



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, July 12, 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 June 14th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for Crown Extrusions (4035 Norex Drive)/Greystone Construction/PC #2023-17
7. Action Items
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the June 5th City Council Meeting Minutes
 - 9.B. Receive the June 5th EDA Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 14, 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, Urbanski, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: None.

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

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Urbanski 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 May 10, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Gaare, second by Commissioner Baswa, to approve the minutes of the May 10, 2023 Planning Commission meeting, as presented.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Site and Building Plan and Final Plat for Chaska Yards/Carver Counter CDA/PC #2023-15

Motion carried.

7. Action Items

- a. Recommend Approval of the Preliminary Site and Building Plan for Crown Extrusions at 4035 Norex Drive/Greystone Construction/PC #2023-14

City Planner Hanson presented the item to the Commission and noted that this item was slated to move on to the City Council on June 26, 2023.

Commissioner Olson about the parking and whether the parking requirements changed from the mid-to-late 1990s when this was built in comparison to the current calculations. He explained that he found it surprising that they were planning to double their parking but only add 3 employees.

City Planner Hanson explained that she did not necessarily think the parking regulations changed because the parking they have today matches up with the regulations from back then. She noted that when they were Pure Humidifier, she does not think their employee count was the same then as it is now either.

Commissioner Olson noted that he was asking because half of this will be warehouse space today and he wondered what requirements or limitations the City will put on their ability to use their facility after they have gone through the planning process. He asked about their ability, for example, to convert half of that space into manufacturing without seeking approval from the City.

City Planner Hanson explained that there is still an approval process that has to take place in that scenario where they would add more impervious surface to the property.

Commissioner Olson explained that he was talking about the 30,000 square foot extension that they are looking to do right now and a scenario where they would just convert that space to manufacturing.

City Planner Hanson explained that this would not be any different than an office building that wants to convert to a different use. She stated that there is a building permit process for something like that which means there is an administrative review even though it would not trigger a site plan process through the Commission.

Commissioner Urbanski asked what Norex manufactures.

Bill Schumer explained that they extrude aluminum at their main facility off of Columbia Court. He explained that this is the second facility where they will fabricate, drill, mill, and cut. He noted that most of this space will be taken up by large CNC machines. He explained that the reason that they can make this work for them despite limited space is because they are running two shifts.

Chair Brass stated that he wanted to share the opinion that, as an industrial broker, he hates to see the angled wall for the two docks on the east side. He asked how long their product is and noted the difficulty in having a long product come off a truck with a fork lift and then have to make that turn. He asked if this design was due to the utility easement.

Mr. Schumer explained that this a big change from what they were originally proposing and noted that the trucks will come in and unload the 20 foot length materials. He stated that they have paced it off and confirmed that this will work without damaging their product. He stated that the only reason for this configuration was the utility easement.

Chair Brass noted that if there is a way for them to avoid the angled wall it will be better for them on the resale value of the building.

Mr. Schumer explained that the only way to avoid it would be to eliminate it which means taking away valuable floor space which they really need.

Motion by Commissioner Urbanski, second by Commissioner Aasen, 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 Page 71 of 118
 - 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.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the April 17, May 1, and May 15, 2023 City Council Meeting Minutes
- b. Receive the January 9 and May 1, 2023 EDA Meeting Minutes

Commissioner Urbanski

- Asked for an update on the Highway 41 project.

Community Development Director Kabat stated that it is moving ahead and is running close to schedule. He noticed earlier today that some blacktop had been laid at the intersection of Highway 41 and 61. He stated that the focus so far has been on the ends of the project and not the middle portion. He noted that MnDOT is also doing a resurfacing project starting just north of Pioneer Trail, so there will be two different closures with that and the project near Costco.

10. Adjourn

Motion by Commissioner Olson, second by Commissioner Baswa, to adjourn the meeting at 7:27 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 07/12/2023

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

Applicant: Pat Vos (Greystone Construction)

Location: 4035 Norex Drive – Arbor Park Final Addition

Case No.: PC No. 2023-17

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

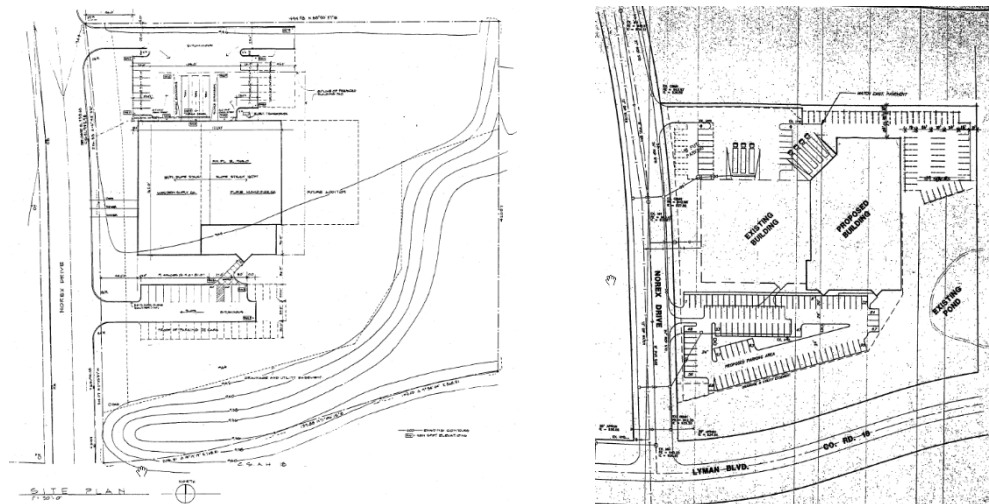
Prepared By: Elizabeth Hanson

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)

In June 2023, the Preliminary Site & Building Plan was approved for the 30,000 square foot addition.

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 Final 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	30,000 sf	1ps/2,000sf	15 parking spaces

Warehousing			
		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 Tuesday, June 6, 2023. Pursuant to Minnesota State Statutes the City was to act on this request by **Saturday, August 5, 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 this additional review period were to occur it would extend to **Wednesday, October 4, 2023 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 4, 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#2023-17), subject to the following conditions:

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- g. Grading and Drainage Plan – Wide View (pg C4.2), submitted by Contour Civil Design, dated June 6, 2023
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 - i. Erosion Control Plan Phase II (pg C5.2), submitted by Contour Civil Design, dated June 6, 2023
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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

[illegible]

An aerial photograph showing a site location. A black rectangular box highlights a building and surrounding area, labeled "SITE". The site is located near the intersection of Norex Drive and Lyman Blvd (CSAH 18). The image shows various buildings, parking lots, and green spaces. The text "NOREX DRIVE" is written vertically on the left side, and "LYMAN BLVD (CSAH 18)" is written diagonally at the bottom right.

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
C4.2	GRADING AND DRAINAGE PLAN - WIDE VIEW
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: Joe T. R

DATE: 05/02/23 LIC #: 45889

REVIEWS	ISSUE DATE: 05/02/23	BY: JTR
1.	06/06/23	PER CITY & COWIMO COMMENTS
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

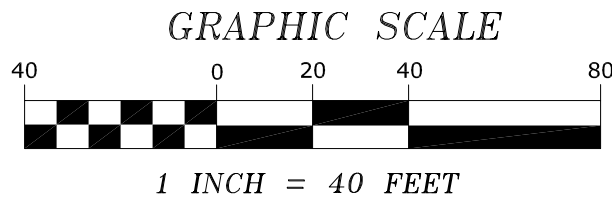
Kevin C. McCain

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
- TP 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

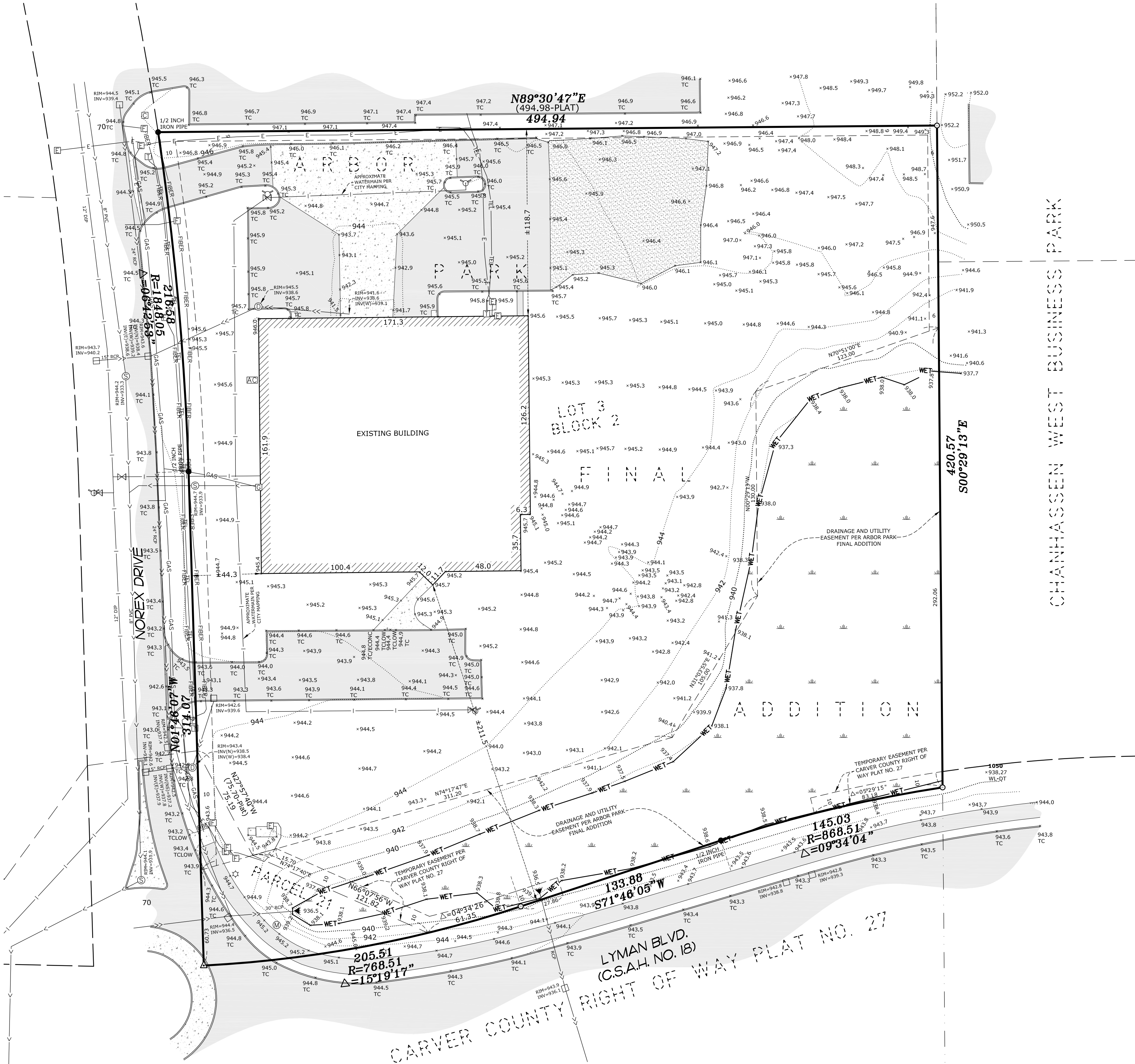
- CS DENOTES CONCRETE SURFACE
- WET DENOTES WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN 2022



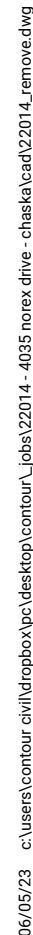
BENCHMARK

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

E.G. RUD & SONS, INC.
EST. 1977
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		



CONTOUR
— CIVIL DESIGN —

8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

DATE: 05/02/23 LIC #: 45889

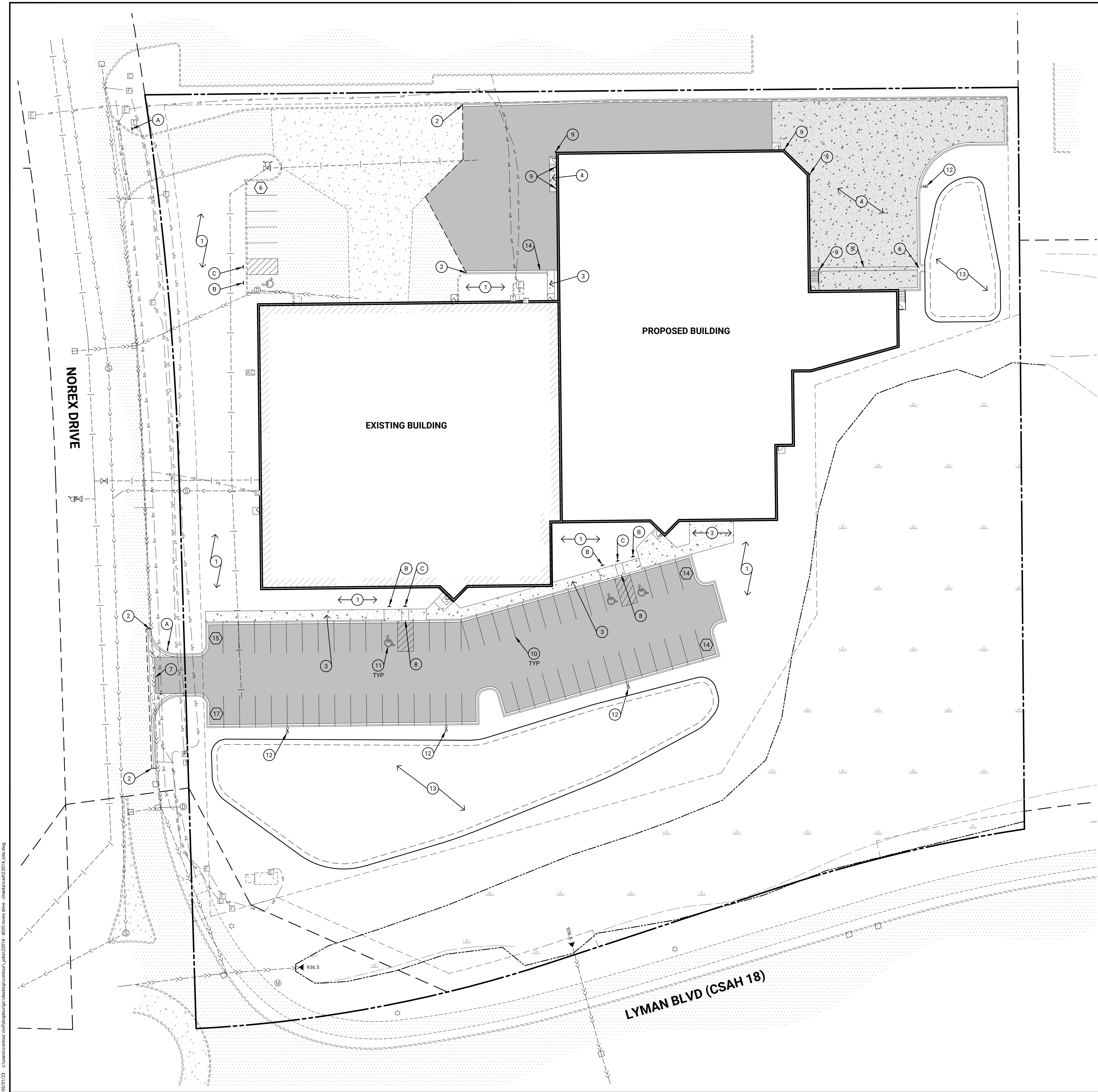
OWNER

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

SHEET NUMBER

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05/07/23 c:\users\cmr\one\cadd\pdp\pdp\design\crown_extrusions\c22014_4035 norex drive - chaska.mxd 05/07/23 L.dwg



