



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, October 11, 2023
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the Sept 13th, 2023 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the CUP for the Berm on Kelzer's Site/CloudHQ/PC #2023-23
 - 7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 3740 Chestnut Street/Audrius Asakenas/PC #2023-24
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the August 21st, 2023 City Council Meeting Minutes
 - 9.B. Receive the July 31st, 2023 EDA Meeting Minutes
 - 9.C. Receive the August 8, 2023 Park Board Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
SEPTEMBER 13, 2023**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Purdy.

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the August 9, 2023 Planning Commission Meeting

Motion by Commissioner Aasen, second by Commissioner Baswa to approve the minutes of the August 9, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- A. PUBLIC HEARING: Recommend Approval of the Comprehensive Plan Amendment (CPA) to Update the Local Surface Water Management Plan (Appendix G)/City of Chaska/PC #2023-22

City Planner Hanson introduced Brent Alcott, Water Resources Coordinator.

Water Resources Coordinator Alcott presented the item to the Commission.

Chair Brass opened the public hearing at 7:24 p.m. there being no comments, he closed the public hearing at 7:25 p.m.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend to the City Council approval of the Comprehensive Plan Amendment (CPA) to Section 5.3.2 of Appendix G: Local Surface Water Management Plan.

Motion carried.

B. Recommend Approval of the Concept Plan for the Public Safety Facility/City of Chaska/PC 32023-21

City Planner Hanson presented the item to the Commission and noted that if approved, this item would come before the City Council on September 18, 2023. She noted that there are two representatives from CNH Architects present at tonight's meeting if the Commission had questions.

Commissioner Kerber asked if they had been working on Engler Boulevard itself, in terms of how it will handle this situation. She explained that, for example, when school lets out, it is very difficult to get onto Engler Boulevard.

City Planner Hanson confirmed that the City has been involved in ongoing meetings with the County and the design team that is doing the improvement work on Engler Boulevard and this is all part of the master plan for the Engler and Highway 41 improvements.

Community Development Director Kabat stated that there was a corridor study that was done a few years ago that looked at this area. He noted that in the last few years, Carver County has really been focusing in on the stretch that goes between Park Ridge Drive and Bavaria Road. He stated that he thinks it is likely that they will see construction of some sort beginning in 2025. He explained that the plan calls for roundabouts at Bavaria Road, White Oak, Park Ridge Drive, and Highway 41. He stated that the County is fully aware that there is a Public Safety Facility that will be in this location and that any plans will need to support emergency vehicles. He stated that they have looked at things like alert systems at the access points that can be activated through the Opticon system.

Commissioner Olson asked about the greenspace loss around the park and noted that it seems significant.

Commissioner Gaare stated that she would also like to know how the calculation was done.

City Planner Hanson stated that they had just done a rough estimate and noted that the overall park area useable greenspace, including the playground, is about an acre. She explained that because this is the Concept Plan, it was hard to say right now what the exact calculation is, but noted that it would be less than an acre.

Community Development Director Kabat reminded the Commission that this is the Concept Plan and more of the specific details will come with the Preliminary Plan stage. He stated that there will be an impact, but it is difficult to say what it will be at this point in the planning.

Commissioner Olson asked about the design of the building and noted that it is primarily a one-story building that takes up a lot of space. He asked if there may be a way to fill in the second story in order to be able to create more greenspace that would not be consumed like it would be a one-story building. He stated that he understands that this is the Concept Phase but noted that he felt that if the Commission didn't push for a few things now, it would not happen later.

Commissioner Campbell asked why they had made the choice to design the building as a one-story structure.

Community Development Director Kabat stated that the architects can answer that question, but noted that at a high level, the process in design has been very engaged with the Police and Fire Departments and has focused on operations and efficiency.

Quinn Hutson, CNH Architects, explained that as Community Development Director Kabat alluded to, much of the design choices were made for operational reasons. He noted that the fire station portion of the building is two-stories but the Police Department wanted something that would allow their operations to flow together and not be separated on different floors. He stated that they also took into consideration the single family homes to the south and felt that the lower, single story portion of the structure would work better in that location.

Brooke Jacobson, CNH Architects, explained that they were trying not to have a second story right up against the residential area to the south. She stated that they did work through different iterations including placing some of the Police Department functions on the second floor, but operationally, that just did not work for them.

Chair Brass stated that it appears as though there is a fair amount of building space with the parking, armory public spaces, garage, training which saved some space by building down.

Ms. Jacobson agreed and noted that they had tried to put as much down as possible that would still work operationally.

Commissioner Baswa asked if there may be a way to move some of the parking in order to create more greenspace.

Ms. Jacobson explained that the majority of the parking, except for one stall, which is reserved for the future S.W.A.T. vehicle, would be for the patrol cars themselves. She noted that all of the above ground parking would be for staff with about 6-7 stalls set aside for patrols to be able to temporarily come in, for example, if they need to drop off evidence. She stated that one of their earlier plans had additional parking stalls underneath, but in order to keep costs and overall square footage down, they moved to just the appropriate amount of stalls.

Commissioner Gaare asked if that was determined based on the projected growth of both the Fire and Police Departments.

Ms. Jacobson stated that was correct.

Chair Brass asked about the useful life of this facility.

Ms. Jacobson explained that their goal is for a 50 year lifespan for public facilities. Community Development Director Kabat stated that in looking at the scale of the building, what they are considering is a full build out of the community, which they expect will be in the next 20 years or so. He reviewed the staffing study that was conducted a number of years ago and how that related to their planning.

Commissioner Gaare stated that this information should be communicated with people who are concerned as part of their strategic communication about this project.

Community Development Director Kabat stated that the interplay between the Fire and Police Departments and the park are very important. He noted that there are a lot of people who come to the park with their children and then stop by the fire house. He stated that he knows that the Fire Department appreciates those kinds of opportunities for community engagement and believes that it is also something that he believes the Police Department is excited about having that opportunity to connect with the community in a positive manner.

Mr. Hutson stated that, in the design, there has been a focus on ways to make a strong connection between the park area and the front entry that they will flesh out further into the plans.

Chair Brass asked if he had seen information that there would be a three-story section of the building that would be used for training.

Mr. Hutson explained that the hose tower would be located on the back side and would not be easily seen. He stated that this tower gives them a place to hang the hoses but also gives them the opportunity for on-site training.

Chair Brass noted that he likes the look of the building and asked if there would be barbed or razor wire around the fencing.

Mr. Hutson stated that there would not be barbed or razor wire.

Ms. Jacobson stated that they were planning on decorative metal fencing with the top portion that curves outward for security purposes. She noted that during the neighborhood meeting, most of the comments centered around the park and everyone had positive things to say about the building.

Chair Brass noted that he is a big proponent of parks, but it is hard to argue that this is not a great location for the Fire Department and an even better location for the Police Department. He asked if the Park Board would ultimately decide what equipment would go in this spot, such as a swing set or other playground equipment.

Community Development Director Kabat explained that the way he was anticipating it was for the process to be very similar to what was pursued for the Savannah Oaks Park.

Commissioner Olson asked if there was a requirement to have full flow of Police access to the west.

Ms. Jacobson explained for Police it is best if they have two ways out of a site. She stated that it also allows police staff to enter on the west side and not disrupt any of the response flow that may be happening on the east side.

Commissioner Baswa asked if there had been any consideration for adding things like solar panels to help reduce the City's carbon footprint.

City Planner Hanson stated that they are trying to be proactive on that in terms of trying to bring in some renewable energy so there are options to bring in solar panels on top of the roof.

Ms. Jacobson explained that they were sizing the roof of the apparatus bay in order to be able to handle future solar panel loads.

Chair Brass noted that there were people on-line and asked if they had questions.

City Planner Hanson asked if there was anyone on-line who would like to address the Commission, but no one responded. She asked Communications Director Wright to watch over the on-line participants and see if anyone indicated an interest in speaking.

Commissioner Aasen asked about the logistics of how this facility could be built while keeping the existing fire station open and operational.

Community Development Director Kabat stated that there will need to be a temporary location for the fire station during the construction process and explained that they have started investigating various locations.

Commissioner Kerber asked how long they expect the whole project to take.

Ms. Jacobson stated that they are looking at roughly 18 months with a construction start in spring of 2024.

Communications Director Wright noted that there was someone on-line who had asked to make a comment.

Mrs. Bartley, 1480 Meadow Lane, stated that she had questions about the location of the generator and transformer and asked if those were things that ran all the time and would potentially be loud.

Mr. Hutson stated that the transformer is just an electrical box and would not have a sound associated with it. He stated that the generator would be something that runs when the power is out for an emergency, and also for a 20 minute period once a month in order to verify that it was in working condition, which is typically done in the middle of the day. He noted that they are proposing a natural gas generator which is a quieter motor system than diesel, it will be inside of a sound rated enclosure and noted that they are planning to build walls around the generator that will also help with sound and improve the looks of the unit. He explained that when it is

running it will be able to be heard from the parking lot at the level of a small truck idling in the background, but from a distance it would likely not be heard.

Community Development Director Kabat stated that he believed there was already a generator on site for this same purpose.

Mr. Hutson stated that was correct but noted that it was a smaller and older generator than what they are planning for the new facility.

Ms. Bartley asked about potential debris and disruption that may be caused by the construction project. She explained that her backyard, where they have a swimming pool, backs up to the fire station and she was concerned about debris and/or dust.

Community Development Director Kabat stated that there will be some earth work done which can cause some dust, but dust control is a part of their operation so she should see them spreading water and using other methods to control the dust. He stated that regarding debris, the expectation is that the construction site will be run in a clean and efficient manner. He explained that the City was already engaged with a construction management company called RJM who has begun helping the City through this design process. He stated that RJM has ample experience managing large scale construction projects in the metro area and explained that the neighboring properties would be made aware of points of contact so they can report if there are any issues that crop up.

Commissioner Olson asked if all the mature trees on the berm would be removed and replaced with something immature.

Community Development Director Kabat stated that was true.

Commissioner Olson asked if there was any opportunity to save any of the mature trees.

Community Development Director Kabat stated that due to the nature of the amount of movement that needs to occur, there would be too substantial of a change to be able to successfully save trees out there. He stated that their goal is to establish a healthy of a presence as they can from the onset in order to get the process moving. He shared details about the difficulty in relocating more mature trees and noted that he understood Commissioner Olson's concern and assured him that getting some height established from the onset was something that they will try to achieve.

Chair Brass asked if the feedback from the neighborhood was to have some trees and some grasses and not just a line of trees in this location.

Community Development Director Kabat confirmed that this was the feedback heard at the neighborhood meeting. He noted that there will be opportunities for ongoing discussions with the neighborhood group to get feedback on plans for this area.

Ms. Bartley stated that they want the greenspace where it should be, by the park and explained that everyone in the neighborhood is very happy with the coverage and privacy that is currently in place on the berm.

Chair Brass noted that as this moves into Preliminary Plat there will be more neighborhood meetings and detailed landscape plans.

Motion by Commissioner Gaare, second by Commissioner Aasen, to recommend approval of the Concept Plan for the Public Safety Facility, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-8), submitted by CNH Architects, dated August 1, 2023
 - b. Site Force Exhibit (pgs CS01-CS02), submitted by CNH Architects, dated August 1, 2023
 - c. Precedent Imagery (pg CS03), submitted by CNH Architects, dated July 26, 2023
 - d. Grading and Erosion Control Plan (pg C300), submitted by CNH Architects, dated August 1, 2023
 - e. Chaska Public Safety Facility – Meadow Park, submitted by HKGI, dated August 1, 2023
 - f. Schematic Site Plan (pg CS04), submitted by CNH Architects, dated August 1, 2023
 - g. Schematic First Floor Plan (pg CS05), submitted by CNH Architects, dated August 1, 2023
 - h. Schematic Basement & Second Floor Plans (pg CS06), submitted by CNH Architects, dated August 1, 2023
 - i. Schematic Exterior Perspectives (pgs CS07-CS08), submitted by CNH Architects, dated August 1, 2023
2. Compliance with the Carver County memo when made available.
3. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review. Page 44 of 79
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 preliminary submittal.
7. Utilization of modular face brick or natural stone as a Class I material.
8. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
9. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
10. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
11. Provision of a sign plan to be submitted at preliminary.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
14. Provision that all mechanical equipment will be fully screened from view.

15.Compliance with Section 15.28.120 Building Design/Materials and Site Design.

16.Coordination with Electric Department on service locations and transformer needs.

17.Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.

18.Provision of a fire truck turning exhibit to be submitted at preliminary.

19. Provision of irrigation for the landscaped and sodded areas of the site.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- A. Receive the July 17 and July 31, 2023 City Council Meeting Minutes
- B. Receive the June 26, 2023 EDA Meeting Minutes
- C. Receive the June 13, 2023 Park Board Meeting Minutes

Community Development Director Kabat

- Gave an overview of the early efforts for a Safe Route To School plan with Clover Ridge Elementary and noted that the City had received a grant for these efforts.

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Olson, to adjourn the meeting at 8:40 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

10/11/2023

Subject: Kelzer - CloudHQ – Conditional Use Permit for Berm Construction

Applicant: CloudHQ – Kimley Horn

Location: 2007 Schoolmaster Drive (Kelzer Property); south of Schoolmaster Drive, north of West Creek Lane and Engler Boulevard (CR 10)

Case No.: 2023-23

Synopsis: Applicant/property owner seeks to obtain approval of a conditional use permit to construct a berm on the Kelzer property located at 2007 Schoolmaster Drive

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In August 2022, a concept plan proposed by CloudHQ was approved for an approximately 1.5 million square foot data center on the 72-acre Kelzer property. The concept plan also showed the installation of a ~30 foot berm that would run along the north and east edges of the site to screen the use from adjacent residential. This berm is shown within the 300' buffer area that exists between the data center site and the adjacent residential, which is a requirement from the Comprehensive Plan. It was noted during the Concept Plan that the berm be installed prior to a building being constructed on this site. Tonight, we are looking at a Conditional Use Permit (CUP) in order to build the north portion of the berm.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on Thursday, September 28th at 7pm via Zoom to introduce the nature of the CUP request. Questions and comments received at this meeting pertained to noise, construction timing, completion of the berm, utility connections, seeding, and dust control. Meeting minutes have been provided as an attachment to this packet.

CURRENT REQUEST

CloudHQ has submitted an application for a Conditional Use Permit to construct the north portion of the berm, which would bring in up to 350,000 cubic yards of soil. The City of Chaska requires a Conditional Use Permit (CUP) for any land excavation and reclamation/filling in excess of 2,000 cubic yards of material. Since fill is being brought in that is in excess of 2,000 cubic yards on the Kelzer property, a CUP is required.

LAND USE/ZONING

The current site is zoned Planned Industrial District (PID-7). The West Creek Corporate Center to the south of this site was rezoned from Rural (R) to Planned Industrial District (PID-7) in 2007. The Kelzer site was rezoned to PID-7 in 2017 when a previous 4-building plan came through planning approvals (please note this plan is no longer being pursued).

The Comprehensive Plan (image to the right) shows that the subject area is guided to be Business Park (purple) and Open Space (green). The Open Space on the north and east sides of the site are meant to be a 300' buffer between residential and Business Park. With the CUP request to install a portion of the berm, the applicant intends to maintain and enhance the Open Space that is shown on the north and east sides of the site to meet the 300-foot buffer requirements from adjacent residential as established by the Comprehensive Plan and Concept Plan approved in 2022.

EXISTING CONDITIONS

The site being looked at for the CUP project is made up of two lots, which total approximately 72 acres in size. A homestead exists on the smaller parcel (2007 Schoolmaster Drive), which will be maintained as a residence during the course of the grading and berm work. The larger parcel contains agricultural land. A private driveway accesses this homestead off of Schoolmaster Drive between two single-family residences in Clover Ridge, which will also stay operational during the work.



DETAILS OF OPERATION

On behalf of CloudHQ, Kimley-Horn is requesting a Conditional Use Permit from the City of Chaska to allow placement of up to 350,000cy of soil in efforts to start constructing the berm in the buffer area that was shown on the conceptual plan approved in 2022.

The Kelzer property is planned to be developed into a data center development as part of the site guidance and conceptual plan. A 300' landscape buffer and a screening berm are required between the development area and the residential properties on the north and east sides of the property. This CUP is being requested to start construction on the berm in advance of entitlements, approvals, and construction of the data center development. The applicant still needs to obtain preliminary and final approvals on the building, which will be separate applications in the future. The berm is proposed to be an average of $\pm 30'$ high with 3:1 side slopes on either side. The berm will be seeded with a natural mix for stabilization and aesthetics. The full landscaping on the site and berm will be installed as part of the site development process when the building is pursued. The northern portion of the berm, up to the existing driveway for 2007 Schoolmaster Drive, is proposed as part of this CUP. The homestead at 2007 Schoolmaster Drive will be maintained and the residency continued during the berm construction. The berming over that driveway location and continuing to the eastern portion of the site will be completed at a later time, likely when the final approvals are completed for the data center building.

Once selected, the earthwork subcontractor will oversee the means and methods of berm construction. It is likely the berm construction will start from the far ends and work towards the middle, where the haul road is located. The proposed storm sewer pipes would be put in when that section of berm is installed near the low point to ensure positive drainage around the berm (and not toward the residential lots) during construction.

Trucks bringing fill into the site for the berm will access from West Creek Lane via a gravel road extension. It is anticipated that ~17,500 trips (20cy per truck) will be needed to bring in 350,000cy of dirt. The timing and intensity of the truck trips will vary depending on the activity of the surrounding construction and source sites, but it is anticipated to vary over time and not be constant. The applicant believes that the berm construction could take a year (more or less).

CONDITIONAL USE PERMIT

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that the proposed use meets the following six conditions. Staff finds that the proposed use meets all six conditions as described below each condition.

- a) *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 - The installation of the berm operation will not be detrimental to or endanger the public health, safety, comfort or general welfare. Fill that is being brought in is clean, compactable fill and will be tested by a geotechnical firm to ensure hazardous material is not brought into the site. The fill operations will only occur during normal working hours that are defined within the City's code. The berm is being put in to enhance the comfort of the residential neighbors to buffer and soften the future development on the subject parcel.
- b) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*
 - The installation of the berm will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values. The berm has been anticipated for several years due to the previous planning approvals already completed and what the Comprehensive Plan shows. The berm is being constructed to meet the 300' buffer requirements as shown in the Comprehensive Plan. In addition, the berm will add to the enjoyment of other property as it will initiate significant screening and buffering from the existing and proposed data centers.

Access to the construction of the berm will come from West Creek Lane from the south through West Creek Corporate Center. A gravel haul route from West Creek Lane will be provided for the trucks to access the berm area. It should be noted that the applicant should prioritize providing a delivery route that minimizes, to the extent possible, the need for trucks backing up on site.

The installation of the berm will also use measures to ensure that the operation is not injurious to the immediate vicinity. Some measures being taken include:

- Erosion control fabric being added to all slopes greater than 4:1 to control and minimize any erosion from berm

- Native seed mix added to all areas of the berm to provide additional erosion control methods
 - 2 foot swales on the north side of the berm to capture all onsite water and prevent runoff to the housing to the north
 - Drainage will be routed on site and away from the neighboring housing properties via the drainage systems, including a 36" RCP pipe and sediment basins, put in place with the berm
 - Grading and drainage will plan to satisfy the stormwater management and erosion control requirements of the City of Chaska, Carver County Watershed, and the State of Minnesota.
 - Dust control methods will be done on the entrance gravel road and berm, including watering when needed
 - Operation hours will stay within standard City operating hours (Monday-Friday 7am-8pm and Saturdays 8am-7pm)
- c) *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- For the reasons stated above, the establishment of the berm will not impede the normal and orderly develop of surrounding property for uses permitted in the district. The berm should help improve the normal and orderly development as it will be a significant screening mechanism from adjacent data center users and operations. The installation of the berm will also fulfill requirements outlined in the Comprehensive Plan and approved Concept Plan from 2022.
- d) *Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.*
- Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided. A gravel road extending from West Creek Lane will service the berm installation. Staff would advise the applicant to evaluate providing a loop on the haul route that minimizes the need for truck back-ups on site. The applicant will also be installing necessary drainage facilities to accommodate the drainage from the grading and berming. This will include swales on the north side of the berm that will be routed to onsite drainage systems. A 36" RCP pipe will be installed under the berm to aid in this. A redundant 36" pipe will be installed for emergencies or in case the mainline pipe is temporarily clogged up. Runoff from the south side of the berm will be captured by erosion and sedimentation measures before tying into the existing on-site drainage patterns. In addition, the water stub on Schoolmaster Drive that will ultimately service the site/building will likely be extended during the construction of the berm so that the berm doesn't have to be impacted in the future when this line is necessary to go in.
- e) *Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.*
- The access to the site from West Creek Lane comes off a temporary cul de sac. The transportation access has operated without issue and is expected to easily accommodate ongoing and future needs. The neighboring properties are all data center users and do not generate much daily traffic. As stated above, it will be beneficial to evaluate adding a loop to the haul route so that back-ups will be minimized.

f) *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

- The property is zoned PID-7 and is guided as Business Park and Open Space in the Comprehensive Plan. Previous approvals showed the installation of the berm. The installation of the berm will be consistent with these approvals and what's been planned for the site in meeting the 300' buffer. The berm will also provide screening from the adjacent data center users and from the imminent construction coming with the data center locating on Kelzer's site.

