



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, June 13, 2018
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 Minutes of the May 9, 2018 Planning Commission Meeting
6. Consent Items
 - 6.A. Adopt Planning Resolution No. 2018-01 Establishing TIF District No. 21 for 650 and 700 Chestnut Street Redevelopment Project in conformance with the 2030 Comprehensive Plan
7. Action Items
 - 7.A. Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 650, 700 & 710 Chestnut Street North/Alliance Contracting/PC #2018-19
 - 7.B. Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Formacoat/Mark Gross/PC # 2018-18
 - 7.C. Approve the Preliminary Plat and Rezoning for Harvest West/Traditions Development/PC #2018-20
 - 7.D. Approve the Concept Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda, Inc./PC #2018-22

7.E. POSTPONED: Public Hearing to Consider Variance for Southwest Christian High School - Signs

7.F. POSTPONED: Approve the Final Site & Building Plan for Biolyph/Timothy Percy/PC #2018-23

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Minutes of the April 30, 2018 City Council Meeting.

8.A.ii. Minutes of the May 14, 2018 Park Board Meeting.

9. Adjourn

CHASKA PLANNING COMMISSION

MINUTES

MAY 9, 2018

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Dahlke, Cross, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: Commissioners Bowe, Kelley

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Dahlke, second by Commissioner Pfeiffer to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Keyport, second by Commissioner Cross to approve the minutes of the April 11, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Pfeiffer, second by Commissioner Dahlke to approve the Consent Agenda as follows:

- a) Recommend to City Council approval of the final plat for Club West 7th Addition for 42 single-family lots, subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 7th Addition Final Plat, submitted by Alliant Engineering
 2. Adherence with the City Engineer's memo dated May 2, 2018.
 3. Payment of park dedication fees prior to recording the Final Plat.
 4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 5. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
 6. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 7. Provision of an executed development agreement prior to recording Final Plat.
 8. Preservation of wetlands and the 30-foot buffer.
 9. Provision for each lot survey abutting Savanna Way to include centerline setback from Savanna Way and to be submitted at each building permit.
 10. No building shall be located closer than 100 feet to the centerline of Savanna Way,

except for unenclosed decks, which may encroach up to 10 feet into the Savanna Way setback.

11. Provision of a Buffer Planting Plan for lots abutting Savanna Way, showing coniferous trees of ten (10) and twelve (12) feet in height, to be submitted and approved by the Planning Department prior to recording of final plat.
 12. Provision of sidewalks on both side of all local streets.
 13. Provision of a storm water management plan meeting City and Carver County WMO standards.
 14. Adherence to the City's Boulevard Tree Policy and local street section design.
 15. Provision of a 60 feet Right of Way width for all local streets.
 16. Provision of adequate maintenance accesses provided to stormwater ponds to be reviewed and approved by the Engineering Department.
 17. Provision of a temporary lift station to service the proposed site and future area development until the trunk sewer extensions occur along Creek Road and the future Savanna Way collector road as shown on the attached exhibit in the Engineers Memo
 18. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet
 - f. Savanna Way: 100 feet from centerline
- b) Recommend to City Council approval of the final plat for Chaska Creek Center 2nd Addition, subject to the following conditions:
1. Approvals shall be based on the following graphic exhibits: a. Chaska Creek 2nd Addition Final Plat, submitted by Sambatek, Inc.
 2. Adherence with the City Engineer's memo dated May 2, 2018.
 3. Adherence with Carver County Public Works memo (pgs 1-2), prepared by Dan McCormick, dated May 1, 2018
 4. Adherence with Resolution No. 2018-28.
 5. Payment of park dedication fees prior to recording the Final Plat.
 6. Provision that adequate Drainage and Utility easements are granted by the developer and approved by Engineering Department at time of Site Plan approvals.
 7. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 8. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 9. Provision of an executed development agreement prior to recording Final Plat.
 10. Provision that grading cannot occur until all agency regulatory requirements are met, including but not limited to Carver County WMO and City of Chaska
- c) Approve the ALDI, Chipotle and Starbucks Final Site & Building Plan and Final Plat in Hazeltine Plaza (PC#2018-16), subject to the following conditions:
1. Approvals shall be based on the following graphic exhibits:

- a. Project Narrative (pgs 1-2), submitted by ISG, Inc., dated April 2, 2018.
- b. Review Response for Preliminary Plat, Preliminary Site Plan + Zoning Ordinance Amendment (pgs 1-3), submitted by ISG, Inc., dated April 2, 2018
- c. Chaska Oaks Preservation Plan (pgs 1-10), submitted by Faith Appelquist of Tree Quality, LLC, dated September 29, 2017
- d. Parking Analysis (pgs 1-2), submitted by ISG, Inc., dated March 2, 2018.
- e. Starbucks – Hazeltine Plaza – Drive-Thru Specifications, submitted by Told Development Company, dated January 31, 2018.
- f. Reciprocal Easement Agreement (pgs 1-9), dated October 1, 2007
- g. Hazeltine Plaza 2nd Addition Final Plat, submitted by ISG, Inc.
- h. Site Data (C0-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- i. Existing Site and Removal Plan (C1-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- j. Tree Preservation Plan (C1-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- k. Site Plan (C2-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- l. Site Utility Plan (C2-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- m. Store Detail (pgs C2-12 and C2-13), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- n. Signage and Traffic Control Plan (C2-14), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- o. Site Grading Plan (C3-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- p. Building Perimeter Spot Elevation Plan (C3-11 and C3-12), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- q. Temporary Erosion & Sediment Control Plan (C4-10-C4-15), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- r. Site Details (C5-10-C5-14), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- s. Site Lighting Plan (C6-10), submitted by ISG, Inc., dated January 29, 2018
- t. Topsoil Management Plan (L1-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- u. Site Restoration Plan (L1-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- v. Planting Plan (L1-12), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- w. Planting Notes & Details (L1-13), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- x. Overall Plan Exhibit, submitted by ISG, Inc., dated April 2, 2018
- y. Aldi – Exterior Elevation, prepared by APD ENGINEERING & ARCHITECTURE, PLLC
- z. Aldi – Concept Floor Plan (CFP-2), prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated June 12, 2017
 - aa. Aldi - Cross Section Exhibit, prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated February 28, 2018

- bb. Aldi – Photo Simulations (pgs 1-2)
 - cc. Chipotle & Starbucks – Exterior Elevations (A1), prepared by Architectural Consortium LLC, dated January 24, 2018
 - dd. Aldi, Chipotle & Starbucks – Material Board/Color Elevations (A2), prepared by Architectural Consortium LLC, dated January 24, 2018
 - ee. Trail Easement exhibit, submitted by ISG, Inc., dated April 2, 2018
 - ff. Sight Triangle Exhibit, submitted by ISG, Inc., dated March 30, 2018
2. Adherence with the Engineers Memo dated May 2, 2018.
 3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
 4. Provision that full modular face brick will be used on all three buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans for each building at Final submittal.
 5. Provision of ALDI loading dock to be screened by landscaping and an architectural wall that will be designed cohesively and blend in seamlessly with the principal building.
 6. Provision for all outdoor patios to utilize a wrought iron and brick pillar design.
 7. Planting islands shall be landscaped with appropriate overstory trees and shrubs or flowers.
 8. Provision of lighting specs and photometrics to be consistent with the existing Hazeltine Plaza lighting.
 9. Provision that all mechanical equipment will be fully screened from view.
 10. Coordination with the City Engineer for the provision of public utilities to the site.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 13. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
 14. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
 15. Provision to execute an access easement over any public trails that encroach on this lot prior to recording of final plat.
 16. Provision that all three buildings will be fire sprinkled.
 17. Provision that Starbucks trash enclosure adheres to necessary sight line standards for ingress/egress at northerly access point in site.
 18. Provision that electric easements are adequately provided and to be reviewed and approved by the Electric Department prior to recording the final plat.
 19. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards

Motion carried 4/1. (Cross)

7. Approve the Concept Plan for Sagewood In Clover Ridge/DR Horton/PC #2018-13
City Planner Hanson presented the item to the Commission.

Chair Person Huang inquired if a two-thirds vote from the Jonathan Board of Directors and HOA are required for this development to become part of the Jonathan Association.

City Planner Hanson affirmed that the homeowners do have to vote on that.

Chairperson Huang clarified that the residents of this development would not be paying for the services that the Jonathan residents pay for in their neighborhood. He stated that this would establish the groundwork for some of the further discussion. He also inquired if he was missing any legal perspective regarding this.

Staff replied that this was a good summary.

Commissioner Cross inquired if this would be a large enough group to have their own association.

City Planner Hanson stated that they could have their own association.

Commissioner Pfeiffer inquired if the trails in the Jonathan neighborhood would be paid for by this development, as it would be difficult to keep users who are not paying off the trails.

Chairperson Huang inquired if the snow removal the Jonathan Association pays for is for both streets and trails.

Community Development Director Ringwald stated that the Clover Ridge Association pays for alley snow plowing but not street plowing, tree maintenance, the common area spaces, the mailbox stations, community tot lots, and the private Jonathan trails. He stated that there is a combination of public and Association amenities throughout the neighborhood.

Chairperson Huang clarified that a non-resident of the Jonathan neighborhood could come in there and use the trails.

Commissioner Dahlke clarified that the association needs a two-thirds vote to add this development to the neighborhood.

Commissioner Pfeiffer inquired if, although tedious, home placement within each lot could be done in a way to preserve more trees.

Community Development Director Ringwald reported that the concept plan does not include the grading element, which would help the three-dimensionality of the plan and allow better evaluation for tree preservation.

Chairperson Huang looked to clarify if the first option for tree preservation was pulling the preservation lines.

City Planner Hanson stated that it is more or less looking at the overall design layout of the site.

Chairperson Huang clarified that there is nothing stopping a resident from taking out all the trees on their lot unless there is a tree preservation easement.

City Planner Hanson confirmed this.

Chairperson Huang inquired how enforceable a tree preservation easement is.

City Planner Hanson stated that if a resident removed trees from the tree preservation easement, the City could sue the resident or have them replace what is removed.

Chairperson Huang stated that since many of these are old growth trees it would take a long time for them to grow back and stated that it is little recourse from that perspective. He stated that it is only enforcement by reporting, as well.

City Planner Hanson replied that it can only be enforced if the City is made aware of it.

Chairperson Huang looked to clarify that the second option for tree preservation was making the lots smaller, which allows the areas with the trees to become an Outlot. He inquired what would happen if a resident went into the Outlot and starting cutting down trees.

City Planner Hanson stated that they would be trespassing and confirmed that the City could then press criminal charges.

Commissioner Cross stated that a large number of the trees that are in good shape are located where the road is designated to go, and so they would be removed. She commented that they don't know yet what the grading will be and stated that some damaged trees should come down in this process. She also commented that she thinks they are too early in the process to decide where to push the lines and perhaps the developer should plan less lots in order to preserve good trees.

Commissioner Pfeiffer looked to clarify from Commissioner Cross where the trees she referred to are located.

Commissioner Cross stated it would be lots 8, 9, 21, 22 and 23.

Chairperson Huang inquired what this property was previously.

Staff responded that it was a grove.

Commissioner Dahlke inquired if the developer needs to provide land for a playground if the development does get added to the Jonathan Association, or would those 58 homes get added to the parks already there.

City Planner Hanson stated that if they provide their own playground, they are more than likely going to be owning it and maintaining it.

Commissioner Dahlke asked if the existing parks are adequate to take on more homeowners or should there be another park either way.

City Planner Hanson stated that staff are advising the developer to have their own park if they are not a part of the Jonathan Association, and if they are they would have access to the Johnathan parks.

Commissioner Dahlke inquired if there would be enough parks if that were the case.

Community Development Director Ringwald replied that the developer and the Jonathan Association would have discussions regarding this. He stated the Association could require the developer to provide land for a park or require enhancements to existing parks. He stated this would be assuming a consensus would be reached that they would be an entity within the Jonathan Association.

Commissioner Dahlke inquired if any city rules or codes or guidelines were being broken.

Community Development Director Ringwald stated not in relationship to the provision of this kind of common amenity.

Deb Ridgeway with DR Horton, applicant, introduced herself and Mike Suel, also with DR Horton, to the Commissioners. She stated that they were looking for feedback from the Commission on how to proceed to preliminary plat. She also stated that they will look at the suggestions from staff regarding the tree preservation issues. Ms. Ridgeway explained when they come to preliminary plat they will assess more closely a location for a play structure and continue to assess the options with the Jonathan Association but would likely not pursue a two-thirds vote of all the Jonathan homeowners. She stated they would be happy to answer the Commission's questions.

Commissioner Keyport inquired if they have thoughts on how the drainage can be dealt with or improved.

Mr. Suel stated that they will focus on getting their waters to go to the south and perhaps provide another avenue for the water in that area to go. He stated that there is eight-to-ten feet of difference between the land, so their engineer needs to work with the city engineer to see if perhaps a catch basin could be installed back there to provide an outlet to help drainage. He stated that their goal is to help them and not to add to their issues.

Commissioner Keyport stated that this would be an area the Commissioners will want to look at in the next stage. He also inquired if at this stage there is any other idea beyond a play structure for the 2.8 acre of park requirement.

Ms. Ridgeway stated that they originally came in thinking the area had more public parks than private parks, so they were initially thinking to do the cash in lieu of park dedication, but that has changed since coming to understand a lot of the parks are private. She stated they definitely want to provide something for their homeowners.

Shannon Melville, 2750 Clover Preserve Drive, shared with the Commissioners her concern with the drainage issues of her lot which sits adjacent to the proposed development. She referred to a diagram of the proposed development and stated that it shows the trees that back up to her property will all be removed. She shared her concern that any further drainage coming into her yard would not be handled by the drainage system that they have installed. Ms. Melville also expressed concern for the construction vehicles that will need to enter the proposed development via her neighborhood that has many children and pedestrians and stated that a separate construction entrance would be ideal. She also stated that she believed there are

enough existing parks to accommodate the new development but believes they should be a part of the Association.

Travis Olson, 1439 Sophia Drive, shared his concern that the developer maintains their property and that the privacy is adequately addressed for the homes on Sophia Drive, which will be eight-to-ten feet lower than the homes in this development.

Naomi Thompson, 1463 Sophia Drive, shared her concern for the additional traffic that the future homeowners would add, including personal vehicles, delivery trucks, and garbage trucks. She also noted that the two parks in the neighborhood are on this road. She thanked staff for taking the time to walk through the woods in that area and the Commissioner's concern for tree preservation.

Corwin Holk, 1455 Sophia Drive, stated that the development location is in an area that was presented to the homeowners in his neighborhood as open space in perpetuity. He explained that his property abuts this open space and the proposed eight-to-ten-foot rise will be a privacy problem. He suggested that buffer trees be added into the plan to help mitigate that issue.

Angie Smalley, 1477 Sophia Drive, stated that she had purchased the land behind her home in a conservation easement and expressed her hopes that the conservation easement would be extended into the wooded areas of the proposed development.

Ms. Thompson readdressed the Commissioners and also stated that they had purchased the land behind their home in a conservation easement and have upheld it.

Angela Lalim, 1451 Sophia Drive, expressed concern for the drainage issue and displeasure regarding possible tree removal in the area behind her lot. She also expressed the importance of having a buffer of trees to help mitigate the privacy issue the elevation of the proposed development creates.

Ms. Melville readdressed the Commissioners and inquired if there were a code limiting the number of homes per street access.

Nate Bostrom, 2743 Faulkner Drive, has grandchildren who use a nearby park and expressed concern that the additional homes might crowd out the current parks in the area. He also requested the developer address mailbox station plans for the proposed development.

Chairperson Huang inquired of staff if there is a requirement for a fire turn around.

City Planner Hanson replied that the developer is not showing one but will be required to have one.

Chairperson Huang referred Ms. Melville's question about requirements of homes on a dead-end road to City Planner Hanson.

City Planner Hanson responded in terms of code, there is not a restriction to the number of homes on a dead-end and stated that the city engineer could look into that and address the

traffic concerns that have been brought up tonight. She also stated that staff will be going into that in more detail with the preliminary.

Chairperson Huang invited the DR Horton representatives back to the podium to answer questions regarding construction traffic.

Mr. Suel explained that they try to limit their routes to impact the least amount of people but as this area is tucked back into the Clover Ridge – Jonathan neighborhoods it might be more difficult. He stated that since DR Horton is both the developer and builder, they have the ability to control the contractors and people who work for them, and a job supervisor will be onsite to help maintain proper route use. He explained that since there is only one public street into each of the north/south neighborhoods, they will need to use that road.

Chairperson Huang inquired if they had considered putting in a temporary access through Bavaria.

Ms. Ridgeway stated that they do not control that property.

Chairperson Huang asked if they had inquired with the owner about renting out a lane through there.

Mr. Suel stated that they will continue to look into finding a temporary access.

Commissioner Cross inquired if they could go across Outlot A from their smaller development to reach the larger development.

Mr. Suel responded that he wasn't sure of the grade or ponding in there but they will continue to look at that to see if there is a way to connect it for a temporary access. He stated that adding the third dimension to the plan will help to see all the pieces.

Chairperson Huang confirmed that the construction traffic plan will be important for this project.

Commissioner Dahlke stated that the time of day of the construction traffic will be important as well.

Mr. Suel stated that they will honor the Chaska construction hour limit.

Chairperson Huang inquired who would maintain the properties of the longer lots on the eastern side.

Ms. Ridgeway stated that it would be the responsibility of the lot owners and it also depends on what they decided to do regarding tree preservation.

Chairperson Huang inquired about sight lines and stated that with the elevation it would be like having a three-story building behind your house.

Ms. Ridgeway responded that they will work through the grades again and stated that they intend to add trees to the north property to create a buffer for the area.

Chairperson Huang commented that there will be interesting discussions between the options of an easement or annexation.

Chairperson Huang stated that there was a question about the open space on the 2000 Comprehensive Plan and asked Community Development Director Ringwald to comment on that.

Community Development Director Ringwald explained that there was a desire to preserve the trees in the open space on the south side and to densify the surrounding area to do so. He stated that this was an early 2000 perspective and does not seem to be an option that is available in 2018.

Chairperson Huang inquired if the open space was ever destined to be a park.

Community Development Director Ringwald responded that it was not; it was just to preserve it. He stated that Victoria Drive behind the neighborhood school was removed to allow flow into the community park to be used as the community park for the area. He reported that Jonathan Association worked to implement neighborhood parks throughout the area.

Chairperson Huang summarized his understanding that the land-use plan at the time was built on a model of making land-use from a development perspective based on a minimum density of homes that would have been met by developing townhomes.

Community Development Director Ringwald confirmed that was the thought at the time.

Chairperson Huang stated that the difference is that the higher-density townhouse product is no longer an economic match for this type of land-use at this point.

Community Development Director Ringwald stated that at that time the entire area was pretty open and had not been developed yet as single-family neighborhood. As the Sophia area and Clover Preserve have filled in, it has become a single-family neighborhood rather than a mixed residential neighborhood.

Chairperson Huang requested the DR Horton representatives to address tree replacement.

Ms. Ridgeway stated that as they go through the grading plan, they will get a better idea of what trees will be removed and can then focus on replanting based on that. She stated there are plans to plant along the northerly boundary and in other areas in the south and north between the existing neighbors.

Chairperson Huang requested Ms. Ridgeway address the questions about the parks and mailbox stations.

Ms. Ridgeway stated that as they go through the preliminary platting process they will look at the best place to put a park. She explained that post offices today require them to do CVU cluster boxes. They typically do a decorative box and assign approximately 16 units per box and will work with the post office to find the best locations for those. She stated these boxes would be maintained by the homeowners.

Chairperson Huang inquired if the developers are planning to form an HOA if they are not allowed in to the Jonathan Association.

Ms. Ridgeway responded that if they do a private park they would have to have an association. She stated that they typically have minimal responsibilities of the association and try to keep the dues down.

Chairperson Huang looked to clarify that there would be some sort of association that would organize a single service coordinating the trash, someone paying for the maintenance of the playground set and maintenance of the mailboxes.

Ms. Ridgeway stated yes and explained that the driving factor for this would be if there were a neighborhood park because that would be a technical common element to the neighborhood.

Commissioner Dahlke inquired if it was DR Horton's decision whether to go with the Jonathan Association or not and if the potential buyers will know before purchasing which it is.

Ms. Ridgeway stated they would that they will be having conversations with the Jonathan Association to clarify the restrictions and the process.

Commissioner Pfeiffer stated that this area is zoned rural but the comprehensive plan guides this area to be low density and questioned at what point an approval to rezone it occurs.

City Planner Hanson stated that this would be done during the preliminary process.

Commissioner Keyport suggested having the traffic study added to the list of conditions.

The Commissioners agreed.

Chairperson Huang inquired if there is a requirement for a construction traffic plan.

City Planner Hanson stated that there is not but it can be made a condition of approval.

The Commissioners agreed to add that to the list of conditions.

Chairperson Huang summarized the key themes from the discussion as tree preservation, fixing the drainage, and minimizing construction traffic impact. He also stated the process for this project to move forward for the audience. He suggested making the drainage issue a topic for the Commission's next review of the preliminary. Chairperson Huang listed the three options for tree preservation and clarified that it could end up being a mix of the options. He asked the Commissioners for their thoughts on those options.

Commissioner Dahlke stated that these options are present throughout Chaska and work well and that he would be fine waiting to see what the developer comes back with for preliminary.

Chairperson Huang inquired if there were any principles the Commissioners would want to provide around this.

Commissioner Pfeiffer mentioned that perhaps they need to see something that is lower density given the scattering of trees throughout and the area of proposed homes that would take out the large older trees.

Commissioner Dahlke stated that in his opinion DR Horton and city staff have work to do on all these issues and typically once a project gets to the preliminary phase it makes good sense and is more palatable.

Commissioner Keyport agreed and stated that this concept phase is doing what it is supposed to do; there are some issues on the table and there will be some very pointed questions at the next phase. He stated he was ok with proceeding to the next step.

Chairperson Huang pointed out four things for the record that the applicant needs to focus on: tree preservation, drainage, construction traffic, and sight lines.

Commissioner Dahlke commented that the park issue needs to be discussed.

Chairperson Huang added the park issue to the list as the fifth item the applicant needs to focus on.

Motion by Commissioner Cross, second by Commissioner Dahlke, to recommend to City Council approval of the Sagewood Concept Plan for a 58-lot subdivision on 28 acres of land in the Clover Ridge development, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), prepared by DR Horton, dated April 25, 2018
 - b. Existing Conditions, prepared by James R. Hill, Inc., dated April 25, 2018
 - c. Site Forces Exhibit, prepared by James R. Hill, Inc., dated April 25, 2018
 - d. Proposed Drainage, prepared by James R. Hill, Inc., dated April 25, 2018
 - e. Tree Preservation Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - f. Elevations with Concept Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - g. Conceptual Site Rendering, prepared by James R. Hill, Inc., dated May 1, 2018
2. Adherence with the City Engineer's Memo dated May 2, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
7. Provision of adequate screening and landscaping along north edge abutting the Sophia Drive lots to be addressed at Preliminary submittal.
8. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Preliminary submittal.
9. Provision of sidewalks on both sides of all local streets.
10. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet

- c. Side: 5 feet
- d. Side (corner): 26 feet
- 11. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 12. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
- 13. Preservation of the wooded steep slopes, including 30-foot buffer and a 50foot setback from that wooded steep slope if present on site.
- 14. Preservation of wetlands and a 30-foot buffer.
- 15. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
- 16. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 17. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
- 18. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
- 19. Provision of a tree preservation easement over the protected trees to be recorded prior to recording of final plat.
- 20. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
- 21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
- 22. Provision to include a park space for Sagewood if the developer chooses to opt out of the Jonathan Association, and to be shown on the plans at time of preliminary submittal.
- 23. Provision to further evaluate tree preservation efforts in the north portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
- 24. Provision of a traffic study to be completed and submitted at preliminary plat.
- 25. Provision of a construction traffic access plan to be submitted at preliminary plat.

Motion carried.

Chairperson Huang informed the audience that this will appear on the City Council docket on Monday, May 21.

8. Approve the Concept Plan for Chaska Bluffs Apartments/Peter Stalland/PC#2018-12City Planner Hanson presented the item to the Commission.

Commissioner Keyport inquired whether any trail connections that they make count toward their open space requirement for multi-unit.

City Planner Hanson replied that it would not and that it was a separate component they have to meet.

Commissioner Cross noted that on the site plan the driveway to the basement is on both sides but on the other plan it is only on one entrance and stated that this may make a difference on

the end where the brewery is located. She also stated that having a five-story building at that location bothers her and she has concerns about the right-of-way for County Road 61 and the trees that exist there. She also stated she is concerned about the former use of the site impacting the ground and would like that cleaned up before beginning on this project. Another concern mentioned by Commissioner Cross is that the building may be at a higher level once the underground garage is built. She stated that she believes the storm water pond will have to be larger than shown in the concept plan. Commissioner Cross commented that she likes the variety of apartment sizes offered.

Commissioner Dahlke inquired if there will be a traffic study.

City Planner Hanson responded that staff understands that there will be a shift in traffic generation and stated that staff is requiring a traffic study as part of the preliminary.

Commissioner Dahlke commented that there is currently not a great view of traffic going both ways.

Chairperson Huang inquired if the ADA has a minimum building height to require an elevator.

City Planner Hanson stated that there is a requirement.

Chairperson Huang commented that he could not see the elevators drawn in the plan.

City Planner Hanson pointed out where the elevators are shown on the plan.

Commissioner Pfeiffer inquired if the requirement for the applicant to secure the entire site needs to be listed as one of the conditions.

City Planner Hanson stated that it does and if it doesn't, it needs to be there.

Commissioner Pfeiffer stated that it is not listed as an actual provision but just listed under staging and land acquisition.

Chairperson Huang stated that it is something the Commissioners should discuss as a potential point.

Commissioner Cross stated that one of the documents provided is older because it still has HWY 212 and County Road 140 on it. She stated that she feels this project is a bit premature.

Peter Stalland, applicant and developer, stated he would be happy to answer questions.

Commissioner Keyport inquired who the intended market is for these units.

Mr. Stalland responded that it is Millennials and retirees.

Commissioner Keyport commented that the target market drives the site amenities in terms of green space, and Chairperson Huang stated a young couple could have a child there.

Commissioner Pfeiffer questioned the need for a tot-lot if this is the target market.

Commissioner Keyport stated that retirees could have grandkids coming to visit and they could use that space.

Commissioner Cross inquired why the applicant is building a five-story building instead of a four-story building.

Mr. Stalland replied that a five-story building is appropriate because of the footprint and the density is needed for the project to make economic sense. He stated that the underground parking garage is under grade and so the building is five stories above grade, and in order to have one underground parking stall per unit, it is necessary to build up.

Karla Businaro, 3515 Big Woods Blvd, stated concern for the size of this project as there is nothing else this size in this area of the city. She also stated concern for the traffic resulting in this development coupled with the other developments occurring in the area. She suggested putting an access further up on County Road 61.

Commissioner Dahlke stated that a traffic study is one of the points and inquired if there could be an access going directly out on County Road 61.

City Planner Hanson stated that the wooded steep slope present on the east side of the site would make it nearly impossible to get an access onto County Road 61 and also Carver County dictates how many accesses do come off of County Road 61 and it is not likely on their long-range plans to have an access in that area.

Commissioner Dahlke inquired if the access into the brewery could be made bigger and have a frontage road that goes over to the apartments.

Community Development Director Ringwald stated that it is a piece they will have to evaluate with the county.

Chairperson Huang stated the other challenge with the frontage road off the brewery access is that land is owned by a different land owner so any access road would require an easement.

Commissioner Keyport stated that this is a very large building, but with the required amenities and trails, the added impact and volume to downtown businesses will be huge and beneficial. He stated he is looking forward to getting a better sense of the scale at the next stage.

Chairperson Huang commented that it is an interesting conundrum because there has been talk to increase foot traffic downtown and this would help to do so.

The Commissioners agreed to add the requirement for the applicant to secure the entire site as one of the conditions

Motion by Commissioner Keyport, second by Commissioner Dahlke, motion to recommend

approval of the Chaska Bluffs Apartments Concept Plan (PC#2018-12), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), submitted by Peter Stalland, undated.
 - b. Concept Plan (pgs 1-14), submitted by Peter Stalland, dated April 1, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
3. Provision of material boards showing the proposed material selections to be submitted at time of preliminary.
4. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans for each building at preliminary submittal.
5. Provision that all mechanical equipment will be fully screened from view.
6. Compliance with section 9.6.5.4 Planting Islands.
7. Provision of adequate screening and buffering from lot to the south by way of heavy coniferous plantings and berms, and to be shown on the landscape plan during preliminary submittal.
8. Provision of the wooded steep slope edges to be staked for staff to review and approve at time of preliminary submittal.
9. Preservation of the wooded steep slopes and compliance with their required setbacks.
10. Provision of a traffic study to be completed for the Big Woods Boulevard access point to be provided at time of preliminary submittal.
11. Provision of a pedestrian connection on the north side of the site to show connection with the regional trail along Big Woods Boulevard.
12. Provision of plans to meet the Usable Open Space requirement and show amount of usable open space in a table in preliminary submittal.
13. Provision of detail drawings showing usable open space areas and their amenities to be submitted at time of preliminary submittal.
14. Provision of lighting specs to be submitted with preliminary site plan submittal.
15. Provision that Lots 1-3, Block 1 and Outlot A of Creekview Industrial Park are secured by the developer prior to preliminary submittal.
16. Coordination with the City Engineer for the provision of public utilities to the site.
17. Compliance with the Engineers Memo dated May 2, 2018.
18. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision of a Phase I Environmental Site Assessment to be submitted at time of preliminary submittal.
21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
23. Provision that applicable building setbacks be adhered to, such as, but not limited to:
 - a. Chaska Boulevard: 125 feet from centerline
 - b. Big Woods Boulevard: 125 feet from centerline

- c. From Wooded Steep Slope Edge: 50 feet building setback, 30 feet no grade/no mow setback
 - d. Chaska Creek edge: 50 feet
 - e. Interior Property Lines: 10 feet
24. Provision that applicable parking setbacks be adhered to, such as, but not limited to:
- a. Chaska Boulevard: 10 feet from ROW
 - b. Big Woods Boulevard: 10 feet from ROW
 - c. From Wooded Steep Slope Edge: 30 feet
 - d. Chaska Creek edge: 50 feet
 - e. Interior Property Lines: 5 feet
25. Provision to secure the ownership for the entire site prior to preliminary submittal.

Motion carried 4/1. (Cross)

9. Other Business

- a. Minutes of the April 2nd, and April 16, 2018 City Council Meetings.
- b. Minutes of the April 2nd and draft minutes of the April 16, 2018 EDA Meetings.
- c. Minutes of the April 9, 2018 Park Board Meeting.

Commissioner Keyport

- Spent some time at Taste of Chaska prior to the meeting and thanked the Southwest Metro Chamber of Commerce for putting that on.

10. Adjourn

Motion by Commissioner Dahlke, second by Commissioner Cross to adjourn the meeting at 9:13 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

JUNE 13, 2018

Subject: Planning Commission/2030 Comprehensive Plan Compliance for TIF #21

Prepared By: Nate Kabat, Assistant City Administrator

Staff Recommendation: Motion to approve P.C. Resolution that the plans for the 650 and 700 Chestnut Street Redevelopment Project are consistent with the Comprehensive Plan for the City and conform to general plans for development or redevelopment of the City as a whole.

Background

The applicant is pursuing approval of final plans and has requested preliminary approval of for the redevelopment of the former Hot Spot and Schneiderman's building at 650 and 700 Chestnut to operate a multi-tenant commercial center. While the site is located within our Chaska Flood Control Redevelopment Project #4 TIF Area, a modification to the Plan/Area and an establishment of TIF District #21 therein are necessary.

Analysis

As the Planning Commission has experienced in the past, one of the requirements for establishing a TIF District is to have the Planning Commission determine if development plans for the site identified in the TIF District are consistent with what is identified to occur at this site in our current Comprehensive Plan. In the 2030 Comprehensive Plan, the area where the planned redevelopment is located is designated for commercial uses which is consistent with the use of the proposed redevelopment.

Recommendation

Given that the plan for development on this site is permitted under existing zoning and advances long-range goals for downtown redevelopment, Staff is recommending approval of the resolution finding that the proposed redevelopment at 650 and 700 Chestnut is in compliance with our Comprehensive Plan.

PLANNING COMMISSION ACTION REQUESTED

Motion to approve P.C. Resolution that the Plans are consistent with the comprehensive plan for the City and conform to general plans for development or redevelopment of the City as a whole.

CITY OF CHASKA PLANNING COMMISSION

RESOLUTION NO. 2018-01

**RESOLUTION OF THE PLANNING COMMISSION
CONCERNING MODIFICATION OF THE
REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4 AND A PROPOSED
TAX INCREMENT FINANCING DISTRICT
OF THE EDA AND THE CITY OF CHASKA**

WHEREAS, a proposal has been submitted to the City of Chaska Planning Commission (the “Commission”) by the City of Chaska, Minnesota (the “City”) and the Chaska Economic Development Authority (the “EDA”) to modify the Redevelopment Plan for Redevelopment Project No. 4 (the “Project Area”), to establish Tax Increment Financing (Redevelopment) District No. 21 (the “TIF District”) therein and incorporate the public development and redevelopment costs and activities thereof, and adopt the Tax Increment Financing Plan relating thereto (the “TIF Plan” and, together with the Redevelopment Plan, the “Plans”), all pursuant to and in conformity with applicable law, including Minnesota Statutes, 469.001 through 469.047, 469.090 through 469.1082, and 469.174 through 469.1794, as amended;

WHEREAS, the Project Area is not being expanded and the only modification of the Redevelopment Plan relates to the inclusion of the proposed TIF District; and

WHEREAS, the Commission has reviewed the Plans to determine the consistency of the Plans with the comprehensive plan for the City:

NOW THEREFORE, BE IT RESOLVED AND DETERMINED by the City of Chaska Planning Commission that the Plans are consistent with the comprehensive plan for the City and conform to general plans for development or redevelopment of the City as a whole.

Adopted June 13, 2018

Chair

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
06/13/2018

Subject: **Former Hot Spot and Michael's Cycles – Preliminary Site/Building Plan, Preliminary Plat and Rezoning**

Applicant: Alliance Contracting, Inc. and RDS Architects

Locations: North of Walgreens and east of Highway 41

Case No.: PC No. 2018-19

Synopsis: The applicant is requesting approval of a preliminary site/building plan, preliminary plat and rezoning that would allow them to redevelop the former gas station site (650 Chestnut Street North), Michael's Cycles site (700 Chestnut Street North), and CDA parking lot site (710 Chestnut Street North).

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Recommendation of approval with listed conditions

BACKGROUND

The building at 650 Chestnut Street North has housed various businesses over the years. Its latest business was the former Chaska Hot Spot gas station. The site has been sitting vacant for the last few years. The gas station canopy and underground storage tanks have since been removed.

The building at 700 Chestnut Street North has also housed various businesses over the years. Its latest businesses were Michael's Cycles and Snap Fitness. It now sits vacant.

Changes Since Concept Plan

The following were changes done to the plan since the Concept Plan:

- Site Layout: Multi-tenant building and Dunkin' Donuts buildings have been pulled back several feet to provide for more adequate pedestrian movement in front; this in turn creates a more adequate sight line for drive-thru users being able to see pedestrians on the walkway
- Building Design: Dunkin' Donuts building design has changed to what is considered the new generation design for Dunkin' Donuts; elements of Chaska were incorporated in to more appropriately fit it in to the context; a Chaska brick color will be used with a basket-weave detail to tie in historic elements; the other buildings have provided more details on their drawings to show historic elements such as a Chaska brick color, dentil detailing and gooseneck lighting
- Planting Islands: Planting islands have been adequately added to meet the City's planting island requirement

- Boulevard Design: The boulevard design has been altered to show general consistency with Walgreens and the Curling Center's boulevard design
- Pedestrian Places: A patio has been added on the back (east) side of Dunkin' Donuts

Goals

The applicant's goals for this concept plan are as follows:

- Understanding of Chaska and its motto to be the "Best Small Town in Minnesota".
- Understanding of the site and the improvements to remove blight and make the site usable again.
- Understanding of design and how it relates to its context.

Existing Conditions

The overall site area is 1.15 acres and consists of three lots (CDA parking lot at 0.15 acres, Michael's Cycles lot at 0.65 acres, and the Hot Spot lot at 0.35 acres). There are two buildings that currently occupy the general site. The main accesses are on the west side of the site to gain access off of Highway 41.

CURRENT REQUEST

The request this evening is for Preliminary Site and Building Plan, Preliminary Plat and Rezoning approval to redevelop the overall site. The existing buildings will be demolished and replaced with three separate commercial buildings. Parking will be provided on the west and south sides of the site. Parking will also be provided on the east side of the northerly proposed building, which is designated for use by the CDA apartment. The current CDA parking lot will be subdivided to show an area for the new northerly building and a separate area for CDA parking only.

Adjacent properties

The site is bounded on the north by Walnut Street and a multi-use residential/commercial building, to the west by Highway 41 and the Curling Center, the south by Walgreens, and the east by the CDA Apartment building (The Brickyard).

Use

The use of this site is consistent with the approved zoning for the property (C-2 – General Commerce and PMD-10 – Planned Multi-Use District), however rezoning will occur to more appropriately address the changes with this redevelopment. The applicant has only determined one end user for the site (Dunkin Donuts), however, will be making improvements to attract other potential users that serve the needs of the community.

Site Layout

The plan is to continue to use the existing accesses into the site from Highway 41 with minor modifications to the northerly access on Highway 41. The northerly building proposed is situated on the corner of Walnut Street and Highway 41, the middle building is situated more to the east of the site, and the Dunkin Donuts building is situated on the southerly portion of the site. A drive-thru is proposed as a part of the Dunkin Donuts building, providing access at the southerly-most portion of the site.

It has been noted that the design team for this project explored multiple orientations for the development including two buildings or three. The parking lot was studied on the west and east sides of the proposed buildings. The conclusion of these studies showed that the layout is best optimized by placing the buildings on the east side of the site. The reason for this is that there is more room for parking, and the proposed building frontage now aligns with the Walgreens building to the south, creating a consistent streetscape view.

Staff Recommendation/Analysis

Staff does not see any major issues with the layout of the site as it appears to flow nicely. The proposed layout will also be consistent with the Walgreens layout to the south. The proposed building on the northern-most portion of the site is appropriate in optimizing the corner by being pushed out to the edge. This will also provide space between the building the CDA apartment for the CDA's parking.

Staff's main concern with a building on the northern corner of Walnut and Highway 41 is the safety component for drivers. To preface, downtown is not perfect, nor are its layouts perfect. There are numerous intersections in the downtown area with buildings practically up to the street level that still operate in a functioning, safe manner. One intersection in particular is Chaska Boulevard and Highway 41. The Curling Center and Domino's buildings both show similar visual clearances with regard to this proposal but also operate on a much busier intersection. As Planning staff sees it today, this intersection at Chaska Boulevard and Highway 41 and location of buildings do not pose any dangers for sight lines. And because of this, staff can comfortably say the proposal being looked at tonight is not dissimilar to this.

Another concern that was brought up during the concept plan was the safety of the drive-thru users pulling out of the drive-thru next to a pedestrian walk. The applicant has since pulled the Dunkin' Donuts building back several feet so as to open up the sight line further for these users.

Building Materials & Design

Three new buildings are proposed as a part of this plan. The two existing buildings on site will be demolished. The southerly most building proposed is planned to be a Dunkin Donuts. The middle building is planned to be a multi-tenant building and the northerly building will be a single tenant. All three buildings will be single-story. Suggested design language includes: prominent use of brick in a color that recalls Chaska's rich history of brick production, anodized aluminum storefront and window systems, stucco in a mix of earth-tone colors, cementitious panel siding and lap siding.

Staff Recommendation/Analysis

Staff believes the applicant has done a good job in studying the surrounding context for this site, as it relates to design. The buildings are showing a staggered layout, which helps create a more varied design/layout for this site.

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

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The buildings are proposing a majority of the building to be constructed of a brick, which is a class I material. The two northerly buildings will be incorporating gooseneck lighting on the brick pilasters to make a nod towards historic lighting.

North Building:

This building will be a single tenant building. It will have high exposure being located on the corner of Walnut Street and Highway 41. Because of this staff will emphasize the importance in providing 360-degree architecture. Or, in other words, have a consistent design and material composition throughout.

The applicant is showing in their plan that details will be added to the cornice area to mimic a dentil detail found in downtown Chaska. Staff is favorable of this action. The building is also showing awning brackets over some of the windows to be consistent with other buildings in downtown. Staff finds this element to be more contemporary in nature but could fit in well with the historic elements on the building. The main brick color selected for this building will be a Chaska brick blend.

Also, due to its location on a corner, decorative fencing will be required to match up with the other downtown corner sites in Chaska. The applicants will have to show a detail on this in their final submittal.

North Building Materials	
Class I	Brick (two colors) and Glass (72%)
Class II	Stucco and Metal (28%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	72% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

Middle Building:

The middle building will be a multi-tenant building. Its overall design provides a staggered layout, which staff is favorable of. The staggered-ness reduces long linear masses, and helps provide a more varied design. More window openings are provided because of this action.

The overall look of the building will be similar to the north building in materials and design. Brick, decorative cornices with dentil detailing, and awning brackets are shown.

This building's rear (east façade) will face the adjacent apartment. They will be using a cementitious lap siding on the east façade, which staff finds appropriate given its minimal exposure and adjacent residential use.

Middle Building Materials	
Class I	Brick (two colors) and Glass (70.5%)
Class II	Stucco and Metal (29.5%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	70.5% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

South Building (Dunkin Donuts):

The south building will be a Dunkin Donuts with a drive-thru. The design of the building is showing a prototypical design for the Dunkin Donuts chain with some elements tying into historic downtown Chaska. The building will be incorporating a Chaska brick color and brick details to emphasize Chaska's historic qualities. A basket weave detail will be incorporated throughout the entire area of the Chaska brick color.

Dunkin' Donuts Building Materials	
Class I	Brick (two colors), nichiha, and Glass (92%)
Class II	Metal (8%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	92% Class I material; 4 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

As noted in the applicant's narrative, several changes were made to the building's prototype in terms of colors and materials so as to more appropriately fit the building in to downtown Chaska. Some of those changes included changing accent brick bands from black to brown, Concrete paneling has been changed to Chaska brick using a basket-weave detail, pink accent paint changed to charcoal gray, etc. Staff has seen images of other prototypical Dunkin' Donuts (below), which show very bright designs. In that regard, staff applauds the efforts of the applicant to change some of the pieces to be more fitting in Chaska. In addition to that, the majority of the building will be using Class I materials as noted below. There is very minimal use of Class II materials.



The drive-thru is situated on the north and east sides of the proposed building. Access to this drive-thru will be obtained from the shared drive between Walgreens and Dunkin Donuts. Stacking is provided for up to seven (7) cars before it interferes with interior traffic. Staff is hopeful that this is an adequate amount of stacking.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	65 feet from centerline
Walnut Street	10 feet
Interior Property Lines	5 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation

46 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

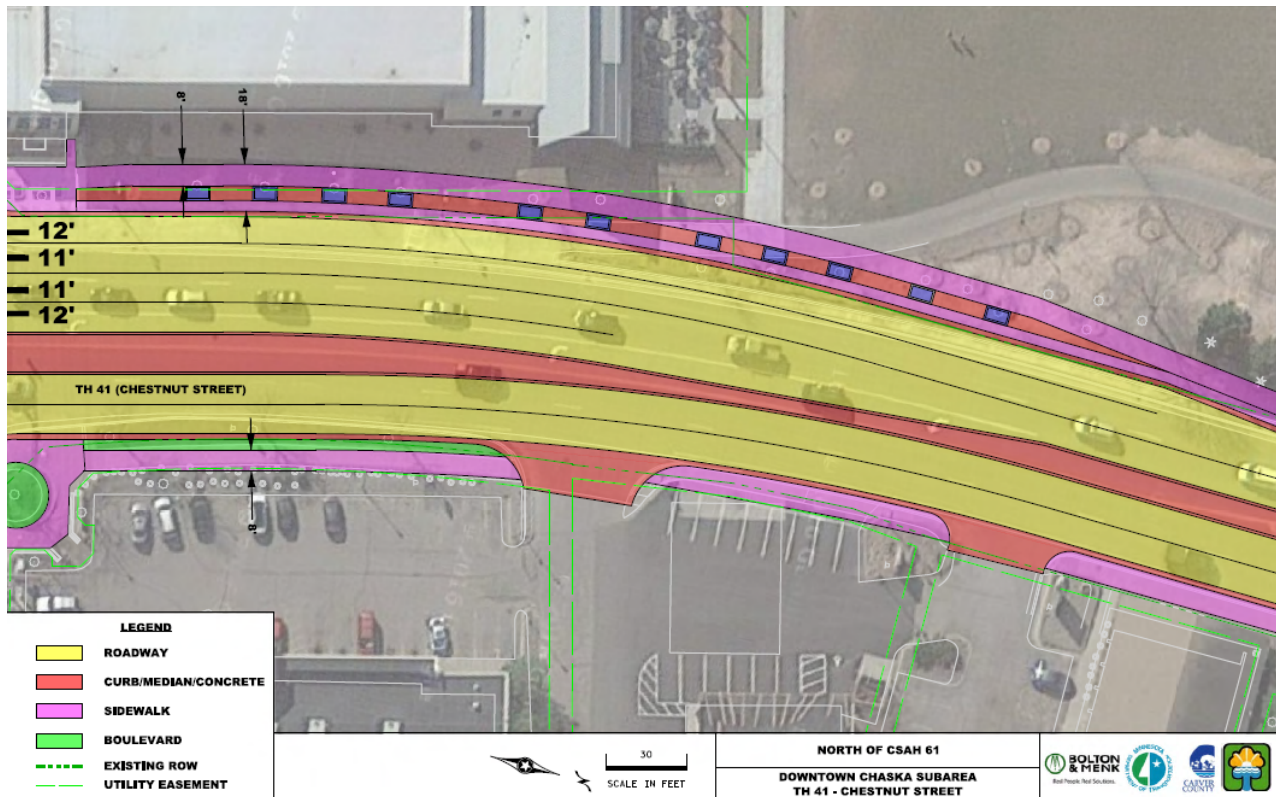
Uses	Approx. Size	Code Req.	Est. Parking Req.
Retail	8,500 sf	1ps/200sf	43 parking spaces
Restaurant	11 seats	1ps/3 seats	3 parking spaces
		REQUIRED	46 parking spaces
		PROVIDED	46 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and south sides of the buildings. The proposed parking lot layout will provide adequate drive aisles and a more appropriate buffer between the road, sidewalk and parking.

The project is proposing to use existing entrances and exits to and from the site with slight modifications to the northerly entrance. These entrances are situated off of Highway 41 on the west and Walnut Street on the east; the northerly access on Highway 41 will be an independent access to the project site, the southerly access will be a shared access between Walgreens and

this project site. A private drive that runs east to west provides the access off of Walnut Street North. Vehicular connections are also available to access Walgreens to the south.

It should be noted that MnDOT will be making improvements to Highway 41 in the future. An exhibit of the proposed improvements is shown below:



MnDOT has provided comments as a result of this project and have given the applicant certain standards to meet in terms of the access design and permits that are required.

Staff Recommendation/Analysis

Staff is happy to see that the parking lot layout will be improved. The flow of the area seems to make sense and provide smooth traffic. The applicant is showing a streetscape design between the parking lot and Highway 41 that aligns with and resembles the Walgreens site. The design incorporates a boulevard that separates Highway 41 and the sidewalk. These incorporations will enhance the boulevard of this area and provide an appropriate buffer between the site and busy road. It will also be important that the applicant continue to coordinate with MnDOT on the future improvements that will be done to Highway 41 so that important variables such as access/drainage/right-of-way needs are figured out sooner than later.

Landscaping

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	32 caliper inches (12 trees)	15 trees
Understory Trees	3	0
Shrubs	33	143

According to the table above the applicant is insufficient in meeting the landscape ordinance for understory trees. The applicant will be required to show at least 3 additional understory trees in their final submittal.

The preliminary plan is showing general consistency with Walgreens lot and consistency with the Curling Center in terms of boulevard landscaping. Currently the Walgreens site shows trees between the sidewalk and the highway and shrubs between the parking lot and the sidewalk. The applicant is showing the same sidewalk width and shrubs next to the parking lot. The boulevard achieved on this lot is consistent with what was done at the Curling Center on the Chaska Boulevard side.

Planting islands are also shown as a part of this plan with appropriate landscaping within it.

Sidewalks and Pedestrian Places

Sidewalks are proposed to intersect this site and provide access to the three buildings and their parking. A sidewalk is proposed on the west side of the site to connect into the Walgreens site and sites to the north. The existing westerly pedestrian connections are currently 8 feet wide.

Another item of note is the provision of pedestrian places as a part of this proposal. The applicant has since added a patio on the back (east) side of the Dunkin' Donuts that will be surrounded by a decorative fence and landscaping. They have also added landscaping in the rear between the CDA building and multi-tenant building. This will allow for a much more pleasant area for people who need to use this area.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting shall also be designed to be sensitive to the historic context and scale. Gooseneck lighting is traditional in historic downtowns and is being provided on the two north buildings.

Monument Sign & Trash Enclosure

The existing monument sign and trash enclosure are a part of this proposal. One new trash enclosure is proposed on the east side of the site behind the proposed buildings. A detail has been provided of this in the preliminary submittal. The applicant has also summarized the frequency of trash pickups in their narrative as well. Trash pick-ups will only occur on Mondays, Wednesdays, and Fridays between the hours of 2:00am and 4:00am. This timing will not be a conflict with the drive-thru as Dunkin' Donuts will not be open during that time.

A monument sign is proposed on the west edge of the site. The design of this sign will be consistent with the buildings.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City and MnDOT to determine if the drainage plan proposed for the site will suffice.

Preliminary Plat

The site will be platted from three lots into two lots. One lot will be for the CDA parking lot, the other will be for the remainder of the site encompassing the three buildings.

Single Motion on Project

Being sensitive to the comments brought up in the last Planning Commission meeting, it was noted that you wish to review and make motions on buildings separately even though they might be on the same site.

During this Preliminary Plan we feel that it is appropriate to look at/review the site/proposal as a whole. Staff believes that due to the connectivity of this site and buildings, it is very much appropriate to evaluate this project as a whole versus separating it out. Therefore, we are asking you to make a single motion on the entire project.

CONCLUSION

Staff is happy to see that the vacant buildings and sites at 650, 700, and 710 Chestnut Street North are taking steps to receive improvements. Staff will continue to work with the applicant to ensure the site and buildings become a visually pleasing amenity to the community and downtown once again.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for 650, 700 & 710 Chestnut Street North (PC#2018-19), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative, submitted by Matt Borowy, dated May 30, 2018.**
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018**
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018**
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated May 29, 2018**
 - e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018**
 - f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018**
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated May 29, 2018**
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018**
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018**
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 2018**

- k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated
 - o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Preliminary Plat, submitted by Trosen Land Surveying, LLC, dated June 7, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
 3. Provision to design the buildings to tie in with historic downtown Chaska.
 4. Provision of curb and gutter to be provided in parking lot design.
 5. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 6. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the final submittal.
 7. Decorative fence by northerly building to be painted to match Walgreens fence.
 8. Provision that signs will meet Section 10 of the zoning ordinance.
 9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
 10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
 11. Building fire suppression system to be implemented if required by Fire Department.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 13. Provision that an access permit is obtained from MnDOT.
 14. Adherence with MnDOT's memo dated June 6, 2018.
 15. Provision of 3 understory trees are added to the landscape plan at final submittal.
 16. Compliance with the Engineers Memo dated June 6, 2018.

Motion to recommend approval of the rezoning for 650, 700 and 710 Chestnut Street North from General Commerce (C-2) and Planned Multi Use District (PMD-10) to Planned Commercial District (PCD-19).



4900 Highway 169 Suite #303
New Hope, MN 55428
612-810-9628
763-550-2919 FAX

In Partnership With



802 Lower Johnson Circle
St. Peter, MN 56082
507-720-1398
matt@brightpixeldesign.com

Site Plan

To: Elizabeth Hanson
From: Matt Borowy
Date: 5/30/2018
Re: Chaska Retail Center

Mrs. Hanson:

I want to thank you for the opportunity to submit the following preliminary site/building plan materials for the Chaska Retail Center in Chaska MN. The application and fees will be submitted separately and the hard copies will be forthcoming after your initial review and comment.

Per our previous correspondence, the project team's desire is to work closely with the city staff over the next two months to carry out the review process. We would like to thank you in advance for the support and patience that is sure to be afforded to our team.

Request

The project team requests approval of the building designs and locations as specified in the attached drawings. The location of the northern building and the monument sign will require setback variances and/or new setbacks created as part of the re-platting process. The hardship that necessitates this request are the existing site access points, which are intended to remain, and the required parking stall count. If either of these constraints were not in place the variance request would not be advanced.

Vehicular Impact

Proposed development involving removal of existing buildings, construction of new buildings and replacement of monument sign has a slightly beneficial effect on the vehicular traffic visibility of the site. This is primarily due to the removal of the existing monument gas price sign on the south side of the central access drive and the removal of the existing Michael's Cycles building. Without the sign, the driver's field of view of oncoming traffic from the south on Chestnut Street is widened. To enhance site safety, the proposed northern building has been placed approximately 9' farther away from the center line of Chestnut Street than the existing retail building. See SL1.1 for more information.

The view at the intersection of Walnut & Chestnut is proposed to be modified slightly from the current condition. See SL1.2 for a before and after exhibit of the view. A driver waiting at the sidewalk at both the Walnut Street and the center lot exit will have in excess of 6 seconds of visual contact with a driver traveling 40 mph Northbound or Southbound on Chestnut Street.

The owner is planning to hire a traffic study engineer as deemed necessary by the planning commission. However, this member is not under contract as of this writing so their study is not part of this submittal. The design team has spoken to the city engineer Matt Clark and he has recommended Eric Johnson from Bolton & Menk due to his familiarity with the site. The resulting findings and recommendations will be incorporated into the project as they become available.

A drive-through has been provided for the Dunkin' Donuts restaurant on the south end of the site. This is due to the company's priority of providing customers with quick and convenient vehicular service as well as parking for walk-in service. The corporate standard requires a minimum queue of 6 cars (3 at the ordering menu and 3 at the pickup window). The proposed plan provides room for 7 (4 at the ordering menu and 3 at the pickup window.) This additional capacity will facilitate efficient traffic flow through the lane. In addition, the updated prototype design includes a dedicated door for restaurant staff to bring slower items directly to the customer. This allows vehicles to pull forward out of the drive lane so subsequent customers can keep the line moving – see 1/A5.0 for more information.

Trash and recycling will be scheduled with provider to be removed between the hours of 2:00 and 4:00 AM on Monday, Wednesday and Friday. Pick-up times can be modified as the required load changes with differing building tenants. The designated enclosure is designed to accommodate (2) 4 yard containers: one with trash and one with co-mingled recycled material including cardboard, paper, glass and plastic. The restaurant staff will arrive at 5:00 AM, well after the trucks have vacated the area. Customers using the drive thru lane should never conflict with utility trucks servicing the site.

Design Direction

Per the design team's previous submittal, the intended materials are primarily brick and stucco with accents of aluminum & glass, metal canopies, and metal trim – see sheet A2 for more information. Historically inspired gooseneck fixtures are to be featured prominently on the brick pilasters of the two retail buildings – see E6.10 for more information.

During the design process the franchise restaurant (Dunkin' Donuts) has released their 'next-gen' building prototype and has expressed the desire to employ it here. We have carefully considered the design and are proposing several changes to it to ensure that it respects both its direct neighbors and the community as a whole. Key items are as follows:

- 1) Accent brick bands have been changed from black on the prototype to brown on the Chaska design
- 2) Grey concrete panels have been changed to light grey "Chaska Brick" Historically inspired detailing will be employed in these areas by way of 'basket weave' coursing that is present in existing neighborhood buildings.
- 3) White concrete panels have been changed to quartz grey
- 4) White accent paint has been changed to charcoal grey
- 5) Pink accent paint has been changed to charcoal grey
- 6) Double trim (cornice) bands have been added to the field walls to recall detailing consistent with the other proposed buildings and existing buildings in the neighborhood
- 7) Light from accent bollards has been changed from pink to white

With the above changes, the new prototype design will be able to enmesh with the existing design of the surrounding community in a respectful and appropriate way. Other prototype items that are allowed to remain are wood-look metal accent siding and an orange accent band. Please see sheets A5.0 and A5.1 for more information.

Sustainable initiatives

Reduction of initial resources and ongoing utilities are important from both a cost containment standpoint and overall environmental stewardship. The design team has targeted several items that work toward that aim. Key sustainable items area as follows:

- 1) Efficient MEP systems featuring low-flow fixtures and LED lighting
- 2) Two sets of bike racks are suggested as noted on sheet L1.1
- 3) Shading devices to reduce solar gain over glazed areas
- 4) Thermally broken aluminum frames with double-pane insulated glazing
- 5) Photometric analysis that ensures the balance in struck between public safety and reducing light trespass & pollution – see E6.10 for more information

Pedestrian Impact

The proposed development has been designed for efficient and safe pedestrian flow parallel to vehicular flow. A landscaped boulevard is planned between HW31/Chestnut Street and the new sidewalk per city staff's request. The will provide increased safety by separating pedestrians from northbound traffic. This design solution is also consistent with the properties both north and south of the site. The existing fence and bollard installation at the northwest corner of the site is intended to remain in place and new landscape plantings are proposed. Alternatively, if the construction requires that this installation be removed, it will be replaced during the construction period.

A generous pedestrian friendly area is proposed along the east-entry side of the three-tenant building including wide concrete walks and landscape beds. This will prove to be attractive for building visitors and staff and provide valuable greenspace as well. This area is intended to replace the previous suggestion of a 'promenade' on the west side between the new building and the CDA apartments. The design team feels that that area is better served as a backdoor for tenants and a space for utilities not as a pedestrian amenity per se.

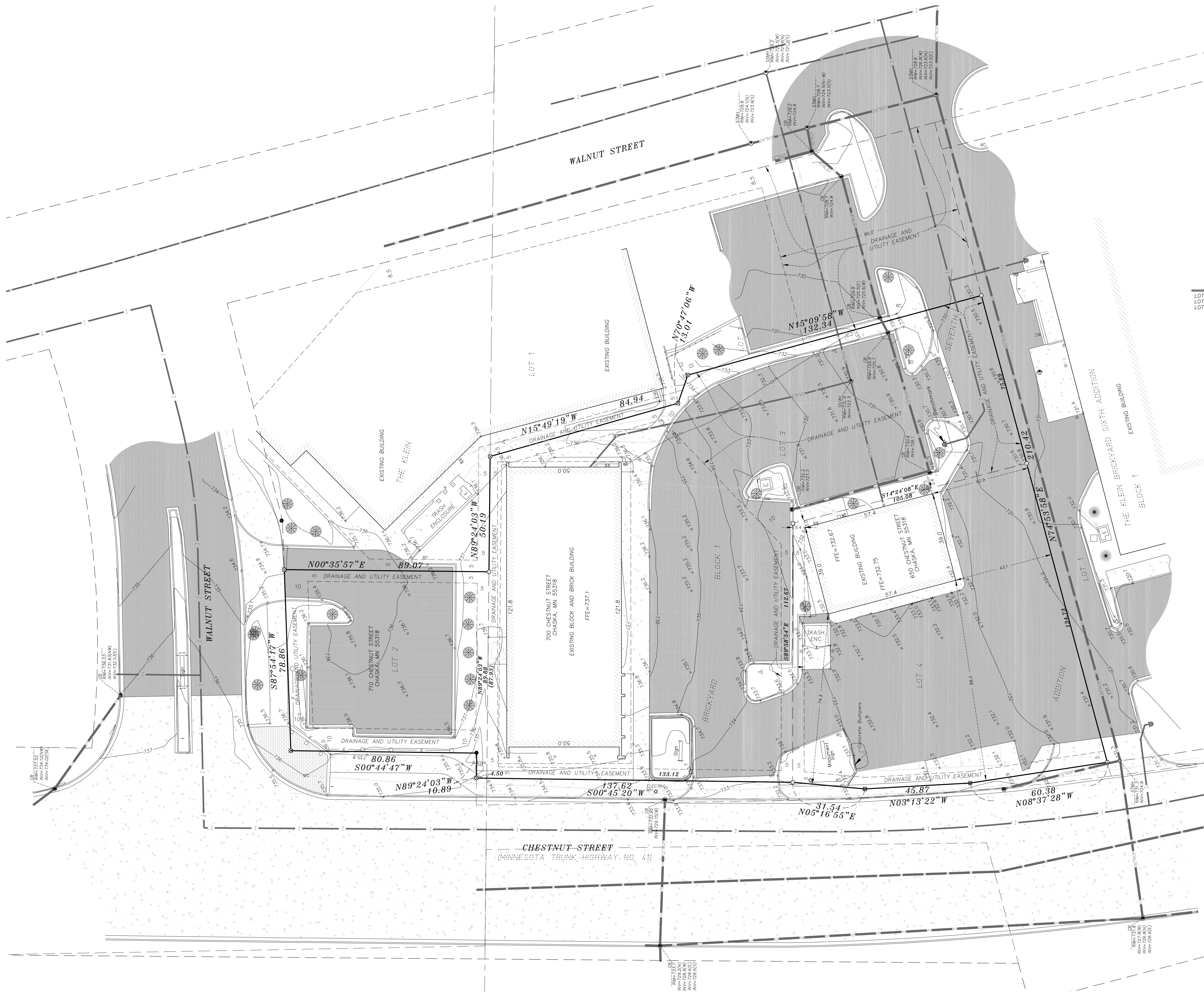
The current landscape plan suggests ample room for pedestrian flow but not benches or tables in front of the buildings. This will be valuable in the long term to the building owner in recruiting and keeping tenants as it promotes a safe and friendly face to the future business occupants. Proposed monument sign is designed using the same detailing and materials as the two retail buildings to provide consistency throughout the development - see sheet A.0 for more information.

The franchise restaurant on the south end of the site is planning an exterior seating area with tables and chairs that will be surrounded by an ornamental fence and landscaping see sheet L1.1 for more information.

Once again, thank you for this opportunity to submit this preliminary site/building plan package. If you have any questions regarding this submittal, please do not hesitate to call.

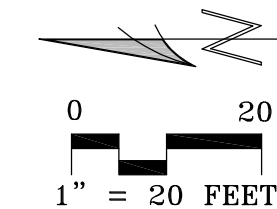
Sincerely,

Matt J Borowy
Bright Pixel Design
507.720.1398
www.brightpixeldesign.com



BENCHMARK

TOP NUT FIRE HYDRANT
LOCATED AT THE SOUTHEAST
CORNER OF THE BUILDING ON THE
SUBJECT PROPERTY
ELEVATION = 733.81
(ASSUMED DATUM)



LEGEND

- | | |
|---|-------------------------------|
|  | = CONCRETE SURFACE |
|  | = BITUMINOUS SURFACE |
|  | = EXISTING ELEVATION |
|  | = EXISTING CONTOURS |
|  | = ELECTRIC METER |
|  | = ELECTRIC TRANSFORMER |
|  | = GAS METER |
|  | = UTILITY BOX |
|  | = DECIDUOUS TREE |
|  | = SIGN |
|  | = LIGHT POLE |
|  | = FIRE HYDRANT |
|  | = MANHOLE |
|  | = CATCH BASIN |
|  | = BOLLARD |
|  | = FOUND MONUMENT |
|  | = SET SCRIBED "X" OR MAG NAIL |
|  | = SET MONUMENT |

AREA SUMMARY

LOT 2, BLOCK 1 - 6,928 SQ. FT. OR 0.15 ACRES
 LOT 3, BLOCK 1 - 28,768 SQ. FT. OR 0.66 ACRES
 LOT 4, BLOCK 1 - 15,256 SQ. FT. OR 0.35 ACRES

PROPERTY DESCRIPTION

LOTS 2, 4 AND 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION,
CARVER COUNTY, MINNESOTA

NOTES

- NOTES**
1. PROJECT COORDINATE SYSTEM IS CARVER COUNTY COORDINATE SYSTEM (NAD83-1996).
 2. THE SOUTH LINE OF LOT 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH EDITION BEARS SOUTH 74 DEGREES 53 MINUTES 48 SECONDS COMPARED TO THE PLATTED BEARING OF SOUTH 47 DEGREES 45 MINUTES 52 SECONDS EAST.
 3. THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF Gopher State One Call - TICKET NO. 189494039 AND AVAILABLE MAPS. NO UTILITY COMPANY HAS BEEN CONTACTED TO RE-CALL THE UTILITIES. THERE IS NO GUARANTEE, IN WRITING OR ASSUMED, THAT UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY.

CERTIFICATION

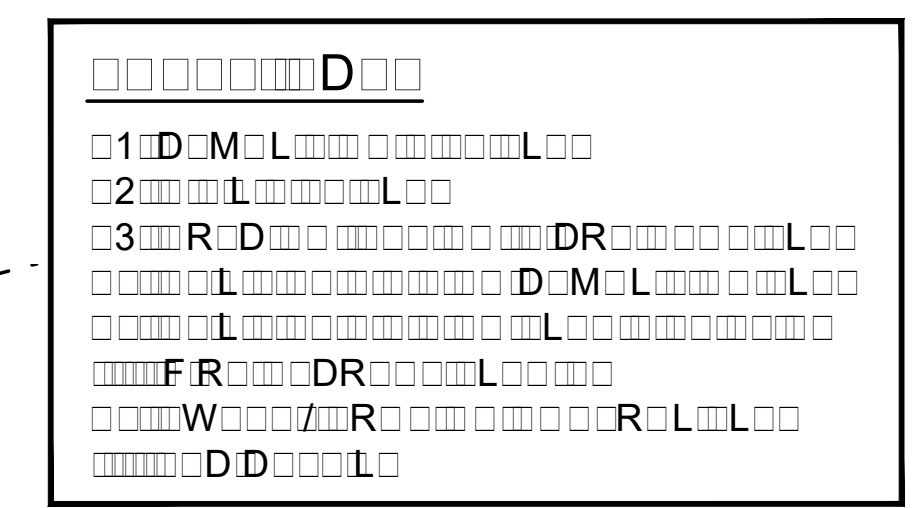
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SCOTT C. TROSEN, MN LS 47465.
DATE: 04/12/2018 REVISED: 04/14/2018



TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182

650, 700 and 710, Chestnut Street, Alaska, MN 55318 LOTS 2, 3, AND 4, THE KLIEN BRICK YARD SEVENTH ADDITION, CARVER COUNTY, MINNESOTA	CERTIFICATE OF SURVEY																					
	SHEET 1 OF 1																					
	REVISIONS <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/14/2018</td> <td>SITE UTILITIES-NOTES</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				REV. NO.	DATE	REVISION DESCRIPTION	1	04/14/2018	SITE UTILITIES-NOTES												
	REV. NO.	DATE	REVISION DESCRIPTION																			
	1	04/14/2018	SITE UTILITIES-NOTES																			
PROJECT:		TLS1806.dwg																				
DRAWING:		cert-TLS1806.dwg																				
DRAWN BY:		SCJ																				
CHECKED BY:		SCJ																				
SUBMITTED:		04/12/18																				
CLIENT:																						
Alliance Contracting 1800 Excel Drive Mankato, MN 56001																						
PROJECT:																						



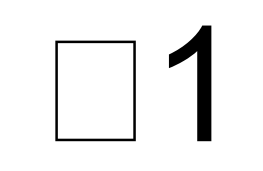
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F R M R F D R R D
L W 2
D D F R
R R D

No.	SUBMISSIONS & REVISIONS	Date
1	R□□□ -2-2-1□	

DATE: 4-30-2018

DRAWN BY: JLS

CHECKED BY: ML



The diagram illustrates the step-by-step construction of the string "WORMS LORMS" from a template "WORMS LORMS" using a sequence of operations. The operations are:

1. WORMS LORMS (initial state)
2. WORMS LORMS (no change)
3. WORMS LORMS (no change)
4. WORMS LORMS (no change)
5. WORMS LORMS (no change)
6. WORMS LORMS (no change)
7. WORMS LORMS (no change)
8. WORMS LORMS (no change)
9. WORMS LORMS (no change)
10. WORMS LORMS (no change)
11. WORMS LORMS (no change)

1. 16-bit bus **R** **M**

2. 16-bit bus **R** **W** **L** **R** **M**

3. 16-bit bus **R** **M**

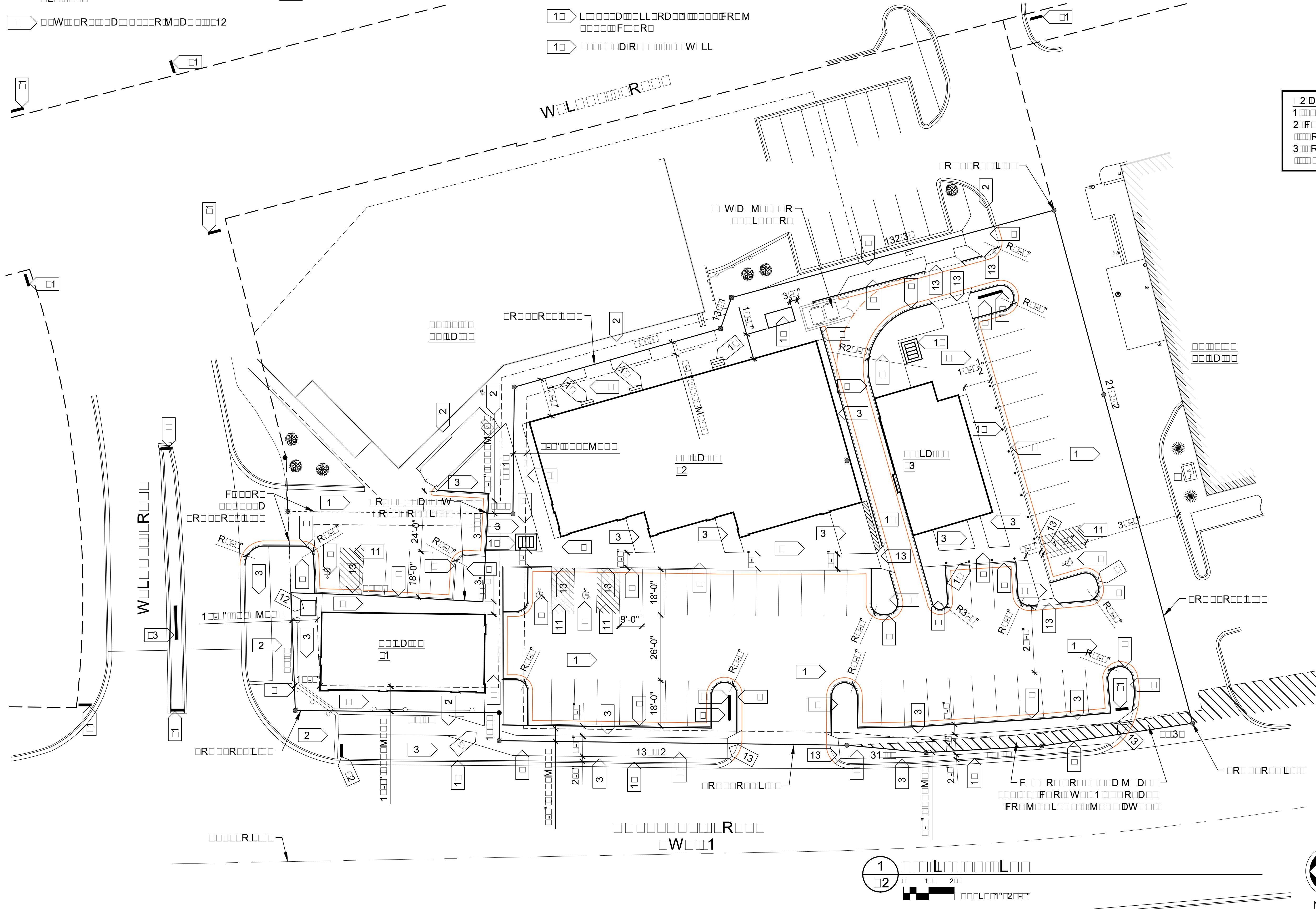
4. 16-bit bus **R** **FF** **R** **M**

5. 16-bit bus **R** **W**

PROJECT TITLE:

**CHASKA
RETAIL CENTER**

**700 CHESTNUT STREET
CHASKA, MN**



FR**D**LL-2021
F**R**M**R**F**D**C**R**D
LW**E**
D**D****F**R
R**R****D**

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	R1-2021-2-21	

SHEET:

CIVIL SITE PLAN

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

□2

PROJECT TITLE:

CHASKA RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

[illegible]

□F□R□D□□□□□□□□□□□□□□□□□□R
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F□R□□□M□R□□□□F□□D□R□R□□D
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FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

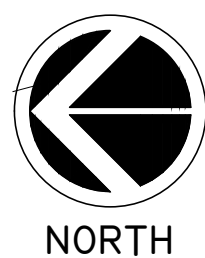
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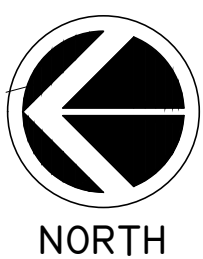
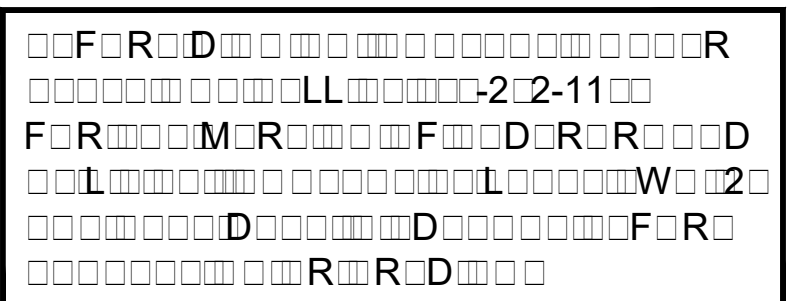
SHEET:

**GRADING / PAVING &
DRAINAGE PLAN**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

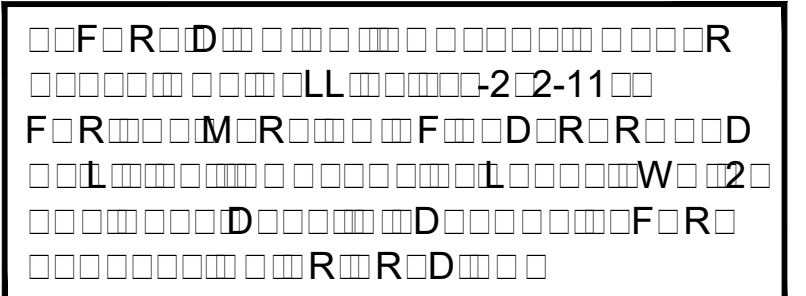
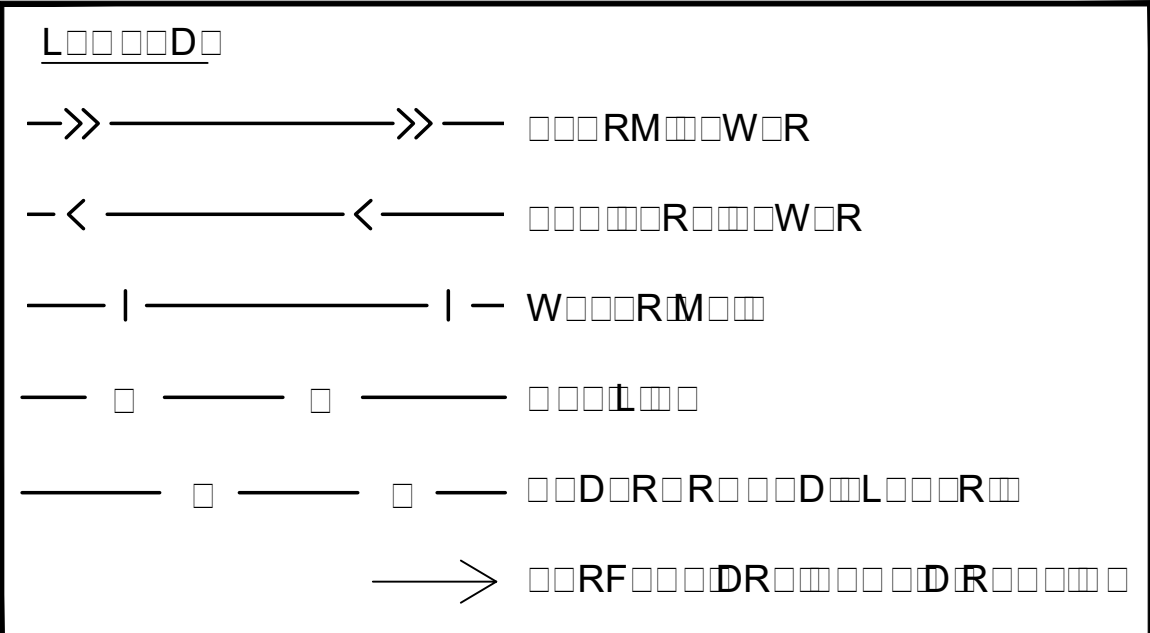
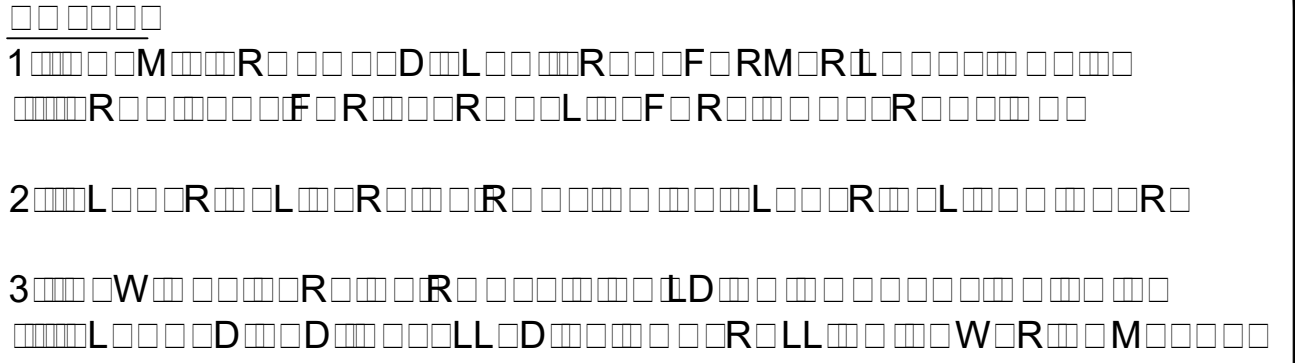
3





CHASKA RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN



FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
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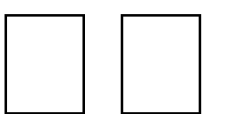
SHEET:

UTILITIES & PIPING PLAN
EXIST. FIRE HYDRANT PLAN(S)

DATE: 4-30-2018

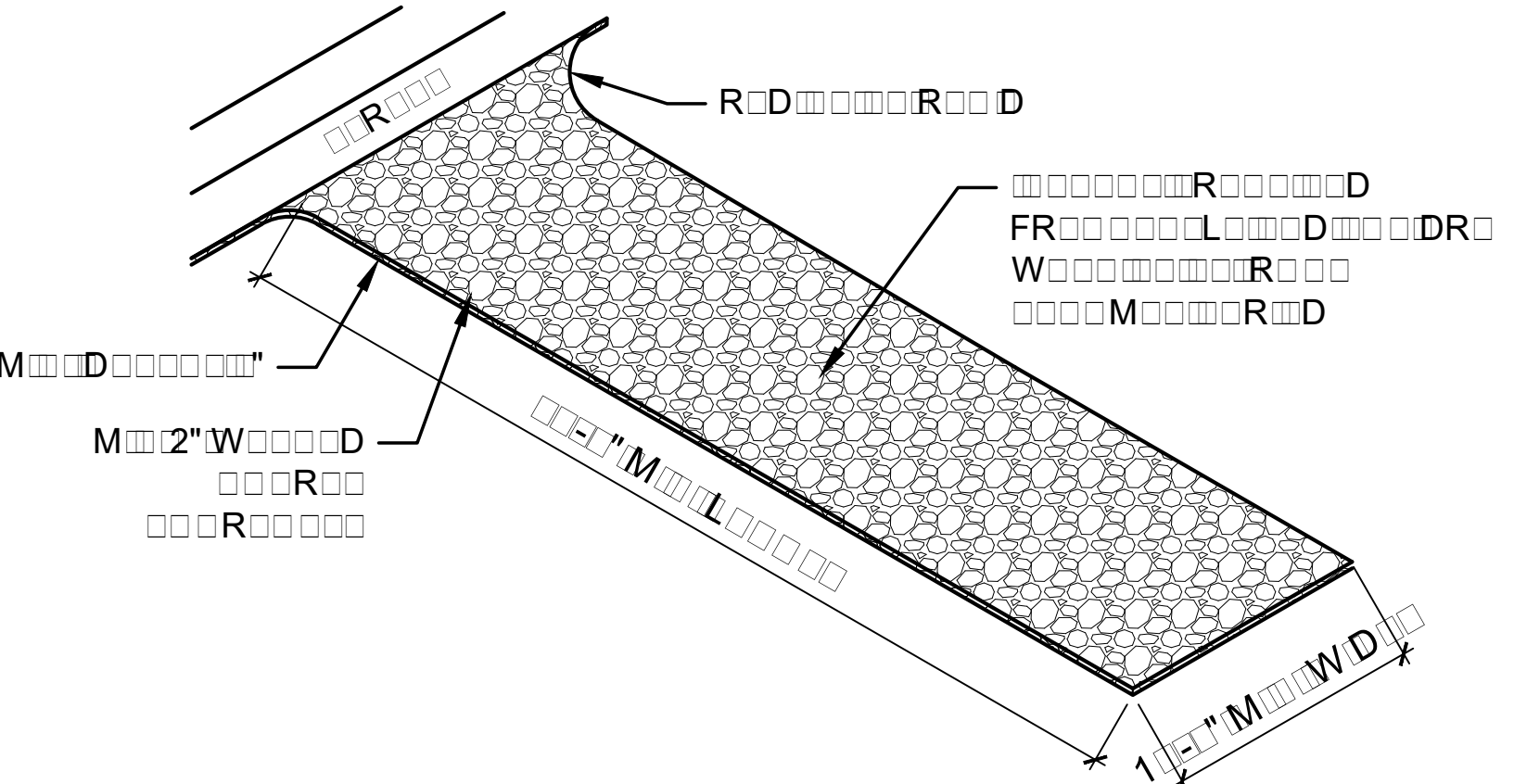
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CHECKED BY: ML

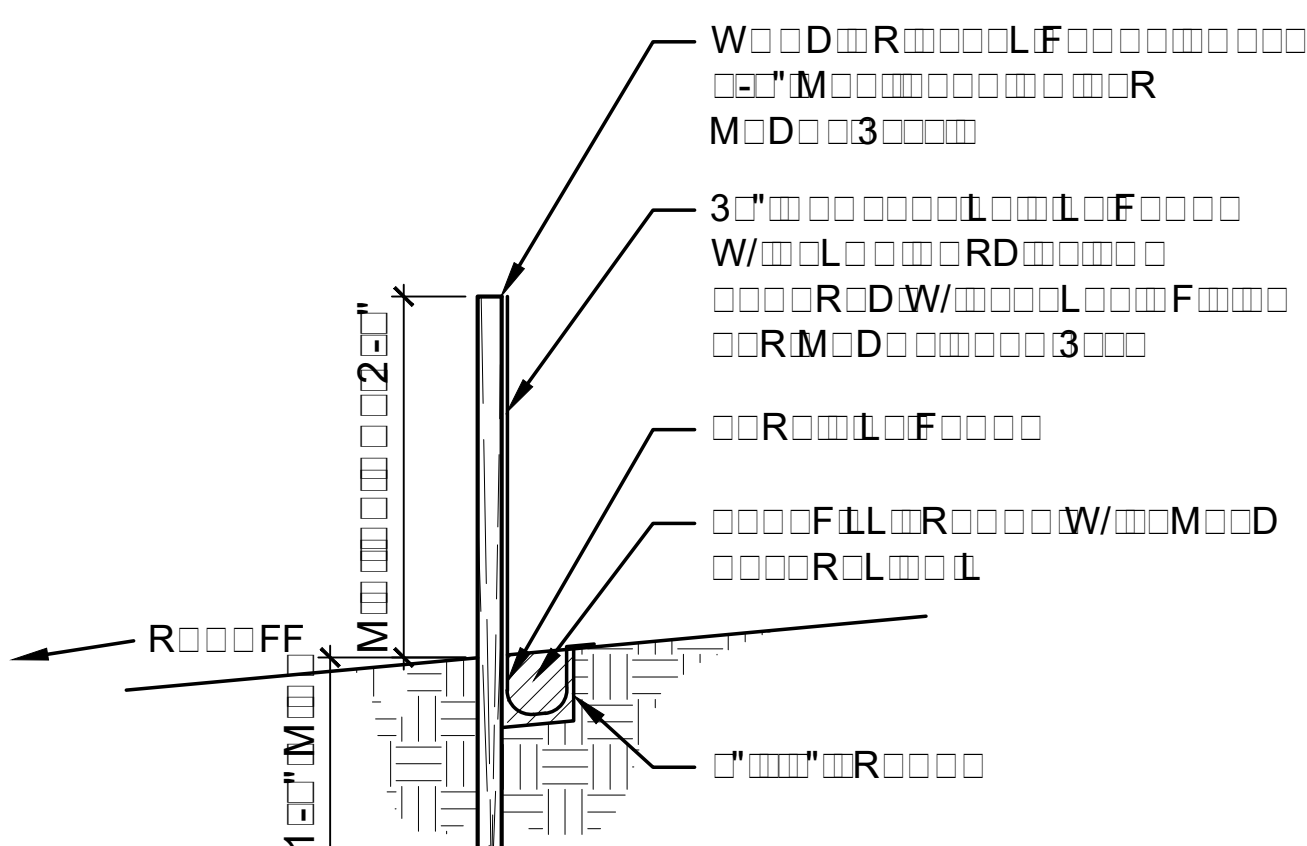


PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

FOR ROADWAY CONSTRUCTION
FOR LANDSCAPE CONSTRUCTION
FOR MAINTENANCE CONSTRUCTION
FOR UTILITIES CONSTRUCTION
FOR EROSION CONTROL CONSTRUCTION



2. EROSION CONTROL
FOR ROADWAY CONSTRUCTION



3. EROSION CONTROL
FOR LANDSCAPE CONSTRUCTION

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No. SUBMISSIONS & REVISIONS Date

1. EROSION CONTROL
FOR ROADWAY CONSTRUCTION

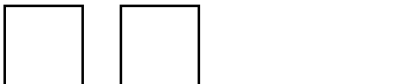
SHEET:

**SWPPP / EROSION
CONTROL PLAN & DETAILS**

DATE: 4-30-2018

DRAWN BY: JLS

CHECKED BY: ML





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.

DATE _____ LIC. NO. _____

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.

DATE _____ LIC. NO. _____

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PROJECT

CHASKA RETAIL CENTER

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	18-21504
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	05/29/18
CLIENT PROJECT NO.	

PHOTOMETRIC SITE PLAN

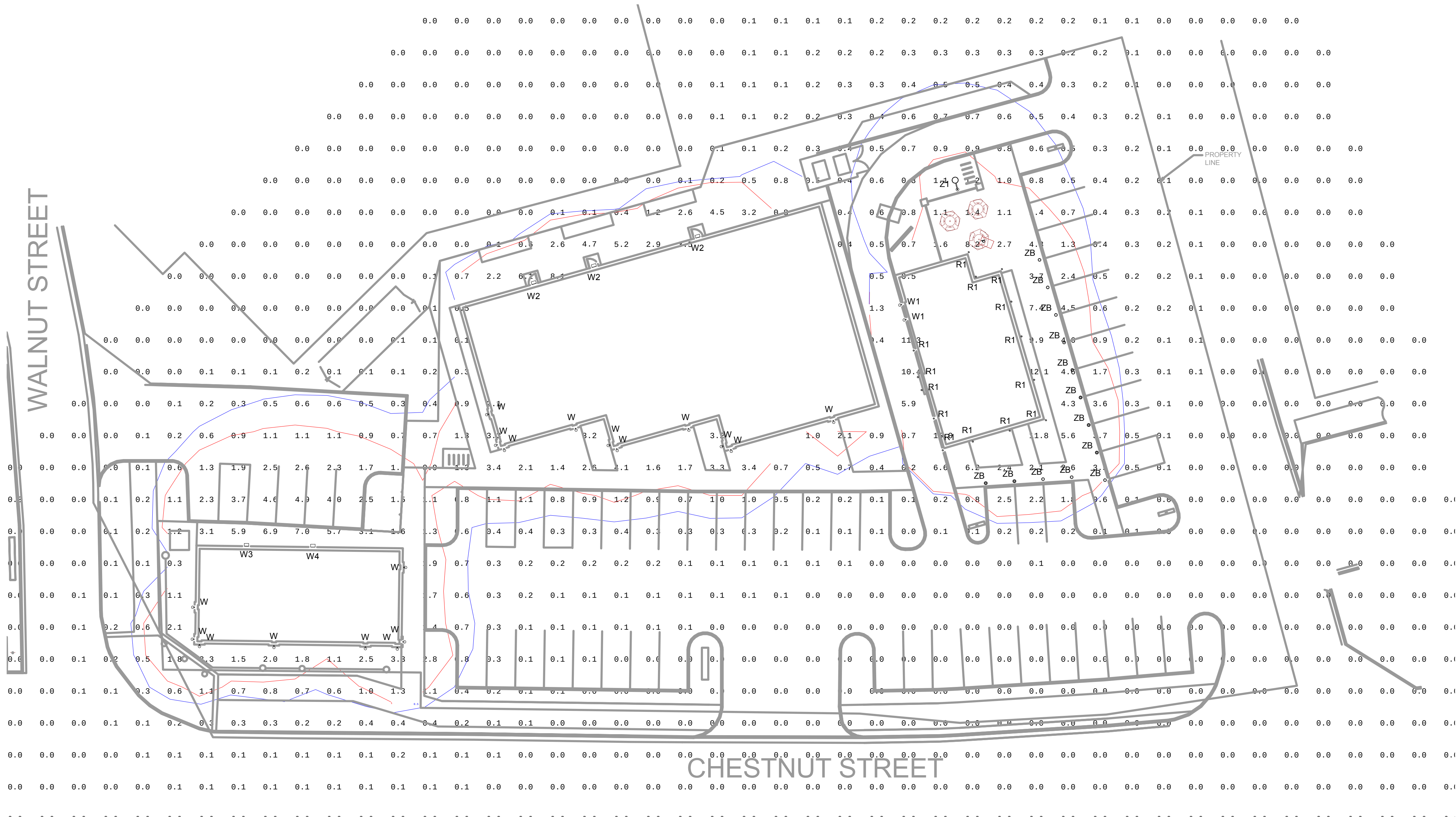
SHEET

E6-10

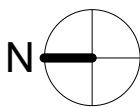
Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
R1	6" RECESSED CAN	HALO #PD620D010B-PDM6B840-61V	27W LED	RECESSED INTO EXTERIOR CANOPY
W1	EXTERIOR WALL MOUNT	SLV LIGHTING #751798U	18W LED	INSTALL 12' AFG
W2	WALL PACK TYPE II	GARDCO #106L-16L-530-NW-G1-2-UNV-DD-BK	28W LED	INSTALL 12' AFG
W3	WALL PACK TYPE IV	GARDCO #106L-16L-530-NW-G1-4-UNV-DD-BK	28W LED	INSTALL 12' AFG
W4	WALL PACK TYPE IV	GARDCO #106L-32L-1000-NW-G1-4-UNV-DD-BK	107W LED	INSTALL 12' AFG
W	EXTERIOR WALL MOUNT GOOSENECK	LIGMAN #DU-30206-29W-2-1-W30-01-120/277-DS	29W LED	INSTALL 12' AFG
ZB	BOLLARD	PERFORMANCE LIGHTING #076423	14W LED	
Z1	SITE POLE FIXTURE-SINGLE TYPE V POLE	GARDCO #SFV-32L-500-NW-G2-AR-5-UNV-BK GARDCO #RA5-STB-20-D1-BLP	51W LED	INSTALL ON 20' POLE



1 PHOTOMETRIC SITE PLAN
1" = 20'-0"





GOOSENECK
SCONCES



ACCENT
SCONCES



WALLPACK
SCONCES

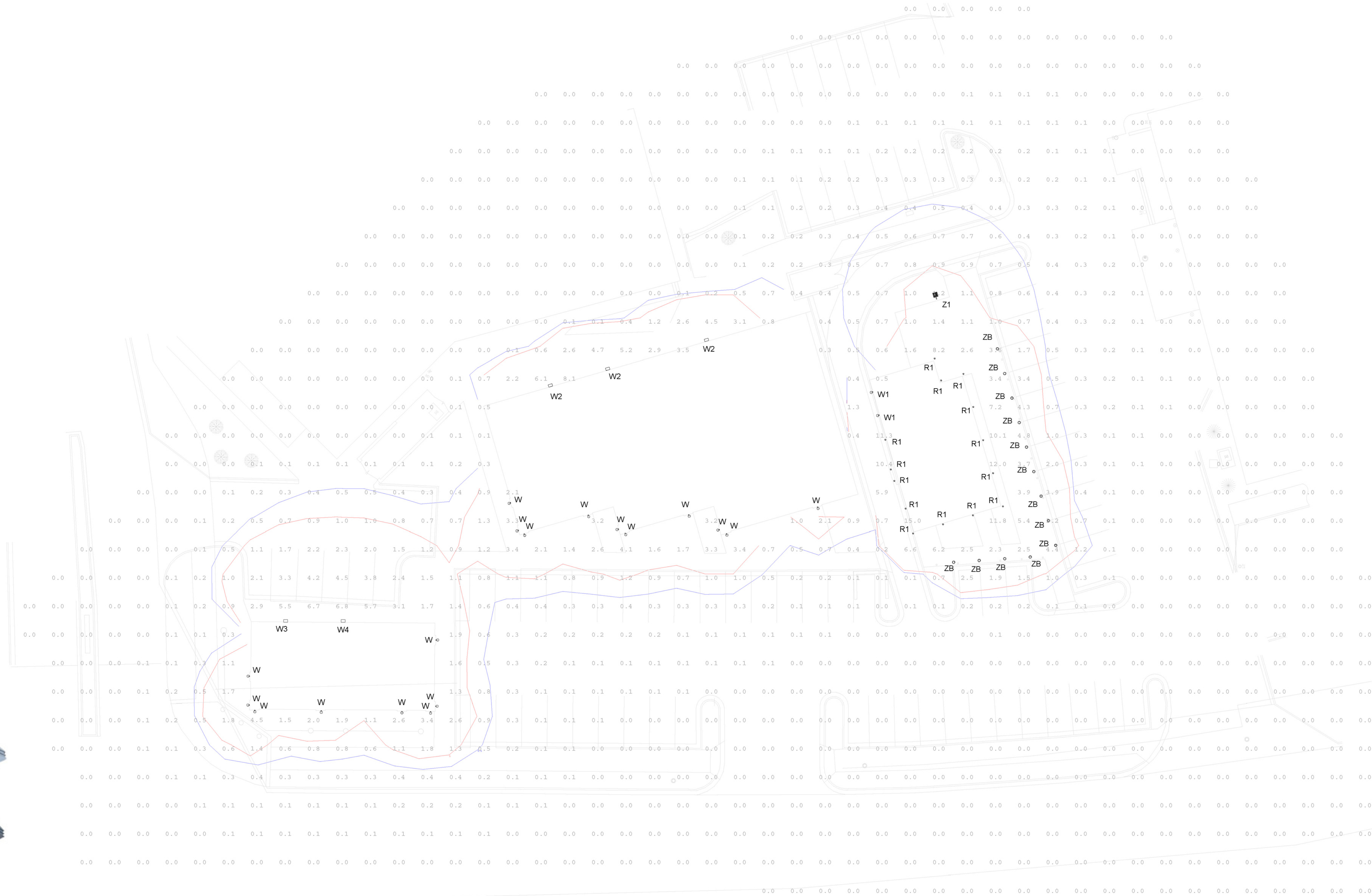


ACCENT
SCONCES



AREA
POLE
LIGHTS

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	TYPE COMMENTS	
R1	6" LED RECESSED CAN	HALO	PD620D010B-PDM6B835-61VCWF	25W LED		
W	WALL MOUNT SHEPHERDS HOOK	LIGMAN	UDU-30206-29W-2-1-W40-01-120/277V-DS	29W LED		
W1	LED EXTERIOR WM DOWN LIGHT	SLV LIGHTING	751794U	18W LED		
W2	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-2-UNV-PCB-BK	28W LED		
W3	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-4-UNV-PCB-BZ	28W LED		
W4	QUARTER SPHERE WALL PACK	GARDCO	106L-32L-1000-NW-G1-4-UNV-PCB-BK	107W LED		
Z1	POLE LIGHT TYPE V	GARDCO	SFA-32L-500-NW-G2-AR-5-UNV-PCB-BK	51W LED	ORDER POLE: RA4.5-CB-20-D1-BLP	
ZB	KHA SLIM 36" LED BOLLARD	PERFORMANCE IN LIGHTING	076423	(2) 14W LED		



1 PHOTOMETRIC SITE PLAN
1" = 20'-0"



ISG

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.

