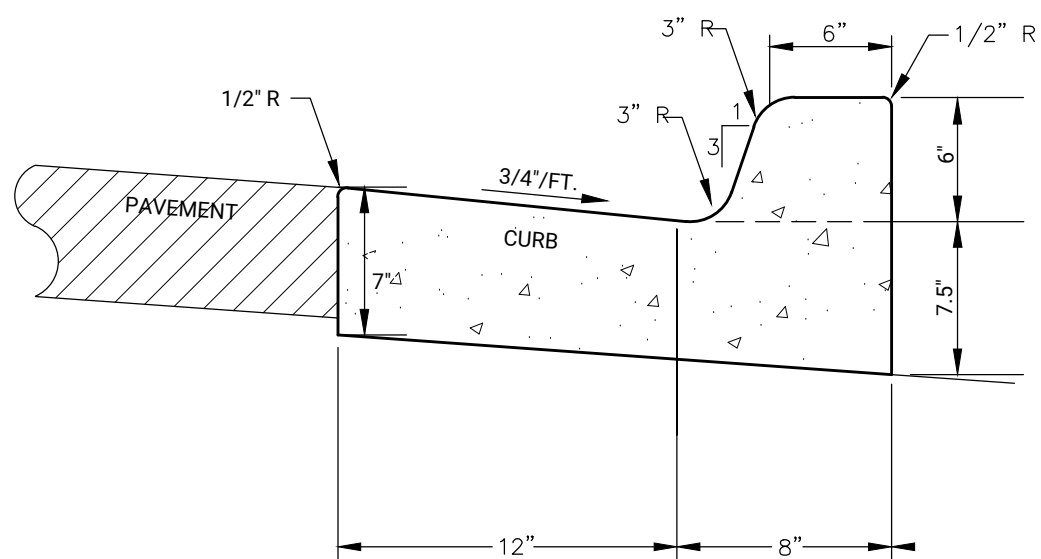
6" PORTLAND CEMENT CONCRETE, MNDOT 3101
8" CLASS 5 AGGREGATE BASE, MNDOT 3138
APPROVED SUBGRADE, MIN. COMPACTION 95%

NOTES

1. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD.

2 RIGID PAVEMENT SECTIONS

NO SCALE

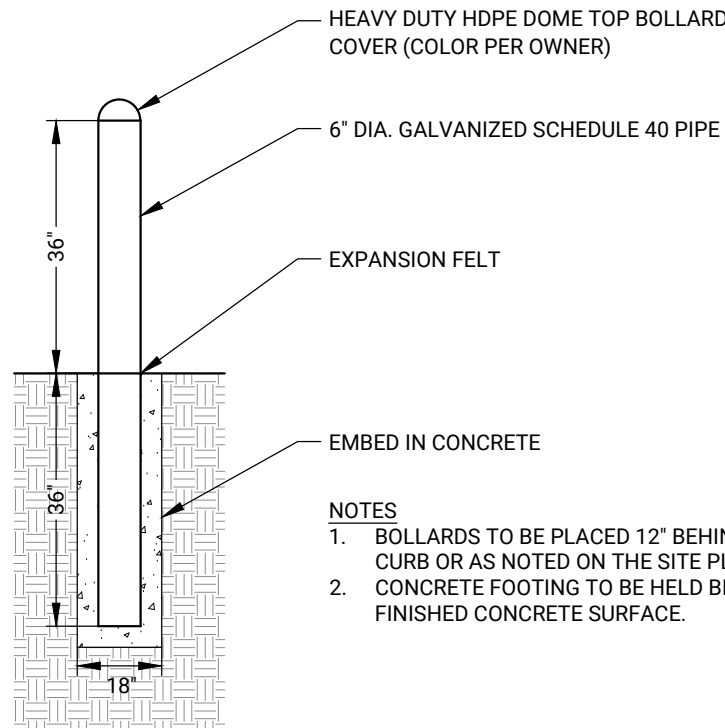


NOTES:

1. TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.
2. WHERE CURB MEETS CONCRETE PAVEMENT, INSTALL 24" NO.4 DOWELS SPACED 36" ON CENTER.

3 CONCRETE CURB & GUTTER

NO SCALE

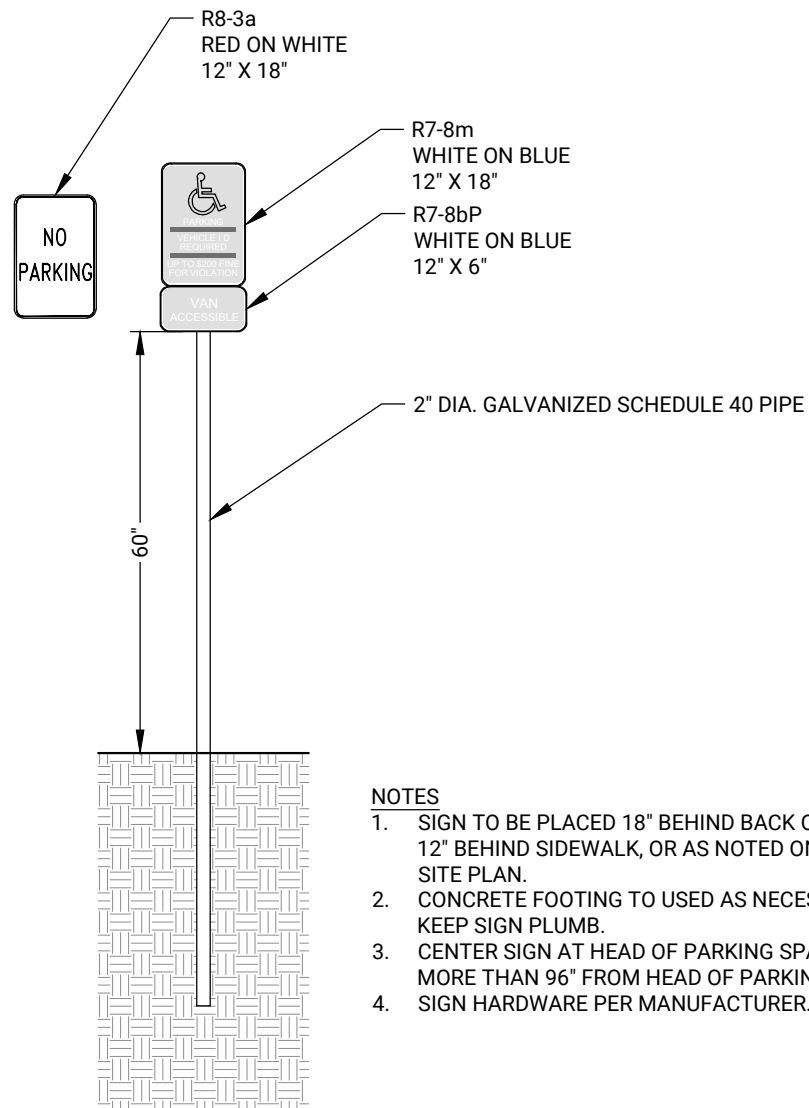


NOTES

1. BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB OR AS NOTED ON THE SITE PLAN.
2. CONCRETE FOOTING TO BE HELD BELOW FINISHED CONCRETE SURFACE.

4 6" CONCRETE FILLED PIPE BOLLARD

NO SCALE

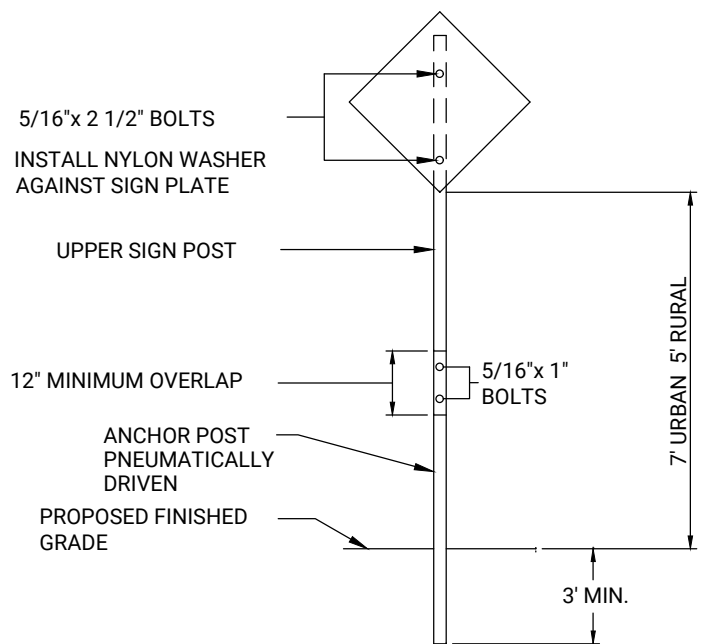


NOTES

1. SIGN TO BE PLACED 18" BEHIND BACK OF CURB, 12" BEHIND SIDEWALK, OR AS NOTED ON THE SITE PLAN.
2. CONCRETE FOOTING TO USED AS NECESSARY TO KEEP SIGN PLUMB.
3. CENTER SIGN AT HEAD OF PARKING SPACE NOT MORE THAN 96" FROM HEAD OF PARKING SPACE.
4. SIGN HARDWARE PER MANUFACTURER.

5 6" CONCRETE FILLED PIPE BOLLARD W/SIGN

NO SCALE

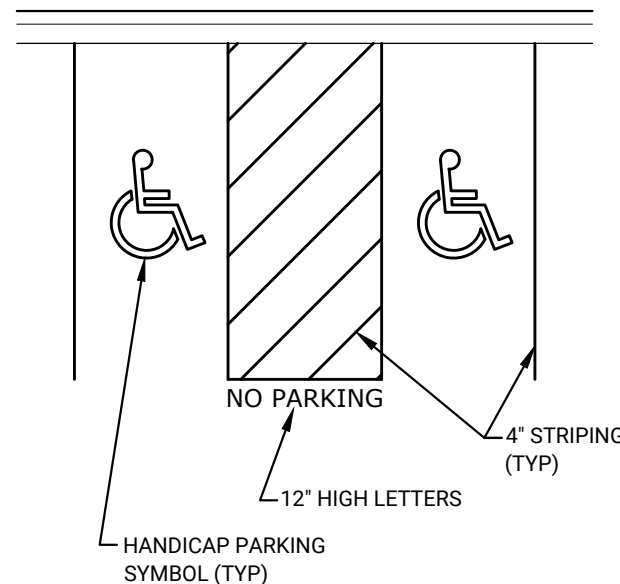


NOTES:

1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

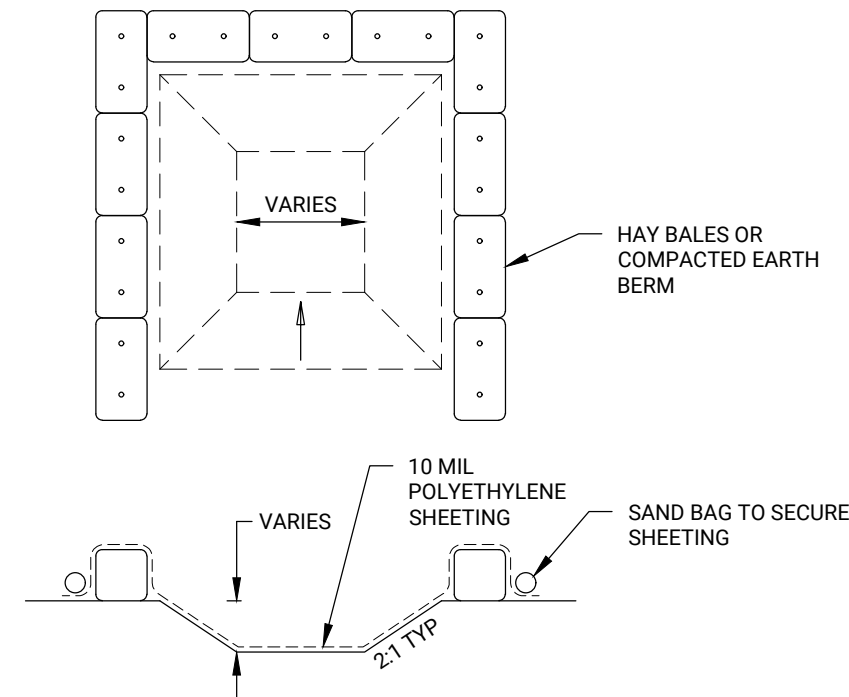
6 TYPICAL SIGN

NO SCALE



7 HANDICAP PARKING SPACE PAVEMENT MARKINGS

NO SCALE



NOTES

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

8 CONCRETE WASHOUT

NO SCALE

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 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY 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.

TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS:

SEED: 21-111 AT 100 LBS PER ACRE OR 21-112 AT 100 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-20-20 AT 300 LBS PER ACRE

PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS, UNLESS SHOWN OTHERWISE ON THE PLANS:

SEED: 25-131 AT 220 LBS PER ACRE OR 25-141 AT 59 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-10-10 AT 200 LBS PER ACRE

9 TURF ESTABLISHMENT

NO SCALE

10 NOT USED

NO SCALE

11 NOT USED

NO SCALE

12 NOT USED

NO SCALE



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

NAME: JOSEPH T RADACH PE

SIGNATURE: [Signature]