SITE DATA	
LAND USE DESIGNATION:	INDUSTRIAL
EXISTING ZONING:	PLANNED INDUSTRIAL DEVELOPMENT
PROPOSED ZONING:	PLANNED INDUSTRIAL DEVELOPMENT
PARCEL AREA:	229,978 SF
IMPERVIOUS AREA:	27,604 SF 12%
EXISTING BUILDING:	30,581 SF 13%
PROPOSED BUILDING:	54,930 SF 24%
PAVEMENTS:	113,115 SF 49%
TOTAL:	
PERVIOUS AREA:	116,863 SF 51%

PARKING SUMMARY	
SEE ARCHITECTURAL SITE PLAN FOR REQUIRED PARKING CALCULATIONS AND PROOF OF PARKING LOCATIONS	
TOTAL PROPOSED STALLS:	66
STANDARD STALLS:	62
HANDICAP STALLS:	4

SIGN SCHEDULE	
A. STOP SIGN:	R1-1 (24" X 24")
B. HANDICAP PARKING SIGN:	R7-8m W/R7-8b (12" X 18")
C. NO PARKING SIGN:	R8-3a (12" X 18")

SIGNAGE AND PAVEMENT MARKING NOTES	
1.	ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2.	SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
3.	PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
4.	ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	EASEMENT LINE
BITUMINOUS PAVEMENT	CONCRETE WALK/STOOP
CONCRETE APRON	CURB LINE
STORM SEWER	WATER MAIN
SANITARY SEWER	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	

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION GSD STATION #3716 (NAME: JON MNDT) ELEVATION: 1027.53 (NAVD 88)	

SITE PLAN NOTES	
1.	SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS AND SNOW STORAGE AREAS.
2.	ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3.	ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
4.	UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS: CONTROL JOINTS: WALKS @ 8' SPACING OTHERS @ 10' SPACING SAWCUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS. EXPANSION JOINTS: WALKS @ 24' SPACING OTHERS @ 40' SPACING PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT. DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

KEYNOTES	
* SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.	
1.	LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2.	MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
3.	CONCRETE WALK/PATIO.
4.	CONCRETE PAVEMENT/APRON.
5.	24-INCH CONCRETE VALLEY GUTTER.
6.	24-INCH CURB CUT.
7.	COMMERCIAL DRIVEWAY ENTRANCE PER CITY PLATE STR.3.
8.	PEDESTRIAN CURB RAMP.
9.	6" CONCRETE FILLED PIPE BOLLARD.
10.	4" SOLID WHITE LINE.
11.	SOLID WHITE PAVEMENT MARKING.
12.	LIGHT POLE AND BASE.
13.	FILTRATION BASIN.
14.	TAPER OUT CURB.

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

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
1.	06/06/23	PER CITY & CCWMO COMMENTS
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

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

SITE PLAN

PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

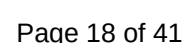
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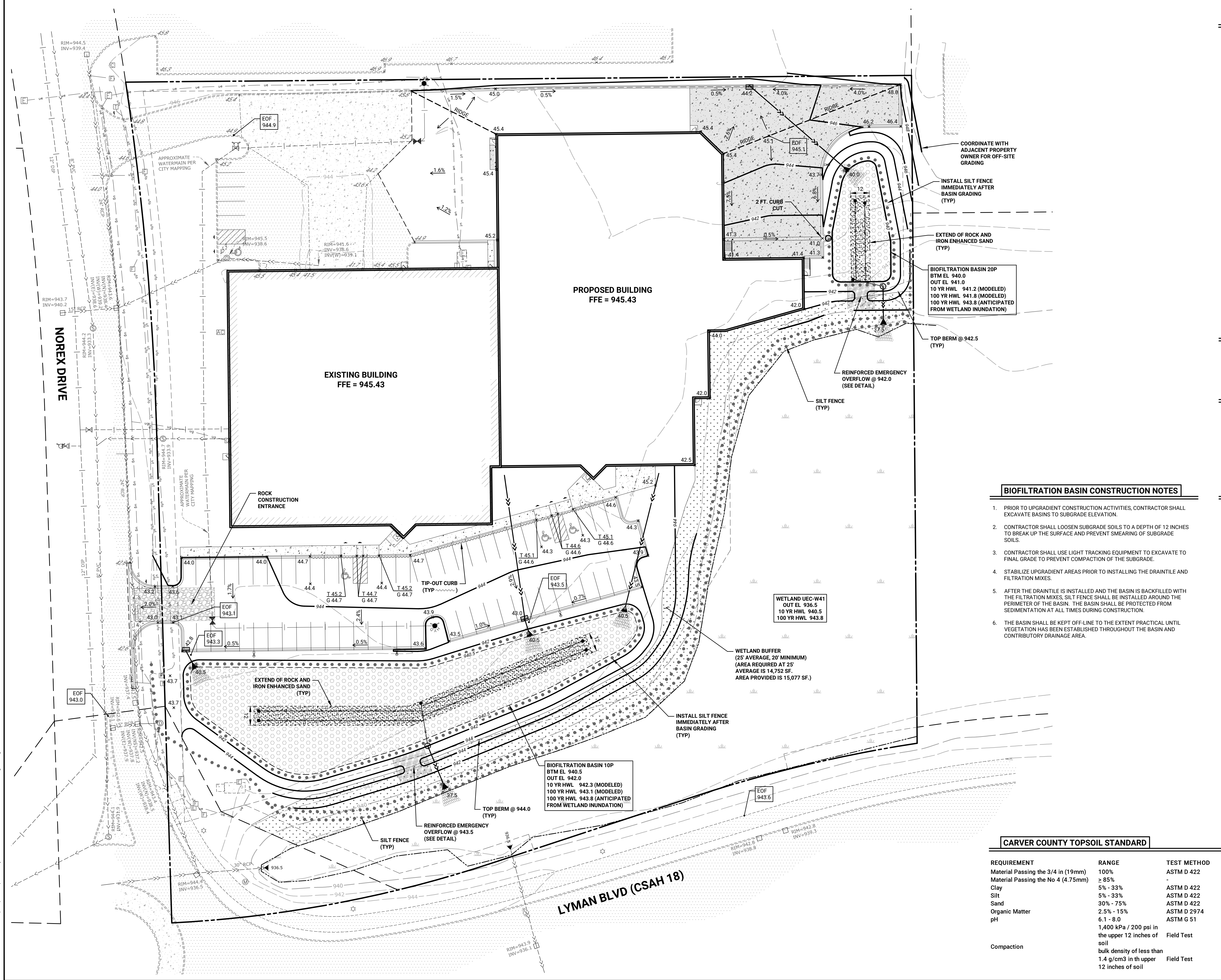


	STORM CATCH BASIN
	STORM MANHOLE
	STORM FLARED END SECTION
	HYDRANT
	GATE VALVE
	LIGHT POLE
	OTHER SYMBOLS
	WETLAND

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LEGEND

EXISTING

PROPOSED

PROPERTY LINE
EASEMENT LINE
BITUMINOUS PAVEMENT
CONCRETE WALK/STOOP
CONCRETE PAVEMENT
CURB LINE
STORM SEWER
SANITARY SEWER
WATER MAIN
RETAINING WALL
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
10' CONTOUR
2' CONTOUR
SPOT ELEVATION
(CURB ELEVATIONS
ARE TO GUTTER LINE)
SILT FENCE
ROCK ENTRANCE

BENCHMARK

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

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF CHASKA SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- 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.
 - 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.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
 - STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
 - ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED. ESTIMATED TOPSOIL REQUIRED 660 CUBIC YARDS FOR AREA OF 17,780 SQUARE FEET.
 - TOPSOIL MUST MEET CCWMO STANDARD. EXISTING ONSITE TOPSOIL MAY NEED TO BE AMENDED OR NEW TOPSOIL IMPORTED TO MEET STANDARD. SEE TOPSOIL STANDARD, THIS SHEET.
 - SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR SHALL NOTIFY THE ENGINEER ON THE PROPOSED DECOMPACTION METHOD PRIOR TO COMPLETION.

- BIOFILTRATION BASIN CONSTRUCTION NOTES**
- PRIOR TO UPGRADIENT CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL EXCAVATE BASINS TO SUBGRADE ELEVATION.
 - CONTRACTOR SHALL LOOSEN SUBGRADE SOILS TO A DEPTH OF 12 INCHES TO BREAK UP THE SURFACE AND PREVENT SMEARING OF SUBGRADE SOILS.
 - CONTRACTOR SHALL USE LIGHT TRACKING EQUIPMENT TO EXCAVATE TO FINAL GRADE TO PREVENT COMPACTION OF THE SUBGRADE.
 - STABILIZE UPGRADIENT AREAS PRIOR TO INSTALLING THE DRAINTILE AND FILTRATION MIXES.
 - AFTER THE DRAINTILE IS INSTALLED AND THE BASIN IS BACKFILLED WITH THE FILTRATION MIXES, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE BASIN. THE BASIN SHALL BE PROTECTED FROM SEDIMENTATION AT ALL TIMES DURING CONSTRUCTION.
 - THE BASIN SHALL BE KEPT OFF-LINE TO THE EXTENT PRACTICAL UNTIL VEGETATION HAS BEEN ESTABLISHED THROUGHOUT THE BASIN AND CONTRIBUTORY DRAINAGE AREA.

CARVER COUNTY TOPSOIL STANDARD		
REQUIREMENT	RANGE	TEST METHOD
Material Passing the 3/4 in (19mm)	100%	ASTM D 422
Material Passing the No 4 (4.75mm)	≥ 85%	-
Clay	5% - 33%	ASTM D 422
Silt	5% - 33%	ASTM D 422
Sand	30% - 75%	ASTM D 422
Organic Matter	2.5% - 15%	ASTM D 2974
pH	6.1 - 8.0	ASTM G 51
Compaction	1,400 kPa / 200 psi in the upper 12 inches of soil	Field Test
	bulk density of less than 1.4 g/cm3 in th upper 12 inches of soil	Field Test

0 15 30 60
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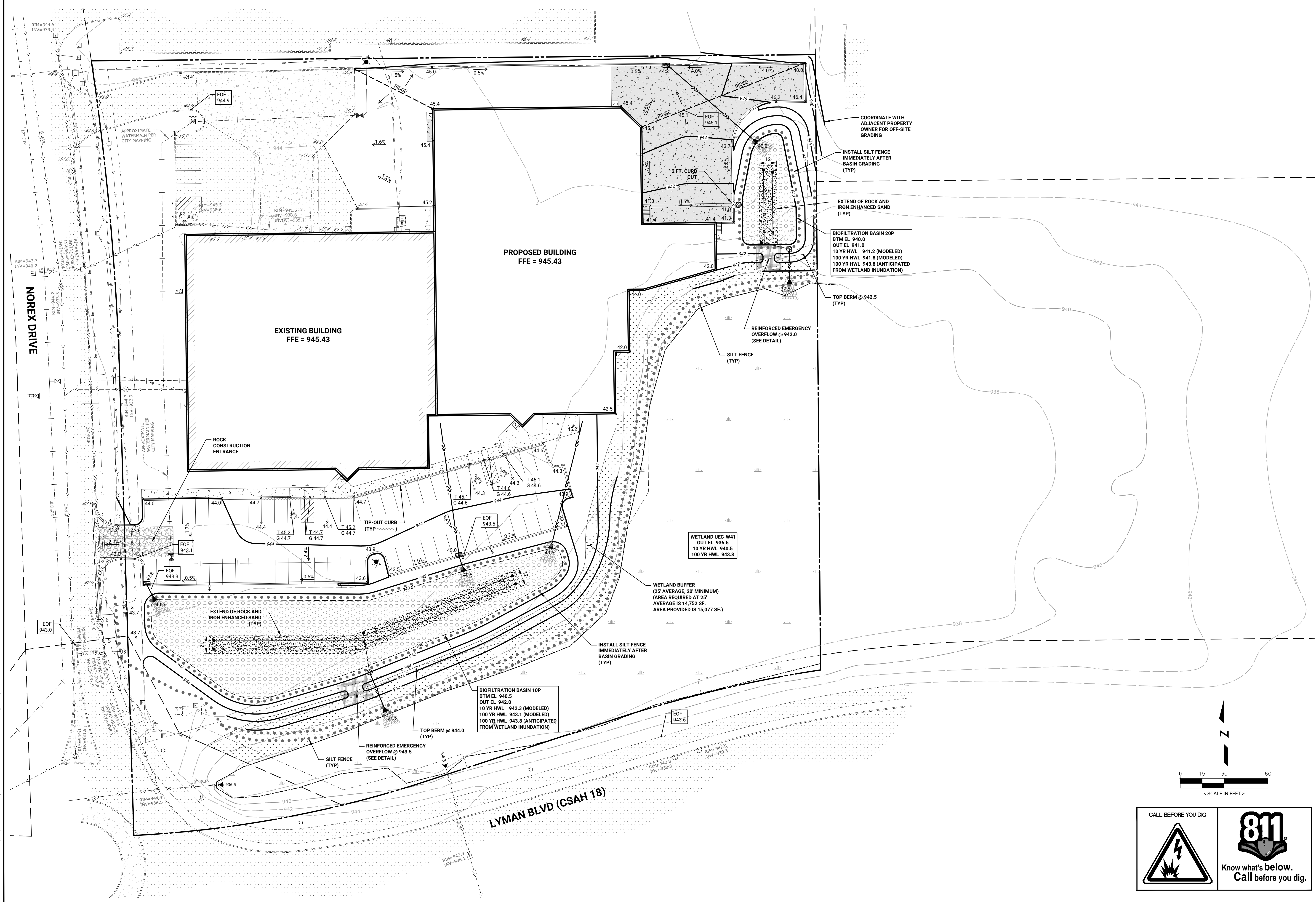
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7.			

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

GRADING AND DRAINAGE PLAN
PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C4.1



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NAME: JOSEPH T. RADACH PE
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OWNER

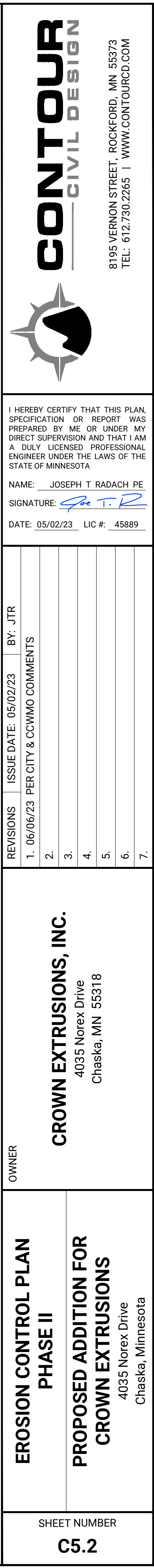
CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

GRADING AND DRAINAGE PLAN (WIDE VIEW)

PROPOSED ADDITION FOR CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER

C4.2



PROJECT INFORMATION

PROJECT NAME: PROPOSED ADDITION FOR CROWN EXTRUSIONS

STREET ADDRESS: 4035 NOREX DRIVE

CITY: CHASKA

COUNTY: CARVER

STATE: 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 RADACH 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 BOUNDARY BEING CONSIDERED FOR THE DRAINAGE ANALYSIS IS 4.063 ACRES WHICH EXCLUDES THE WETLAND IN THE SOUTH AND EAST PORTIONS OF THE SITE. THE DRAINAGE BOUNDARY CONTAINS 1.510 ACRES OF IMPERVIOUS SURFACE.

THE SITE HAS A RELATIVELY FLAT TOPOGRAPHY, WITH ELEVATIONS RANGING FROM 945 AT THE EXISTING BUILDING IN THE CENTRAL PORTION OF THE SITE, DOWN TO ABOUT 937 AT THE EXISTING WETLAND IN THE SOUTH AND EAST PORTIONS OF THE SITE. STORMWATER FROM THE WEST HALF OF THE BUILDING, THE SOUTHERLY PARKING LOT, AND THE NORTHERLY PARKING/DOCK AREA DRAIN WEST TO NOREX DRIVE STORM SEWER WHICH DRAINS SOUTH AND DISCHARGES TO THE EXISTING WETLAND IN THE SOUTH AND EAST PORTIONS OF THE SITE. STORMWATER FROM THE EAST HALF OF THE BUILDING AND THE GREEN SPACES SOUTH AND EAST OF THE BUILDING DRAIN SOUTHEAST DIRECTLY TO THE EXISTING WETLAND.