DATE _____ LIC. NO. _____

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DATE _____ LIC. NO. _____

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PROJECT

CHASKA CENTER TENANT BUILDINGS

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

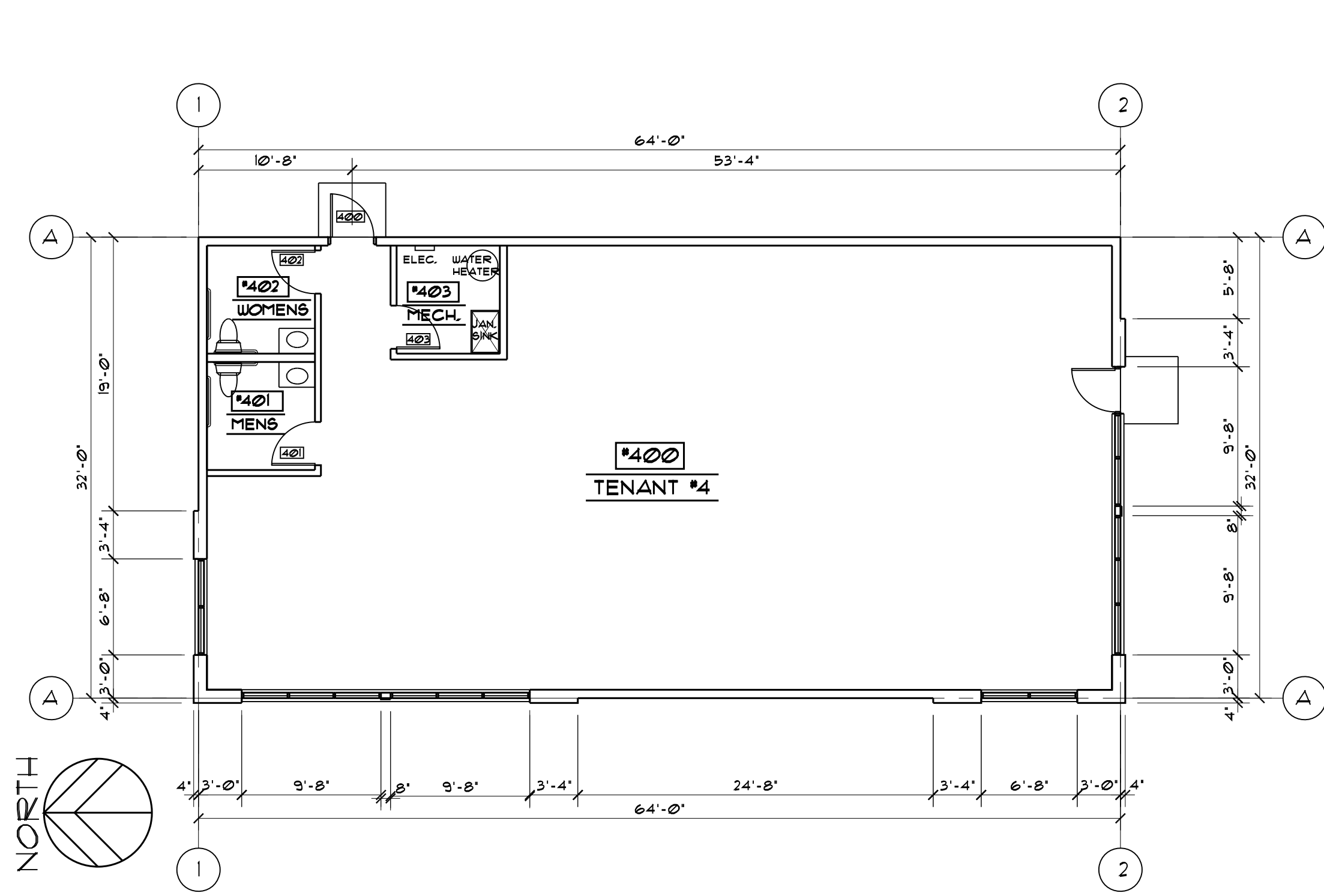
PROJECT NO.	17-21504
FILE NAME	21504 Elec R18.rvt
DRAWN BY	AAG
DESIGNED BY	AAG
REVIEWED BY	MDN
ORIGINAL ISSUE DATE	MM/DD/YYYY
CLIENT PROJECT NO.	

PHOTOMETRIC SITE PLAN

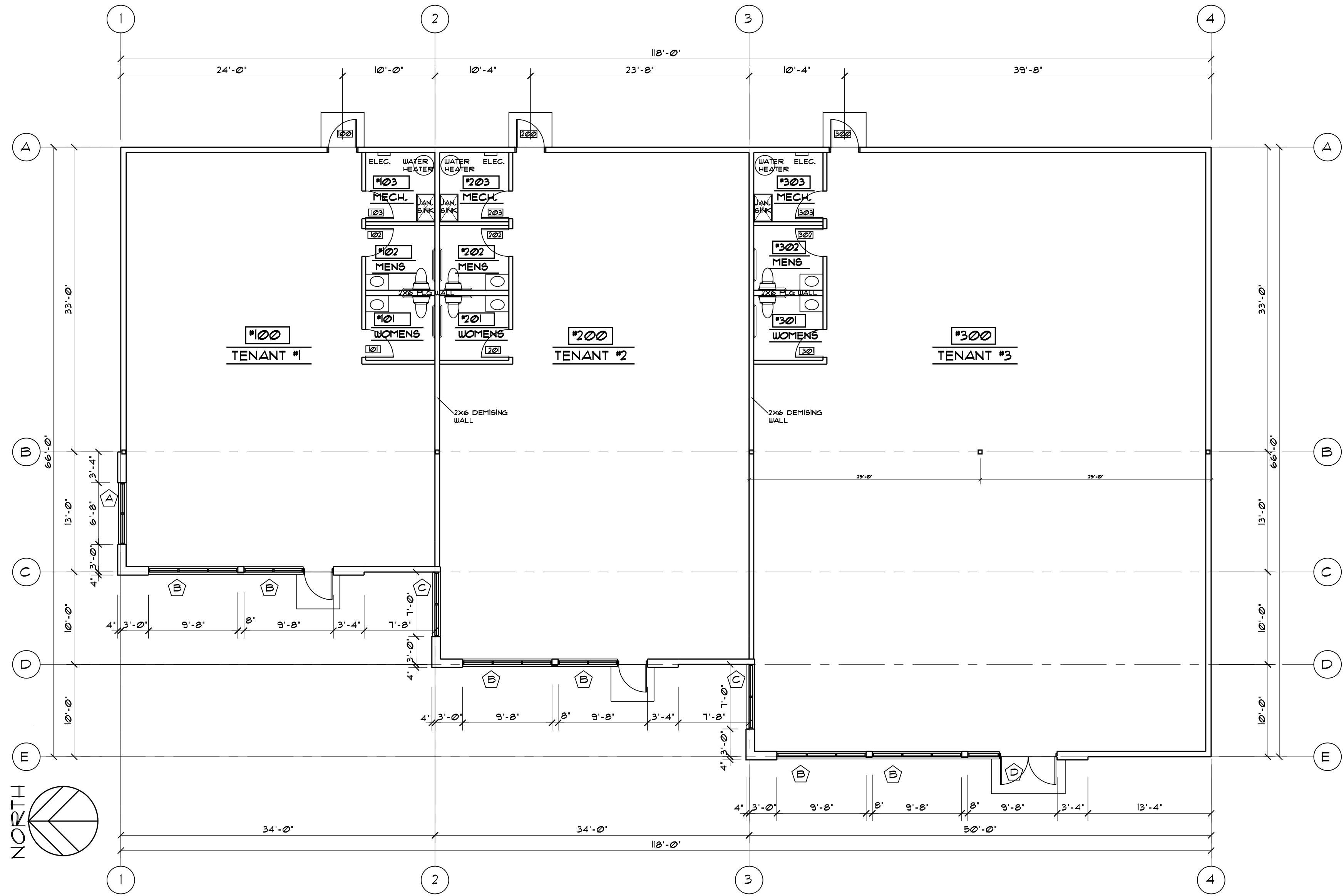
SHEET

E6-10

PRELIMINARY NOT FOR CONSTRUCTION



1 BUILDING #1 FLOOR PLAN
1/8" = 1'-0"



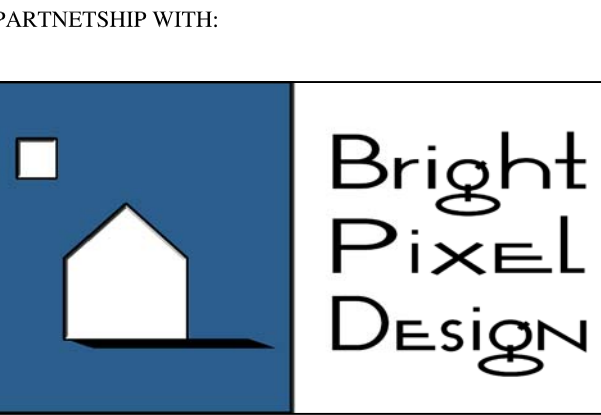
2 BUILDING #2 FLOOR PLAN
1/8" = 1'-0"



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

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.

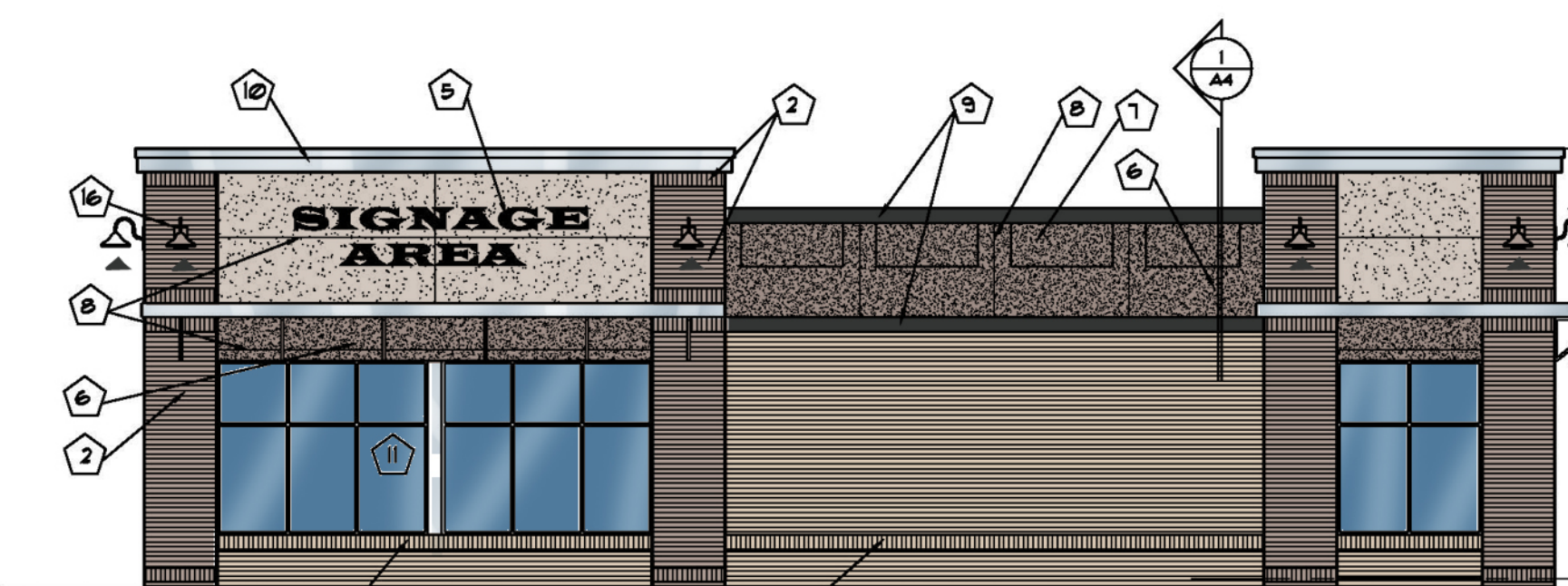
Name. Richard D. Storlien
Reg. No. 21258
Date.



PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

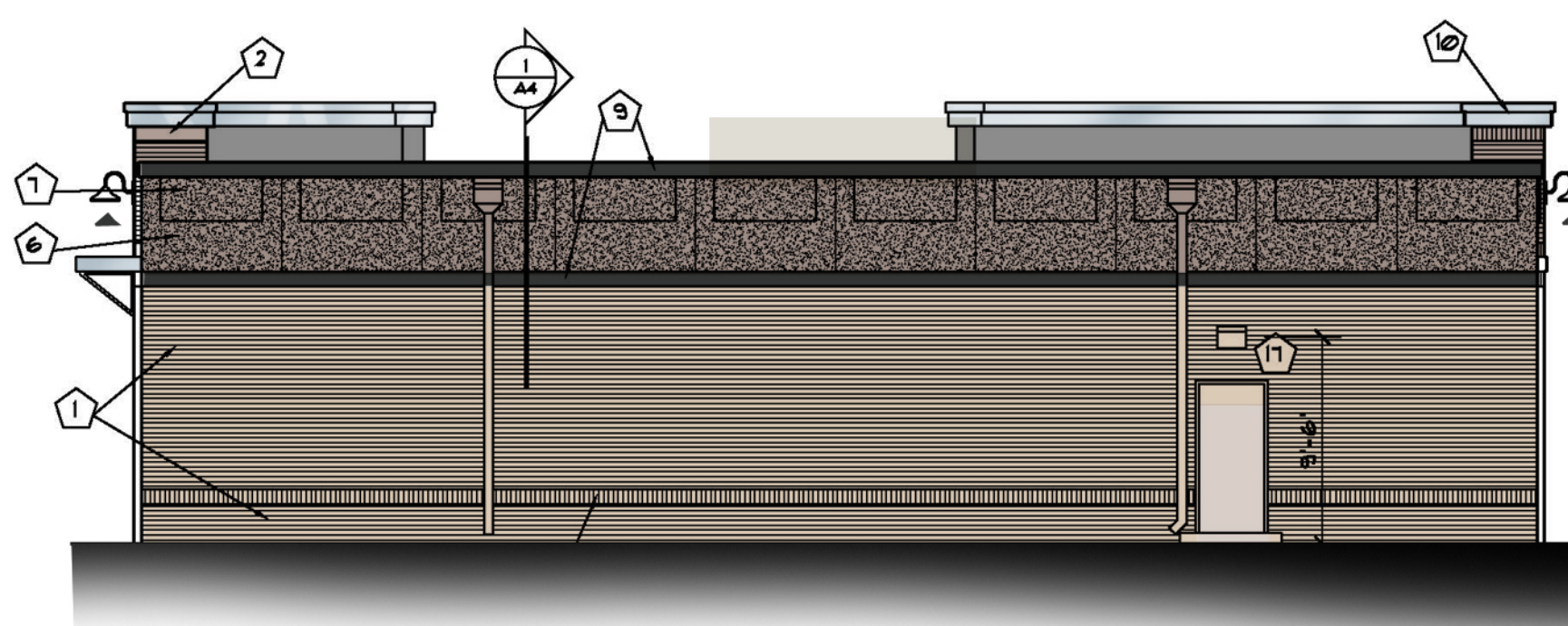
No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS



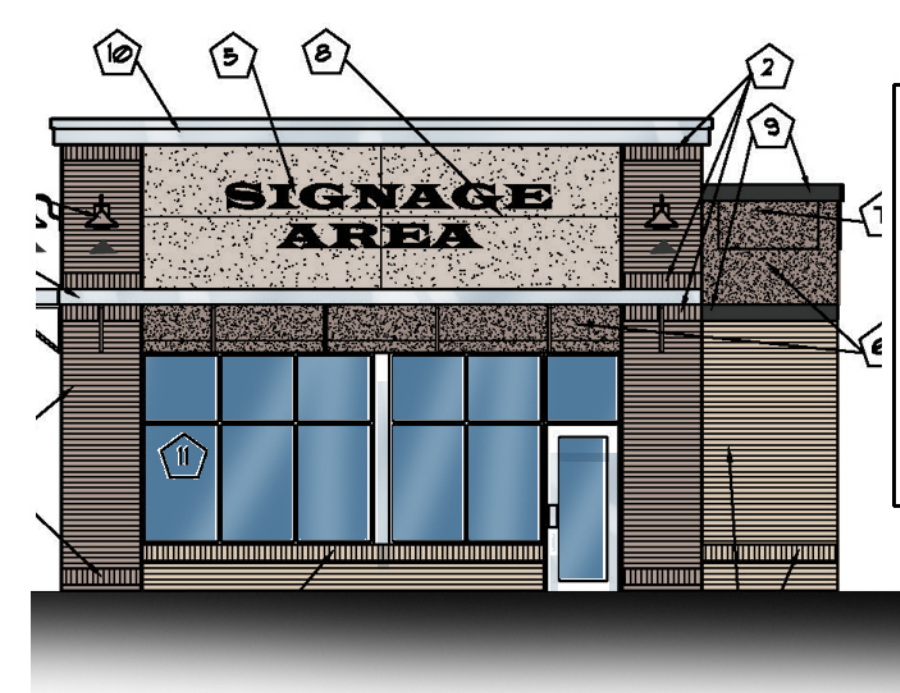
1 BUILDING #1 EXT. ELEVATION (WEST)
1/8" = 1'-0"

WEST SF: 1,214 SF
BRICK SF: 617 SF
METAL SF: 40 SF
GLASS SF: 209 SF
STUCCO SF: 348 SF
CLASS 1: 866 SF
PERCENTAGE: 73%



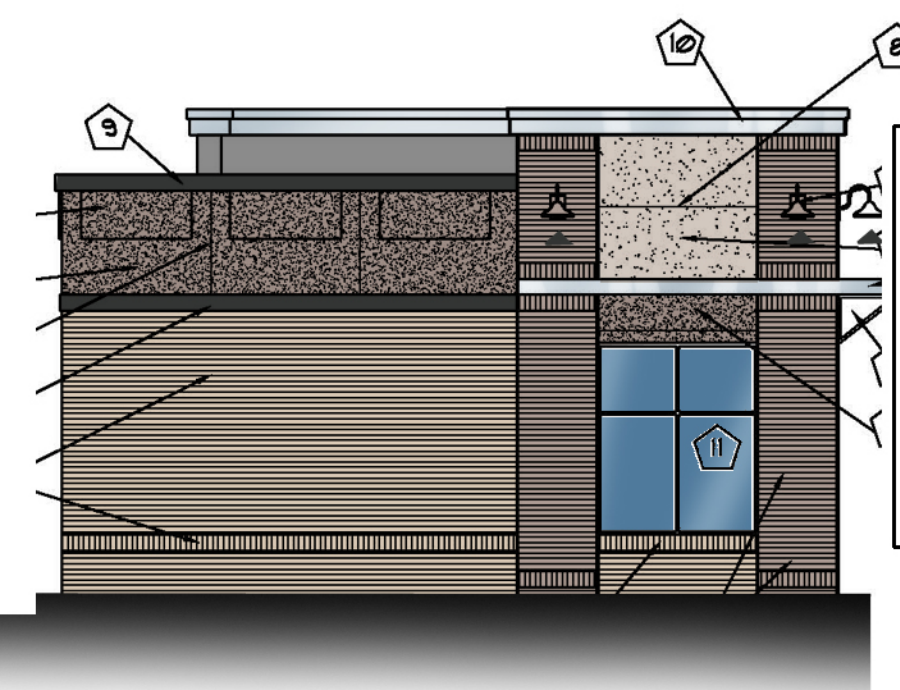
3 BUILDING #1 EXT. ELEVATION (EAST)
1/8" = 1'-0"

EAST SF: 1,166 SF
BRICK SF: 803 SF
METAL SF: 25 SF
GLASS SF: 0 SF
STUCCO SF: 338 SF
CLASS 1: 828 SF
PERCENTAGE: 71%



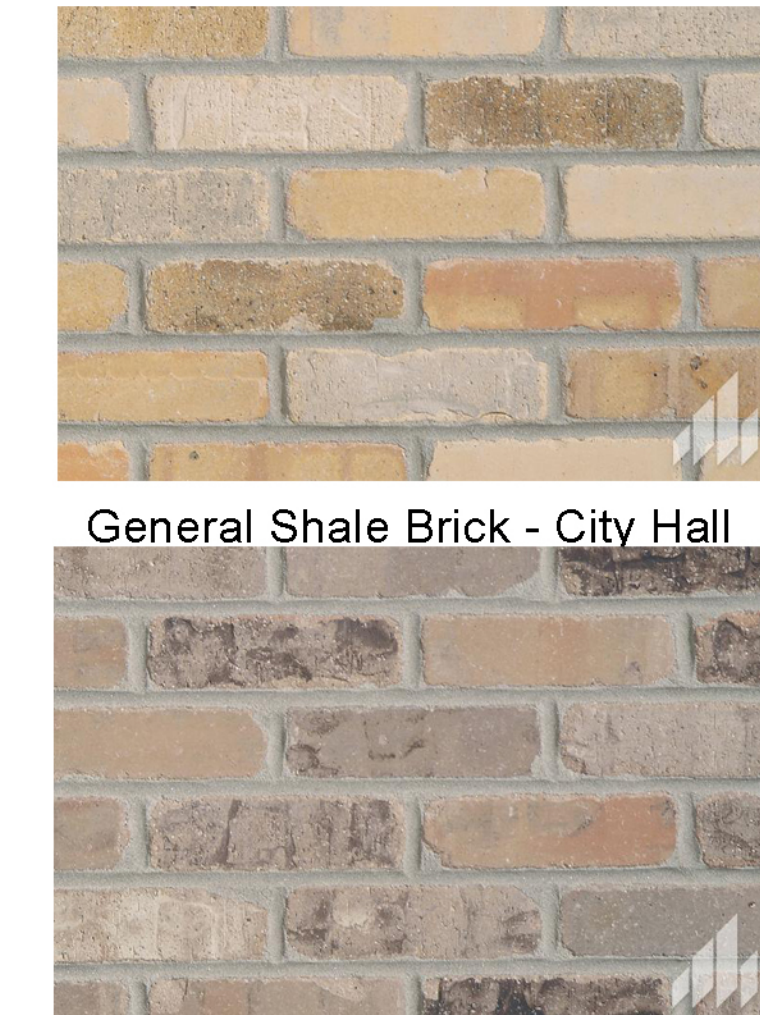
2 BUILDING #1 EXT. ELEVATION (SOUTH)
1/8" = 1'-0"

SOUTH SF: 626 SF
BRICK SF: 276 SF
METAL SF: 27 SF
GLASS SF: 148 SF
STUCCO SF: 175 SF
CLASS 1: 451 SF
PERCENTAGE: 72%

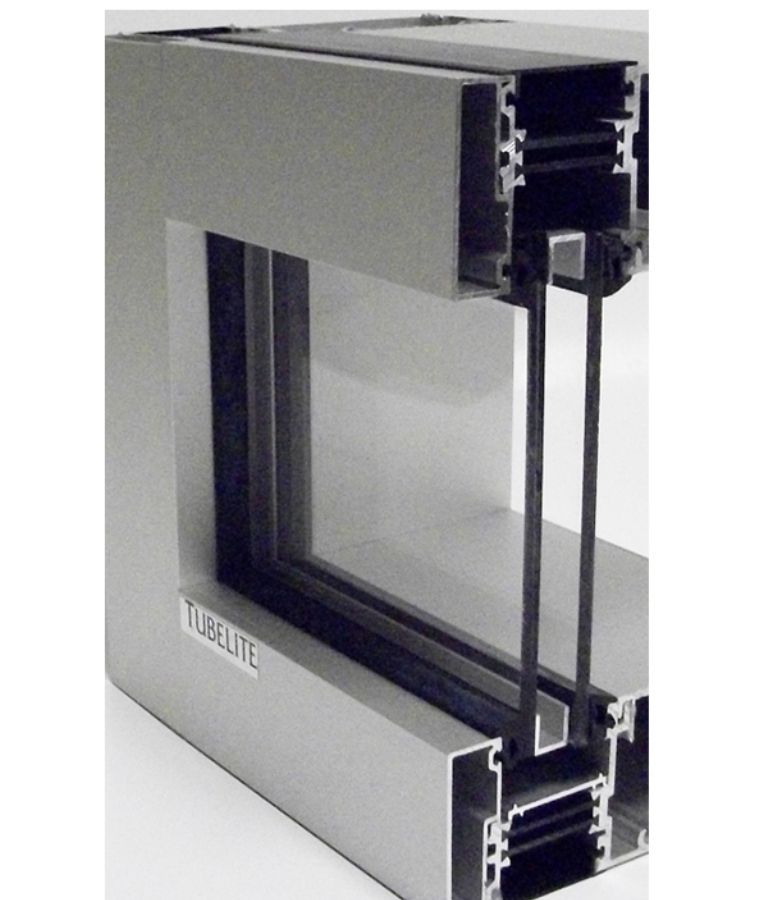


4 BUILDING #1 EXT. ELEVATION (NORTH)
1/8" = 1'-0"

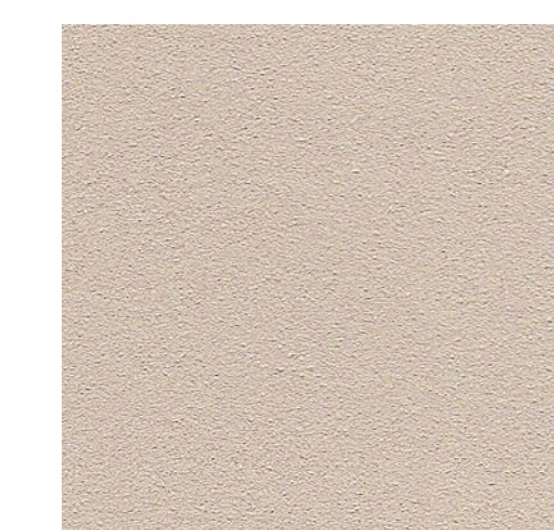
NORTH SF: 586 SF
BRICK SF: 305 SF
METAL SF: 27 SF
GLASS SF: 108 SF
STUCCO SF: 146 SF
CLASS 1: 440 SF
PERCENTAGE: 75%



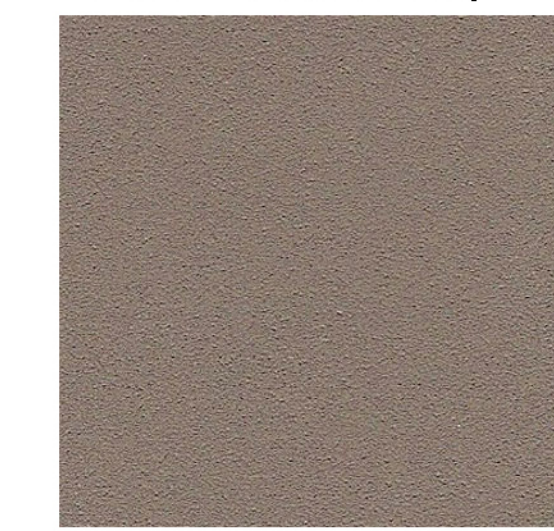
General Shale Brick - City Hall



Tubelite T14000
Clear Aluminum



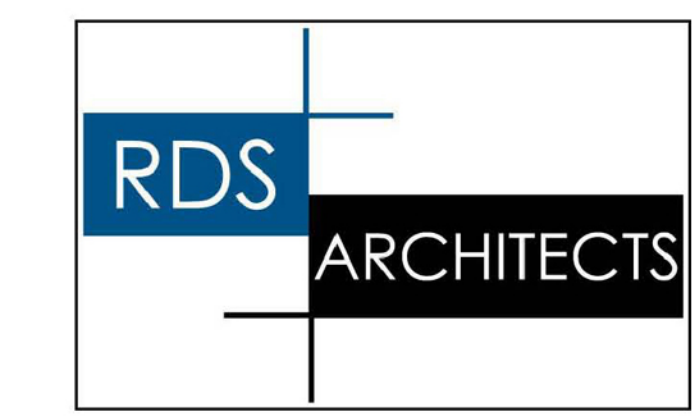
EIFS - Prairie Clay



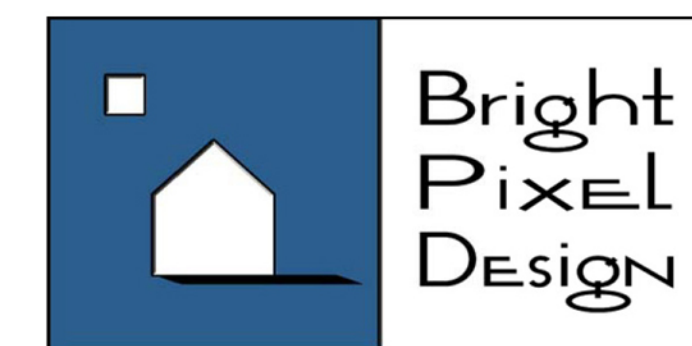
EIFS - Kings Grey



Prefinished Metal
Charcoal Grey

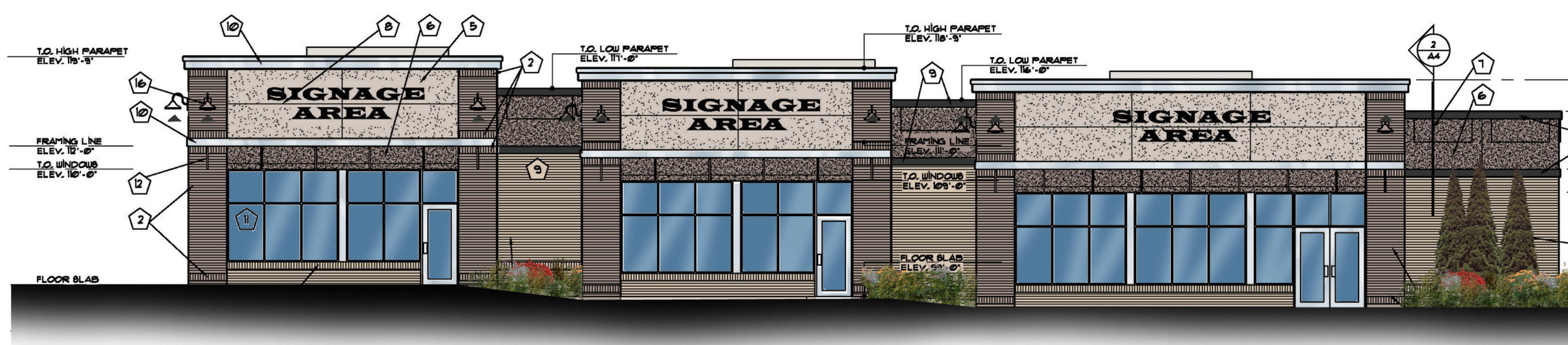


IN PARTNERSHIP WITH:



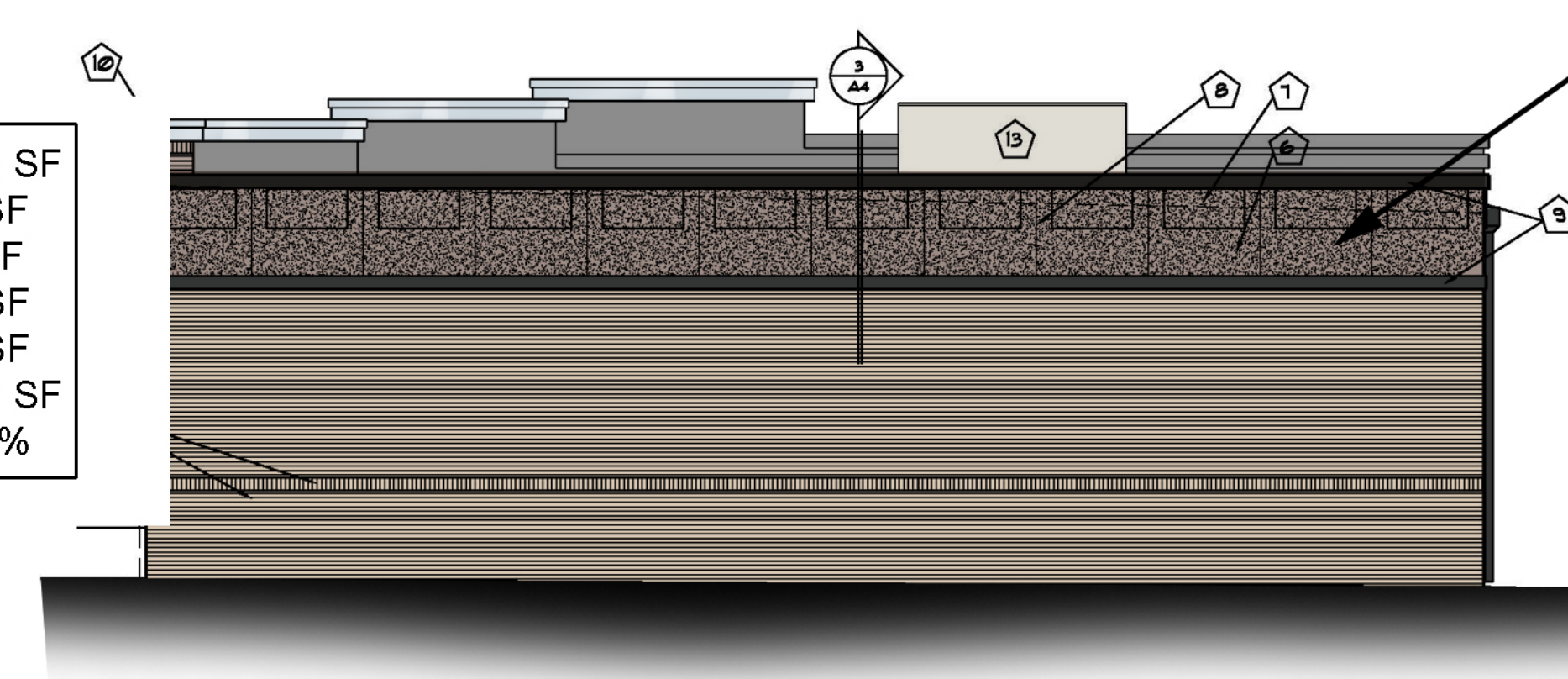
PROJECT TITLE:

Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318



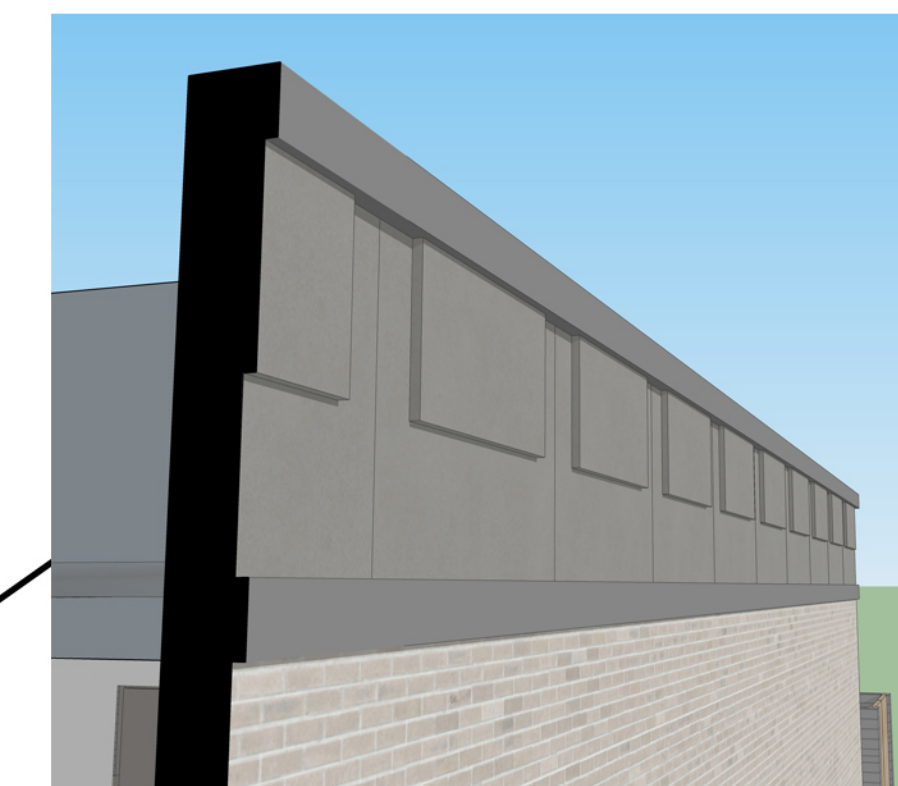
5 BUILDING #2 EXT. ELEVATION (WEST)
1/8" = 1'-0"

WEST SF: 2,268 SF
BRICK SF: 967 SF
METAL SF: 111 SF
GLASS SF: 578 SF
STUCCO SF: 612 SF
CLASS 1: 1,656 SF
PERCENTAGE: 73%

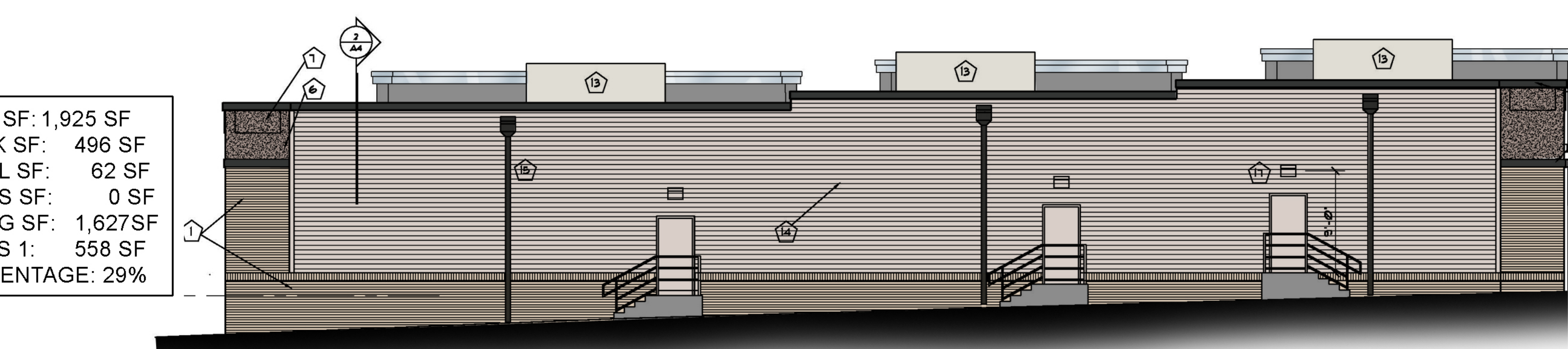


6 BUILDING #2 EXT. ELEVATION (SOUTH)
1/8" = 1'-0"

SOUTH SF: 1,132 SF
BRICK SF: 722 SF
METAL SF: 82 SF
GLASS SF: 0 SF
STUCCO SF: 328 SF
CLASS 1: 804 SF
PERCENTAGE: 71%

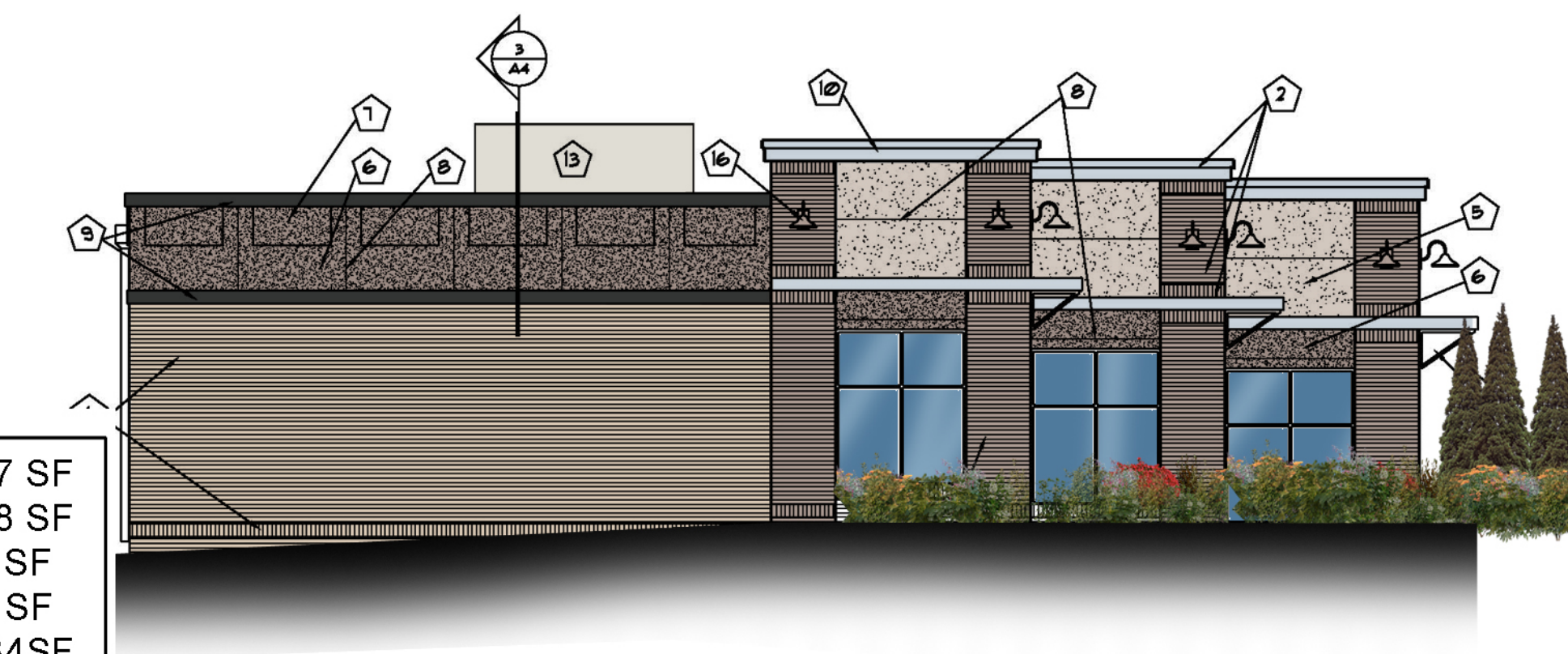


Dentil trim inspired detail



7 BUILDING #2 EXT. ELEVATION (EAST)
1/8" = 1'-0"

TOTAL SF: 5457 SF
BRICK SF: 2778 SF
METAL SF: 342 SF
GLASS SF: 738 SF
STUCCO SF: 1234 SF
SIDING SF: 1,627
CLASS 1: 3,858 SF
PERCENTAGE: 70.5%



8 BUILDING #2 EXT. ELEVATION (NORTH)
1/8" = 1'-0"

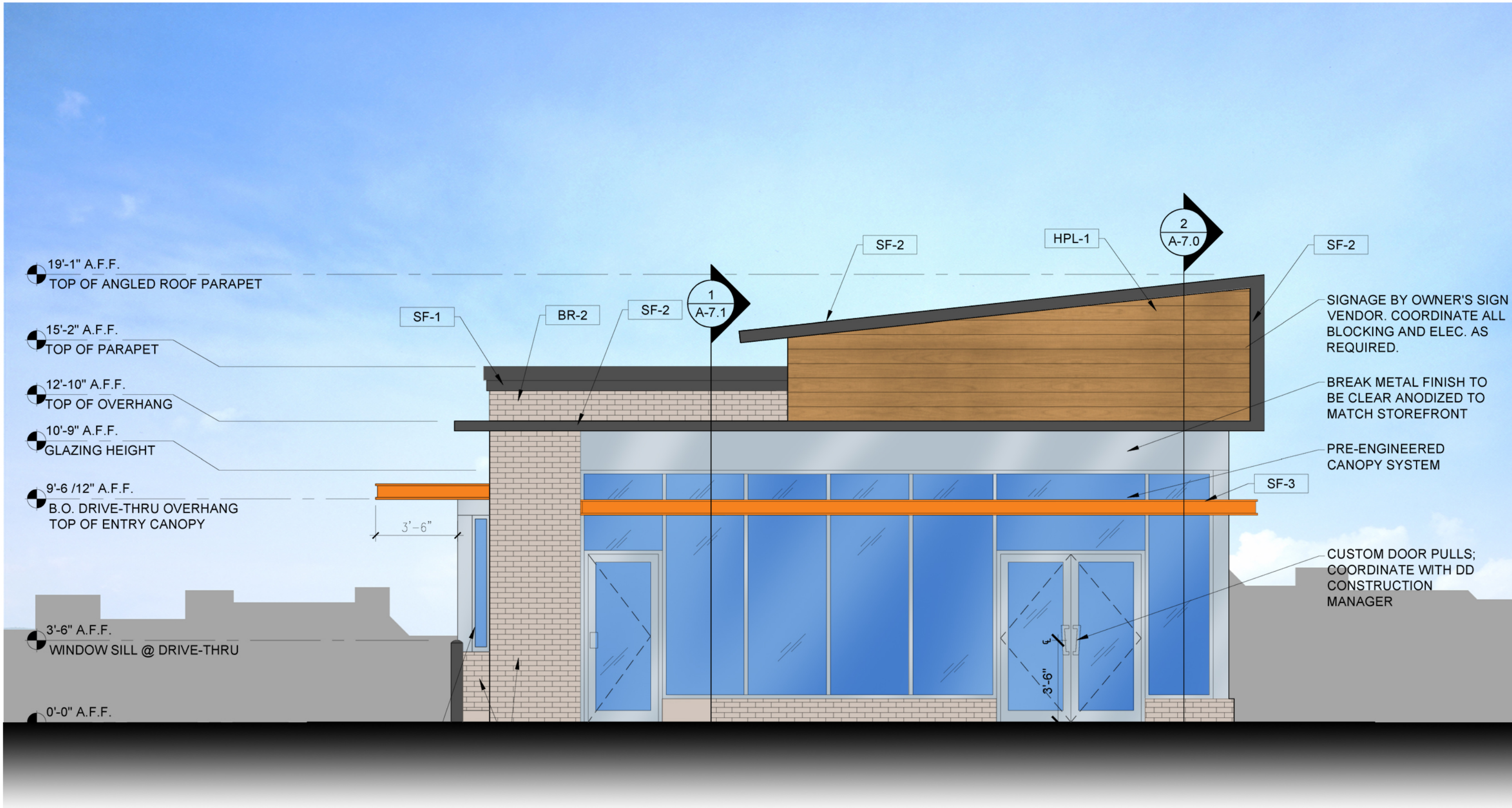
NORTH SF: 1,132 SF
BRICK SF: 591 SF
METAL SF: 87 SF
GLASS SF: 160 SF
STUCCO SF: 294 SF
CLASS 1: 838 SF
PERCENTAGE: 74%

No. SUBMISSIONS & REVISIONS Date

JOB NO.: XXXX
DATE: 5/16/18
DRAWN BY: RDS

Sheet A2





1 WEST ELEVATION
1/4" = 1'-0" NOTE:

WEST SF: 558 SF
BRICK SF: 105 SF
METAL SF: 159 SF
GLASS SF: 271 SF
PAINT: 23 SF
CLASS 1: 535 SF
PERCENTAGE: 98%



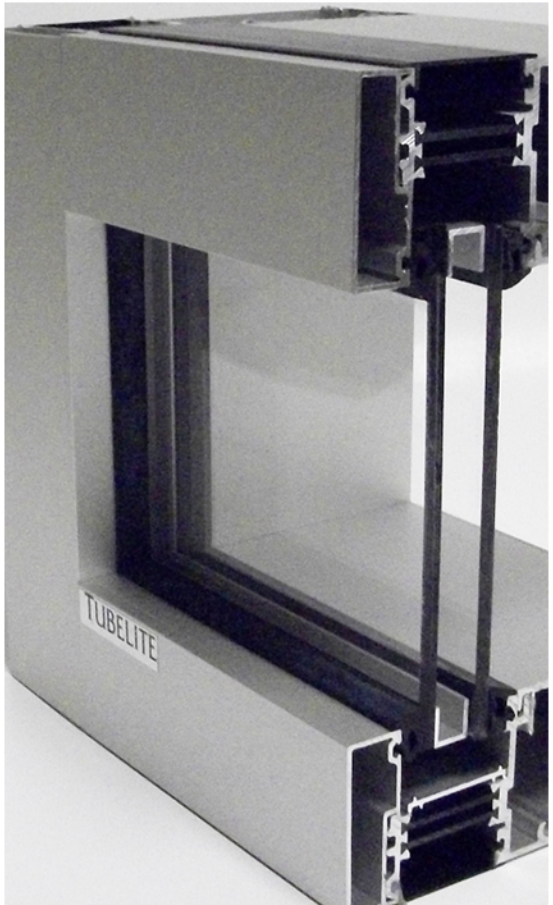
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



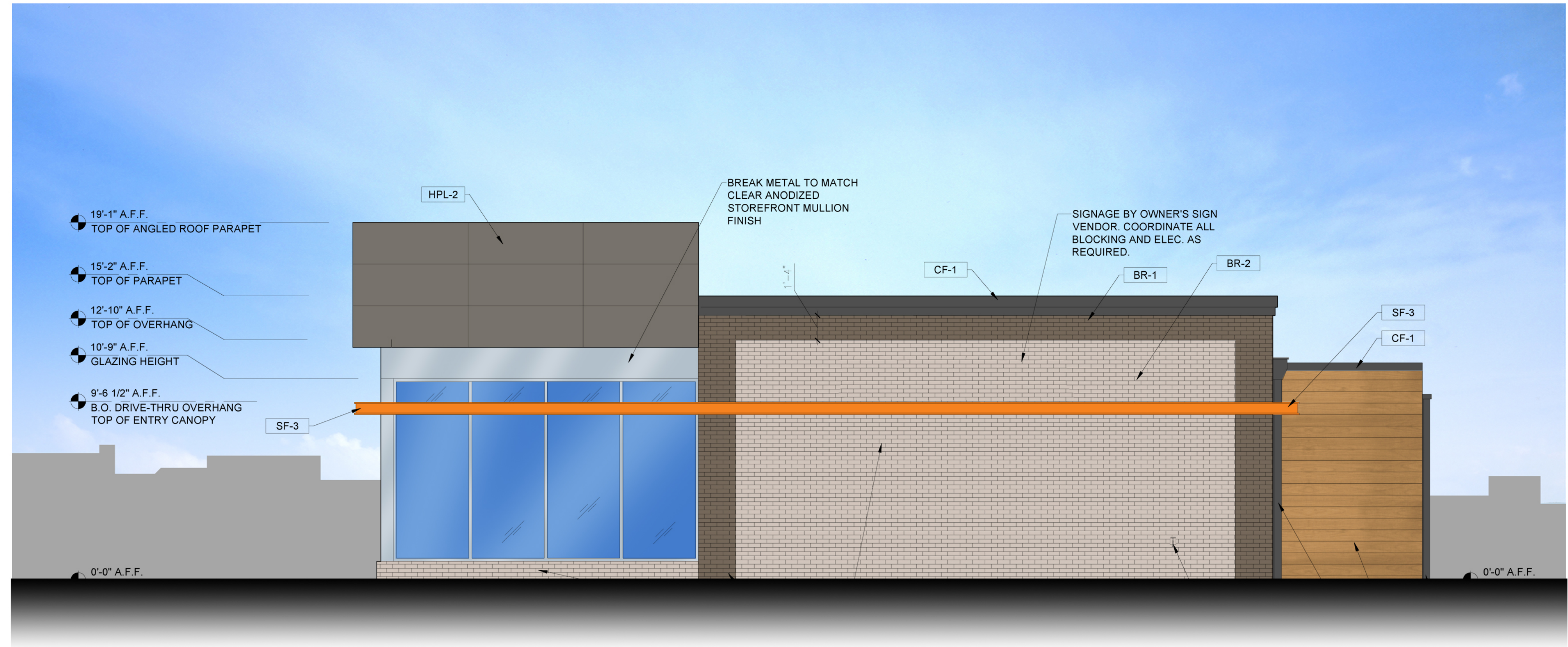
General Shale
Dover Grey



Tubelite T14000
Clear Aluminum



Prefinished Metal
Charcoal Grey



2 SOUTH ELEVATION
1/4" = 1'-0" NOTE:



Tremco Metal Panels
Classic Oak



#F5821F
Paint

SOUTH SF: 894 SF
BRICK SF: 430 SF
METAL SF: 124 SF
GLASS SF: 182 SF
NICHHA: 158 SF
CLASS 1: 736 SF
PERCENTAGE: 83%

TOTAL SF: 2,800 SF
BRICK SF: 1,319 SF
METAL SF: 781 SF
GLASS SF: 491 SF
OTHER: 209 SF
CLASS 1: 2,591 SF
PERCENTAGE: 92%



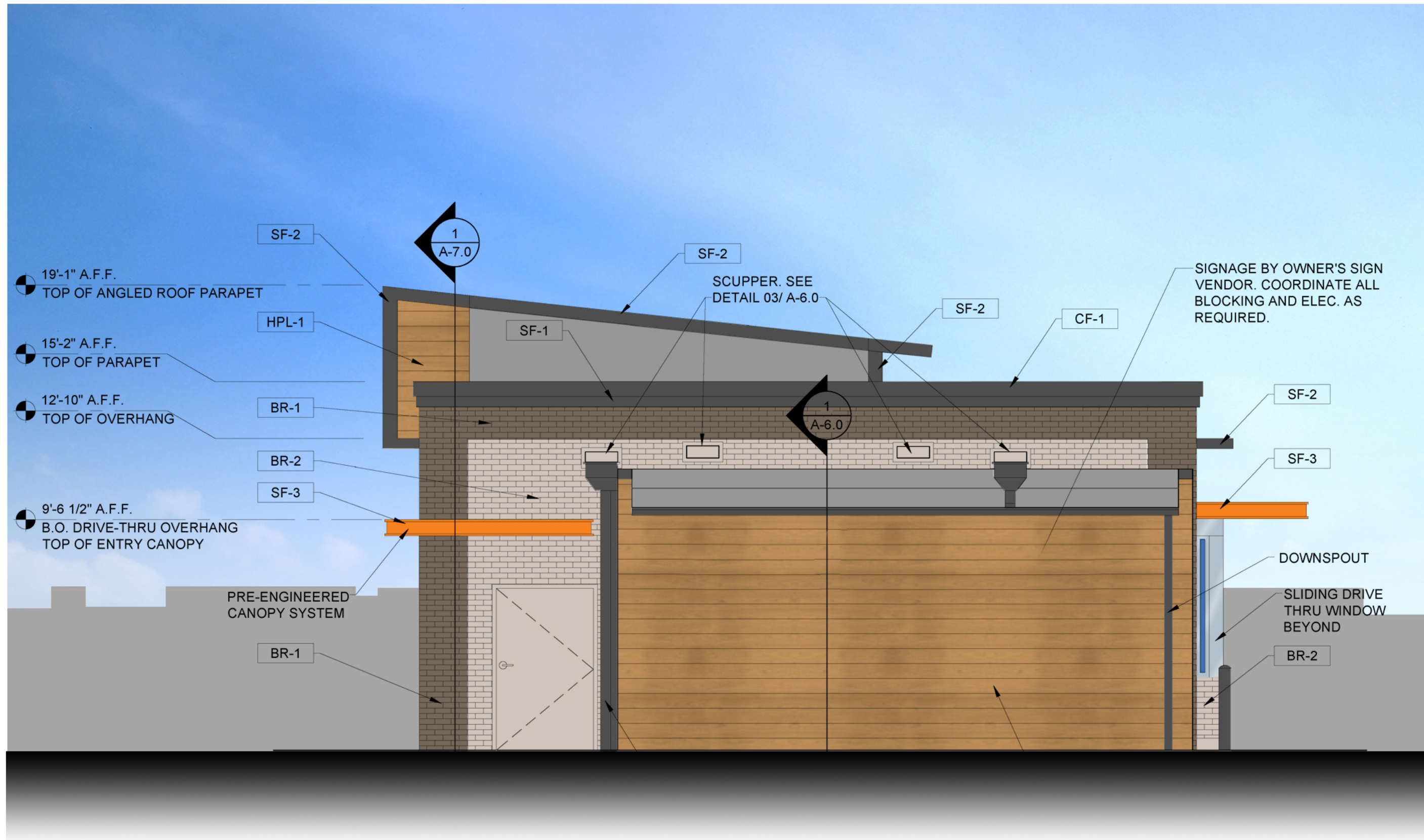
PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

A5.0



EAST SF:	499 SF
BRICK SF:	174 SF
METAL SF:	297 SF
GLASS SF:	0 SF
PAINT:	28 SF
CLASS 1:	471 SF
PERCENTAGE:	95%



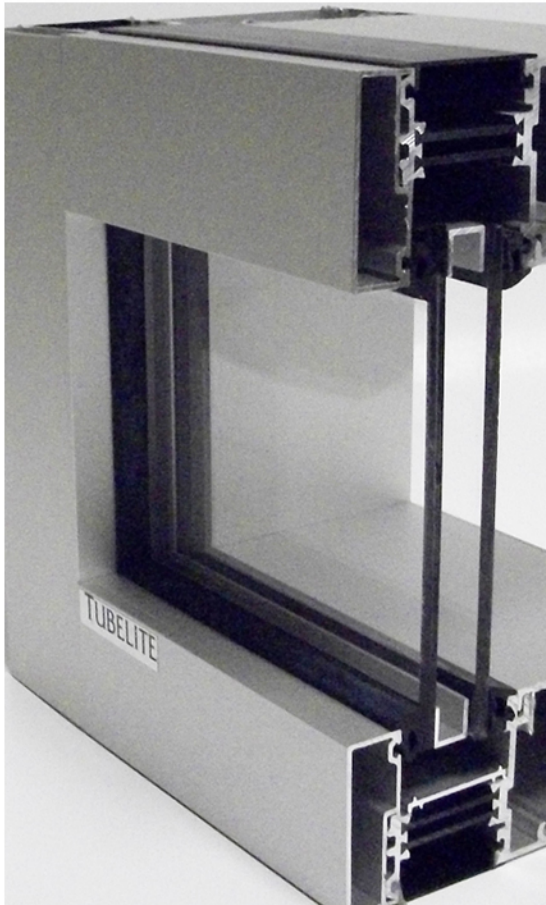
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



General Shale
Dover Grey



Tubelite T14000
Clear Aluminum

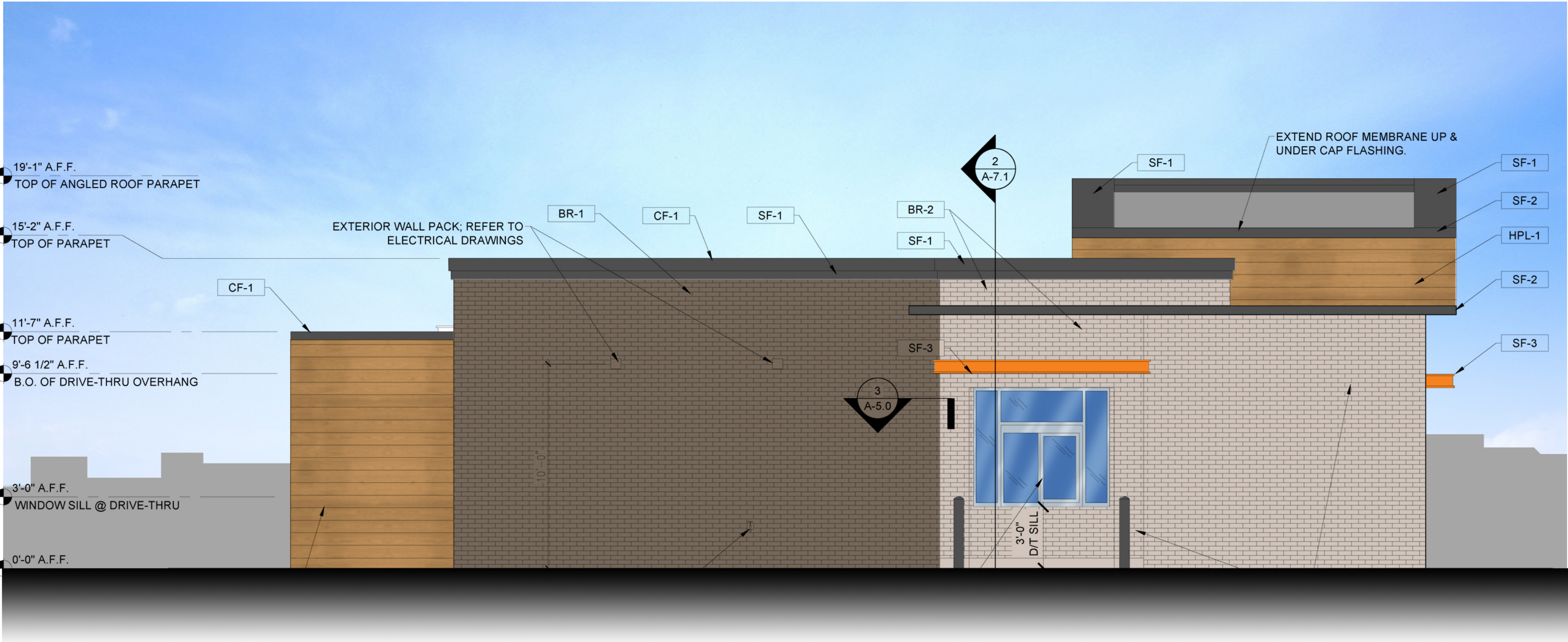


Prefinished Metal
Charcoal Grey



PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN

1 REAR ELEVATION
1/4" = 1'-0" NOTE:



SOUTH SF:	849 SF
BRICK SF:	610 SF
METAL SF:	201 SF
GLASS SF:	38 SF
PAINT:	0SF
CLASS 1:	849 SF
PERCENTAGE:	100%



Tremco Metal Panels
Classic Oak



#F5821F
Paint

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

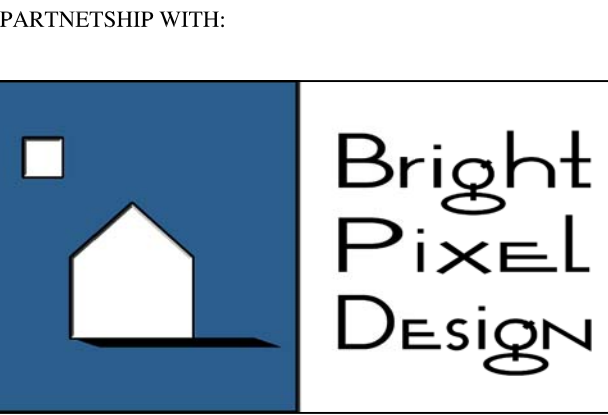
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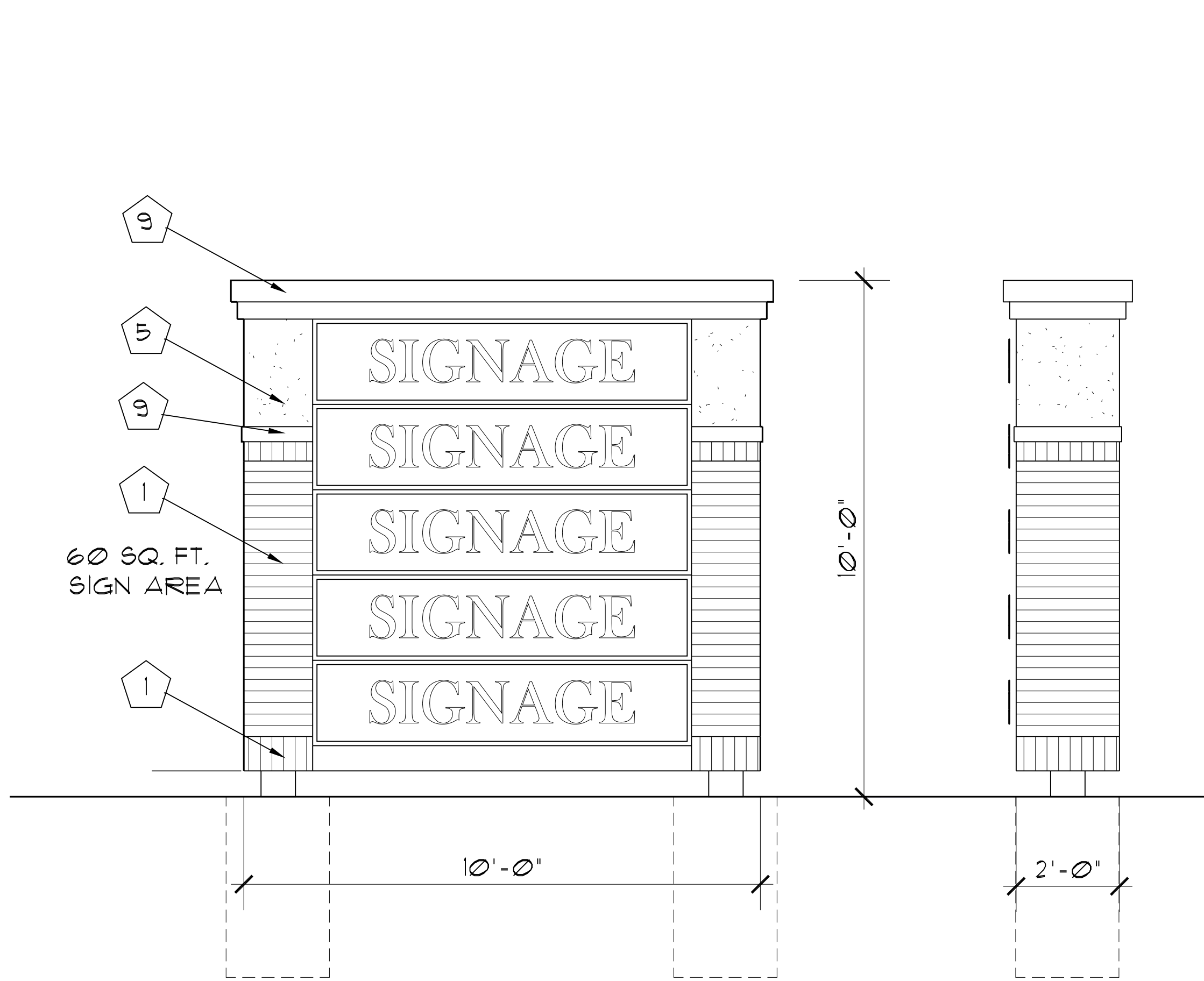
4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

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.

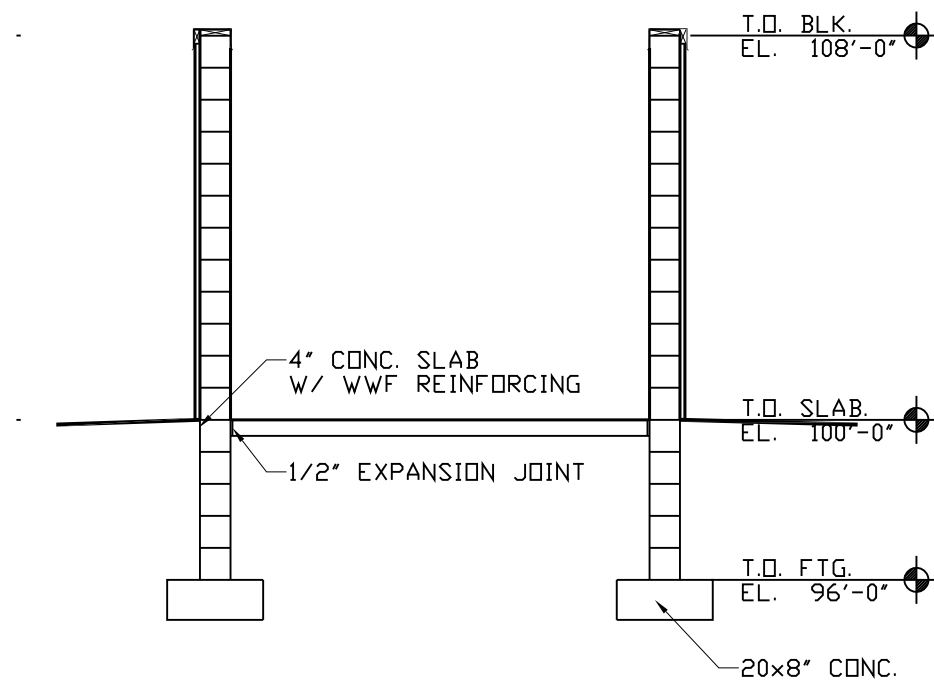
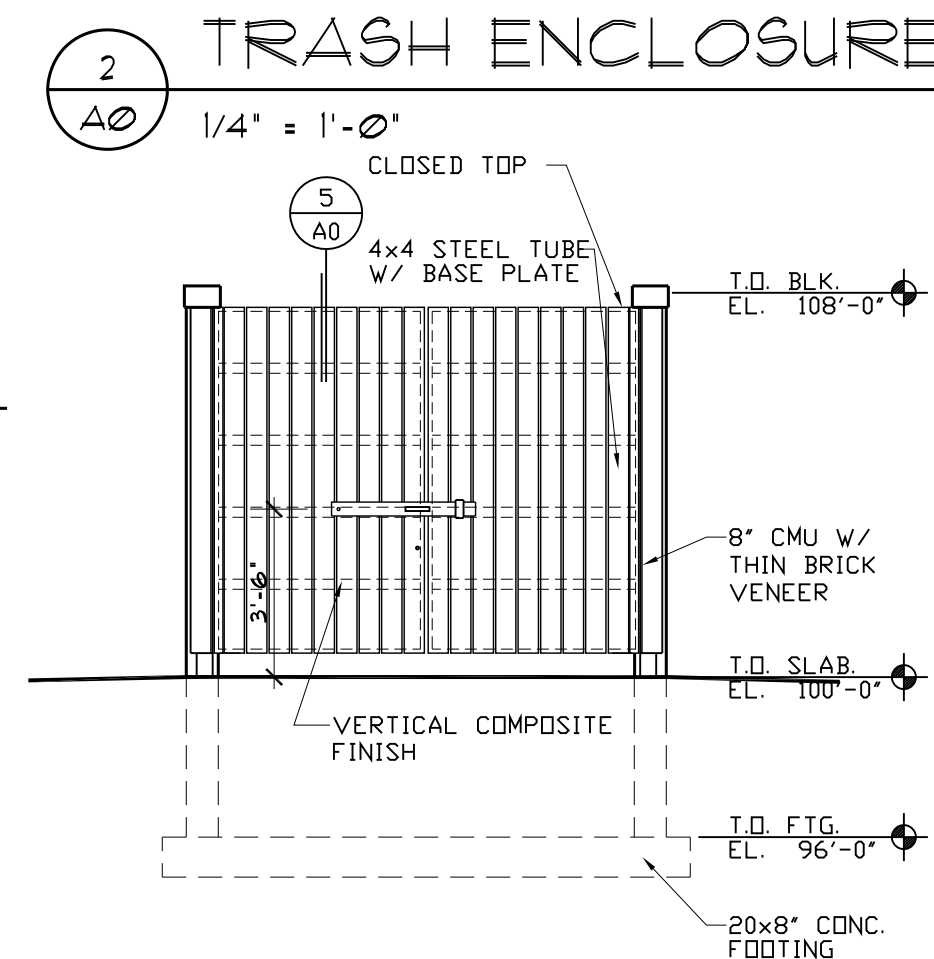
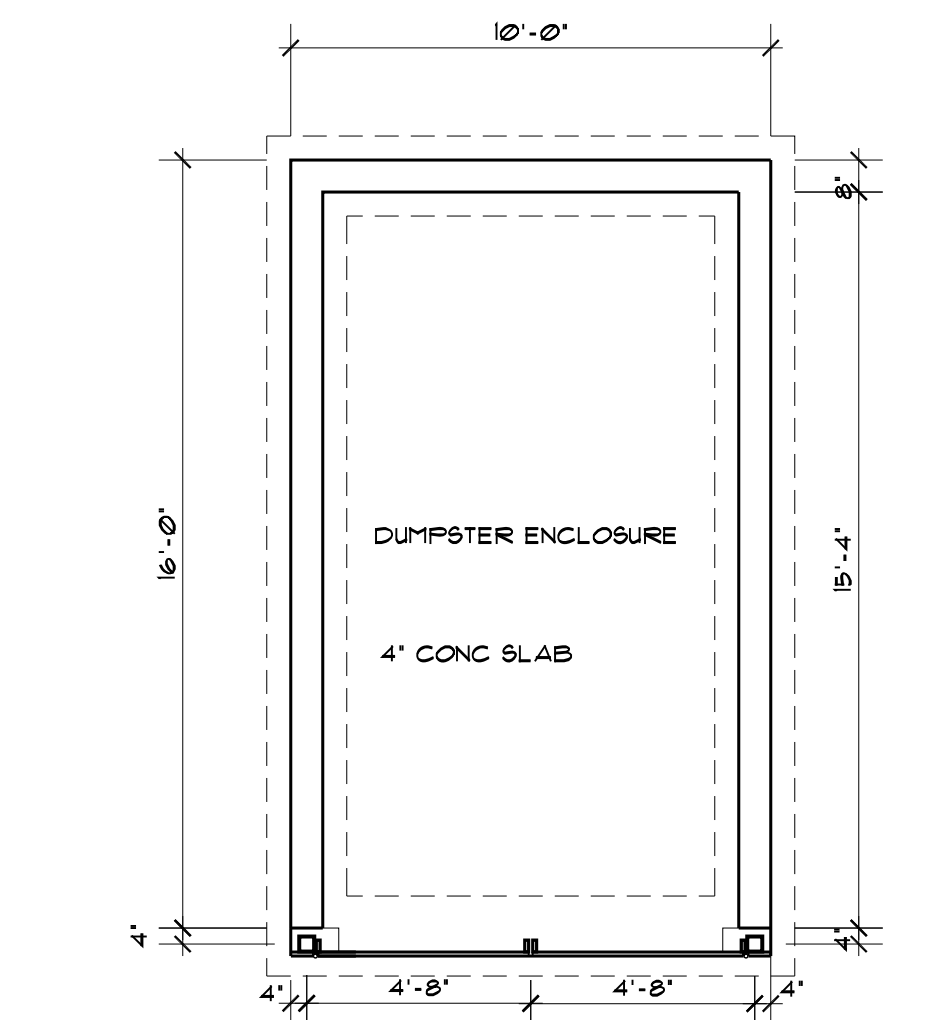
Name: Richard D. Storlien
Reg. No. 21258
Date:



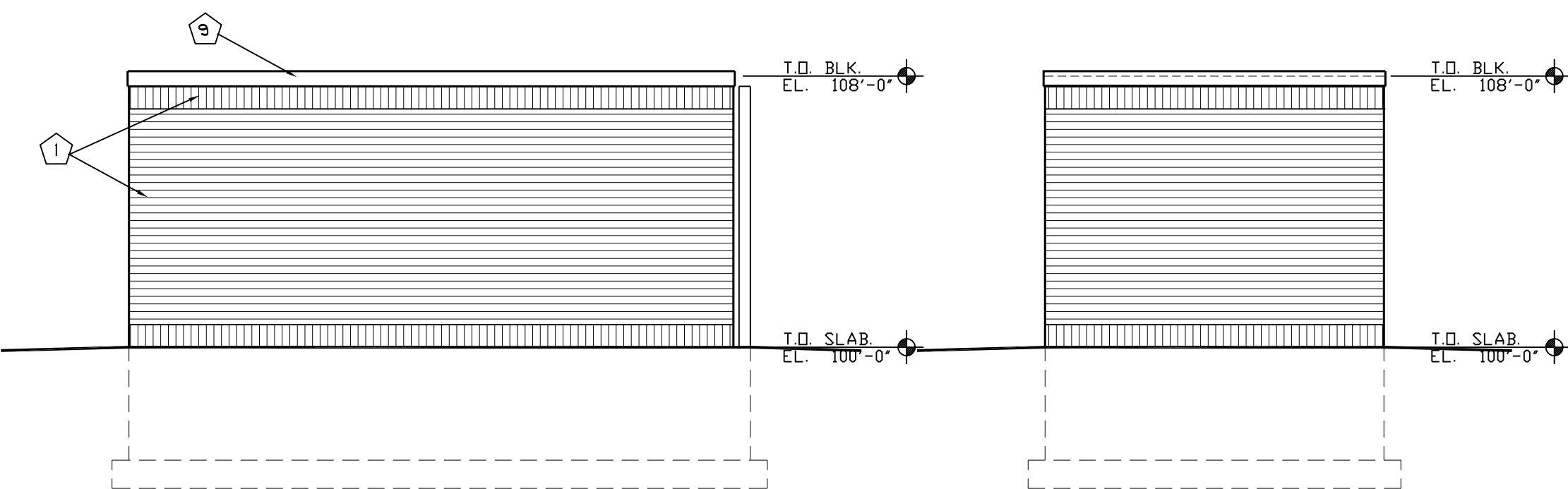
PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318



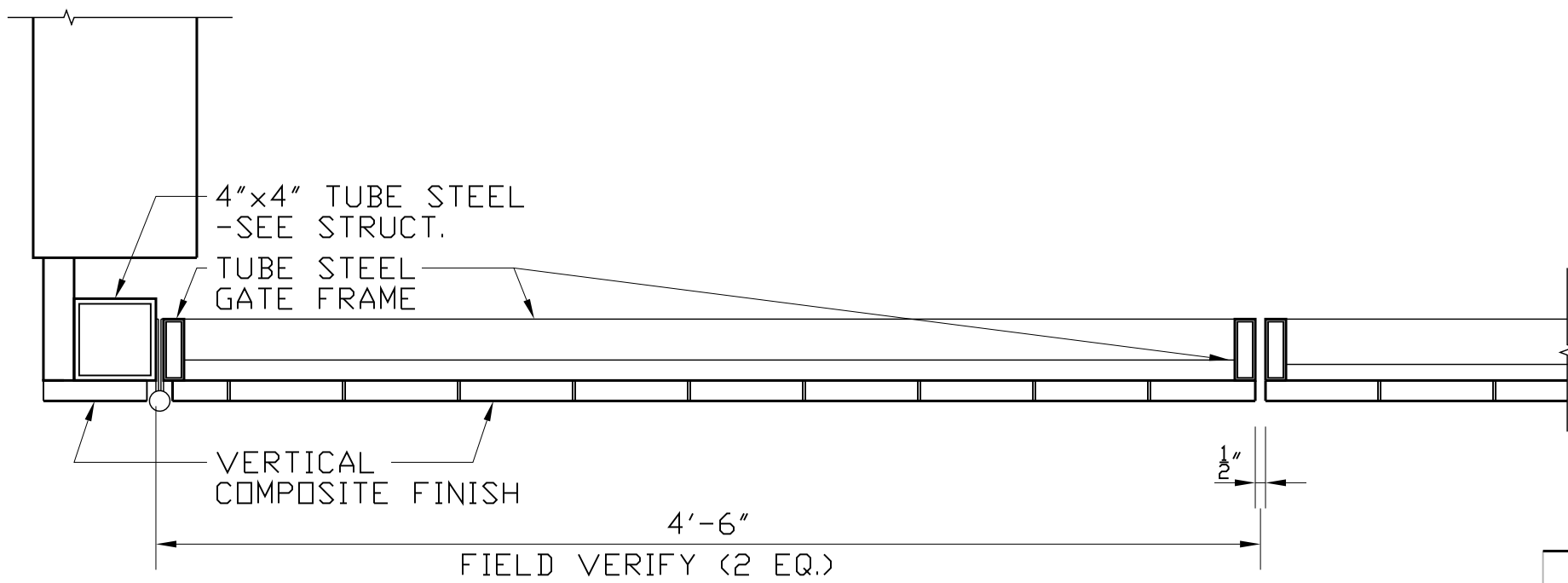
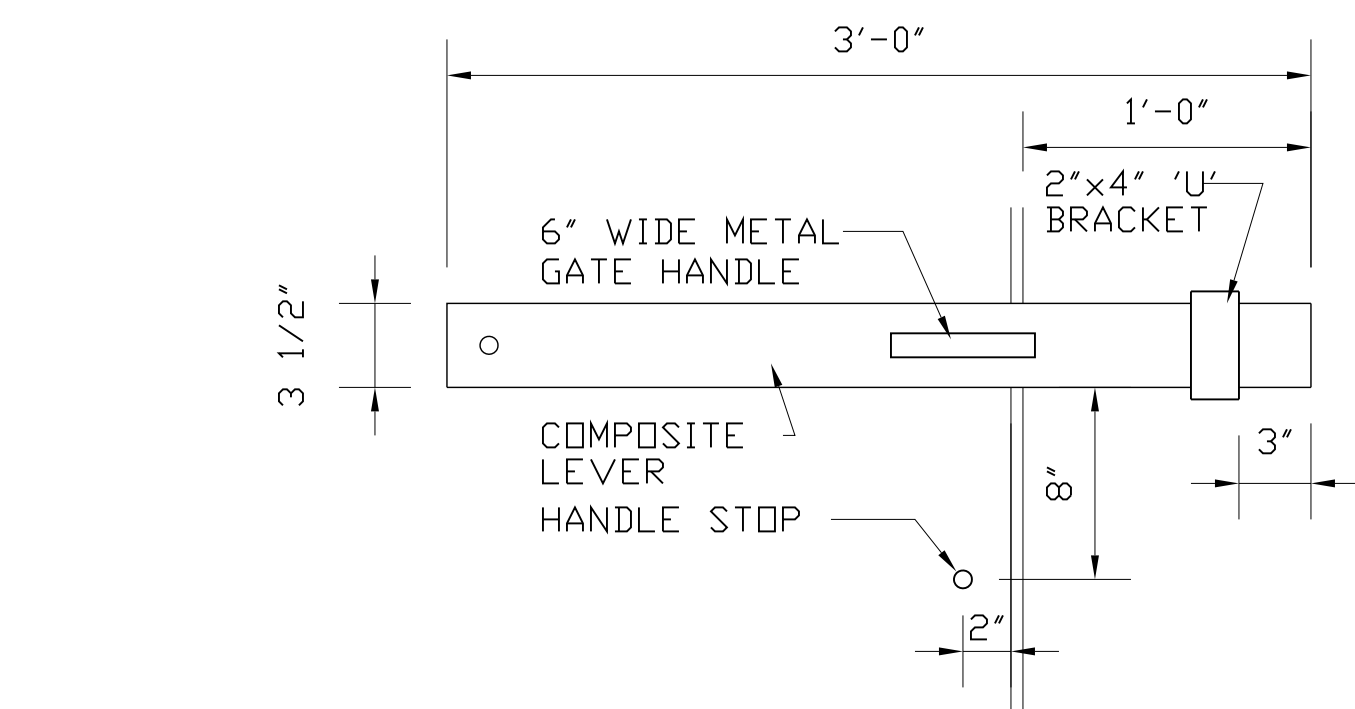
1 MONUMENT SIGN
1/2" = 1'-0"



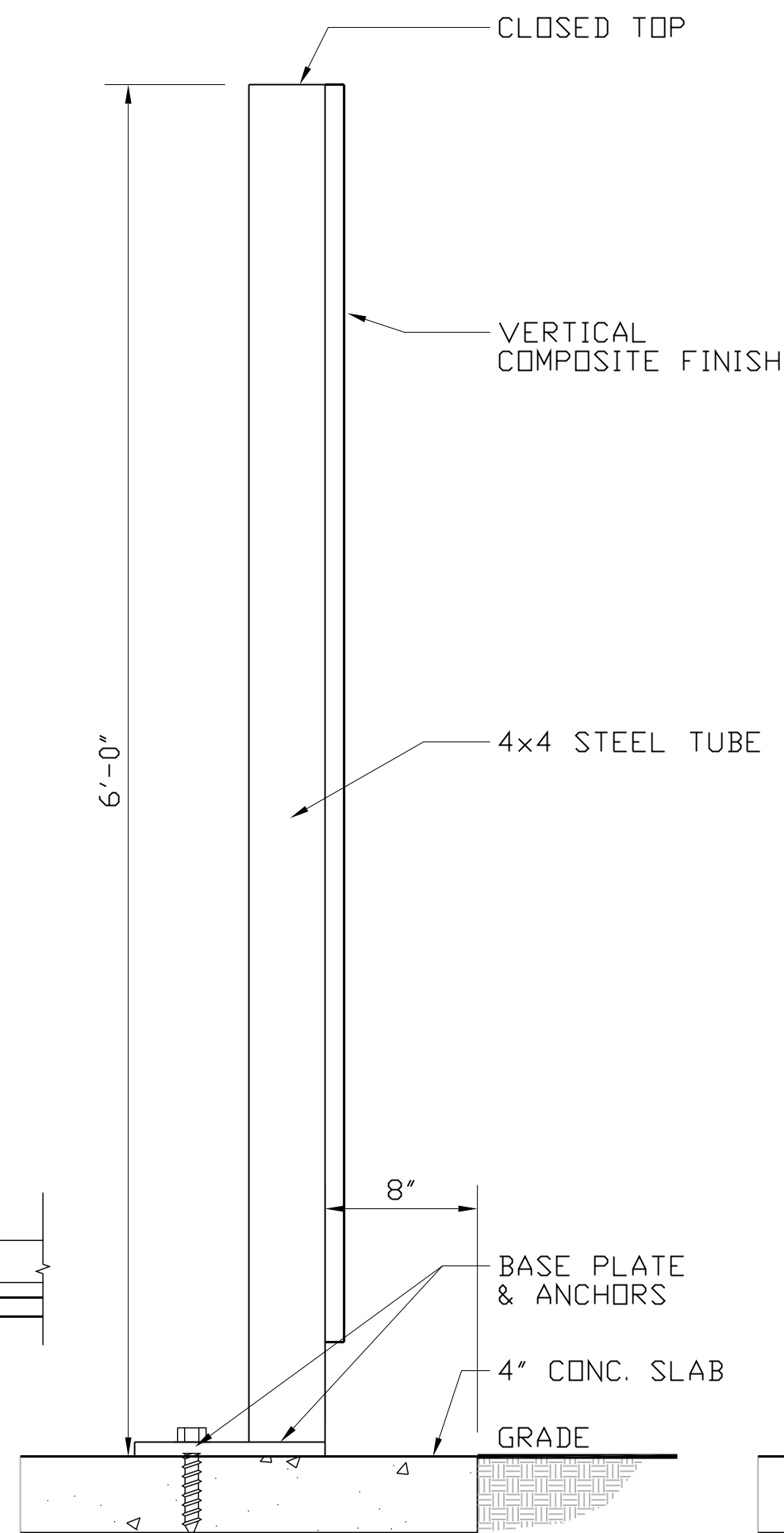
3 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



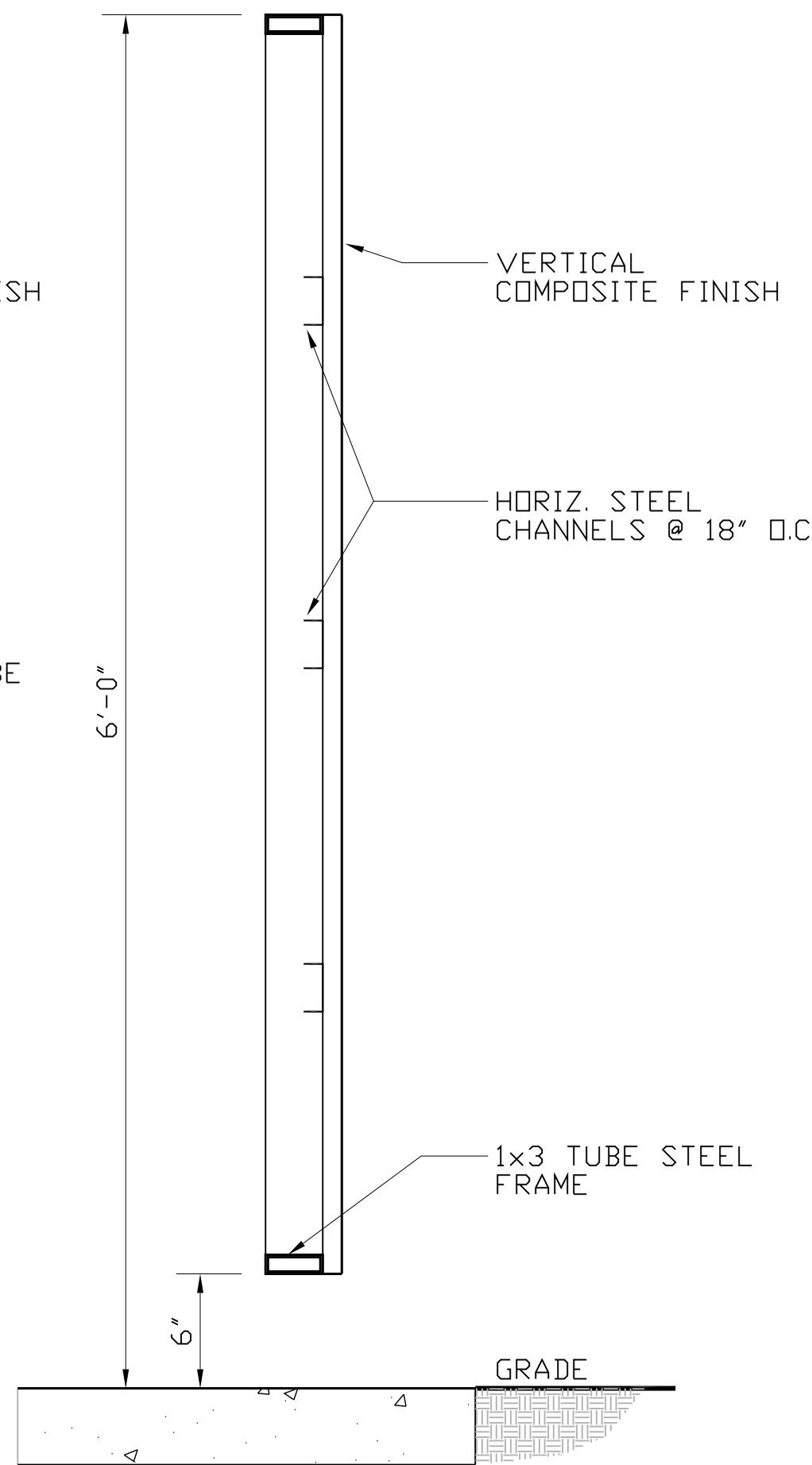
4 TRASH ENCL ELEVATIONS
1/4" = 1'-0"