FINDINGS

Based on the documentation submitted by the applicant and the aforementioned analysis, staff finds that this request as outlined meets the findings necessary for a Conditional Use Permit.

Staff believes the requested berm installation use is appropriate and beneficial for this property. The Conditional Use Permit that will allow the installation of the berm will fulfill the requirements outlined in the Comprehensive Plan as well as the approved Concept Plan from 2022. With the conditions and stipulations of the Conditional Use Permit adhered to, staff believes the proposed use will operate in a harmonious fashion.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Thursday, September 28th, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by

Monday, November 27, 2023 (60 days), however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Friday, January 26, 2023. The City may, with the petitioner's consent, extend the review period beyond the Friday, January 26, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Conditional Use Permit for the installation of a berm, subject to the following conditions:

1. Approvals shall be based on the following exhibits:

- Conditional Use Permit for Berm Fill Narrative (pgs 1-2), submitted by Kimley Horn, dated September 27, 2023**
- CHQ – MSP (Chaska) – Test Fit plan, submitted by Corgan, dated June 1, 2022**
- Alta/NSPS Land Title Survey (pgs 1-2), submitted by EFN Land Surveyors**
- Existing Property Aerial Image, submitted by CloudHQ**
- Render #1 – View From East, submitted by CloudHQ**
- Site Section #1, submitted by CloudHQ**
- Render #2 – View From North, submitted by CloudHQ**
- Site Section #2, submitted by CloudHQ**
- Render #3 – View from Northwest, submitted by CloudHQ**
- Site Section #3, submitted by CloudHQ**
- Berm Erosion and Sediment Control Plan, submitted by Kimley Horn,**

dated September 27, 2023

- l. Soil and Restoration Plan, submitted by Kimley Horn, dated September 27, 2023**
- m. Erosion and Sediment Control Details, submitted by Kimley Horn, dated September 27, 2023**
- 2. Adherence with the City Engineers Memo dated October 11, 2023.**
- 3. Hours of Operation for berm installation are limited to 7am-8pm Monday-Friday and 8am-7pm Saturday and meet the general code of ordinances section 6.12.030.**
- 4. The berm area will include an area maximum of 20.9 acres and 350,000 cubic yards and as shown on the Berm Erosion and Sediment Control Plan.**
- 5. All storage of equipment and materials used in the operation shall be kept in areas that are not visually impeding on neighboring residential.**
- 6. The permittee shall comply with the noise pollution requirements/standards of the Minnesota State Rules Chapter 7030 and Section 6.12.010 of Chaska General Code of Ordinances.**
- 7. Street cleaning and dust control shall be performed on a regular basis and as required by the City. Dust control and street cleaning shall be provided within the same day as it is requested. Failure to comply with a request within the time specified shall be a cause for the City Engineer to stop the work onsite until compliance is achieved. If the permit holder is unable to supply dust control or street cleaning within the time specified, the City will perform the work and bill the permit holder for actual costs incurred plus any penalties imposed by City ordinance.**
- 8. Provision to further evaluate and implement a continuous loop haul route that minimizes the need for truck back-ups on site and to be shown on the plans prior to release of the CUP agreement.**
- 9. The permit holder shall comply with any/all CCWMO rules and regulations, which includes obtaining any permits the CCWMO deems necessary.**
- 10. The permit holder shall obtain, continuously maintain, and comply with the terms of drainage and erosion control permits issued by the CCWMO.**
- 11. The permit holder shall obtain a grading permit from the City of Chaska ahead of any grading operations commencing.**
- 12. Existing drainage patterns shall not be altered.**
- 13. An erosion control plan that includes seeding and restoration information and which is consistent with the requirements of NPDES permit and CCWMO permit shall be submitted to the City of Chaska and adhered to by the permit holder.**
- 14. The permit holder shall submit to the City of Chaska a formal report from a qualified geotechnical engineering firm annually by the end of each calendar year. The report should include testing and an analysis of the material that was placed at the site. All fill being used within the berm area will be required to be free of contamination and meet geotechnical engineering standards for compactable fill.**
- 15. The permit holder shall provide a performance security in an amount defined by City staff that is sufficient in stabilizing the site that is also in a form acceptable to the City of Chaska, naming the City of Chaska as the obligee. This performance security shall be replenished by the permit holder to its full**

amount 5 business days after being utilized by the City of Chaska.

16. The performance security shall be re-submitted to the City of Chaska annually in an amount that is 2% greater than the previous year.
17. The City of Chaska may utilize the performance security for reimbursement for any and all expenses incurred in the event that the permittee fails to comply with any conditions or requirements of this CUP or for any reason ceases to operate the facility in accordance with the provisions of this CUP, if the City of Chaska incurs costs, liabilities, expends monies, labor, services, or material to compel or restore compliance with the terms of the CUP, or perform on-site or off-site restoration resulting from permittee's actions or non-actions.
18. The CUP shall not be effective until such time that an agreement is approved, executed, and recorded with the Recorder's Office in Carver County, Minnesota.
19. Any and all claims that arise or may arise against the permit holder, its owners, agents, trustees, servants, or employees while engaged in the use of the property shall in no way be or become obligations of the City of Chaska. The permit holder, jointly and severally, shall indemnify, hold harmless, and defend the City of Chaska, its officials, officers, employees, and agents against any and all liabilities, losses, costs, damages, expenses, claims, actions, or judgments, which includes reasonable attorneys' fees, expenses, and court costs, including experts, that the City of Chaska, its officials, officers, employees, or agents may hereafter sustain, incur, be subjected to, or required to pay, in any way connected with the use of the property and the CUP. The obligations contained in this paragraph shall survive the expiration or earlier termination of the CUP.
20. City staff shall be allowed access to the site to inspect all elements of the CUP. The landowner will be notified more than 24-hours in advance of site access.
21. Provision that the watermain pipe coming from Schoolmaster Drive be planned with the CUP berm work and extended to service the Kelzer property in a way that does not impact the berm.
22. Provision that the permit holder notify City and County staff when significant trucking operations to the site start and stop.



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: October 11, 2023
Subject: Kelzer Conditional Use Permit – Engineering Review

The Kelzer property located south of Schoolmaster Drive and north of Engler Boulevard has been discussed in the past in regard to its potential redevelopment. The application being considered at this time is for a conditional use permit that would allow for a significant amount of soil import to the site. The result of the soil import is planned to be a screening berm on the north side of the property which was a condition of the previously-approved concept plan for the site.

City staff reviewed the proposed grading for conformance with grading requirements, erosion control requirements, and for phasing of future utilities to serve the ultimate development. Several wetlands exist over the property that will need to be coordinated with all agencies for review and acceptance. The plan will require approval and necessary permits from Carver County.

It will be important the site plan considers how stormwater will be managed so as not to negatively impact adjacent private property both during the construction process and in the final condition.

In terms of city utilities, the full build out of the site requires a watermain be installed from the north of the site off of Schoolmaster Drive under the currently-proposed berm to provide a looped connection down to West Creek Lane. This watermain pipe should be planned for with the CUP work. Sanitary sewer access is available for connection at West Creek Lane however no connection to the sanitary sewer is planned with this CUP.

The site has access off West Creek Lane, a local industrial roadway. Trucking operations to the site are expected to be very significant (approximately 17,500 loads one-way) and sporadic in nature. The applicant was prompted to get in touch with Carver County Public Works regarding this significant trucking operation. They shall also inform both the City and the county when significant trucking operations start up and stop.



September 5, 2023
Updated September 27, 2023

Liz Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: *Conditional Use Permit for Berm Fill*
Kelzer Property – Chaska, MN

On behalf of CloudHQ, Kimley-Horn is requesting a Conditional Use Permit from the City of Chaska to allow placement of up to 350,000cy of soil in efforts to start constructing the berm in the buffer area that was shown on the conceptual plan.

CUP

The Kelzer property is planned to be developed into a data center development, as part of the site guidance and conceptual plan, a 300' landscape buffer and a screening berm are required between the development area and the residential properties on the north and east sides of the property.

This CUP is requested to be able to start construction on the berm in advance of entitlements, approvals, and construction of the data center development. The berm is proposed to be an average of $\pm 30'$ high with 3:1 side slopes on either side. The berm will be seeded with a natural mix for stabilization and aesthetics. The full landscaping will be installed as part of the full site development process. The northern portion of the berm, up to the existing driveway for 2007 Schoolmaster Drive, is proposed as part of this CUP. The berming over that driveway location and continuing to the eastern portion of the site will be completed at a later time, likely with full site development. This CUP request meets the following CUP standards:

- *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 - o The berm will not be detrimental to public health, safety, comfort or general welfare, in fact it will be the opposite. The berm is being put in to enhance the comfort of the residential neighbors to buffer or soften the future development on the subject parcel.
- *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*
 - o Confirmed. The berm will create a nice hill landscape as a buffer space and will not impair property values.
- *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 - o Confirmed. This is following orderly development for the planned buffer zone.
- *Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.*
 - o Confirmed. Adequate infrastructure for the construction of the berm and future use and operation of the berm and planning for the development parcel have been taken into account.
- *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - o Confirmed. There is very little operating traffic for the berm. Construction traffic will be routed through Engler Blvd / West Creek Lane in accordance with local limitations.
- *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
 - o The CUP for the berm does conform to the district regulations.

A comprehensive grading and drainage plan to satisfy the stormwater management and erosion control requirements of the City of Chaska, Carver County Watershed Management Organization, and the State of Minnesota will be coordinated with full project development. Grading and drainage specific to the berm construction is part of this CUP and associated grading permit.

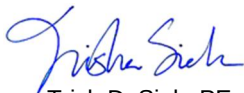
Runoff from the north side of the berm will be managed through controlled swales that go either around the berm, or to a central low point at which time are conveyed through a 36" RCP pipe under the berm and discharged on the south side of the berm into existing condition drainage patterns, first passing through sediment basins and erosion control measures. A redundant 36" pipe will be installed for emergencies or in case the mainline pipe is temporarily clogged up. Runoff from the south side of the berm will be captured by erosion and sedimentation measures before tying into existing on-site drainage patterns.

The berm is being constructed in cooperation of other construction sites and soil sources in the vicinity and such, the availability of the import soil will be variable. It is anticipated that berm construction may take around 1 year, with variable intensities. The earthwork contractor and geotechnical testing company will ensure compliance with testing, compaction, placement, and vegetated stabilization of soils, as well as allowed haul routes, dust control, and complying with local regulations.

The expectation for this site has been that the berm would be put in place before buildings are constructed, and we are excited to share the plans for this coming to fruition. Don't hesitate to reach out for any comments or questions on the proposed Conditional Use Permit application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: 
Trish D. Sieh, PE
Vice President

Attachment – CUP application and plans



September 28, 2023

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

**RE: *Response to Kelzer Property
Stockpile City of Chaska CUP Comments – Chaska, MN***

Kimley-Horn received the below comments from the City of Chaska on September 14, 2023 and offers the following responses:

1. Narrative

- *Address how this CUP request meeting the 6 CUP standards:*
 - o ***Please see attached updated narrative.***

2. Topsoil and Restoration Plan.

- *Provide topsoil plan that includes a minimum 6" or respread over all disturbed and graded areas.*
 - o ***Topsoil and restoration plan has been added and shows that a minimum of 6" of topsoil is to be distributed over all disturbed and graded areas. See topsoil and restoration plan for further information.***
- *Show areas that will be stabilized with erosion control fabric (slopes greater than 4:1 and conveyance swales).*
 - o ***Erosion control fabric has been added to the berm erosion and sediment control plan on any slopes greater than 4:1. See berm erosion and sediment control plan for further information.***
- *Include proposed seed mix for berm vegetation restoration.*
 - o ***MNDOT 22-112 Five-year stabilization mix has been called out on the berm erosion and sediment control plan. See berm erosion and sediment control plan for further information.***

3. Grading and Drainage Plan.

- *Zoomed in perspective showing how the berm relates to adjacent properties for grading/drainage.*
 - o Show how grading will tie into neighboring properties.
 - ***Grading will come down off the neighboring properties to the north at a 4:1 slope for 8 feet. This will create a 2' deep swale to capture all onsite water and prevent runoff from impacting the housing to the north. See grading plan for further information.***
 - o Show that drainage swale will not routes runoff to neighboring properties.
 - ***The northern side of the berm has two high points with four conveyance swales. The eastern swale will wrap around the berm and discharge to***

existing grade on site where it will follow existing drainage paths. The middle swale will drain to a 36" RCP which will discharge to the south side of the berm. The western swale will discharge to an existing water way that flows along the west property line of the site.

- o The highpoint on the NW side of the berm (905.32) serves as the emergency overflow. This elevation will result in flooding of adjacent home if the 18" RCP fails or becomes plugged. The grading and drainage plan needs to include EOF routing that does not inundate neighboring properties/homes.
 - *The 18" RCP has been upsized to a 36" RCP to adequately convey the 100-year storm event. A redundant 36" RCP is proposed to be installed at 898' to act as the overflow for this area. The lowest basement elevations of the homes in this area appear to be ±902' which.*
- o The 18" RCP is proposed to be below approximately 31' of fill. It is unclear if this amount of fill will cause settling and impact the integrity of the pipe. Soil borings should be provided within the stockpile area to show suitable soils.
 - *RCP pipe type will be specifically selected with the known loading conditions plus safety factors. A geotechnical firm will be hired to test and monitor the fill that is to be placed over the proposed storm sewer pipes.*
- o Provide stormwater runoff calculations showing that that 18" RCP will pass flow up to the 100-year storm event without causing ponding on neighboring properties.
 - *Using the TR-20 method in HydroCAD, the runoff rate is 37.02 CFS. Using HydroCAD, the capacity of the 36" pipe shown in the plans is 53.30 CFS. See the attached calculations for further information.*
- o Phasing plan for what portions of the berm will be done first, and what drainage utilities will be put in immediately or during the work.
 - *Once selected, the earthwork subcontractor will oversee the means and methods of berm construction. It is likely the berm construction will start from the far ends and work towards the middle, where the haul road is located. The proposed storm sewer pipes would be put in when that section of berm is installed near the low point to ensure positive drainage around the berm (and not toward the residential lots) during construction.*
- o Stormwater Pollution Prevention Plan (SWPPP) needs to be updated with current grading plan.
 - *See updated SWPPP for further information.*
- o Provide temporary sediment basin sizing calculation for provided live stormwater as required by NPDES permit.
 - *The temporary sediment basin was sized for 3600 CF/acre * 14.76 acres = 53,136 CF.*

4. Level 1 Wetland Aerial Review

- *The previous wetland delineation has expired. An updated report needs to be provided that includes a level 1 wetland assessment (aerial offsite review) along with the previously approved*

wetland delineation areas. Areas that are shown to be wetland or require field review, based on offsite aerial review guidance, must be avoided until a new delineation has been approved.

- o **Updated level 1 wetland assessment is attached.**

5. Narrative

The below has been generally added into the Narrative, and answered more specifically here:

- Explain the location of where dirt is being piled; why not the east side to connect into existing berming; does the north side berm pose a problem with the water stub that comes from Schoolmaster Drive to ultimately service the site (i.e. will the berm have to be impacted to extend the water line in the future to service the property?)
 - o **The soil for the berm is proposed to be placed along the northern property line buffer area. It is not proposed to extend to the east to tie into the existing berm to allow use of the current gravel drive on site as the farmstead home is occupied. During the final design the berm is proposed to extend to the east and tie into the existing berm. The waterline that is shown to go through the berm is proposed to be extend just past the southern side of the berm. The construction of the waterline will likely take place alongside the berm construction.**
- What type and condition of dirt is being brought in?
 - o **The soils that are to be brought on site for the construction of this berm will be taken from various construction sites around the area. The composition of the soils is unknown at this time but would be tested prior to placement to ensure it is not contaminated and meets the fill requirements. A geotechnical firm will complete construction testing and oversight ensure the soils comply with standards and are being placed and compacted correctly.**
- Where is the dirt coming from and what routes will trucks take to bring the dirt in?
 - o **The dirt will be coming from multiple sources and construction sites around the area. The routes the trucks will take is dependent on where the soils come from but will enter the site from West Creek Lane to the haul road on site.**
- Clarify how many truck trips this will require.
 - o **Assuming 20cy haulers, up to 17,500 trips may occur over the next year or so. The timing and intensity of the truck trips will vary depending on the activity of the surrounding construction and source sites, but it is anticipated to vary over time and not be constant.**
- What dust control methods will be used on the gravel road?
 - o **It is proposed that the gravel haul road will be watered as needed to reduce the dust emitted.**
- How does the fill and operation interact with the existing homestead at 2007 Schoolmaster Drive? Will the home still be resided in during the berming work?
 - o **The fill operation is to be completed during normal working hours to minimize disturbance of the existing homestead at 2007 Schoolmaster Drive and it is assumed that they will continue residency will the berm work is being completed. The proposed berm stops short of the existing driveway.**
- Have you engaged Carver County regarding using Engler Blvd/Co Rd 10 for truck routes?

- o *The earthwork contractor will reach out to Carver County regarding haul routes. The developer and contractor acknowledge the seasonal and general limitations of the haul routes and will reach out to the County as needed.*

6. Neighborhood Meeting Summary

- When
 - o *Thursday, September 28 at 7.00pm via Zoom*
- How many people showed up
 - o *Summary will be provided after the meeting*
- Questions/concerns raised
 - o *Summary will be provided after the meeting*
- Responses to concerns raised
 - o *Summary will be provided after the meeting*

MEETING MINUTES

9/29/23 Neighborhood Meeting for CloudHQ CUP to start building the berm 7.00pm via Zoom

Attendees: Brian Betlock
Steve Kelzer - Richard Palmiter
David Rylee
"Direct"
612-964-2257
Carlson
iPhone
G514881

Cloud HQ: Brett Burnette & Jason Calcagno
Kimley-Horn: Trish, Connor

Intros of CHQ and KH

Brett presented deck

Noted that berm is going to be seeded w/ native grasses (landscape later)

Q:

DavidRylee 7:25 PM

what is the nature of the noise

constant or intermittent

tone and pitch also make a difference

Chillers are primarily running consistently, but will be audible to human ear from residential properties.

Generators are the noisiest, but are for emergencies only.

Brian Betlock 7:28 PM

The data center that is there currently is rather loud.....do you know what db level they are currently running?

Will know with ambient sound monitoring w/ noise study

Berm will be a noise mitigation feature not only for our proposed project but also for current condition/data centers

iPhone 7:29 PM

What are the health concerns to living this close to a data center?

Not that we found, heavily regulated by agencies

Carlson

What is the expected timing for beginning to bring in dirt and construct the berm?

Dirt is planned to be brought on site after the planning commission meeting (10/11) and City Council (10/16). It is planned that towards the end of October / beginning of November that the construction of the berm will start. Soils will be brought in from various construction locations around the area, these soils will be tested to make sure no hazardous material is being brought onto the site.

David Rylee, resident in the surrounding area. He has lived in the neighborhood for 16 years. He has been through this process multiple times, this time feels the most real. His main concern is with the construction and completion of the berm.

(All following questions were asked by David Rylee off mute.)

Is there a plan in place to make sure the berm is completed and not left halfway or incomplete due to changes in the economy or loss of funding?

- *Brett Burnette – This berm will need to be completely built out no matter what goes in place here. If one of these unlikely scenarios happens and CloudHQ needs to leave the completion of the berm will be done by the next potential occupant. If CloudHQ needs to leave during the construction of the berm, then CloudHQ will need to seed and stabilize the current condition of the berm no matter what. The storm sewer will need to be put in place no matter what. The current tenant of the property is planned to stay and farm the land during the construction of the berm.*
- *David Rylee – He is concerned about getting a 15' tall, half built out berm that is un-landscaped. He is also very sad to see the farmland go.*

What is the plan for the 12" watermain stub that come off Schoolmaster Drive; take into consideration the bus stop and mail boxes for the open trench connection.

- *Trish Sieh – The water main is planned to be constructed during the berm construction to reduce the amount of excavation. The watermain was stubbed and has always been planned to be extended to the south.*

When will the construction of the water main start?

- *Trish Sieh – The water main construction will most likely start at the beginning of next construction season, roughly around springtime.*

How will this effect mail? Will there be a mail stoppage? How will this effect the bus stop?

- *Trish Sieh – This has not been determined right now. These items will be taken into account when construction documents are being prepared.*

Will there be vibration monitoring during the construction of the berm?

- *Brett Burnette – This will be taken into account.*

Native seed mixtures can be hard to establish. It takes multiple applications before it fully takes. How is this planned for?

- *Brett Burnette – It is planned that CloudHQ will continue to work on getting the berm fully stabilized with native seed mixtures. A local contractor will be brought in onto the team to seed and maintain the berm until stabilization is completed.*
- *Trish Sieh – CloudHQ is making a presence in the Twin Cities area and wants to make a good impression. Unlike most projects where the landscaping is the last item before a GC/owner leaves a site, in this case it's the first. They will be out there consistently and are wanting to be*

good neighbors with the surrounding neighborhood, so naturally they have an increased interest and ability to see after the berm growth.

There is a 75' setback for security, is the fence on the berm?

- *Brett Burnette – No, there is no fence on the top of the berm. The fence is located on the data center side of the berm closer to the building and will be an 8' high fence.*

How will dust control be handled during construction?