DATE: 05/02/23 LIC #: 45889

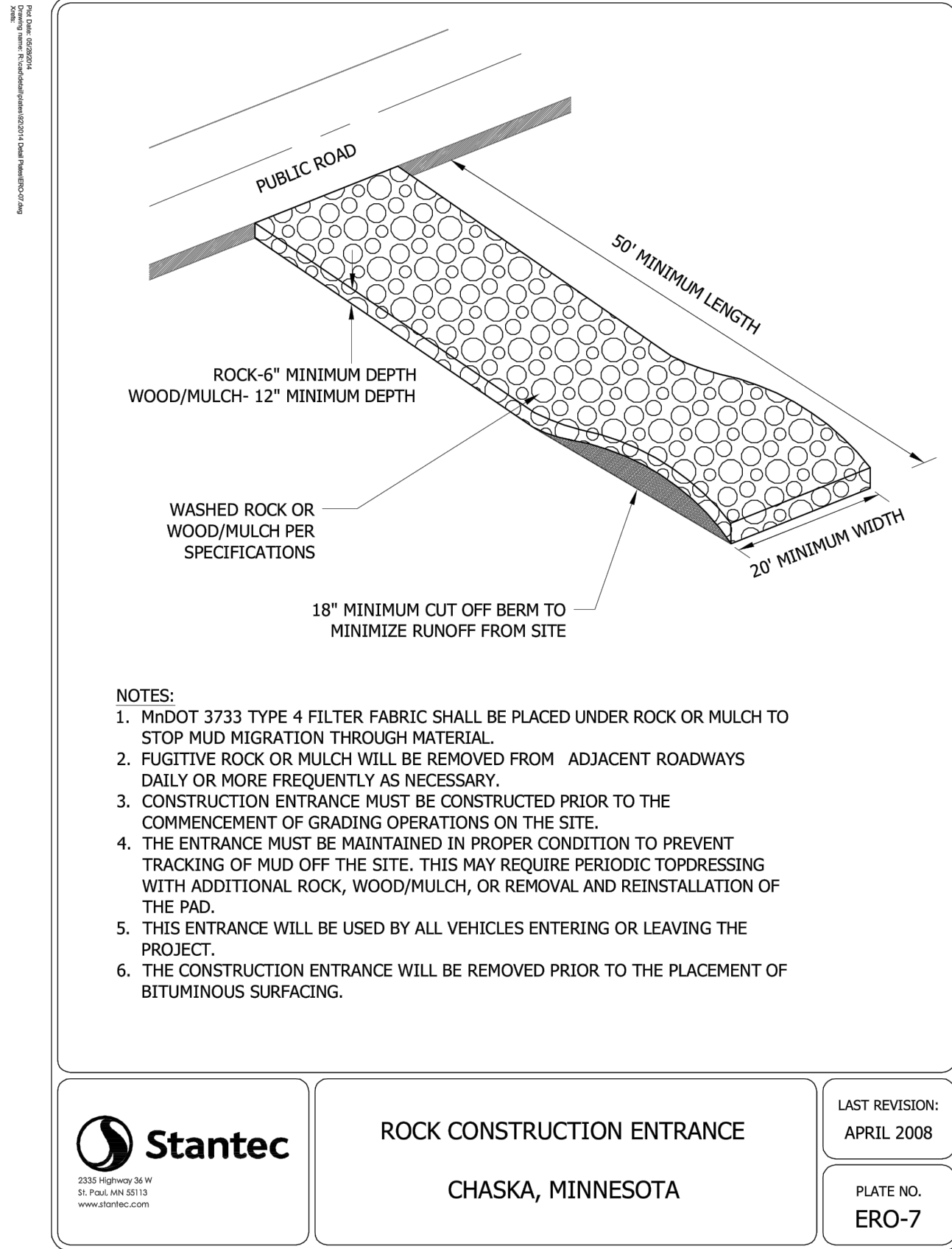
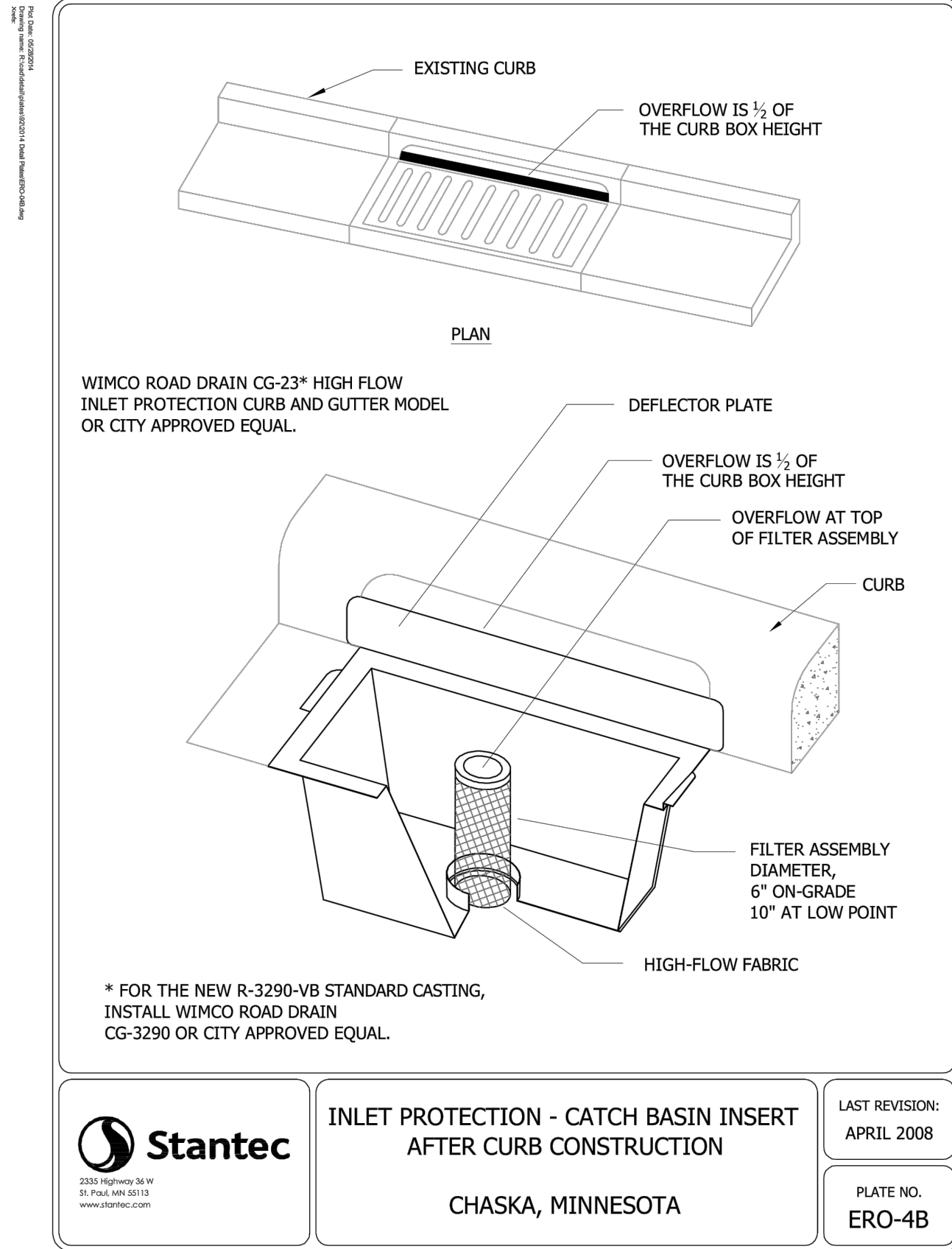
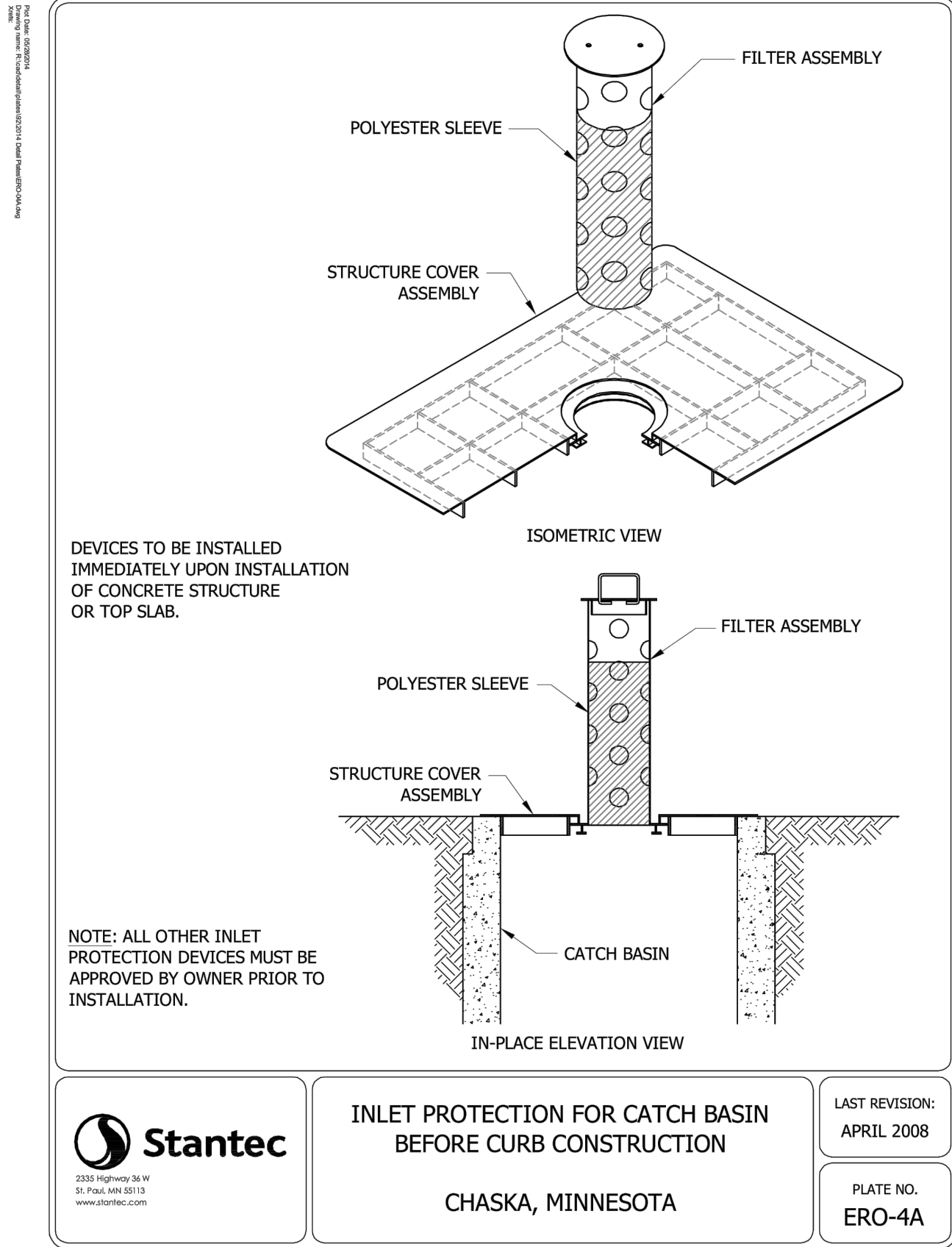
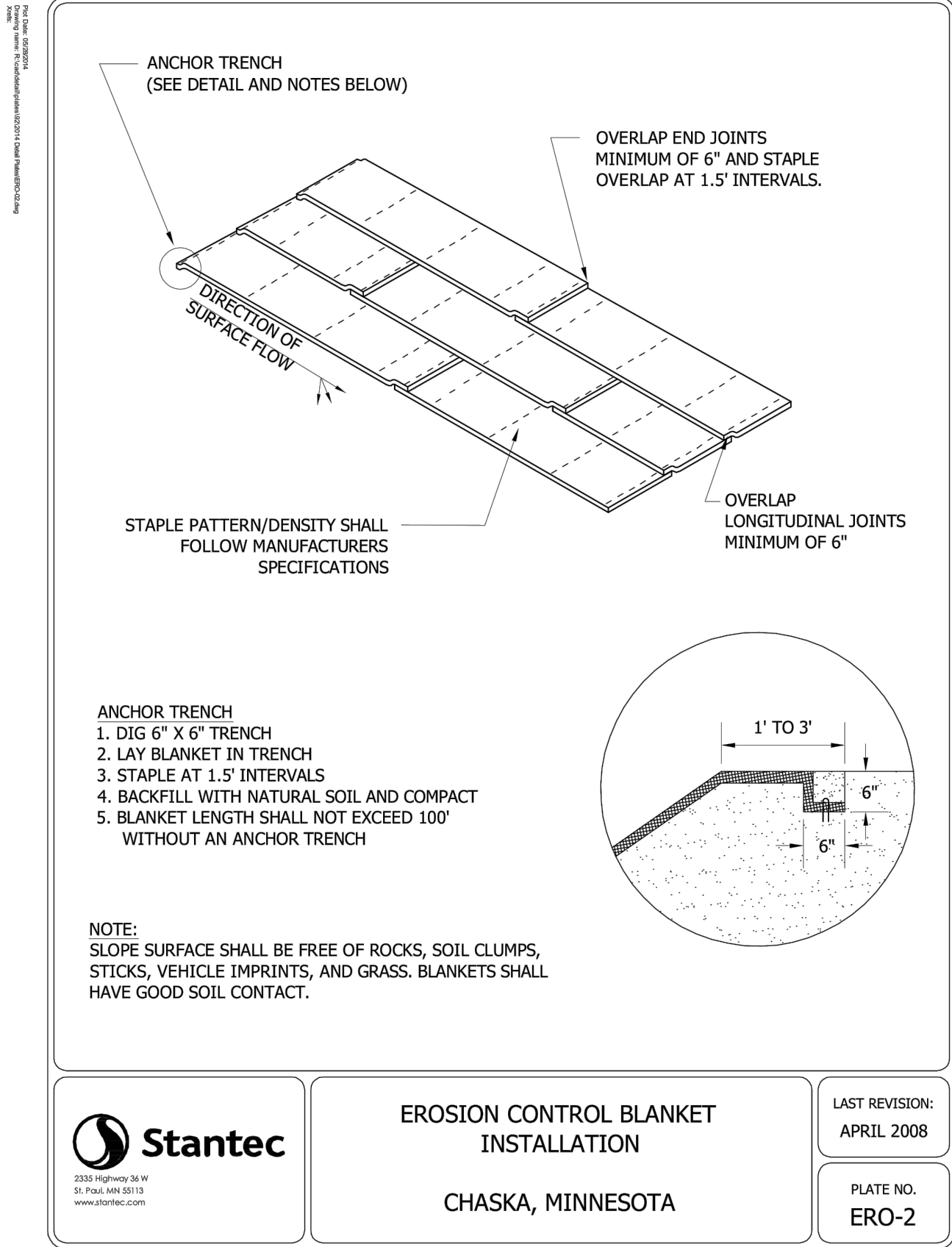
REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

OWNER

DETAILS
PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C6.1



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

NAME: JOSEPH T RADACH PE
SIGNATURE: *Joseph T. Radach*
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