PROPOSED CONDITIONS

CROWN EXTRUSIONS PLAN ON CONSTRUCTING A 30,581 SQUARE FOOT BUILDING ADDITION WITH A NEW TRUCK/DOCK AREA TO THE NORTHEAST OF THE BUILDING AND A RECONSTRUCTED PARKING LOT ON THE SOUTH SIDE OF THE BUILDING. DURING CONSTRUCTION, APPROXIMATELY 2.8 ACRES WILL BE DISTURBED. AFTER 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 SOUTHERN PORTION OF THE SITE, AND ONE WILL BE LOCATED IN THE NORTHEAST PORTION OF THE SITE. BOTH BASINS WILL DISCHARGE TO THE EXISTING WETLAND IN THE SOUTH AND EAST 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 SOIL 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 ONSITE OR NEARBY CONTAMINATION SOURCES.

STORMWATER RECEIVING WATERS

ALL STORMWATER WILL DRAIN TO THE EXISTING WETLAND IN SOUTHEAST 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. BLUE 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 SOUTHEAST 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 CONTROLS 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 CONTROLS 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 SITE 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 ACRE FEET. PER CCWMO, AN IRON ENHANCED SAND FILTER RECEIVED VOLUME CREDIT OF 40 PERCENT OF THE PONDED VOLUME. BASIN 11P HAS A VOLUME BELOW THE OUTLET OF 0.485 ACRE FEET AND BASIN 21P HAS A VOLUME BELOW THE OUTLET OF 0.071 ACRE FEET. FOR A COMBINED PONDED VOLUME OF 0.556 ACRE FEET. THE TOTAL VOLUME CREDIT BASED ON 40 PERCENT OF THE PONDED VOLUME IS 0.222 ACRE FEET, WHICH EXCEEDS THE REQUIREMENT.

PRETREATMENT FOR THE BASINS WILL BE PROVIDED BY SUMP CATCH BASIN MANHOLES.

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:

PHASED 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.

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

3.2 THE OWNER AND OPERATOR MUST SUBMIT A COMPLETE AND ACCURATE ON-LINE APPLICATION WITH THE APPROPRIATE FEE TO THE MPCA FOR EACH PROJECT THAT DISTURBS ONE (1) OR MORE ACRES OF LAND OR FOR A COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL ULTIMATELY DISTURB ONE (1) OR MORE ACRES. [MINN. R. 7090]

3.3 FOR PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE THAT DISTURB LESS THAN 50 ACRES OR DO NOT DISCHARGE STORMWATER WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF A SPECIAL OR IMPAIRED WATER, PERMITTEES DO NOT NEED TO SUBMIT THE SWPPP WITH THE APPLICATION. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON APPLICATION AND COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090]

3.4 FOR CERTAIN PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE DISTURBING 50 ACRES OR MORE, THE COMPLETE SWPPP MUST BE INCLUDED WITH THE APPLICATION AND SUBMITTED AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION ACTIVITY. THIS APPLIES IF THERE IS A DISCHARGE POINT ON THE PROJECT WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO, A SPECIAL WATER LISTED IN ITEM 23.3 THROUGH 23.6 OR AN IMPAIRED WATER AS DESCRIBED IN ITEM 23.7. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON SUBMITTING THE APPLICATION AND COMPLETE SWPPP. COMPLETING THE PAYMENT PROCESS AND RECEIVING A DETERMINATION FROM THE MPCA THAT THE REVIEW OF THE SWPPP IS COMPLETE. THE DETERMINATION MAY TAKE LONGER THAN 30 DAYS IF THE SWPPP IS INCOMPLETE. IF THE MPCA FAILS TO CONTACT THE PERMITTEES WITHIN 30 DAYS OF APPLICATION RECEIPT, COVERAGE IS EFFECTIVE 30 DAYS AFTER COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090]

3.5 THE APPLICATION REQUIRES LISTING ALL PERSONS MEETING THE DEFINITION OF OWNER AND OPERATOR AS PERMITTEES. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THIS PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23. [MINN. R. 7090]

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

3.7 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS HOMEBUILDERS OR SELLS THE ENTIRE SITE TO A NEW OWNER), THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT A COMPLETE PERMIT MODIFICATION FORM PROVIDED BY THE MPCA. THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT THE FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY OR NO LATER THAN 30 DAYS AFTER TAKING OWNERSHIP OF THE PROPERTY. [MINN. R. 7090]

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

4.1 TERMINATION OF COVERAGE. [MINN. R. 7090]

4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]

4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]

4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:

a. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND

b. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND

c. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND

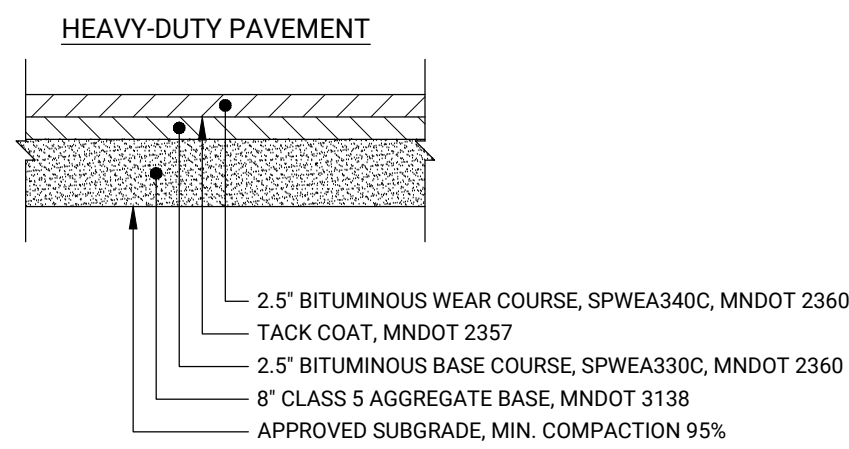
THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

4.5 AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090]

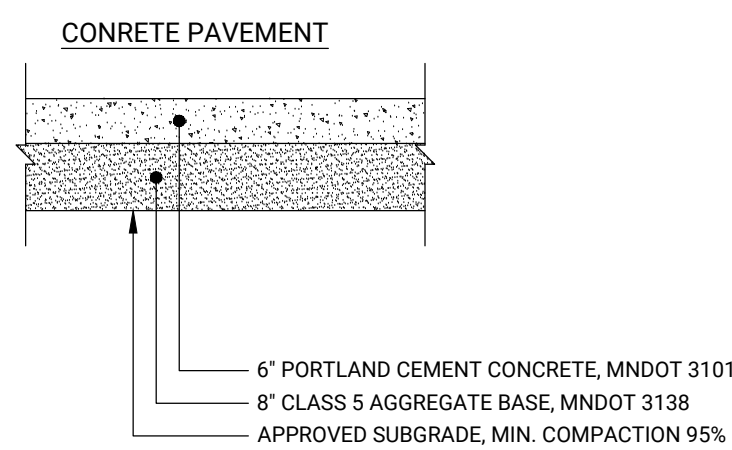
4.6 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELLED THE PROJECT. [MINN. R. 7090]

6.1 SWPPP AMENDMENTS. [MINN. R. 7090]

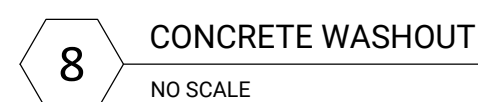
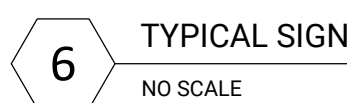
6



- 1** FLEXIBLE PAVEMENT SECTIONS
NO SCALE

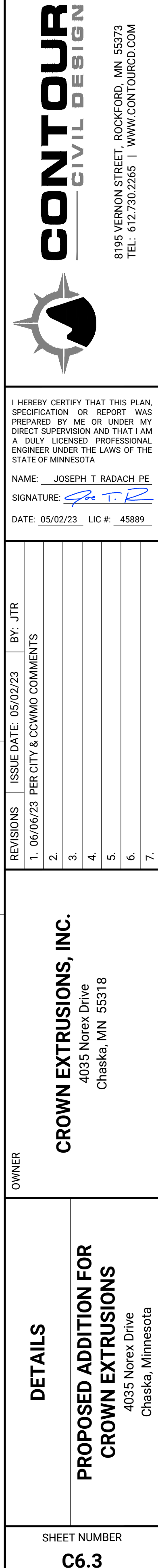
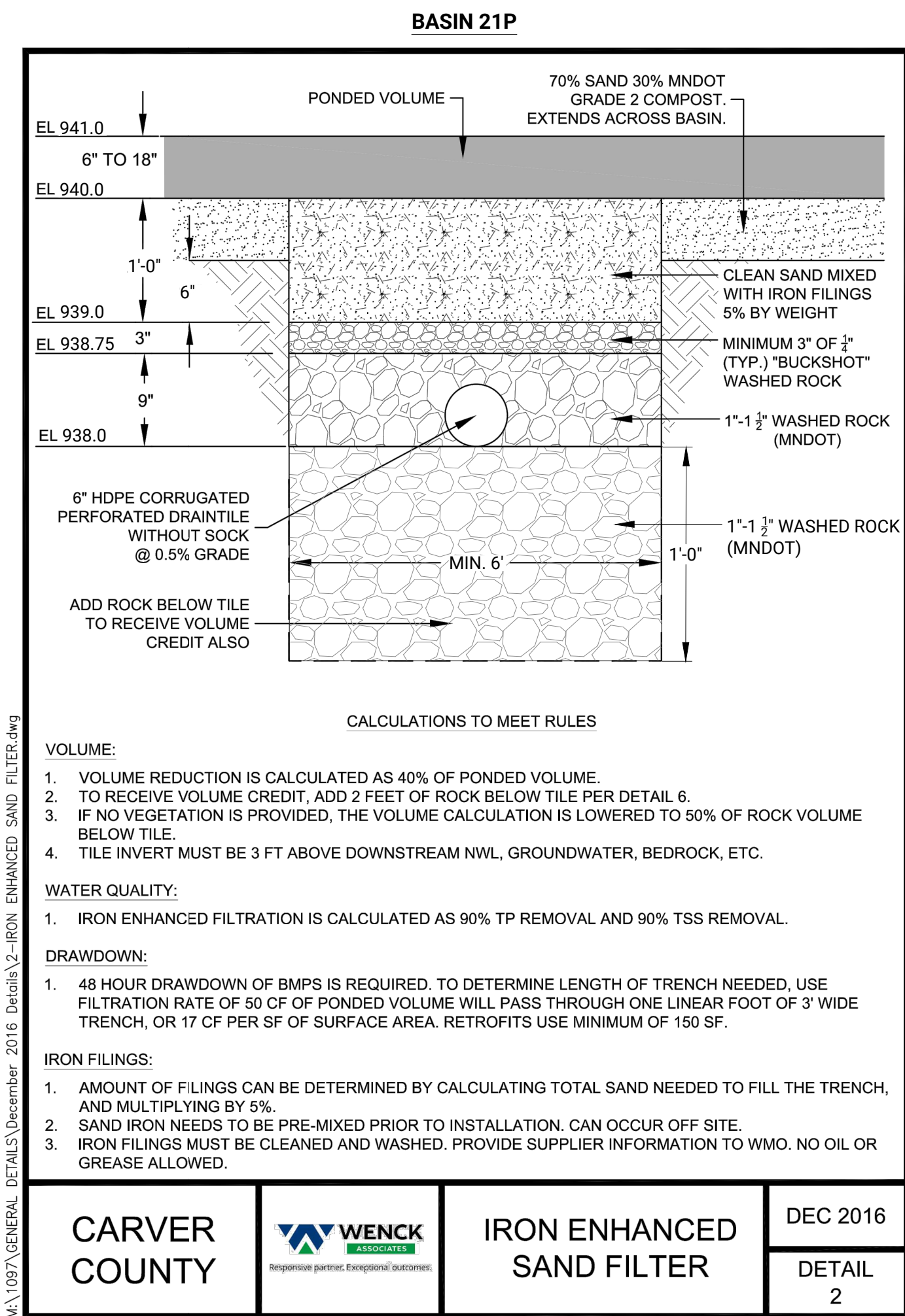
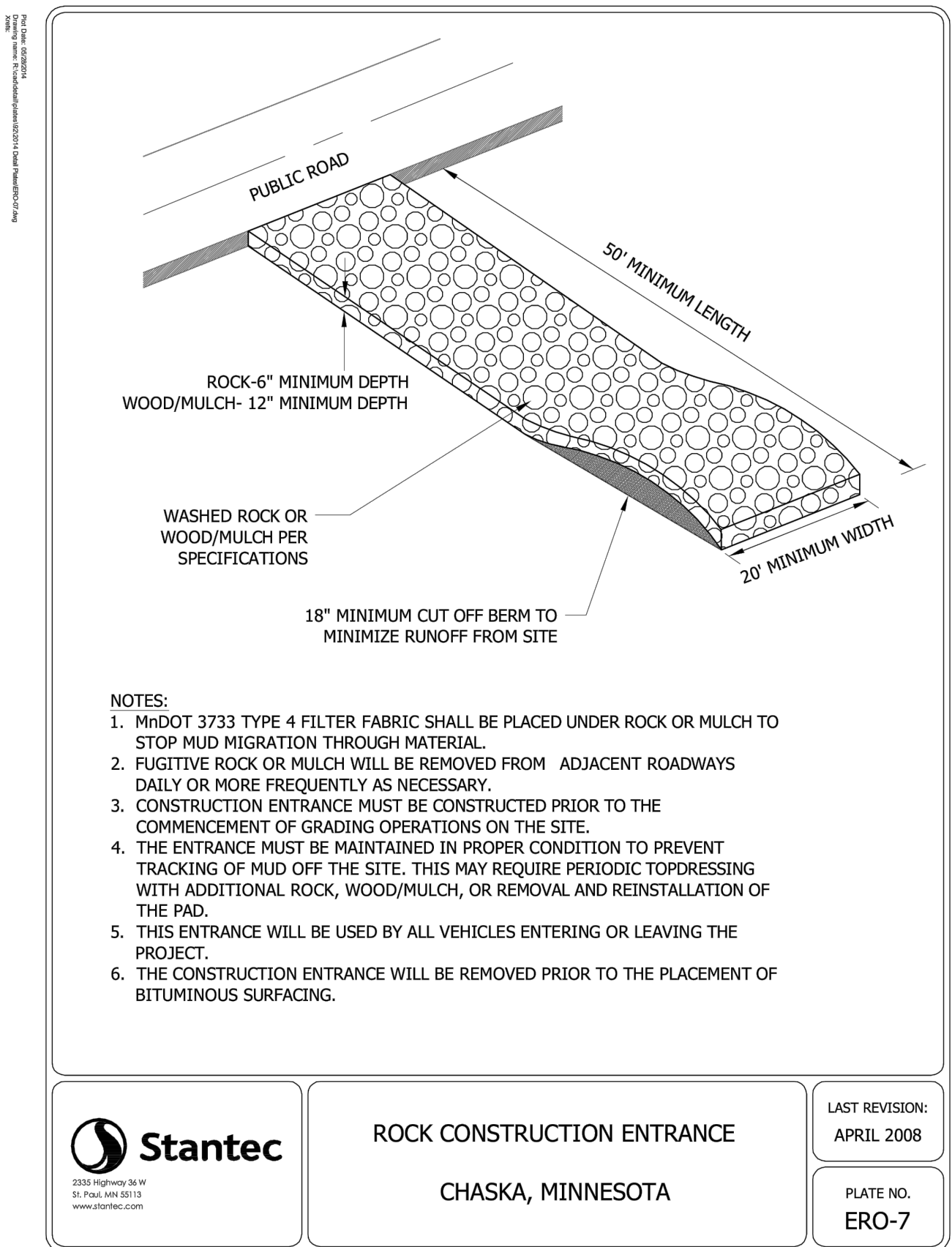
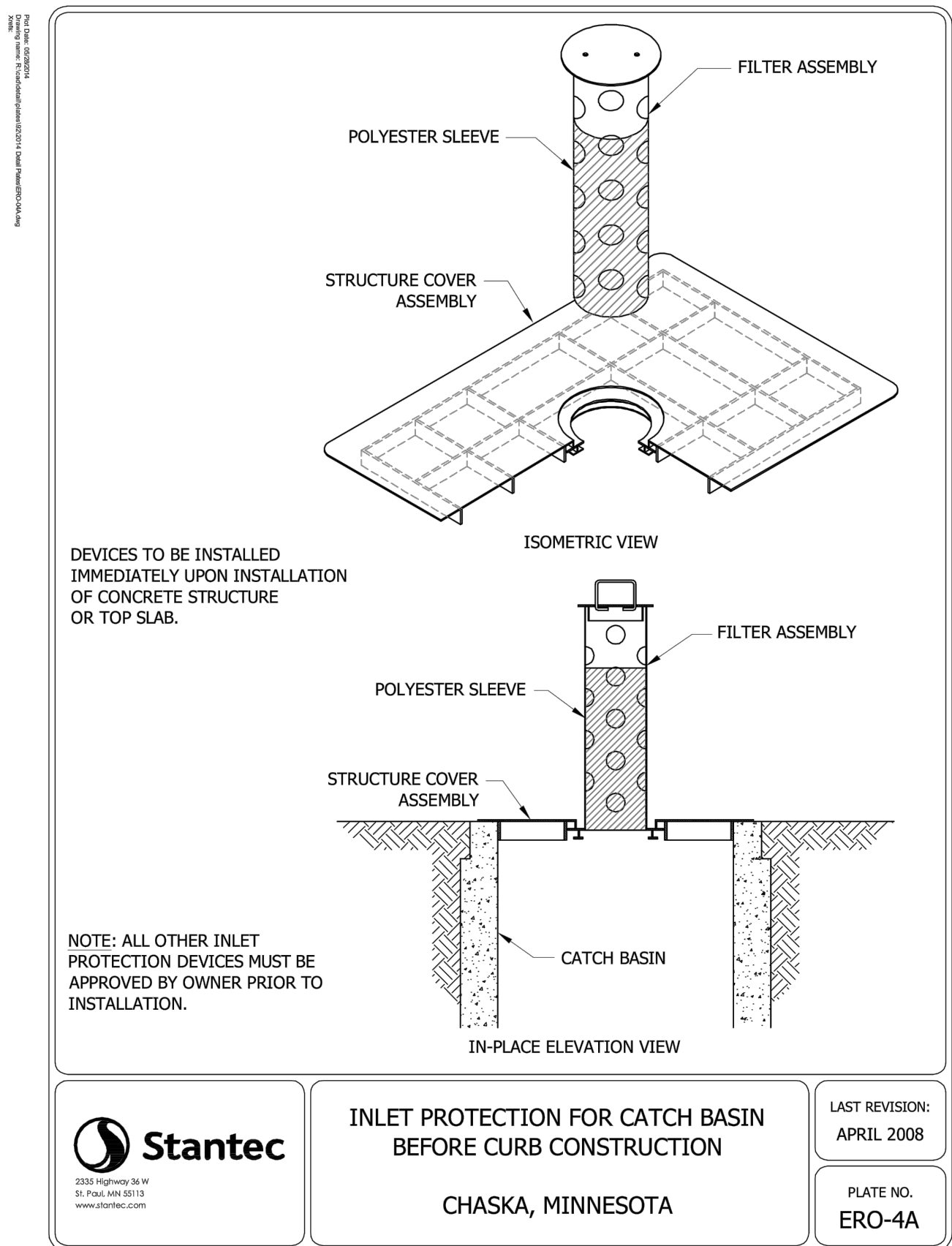