- *Trish Sieh – It is up to the means and method of the selected contractors. All local and state regulations will be followed to minimize dust. It is assumed that watering of the haul road and of the berm will be done to combat the dust.*

The time of day is important during the noise studies, the night is the most prominent. Will atmosphere, weather and other surrounding noises be taken into consideration?

- *Brett Burnette – All these will be taken into consideration. The model is run through a 24-hour period. The night is the most noticeable because there is less ambient noise.*

David is apart of the school of trust and verify, can we set up noise monitors at the property line to constantly monitor the noise levels? Will there be a mitigation plan in place?

- *Brett Burnette – I agree, we model the sounds for the typical lease periods of 15-20 years and the lifetime of the building of 50 years. We can look into this.*

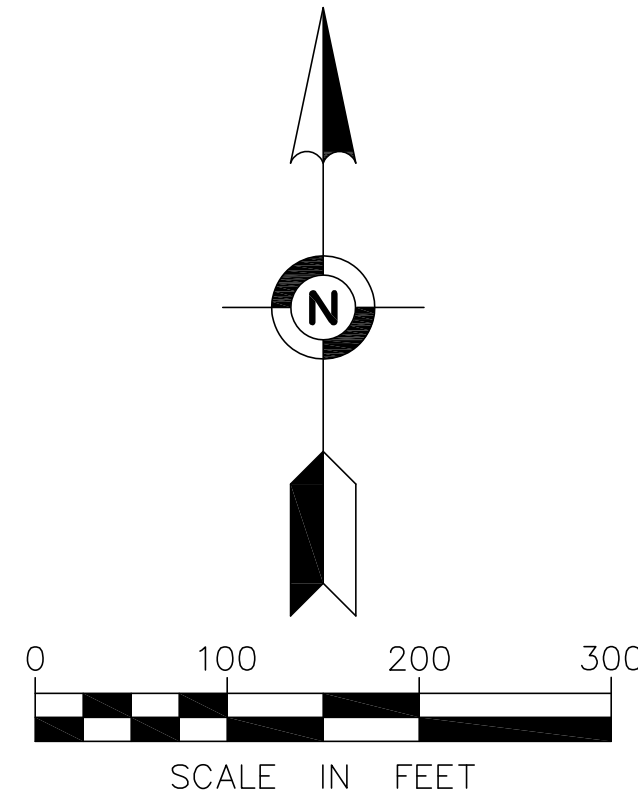
What is the communication plan for the surrounding neighborhood? Newsletter, email, neighborhood meetings?

- *Brett Burnette – The email address will be there and open for the duration of the construction. This project can go down multiple different avenues as it progresses. There will be multiple more city commission and planning meetings to talk and showcase more information. The email will be the best line of communication for questions and updates.*



PARCEL NO.	OWNER	LOT	BLOCK	ADDITION	ADDRESS
30-042-0080	CASADY RABMANN	4	2	SAGEWOOD	2667 CLOVER FIELDS CIRCLE
30-042-0090	JOHN R. O'DONNELL III	5	2	SAGEWOOD	2661 CLOVER FIELDS CIRCLE
30-042-0100	MASA CARLSON TRUST	6	2	SAGEWOOD	2655 CLOVER FIELDS CIRCLE
30-042-0110	BRIAN M. BELLOCK	7	2	SAGEWOOD	2649 CLOVER FIELDS CIRCLE
30-042-0120	MATTHEW M. BUSCH	8	2	SAGEWOOD	2643 CLOVER FIELDS CIRCLE
30-042-0130	JANISVALACADA	9	2	SAGEWOOD	2617 CLOVER FIELDS CIRCLE
30-042-0140	SHEPHEAN A. BROWN	10	2	SAGEWOOD	2631 CLOVER FIELDS CIRCLE
30-672-0050	BRENT CHINNOK	1	2	TRADITIONS AT CLOVER RIDGE 2ND	1957 SCHOOLMASTER DRIVE
30-672-0060	MICHAEL J. & JULIE GILBERTSON	2	2	TRADITIONS AT CLOVER RIDGE 2ND	1975 SCHOOLMASTER DRIVE
30-672-0070	JASON R. VAUGHN	3	2	TRADITIONS AT CLOVER RIDGE 2ND	1961 SCHOOLMASTER DRIVE
30-672-0080	MARIA CARLOSINIGANI	4	2	TRADITIONS AT CLOVER RIDGE 2ND	1981 SCHOOLMASTER DRIVE
30-720-0090	JASON & RUTH MESDAL	5	2	TRADITIONS AT CLOVER RIDGE 2ND	1965 SCHOOLMASTER DRIVE
30-672-0100	KRISTINA GILBERT	6	2	TRADITIONS AT CLOVER RIDGE 2ND	1967 SCHOOLMASTER DRIVE
30-672-0110	JANISVALACADA	7	2	TRADITIONS AT CLOVER RIDGE 2ND	1969 SCHOOLMASTER DRIVE
30-672-0120	SHIVALEE SINHA	8	2	TRADITIONS AT CLOVER RIDGE 2ND	1971 SCHOOLMASTER DRIVE
30-720-0130	THOMAS REEVOCABLE TRUST	9	2	TRADITIONS AT CLOVER RIDGE 2ND	1973 SCHOOLMASTER DRIVE
30-672-0140	DESPINA MARIA A. STEFAN	10	2	TRADITIONS AT CLOVER RIDGE 2ND	1975 SCHOOLMASTER DRIVE
30-672-0470	CITY OF CHASKA	OUTLOT A		TRADITIONS AT CLOVER RIDGE 2ND	UNASSIGNED ADDRESS
30-672-0150	DAVID C. & TANYA K. RYLEE	1	3	TRADITIONS AT CLOVER RIDGE 2ND	1977 SCHOOLMASTER DRIVE
30-672-0160	SUNG IN MOON	2	3	TRADITIONS AT CLOVER RIDGE 2ND	1981 SCHOOLMASTER DRIVE
30-672-0170	KEVIN J. LANGFORD	3	3	TRADITIONS AT CLOVER RIDGE 2ND	1981 SCHOOLMASTER DRIVE
30-672-0180	SUSAN B. NELSON	4	3	TRADITIONS AT CLOVER RIDGE 2ND	1983 SCHOOLMASTER DRIVE
30-672-0190	LUKE C. HOFFMAN	5	3	TRADITIONS AT CLOVER RIDGE 2ND	1985 SCHOOLMASTER DRIVE
30-672-0200	DAVID WAYNE LEPAFGE	6	3	TRADITIONS AT CLOVER RIDGE 2ND	1987 SCHOOLMASTER DRIVE
30-672-0210	MICHAEL K. WACKERFUSS	7	3	TRADITIONS AT CLOVER RIDGE 2ND	1989 SCHOOLMASTER DRIVE
30-672-0220	BRIANNA MARIA WYDEVEN	8	3	TRADITIONS AT CLOVER RIDGE 2ND	1991 SCHOOLMASTER DRIVE
30-672-0230	WAYNE & JENNIFER KINNEMAN	9	3	TRADITIONS AT CLOVER RIDGE 2ND	1993 SCHOOLMASTER DRIVE
30-672-0240	THURMAN T. LE	10	3	TRADITIONS AT CLOVER RIDGE 2ND	1995 SCHOOLMASTER DRIVE
30-672-0250	THOMAS J. TUSI JR.	OUTLOT B		TRADITIONS AT CLOVER RIDGE 2ND	1997 SCHOOLMASTER DRIVE
30-672-0260	RICHARD B. LONNING	11	3	TRADITIONS AT CLOVER RIDGE 2ND	1999 SCHOOLMASTER DRIVE
30-672-0270	CITY OF CHASKA	OUTLOT B		TRADITIONS AT CLOVER RIDGE 2ND	UNASSIGNED ADDRESS
30-672-0270	TIMOTHY HEDLUND	1	4	TRADITIONS AT CLOVER RIDGE 2ND	2013 SCHOOLMASTER DRIVE
30-672-0280	DEE & CATHY L. HASTON	2	4	TRADITIONS AT CLOVER RIDGE 2ND	2015 SCHOOLMASTER DRIVE
30-670-0730	DEREK & CONNIE L. ROBERTSON	9	6	TRADITIONS AT CLOVER RIDGE 2ND	2017 SCHOOLMASTER DRIVE

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates



- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- ⊙ FOUND PK NAIL

- LEGEND**
- ⊙ STORM MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ DRAIN (INLET)
 - ⊙ FLORED END SECTION
 - ⊙ ROOF DRAIN (OUTLET)
 - ⊙ CULVERT
 - ⊙ GATE VALVE
 - ⊙ HYDRANT
 - ⊙ ELECTRIC BOX
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC SIGN
 - ⊙ FIBER OPTIC SIGN
 - ⊙ SIGN
 - ⊙ MAILBOX
 - ⊙ CHAIN LINK FENCE
 - ⊙ SANITARY SEWER
 - ⊙ SS
 - ⊙ STORM SEWER
 - ⊙ WATERMAIN
 - ⊙ OVERHEAD WIRE
 - ⊙ UNDERGROUND FIBER OPTIC
 - ⊙ TREELINE
 - ⊙ EXISTING CONTOUR LINE
 - ⊙ TREE
 - ⊙ BITUMINOUS SURFACE
 - ⊙ CONCRETE SURFACE
 - ⊙ GRAVEL SURFACE
 - ⊙ INVERT INFORMATION PER PLAN

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
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		DRAWN BY:		DESCRIPTION
		LS		
DRAWING NAME:		CHECKED BY:		
37270-2021.dwg		CR		
JOB NO. 37270				
FILE NO. 5970L				

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates

PROPERTY ADDRESS:
Unassigned Address
Chaska, Minnesota 55318



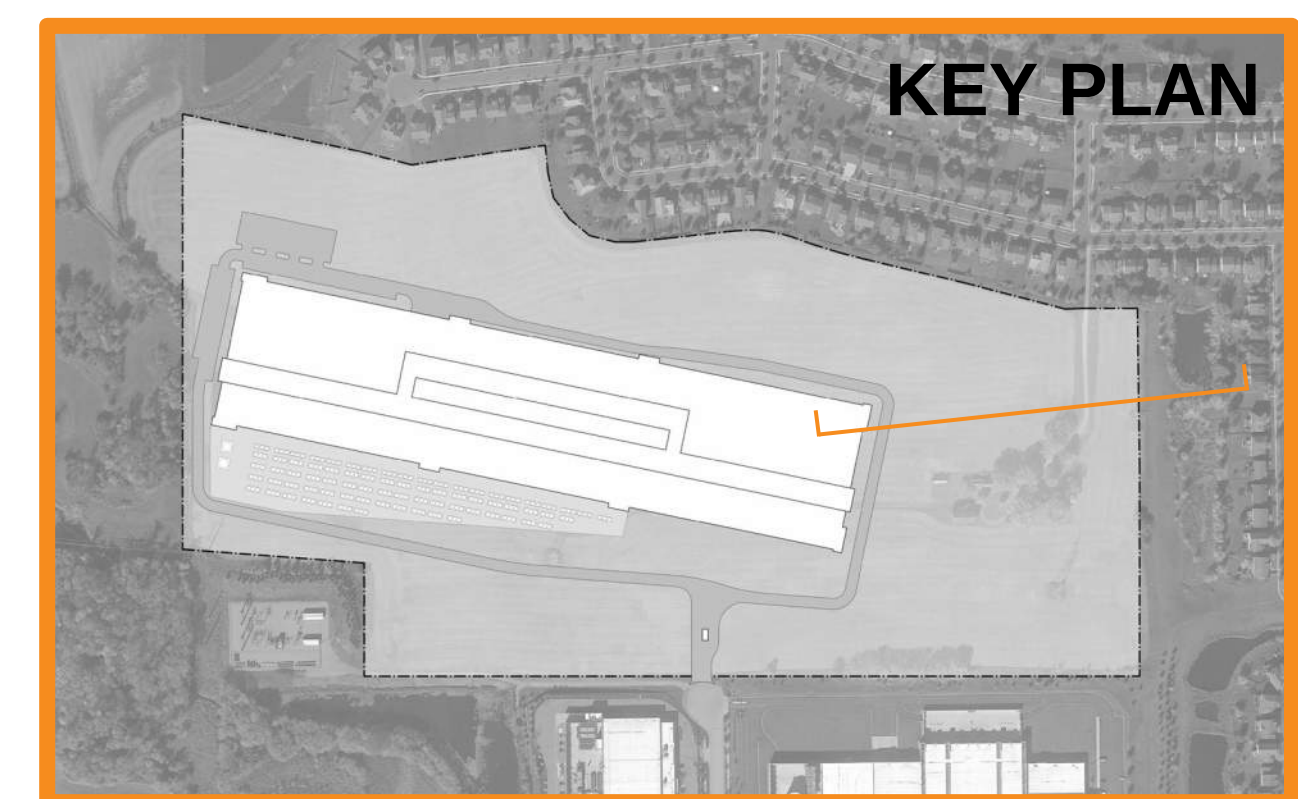
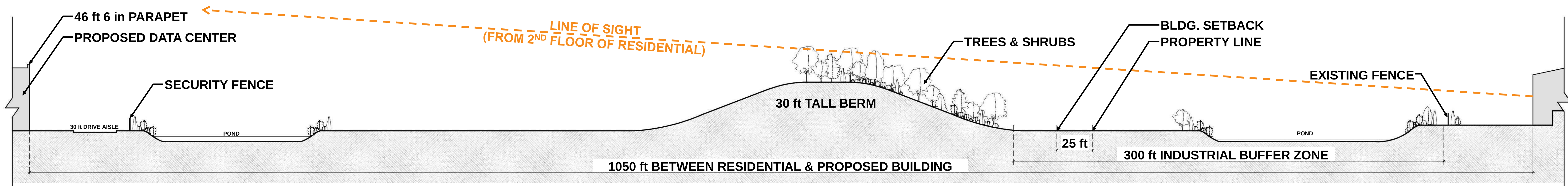
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EXISTING PROPERTY AERIAL IMAGE



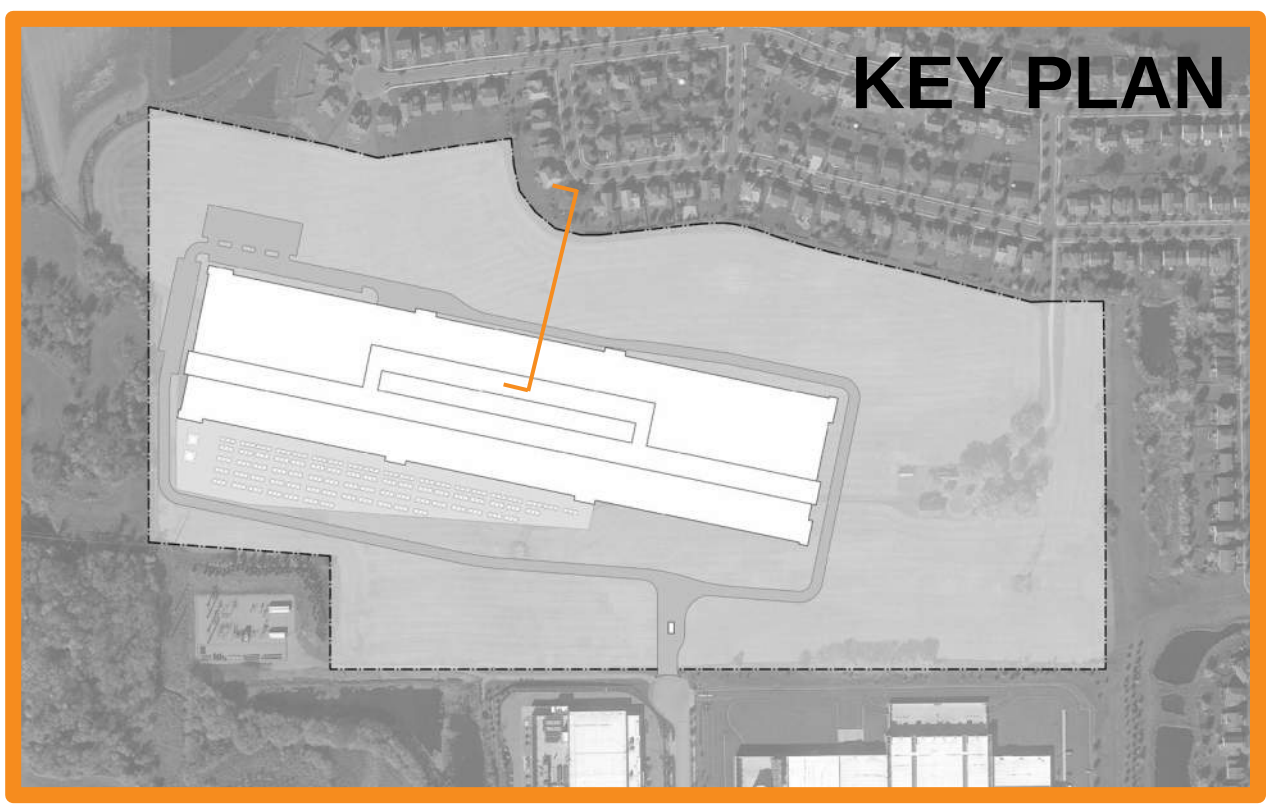
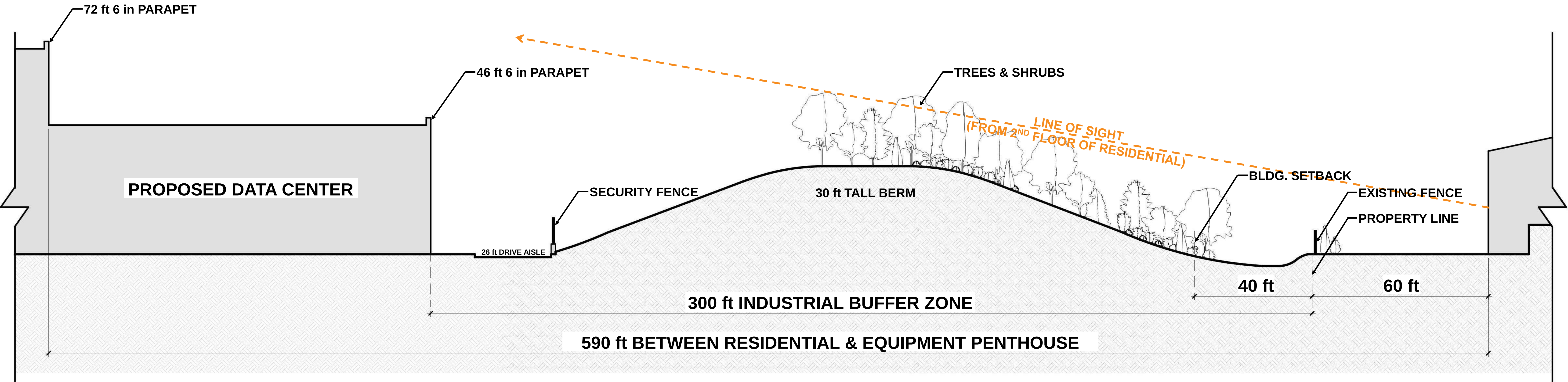
RENDER #1 – VIEW FROM EAST
(From Clover Meadow Drive Residences)