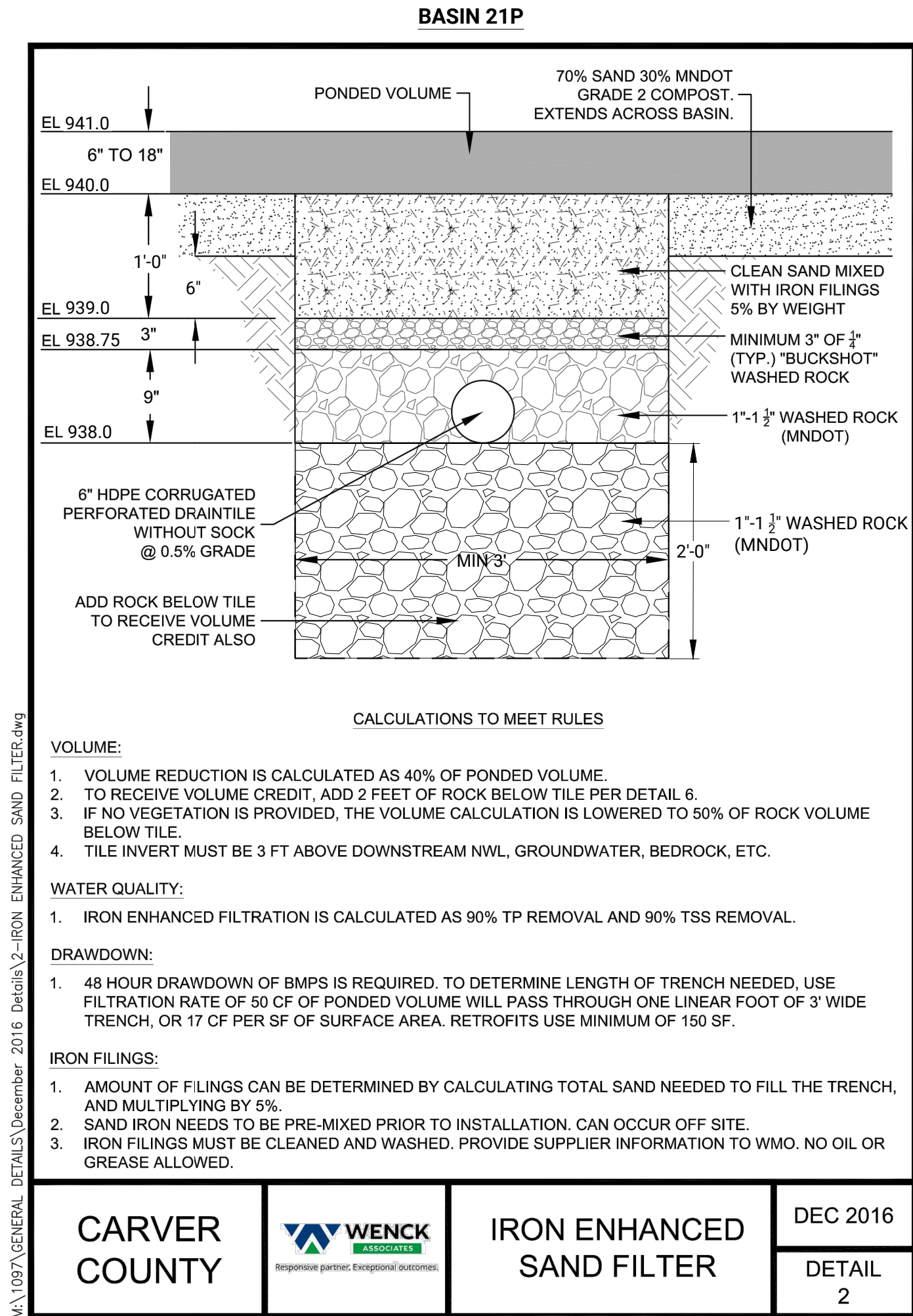
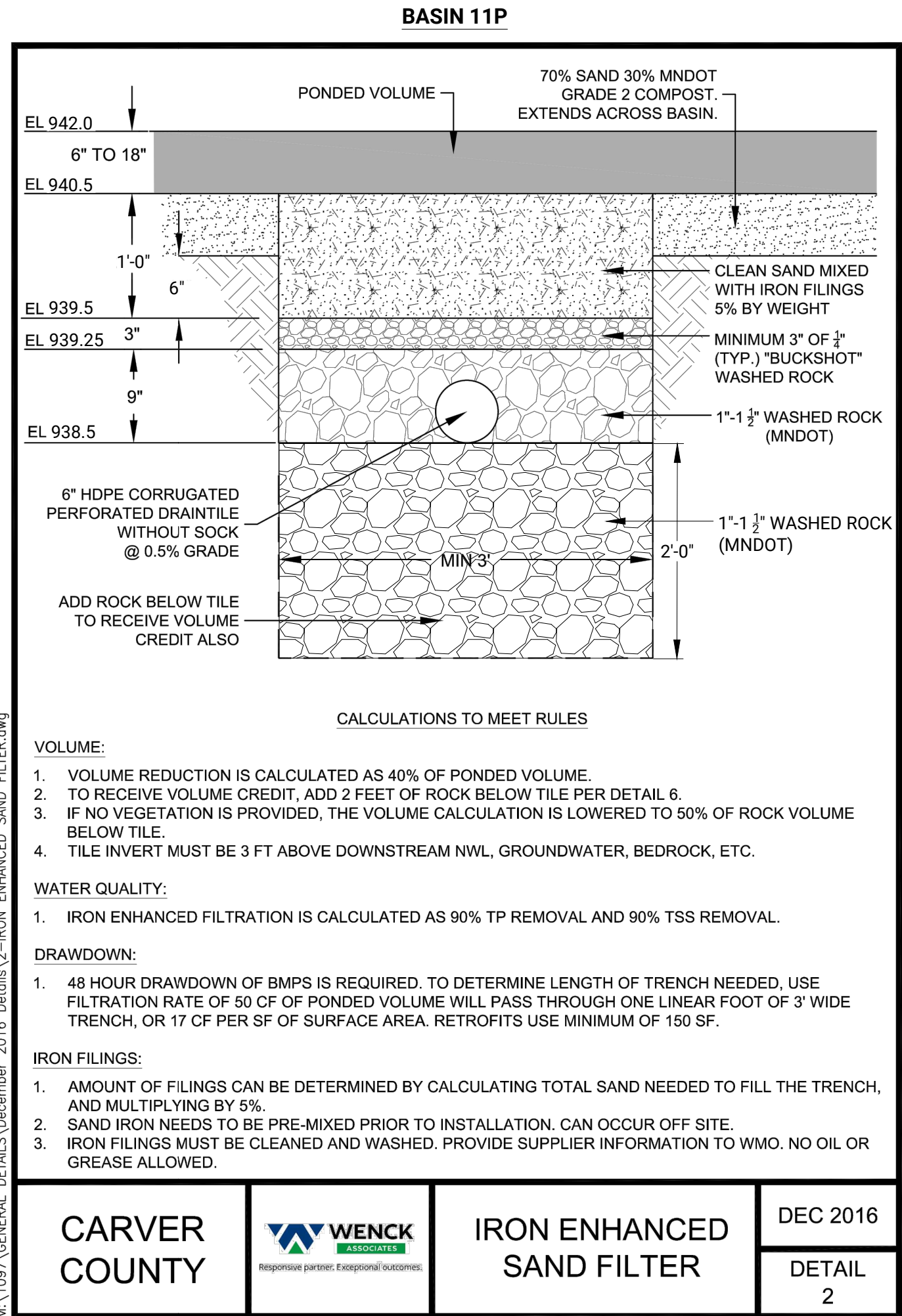
CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

OWNER

DETAILS

PROPOSED ADDITION FOR CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C6.3

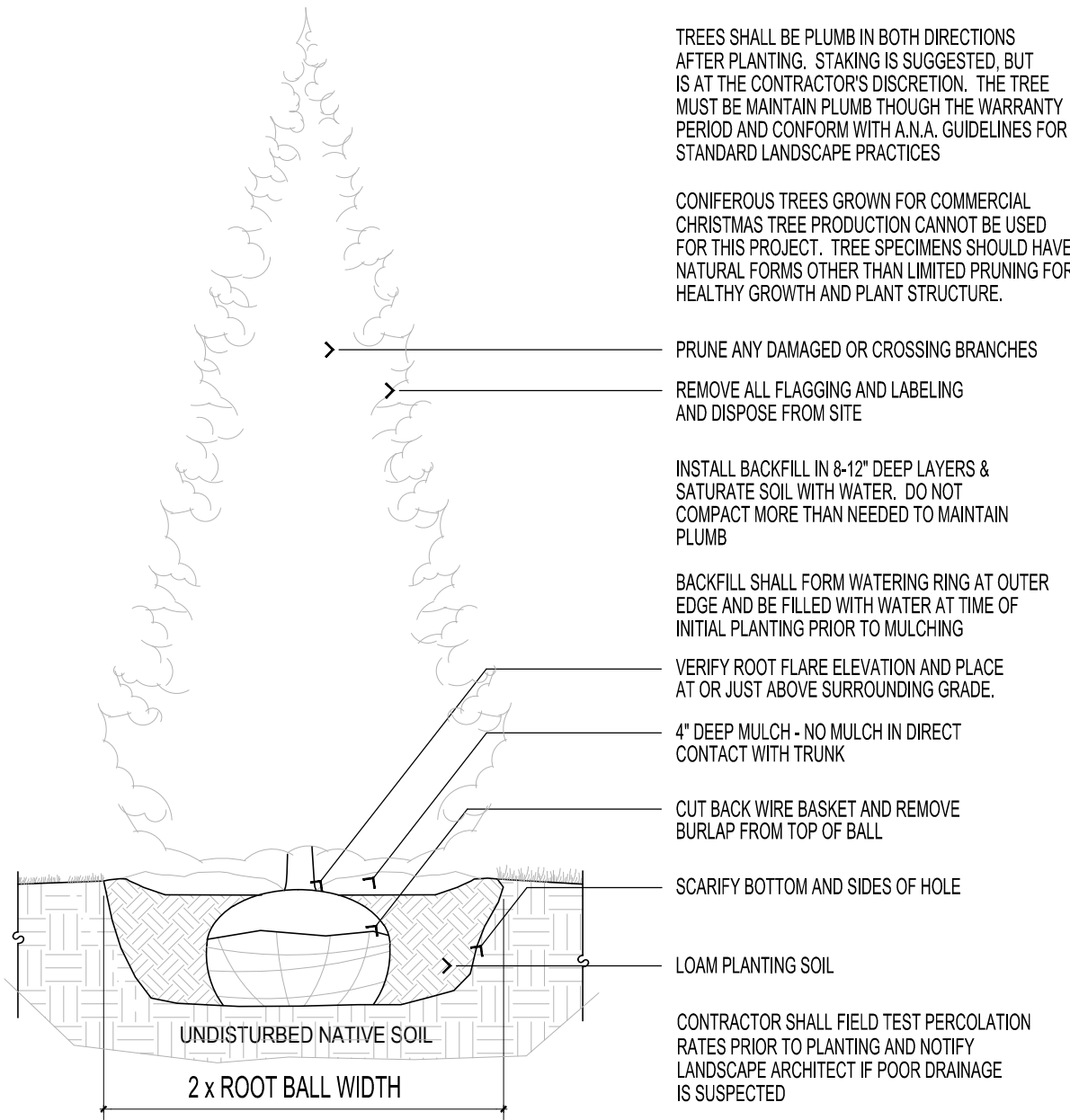


DECIDUOUS TREES					
ABM	3	AUTUMN BLAZE MAPLE	Ulmus americana 'Princeton'	4.0" CAL	B&B SINGLE STEM
LIN	3	REDMOND LINDEN	Tilia americana 'Redmond'	3.5" CAL	B&B SINGLE STEM
PRE	7	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B SINGLE STEM
RIV	6	RIVER BIRCH	Betula nigra	2.5" CAL	B&B SINGLE STEM
RPM	6	REDPOINT MAPLE	Acer rubrum 'Redpoint'	2.5" CAL	B&B SINGLE STEM
SWO	3	SWAMP WHITE OAK	Quercus bicolor	3.0" CAL	B&B SINGLE STEM

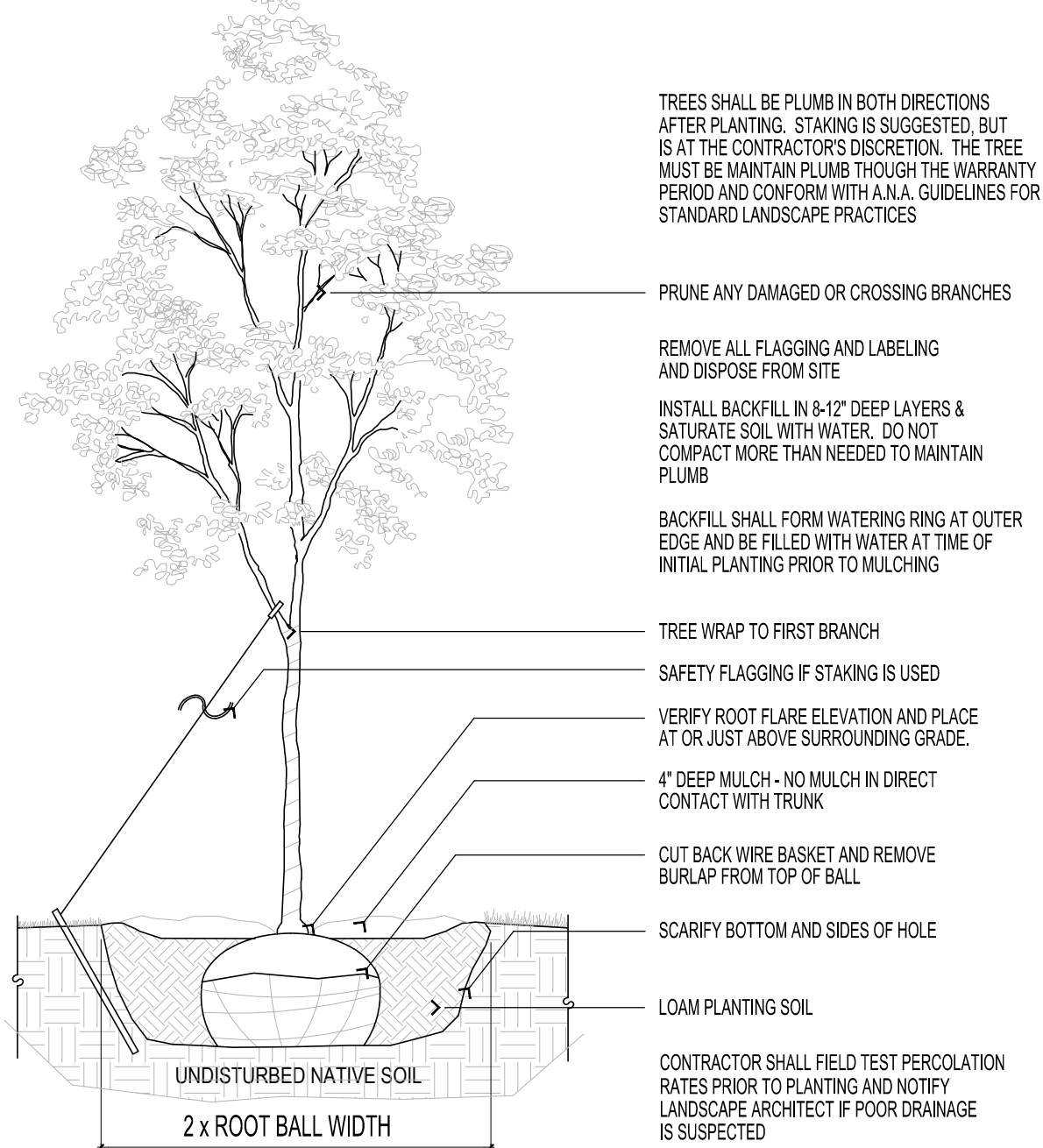
ORNAMENTAL TREES					
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	B&B SINGLE STEM
JTL	4	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	1.5" CAL	B&B SINGLE STEM
PFC	-	PRAIRIEFIRE CRABAPPLE	Malus x 'Prairiefire'	1.5" CAL	B&B SINGLE STEM
RSC	-	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	1.5" CAL	B&B SINGLE STEM
SSC	3	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" CAL	B&B SINGLE STEM

EVERGREEN TREES					
BH	6	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B FULL FORM
PP	5	PONDEROSA PINE	Pinus ponderosa	6' HGT	B&B FULL FORM

TREE PLANTING SCHEDULE:

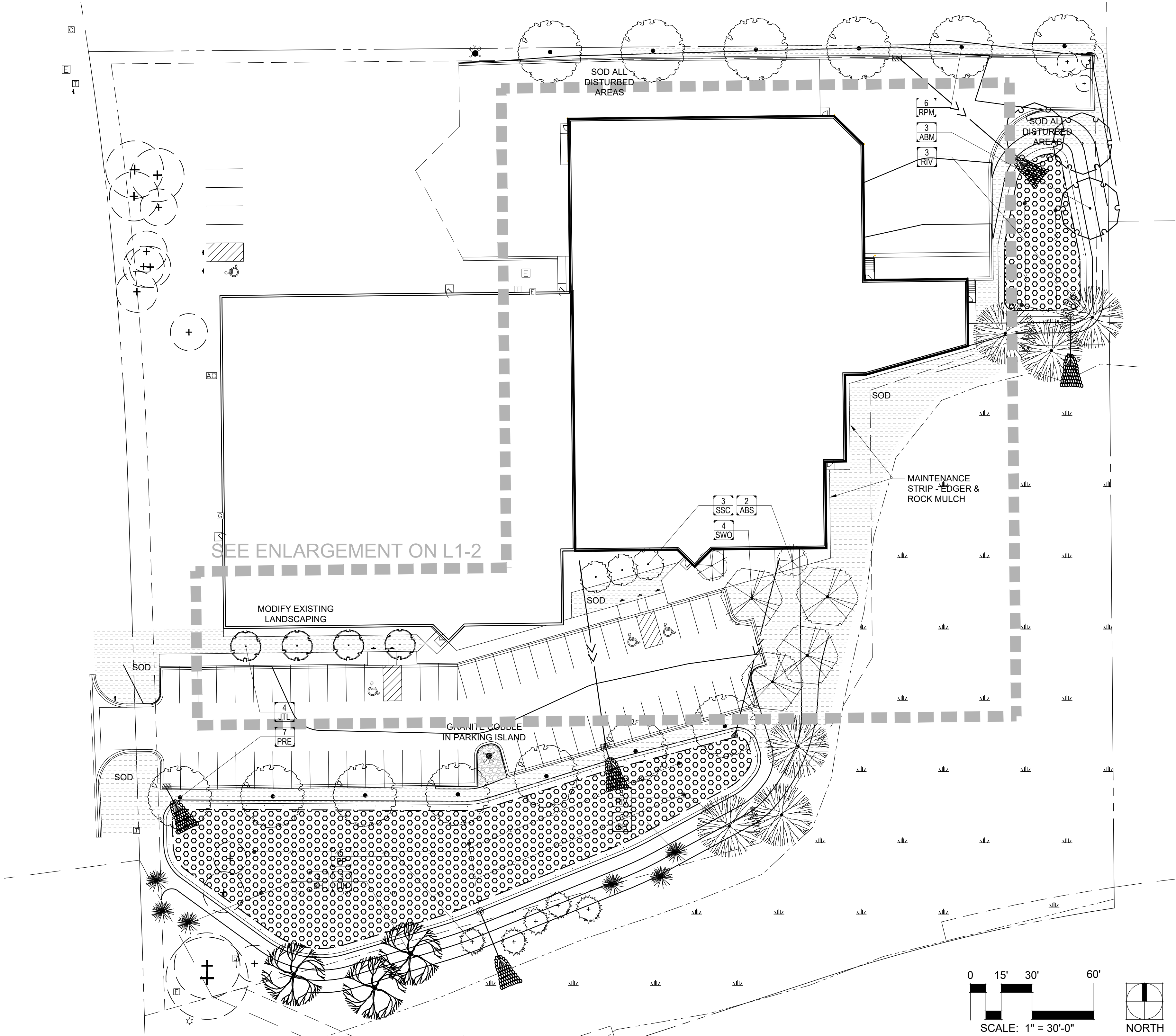


1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

PLANTING DETAILS:



OVERALL TREE PLANTING & LANDSCAPE PLAN:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:

PER THE CITY OF CHASKA LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE CALCULATED AS FOLLOWS:

- TREE PLANTINGS USING THE GREATER OF THE FOLLOWING:
 - ONE CALIPER INCH OF TREE PER 320 SF OF GROSS BUILDING AREA
 - 30,581 SF/320 = 96 CALIPER INCHES OF TREES
 - 70% (67.2) SHALL BE 2.5" TREES = 27
 - 10% (9.6) SHALL BE 3.0" TREES = 4
 - 10% (9.6) SHALL BE 3.5" TREES = 3
 - 10% (9.6) SHALL BE 4.0" TREES = 3
- CITY ORDINANCE ALSO REQUIRES ONE ORNAMENTAL TREE PER EVERY FOUR OVERSTORY TREES = 37 X 25% = 9 ORNAMENTAL TREES
- CITY ORDINANCE ALSO REQUIRES ONE ORNAMETAL SHRUB FOR EVERY 300 sf OF BUILDING AREA = 30,581 SF/300 = 102 SHRUBS

4. LANDSCAPING PROVIDED AS FOLLOWS:

- DECIDUOUS OVERSTORY TREES = 26 TREES
- CONIFEROUS TREES = 11 TREES (COUNTED AS OVERSTORY)
- ORNAMENTAL TREES = 9 TREES
- SHRUBS = 102

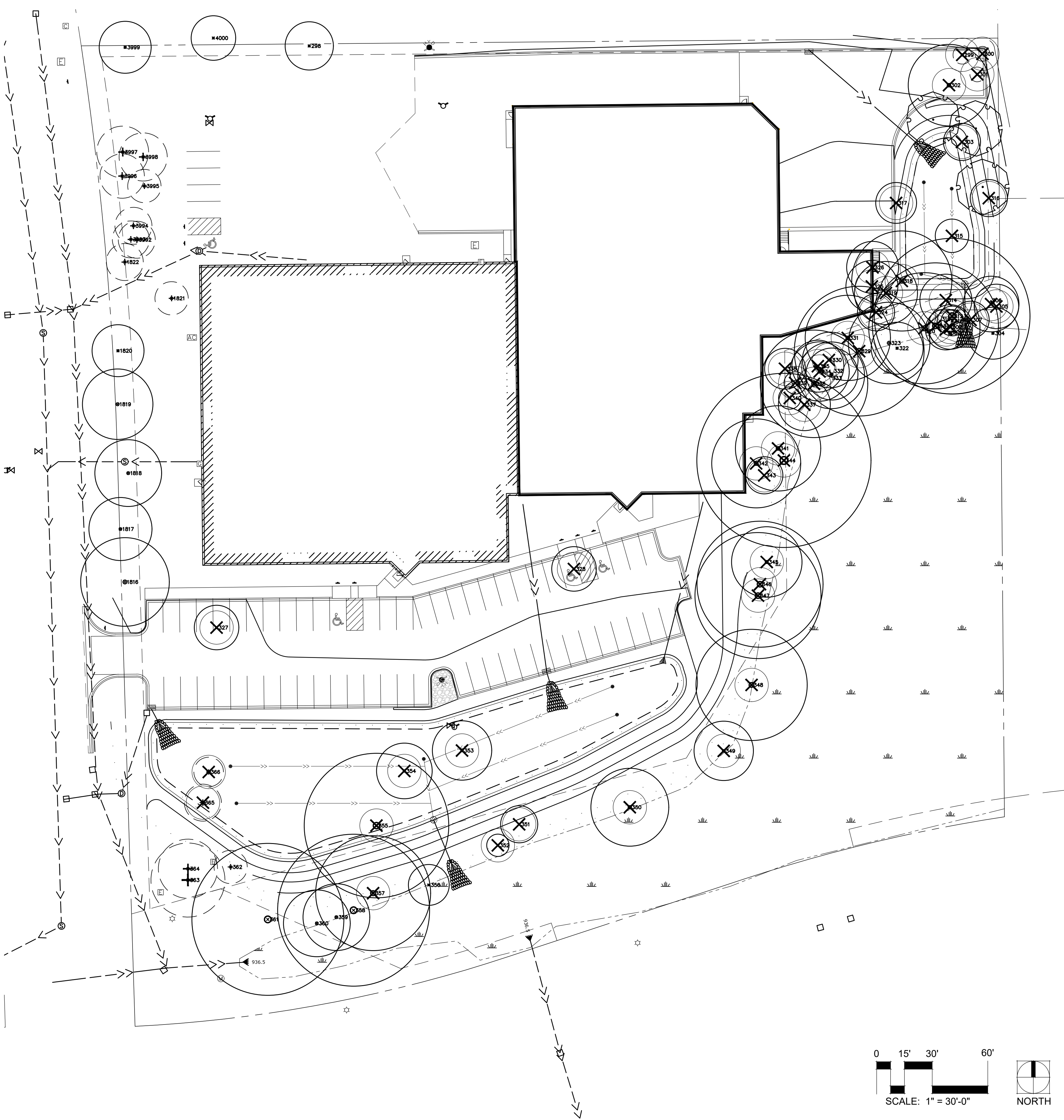
4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

- 2.5" CAL. FOR DECIDUOUS TREES
- 6" HEIGHT FOR CONIFEROUS TREES
- 1.5" CAL. FOR ORNAMENTAL TREES
- 24" HEIGHT FOR CONIFEROUS SHRUBS
- 24" HEIGHT FOR DECIDUOUS SHRUBS

LANDSCAPE CALCULATIONS:

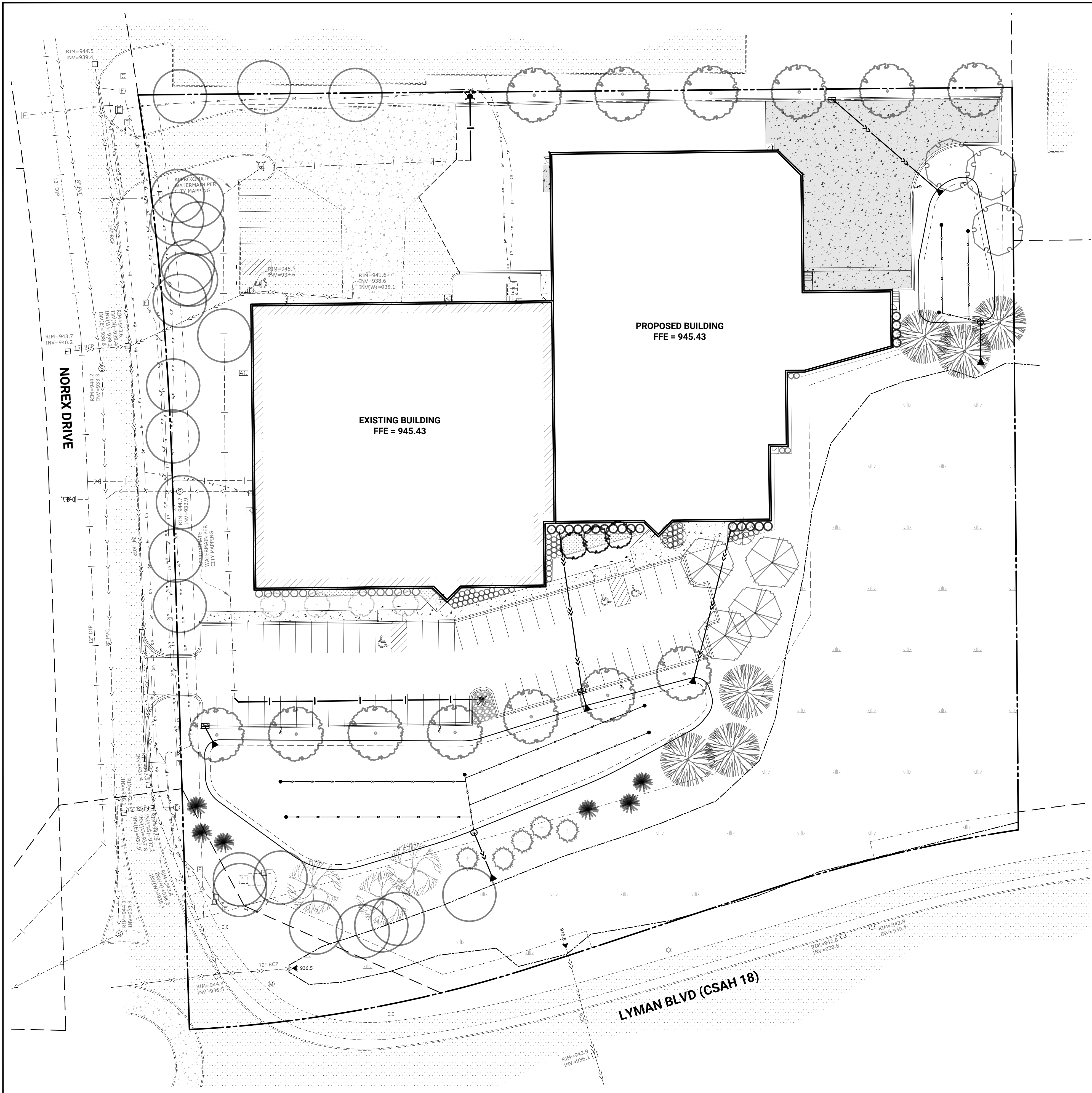
Tree Tag	DBH (inch)	Species	Condition	Stems	Status
1816	24	Green Ash	Good	1	Saved
1817	17	Green Ash	Good	1	Saved
1818	18	Green Ash	Good	1	Saved
1819	19	Green Ash	Good	1	Saved
1820	14	Green Ash	Good	1	Saved
1821	9	White Spruce	Good	1	Saved
1822	10	White Spruce	Good	1	Saved
3992	10	White Spruce	Good	1	Saved
3993	8	White Spruce	Good	1	Saved
3994	10	White Spruce	Good	1	Saved
3995	9	White Spruce	Good	1	Saved
3996	12	White Spruce	Good	1	Saved
3997	14	White Spruce	Good	1	Saved
3998	13	White Spruce	Good	1	Saved
3999	14	Hackberry	Good	1	Saved
4000	12	Hackberry	Good	1	Saved
298	13	Hackberry	Good	1	Saved
299	5	White Spruce	Good	1	Removed
300	4	White Spruce	Good	1	Removed
301	4	White Spruce	Fair	1	Removed
302	22	Boxelder	Good	3	Removed
303	10	Red Maple	Good	1	Removed
304	14	Boxelder	Good	2	Saved
305	12	Boxelder	Fair	1	Removed
306	15	Boxelder	Fair	2	Removed
307	10	Black Willow	Good	2	Removed
308	11	Black Willow	Good	1	Removed
309	12	Black Willow	Good	1	Removed
310	6	Black Willow	Good	1	Removed
311	8	Cottonwood	Good	1	Removed
312	42	Cottonwood	Good	2	Removed
313	34	Cottonwood	Good	2	Removed
314	14	Cottonwood	Good	1	Removed
315	9	Red Maple	Good	1	Removed
316	10	Red Maple	Fair	1	Removed
317	11	Honeylocust	Good	1	Removed
318	27	Cottonwood	Good	2	Removed
319	17	Black Willow	Good	2	Removed
320	30	Cottonwood	Good	2	Removed
322	18	Cottonwood	Good	2	Saved
323	22	Cottonwood	Good	1	Saved
324	10	Cottonwood	Good	1	Removed
325	14	Cottonwood	Good	1	Removed
326	14	Boxelder	Good	3	Removed
327	11	Basswood	Good	1	Removed
328	12	River Birch	Good	1	Removed
329	35	Cottonwood	Good	3	Removed
330	15	Cottonwood	Good	1	Removed
331	23	Cottonwood	Good	1	Removed
332	14	Cottonwood	Good	1	Removed
333	18	Cottonwood	Good	2	Removed
334	16	Cottonwood	Good	1	Removed
335	14	Black Willow	Good	1	Removed
336	29	Black Willow	Good	2	Removed
337	14	Cottonwood	Good	1	Removed
338	11	Boxelder	Good	2	Removed
339	6	Boxelder	Fair	2	Removed
340	6	Boxelder	Good	2	Removed
341	23	Cottonwood	Good	1	Removed
342	24	Cottonwood	Good	1	Removed
343	10	Black Willow	Good	1	Removed
344	47	Cottonwood	Good	2	Removed
345	19	Cottonwood	Good	1	Removed
346	34	Black Willow	Good	3	Removed
347	34	Black Willow	Good	3	Removed
348	30	Cottonwood	Good	2	Saved
349	16	Cottonwood	Good	1	Saved
350	21	Cottonwood	Good	1	Saved
351	10	Boxelder	Good	1	Removed
352	6	Boxelder	Good	1	Removed
353	16	White Ash	Good	1	Removed
354	15	Green Ash	Good	1	Removed
355	39	White Ash	Good	3	Removed
356	11	Boxelder	Good	1	Saved
357	31	Cottonwood	Good	1	Removed
358	41	Cottonwood	Good	3	Saved
359	18	Black Willow	Good	1	Saved
360	18	Cottonwood	Good	1	Saved
361	41	Cottonwood	Good	2	Saved
362	9	Arborvitae	Good	4	Saved
363	20	Arborvitae	Good	20	Saved
364	16	Arborvitae	Good	7	Saved
365	10	Blue Spruce	Good	1	Removed
366	8	White Spruce	Fair	1	Removed