5 GATE DETAILS
1-1/2" = 1'-0"



6 GATE DETAILS
1-1/2" = 1'-0"



No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS

Sheet A0

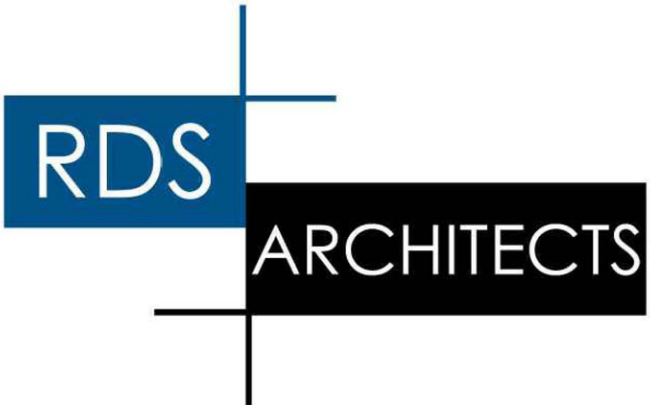
PLANT SCHEDULE						
OVERSTORY TREES						
CODE	QTY	NAME	SIZE	COND	MATURE HEIGHT	NOTE
O-ABM	2	AUTUMN BLAZE MAPLE - ACER RUBRUM	3" CAL	B & B	50'	
O-SHL	2	SKYLINE HONEYLOCUST - GLEDITSIA TRIACANTHOS	2 1/2" C	B & B	45'	
O-CKM	2	CRIMSON KING MAPLE - ACER PLATANOIDES	3" CAL	B & B	40'	
EVERGREEN TREES						
CODE	QTY	NAME	SIZE	COND		NOTE
E-TE	9	THUJA EMERALD GREEN - THUJA OCCIDENTALIS	6' HT	B & B	13'	
SHRUBS						
CODE	QTY	NAME	SIZE	COND		NOTE
S-FS	41	GRO - LOW FRAGRANT SUMAC - RHUS AROMATICA	12" H	#5 CONT	2'	
S-RG	17	REED GRASS - CALAMAGROSTIS BRACHYTRICHA FALL BLOOMING	5 CAL	#5 CONT	2'	
S-DL	32	DAY LILY - HEMERCALLIS	12" H		2'	11" DIAMETER
S-DY	43	DARK GREEN YEW - TAXUS X MEDIA	24" H	#4 CONT	3'	
S-H	10	LIGHT O DAY HYDRANGEA - HYDRANGEA MACROPHYLLA	4"	#5 CONT	4'	
HATCH						
4" CONCRETE - SEE CIVIL ENGINEERING PLANS						
LANDSCAPE BED WITH 2" RIVER ROCK TO A 3" MINIMUM DEPTH AND WOVEN WATER PERMEABLE LANDSCAPE FABRIC						
NEW SOD WITH MINIMUM 6" TOP SOIL						



ORDERING STATION



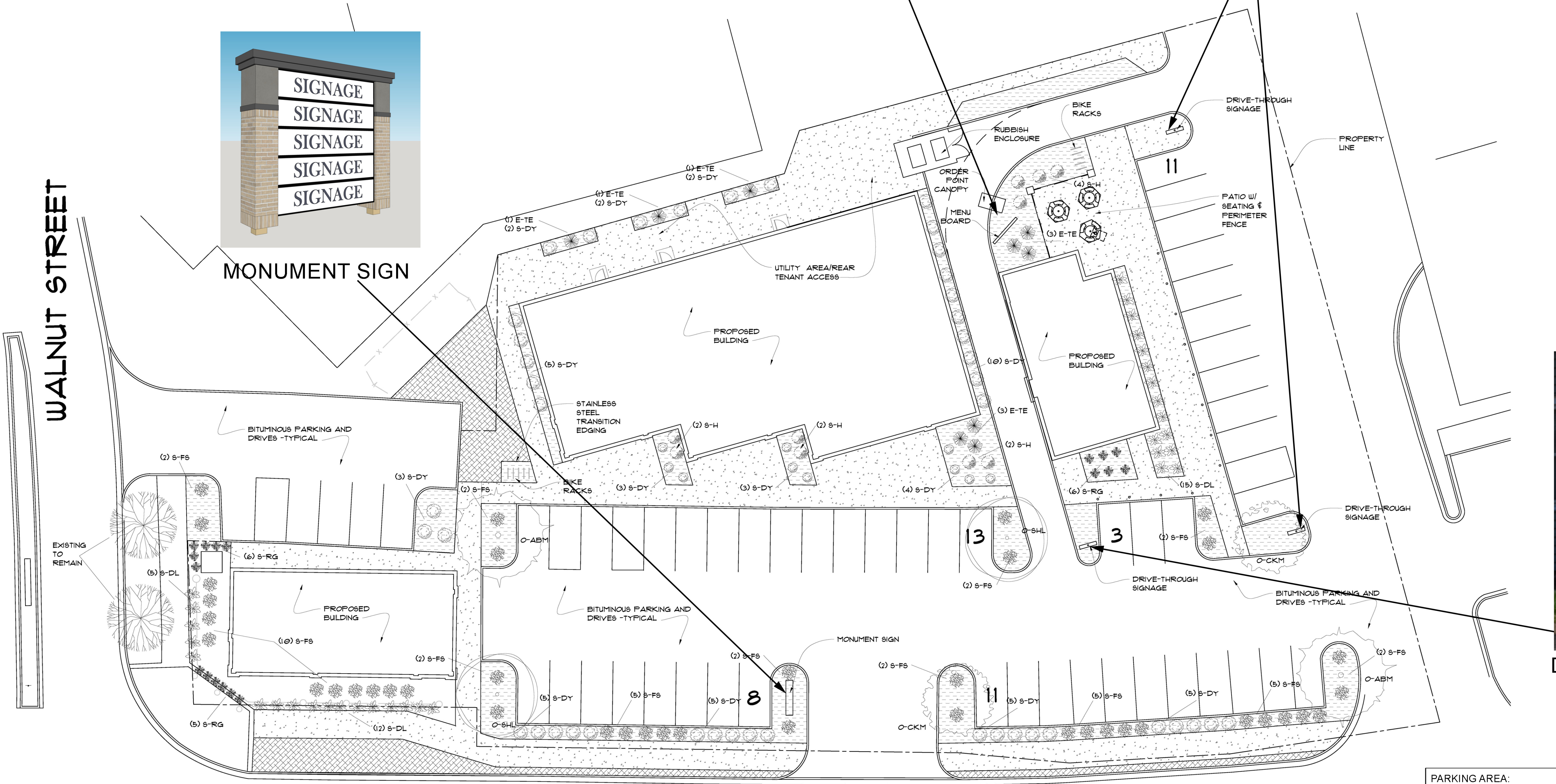
DRIVE THROUGH SIGN 1 & 2



IN PARTNERSHIP WITH:



PROJECT TITLE:
Chaska Retail Center
Chaska, MN



DRIVE THROUGH SIGN 3

1

LANDSCAPE / SITE SIGNAGE PLAN

0 8' 16'

SCALE: 1/16" = 1'-0"



CHESTNUT STREET

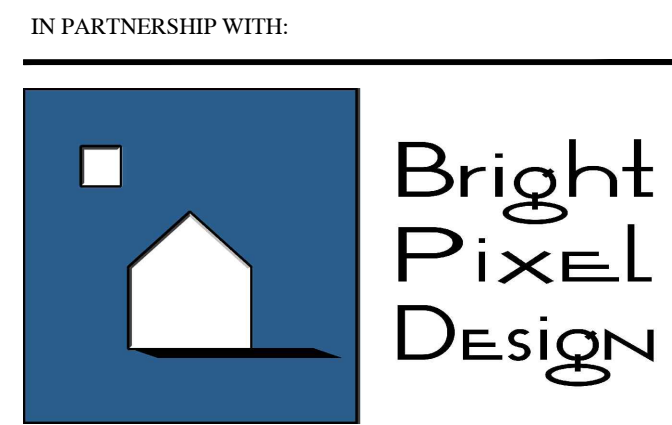
PARKING AREA:
OVERALL: 29,480 SF
LANDSCAPED: 4,127 SF
PERCENTAGE: 14%

DRAWING TITLE:
LANDSCAPE & SITE SIGNAGE
PLAN

JOB NO.: 16.32.1
DATE: 3-13-18
DRAWN BY: MJB

SHEET:

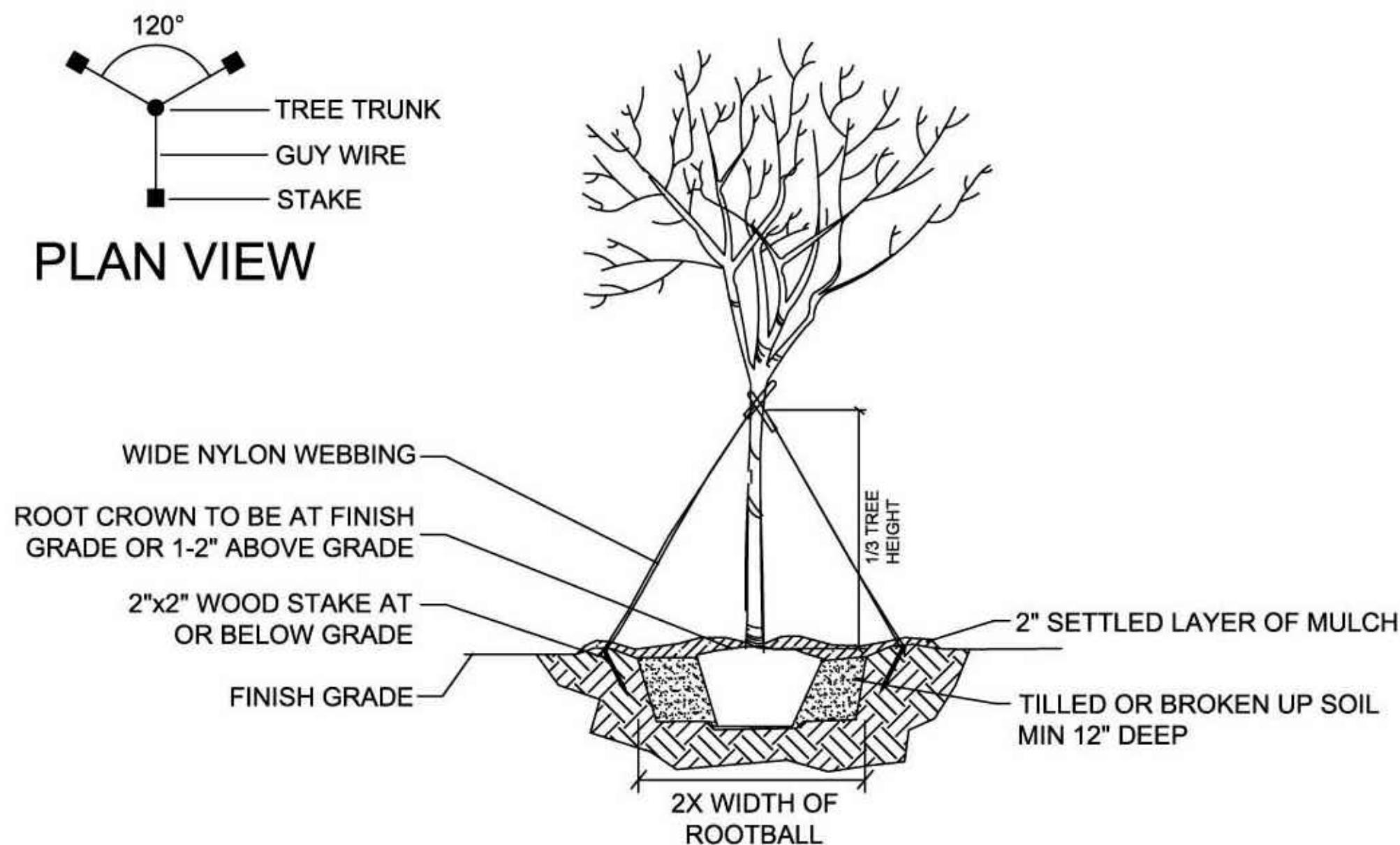
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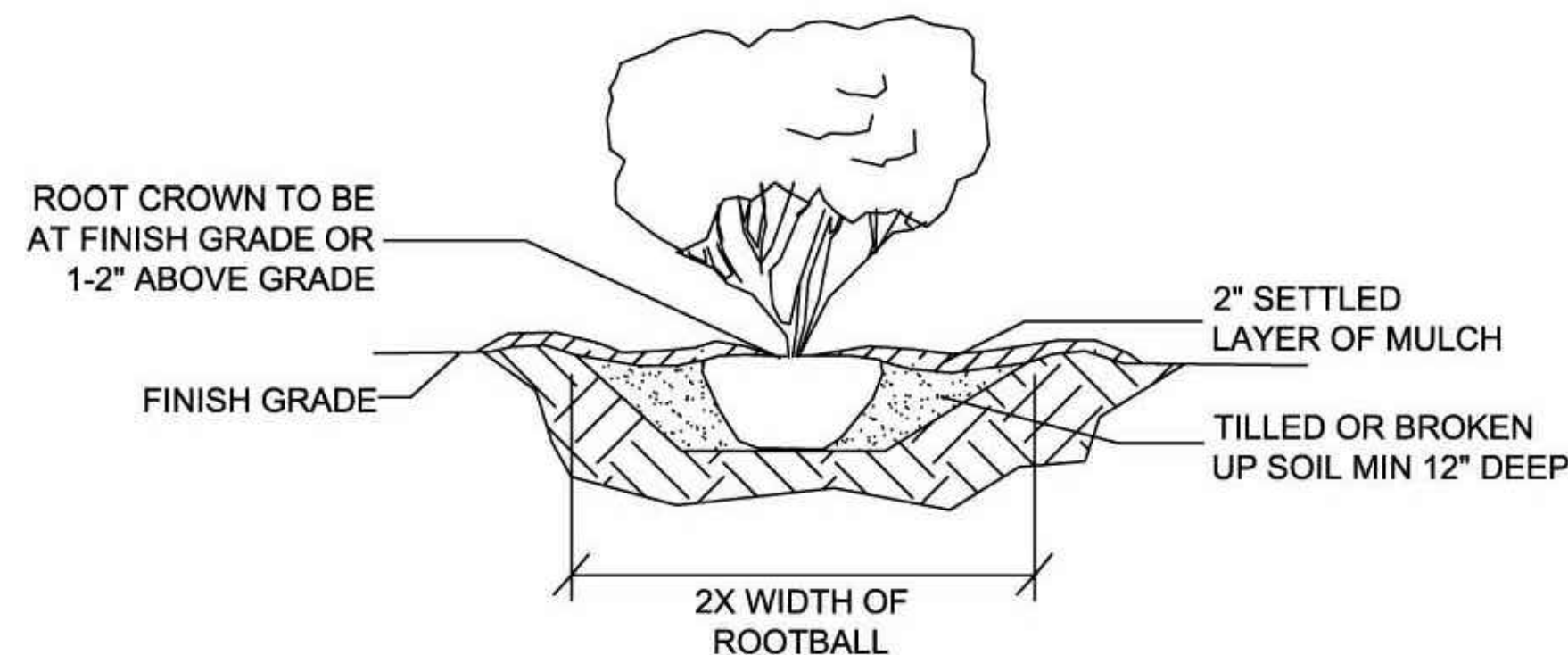
PROJECT TITLE:

Chaska Retail Center

Chaska, MN



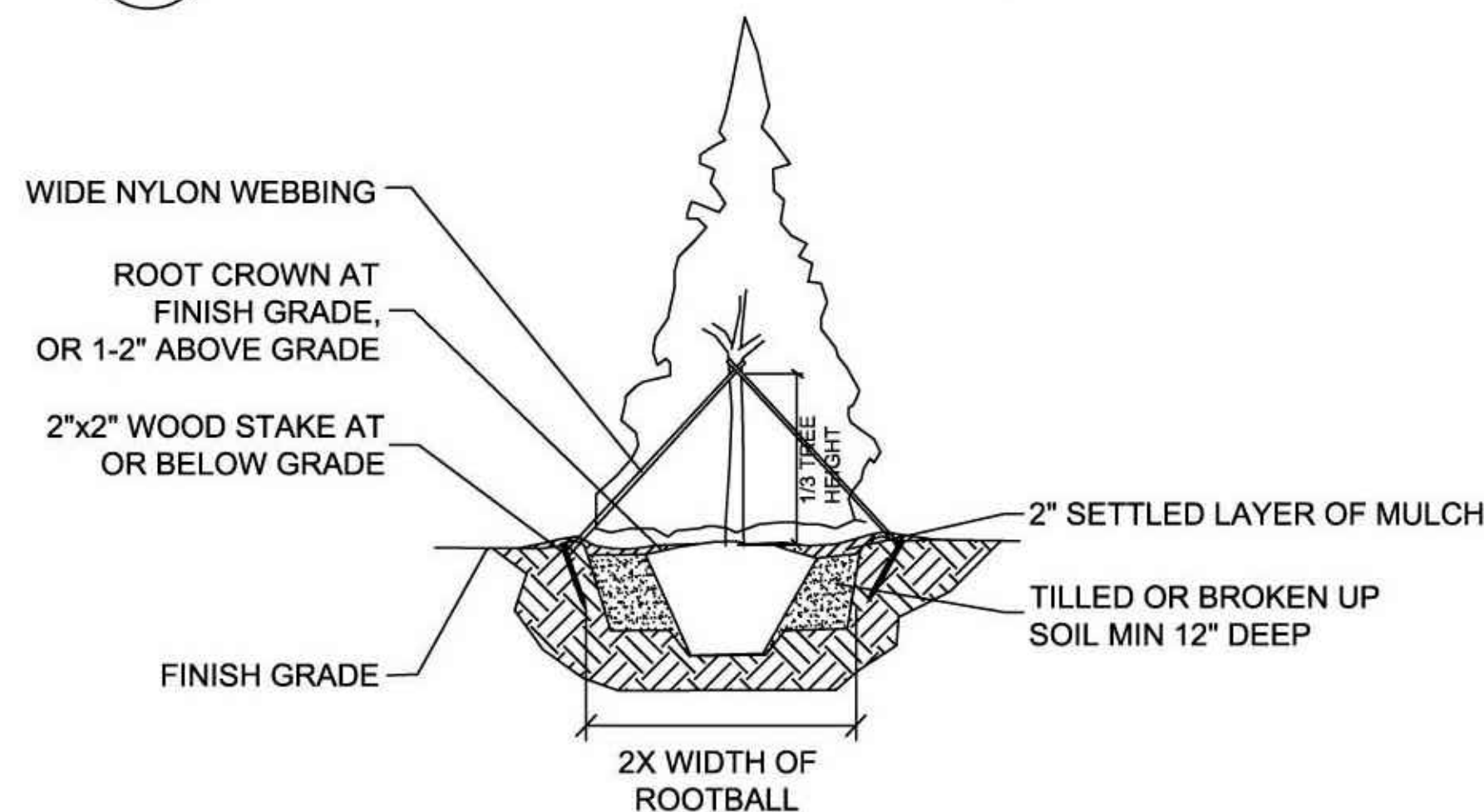
1 TREE PLANTING (>2" CAL.)



2

TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE

LANDSCAPE SPECIFICATIONS:

1.) Areas to be sodded shall be graded to a suitable grade (+/- .1'). Areas shall be tilled to a 6" depth incorporating 4 cu.yds./1000 sf. of well decayed ground cattle manure (or approved equal) uniformly into the soil. Areas shall be settled, leveled, and raked to a finished grade. Debris, vegetation, rocks, etc. not passing through a hand rake shall be removed from the surface. Surface shall be fine graded smooth and firm (non-compacted) prior to sodding, leaving no depressions where water may collect. Areas shall be protected from compaction prior to sodding.

2.) Sod shall be Gateway Park sod mix 25 % SR2100 Kentucky Blue Grass, 25 % NuGlade, 25% Freedom II, 25% Award Blend (Kramer's Turf, ph.303-659-1982), free from weeds and objectionable grasses. Sod shall be protected in transit and on site from drying out. Sod shall be laid over firm (non-compacted), pre-moistened, prepped surface. Sod strips shall be laid tight with staggered joints, no voids occurring between strips. Sod shall be laid no closer than 24" from the center of shrub plantings and no closer than 12" from the center of tree trunks. Sod surface shall be 1" below adjacent edging. Immediately upon installation sod shall be tamped and watered to a 4" depth. When moisture content of the soil is proper, sod shall be rolled. Contractor shall be responsible for watering of sod until acceptance of work (including activation and scheduling of the irrigation system).

3.) Areas to be planted in ground covers, perennials, etc. shall be graded to a suitable grade (+/-1'). Areas shall be tilled to a depth of 12" incorporating 1 cu.yd. of 'EKO' compost (or equal) and 2 lbs. of superphosphate per 100 sf. uniformly into the soil. Upon completion of soil preparation areas shall be fine graded to proper grade. No additional soil improvement is required within these areas.

4.) Plant material quality shall comply with current American Association of Nurserymen (AAN) standards for #1 grade nursery stock. Plants shall meet or exceed specified sizes. Trees shall have well branched tops with reasonably straight, well developed single leaders (unless otherwise noted).

5.) *Planting pit diameters shall be dug twice the diameter of the root ball. Pits shall be dug 1/4 deeper than the root ball of the plant. Planting pits shall be backfilled with uniform mixture of 75 % excavated soil and 25% 'EKO' compost (or an approved equal). Prior to backfilling planting pits, contractor shall remove protective material (e.g. burlap) from tops of root balls, flags, tags, etc. from plants.*

6.) Plants shall be fertilized at the time of planting with 21 gram 'AGRIFORM' 20-10-5 slow release fertilizer tablets (or approved equal) according to the following quantities; 1 tablet per ft. of tree ht. (or 1/2" caliper); 3 tablets per #5 container shrub. Tablets shall be placed in the plant pit during backfilling according to mfr. specs.

7.) Trees shall be guyed and staked to the extent necessary to keep them in a plumb position until the tree is established per the planting details (See Plant Details). The Contractor shall be responsible for guy wire adjustments during the guarantee period, and removal of stakes and wires upon completion of the guarantee period.

8.) *Trunks of fall planted deciduous over 2" cal. shall be wrapped with an approved tree wrap spirally from ground to height of second branch. Wrapping shall be secured to trunk in an acceptable manner. Contractor shall be responsible for adjustment to wrapping during the guarantee period and shall remove wrapping upon completion of the guarantee period.*

9.) Plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of work acceptance. Replaced plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of replacement. During the guarantee period, the Contractor shall notify the Owner in writing of any maintenance deficiencies.

10.) All continuous planting bed areas labeled 'R.M.' shall be rock mulched. Rock mulch shall be 2" sized washed river rock placed in a uniform 3" layer over a layer of geotextile weed barrier fabric (e.g. 'TYPAR' or equal). Areas shall be fine graded prior to placement of fabric and rock. Courses of fabric shall overlap 6" at the seams and omitted around base of plants (from an area equal to the size of the planting pit).

11.) *Not used*

12.) Groundcover and perennial planting bed areas (within rock mulch areas) shall be bark mulched with a uniform 3" thick layer of 2" sized bark mulch. Areas shall be fine graded prior to placing of mulch, removing debris, rocks, vegetation, etc. over 1" dia. from the surface.

13.) Steel edging shall be GPDRC approved, rolled top steel edger. Steel shall be installed vertically overlapped at the joints. The top of the edger shall be 1" above sod (or mulch) grade. Steel edging shall be installed wherever necessary (or shown on plan drawings) to separate turf areas from mulched areas.

[illegible]

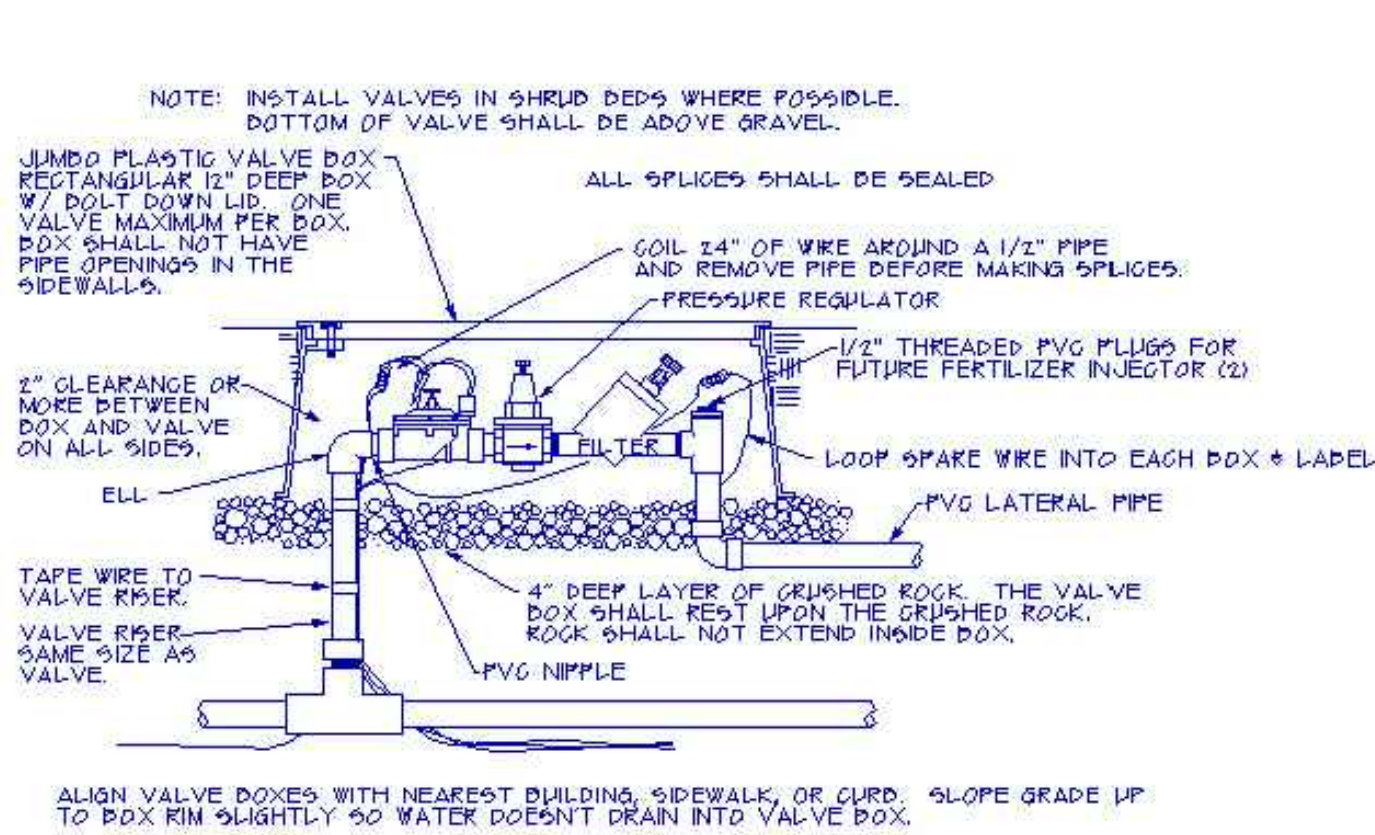
DRAWING TITLE:

TYPICAL LANDSCAPE
DETAILS & SPECIFICATIONS

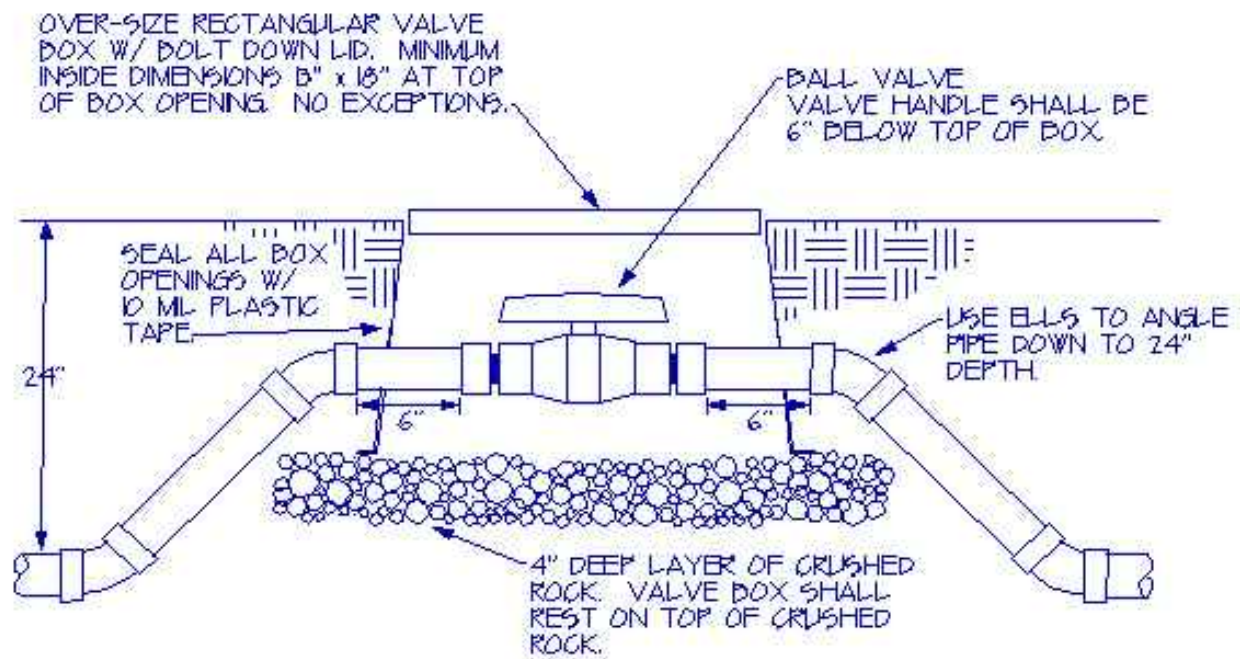
JOB. NO.:	16.32.1
DATE:	3-13-18
DRAWN BY:	MJB

SHEET

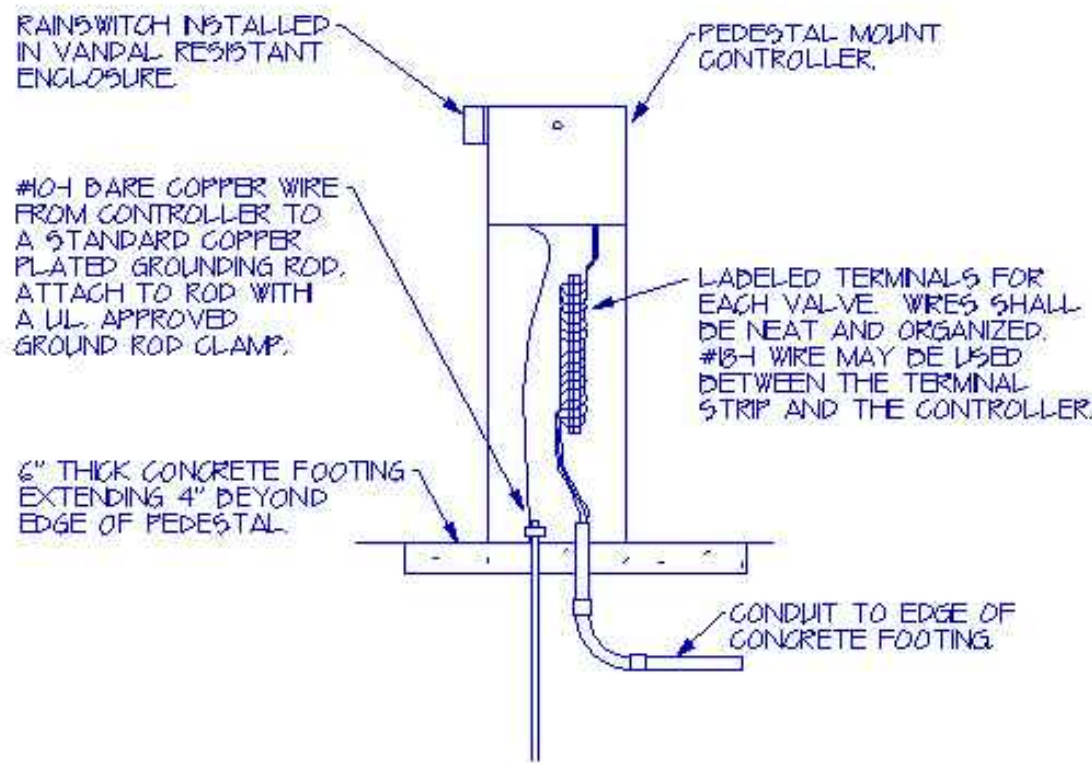
L1.2



AUTOMATIC VALVE DETAIL
NOT TO SCALE

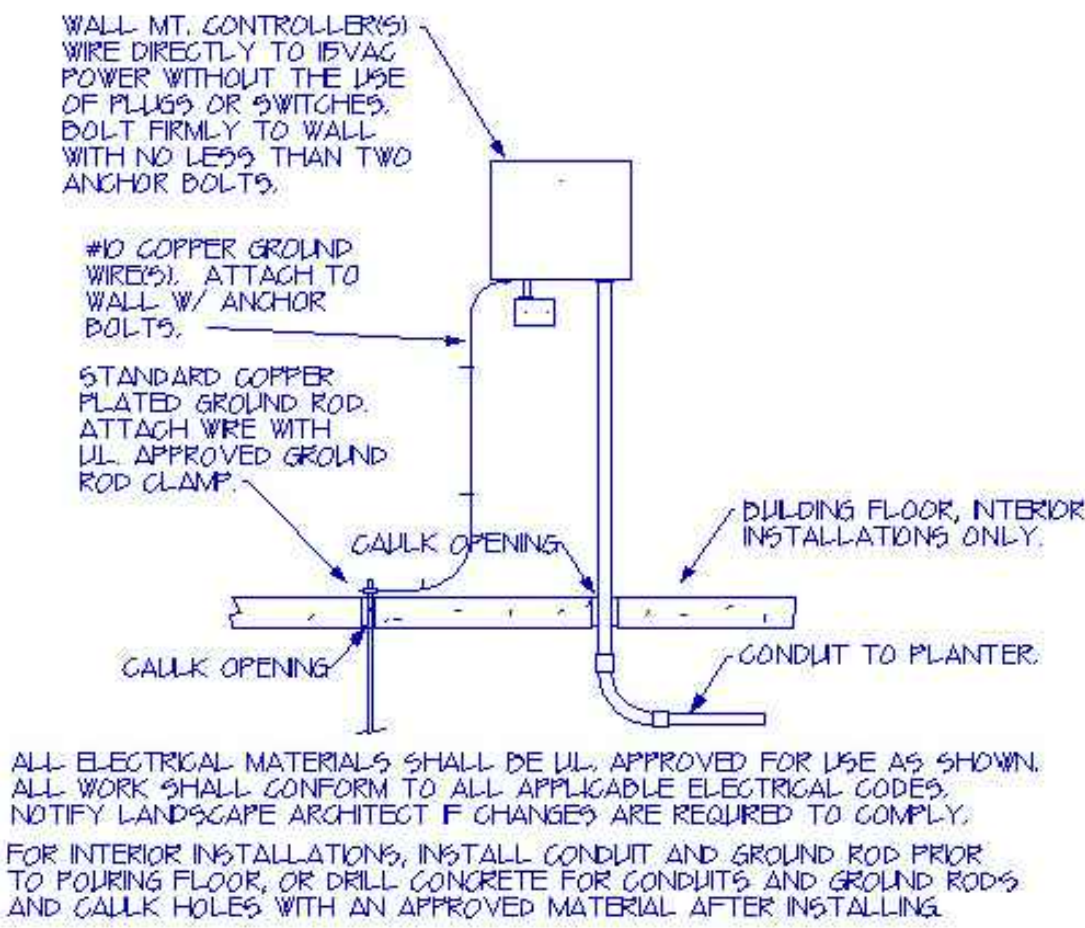


BALL VALVE DETAIL
NOT TO SCALE

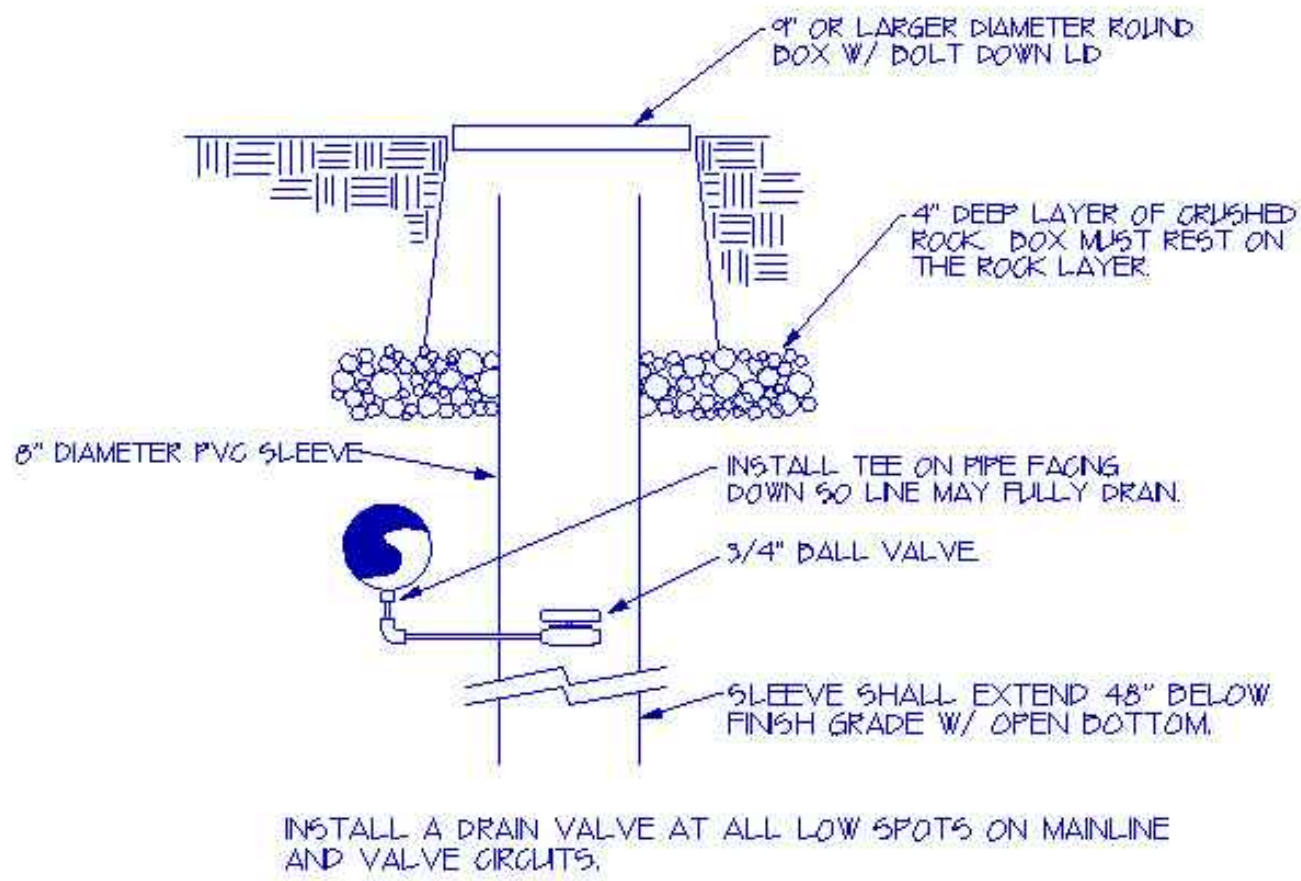


ALL ELECTRICAL MATERIALS AND METHODS SHALL MEET ALL APPLICABLE ELECTRICAL CODES.

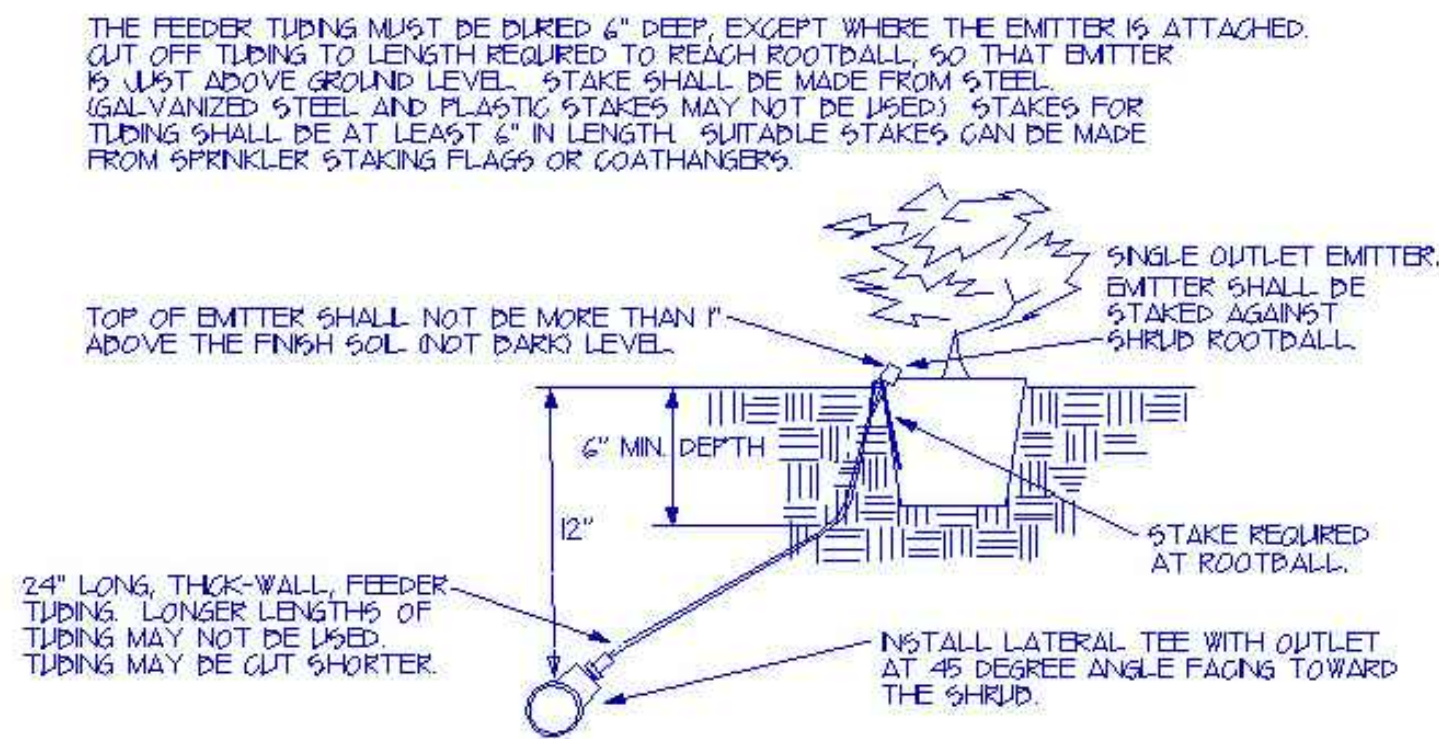
PEDESTAL CONTROLLER DETAIL
NOT TO SCALE



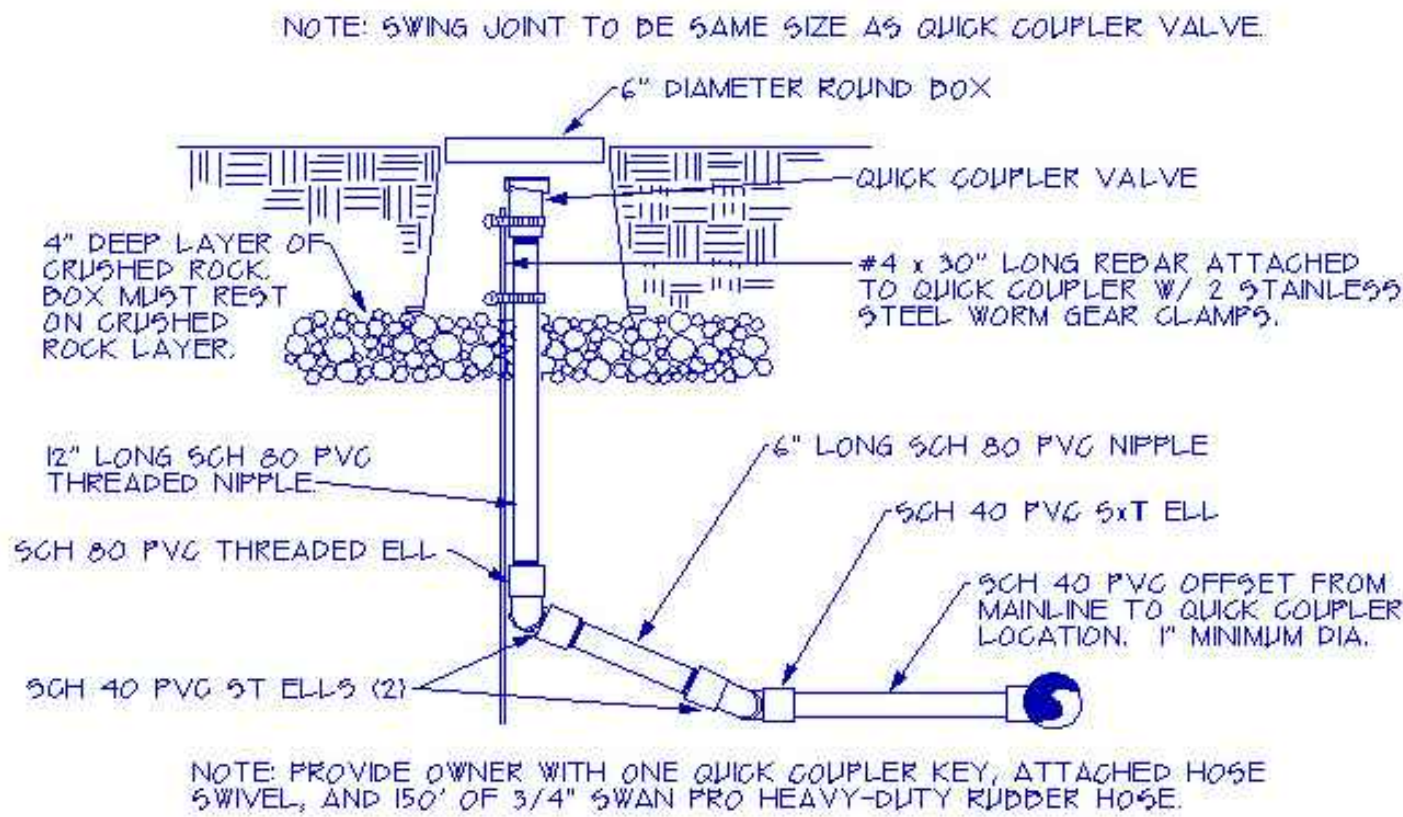
WALL MT CONTROLLER DETAIL
NOT TO SCALE



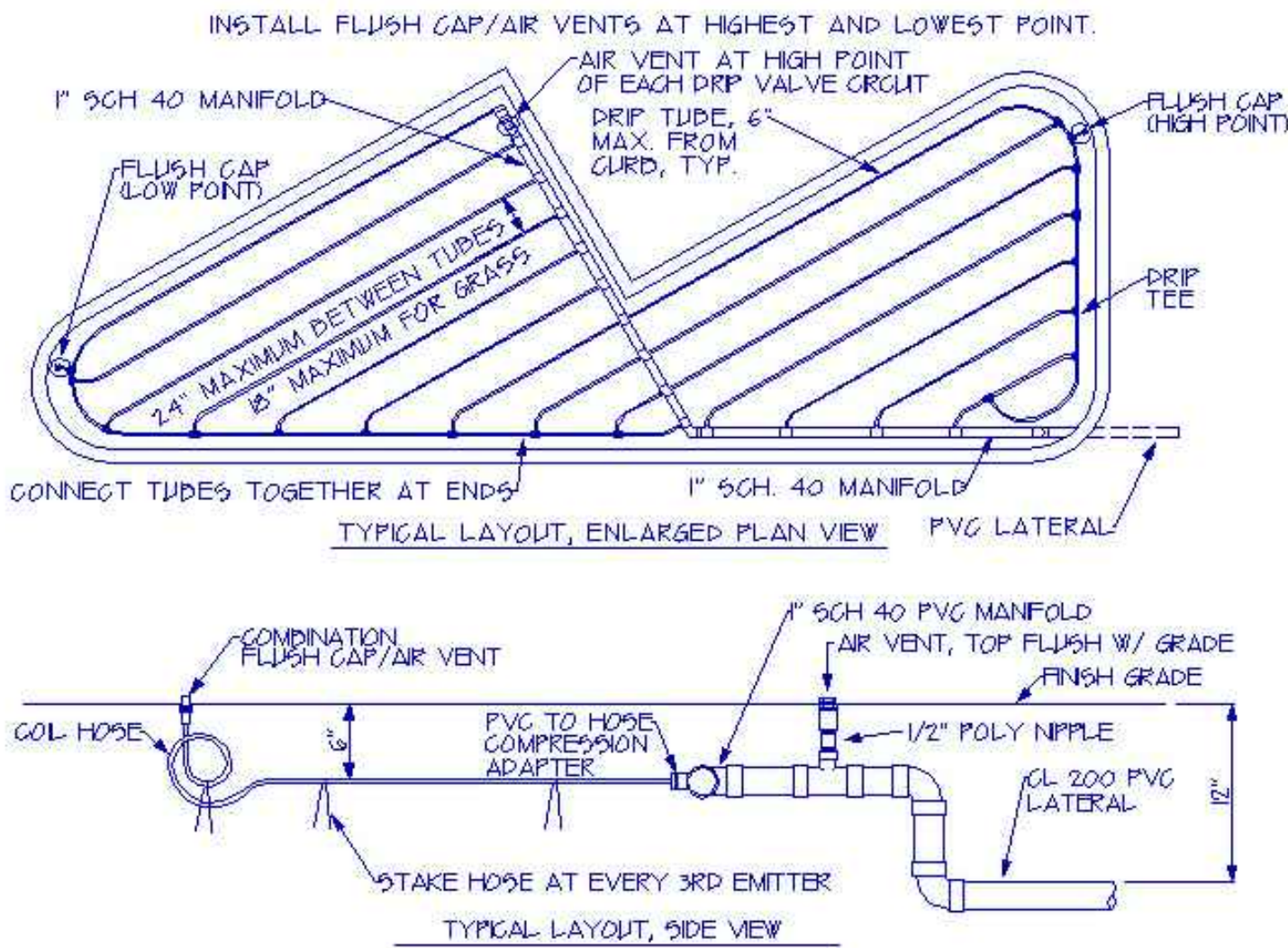
DRAIN VALVE DETAIL
NOT TO SCALE



SHRUB EMITTER DETAIL
NOT TO SCALE



QUICK COUPLER VALVE DETAIL
NOT TO SCALE



SUBSURFACE EMITTER TUBE DETAILS
NOT TO SCALE

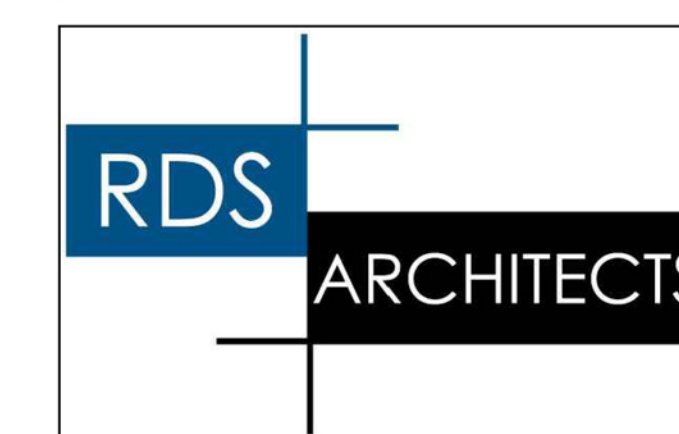
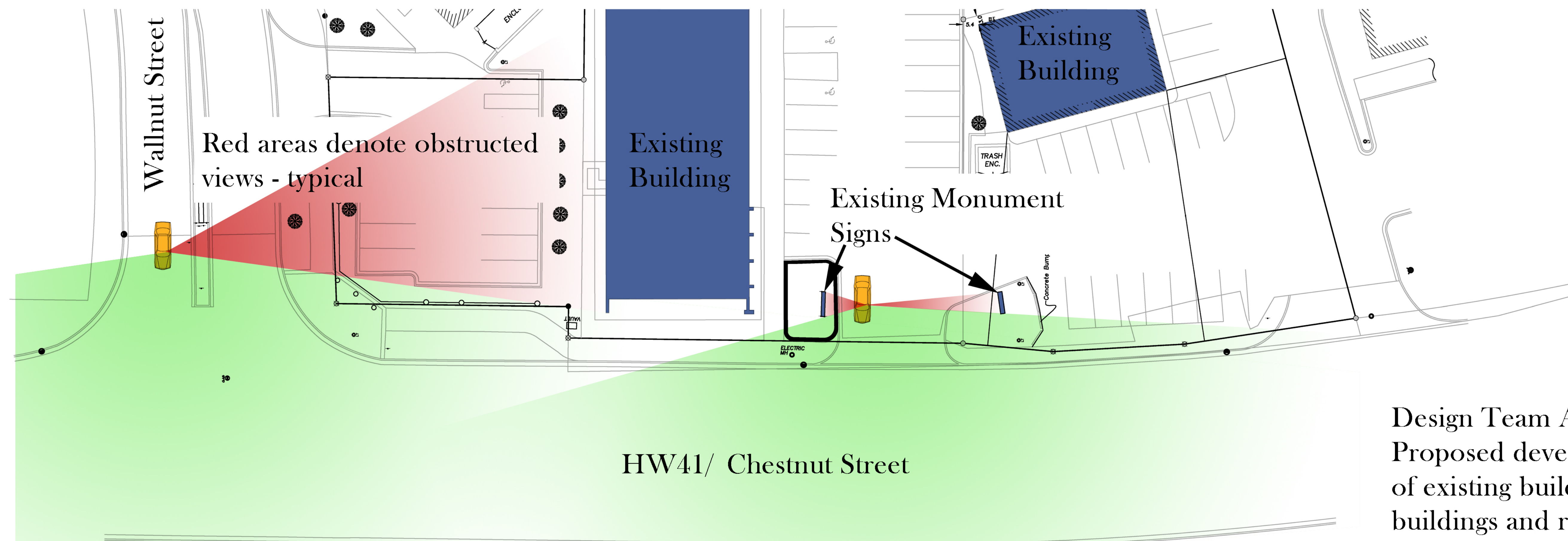
No.	SUBMISSIONS & REVISIONS	Date

DRAWING TITLE:
TYPICAL IRRIGATION DETAILS

JOB NO.:	1632.1
DATE:	3-13-18
DRAWN BY:	MJB

SHEET:

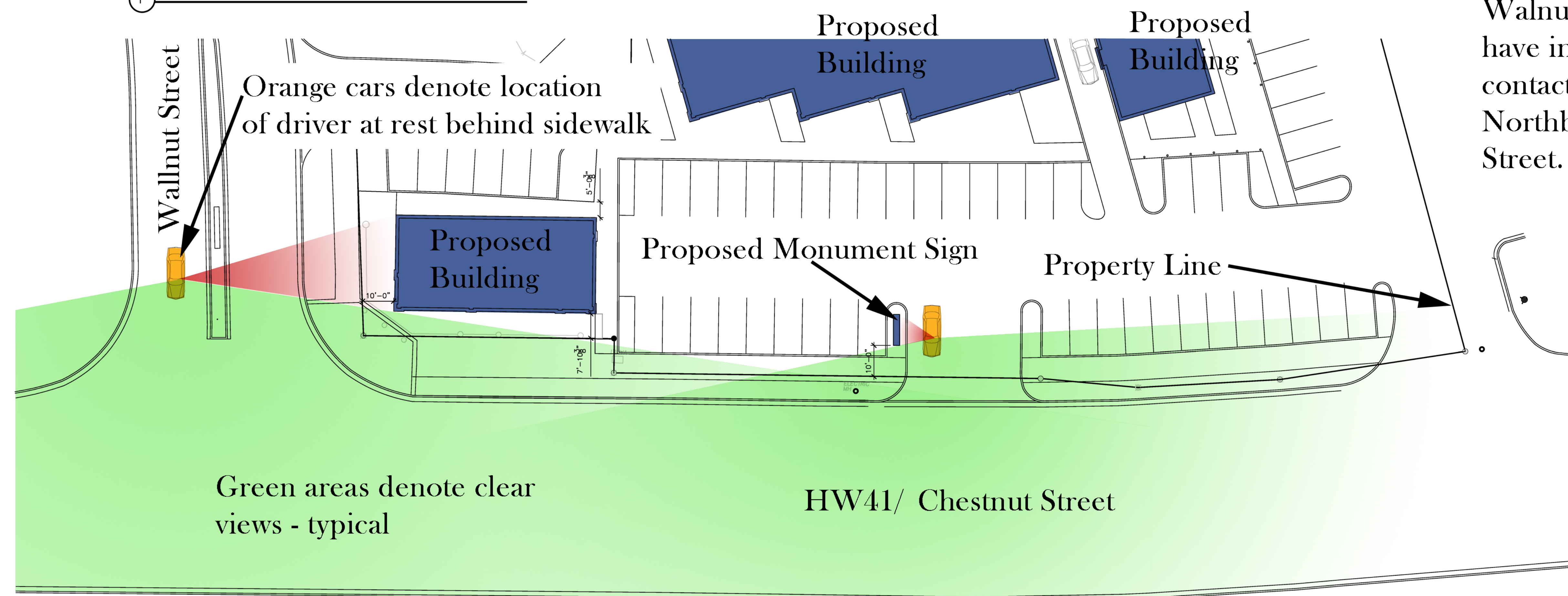
L1.3



PROJECT TITLE:
Chaska Retail Center
Chaska, MN

Design Team Analysis:
Proposed development involving removal of existing buildings, construction of new buildings and replacement of monument sign has a slightly beneficial effect to vehicular traffic visibility of the site. A driver waiting at the sidewalk at both the Walnut Street and the center lot exit will have in excess of 6 seconds of visual contact with a driver traveling 40 mph Northbound or Southbound on Chestnut Street.

1 SITELINE PLAN - EXISTING



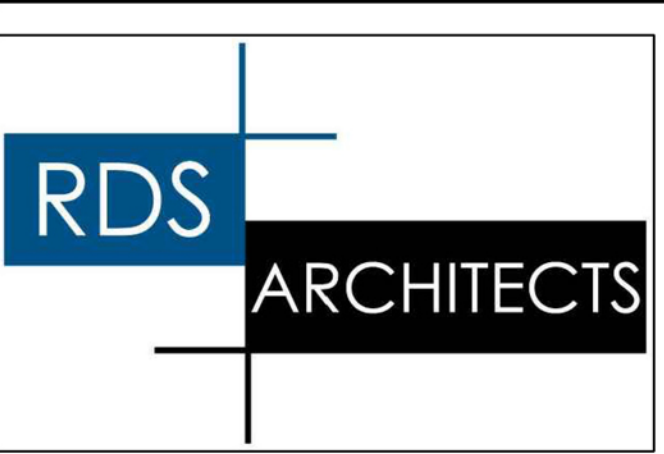
2 SITELINE PLAN - PROPOSED

No.	SUBMISSIONS & REVISIONS	Date

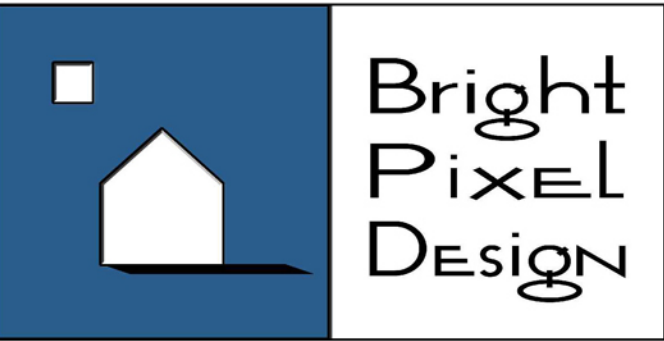
DRAWING TITLE:
SITELINE STUDIES

JOB NO.:	16.32.1
DATE:	3-13-18
DRAWN BY:	MB

SHEET:
SL1.1



IN PARTNERSHIP WITH:



PROJECT TITLE:
Chaska Retail Center
Chaska, MN



EXISTING VIEW FROM DRIVER AT WALNUT AND CHESTNUT

PROPOSED BUILDING



PROPOSED VIEW FROM DRIVER AT WALNUT AND CHESTNUT

No.	SUBMISSIONS & REVISIONS	Date
-----	-------------------------	------

DRAWING TITLE:

SITELINE STUDIES

JOB NO.: 16.32.1

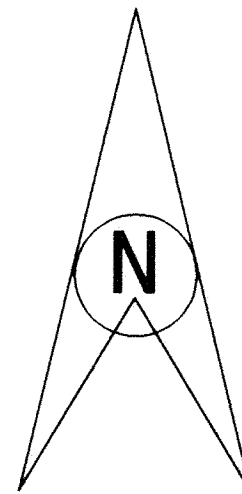
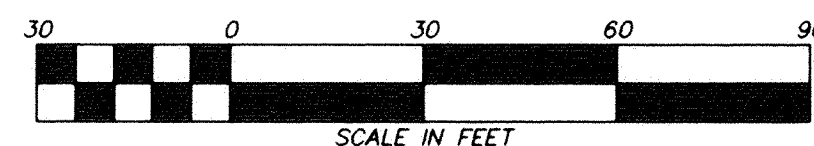
DATE: 3-13-18

DRAWN BY: MJB

SHEET:

SL1.2

THE KLEIN BRICK YARD SEVENTH ADDITION

PLAT FILE NO. 965
C.R. DOC. NO. 259859O denotes 15 inch long iron pipe set
and marked R.L.S. No. 14343.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.KNOW ALL MEN BY THESE PRESENTS: That Chaska Economic Development Authority, a
body corporate and politic, under the laws of the State of Minnesota, and Avanti Leasing,
Inc., a corporation under the laws of the State of Colorado, fee owners of the following
described property situated in the County of Carver, State of Minnesota, to wit:Lots 1 and 10, Block 5, TOWNSITE OF CHASKA, Carver County, Minnesota,
according to the record plat thereof, that lies easterly of Trunk Highway 41.

AND

That part of the vacated alley in Block 5, Townsite of Chaska, Carver County, Minnesota,
according to the record plat thereof, that lies north of the north line of THE KLEIN BRICK
YARD SIXTH ADDITION, according to the record plat thereof.

AND

Outlot B, THE KLEIN BRICK YARD FIFTH ADDITION, Carver County, Minnesota,
according to the record plat thereof.

AND

That part of the south 4.50 feet of the Southwest Quarter of the Southwest Quarter of
Section 4 in Township 115, Range 23, Carver County, Minnesota that lies easterly of
Trunk Highway Number 41 and westerly of Walnut Street according to the record plat of
CHASKA BRICK YARD.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township
115, Range 23, Carver County, Minnesota that lies north of the record plat of the
TOWNSITE OF CHASKA, easterly of Trunk Highway Number 41 and westerly of the
northerly extension of the west line of Walnut Street according to said TOWNSITE OF
CHASKA.Have caused the same to be surveyed and plat as THE KLEIN BRICK YARD SEVENTH ADDITION
and does hereby dedicate to the public use forever the street and also
dedicating the easements as shown on this plat for drainage and utility purposes only.In witness whereof said Chaska Economic Development Authority, has caused these presents to
be signed by its proper officers this 28th day of October, 1999.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

Robert P. Roepke
Robert P. Roepke, ChairmanDavid Pokorney
David Pokorney, Executive DirectorSTATE OF MINNESOTA
COUNTY OF CARVERThe foregoing instrument was acknowledged before me this 28th day of October,
1999, by Robert P. Roepke, Chairman and David Pokorney, Executive Director of Chaska
Economic Development Authority, a body corporate and politic, on behalf of the corporation.Janet M. Boman
Notary Public, Carver County, Minnesota
My Commission Expires: Jan 21, 2002AND in witness whereof said Avanti Leasing, Inc., has caused these presents to
be signed by its proper officers this 28th day of October, 1999.

AVANTI LEASING, INC.

Robert Cohen
Robert Cohen, Chief Financial OfficerSTATE OF MINNESOTA COLORADO
COUNTY OF DENVERThe foregoing instrument was acknowledged before me this 21st day of October,
1999, by Robert Cohen, Chief Financial Officer of Avanti Leasing, Inc.,
a body corporate and politic, on behalf of the corporation.Ch. Meli
Notary Public, Denver County, Minnesota COLORADO
My Commission Expires: 02/21/2002I hereby certify that I have surveyed and plotted the property described on this plat as THE
KLEIN BRICK YARD SEVENTH ADDITION; that the plat is a correct representation of the
survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all
monuments have been correctly placed in the ground as shown or will be placed as required by the
local government unit; that the outside boundary lines are correctly designated on the plat and
that there are no wet lands as defined in Minnesota Statutes Section 505.02, Subd. 1 or public
highways to be designated other than as shown.Edward J. Otto
Edward J. Otto, Land Surveyor
Minnesota License Number 14343STATE OF MINNESOTA
COUNTY OF WRIGHTThe foregoing instrument was acknowledged before me this 6th day of October,
1999, by Edward J. Otto, Land Surveyor, Minnesota License No. 14343.Mary E. Bodin
MARY E. BODIN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000Notary Public, Wright County, Minnesota
My Commission Expires: Jan. 31, 2000COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 28th day of
October, 1999.John E. Freemyer
John E. Freemyer, Carver County SurveyorCHASKA, MINNESOTA
This plat of THE KLEIN BRICK YARD SEVENTH ADDITION was approved and accepted by
the City Council of the City of Chaska, Minnesota, at a regular meeting held this 19th day of
November, 1999, and is compliance with the provisions of Minnesota Statutes,
Section 505.03, Subd. 2.Mark Lundgren
CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA
MayorShirley Anna
ClerkCOUNTY AUDITOR, Carver County, Minnesota
I hereby certify that there are no delinquent taxes for all years prior to 1999 for land
described on this plat and transfer entered. Dated this 5th day of November,
1999.

Mark Lundgren, Carver County Auditor

By: Mark Lundgren by J. FeltmanBEARING NOTE:
The North Line of the KLEIN BRICK YARD SIXTH
ADDITION is assumed to bear N74°45'52"ECOUNTY TREASURER, Carver County, Minnesota
I hereby certify that the taxes payable for the year 1999 for land described on this plat as THE
KLEIN BRICK YARD SEVENTH ADDITION have been paid on this 28th day of
November, 1999.

D. F. Dahlke, Carver County Treasurer

By: D. F. Dahlke by G. LindCOUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of THE KLEIN BRICK YARD SEVENTH ADDITION was filed
this 28th day of November, 1999, at 10:30 o'clock A.M. as
Document No.

Carl W. Hanson, Jr., County Recorder

By: Carl W. Hanson

Packet Page 56 of 247

THE KLEIN BRICK YARD FOURTEENTH ADDITION

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Carver County CDA and Chaska Growth Holdings, LLC, owners of the following described property:

LOTS 1, 2, 3 AND 4, THE KLEIN BRICK YARD SEVENTH ADDITION, CARVER COUNTY, MINNESOTA

Have caused the same to be surveyed and platted as THE KLIEN BRICK YARD FOURTEENTH ADDITION and do hereby donate and dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof, the Chairman of said Carver County CDA has hereunto set their hands this ____ day of _____, 20____.

Chairman, Carver County CDA

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20____, by _____, Chairman.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

In witness whereof, managing partner said Chaska Growth Holdings, LLC, has hereunto set their hands this ____ day of _____, 20____.

Managing Partner, Chaska Growth Holdings, LLC

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20____, by _____, Managing Partner.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

I, Scott C. Trosen, 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____

Scott C. Trosen, Licensed Land Surveyor, Minnesota License No. 47465

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____,
by Scott C. Trosen.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This Plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION 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 he provisions of Minnesota Statutes Section 505.03, Subd. 2.

By: _____ By: _____

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/TREASURER, CARVER COUNTY, MINNESOTA

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

Laurie Davies, County Auditor/Treasurer

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

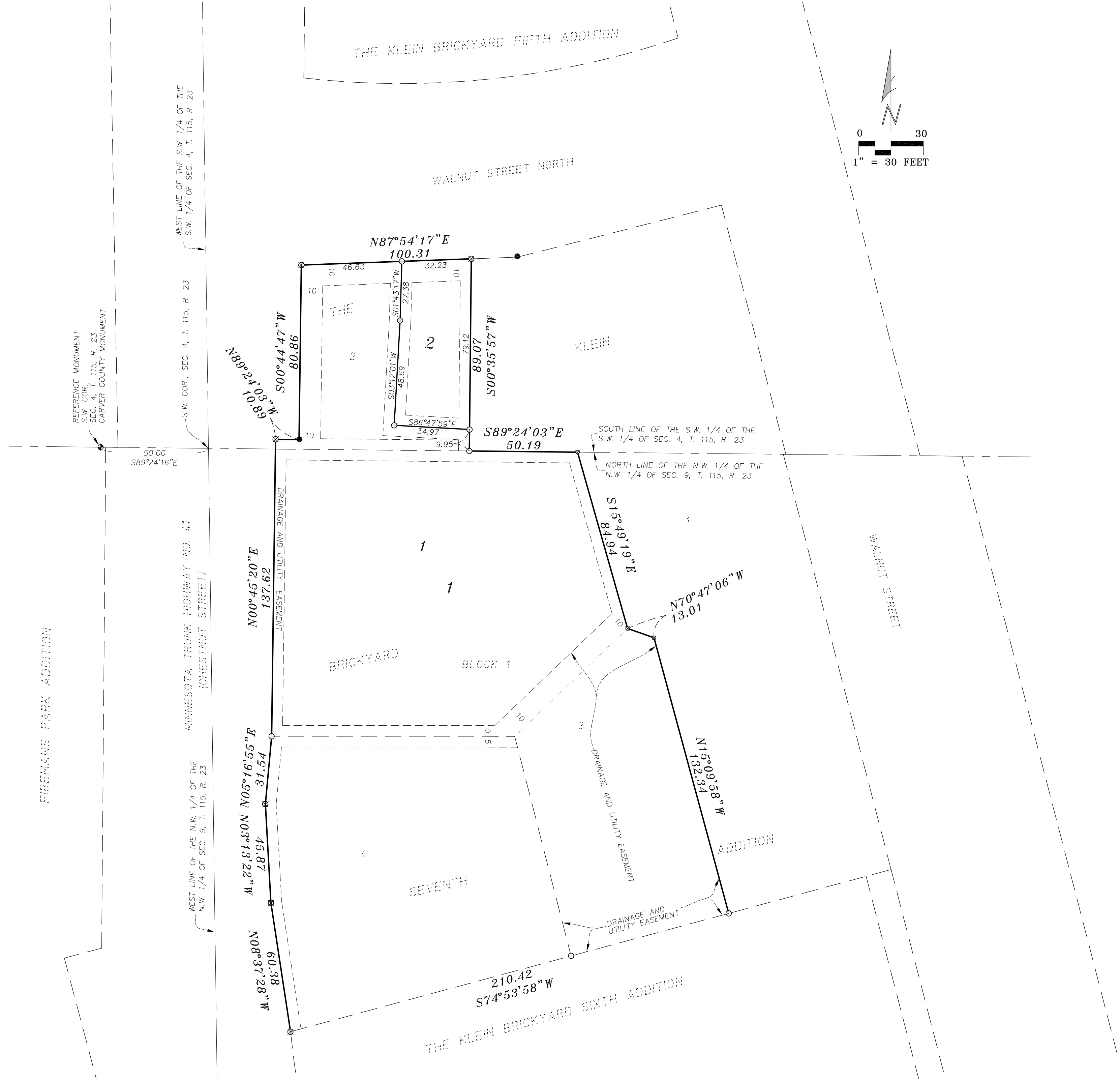
I hereby certify that this plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION was filed this ____ day of _____, 20____, at ____ o'clock ____ M. as Document Number _____.

_____,County Recorder

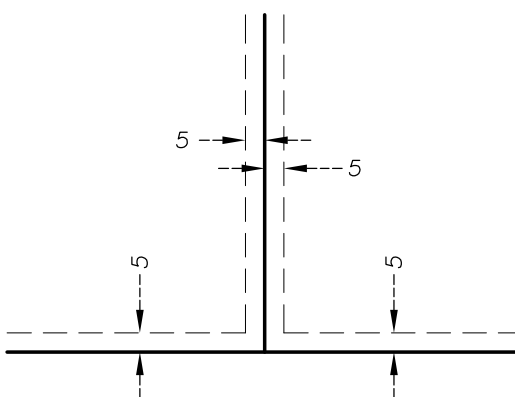
By: _____

TROSEN LAND SURVEYING, LLC

SHEET 1 OF 1 SHEETS



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ADJOINING LOT LINES AND RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47465
- ◆ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 4, T. 115, R. 23

PROPERTY DESCRIPTION

EXISTING:
LOTS 2, 3 AND 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION,
CARVER COUNTY, MINNESOTA

PROPOSED:
LOTS 1 AND 2, BLOCK 1, THE KLEIN BRICK YARD FOURTEENTH ADDITION,
CARVER COUNTY, MINNESOTA

AREA SUMMARY

EXISTING:
THE KLEIN BRICK YARD SEVENTH ADDITION
LOT 2, BLOCK 1 - 6,929 SQ. FT. OR 0.16 ACRES
LOT 3, BLOCK 1 - 28,768 SQ. FT. OR 0.66 ACRES
LOT 4, BLOCK 1 - 15,256 SQ. FT. OR 0.35 ACRES
OVERALL - 50,593 SQ. FT. OR 1.17 ACRES

PROPOSED:
THE KLEIN BRICK YARD FOURTEENTH ADDITION
LOT 1, BLOCK 1 - 48,366 SQ. FT. OR 1.11 ACRES
LOT 2, BLOCK 1 - 2,587 SQ. FT. OR 0.06 ACRES
OVERALL - 50,953 SQ. FT. OR 1.17 ACRES

PRELIMINARY PLAT SUMMARY

OWNER / DEVELOPER: ALLIANT CONTRACTING
PATRICK SUTHERLAND
1900 EXCEL DRIVE
MANKATO, MN 56001
507-385-0505
PS.ALLIANCECONTRACTING@GMAIL.COM

SURVEYOR: TROSEN LAND SURVEYING, LLC
SCOTT TROSEN, LS
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
612-990-1182
SCOTT@TROSENLANDSURVEYING.COM

ENGINEER: LTN ENGINEERING
MARK LAWTON, PE
530 N. RIVERFRONT DR. #220
MANKATO, MN 56001
507-317-8994
MARK.LTN@GROUPCHARTER.NET

OWNERS:
LOT 2, THE KLEIN BRICK YARD SEVENTH ADDITION:
CARVER COUNTY CDA
705 WALNUT STREET N.
CHASKA, MN 55318

LOTS 3 AND 4, BLOCK 1, THE KLEIN BRICKYARD SEVENTH ADDITION:
CHASKA GROWTH HOLDINGS, LLC
1961 PREMIER DRIVE, SUITE 404
MANKATO, MN 56001

MUNICIPALITY: CHASKA, MN

ZONING:
EXISTING:
LOT 2, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION
FMD-10;
SETBACKS:
75 FEET FROM HIGHWAY 41 CENTERLINE
0 FEET FROM WALNUT STREET
10 FEET FROM PROPERTY LINES

LOTS 3 AND 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION
C-2;
SETBACKS:
FRONT: 50 FEET
REAR: 20 FEET
SIDE: 20 FEET

PROPOSED:
PLANNED DISTRICT ZONING

LOT SUMMARY: 2 COMMERCIAL

NOTES

- PROJECT COORDINATE SYSTEM IS CARVER COUNTY COORDINATE SYSTEM (NAD83-1996)
- THE SOUTH LINE OF LOT 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION BEARS SOUTH 74 DEGREES 53 MINUTES 58 SECONDS COMPARED TO THE PLATTED BEARING OF SOUTH 47 DEGREES 45 MINUTES 52 SECONDS EAST.
- THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF GOPHER STATE ONE CALL - TICKET NO. 180941059 AND AVAILABLE MAPS. NOT ALL UTILITY COMPANIES RESPONDED TO THE ONE-CALL. THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY.

CERTIFICATION

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

SCOTT C. TROSEN, MN LS 47465.

DATE: 06/07/2018 REVISED: 06/08/2018



TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182
WWW.TROSENLANDSURVEYING.COM

PRELIMINARY
PLAT

SHEET 1 OF 1

THE KLEIN BRICK YARD FOURTEENTH ADDITION

Chaska Retail
Chestnut Street and Walnut Street
Chaska, MN
Carver County, Minnesota

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	6.8.18	Changed Lots

PROJECT: TLS1806
DRAWING: TLS1806.dwg
DRAWN BY: SCT
CHECKED BY: SCT
SUBMITTED: 06.07.2018

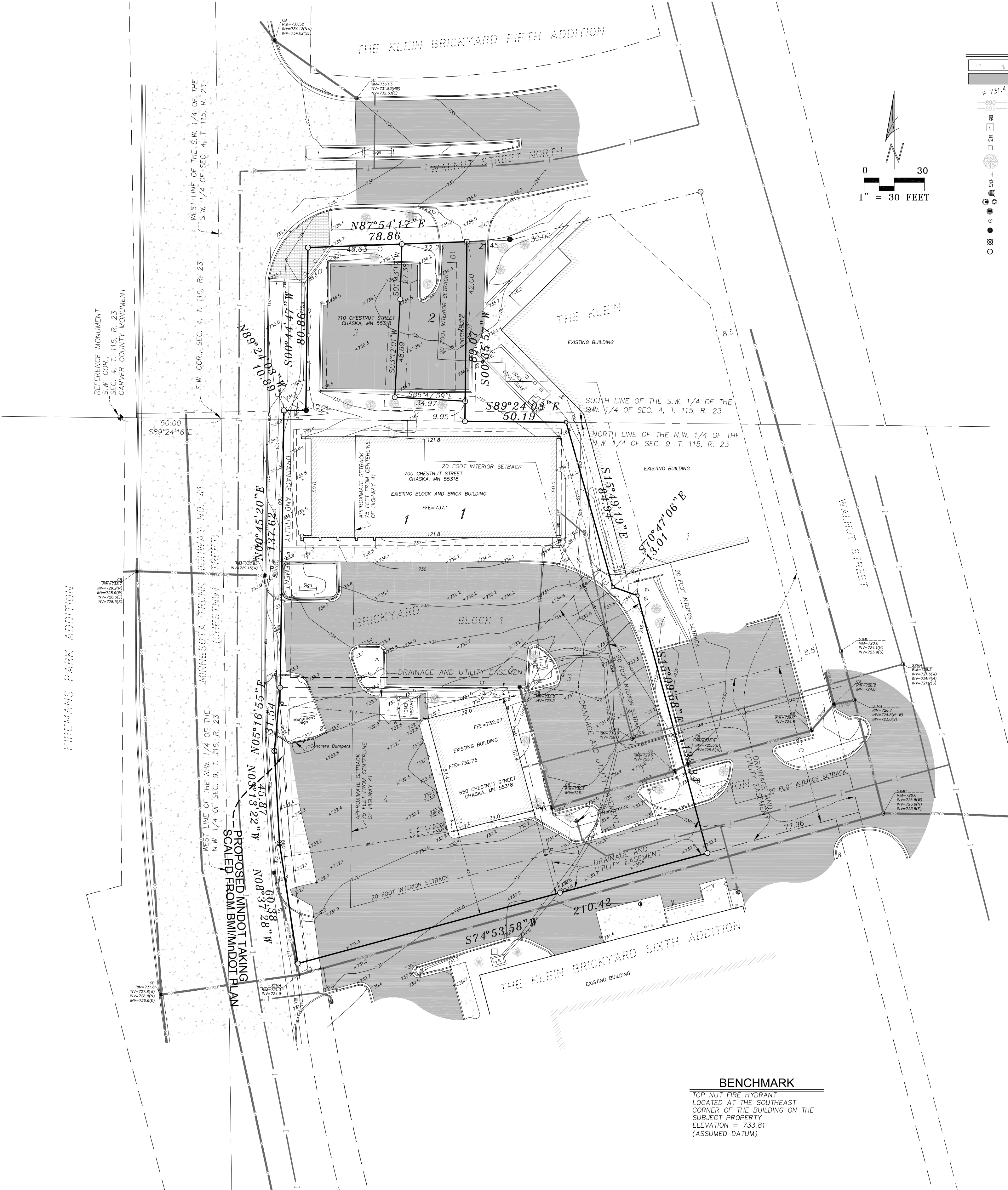
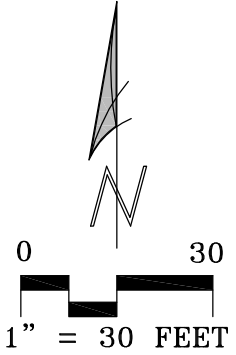
CLIENT:
Alliant Contracting
Patrick Sutherland
1980 Excel Drive
Mankato, MN 56001

PROJECT:

BENCHMARK

TOP NUT FIRE HYDRANT
LOCATED AT THE SOUTHEAST
CORNER OF THE BUILDING ON THE
SUBJECT PROPERTY
ELEVATION = 733.81
(ASSUMED DATUM)

- LEGEND
- CONCRETE SURFACE
 - BITUMINOUS SURFACE
 - EXISTING ELEVATION
 - EXISTING CONTOURS
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - GAS METER
 - UTILITY BOX
 - DECIDUOUS TREE
 - SIGN
 - LIGHT POLE
 - FIRE HYDRANT
 - MANHOLE
 - CATCH BASIN
 - BOLLARD
 - FOUND MONUMENT
 - SET SCRIBED "X" OR MAG NAIL
 - SET MONUMENT



June 6th, 2018

Elizabeth Hanson
City of Chaska Planner
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: Klein Brick Yard Seventh Addition
MnDOT Review P18-024A
NE Quad of MN 41 and CR 61 (6th Street)
Chaska, Carver County
Control Section 1008

Dear Ms. Hanson,

The Minnesota Department of Transportation (MnDOT) has reviewed the proposed Klein Brick Yard Seventh Addition in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Design:

If the main access is redesigned, use the MnDOT Standard Plan 5-297.254, Driveways and Sidewalk Details as it provides detailed information on how to integrate the existing sidewalk into the access. Pedestrian curb ramps are generally not used at driveways.

For questions on these comments, please contact Nancy Jacobson (Nancy.L.Jacobson@state.mn.us or 651-234-7647) in MnDOT's Design section.

ADA Design:

There should be dedicated pedestrian connections from MNDOT Right-of-Way to the development so that pedestrians are able to access the site without having to use the driveways. Please also ensure that the building and walk elevations will work with the design.

The new sidewalk and driveway construction will be required to utilize the curb ramp standard plans in addition to the driveway and sidewalk standard plans described above. Specifically, use the Level 3 (X,Y,Z coordinates) as described in the ADA Project Design Guide as well as the following MnDOT's ADA Design Standards (links to the guidelines are below).

<http://www.dot.state.mn.us/ada/pdf/5-297-250.pdf>
<http://www.dot.state.mn.us/ada/pdf/driveway-sidewalk-details.pdf>
<http://www.dot.state.mn.us/ada/pdf/adaprojectdesignguide.pdf>
<http://www.dot.state.mn.us/ada/pdf/mndot-ada-standards.pdf>

For questions concerning these comments please contact Joe Zilka (joseph.zilka@state.mn.us, (651) 366-3311) or Todd Grugel (todd.grugel@state.mn.us, (651) 366-3531)

An equal opportunity employer

Permits:

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website: <http://www.dot.state.mn.us/utility/forms.html>. Please include one 11x17 plan set and one full size plan set with each permit application.

Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

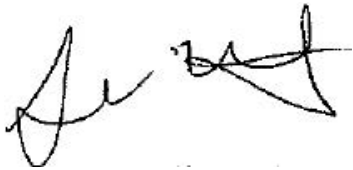
1. An electronic .pdf version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is less than 20 megabytes.
2. A compact disc with the plans in .pdf format. The disc can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. A .pdf version of the plans sent to MnDOT's external shared workspace site located at: <https://mft.dot.state.mn.us>. Please contact MnDOT development review staff gain access to the shared workspace site. Also, please send a note to metrodevreviews.dot@state.mn.us indicating the file name and stating that the plans have been submitted on the shared workspace site.
4. If you are unable to send the plans electronically, please submit a set of full size plans to the above address.

If you have any questions concerning this review, contact me at (651) 234-7788.

Sincerely,



Jennifer Wiltgen
Principal Planner

Copy sent via E-Mail:

Diane Langenbach, Area Engineer
Sulmaan Khan, Area Engineer
Mackenzie Turner-Bargen, Bike-Ped
Cameron Muhic, Bike-Ped
Almin Ramic, Traffic
Hailu Shekur, Water Resources
Nancy Jacobson, Design
Buck Craig, Permits
Doug Nelson, Right-of-Way

Joe Zilka, ADA
Todd Grugel, ADA
Bruce Wetherbee, Surveys
Russ Owen, Metropolitan Council



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 6, 2018
Subject: Klein Brickyards 7th Addition Redevelopment

The site improvements planned for the combined properties propose a complete redevelopment with new site improvements over the existing properties. Storm sewer runoff for the current site discharges and connects to the public system and is proposed to remain in similar. Since the property is currently developed, the storm water plan requirements will be limited to ensuring the proposed improvements will not increase from what's currently discharging from the site into the overall storm sewer system. Sanitary sewer and water service are readily available but will need to be further refined in the final site plan for how individual properties will be serviced. The property abuts the state right of way and will require a MnDOT permit. Pedestrian access and circulation for the site will need to be reviewed for providing connections to sidewalks located along TH 41 and Walnut Street and accommodate current ADA design standards.

Highway improvements currently scheduled to occur in 2021 propose a full reconstruct of TH 41 from Walnut Court to the Minnesota River. The reconstruction also includes converting all the current access points between Walnut Court and Chaska Boulevard (CR 61) to right in and right out between Walnut Court and Chaska Boulevard (CR61). The intersection at Walnut Court is to remain as a full access and will be an important access to ensure the proper site lines are maintained with the proposed improvements. The Developer is currently working to complete the site analysis for defining the restrictions to the proposed improvements and landscaping areas. Along with the highway upgrades, the City plans to install an overhead pedestrian HAWK signal at the south east quadrant of Walnut Court and TH 41 like the current signal installed at Pine Street and County Road 61. As the site plans are further refined the City plans to work with the developer on the site improvements to accommodate the planned signal.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
06/13/2018

Subject: Formacoat - Chaska Building Center Phase II – Preliminary Site/Building Plans, Preliminary Plat and Rezoning

Applicant: Mark Gross

Location: East of Klingelhutz site (DDK) and west of Fire Lane

Case No.: P.C. No. 2018-18

Synopsis: The applicant is requesting approval of the Preliminary Site/Building Plan, Preliminary Plat, and Rezoning (Phase II) of the Chaska Building Center redevelopment

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to recommend approval

BACKGROUND

Formacoat, founded in 2002, is a privately held, uniquely positioned, medical device contract manufacturing company currently located in Savage, MN. Formacoat's collaboration with customers includes access to a wide range of coating vendors and their technologies to help bring the right coating to each product. Each medical device coating can provide different characteristics of lubricious, abrasion resistant, hemocompatible, non-thrombogenic and biocompatible value to a device. Mark Gross, owner and CEO of Formacoat, has been a 27-year resident of Chaska, and hoping to bring the business home.

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area.

In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved. Tonight we are looking at approving a portion of the eastern half of the project.

The applicant believes that this project will contribute to and reinforce the City's Mission Statement, particularly through the following strategies:

- CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – The project will supply the city with new employment opportunities for nearby residents.
- TAXPAYERS PERCEIVE THEY ARE GETTING QUALITY COST-EFFECTIVE SERVICE – The tax revenue generated by this project will contribute to the city's ability to continue providing cost effective services to the residents and businesses.
- WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – The well planned project extends ripple effect benefits to nearby businesses. The employees that will call the building 'work' will shop at nearby retailers, eat in the local restaurants and may look for housing options closer to work.
- A SENSE OF COMMUNITY AND SMALL TOWN VALUES ARE MAINTAINED – All businesses feel a sense of pride about their hometown. It is the hope that some companies may even relocate their headquarters to this site, where Chaska can become their true home base.
- COMMITMENT TO EXCELLENCE – Formacoat will improve the existing abandoned building site and make it a productive contributor to the community once again.

ZONING & DOWNTOWN MASTER PLAN

Currently, the site is zoned PMD-4 (Planned Multi-Use District No. 4). The zoning for the property will change as a result of this new development so as to more specifically streamline the uses and design of the site, and also to document the specific exhibits and conditions associated with the potential approvals of this site.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS

The site is located on the north side of Chaska Boulevard, between the Klingelhutz site and Fire Lane. The site currently consists of two parcels – one 5.01 acre site and one 2.74 acre site (7.75 acres total). The site is currently vacant but contains several concrete pads from the previous buildings that were there, which included the old Chaska fire station. Both parcels are currently owned by the City of Chaska, however, United Properties will be the primary owner once a purchase agreement is solidified.

CURRENT REQUEST

The applicant, Formacoat, is requesting Preliminary Site/Building Plan, Preliminary Plat and Rezoning approval for the construction of an office/warehouse building totaling approximately 31,840 square feet in size and roughly 30 feet in height on the central portion of the Chaska Building Center site. The plan is to only redevelop 3.85 acres of the remaining 7.75 acre vacant site; approximately 3.9 acres will remain on the east side of the site for future development. 30 new jobs are projected to be created as a result of this building and development.

Adjacent properties

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by Klingelhutz site.

Site Layout

The site is situated in the center of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. The front of the building will face south (toward Chaska Boulevard), with a loading dock in the rear (north). Access to the site will be gained from Chaska Boulevard from two existing site accesses; one from the Klingelhutz site on the west; one from the center of the site via an existing access.

Building Location/Design

The building is rectangular in format and will be two-stories tall (approximately 30 feet in height). The initial construction of this building will encompass a 31,840 square foot building footprint. A future expansion area is shown on the west side of the building totaling at approximately 10,000 square feet. The front of the building will face the south toward Chaska Boulevard.

The proposed building will be constructed with decorative pre-cast wall panels, accented with glass and additional architectural features to provide an impressive corporate home for Formacoat.

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

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

Formacoat Building Materials	
Class I	Brick and Glass (33%)
Class II	None
Class III	Precast Concrete Panels raked finish (65%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	33% Class I material; 2 different materials 65% Class III material; 1 material

Based on the table above the applicant is not meeting the percentage and quantity requirements for building materials on industrial buildings. The reason being that the precast concrete rake finish is not considered a Class II material as it is written in the

code, and thus would be considered a Class III material. A simple change for this would be to consider a different architectural finish on this precast concrete in order to be considered a Class II material.

Another item of note is the brick to be used. The elevations indicate that the brick will be a precast wall panel with cast-in brick. In order to be classified as a Class I material, the brick needs to be a full modular face brick. The applicant will have to indicate that on their elevation plans in the final submittal.

Overall, the building's appearance is attractive. The significant articulation of the building is oriented on the south side with the most amount of exposure; the articulation wraps around the building's corners on the east and west sides. The east, west and north sides are mainly the precast concrete panels, which is appropriate given the least amount of exposure that will occur on these sides.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge
North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

118 parking spaces (61 initial installation; 57 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	6,801 sf	1ps/250sf	27 parking spaces
Manufacturing	24,128 sf	1ps/350sf	69 parking spaces
Warehousing	6,926 sf	1ps/350sf	20 parking spaces
Future Manufacturing Addition	9,322 sf	1ps/350sf	27 parking spaces
		REQUIRED	133 parking spaces
		PROVIDED	118 parking spaces

According to this table the applicant is not meeting the required amount of parking spaces needed for the ultimate use of the site. The parking stalls proposed will accommodate the initial construction of the building but does not accommodate the ultimate building footprint with the expansion. The applicant is only discrepant by 15 stalls, which, in staff's opinion, can easily be accommodated on the south edge of the site. There is additional green space in this area that should be able to accommodate the necessary amount of stalls. Staff would ask the applicant to add additional proof of parking in this area as a part of the final submittal.