SITE SECTION #1

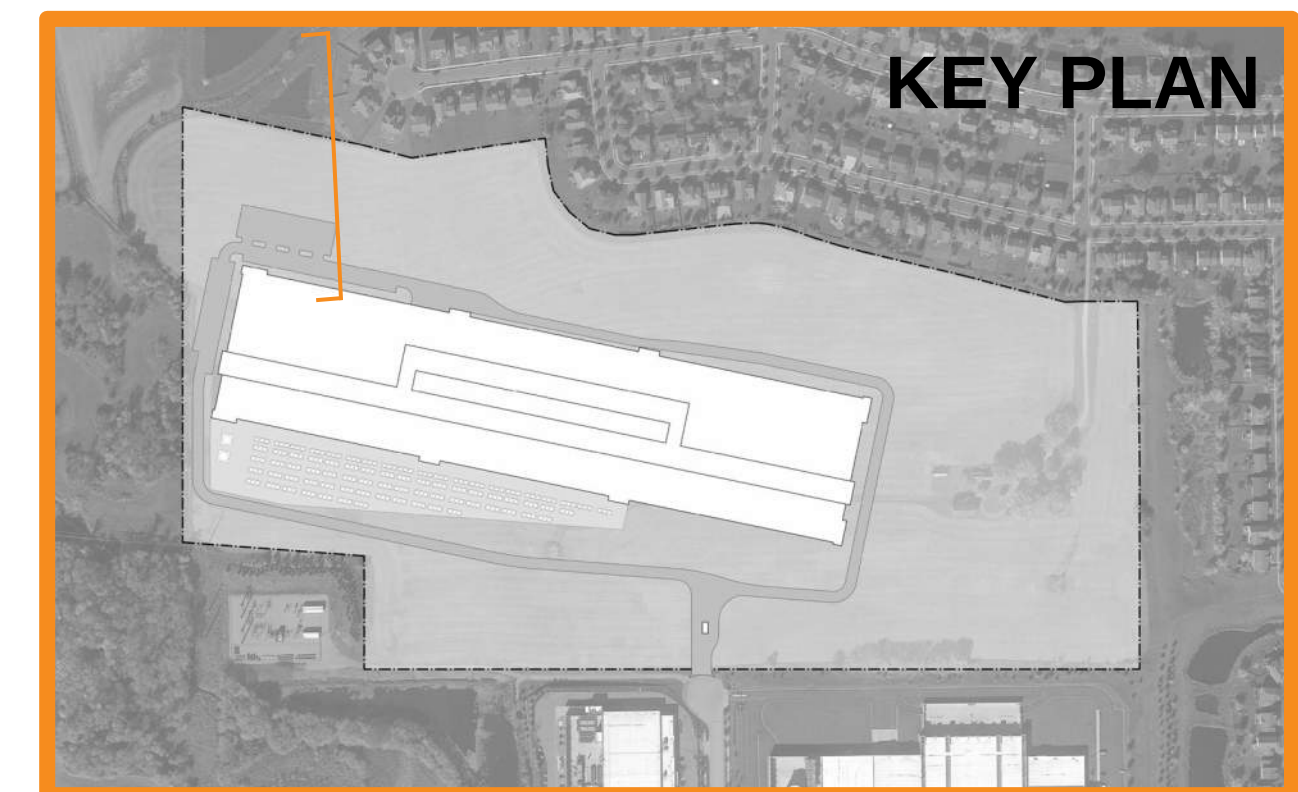
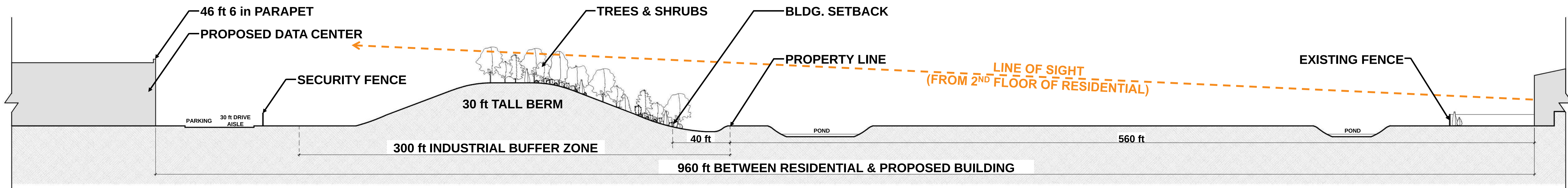


RENDER #2 – VIEW FROM NORTH
(From Schoolmaster Drive Residences)

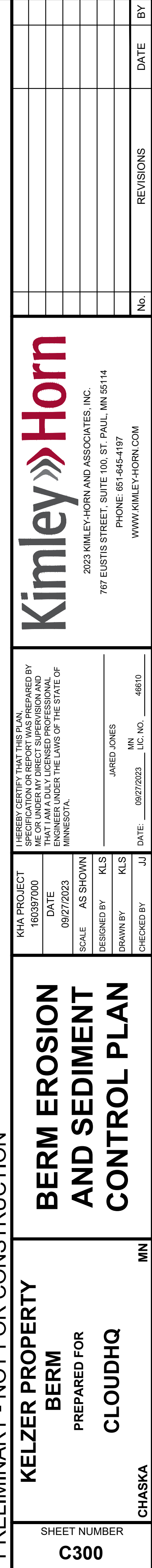




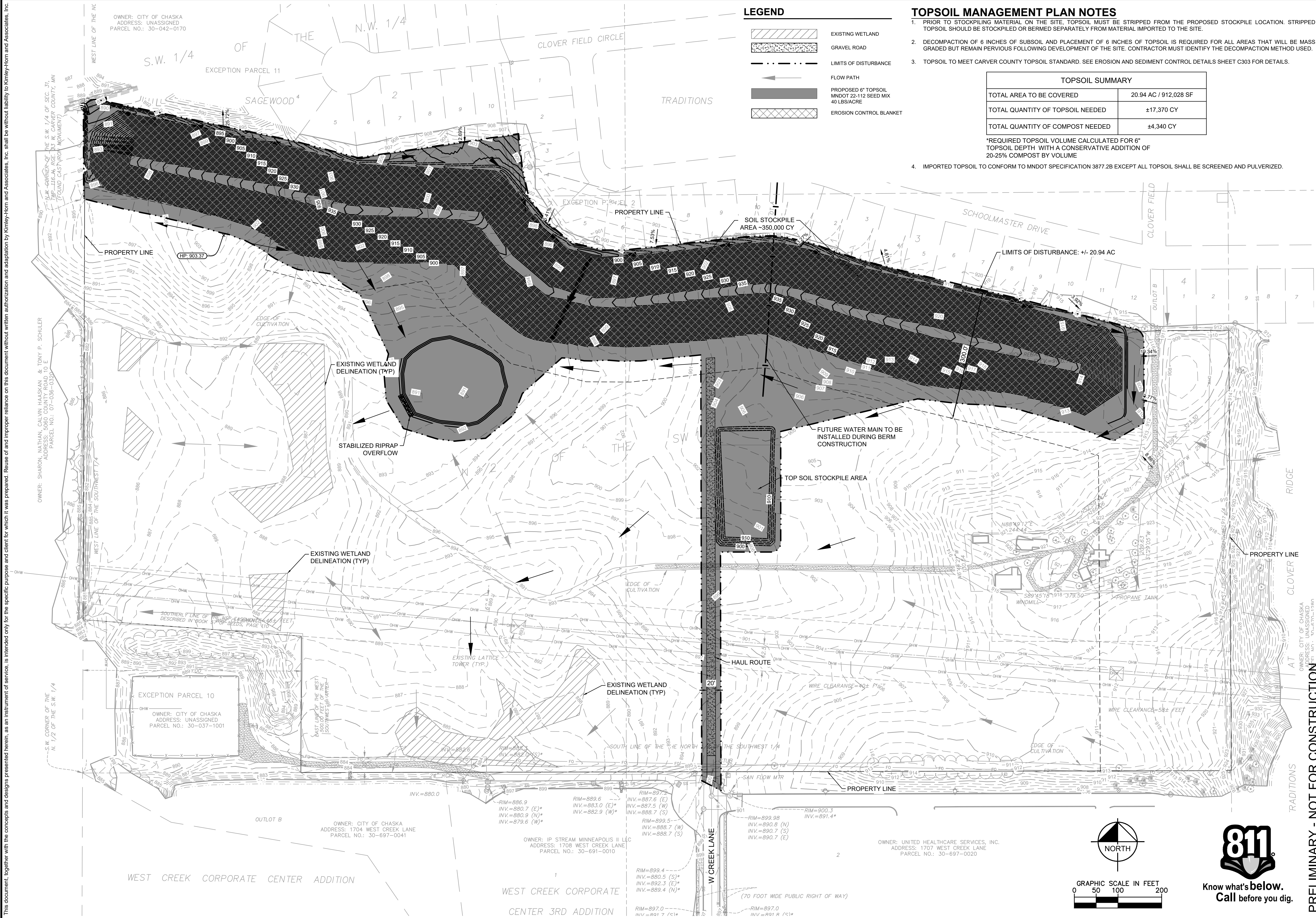
RENDER #3 – VIEW FROM NORTHWEST
(From Clover Preserve Lane Residences)



SITE SECTION #3



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LEGEND

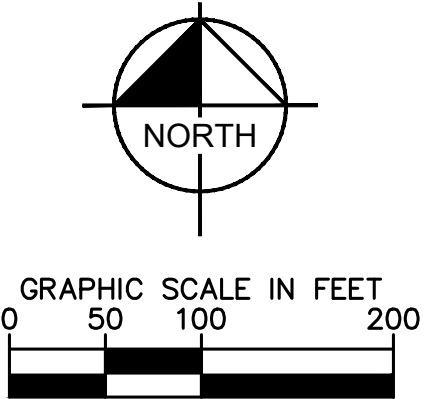
- EXISTING WETLAND
- GRAVEL ROAD
- LIMITS OF DISTURBANCE
- FLOW PATH
- PROPOSED 6" TOPSOIL MNDOT 22-112 SEED MIX 40 LBS/ACRE
- EROSION CONTROL BLANKET

TOPSOIL MANAGEMENT PLAN NOTES

- PRIOR TO STOCKPILING MATERIAL ON THE SITE, TOPSOIL MUST BE STRIPPED FROM THE PROPOSED STOCKPILE LOCATION. STRIPPED TOPSOIL SHOULD BE STOCKPILED OR BERMED SEPARATELY FROM MATERIAL IMPORTED TO THE SITE.
- DECOMPACTION OF 6 INCHES OF SUBSOIL AND PLACEMENT OF 6 INCHES OF TOPSOIL IS REQUIRED FOR ALL AREAS THAT WILL BE MASS GRADED BUT REMAIN PERVIOUS FOLLOWING DEVELOPMENT OF THE SITE. CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED.
- TOPSOIL TO MEET CARVER COUNTY TOPSOIL STANDARD. SEE EROSION AND SEDIMENT CONTROL DETAILS SHEET C303 FOR DETAILS.
- IMPORTED TOPSOIL TO CONFORM TO MNDOT SPECIFICATION 3877.28 EXCEPT ALL TOPSOIL SHALL BE SCREENED AND PULVERIZED.

TOPSOIL SUMMARY	
TOTAL AREA TO BE COVERED	20.94 AC / 912,028 SF
TOTAL QUANTITY OF TOPSOIL NEEDED	±17,370 CY
TOTAL QUANTITY OF COMPOST NEEDED	±4,340 CY

*REQUIRED TOPSOIL VOLUME CALCULATED FOR 6" TOPSOIL DEPTH WITH A CONSERVATIVE ADDITION OF 20-25% COMPOST BY VOLUME



Know what's below.
Call before you dig.

KIMLEY-HORN

2023 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE 651-445-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT
160397000

DATE
09/11/2023

SCALE
AS SHOWN

DESIGNED BY
KLS

DRAWN BY
KLS

CHECKED BY
JJ

KELZER PROPERTY

BERM

PREPARED FOR

CLOUDHQ

SOIL AND RESTORATION PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

CHASKA

REVISIONS

No.	REVISIONS	DATE	BY

SHEET NUMBER
C304

GENERAL CONSTRUCTION NOTES

3. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION, AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
4. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
5. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
6. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. A GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DURING THE CONSTRUCTION OF THIS PROJECT TO EXISTING AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE PROPOSED WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMP'S SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
 - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - 7.2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
 - 7.3. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
 - 7.4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
 - 7.5. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. THE ENGINEER SHALL BE CONTACTED IF THE IMPORT OF ADDITIONAL MATERIAL BEYOND WHAT IS DESCRIBED IN THIS PLAN.
9. IF THE SITE IS NOT PERMANENTLY STABILIZED PRIOR TO WINTER SHUT DOWN, TEMPORARY/WINTER STABILIZATION WILL BE PROVIDED PRIOR TO SHUT DOWN.

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS. APPLICABLE THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED onto a PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE onto a PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONES WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT onto a PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE AVAILABLE TO BE IMMEDIATELY AVAILABLE TO CONTAIN AND CLEAN-UP FUELS OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES. THE PRESENCE OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE AREAS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
17. STOCKPILES MUST BE SEEDDED WITHIN 2 WEEKS OF FINAL GRADING.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, METER BOXES, FIRE HYDRANTS, POWER POLES, GUY WIRE, TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
4. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
5. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND ACCEPTED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
7. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
9. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
10. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
11. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

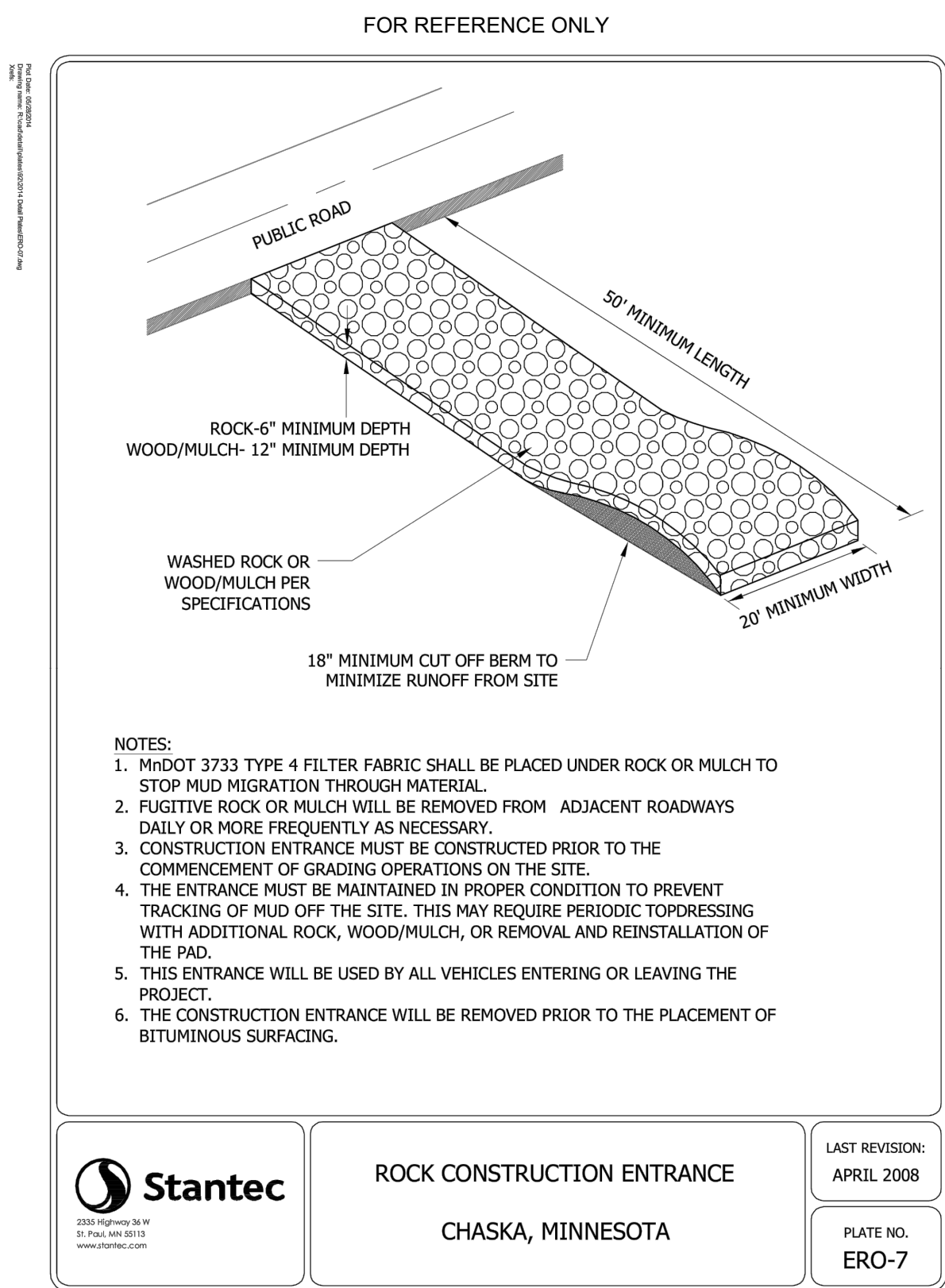
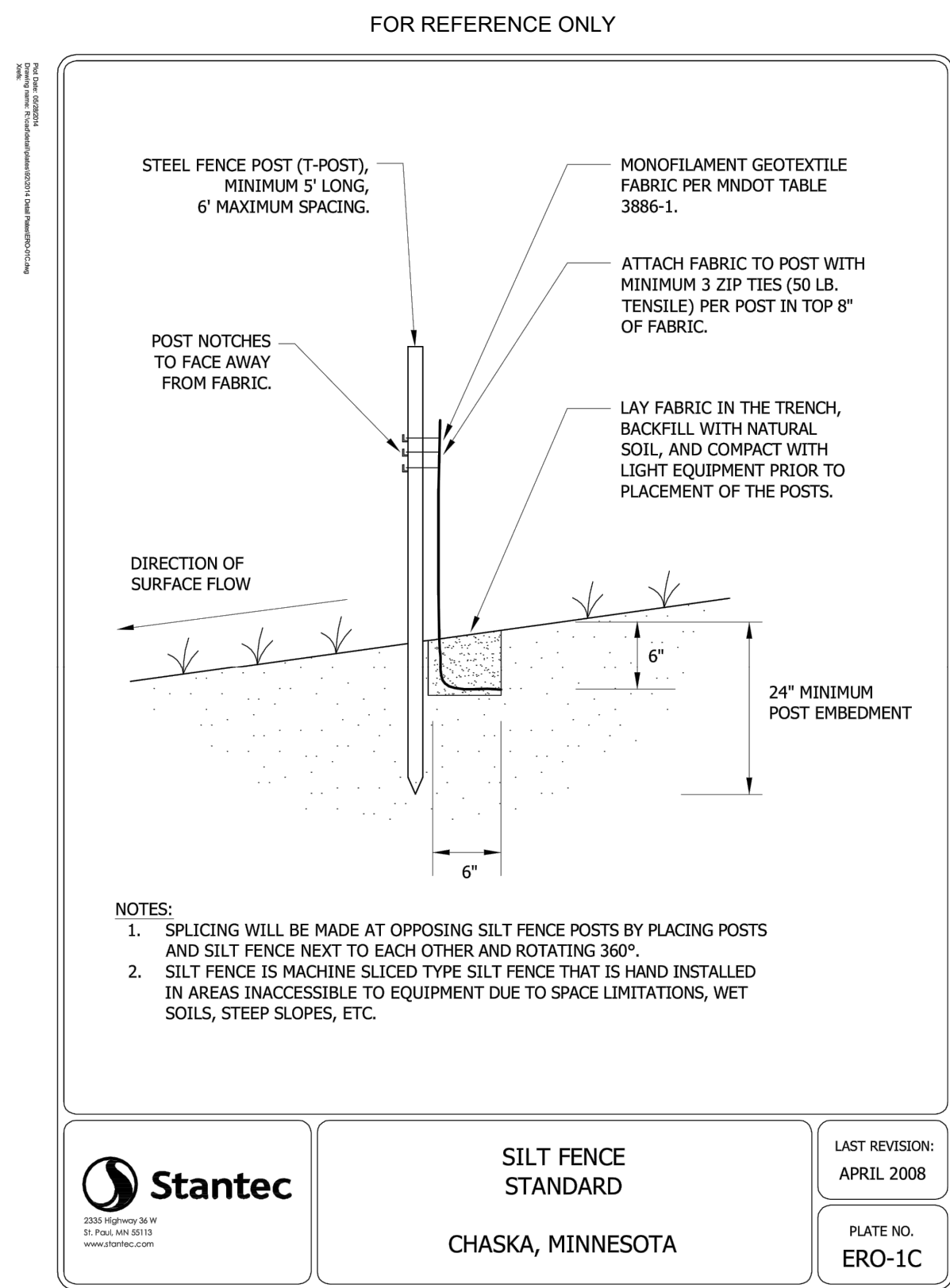
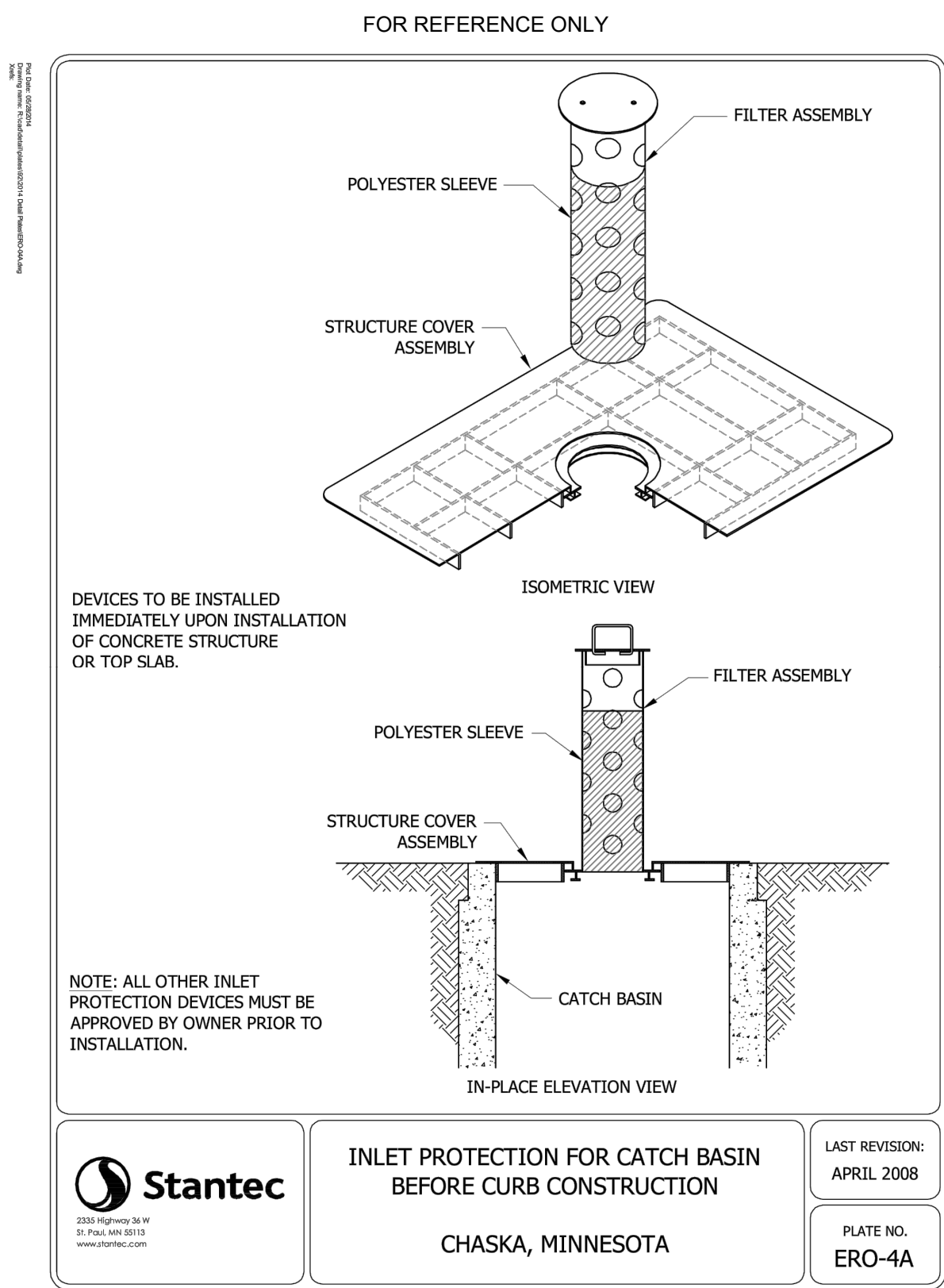
THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

- 1. BOUNDARY & TOPOGRAPHIC SURVEY**
PERFORMED BY: EGAN, FIELD, & NOWAK, INC
ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN 55112
PHONE: 612-466-3300
DATED: 12/20/2021
- 2. GEOTECHNICAL EVALUATION REPORT**
PERFORMED BY: ECS MIDWEST, LLC
ADDRESS: 1060 BREEZEWOOD LANE, SUITE 102, NEENAH, WI 54956
PHONE: 920-886-1406
DATED: 01/19/2022

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER	C302	CHASKA	KELZER PROPERTY BERM PREPARED FOR CLOUDHQ	EROSION AND SEDIMENT CONTROL DETAILS	MM	KIA PROJECT 160397000 DATE 09/27/2023 SCALE AS SHOWN DESIGNED BY KLS DRAWN BY KLS CHECKED BY JJ	KIMLEY-HORN AND ASSOCIATES, INC. 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM	KIMLEY-HORN	No.	REVISIONS	DATE	BY



PRELIMINARY - NOT FOR CONSTRUCTION										KHA PROJECT 160397000 DATE 09/27/2023										Kimley»»Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE 651-445-4197 WWW.KIMLEY-HORN.COM										REFERENCE 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REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

10/11/2023

Subject: 3740 Chestnut Street (former Treehouse site) – Preliminary Site & Building Plan, Preliminary Plat and Rezoning

Applicant: Audrius Asakenas

Location: 3740 Chestnut Street

Case No.: P.C. No. 2023-24

Synopsis: The applicant is requesting approval of the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning for an industrial building at 3740 Chestnut Street

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The site at 3740 Chestnut Street was the former Treehouse site since 1991. Treehouse specialized in providing a safe space for teens to use and build relationships. They have since vacated the site and sold the property to Audrius Asakenas who plans to redevelop.