TREE INVENTORY AND STATUS:



TREE REMOVAL PLAN:

D:\19\25 - 01\user\contour\civil\landscape\pc\design\pc\contour\cadd\25014 - 4035 norex drive - chaska.mn\25014 - landscape overlay.dwg



LEGEND

EXISTING

PROPOSED

PROPERTY LINE

EASEMENT LINE

BITUMINOUS PAVEMENT

CONCRETE WALK/STOOP

CONCRETE PAVEMENT

CURB LINE

STORM SEWER

SANITARY SEWER

WATER MAIN

UNDERGROUND ELECTRIC

UNDERGROUND GAS

UNDERGROUND FIBER OPTIC

UNDERGROUND TELEPHONE

STORM CATCH BASIN

STORM MANHOLE

STORM FLARED END SECTION

HYDRANT

GATE VALVE

LIGHT POLE

OTHER SYMBOLS

WETLAND

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

0 15 30 60

< SCALE IN FEET >

CONTOUR
CIVIL DESIGN

8195 VERNON STREET, ROCKFORD, MN 55973
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T. RADACH PE
SIGNATURE:
DATE: 05/02/23 LIC #: 45889

REVISIONS

1.		BY: JTR
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

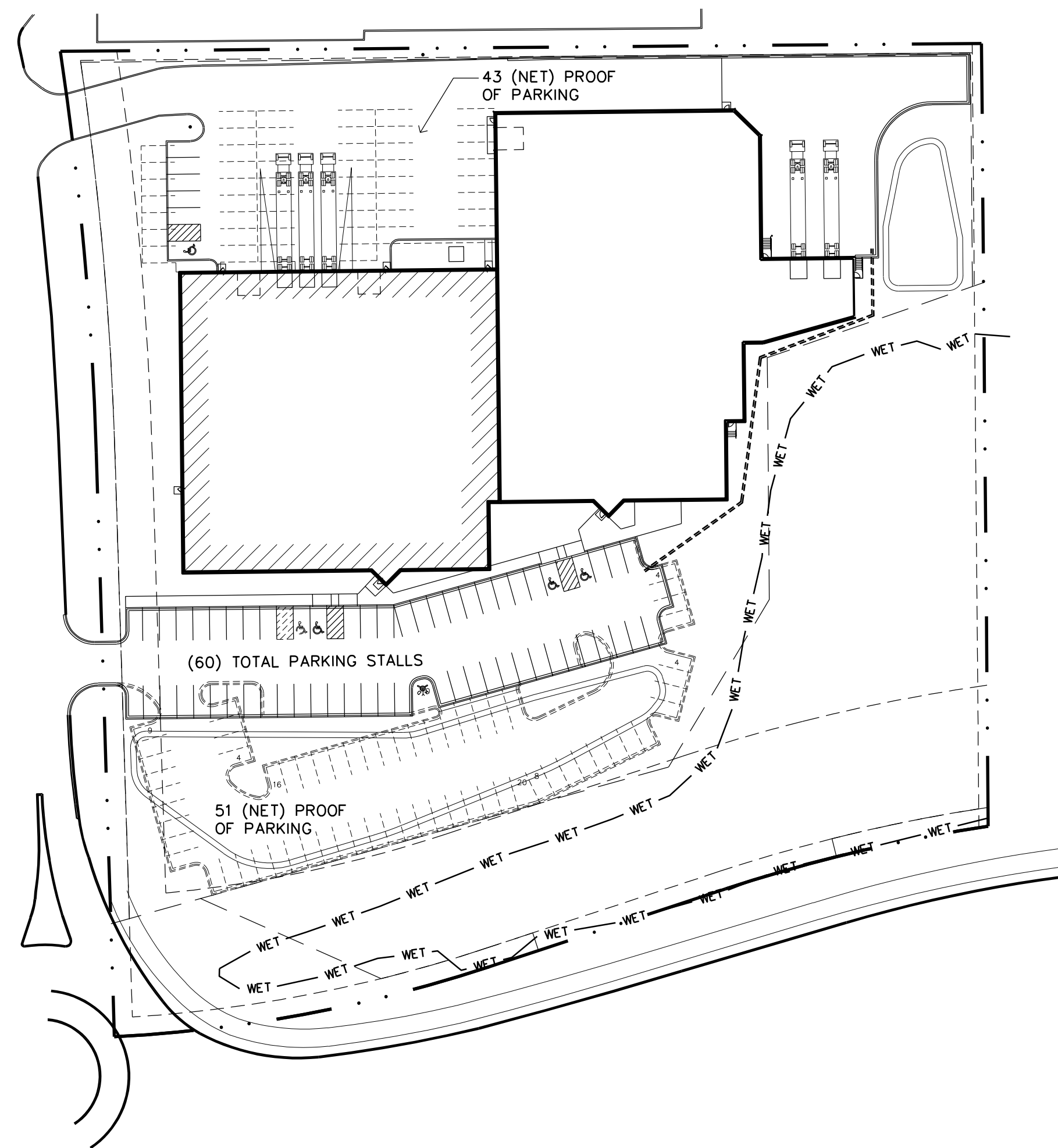
SITE / UTILITY / LANDSCAPE
OVERLAY PLAN

**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**
4035 Norex Drive
Chaska, Minnesota

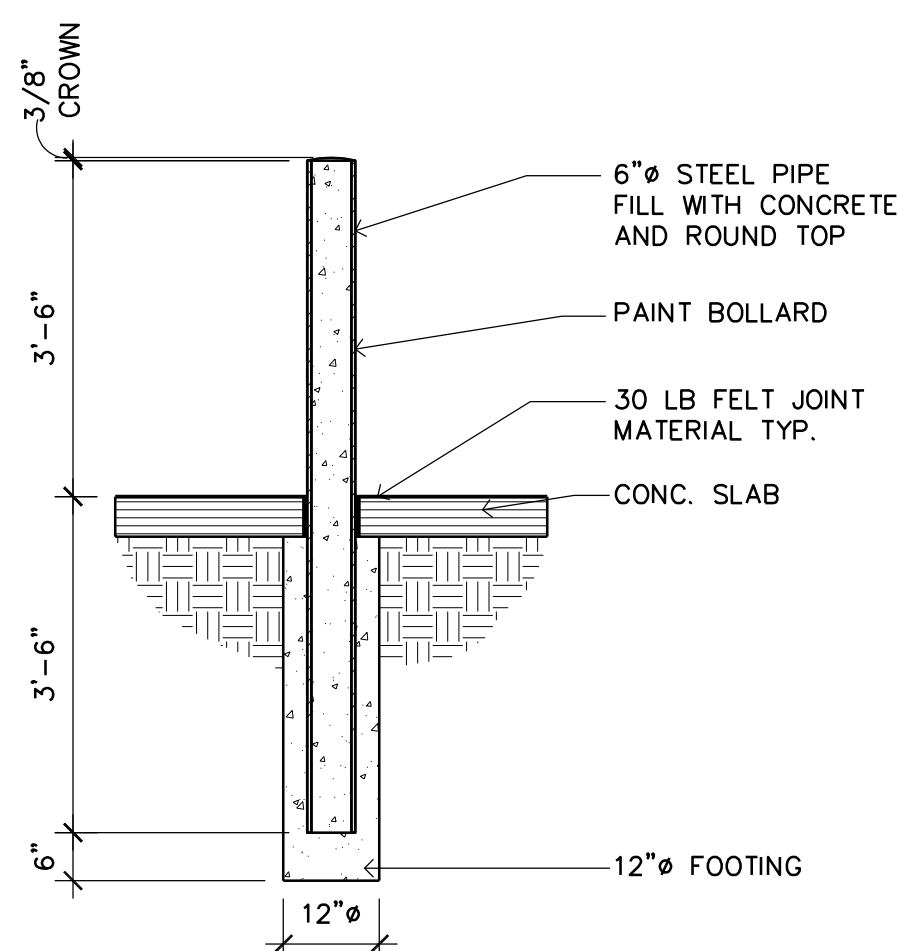
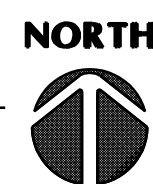
SHEET NUMBER

EXHIBIT 1

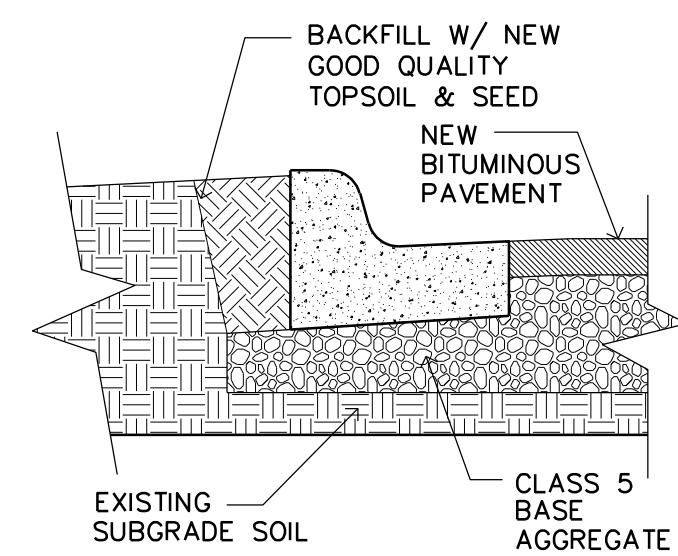
Page 92 of 118



4 PROOF OF PARKING PLAN
A1 SCALE: 1" = 60'-0"



3 PROTECTIVE BOLLARD
A1 SCALE: 1/2" = 1'-0"



2 B6-12 CONCRETE CURB
A1 SCALE: 1/2" = 1'-0"

SITE DATA	
LOT SIZE	- 230,271 S.F. = 5.29 ACRES
ZONING	- PID = PLANNED INDUSTRIAL DISTRICT
BUILDING	- 27,604 S.F. EXISTING OFFICE/MANUFACTURING
	- 30,581 S.F. PROPOSED MANUF./WAREHOUSE ADDITION
BLDG COVERAGE	- 18,185/230,271 = 7.9% < 40% MAX
GREEN SPACE	- 98,376/230,271 = 42.7%
PARKING ISLAND	AREA CALCULATION
NORTH LOT	- NORTH LOT CONTAINS LESS THAN 25 STALLS
	- NO PLANTING ISLANDS ARE REQUIRED
PARKING AREA	AREA CALCULATION
SOUTH LOT	- 60 STALLS X 162 S.F. = 9,720 S.F.
	- 1,051,972.0 = 10.8% > 10% MIN.

PARKING DATA

OFFICE (3,347 S.F. GROSS)
3,347 LESS 10% = 3,012 NET S.F.
3,012 S.F. @ 1/250 = 12 STALLS

MANUFACTURING (12,112 GROSS)
12,112 LESS 10% = 10,901 NET S.F.
10,901 S.F. @ 1/350 = 31 STALLS

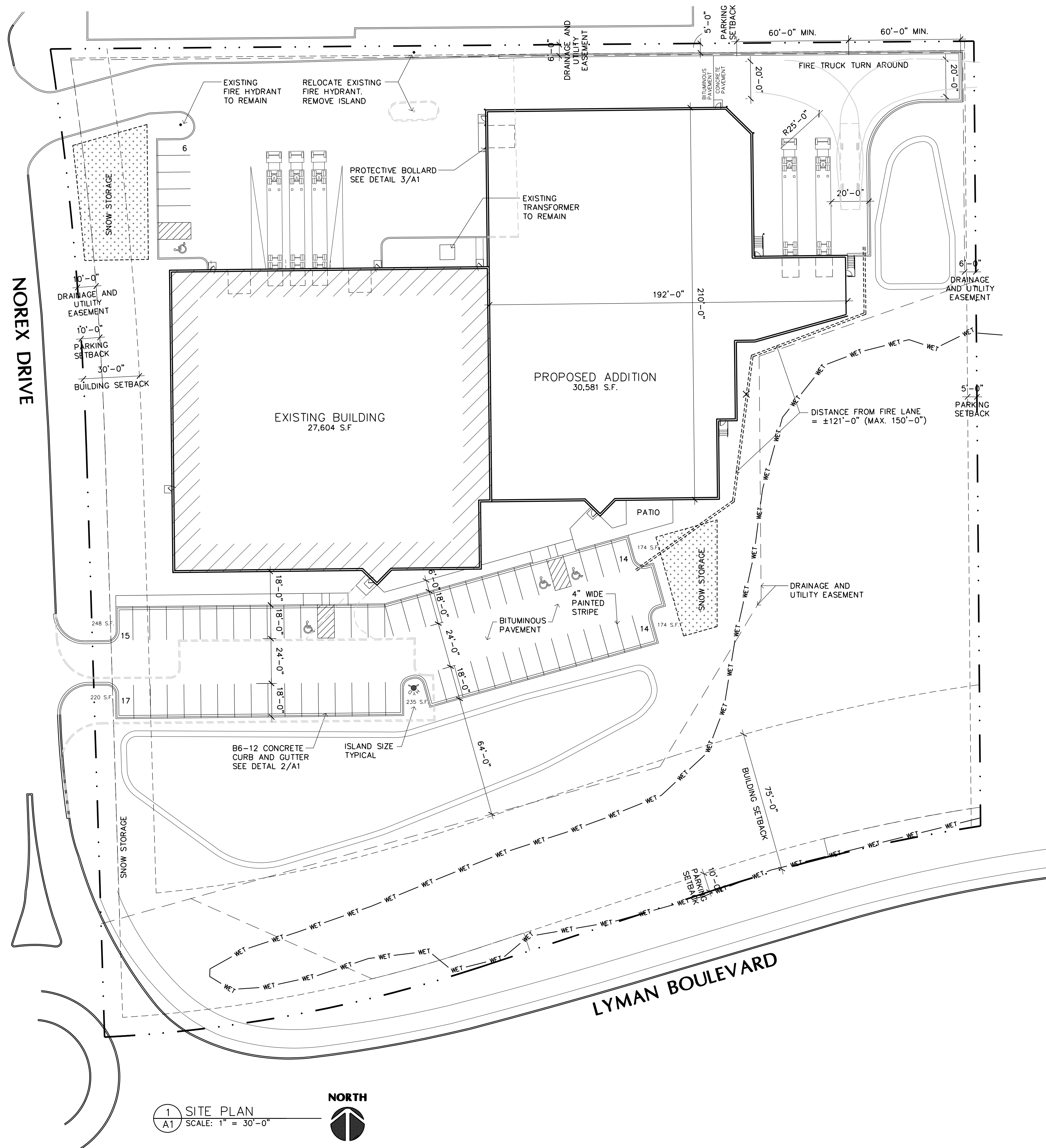
WAREHOUSE (42,726 GROSS)
42,726 LESS 10% = 38,453 NET S.F.
38,453 S.F. @ 1/2,000 = 19 STALLS