The access into the site will be from two accesses off of Chaska Boulevard; one that is shared with the Klingelhutz site to the west and one that is existing in the center of the site. Staff is okay with these access locations as long as Carver County is, however, would like to point out the notion that the County will only allow two accesses into the Building Center site. The undeveloped site to the east would not be allowed an access on Chaska Boulevard. Because of this, staff would recommend that the central access be pushed more east to provide an equitable entrance into both the center and east sites. Again, only if Carver County would support such a change and provision.

Staff would also like to point out that the site shall show a possible easterly connection on the south side with the easterly site. The north side is showing a connection, but this shall also be shown on the south side for more adequate access to the Chaska Boulevard entrance.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Chaska Boulevard accesses. These easements will need to be recorded at time of final plat recording.

Landscaping

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	118 caliper inches (44 trees)	36 trees
Understory Trees	11	14
Shrubs	126	137

According to the table above the applicant is insufficient in meeting the landscape ordinance for overstory trees. The applicant will be required to show at least 8 additional overstory trees in their final submittal.

Planting islands are being shown in the parking lots. Staff would like to point out that trees and shrubs need to be placed in these islands. Specifically, the proof of parking areas will need to show that future trees and shrubs will be placed in the planting islands once the parking is installed. This will need to be shown on the landscape plan at final submittal.

Another item of note is the planting island dissecting the Klingelhutz and Formacoat site needs to show an additional island area on the northwest portion of the site to match with the Klingelhutz site. This will need to be revised on the site plan and landscape plan during final submittal.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant is not showing any pole lighting in the parking lot, only wall lighting. Staff would advise that wall lighting is not suitable, nor is it acceptable, lighting for parking lots. Wall lighting cannot be placed more than 18 feet above ground level. Pole lighting would be encouraged to be installed for this site.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

CONCLUSION

Staff is happy to see that this abandoned site will be cleaned up and brought back to working order. The additional jobs in downtown will be a benefit to the entire community.

PLANNING COMMISSION ACTIONS REQUESTED

Motion to recommend approval to the City Council of the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.**

- b. **Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - c. **Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - d. **Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - e. **Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - f. **Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - g. **Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018**
 - h. **Photometric Exhibit**
 - i. **Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated May 23, 2018**
 - j. **Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated May 23, 2018**
 - k. **Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.**
 - l. **Preliminary Plat, submitted by Rehder & Associates, Inc.**
 - m. **Sanitary Sewer Connection Exhibit**
 - n. **Building Renderings (pgs 1-3)**
2. **Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.**
 3. **Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.**
 4. **Coordination with the City Engineer with regard to utilities, grading and drainage.**
 5. **Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
 6. **Provision of a material board to be submitted at time of Final Submittal.**
 7. **Utilization of modular face brick as a Class I material.**
 8. **No exterior storage will be permitted.**
 9. **Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.**
 10. **Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.**
 11. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
 12. **Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.**
 13. **Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
 14. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
 15. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
 16. **Provision that all mechanical equipment will be fully screened from view.**

- 17. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 18. Adherence with the Engineers Memo dated June 6, 2018.**
- 19. Provision to show 15 additional proof of parking stalls on the south edge of the site to be shown during the final submittal.**
- 20. Provision to revise landscape plan to include 8 more overstory trees and to be submitted at time of final submittal.**
- 21. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.**
- 22. Provision that a planting island is added on the northwest corner parking area as it connects to the Klingelhutz site, and to be shown on the site and landscape plan at time of final submittal.**
- 23. Provision that pole lights be used to light the parking lot.**
- 24. Coordination with Electric Department on service locations.**
- 25. Elimination of un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.**
- 26. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.**
- 27. Final Plat to list City of Chaska as a part of the plat.**
- 28. Provision of a private utility easement over the sanitary sewer connection.**
- 29. Compliance with the County Memo dated June 8, 2018.**
- 30. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.**

Motion to recommend approval of the rezoning from Planned Multi-Use District (PMD-04) to Planned Multi-Use District (PMD-21).



Formacoat LLC
12500 Zinran Avenue
Savage, MN 55378 USA
Office: 952-895-0200 Fax: 952-895-6020
www.formacoat.com

Formacoat Project Summary Letter

June 6, 2018

Formacoat is a privately held, uniquely positioned, medical device contract manufacturing company currently located in Savage, MN. Formacoat's collaboration with customers includes access to a wide range of coating vendors and their technologies, to help us bring the right coating to each product. Each medical device coating can provide different characteristics of lubricious, abrasion resistant, hemocompatible, non-thrombogenic and biocompatible value to a device.

Mr. Mark Gross, a 27 year resident of Chaska, is owner and CEO of Formacoat, which was founded in 2002. Mr. Gross and Formacoat are submitting plans for the redevelopment of 3.85 acres of the former Chaska Building Center site located on the north side of County Road Highway 61 on the western portion of the remaining vacant lot between the existing cabinet shop building and Fire Lane.

The proposed 31,840 square foot commercial building would house office, research, production and shipping facilities for Formacoat. A storage mezzanine above the proposed office area would provide additional storage for materials and packaging. The proposed building would be constructed with decorative pre-cast wall panels, accented with glass and additional architectural features to provide an impressive corporate home for Formacoat.

The new building will transfer of 14 existing jobs (full and part time) from the facility we are outgrowing. And since this move is an expansion, over the next 2-3 years another 15 full time jobs are forecasted to be created.

We continue to appreciate working with City staff and elected officials in bringing the Formacoat business and staff to the City of Chaska on a fast pace that is critical to Formacoat's expansion needs.

With best regards,

A handwritten signature in blue ink, appearing to read "M. Gross", is positioned above the typed name.

Mark C. Gross
Formacoat LLC
12500 Zinran Ave
Savage, MN 55378

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

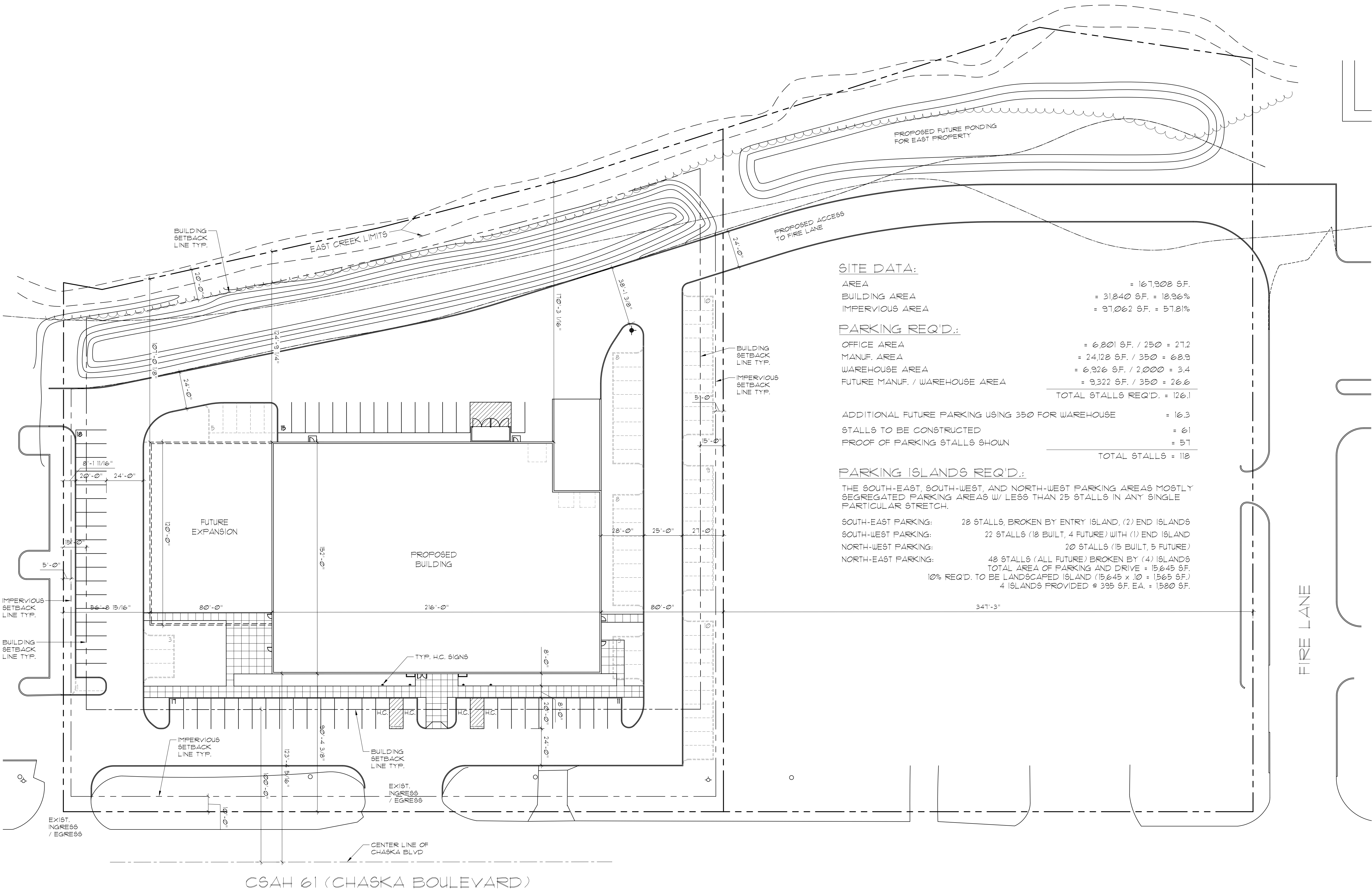
CHECKED BY: RR

REVISIONS: 5/24/18

PROPOSED SITE PLAN

A1.1

© COPYRIGHT 2018 ROSA ARCHITECTURAL GROUP



SITE DATA:

AREA	= 167,908 S.F.
BUILDING AREA	= 31,840 S.F. = 18.96%
IMPERVIOUS AREA	= 97,062 S.F. = 57.81%

PARKING REQ'D.:

OFFICE AREA	= 6,801 S.F. / 250 = 27.2
MANUF. AREA	= 24,128 S.F. / 350 = 68.9
WAREHOUSE AREA	= 6,926 S.F. / 2,000 = 3.4
FUTURE MANUF. / WAREHOUSE AREA	= 9,322 S.F. / 350 = 26.6
TOTAL STALLS REQ'D.	= 126.1

ADDITIONAL FUTURE PARKING USING 350 FOR WAREHOUSE	= 16.3
STALLS TO BE CONSTRUCTED	= 61
PROOF OF PARKING STALLS SHOWN	= 57
TOTAL STALLS	= 118

PARKING ISLANDS REQ'D.:

THE SOUTH-EAST, SOUTH-WEST, AND NORTH-WEST PARKING AREAS MOSTLY
SEGREGATED PARKING AREAS W/ LESS THAN 25 STALLS IN ANY SINGLE
PARTICULAR STRETCH.

SOUTH-EAST PARKING:	28 STALLS, BROKEN BY ENTRY ISLAND, (2) END ISLANDS
SOUTH-WEST PARKING:	22 STALLS (18 BUILT, 4 FUTURE) WITH (1) END ISLAND
NORTH-WEST PARKING:	20 STALLS (15 BUILT, 5 FUTURE)
NORTH-EAST PARKING:	48 STALLS (ALL FUTURE) BROKEN BY (4) ISLANDS
TOTAL AREA OF PARKING AND DRIVE	= 15,645 S.F.
10% REQ'D. TO BE LANDSCAPED ISLAND (15,645 x .10 = 1,565 S.F.)	
4 ISLANDS PROVIDED @ 395 S.F. EA.	= 1,580 S.F.



1
ALL

PROPOSED SITE PLAN

1" = 30'-0" (ON 24x36 SHEET)

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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PROJECT NUMBER: 21816

DATE: MAY 24, 2018

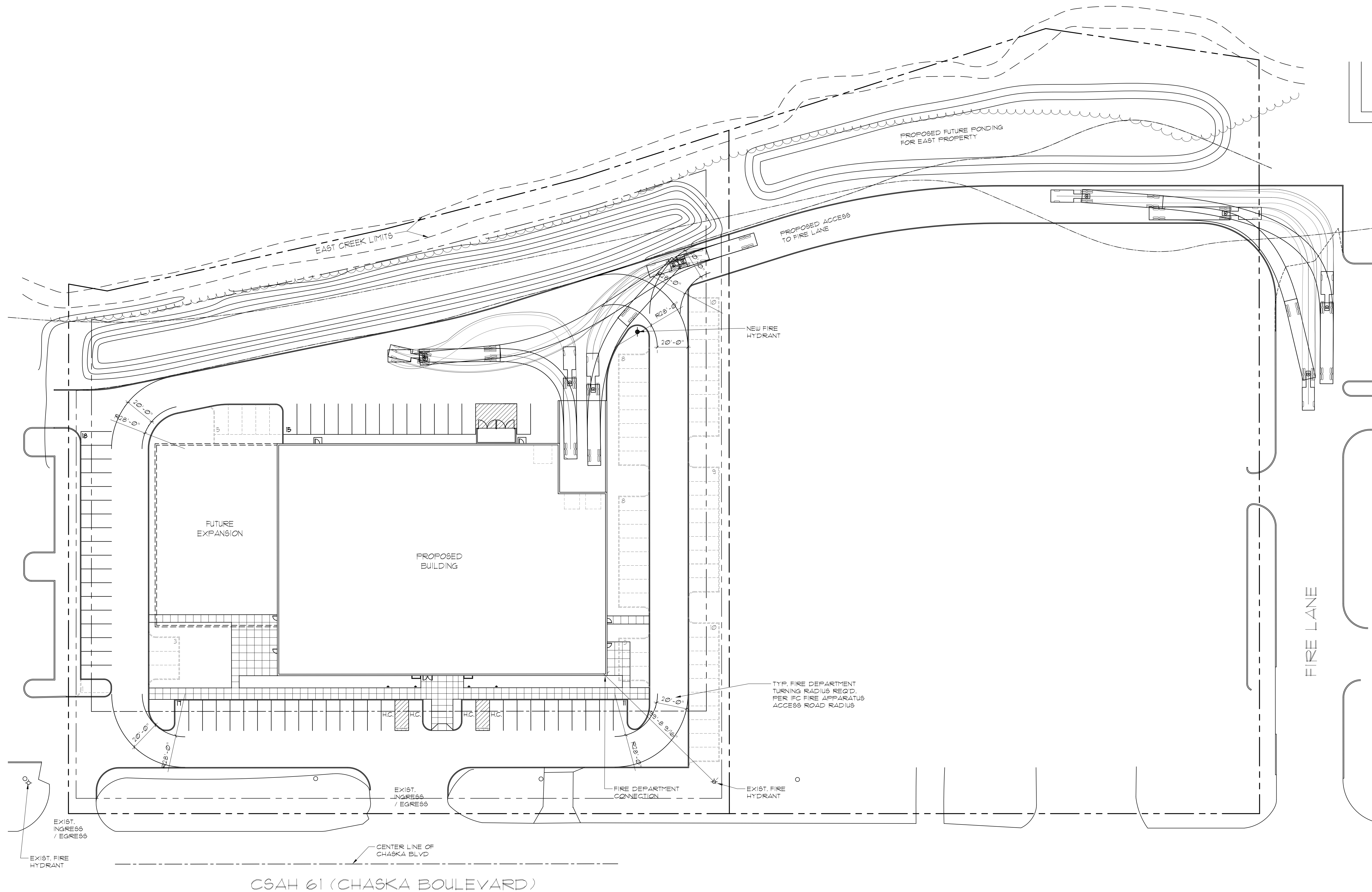
DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

TRUCK TURNING
MOVEMENT SITE PLAN

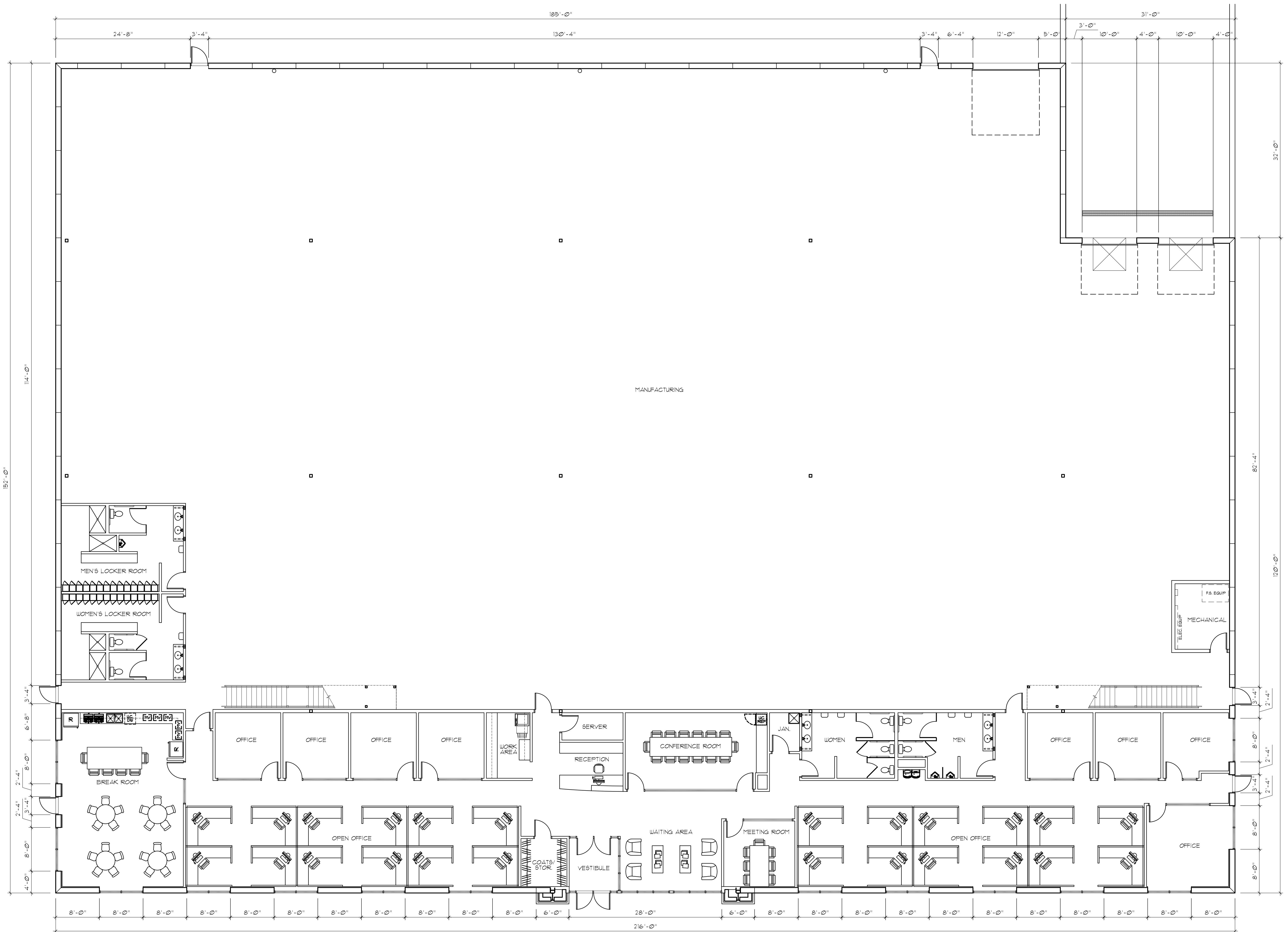
A1.2



1
A1.2

TRUCK TURNING MOVEMENT SITE PLAN

1" = 30'-0" (ON 24x36 SHEET)



1
A2.1

PROPOSED MAIN LEVEL FLOOR PLAN
1/8" = 1'-0" (ON 24x36 SHEET)

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DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

PROPOSED MAIN LEVEL
FLOOR PLAN

A2.1

**1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165**

CHASKA BLVD.
CHASKA, MN

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PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

CHECKED BY: RR

REVISIONS:

**PROPOSED SECOND LEVEL
FLOOR PLAN**

A2.2



1
A2.2

PROPOSED SECOND LEVEL FLOOR PLAN

1/8" = 1'-0" (ON 24x36 SHEET)

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
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PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

PROPOSED BUILDING
ELEVATIONS W/ NOTES

A3.1



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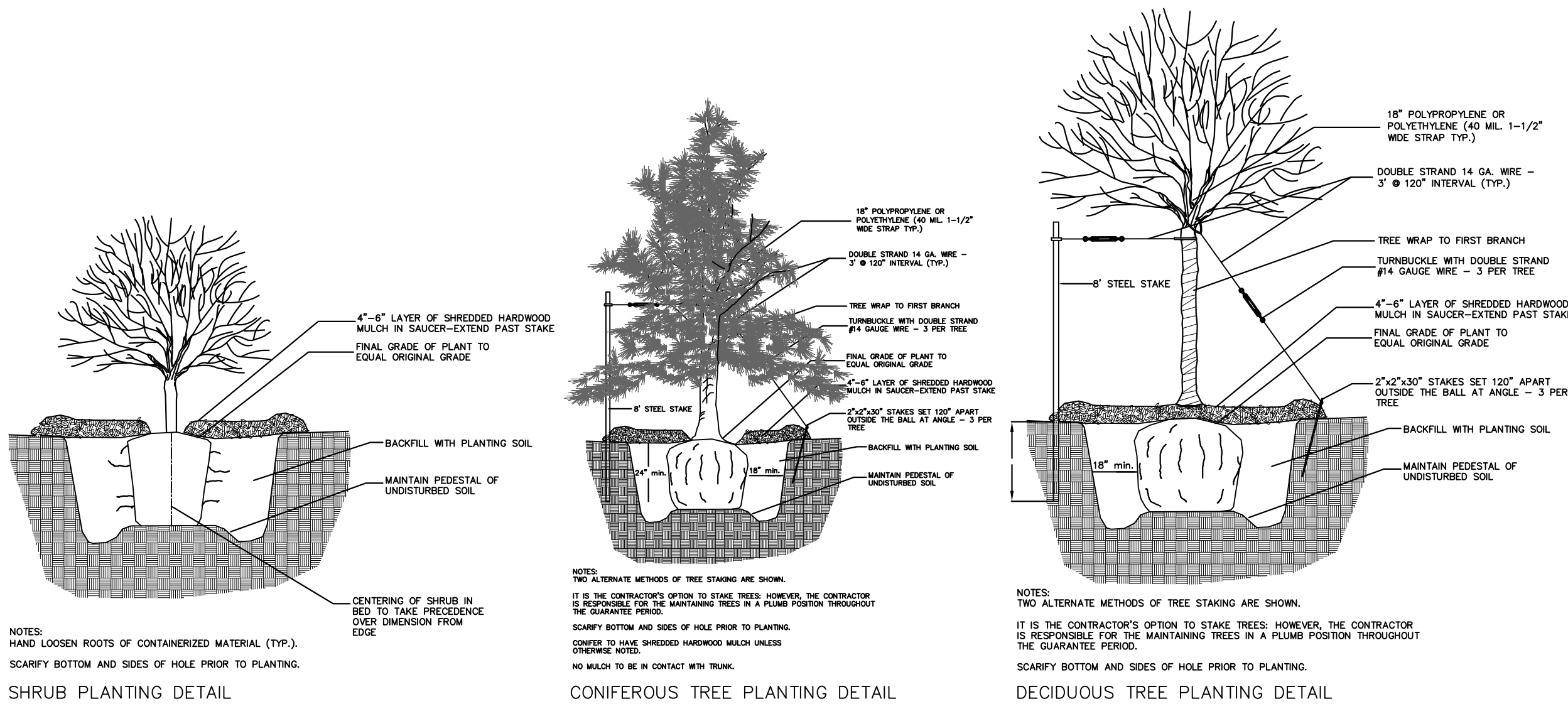
DRAWN BY: JL

CHECKED BY: RR

REVISIONS: 5/24/18

PROPOSED LANDSCAPE PLAN

L1.1



PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including the boulevard areas shall be irrigated with an underground sprinkler.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary – per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have 3" – 4" of 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

Organic black topsoil shall be spread over site where landscaping or sod to be placed, as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

Contractor to field adjust foundation shrubs to best suit space and building's architecture.

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
6	ABM	Acer freemanii	Autumn Blaze Maple	2-1/2" B&B
11	DM	Acer platanoides 'Deborah'	Deborah Maple	2-1/2" B&B
4	SG	Acer x freemanii 'Sienna'	Sienna Glen Maple	2-1/2" B&B
3	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
1	RL	Tilia americana 'Redmond'	Redmond Linden	2-1/2" B&B
3	WO	Quercus bicolor	Swamp White Oak	2-1/2" B&B
7	PC	Malus 'Prairiefire'	Prairiefire Crabapple	2" B&B
7	SC	Malus sp. Spring Snow	Spring Snow Crab	2" B&B
2	BH	Picea glauca 'Densata'	Black Hills Spruce	10' B&B
2	CG	Picea pungens	Colorado Green Spruce	10' B&B
4	SP	Pinus sylvestris	Scotch Pine	11' B&B
TOTAL 50				

SHRUBS				
84	D	Diervilla lonicera Berberis thunbergii 'bailtwo' Hydrangea arborescens 'Annabelle' Ribes alpinum Spirea spp.	Bush Honeysuckle Burgundy Carousel Barberry Annabelle Hydrangea Alpine Currant Spirea	5 GAL. Pot
53	C	Juniperus chinensis 'Sea Green' Juniperus sabina Taxus x medis 'Taunton' Thuja occidentalis 'Yellow Ribbon'	Sea Green Juniper Savin Juniper Taunton Spreading Yem Yellow Ribbon Arborvitae	5 GAL. Pot
TOTAL 137				

○	PERENNIALS – 1 GAL. CONT.
○	Rudbeckia hirta 'Goldstrum' Sedum x 'Autumn Joy' Hemerocallis sp. Calamagrostis acutiflora 'Karl Foerster'
	Black Eyed Susan Autumn Joy Sedum Daylily Karl Foerster Reed Grass

REQ'D. UNDERSTORY TREE'S:

REQ'D. 16 25% OF OVERSTORY TREES REQ'D.
44 x .25 = 11 TREES REQ'D.

REQ'D. SHRUBS:

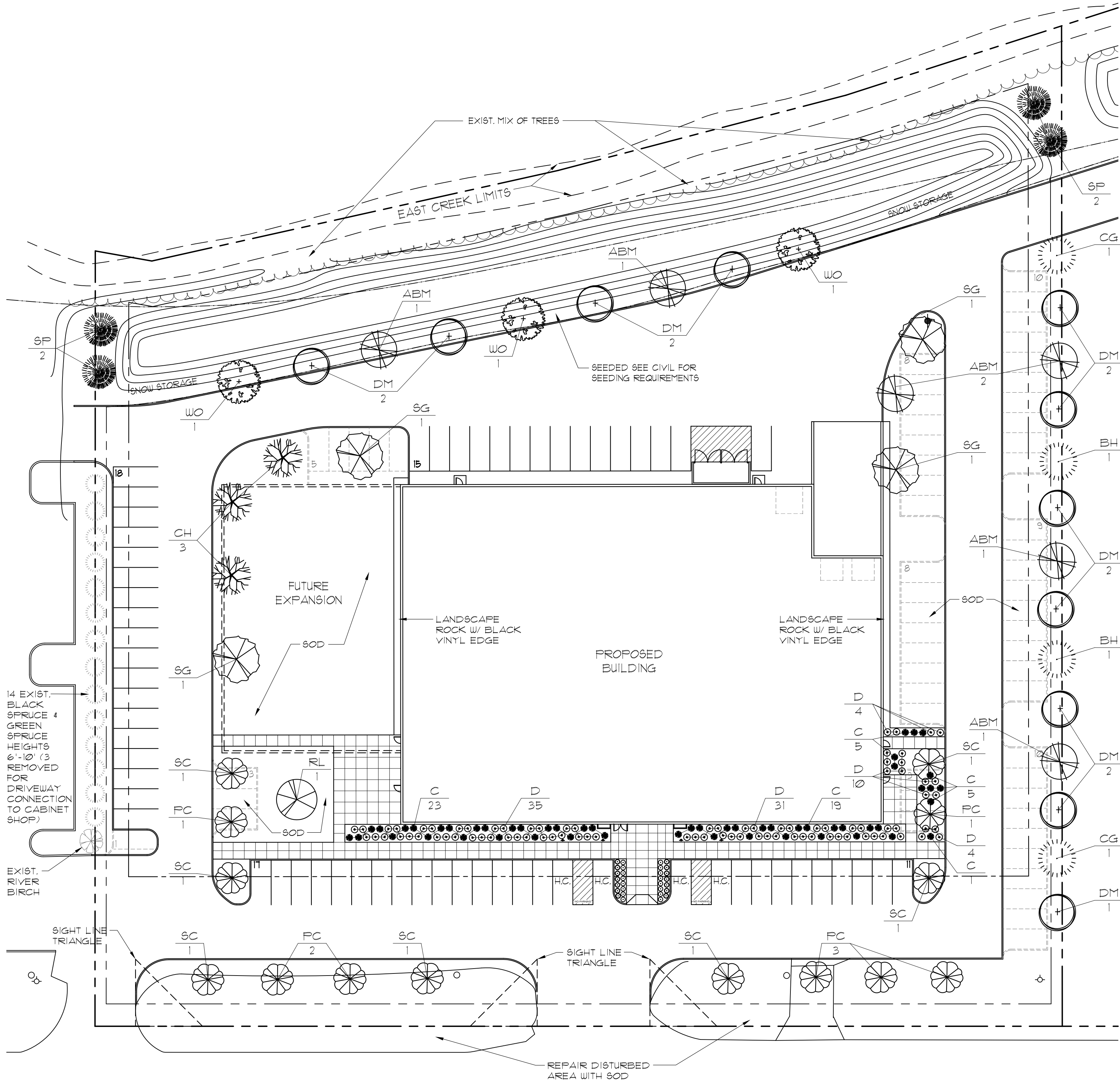
1 PER 30' OF SITE PERIMETER OR 1 PER 300 SF. OF BLDG.
BUILDING AREA REQUIRES MORE SHRUBS

1,673.66 / 30 = 55.78

37,855 / 300 = 126.18 = 126 REQ'D.

PROVIDED MAJOR SHRUBS = 131

PROVIDED ADDITIONAL PERENNIAL PLANTINGS IN KEY ENTRY AREA



CSAH 61 (CHASKA BOULEVARD)



1
L1.1

PROPOSED LANDSCAPE PLAN

1" = 30'-0" (ON 24x36 SHEET)

LANDSCAPE REQUIREMENTS:

BLDG. AREA = 37,855 SF. / 320 = 118.29' REQ'D. TREE CALIPER

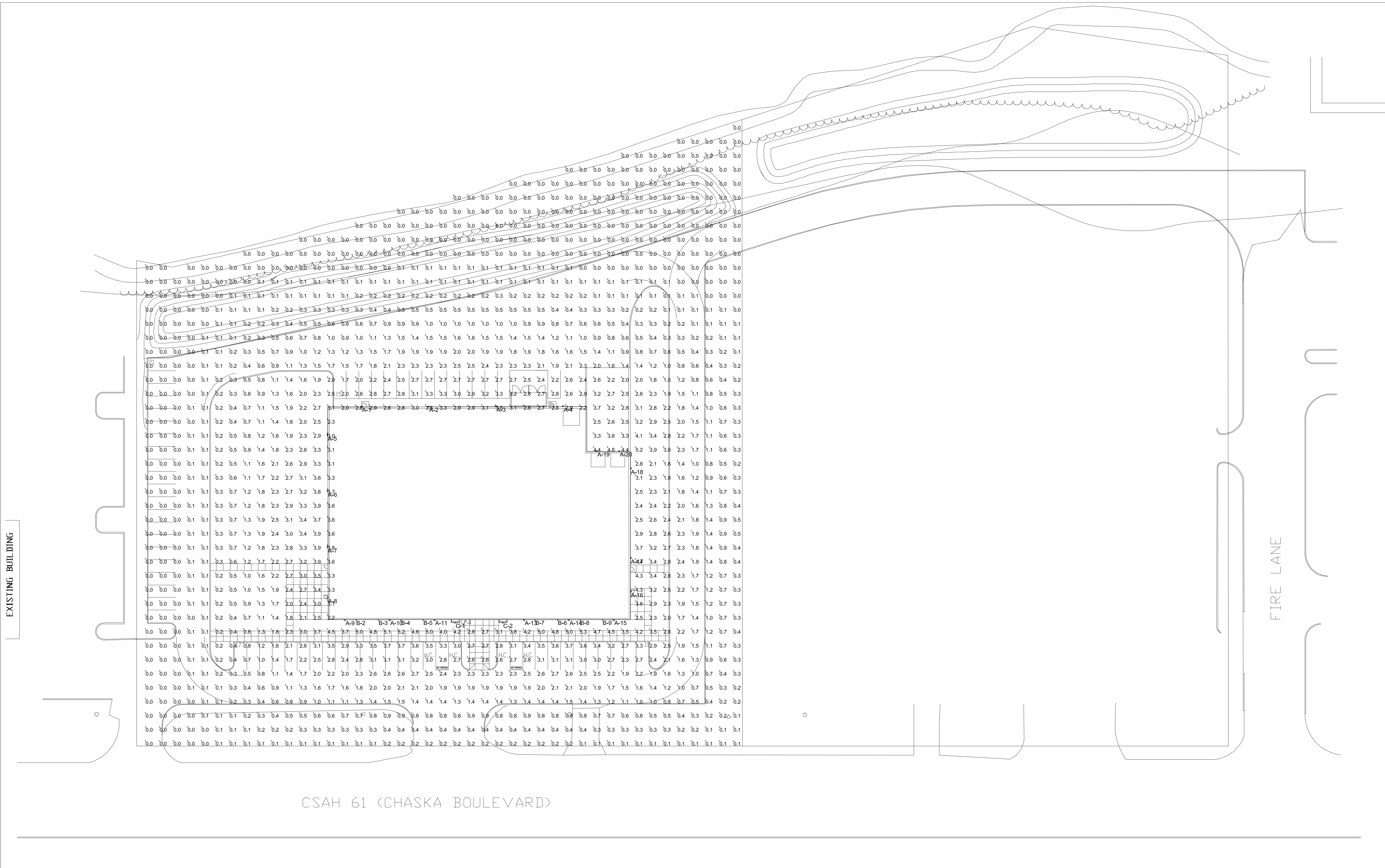
REQ'D. OVERSTORY TREE'S:

- 60% @ 2.5" = 118.29 x .6 = 70.97 / 2.5 = 28 REQ'D.
- 10% @ 3.0" (7'-4" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 3.5" (8'-6" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.0" (10'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.5" (11'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	19	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_1000_40K_T4M_MVOLT.ies	11129	0.9	109
	B	8	Lithonia Lighting	OLLWU	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWU.ies	491	0.9	14.3
	C	2	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWD.ies	264	0.9	8.6

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Area @ Grade	+	1.0 fc	5.3 fc	0.0 fc	N/A	N/A	

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.



Formacoast
Exterior Lighting
Eden Prairie, MN

Designer:
AM
Date:
5/7/2018
Scale:
As Noted
Drawing No.
Summary

GRADING NOTES

- 1 - All elevations shown are to final surfaces.
2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

INSPECTION AND MAINTENANCE

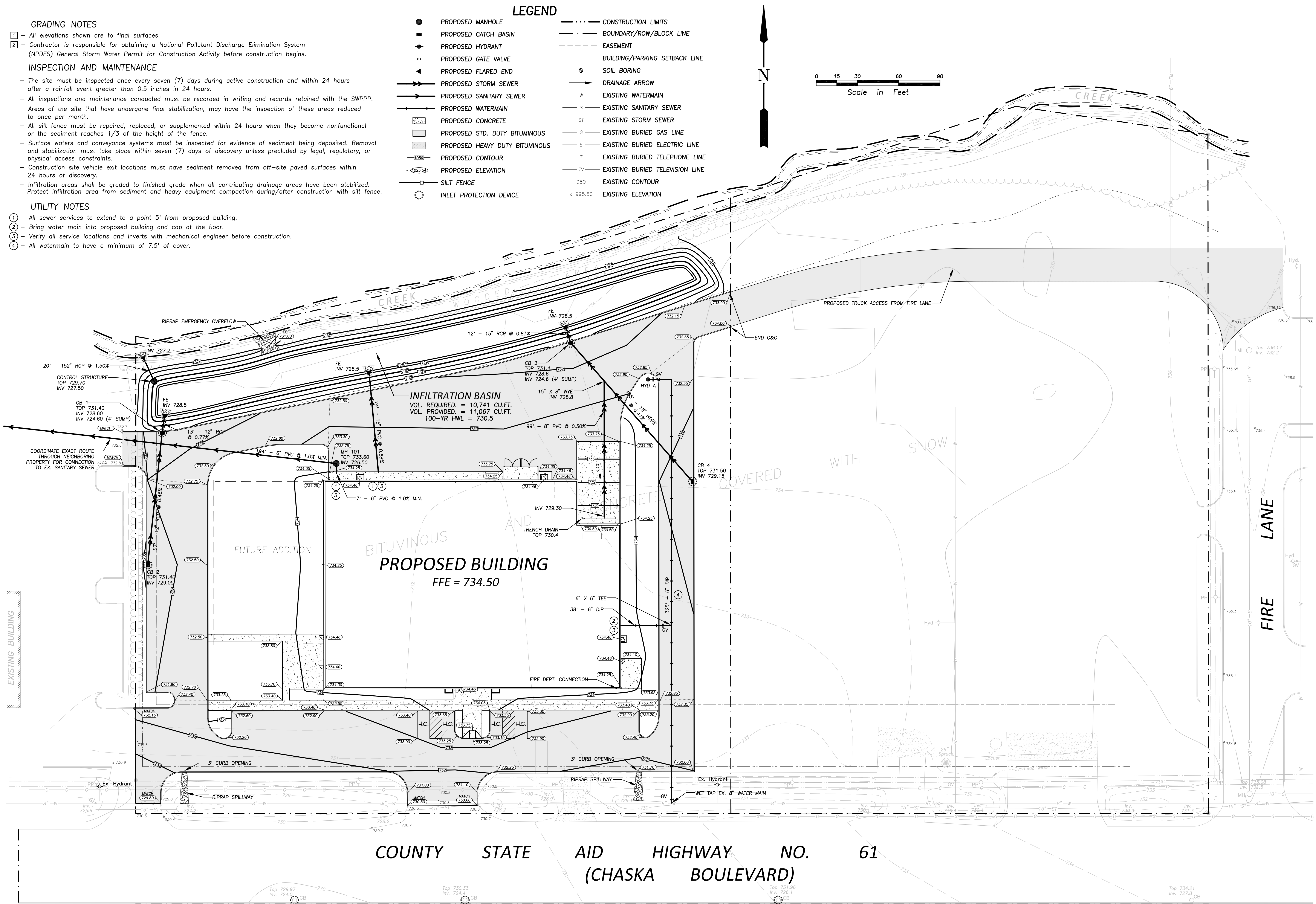
- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.
- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

UTILITY NOTES

- 1 - All sewer services to extend to a point 5' from proposed building.
2 - Bring water main into proposed building and cap at the floor.
3 - Verify all service locations and inverts with mechanical engineer before construction.
4 - All watermain to have a minimum of 7.5' of cover.

LEGEND

- PROPOSED MANHOLE
PROPOSED CATCH BASIN
PROPOSED HYDRANT
PROPOSED GATE VALVE
PROPOSED FLARED END
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATERMAIN
PROPOSED CONCRETE
PROPOSED STD. DUTY BITUMINOUS
PROPOSED HEAVY DUTY BITUMINOUS
PROPOSED CONTOUR
PROPOSED ELEVATION
SILT FENCE
INLET PROTECTION DEVICE
CONSTRUCTION LIMITS
BOUNDARY/ROW/BLOCK LINE
EASEMENT
BUILDING/PARKING SETBACK LINE
SOIL BORING
DRAINAGE ARROW
EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING BURIED GAS LINE
EXISTING BURIED ELECTRIC LINE
EXISTING BURIED TELEPHONE LINE
EXISTING BURIED TELEVISION LINE
EXISTING CONTOUR
EXISTING ELEVATION



Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Suite 110 • Eden, Minnesota 55122
651-492-5051 • Fax: 651-492-9797 • email: info@rehder.com

PROJECT NO.: 161-3037.011 DRAWING FILE: 3037011.DWG

I hereby certify that this plan was prepared by
an individual who is duly Licensed Professional Engineer
under the laws of the State of Minnesota

PRELIMINARY

Name _____ Date _____
Reg. No. _____

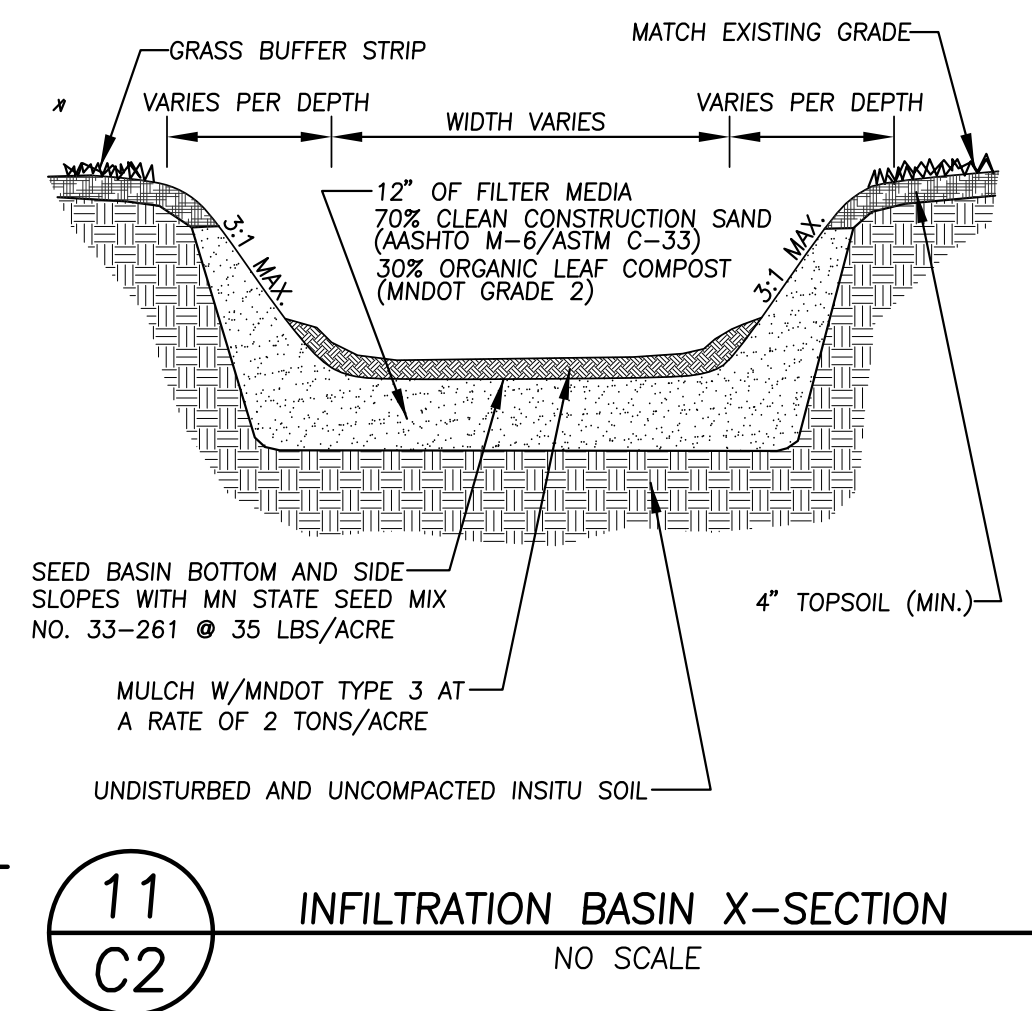
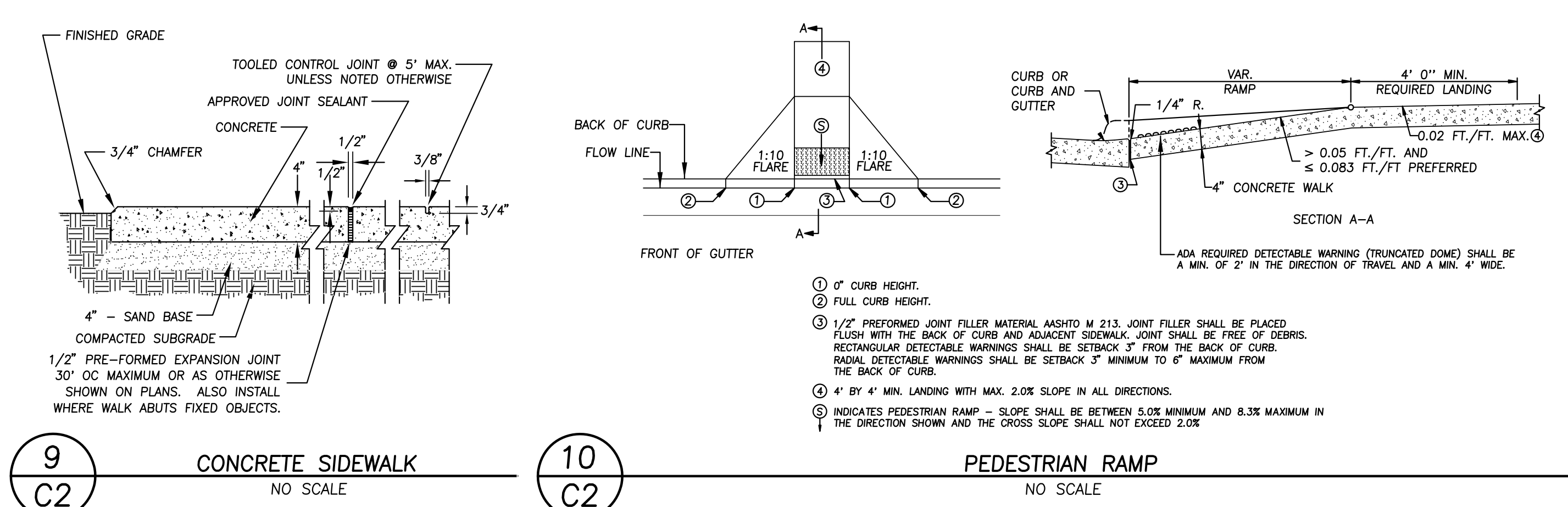
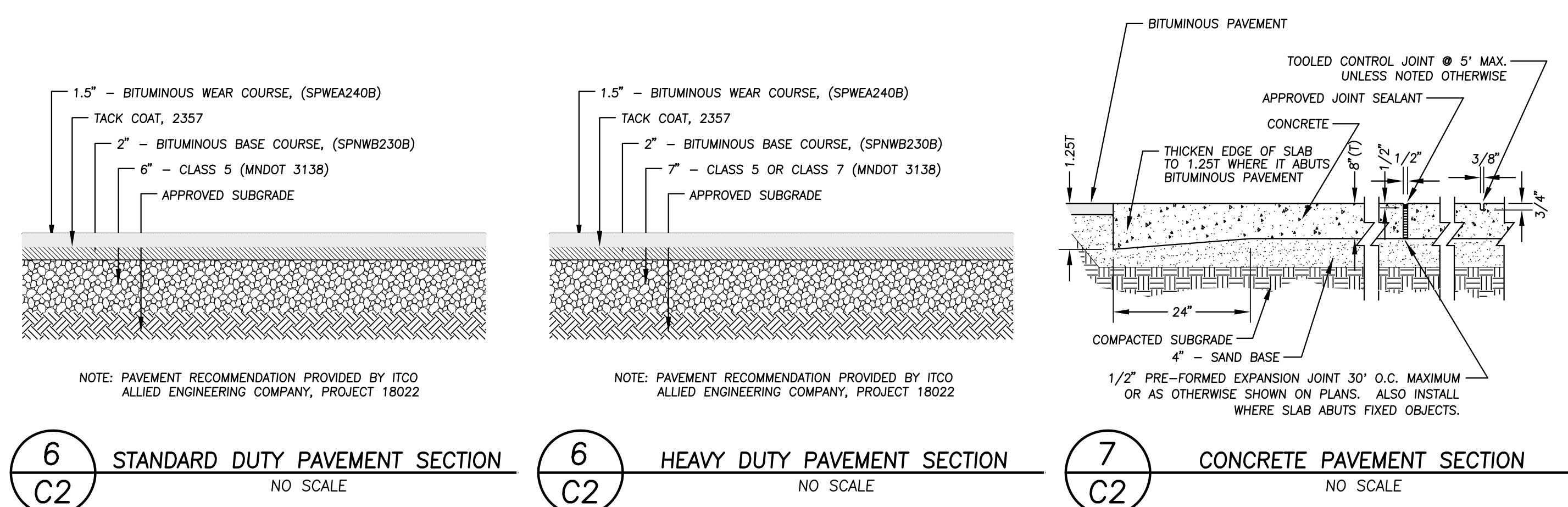
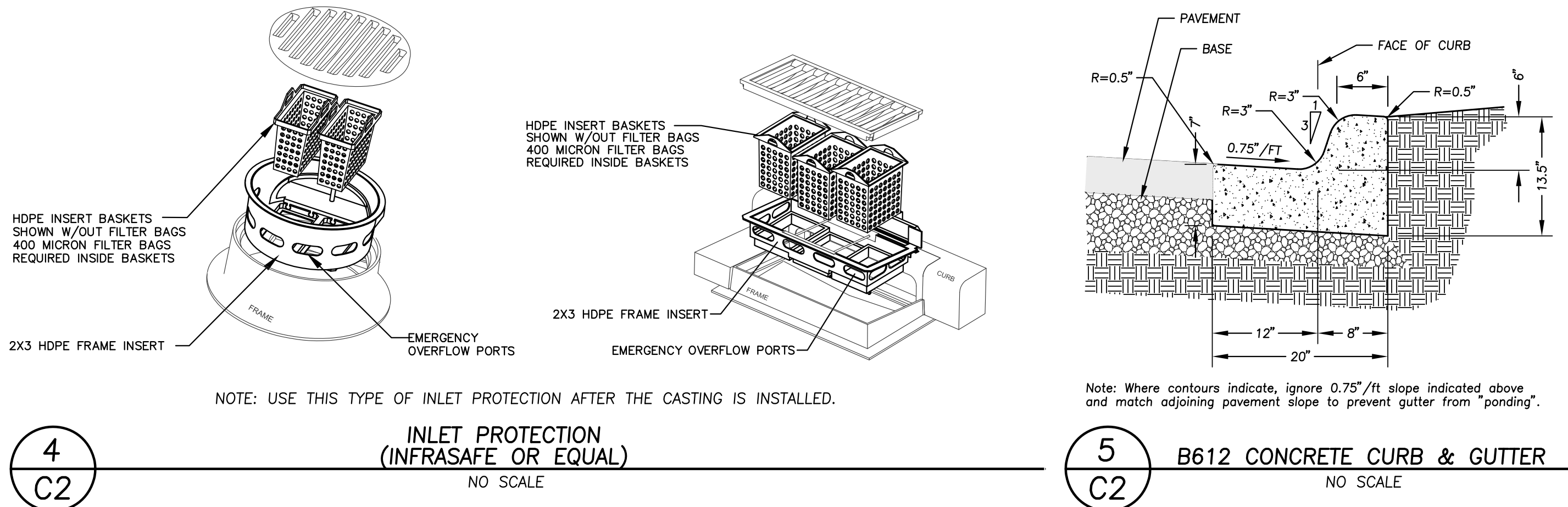
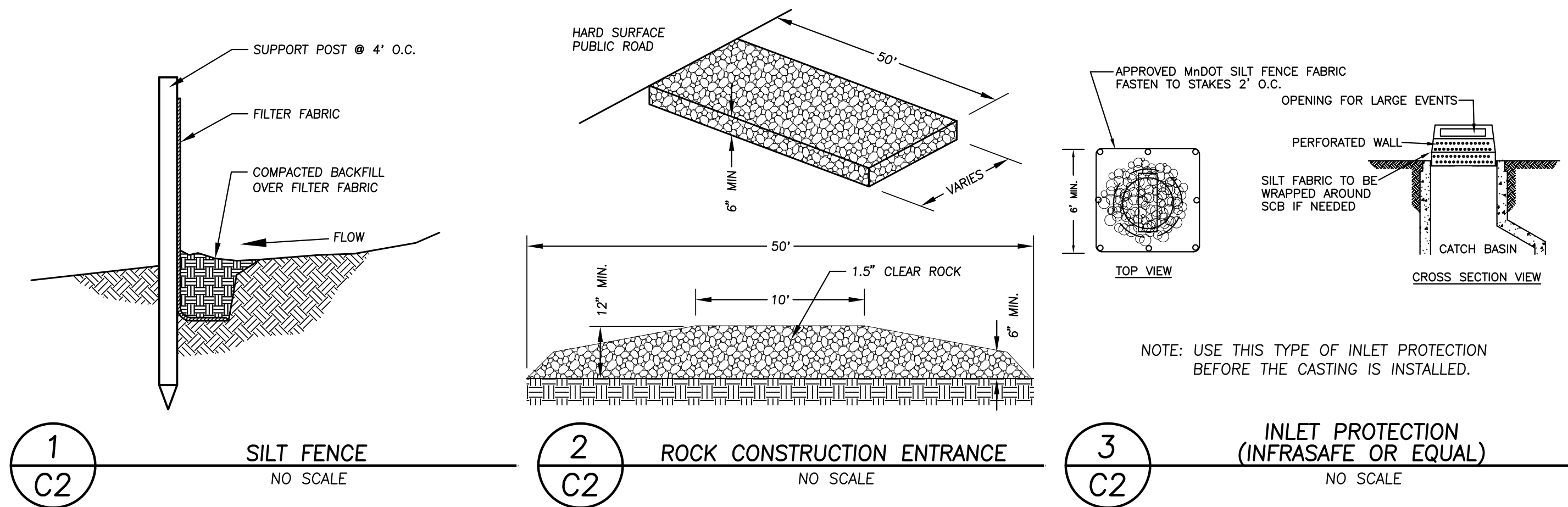
Issued
CITY SUBMITTAL
ADDRESS CITY COMMENTS

5-8-18
5-23-18

GRADING, DRAINAGE, EROSION CONTROL
& UTILIT PLAN
FORMACON
CITY OF CHASKA

SHEET NUMBER
C1

7.B. Approve the Preliminary Site &... Packet Page 78 of 247
Page 17 of 35



NOTES

- * Bearings shown are based on REGISTERED LAND SURVEY NO. 107.
- * Utilities shown are from information furnished by the City of Chaska and respective utility companies in response to Gopher State One Call Ticket No. 180720824 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Areas: 338,100 square feet (7.76 acres) including C.S.A.H. No. 61.
319,377 square feet (7.33 acres) excluding C.S.A.H. No. 61.
- * Zoning: PMD 04.
- * This property is located in Flood Zone AE (base flood elevation determined) and Flood Zone X (area outside 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 275234 0002 C dated July 20, 1998.
- * Due to snow and ice conditions all improvements on site may not be shown.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

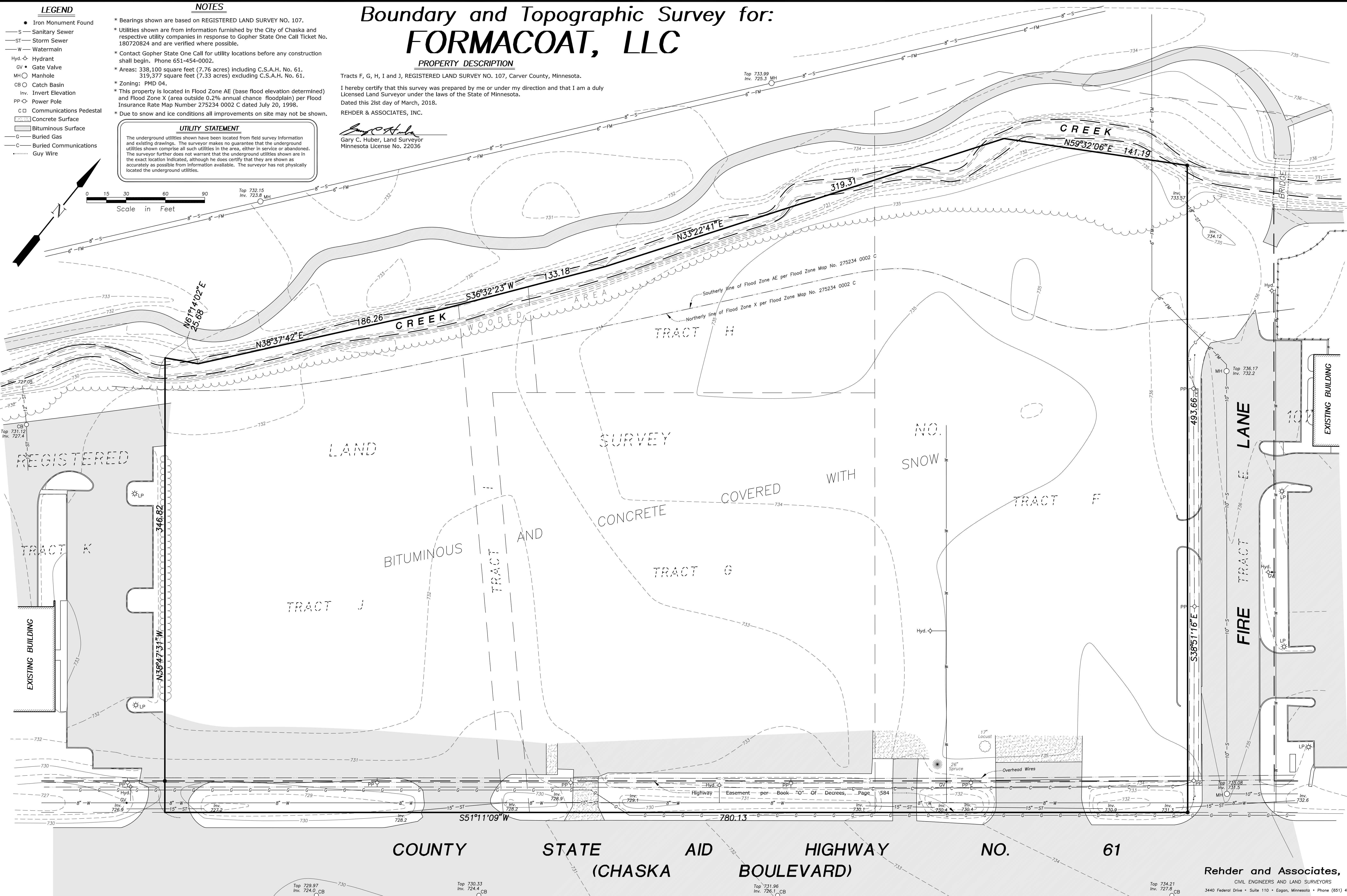
PROPERTY DESCRIPTION

Tracts F, G, H, I and J, REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 21st day of March, 2018.

REHDER & ASSOCIATES, INC.


Gary C. Huber, Land Surveyor
Minnesota License No. 22036



Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

LEGEND

- Iron Monument Found
- S— Sanitary Sewer
- ST— Storm Sewer
- W— Watermain
- Hyd. ◇ Hydrant
- GV ● Gate Valve
- MH ○ Manhole
- CB ○ Catch Basin
- Inv. Invert Elevation
- PP ○ Power Pole
- C ◇ Communications Pedestal
- Concrete Surface
- Bituminous Surface
- G— Buried Gas
- C— Buried Communications
- Guy Wire

NOTES

- * Bearings shown are based on REGISTERED LAND SURVEY NO. 107.
- * Utilities shown are from information furnished by the City of Chaska and respective utility companies in response to Gopher State One Call Ticket No. 180720824 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
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- * Due to snow and ice conditions all improvements on site may not be shown.

UTILITY STATEMENT

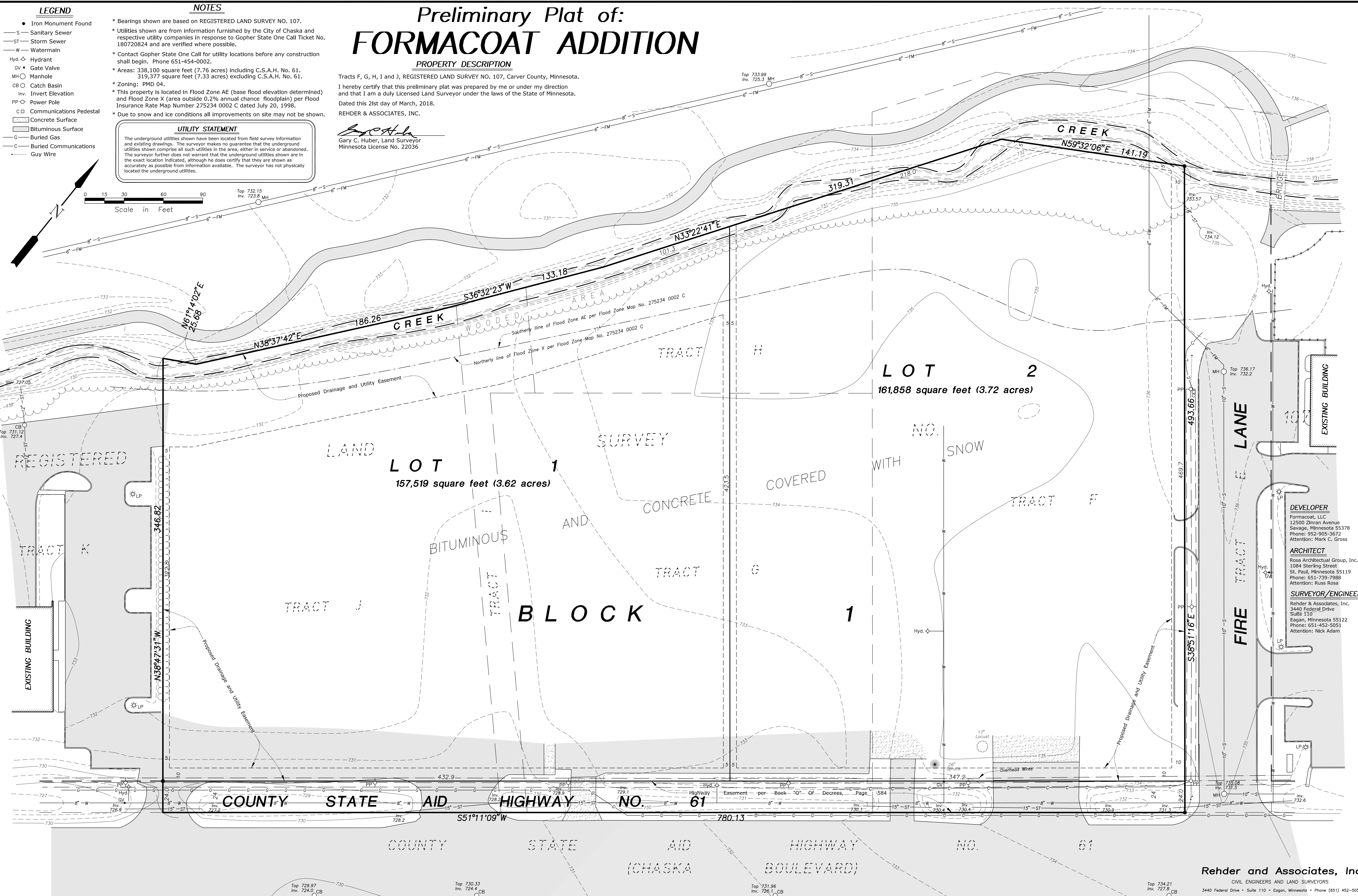
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Preliminary Plat of:
FORMACOAT ADDITION

PROPERTY DESCRIPTION

Tracts F, G, H, I and J, REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.
I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 21st day of March, 2018.
REHDER & ASSOCIATES, INC.

Gary C. Huber
Gary C. Huber, Land Surveyor
Minnesota License No. 22036



DEVELOPER

Formacoat, LLC
12500 Zinran Avenue
Savage, Minnesota 55378
Phone: 952-505-3672
Attention: Mark C. Gross

ARCHITECT

Rosa Architectural Group, Inc.
1084 Sterling Street
St. Paul, Minnesota 55119
Phone: 651-739-7988
Attention: Russ Rosa

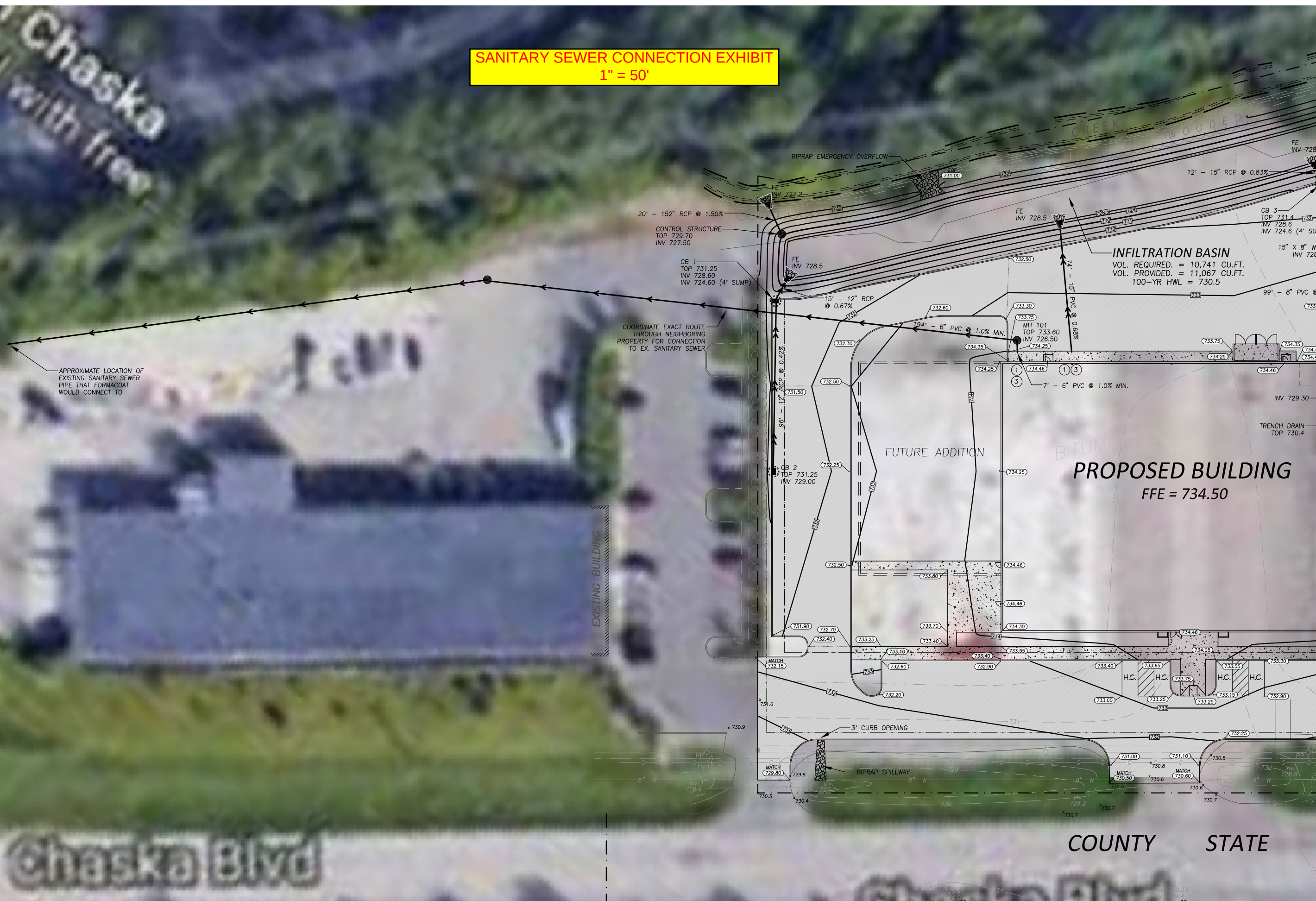
SURVEYOR/ENGINEER

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Nick Adam

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

SANITARY SEWER CONNECTION EXHIBIT
1" = 50'

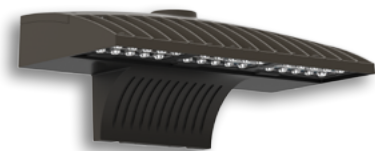




formacoat







D-Series Size 2 LED Wall Luminaire



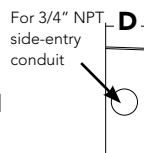
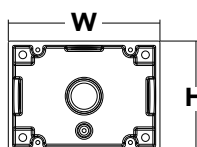
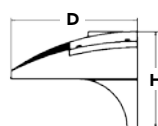
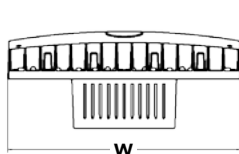
d^{series}

Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)
BBW Weight: 1 lbs (0.5 kg)



A+ Capable options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED										
Series	LEDs	Drive Current		Color temperature		Distribution		Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines)	350	350 mA	30K	3000 K	T2S	Type II Short	MVOLT ³	Shipped included (blank) Surface mounting bracket	Shipped installed PE Photoelectric cell, button type ⁷ PER NEMA twist-lock receptacle only (control ordered separate) ⁸ PER5 Five-wire receptacle only (control ordered separate) ^{8,9} PER7 Seven-wire receptacle only (control ordered separate) ^{8,9} DMG 0-10V dimming driver (control ordered separate) PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10,11} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}
		530	530 mA	40K	4000 K	T2M	Type II Medium	120 ⁴		
	30C 30 LEDs (three engines)	700	700 mA	50K	5000 K	T3S	Type III Short	208 ⁴	Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	
		1000	1000 mA ¹ (1 A)	AMBPC	Amber phosphor converted ²	T3M	Type III Medium	240 ⁴		
						T4M	Type IV Medium	277 ⁴		
			TFTM	Forward Throw Medium	347 ^{4,5}					
					ASYDF	Asymmetric diffuse	480 ^{4,5}			

Other Options		Finish (required)			
Shipped installed		Shipped separately¹³			
SF	Single fuse (120, 277, 347V) ³	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240, 480V) ³	WG	Wire guard	DBLXD	Black
HS	House-side shield ⁴	VG	Vandal guard	DNAXD	Natural aluminum
SPD	Separate surge protection ¹³			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLTXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DOBXD U	(Specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

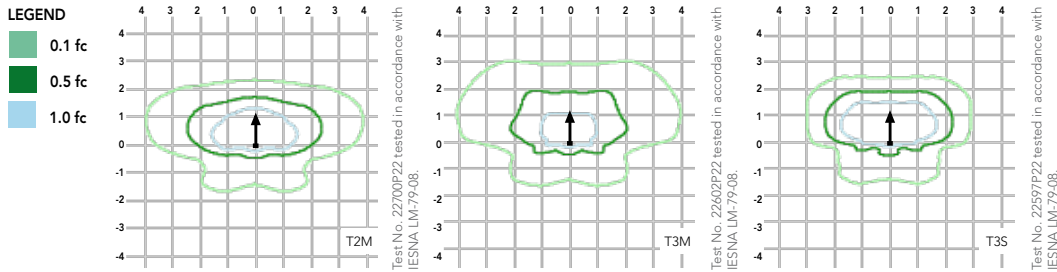
✓ Recommended

⊘ Will not work

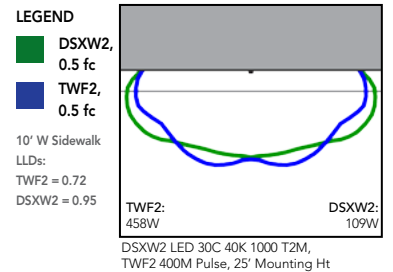
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

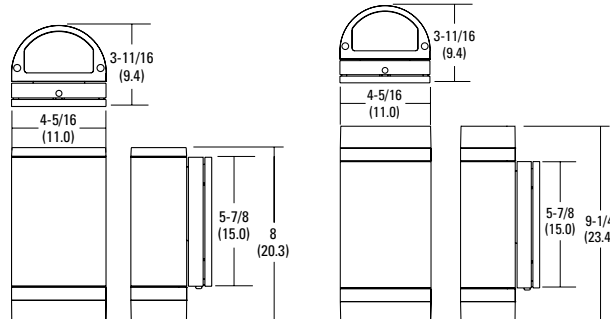
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White

Notes

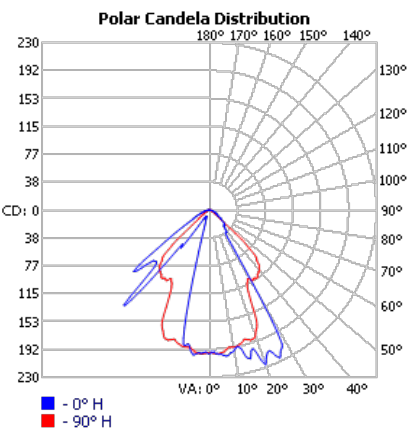
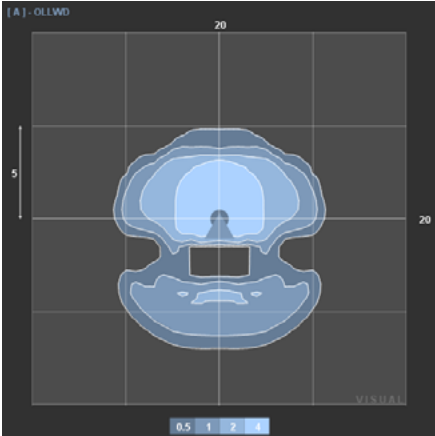
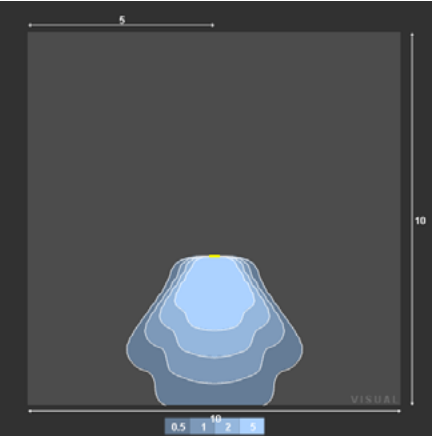
1 Only available with OLLWU and in DDB.

OLLWD & OLLWU LED Wall Cylinder Light

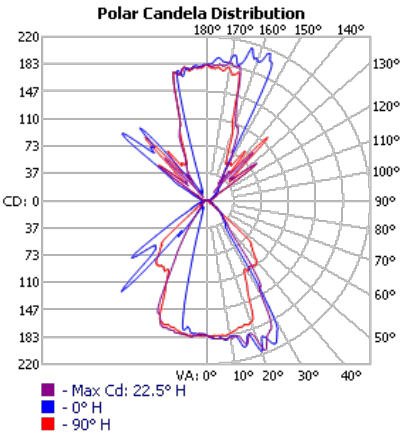
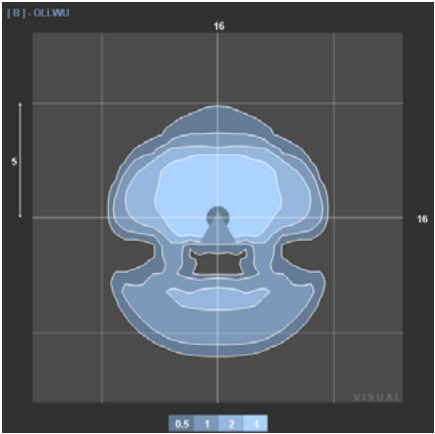
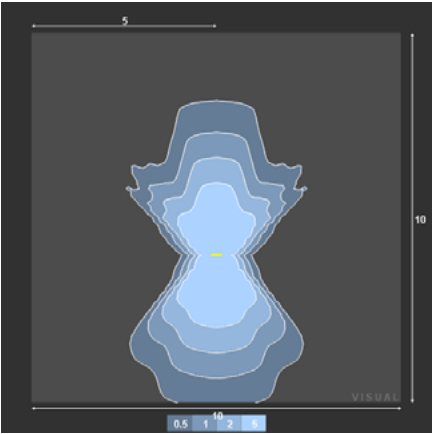
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product,visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

OLLWD



OLLWU



LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)

533

Watts

9.1

Lumens per Watt (Efficacy)

58.63

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

2700K

3000K

Bright White

4500K

Daylight

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-WSPYMF (7/20/2016)

Model Number: OLLWD LED P1 40K XXXXX XXX

Type: Luminaire - Other

LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)

947

Watts

14

Lumens per Watt (Efficacy)

67.64

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

2700K

3000K

Bright White

4500K

Daylight

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-Y7HMB8 (7/20/2016)

Model Number: OLLWU LED P1 40K XXXXX XXX

Type: Luminaire - Other





City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 6, 2018
Subject: FormaCoat

The planned development for the site proposes a new commercial building and parking lot along with site amenities. From a storm water perspective, the developer has completed the required plan for managing runoff that meets both the City and watershed requirements. City water is readily available to service the property. The sanitary sewer service for the property is proposed to extend through an adjoining property which will require the developer to obtain a private easement. The access change that proposes to eliminate the current access and to construct a new relocated entrance requires Carver County approval. The development plans require removal and demolition of the existing concrete and blacktop surfacing that remains over the property of which will need to be accounted for with the timing of the improvements.



**Carver County
Public Works**

11360 Highway 212, Suite 1
Cologne, MN 55322

June 8, 2018

City of Chaska,
c/o Elizabeth Hanson
City Planner
952.448.9200
EHanson@chaskamn.com

Re: Development / Access Review Comments: Formacoat LLC. Proposed Site Plan on CSAH 61/Chaska Blvd. Southwest of Fire Ln.

Thank you for the opportunity to review the subject redevelopment in the City of Chaska. Consistent with the County Comprehensive Plan and County Codes, the following are comments and recommended conditions of approval and as potential requirements for any necessary permits to be issued for the project:

1. The site plan will need to be revised to adjust the access points as prescribed by the County's Access Management Guidelines and the CSAH 61/TH 41 Corridor Study / Improvements Project.
 - a. CSAH 61/Chaska Blvd. is identified in the County's Comprehensive Plan as an Urban/Urbanizing Arterial. This category identifies guidance for access points at ¼ mile for full intersection spacing and 1/8 mile for secondary intersection spacing.
 - b. The March 2018 CSAH 61/TH 41 Corridor Improvements Study, completed in partnership with the City of Chaska, identifies specific access for this this parcel on page 38. This shows and discusses the access plan for this section of road as well as other potential changes with the City and County.
 - c. Specifically, per the County Comprehensive Plan, CSAH 61/TH 41 Corridor Improvement Study, and correspondence between County, City, and applicant on April 30, 2018, the site will be permitted two total access points, the southwestern most existing driveway onto CSAH 61/Chaska Blvd. and the eastern access from Fire Ln. The southwestern most existing driveway provides the 1/8 mile spacing for a secondary access point from both Yellow Brick Rd. and Fire Ln. All other existing access points, including four (4) existing driveways onto CSAH 61/Chaska Blvd. southwest of Fire Ln. will not be permitted and must be closed. See attachment titled Formacoat CR 61 Access from April 30, 2018 correspondence.
2. The applicant will need to work with the County on remarking this section for Hwy 61 related to some of the existing pavement markings and turn lanes that would need updating related to the corridor study access plan.
3. Prior to any work affecting or on County highways or in County right of way, the applicant

CARVER COUNTY

shall coordinate plans with the County Engineer and obtain a Utility or Excavating/Filling/Grading Permit(s) from Carver County Public Works: (<http://www.co.carver.mn.us/how-do-i/apply-for-a-permit>). Final details of locations, grades, and profiles affecting County roads as well as any utility connections will need to be reviewed and approved prior to any permits.

4. The site plans' final grading plans and right of way along CSAH 61 will need to be reviewed and approved to show how this is set up for the planned future expansion / reconstruction.
5. Any damages, modifications, or changes incurred on County highways from current or approved conditions will need to be remedied or updated at development expense, including costs incurred by the County.

These are comments at this time. If you have any questions or need further assistance, please do not hesitate to contact me at dmccormick@co.carver.mn.us or by phone at (952) 466-5208.

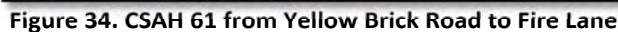
Sincerely,

A handwritten signature in black ink that reads "Dan McCormick". The signature is written in a cursive, slightly slanted style.

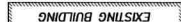
Dan McCormick, P.E. PTOE
Transportation Manager
Carver County Public Works

Location specific improvements are described below with supporting figures.

Various private access locations to the Lumberyard Redevelopment Site will be closed and one main access left at the Chaska Cabinet and Millwork facility (shown in red circles on **Figure 36**). The City of Chaska anticipates future access to the former lumberyard property will be included on Fire Lane as the location develops. A southern leg will be added to the CSAH 61/Fire Lane intersection that will connect to Stoughton Avenue providing increased access to Downtown Chaska. Fire Lane is also proposed to extend northwest to intersect with Yellow Brick Road. CSAH 61 at the Fire Lane intersection will maintain one through lane in each direction, however, turn lanes will be added to accommodate right and left turning traffic onto Fire Lane. Improvements proposed for this segment of CSAH 61 are illustrated in **Figure 34**.



The project team considered two options for CSAH 61 between Fire Lane and Zemble Street to address the skewed intersection at this location. The first option realigns Zemble Street in its current location to remove the skew. Crosstown Blvd also maintains its current location in this first option. The second option closes access to Zemble with a cul-de-sac and adds a south leg to Crosstown Boulevard at CSAH 61 to Stoughton Avenue. This option also adds turn lanes and medians to the new Crosstown Blvd/CSAH 61 intersection to accommodate the concentration of traffic volumes at this location. **Figure 35** illustrates both alternatives. The City of Chaska requested Carver County maintain both options for future consideration. The City



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

06/13/2018

Subject: **The Harvest West – Preliminary Plat & Rezoning in the SW Chaska Growth Area**

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2018-20

Synopsis: Applicant seeks to obtain approval of a 129 lot (49 cottage lots, 80 village lots) development on 57 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, they have assembled approximately 322 acres in this area lying north of CR 44 and east of Savanna Way.

Tonight we are looking at a development that will initiate the development on the west side of Savanna Way up to the extent of its western edge along Highway 212.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overarching goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 140 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north portions of the property. These areas will remain as preserved open space or at the back of the proposed lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands centered in the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a 12+ acre park area that will include the existing natural wetlands, woods, and ponds, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stand and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks, and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees, and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied home styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

SW CHASKA GROWTH AREA

Located immediately west of downtown Chaska, the SW Chaska Growth Area encompasses approximately 1,800 acres (2.8 square miles) of land within the City of Chaska's boundaries that is predominately used for agricultural purposes today. This land, which was formerly Chaska Township, was annexed into Chaska in 2005. Additionally, the growth study area addresses approximately 200 acres of land, which is currently part of Dahlgren Township, which is wedged between the City's current western boundary and new Jonathan Carver Parkway (CR 11).

Beginning with the City's 2000 Comprehensive Plan Update, the City has adopted land use policies supporting annexation of the SW growth area for future urban development. Some of the major reasons identified for annexing this significant growth area were:

- controlling development along future Hwy 212 and its interchanges,
- strengthening downtown Chaska as a vibrant trade center by increasing the potential customer base near downtown,
- creating and maintaining a greenbelt around the City,

- encouraging residential development in close proximity to the City's commercial and public facilities, and
- increasing the supply of potential residential land in order to lower prices of undeveloped land needed to build more affordable housing in the community.

As a prime example of the City's tradition of well-planned, orderly growth, these reasons still hold true today in 2018.

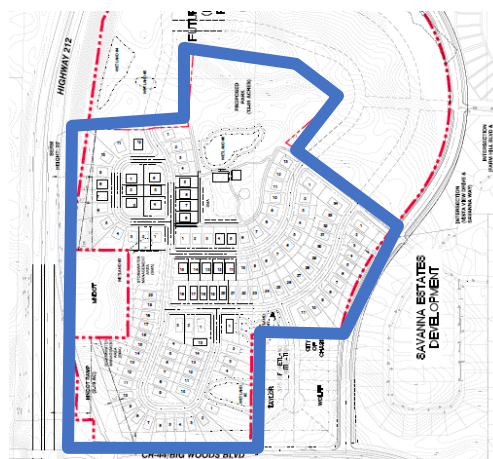
CONSISTENCY WITH THE SW CHASKA GROWTH & DEVELOPMENT PLAN

Overall, staff finds the proposed 129-lot neighborhood is generally consistent with the SW Chaska Growth & Development Plan ("the Plan"). Specifically:

- The Concept Plan provides for land uses that are consistent with the Plan.
- The Concept Plan provides for general housing design that is consistent with the Plan.
- The Concept Plan provides for a layout of the single-family lots consistent with the Plan.
- The Concept Plan provides for internal local streets and collector roadways, with connectivity to the arterial system, consistent with the approved Plan.
- The Concept Plan provides for utility connections and improvements consistent with approved Plan.
- The Concept Plan provides for open space and trails consistent with the approved Plan.
- The Concept Plan provides for road connections to adjacent properties, which will facilitate future development, consistent with the approved Plan.

CURRENT PROPOSAL

The 129-lot (49 cottage lots, 80 village lots) proposal on approximately 57-acres of property is located north of County Road 44 and west of Savanna Way. This new addition will essentially be an extension of the existing Harvest neighborhood, which is currently situated on the east side of Savanna Way. Please note we are only looking at the park area and residential area outlined in blue on the below plan. The area to the north of this will be looked at for Concept Plan and subsequent approvals later.



Adjacent properties

The site is bound on the north by land owned by Club West Partners, Creek Road and a couple single family residences, to the west by Highway 212, the south by County Road 44 and a

couple single family residences, and the east by Savanna Way, Savanna Estates and The Harvest.

Existing Conditions

The project area is approximately 57 acres and located north of County Road 44 (fka Co. Rd. 140) and directly west of proposed Savanna Way – a City collector road. The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development area that have been delineated and surveyed. There is a stand of mature trees that exist through the center of the development. In the north central area of the development there exists a large wooded area encompassing a wetland area.

Topography of the site currently varies from a peak elevation of 950 feet near the most northern boundary to the lower elevations of wetlands and the existing ponds along Highway 212 at approximately elevation 910. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains west with the most easterly portion draining east to Savanna Way.

The site currently has an eight inch watermain and an eight inch sanitary sewer line extended to the eastern property line off of Savanna Way at the intersection with Vista View Drive. These two lines will be extended through the site.

There is also a City-owned parcel approximately 3.5 acres in size near the south side of this site. It is the intention to absorb this land into the development. The City will have to work with the applicant on the transferring of this parcel.

Land Use

The applicant is proposing 129 lots; 49 cottage lots at 53 feet in width, and 80 village lots (typical single family lots) at 64 feet in width. This is slightly similar in dimensions to the existing neighborhood to the east and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential".

The "Mixed Residential" area is described in the Plan as follows:

"The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space."

The parcels of land that this development encompasses are currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

The initial access to the property will be from Vista View Drive to the east from the adjacent collector road, Savanna Way. This entrance will line up with Savanna Estates' entrance to the east. Additional access will also be provided to the north of the site when that area is

developed in the future. The layout of the local streets would then continue throughout the development to access the 129 lots.

The village lots will be situated on the south side of the site abutting Highway 212, County Road 44, and Savanna Way. The cottage lots are situated in the interior on the north side of the development area, and will only abut Highway 212.

The plan shows three wetlands on this subject site. The layout appears to incorporate a majority of the wetlands into the overall development. All wetlands proposed to be impacted must provide a mitigation plan. 30 foot buffers/setbacks are required from these elements.

A public park is situated in the center of the site, mainly abutting the cottage lots.

Transportation/ROW

The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

It should be noted that there is an interchange planned for the intersection of Highway 212 and Co Rd 44/Big Woods Blvd. The design is currently in progress, and construction is anticipated to begin in 2019. Co Rd 44 will also be improved in this area starting in 2019/2020. The project improvement area will encompass the county road from Highway 212 into downtown.

Turnarounds or barricades may be required at stub streets as required by the Fire Department. The Fire Department will need to review and approve the turnarounds and barricades at each stub street. The turnaround proposed on the north side will need to provide for an access easement over it so that the City has access over it indefinitely until the land to the north develops.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a permanent 30 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement, and it should be shown on the civil plans when they submit for final. It should be noted that no encroachments of any kind can happen in this easement area and thus it would be best for the lots to remain outside of it.

Phasing

It is the anticipation to start site excavation in mid-summer of this year. The phasing of the project has not been determined yet, but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 23 feet, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback of 7.5 feet for the traditional single-family homes and 6 feet for the villa style homes. Corner lots should have a side yard setback of 23 feet.

In addition to these setbacks, there are other setbacks that apply to this site. See below:

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Co Rd 44	125 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet

The lots next to the public park would need to adhere to the 40 foot setback in their rear properties that abut the park.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the cottage and village homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". Although this portion of the concept is not rich in diversity, it is hoped that with future phases of this project that more high-value homes are provided along the edge of wooded slopes areas. The developer has provided several elevations of the product they are proposing here. This product will be a little different than what is seen in the current Club West/Harvest neighborhoods, which staff believes will be a favorable change in providing more variety.

The developer will have to meet the new Anti-Monotony ordinance that was adopted earlier this year.

Parkland

The concept plan is proposing a 12-acre park area within the center of it. The Southwest Chaska Plan has guided this specific area for a public park.

Please note the exhibits showing the layout and program of the park are purely illustrative at this point and thus will be finalized once a majority of the residents move in. The preference will be to include public engagement to determine the needs and desires of the park. The City and Parks Department will determine specifics for the park, including but not limited to the landscaping, equipment, and trails at that time.

The Parks Director envisions that the park will provide both passive and active functions. Again, these functions will be further analyzed out once park planning commences on this site.

Exposure into the Park

Because this is a public park it will be important to provide proper exposure into this park so that people can find it easily. The park is nestled in the center of this neighborhood so it's exposure is not as apparent as it would be on a busy street. Currently the plan shows homes around the perimeter of this park.

It was noted during the concept plan that it will be important to provide an adequate opening where Vista View Drive terminates on the park's east edge. This thoroughfare will be providing a pedestrian connection into the park from Savanna Way, and because of this, the opening should be apparent and significant so that potential users know where they can access the park. The applicant has provided several photo simulations showing the zoomed out and zoomed in perspectives of someone approaching the park. It was determined that the exposure on the east side of the park is acceptable and apparent for future users.

Parkland Credit

Parkland credit will be given for the areas of the park that are usable. It should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given. The developer will have to determine the amount of usable space being donated for staff to determine if there is additional parkland credit required.

Trails & Sidewalks

The preliminary plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Vista View Drive to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

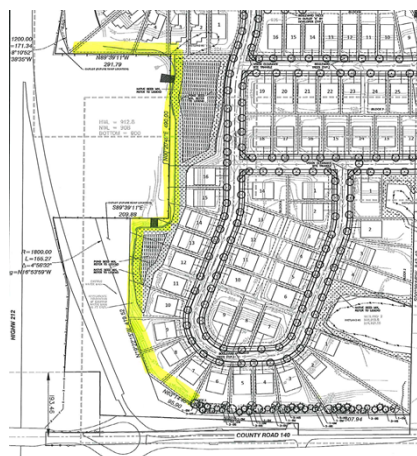
The regional trail that runs along the north side of County Road 44 today will be extended and provided at the time the road construction on the County Road will occur in 2019/2020. This extension will essentially start at the Guardian Angels Cemetery and move westerly to the edge of Highway 212. This will complete a significant piece that is missing in the regional trail system, and provide a wonderful amenity to the residents. The applicant will be required to show this regional trail delineation on their plans as they submit for final.

Screening, Landscaping & Tree Preservation

Because this development abuts three major roadways (ie. Savanna Way, Co. Rd. 44, and Highway 212) it is important to provide adequate screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes.

The screening provided on Savanna Way and County Road 44 appears to be consistent with the same screening done on the east side of Savanna Way. There are different grades along Savanna Way, and thus the screening and berming will differ throughout.

The screening provided along Highway 212 differs throughout. There is currently a significant berm on the northern portion of the site abutting the homes on Mortise Path. The remainder of the lots along the west edge of the property do not have any screening proposed. Staff has highlighted the landscape plan to show the areas that need consistent screening and berming with what is proposed along Savanna Way and Co Rd 44.



In addition to that, the developer will be responsible to conduct a noise study for the development. State standards require the developer to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. A noise wall or significant berm may be required to mitigate highway noise. Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development.

Tree Preservation will be an important piece of this development, specifically in the public park area and south of the designated park area where significant trees and clusters are present. The applicant will be saving a majority of the trees in the donated parkland space, but will also

be preserving some oak trees near wetland #1. Staff is happy to see that preservation efforts are being exerted.

Development Costs (Infrastructure Improvements)

The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)
- Work Force Housing

Prior to final platting, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be.