In April 2023, the original concept plan for the site (3740 Chestnut Street) was approved. This concept plan showed a 17,000 square foot industrial building on the 2.18 acre site.

In August 2023, an updated concept plan was approved for the site. This concept plan showed a 37,000 square foot building on 3740 Chestnut Street and 3.37 acres of the adjacent TEL site. TEL indicated after approvals that they were no longer interested in selling their land. Because of this the applicant is pursuing entitlements for the original concept plan approved in April 2023.

CHANGES SINCE CONCEPT PLAN

The following are changes to the plan since Concept Plan approval:

- Site Circulation: the site has been revised to provide for adequate turning movements for both trucks and fire trucks
- Building Design: the building has been revised to provide for additional articulation, harmonious material application, and meet the industrial building design requirements

Project Goals

The identified goals for this project include the following:

- Provide business and employment opportunities for family-owned and start-up entrepreneurs within the city of Chaska.
- Provide the ability for small businesses to start and then expand their business elsewhere in the Chaska area so a new start-up can utilize the same space and continue the growth cycle.
- Develop an under-utilized site to a job sustaining and taxable benefit for the city of Chaska.
- Develop the site by utilizing the natural topography and environmental amenities to create a project that complements the surrounding area.
- Uphold the small-town value initiative of the city by being a locally owned family business supporting families and businesses in Chaska and the surrounding area.

Neighborhood Meeting

The City of Chaska requires neighborhood meetings prior to a Concept Plan application being submitted with the city per zoning ordinance Section 15.08.120. The purpose of this is *to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties that may be affected by a proposed development application, educate the occupants and owners about the proposed development application, receive comments and address concerns about the proposed development application, incorporate feedback and input into development proposals wherever possible, and proactively resolve conflicts and outstanding issues, where possible.*

The applicant conducted a neighborhood meeting on Tuesday, February 7th from 5:30pm-7:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. No one showed up to the meeting.

Per City staff request, the applicant reached out individually to some of the tenants within Pondview to establish a dialogue. To date, the applicant has received responses from River Valley Dance and Edwards Sales. It appears the responses received were supportive of the project. Updated responses were received on September 14, 2023 from River Valley Dance and the owner of Pondview indicating their continued support of the project. In August 2023 TEL provided support of a 200' easement on their property for grading/construction purposes.

Zoning & Comprehensive Plan

Currently, the site (3740 Chestnut Street) is zoned Open (O), which is a "holding zone" until it develops and a proper zoning district can be put in place. The southeast portion of the TEL property is zoned Planned Industrial District (PID-4).

The Comprehensive Plan guides this piece of property for Industrial, which allows for the following: *"Lots or parcels guided for buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Also included are scientific research, investigation, testing, experimentation, wholesaling (except live animals), contractors, goods movement facilities, communication, and utilities."*

The proposal to add an industrial building is consistent with the Comprehensive Plan's guidance for the site.

Existing Conditions

The site is located on the north side of Chaska. The site (2.18 acres) is unique as it is an industrial guided site with minimal disturbance, except for a single-family home and driveway on the south end. Its natural amenities of rolling topography and trees adjacent to Big Woods Lake add to the site's unique characteristics and charm. The site slopes east to west with a relatively flat open area in the central portion of the site that extends northward eventually sloping down to an existing natural ravine, wetland, and environmental corridor west of Highway 41. The existing home is on the south end of this area as well an open field north of the house, taking advantage of the views of the water and the open yard. A vegetated berm exists along the eastern edge of the site providing screening and buffer from Highway 41. The highpoint of the berm is in the middle of the site and slopes downward north and south where it flattens out at the shared driveway and at the top of the ravine. The only access point for the site is the shared driveway that provides access to the home and the Pondview business buildings to the south. The only public visibility from 41 into the site is from this access point. This access point also contains a reciprocal easement agreement that is shared between Pondview and the former Treehouse property.

The western portion of the property consists of a vegetated slope extending down to Big Woods Lake water's edge. The slope is approximately 575 feet in length extending across this site and TEL's site and consists of varied trees and underbrush. Portions of the slope will be over 18% requiring additional setbacks and preservation. The slope extends to the north and south creating a natural corridor along the water. The city owns the slope to the south of the site and the land across the water thus providing publicly protected natural areas. With natural slopes falling east to west it is expected that stormwater ponding will be toward the western area of the site taking advantage of natural drainage patterns.

Adjacent properties

The site is bounded on the south by Pondview (industrial); the north by TEL; the east by Highway 41 (Chestnut Street); and the west by Big Woods Lake.

CURRENT REQUEST

The applicant and property owner, Audrius Asakenas, is requesting Preliminary Site & Building Plan, Preliminary Plat and Rezoning approval for the construction of a multi-tenant office/warehouse/manufacturing building totaling 16,000 square feet in size and one-story tall. This facility is set up to provide space for 15 tenants with square footage around 1,000 square feet for each tenant; one corner tenant (Unit 10) will be almost 2,000 square feet.

Anticipated Tenants

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeting will range in uses including small production operations, manufacturing, product

distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck. The largest vehicles they anticipate on site will be 30-foot long trucks. All business activities will be conducted in the building or off site. The property owner states that they will not allow outdoor storage or vehicle repair businesses as tenants.

This building and anticipated tenants will be similar to Chaska Tech Center that was approved in 2022 off of Fire Lane and Chaska Boulevard near downtown Chaska. The applicant also operates a similar business in Wisconsin.

Site Layout

The site is situated on the west side of Highway 41. The proposed building is situated in the middle of the site with parking and drive aisles circling on 3 sides of the building. It is a rectangular building with garage doors oriented on the north and south sides of the building. The existing eastern berm and trees will act as a natural screen to the property for people traveling along Highway 41. Access to the site will be gained from the existing shared access on Highway 41.

Building Location/Design

The location of the building sits near the middle of the site. The location anticipates the highway 41 setback to the east and wooded steep slope setbacks to the west. The building is rectangular and will be one-story tall (approximately 36 feet at its tallest point). The building will total approximately 16,000 square feet and provide 15 total tenant spaces. Garage and pedestrian doors will be oriented on the north and south sides of the building. Signage for the building and site will be incorporated with wall signage on the east and south façades, and a monument sign on the east side of the site.

The proposed building will be constructed with stone, brick, EIFs, aluminum wood-look siding, glass, and overhead metal doors. The applicant states the materials chosen were to emulate a more neutral/natural look to match the surrounding context.

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

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

Building Materials	
Class I	Stone, brick (modular), and Glass (49%)
Class II	EIFs, Aluminum Wood Siding (51%)
Class III	None
CLASS I REQUIRED	30%; two different materials

CLASS II REQUIRED	30%; one material
PROVIDED	49% Class I (3 different materials) 51% Class II (2 different materials)

It appears the building is meeting the Building Design and Materials ordinance for industrial buildings.

In order to be classified as a Class I material, any brick used needs to be a full modular face brick. Or if stone is used it must be a natural stone.

The overall building provides a variety of material applications. The applicant has made changes to the building with the material applications to show a more intentional design. The materials are oriented in a way to promote angles, recessions and protrusions in the building. The roof profile also reinforces the volumes of the building. In sum, staff feels the building provides an appealing look that will positively add to the area.

Additionally, because this building will be a multi-tenant building with multiple storefronts, it will be important that the front doors used on the south and north facades are decorative, or provide for some interest (i.e. glazing). The applicant has provided doors that have an appealing look with glazing and colors that fit into the building's overall design.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	150 feet from centerline
Big Woods Lake	50 feet from edge
Wooded Steep Slope	50 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Highway 41	90 feet from centerline
Wooded Steep Slope	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

46 parking spaces are proposed as a part of this project (28 constructed; 18 proof of parking). The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	16,000 sf	1ps/350sf	46 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 of the site. The applicant has provided a proof of parking exhibit to show how the site can handle 46 stalls, if needed.

The access into the site will be from a shared access at Highway 41. This access is shared with the southern Pondview buildings/tenants. A shared access easement exists across the highway 41 access to allow for this site and the adjoining sites to have full use of this access. This easement will need to be updated and recorded at time of final plat recording. The highway access was recently modified from a full access to a right-in/right-out access. This was in response to concerns raised on the safety of the full access. The conclusion to a right-in/right-out access was a result of discussions between MnDOT, City staff and the tenants using the access.

The applicant states that the site will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30 feet in length. Semis will not be used on this site. Traffic counts via ITE standards state that the site will generate light industrial trips, which will total 78 trips per day (12 trips during AM peak hour; 11 trips during PM peak hour).

The site is showing that circulation can be achieved around 3 sides of the building. Drive aisles will range in width from 24 feet to 30 feet. Truck turning exhibits were provided for standard vehicles, box trucks and fire trucks. It appears that all vehicles using the site will have room to turnaround on site.

Landscaping & Tree Preservation

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	50 caliper inches (18 trees)	60 caliper inches (20 trees)
Understory Trees	5	3
Shrubs	53	68

The landscape plan appears to be meeting the landscape requirements for the site. The understory trees are deficient by 2 trees, however there are 2 extra deciduous trees that make up for that. In staff's opinion this is an acceptable substitution.

The site is currently wooded, and wooded steep slopes exist on the west side. Staff evaluated the wooded steep slopes on the former Treehouse site earlier this summer. Tree preservation shows that the significant trees (12 inches in caliper and more) outside of the wooded steep slope areas will be removed. There are no significant quality trees, like Oaks and Maples, on the site except for one maple in the middle of the site. Due to its location it does not appear to be a tree that can be reasonably saved.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. There will be parking lot poles and wall packs for the building and site. Both fixtures used will be downcast and fully shielded.

Utilities

A watermain exists along Highway 41 and is available for connection while public gravity sanitary sewer is not. Sewer is proposed to be extended from the sewer stub on Pondview's site. The applicant will have to work with the tenants and property owner of the Pondview site to secure appropriate approvals and easements for this extension.

Stormwater

The site plan is showing underground stormwater tanks to service the site.

Preliminary Plat

The property is being platted into one lot. No outlots are proposed.

Rezoning

The property is being rezoned from the Open (O) zoning district to Planned Industrial Development (PID-11).

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Thursday, September 28th, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Monday, November 27, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Friday, January 26, 2023. The City may, with the petitioner's consent, extend the review period beyond the Friday, January 26, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for 3740 Chestnut Street, subject to the following conditions:

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

- a. Project Narrative (pgs 1-5)
 - b. Cover Sheet (pg G-001), submitted by moore engineering, inc., dated September 5, 2023
 - c. Civil Notes (pg G-002), submitted by moore engineering, inc., dated September 5, 2023
 - d. Civil Legend (pg G-003), submitted by moore engineering, inc., dated September 5, 2023
 - e. Details (pgs C-201-C-203), submitted by moore engineering, inc., dated September 5, 2023
 - f. Landscape Details (pg C-204), submitted by moore engineering, inc., dated September 5, 2023
 - g. Stormwater Details (pgs C-205-C-216), submitted by moore engineering, inc., dated September 5, 2023
 - h. Demolition Plan (pg C-301), submitted by moore engineering, inc., dated September 5, 2023
 - i. Preliminary Plat (pg C-601), submitted by moore engineering, inc., dated September 5, 2023
 - j. Site Overlay Plan (pg C-602), submitted by moore engineering, inc., dated September 5, 2023
 - k. Site Plan (pg C-603), submitted by moore engineering, inc., dated September 5, 2023
 - l. Utility Plan (pg C-604), submitted by moore engineering, inc., dated September 5, 2023
 - m. Utility Plan – Sanitary (pg C-605), submitted by moore engineering, inc., dated September 5, 2023
 - n. Grading Plan (pg C-606), submitted by moore engineering, inc., dated September 5, 2023
 - o. Erosion Control Plan (pg C-607), submitted by moore engineering, inc., dated September 5, 2023
 - p. Landscape Plan (pg C-608), submitted by moore engineering, inc., dated September 5, 2023
 - q. Tree Preservation Plan (pg C-609), submitted by moore engineering, inc., dated September 5, 2023
 - r. Passenger Car Access Exhibit, submitted by moore engineering, inc.
 - s. Van Access Exhibit, submitted by moore engineering, inc.
 - t. Truck Access Exhibit, submitted by moore engineering, inc.
 - u. Fire Truck Access Exhibit (pgs 1-2), submitted by moore engineering, inc.
 - v. Photometric Plan, submitted by Davis, dated August 31, 2023
2. Adherence with the Engineers Memo dated October 11, 2023.
 3. Compliance with the MnDOT memo when made available.
 4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
 5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
 6. Coordination with the City Engineer with regard to utilities, grading and drainage.
 7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
 8. Utilization of modular face brick or natural stone as a Class I material.

9. Uses that require auto maintenance or exterior storage will not be permitted.
10. Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
11. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
12. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
13. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
14. Provision that signage for all tenants to use similar signing methods and design.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
17. Provision that all mechanical equipment will be fully screened from view.
18. Compliance with Section 15.28.120 Building Design/Materials and Site Design.
19. Coordination with Electric Department on service locations.
20. Provision of decorative front doors and overhead doors on the south, north and interior facades.
21. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4.
22. Provision of irrigation for the landscaped and sodded areas of the site.

Motion to recommend approval of the rezoning from Open (O) to Planned Industrial Development (PID-11).



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: October 11, 2023
Subject: 3740 Chestnut Street Preliminary Plat – Engineering Review

The preliminary plat for 3740 Chestnut Street proposes a new small business center north of the Pondview business development area between Peavey Road and Lyman Boulevard. The existing topography drains from east to west with a central area being relatively flat with a berm located near the highway. The western edge of the site consists of steep wooded slopes extending down to the lake. The site plan will require a stormwater management plan that meets City, county, and state standards. It will be important the site plan considers how stormwater will be managed while protecting the lake and integrity of the slopes neighboring the lake. The stormwater outlet to the lake and access to maintain the outlet will also need to be considered with the plan.

In terms of City utilities, watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not. By code the property does not require a connection to City sewer as it falls outside the distance threshold for available public sewer. Gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option.

The site has access off Highway 41 via a shared driveway with the parcels to the south. Coordination by the applicant will be needed with the shared driveway owners as the project is constructed.

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Industrial District No. 11 (PID-11) for all of Lots 1, Block 1 of the Chestnut Business Park, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Chestnut Business Park area:

1. Cover Sheet (pg G-001), submitted by moore engineering, inc., dated September 5, 2023
2. Civil Notes (pg G-002), submitted by moore engineering, inc., dated September 5, 2023
3. Civil Legend (pg G-003), submitted by moore engineering, inc., dated September 5, 2023
4. Details (pgs C-201-C-203), submitted by moore engineering, inc., dated September 5, 2023
5. Landscape Details (pg C-204), submitted by moore engineering, inc., dated September 5, 2023
6. Stormwater Details (pgs C-205-C-216), submitted by moore engineering, inc., dated September 5, 2023
7. Demolition Plan (pg C-301), submitted by moore engineering, inc., dated September 5, 2023
8. Preliminary Plat (pg C-601), submitted by moore engineering, inc., dated September 5, 2023
9. Site Overlay Plan (pg C-602), submitted by moore engineering, inc., dated September 5, 2023
10. Site Plan (pg C-603), submitted by moore engineering, inc., dated September 5, 2023
11. Utility Plan (pg C-604), submitted by moore engineering, inc., dated September 5, 2023
12. Utility Plan – Sanitary (pg C-605), submitted by moore engineering, inc., dated September 5, 2023

13. Grading Plan (pg C-606), submitted by moore engineering, inc., dated September 5, 2023
14. Erosion Control Plan (pg C-607), submitted by moore engineering, inc., dated September 5, 2023
15. Landscape Plan (pg C-608), submitted by moore engineering, inc., dated September 5, 2023
16. Tree Preservation Plan (pg C-609), submitted by moore engineering, inc., dated September 5, 2023
17. Passenger Car Access Exhibit, submitted by moore engineering, inc.
18. Van Access Exhibit, submitted by moore engineering, inc.
19. Truck Access Exhibit, submitted by moore engineering, inc.
20. Fire Truck Access Exhibit (pgs 1-2), submitted by moore engineering, inc.
21. Photometric Plan, submitted by Davis, dated August 31, 2023

Section II. **PID-11 District regulations.** Permitted uses and regulations applicable to the PID-11 District to read as follows:

A. Intent

The intent of PID-11 is to create an area for Small offices and "Clean and Quiet" industrial and related uses can be incubated, developed and operate in a high quality physical environment, one which will be complementary to and compatible with the natural beauty of Big Woods Lake.

Uses which involve the need for semi-trucks or require the outdoor storage of goods and materials are specifically discouraged from locating in the PID-11 District.

B. Permitted Uses

Permitted uses shall be the following:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Restoration of classic autos, but not including repair, granted that the vehicles associated with the business are kept indoors
- e) Indoor health and recreation clubs
- f) Retail sales or servicing of products manufactured on site, but not including car sales
- g) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be

detrimental to the integrity and intent of the PID-11 District

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except as follows:
 - a. Freestanding signs are required to be setback at least 15 feet from the right-of-way of Highway 41, and 10 feet from all other property lines.

D. Building Setbacks

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From Big Woods Lake: 50 feet from edge
3. From Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
4. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From centerline of Highway 41: 90 feet
2. From Wooded Steep Slopes (18% or greater): 50 feet from edge
3. Interior Property Lines: 5 feet

E. Development Standards:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PID-11 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, and finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota
this 16th day of October, 2023.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

PRELIMINARY PLAN & REZONING NARRATIVE
3740 CHESTNUT STREET

We are proposing the development of a 2.18-acre site as a small entrepreneurial business center. It is our intent to develop the site with a single, 1-story building that provides warehouse/manufacturing space with a small office for local business tenants. The 16,000 square foot building can be divided to provide up to fifteen tenant units with 1,000 square feet of operational space.

The targeted tenant is a small business operator with few employees. The typical business will likely be a former home-occupation business that is expanding and needs a slightly larger place away from a residential neighborhood. The type of work is generally small production operation, manufacturing, product distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck that are parked in the unit.

We are excited about the project and the support we received from our neighboring property owners, city staff, planning commission, and the city council when we presented our concept plan back in April. Comments from those meetings included statements such as.