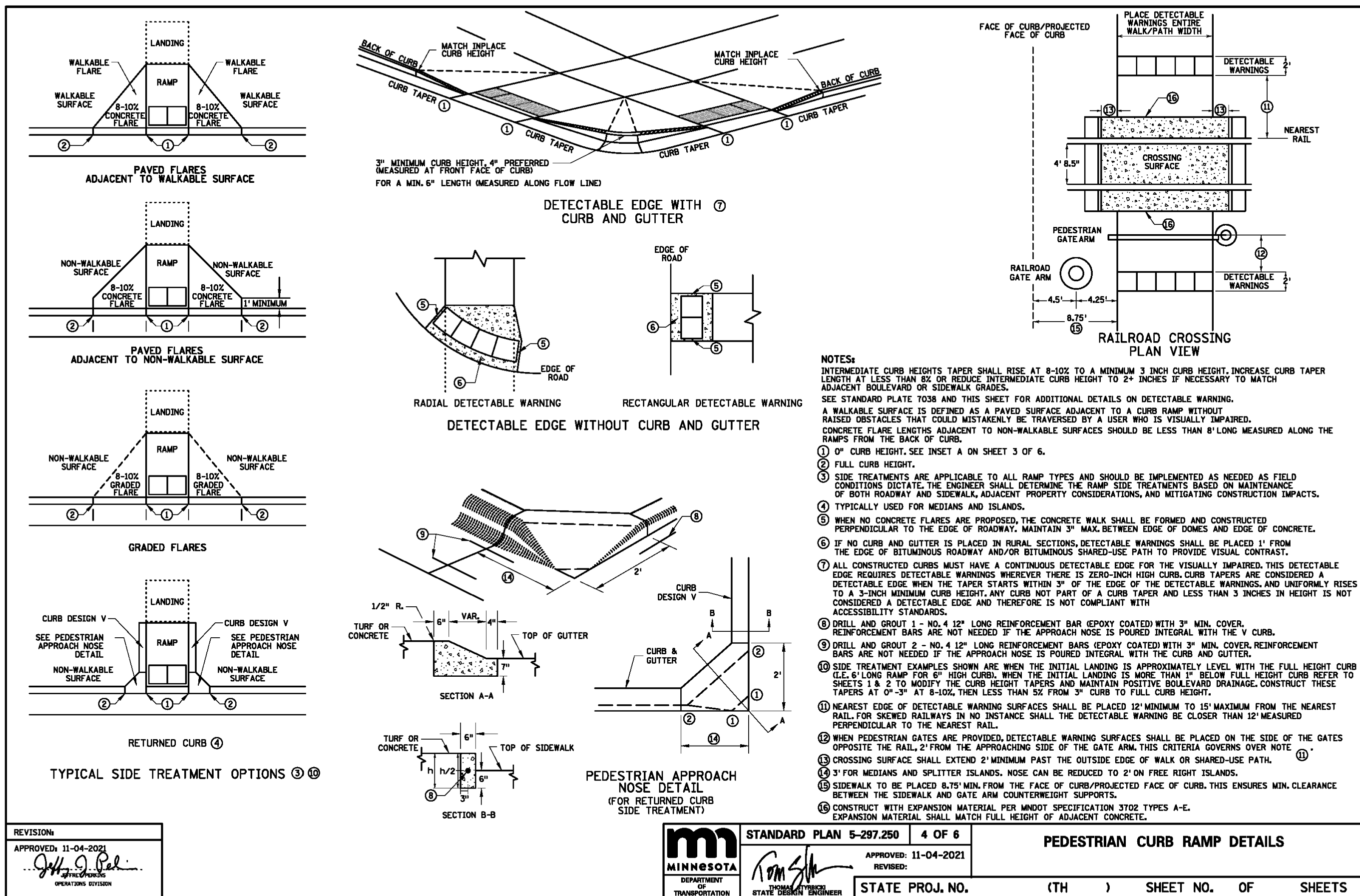
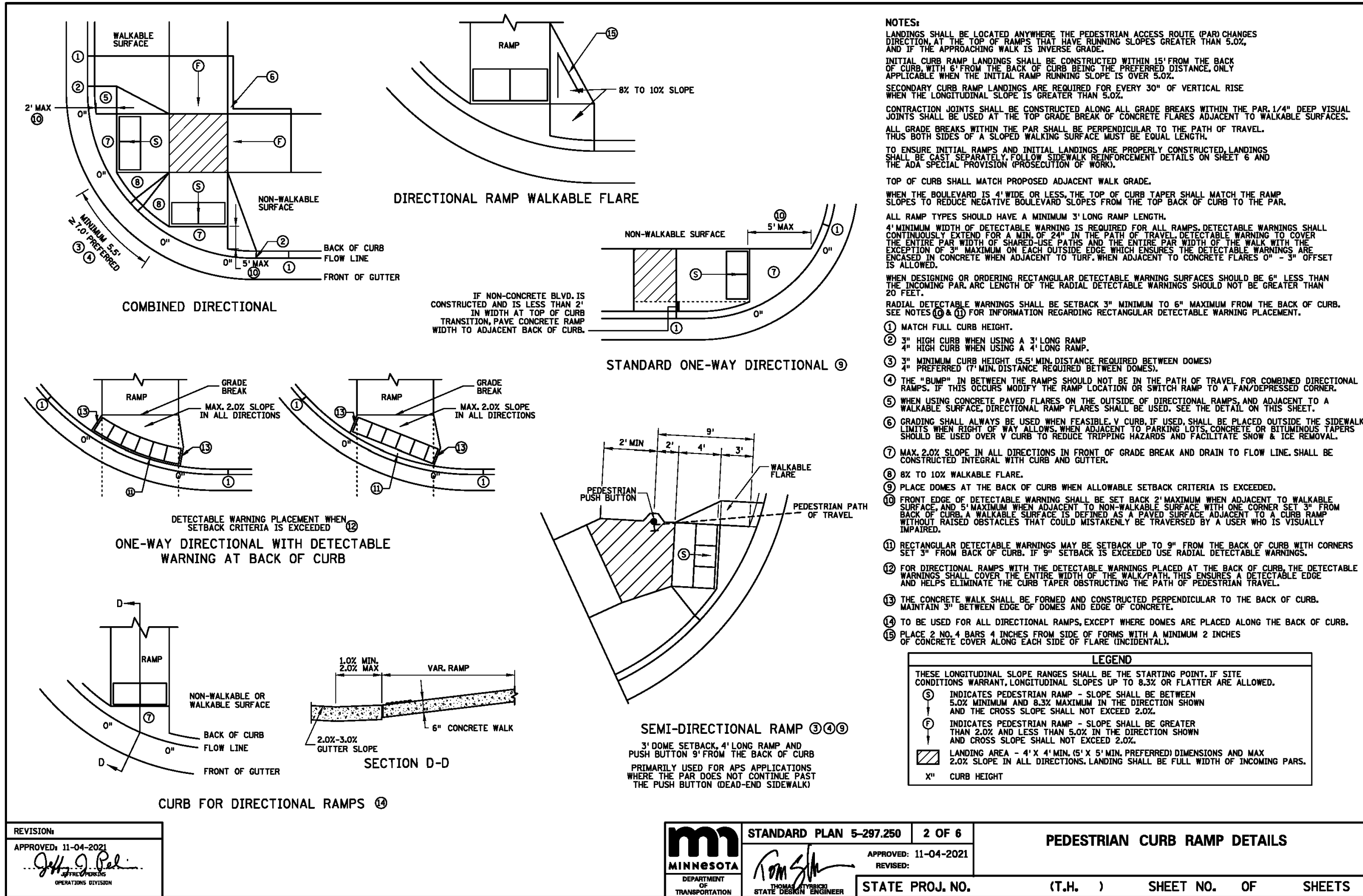
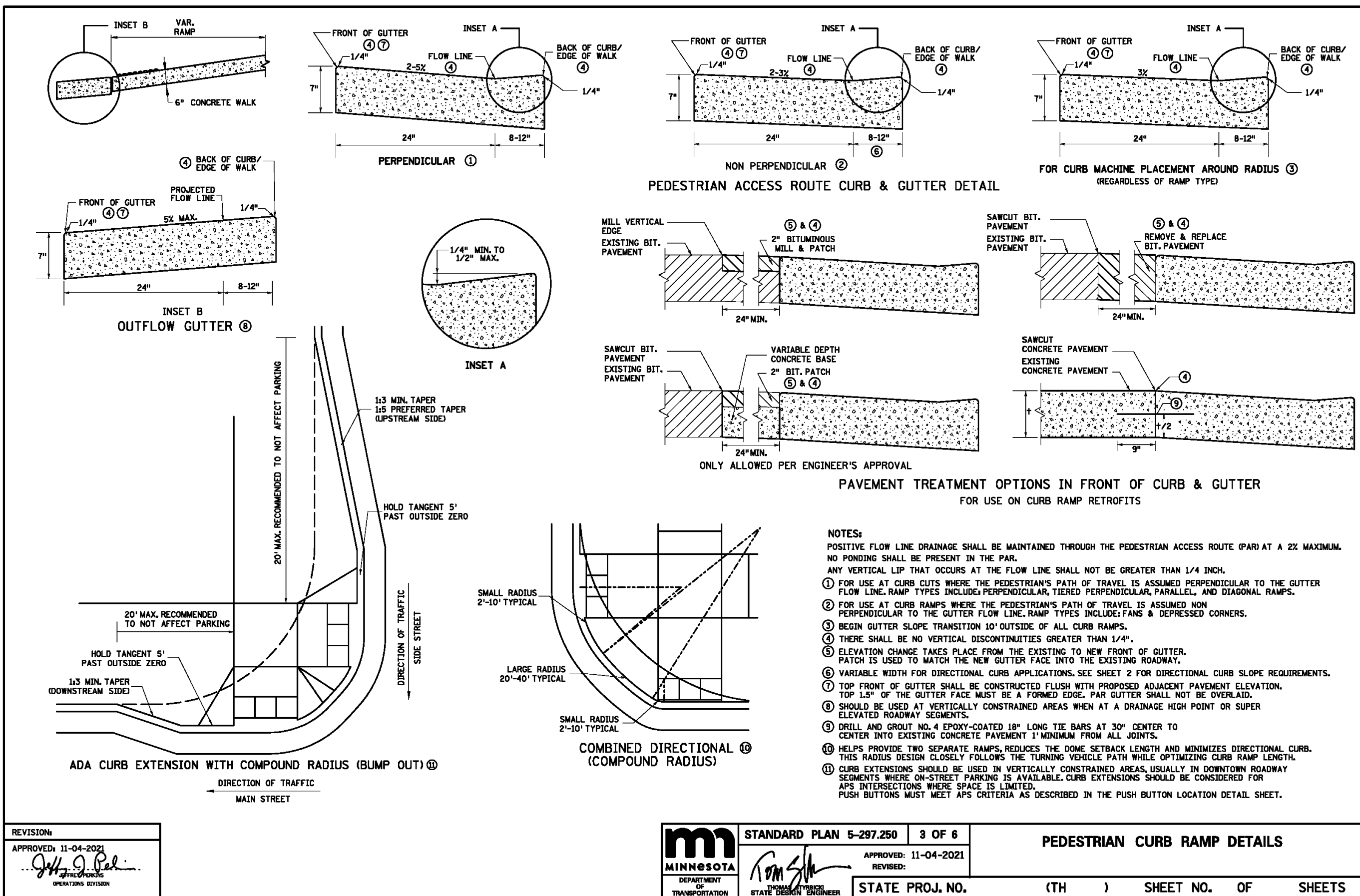
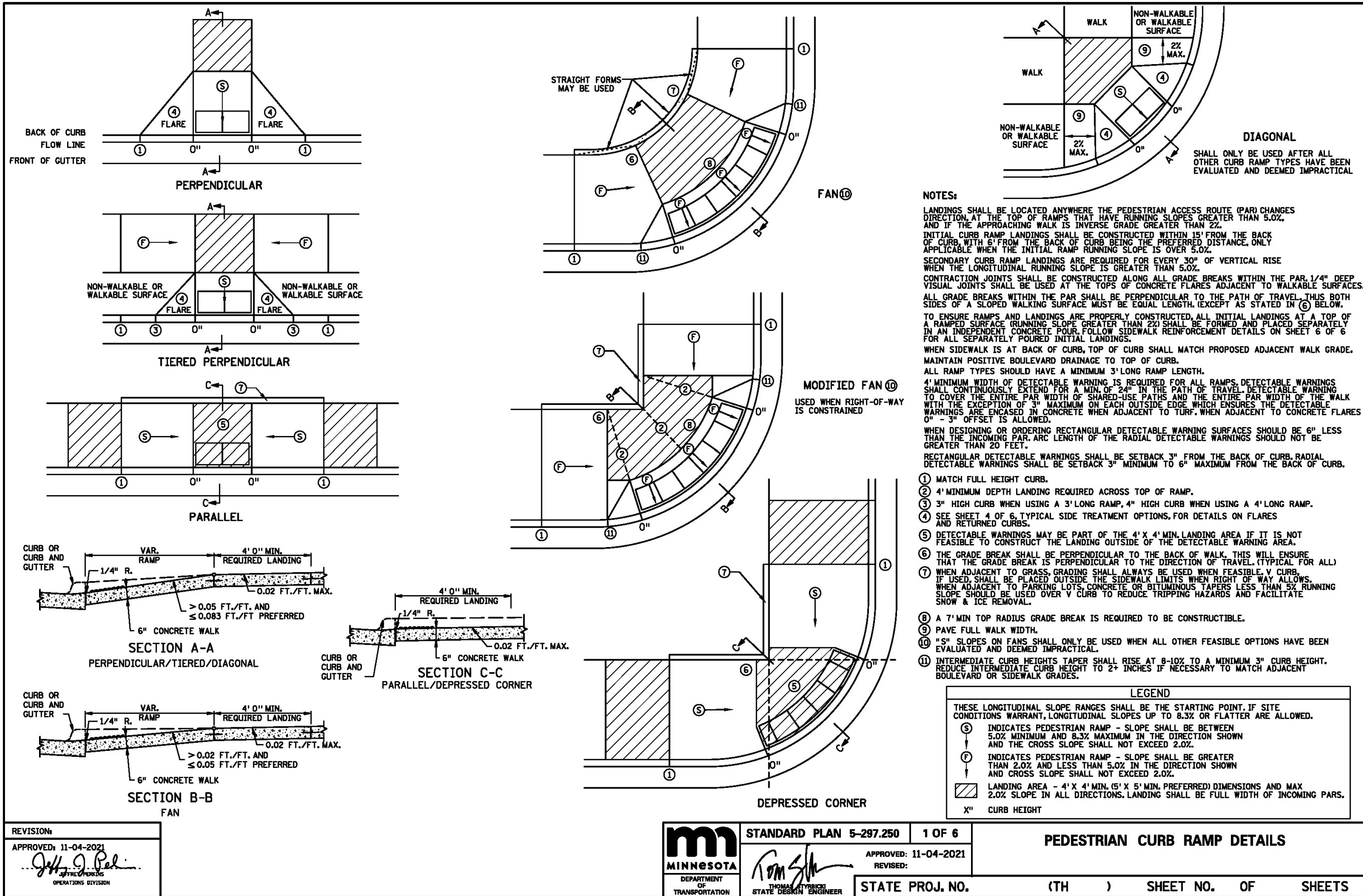
- ## 2 RIGID PAVEMENT SECTIONS