Preliminary Plat

The request is for a 129-lot preliminary plat. The outlot disposition is as follows:

- Outlot A: monument sign to be owned by the developer
- Outlot B: City-owned parcel
- Outlot C: Wetland to be owned by the developer
- Outlot D: Wetland to be owned by the developer
- Outlot E: State Highway 212 on ramp ROW to be owned by MnDOT
- Outlot F: Stormwater pond to be deeded to the City of Chaska
- Outlot G: State Highway 212 additional ROW to be owned by MnDOT
- Outlot H: land for future development to be owned by the developer
- Outlot I: land for future development to be owned by the developer
- Outlot J: public park to be deeded to the City of Chaska

Conclusion

Staff is happy to see another development concept move forward in the SW Chaska growth area. This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward in the planning process.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated April 30, 2018**
 - b. Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018**
 - c. Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018**
 - d. Tree Preservation Plan, submitted by Alliant Engineering, dated May 1, 2018**

- e. Preliminary Plat (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - f. Site Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - g. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018.
 - h. Grading Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - i. Grading Profiles, submitted by Alliant Engineering, dated May 1, 2018
 - j. Storm Sewer Plans (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - k. Sanitary and Watermain Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - l. Utility Schedules, submitted by Alliant Engineering, dated May 1, 2018
 - m. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - n. Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - o. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - p. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30, 2018
 - q. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
2. Adherence with the City Engineer's Memo dated June 6, 2018.
 3. Adherence with the Park & Recreation Director's Memo, dated June 7, 2018.
 4. Provision of a 60 feet Right of Way width for all local streets.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Final submittal.
 7. Provision of sidewalks on both sides of all local streets.
 8. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline

- 29.Provision to dedicate right of way (ROW) for County Road 44 consistent with**

CSAH 44 corridor design.

30.Provision of wetland mitigation to be coordinated with the City Engineer.

31.Provision of review and approval of street names prior to recording of final plat.

32.Provision of a more detailed study of wetland 2 to be completed and accepted by the City Engineer prior to final plat approval.

Motion to recommend approval of the rezoning from Open (O) to Planned Residential District (PRD-72).

April 30, 2018

Mr. Kevin Ringwald
Director of Planning & Development
City of Chaska
One City Hall Place
Chaska, MN 55318

RE: Preliminary Plat Narrative - Harvest West

Dear Mr. Ringwald,

On behalf of Club West Partners, LLC, Tradition Development is providing the City of Chaska with a Preliminary Plat Submittal for a proposed single family residential development. The potential project area includes multiple land owners and amounts to approximately 57 acres. The site is located to the south west of our Harvest neighborhood and bounded along the west by U.S. Highway 212 and on the east by the newly constructed Savannah Way. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Club West Partners, LLC/Tradition Development is excited to submit for consideration by the City of Chaska our application for Concept Plan approval for a 57 acre single family residential development in the Southwest Chaska Growth and Development Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area Master Plan approved by the city. We believe this plan is consistent with the Southwest Area Master Plan in addition to the existing Comprehensive Plan which incorporated by reference the Heights of Chaska Plan. This application represents a logical next step for us and the City in this area by maximizing the use of existing infrastructure and roadways.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 322 acres in this area generally lying North of CR 44 and East of 212. We have developed revised plan with Robert Thomas Homes, Inc. will allow for Tradition to lead the development of Harvest West with the construction of individual homes by Robert Thomas Homes. This is a continuation of a long term development relationship with the City of Chaska.

Land Use

The project area has an existing Land Use designation of Low Density Residential per the 2030 Comprehensive Plan. The City of Chaska has since updated their Comprehensive Plan for this area and surrounding properties. The Comp Plan Amendment or Southwest Chaska Growth and Development Plan proposes a land use designation of Low Density Residential and Neighborhood Mixed Use specific to this area.

The proposed Concept Plan of various sized single family residential is a permitted use and consistent with the current and proposed Land Use designations. Refer to Appendix A for the site location relative to the Southwest Chaska Growth and Development Plan.

Existing Conditions

The potential project area is approximately 57 acres and located south west of our Harvest neighborhood between Highway 212 to the west and Savannah Way to the east. The project is confined to the south by County Road 44. To the north will be future single family residential development. The land is comprised of parcels owned by Club West Partners, LLC and Tradition Chaska I, LLC and also the City of Chaska.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees that exist through the center of the development. In the north central area of the development there exists a large wooded area encompassing a wetland area.

Topography of the site currently varies from a peak elevation of 950 feet msl near the most northern boundary to the lower elevations of wetlands and the existing ponds along Highway 212 at approximately elevation 910. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains west with the most easterly portion draining east to Savannah Way.

The site currently has an eight inch watermain and an eight inch sanitary sewer line extended to the eastern property line off of Savannah Way at the intersection with Vista View Drive. These two lines will be extended through the site.

Concept Site Plan

General Description

The current concept plan proposes to provide for 129 single family homes that encompass a central open or green area that is connected to the community by sidewalks and trails. The entrance to the neighborhood will be from Savannah Way aligning with Vista View Drive. It's our intent to install monuments and landscaping similar to those that were installed at The Harvest's main entrance off of CR 140 and Farm Hill Boulevard.

Dimensional Standards

Tradition Development is respectfully requesting consideration of the following dimensional standards associated the current Conceptual Plan:

Cottage Lots (Detached Townhomes)

Lot Width	53' (minimum) Front Load and 57' (minimum) Side Load
Lot depth	126' (minimum) Front Load and 142' (minimum) Side Load
Pad Width	40' Front Load and 44' Side Load
Pad Depth	74' Front Load and 90' Side Load
Setbacks	
Front – building	20' Front Load and 20' Side Load
Side – building	5' Front Load and 5' Side Load
Rear – building	30' Front Load and 30' Side Load

Village Lots (Typical Single Family)

Lot Width	64' (minimum)
Lot depth	114' (minimum)
Pad Width	50'
Pad Depth	60'

Setbacks

Front – building	23'
Side – building	5'
Rear – building	30'

Park and Open Space

The current conceptual plan proposes to provide a central open or common green area of approximately 12 acres that is connected internally by trails and sidewalks. This central green area will include ponds, wetlands and wooded areas. The central green area is planned to include a basketball court, tot lot and open play areas.

Walks and Trails

The current Concept Plan proposes for a network of trails and sidewalks connected to the sites internal central open area. All streets within the project are proposed to be providing dual sidewalks in order to accommodate pedestrians or residents of the community traversing throughout the area.

Transportation

The current Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways via Savannah Way. The current Concept Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood. We are aware that a joint project between MnDOT, Carver County and the City of Chaska is underway to add entrance ramps to US Highway 212 and improve County Road 44. Tradition Development is working with the designers for this project to accommodate the additional Right of Way required for the project.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. See the Planned Unit Development dimensional standards for setback and height requirements. The builder will be Robert Thomas Homes, Inc. and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 20' from the front property line. Three car garages shall be broken into a two car section and a one car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETSCAPE: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes.

The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Topography & Grading

The current Concept plan anticipates utilizing the sites existing wetlands, and woodlands, as natural amenities for the neighborhood. Several home sites will back up to these amenities providing expansive nature view fields. The wetland areas will be directly adjacent to the provided sidewalks and provide opportunities for pedestrians to get close up views of the natural wetland areas. The large green area at the center of the project will be accessed with trails at multiple locations, leading walkers through the natural wooded and wetland areas.

Utilities

As previously stated, the site is served with an eight inch watermain and an eight inch sanitary sewer trunk line extended into the property from Savannah Way at the intersection of Vista View Drive. Both of these city services will be extended throughout the site. A trunk 16" watermain is located on the west side of the property, following the U.S. Highway 212 Right of Way.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 140 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands centered in the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a 12+ acre park area that will include the existing natural wetlands, woods and ponds, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a

complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site excavation by mid-summer of 2018. The phasing has not been determined yet but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Conclusion

Club West Partners, LLC and Tradition Development sincerely appreciate the opportunity to present the current concept site plan and to receive any input the Planning Commission is able to provide at this time. It is our wish to work closely with city staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

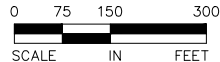
We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

Tradition Development/Club West Partners, LLC

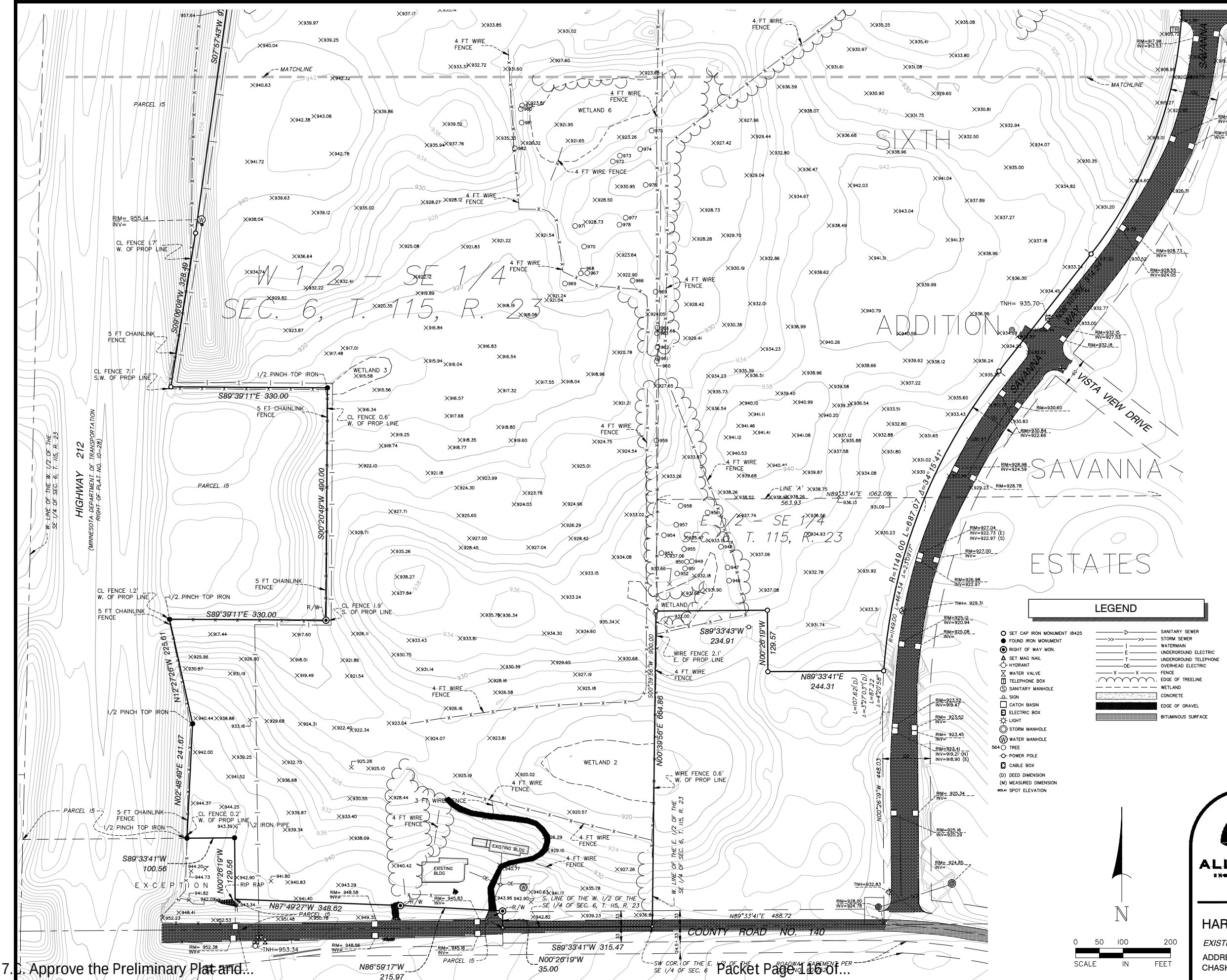
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SHEET 1 of 37



LEGAL DESCRIPTION

PARCEL A (vesting deed Doc. No. 396038)

The West Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota excepting therefrom the following three tracts of land, to wit:

Commencing at the Southwest corner of Section 6, Township 115, Range 23 and running thence East along the South line of said Section 6, a distance of 2515.36 feet to a point, said point being the place of beginning of the parcel hereby excepted; thence continuing East along said South line of said Section 6, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running North a distance of 193.40 feet to a point; thence deflecting left 90 degrees 00 minutes and running West along a line parallel to said South section line, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running South to the place of beginning.

AND

The North 570.00 feet of the Northwest Quarter of the Southeast Quarter of said Section 6.

AND

Parcel No. 15, Minnesota Department of Transportation Right of Way Plat No. 10-28 (filed as Doc. No. 407172), Carver County, Minnesota.

PARCEL B (vesting deed Doc. No. 396042)

That part of the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Southerly of the centerline of County State Aid Road No. 110 and lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 (filed as Doc. No. 405657), except therefrom the following tract of land, to wit:

That part of the East 429.11 feet of said West half of the Northeast Quarter of Section 6 lying north of the south 415.62 feet of said West half of the Northeast Quarter.

PARCEL C (vesting deed Doc. No. 396042)

That part of the North 570.00 feet of the Northwest Quarter of the Southeast Quarter, Section 6, Township 115, Range 23, Carver County, Minnesota lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-28, filed as Doc. No. 407172.

PARCEL D (vesting deed Doc. No. 642700)

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

Commencing at the southwest corner of said East Half, thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and a central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line 'A'; thence westerly 563.93 feet along said Line 'A' to the west line of said East Half and said line there terminating.

EXCEPTING THE FOLLOWING:

Beginning at the southwest corner of said East Half, thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 107.62 feet along a tangential curve concave to the east having a radius of 1149.00 feet and a central angle of 3 degrees 27 minutes 03 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East Half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.

AFOREMENTIONED Line 'A' described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half, thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

PARCEL E

Outlot M, CLUB WEST FOURTH ADDITION, filed as Doc. No. 635603, Carver County, Minnesota.

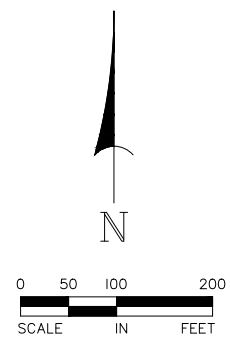
PARCEL F

Outlot F, CLUB WEST SIXTH ADDITION, filed as Doc. No. 648848, Carver County, Minnesota.

- Notes:
- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
 - The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
 - The orientation of this bearing system is based on the Carver County Coordinate System NAD83 (86).
 - All distances are in feet.
 - The area of the above described property is 4,644,578 square feet or 106.625 acres.
 - Bench Mark 1: Top Nut of Hydrant located at the northwest quadrant of Savanna Way and Co. Rd. No. 140 has an elevation of 932.63 feet NGVD 29.
 - Bench Mark 2: Top Nut of Hydrant located northwest of Savanna Way across from Vista View Drive has an elevation of 935.70 feet NGVD 29.
 - Contours are depicted per field work and LIDAR data provided by the Minnesota Department of Natural Resources.
 - Wetland delineation completed by Kjolhaug Environmental Services, report dated 3/2/18.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- SET MAG NAIL
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- WATER MANHOLE
- TREE
- POWER POLE
- CABLE BOX
- DEED DIMENSION
- MEASURED DIMENSION
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE



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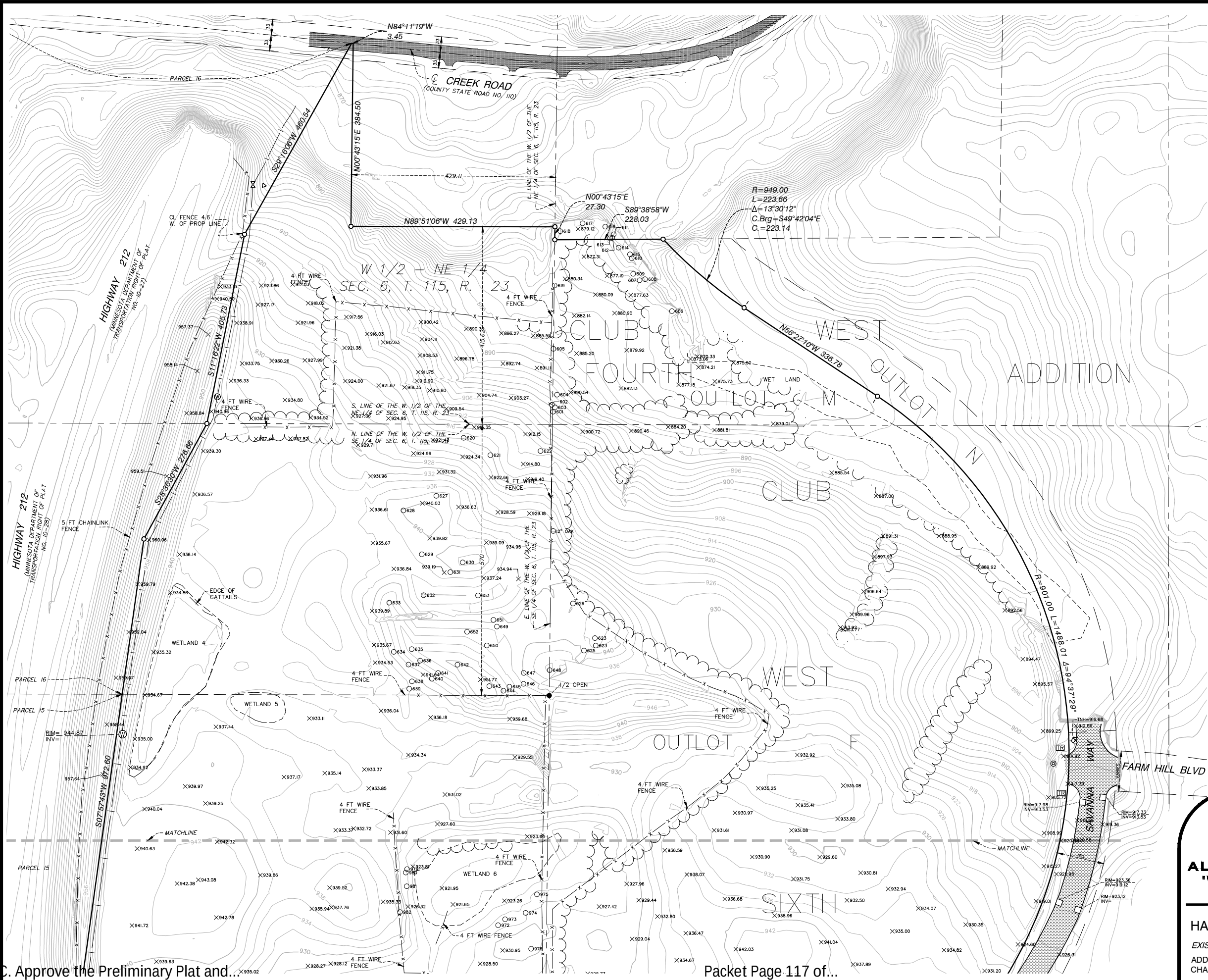
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
FOR REVIEW
Signature
Date License Number

HARVEST WEST
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

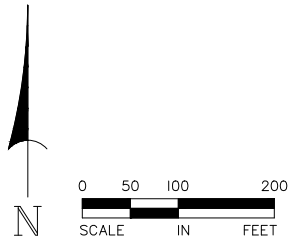
DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD

Drawing name: X:\2016\160028.2\survey\existing conditions\160028.2survey.dwg May 30, 2018 1:21pm



LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- △ SET MAG NAIL
- HYDRANT
- × WATER VALVE
- TELEPHONE BOX
- ⊙ SANITARY MANHOLE
- △ SIGN
- CATCH BASIN
- ELECTRIC BOX
- ★ LIGHT
- ⊙ STORM MANHOLE
- ⊙ WATER MANHOLE
- 564 ○ TREE
- POWER POLE
- CABLE BOX
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- 905.41 SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE



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DENNIS B. OLMSTEAD
Print Name
Signature
Date License Number

HARVEST WEST
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD

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7.C Approve the Preliminary Plat and...
Page 22 of 76

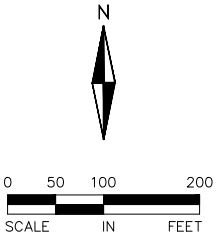


SIGNIFICANT TREES TO BE SAVED		
Tree #	Diameter / Species	
946	27 in. OAK	
947	29 in. OAK	
949	20 in. OAK	
950	17 in. OAK	
951	29 in. OAK	
952	24 in. OAK	
963	26 in. OAK	
964	31 in. OAK	
965	40 in. OAK	
966	43 in. OAK	
967	38 in. OAK	
968	25 in. OAK	
969	36 in. OAK	
970	35 in. OAK	
971	38 in. OAK	
972	25 in. OAK	
973	26 in. OAK	
974	31 in. OAK	
975	41 in. OAK	
976	34 in. OAK	
977	22 in. OAK	
978	29 in. OAK	
979	38 in. ASH	
980	31 in. ASH	
981	32 in. ASH	

SIGNIFICANT TREES TO BE REMOVED		
Tree #	Diameter / Species	
948	12 in. ELM	
953	28 in. OAK	
954	30 in. OAK	
955	20 in. OAK	
956	31 in. OAK	
957	22 in. OAK	
958	72 in. OAK	
959	16 in. ASH	
960	43 in. ELM	
961	12 in. ELM	
962	32 in. OAK	
982	29 in. ASH	

- LEGEND:**
- EXISTING SIGNIFICANT TREE
 - ✕ EXISTING SIGNIFICANT TREE TO BE REMOVED
 - ~~~~~ EXISTING TREE/SHRUB LINE
 - XXXXX EXISTING TREE/SHRUBS TO BE CLEARED

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
TREE PRESERVATION PLAN

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DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: DS
PROJECT NO: 216-0028.2

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HARVEST WEST

CHASKA. MN

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT

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DAVE NASH, PE

05-01-18 21836

Date	License No.
------	-------------

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE ISSUE

05-01-18	CITY SUBMITTAL
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PROJECT TEAM DATA

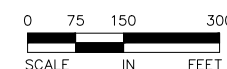
DESIGNED: DN

DRAWN: DS

PROJECT NO: 216-0028.2

5

SHEET 5 of 37



Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac.)
B1-L1	10,244	0.24
B1-L2	9,772	0.22
B1-L3	9,105	0.21
B1-L4	8,973	0.21
B1-L5	9,929	0.23
B1-L6	11,502	0.26
B1-L7	14,341	0.33
B1-L8	16,784	0.39
B1-L9	19,854	0.46
B1-L10	16,811	0.39
B2-L1	10,596	0.24
B2-L2	13,377	0.31
B2-L3	16,542	0.38
B2-L4	15,064	0.35
B3-L1	31,821	0.73
B3-L2	28,293	0.65
B3-L3	14,885	0.34
B3-L4	9,763	0.22
B3-L5	9,434	0.22
B3-L6	12,072	0.28
B3-L7	10,987	0.25
B3-L8	11,703	0.27
B3-L9	12,196	0.28
B3-L10	13,479	0.31
B3-L11	12,692	0.29

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac.)
B3-L12	14,309	0.33
B3-L13	14,258	0.33
B3-L14	9,514	0.22
B3-L15	9,966	0.23
B3-L16	9,785	0.22
B4-L1	11,358	0.26
B4-L2	7,980	0.18
B4-L3	7,983	0.18
B4-L4	10,777	0.25
B4-L5	18,996	0.44
B4-L6	24,466	0.56
B4-L7	11,946	0.27
B4-L8	8,895	0.20
B4-L9	8,468	0.19
B4-L10	8,071	0.19
B4-L11	10,733	0.25
B4-L12	16,686	0.38
B4-L13	15,457	0.35
B4-L14	10,699	0.25
B4-L15	7,980	0.18
B4-L16	10,844	0.25
B5-L1	7,478	0.17
B5-L2	7,480	0.17
B5-L3	7,480	0.17
B5-L4	7,480	0.17

	Parcel Table	
Lot	Area (Sq. Ft.)	Area (A
B5-L5	8,190	0.19
B5-L6	7,829	0.18
B5-L7	10,421	0.24
B5-L8	9,047	0.21
B5-L9	10,478	0.24
B6-L1	10,731	0.25
B6-L2	9,548	0.22
B6-L3	13,130	0.30
B6-L4	11,539	0.26
B6-L5	10,182	0.23
B6-L6	10,196	0.23
B6-L7	10,182	0.23
B6-L8	9,596	0.22
B6-L9	10,367	0.24
B6-L10	8,042	0.18
B6-L11	7,208	0.17
B6-L12	7,208	0.17
B6-L13	7,208	0.17
B6-L14	7,208	0.17
B6-L15	7,208	0.17
B6-L16	9,942	0.23
B7-L1	10,122	0.23
B7-L2	7,793	0.18
B7-L3	7,357	0.17
B7-L4	7,287	0.17

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac.)
B7-L5	7,629	0.18
B7-L6	7,714	0.18
B7-L7	7,716	0.18
B7-L8	7,707	0.18
B7-L9	7,888	0.18
B7-L10	8,161	0.19
B7-L11	7,815	0.18
B7-L12	8,174	0.19
B7-L13	8,569	0.20
B7-L14	8,586	0.20
B7-L15	8,603	0.20
B7-L16	8,619	0.20
B7-L17	8,622	0.20
B7-L18	9,582	0.22
B7-L19	9,053	0.21
B7-L20	7,352	0.17
B7-L21	7,360	0.17
B7-L22	7,360	0.17
B7-L23	7,705	0.18
B7-L24	7,705	0.18
B7-L25	7,360	0.17
B7-L26	8,311	0.19
B7-L27	8,267	0.19
B7-L28	8,302	0.19
B7-L29	8,540	0.20

Parcel Table		
Lot	Area (Sq. Ft.)	Area (A)
B7-L30	8,521	0.20
B7-L31	7,402	0.17
B7-L32	7,902	0.18
B7-L33	9,467	0.22
B7-L34	11,850	0.27
B7-L35	15,948	0.37
B8-L1	9,894	0.23
B8-L2	8,865	0.20
B8-L3	7,954	0.18
B8-L4	7,955	0.18
B8-L5	7,955	0.18
B8-L6	8,266	0.19
B8-L7	11,099	0.25
B8-L8	10,041	0.23
B8-L9	12,212	0.28
B8-L10	8,030	0.18
B8-L11	7,727	0.18
B8-L12	7,728	0.18
B8-L13	8,044	0.18
B8-L14	13,238	0.30
B9-L1	8,768	0.20
B9-L2	6,930	0.16
B9-L3	6,930	0.16
B9-L4	12,393	0.28
B9-L5	11,440	0.26

Parcel Table		
Lot	Area (Sq. Ft.)	Area
B9-L6	6,930	0.
B9-L7	6,930	0.
B9-L8	9,276	0.
OUTLOT A	1,575	0.
OUTLOT B	32,611	0.
OUTLOT C	32,608	0.
OUTLOT D	41,614	0.
OUTLOT E	144,162	3.
OUTLOT F	51,467	1.
OUTLOT G	1,524	0.
OUTLOT H	1,097,864	25
OUTLOT I	1,002,287	23
OUTLOT J	523,342	12
TOTAL	4,644,587	106

LEGEND:

- | | |
|-------|---------------------|
| ===== | PROPERTY LINE |
| ===== | R.O.W |
| ===== | LOT LINE |
| ----- | EASEMENT LINE |
| ● | FOUND IRON MONUMENT |
| ○ | SET IRON MONUMENT |

LEGAL DESCRIPTION:

REFER TO SHEET 2, EXISTING CONDITIONS SURVEY FOR COMPLETE LEGAL DESCRIPTION

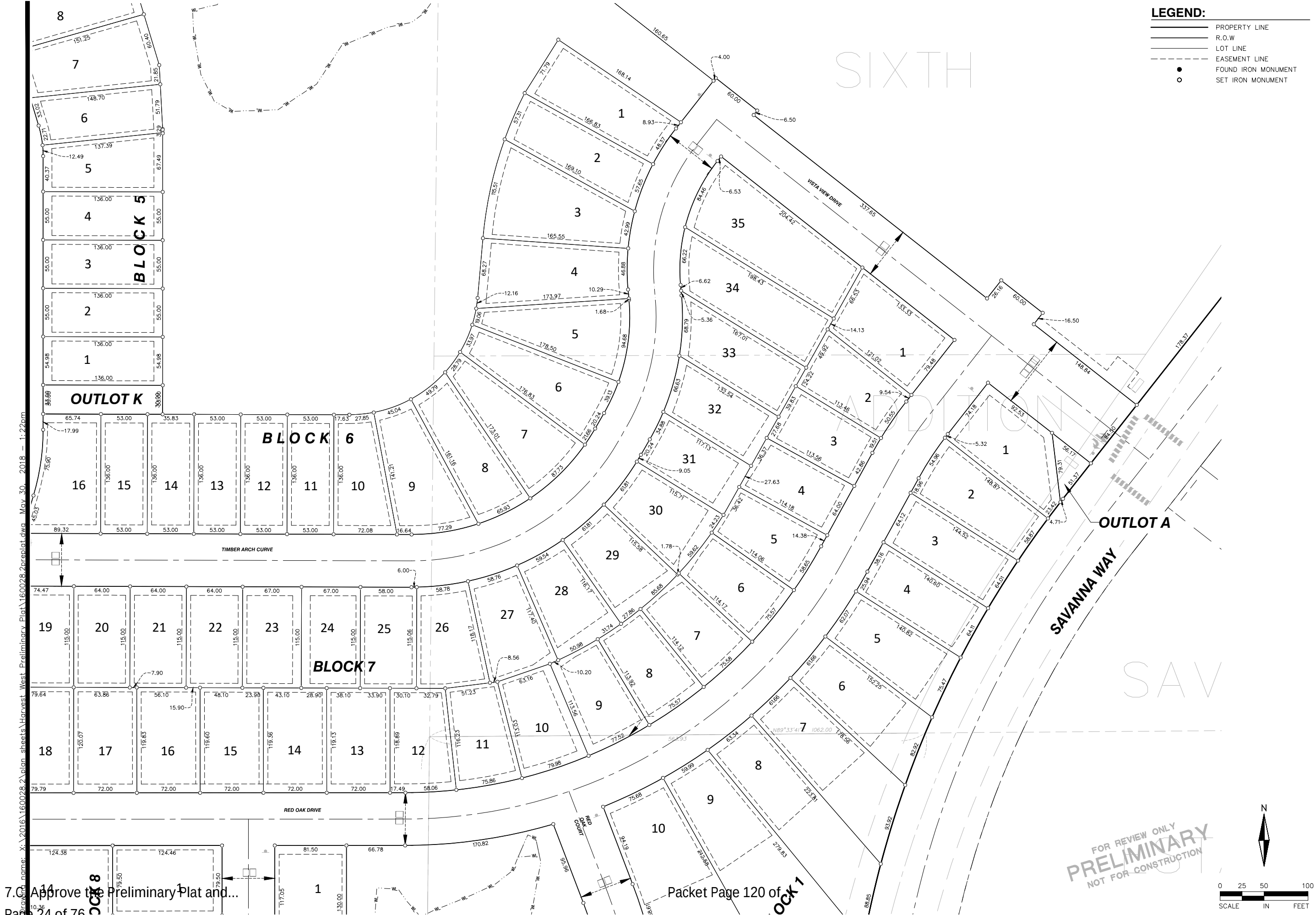
NOTES:

1. SITE IS CURRENTLY ZONED "OPEN DEVELOPMENT". PROPOSED ZONING IS "PRD - PLANNED RESIDENTIAL DEVELOPMENT".

7.C Approve the Preliminary Plat and

Page 23 of 76

Packet Page 119 of..



LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW A

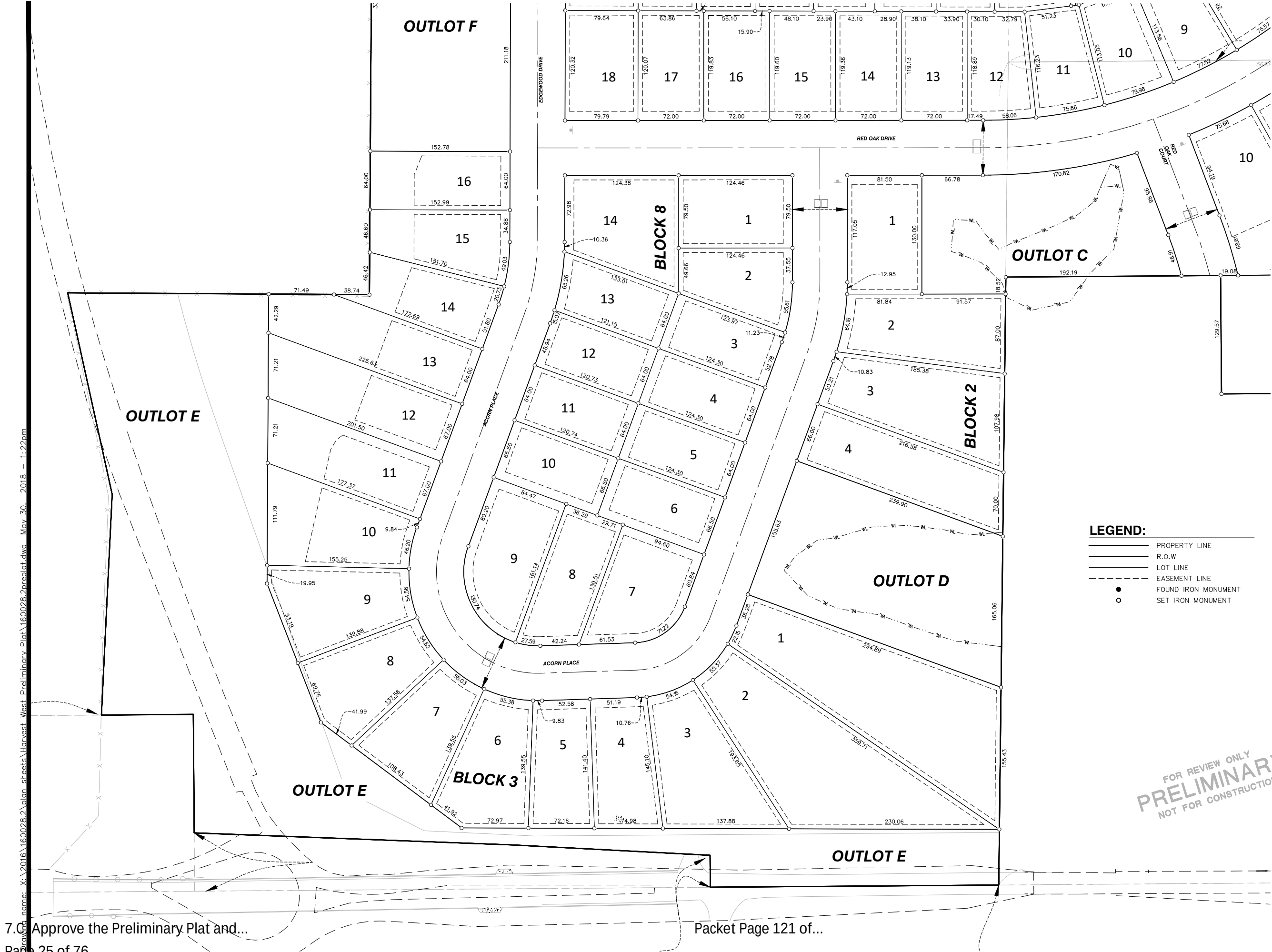
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DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	DS
PROJECT NO:	216-0028.2



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05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	DS
PROJECT NO:	216-0028.2

SHEET 8 of 37



----- EASEMENT LINE
 ----- BUILDING SETBACK
 ===== PROPERTY LINE
 ----- LOT LINE
 ----- ROW
 - - - - - WETLAND DELINEATION
 - - - - - WETLAND BUFFER
 ○ WETLAND BUFFER MONUMENT
 (PER CITY OF CHASKA REQUIREMENTS)



TOTAL SITE AREA	=106.63 AC
PHASE 1 AREA	= 57.62 AC
RESIDENTIAL R.O.W	= 8.97 AC
VILLAGE SF LOT AREA	= 19.13 AC
COTTAGE VILLA LOT AREA	= 11.16 AC
WETLAND AREA	= 1.70 AC
TRAIL CONNECTION	= 0.10 AC
STORMWATER AREA	= 1.18 AC
PARK AREA	= 12.01 AC
MONUMENT OUTLOT	= 0.03 AC
MNDOT RAMP AREA	= 3.34 AC

VILLAGE LOTS
FRONT/CORNER SETBACK = 23' MIN.
REAR SETBACK = 30' MIN.
SIDE SETBACK (SF) = 5' MIN.
BUILDING PAD = 50(W)'X60'(D)

COTTAGE LOTS
FRONT/CORNER SETBACK = 20' MIN.
REAR SETBACK = 30' MIN.
SIDE SETBACK (SF) = 5' MIN.
SIDE-LOAD BUILDING PAD = 44(W)'X90'(D)
FRONT-LOAD BUILDING PAD = 40(W)'X74'(D)

PHASE 1 LOT COUNT

79 VILLAGE LOTS
64'X114' SINGLE FAMILY

49 COTTAGE LOTS
29 - FRONT LOAD - 53'X126'
20 - SIDE LOAD - 57'X142

128 TOTAL LOTS
37.14 TOTAL ACRES
(exclude park, wetland, trail, mndot ROW, city outlot B)
3.45 UNITS/ACRE

FUTURE (NORTH) LOT COUNT
115 SINGLE FAMILY (SUBJECT TO CHANGE)

WETLAND SUMMARY

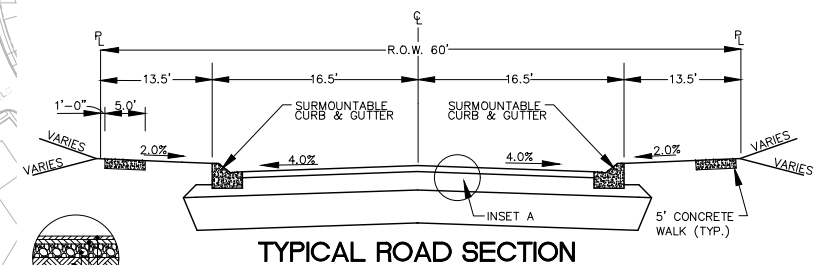
WETLAND BUFFER	= 20' AVG.
STRUCTURE SETBACK FROM	
WETLAND BUFFER	= 10'