City Council minutes (April 17)

- Mayor Windschit commented that it is a great project.
- Council Member Hubbard noted her appreciation for the thoughtfulness put into the project by the developer.

Planning Commission Minutes (April 4)

- Chair Brass stated that he is an industrial broker and this kind of project coming through makes him very happy. He stated that he really likes this project and noted that there is a high demand and is usually cost prohibitive for small spaces.

Since our Concept Plan meetings, we engaged with the property owner to the north, TEL, regarding the possibility of incorporating 4-acres of their adjacent land for the enlargement of our project. The updated concept plan showed the project increasing to a 36,000 square foot building as TEL negotiated with us on the possible purchase of their land. We again received favorable comments from city staff and the planning commission when we shared the revised plan. Unfortunately, TEL had to suspend their negotiations with us as they were evaluating their own future opportunities for the site. TEL continues to be supportive of the project and is working with us on a grading easement that will allow for a harmonious transition between our two sites that will eliminate retaining walls and allow for future access to their site from ours. We are staying engaged with TEL and the possibility of including them as part of a later phase of the project.

Our Preliminary Plan is essentially the same project we submitted as a concept plan. Upon the comments we received at the planning commission and city council meetings, including the items noted in the staff reports, we are pleased to submit our project with the following updates.

Place and a Welcoming

Our understanding of Place and the Site Forces remains the same as noted in our narrative for concept plan as with our findings supporting Chaska's Core Strategies and Guiding Principles. The proposed project reinforces Chaska's Mission Statement to be the Best Small Town in Minnesota by implementing

the pertinent principles of the city's Core Strategies. The key elements that are brought forward in the plan are **providing local small business entrepreneurship opportunities to an area guided for employment while encompassing environmentally sensitive surroundings.**

We have designed the site to be welcoming and supportive of pedestrian activities. As noted in the April 4th Engineer Memo, it states that MnDOT and the city are working with the property owners in creating safety improvements at the site entrance as part of the MN 41 improvement plan. In addition, the MnDOT review letter dated April 19th notes that MN 41 is designated as a tier 2 Regional Bicycle Transportation Network corridor to support the potential multimodal demand of future employees and customers arriving on foot or bicycle. We will continue to work with MnDOT and the city in ensuring traffic safety and pedestrian access as improvements are made to MN 41. We are hopeful that this project will allow us to work with the city and MnDOT in improving the sight lines for vehicles entering and leaving the site. Currently, the berm north of the entrance hinders the views for people entering or leaving the site. Removing or reducing the berm height will benefit the safety in this area.

Our plan notes the opportunity to maintain the existing fire pit and seating area located on the west side of the building along with a small gazebo and patio near the building. This area will be used to encourage the tenants to gather and enjoy their natural surroundings. In addition, there had been some initial discussions regarding a pedestrian corridor on the west side of the property between the lake and our building. Although plans and location have not yet been designed, we look forward to participating in future discussions about this possibility.

Architectural and Landscape Design

Based on the comments noted in the staff reports during the concept plan review the architectural design of the building has been more clearly defined. The building is a rectangular shaped one-story with a pitch style roof. The wall height, at the base of the roof, is 18 feet in height with the roof pitch extending to a maximum height of 36 feet. The building materials will comprise of several different types of class and color products including wood, stone, stone veneer, brick, and precast all woven throughout the building elevations. The design of the building has a series of architectural reliefs to minimize the wall lengths and industrial appearance.

The extended pitched roof also minimizes the industrial look while presenting more of an office or office/townhome appearance. The height of the roof is needed to serve the high ceiling design within the building and to provide space for an optional mezzanine storage area for each unit. With the taller roof the architect introduced skylights to bring in natural day lighting throughout the building. The pitch roof and assorted materials provide a pleasing public view from MN 41, creating an aesthetic character and visibility from the road. The east wall, for all practical purposes, is seen as being the front wall of the building.

The landscape plan provides a variety of trees and shrubs providing an attractive amenity to the site and transitions the property from its natural vegetative setting to a more formal look that encompasses the architectural design. Snow storage has also been allocated within the site.

Sustainable Design

Significant effort was made in designing the project to maintain the natural conditions of the site and neighboring properties. Being adjacent to a water body with limited development, steep slopes, and

vacant land to the north it was important to minimize development impacts. Our efforts include the following sustainable design elements.

- Limiting the light poles to four. Two light poles are located on the east side of the site where most of the vehicle and pedestrian activity will take place. The two poles will provide sufficient light onto the site and will be in character with the more lighted area along the MN 41 corridor. Single light poles are placed on the south and west side of the site minimize light pollution from the lake. There are no light poles on the north side of the site with tenant lighting being provided by wall packs. The purpose is to maintain the more natural setting of the vacant land to the north and northwest, but still providing sufficient light for tenant safety. By not circulating traffic around the west side of the building we are reducing noise and light pollution from vehicles/trucks thus preserving the natural character toward the lake and the undeveloped lands to the west.
- Eliminated the need for retaining walls along the north and east sides. To keep the natural look and character of the site we wanted to minimize any man-made structures. We worked with TEL in providing us approval to grade onto their site to eliminate a north retaining wall. Thus, we are able to sculpture the shared area of our two parcels into a natural landscape. We also eliminated the need for a retaining wall at the northeast corner of the parking lot. By utilizing proof-of-parking we can show the potential use of parking in this area but not construct it until needed. If we had to build out the parking lot, we would have needed to construct a retaining wall up to 10-feet in height. Although a small area in this corner will have grades at or near three percent, it will be kept in a natural state and designed to minimize erosion.
- Using granite boulders on western side for retaining wall. The plan requires a stretch of retaining walls along portions of the western edge of the developed area. We are minimizing the size of the walls to below 4 feet and constructing them with granite boulders. Keeping the walls small and using boulders will maintain a natural look from views from the lake or any future pedestrian trails. The sustainable element of minimizing the wall height and the ability to use granite boulders conflicts with the ability to provide a drive around the west side of the building. If the drive is extended around the entire building a much more extensive wall will need to be constructed. A wall which will need to be much taller and constructed with pre-cast block material, impacting the natural character we are trying to achieve. The ability to sufficiently provide emergency access to this side of the building is later noted in the parking section of the narrative.
- Utilizing Proof-of-Parking. City parking codes require that this building provide 46 parking stalls. It is expected that the parking demand for the project is closer to an average of 2 stalls per unit plus parking inside the warehouse space. By utilizing the benefits of proof-of-parking we have reduced the number of built stalls to 28, reducing hard surface coverage and expanding the green space.
- The incorporation of skylights into the sides of the roof thus integrating day lighting into the building.
- We wish to engage with the city in a buckthorn removal plan along the western slope. We have not had specific discussions with city staff but hope that a mutual arrangement can be made to improve and restore the natural vegetation for this area.

Concept Plan Comments

In review of the staff comments noted in the April 17th City Council packet we are in compliance and/or agreement to fulfill their conditions. The staff comments that require us to provide additional information are addressed below.

Signage

The building will comply with city wall sign standards. We are proposing a wall sign on the east side (front) of the building and a non-fronting wall sign will be located on the south side of the building. A ground sign is proposed at the entrance of the site noting the building address and all or some of the tenant names. Because of visibility issues from MN 41 into the site we are proposing to have the ground sign placed near the driveway entrance and encroaching within the building setback. We will likely need a PDD Sign Plan for the location of the ground sign but believe it is necessary to address our visibility needs.

Sewer and Water

We have been working with the Pond View owners and they are agreeable to a shared sewer easement agreement allowing connection to their private sewer. Our preliminary plans show an 8-inch pvc sewer line connection from the south side of our building to the manhole on the west side of their building. The pipe is designed at a or near a one percent grade with sufficient ground cover. It may require the removal of a few trees or brush along the west side of the Pond View buildings. Our plumbing consultant verified that the proposed fixture units within our building will not impact the sewer capacity of their pipe. We will be drafting an easement agreement once we receive the city's approval for the project. We have also retained a septic design firm to explore the possibility of an on-site septic site and/or a septic tank and pumping system if necessary.

City water is available from a public line along MN 41. The plans show an extension of the water service from the public line. New fire hydrants will be placed in the southwest and northeast corner of the parking lot to provide fire protection on the western and northern side of the building.

Stormwater

The plan shows a three-chamber system with underground chambers below the southern, eastern, and northern parking areas. The stormwater system will treat and infiltrate the stormwater per city standards and outlet the water on the northwestern side of the site. It was recommended to outlet at this location to take advantage of the reduced grade of the sloped area leading down to the lake. The underground chambers are designed to support the weight of emergency vehicles and city fire trucks.

We noticed what appears to be new stormwater pipe along the MN 41 construction area. We have reached out MnDOT to determine if they are placing stormwater pipe as part of the project and the possibility to connect to their system. We have not heard from MnDOT at this time.

Parking and Turning Movement

Vehicle traffic will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that vans and small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks serving the site being no more than 20-30-feet in length. The parking

plan shows 30-foot wide drive isles instead of the standard 24 feet to better serve the tenants with the placement and distribution of parking stalls in a manner to serve each of the proposed tenant units.

The proposed tenant mix does not expect to need the required allotment of parking stalls associated with a typical industrial building. We are proposing to utilize a proof-of parking plan reducing the number of stalls to approximately 28 stalls, thus allowing for the potential to minimize pavement and runoff in addition to increasing landscape and traffic maneuverability. The parking plan consist of the following stall allotments:

Required stalls for 16,000 sq ft building:	46 stalls
Proposed Constructed Parking:	28 stalls
Proof-of Parking stalls:	17 stalls
Total Stalls	46 stalls

The architectural plans identify the ability to provide an optional mezzanine space for each of the tenant units consisting of an area between 264-204 square feet per unit with a total optional area of 4,360 square feet, equaling 13 parking stalls. To accommodate parking for the added square footage we have designated one indoor stall per unit (15 stalls). The indoor stalls will basically serve as a garage stall for the tenant. The mezzanine will free up floor space allowing for the indoor parking of a tenant vehicle.

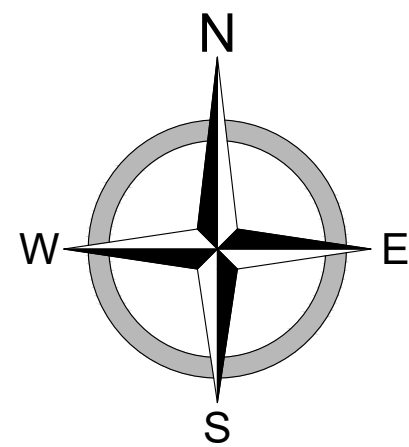
Vehicle/Fire Truck Circulation and Traffic Count

In discussion with the Fire Inspector, Al Tarman, and city staff it was determined that the site plan can adequately serve the turning movement of a city fire truck without providing a full circle access around the building. As shown on our truck and emergency vehicle turning movement sheets, we identified how a standard city fire truck can maneuver within the parking area to serve the building. We also demonstrated how a typical tenant truck/van would enter their units and circulate within the property. The plan also identifies how we can facilitate future access to the south end of the TEL property, if development is to occur.

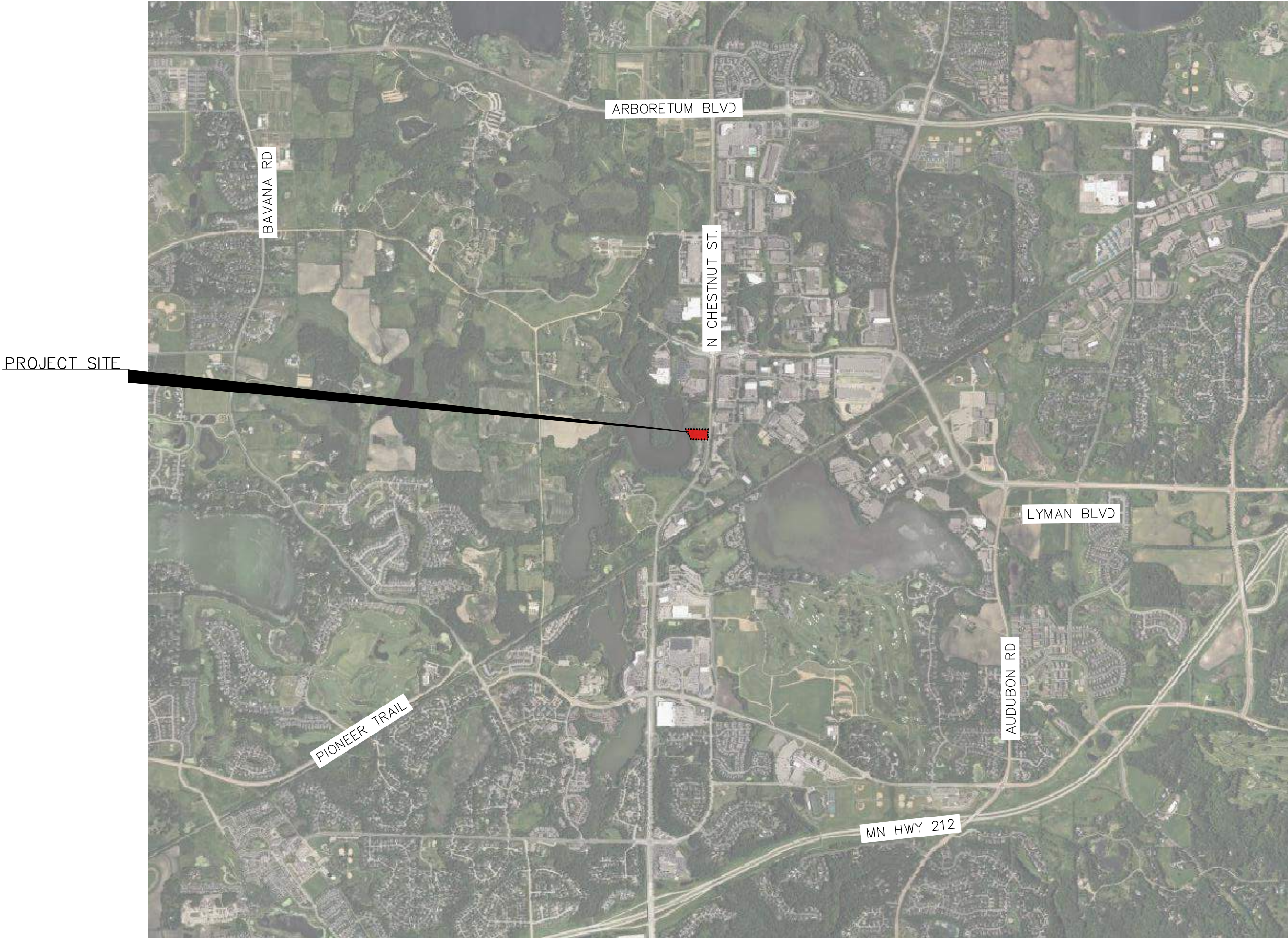
According to Vern Swing of SSTS traffic consulting the ITE standards for this type of use should be considered general light industrial. Per this classification it is expected that the development will generate 78 trips per day with an expected AM Peak hour trip of 12 trips (10 in and 2 out) and 11 PM Peak hour trips (2 in 9 out). This aligns with our expected trip generation for the project.

REZONING

We are requesting the site to be rezoned from Vacant Development to Planned Industrial District (PID). The rezoning will conform to the Industrial designation it has within the comprehensive plan and with the surrounding properties.



VICINITY MAP



 = PROJECT LOCATION



CHASKA, MN 55318

CHESTNUT BUSINESS PARK

3740 N CHESTNUT ST.

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C-204	LANDSCAPE DETAILS
C-205	STORMWATER DETAILS
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DEVELOPER
NAME
ADDRESS
PHONE

ENGINEER
MOORE ENGINEERING, INC.
ADDRESS
PHONE

APPROVED, CHASKA CITY ENGINEER

DATE

APPROVED, CHASKA MUNICIPAL SERVICES

DATE

APPROVED, CHASKA PLANNING DEPARTMENT

DATE



moore
engineering, inc.

Consulting Engineering • Land Surveying
925 10th Avenue East, Suite 1 • West Fargo, North Dakota
www.mooreengineeringinc.com

PRELIMINARY



GENERAL
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
COVER SHEET

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

G-001

REMOVAL NOTES

1. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
2. ANY EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL FOR LOCATES BEFORE DIGGING GOPHER STATE ONE CALL (1-800-252-1166).
3. EXISTING PROPERTY INFORMATION IS FOR REFERENCE ONLY & WAS PROVIDED BY CIVIL SITE GROUP.
4. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
5. CONTRACTOR TO ENSURE SOILS ARE ADEQUATE FOR ALL CONSTRUCTION WITHIN CONSTRUCTION SITE.
6. THE SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
7. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY EXCESS MATERIAL AT THE SITE NOT INCORPORATED INTO THE FINAL IMPROVEMENTS. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL TO ALL MATERIAL.

TEMPORARY EROSION CONTROL NOTES

1. BMP'S TO BE INSTALLED PRIOR TO ANY DISTURBANCE. PROVIDE REDUNDANT PERIMETER CONTROL ANYWHERE THAT A 50' BUFFER CANNOT BE MAINTAINED BETWEEN PROJECT DISTURBANCE AND EXISTING WETLANDS.
2. INLET PROTECTION DEVICES SHALL BE INSTALLED ON ALL EXISTING & NEW INLETS.
3. ALL AREAS NOT HARD-SURFACED OR COVERED BY STRUCTURES SHALL RECEIVE 5" OF TOPSOIL (MIN.) AND BE SEEDED AND MULCHED. HYDROMULCH CAN BE SUBSTITUTED.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE ACRE, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION CONTROL PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FORM THE MINNESOTA POLLUTION CONTROL AGENCY 7 DAYS PRIOR TO CONSTRUCTION. THIS SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION.
5. CONCRETE WASHOUT AREA SHALL BE SUPPLIED BY THE CONTRACTOR.
6. SEDIMENT CONTROL WATTLES, SEDIMENTATION CONTROL FENCE, AND ROCK CHECKS SHALL BE USED TO ABATE SHEET FLOWS AND PREVENT RILLS AND STORM WATER FROM LEAVING THE SITE WHEN DETERMINED NECESSARY.
7. IF WEATHER DOES NOT PERMIT FINAL STABILIZATION, DORMANT SEEDING OR TEMPORARY MULCHING SHALL BE COMPLETED.
8. CONTRACTOR TO INSTALL EROSION CONTROL BLANKET AT ENDS OF DOWNSPOUTS IN GRASSY AREAS.
9. PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWN GRADIENT PERIMETER.
10. STOCKPILES MUST BE LOCATED OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS
11. HIGH FLOW INLET PROTECTION DEVICES SHALL BE INSTALLED ON COOPER AVE & 33RD STREET INLETS.

GRADING NOTES

1. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
2. ANY EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL MINNESOTA GOPHER STATE ONE CALL (1-800-252-1166) FOR LOCATES BEFORE DIGGING.
3. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
4. DIMENSIONS SHOWN ARE TO OUTERMOST WALLS OF BUILDING. FOR DOOR AND STOOP LOCATIONS AND EXACT FLOOR PLAN SEE ARCHITECTURAL OR STRUCTURAL PLANS.
5. ELEVATIONS ALONG CURB ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO ENSURE SOILS ARE ADEQUATE FOR ALL CONSTRUCTION WITHIN CONSTRUCTION SITE.
7. THE SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

PERMANENT EROSION CONTROL NOTES

1. RIPRAP MUST BE INSTALLED AT ALL PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO EXISTING WETLAND OR PERMANENT STORMWATER TREATMENT SYSTEM.
2. PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL PERMANENT COVER IS ESTABLISHED ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
3. STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.

ABBREVIATIONS

1. HWL = HIGH WATER LEVEL
2. NWL = NORMAL WATER LEVEL
3. TOP = TOP OF POND
4. EOF = EMERGENCY OVERFLOW
5. BOP = BOTTOM OF POND
6. FL = FLOWLINE
7. HP = HIGH POINT
8. LP = LOW POINT
9. EOW = EDGE OF WALK
10. FG = FINISH GROUND

SITE NOTES

1. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
7. THE SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
8. ANY EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL FOR LOCATES BEFORE DIGGING GOPHER STATE ONE CALL (1-800-252-1166).
9. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
10. DIMENSIONS SHOWN ARE TO OUTERMOST WALLS OF BUILDING. FOR DOOR AND STOOP LOCATIONS AND EXACT FLOOR PLAN SEE ARCHITECTURAL OR STRUCTURAL PLANS.
11. LANDSCAPE ITEMS ARE FOR REFERENCE ONLY. COORDINATE WITH ARCHITECT FOR EXACT PLACEMENT AND TYPE.
12. CONTRACTOR TO ENSURE SOILS ARE ADEQUATE FOR ALL CONSTRUCTION WITHIN CONSTRUCTION SITE.