9 TURF ESTABLISHMENT
NO SCALE





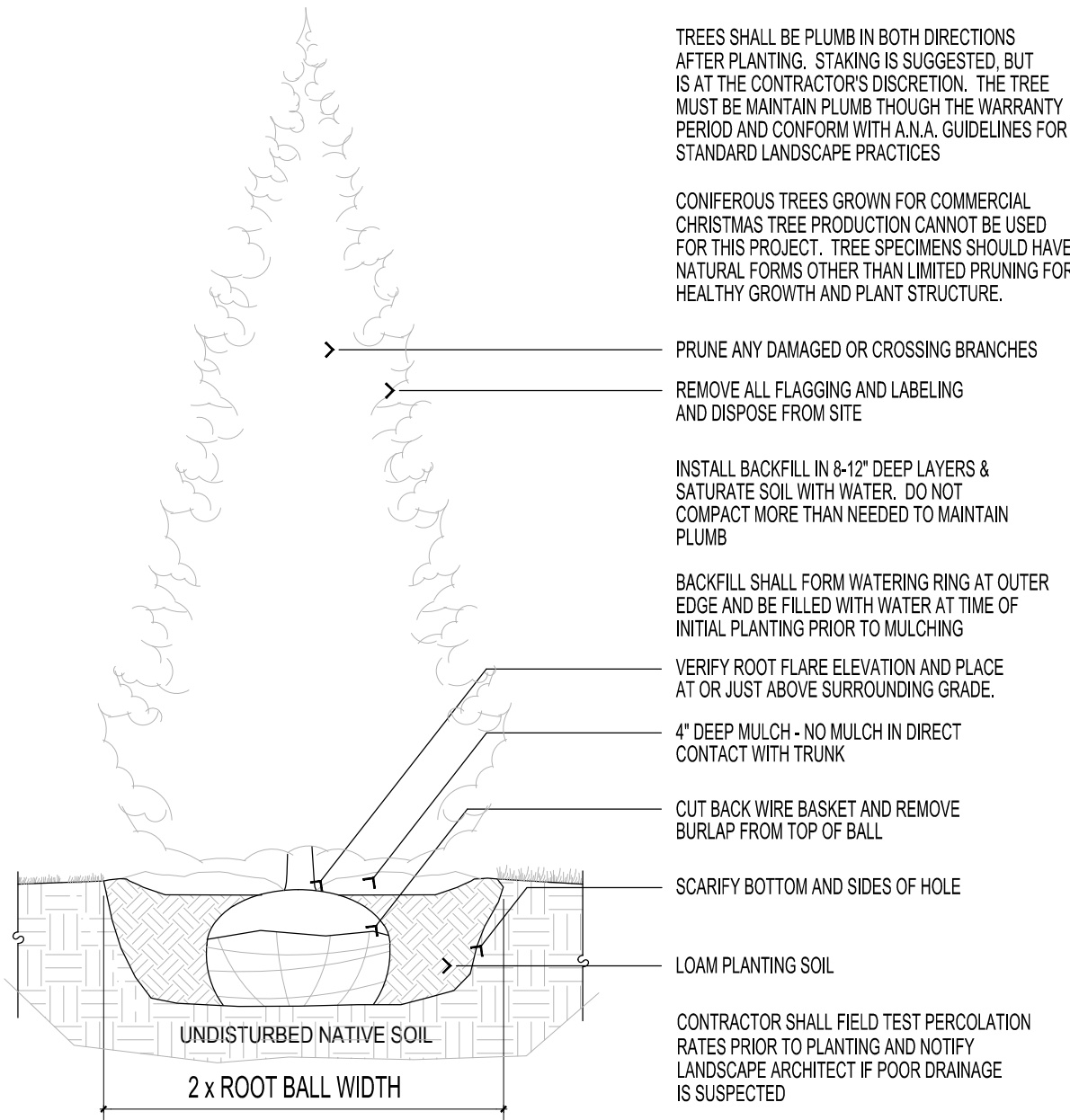


DECIDUOUS TREES					
ABM	3	AUTUMN BLAZE MAPLE	Ulmus americana 'Princeton'	4.0" CAL	B&B SINGLE STEM
LIN	3	REDMOND LINDEN	Tilia americana 'Redmond'	3.5" CAL	B&B SINGLE STEM
PRE	7	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B SINGLE STEM
RIV	6	RIVER BIRCH	Betula nigra	2.5" CAL	B&B SINGLE STEM
RPM	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

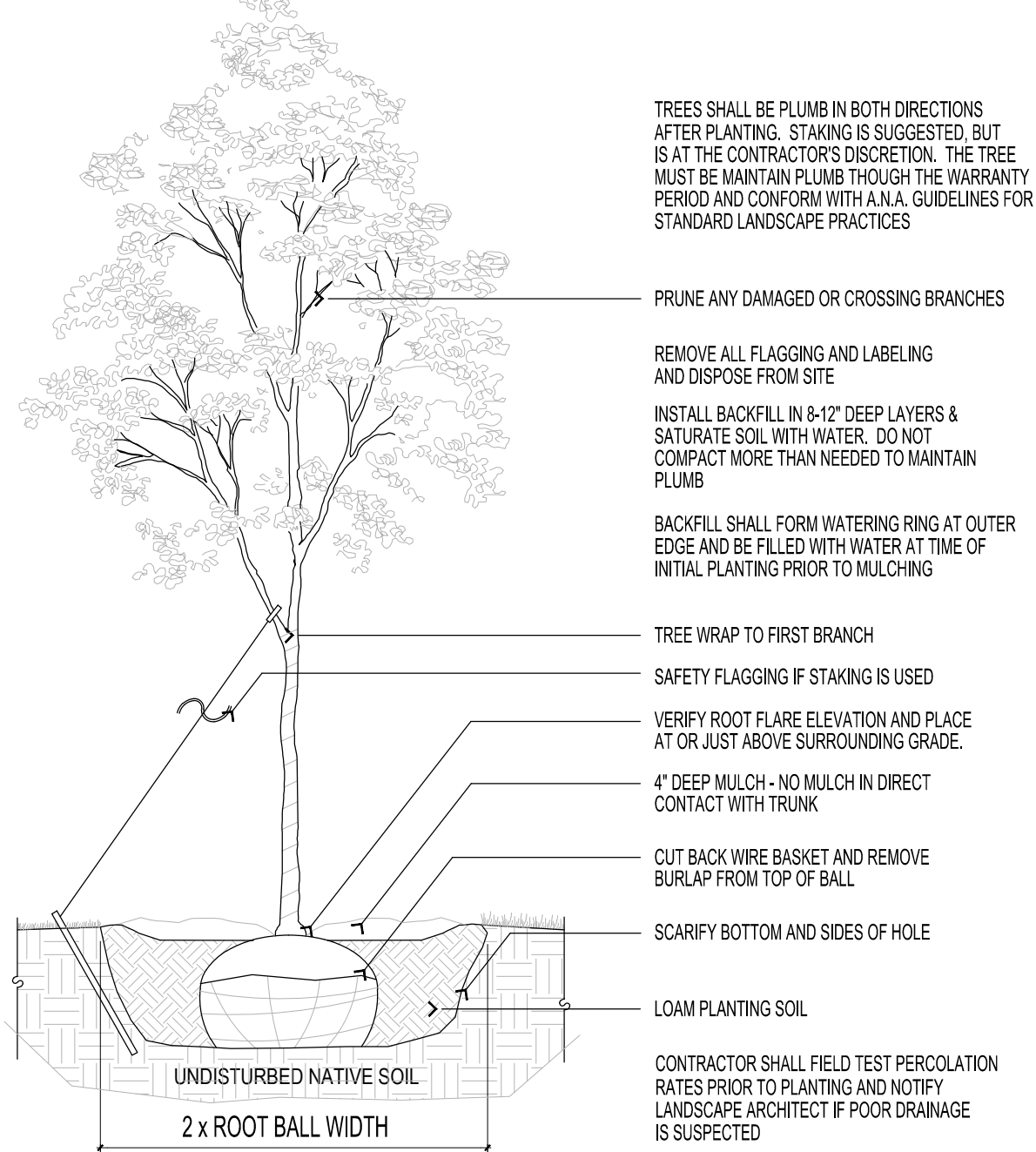
ORNAMENTAL TREES					
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	B&B SINGLE STEM
JTL	4	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	1.5" CAL	B&B SINGLE STEM
PFC	-	PRAIRIEFIRE CRABAPPLE	Malus x 'Prairiefire'	1.5" CAL	B&B SINGLE STEM
RSC	-	RED SPLENDOR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

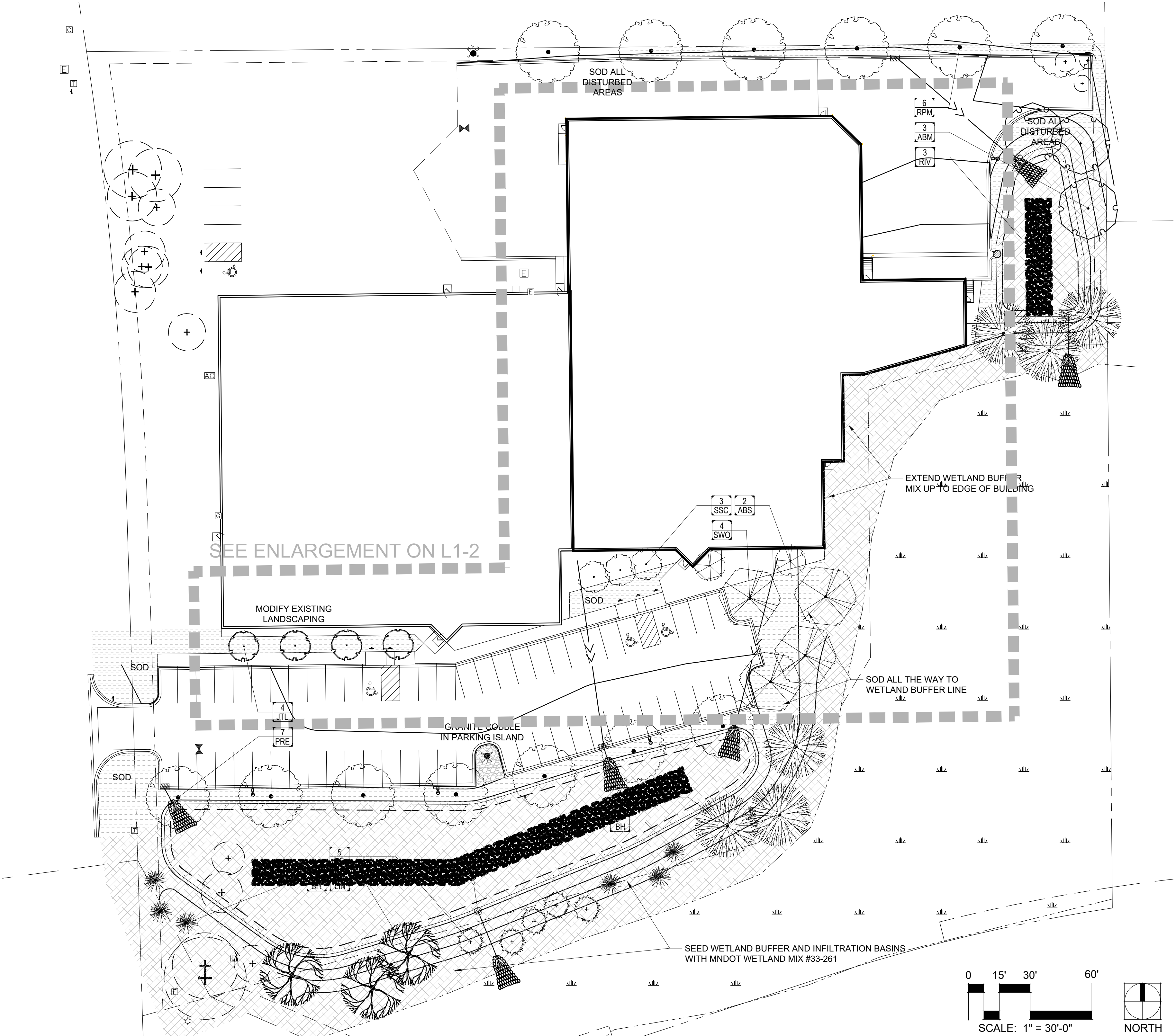


1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



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
	WETLAND SEED	MNDOT WETLAND SEED MIXTURE #33-261	35 LBS/AC
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 6" 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 ORNAMENTAL SHRUB FOR EVERY 300 sf OF BUILDING AREA = 30,581 SF/300 = 102 SHRUBS