STALLS REQUIRED = 62 STALLS
STALLS PROVIDED = 66 STALLS

PROOF OF PARKING
* PER CITY CODE, WAREHOUSE AREAS MUST PROVIDE PROOF OF PARKING
AT 1/350 S.F. IN THE EVENT THE USE IS CHANGED IN THE FUTURE

OFFICE (SEE ABOVE)	=	12 STALLS
MANUFACTURING (SEE ABOVE)	=	31 STALLS
WAREHOUSE		
42,726 LESS 10% =	38,453	NET S.F.
38,453 S.F. @ 1/350	=	110 STALLS
	-	153 STALLS REQUIRED

STALLS PROVIDED	= 66 STALLS
	= 88 PROOF STALLS
	154 STALLS PROVIDED



1 SITE PLAN
A1 SCALE: 1" = 30'-0"



$\frac{L}{A}$

LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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

PRELIMINARY
NOT FOR
CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO
00 00 00
0 45

**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**
4035 Norex Drive, Chaska, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

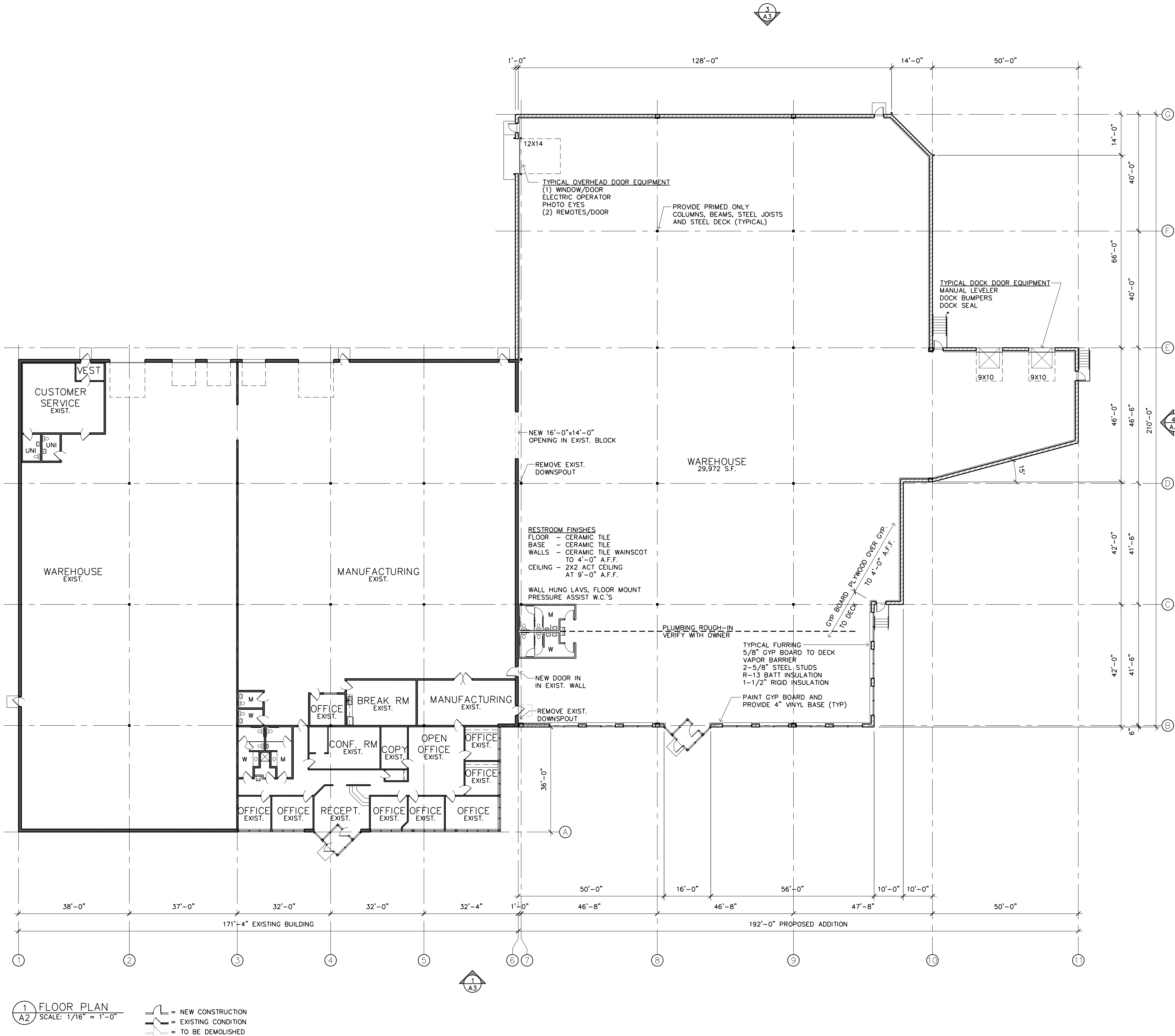
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 220620-3



LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
13669
LICENSED ARCHITECT
STATE OF MINNESOTA

**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**
4035 Norex Drive, Chaska, Minnesota

Copyright 2022 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: ALE	
Checked By: LL	
Revisions	
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

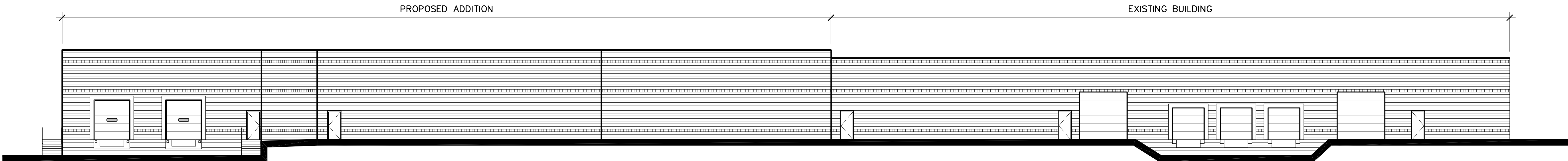
FLOOR PLAN
Sheet Number

A2
Project No. 220620-3

Filename: CROWN EXTRUSIONS\CROWN EXTRUSION-A3

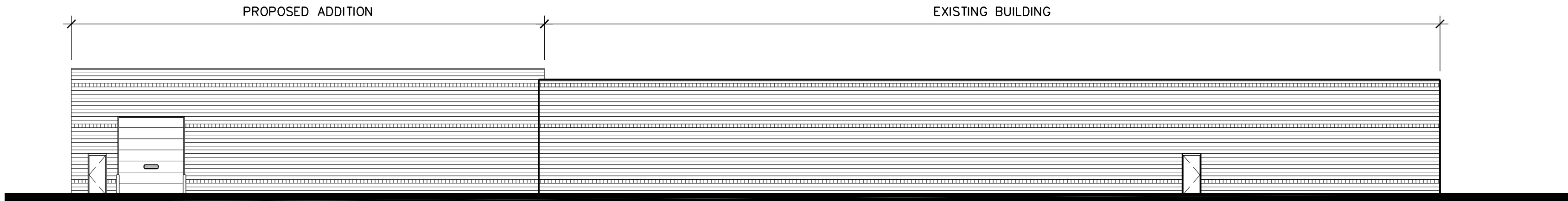
MATERIAL CALCULATIONS (8,271S.F.)			
CLASS I			
GLASS	-	0 S.F.	= 0.0%
CLASS II			
ROCKFACE BLOCK	-	7,545 S.F.	= 91.2%
CLASS III			
SINGLE-SCORE BLOCK	-	726 S.F.	= 8.8%
TOTAL	-	8,271 S.F.	= 100.0%

3 NORTH ELEVATION
A3 SCALE: 1/16" = 1'-0"



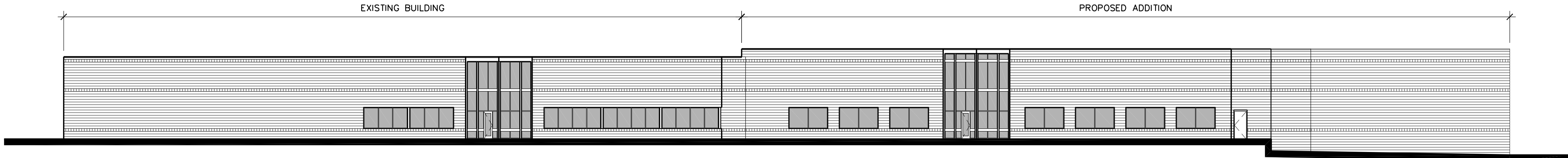
MATERIAL CALCULATIONS (5,254S.F.)			
CLASS I			
GLASS	-	0 S.F.	= 0.0%
CLASS II			
ROCKFACE BLOCK	-	4,762 S.F.	= 90.6%
CLASS III			
SINGLE-SCORE BLOCK	-	492 S.F.	= 9.4%
TOTAL	-	5,254 S.F.	= 100.0%

2 WEST ELEVATION
A3 SCALE: 1/16" = 1'-0"



MATERIAL CALCULATIONS (8,104S.F.)			
CLASS I			
GLASS	-	1,448 S.F.	= 17.9%
CLASS II			
ROCKFACE BLOCK	-	5,996 S.F.	= 74.0%
CLASS III			
SINGLE-SCORE BLOCK	-	660 S.F.	= 8.1%
TOTAL	-	8,104 S.F.	= 100.0%

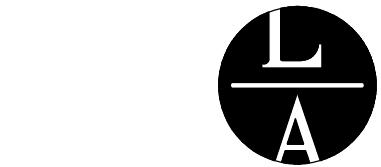
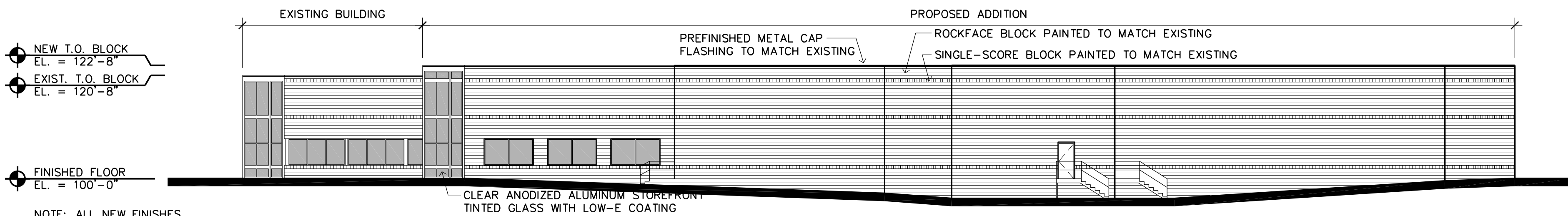
1 SOUTH ELEVATION
A3 SCALE: 1/16" = 1'-0"



MATERIAL CALCULATIONS (6,108S.F.)			
CLASS I			
GLASS	-	667 S.F.	= 10.9%
CLASS II			
ROCKFACE BLOCK	-	4,966 S.F.	= 81.3%
CLASS III			
SINGLE-SCORE BLOCK	-	475 S.F.	= 7.8%
TOTAL	-	6,108 S.F.	= 100.0%

NOTE: ALL NEW FINISHES
TO MATCH EXISTING

4 EAST ELEVATION
A3 SCALE: 1/16" = 1'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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

PRELIMINARY
NOT FOR
CONSTRUCTION

PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive, Chaska, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

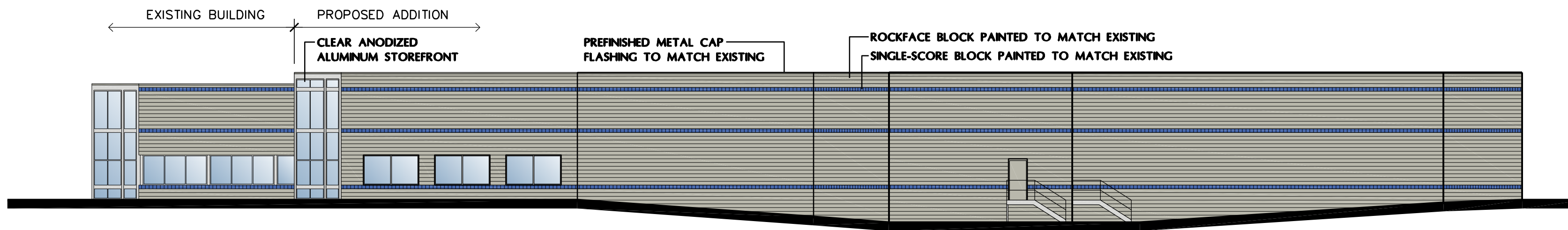
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

BUILDING ELEVATIONS

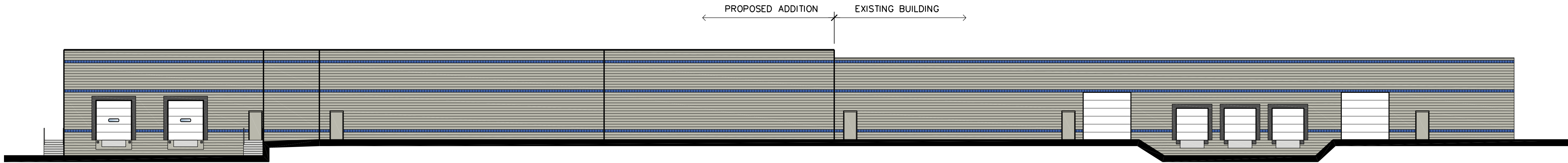
Sheet Number

A3

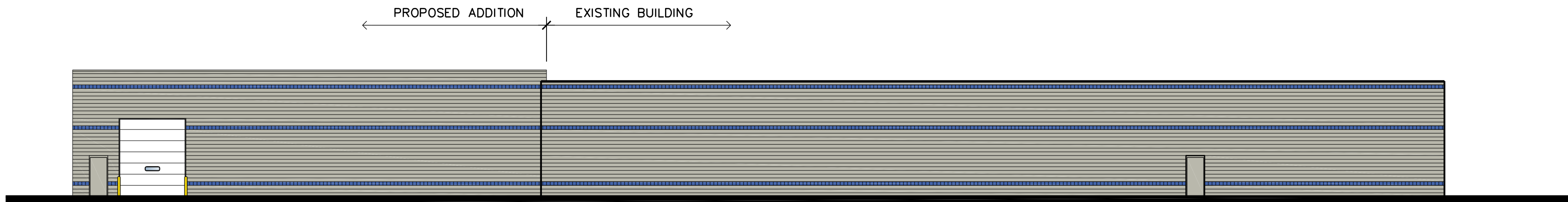
Project No. 220620-3



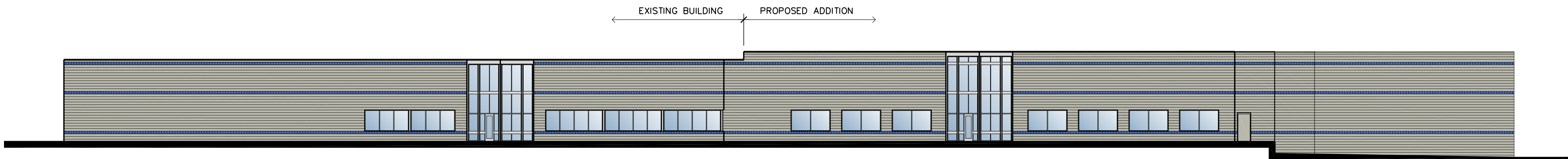
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CROWN EXTRUSIONS ADDITION

Chaska, Minnesota

**- MINUTES -
CHASKA CITY COUNCIL
APRIL 17, 2023**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Mike Melchert, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Representative Nash – Legislative Update

This presentation was canceled because Representative Nash was unavailable at the last minute.