UTILITY NOTES

1. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
2. ANY EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO CALL FOR LOCATES BEFORE DIGGING GOPHER STATE ONE CALL (1-800-252-1166).
3. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
4. THE SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
5. ALL "PLUMBING SYSTEM" COMPONENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE 2020 MINNESOTA PLUMBING CODE - CHAPTER 4714 AND ALL ITS REVISIONS.
6. ALL PIPE CONNECTIONS TO MANHOLES SHALL BE COMPLETED WITH WATERTIGHT SEAL.
7. TOP OF WATERMAIN TO BE INSTALLED 9' (MIN.) BELOW FINISH GROUND.
8. WATERMAIN FITTINGS SHALL BE DUCTILE IRON-MECHANICAL JOINT. ALL BOLTS SHALL BE 304 STAINLESS STEEL. FITTINGS SHALL BE EPOXY COATED INSIDE & OUT.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND COORDINATE WITH UTILITY OWNERS DURING CONSTRUCTION.
10. CONTRACTOR TO ENSURE ALL CONSTRUCTION ACTIVITIES REMAIN WITHIN THE PROPERTY LINES.
11. CONTRACTOR TO ENSURE THE SUBGRADE AREA FOR STRUCTURES FOOTINGS REMAIN UNDISTRUBED TO PREVENT BUILDING SHIFTING AFTER CONSTRUCTION.
12. STORM SEWER PIPE LENGTHS SHOWN INCLUDE THE LENGTH OF THE FLARED END SECTION.
13. COORDINATE WITH PLUMBING CONTRACTOR TO VERIFY WATERMAIN SIZE REQUIRED FOR DESIGN FIRE FLOW. IF NEEDED, REDUCE 8" WATER MAIN DOWN TO APPROPRIATE SIZE PRIOR TO ENTERING BUILDING.

PRELIMINARY



GENERAL
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
CIVIL NOTES

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----

PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

G-002

	BENCHMARK
	IRON MONUMENT FOUND
	EXISTING GAS LINE MARKER
	EXISTING GAS GATE VALVE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE W/SIGN
	EXISTING GUY WIRE
	EXISTING TRAFFIC SIGNAL ARM
	EXISTING SIGN
	EXISTING CULVERT W/FLARED END SECTION (F.E.S.)
	EXISTING FLARED END SECTION (F.E.S.)
	EXISTING CURB STOP
	EXISTING HYDRANT W/GATE VALVE
	EXISTING GATE VALVE
	EXISTING FITTINGS
	EXISTING PLUG
	EXISTING PROPANE TANK
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING STORM SEWER CATCH BASIN
	EXISTING WATER MAIN
	EXISTING WATER SERVICE W/CURB STOP
	EXISTING SANITARY SEWER
	EXISTING SANITARY FORCEMAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING STORM SEWER
	EXISTING STORM SEWER FORCEMAIN
	EXISTING STEAM PIPE
	EXISTING AIR CONDITIONER
	EXISTING UTILITY PEDESTAL
	EXISTING UTILITY MANHOLE
	EXISTING UTILITY VAULT
	EXISTING UNDERGROUND COMMUNICATIONS
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND TELEVISION
	EXISTING OVERHEAD TELEVISION
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD POWER
	EXISTING BARBED WIRE FENCE
	EXISTING CHAIN LINK/STEEL FENCE
	EXISTING PVC/WOOD FENCE
	EXISTING SHRUB
	EXISTING STUMP
	EXISTING BOULDER
	EXISTING TREE/TREE CLUSTER
	EXISTING SPRINKLER HEAD
	EXISTING CLUSTER BOX UNIT (CBU)
	EXISTING MAILBOX
	EXISTING CURB AND GUTTER
	REMOVE AGGREGATE SURFACE
	REMOVE ASPHALT PAVEMENT
	REMOVE CURB AND GUTTER
	REMOVE CONCRETE PAVEMENT

CIVIL LEGEND

	NEW LIGHT POLE
	NEW LIGHT POLE W/SIGN
	NEW GUY WIRE
	NEW SIGN
	TRAFFIC CONTROL - DRUM
	TRAFFIC CONTROL - TUBULAR MARKER
	NEW CULVERT W/FLARED END SECTION (F.E.S.)
	NEW FLARED END SECTION (F.E.S.)
	NEW CURB STOP
	NEW HYDRANT W/GATE VALVE
	NEW GATE VALVE
	NEW TAPPING SLEEVE
	NEW FITTINGS
	NEW PLUG
	NEW SANITARY SEWER MANHOLE
	NEW SANITARY SEWER CLEANOUT
	NEW STORM SEWER CATCH BASIN
	NEW STORM SEWER MANHOLE
	NEW WATER MAIN
	NEW WATER SERVICE W/CURB STOP (S.B. ELEV.)
	NEW SANITARY SEWER
	NEW SANITARY FORCEMAIN
	NEW SANITARY SEWER SERVICE (S.S. ELEV.)
	NEW STORM SEWER
	NEW STORM SEWER FORCEMAIN
	NEW STEAM PIPE
	INSULATION PER DETAIL
	NEW BARBED WIRE FENCE
	NEW CHAIN LINK/STEEL FENCE
	NEW PVC/WOOD FENCE
	NEW INFLOW CURB AND GUTTER
	NEW OUTFLOW CURB AND GUTTER
	NEW ASPHALT SURFACE
	NEW CONCRETE SURFACE
	NEW CONCRETE APPROACH/DRIVEWAY
	NEW DECORATIVE COLORED CONCRETE
	NEW GRANULAR SURFACE
	NEW CRUSHED CONCRETE SURFACE
	NEW CONCRETE SIDEWALK/MULTI-USE PATH
	NEW DETECTABLE WARNING PANEL
	NEW RIPRAP
	NEW PERMANENT POOL
	NEW LANDSCAPING
	MILLING - 2" UNIFORM
	MILLING - 2" TAPERED
	ASPHALT PATCH
	LEVELING COURSE
	OVERLAY
	CHIPSEAL AND FOG COAT
	NEW CONCRETE VALLEY GUTTER
	NEW MEDIAN NOSE APRON
	NEW ADA RAMP W/WARNING PANEL
	NEW CLUSTER BOX UNIT (CBU)
	NEW MAILBOX
	NEW LARGE DECIDUOUS TREE
	NEW SMALL DECIDUOUS TREE
	NEW SHRUB
	NEW LARGE EVERGREEN TREE
	NEW SMALL EVERGREEN TREE

	DRAINAGE BREAK LINE
	EXISTING DRAINAGE DIRECTION
	FINISHED DRAINAGE DIRECTION & SLOPE
	FINISHED GRADE
	EXISTING CONTOUR ELEVATION
	FINISHED CONTOUR ELEVATION
	GRADE ELEVATIONS
	GRASS BUFFER
	EXISTING RIPRAP
	PERMANENT STABILIZATION AREA
	SEDIMENTATION CONTROL WATTLE
	SEDIMENTATION CONTROL FENCE
	ROCK CHECK
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	INLET PROTECTION DEVICE

ABBREVIATIONS:

BOC = BACK OF CURB
BOW = BACK OF WALK
BW = BOTTOM OF WALL
C = COMMUNICATION
CB# = STORM SEWER CATCH BASIN
CL = CENTERLINE
CSP = CORRUGATED STEEL PIPE
CO# = SANITARY SEWER CLEANOUT
CS# = CONTROL STRUCTURE
DIA = DIAMETER
DIP = DUCTILE IRON PIPE
E = ELECTRICAL
ECC = EDGE OF CRUSHED CONCRETE
EG = EXISTING GRADE
EOC = EDGE OF CONCRETE
EOG = EDGE OF GRAVEL
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WALK
EX = EXISTING
F = FIBER OPTIC
FES = FLARED END SECTION
FG = FINISHED GRADE
FL = FLOWLINE
FM = FORCEMAIN
G = GAS LINE
HP = HIGH POINT
INV = INVERT
LP = LOW POINT
MA = MATCH
M# = STORM SEWER MANHOLE
MT# = STORM SEWER TEE MANHOLE
MM# = STORM SEWER MULTI-MANHOLE
MC = MIDPOINT OF CURVE
OHP = OVERHEAD POWER
OHT = OVERHEAD TELEPHONE
OHTV = OVERHEAD TELEVISION
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVE
PVC = POLYVINYL CHLORIDE PIPE
PT = POINT OF TANGENCY
RIM = RIM OF STRUCTURE
S# = SANITARY SEWER MANHOLE
S.B. ELEV. = STOP BOX ELEVATION
S.S. ELEV. = SANITARY SEWER SERVICE INVERT
S.S. = SANITARY SEWER
S.T. = STORM SEWER
STA = ALIGNMENT STATION
T = TELEPHONE
TOC = TOP OF CONCRETE
TOP = TOP OF PAVEMENT
TOP = TOP OF PIPE
TOW = TOP OF WALK
TR# = SANITARY TELEVISION RISER
TRANS = TRANSFORMER
TV = TELEVISION
TW = TOP OF WALL
U = UTILITY (UNKNOWN UTILITY)