LANDSCAPE CALCULATIONS:

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

Project #:	23-005
Date:	5-2-2023
Revision:	6-6-2023
Drawn By:	PK
Checked By:	PK

Sheet Title:
OVERALL LANDSCAPE
& TREE PLANTING

Sheet Number:

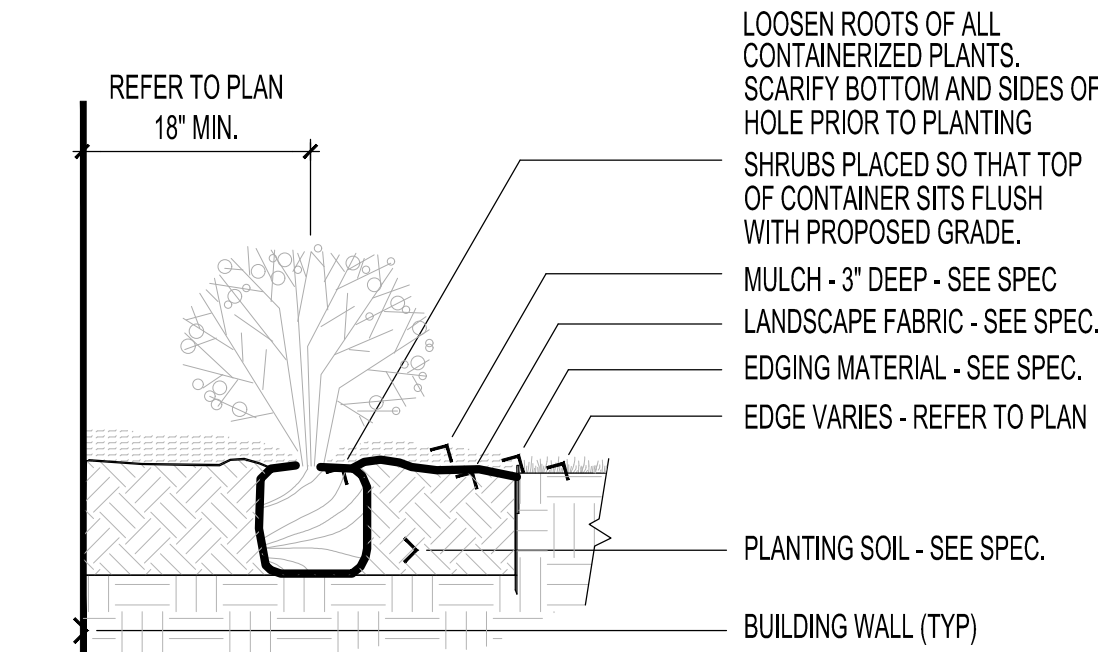
THE CONTRACTOR SHALL:
VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.
VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.
ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.
PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:
ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.
EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.
THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

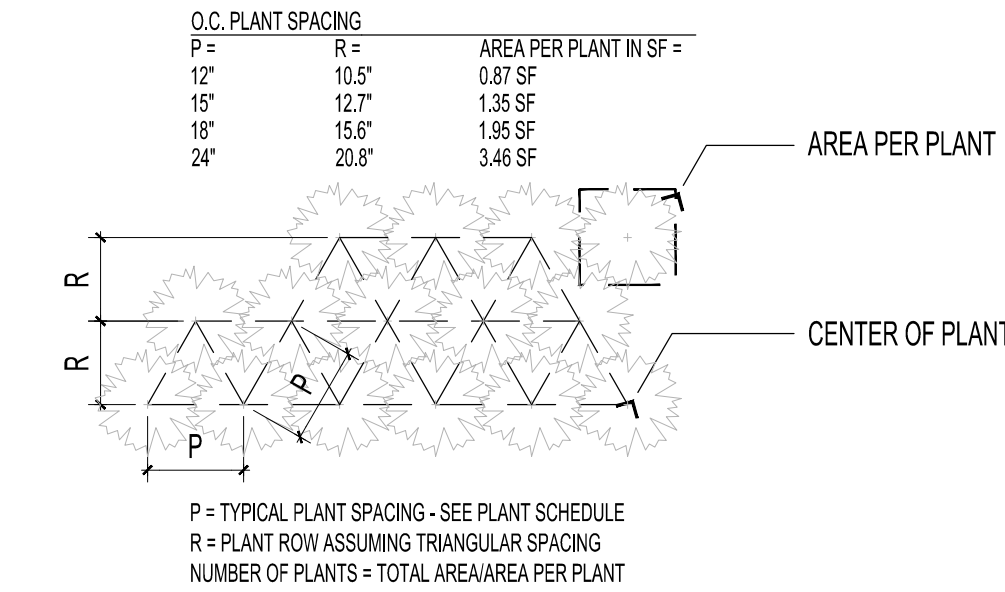
LANDSCAPE INSTALLATION AND PHASING:
COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:
ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.
UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.
ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.
THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.
ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

PLANTING NOTES:



1
L1-2
SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

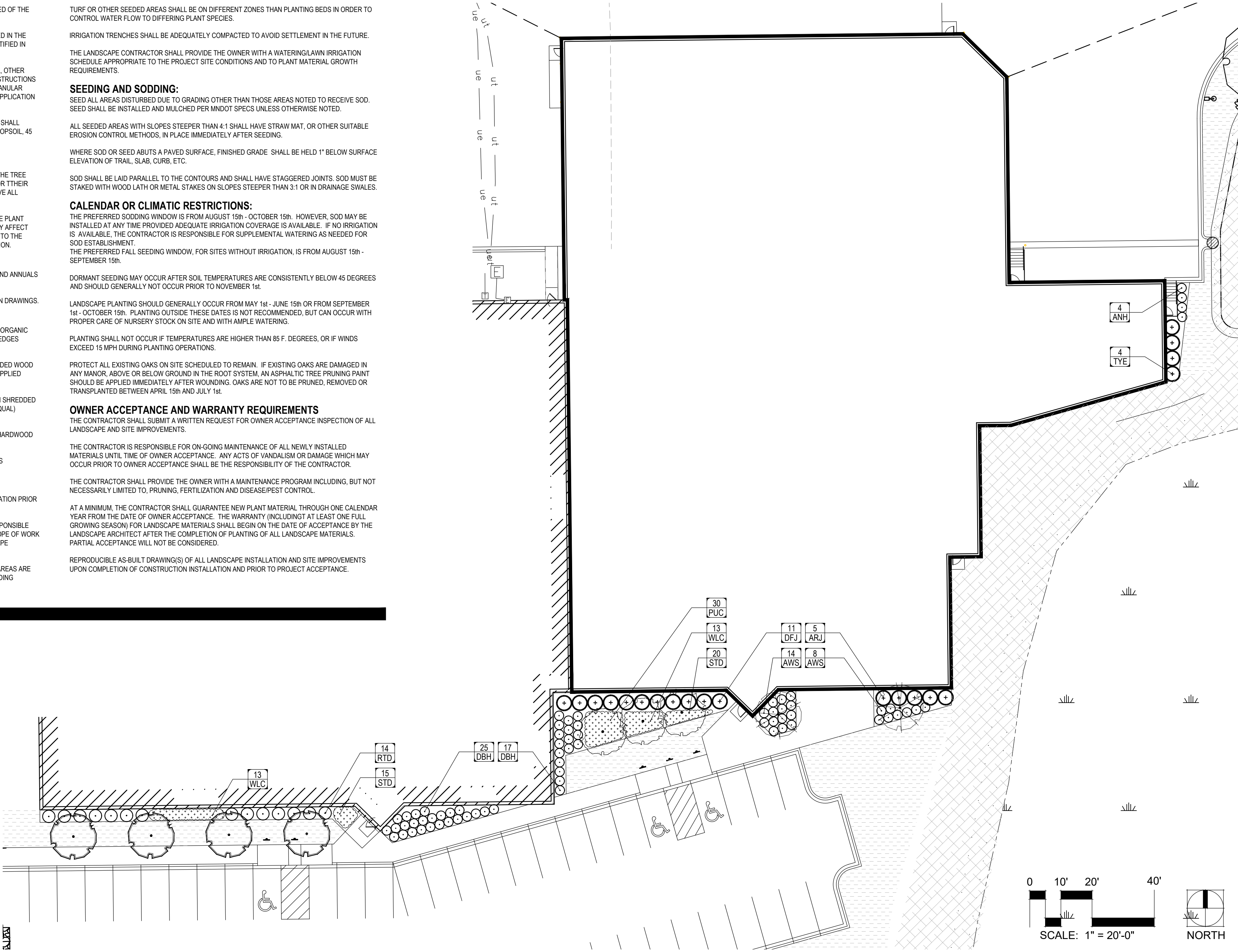


2
L1-2
PERENNIAL SPACING GUIDELINES
SCALE: 3/4" = 1'-0"

PLANTING DETAILS:

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.
ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEACOMPOST AND 10 PARTS SAND.
ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.
WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.
EDGING AND MAINTENANCE STRIPS:
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.
MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.
MULCHING:
ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.
ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.
ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.
ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.
SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.
IRRIGATION:
VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.
THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.
IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
SEEDING AND SODDING:
SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MNDOT SPECS UNLESS OTHERWISE NOTED.
ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.
WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.
CALENDAR OR CLIMATIC RESTRICTIONS:
THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.
THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.
DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.
LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.
PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.
PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.
OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS
THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.
THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.
AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDING AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.
REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.



SHRUB & PERENNIAL PLANTING PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	4	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWS	22	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	42	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL		MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	14	RED TWIGGED DOGWOOD	Cornus sericea 'Bailadeline'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
ARJ	5	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	3 GAL	POT	5' O.C.
DFJ	11	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	3 GAL	POT	5' O.C.
TYE	4	TAUNTON YEW	Taunton x media 'Taunton'	3 GAL	POT	5' O.C.
PERENNIALS AND GRASSES						
AJS	-	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
BES	-	BLACK EYED SUSAN	Rudbeckia goldsturm	1 GAL	POT	24" O.C.
HAM	-	HOSTA - VARIEGATED	Hosta x 'Alba Marginata'	1 GAL	POT	24" O.C.
HGS	-	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	-	HOSTA - SUN POWER	Hosta x 'Sun Power'	1 GAL	POT	30" O.C.
KFG	-	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	24" O.C.
PUC	30	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL	POT	24" O.C.
STD	35	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	26	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	30" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	WETLAND SEED	MNDOT WETLAND SEED MIXTURE #33-261	35 LBS/AC
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 6" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:



14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
**CROWN
EXTRUSIONS**

Chaska, Minnesota
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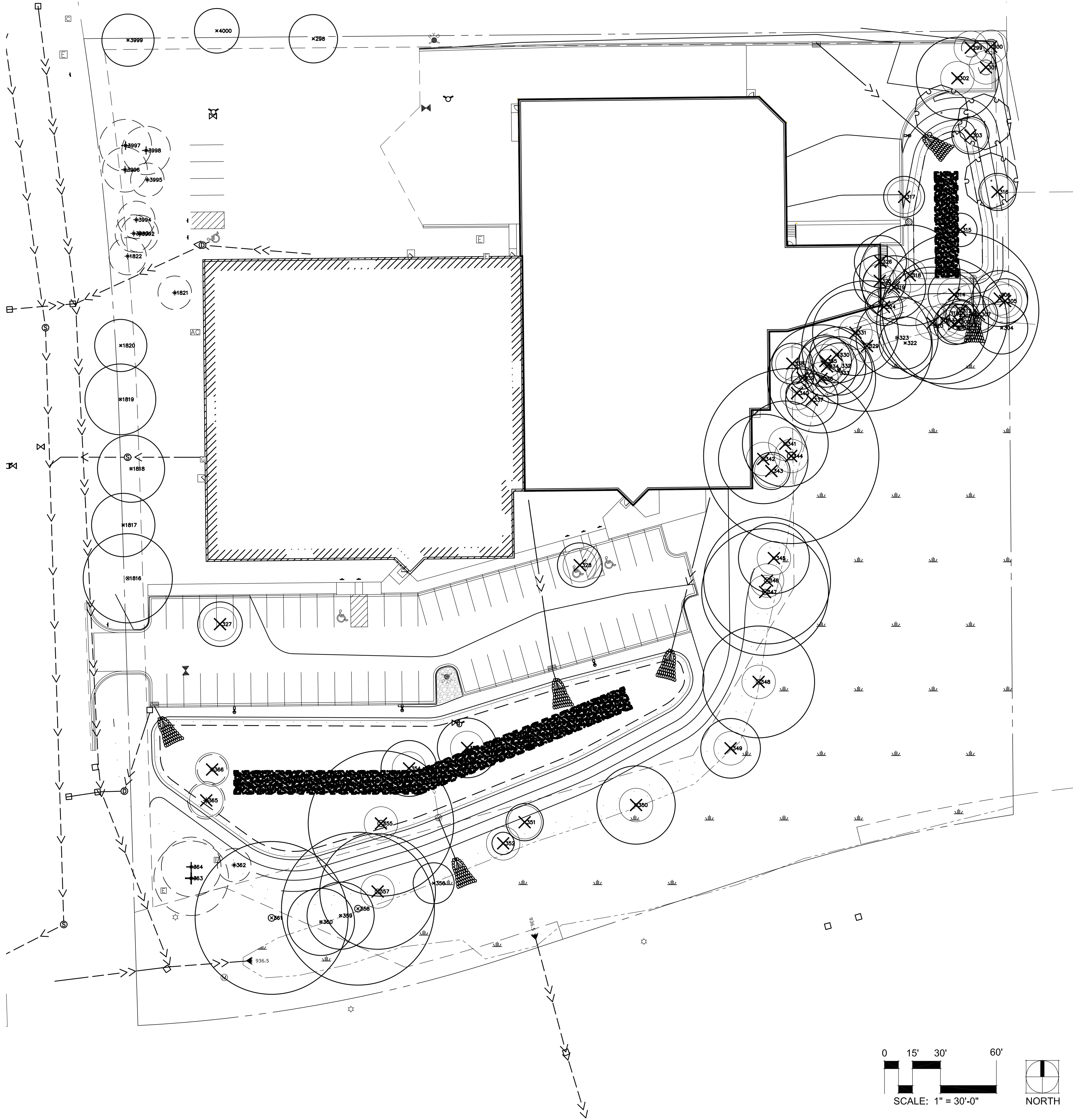
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.
Name: Paul Kangas
License # 26017
**PRELIMINARY
DRAWINGS
NOT FOR CONSTRUCTION**
Signature: [Signature]

Project #:	23-005
Date:	5-2-2023
Revision:	6-6-2023
Drawn By:	PK
Checked By:	PK

Sheet Title:
**SHRUB & PERENNIAL
PLANTING PLAN**

Sheet Number:

L1-2



TREE INVENTORY AND STATUS:

TREE REMOVAL PLAN:

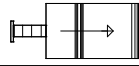
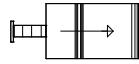
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Checked By:	PK

Sheet Title:
TREE REMOVAL
PLAN

Sheet Number:

L1-3

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	0.68	10.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Main Parking Area	Illuminance	Fc	1.19	3.3	0.3	3.97	11.00				
Upper Area	Illuminance	Fc	1.88	5.9	0.3	6.27	19.67				