6. Approve Previous Meeting Minutes

6.A. Approve the April 3, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the April 3, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through B:

A. Adopt Resolution 2023-33 Authorizing Participating in National Opioid Settlements

Motion to adopt Resolution No. 2023-33 to authorize the City Administrator to sign the amended MOA and take measures needed to participate in the opioid settlements.

B. Adopt Resolution No. 2023-34 Approving the Final Plat for Oak Creek 2nd Addition/DR Horton/PC #2023-10

Motion to adopt Resolution No. 2023-34 approving the Final Plat for Oak Creek 2nd Addition (PC #2023-11).

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2023-36 Denying the Variance to the Bavaria Road Setback at 1142 Rosemary Lane/Jimmy Son/PC #2023-09

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Councilmember Hubbard asked what the road would look like if it became an arterial road. City Administrator Podhradsky stated the road would be widened. There are issues with the closeness of the buildings and the setbacks for different types of roads.

Councilmember Hubbard added the property is a higher elevation than the road. She asked if that impacts safety. City Administrator Podhradsky stated that depends on future development of the road. The true issue is setting a precedent for future variances.

Councilmember Grau pointed out they don't have concerns about the sport court but about the setback itself. Councilmember Hatfield noted it is a difficult decision.

Councilmember Huang asked if the precedent would be that all houses on the street would be eligible to add a sport court or the like. City Administrator Podhradsky confirmed that was correct. Councilmember Huang added it could impact any additions to other residences. City Administrator Podhradsky explained it could set a precedent regarding all setbacks.

Councilmember Huang asked if such a decision could open the City to legal retaliation, particularly if there is a safety issue. City Attorney Matt Melchert stated the variance analysis is based on if a lot has a unique situation that would allow for a variance.

Community Development Director Nate Kabat pointed out many decks and homes in that area are built all the way up to the setback. Some decks may receive variances for the setback because they are not permanent structures. However, the proposed sport court would require foundation to be laid and similar permanent construction efforts.

Jimmy Sun, 1142 Rosemary Lane, is the applicant for the matter. He explained his family has had a dream to have a sport court and stay in the community. They hired a contractor to create the plans. Mr. Sun explained the sport court would be for all kids in the neighborhood to use as they are a tight-knit community. He added he understands the concern for a precedent, though he wishes each application could be considered by its own merit.

Mayor Windschitl explained how impactful a precedent can be for the City and for future Councils. Councilmember Grau added the City can get into trouble by relying on merits of the applicant.

Councilmember Huang pointed out how well-done the proposal was and the applicant's investment in the community. Councilmember Hubbard noted her agreement.

8.A.i. Resolution No. 2023-37 Approving the Variance

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2023-36 denying the major variance request to encroach into the 125-foot Bavaria Road setback by twelve (12) feet for the purpose of an indoor sport court building addition, as established by the City regulations, based upon the staff report and the following findings:

1. Practical difficulties due to unique physical characteristics of the property do not exist. The property is similar in size and character to the other lots on Rosemary Lane. The Bavaria Road setback is applied on all lots adjacent to the roadway and not just this lot.
2. The Bavaria Road setback regulation alone cannot be considered a practical difficulty to grant a variance. This setback equally applies to other lots on Rosemary Lane abutting Bavaria Road, and all lots along Bavaria Road north of Pioneer Trail, and thus is not unique to this property. Furthermore, the setback regulation has not resulted in an unreasonable use of the property.
3. The variance, if granted, will alter the essential character of the area. A rear building addition encroaching into the minimum building setback would set a negative precedence for other homes along Bavaria Road. Granting this variance would alter the viewshed along the roadway.
4. The variance, if granted, is contrary to the intent and purpose of the City's Comprehensive Plan and zoning regulations (Section 15.28.100.A and PRD- 53), which require a 125-foot centerline setback from Bavaria Road based upon its current and future classification. The 125 foot setback is necessary as it seeks to provide adequate separation and safe conditions for nearby uses.

Motion carried.

8.B. Adopt the Resolution Nos. 2023-38 and 2023-39 and Ordinance No. 1033 Approving the Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Variance for Chaska Yards/Carver County CDA/PC #2023-01

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Councilmember Hatfield asked how many more steps there are with State Historic Preservation Office. They go through a three-step process, similar to what the City does.

Community Development Director Nate Kabat noted this is the first time the Council has received the proposal. There was a similar request submitted previously, but it was canceled and revised to include lot lines.

Councilmember Hatfield stated the project looks great.

Councilmember Hubbard asked if there will be designated signage regarding public or private driveways. Mayor Windschitl stated they would likely add it down the line if needed.

Councilmember Huang agreed it was a cool project, and he thanked staff and the other parties for their effort. City Administrator Podhradsky noted the most difficult piece of the project was the financial piece, and the developers sought out several grants to make the project happen.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2023-38 approving the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC #2023-01).
Motion carried.

8.B.i. Resolution No. 2023-39 Approving the Variance

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2023-39 approving the Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the Building Setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet.
Motion carried.

8.B.ii. Ordinance No. 1033 Approving the Zoning Ordinance Amendment

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Ordinance No. 1033 approving the zoning ordinance amendment (ZOA) to PRD-74.
Motion carried.

8.C. Adopt Resolution No. 2023-40 Approving the Concept Plan for 3740 Chestnut Street/Audrius Asakenas/PC #2023-11

City Administrator Podhradsky introduced the item to the Council and Elizabeth Hanson provided a presentation on it.

Mayor Windschitl commented it is a great project. Councilmember Hubbard noted her appreciation for the thoughtfulness put into the project by the developer.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Ordinance No. 2023-40. Motion carried.

8.D. Transient Accommodation Renewals

City Administrator Podhradsky introduced the item to the Council and Chief of Police Ryan Seibert provided a presentation on it.

City Administrator Podhradsky asked how long someone can stay in transient accommodations. City Attorney Mike Melchert stated the length of time is 30 days according to City ordinance.

Chief Seibert added the Police Department is rather particular in what they consider a qualifying call. For example, a call for medical assistance doesn't count as a qualifying call. City Administrator Podhradsky added the City doesn't want them to discourage calls for service due to the ordinance.

Chief Seibert continued the Staff presentation.

Councilmember Huang asked what happens if a transient accommodation at level III fails to meet the requirements. Mr. Melchert stated the transient accommodation has until August 1 to meet the requirements. If not, the Council has the option to suspend or revoke the hotel's license. The business would have hearing rights.

Mayor Windschitl asked if the City has mechanisms to change processes for organizations that place folks in the hotel. Chief Seibert explained the Police Department has previously had discussions with the organizations. The organizations need to have their own procedure to handle mental health considerations and placements.

Mayor Windschitl asked if TownSquare Place is still used as a hotel. Chief Seibert stated it is likely a relatively small percentage of rooms used as a traditional hotel room. Mayor Windschitl added no one from TownSquare Place has shown up to speak for themselves. Also, the proposed ordinance uses a lot of Staff time, on top of the amount of Staff time already allotted to handling issues at TownSquare Place.

Councilmember Hatfield stated using the ordinance as it is meant to be used starts to address the issues at hand. There are implications if the City were to say TownSquare Place couldn't take vouchers anymore. The facilities need to have better management. City Administrator Podhradsky agreed it is the responsibility of the management.

Mayor Windschitl asked what happens beyond level III. Mr. Melchert noted the hotel would need to hire a security guard from 6:00 p.m. to 6:00 a.m. daily as part of the requirements for level III. It would be extremely expensive, but it may take off pressure from the Police Department.

Councilmember Hatfield asked how the phasing would work in comparison to the August deadline. Chief Seibert stated there would be an ongoing review of incidents at a particular transient accommodation. If there is a pattern of incidents, then they would work with the hotel to start phasing in a 24/7 front desk employee or an armed security guard.

Councilmember Grau asked if there was progress made in August but issues in October, would the Council still be able to revoke the license. City Administrator Podhradsky stated there would be a certain time period after the August 1 date for the Council to make a decision.

Chief Seibert added any ambiguity has been eliminated due to conversations with the hotels and written letters to the hotel. City Administrator Podhradsky pointed out Chaska introduced the ordinance in 2018, so it is a relatively new issue for Chaska.

Councilmember Grau noted it is important to take action to assist businesses or residents in the area and maintain the integrity of the City.

Mayor Windschitl asked if the owners themselves have been engaged in the process. Chief Seibert explained management is on-site, but he hasn't had dialogue with the official owner of

TownSquare Place. Letters were sent directly to the owner, but it is management who has communication with the Police Department.

Councilmember Huang asked if the calls for service in the surrounding neighborhood have been tracked. There are likely issues overflowing from the hotel. Chief Seibert stated it depends on the situation. A felony in the neighborhood that can be directly tied to the hotel would be considered as a qualifying offense. However, it is more difficult to prove a connection for a call for service.

Councilmember Hubbard stated the facilities certain individuals are being placed in do not have the support needed to help the individuals succeed. The vouchers are important for people to have a safe place to stay, but there are other issues the individual may be experiencing that may promote criminal activity. The largest issue at hand is creating a better support structure in Chaska and the County.

Councilmember Huang added it would be helpful to add a higher quality hotel to the area, but they have not shown interest in the past because of the proportion of rooms to the population of Chaska.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the 2023-2024 transient accommodation licenses effective May 1, 2023 through April 30, 2024.

Mayor Windschitl stated he doesn't want to support the proposal, but they need to continue with the process.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 17-4-2023

The Council requested further information about bills on pages 8, 12, and 17.

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 Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 17-4-2023

Councilmember Grau:

- Noted the proposed development site looks good.
- Encouraged folks to abide by the construction signage.

- Asked if there are flood concerns for Chaska. City Administrator Podhradsky stated there are not concerns.

Councilmember Huang:

- Noted there is Food Distribution coming up on Thursday at 11:30 a.m.
- Stated on April 26 at the Chaska Event Center there is a first responder luncheon celebration.
- Pointed out Christmas in May is coming up on May 6, 2023.
- Shared May 10 is Taste of Chaska, and there will be live music.
- Stated July 14-15 the Fire and Ice Festival.
- Added July 28-30 is River City Days.
- Stated there is an interim CEO of Southwest Transit. Councilmember Hatfield provided a summary of the CEO search.
- Asked for an update on Hwy 41. City Administrator Podhradsky provided an update on Hwy 41 and explained new signage will be placed reflecting the changes. Councilmember Hubbard noted it would be helpful for the Council to have ongoing updates on the construction.

Councilmember Hubbard:

- Stated tomorrow is Tax Day.
- Pointed out a Community Center Task Force meeting is also tomorrow.
- Noted the Earth Day Celebration is Saturday, April 22, and it is a family event.
- Encouraged community members to continue shopping downtown.

Councilmember Hatfield:

- Explained, in response to social media posts, that the Council is in strong support of the downtown businesses. She noted there are regular meetings by the Downtown Business Alliance, and the businesses and City have worked together to strategize with the construction. There are opportunities for businesses to participate in the Farmer's Market, to add information to *The Herald* mailer, to access sandwich board signs, and to attend monthly meetings with the Downtown Business Alliance to liaise with Councilmembers and City Staff.
- Stated Coffee with a Cop is Thursday, April 20 at Dunn Brothers.
- Added Squad Car Storytime will be April 22, 2023 at 10:30 a.m.

Mayor Windschitl:

- Encouraged community members to attend Christmas in May on May 6, 2023.

10.B. Financial Reports as of 02/28/2023

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield, to adjourn the meeting at 10:51 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MAY 1, 2023

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Jake Saufley, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. SouthWest Transit – Update on New Partnership with Lyft

Councilmember Huang introduced Interim CEO Maria Mancilla-Diaz. Interim CEO Maria Mancilla-Diaz thanked Chaska for their partnership with SouthWest Transit. She shared a few stories of the impact on public transportation on the area.

Tony Kuykendall, Interim COO of SouthWest Transit, summarized Prime, which is an on-demand ride service that is ADA-compliant, and their new partnership with Lyft. There have been 126 Lyft rides since the launch. The two programs fill previous gaps in public transportation.

Councilmember Huang asked for an update on the Summer Adventures. Ms. Mancilla-Diaz explained Summer Adventures is a weekly program that provides round-trip service to a number of family-friendly locations for only two dollars.

Councilmember Huang added there are transportation services for the State Fair. Mr. Kuykendall provided details on the planned transportation services and noted there is an additional service day for 2023.

Councilmember Hubbard noted her appreciation of SouthWest Transit's airport services. Mr. Kuykendall pointed out there is also a park and ride option for the airport service with inexpensive parking in Eden Prairie.

Mayor Windschitl added SouthWest Transit also provides transportation for Twins' games.

6. Approve Previous Meeting Minutes

6.A. Approve the April 17, 2023 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the April 17, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through E:

- A. Infrastructure Investment and Jobs Act Grant Opportunity – Electric
Motion to approve the letter of commitment to the US Department of Energy and the continued pursuit of the IIJA Grant opportunity
- B. Temporary On-Sale Intoxicating License for Guardian Angels Church
Motion to approve Temporary On-Sale Intoxicating License TW.23.02 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 30, 2023.
- C. Approval of 2022 Interfund Transfers
Motion to approve 2022 interfund transfers to be reported as Other Financing Sources and Uses in the 2022 Annual Financial Report.
- D. Adopt Resolution 2023-41 - Accepting Gifts and Donations
Motion to adopt Resolution 2023-41 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2023 through March 31, 2023.
- E. Adopt Resolution Number 2023-44 Authorizing Preparation of Construction for Creek Road Improvement Project
Motion to approve Resolution No. 2023-44 Authorize Preparation of Construction Documents for the 2023 Creek Road Trunk Sewer Extension Street, Utility, and Trail Improvement Project.

Motion carried.

City Administrator Podhradsky noted the application for additional dollars were already planned for, so the City is essentially saving \$1.6 million.