```
WETLAND 1    = TYPE 1 AND 2
WETLAND 2    = TYPE 2 AND 3
WETLAND 3    = TYPE 1
WETLAND 6    = TYPE 2
```

*PER KJOLHAUG ENVIRONMENTAL SERVICES
REPORT DATED: MARCH 2, 2018

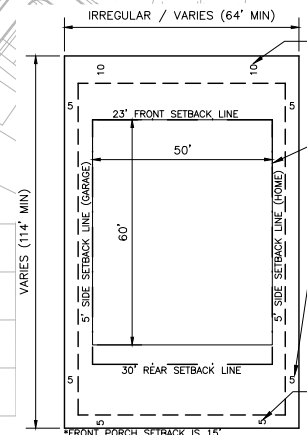
WETLAND IMPACTS

WETLAND 1 (PARTIAL)	373 SF
WETLAND 3 (FULL)	5,492 SF
TOTAL:	5,865 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	11,730 SF

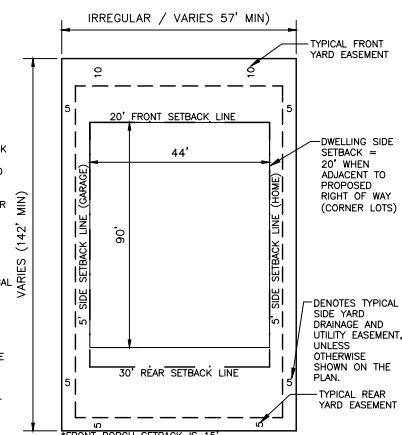


INSET A

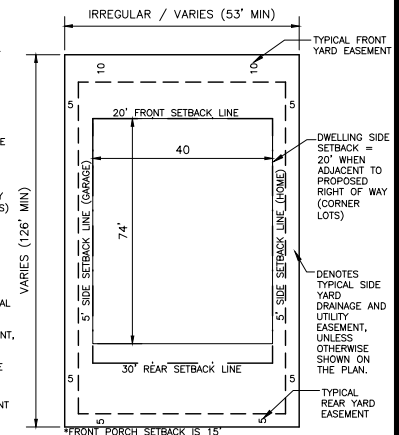
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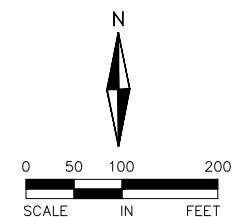
TYPICAL VILLAGE LOT DETAIL



TYPICAL SIDE LOAD
COTTAGE LOT DETAIL



TYPICAL FRONT LOAD
COTTAGE LOT DETAIL



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HARVEST WEST

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

SITE 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

DAVE NASH, PE	
05-01-18	21836
Date	License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

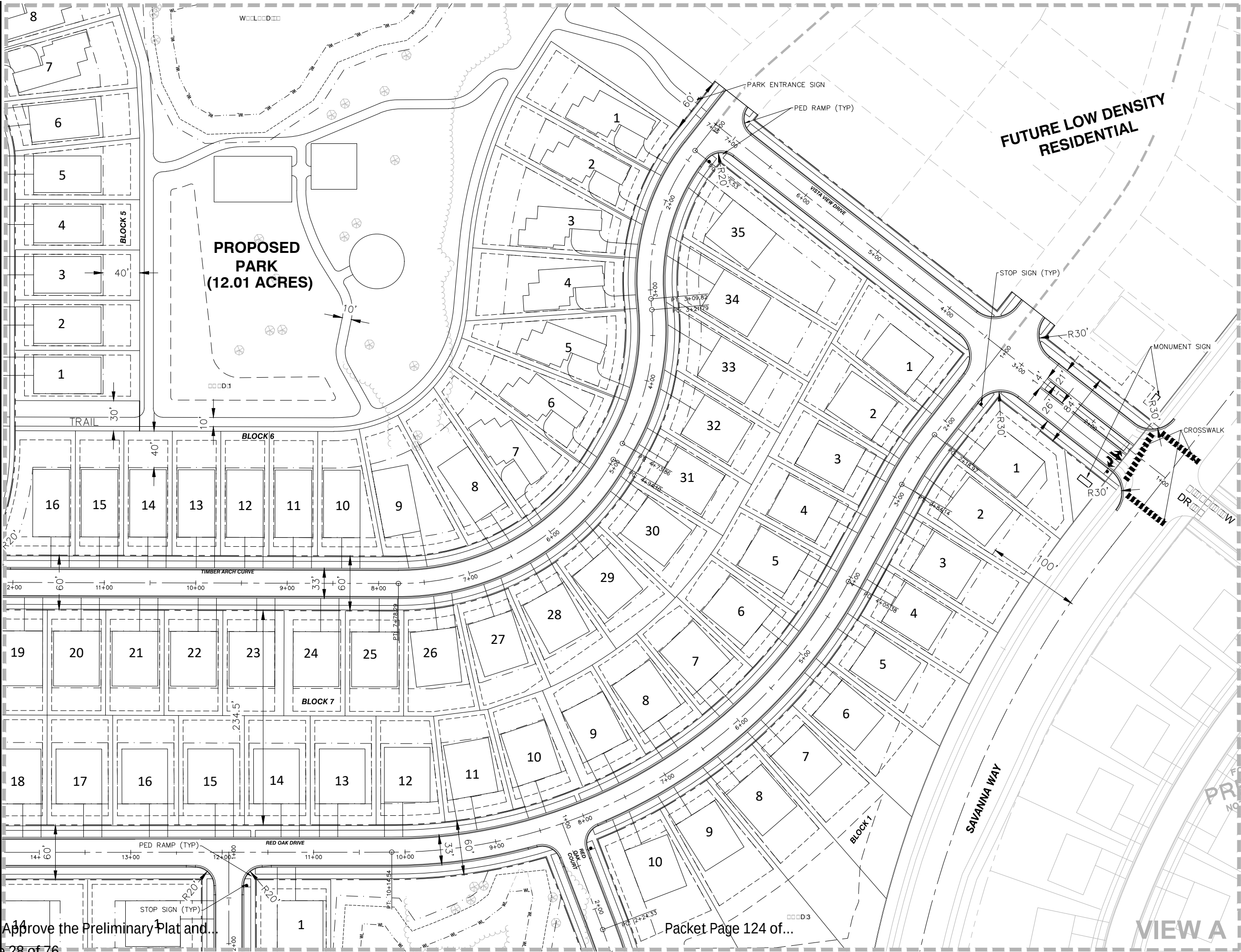
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

9

SHEET 9 of 37

7.0 Approve the Preliminary Plat and...
Page 28 of 76



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW A

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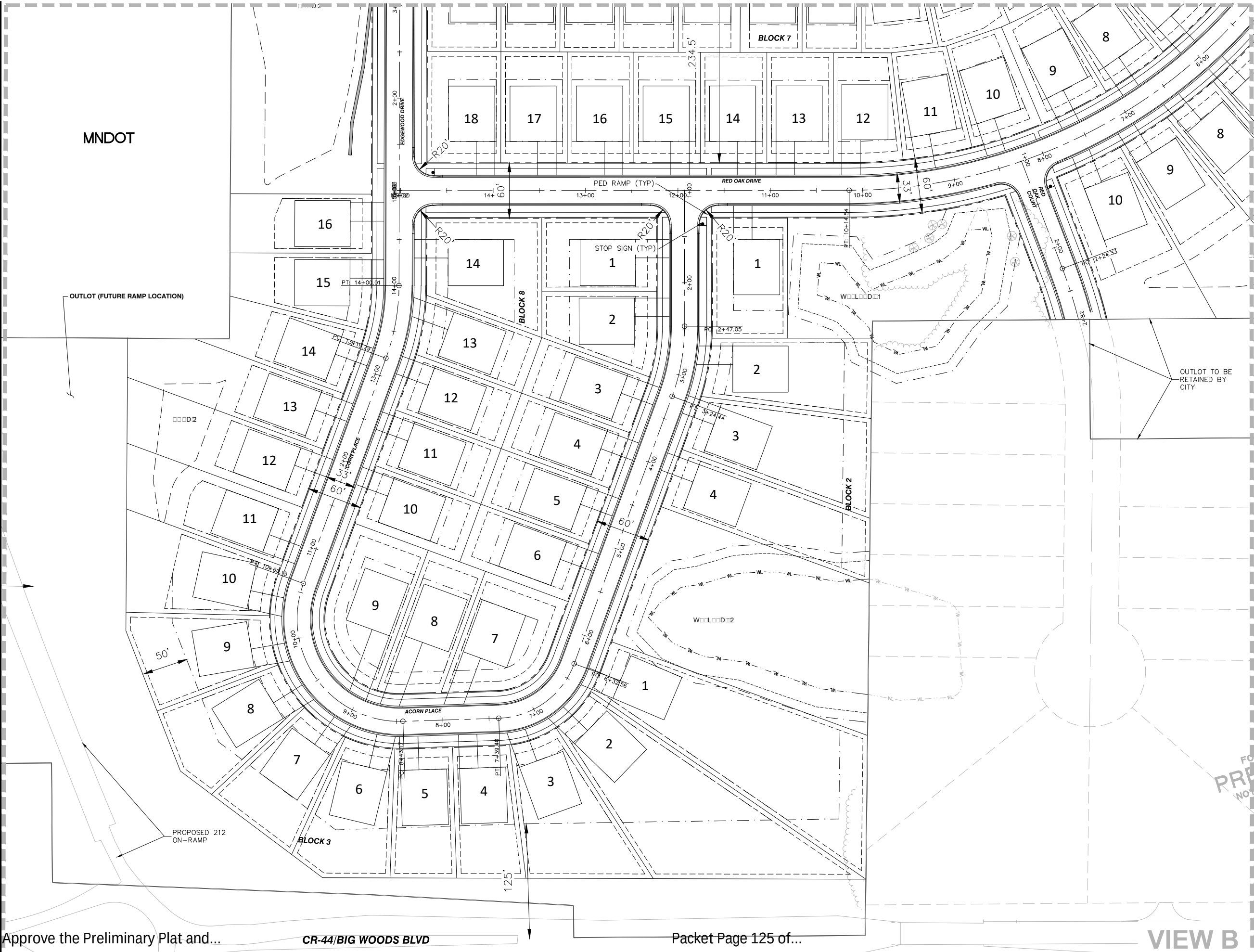
DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

7.C Approve the Preliminary Plat and...
Page 29 of 76



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW B

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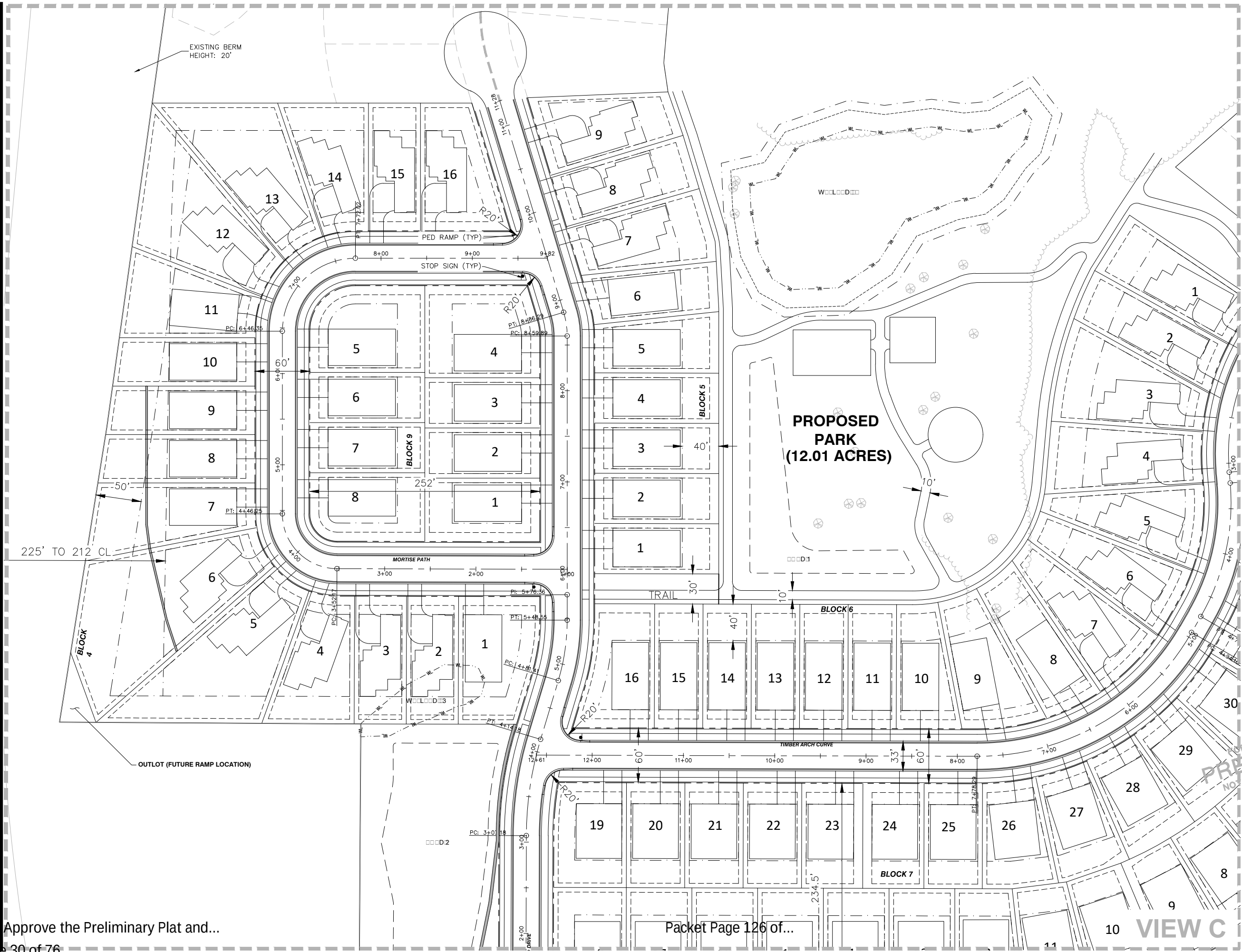
DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

7.C Approve the Preliminary Plat and...
Page 30 of 76



VIEW C

HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW C

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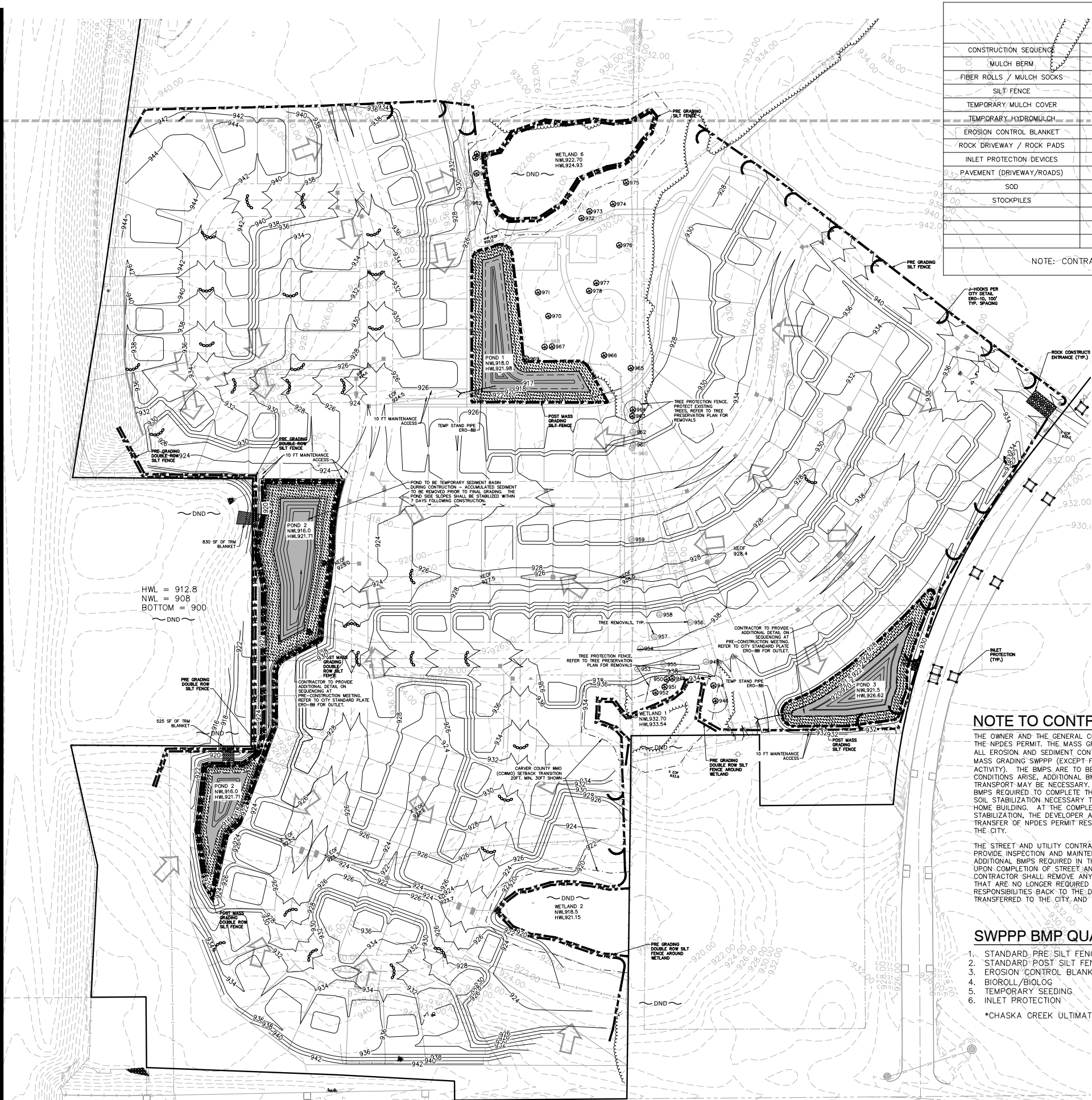
DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
05-01-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

7.C Approve the Preliminary Plat and...
Page 31 of 76



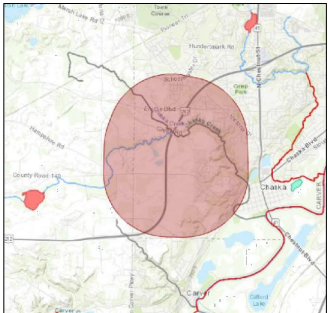
ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- 980 DENOTES EXISTING STORM SEWER
- 980 DENOTES PROPOSED STORM SEWER
- E.O.F. DENOTES TREE PROTECTION LIMITS
- E.O.F. DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION



VICINITY MAP

CONSTRUCTION SEQUENCING

- MASS GRADING PHASE:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
 4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
 5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO THE GRADING PLAN NOTES AND DETAILS SHEET FOR INFORMATION

TOPSOIL MANAGEMENT PLAN TO BE SUBMITTED AT A LATER DATE

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

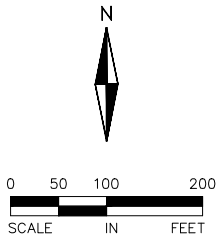
THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPs INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

SWPPP BMP QUANTITIES (PER PLAN):

- | | |
|-----------------------------|----------|
| 1. STANDARD PRE SILT FENCE | 9,375 LF |
| 2. STANDARD POST SILT FENCE | 5,475 LF |
| 3. EROSION CONTROL BLANKET | 7,307 SY |
| 4. BIOROLL/BIOLOG | 31 EA |
| 5. TEMPORARY SEEDING | 41 AC |
| 6. INLET PROTECTION | 11 EA |

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

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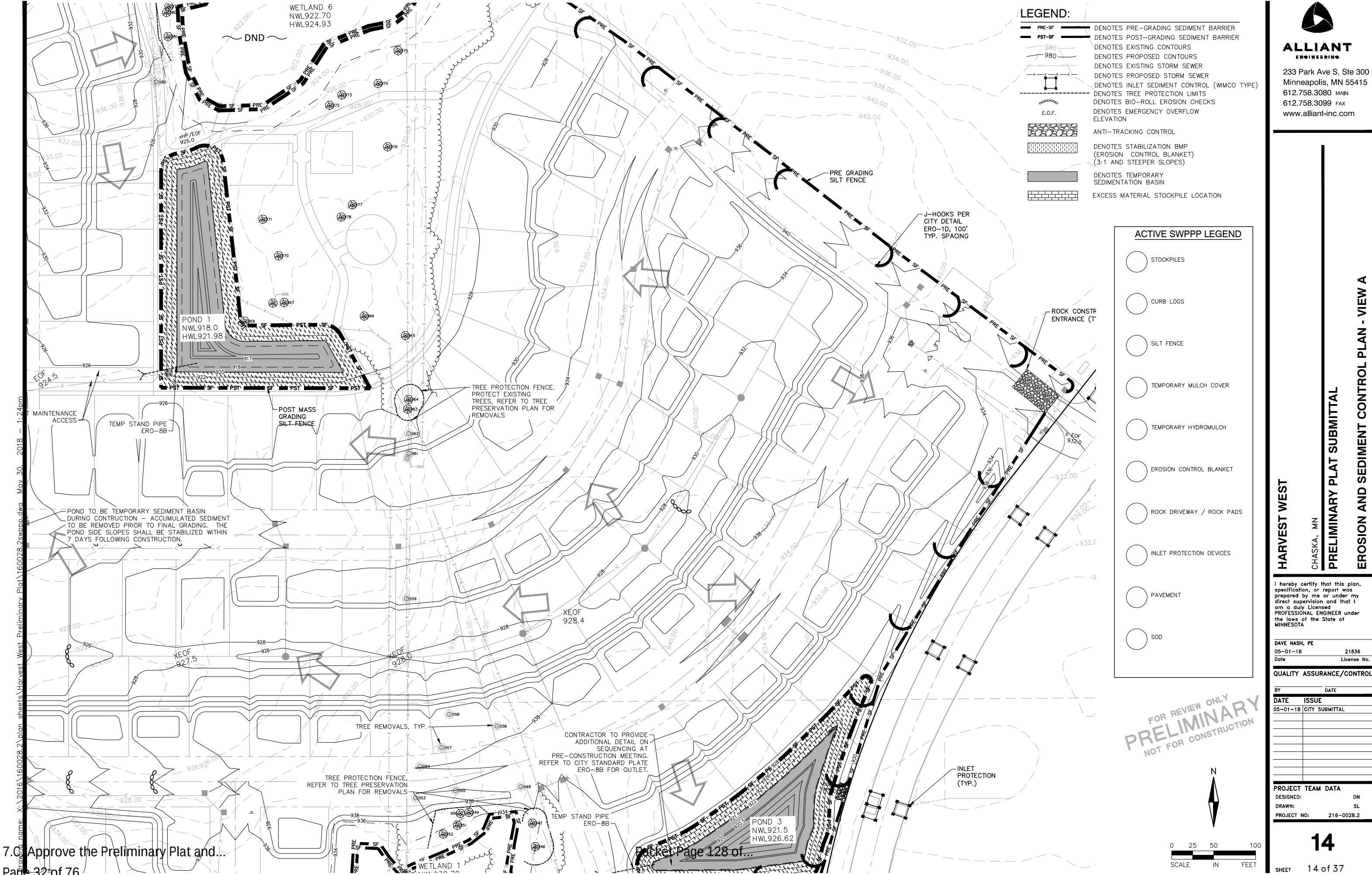
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2



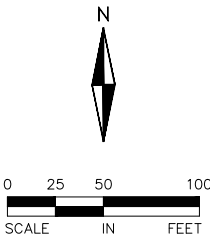
LEGEND:

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- 980 DENOTES PROPOSED STORM SEWER
- 980 DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- 980 DENOTES TREE PROTECTION LIMITS
- 980 DENOTES BIO-ROLL EROSION CHECKS
- 980 DENOTES EMERGENCY OVERFLOW ELEVATION
- E.O.F. DENOTES EXCESS MATERIAL STOCKPILE LOCATION
- ANTI-TRACKING CONTROL
- EROSION CONTROL BLANKET (3:1 AND STEEPER SLOPES)
- TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

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ALLIANT ENGINEERING

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www.alliant-inc.com

HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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

DAVE NASH, PE
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QUALITY ASSURANCE/CONTROL

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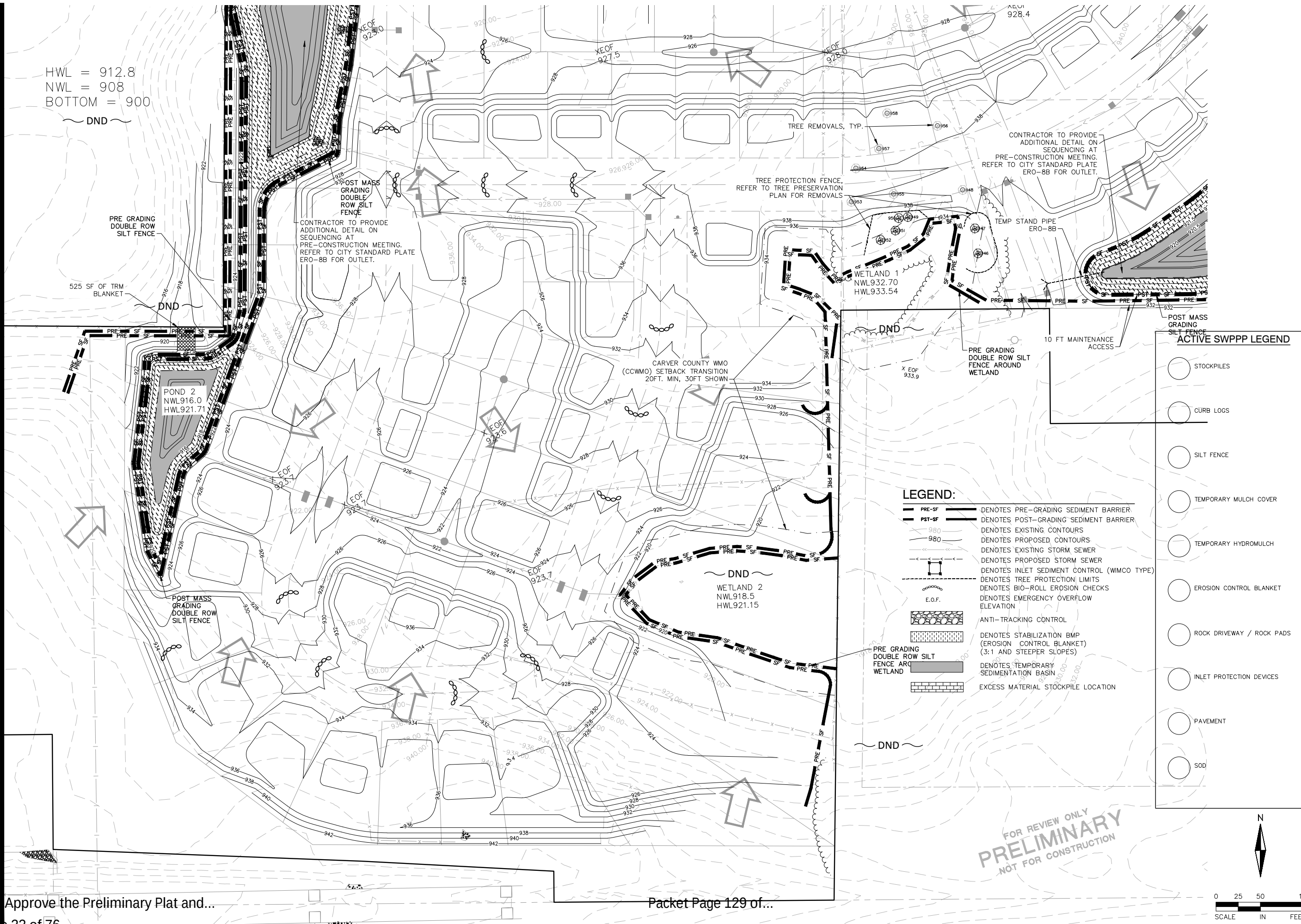
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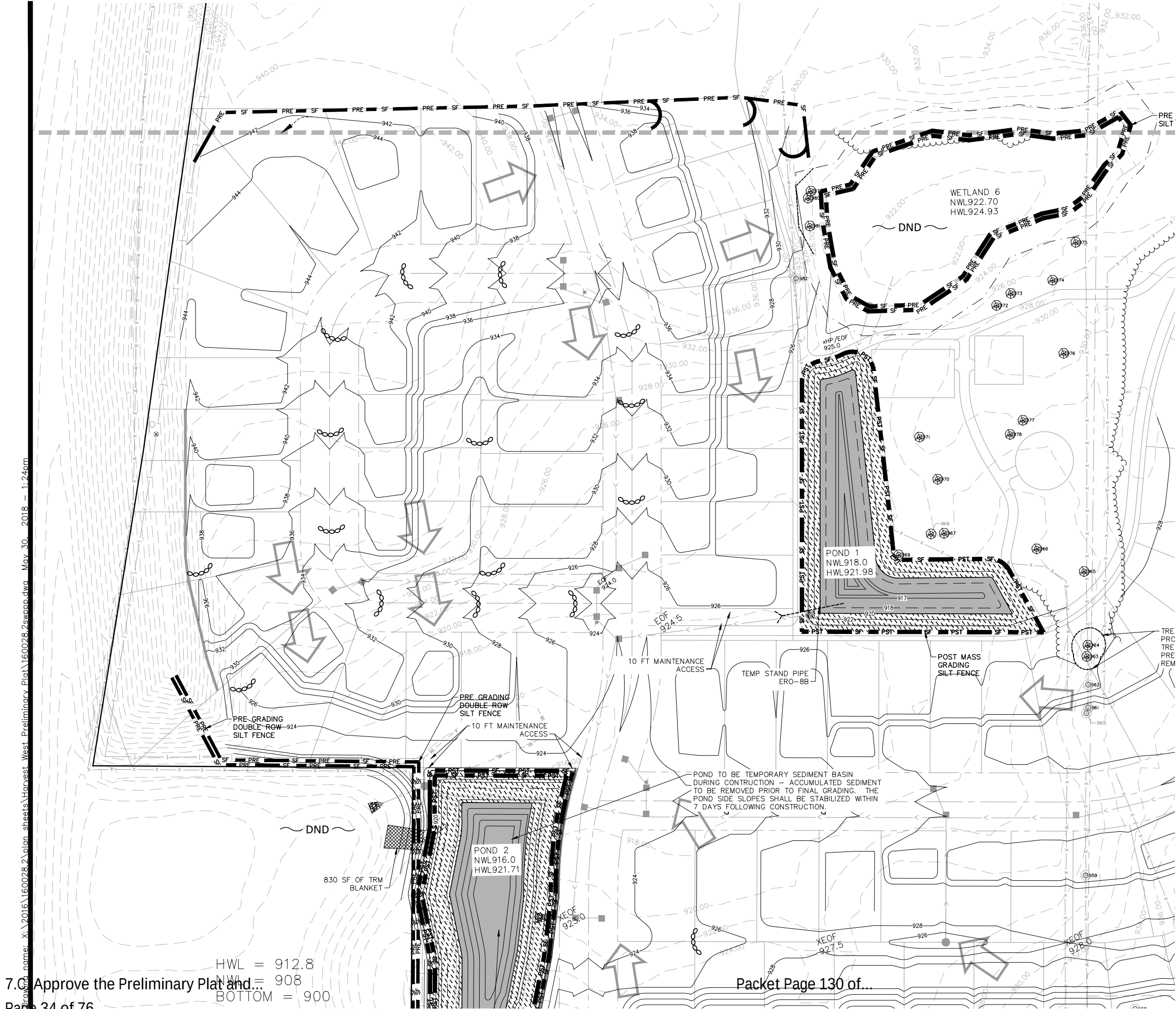
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DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

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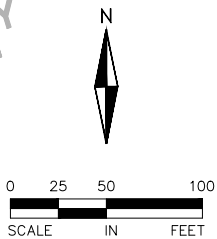




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- STOCKPILES
 - CURB LOGS
 - SILT FENCE
 - TEMPORARY MULCH COVER
 - TEMPORARY HYDROMULCH
 - EROSION CONTROL BLANKET
 - ROCK DRIVEWAY / ROCK PADS
 - INLET PROTECTION DEVICES
 - PAVEMENT
 - SOD

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EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS. FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED (MNDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTED) HAS ASSURED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION.
 - B. ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
 - C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

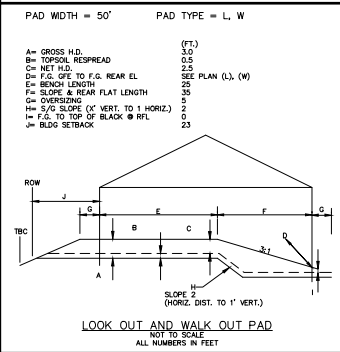
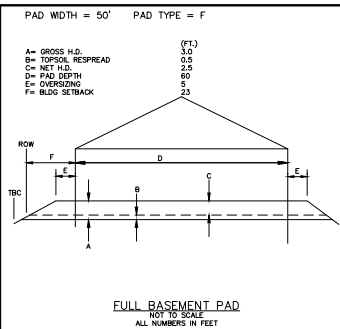
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
 2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
 3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
 4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
 5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
 6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - A. DATE AND TIME OF INSPECTIONS;
 - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES).
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS.
 - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART II.A.4.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

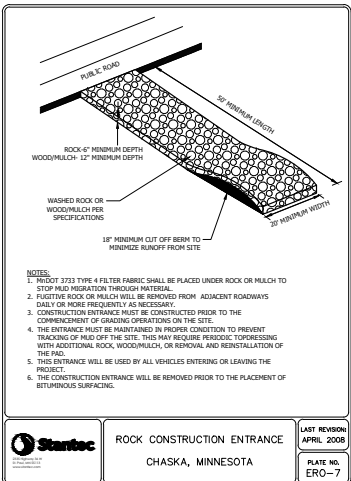
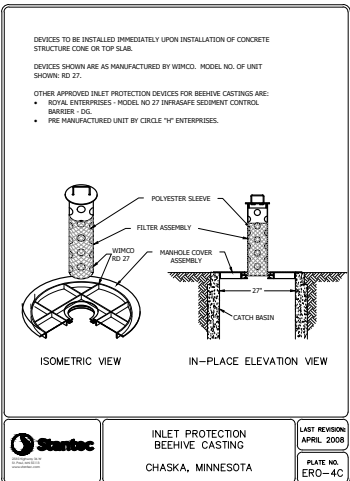
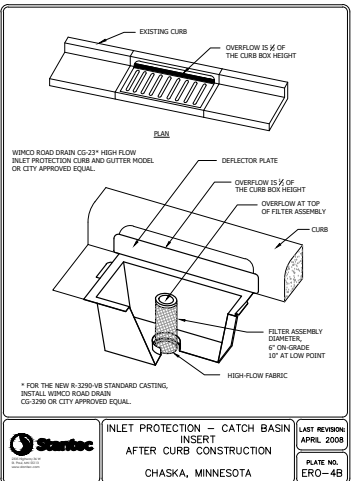
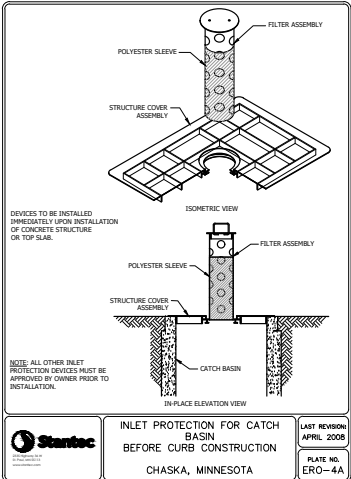
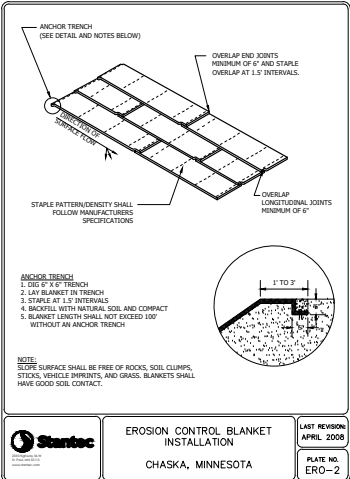
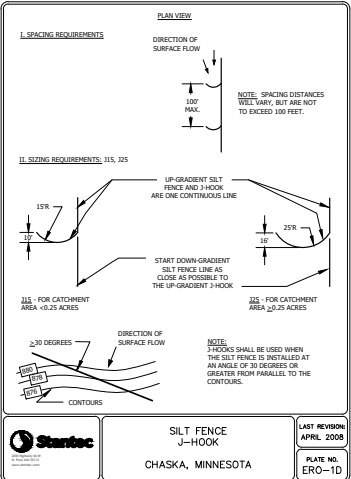
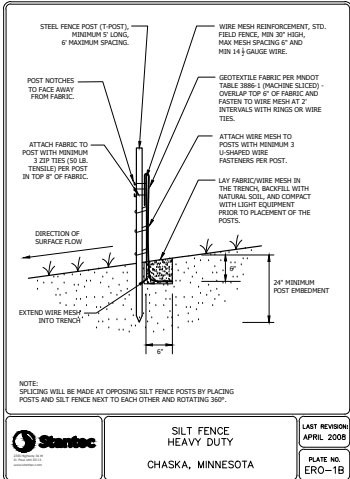
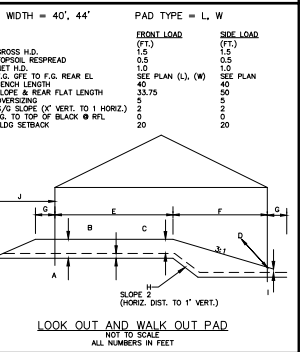
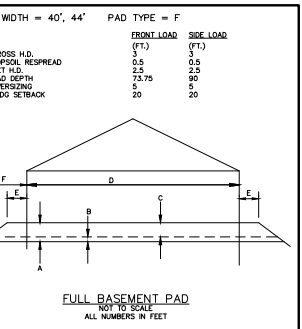
POLLUTION PREVENTION MANAGEMENT MEASURES:

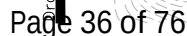
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
 2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAMINATION, TO PREVENT SPILLS, LEAKS OR DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
 3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 4. NO ENGINE DEGRASING IS ALLOWED ON SITE.

STANDARD HOLD DOWN DETAILS



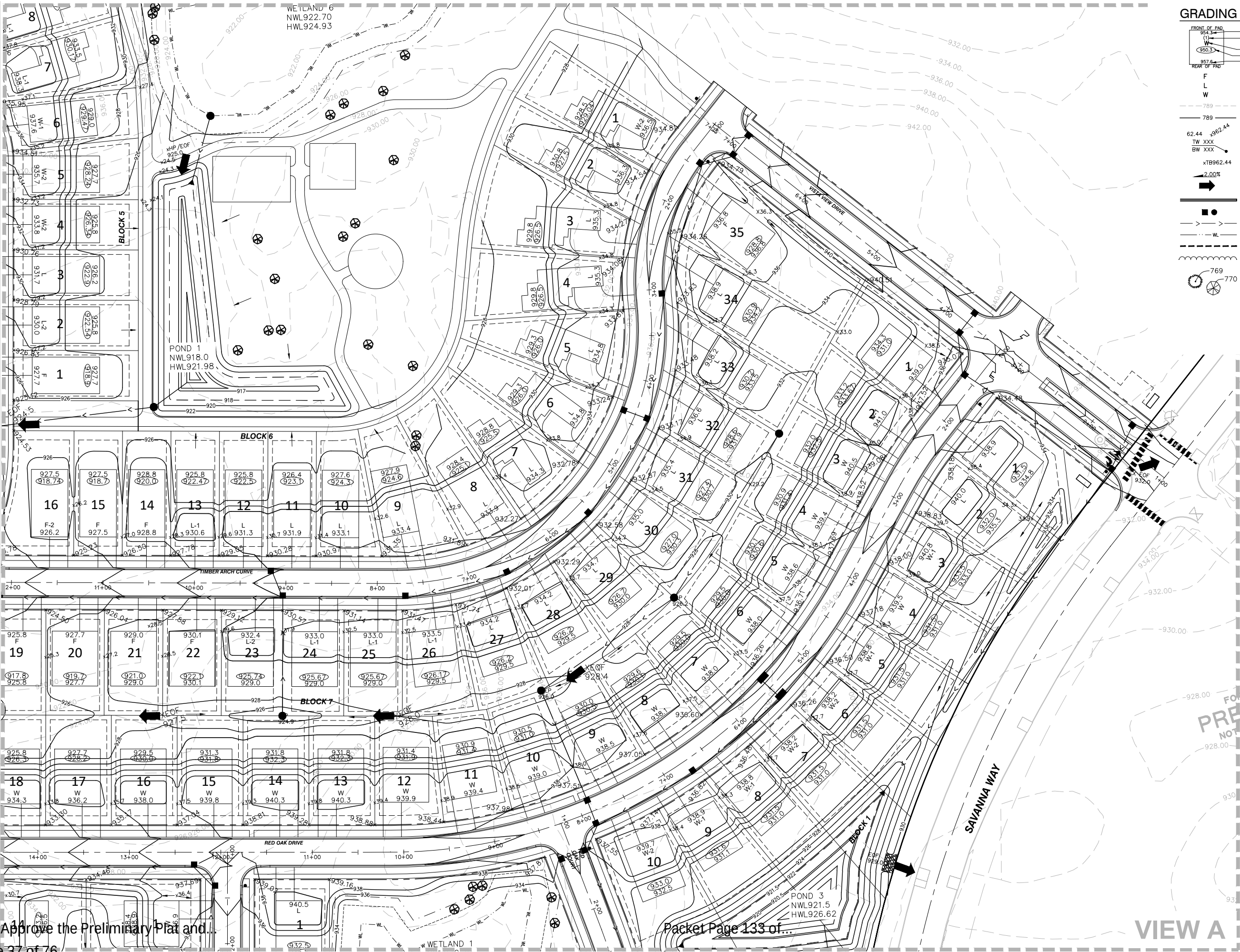
VILLA HOLD DOWN DETAILS





SHEET 18 of 37

7.0 Approve the Preliminary Plat and...
Page 37 of 76



GRADING LEGEND:

- FRONT OF PAD 954.3 (11)
- REAR OF PAD 957.6
- F FULL BASEMENT
- L LOOK OUT
- W WALK OUT
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- 62.44 PROPOSED SPOT ELEVATION
- TW XXX TOP OF WALL ELEVATION
- BW XXX BOTTOM OF WALL ELEVATION
- xTB962.44 TOP OF BERM ELEVATION
- 2.00% DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- W- WETLAND DELINEATION
- TREE PROTECTION LIMITS
- EXISTING VEGETATION LIMITS
- 769 EXISTING TREE TO REMAIN
- 770

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CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
GRADING PLAN - VIEW A

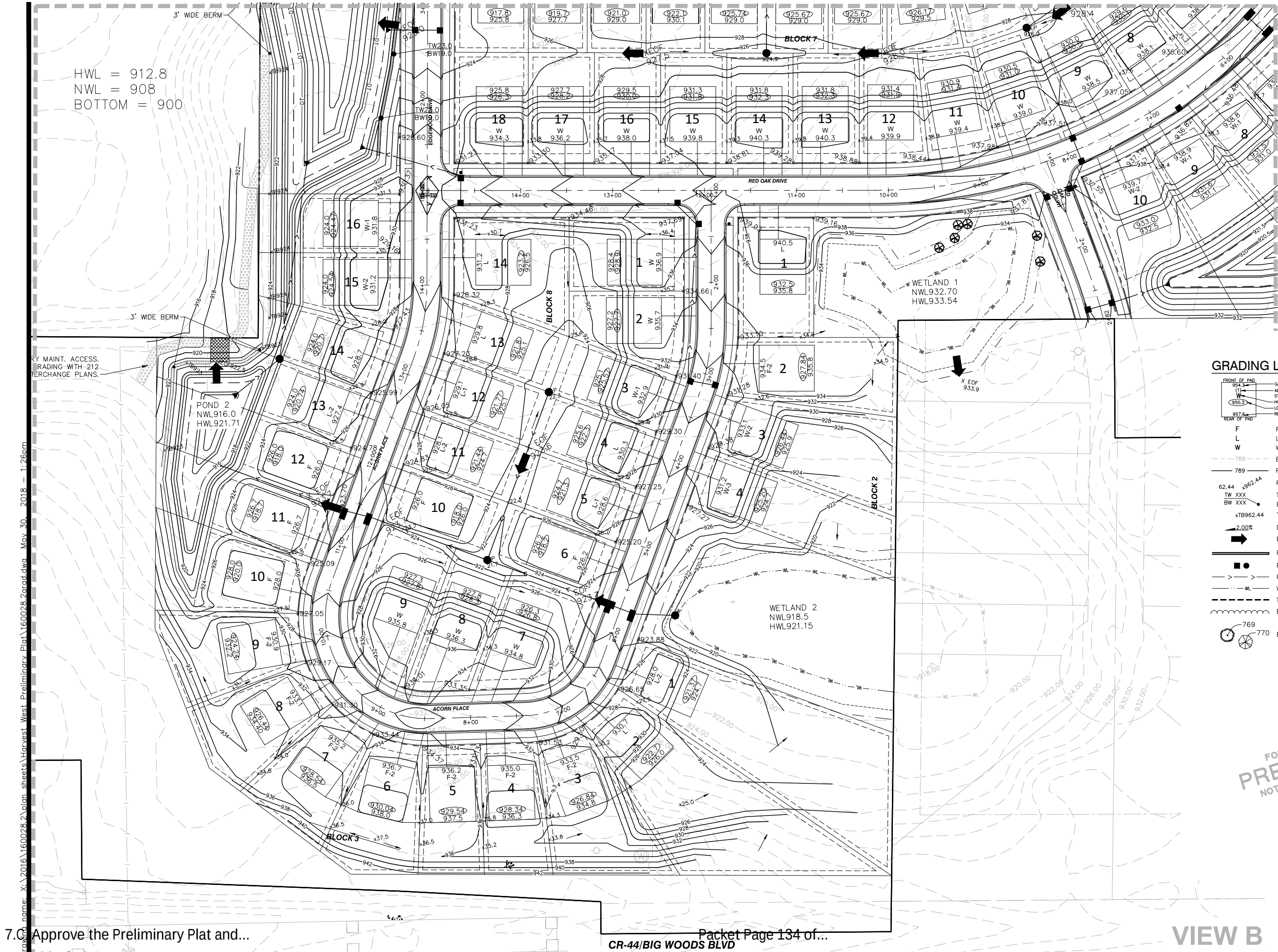
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DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2



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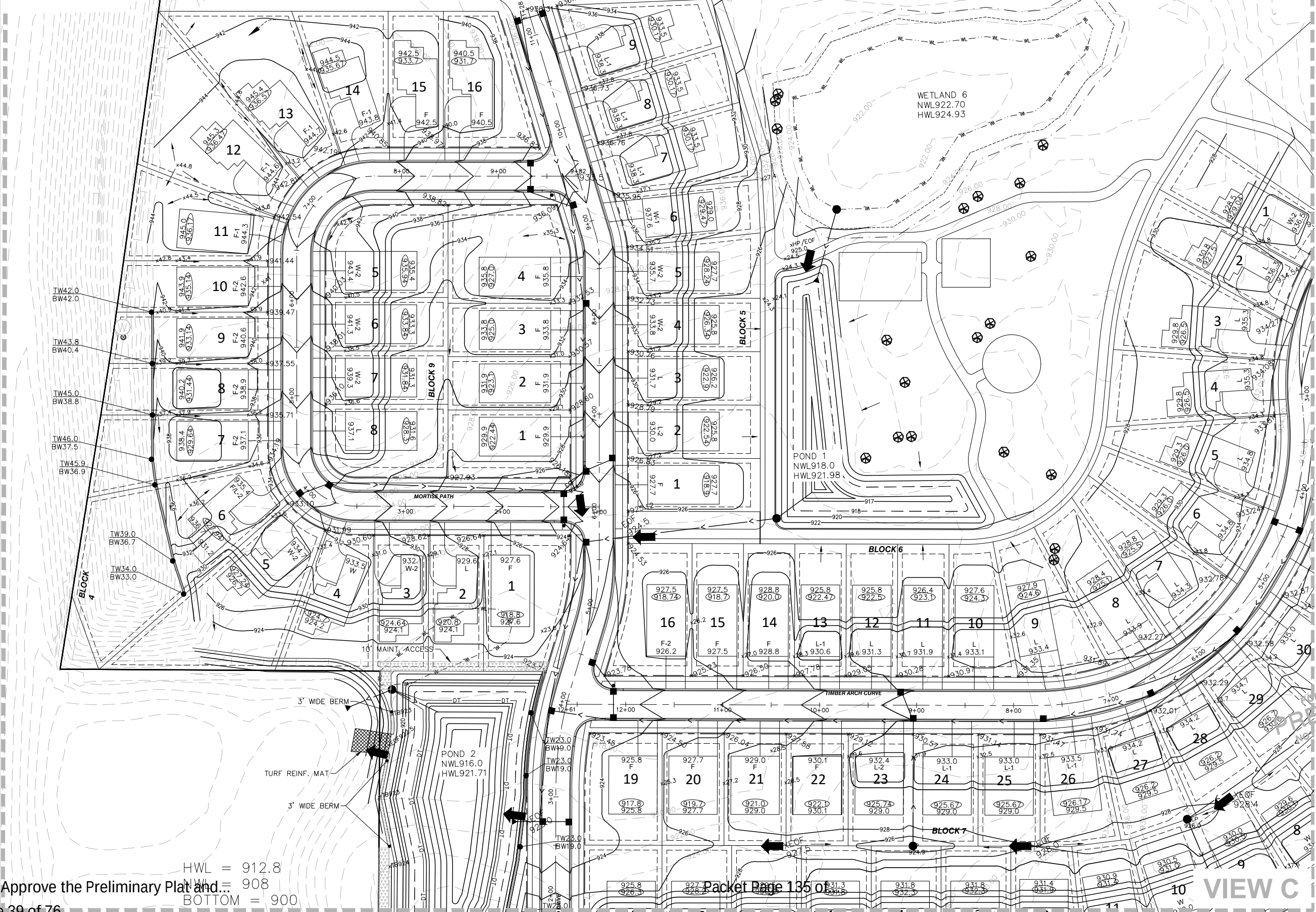
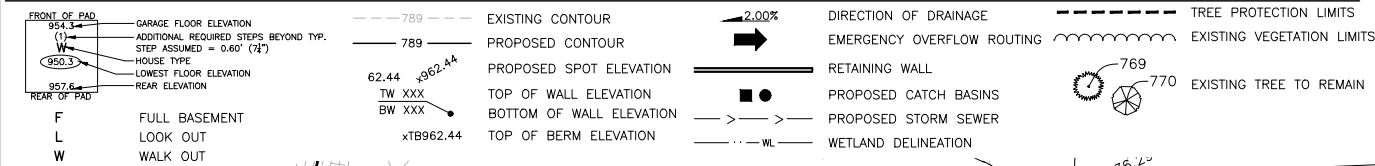
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05-01-18 21836
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PROJECT NO: 216-0028.2

GRADING LEGEND:



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PRELIMINARY PLAT SUBMITTAL
GRADING PLAN - VIEW C

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05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
05-01-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

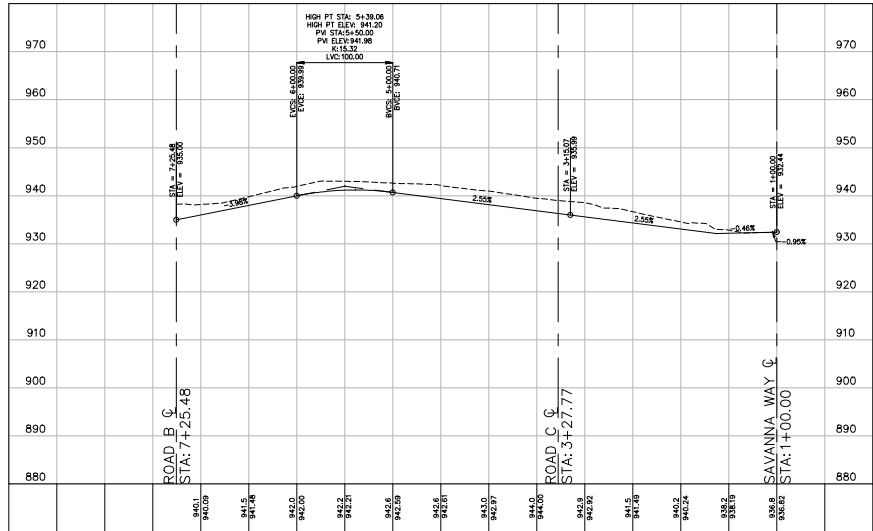
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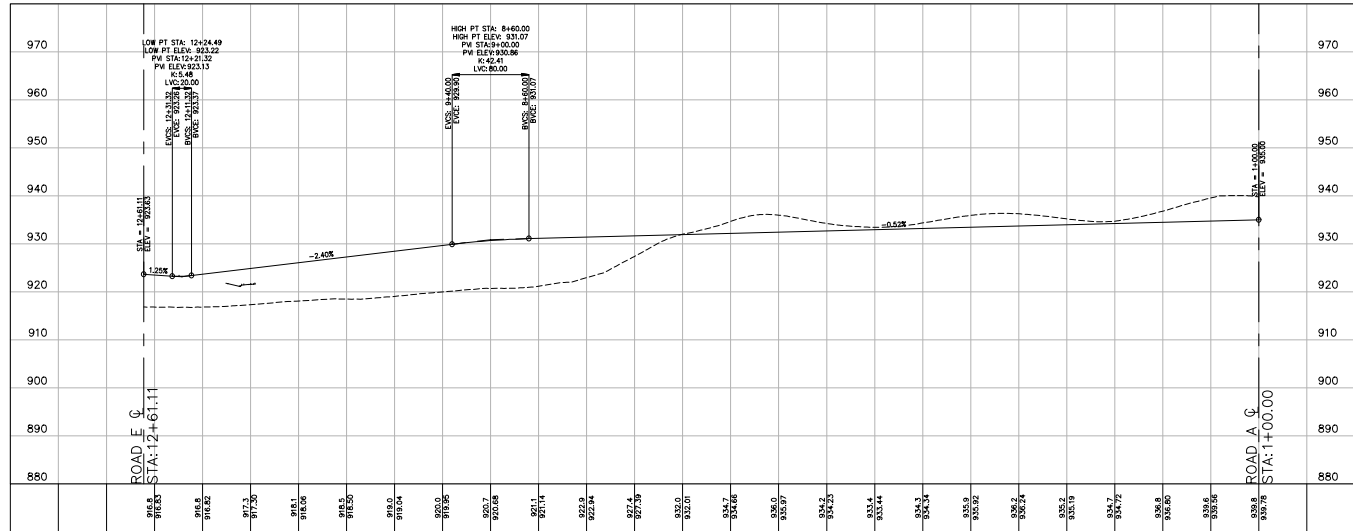
7.C Approve the Preliminary Plat and

Packet Page 136 of...

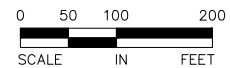
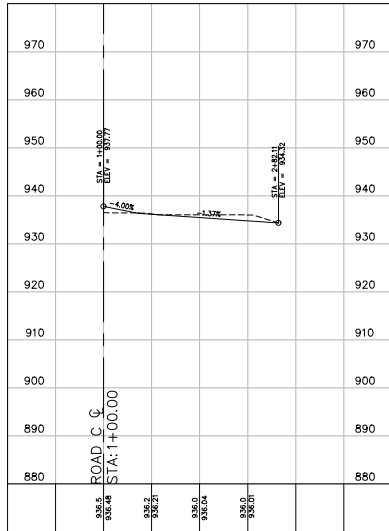
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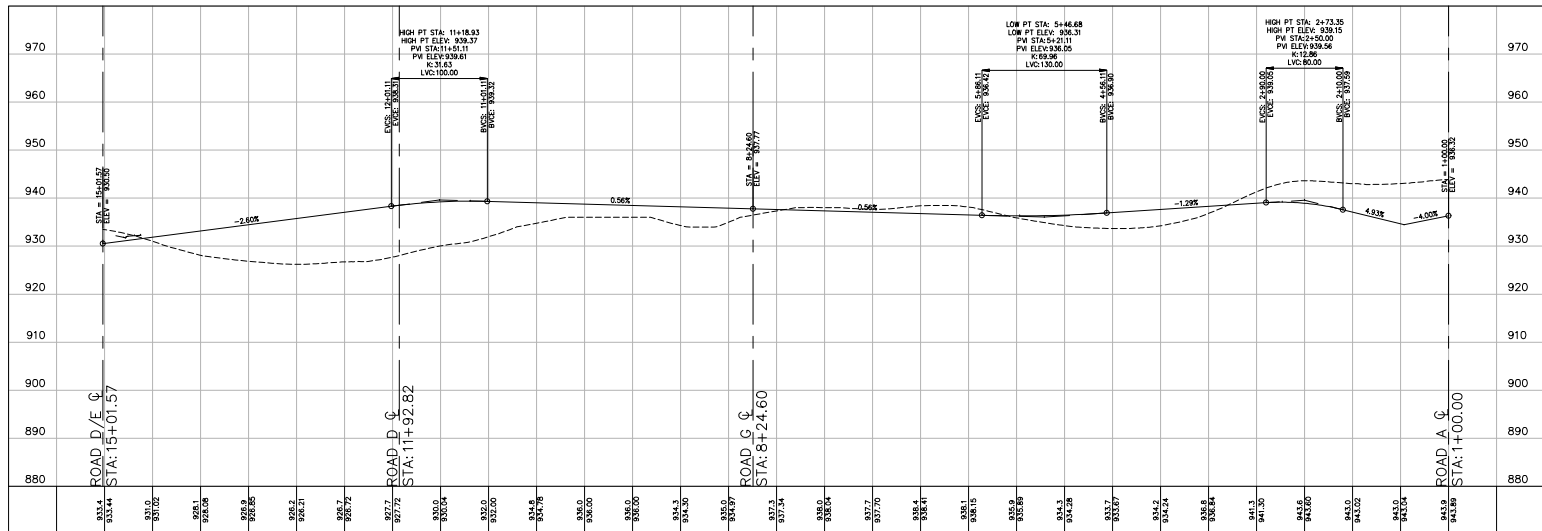
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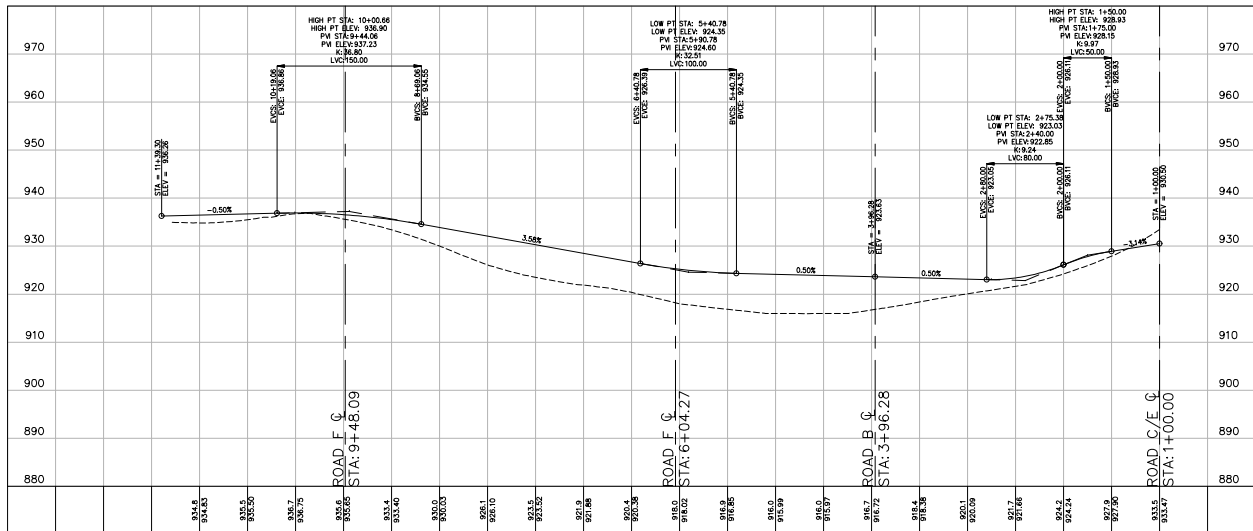
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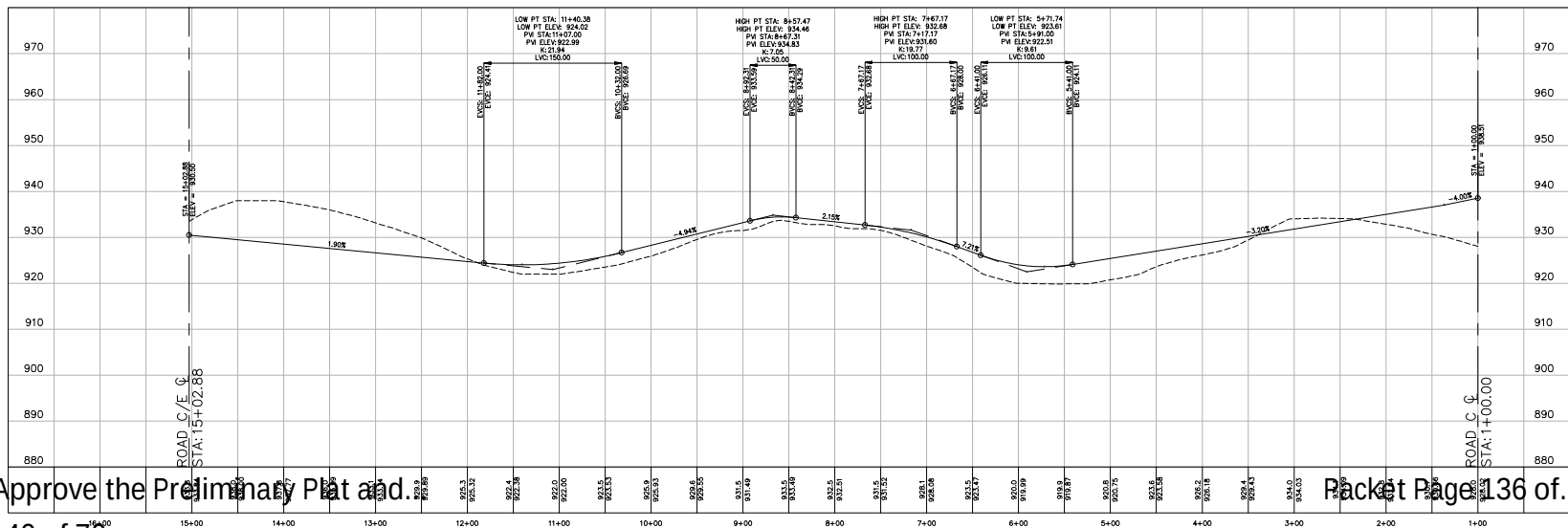
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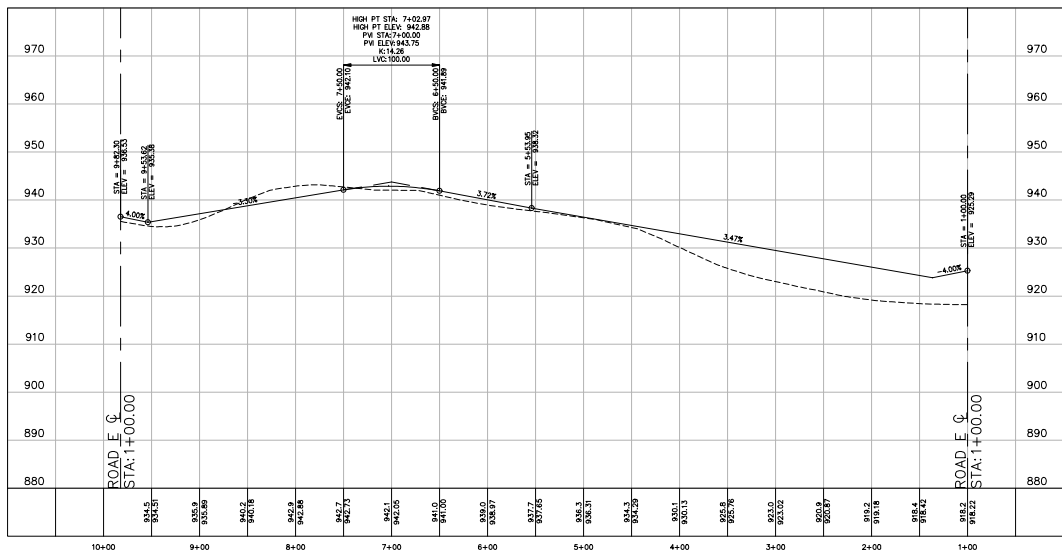
ROAD E



ROAD D



ROAD F



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PRELIMINARY PLAT SUBMITTAL
GRADING PROFILES

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DAVE NASH, PE	21836
05-01-18	Date
21836	License No.
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

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7.C Approve the Preliminary Plat and... Packet Page 137 of...
Page 41 of 76



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

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STORM SEWER PLAN

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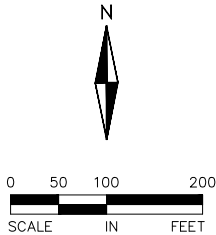
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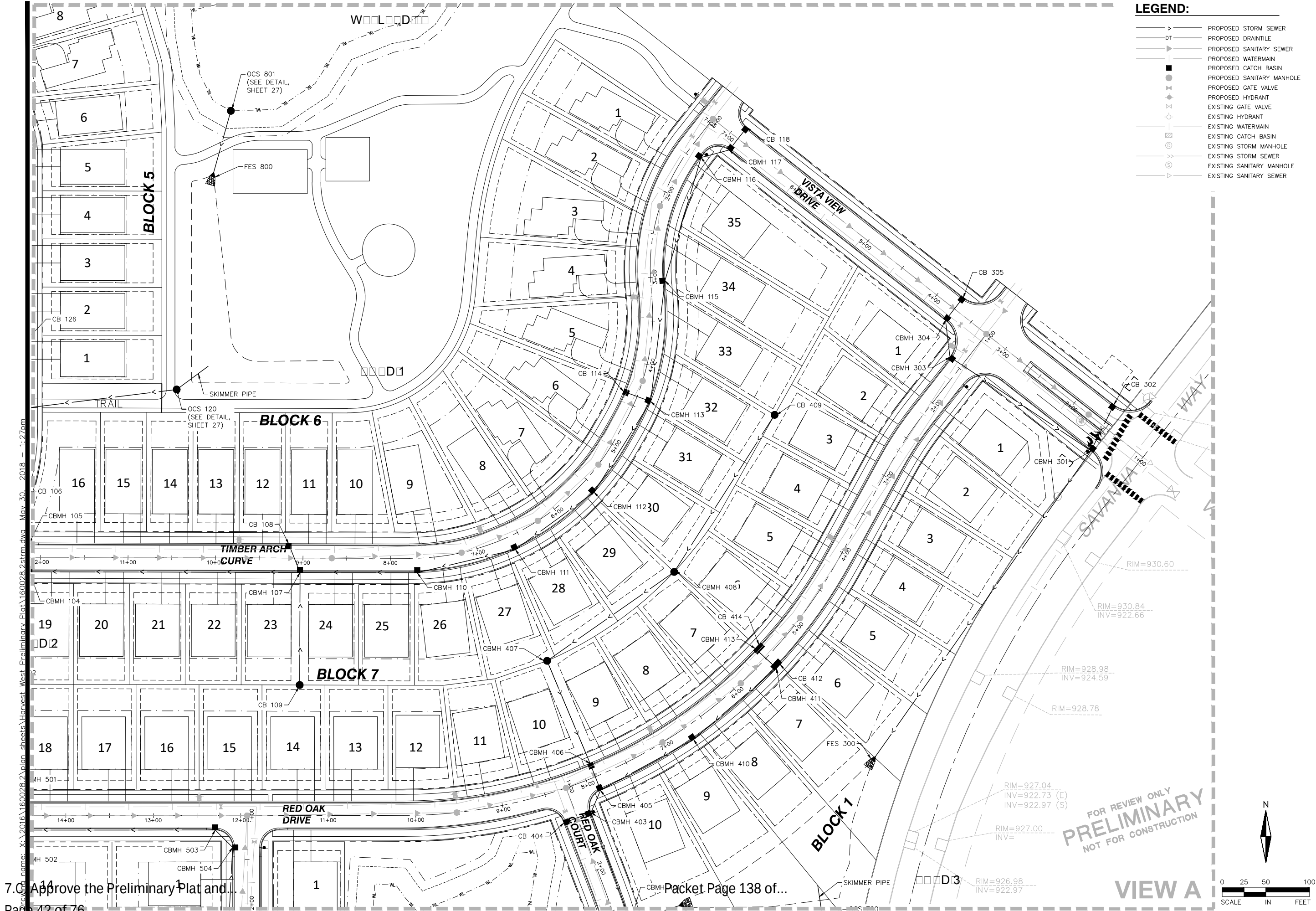
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DATE	ISSUE
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DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

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- LEGEND:**
- PROPOSED STORM SEWER
 - PROPOSED DRAINTILE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CATCH BASIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING WATERMAIN
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW A

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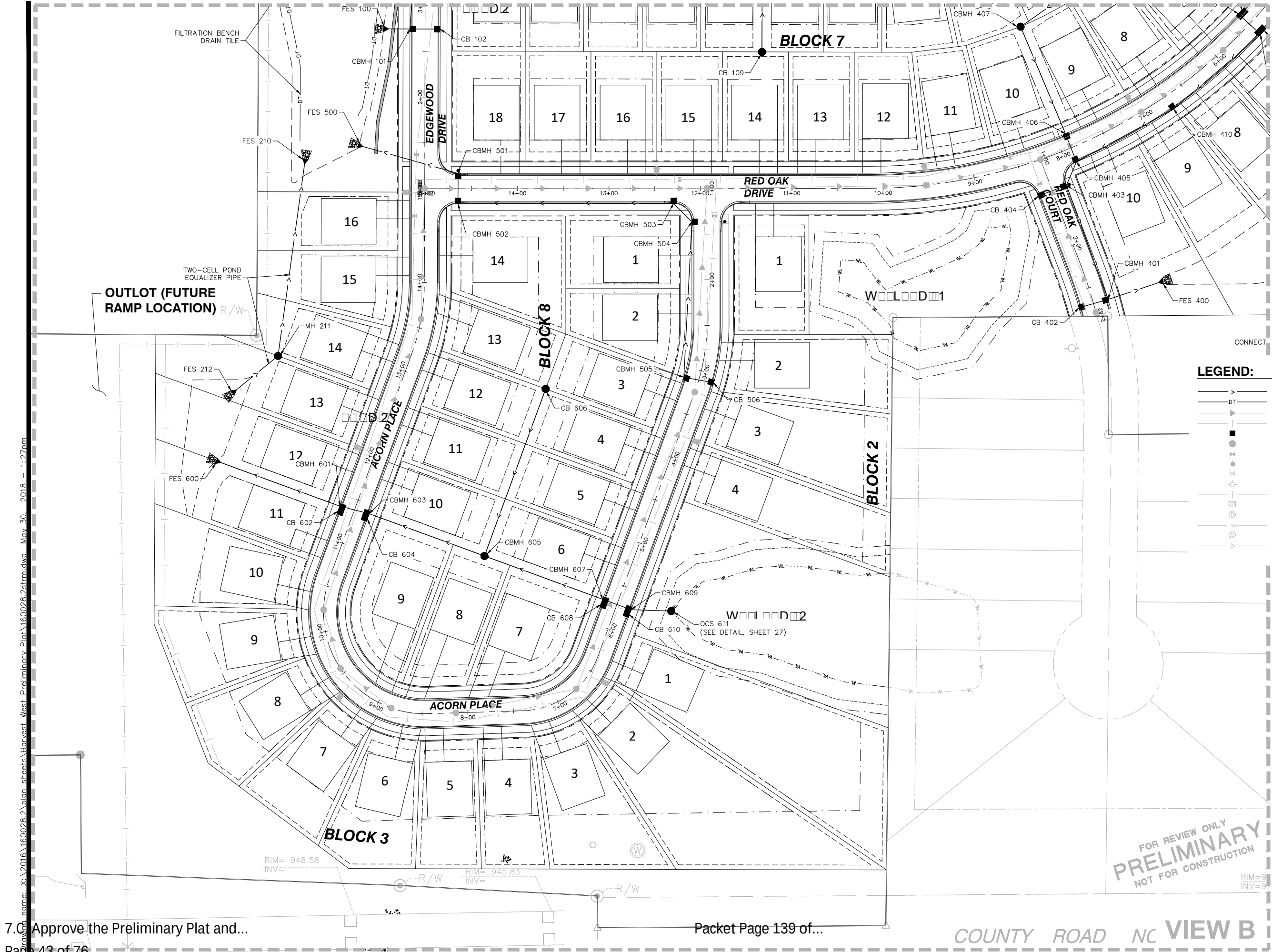
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Date License No.

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BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

24



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW B

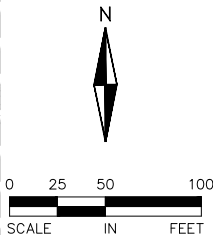
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05-01-18 21836
Date License No.

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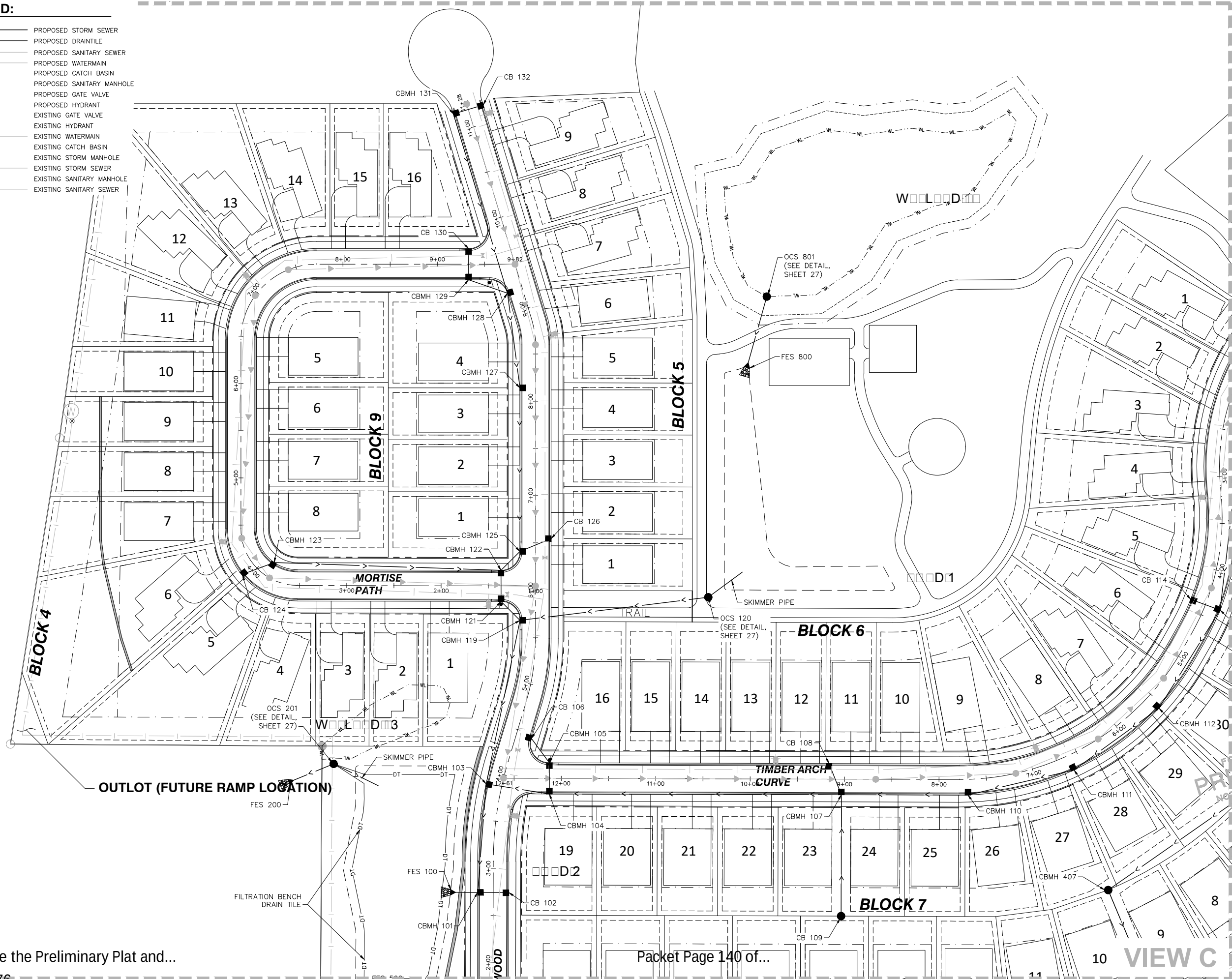
BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2



LEGEND:

- PROPOSED STORM SEWER
- DT PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW C

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DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
05-01-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

GRATE DETAIL

- ADD RIP RAP AROUND THE PERIMETER OF THE STRUCTURE
- PROVIDE 6-1/2" SS ANCHOR BOLTS W/CLIPS
- 1 1/2"x3/8" OUTER RING
- 1 1/2"x3/8" STEEL BARS @ 4" O.C.
- 1-1/4"
- PROVIDE 1/4" PLATE WITH LOCKING CLASP CLASP TO HAVE 1/2" PADLOCK HOLE
- 1/4"x1/4" STEEL BAR, WELD TO EACH MEMBER
- HOT-DIPPED GALVANIZED GRATE IN 2 SECTIONS
- PROVIDE 1/2" DIA. CONTINUOUS HINGE BAR

STANDARD SKIMMER STRUCTURE

- RIP RAP TO SURROUND ENTIRE CIRCUMFERENCE OF STRUCTURE 24" MINIMUM WIDTH.
- RIM: 921.75
- WEIR: 921.75
- NWL CONTROL 15.8" ORIFICE: 916.0
- NWL = 916.0
- SKIMMER PIPE 50" - 18" RCP INV: 913.5
- 12 CY CLASS 3 RIPRAP
- 6" AGGREGATE BACKFILL (MINDOT SPEC. 3149H MOD.)
- 1' MIN.
- 1.5'
- 1' MIN.
- 4.0' WIDE MANHOLE
- 6" MIN.
- 8" MIN. SLAB THICKNESS
- 51" - 21" RCP PIPE @ 0.39%
- NON PERFORATED HDPE DRAINILE ENTRANCE FOR FILTRATION BENCH
- INV: 913.0
- INV: 913.2

Stantec

30300 Highway 10 NW
PO Box 10000
Edmonton, Alberta T6C 2T2
Canada

CHASKA, MINNESOTA
(N.T.S)

LAST REVISION:
MAY 2014

PLATE NO.
STO-17

Top View Annotations:

- ADD RIP RAP AROUND THE PERIMETER OF THE STRUCTURE
- PROVIDE 6-1/2" SS ANCHOR BOLTS W/CLIPS
- 1 1/2"x3/8" OUTER RING
- 1 1/2"x3/8" STEEL BARS @ 4" O.C.
- 1-1/4"
- PROVIDE 1/4" PLATE WITH LOCKING CLASP TO HAVE 1/2" PADLOCK HOLE
- 1/4"x1/4" STEEL BAR, WELD TO EACH MEMBER
- HOT-DIPPED GALVANIZED GRATE IN 2 SECTIONS
- PROVIDE 1/2" DIA. CONTINUOUS HINGE BAR

Side Elevation View Annotations:

- RIP RAP TO SURROUND ENTIRE CIRCUMFERENCE OF STRUCTURE. 24" MINIMUM WIDTH.
- 1'
- RIM-926.7
- WEIR-926.7
- NWL CONTROL 8" ORIFICE: 921.50
- NWL=921.50
- SKIMMER PIPE 36" 12" RCP INV-919.5
- 101" 12" RCP PIPE INV: 921.5 @ 0.5% 6" MIN.
- 8" MIN. SLAB THICKNESS
- 4'0" WIDE MANHOLE
- 6" AGGREGATE BACKFILL (MINDOT SPEC. 3149H MOD.)
- 12 CY CLASS 3 RIPRAP
- 1' MIN
- 1.5'
- 6"

GRATE DETAIL

Stantec

3500 W. Highway 104 N.E.
 Suite 1000
 Minneapolis, MN 55425
 Phone: 612.339.2000
 Fax: 612.339.2001
 www.stantec.com

STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA
 (N.T.S.)

LAST REVISION:
 MAY 2014

PLATE NO.
 STO-17

Top View Details:

- ADD RIP RAP AROUND THE PERIMETER OF THE STRUCTURE
- PROVIDE 6-1/2" SS ANCHOR BOLTS W/CLIPS
- 1 1/2"x3/8" OUTER RING
- 1 1/2"x3/8" STEEL BARS @ 4" O.C.
- 1-1/4"
- PROVIDE 1/4" PLATE WITH LOCKING CLASP TO HAVE 1/2" PADLOCK HOLE
- 7/8"x1/4" STEEL BAR, WELD TO EACH MEMBER
- HOT-DIPPED GALVANIZED GRATE IN 2 SECTIONS
- GRATE DETAIL
- PROVIDE 1/2" DIA. CONTINUOUS HINGE BAR

MH DIAMETER	SKIMMER OPENING
4'	3'X1.5'
5'	5'X1.5'
6'	6'X1.5'

Side Elevation Details:

- RIP RAP TO SURROUND ENTIRE CIRCUMFERENCE OF STRUCTURE. 24" MINIMUM WIDTH.
- 1'
- RIM-921.2
- WEIR-920.5
- NWL CONTROL 8" ORIFICE: 918.5
- NWL=918.5
- SKIMMER OPENING
- 12 CY CLASS 3 RIPRAP
- 6" AGGREGATE BACKFILL (MINDOT SPEC. 3149H MOD.)
- 1.5'
- 1 MIN
- 6" MIN.
- SEE STORM SEWER SCHEDULE.
- 8" MIN. SLAB THICKNESS
- 4.0' WIDE MANHOLE

STANTEC
 22265 Kennedy Rd. #101
 Richmond, BC V6V 1K2
 Vancouver, BC Canada

STANDARD SKIMMER STRUCTURE

**CHASKA, MINNESOTA
(N.T.S.)**

**LAST REVISION:
MAY 2014**

**PLATE NO.
STO-17**

GRATE DETAIL

- ADD RIP RAP AROUND THE PERIMETER OF THE STRUCTURE
- PROVIDE 6-1/2" SS ANCHOR BOLTS W/C LIPS
- 1 1/2"x3/8" OUTER RING
- 1 1/2"x9/16" STEEL CLIP @ 4' O.C.
- 1-1/4"
- PROVIDE 1/4" PLATE WITH LOCKING CLASP TO HAVE 1/2" INTERLOCK HOLE
- 1/4" STEEL BAR, WELD TO EACH MEMBER
- HOT-DIPPED GALVANIZED GRATE IN 2 SECTIONS
- PROVIDE 1/2" DIA. CONTINUOUS HINGE BAR

MIN DIAMETER	SKIMMER OPENING
4'	3X1.5'
5'	5X1.5'
6'	6X1.5'

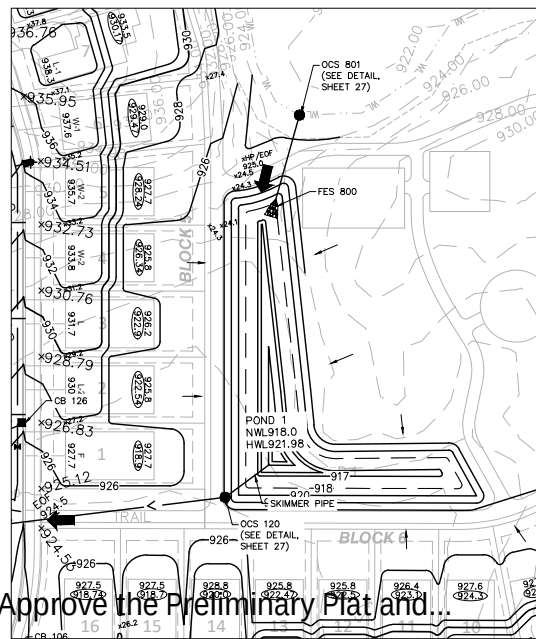
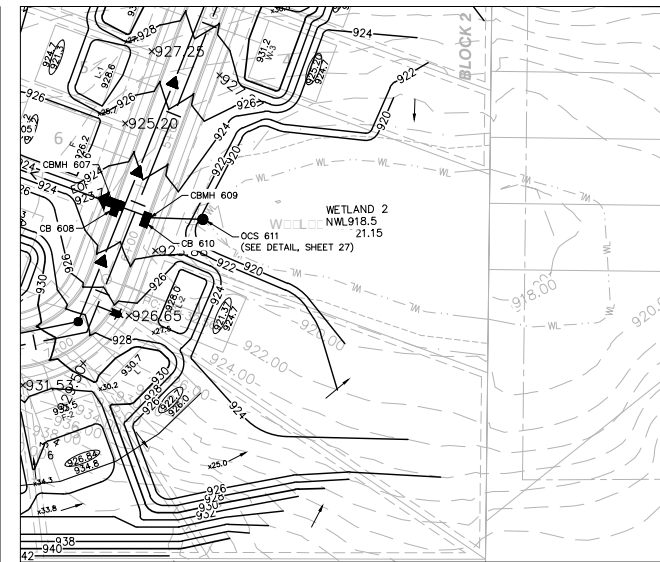
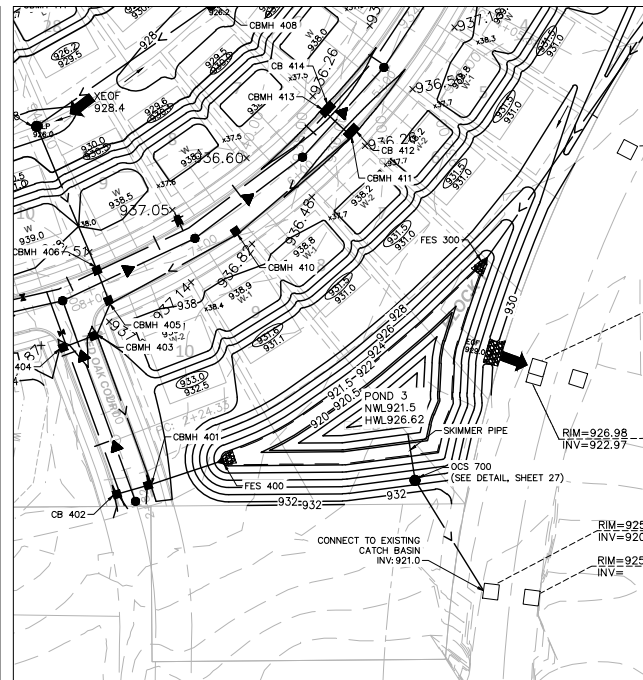
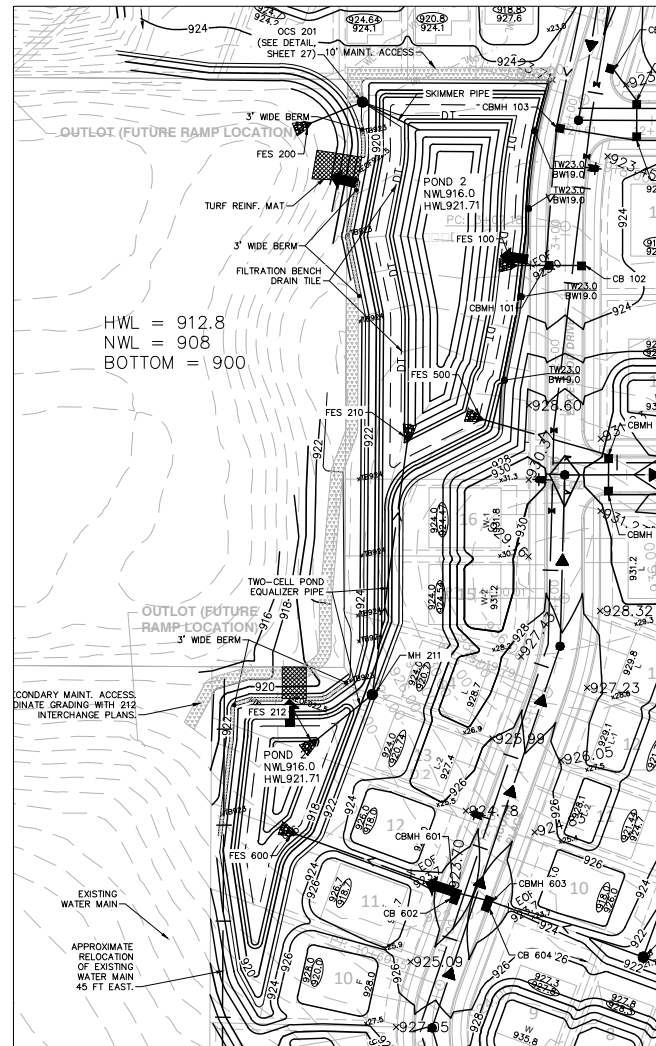
STANDARD SKIMMER STRUCTURE (P.L.T.S.)

- RIP RAP TO SURROUND ENTIRE CIRCUMFERENCE OF STRUCTURE.
- 24" MINIMUM WIDTH.
- RIM-926.0
- WEIR-924.5
- NWL CONTROL 8" ORIFICE- 922.7
- NWL--922.7
- SKIMMER OPENING
- 12 CY CLASS 3 RIPRAP
- 6" AGGREGATE BACKFILL (MOD. SPEC. 31-MH IND.)
- 1'
- 1'
- 1.5'
- 1 MIN
- 80' - 18" RCP @ 5.8%
- INV-922.7
- 6" MIN
- 6" MIN. SLAB THICKNESS
- 5.0' WIDE PARAPET:

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IN A SERVICE AREA
OF ENVIRONMENTAL
ENGINEERING

**LAST REVISION:
MAY 2014**

**PLATE NO.
STO-17**

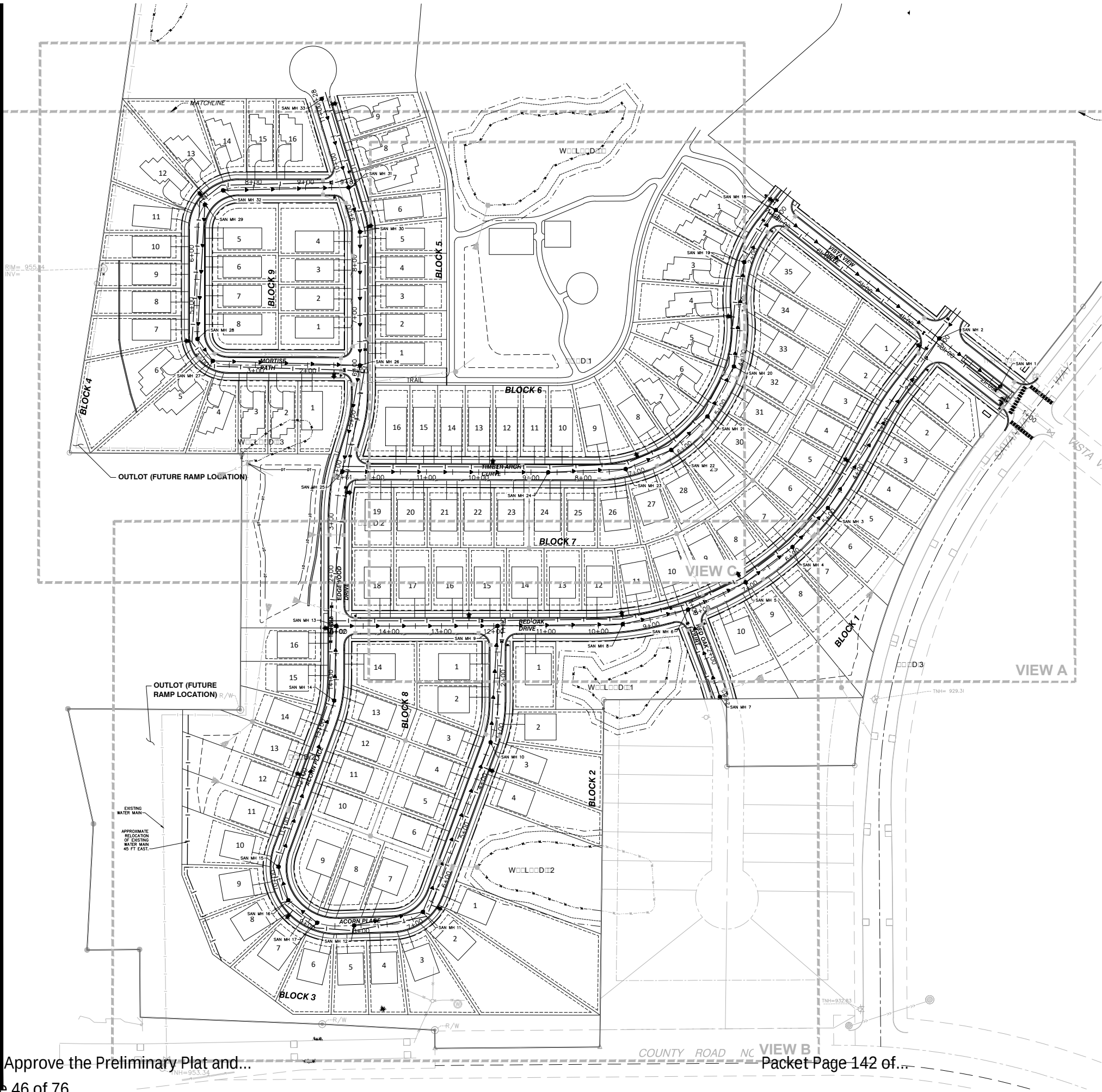


SHEET 27 of 37

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Page 46 of 76

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Packet Page 142 of...



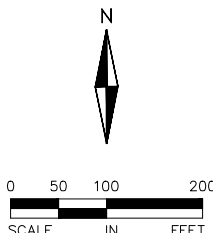
LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
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- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SANITARY AND WATERMAIN PLAN

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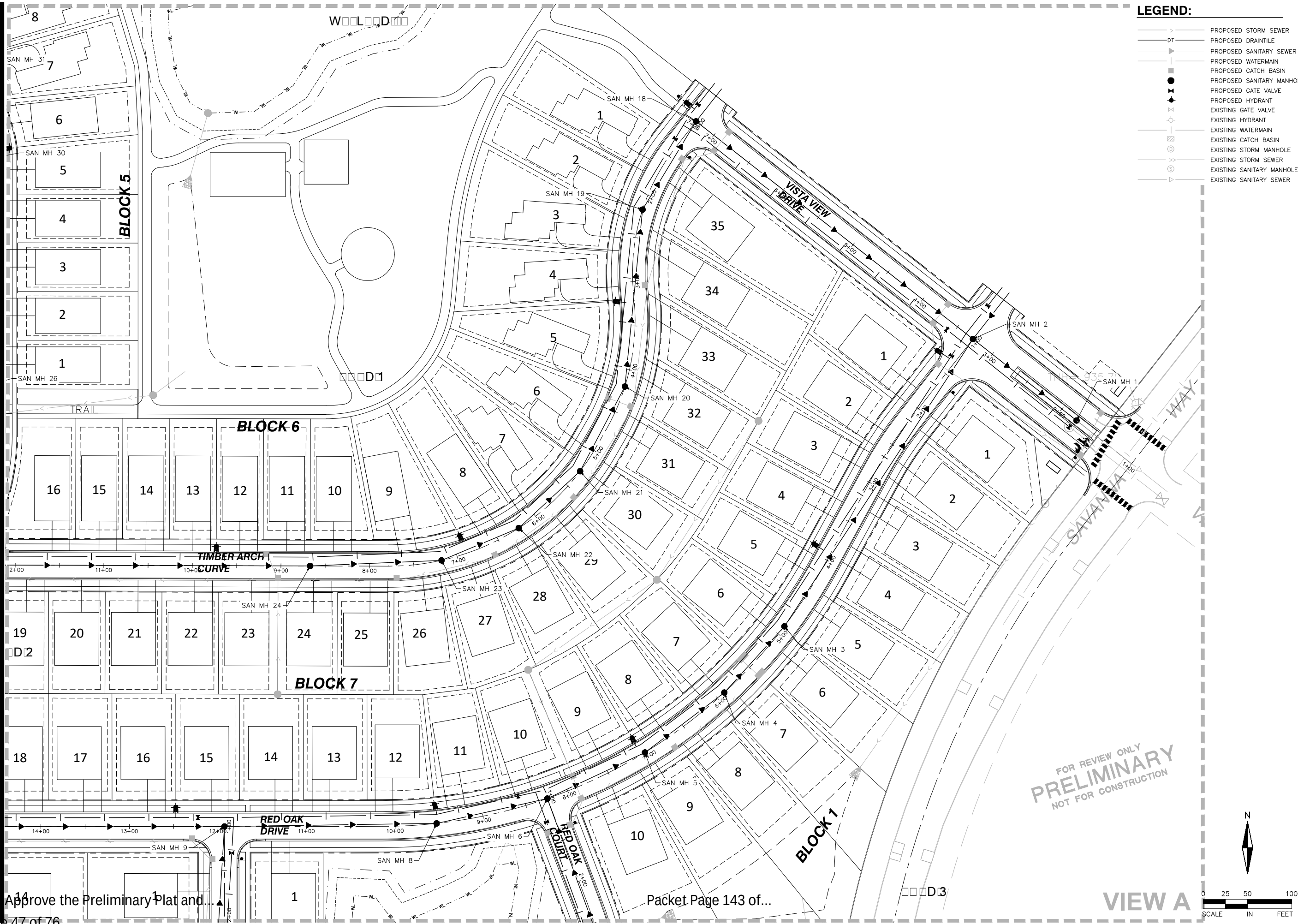
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05-01-18 21836
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7.0 Approve the Preliminary Plat and...
Page 47 of 76



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CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SANITARY AND WATERMAIN PLAN - VIEW A

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

DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

29

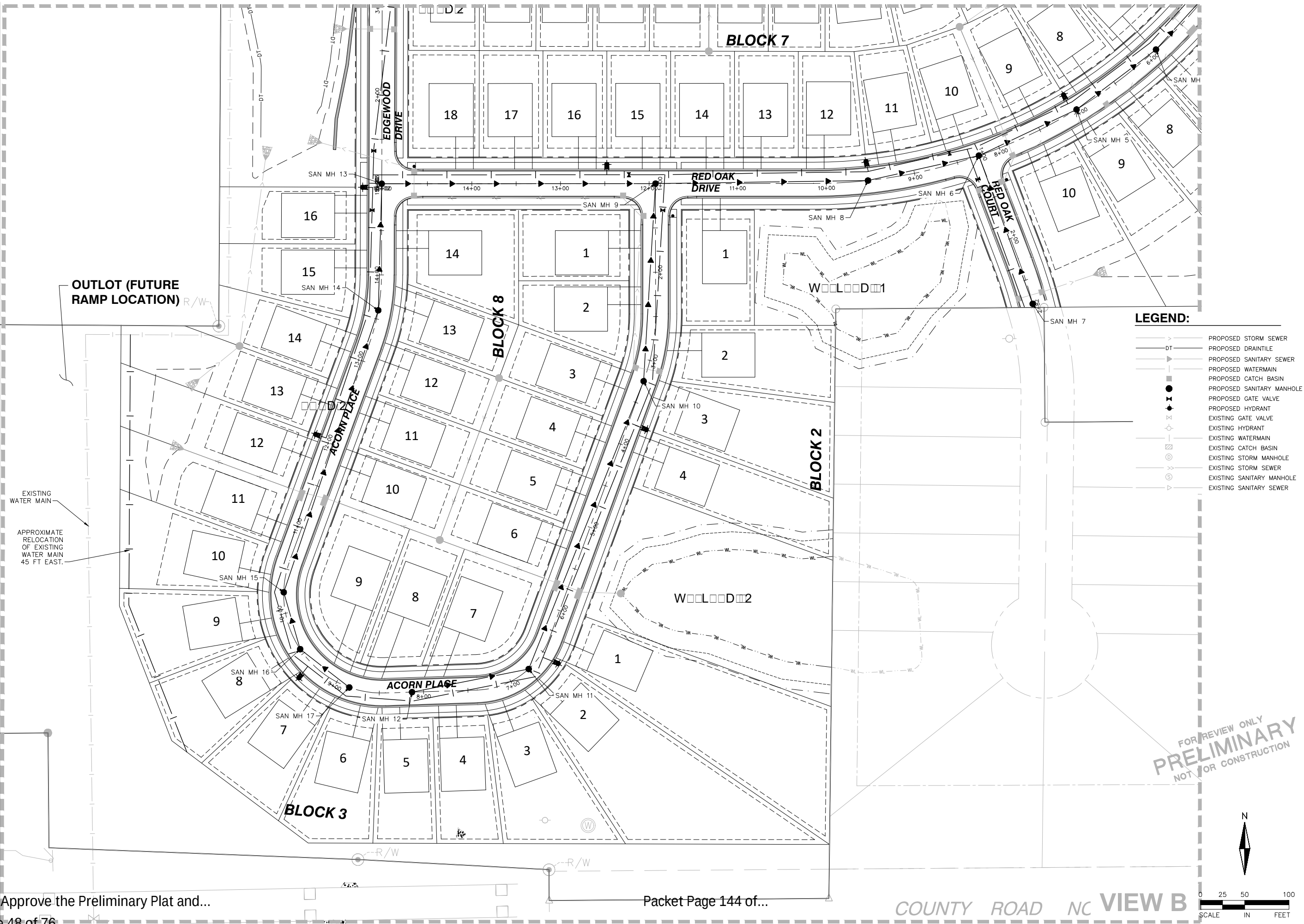
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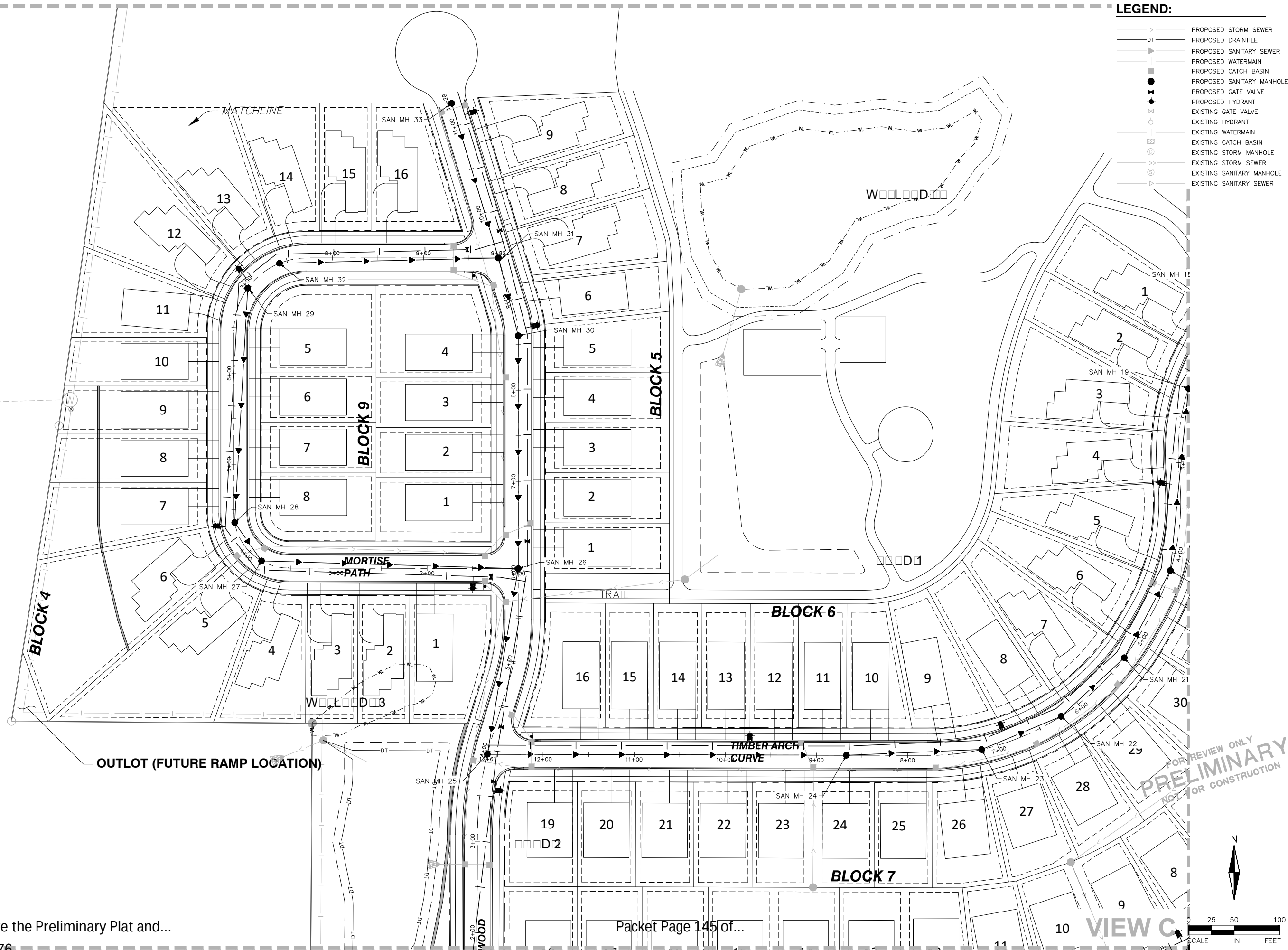
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7.C Approve the Preliminary Plat and...
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LEGEND:

- PROPOSED STORM SEWER
- DT PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SANITARY AND WATERMAIN PLAN - VIEW C

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SHEET 31 of 37

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7.C Approve the Preliminary Plat and...

STORM SEWER SCHEDULE

MH/CB		PIPE	PIPE SLOPE	PIPE	INVERT	INVERT	RIM ELEV	STRUCTURE	PIPE	CASTING	Manhole
FROM	TO	DIAMETER		LENGTH	FROM	TO		TYPE	TYPE		Depth
CB 132	CBMH 131	12	0.0044	33.0	931.84	931.69	935.54	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 131	CBMH 128	12	0.0044	198.3	931.59	930.72	935.54	48	RCP CL-5	R-3067-V	3.95
CB 130	CBMH 129	12	0.0055	33.0	931.54	931.36	935.24	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 129	CBMH 128	12	0.0100	43.6	931.26	930.82	935.24	48	RCP CL-5	R-3067-V	3.98
CBMH 128	CBMH 127	12	0.0255	101.1	930.62	928.04	935.22	60	RCP CL-5	R-3067-V	4.60
CBMH 127	CBMH 125	12	0.0300	173.2	927.04	921.85	931.76	48	RCP CL-5	R-3067-V	4.72
CB 126	CBMH 125	12	0.0140	35.7	922.36	921.86	926.06	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 125	CBMH 122	18	0.0200	28.3	919.35	918.78	925.57	60	RCP CL-5	R-3067-V	6.22
CB 124	CBMH 123	12	0.0170	36.7	928.64	928.02	932.34	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 123	CBMH 122	12	0.0300	240.3	925.02	917.81	931.73	48	RCP CL-5	R-3067-V	6.71
CBMH 122	CBMH 121	21	0.0125	33.0	917.71	917.30	923.01	60	RCP CL-4	R-3067-V	5.30
CBMH 121	CBMH 119	24	0.0080	28.3	917.20	916.97	923.01	48	RCP CL-3	R-3067-V	5.81
OCS 120	CBMH 119	30		201.0				60	RCP CL-3		
CBMH 119	CBMH 103	36	0.0014	176.8	916.87	916.62	923.78	60	RCP CL-2	R-3067-V	6.91
CB 118	CBMH 117	12	0.0044	33.0	932.09	931.94	935.79	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 117	CBMH 116	12	0.0485	33.2	931.84	930.24	935.79	48	RCP CL-5	R-3067-V	3.95
CBMH 116	CBMH 115	12	0.0050	146.6	930.14	929.40	933.94	48	RCP CL-5	R-3067-V	3.80
CBMH 115	CBMH 113	12	0.0050	139.0	929.30	928.61	933.11	48	RCP CL-5	R-3067-V	3.81
CB 114	CBMH 113	15	0.0033	33.0	928.47	928.36	932.42	2'x3'	RCP CL-5	R-3067-V	3.95
CBMH 113	CBMH 112	15	0.0100	122.3	928.26	927.04	932.43	60	RCP CL-5	R-3067-V	4.17
CBMH 112	CBMH 111	15	0.0120	111.3	926.94	925.60	931.82	48	RCP CL-5	R-3067-V	4.88
CBMH 111	CBMH 110	15	0.0150	115.3	925.50	923.77	931.28	48	RCP CL-5	R-3067-V	5.78
CBMH 110	CBMH 107	15	0.0200	134.0	923.67	920.99	930.71	48	RCP CL-5	R-3067-V	7.04
CB 109	CBMH 107	12	0.0044	128.5	921.20	920.63	924.9	27	RCP CL-5	R-4342	3.70
CB 108	CBMH 107	12	0.0130	35.6	925.87	925.41	929.57	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 107	CBMH 104	24	0.0072	309.3	919.88	917.66	929.8	60	RCP CL-3	R-3067-V	9.92
CB 106	CBMH 105	12	0.0180	32.1	919.35	918.77	923.05	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 105	CBMH 104	12	0.0200	33.0	918.67	918.01	922.52	48	RCP CL-5	R-3067-V	3.85
CBMH 104	CBMH 103	27	0.0050	67.6	917.56	917.22	922.52	72	RCP CL-3	R-3067-V	4.96
CBMH 103	CBMH 101	36	0.0035	115.3	916.52	916.12	922.76	72	RCP CL-2	R-3067-V	6.24
CB 102	CBMH 101	15	0.0044	33.0	918.26	918.11	922.21	2'x3'	RCP CL-5	R-3067-VB	3.95
CBMH 101	FES 100	36	0.0040	28.5	916.02	915.90	922.21	60	RCP CL-2	R-3067-VB	6.19
CB 305	CBMH 304	12	0.0050	33.0	933.14	932.98	936.84	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 304	CBMH 303	12	0.0500	42.4	931.98	929.86	936.83	48	RCP CL-5	R-3067-V	4.86
CBMH 303	CBMH 301	12	0.0120	193.6	929.76	927.43	933.64	48	RCP CL-5	R-3067-V	3.88
CB 302	CBMH 301	12	0.0100	58.7	927.64	927.05	931.34	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 301	FES 300	15	0.0100	432.6	925.82	921.50	931.21	60	RCP CL-5	R-3067-V	5.39
CB 414	CBMH 413	12	0.0044	6.0	931.79	931.76	935.49	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 413	CBMH 411	12	0.0110	33.0	931.66	931.30	935.49	48	RCP CL-5	R-3067-V	3.83
CB 412	CBMH 411	12	0.0044	6.0	931.79	931.76	935.49	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 411	CBMH 410	15	0.0120	125.1	931.05	929.55	935.49	48	RCP CL-5	R-3067-V	4.44
CBMH 410	CBMH 405	15	0.0150	121.1	929.45	927.63	936.08	48	RCP CL-5	R-3067-V	6.63
CB 409	CBMH 408	12	0.0214	213.1	927.80	923.24	930.5	27	RCP CL-5	R-4342	2.70
CBMH 408	CBMH 407	15	0.0053	177.3	923.24	922.30	926.2	48	RCP CL-5	R-4342	2.96
CBMH 407	CBMH 406	18	0.0033	127.0	922.30	921.88	925.5	48	RCP CL-5	R-4342	3.20
CBMH 406	CBMH 405	24	0.0018	33.0	921.88	921.82	936.74	48	RCP CL-3	R-3067-V	14.86
CBMH 405	CBMH 403	27	0.0025	27.8	921.82	921.76	936.74	60	RCP CL-3	R-3067-V	14.92
CB 404	CBMH 403	12	0.0070	33.0	931.80	931.57	935.5	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 403	CBMH 401	30	0.0016	132.8	921.76	921.55	935.5	60	RCP CL-3	R-3067-V	13.74
CB 402	CBMH 401	12	0.0044	33.0	929.99	929.84	933.69	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 401	FES 400	30	0.0017	62.8	921.55	921.44	933.69	72	RCP CL-3	R-3067-V	12.14
CB 506	CBMH 505	12	0.0044	33.2	927.01	926.86	930.71	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 505	CBMH 504	12	0.0060	170.3	926.76	925.74	930.59	48	RCP CL-5	R-3067-V	3.83
CBMH 504	CBMH 503	12	0.0100	28.3	925.64	925.36	936.23	48	RCP CL-5	R-3067-V	10.59
CBMH 503	CBMH 502	12	0.0100	235.9	925.26	922.90	936.75	48	RCP CL-5	R-3067-V	11.49
CBMH 502	CBMH 501	12	0.0100	33.0	922.80	922.47	930.63	48	RCP CL-5	R-3067-V	7.83
CBMH 501	FES 500	15	0.0085	113.1	916.96	916.00	930.62	48	RCP CL-5	R-3067-V	13.66
OCS611	CBMH 609	27	0.0000	0.0	0.00	0.00	0	60	RCP CL-3	GRATE	0.00
CB 610	CBMH 609	15	0.0040	6.0	918.61	918.59	922.81	2'x3'	RCP CL-5	R-3067-V	4.20
CBMH 609	CBMH 607	27	0.0044	33.0	918.49	918.34	922.79	60	RCP CL-3	R-3067-V	4.30
CB 608	CBMH 607	12	0.0044	6.0	919.11	919.09	922.812	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 607	CBMH 605	27	0.0055	137.8	918.24	917.48	922.79	60	RCP CL-3	R-3067-V	4.55
CB 606	CBMH 605	12	0.0050	194.5	918.80	917.83	922.3	2'x3'	RCP CL-5	R-4342	3.50
CBMH 605	CBMH 603	27	0.0040	134.3	917.38	916.85	921	60	RCP CL-3	R-4342	3.62
CB 604	CBMH 603	12	0.0044	6.0	919.50	919.47	923.2	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 603	CBMH 601	27	0.0050	33.2	916.75	916.58	923.19	48	RCP CL-3	R-3067-V	6.44
CB 602	CBMH 601	15	0.0044	6.0	919.51	919.48	923.21	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 601	FES 600	30	0.0030	143.5	916.48	916.05	923.2	48	RCP CL-3	R-3067-V	6.72
FES 212	MH 211	27	0.0000	63.8	914.00	914.00			RCP CL-3		
MH 211	FES 210	27	0.0000	216.8	913.90	913.90	922	48	RCP CL-3	R-1642	8.10

SANITARY SEWER SCHEDULE

MH		PIPE	PIPE SLOPE	PIPE LENGTH	INVERT	INVERT	RIM	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	[FT/FT]	[FT]	FROM	TO	ELEV	SIZE [IN]	BUILD [FT]	
MH 33	MH 31	8	0.004	177.2	915.14	914.43	936.33	48	21.19	SDR-26 PVC
MH 32	MH 31	8	0.065	240.3	930.05	914.43	942.36	48	12.31	SDR-35 PVC
MH 31	MH 30	8	0.004	87.9	914.33	913.98	936.53	48	22.20	SDR-26 PVC
MH 30	MH 26	8	0.004	255.6	913.88	912.86	934.22	48	20.34	SDR-26 PVC
MH 29	MH 28	8	0.033	257.5	931.11	922.70	942.86	48	11.75	SDR-35 PVC
MH 28	MH 27	8	0.036	51.3	922.60	920.78	934.22	48	11.62	SDR-35 PVC
MH 27	MH 26	8	0.028	281.8	920.68	912.86	932.38	48	11.70	SDR-35 PVC
MH 26	MH 25	8	0.004	206.3	912.76	911.93	925.29	48	12.53	SDR-35 PVC
MH 25	MH 24	8	0.004	394.1	911.83	910.26	923.63	48	11.80	SDR-35 PVC
MH 24	MH 23	8	0.004	148.5	910.16	909.56	931.02	48	20.86	SDR-26 PVC
MH 23	MH 22	8	0.004	94.5	909.46	909.09	931.80	48	22.34	SDR-26 PVC
MH 22	MH 21	8	0.004	94.5	908.99	908.61	932.29	48	23.30	C-900
MH 21	MH 20	8	0.004	108.2	908.51	908.07	932.78	48	24.27	C-900
MH 20	MH 19	8	0.004	200.7	907.97	907.17	933.35	48	25.38	C-900
MH 19	MH 18	8	0.004	116.6	907.07	906.61	934.39	48	27.32	C-900
MH 18	MH 2	8	0.004	397.7	906.51	904.91	935.00	48	28.49	C-900
MH 17	MH 16	8	0.004	70.2	917.39	917.11	933.94	48	16.55	SDR-35 PVC
MH 16	MH 15	8	0.055	66.8	917.01	913.33	930.45	48	13.44	SDR-35 PVC
MH 15	MH 14	8	0.004	335.4	913.23	911.88	927.10	48	13.87	SDR-35 PVC
MH 14	MH 13	8	0.004	142.8	911.78	911.21	927.79	48	16.01	SDR-35 PVC
MH 13	MH 9	8	0.004	308.7	911.11	909.88	930.50	48	19.39	SDR-26 PVC
MH 12	MH 11	8	0.004	134.2	919.61	919.07	933.66	48	14.05	SDR-35 PVC
MH 11	MH 10	8	0.004	349.5	918.97	917.57	928.57	48	9.60	SDR-35 PVC
MH 10	MH 9	8	0.034	223.3	917.47	909.88	931.04	48	13.57	SDR-35 PVC
MH 9	MH 8	8	0.004	239.6	909.78	908.82	938.51	48	28.73	C-900
MH 8	MH 6	8	0.004	128.2	908.72	908.21	938.49	48	29.77	C-900
MH 7	MH 6	8	0.050	177.8	917.10	908.21	934.38	48	17.28	SDR-26 PVC
MH 6	MH 5	8	0.004	121.8	908.11	907.62	937.77	48	29.66	C-900
MH 5	MH 4	8	0.004	112.3	907.52	907.07	937.08	48	29.56	C-900
MH 4	MH 3	8	0.004	100.9	906.97	906.57	936.44	48	29.47	C-900
MH 3	MH 2	8	0.004	388.0	906.47	904.91	936.55	48	30.08	C-900
MH 2	MH 1	8	0.025	148.8	904.81	901.14	936.32	48	31.51	C-900
MH 1					901.04		933.21	48	32.17	



LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS:
ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH
SIDE, MINIMUM 2.5" CALIPER (B&B).

REQUIRED TREE CALCULATIONS:	REQUIRED:	PROPOSED:
6,682 LF / 50 = 133.64 (2) = 267.28	268	270

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 13,364 LF

LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.
- APPROVED BOULEVARD TREES:
 - LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Serritor Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euclora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
 - MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)
- EXISTING SIGNIFICANT TREE
- PROPOSED OVERSTORY TREE
- PROPOSED CONIFEROUS TREE
- POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).
- NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).
- 30' VISION SITE TRIANGLE

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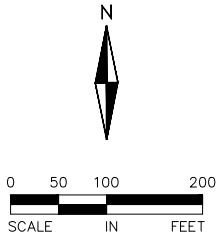
WALEAH M. MILLER, PLA
05-01-18 19507
Date License No.

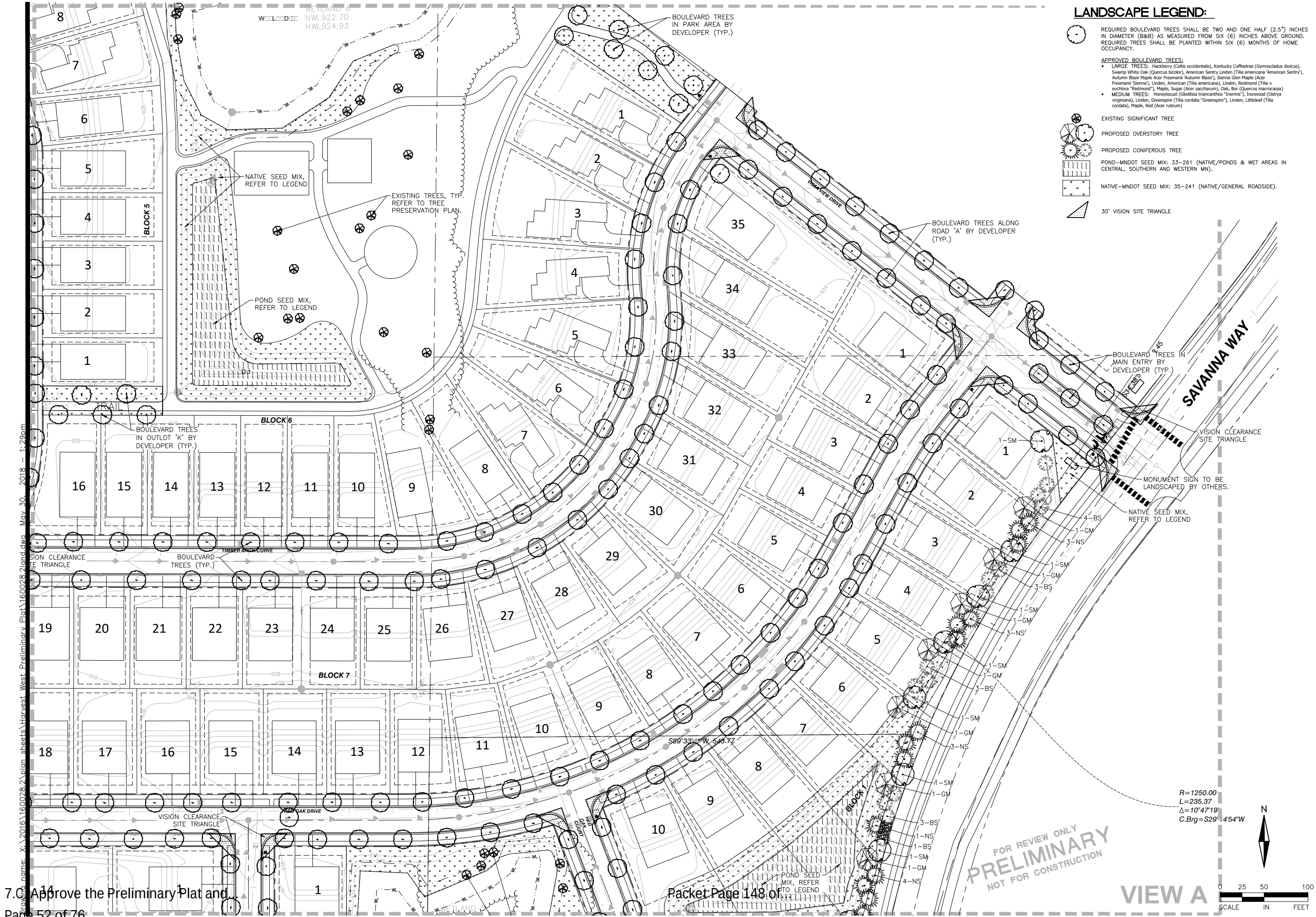
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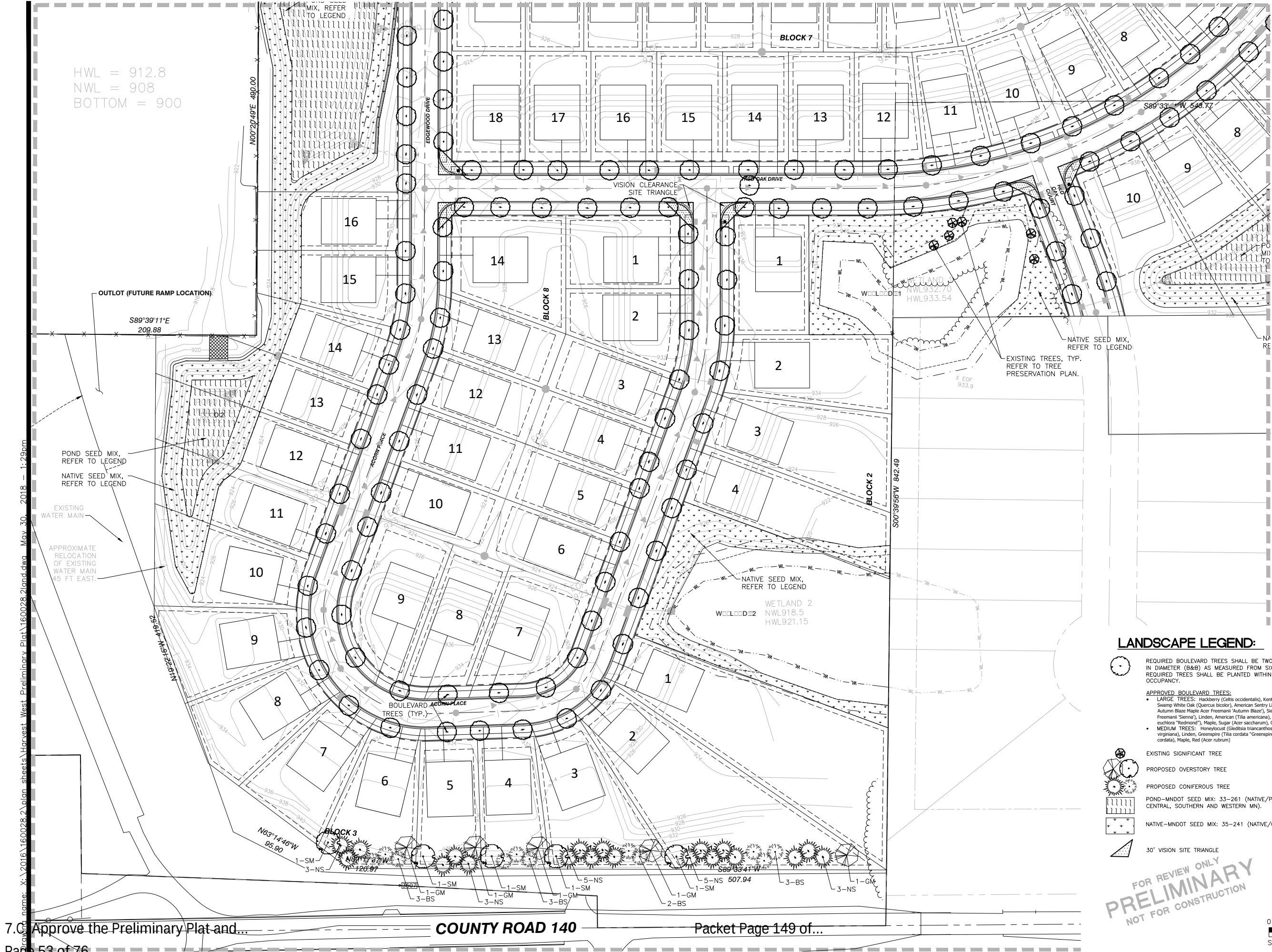
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MALEAH M. MILLER, PLA
05-01-18 19507
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LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euclora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)



EXISTING SIGNIFICANT TREE



PROPOSED OVERSTORY TREE



PROPOSED CONIFEROUS TREE

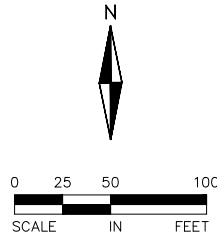


POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).



NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).

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233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW C

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH M. MILLER, PLA	
05-01-18	19507
Date	License No.

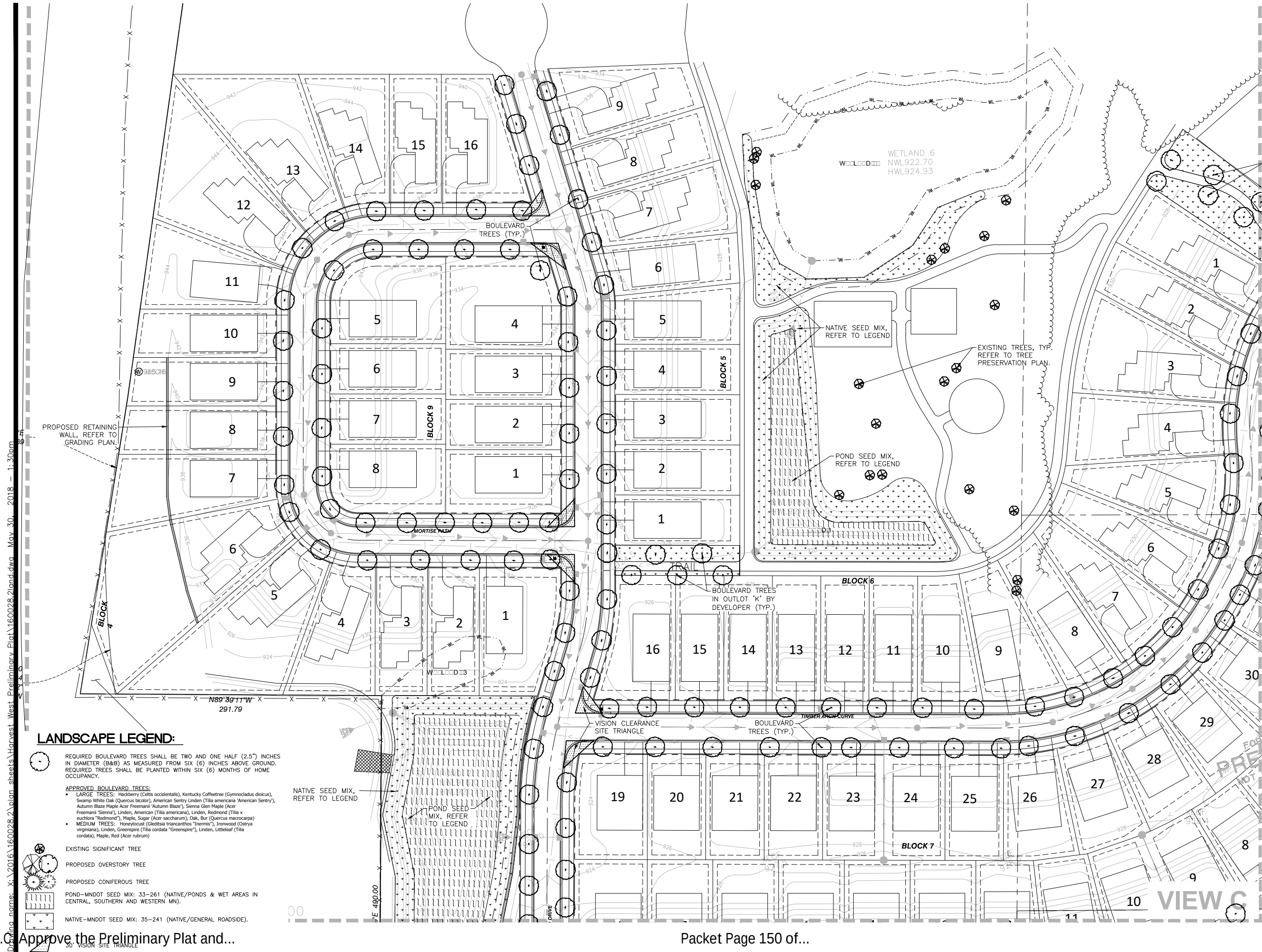
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

36

SHEET 36 of 37



7.C Approve the Preliminary Plat and...

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X:\2016\160028\2\plan sheets\Harvest West Preliminary Plat\160028-2land.dwg, May 30, 2018 -- 1:30pm
Drawing name: X:\2016\160028\2\plan sheets\Harvest West Preliminary Plat\160028-2land.dwg, May 30, 2018 -- 1:30pm

SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33--261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35--221. (DRY PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 -- JULY 20 OR SEPTEMBER 20 -- FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO--SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES, THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22--112 SEED MIXTURE DESIGNATIONS -- 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 -- JULY 20 OR JULY 20 -- FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

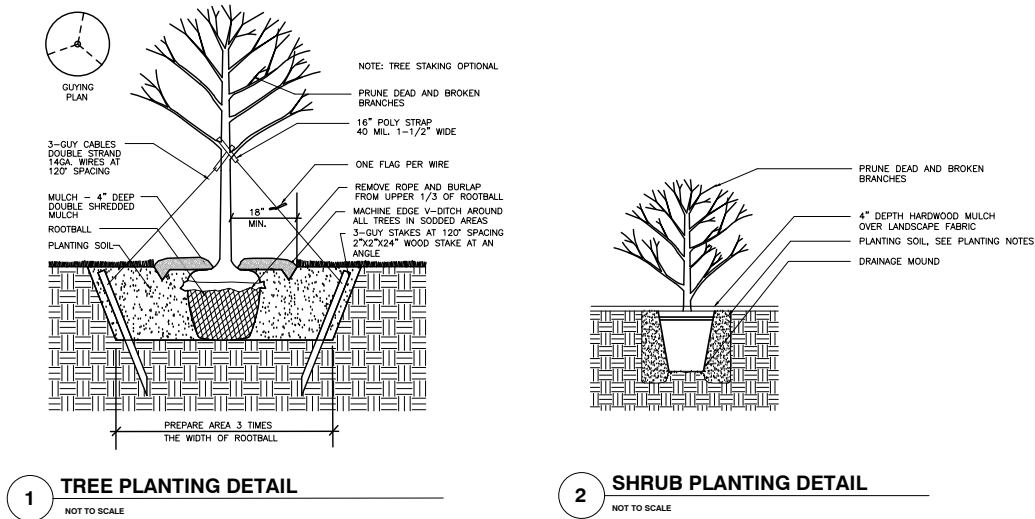
ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

LANDSCAPE PLAN NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
- INSTALL 4--6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
- ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
- LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
- DEVELOPER TO PROVIDE AN IRRIGATION PLAN FOR THE MAIN ENTRY ROAD 'A' AND PARK. REFER TO IRRIGATION PLAN BY OTHERS FOR DESIGN AND LIMITS.
- GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
- LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
- ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.
- BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
13	SM	OVERSTORY TREES			
12	GM	SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
		SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
25	BS	CONIFERS			
33	NS	BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
		NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
270	--	BOULEVARD TREES			
		BOULEVARD TREES --	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK,
		1/50 LF (REFER TO NOTE)			NO V-CROTCH
353		TOTAL PROVIDED TREES			

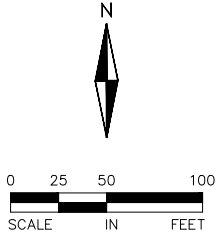
- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
 - LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
 - OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
 - BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.
- APPROVED BOULEVARD TREES:
- LARGE TREES: Hackberry (*Celtis occidentalis*), Kentucky Coffeetree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Sentry Linden (*Tilia americana* 'American Sentry'), Autumn Blaze Maple (*Acer Freemanii* 'Autumn Blaze'), Sienna Glen Maple (*Acer Freemanii* 'Sienna'), Linden, American (*Tilia americana*), Linden, Redmond (*Tilia x euclora* 'Redmond'), Maple, Sugar (*Acer saccharum*), Oak, Bur (*Quercus macrocarpa*)
 - MEDIUM TREES: Honeylocust (*Gleditsia triacanthos* 'Inermis'), Ironwood (*Ostrya virginiana*), Linden, Greenspire (*Tilia cordata* 'Greenspire'), Linden, Littleleaf (*Tilia cordata*), Maple, Red (*Acer rubrum*)
- EXISTING SIGNIFICANT TREE
- PROPOSED OVERSTORY TREE
- PROPOSED CONIFEROUS TREE
- POND--MNDOT SEED MIX: 33--261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).
- NATIVE--MNDOT SEED MIX: 35--241 (NATIVE/GENERAL ROADSIDE).
- 30' VISION SITE TRIANGLE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH M. MILLER, PLA
05--01--18 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216--0028.2

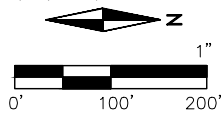
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HARVEST WEST SECTION VIEWS EXHIBIT

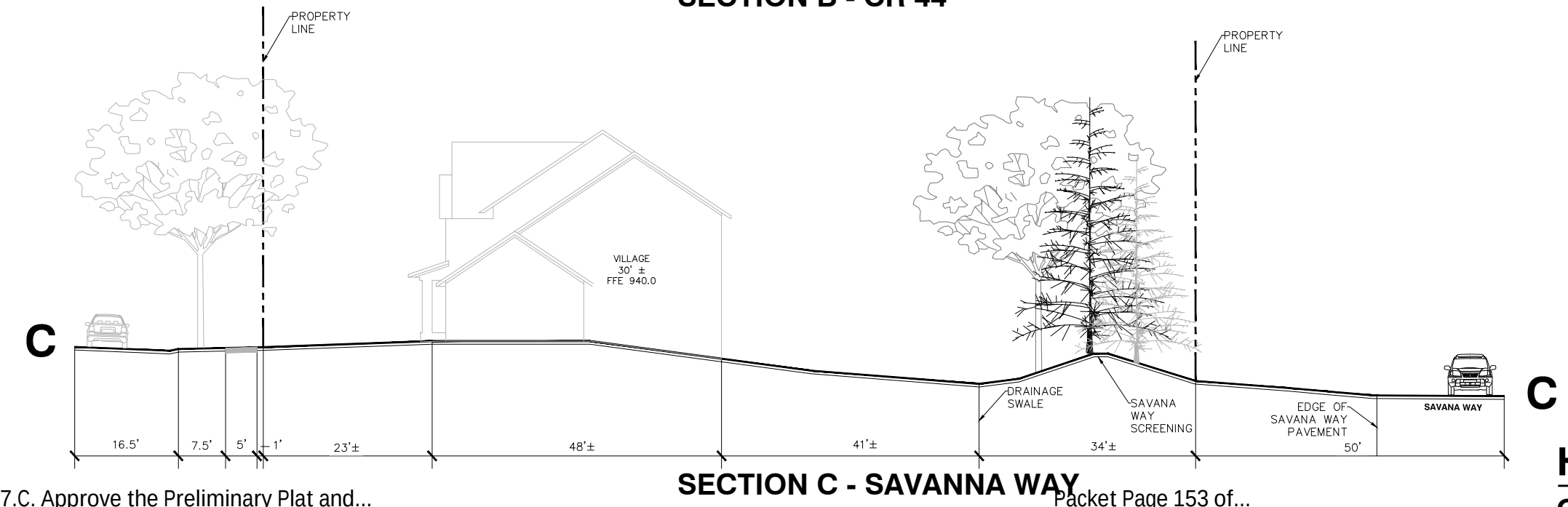
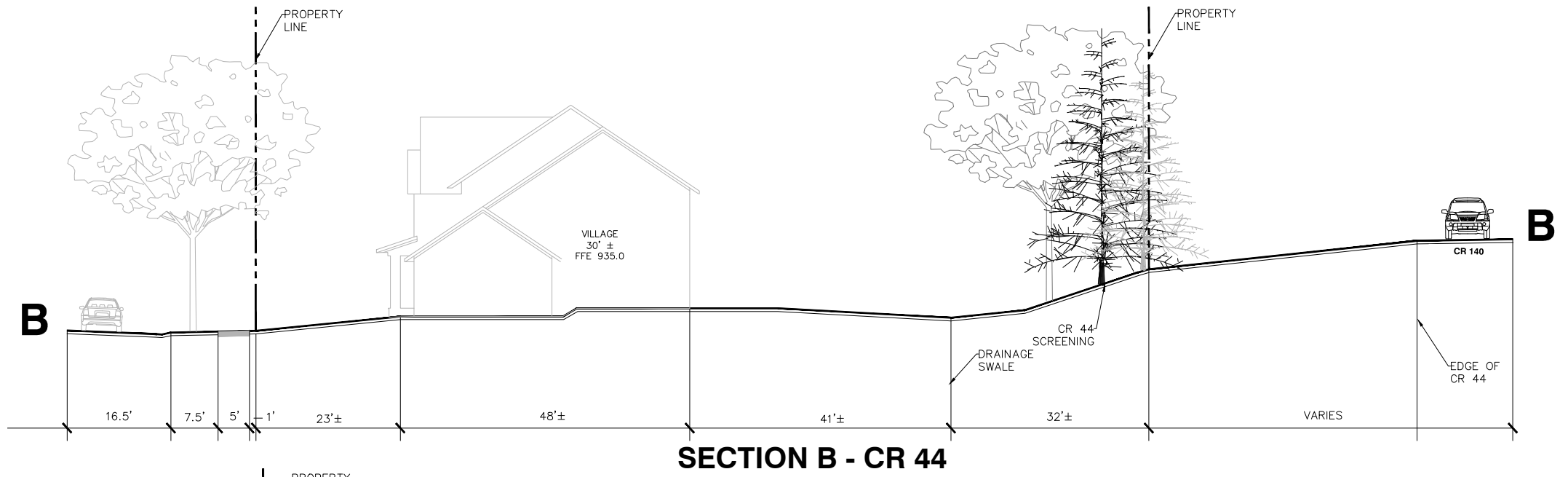
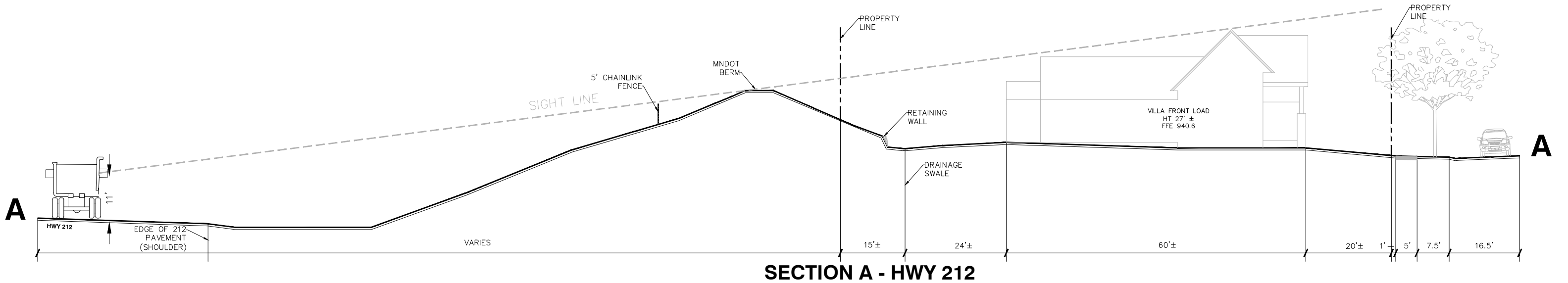
CR 44 & SAVANNA WAY, CHASKA, MINNESOTA

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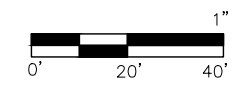


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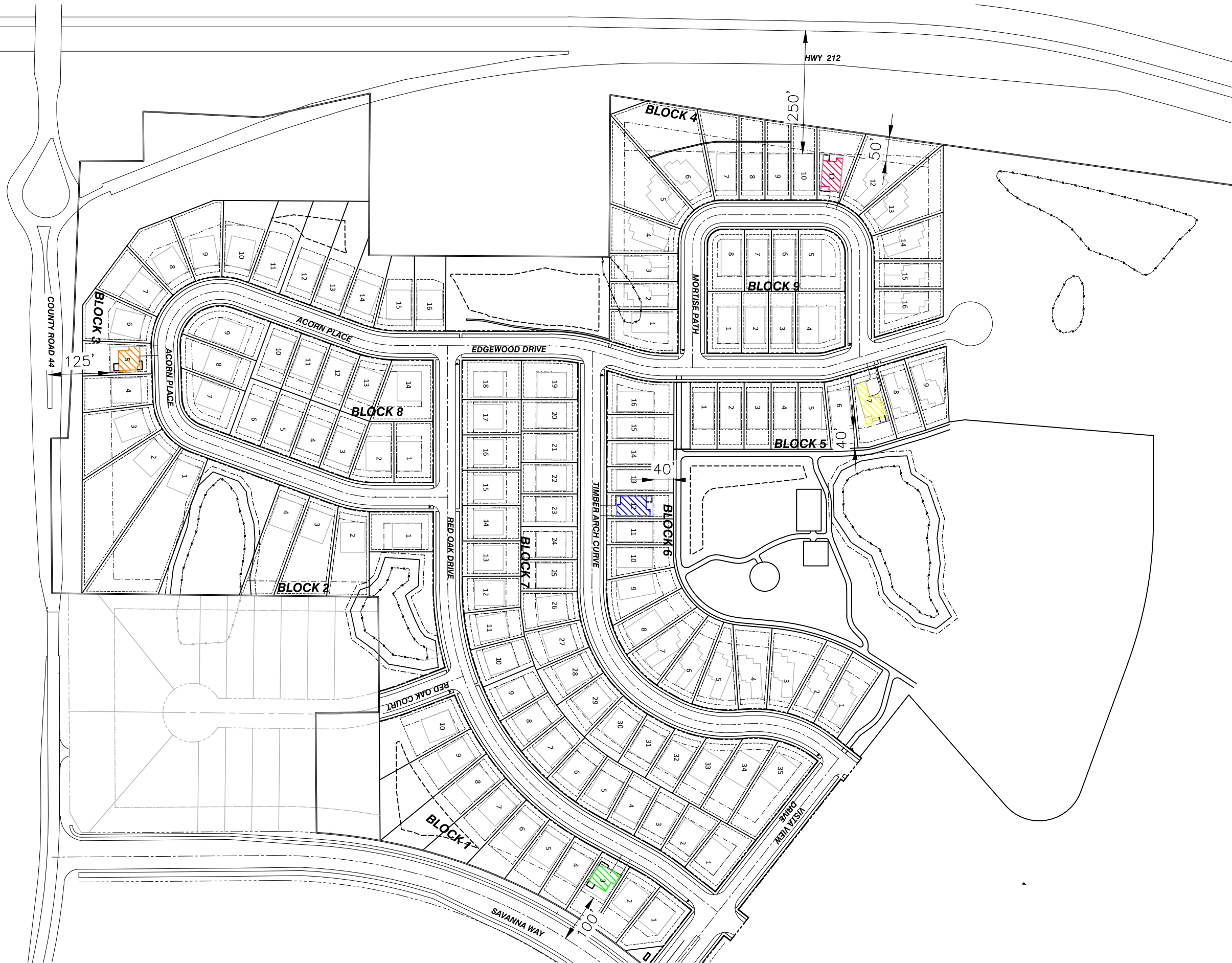


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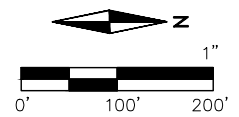
HARVEST WEST SETBACK EXHIBIT **CR-44 & SAVANNA WAY, CHASKA, MINNESOTA**

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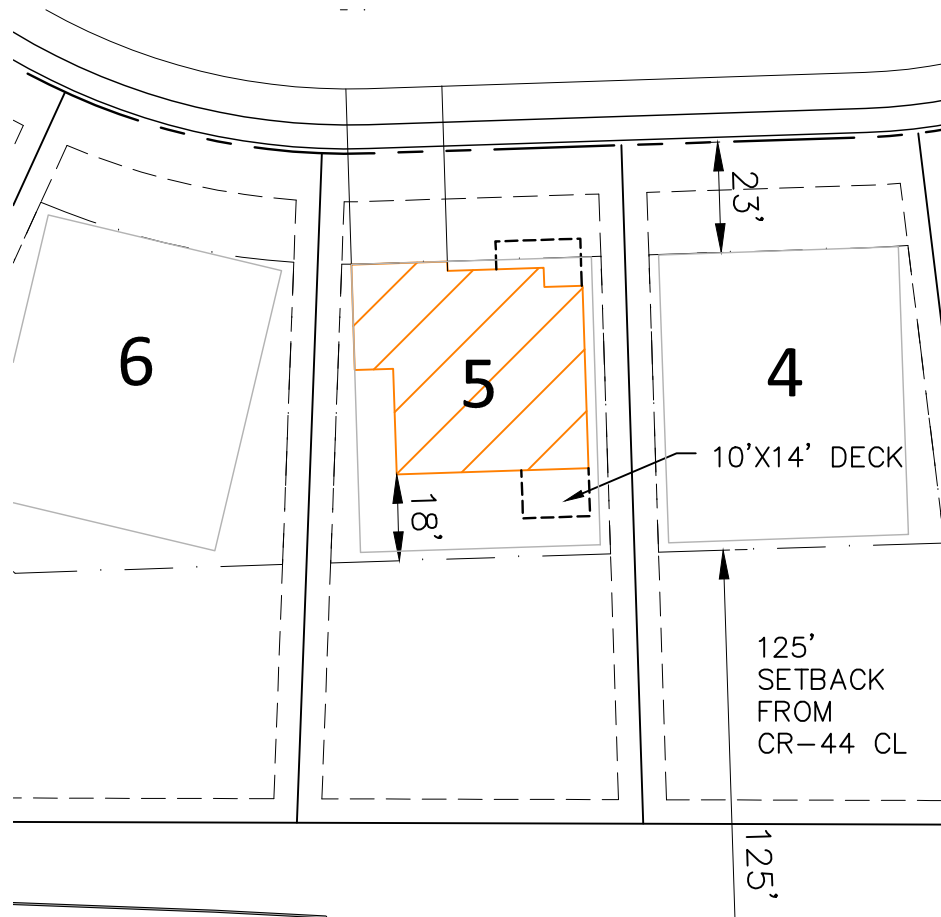
HARVEST WEST SETBACK EXHIBIT

CR 44 & SAVANNA WAY, CHASKA, MINNESOTA

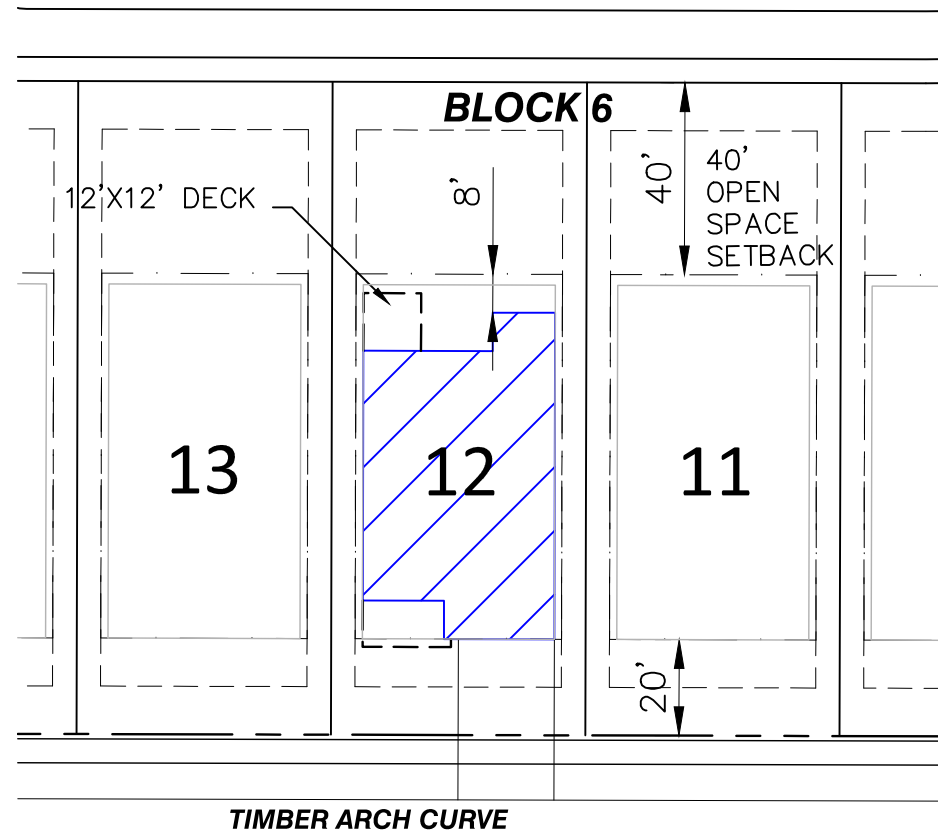


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DRAWN BY: AKA

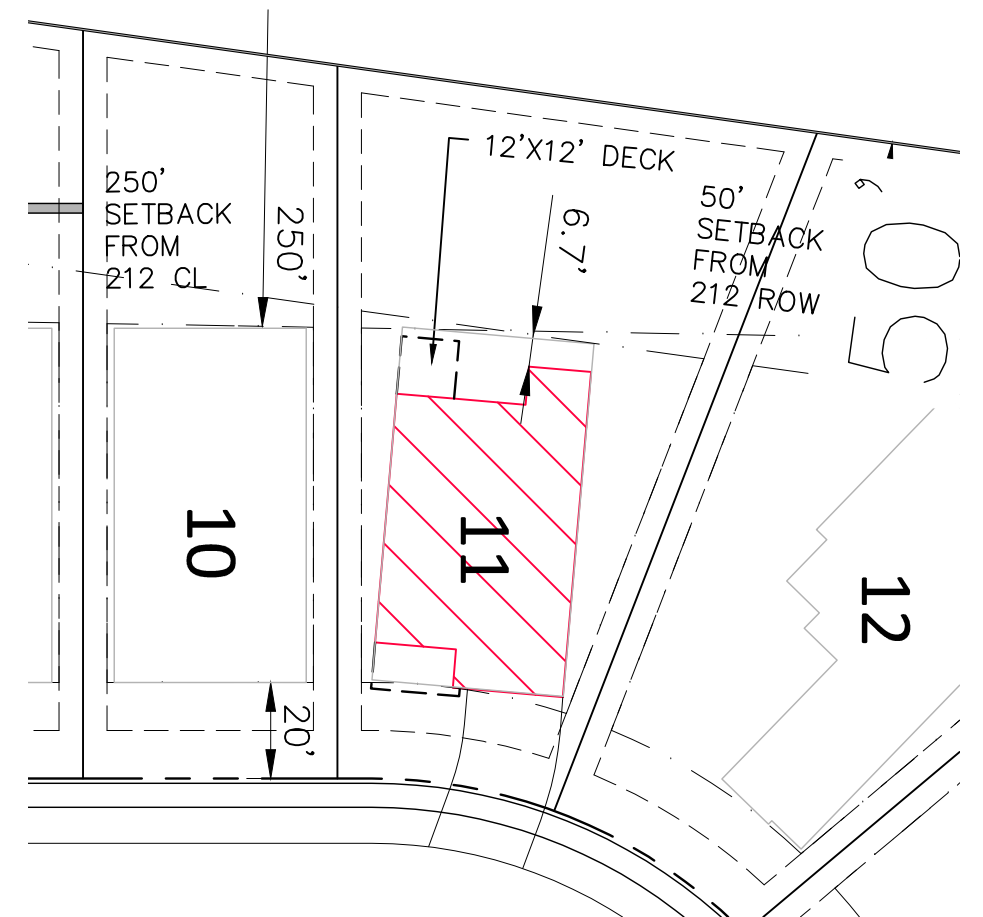




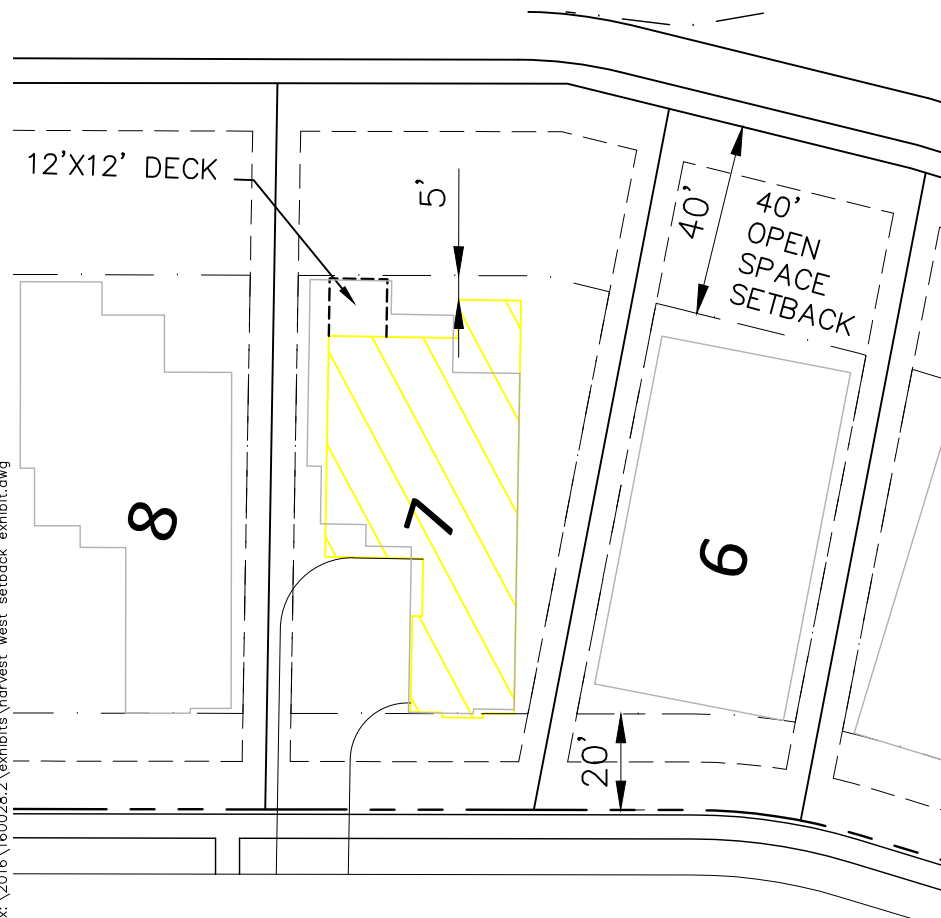
BLOCK 3, LOT 5



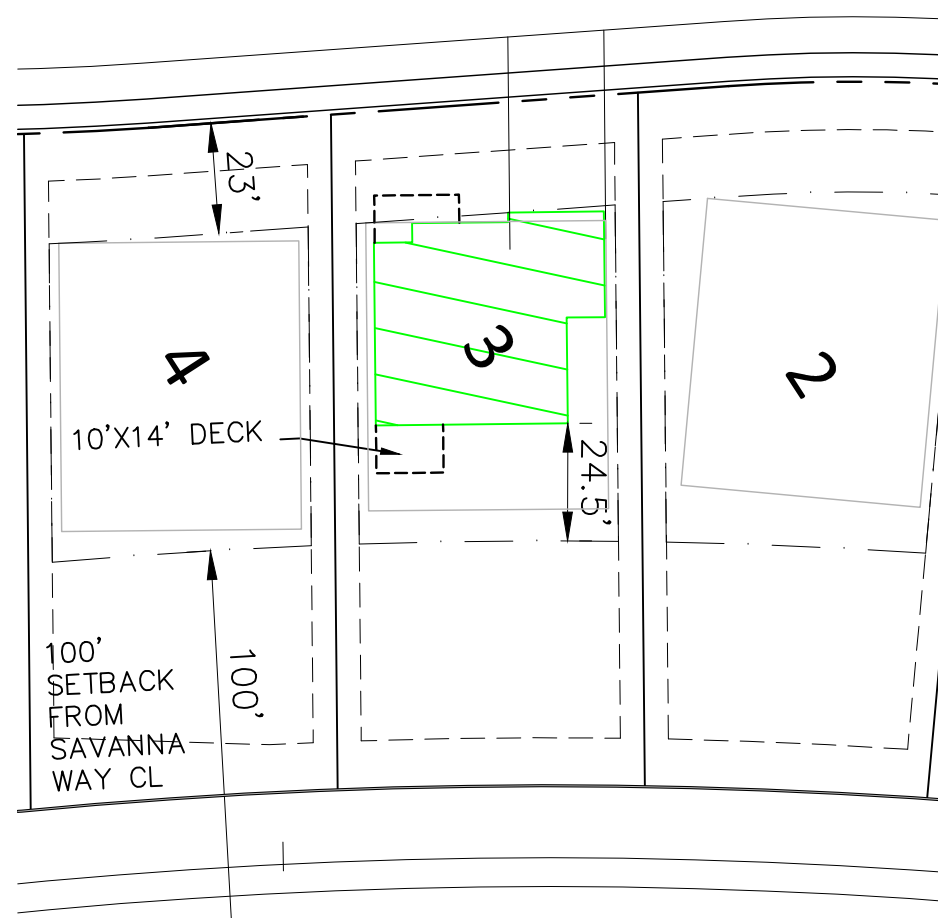
BLOCK 6, LOT 5



BLOCK 4, LOT 11



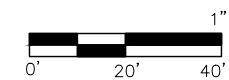
BLOCK 5, LOT 7



BLOCK 1, LOT 3

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DATE: 5-30-18
DRAWN BY: TS



HARVEST WEST SETBACK EXHIBIT

CR-44 & SAVANNA WAY, CHASKA, MINNESOTA



Vista View Drive Entrance | Harvest West



Vista View and Road C | Harvest West

CHASKA, MINNESOTA
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Vista View Mid-Block | Harvest West

CHASKA, MINNESOTA
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Vista View and Road B | Harvest West

CHASKA, MINNESOTA
City of Chaska, Minnesota
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Park Entrance | Harvest West

CHASKA, MINNESOTA
City of Chaska
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City of Chaska Memorandum

To: Planning Commission
From: Marshall Grange, Parks & Recreation Director
Date: June 7, 2018
Subject: Harvest West Neighborhood Park Concept Plan-UPDATE

The proposed neighborhood park area for the Harvest West development will provide approximately 1 acre of active space along with 4 acres of passive nature space that will offer recreational opportunities for the area residents, thus improving quality of life. While planning this park site, the following items should be considered:

Connections into the park from the development:

- The proposed trails leading into the active area of the park are sufficient, however, the trail on the west side between home lots 1, 2 & 8 may require additional buffer.
- The intersection of Vista View Drive & Savanna Way shall include signage and a designated cross-walk to allow safe crossing for kids/residents in the Savanna Estates Development wishing to go to the park. Vista View Drive shall include a sidewalk leading to the access trail into the park to prevent residents from walking in the street.
- Consideration should be given to additional park access with future development planned to the north.

Views and tree preservation:

- Sightlines into the active area of the park (southern portion) are important for safety, thus the trees located along the outside perimeter need to be cleared with the exception of quality oak trees.
- The passive area of the park (northern portion) has a high density of trees. The trees will remain with removal only being for the purpose of safety to include a nature trail through this area.

Active area:

- The active area currently indicates a storm water management area that may be of concern. Measures need to be taken to create a buffer around this area to prevent any accidents given this is the designated active area and the nature of children's play.
- The active area shall be graded to be as level as possible while still providing adequate drainage.

- The active area will include a few amenities that are yet to be determined. Depending on the timeline of the buildout for this development and the installation of the park area there may be opportunity for neighborhood feedback on park amenities. In general, the area will include a playground and tot lot.
- Ideally, there will be some grass area to allow for casual sports activities.

Passive area:

- The passive area to the north of the active area includes a wetland and large section of trees. This area shall include a network of nature trails.
- Prairie grasses and native flowers shall be planted around the wetland area to provide beauty and a buffer.
- Installation of a butterfly garden and birdhouses throughout the passive area can provide nature education and opportunities for photography.

UPDATE:

- The provided artistic rendition showcasing the park entrance off of Vista View Drive are acceptable. The park sign and landscaping leading into the park will differ as shown per the discretion of public works park maintenance staff, however, the overall open sightline leading into the park as depicted will remain.

June 6th, 2018

Elizabeth Hanson
City of Chaska Planner
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: Harvest West
MnDOT Review P18-033
SE Quad of US 212 and CR 110
Chaska, Carver County
Control Section 1017

Dear Ms. Hanson,

The Minnesota Department of Transportation (MnDOT) has reviewed the proposed Harvest West plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Planning:

It looks as though the plans have accounted for this, but please be aware that there is an interchange planned for US 212 and CR 140.

For questions concerning this comment, please contact Jennifer Wiltgen at jennifer.wiltgen@state.mn.us or 651-234-7788.

Surveys:

The Harvest West plat should show monuments found, B-numbers and access control as shown on MnDOT plats 10-27 and 10-28.

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

An equal opportunity employer

Water Resources:

This development will require a drainage permit (drainage permit checklist attached). There are two ponds located adjacent to existing MnDOT ponds. These ponds outlet into the MnDOT ponds.

Below are the requirements for design:

- Ponds adjacent to MnDOT right of way must be designed using Atlas 14 storm events
- They also must be designed using 24hr -100 year storm levels
- They must have at least one foot of freeboard

No increase in runoff will be allowed on MnDOT right of way.

For questions concerning these comments please contact Marty Kors at 651-234-7537 or martin.kors@state.mn.us.

Permits:

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website: <http://www.dot.state.mn.us/utility/forms.html>. Please include one 11x17 plan set and one full size plan set with each permit application.

Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

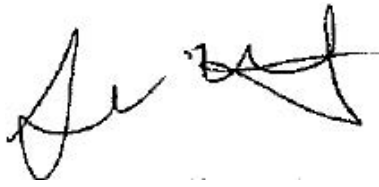
1. An electronic .pdf version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is less than 20 megabytes.
2. A compact disc with the plans in .pdf format. The disc can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. A .pdf version of the plans sent to MnDOT's external shared workspace site located at: <https://mft.dot.state.mn.us>. Please contact MnDOT development review staff gain access to the shared workspace site. Also, please send a note to metrodevreviews.dot@state.mn.us indicating the file name and stating that the plans have been submitted on the shared workspace site.
4. If you are unable to send the plans electronically, please submit a set of full size plans to the above address.

If you have any questions concerning this review, contact me at (651) 234-7788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Wiltgen', with a stylized, cursive script.

Jennifer Wiltgen
Principal Planner

Copy sent via E-Mail:

Diane Langenbach, Area Engineer
Cameron Muhic, Bike-Ped
Natalie Ries, Noise
Almin Ramic, Traffic
Hailu Shekur, Water Resources
Nancy Jacobson, Design
Buck Craig, Permits
Doug Nelson, Right-of-Way

Shane Rowbotham, Design
Bruce Wetherbee, Surveys
Luke Kranz, Carver County Surveys
Russ Owen, Metropolitan Council

MnDOT Drainage Permits Checklist

Purpose of the MnDOT Drainage Permit

MnDOT Metro District regulates activities that impact its drainage systems and its MS4 regulated area. The purpose of the Drainage Permit is to protect State of Minnesota investment in infrastructure including but not limited to roadways, storm water treatment basins, ditches and storm sewer systems. Excess storm water and/or sediment laden storm water added to MnDOT's drainage systems leads to degradation of these assets. Negative impacts include but are not limited to: sediment deposition, loss of flood storage capacity and also loss of hydraulic conveyance capacity. These impacts may cause premature flooding of the road surface and/or erosion damage on State right-of-way.

Technical Requirements of the MnDOT Drainage Permit

The permit applicant shall demonstrate that offsite runoff coming to MnDOT drainage system and/or right-of-way will not increase as a result of the proposed project. This is quantified as a "no increase in discharge" criteria for the 2-year, 10-year and 100-year storm events. Compliance is demonstrated by applying hydraulic/hydrologic software models. HydroCAD and XPSWMM are the approved models to compare the pre and post project discharge values. Typically, HydroCAD is sufficient to model most proposed projects. However, XPSWMM may be required if the project contains extensive storm water pipe systems connected to MnDOT storm sewer or if HydroCAD cannot in MnDOT's judgment effectively model pressure flow, complex junctions and/or backwater effects that are present. The 2-year, 10-year and 100-year storm events shall be based upon Atlas 14 runoff amounts per the NOAA website.

In addition, Drainage Permit Applicants shall meet all applicable water quality treatment requirements established by the local Watershed District(s) and the MPCA.

Permit applicants should anticipate that specific projects that seek to divert runoff to another sub-watershed or watershed will be denied. It is MnDOT practice to avoid such watershed diversions whenever practicable.

Submittal Requirements:

- Readable/legible watershed maps that show pre and post project drainage conditions. These two separate contour maps shall be large enough in scale so that approximate flow paths can be determined for verifying the Time of Concentrations used in the models. The drainage/watershed maps shall include enough detail so that Curve Numbers used in the hydraulic models may be verified by MnDOT.

April 2014

- Surface water flow direction and storm water pipe water flow direction shall be indicated on the pre and post project watershed maps.
- Minimum recommended watershed map scale is 1"=100'. Project applications submitted with smaller scales (e.g., 1"=500') may be rejected and returned to the applicant. The same would apply for project watershed maps that do not include topographic contours or basic land use information such as the location of buildings, pavement and "green space". Watershed maps submitted as pdf files or CAD files shall be readily printable at scales that allow for good readability.
- Pre and post project watershed maps shall be clearly linked to the drainage models such that the names of the sub-watersheds, ponds and drainage structures are the same in the models as shown on the watershed maps. In addition, watershed and sub-watershed boundaries shall be clearly shown.
- Submission of the actual pre and post project HydroCAD or XPSWMM models is required: pdf copies of the drainage model simulations are unacceptable. In the event that the models cannot be transferred readily by electronic mail or electronic repository site, a hardcopy CD shall be provided.
- Curve numbers shall be determined per NRCS methodology and should be modified as needed based upon detailed knowledge of soil type and specific conditions on site. HydroCAD modeling software includes NRCS guidance for determining curve numbers based upon land use and condition.
- Time of concentration (Tc) computations and assumptions that in MnDOT's assessment clearly overestimate or underestimate this critical runoff parameter will be rejected. Two common assumptions that lead to overestimating Tc include: using the "Lag/CN" method to determine peak runoff from watersheds that have a relatively long and/or diverse flow path, and assuming that sheet flow occurs for a distance exceeding 100 feet. Conversely, pre-project Tc shall not be underestimated to offset post project increases in peak discharge.
- Available freeboard for existing and proposed treatment ponds shall be shown on the watershed maps as well as the normal and 100-year high water levels. All proposed pond treatment systems along MnDOT right-of-way shall have a minimum freeboard of 2.0 feet between the road surface and the proposed 100-year HWL.
- Infiltration basins, filtration basins and ponds adjacent to MnDOT right-of-way shall be designed to provide at least 2 feet of elevation difference between the 100-year HWL and the crest of the basin berm. The berm crest shall be at least 5 feet wide. The emergency overflow shall be lined from crest to toe of slope with Turf Reinforcement mat or Category 6 or 7 Erosion Control Blanket.

April 2014

- Best management practices (BMP's) including infiltration/filtration sites, storm water ponds, etc. shall be clearly labeled on the pre and post project watershed maps.
- Plan sheets submitted as watershed maps shall be evaluated as such. They shall be readable and legible and meet all the same requirements including clear delineation of watershed boundaries, readable map scale, and land use shown by an aerial photo background map, or that is clearly depicted based on details on the plan sheet or sheets submitted.
- Project plan sheets relevant to the Drainage Permit are required and include: existing site conditions, the proposed grading plan as well as proposed site drainage system plans and profiles. The plans shall include applicable wetland impact/mitigation features and temporary sediment and erosion control measures for the project. In addition, erosion control blanket will be used to stabilize disturbed area on MnDOT right-of-way unless other methods such as rip-rap treatment are called for in the plans and approved by MnDOT.
- Pond and basin special structures including weirs and orifices shall be consistent with what is used in the HydroCAD or XPSWMM models submitted and include relevant calculations/details.
- A table summary of existing versus proposed site discharge to MnDOT drainage system/right-of-way is required for the 2-year, 10-year and 100-year Atlas 14 rainfall events.
- Post project storm water discharge to MnDOT ditches or other open channel shall be limited to flow velocities of 6 fps or less for a 50-year Atlas 14 rainfall event.
- Project discharge points that will connect to MnDOT ditch or channel shall be located such that they do not cause erosion or conflict with the grade of the existing ditch or channel.
- Proposed access road culverts on MnDOT right-of-way shall be designed for the 10-year Atlas 14 rainfall event unless they are part of a significant drainage ditch along the roadway in which case a 100-year or 50-year design will apply.
- Direct connections to MnDOT storm system shall be avoided. Connection to open ditch, or channel is preferred. If direct storm sewer connections cannot be avoided, it is the applicant's responsibility to provide a good connection typically via a new structure. Furthermore, MnDOT offers no warranty that there will not be a hydraulic backwater effects on the new storm line upstream that is connected to MnDOT's existing storm sewer.

April 2014

- For all disturbed areas that sheet flow to MnDOT right-of-way and any disturbed areas within MnDOT right-of-way, either Erosion Control Mat or Bonded Fiber Matrix shall be used for temporary/permanent erosion control.
- Silt fence shall not be used for erosion control at the proposed project site perimeter. Rather, continuous Wood Chip or compost Sediment Control Logs shall be implemented.

Permit applicants are encouraged to contact MnDOT Metro Water Resource Engineering with questions/concerns. Questions posed early in the permit application process help to avoid project delays. This is particularly true for large project Drainage Permits with significant complexity.

April 2014



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: June 6th, 2018
Subject: Harvest West Preliminary Plat

This proposal represents a continuation of planned area development in the SW area of Chaska. In anticipation of this development activity, the City has been implementing trunk sanitary sewer and water main utilities to service the proposed development. Gravity sanitary sewer along with water main is currently in place to service the proposed property. The City's trunk watermain that services the south west area parallels the state highway right of way is currently shown to be incorporated into portions of the lots and planned out lot within the development. Staff is continuing to evaluate options with the developer to incorporate the trunk utility within the development. Should the trunk watermain remain in place it should be noted that dedicated easements will be needed with restrictions to allow for City maintenance.

Storm water management will be provided on site, although treatment is being reviewed on a regional basis. Wetlands exist over portions of the property and the developer is proposing to use wetland banking credits for those portions of wetlands being impacted. Prior to approval of the grading any wetlands being impacted should follow wetland conservation authority. The mass grading plan proposes grading and disturbance over the entire property with drainage being that will require City approval of the storm water as well with the Carver County Watershed and MnDOT state agencies. Since the development is proposed to be phased with street and utilities, the grading and erosion plan will need to address the interim routing of area drainage over the development.

The attached roadway exhibit notes the TH212/CR140 interchange, as well as the street system proposed to service the SW area. This subdivision will derive access from Savanna Way, a local collector road that connects to Co Rd 44. Access into the planned development was constructed with the Savanna Way collector road that will be completed in the spring of 2018.