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	3	A	A17-4T100	SINGLE	13696	13696	1.000	A17-4T100	97.56	97.56	292.68	a17-4t100.ies	
	1	B	A17-4T150	SINGLE	21117	21117	1.000	A17-4T150	149.17	149.17	149.17	a17-4t150.ies	
	6	D	SLIM17FA15ADJ	SINGLE	1761	1761	1.000	SLIM17FA15ADJ_5K	14.21	14.21	85.26	SLIM17FA15ADJ_5K.ies	
	5	S	SLIM17FAFC40	SINGLE	4595	4595	1.000	SLIM17FAFC40_5K	38.15	38.15	190.75	SLIM17FAFC40_5K.ies	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	135.97	198.52	28	90	10
2	A	222.47	198.52	28	90	10
3	A	332.858	225.583	28	107.604	10
4	B	496.69	507.64	28	180	0
5	D	289.27	519.81	8	180	0
6	D	413.03	522.94	8	90	0
7	D	432.91	443.58	8	90	0
8	D	482.5	433.99	8	0	0
9	D	418.055	356.77	8	270	0
10	D	346.075	309.09	8	221.798	0
11	S	289.1	509.24	18	180	0
12	S	385.7	523.05	18	90	0
13	S	321.04	523.05	18	90	0
14	S	423.86	516.775	18	46.918	0
15	S	461.96	443.75	18	90	0
Total Quantity: 15						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

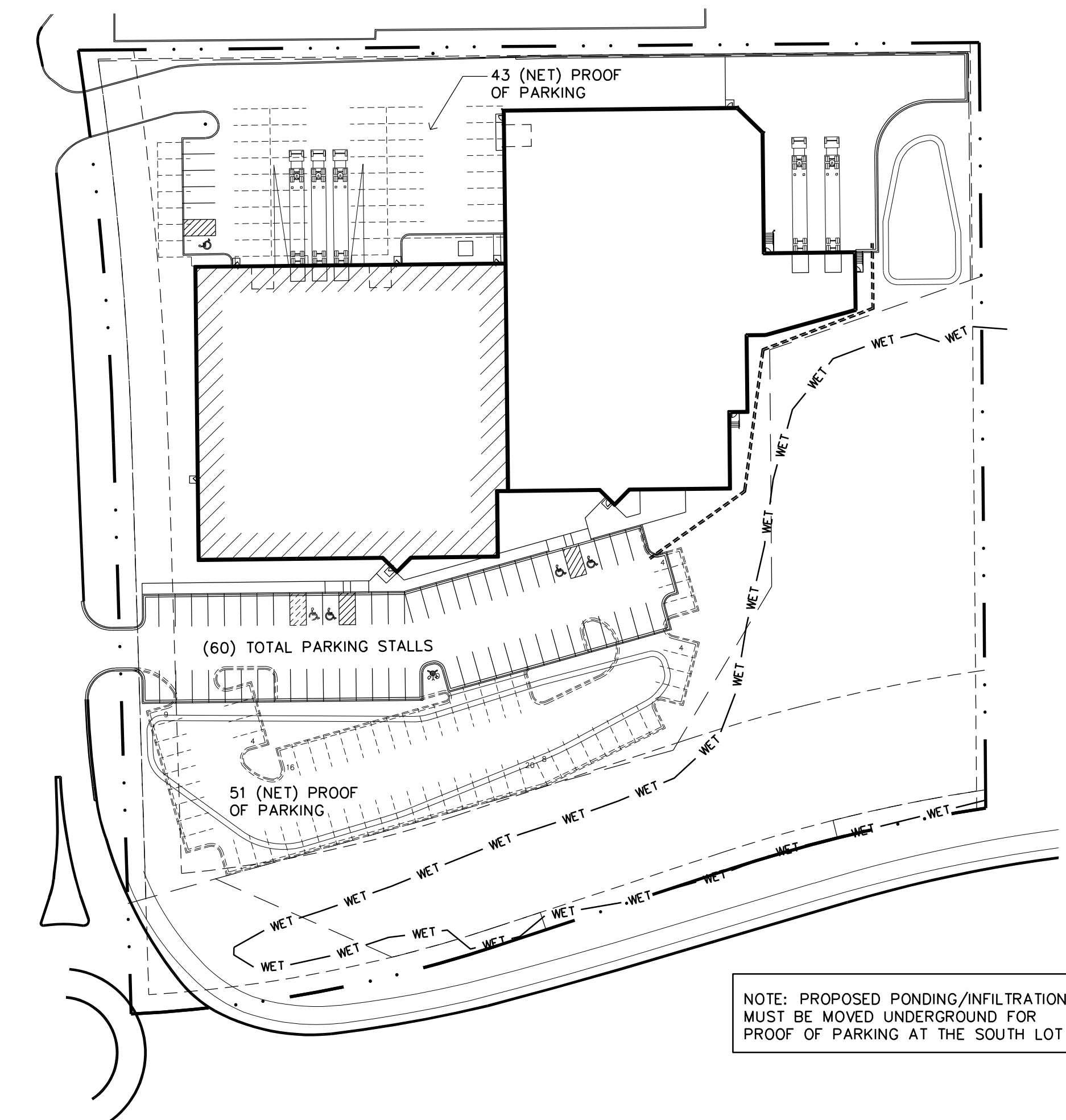
* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

LAYOUT AND BOM ARE SUBJECT TO APPROVAL

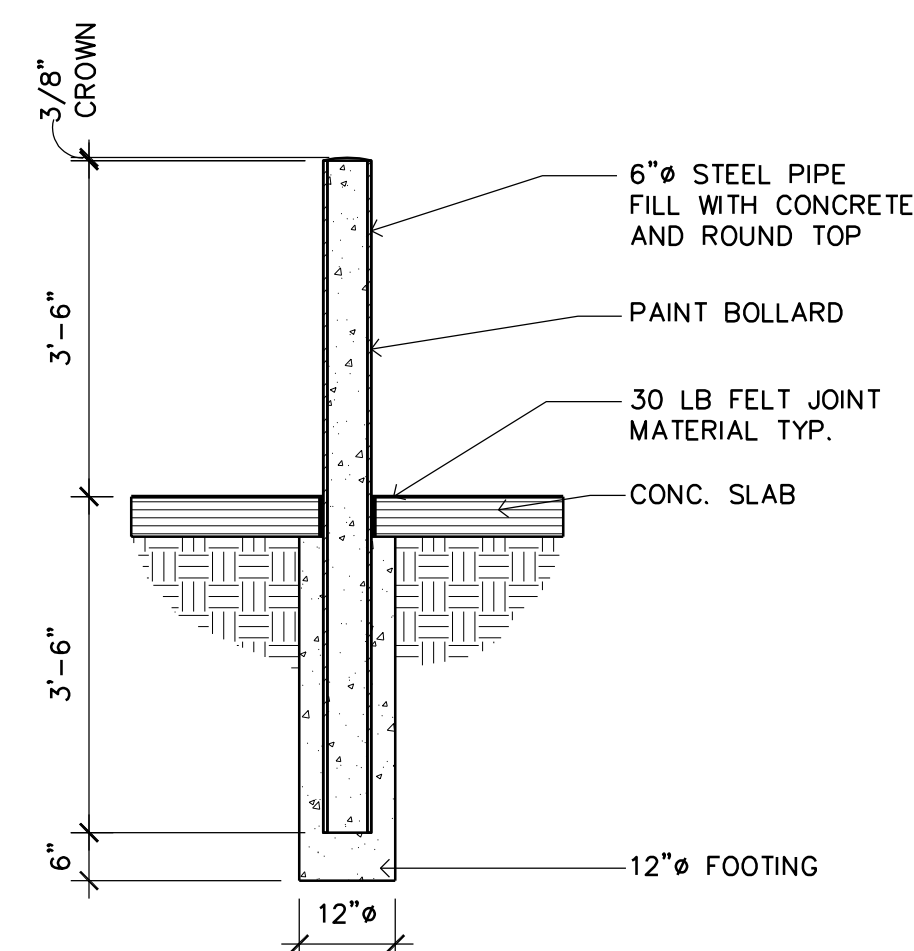
The Lighting Analysis, estimator, Energy Analysis and/or Visual Simulation, (Lighting Design) provided by ROUZER ("ROUZER") represents an anticipated prediction of lighting performance based upon design parameters and assumptions provided by others. These design parameters and assumptions may vary from actual field conditions. ROUZER recommends that design parameters and other information be verified prior to construction. ROUZER does not warrant, represent or guarantee the accuracy, reliability, completeness or availability of the Lighting Design. The Lighting Design is provided as a reference only and is not intended to be used in part, as a reference document for information purposes and is not intended to be used as a project's construction documentation package.

Prepared For: EPS	Job Name: Crown Extrusions III Lighting Layout Version A	Scale: as noted
		Date: 6/26/2023
		Filename: Crown Extrusions3.AGI
		Drawn By: Eric Nephew
		Filename: C:\Users\Eric\Router Group\Router Inside - Router Inside Documents\RAB\Router Layouts\Erics AGI\Crown Extrusions3.AGI

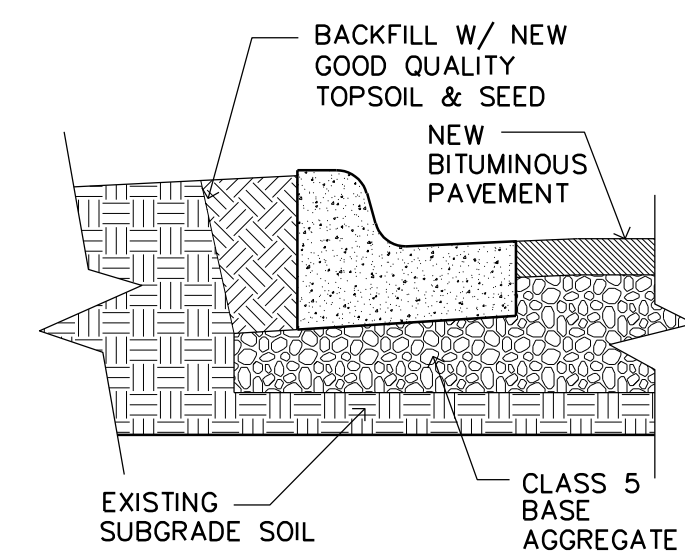




4 PROOF OF PARKING PLAN
A1 SCALE: 1" = 60'-0"



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



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

<u>SITE DATA</u>	
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	- 58,185/230,271 = 25.2% < 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
SOUTH LOT	PARKING AREA - 60 STALLS X 162 S.F. = 9,720 S.F.
	- 1,051,970 / 9,720 = 108.8% > 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

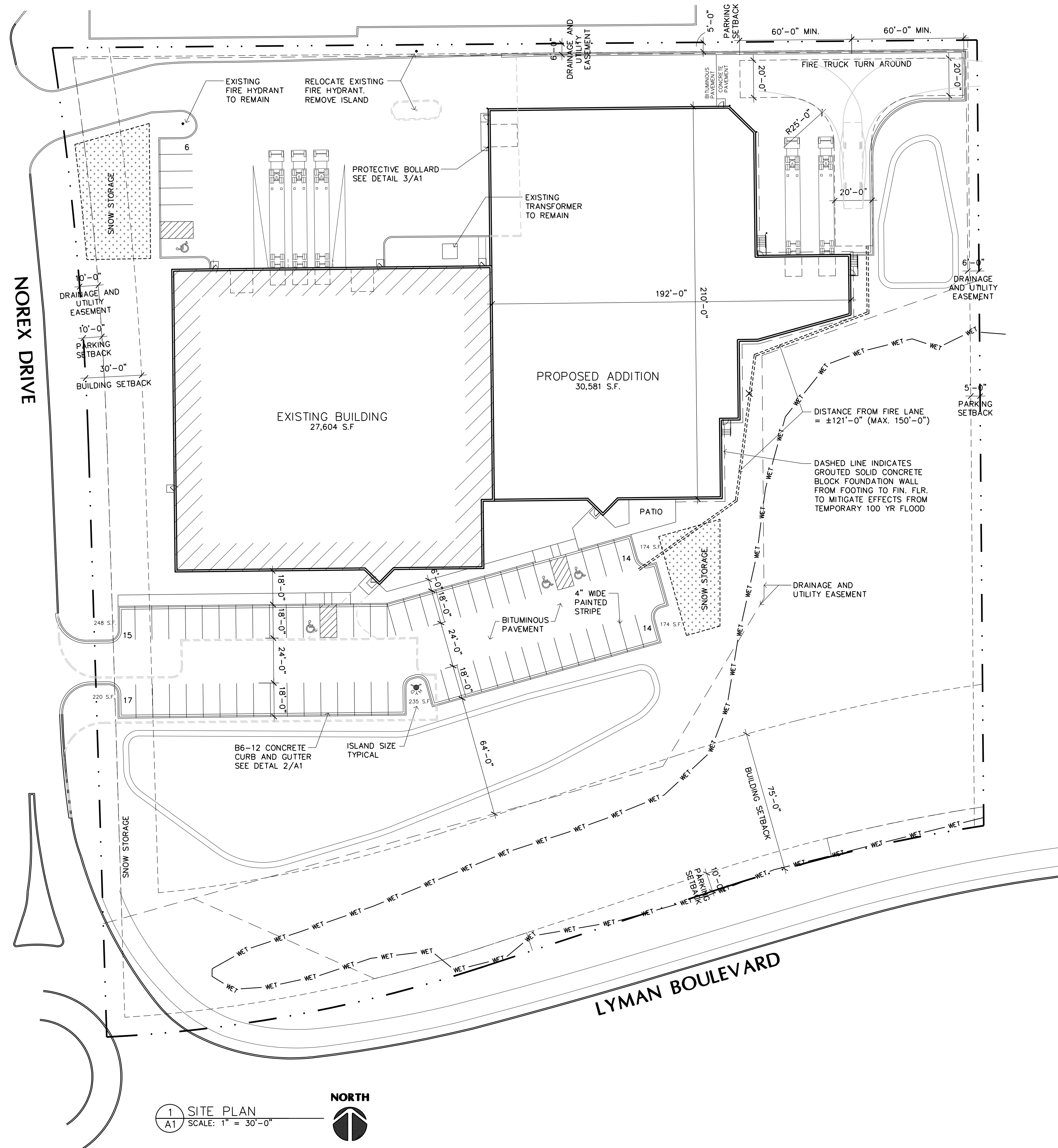
WAREHOUSE (42,726 GROSS)
42,726 LESS 10% = 38,453 NET S.F.
38,453 S.F. @ 1/2,000 = 19 STALLS

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"



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
UC 00.00
DATE

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

4035 Norex Drive, Chaska, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

4/3/23 | PRELIMINARY

5/1/23	CITY SUBMITTAL
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1

FLOOR PLAN

Sheet Number

Sheet Number:

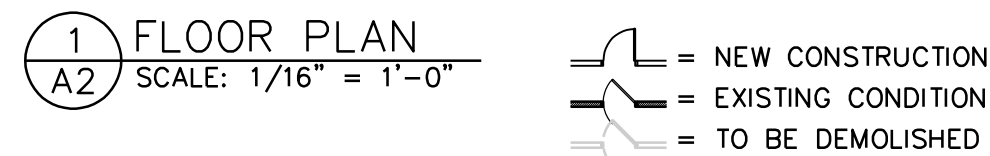
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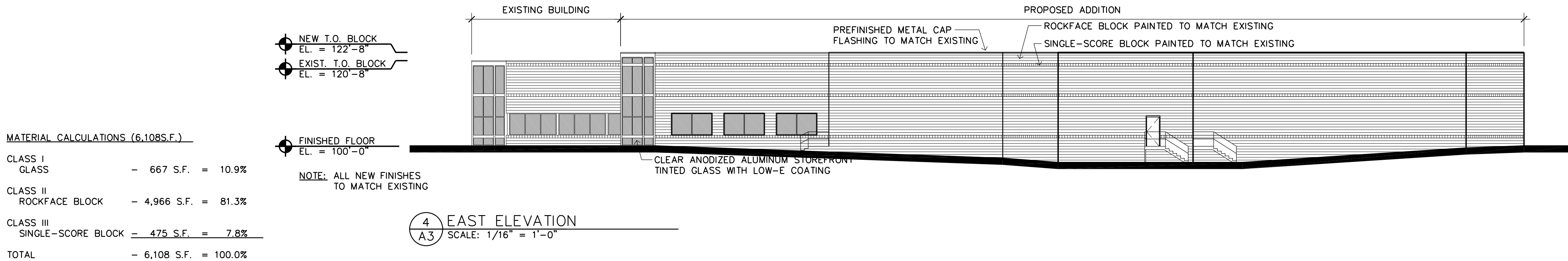
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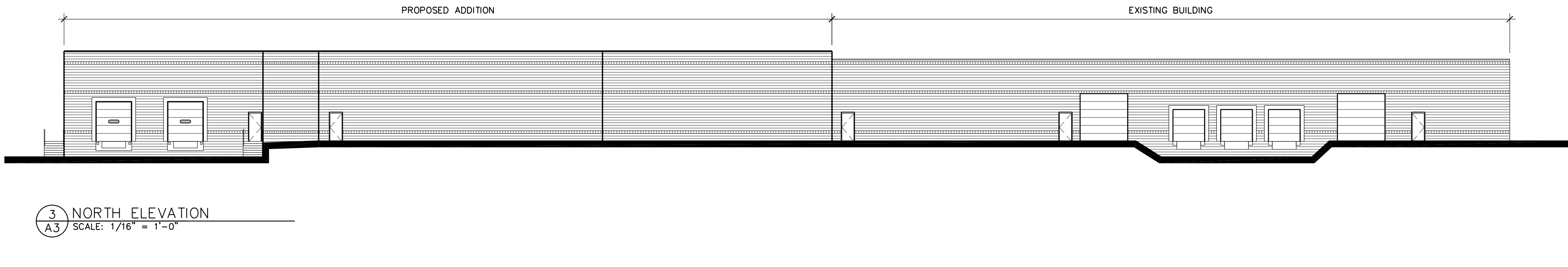
Project No. 220620-3

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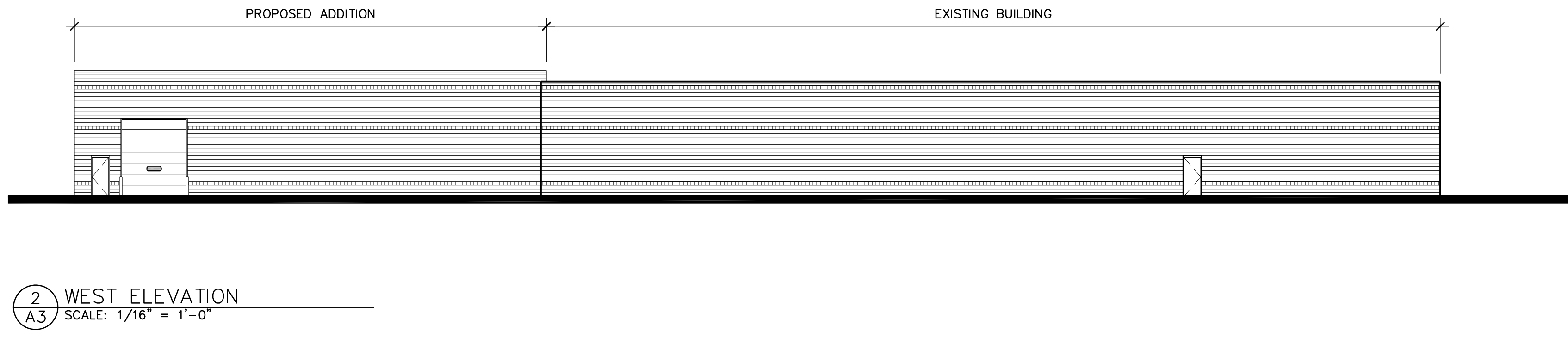
MATERIAL CALCULATIONS (6,108 S.F.)

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%



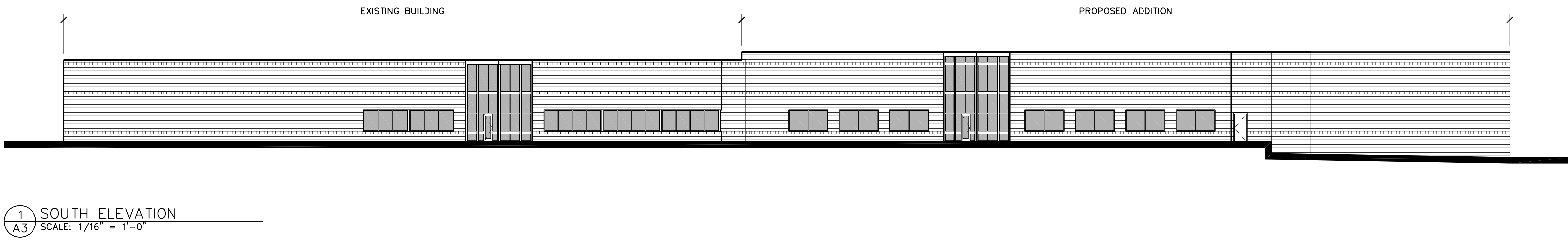
MATERIAL CALCULATIONS (8,271 S.F.)

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%



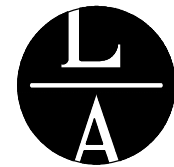
MATERIAL CALCULATIONS (5,254 S.F.)

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%



MATERIAL CALCULATIONS (8,104 S.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%



LAMPERT
ARCHITECTS

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lampert@lampert-arch.com

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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

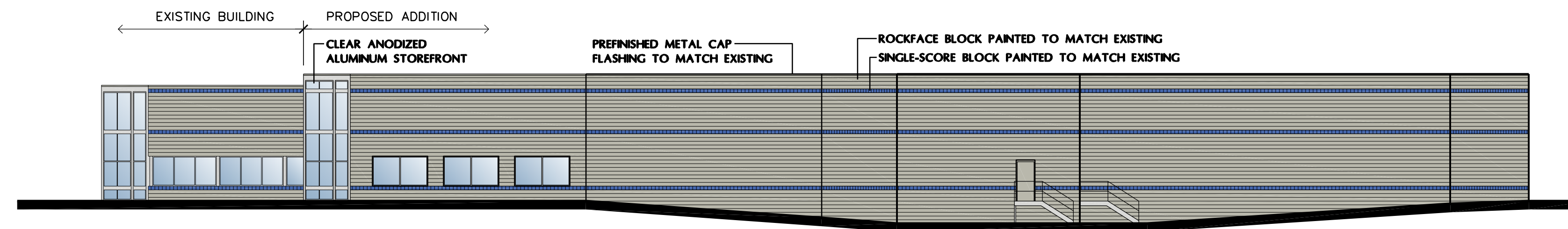
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

BUILDING ELEVATIONS

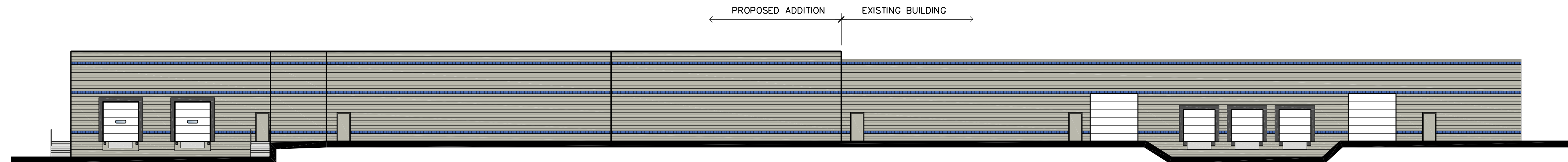
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A3

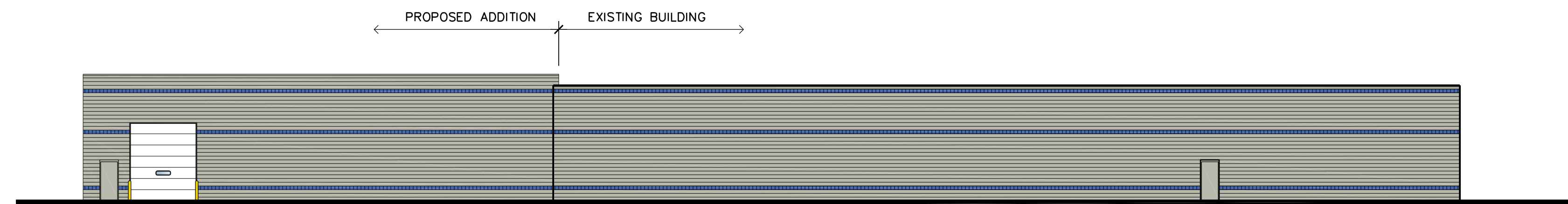
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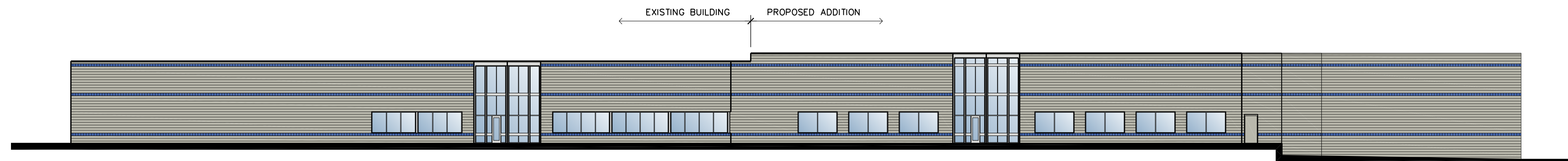
EAST ELEVATION



NORTH ELEVATION



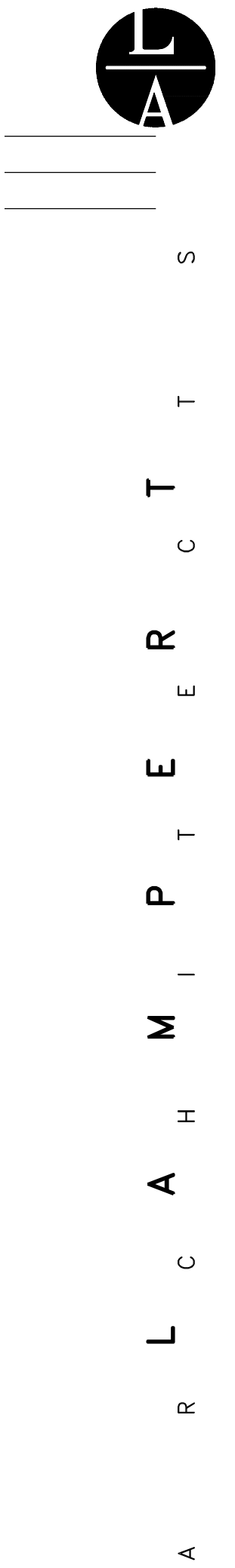
WEST ELEVATION



SOUTH ELEVATION

CROWN EXTRUSIONS ADDITION

Chaska, Minnesota



NOTE: THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES ONLY.
ACTUAL COLORS NEED TO BE
FIELD VERIFIED.

- MINUTES -
CHASKA CITY COUNCIL
JUNE 5, 2023

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:04 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmembers Hatfield and Hubbard.

Also Present: Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Ryan Seibert, Police Chief; and Jake Saufley, City Attorney;.

4. Adopt the Agenda

Motion by Councilmember Grau, second by Councilmember Huang to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Growth Through Opportunity Swearing in Ceremony

Police Chief Seibert explained the program gives young people the opportunity to intern around their city and gain valuable job skills. He introduced Christian Meyer and Wesley Parker to the Council.

Jordan Moore, former Growth Through Opportunity participant, said a few words to encourage the new recruits.

Mayor Windschitl swore in Wesley Parker and Christian Meyer.

Assistant Administrator Elise Durbin noted two students were present at the meeting. The students spent the day with City Administrator Matt Podhradsky to learn about the City.

Jackson Sperry and Abigail Oseyan introduced themselves. They stated their day shadowing at Chaska has impacted their future plans.

6. Approve Previous Meeting Minutes

6.A. Approve the May 15, 2023 City Council Meeting Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the May 15, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Huang, to approve the Consent Agenda Item A:

A. Human Rights Commission Resignation and Appointments

Motion to accept the resignation of Oana Zayic from the Chaska Human Rights Commission.

Motion to appoint Maryam Ali-Daar to fill the vacancy left Oana Zayic with a first term ending December 31, 2024.

Motion to appoint Rehen LeSueur as First Alternate with a first term ending December 31, 2025.

Motion carried.

8. Action Items

None.

9. Bills

9.A. Accounts Payable Claims Roster 5-6-2023

The Council requested further information about bills on pages 3 and 24.

Assistant City Administrator Durbin provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Huang and Grau and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 5-6-2023

Councilmember Huang:

- Attended the Memorial Day Service, which had a great turnout.
- Attended Donuts with a Cop.
- Pointed out Food Distribution will be June 15, 2023.
- Noted July 14-15, 2023 is Fire and Ice.
- Stated July 19-20, 2023 is River City Days.
- Noted Farmers Markets starting June 21, 2023 on Wednesdays at Fireman's Park.
- Added he attended a field trip with his fifth grader at Junior Achievement BizTown which was an extremely impressive program about how to be a functioning citizen.
- Stated the ribbon cutting for the SouthWest Transit Station was May 31, 2023. He provided an update on funding SouthWest Transit will receive from recent legislative efforts.
- Congratulated the Class of 2023.

Councilmember Grau:

- Pointed out the upcoming Juneteenth holiday and summarized its purpose.
- Wished the community a Happy Pride Month.
- Noted Saturday, June 17, 2023 will be Chaska's Pride Picnic.

Assistant Administrator Durbin:

- Stated the June 19, 2023 meeting will be moved to June 26, 2023 in light of the Juneteenth holiday.
- Noted the Community Engagement Manager position has been filled by Kevin Wright, and they are backfilling the Communications Coordinator role.
- Provided an update on City Square Park.

Mayor Windschitl:

- Stated the July Council meetings will be July 17, 2023 and July 31, 2023 due to the Independence Day holiday.
- Pointed out the construction has been moving very quickly.
- Provided an update on funding received through recent legislation.
- Noted Farmers Markets starting June 21, 2023 on Wednesdays at Fireman's Park.
- Attended a retirement ceremony at the VFW.
- Thanked the Lions Club and Rotary for planting trees all throughout Chaska's parks.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 7:50 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 5, 2023

1. Call to Order

President Windschitl called the meeting to order at 7:51 p.m.

2. Roll Call

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

Absent: Commissioners Hubbard and Hatfield.

Also Present: Elise Durbin, Assistant Executive Director.

3. Agenda

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

4. Minutes

4.A. Approve EDA Meeting Minutes of 5-1-2023

Motion by Commissioner Grau, second by Commissioner Huang to approve the minutes of the May 1, 2023 EDA Meeting Minutes.
Motion carried.

5. Discussion Items

5A. Resolution EDA 2023-43, Letter of Undertaking

Assistant Executive Director Durbin introduced and provided an overview of this item. The item has been resolved and requires no further action.

5B. Downtown Building Improvement Program Guidelines

Assistant Executive Director Durbin introduced and provided an overview of this item.

Commissioner Huang noted the livelihood and success of downtown businesses is a priority of the Council.

Motion by Commissioner Huang, second by Commissioner Grau to approve the program guidelines for the Downtown Building Improvement Plan.
Motion carried.

6. Other Business

President Windschitl noted Chaska gets a yearly estimate from the Metropolitan Council based on the census. There is an approximate increase of the Chaska population by 200 from April 2021 to April 2022. He summarized the number of each residence type and their high occupancy rates.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Grau to adjourn the meeting at 8:02 p.m.
Motion carried.