8. Action Items

8.A. Adopt Resolution No. 2023-42 Relating to Conduit Financing on behalf of Ridgeview Medical Center

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it. Gordon Gablenz, Chief Investment Officer and Treasurer of Ridgeview Medical Center, also provided information.

Mayor Windschitl opened the public hearing at 7:26 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:27 p.m.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution 2023-42 relating to approving financing on behalf of Ridgeview Medical Center.

Motion carried.

Mayor Windschitl stated Chaska received an achievement regarding finances. He congratulated Mr. Graczyk and his Staff for their efforts.

9. Bills

9.A. Accounts Payable Claims Roster 1-5-2023

The Council requested further information about bills on page 14.

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 Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. Hawk Price Recap

10.A.i. Bi-Weekly Report Day-Month-2023

Councilmember Huang:

- Asked if Chaska Town Course opened on April 25, 2023. City Administrator Podhradsky stated it opened on April 24, 2023.
- Pointed out a number of achievements by local students:
 - Speech Team qualifies 4 for State Tournament
 - DECA Qualifies 7 for Internationals
 - Junior earns title of National Speech and Debate Association Academic All-American. To qualify, a student must be an outstanding leader, earn the degree of Superior Distinction, and have a grade-point average of 3.7. Less than two percent of students across the nation get AAA honors!
 - Knowledge Bowl places 2nd in National Tournament against teams from Minnesota, Colorado and Washington
 - NHS Students made 400 sandwiches for the homeless
 - 5 CHS students selected as 2023 Minnesota Music Educators All-State Musicians
 - 2 Art Students Advance to MSHSL Visual Arts Contest
 - Chaska Golf team captains were named to the Junior PGA Minnesota Team

Councilmember Hubbard:

- Stated the Community Center Task Force recently met and discussed costs of certain projects. Councilmember Grau added it is a meaningful process to include community members in such discussions.

- Noted Parks and Recreation is doing Bike Month 2023 and has bingo cards.
- Added Rotary Club has a meeting on Thursday, May 4, 2023 that requires preregistration.

Councilmember Grau:

- Pointed out Coach Seifert is stepping down after 16 seasons.
- Shouted out Asian American and Hispanic Heritage Month and explained the reason May was selected to represent that culture.
- Thanked Staff for their communications efforts with the public.
- Noted some cities have designated parking areas for folks to meet for Facebook Marketplace exchanges. City Administrator Podhradsky explained the option is being discussed for the new Public Safety Facility.
- Added the Chaska Classic Baseball Tournament is May 12-14, 2023.

Councilmember Hatfield:

- Stated food distribution is in two weeks on Thursday.
- Encouraged community members to not drive so quickly in construction areas or on residential roads.
- Pointed out the bridge on Hwy 41 closed, but the County Road 11 is open again.

City Administrator Podhradsky:

- Noted Christmas in May is at St. John's this year instead of Guardian Angels.

Mayor Windschitl:

- Stated Student Human Rights Commissioner Sienna White will be attending Johns Hopkins University to study Neuroscience and Spanish. City Administrator Podhradsky added she is very involved in the community.
- Pointed out May 20, 2023 is Armed Forces Day, May 15-21, 2023 is National Police Week, May 4, 2023 is International Firefighter Day, April 30-May 6, 2023 is Municipal Clerk's Week, National Teacher's Appreciation Week is the first full week of May, and National Nurse's Week is May 6-12, 2023.
- Added Dunn Brother's Coffee is closing.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:07 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MAY 15, 2023

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; and Jake Saufley, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Legislative Update – Representative Nash

This item was not addressed.

5.B. Maria's Voice – Sara Silva

Lissa Weimelt explained the founding and purpose of Maria's Voice Prevention Network. She stated 8 million days of paid work are lost in the United States each year due to domestic violence. Police face numerous calls and shelters are overwhelmed. Maria's Voice aims to educate community members on the signs of domestic violence.

City Administrator Matt Podhradsky noted Maria's Voice Prevention Network has worked with Maple Grove to start their work. There is an opportunity for City employees to carry a "shoe card" with resources and information to provide to community members.

Councilmember Hubbard thanked the presenter for sharing her story and the work of the organization.

Mayor Windschitl asked if Maria's Voice provides the training directly to City employees. City Administrator Podhradsky stated there is a digital training available for any City employees. It is a part of the wellness incentive program, which was completed by 88 percent of employees in 2022.

Councilmember Huang asked if the Police Department has similar resources available to victims. City Administrator Podhradsky stated it is oftentimes too late by the time law enforcement is involved.

City Administrator Podhradsky added the purpose of Maria's Voice is prevention and teaching about the signs of abuse. Chaska works with the Sexual Violence Center to do intervention efforts.

Mayor Windschitl noted it takes a lot of courage to share one's personal story to promote change. He thanked Ms. Weimelt for her presentation.

5.C. National Gun Violence Awareness Day – Jenna Cruz

Jenna Cruz, Moms Demand Action Volunteer, introduced herself and explained the purpose of Moms Demand Action. She noted firearms are the number one cause of death of children in the United States. Every day 120 Americans are killed with guns. Gun violence costs Minnesota \$6.6 billion each year. Cities and States with the strictest gun laws have the lowest rates of gun violence.

Ms. Cruz stated Wear Orange Weekend is June 2-3, 2023. It stated after a young girl was killed while on a playground in Chicago. She asked for the City to sign a proclamation declaring the First Friday in June as National Gun Violence Awareness Day, for the City to light up Fireman's Park in Orange throughout the June 2-3, 2023 weekend, and for the City to promote efforts for crime prevention through environmental design.

City Administrator Podhradsky noted crime prevention through environmental design is a more long-term ask, but it is something the City will continue to be cognizant of. He added the next City Council meeting is after the June 2-3, 2023 event.

Mayor Windschitl pointed out Neighborhood Watch has also been impactful in promoting safety in Chaska.

Councilmember Huang thanked Ms. Cruz for her work regarding gun violence.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt a proclamation declaring the first Friday in June as National Gun Violence Awareness Day.

Mayor Windschitl stated the park would be lighted orange June 2-3, 2023.

Motion carried.

6. Approve Previous Meeting Minutes

6.A. Approve the May 1, 2023 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the May 1, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Huang asked if there will be additional signage for the work done on Consent Agenda Item H. Adopt Resolution No. 2023-49 Approving the Final Plat for Rivertown Heights 2nd Addition/DR Horton/PC #2023-12. Staff confirmed there would be additional signage.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through I:

- A. Approve Resolution No. 2023-45 MnDot Grant Agreement for Bridge Bond Funding - Replacement of City Bridge 10J51 Along Creek Road

Motion to adopt Resolution No. 2023-45, Approving Grant Agreement to State Transportation Fun Local Bridge Replacement Program Terms and Conditions for Replacement of Bridge 10J51.

- B. Approve Resolution No. 2023-46 Authorizing Plans for Minnesota River Bluffs Regional Trail - Chaska Connection

Motion to adopt Resolution No. 2023-46 to Approving Proposal for Professional Services Agreement with Bolton and Menk, and Authorize plans and specifications for the Minnesota River Bluffs Regional Trail – Chaska Connection

- C. Accept Public Improvements - Chaska Bluffs 1st Addition

Accept public improvements in Chaska Bluffs 1st Addition as municipal facilities and adjust letter of credit accordingly.

- D. Approve Resolution No. 2023-47 to Approve the Settlement Agreement and Release in the Quiet Title Action Filed by Patrick and Stephanie Poppler in Carver County District Court

Motion to adopt Resolution No. 2023-47 to Approve the Settlement Agreement and Release in the Quiet Title Action Filed by Patrick and Stephanie Poppler in Carver County District Court.

- E. Adopt Resolution No. 2023-48 Granting Preliminary Approval to a Multifamily Housing Revenue Bond Financing on behalf of Chaska Brickstone II, LLC

Motion to adopt Resolution 2023-48 granting preliminary approval to a multifamily housing revenue bond financing of behalf of Chaska Brickstone II, LLC.

- F. Approve 2023-2024 Liquor License Renewals

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2023 through June 30, 2024, with contingencies as noted.

- G. Approve Costs Associated with Construction of a New Clubhouse and Maintenance Building for The Loop

Motion to approve the following costs associated with construction of a new clubhouse and maintenance building at The Loop.

- H. Adopt Resolution No. 2023-49 Approving the Final Plat for Rivertown Heights 2nd Addition/DR Horton/PC #2023-12

Motion to adopt Resolution No. 2023-49 approving the final plat for Rivertown Heights 2nd Addition (PC#2023-12).

- I. Resolution 2023-51 Approving the Construction Documents for the North Water Treatment Plant and Authorizing Solicitation of Public Bids

Motion to adopt Resolution No. 2023-51- Approving the Construction Documents for the North Water Treatment Plant, and Authorizing the Solicitation of Public Bids.

Motion carried.

Mayor Windschitl asked for details about Consent Agenda Item G. Approve Costs Associated with Construction of a New Clubhouse and Maintenance Building for The Loop.

John Kellin, Head Golf Professional at Chaska Town Course, stated they hope to have everything with the clubhouse completed by Labor Day. The opening day of the Loop is still up in the air.

8. Action Items

8.A. Adopt Resolution No. 2023-50 and Ordinance No. 1034 Approving the Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken/PC #2023-13

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2023-50 approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC #2023-13).

Motion carried.

8.A.i Ordinance

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Ordinance No. 1034 approving the Zoning Ordinance Amendment (ZOA) to PID-9.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 15-5-2023

The Council requested further information about bills on pages 3, 5, 8, 17, and 27.

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 Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 15-5-2023

Councilmember Hatfield:

- Noted Taste of Chaska was a great event.
- Stated May is Mental Health Awareness Month. The Parks and Recreation Department is hosting an open forum on mental health on May 18, 2023 at the Community Center.
- Pointed out Coffee with a Cop will be held on Thursday at 9:00 am at the north Caribou Coffee.
- Stated May 19, 2023 is the Minnesota law enforcement fundraiser for Special Olympics at Dunkin'.
- Food distribution will be on Thursday at noon.

- Added Chaska Safety Camp is coming up July 5-6.
- Attended a Downtown Business Alliance meeting recently. There are still parking concerns.
- Stated *The Herald* has a scavenger hunt around the downtown area.
- Noted OrangeBall Creative is working with local businesses to provide social media support.
- Encouraged community members to sign up for email updates regarding construction.
- Reminded folks that the downtown streets are residential and drivers must be aware of pedestrians, children, and pets.

Councilmember Grau:

- Noted Lion's Park shelter is nearing completion and it looks nice.
- Stated there was a book released regarding Phillip the Pheasant which was inspired by a pheasant in Chaska.

Councilmember Huang:

- Pointed out there were some issues with weather for Christmas in May, but there was still some progress.
- Stated Taste of Chaska was a well-attended event.
- Stated there was a recent fundraising event for the schools called Chaska Bash.
- Stated there will be a Memorial Day event at Veteran's Park at 10:00 a.m.
- Noted the Farmer's Market will start June 21, 2023.
- Added Fire and Ice is July 14-15, 2023.
- Noted Southwest Transit hired a CEO named Erik Hansen. He has worked in local government and on large transit projects.
- Thanked Staff and Councilmember Hatfield for the work done on the Hwy 41 project.

Councilmember Hubbard:

- Shared her experience being a small business owner experiencing construction in another community.
- Attended Carver County elected leaders meeting recently. They discussed road construction.
- Wished a Happy Memorial Day to those who have served.

Assistant Administrator Elise Durbin:

- Stated Bremer Bank provided the letter needed to close on the site previously discussed by the EDA.

Mayor Windschitl:

- Stated there will be visits to all cemeteries on Memorial Day by the Clubs, weather-permitting.
- Encouraged community members to attend the Memorial Day event.
- Pointed out today, May 15, 2023 is National Police Memorial Day.
- Stated he and other local leaders met the new Minnesota Landscape Arboretum Director Andrew Gapinski.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:47 p.m.
Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 9, 2023

1. Call to Order

President Windschitl called the meeting to order at 9:28 p.m.

2. Roll Call

Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, Grau, and Huang.

Absent: None.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Grau, second by Commissioner Hubbard to adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 12-19-2022

Motion by Commissioner Hubbard, second by Commissioner Huang to approve the minutes of the December 19, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Items Related to the Redevelopment of the Chaska Building Center Site

Executive Director Podhradsky introduced and provided an overview of this item.

President Windschitl opened the public hearing at 9:31 p.m.

No one appeared to address the EDA.

President Windschitl closed the public hearing at 9:32 p.m.

Motion by Commissioner Grau, second by Commissioner Huang to adopt EDA resolution 2023-4 approving the sale of the property; a purchase agreement between the EDA and Lariat Companies, Inc.; and a Development Agreement between the EDA, City of Chaska, and Lariat Companies, Inc.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Grau to adjourn the meeting at 9:33 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MAY 1, 2023

1. Call to Order

President Windschitl called the meeting to order at 8:07 p.m.

2. Roll Call

Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, Grau, and Huang.

Absent: None.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hatfield, second by Commissioner Grau to adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 1-9 -2023

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the January 9, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Adopt EDA Resolution 2023-43 Approving a Letter of Undertaking

Executive Director Podhradsky introduced the item and invited Assistant Executive Director Elise Durbin to continue the presentation.

Assistant Executive Director Elise Durbin provided a presentation. Alex Sellke, special counsel to the EDA for redevelopment matters from Dorsey Whitney, also provided information.

President Windschitl asked why the particular parcel is so difficult. Mr. Sellke explained Formacoat was released from the Bremer mortgage when it was sold. Around 2008 Bremer entered into a voluntary foreclosure agreement, and it was amended in 2012 and 2018 as parcels were released for development. In 2020, the foreclosure proceeding went through.

President Windschitl noted Bremer knows the EDA has actively been trying to sell the property. He asked why the title hasn't come up previously. Mr. Sellke stated there were likely issues due to turnover within Bremer.

Commissioner Huang asked why the letter of undertaking can't be issued. Mr. Sellke explained he recommended pausing due to the issues and the issues faced in court.

Commissioner Huang asked what the repercussion is for issuing a letter of undertaking without resolving the other issues. Mr. Sellke stated the solution might be going through another foreclosure process, but that option requires time and money.

Executive Director Podhradsky suggested tabling the item rather than putting themselves into the same position Bremer is already in.

President Windschitl asked when the paperwork is due to the court. Executive Director Podhradsky stated if the discussion is held again in two weeks, there won't be much impact on the court process. Mr. Sellke added there isn't a court date set currently.

Executive Director Podhradsky pointed out starting another foreclosure process would allow others to lay claim to the property.

President Windschitl asked if the EDA could take the required fees from Bremer. Executive Director Podhradsky stated the City should not have to take the issue on, so he recommends tabling the item for now.

Ms. Durbin noted Staff thought the process would be easier, hence the previous Staff recommendation. Executive Director Podhradsky added it is a red flag that Bremer hasn't made any effort to resolve the issue.

Commissioner Huang asked what incentives Bremer to move forward. Executive Director Podhradsky stated Bremer wants money from the resolution. However, they are hoping the EDA will take over the effort and financial responsibility.

Motion by Commissioner Huang second by Commissioner Grau to table the item Resolution 2023-43 Approving a Letter of Undertaking to May 15, 2023 EDA meeting.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Hatfield to adjourn the meeting at 8:32 p.m.

Motion carried.