The City of Chaska is currently in process of completing the design of the new interchange along with the CR 44. The new interchange is planned to be under construction in 2019. Along with the interchange, Carver County is proposing to upgrade the segment of Co Rd 44 from the new interchange road into downtown in 2019 and 2020. Both the interchange and Co Rd 44 projects require right of way procurement that will need to be incorporated with the planned development layout.

It should be noted the development layout includes a portion of City property that was acquired with the Savanna Way collector roadway for purposes of storm water ponding that is no longer needed. The property remains guided for residential area development

guided by the City comprehensive plan. Prior to the final plat approval the Developer will need to enter into a purchase agreement with the City.

The planned development abuts the state highway and given the location traffic noise will need to be evaluated by the developer such that the noise standards established by the state and federal standards are in compliance. The Developer is required to assess the noise situation and take action deemed necessary to minimize the impact to the proposed development from any highway noise.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
06/13/2018

Subject: **Former KFC Building (798 Yellow Brick Road) - Concept Plan**

Applicant: China Pagoda, Inc.

Locations: North of Chaska Boulevard and west of Yellow Brick Road

Case No.: PC No. 2018-22

Synopsis: The applicant is requesting approval of a concept plan that would allow them to redevelop the former KFC building and site (798 Yellow Brick Road)

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Approval of Concept Plan, with listed conditions

BACKGROUND

The building at 798 Yellow Brick Road formerly housed the KFC restaurant. The site has been sitting vacant for the last several years. It has been an eyesore in downtown due to its deteriorating condition.

China Pagoda has been a business in the community for a long period of time. Their original location has been on the corner of the strip mall in downtown off of 4th Street, across from City Hall. They are hoping to find a more permanent location for their restaurant at the former KFC building.

Goals

The applicant's goals for this concept plan are as follows:

- Understanding of Chaska and its motto to be the "Best Small Town in Minnesota".
- Understanding of the site and the improvements to remove blight and make the site usable again.
- Understanding of design and how it relates to its context.

Existing Conditions

The overall site area is 0.63 acres and consists of a 2,500 square foot building and parking lot. The main accesses are on the north side of the site to gain access off of the private drive in the Cooper's parking lot.

CURRENT REQUEST

The request this evening is for Concept Plan approval to redevelop the building and site. The existing building will remain and be rehabilitated for the needs of the new China Pagoda. Parking will also remain on the west and east sides of the site, with some minor changes to improve traffic flow.

Adjacent properties

The site is bounded on the north by the Brickyard Shopping Center, the south by Chaska Boulevard, the west by a City-owned property and Chaser's, and the east by Yellow Brick Road and Arby's.

Use

The use of this site is consistent with the approved zoning for the property (PCD-3 – Planned Commercial Development).

Site Layout

The plan is to continue to use the existing accesses into the site from the private drive. The building is situated in the center of the site with vehicle movement around the building; the parking lot will remain intact however the west portion will become a one-way system. A drive-thru component exists on the west façade, however this component will be removed as a part of the remodel.

Building Materials & Design

The building proposed is the existing building with modifications being done to the exterior. Suggested design language includes: use of face brick in a color that recalls Chaska's rich history of brick production, glass, and cementitious lap siding.

Staff Recommendation/Analysis

Staff believes the applicant has done a good job in studying the surrounding context for this site, as it relates to common design and elements found in Chaska. The building is in deteriorating shape and thus it will be a challenge to rehabilitate. The applicant will essentially be providing this building a face lift.

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

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The building is proposing a majority of the building to be constructed of brick and cementitious siding, which are class I materials. The applicant must show in the preliminary submittal how they meet the City's Building Design/Materials ordinance by calling out each material on the elevations and their percentage make-up.

Staff would like to point out that the south and east facades are highly visible and thus their articulation will be significantly important. The applicant has focused their main attention on these facades with the articulation. We would like to point out that the applicant must continue

to work on these facades to see where more articulation can occur to enhance the building and provide consistency with Chaska's context. One area of note is on the east façade on its northerly area to provide more articulation (i.e. brick work, glass, etc) to help break up the linear massing as much as possible.

Staff has had a chance to sit down with the applicant to discuss the proposed design and the areas to focus on for preliminary submittal, as noted above. Another item brought up was the color selections for the building. The renderings provided show a very dark building with the Chaska brick being the lightest color. Staff has encouraged the applicant to look into other color options on some of the elements to bring in more lightness. Material samples of the colors will also be helpful during the preliminary to understand the shades of this building. Staff also advised the applicant to look into other opportunities to show downtown Chaska elements, such as gooseneck lighting, additional areas for brick, brick detailing, etc.

The north side of the building was also discussed. The existing drive aisle on this side of the building will be removed and changed to have additional green space for the site. Staff is favorable of this change. The north side of the building does not provide a lot of articulation on this facade today due to the location of the kitchen, storage and bathrooms in this general area of the building. Because of this it is difficult to provide additional articulation and windows to this façade. With the added greenspace staff is favorable of heavy landscaping in this area to hide, or break up, the massing of this façade.

The west side of the building is not heavily visible due to the location of mature trees on the edge of the site. Because of this, staff is favorable of focusing more of the articulation on the east and south facades.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation

23 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Retail	2,800 sf	1ps/200sf	14 parking spaces
		REQUIRED	14 parking spaces
		PROVIDED	23 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and east sides of the buildings. The proposed parking lot will provide full access into the site on the easterly access on the north side. Customers will mainly park on the east side of the building. The west side is mainly designated for employees. The west side of the parking lot will be a one-way system to allow people to exit the site. People will not be able to enter the site from this side. As stated before, the drive-thru aisle on the north side of the building will be removed and replaced with green space.

Staff Recommendation/Analysis

Staff is happy to see that the parking lot layout will be improved. The flow of the area seems to make sense and provide smooth traffic through the site. The parking lot will need to be re-stripped as it is unapparent where the stalls are on the site today.

Landscaping

The concept plan is not showing what will be done for landscaping. It will be important to provide adequate landscaping and enhancements in the green areas provided as these areas are limited on the site. As Staff has stated above, the north portion of the site will be an opportune area to provide significant landscaping to hide the north elevation.

The east edge of the site currently shows a couple mature coniferous trees. The incorporation of additional landscaping, such as ornamental trees and shrubs, would be highly encouraged. The same can be said for the front of the building on the south and east sides. Staff would like to see the applicant enhancing this site with landscaping where possible.

Landscaping will have to meet the City's ordinance in terms of quantity and size. The applicant will be required to submit a landscape plan with the preliminary submittal to show how they meet this ordinance.

Pedestrian Places

Currently there are no pedestrian places proposed on the plans. Staff would advise the applicant to look into the incorporation of a patio, or seating area, near the building for patrons to use; perhaps in front of the building where there appears to be some room. Staff would advise the applicant to incorporate and comment on the gathering spaces they will be able to provide when they come back for preliminary.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting shall also be designed to be sensitive to the historic context and scale. Gooseneck lighting is traditional in historic downtowns and would be seen as a favorable option. The applicant must provide specs and photometrics for any new lighting.

Monument Sign & Trash Enclosure

The existing monument sign does not appear to be a part of this proposal. A new trash enclosure is proposed on the north side of the site. Details on this enclosure will be required during preliminary submittal.

A monument sign has not been proposed or identified at this point. Staff would encourage the applicant to provide sign information during their preliminary submittal, and potentially utilize the existing monument sign on the southeast corner of the site. If the monument sign is not used then it needs to be removed to eliminate the eye sore on the site.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

Next Steps

The applicant will have to apply for preliminary site plan as the next step in the process. A final site plan application will be the last step after preliminary approvals are obtained.

CONCLUSION

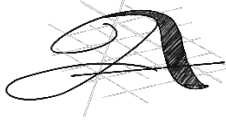
Staff is happy to see that the vacant building at 798 Yellow Brick Road is taking steps to receive improvements. Staff will continue to work with the applicant to ensure the site and building become a visually pleasing amenity to the community and downtown once again.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Concept Plan for China Pagoda at 798 Yellow Brick Road (PC#2018-22), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-3), submitted by Jeff Hafferman, dated April 13, 2018.**
 - b. Concept Plan (pgs P100, P101, P102 and O103), submitted by InSpire Architects, dated April 30, 2018.**
- 2. Adherence with the City Engineers Memo dated June, 2018.**
- 3. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 4. Provision to design the building to tie in with historic downtown Chaska.**
- 5. Provision of curb and gutter to be provided in parking lot design.**
- 6. Provision of significant landscaping to be provided on the north side of the site adjacent to the north façade by way of coniferous and deciduous plantings and trees.**
- 7. Provision of landscaping be provided near the front of the building on the south and east facades and to be shown on the landscape plan during the preliminary submittal.**
- 8. Provision of a material board showing the proposed material selections.**
- 9. Provision of lighting specs to be historically accurate in scale and design and to be submitted with preliminary site plan submittal.**
- 10. Provision to remove or re-face the existing monument sign on the southeast corner of the site.**
- 11. Provision that signs will meet Section 10 of the zoning ordinance.**
- 12. Provision of trash enclosure details to be included in the preliminary submittal.**

- 13.Provision of pedestrian gathering places, such as patio(s) or seating area(s), provided on site.**
- 14.Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.**
- 15.Building fire suppression system to be implemented if required by Fire Department.**
- 16.Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 17.Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 18.Provision that all mechanical equipment will be fully screened from view.**
- 19.Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans at Preliminary submittal.**
- 20.Provision that drive aisles are at least 24 feet in width.**



INSPIRE ARCHITECTS

465 148th Ave NE
Ham Lake, MN 55304
(763) 807-1044
Jeff@ArchitectMN.com

Concept Plan

TO: Elizabeth Hanson

FROM: Jeff Hafferman

DATE: 04/13/18

RE: 798 Yellow Brick Road-China Pagoda

Mrs. Hanson:

Thank you for opportunity to submit a concept plan for the China Pagoda at 798 Yellow Brick Road, Chaska MN. All necessary documents not include will be submitted separately.

Mr. and Mrs. Wong have hired InSpire Architects to help them transform the old Kentucky Fried Chicken restaurant into the China Pagoda restaurant. We are passionate about this project and believe we can bring the historical city charm to the site while incorporating new modern elements.

We appreciate all of your support and guidance to this point. We are looking forward to working with city staff through the review process and hope to begin the building improvements as soon as the review process is finalized.

Understanding Chaska

Chaska is a city that is located in the scenic Minnesota River Valley. Their downtown historic buildings feature the "Chaska Brick" which was made from the clay found in the area back in 1857. In 1940 the clay supply was depleted and brick making had come to an end. These bricks were also used in building the MN State Capitol, the Grain Belt Brewery, the Northwestern National Bank, and the Minneapolis flour mills. The city of Chaska is well known for its historic brick. Chaska has a series of published documents to help protect and grow its historical

characteristics. Chaska is committed to maintaining and enhancing the high quality of life, the sense of community and small town images and values.

Understanding of Site

798 Yellow Brick Road is in the Brick Clayhole District and on the edge of the East Chaska Blvd and Downtown East Districts. It is one of the most visible buildings from Chaska Blvd. driving in from the East and could be a defining building in identifying the downtown area. Yellow Brick road also acts as a connecting street from the Cooper Grocery, Arrow's Ace Hardware and strip mall retail stores to the downtown. Behind the Project Site lies an Arby's Restaurant, 805 Yellow Brick

It's located on a busy arterial- Chaska Blvd just outside of downtown Chaska. The site has plenty of parking and has good vehicular circulation. It currently has a drive thru but we purpose this be removed.

Understanding of Design

We did a study of the buildings in the downtown Chaska area and found some common themes established which we would like to match. It becomes apparent Chaska is identified by their cream brick. Many of the modern buildings use a slightly varied mix of cream colored brick so the walls do not feel painted. Because the existing building does not have exterior masonry anywhere on the building- it becomes expensive as new foundations would have to be added, therefore limiting this product in certain areas on the building would be best. We would recommend emphasizing the main entrance and the corners of the building facing the main road for the using cream brick. (failing glass atrium would be removed)

There is also a strong historical significance of wood siding or wood looking siding. In order to meet today's building standards a Fiber Cement siding (like James Hardie) or a long lasting wood fiber siding (like LP Smart Side- made in Minnesota) are two products we would consider using on the proposed China Pagoda Restaurant. Rather than blending with the brick- the siding should contrast and would cover a majority of the building.

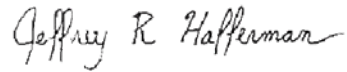
To help contrast with the brick a dark metal- such as, dark bronze aluminum could act as a frame around the existing front corner sign and make it feel more like a clock tower. The sign could be made out of a similar metal or copper. By framing the existing sign or replacing it with a better proportion, the sign feels more of a part of the building.

The site would also require a significant level of change. We would propose removing the Drive-Thru lane, the Drive-Thru windows, add a trash enclosure to the Northwest side of the building, and add landscaping to direct attention to the main entrance on the East. The existing traffic pattern would remain and employee parking would be on the West side.

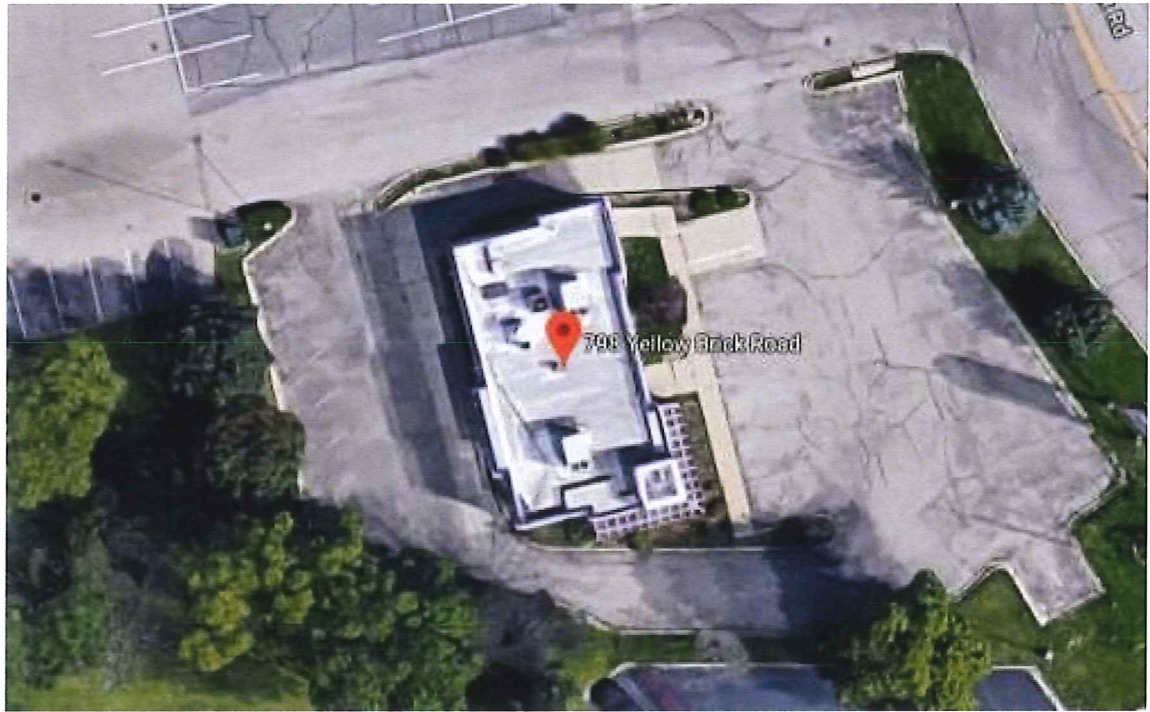
Understanding of Outcome

One goal for this restaurant is to act as a beacon and to initiate the start of downtown. Another goal would be to help highlight Yellow Brick Road- connecting its commercial retail to the downtown area. We believe by making the changes as suggested and using materials local to the community we can establish a building of significance for years to come. It's an honor to present to a very focused and goal oriented city.

Thank You

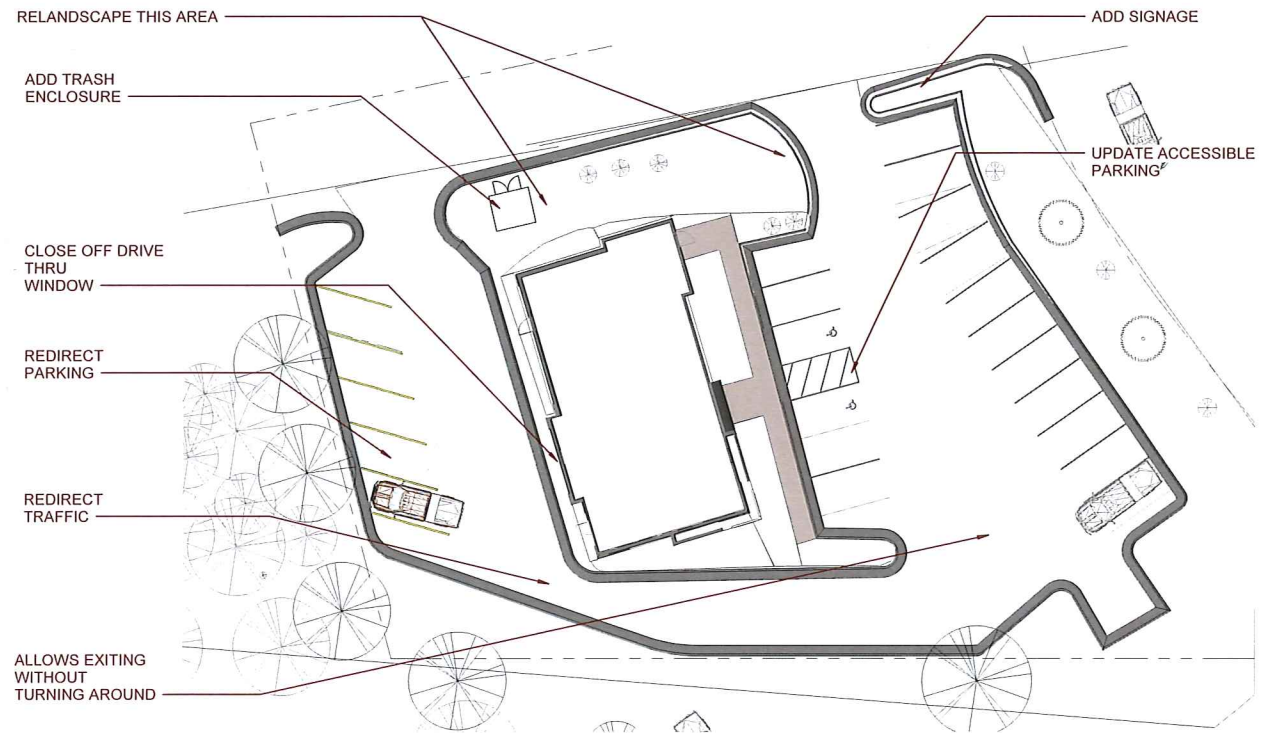
A handwritten signature in cursive script that reads "Jeffrey R. Hafferman".

Jeffrey R Hafferman AIA NCARB, Owner,
InSpire Architects
763-807-1044
Jeff@ArchitectMN.com



1 Existing Site Plan
1" = 20'-0"

PARCEL ID:
306440010
LEGAL DESCRIPTION:
LOTS 001 BLOCK 001, TWP 115, RNG 023, SEC 04
.63 ACRES



2 Site-Concept
1" = 20'-0"



InSpire Architects
465 148th Avenue NE
Ham Lake MN 55304
763-807-1044
Info@ArchitectMN.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 Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
4/30/2018 5:35:37 PM
License # 44333



Sheet Title: Concept Plan
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

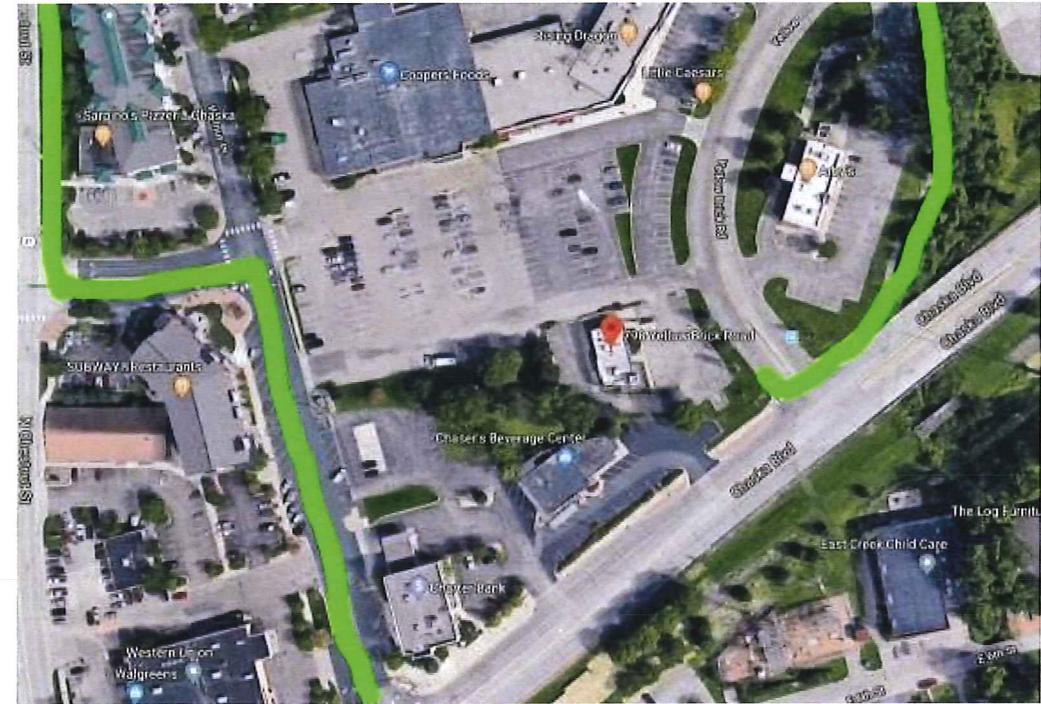
Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design

P100

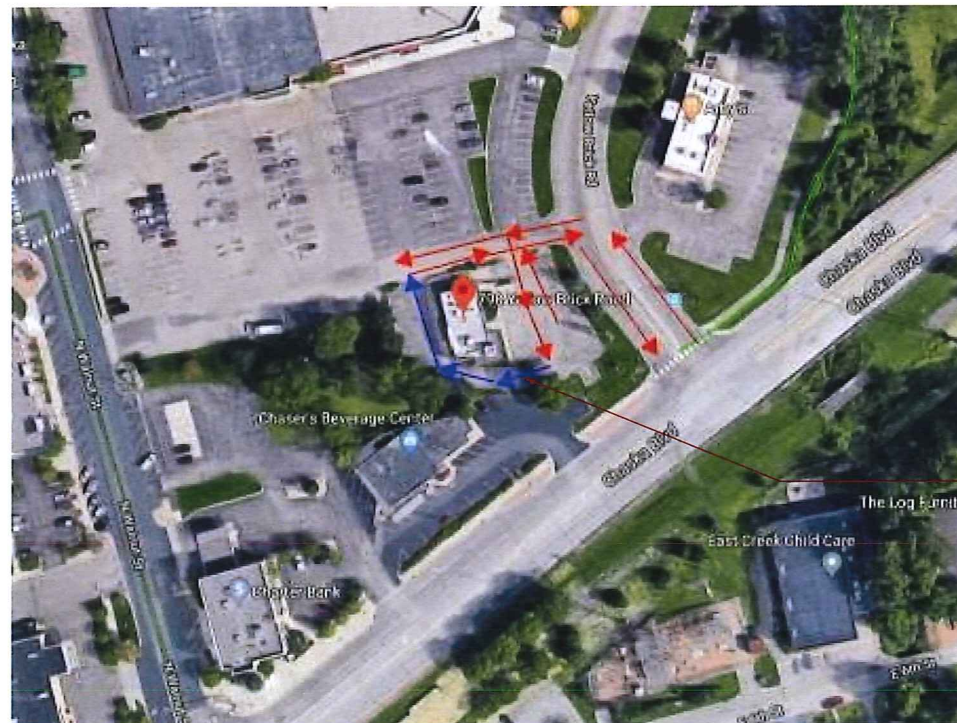
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① Neighborhood Adjacencies



② Walking/Biking Access



TRAFFIC FLOW CHANGE
TO ALLOW EXITING WITHOUT TURNING AROUND



InSpire Architects
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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
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
4/30/2018 5:35:38 PM
License # 44333



Sheet Title: Concept Plan
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design

P101

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Fiber Cement Board Siding



Chaska Cream Brick



Soldier Couse Brick

Herring Bone Pattern



Dark Bronze Metal Panels



Metal Awnings



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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
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
4/30/2018 5:35:38 PM
License # 44333

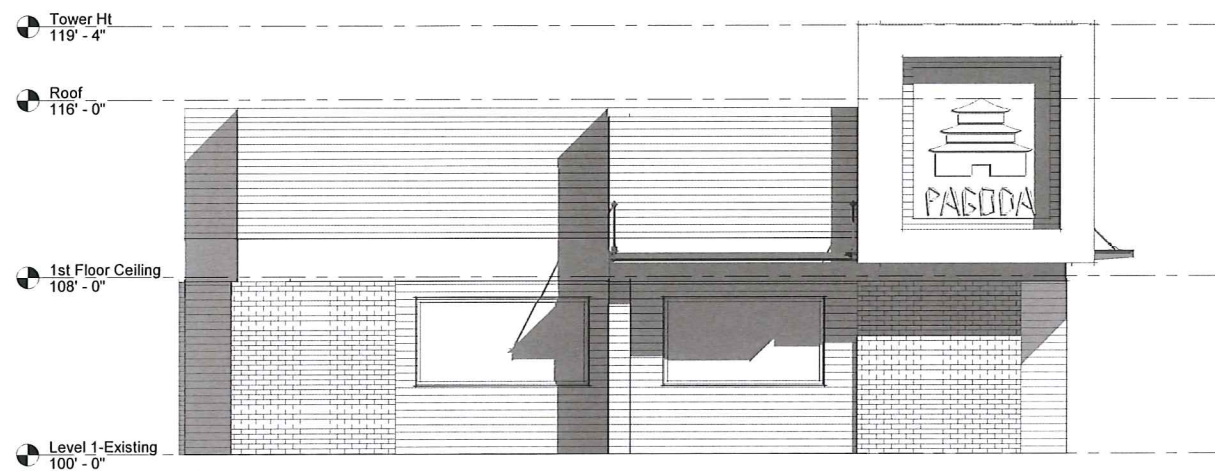


Sheet Title: Concept Plan
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

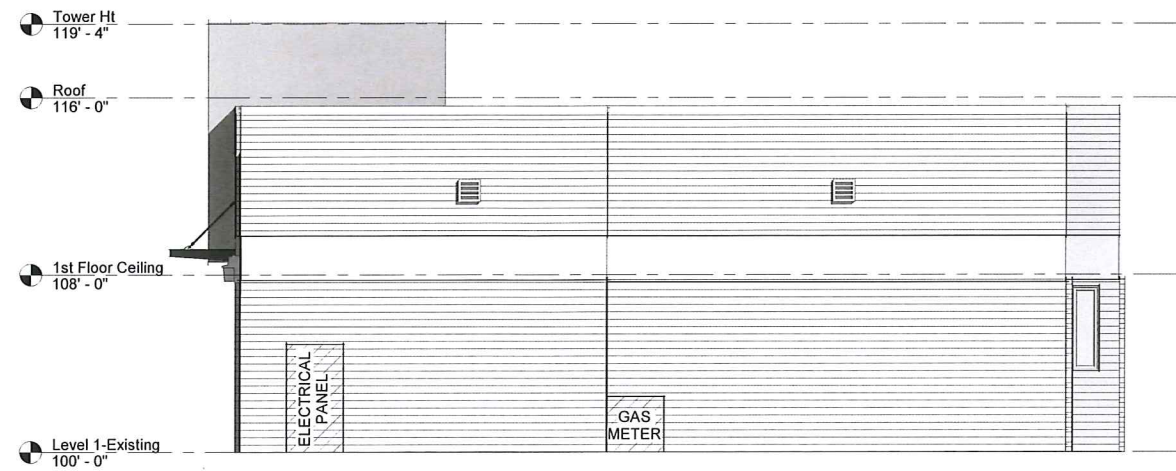
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Drawn by BF
Checked by JRH
Conceptual Design

P102

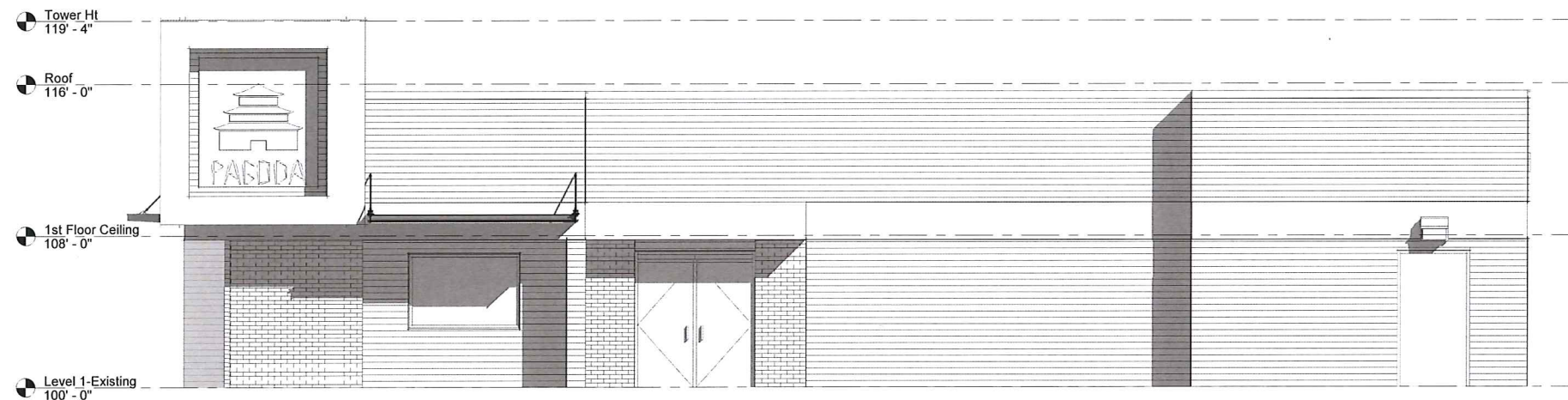
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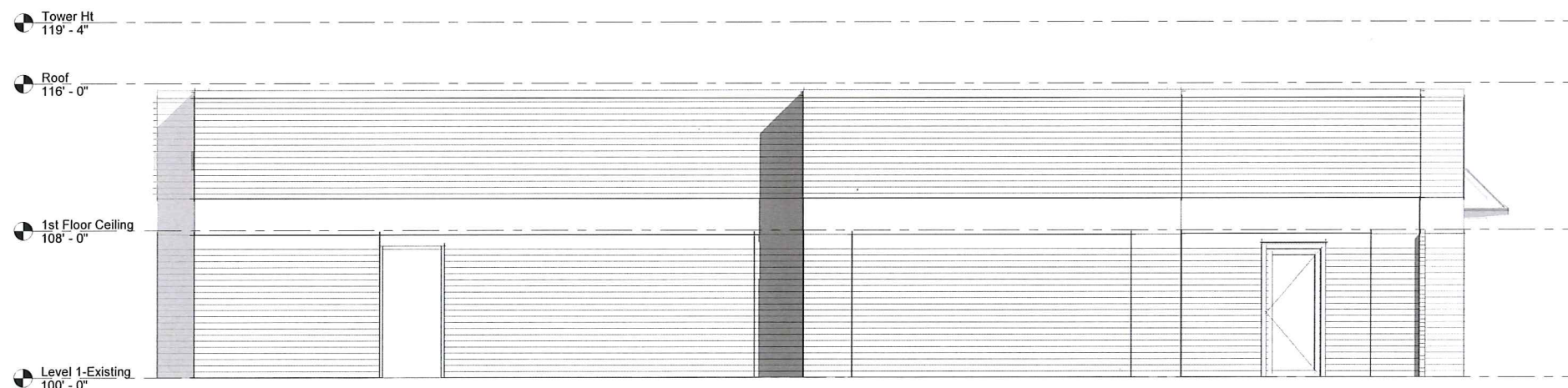
① South-Revised-Presentation
1/4" = 1'-0"



② North-Revised-Presentation
1/4" = 1'-0"



③ East-Revised-Presentation
1/4" = 1'-0"



④ West-Revised-Presentation
1/4" = 1'-0"



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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.
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
4/30/2018 5:35:57 PM
License # 44333



Sheet Title: Concept Plan
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design

P103

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**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
06/13/2018**

Subject: **POSTPONED: Public Hearing to Consider Variance for Southwest Christian High School - Signs**

Prepared By: Elizabeth Hanson, City Planner

Background

The applicant has requested this item be postponed until the next Planning Commission meeting. The Hearing will be opened and closed with no discussion occurring on this item at the June 13th Planning Commission meeting.

CITY COUNCIL ACTION REQUESTED

None

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

06/13/2018

Subject: Biolyph – Final Site & Building Plan

Applicant: Timothy Pearcy

Location: 4275 Norex Drive – Arbor Park 3rd Addition

Case No.: PC No. 2018-23

Synopsis: The applicant is requesting approval of a Final Site & Building Plan to construct a building addition at Biolyph

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Recommendation of Approval

BACKGROUND

In May 1990, the site and building plan for 4275 Norex Drive was approved. The approvals showed an approximately 51,000 square foot building area with a possible future expansion area of 62,000 square feet. At that time there was no residential on the east edge of the property rather it was guided for industrial in the City of Chanhassen. In 1993 that area was rezoned for residential and has subsequently been developed.

Existing Conditions

The subject property is located at 4275 Norex Drive, legally described as Lot 2, Block 1, Arbor Park 3rd Addition, and consists of 13 acres. The site currently has a two-story 64,000 square foot building (51,000 square foot building area) on it with a 78-stall parking lot. There is also an existing Carriage House on the southeast corner of the site that was used when the former 'Hometime' business occupied the site.

CURRENT REQUEST

The request this evening is for Final Site & Building Plan approval for the construction of a two-story building addition (totaling 44,000 square feet). A new parking lot is also proposed on the south side of the building addition, which will total 28 parking spaces.

Adjacent properties

The site is bounded on the south by an industrial property; the north by the City of Chanhassen; the west by industrial; and the east by residences in Chanhassen.

Use

The use of this site is consistent with the approved zoning for the property (Planned Industrial District - PID-2).

Building Location/Design

The building addition is proposed on the east portion of the site. The addition will maintain the existing height and design of the principal building. Two stories are proposed (at the same height as the existing building; 25 feet) with precast concrete panels as the main material.

Staff Recommendation/Analysis

The location of the proposed building addition is consistent with the previous approvals for the site. The building addition is smaller than what was previously anticipated. Staff is happy to see that the look and height of the building will be maintained in this addition. Windows will be added to the south and east elevations, which is a nice way to break up the large concrete massing.

Parking/Access/Circulation

The site is proposing to incorporate 28 additional parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Industrial (initial construction)	51,000 sf	1ps/350sf	146 parking spaces
Industrial (building addition)	26,000 sf	1ps/350sf	74 parking spaces
		REQUIRED	220 parking spaces
		PROVIDED	218 parking spaces (106 constructed spaces + 112 proof of parking spaces)

Based on the table above the applicant is close in meeting the parking requirements for the site; two more spaces would need to be added to proof of parking to adequately meet ordinance. The City would only require the building to construct the amount of parking that is necessary to operate the facility and to show the remainder as proof of parking.

It should be noted that a portion of the proof of parking areas in the southeast portion of the site are shown in the conservation easement area that exists. Staff would require the applicant to revise this area to show the parking outside of this easement area. The easement area needs to remain intact.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Norex Drive	30 feet

East Property Line	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Property Lines	10 feet

Landscaping, Screening & Conservation Easement

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	140 caliper inches (49 trees)	29 trees
Understory Trees	12	4
Shrubs	150	36

According to the table above the applicant is insufficient in meeting the landscape ordinance for this size of a building addition. The applicant will have to revise their landscape plan to show how they meet these requirements as they submit for building permit.

In addition to meeting the landscape ordinance the applicant will need to provide adequate screening on its east edge to provide a proper buffer between the adjacent residences. The applicant has shown a layer of coniferous trees on the east property line between the building and parking lot. Staff would emphasize the importance of providing a berm in addition to the plantings to further add height and separation between the two conflicting uses. The trees shall be placed atop this berm. The additional trees required to meet ordinance shall be situated along the east property line to further aid in screening.

It should be noted that there is a conservation easement that exists on this site to protect the tree areas around the northern and eastern portions of the site. Several years ago, a portion of the eastern edge trees were cleared out for the anticipation of a building addition. Staff would emphasize the importance of regaining this screening that once was. By doing this, staff would recommend the installation of more significant sized conifers in this area by providing at least 8-10 feet tall trees in a 12-15 feet on center staggered and double-layered formation. This will be a condition of approval as a part of this request.

Lighting

The parking lot lighting proposed for this plan should be fully screened and face downward. Wall pack lighting on this building addition shall be used at a minimum to avoid any potential nuisances on neighboring residential properties. In particular, the wall pack lighting on the north façade shall be eliminated or reduced down to one and shall not exceed 8 feet in height on the building. The photometric plan indicates that the foot candles will be lessened down to zero at the property line, which meets the City's lighting ordinance, however, staff needs to see a

photometric plan that shows the foot candles for the entire site as a part of the building permit submittal to ensure all lighting meets the lighting ordinance. Pole lighting is proposed for the parking lot at 25 feet in height. Due to the proximity of residential on the east staff would require that these poles not exceed 20 feet in height. All lighting will be required to meet a 0 degree angle and have the light sources fully concealed.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City and the Watershed district to determine if a drainage and stormwater report are needed. A grading and drainage plan will be required to meet all agency requirements.

CONCLUSION

Staff concludes that the proposed building addition meets the previous anticipation for a building addition on this site with some items to address as they submit for building permit.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Final Site & Building Plan for Biolyph at 4275 Norex Drive (PC#2018-23), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Existing Conditions (pg C2.01), submitted by Sambatek, dated May 1, 2018.**
 - b. Grading and Erosion Control Plan (pg C4.01), submitted by Sambatek, dated May 1, 2018.**
 - c. Erosion Control Notes and Details (pg C4.02), submitted by Sambatek, dated May 1, 2018.**
 - d. Utility Plan (pg C6.01), submitted by Sambatek, dated May 1, 2018.**
 - e. Landscape Plan (pg L1.01), submitted by Sambatek., dated May 1, 2018.**
 - f. Site Lighting Plan (pg SL1), submitted by Martin Woody Architects, dated June 7, 2018.**
 - g. Site Plan (pg C3.01), submitted by Sambatek, dated May 1, 2018.**
 - h. First Floor Plan (pg A2), submitted by Sambatek, dated May 1, 2018.**
 - i. Second Floor Plan (pg A3), submitted by Sambatek, dated May 1, 2018.**
 - j. Elevations (pg A4), submitted by Sambatek, dated May 1, 2018.**
- 2. Provision of wall pack lighting be eliminated on the north façade.**
- 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 9 (General Requirements).**
- 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 of a berm on the east property line of at least three feet high to the full width of the east building façade and full width of the proposed parking lot and proof of parking lot.**
- 10. Provision of spruce and evergreen trees of at least 8-10 feet in height, placed 12-15 feet on center in a staggered, double-layer formation, and to be located on the eastern edge of the site for the full width of the east building façade and full width of the proposed parking lot.**
- 11. Provision to coordinate with the Electric Department on the service needs for the site and building.**
- 12. Provision of Conservation Easement be adhered to.**
- 13. Provision that proof of parking areas be revised outside of the conservation easement area.**
- 14. Provision that wall pack lighting cannot exceed 8 feet in height.**
- 15. Provision that pole mount lighting in eastern parking lot cannot exceed 20 feet in height.**
- 16. Provision of main entrance wall lights to be incorporated into the canopy and flush mounted.**
- 17. Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
- 18. Provision of a photometric drawing that shows foot candles on the entire site and meets Section 9.24 of the Zoning ordinance, and to be reviewed and approved by the Planning Department at time of building permit.**
- 19. Provision to coordinate with the City Engineer on drainage for the site.**

Final Site Development Plans

for

DaVinci Microlyph

Chaska, Minnesota

Presented by:

Martin Woody Architects

Client
MARTIN
WOODY
ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI
MICROLYPH

Location
CHASKA, MN

4275 NOREX DRIVE

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 professional ENGINEER under the laws and constitution of the State of Minnesota.

Eric A. Vogel
Registration No. 5424 Date: 5/1/2018
If applicable, get us for a wet signed copy of this plan which is available upon request at Sambatek's, Minneapolis, MN office.

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

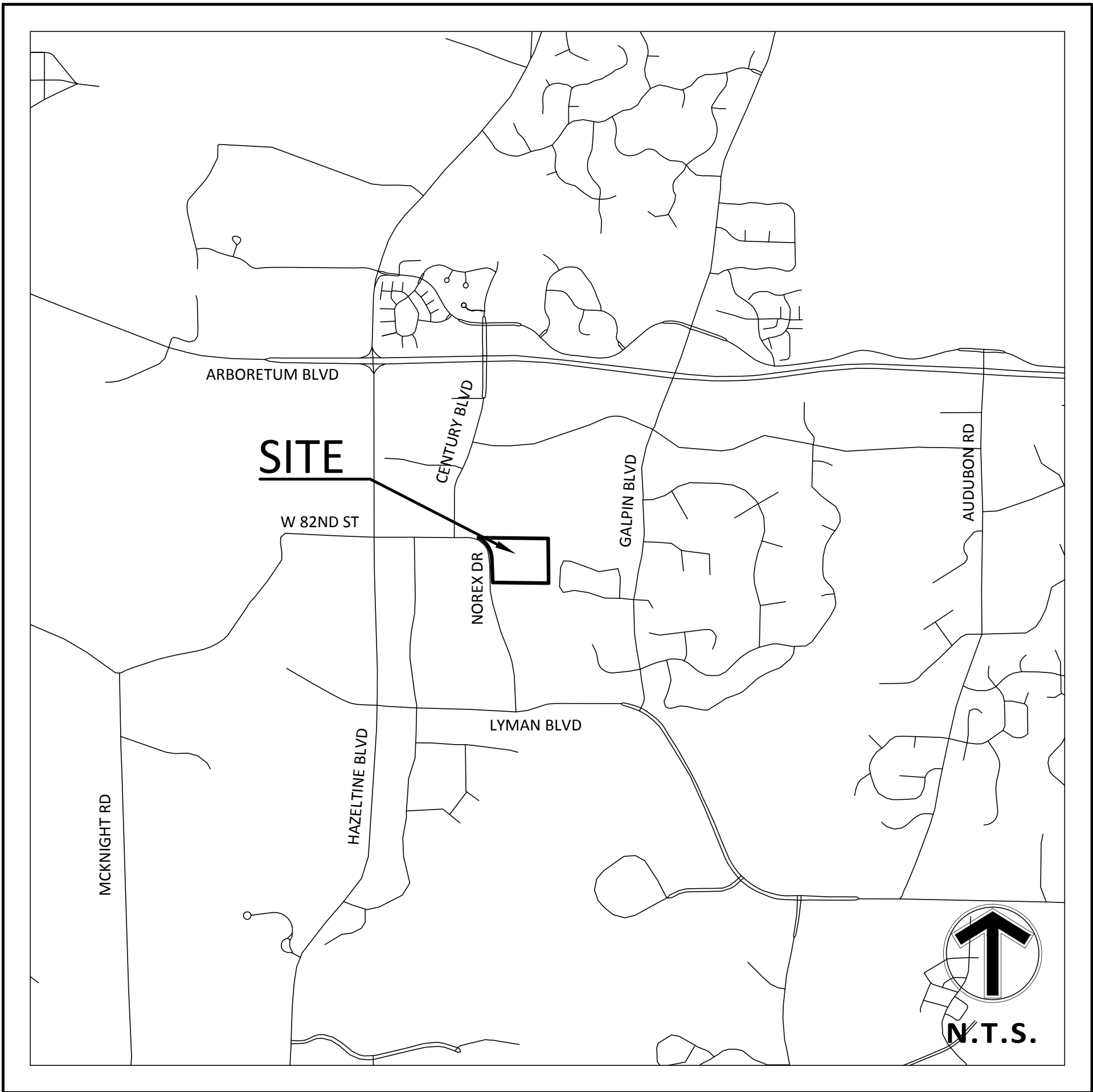
Revision History
No. Date By Submittal / Revision
5/1/2018 SITE PLAN REVIEW

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01
Project No. 20068.01

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER MARTIN WOODY ARCHITECTS 26405 SMITHTOWN ROAD SHOREWOOD, MN 55331 TEL 612-382-2423 CONTACT: MARTIN WOODY	CIVIL ENGINEER SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: ERIC VOGEL
ARCHITECT MARTIN WOODY ARCHITECTS 7115 KINGS ROAD EXCELSIOR MN, 55331 TEL 612-382-2423 CONTACT: MARTIN WOODY	SURVEYOR SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: MARK SALO
GEOTECHNICAL NORTHERN TECHNOLOGIES INC 1408 NORTHLAND DRIVE #107 MENDOTA HEIGHTS, MN 55120 TEL 651-389-4191 FAX 651-389-4190 CONTACT: RYAN MENTER	LANDSCAPE ARCHITECT SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: WILLIAM DELANEY



VICINITY MAP
NO SCALE

SHEET INDEX	
SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C4.01	GRADING AND EROSION CONTROL PLAN
C4.02	EROSION CONTROL NOTES AND DETAILS
C6.01	UTILITY PLAN
C9.01	DETAILS
L1.01	LANDSCAPE - SNOW REMOVAL PLAN

Client
**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
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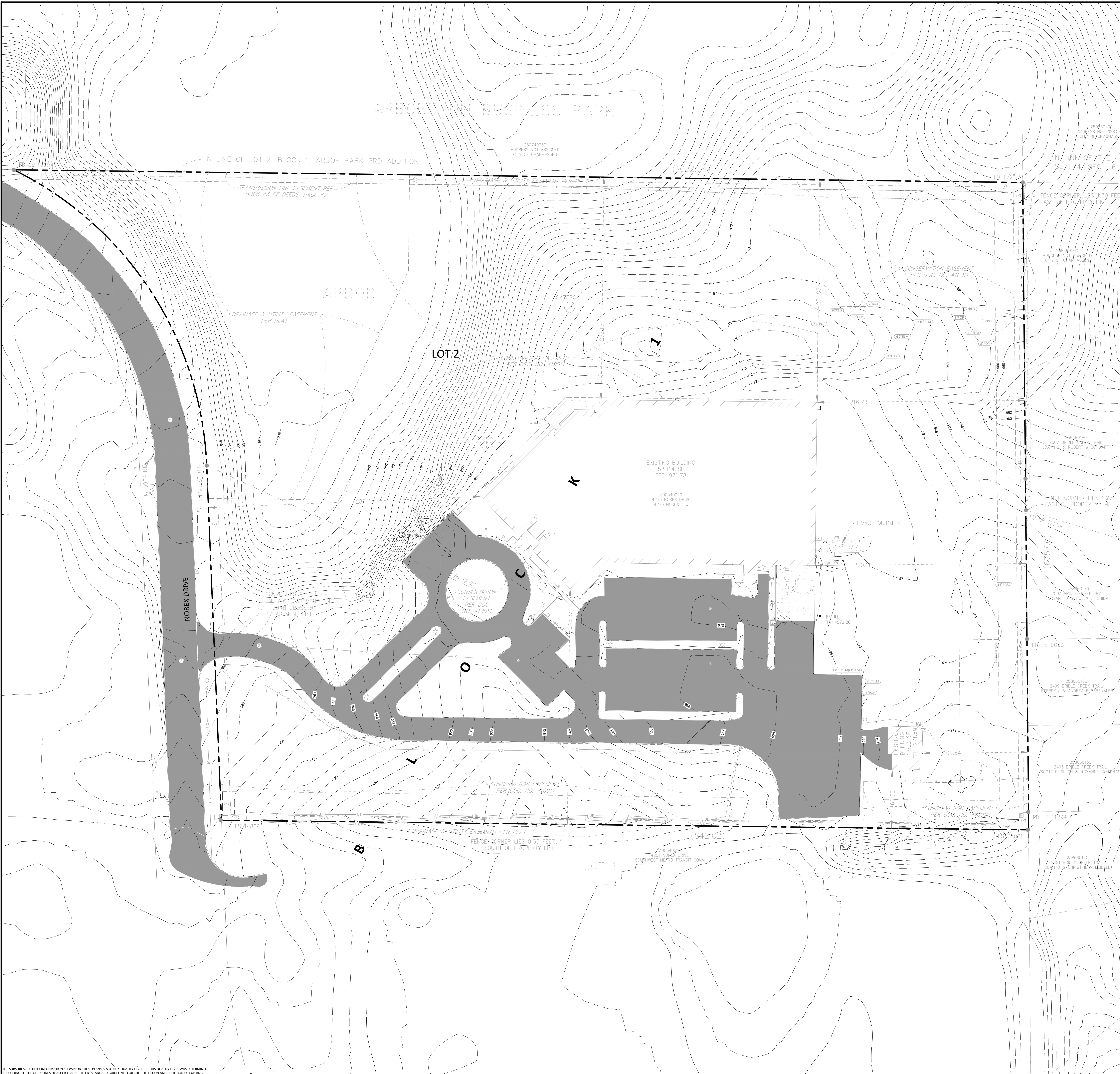
Revision History

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5/1/2018 SITE PLAN REVIEW

Sheet Title
**EXISTING
CONDITIONS**

Sheet No. Revision
C2.01

Project No. 20068.01



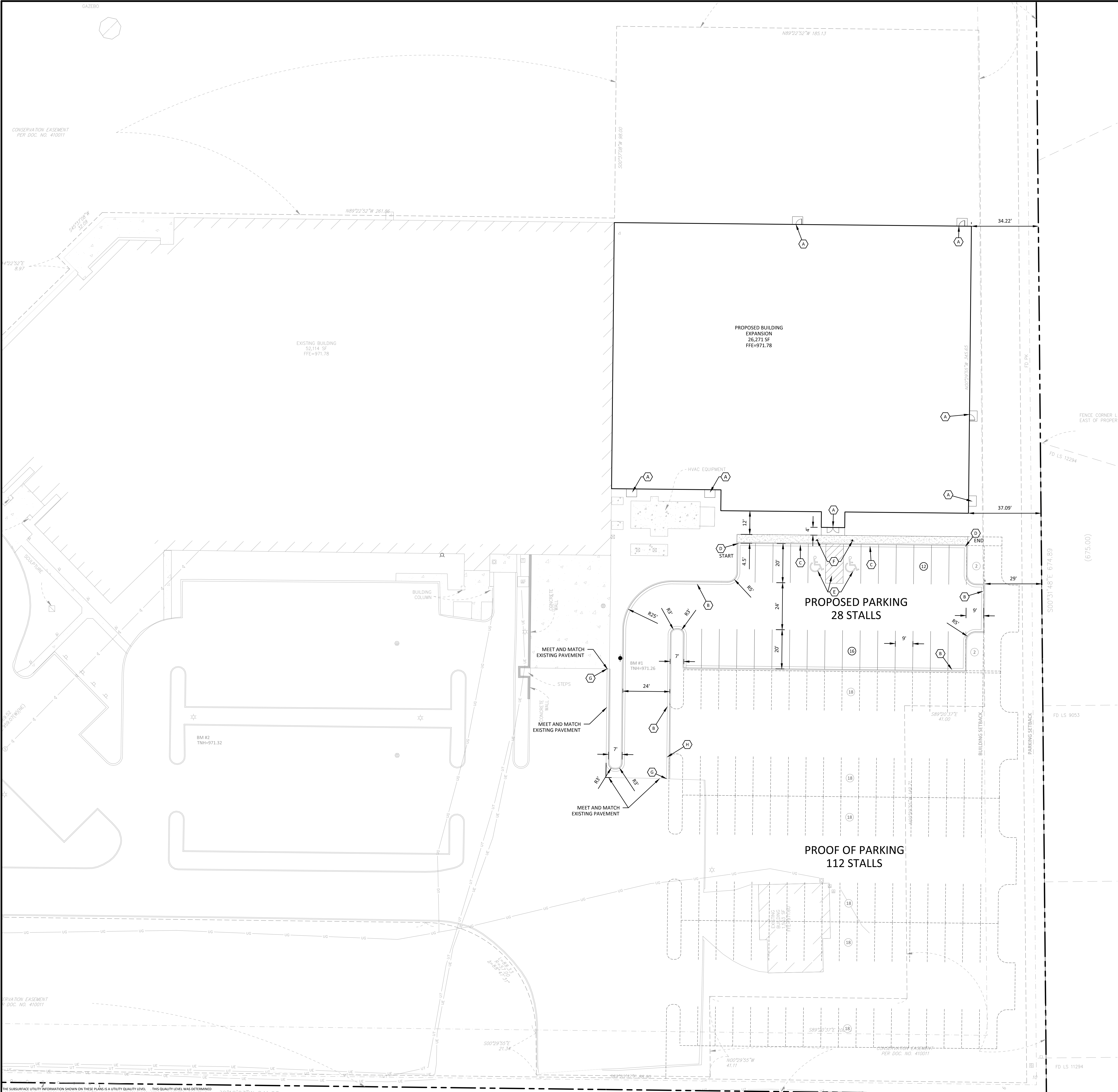
LEGEND			
● FOUND MONUMENT	— — WATERMAIN	---	EASEMENT LINE
○ SET MONUMENT	⊙ SANITARY SEWER	- - -	SETBACK LINE
⊙ MARKED LS 47481	⊙ STORM SEWER	- - -	RESTRICTED ACCESS
⊙ ELECTRIC METER	⊙ FLARED END SECTION	---	CONCRETE CURB
★ LIGHT	⊙ ELECTRIC TRANSFORMER	---	BUILDING LINE
⊙ AIR CONDITIONER	⊙ TELEPHONE PEDESTAL	---	BUILDING CANOPY
⊙ GUY ANCHOR	⊙ GAS METER	---	BITUMINOUS SURFACE
⊙ HANDICAP STALL	⊙ OVERHEAD WIRE	---	CONCRETE SURFACE
⊙ UTILITY POLE	⊙ CHAIN LINK FENCE	---	LANDSCAPE SURFACE
● POST	⊙ IRON FENCE	---	DECIDUOUS TREE
⊙ SIGN	⊙ WIRE FENCE	---	CONIFEROUS TREE
	⊙ WOOD FENCE		

SURVEY NOTES

- The bearing system is based on the Carver County coordinate system, NAD83 (2011 Adjust). With an assumed bearing of South 89 degrees 16 minutes 50 seconds East for the North line of Lot 2, Block 1, Arbor Park 3rd Addition.
- The vertical datum is based on NAVD88. The originating bench marks is MNDOT JON, referenced from the MndOT Geodetic Database.
BENCHMARK #1
Top nut of hydrant on west side of Norex Drive . Elev.=960.24
BENCHMARK #2
Top nut of hydrant in parking lot south of building. Elev.=971.28
- Subject property's address is 4275 Norex Drive, Chaska, MN, its property identification number is 300540020.

SUBJECT PROPERTY

Description from title commitment:
Lot 2, Block 1, Arbor Park 3rd Addition, Carver County, Minnesota.
Abstract Property
Referencing Title Commitment No. 38171, dated 02/27/2014, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Agency has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. **Exception Items No's. 1-12 and 18 are not Survey related items.**
13. Drainage and utility easement as shown on the recorded plat of Arbor Park, as partially vacated by Resolution No. 88-81 filed January 23, 1990, as Document No. 111619 filed February 6, 1990, as Document No. 111981, and by Resolution No. 88-110 filed March 12, 1991, as Document No. 122232. **Easements are shown on survey. The easement vacations do not affect the surveyed property.**
14. Drainage and utility easement as shown on the recorded plat of Arbor Park 3rd Addition. **Easements are shown on survey.**
15. Terms and conditions of Easement for electric transmission line purposes in favor of The Minnesota Valley Electric cooperative dated November 30, 1937, filed June 20, 1938 in Book 43 of deeds, Page 67. **Easement is shown on survey.**
16. Terms and conditions of Easement Agreement for drainage and ditch purposes dated August 18, 1956, filed August 18, 1956 in Book 61 of Deeds, Page 204. **This item is not plotted hereon because it does not affect the subject property.**
17. Terms and conditions of Grant of Easement for Conservation and Scenic Purposes dated March 1, 2005, filed March 18, 2005, as Document No. 410011. **Easement is shown on survey.**



LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			
PROOF OF PARKING			

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	591,846 SF	13.59 AC
DISTURBED AREA	42,824 SF	0.98 AC
PARKING		
PROPOSED STALLS	28	
PROOF OF PARKING STALLS	112	
TOTAL STALLS	140	
ZONING		
EXISTING ZONING	PID-2	
PROPOSED ZONING	PID-2	
SETBACKS		
BUILDING	30 FT	
PARKING	5 FT	

- DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

- KEY NOTES
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B-612 CONCRETE CURB AND GUTTER
 - CURB TRANSITION - SEE GRADING PLAN
 - INTEGRAL SIDEWALK CURB
 - ACCESSIBLE STALLS/STRIPING
 - ACCESSIBLE PARKING SIGN
 - END SECTION CURB AND GUTTER
 - 2' CURB CUT



Sambatek
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763.476.6010 Telephone
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Engineering | Surveying | Planning | Environmental

Client

**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
Shorewood, MN 55331

Project

**DAVINCI
MICROLYPH**

Location

CHASKA, MN

4275 NOREX DRIVE

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 professional ENGINEER under the laws of the State of Minnesota.

Eric A. Vogel
Registration No. 000004 Date: 5/1/2018
If applicable, I warrant that I am a duly licensed professional ENGINEER under the laws of the State of Minnesota.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date By	Submittal / Revision
5/1/2018		SITE PLAN REVIEW

Sheet Title

SITE PLAN

Sheet No. Revision

C3.01

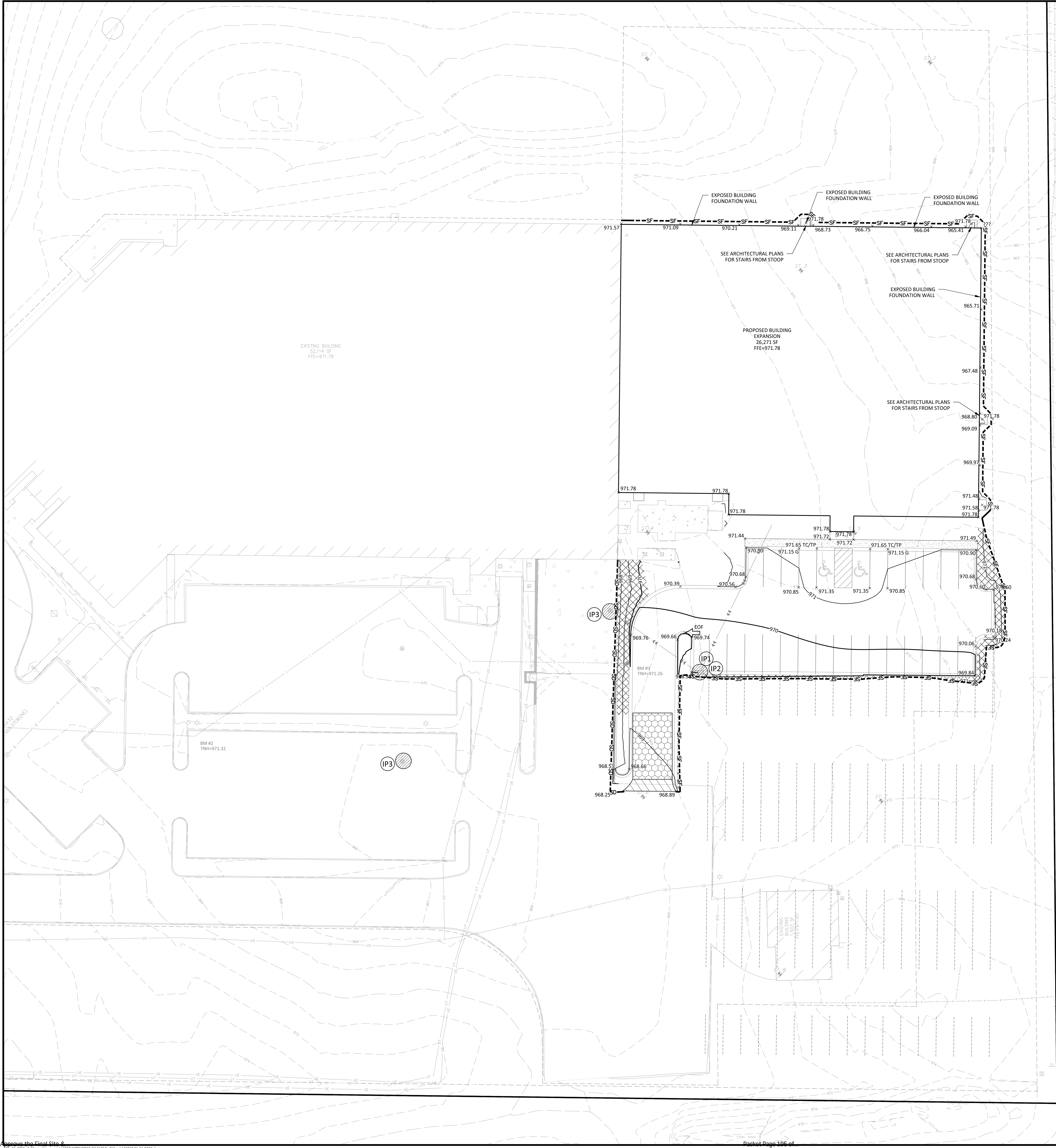
Project No. 20068.01

LEGEND

PROPOSED	EXISTING
PROPERTY LIMIT	PROPERTY LIMIT
CURB & GUTTER	CURB & GUTTER
STORM SEWER	STORM SEWER
DRAIN TILE	DRAIN TILE
BUILDING	BUILDING
RETAINING WALL	RETAINING WALL
WETLAND LIMITS	WETLAND LIMITS
TREELINE	TREELINE
SPOT ELEVATION	SPOT ELEVATION
CONTOUR	CONTOUR
RIP RAP	RIP RAP
OVERFLOW ELEV.	OVERFLOW ELEV.
SOIL BORINGS	SOIL BORINGS
SILT FENCE	SILT FENCE
SILT DIKE	SILT DIKE
TEMPORARY STONE CONSTRUCTION ENTRANCE	TEMPORARY STONE CONSTRUCTION ENTRANCE
SLOPE 18% OR GREATER	SLOPE 18% OR GREATER

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
COMPANY: NORTHERN TECHNOLOGIES, INC.
ADDRESS: 1408 NORTHLAND DRIVE #107, MENDOTA HEIGHTS, MN 55120
PHONE: 651-389-4193
DATED: 6-5-2014
CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PAD, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURB 6 TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURB IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MNDOT SPECIFICATION 2105.3R2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL.
- FINISHED GRADING SHALL BE COMPLETED. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- TOLERANCES.
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WAIVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.





Client
MARTIN
WOODY
ARCHITECTS

26405 Smithtown Road
Shorewood, MN 55331

4275 NOREX DRIVE

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.

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW

Project No. 20068.01



1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITY SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATER MAIN BELONGING TO THE CITY UNLESS FULLY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10- FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
 2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - 2.2. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - 2.2.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE FIVE- FEET OF COVER IS ACHIEVED.
 5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY TO ALL CONTRACTORS AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, OR ON NEAR, THE CONSTRUCTION SITE.
 7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS' ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:
- COMPANY: NORTHERN TECHNOLOGIES, INC.
ADDRESS: 1408 NORTHLAND DRIVE #107, MENOTA HEIGHTS, MN 55120
PHONE: 653-389-4191
DATED: 6-5-2014
1. CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
 10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO ENGINEER. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.



Client
**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
Shorewood, MN 55331

Project
**DAVINCI
MICROLYPH**

Location
CHASKA, MN

4275 NOREX DRIVE

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 professional ENGINEER under the laws of the State of Minnesota.

Eric A. Vogel
Registration No. 000024 Date: 5/1/2018
If applicable, let us for a wet signed copy of this plan while available upon request at Sambatek's, Minnesota, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

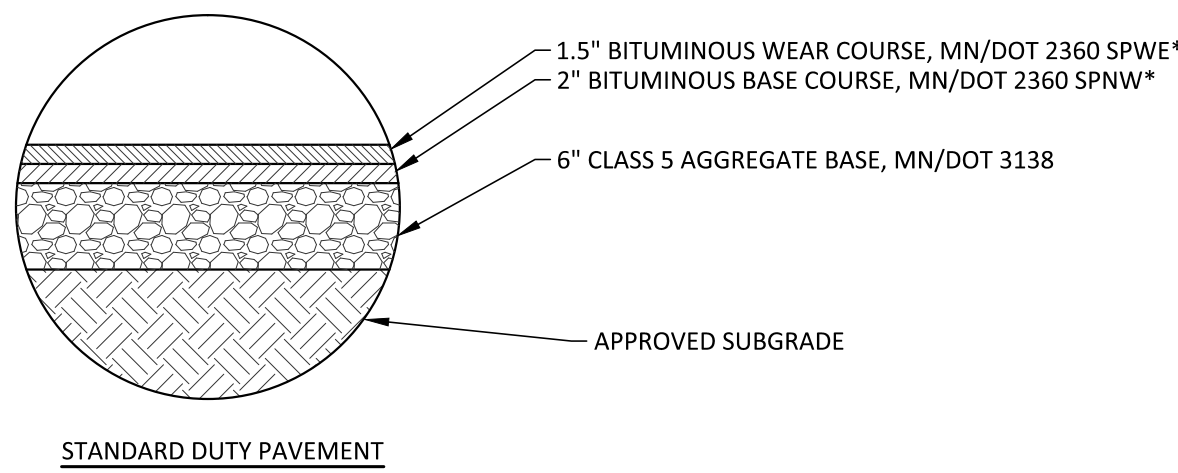
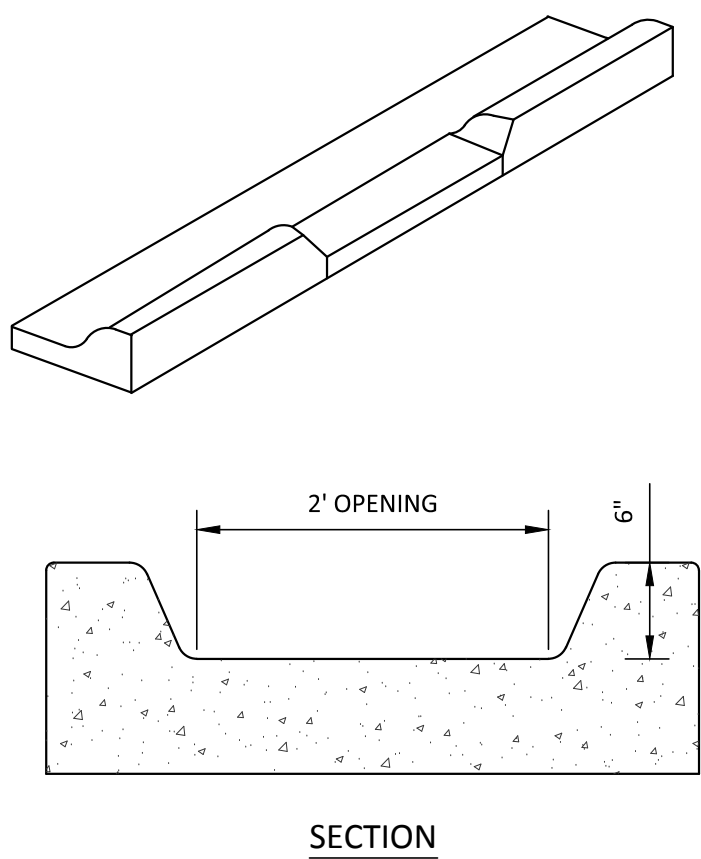
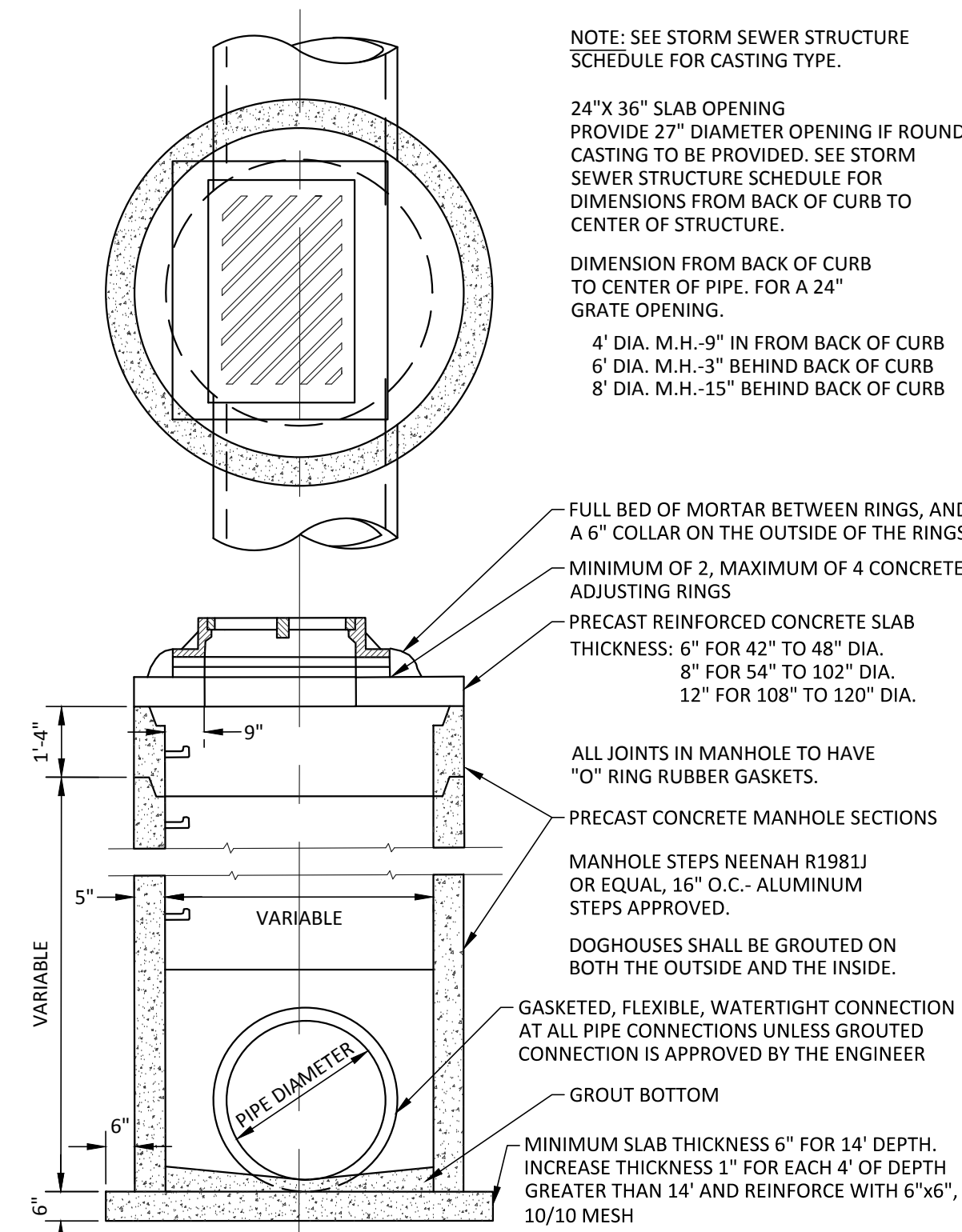
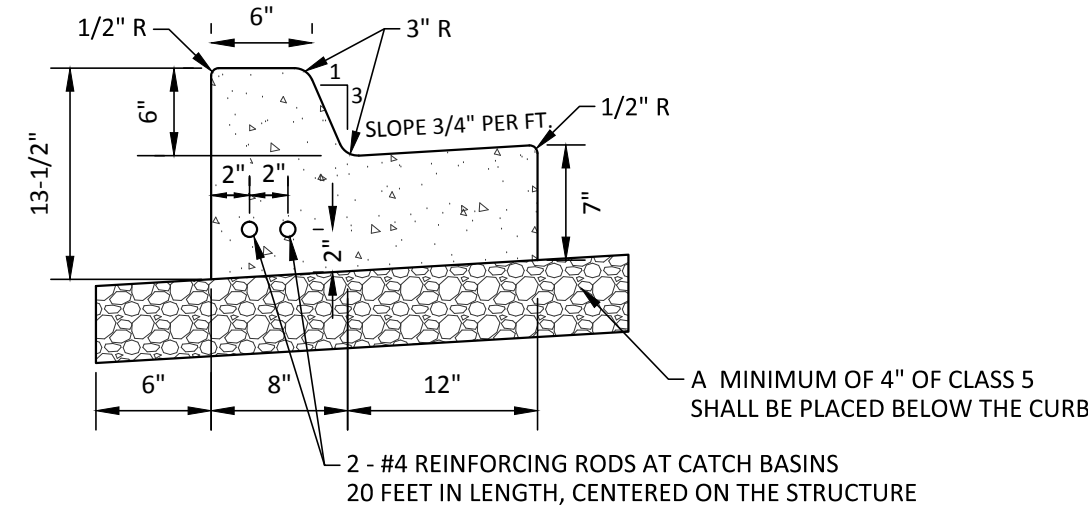
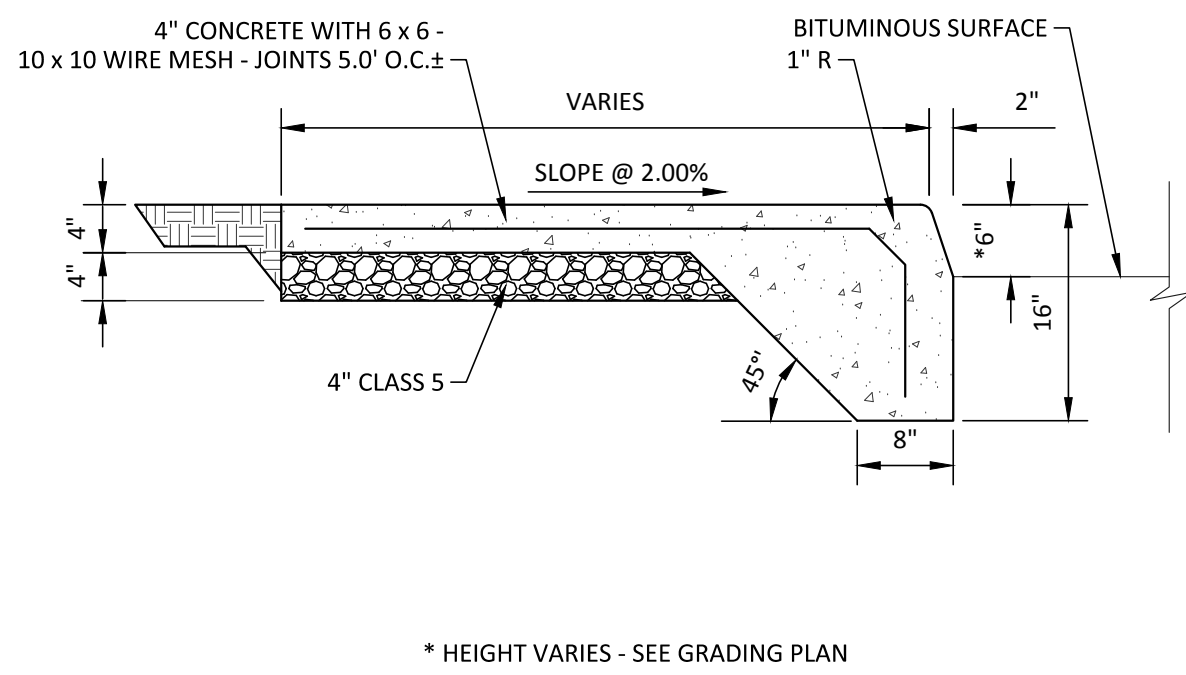
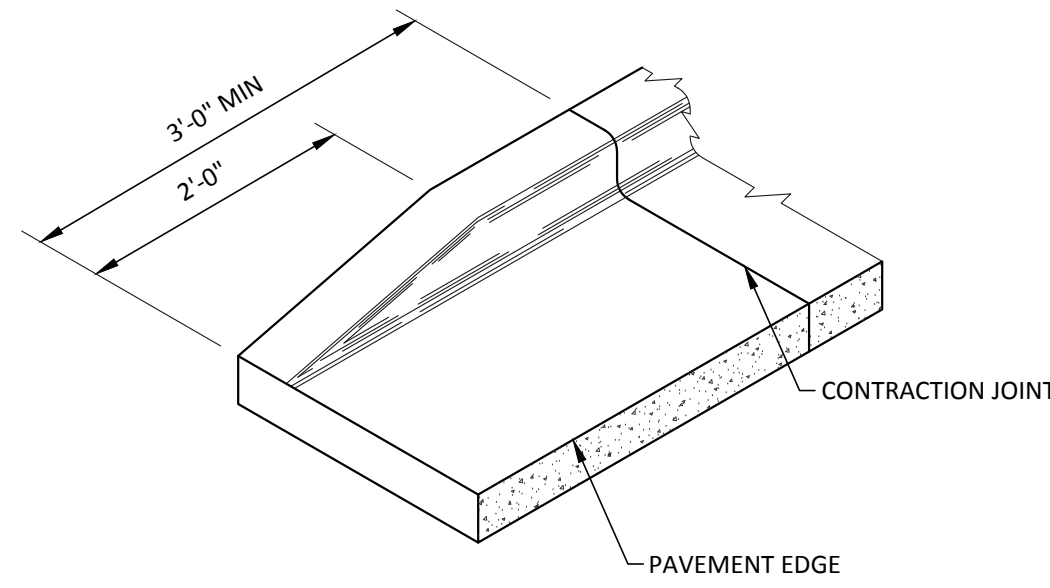
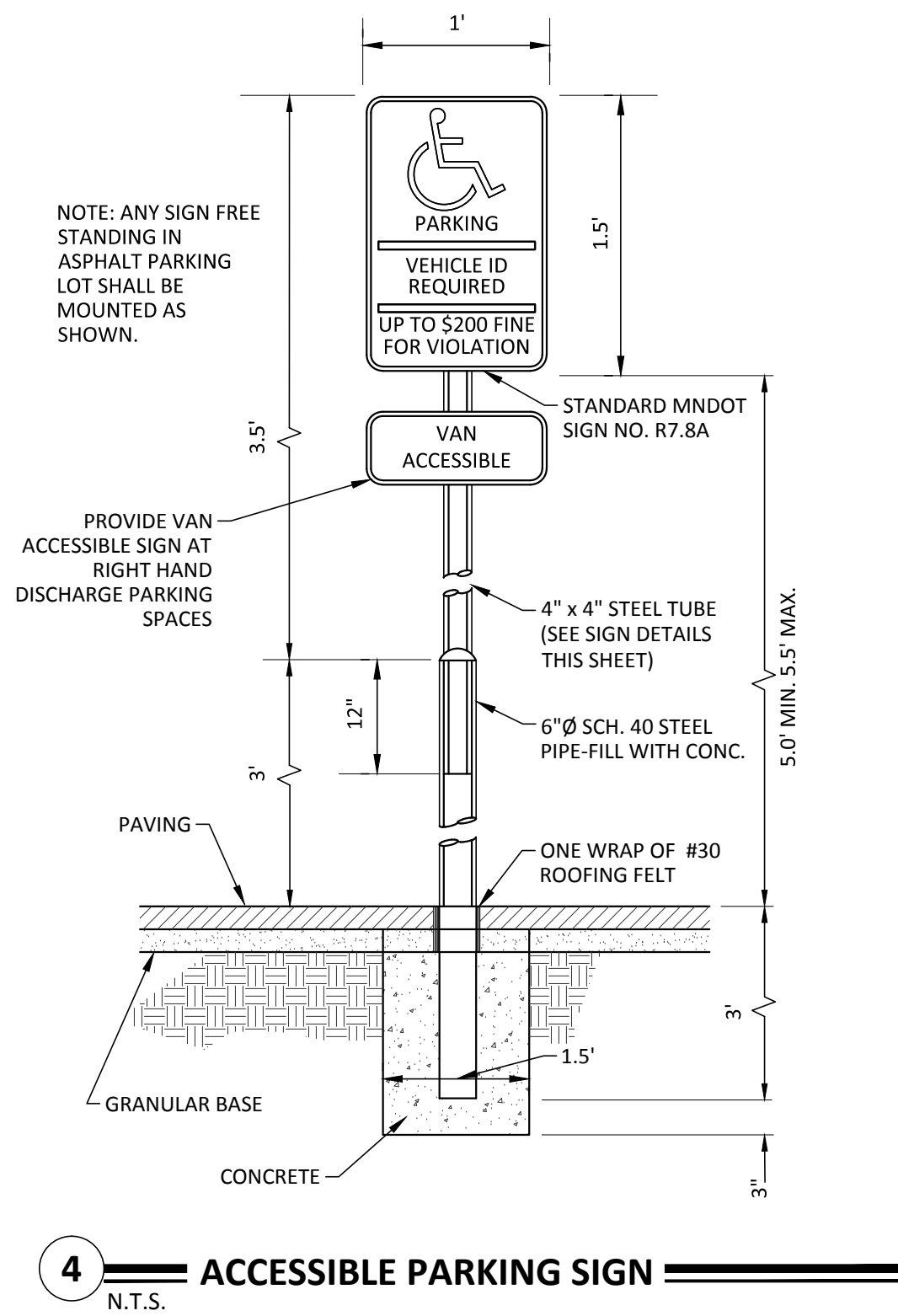
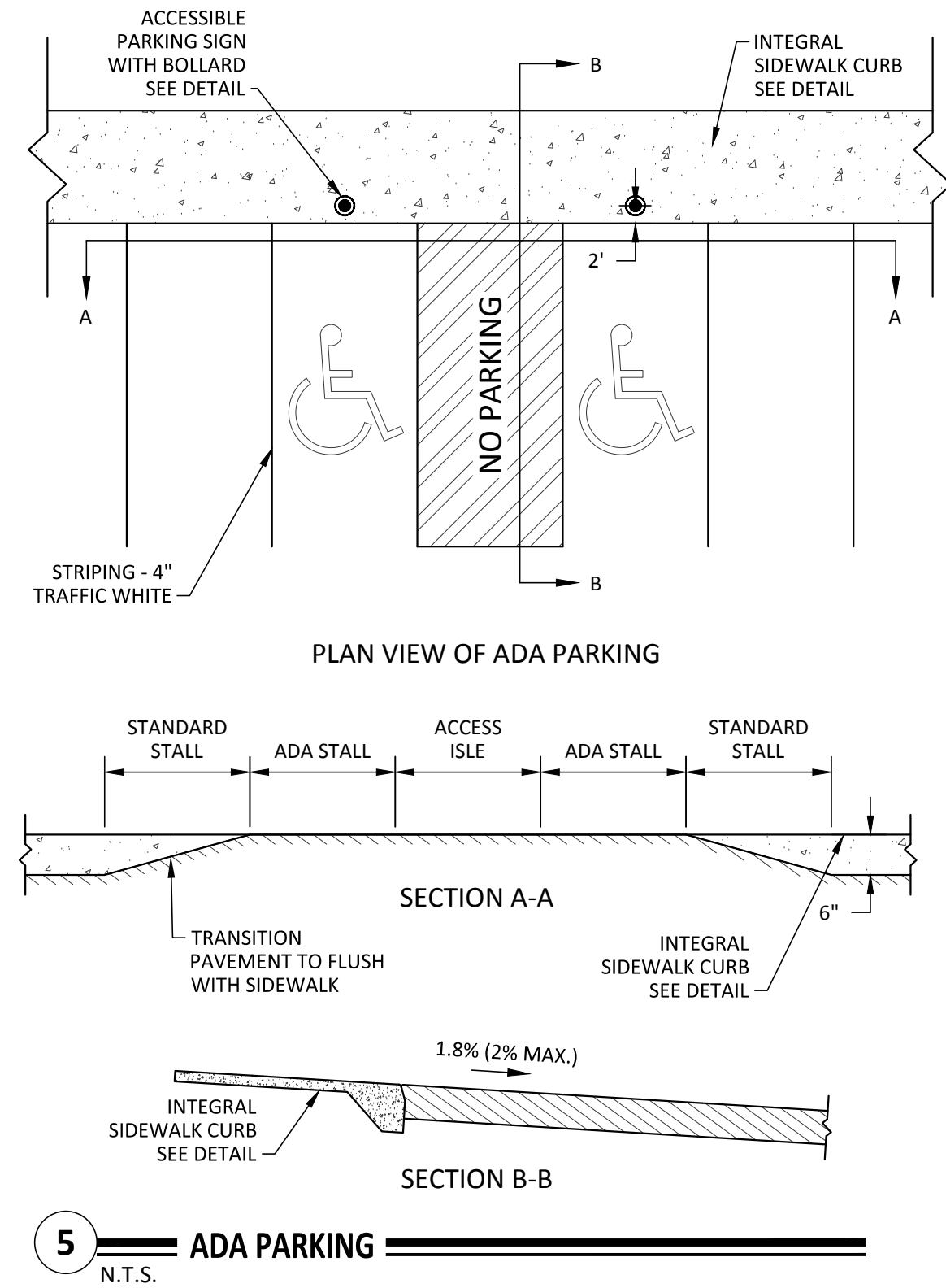
Revision History

No.	Date By	Submittal / Revision
5/1/2018		SITE PLAN REVIEW

Sheet Title
DETAILS

Sheet No. Revision
C9.01

Project No. 20068.01



- NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
 2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
 3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

Client

**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
Shorewood, MN 55331

Project

**DAVINCI
MICROLYPH**

Location

CHASKA, MN

4275 NOREX DRIVE

Certification

Summary

Designed: EAV Drawn: MLL

Approved: CMA Book / Page:

Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No. Date By Submittal / Revision

5/1/2018 SITE PLAN REVIEW

Sheet Title

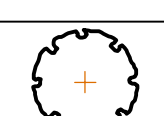
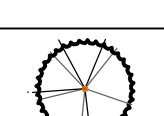
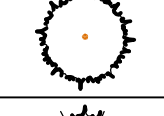
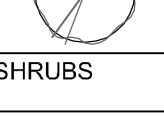
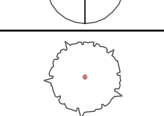
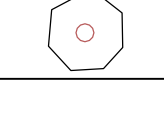
**LANDSCAPE -
SNOW
REMOVAL PLAN**

Sheet No. Revision

L1.01

Project No. 20068.01

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		2
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	ER	Juniperus virginiana / Eastern Red Cedar	B & B		6'	10
	NS	Picea abies / Norway Spruce	B & B		6'	13
	PR	Pinus resinosa / Red Pine	B & B		6'	4
ORN. TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			28
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal			8
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			6
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	H' X W'		QTY
	AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal			10

TRANSPLANTED ON-SITE TREES LOCATED WITHIN CONSTRUCTION ZONE MAY BE USED INSTEAD OF THE ABOVE EVERGREEN TREES
- OVERALL COUNT WILL BE THE SAME OR MORE.

LANDSCAPE LEGEND

- SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
 - MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
 - PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
 - ROCK MULCH - 1 1/2" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
 - TRANSPLANT EXISTING TREES WITH TREE SPADE AS FEASIBLE FOR USE IN LANDSCAPE BUFFER
- STEEL EDGER

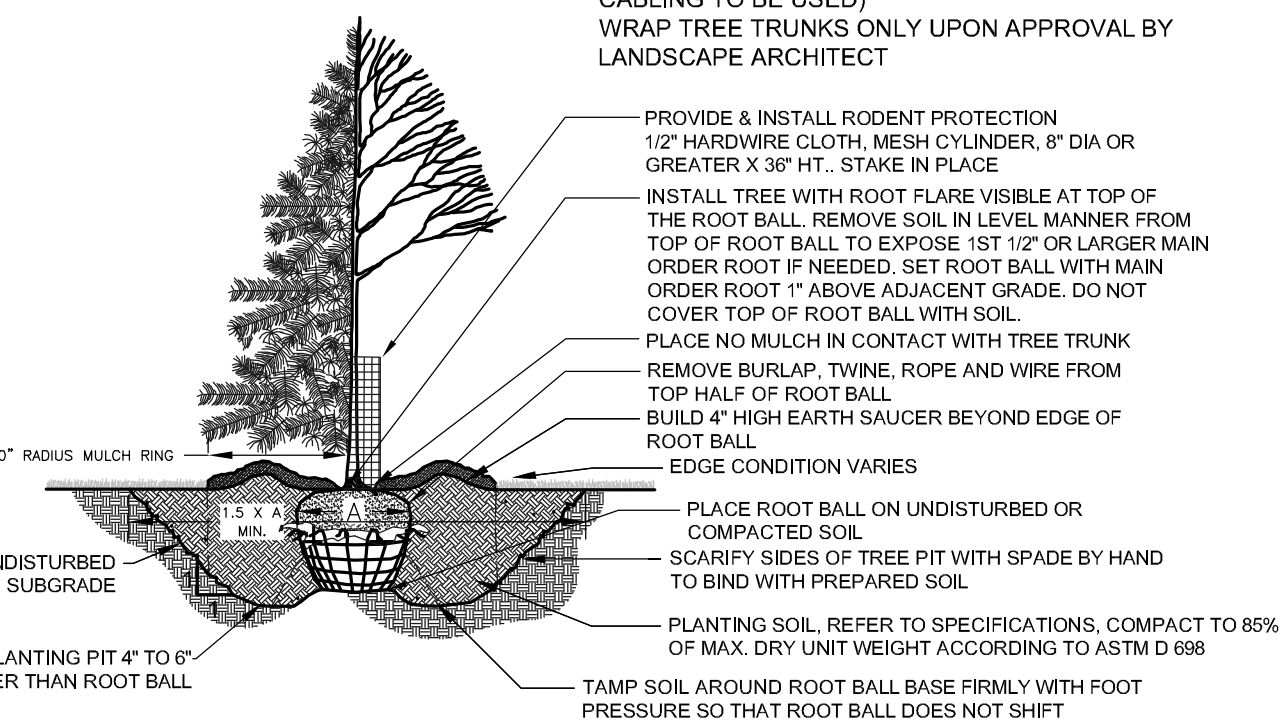
CITY LANDSCAPE CODE

2 STORY BUILDING CODE REQUIREMENTS - 55,542 TOTAL GROSS SQUARE FEET

TREE CALIPER	2.5"	3.0"	3.5"	4.0"	4.5"
TREES REQ.	39	5	5	4	4

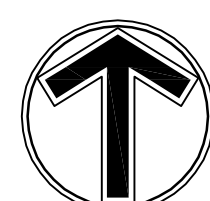
REQUIRED TOTALS WILL BE MET WITH EXISTING
ON SITE TREES AS WELL AS ADDITIONAL BUFFER
ZONE PLANT MATERIAL.

NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB
POSITION THROUGHOUT THE WARRANTY PERIOD. IF
STAKING IS REQUIRED BY SITE CONDITIONS,
CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1"
WEBBING AROUND TRUNK OF THREE (NO WIRE OR
CABLEING TO BE USED)
WRAP TREE TRUNKS ONLY UPON APPROVAL BY
LANDSCAPE ARCHITECT

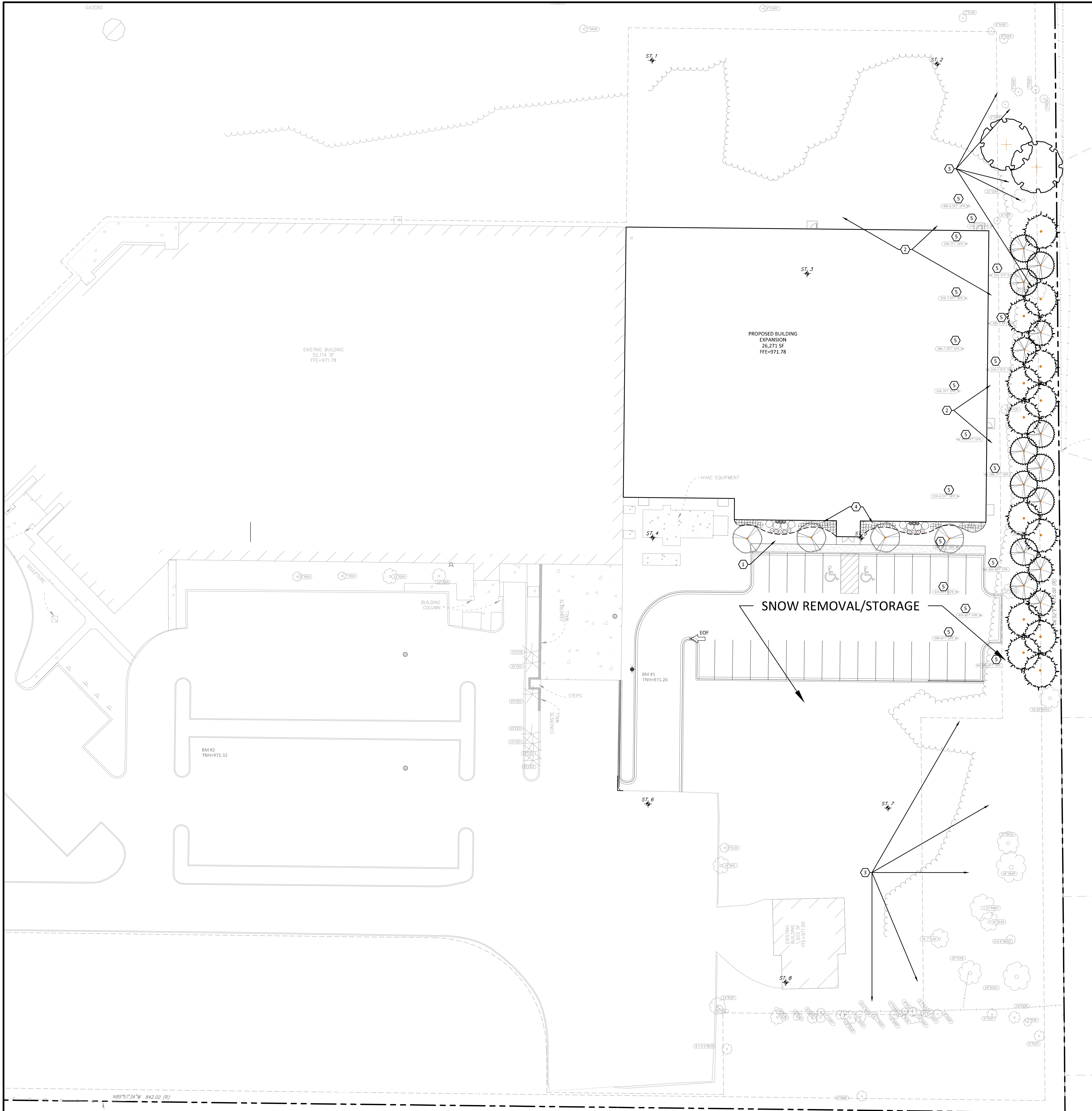


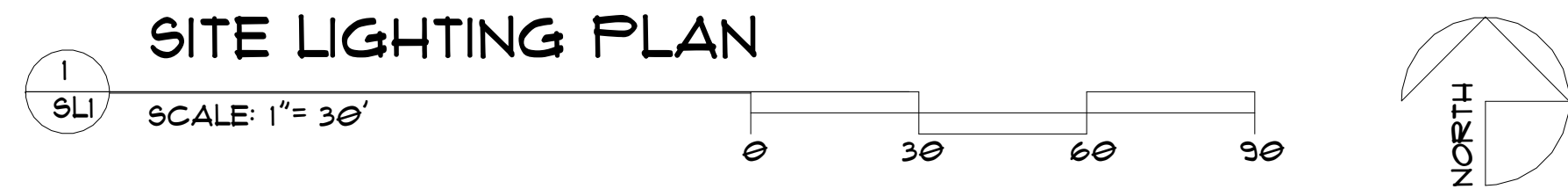
1 TREE PLANTING DETAIL

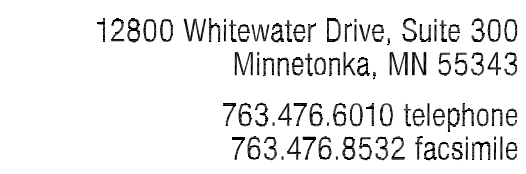
NTS



0 20 40
SCALE IN FEET







26405 Smittown Road
Shorewood, MN 55331

4275 NOREX DRIVE

NOT FOR CONSTRUCTION

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW

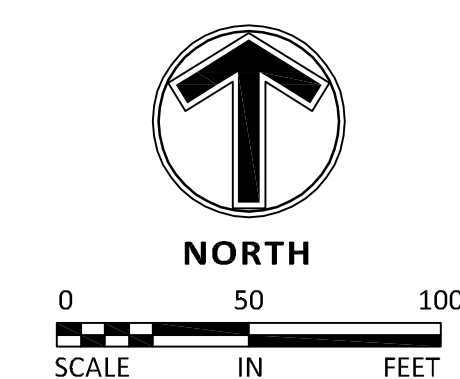
Project No. 20068.01

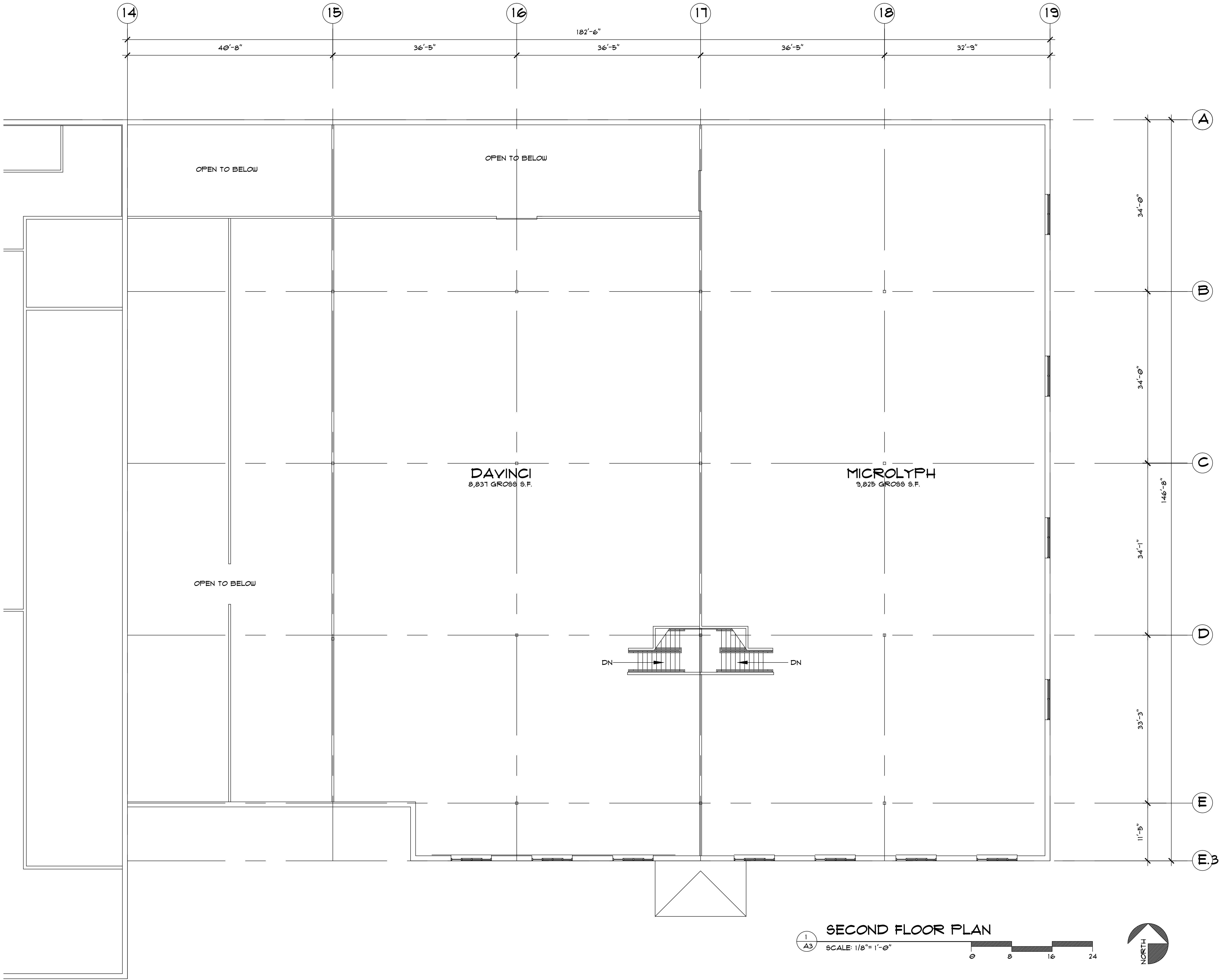


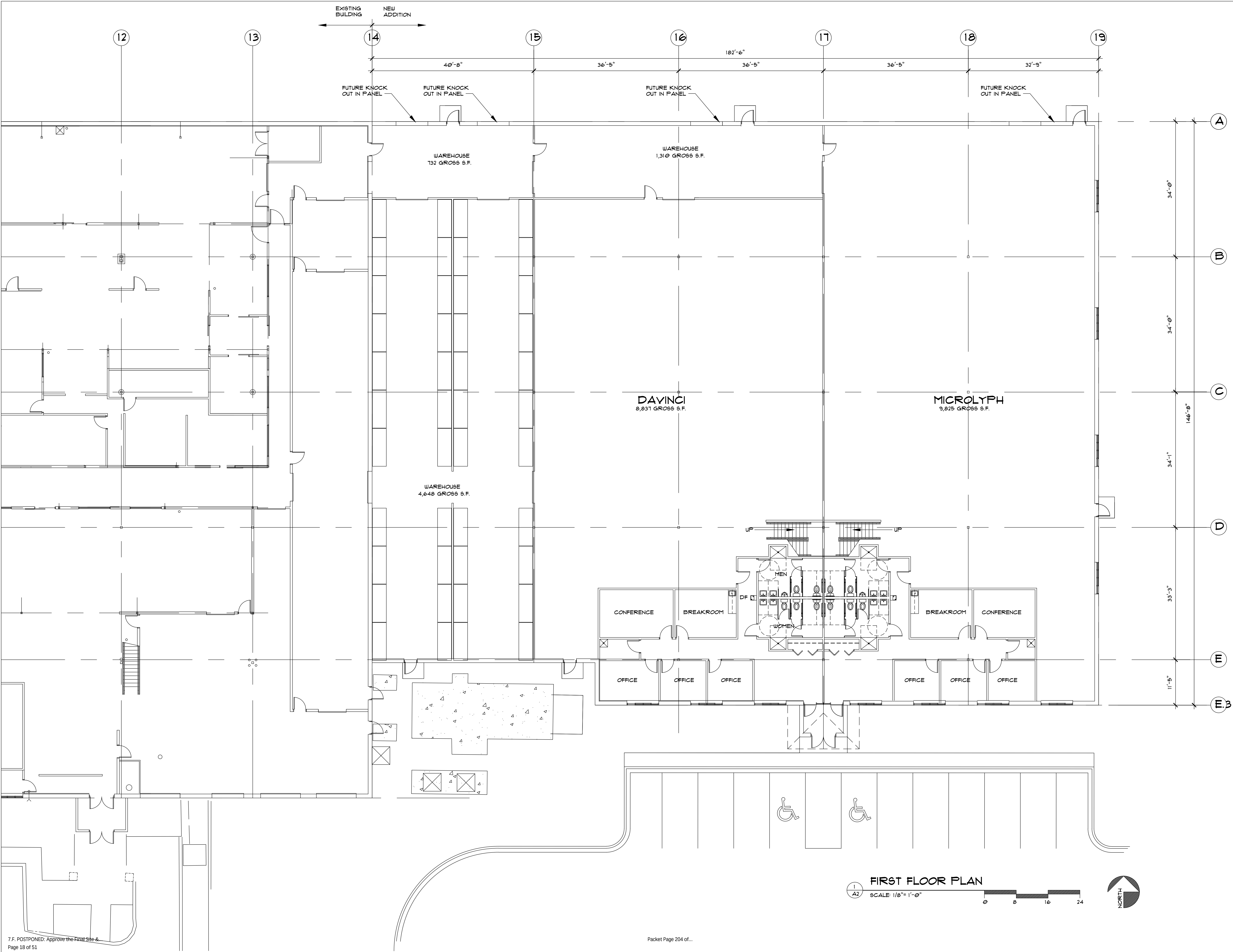
- ## KEY NOTES
- A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. CURB TRANSITION - SEE GRADING PLAN
 - D. INTEGRAL SIDEWALK CURB
 - E. ACCESSIBLE STALLS/STRIPING
 - F. ACCESSIBLE PARKING SIGN
 - G. END SECTION CURB AND GUTTER
 - H. 3' CURB CUT



- ## LANDSCAPE LEGEND
- ① SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
 - ② MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
 - ③ PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
 - ④ ROCK MULCH - 1" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
 - ⑤ TRANSPARENT EXISTING TREES WITH TREE SPADE AS FEASIBLE FOR USE IN LANDSCAPE BUFFER
- — — — — STEEL EDGER







1
A2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 8 16 24
NORTH

34 WATER STREET, SUITE 5
EXCELSIOR, MN 55331

MRTIN
WOODY
ARCHITECTS

DATE: MAY 11, 2018

FILE: C BIOLYPH
/NOREX/A3.DWG

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A LICENSED ARCHITECT
REGISTERED UNDER THE LAWS OF
THE STATE OF MINNESOTA.
DATE: _____ REGISTRATION NO.: 20354

COPYRIGHT 2018
MARTIN WOODY
ARCHITECTS, INC.

PROJECT: BUILDING ADDITION FOR:
DAVINCI/MICROLYPH
4215 NOREX DRIVE
CHASKA, MINNESOTA 55318

SHEET:
A2
OF 4

7.F. POSTPONED: Approve the Final Site &
Page 18 of 51

Packet Page 204 of...

PROJECT DATA:

SITE AREA: 595,193 S.F./13.66 ACRES
EXISTING BUILDING AREA: 52,114 S.F.
PROPOSED BUILDING ADDITION FOOTPRINT AREA: 26,271 S.F.
BUILDING HEIGHT: 2 STORIES
MANUFACTURING, PROCESSING, FABRICATION AREA: 18,662 S.F.
WAREHOUSE AREA: 25,352

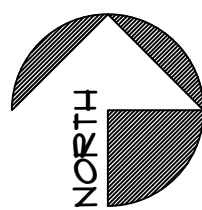
PARKING REQUIRED:
MANUFACTURING, PROCESSING, FABRICATION AREA: 18,662 S.F./300 S.F. PER SPACE = 63 SPACES
WAREHOUSE AREA: 25,352 S.F./1200 S.F. PER SPACE = 13 SPACES
PARKING REQUIRED: 16 SPACES

PARKING PROVIDED: 28 SPACES
PROOF OF PARKING: 140 SPACES
TOTAL OF DISTURBED AREA: 41,842 S.F.

SITE PLAN

SCALE: 1"= 30'

0 30 60 90



PROJECT: BUILDING ADDITION FOR:

DAVING/MICROLYPH
4215 NOREX DRIVE
CHASKA, MINNESOTA 55318

SHEET:

A1
OF 4

CERTIFICATION:

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

DATE: XX/XX/XX REGISTRATION NO.: 20554

FILE: C:\BIOLYPH
CHASKA\A1.DWG

DATE: MAY 1, 2018

MARTIN
WOODY
ARCHITECTS

26405 SMITHOWN ROAD
SHOREWOOD, MN. 55551
PHONE (612) 382-2423



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5-year, no-compromise warranty.

Color: Bronze Weight: 32.0 lbs

Project:
DaVinci/Microlyph

Type:
AA

Prepared By:
CLL

Date:
4/28/2018

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 55W
Efficiency: 91%

LED Info

Watts: 50W
Color Temp: 4000K
Color Accuracy: 72 CRI
L70 Lifespan: 100000
Lumens: 7256
Efficacy: 133 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178X

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

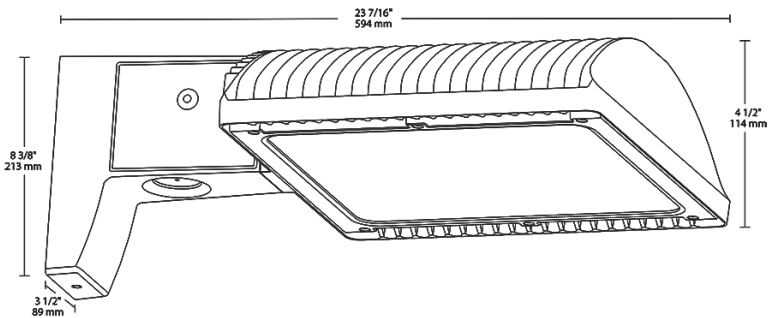
Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other	Warranty:	Optical
Equivalency: Replaces 200W Metal Halide	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.	BUG Rating: B0 U0 G1
BAA Compliance: Click for BAA compliance.	Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	4T	50		N				
	2T = Type II	50 =	Blank =	Blank =	Blank =	Blank = 120-277V	Blank =	Blank = No Option
	3T = Type III	50W	Arm	5000K (Cool)	Bronze	/480 = 480V (not available for 150W)	Standard	/PCS = 120V Swivel Photocell
	4T = Type IV	78 =	SF =	N = 4000K (Neutral)	RG =		/D10 = 0-10V Dimming	/PCS2 = 277V Swivel Photocell
		78W	Slipfitter	Y = 3000K (Warm)	Roadway Gray		/BL = Bi-Level	/PCT = 120-277V Twistlock Photocell (not available for Slipfitter mounting)
		105 =			W = White			/PCT4 = 480V Twistlock Photocell (not available for Slipfitter mounting)
		105W						/WS2 = Multi-Level Motion Sensor(50W, 78W and 105W only)
		125 =						/WS4 = Multi-Level Motion Sensor(125W and 150W only)
		125W						/LC = Lightcloud® Control
		150 =						
		150W						



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
DaVinci/Microlyph

Type:
BB-1

Prepared By:
CLL

Date:
4/28/2018

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 55W
Efficiency: 92%

LED Info

Watts: 50W
Color Temp: 4000K
Color Accuracy: 72 CRI
L70 Lifespan: 100000
Lumens: 6617
Efficacy: 121 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

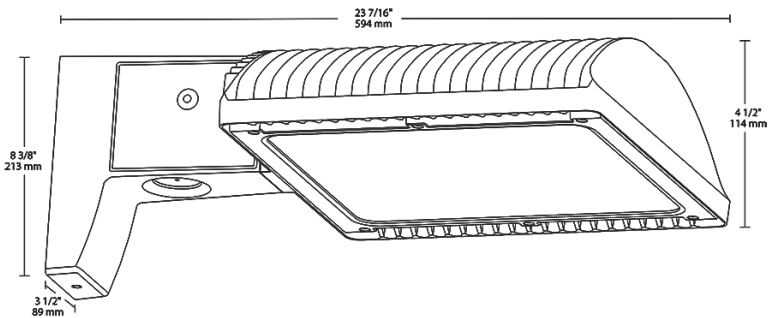
Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other	Warranty:	Optical
Equivalency: Replaces 200W Metal Halide	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.	BUG Rating: B0 U0 G1
BAA Compliance: Click for BAA compliance.	Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	3T	50		N				
	2T = Type II	50 = 50W	Blank = Arm	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = Standard	Blank = No Option
	3T = Type III					/480 = 480V (not available for 150W)	/D10 = 0-10V Dimming	/PCS = 120V Swivel Photocell
	4T = Type IV	78 = 78W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray		/BL = Bi-Level	/PCS2 = 277V Swivel Photocell
		105 = 105W		Y = 3000K (Warm)	W = White			/PCT = 120-277V Twistlock Photocell (not available for Slipfitter mounting)
		125 = 125W						/PCT4 = 480V Twistlock Photocell (not available for Slipfitter mounting)
		150 = 150W						/WS2 = Multi-Level Motion Sensor(50W, 78W and 105W only)
								/WS4 = Multi-Level Motion Sensor(125W and 150W only)
								/LC = Lightcloud® Control



Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.5 lbs

Project:
DaVinci/Microlyph

Type:
WW

Prepared By:
CLL

Date:
4/28/2018

Driver Info

Type: Constant Current
120V: 0.17A
208V: 0.11A
240V: 0.09A
277V: 0.08A
Input Watts: 20W
Efficiency: 89%

LED Info

Watts: 18W
Color Temp: 4000K
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 2503
Efficacy: 124 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

Construction

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Other

For Use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Replacement:

Replaces 150W Metal Halide

Buy American Act Compliance:

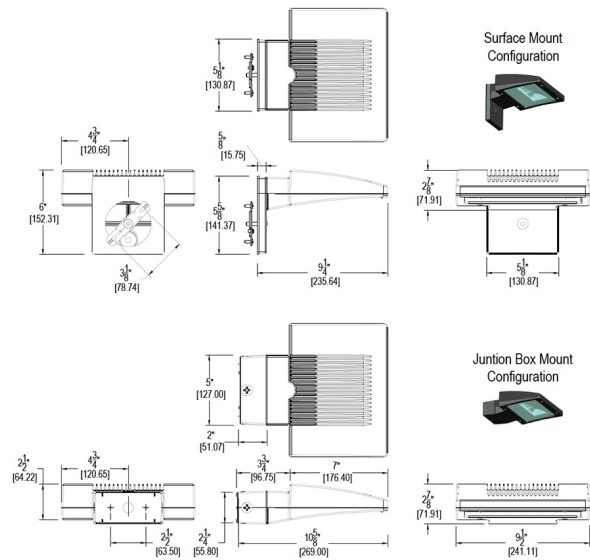
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions

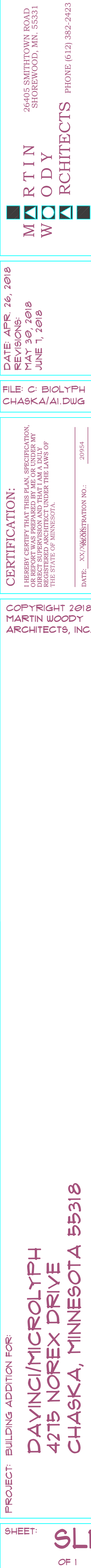


Features

- Ultra-high efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,00-Hour LED Lifespan
- 5-year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options
WPLED	18	N			
	18 = 18W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell



Bryant Tchida
2503 Bridle Creek Trail
Chanhasen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2503 Bridle Creek Trail with my wife Holly and our three children, Alison (11), Chris (9), and Katie (6). Our residential property directly abuts the Biolyph property to the east. I am writing with respect to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

To be clear, I understand and appreciate the importance of local industry, job creation and tax base. I also believe that industry and residential can exist in proximity and in harmony with each other. Balancing the rights and interests of both types of property owners is one of the fundamental reasons that zoning ordinances and codes exist. Biolyph is a growing and thriving business.

That having been said, I object to the Final Site Proposal. First, the Proposed Final Site Plan violates the City of Chaska's Zoning Ordinance, namely, Chaska Zoning Ordinance Section 4.4.3.2(d). According to Section 4.4.3.2(d), a 100-foot setback from adjoining residential uses or zoning districts is required for Planned Industrial District buildings such as Biolyph. The Final Site Plan proposes a mere 30-foot setback for both the building and parking lot. If approved, the building and parking lot would significantly encroach upon and impair my family's use and enjoyment of our property.

To give you some perspective, I am submitting some before and after pictures with this letter. I'm sure you can appreciate how unpleasant it would be to have the present view moved to within 30 feet of your residential property line. The parking lot would also be right next to where our kids play with no berm or other boundary. In addition to the view of industrial property, increased car traffic in close proximity to our house, and deprivation of natural light, we are deeply concerned about noise, vibrations, pollution of soil, air quality, light pollution and the like. We are also concerned about water runoff, raising of the water table and water intrusion onto our property. I believe that the Biolyph property has significant drainage issues. You should know that the topography slopes downward toward our house and we have an active sump pump. We are

concerned that increasing the hard surface area to the extent proposed in the Final Site Plan could cause water infiltration problems on our property.

We understand the Chaska City Planning Department's position to be that the 30-foot setback is allowed under a May 21, 1990 Site/Building Plan submitted by Home Time/Duplication Factory – P.C. and approved by the Chaska Planning Commission. Although the 1990 Site Plan referenced a "possible future expansion," the Planning Commission's recommendation did not address the possible future expansion in any meaningful or conclusive way. No site plan was ever approved for this "possible future expansion." That is because the expansion was not actually proposed. Thus, if the expansion ever became desired by the property owner, the property owner cannot not rely on the 1990 approval of the original Site Plan in order to build out the expansion area—that is the very reason that the property owner is presently going through the site plan submission and approval process.

To illustrate the point more directly, whatever conditions existed in 1990, circumstances have changed. For example, as noted in the 1990 Planning Commission report, "[t]he proposed Home Time/Duplication Factory facility meets the requirements of the Zoning Ordinance with regard to setbacks, parking and lot coverage." Although that was true at the time with respect to the original facility, it is not true today with the proposed expansion. Among other things, the residential zone that abuts the property to the east had not yet been constructed (our home was not built until 1994), so there was no need to take into account the required 100-foot setback from adjoining residential uses or zoning districts under Zoning Ordinance Section 4.4.3.2(d). The original building also was setback far enough from the adjoining property boundary such that minimum setbacks were not implicated.

Moreover, the 1990 approval relied heavily on a robust landscape plan and the heavily wooded nature of the property, including to the east of the building:

As stated previously the site contains a significant amount of mature hardwoods (mostly oaks with some maple and basswood). The buildings orientation has maximized preservation of the existing trees. The landscape requirement for this site is 162 caliper inches or 57 overstory trees. The Landscape Plan, specific to the improved area of the site provides 21 overstory trees for a total of 55 caliper inches. The remainder of the requirement is proposed to be made up in credit for existing trees. In addition to the overstory trees provided the plan also includes 21 ornamental trees and a large number and variety of shrubs and flowers.

This landscaping plan provided an approximately 120-foot screen and buffer between the residential boundary and the existing building. Despite the 1990 approval's reliance on the heavily wooded nature of the area surrounding the original building, most of the trees to the east of the

existing building have now been cut, including the mature oaks, maples and basswood. As a result, the property owner is out of compliance with the 1990 landscaping plan. It would be unreasonable, irrational, arbitrary and capricious for the Planning Commission to rely on the 1990 approval of the existing structure as authority for the current proposed expansion when circumstances have changed and the site is significantly out of compliance with the original Site Plan and approval. You must take the new circumstances into consideration. The 100-foot setback Zoning Ordinance was adopted for a reason. This situation is the reason, and there is no rational justification for departing from the 100-foot setback rule here.

To put a finer point on things, the character and appearance of both the Biolyph property and of the adjoining residential neighborhood have been irreparably altered by the removal of the forested area on the east side of the property. What was once a lush, thick, forested screen with dozens of mature oak, maple and basswood trees, a large canopy and thick vegetation between the industrial building and the residences is now mostly barren, with no meaningful landscaping screen. I doubt this is what the Chaska Planning Commission had in mind when it approved the 1990 Site Plan, especially when it placed such emphasis on landscaping and the robust assortment of existing mature trees. To reiterate—the only thing approved in the 1990 Site Plan was the existing structure with landscaping and other requirements. No lots were platted for future development, and no actual future expansion site plan was proposed or approved. The “potential future expansion” was nothing more than a ghost plan.

The Site Plan suffers from numerous other deficiencies. For example, the plan includes no storm water improvements. It does not include any sort of water treatment plan even though the water will flow into an existing sewer system (and into the City of Chanhassen). The Site Plan proposes to plow snow toward and collect it on our property line—the runoff from snow melt will flow to our property. The Site Plan also lacks a tree preservation plan. In addition, the proof of parking is partially located in a conservation easement upon which no improvements can be constructed. (A copy of the easement is enclosed for your review.) And, there is no screen whatsoever proposed in front of the new parking lot abutting our property.

I respectfully request that the Final Site Plan be rejected because it fails to satisfy the required 100-foot setback requirement under Chaska Zoning Ordinance Section 4.4.3.2(d), because it does not adequately address landscaping to provide meaningful screens in between the properties, and because it is otherwise deficient.

To the extent that the Planning Commission decides to move forward with some portion of the Site Plan, however, our biggest concern is the visual impact of the expansion and adequately mitigating the adverse impact of the expansion through use of robust landscaping and screens. Irrespective of required setbacks under the Zoning Ordinance, a sufficient setback must be included between the building and the residential property boundaries to ensure there is adequate space for landscaping

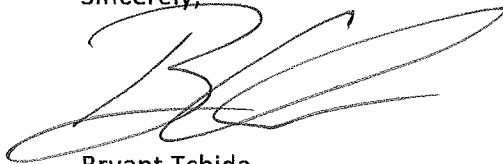
and screens, including so that the trees and other vegetation have adequate light and space to grow. There should also be a meaningful boundary separating the parking lot and residential properties.

An irrigated berm with a variety of conifer and hardwood trees, shrubs, and other vegetation on top would be a good start. Mature trees should be planted at the outset so that the building and parking lot are fully screened from the abutting residences. A good example of an adequate screen can be found between the Dell Five Business District off Dell Road in Chanhassen (Lake Drive East off Dell Road) and the residential properties along Wynnfield Road in Eden Prairie to the south. This could serve as a useful model for a landscaping project here, and I encourage you to look at it.

In addition, allowing the adjoining residential neighbors to have input on a final landscaping and screening plan would be a good idea. The new screening that has been planted since the forested area to the east was cut is minimal and inadequate—the row of small pines (some of which are dead) provides no meaningful screen. The existing Final Site Plan is vague as to the landscaping proposal. I believe that Biolyph should be required to submit detailed visual landscaping plans so that the Planning Commission (and interested adjoining residential landowners) have a clear picture of and the opportunity to approve any landscaping proposal.

Although my family and I urge you to reject the Final Site Plan because it is out of compliance with the City of Chaska's Zoning Ordinance, we request at the very least that you require substantial revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion are mitigated to the extent possible. This would include, at a minimum, a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your time and your consideration of our views.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryant Tchida', with a stylized, flowing script.

Bryant Tchida

Shelly Kilibarda
2511 Bridle Creek Trail
Chanhassen, MN 55317

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2511 Bridle Creek Trail with my husband and 3 children. I have been a licensed real estate broker for 15 years in multiple states, including Minnesota. I am writing in support of my neighbor Bryant Tchida and his letter to the Commission dated June 5, 2018.

I strongly urge the Commission to carefully consider the affect the Final Site Plan submitted by Biolyph will have on the property value of the homes located on Bridle Creek Trail in Trotter's Ridge neighborhood. Without thoughtful consideration of the esthetic look, encroachment issue with the new plan's 30' set back as well as possible environmental issues (specifically water shed), my concern is not only of the decrease in value for the properties adjoining Biolyph, but the negative impact on the overall value of our quaint little neighborhood of 49 homes.

Realtors, appraisers and buyers use properties listed and sold within a neighborhood to establish a market value comparison. The homes adjoining Biolyph will most definitely experience a decrease in value if the current proposed plan is approved. This, in turn, will affect all 49 homeowners on Bridle Creek Trail. There is an opportunity for Biolyph to work with our neighborhood and specifically the adjoining neighbors to create an encroachment- free site with a visually pleasing landscape plan. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Shelly Kilibarda". The signature is fluid and cursive, with the first name "Shelly" written in a larger, more prominent script than the last name "Kilibarda".

Shelly Kilibarda

Don Schulz
2507 Bridle Creek Trl.
Chanhassen, MN 55317

June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

Re: 4275 Norex Drive (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2507 Bridle Creek Trail with my wife Mary and grandson Jeffrey (4). Our property is directly behind the Biolyph property to the east. I am writing in regards to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

I have fully read and reviewed the letter submitted in reference to the same matter from our neighbor Bryant Tchida. My wife and I agree 100% with all the points Bryant has brought up in his letter of concern. In addition, we would like to voice our concern over the existing noise level and parking lot traffic which occurs early morning and late at night. I can only imagine how much worse it will get being within 30 feet of our property.

I also understand the need for businesses and residential property owners to successfully co-mingle in the same neighborhood. However, we have also experienced some intrusiveness from the noise level coming from water gushing out to the generator being fired up. In addition, during the winter months the headlights coming through our windows from the morning shift can get very unpleasant. Again, I can only imagine how this will elevate from the proposed Final Site Plan.

My family and I urge you to reject the Final Site Plan because of the valid points Bryant Tchida so eloquently brought up in his letter. We also request at the very least that you require revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion be minimal and include a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your consideration.

Sincerely,



Don Schulz



Mary Schulz

Alan Kerkman
2510 Bridle Creek Trail
Chanhassen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4725 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I recently received the courtesy notice of the meeting to consider the approval of a final site plan for Biolyph. I would like to thank you for reaching out and notifying my family about the proposed addition to their lot. I am happy to hear that Biolyph is thriving in their current location and all that means for our local economy. I am disappointed however by the means that they are choosing to expand. In the past few years they have been cutting down much of the natural beauty of their lot and encroaching right up to the borders of their property. I understand the desire for Biolyph to expand, but it seems that there has to be a better way to find a solution to their growth needs.

I have reviewed the draft letter that Mr. Tchida is sending to the commission and I have to say I agree with him on all points. I urge you to consider the negative impacts that this proposal has for those of us who live nearby. When we moved into our home we were unable to see or hear the industry that was so closely located to us. However, as Biolyph has basically clear-cut their eastern border we now see and hear them regularly and with the proposed further development, we do not look forward to the continued degradation of a formerly peaceful and quiet neighborhood.

I hope the planning commission will see how many negative consequences this proposal, in its current form, will have on the local community and I hope you will take Mr. Tchida's recommendations to heart when you make your decision.

Thank you for taking the time to understand and consider our position in this matter.

Respectfully,



Alan Kerkman

Jeff and Andrea Sebenaler
2499 Bridle Creek Trail
Chanhassen, MN 55317
June 6, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

We, Andrea and Jeff Sebenaler, live at 2499 Bridle Creek Trail with our son, Joseph (17). Our property abuts the Biolyph property on the east side. We have lived at this address for the past 21 years. For 18 of those 21 years, our family enjoyed the densely wooded area that screened our property completely from the existing property at 4275 Norex Drive. In 2014 that all changed when Biolyph had most of the woods and underbrush (see photos submitted by Mr. Tchida) cleared from the site on the east side of its property. This happened without any notice given to the bordering property owners. The lack of transparency caused a lot of pain and anxiety. Andrea came home from a long day of teaching high school to find the woods being chewed up by huge equipment. It was too late to even have a conversation. We know the city planner received many complaints about the deforestation. Although Biolyph had received permission to remove the trees, the removal may have violated the original site plan. It's impossible to replace oak trees that were over a 100 years old. Thus today we are writing with respect to the Final Site Plan submitted for review by the Chaska Planning Commission on June 13, 2018. We would like to make sure this situation doesn't go from bad to worse.

We and Mr. Bryant Tchida, who lives at 2503 Bridle Creek Trail, have discussed our concerns about Biolyph's proposed expansion. We agree that the City of Chaska should abide by the 100 foot setback from residentially zoned districts and not the 30 foot setback as proposed. Please reference Mr. Tchida's clearly written letter voicing these concerns.

In addition to the legal concerns, the 30 foot setback would now make our backyard even less appealing than it became after the elimination of the wooded buffer. Our backyard is shaded by a very large oak tree (113" diameter) on our property (photo attached). This tree is located very near the proposed parking lot. We have witnessed what construction does to oak trees. Many neighbors lost trees due to construction in our own neighborhood. If the 30 foot setback is allowed, our oak tree would most likely

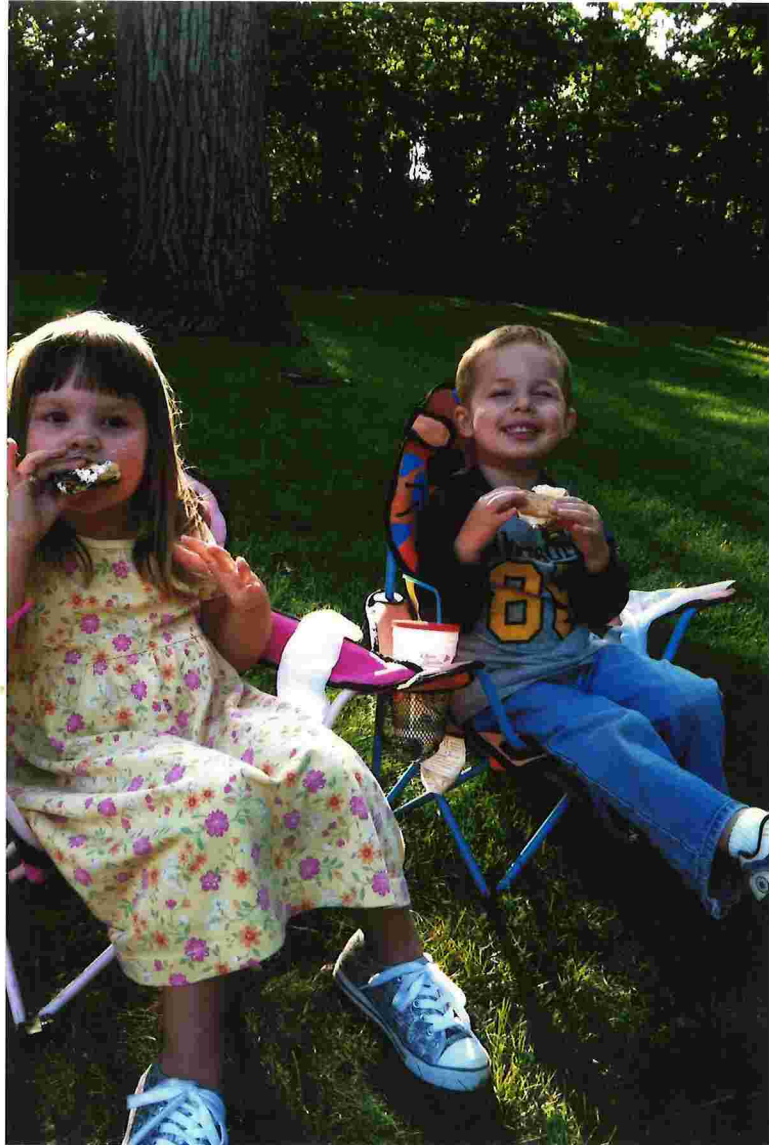
die in a couple of years. Not only would we lose the tree that contributed to our decision to purchase our home, we would end up paying thousands for its removal. Oak trees have shallow root systems. They are very susceptible to even the slightest vibrations which can cause compaction in the soil. A large radius around them needs to be protected from construction activity. Tree experts educated us on this when our front yard tree died after we moved into the neighborhood. Other trees on Biolyph's property, along with our neighbors' properties, would surely be at risk as well.

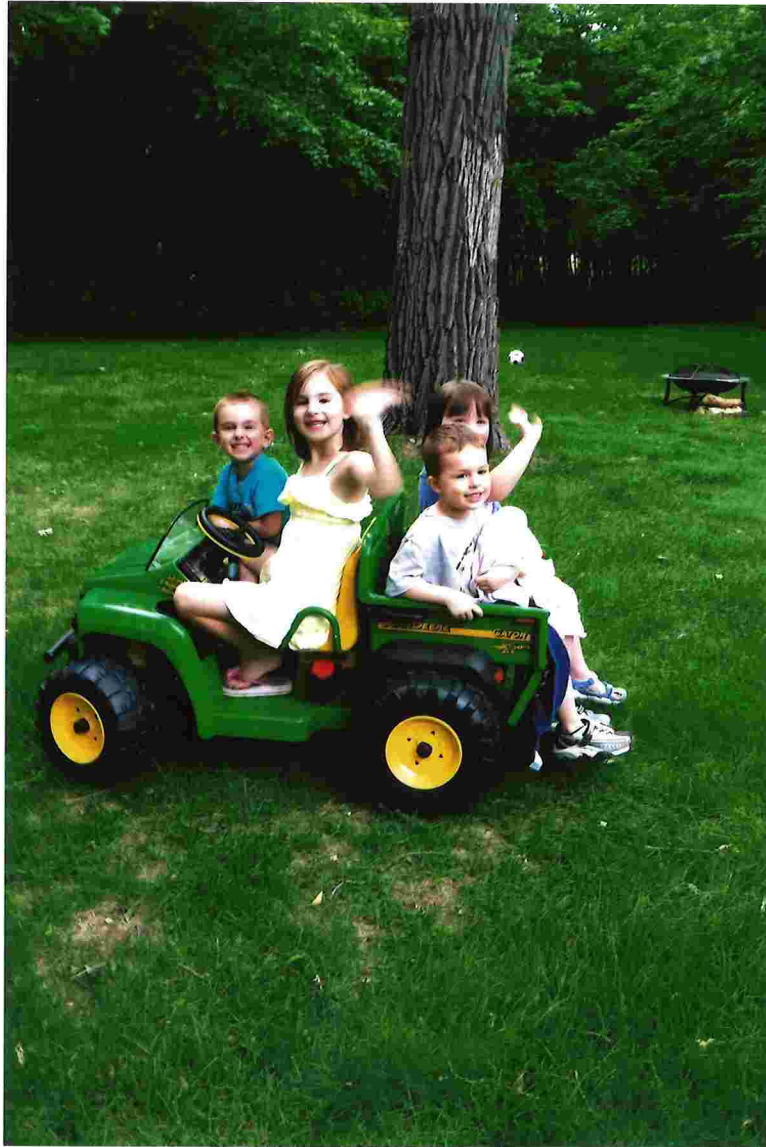
Jeff retired two years ago and Andrea is retiring soon. We thought we would be enjoying our backyard for years to come. If this 30 foot setback is allowed, we would be forced to make the difficult choice to leave the home where we raised our family. Even at a 100 foot setback, we believe that we should be included in deciding what constitutes appropriate landscape screening.

Sincerely,

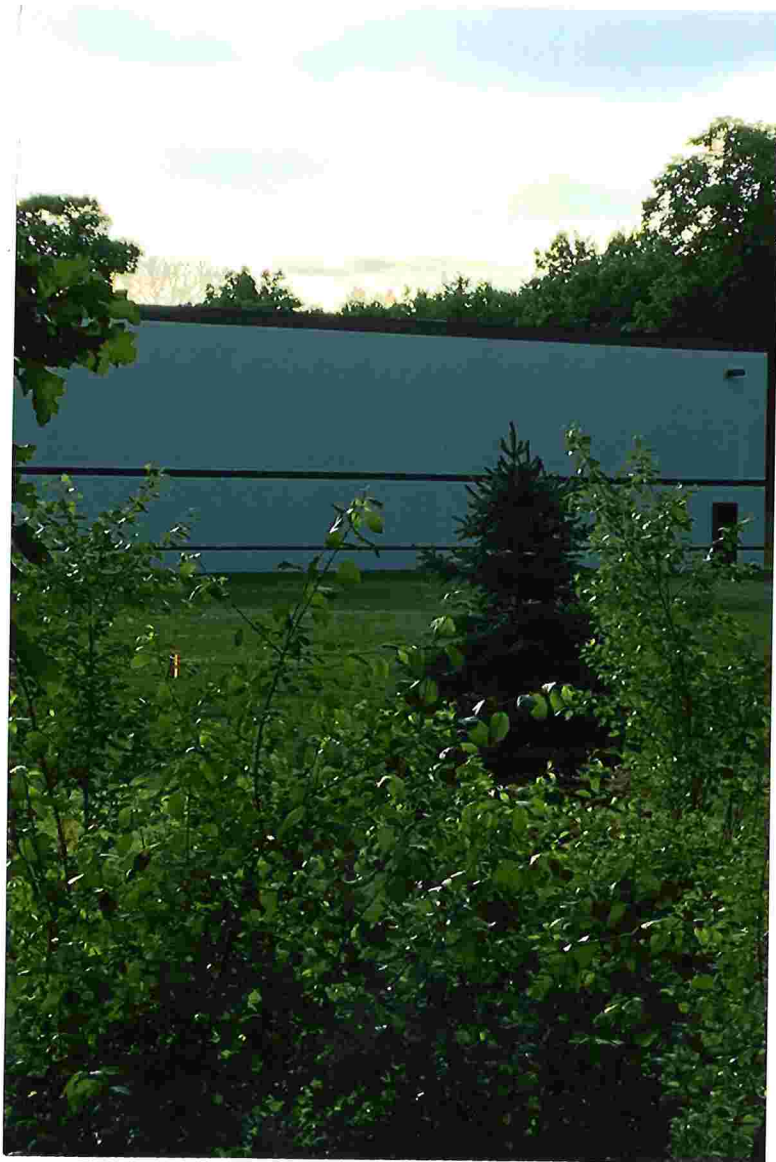
Jeff and Andrea Sebenaler

















Document No.

A 410011

OFFICE OF THE
COUNTY RECORDER

CARVER COUNTY, MINNESOTA



Fee: \$ 29.50 Check#: 35732

Certified Recorded on 03-18-2005 at 01:30 ☐ AM ☒ PM

2005-03-18



Carl W. Hanson, Jr.
County Recorder

GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES

Drafted By:

Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, MN 55431-1194
(952) 835-3800

NCS- 138783 -MPLS(NE)

After Recording Return To:

First American Title Insurance Company
1900 Midwest Plaza West
801 Nicollet Mall
Minneapolis, MN 55402
Attn: Nette Ejigu

Non Standard Filing
Pursuant to Minn. Stat. § 597.003 1

**GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES**

THIS GRANT OF EASEMENT FOR CONSERVATION AND SCENIC PURPOSES is made on this 1st day of March, 2005, by HTD ASSETS OF OSHKOSH, INC., a Wisconsin corporation ("Grantor"), to the CITY OF CHASKA, a Minnesota municipal corporation ("Grantee").

RECITALS

Grantor is the owner in fee simple of real property in the County of Carver, Minnesota, which is legally described on Exhibit A attached hereto (the "Property"). Grantee desires to use a portion of the Property for conservation and scenic purposes.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor:

1.) Easement - Grantor hereby grants to Grantee, its successors and assigns, a permanent easement (the "Easement") for conservation and scenic purposes over, under, upon and across that portion of the Property depicted on Exhibit B. The Easement shall run with the title to the Property and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns, including, but without limitation all subsequent owners of the Property and all persons claiming under them.

2.) Use of Easement Area:

- (a) Grantor hereby agrees not to perform or cause the construction of any improvements within the Easement, except for internal-directional and identification signs reasonably required within the Property, which could damage or obstruct the Easement or interfere with Grantee's access to or Grantee's right to use the Easement area for conservation and scenic purposes.
- (b) Except as may be permitted by a grading or excavation permit issued by the Grantee, no soil or other substance or material shall be dumped or placed as landfill or for any other purpose, reason or cause on all or any part of the Easement area without the express prior written approval of Grantee.
- (c) No trees, shrubs or other vegetation shall be removed from all or any part of the Easement area without the express prior written approval of Grantee, except (i) for trees, limbs or branches that are touching the

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building, dead, diseased or pose safety hazards, and (ii) within the approximately three (3) foot wide "mow strip" around the building or other improvements on the Property which may be mowed on a periodic basis.

- (d) Except as may be permitted by a grading or excavation permit issued by the Grantee, no loam, peat, gravel, soil, rock or other material or substance shall be excavated, dredged or removed from all or any part of the Easement area without the express prior written approval of Grantee.
- (e) Nothing in this instrument shall be construed to grant a right or privilege to the general public at large to use or occupy the Easement area for any purpose or to place any materials of any kind on or remove materials from said Easement area; nor shall Grantee extend such right to anyone.

3). Governing Law - This instrument shall be construed and governed by the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties hereto have executed this instrument.

GRANTOR:
HTD ASSETS OF OSHKOSH, INC.

By: _____

Dean Johnson

Its: _____

President

GRANTEE:
CITY OF CHASKA

By: _____

Its: _____

By: _____

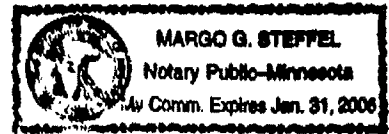
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 23rd day of February, 2005, by Dave Tokorney and _____, the City Administrator and _____, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Margo G. Steffel
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin



The foregoing instrument was acknowledged before me this 1 day of March, 2005, by Dean Johnson the President of HTD Assets of Oshkosh, Inc., a Wisconsin corporation, on behalf of the corporation.

Anne Ducharme
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431
(952) 835-3800 (TFA)



984558.2

EXHIBIT A

LEGAL DESCRIPTION
(Entire Property)

Legal Description:

Lot 2, Block 1, Arbor Park 3rd Addition, Carver County, Minnesota.

EXHIBIT B

DIAGRAM OF PERMANENT EASEMENT

[attach diagram here]

RETURN TO:
First American Title Insurance Co.
National Commercial Services
1900 Midwest Plaza
801 Nicollet Mall
Minneapolis, MN 55402

**- MINUTES -
CHASKA CITY COUNCIL
April 30, 2018**

1. Call to Order

The meeting was called to order by Mayor Pro Tem Schulz at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Boe, Geisler, and Mayor Pro Tem Schulz.

Councilmembers absent: Mayor Windschitl and Councilmember Rohe.

Also Present: Matt Podhradsky, City Administrator and Matt Clark, City Engineer.

4. Adopt the Agenda

City Administrator Podhradsky noted the addition of Consent Agenda item K: Adopt Resolution No. 2018-55, Calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion by Councilmember Boe, second by Councilmember Geisler, to adopt the agenda.
Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Boe to approve the minutes of the April 16, 2018 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Boe noted that it was nice to see Hot Spot Redevelopment on the agenda and moving forward again.

Mayor Pro Tem Schulz remarked that he was looking forward to seeing next steps with the Consent Agenda and the addition of item K with the potential grant possibilities for that site to get that item moving.

Councilmember Geisler inquired if Formacoat had applied to the state for a grant.

City Administrator Podhradsky replied that he was not sure if they had, but staff provided the application to them.

Mayor Pro Tem Schulz noted that Formacoat is a locally-owned company.

City Administrator Podhradsky stated that the owner of Formacoat, Mark Gross, lives on County Road 44 and that he is hoping to break ground sometime mid-summer.

Motion by Councilmember Boe, second by Councilmember Geisler to approve Consent Agenda items A through K:

- A. Adopt Resolution No. 2018-48, Approving Construction Documents for the 2018 Street & Utility Reconstruction Project and Authorizing Solicitation of Bids
Motion to adopt Resolution No. 2018-48 Approving Construction Documents for the 2018 Street and Utility Reconstruction Project and Authorizing the Solicitation of Public Bids
- B. Adopt Resolution No 2018-45, Awarding Bid for 2018 Overlay Program
Motion to adopt Resolution No. 2018-45 Awarding the Bid for the 2018 Overlay Program to Northwest Asphalt in the low bid amount of \$188,663.95
- C. Authorize Execution of the Carver County Landscaping Agreement
Motion to Authorize Execution of the Carver County Landscaping Agreement
- D. Adopt Resolution No. 2018-51, Establishing Compliance with Reimbursement Bond Regulations under the IRS
Motion to adopt Resolution No. 2018-51 Relating to Financing Certain Proposed Projects and Establishing Compliance with Reimbursement Bond Regulations under the Internal Revenue Code
- E. Cost Analysis for Chaska Fire Department Relief Association
Motion to Authorize the City Administrator/City Clerk to sign on behalf of the City a Request for a Cost Analysis of Retirement Coverage in the Statewide Volunteer Firefighter Retirement Plan
- F. Adopt Resolution No. 2018-52, Accepting the Petition for Public Improvements and Ordering Feasibility Study for Chaska Creek Center - Chaska Creek Way Phase 2 Street and Utility Improvements
Motion to adopt Resolution No. 2018-52 Accepting the Petition for Public Improvements over Outlot A in Chaska Creek Center and Ordering Preparation of the Feasibility Study for Chaska Creek Center – Chaska Creek Way Phase 2 Street/Utility Improvements
- G. Adopt Resolution No. 2018-53, Approving Transient Permit for Tiffany Zopfi, of FunFare-Global Street Eats
Motion to adopt Resolution No. 2018-53 Approving Transient Permit No. TRA.18-04 for Tiffany Zopfi of FunFare – Global Street Eats, of 404 Orme St. West, St. Paul, MN 55118 for the date of June 10th
- H. Approve Appointment of Park & Recreation Commission Chair and Vice- Chairperson
Motion to appoint Jonathan Grau as Parks & Recreation Commission Chairperson and to appoint Dave Roan as Parks & Recreation Vice-Chairperson
- I. Adopt Resolution No. 2018-54, Approving Solicitor Permits for 11 Representatives of Aptive Environmental
Motion to adopt Resolution No. 2018-54 approving Solicitor Permit Nos. SOL.18-08 through SOL.18-18 for 11 representatives of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of April 30, 2018, through September 30, 2018
- J. Adopt Resolution No. 2018-46, Calling for a Public Hearing for Establishment of TIF District No. 21/Hot Spot Redevelopment
Motion to adopt Resolution No. 2018-46 calling for a public hearing by the City Council on Monday, June 18, 2018, at approximately 7:00 pm, on the modification

of the Redevelopment Plan for Redevelopment Project No. 4, the establishment of Tax Increment Financing (Redevelopment) District No. 21 (Hot Spot Redevelopment), and the adoptions of a Tax Increment Plan therefor

- K. Adopt Resolution No. 2018-55, Calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion to adopt Resolution No. 2018-55 Calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion carried.

8. Public Assessment Hearing: Adopt Resolution No. 2018-49, Adopting the 2018 Street and Utility Reconstruction Assessment Roll

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the schedule of the project to the Council.

A member of the audience addressed the Council regarding 310 Maple Street, property owned by his late father, and asked about the schedule of the project.

City Engineer Clark offered to discuss further details for the audience member if needed.

Mayor Pro Tem Schulz looked to clarify the dates that City Engineer Clark provided were for the entire project versus the streets that may be impacted.

Councilmember Boe shared his sentiment over the recent passing of the audience member's father.

City Administrator Podhradsky noted that the assessment hearings are held prior to the project and the City waits for 30 days after the assessment hearing in order for public objections to take place, if applicable. He stated that once those 30 days have passed, everything is put in place and the project can begin with funds in place.

Councilmember Boe commented that the numbers are reasonable price-wise.

City Administrator Podhradsky agreed and stated staff stayed very consistent with the downtown process and when that is finished, staff will examine how to adjust for inflation. Staff has attempted to keep the process for downtown streets as straightforward as possible.

Councilmember Geisler commented with all that goes into the process, this attempt for consistency was good.

City Administrator Podhradsky reported that staff is required to complete a special benefit analysis as part of this process which has to meet 20% of the project costs for the City to finance it. The special benefit analysis would show the City could not support more than that for an assessment. He stated this is a real challenge for cities for reconstructing roads and utilities because what it takes to actually do the project cannot be supported through an assessment based on the State's process. He explained this is why many cities have moved to special

improvement districts as opposed to special assessments. City Administrator Podhradsky commented that the City might want to consider doing this in the future but keeping consistency through the downtown process is wise.

Councilmember Boe noted a plus to getting them done consistently is that the pricing does stay the same.

Mayor Pro Tem Schulz opened the Public Assessment Hearing at 7:15 p.m.

Mayor Pro Tem Schulz closed the Public Assessment Hearing at 7:16 p.m.

Councilmember Boe stated it is great to see the process moving forward.

Mayor Pro Tem Schulz agreed.

Councilmember Geisler commented that the finished streets looked spectacular.

City Administrator Podhradsky noted an ancillary benefit to redoing the streets is that there has been a lot of rehab to houses in those neighborhoods.

Mayor Pro Tem Schulz commented that this adds consistency to the downtown area.

Councilmember Geisler stated that because of the condition of the infrastructure, this project was necessary and will increase the longevity of the utilities.

Councilmember Boe inquired if staff has noticed a decrease in water usage.

City Engineer Clark reported the downtown sanitary sewer utilities are very aged and explained the City does pay-rate through Metropolitan Council for amount of sewer flow pumped annually. He reported the City has received grants due to upgrades which are reducing the amount of infiltration through the utility systems.

Motion by Councilmember Boe, second by Councilmember Geisler to Approve Resolution No. 2018-49, Adopting the Special Assessment Roll for the 2018 Street and Utility Reconstruction Project.

Motion carried.

9. Public Assessment Hearing: Adopt Resolution No. 2018-50, Adopting the Bavaria Downs Improvements Assessment Roll

City Administrator Podhradsky introduced the item to the Council.

Councilmember Boe inquired if the cost listed is the total cost for the turn lane.

City Administrator Podhradsky replied that Bavaria Downs is paying 100% and the tax abatement payments coming annually help lower that, but anything the tax abatement does not cover is paid by them.

Councilmember Geisler inquired if Bavaria Downs already knew about that.

City Administrator Podhradsky stated that they did. He commented that staff have been working directly with them and their first scheduled event is the last weekend in July or first weekend in August.

City Engineer Clark reported that what is being levied this evening is the total maximum assessment amount and once construction is finished, there is a potential for reduced assessment depending on the total project costs. He stated tonight the Council needs to decide whether or not to approve the assessment based on costs and the feasibility study. This may then come back to the Council this fall or next spring to readjust the assessment, if appropriate.

Mayor Pro Tem Schulz commented they are maxing out number and capability, and then cutting back if needed.

Mayor Pro Tem Schulz opened the Public Assessment Hearing at 7:23 p.m.

Mayor Pro Tem Schulz closed the Public Assessment Hearing at 7:24 p.m.

Motion by Councilmember Geisler, second by Councilmember Boe to Adopt Resolution No. 2018-50, Adopting the Special Assessment Roll for the Bavaria Downs Trunk Water Main Extension and Bavaria Road Turn Lane Improvements.
Motion carried.

10. Adopt Resolution No. 2018-47, Accepting Donation from Ridgeview Medical Center for Improvements to Veteran's Park

City Administrator Podhradsky introduced the item to the Council.

Councilmember Boe expressed thanks to Mike Phelps and everyone at Ridgeview.

Mayor Pro Tem Schulz commented the City will be able to utilize those funds toward improvements in the area and within the City. He inquired about the status of the building on site.

City Administrator Podhradsky stated the county bought it and is now going through the design process for the addition and remodel, so this work will likely occur next year.

Councilmember Geisler commented it looked like they have begun the decking work at Veteran's Park.

City Administrator Podhradsky stated the patio area will hang over the water and the posts to support that are being put in at this time. Once completed they will move on to the memorial and likely finish that around July 4th.

Mayor Pro Tem Schulz inquired when the pavilion will be finished.

City Administrator Podhradsky replied it will likely be done prior to the memorial, but the park will be closed to rentals this summer. He stated the pavilion will likely be completed within the month.

Councilmember Geisler asked if the archery range will be done then as well and if there are plans for programming.

City Administrator Podhradsky stated there will be programming and people will be able to rent the shelter.

Mayor Pro Tem Schulz commented that the previous range had an open-public format and the addition of programming will be beneficial.

City Administrator Podhradsky stated the range will still be open, but there will be programs available as well.

Mayor Pro Tem Schulz stated they will likely have to post a schedule at the archery range.

Motion by Councilmember Boe, second by Councilmember Geisler to adopt Resolution No. 2018-47, Accepting a donation of \$160,000 from Ridgeview Medical Center and indicating that these funds will be utilized to supplement the budget for the improvements to Veteran's Park.
Motion carried.

11. Bills

Motion by Councilmember Geisler, second by Councilmember Boe to approve the bills. Roll call was taken. Voting aye: Councilmembers Geisler and Boe, and Mayor Pro Tem Schulz. Voting nay: None.

12. Other Business

A. City Administrator's Biweekly Report – Received

B. Draft Minutes of the April 11, 2018 Planning Commission

C. Draft Minutes of the April 9, 2018 Park Board

Councilmember Geisler

- Noted that Christmas in May is on Saturday, May 5th. Volunteers can show up at Guardian Angels in the school gym at 7:30 am. They will be working on two single-family homes and two mobile homes in Riverview Terrace.
- Reminded the Council that Spring cleanup for yard debris on Saturday, May 5th from 8 am until 2 pm. People can bring yard debris to the old Building Center site. City Administrator Podhradsky stated that there will be signage for this event. Councilmember Boe clarified that yard waste must be in biodegradable bags.
- Reported that the Cubs lead off party was on Saturday, April 28th and had a good turnout.

- Reported that City Square West had another task force meeting. A hotel study was done but it does not look to be viable. City Administrator Podhradsky stated this study was not only in Chaska but in Chanhassen, Eden Prairie, and Shakopee. The post office will be kept downtown but will not need such a big site, so it will be worked into that block. There will be retail there as well as high-end townhomes and condos. Councilmember Boe mentioned the new library will be there, but City Administrator Podhradsky stated that two task force meetings have occurred and their feedback has indicated this is a highly desirable commercial site, and perhaps a second site for the library should be looked at. The county library system would prefer not to be on that site because the busyness of the site could cause parking issues with library programming. They are a stand-alone building which allows for more outdoor programming and they are a destination spot and should be in the downtown core, so whether in this site or a block away, it has the same impact. One of the directions the task force had for staff was to look for other potential sites for the library. Mayor Pro Tem Schulz inquired if there were areas in mind. City Administrator Podhradsky stated that there are four to five downtown sites that could work and are in the vetting process. He stated it is easier financially to deal with projects on two separate sites, primarily because the library is a tax-exempt use. He commented the plans are great, and there has been really good feedback through it. City Administrator Podhradsky also explained there will be work sessions with the Council and Planning Commission, and a public open house, but prior to that point the task force wanted to vet all options. Mayor Pro Tem Schulz expressed his excitement to see the plans and also his concern that the area might not be able to support all that retail. City Administrator Podhradsky explained in this plan the retail space is less than 10,000 square feet, and about one-third of the site has a public plaza area that will be a programmable space for activities for programs or outdoor seating for dining. He also commented that the study indicated a restaurant could be viable, especially with the public amenities. He reported that the task force is unified and broadly represented. Councilmember Geisler stated the underground parking design for this project could help the parking issue downtown and to retain the downtown look. Councilmember Boe inquired if there is a partnership with Southwest Transit. City Administrator Podhradsky replied it was not likely in this plan, but Southwest Transit is on the task force to look at it. He stated that there is a lot of public process to do and staff is in the process of meeting with the property owners and tenants. Once that process is completed, more of the general information from the task force will be on a project website as part of the city website. Mayor Pro Tem Schulz inquired if there would be something in place in time for River City Days. City Administrator Schulz indicated plans would be ready for that and for Fire and Ice to be able to get feedback. Councilmember Geisler stated there cannot be any turnoffs off Highway 41 because of its upcoming reconstruction. Councilmember Boe clarified that side streets would be used instead. Councilmember Geisler stated if the new library is not put in that site, it might enable more retail to go in and increase the tax base which will help downtown. Mayor Pro Tem Schulz reiterated his concern for the amount of retail there and the impact it will have on the other areas of town. City Administrator Podhradsky stated the key is having retail that is going to compliment the downtown and something that can be implemented and target certain types of retail. Councilmember Geisler mentioned staff has been working with a group that specializes in this and been informing the task force. City Administrator Podhradsky

stated it is a lot of information gathering to determine what is feasible and what is not. Councilmember Geisler commented they all seem to like the plaza in the center with a view of the gazebo across the street and the project is coming along. She stated they need some definitive answers for possible relocation of the library. Councilmember Boe commented that the one of the concerns was to make sure there was plenty of space for the library to be adequately sized and this may be a way to ensure that. Councilmember Geisler reported that keeping the post office downtown is critical and she looks forward to getting the plans out to the public for comments. Mayor Pro Tem Schulz commented that he thinks people are excited to see what is happening with City Square West.

Councilmember Boe

- Noted that Highway 41 over the river will not close, so Highway 41 south of downtown should remain open, but closures are coming for Highway 41 north of downtown. City Administrator Podhradsky stated work will begin this week between Hundertmark Road and Highway 212 and traffic will still move through this area but cause more issues there. Councilmember Geisler stated trees will be taken down and inquired about a leaning power pole. City Administrator Podhradsky replied he believed they were using that for a camera for the project. He also stated after school is out, the section between Hundertmark Road and Pioneer Trail will be closed. He commented that people agree this work is needed and are already planning alternate routes. Councilmember Boe inquired if there are official detours being publicized. City Engineer Clark stated that the official detour will be Highway 212, Powers, to north of Pioneer for regional truck activities. Mayor Pro Tem Schulz inquired if staff is anticipating potential issues. City Administrator Podhradsky stated they are anticipating issues and the Police Department has been working with MNDOT and Carver County to identify those issues. He stated after the first few days, people figure out their routes. Councilmember Geisler stated on the Carver County website for that project there are proposed detours, and people can sign up for alerts. City Administrator Podhradsky stated there are signs for that link on Hundertmark Road. Councilmember Boe looked to clarify the project schedule. City Engineer Clark stated the closure is from June until August for the section between Pioneer and Hundertmark Road and they have implemented some things with the project to incentivize the contractor for an early completion as well as having some things in place to disincentives for not doing so.

City Administrator Podhradsky

- Noted there is no meeting next Monday, May 7th so the next meeting is Monday, May 20th. There will be a work session before that on the final recommendations for the Wayfinding Signage. Mayor Pro Tem Schulz expressed his excitement for the Wayfinding Signage project. City Administrator Podhradsky stated staff will be proposing a pilot project with colorful loops on the trails to see how people use it and what kind of comments they have. Councilmember Boe inquired if there were updates on progress with funding for repairing and opening the MN Bluffs Regional Trail. City Administrator Podhradsky stated the County is working out an agreement with Hennepin County Rail Authority for Hennepin County to deed over to Carver County Rail Authority that section of trail repaired and he would check to see where they are with that. Mayor Pro Tem

Schulz discussed the benefit of that trail system taking users all the way downtown. City Administrator Podhradsky reported that Three Rivers Park District has been going through cut backs and expenditures and have thus focused their service toward the core of their population.

- Noted that he and Assistant Administrator Kabat would be at their annual conference on May 2nd through May 4th.

City Engineer Clark

- Noted at Firemen's Park, the master layout for the parking lot is currently under construction and scheduled to be completed in June. Councilmember Boe inquired how many parking spots were gained. City Engineer Clark stated there were about 30 new spots. He also stated Public Works is getting underway with a landscaping project on Highway 61 with trees and other treatments going in the medians in the next few weeks. Mayor Pro Tem Schulz inquired if the project would be completed in June, and City Engineer Clark confirmed it would be finished about the first week of June.

Mayor Pro Tem Schulz

- Inquired if there was any new information regarding the dog parks. City Administrator Podhradsky stated staff is going through the site analysis process and planning for a final recommendation coming back in the summer. Mayor Pro Tem Schulz inquired if the recommendation would come back to a group work session or go directly to Park Board. City Administrator Podhradsky explained it would go through the Park Board with a recommendation coming back to the Council about mid-July. He stated there will be a public input process which might slow the timeline down a bit. He commented that the feedback has been positive for this.
- Inquired about street cleanup. City Administrator Podhradsky stated street cleanup is happening right now and takes about three weeks to complete.

13. Adjourn

Motion by Councilmember Boe, second by Councilmember Geisler to adjourn the meeting at 8:05 pm.

Motion carried.

PARK BOARD WORK SESSION
Lions Park Off Leash Dog Area
May 14, 2018 - 5:30 P.M.

CHASKA PARKS AND RECREATION BOARD MEETING
Chaska City Hall
One City Hall Plaza
May 14, 2018
7:00 p.m.

1. Call to Order
2. Roll Call
3. Adopt the Agenda
 - A.) Adopt the May 14, 2018 Park Board Agenda
4. Visitor Presentation

Commission procedures allow for presentation from the audience at this time. If a motion is required, the item will be forwarded to the next available meeting agenda to allow for the publication and review of item prior to consideration.
5. Approve the Minutes of the April 9th, 2018 Park Board Meeting
6. Old Business
 - A.) 2018 Park Board Officers
 - B.) Sunset Park
 - C.) Chaska Chanhassen Mountain Bike Team Proposal Update
 - D.) Off Leash Dog Area
7. Other Business:
 - A.) Department Happenings
 - B.) Receive City Council meeting minutes from April 2 and April 16
 - C.) Receive Planning Commission minutes from March 14 and April 11, 2018.
 - D.) Chaska Par 30 Work Session May 21, 5:30 p.m. Council Chambers
 - E.) Wayfinding Work Session June 4, 5:30 p.m. Council Chambers
8. Roundtable
9. Adjourn Meeting