PRELIMINARY

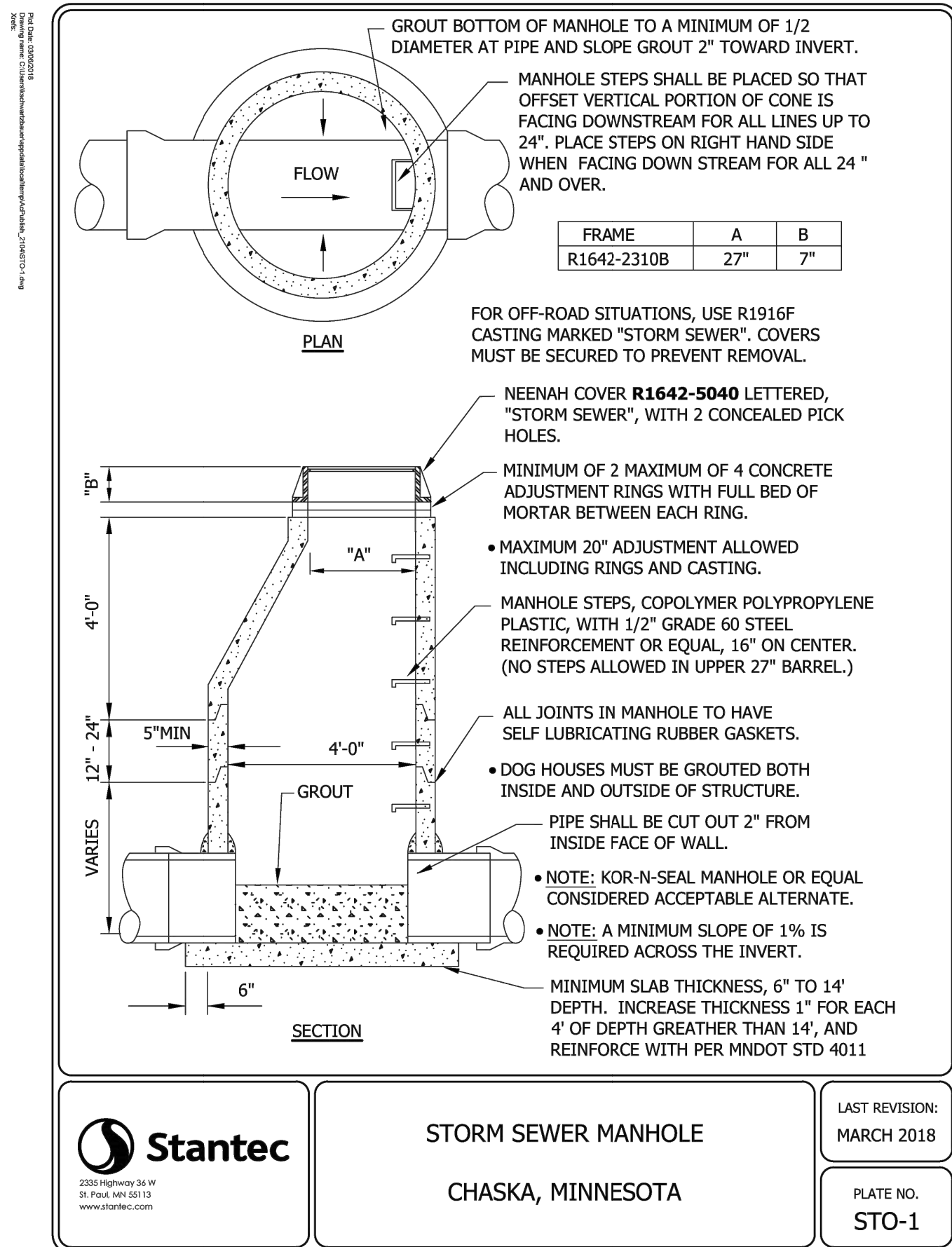
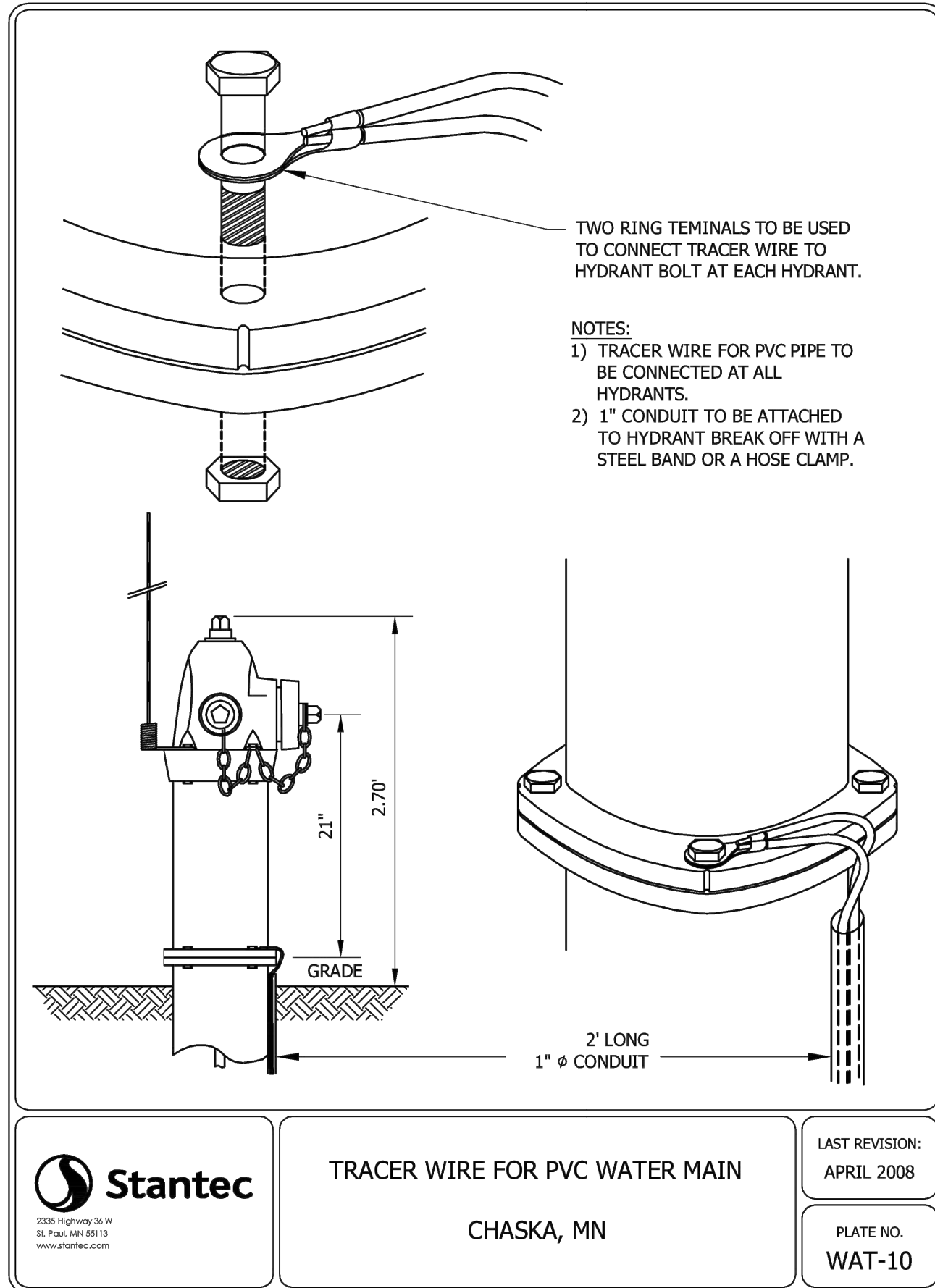
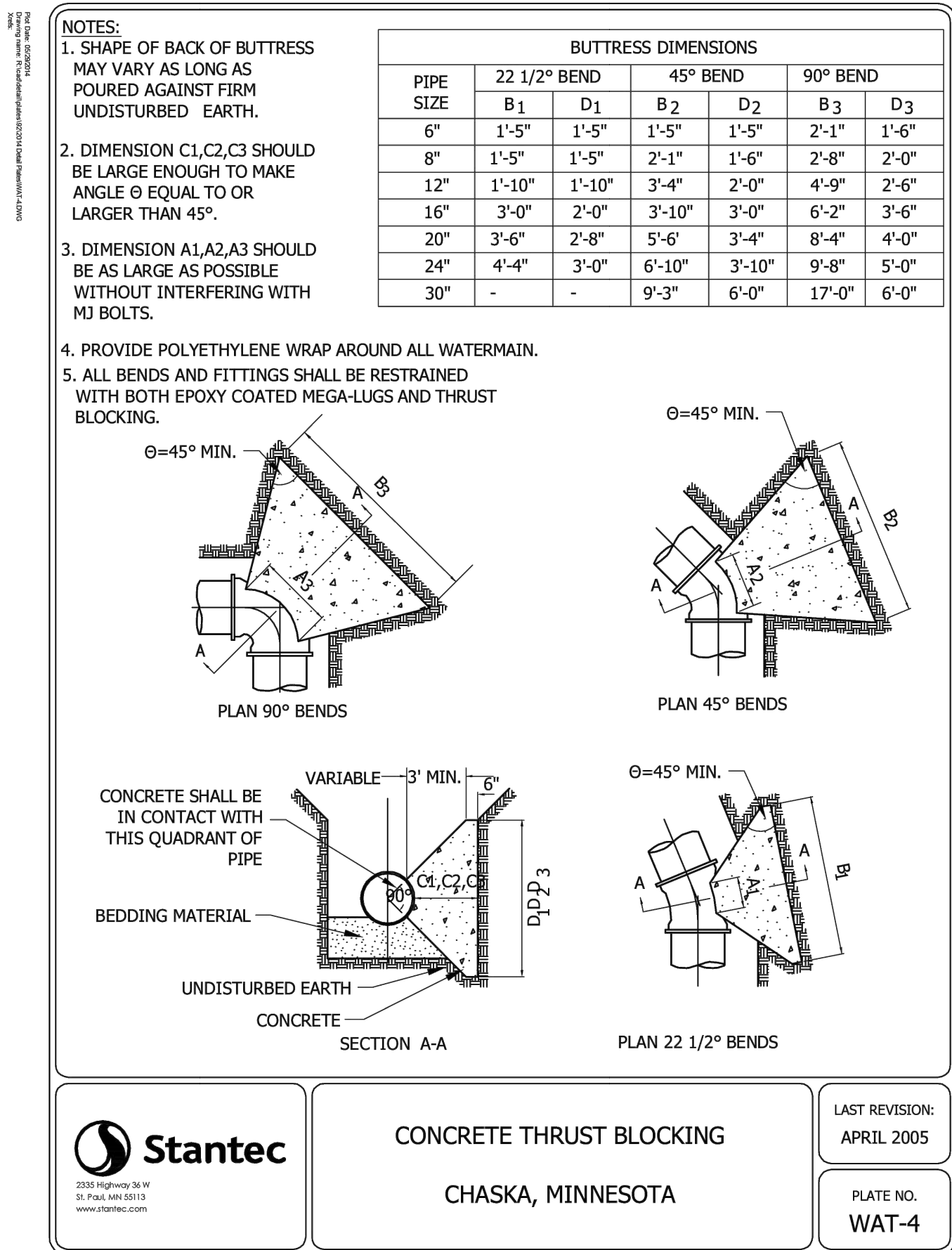
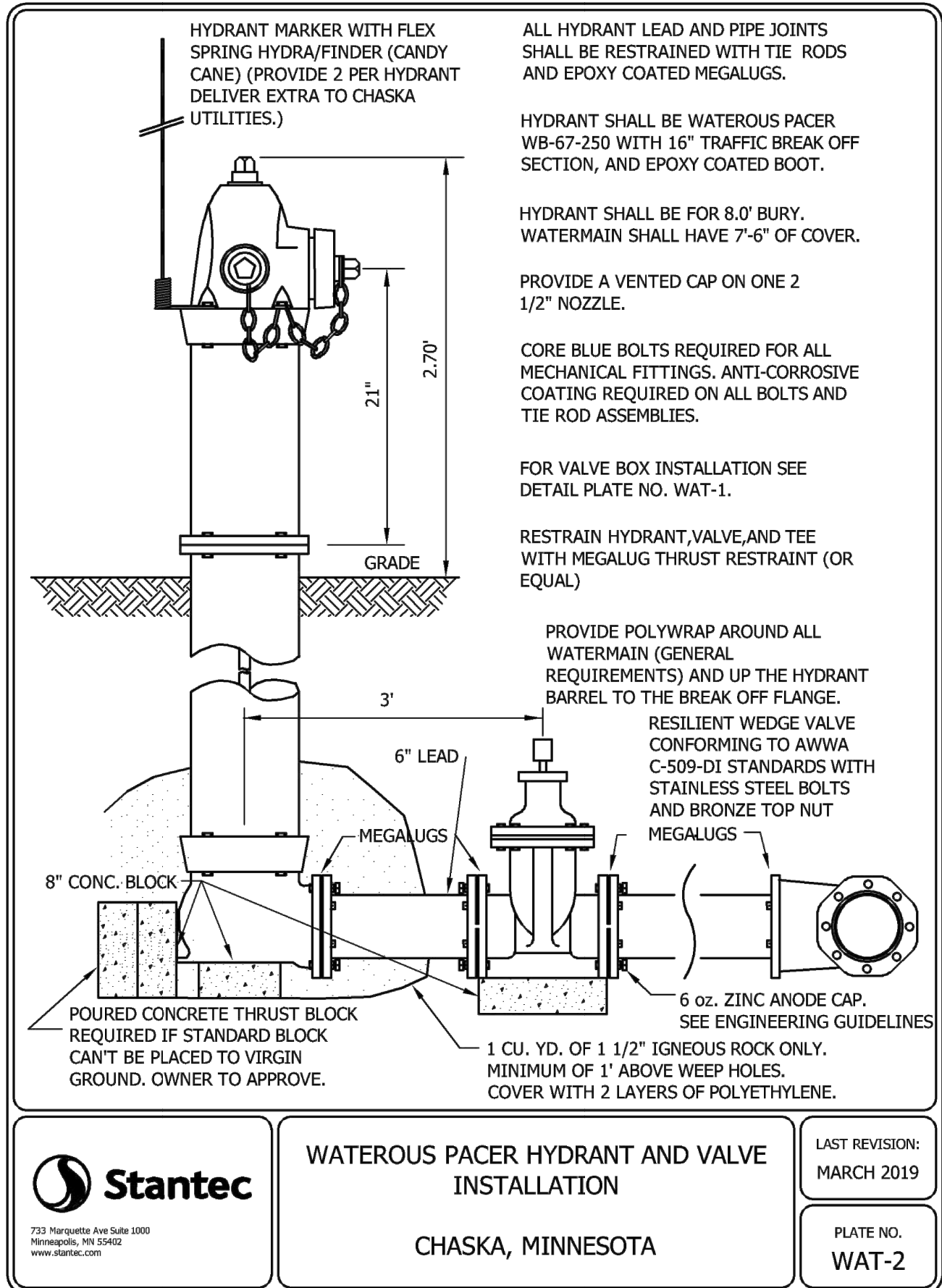
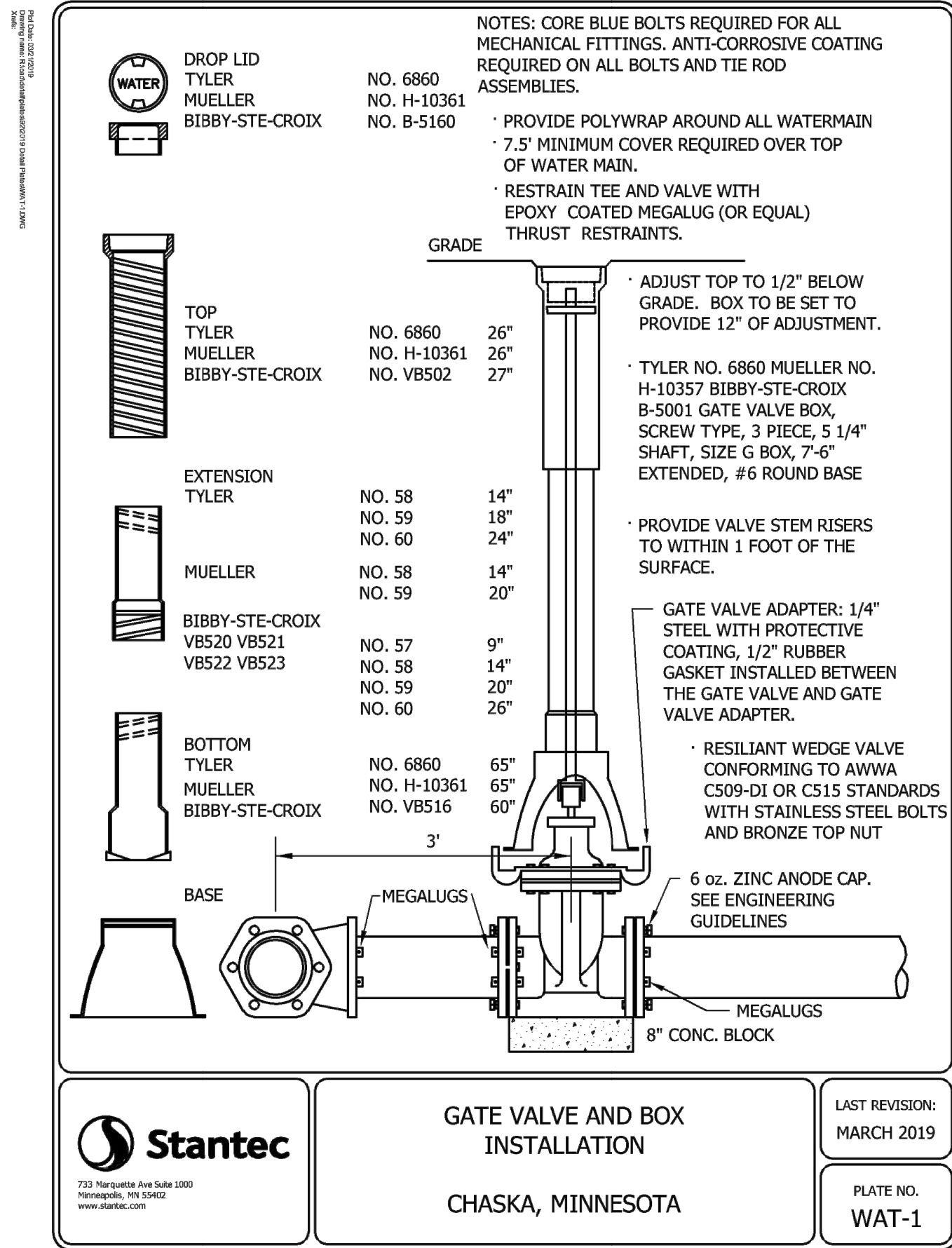
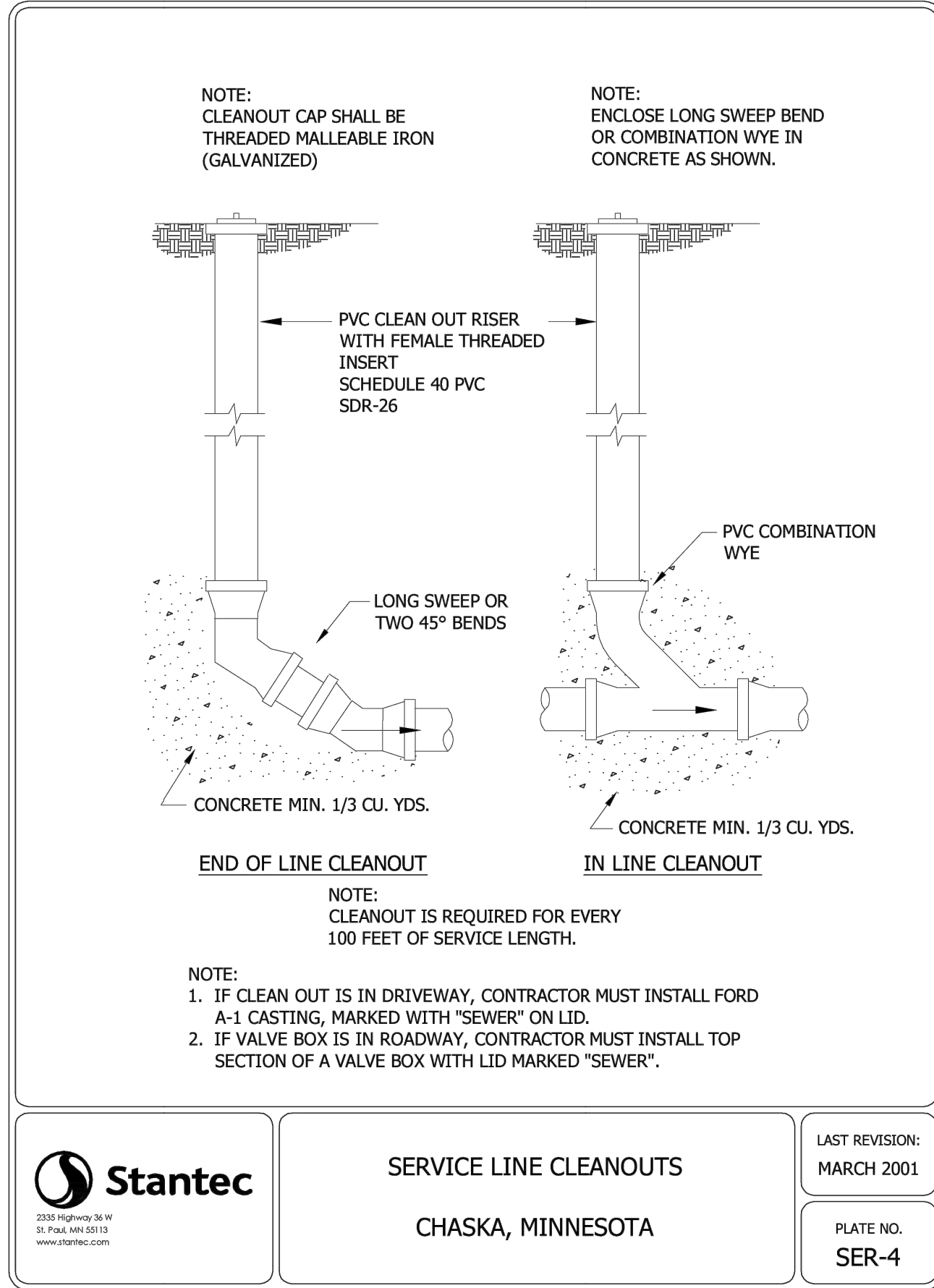
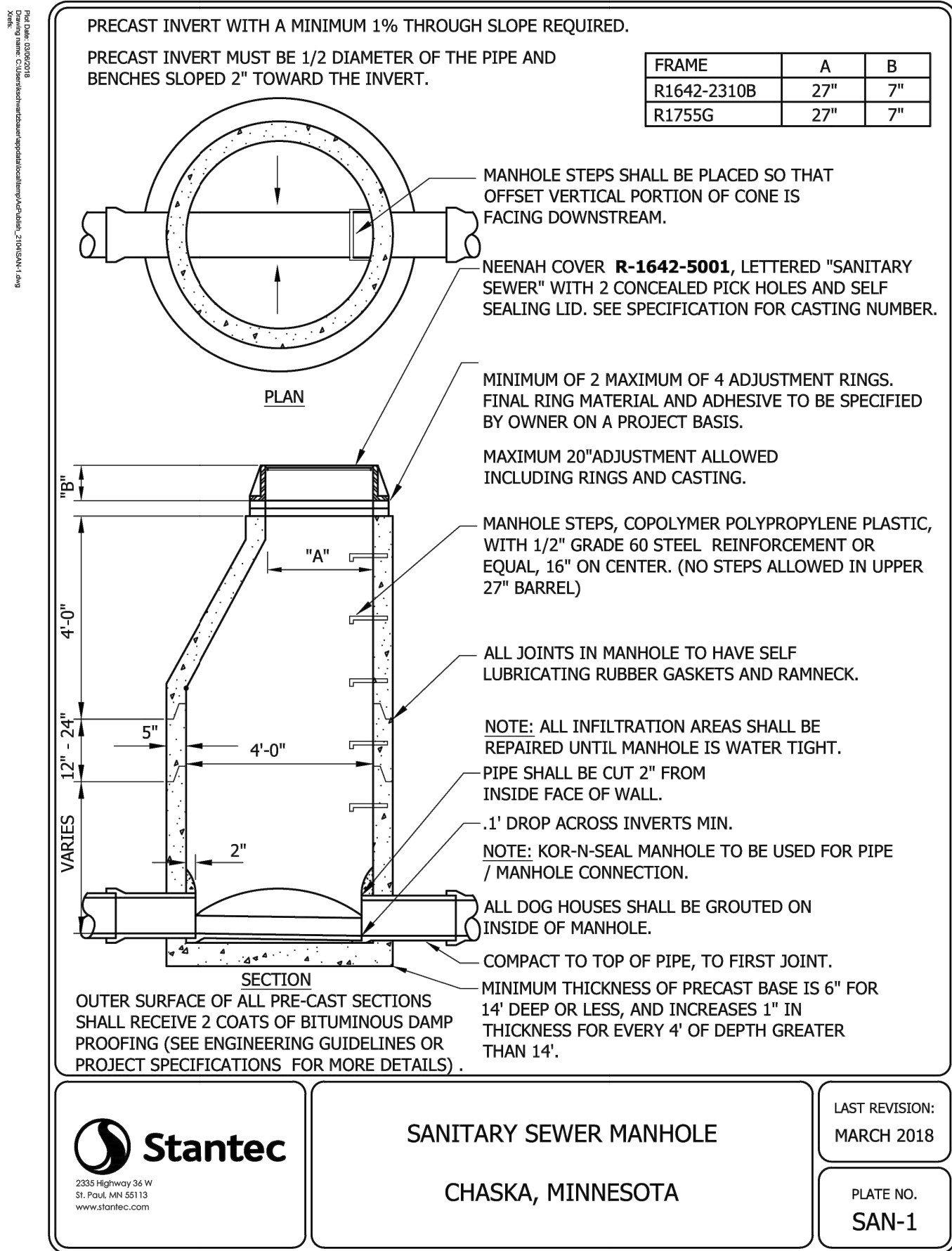
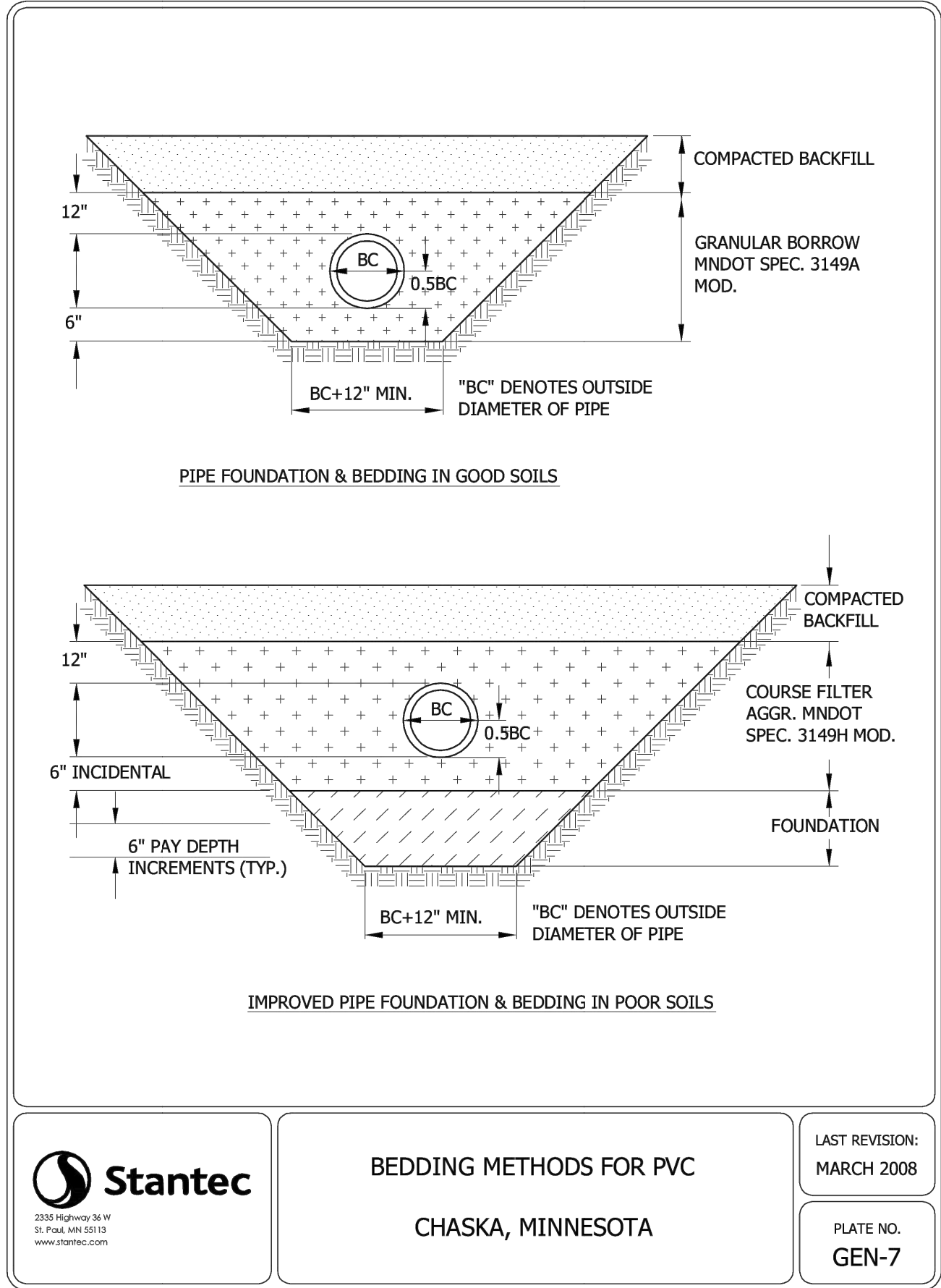


GENERAL
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
CIVIL LEGEND

DATE:	09/05/2023
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RECORD:	----

PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

G-003



PRELIMINARY



DETAILS

CHESTNUT BUSINESS PARK

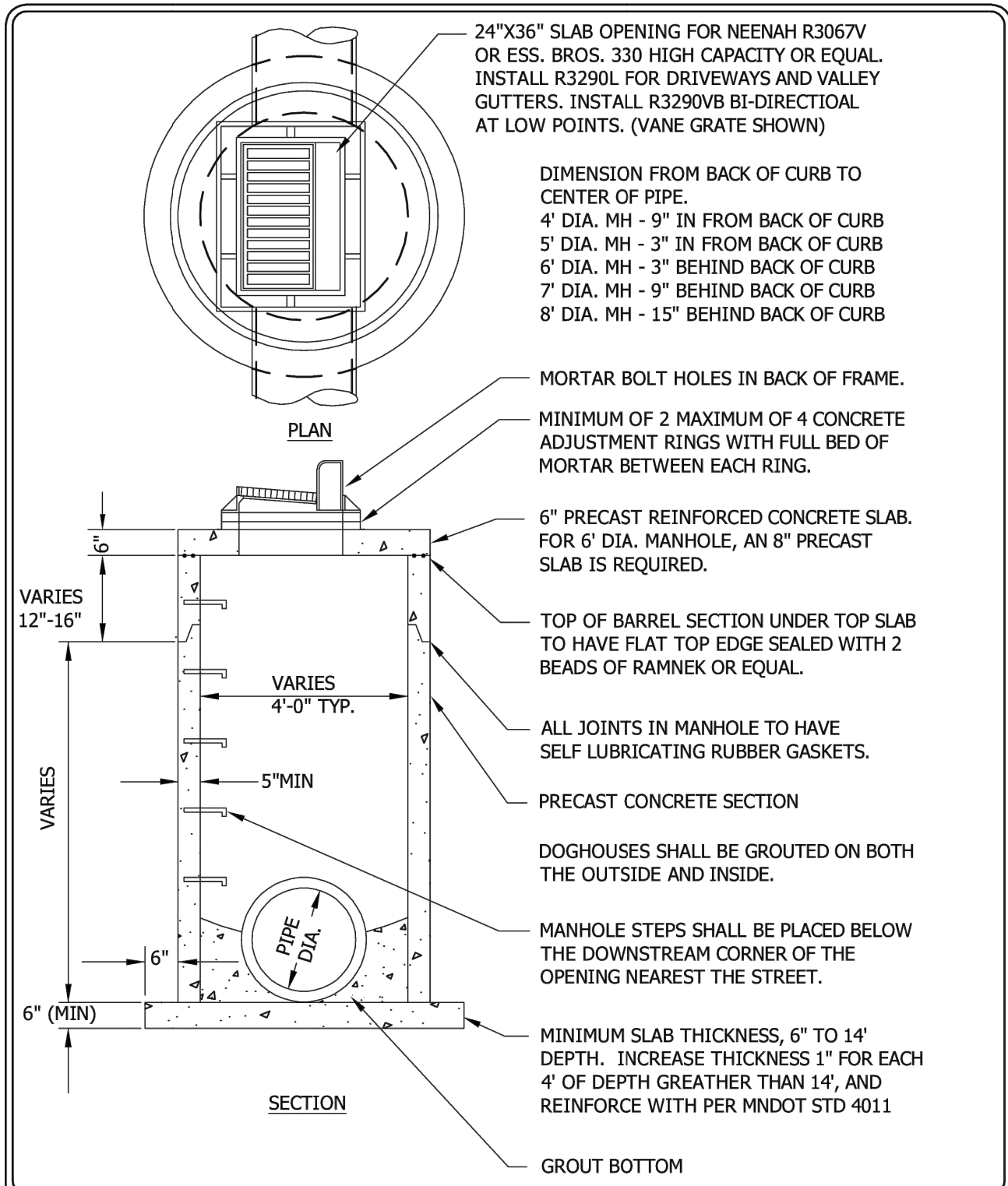
3740 N CHESTNUT ST.

CHASKA, MN 55318

DETAILS

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-201



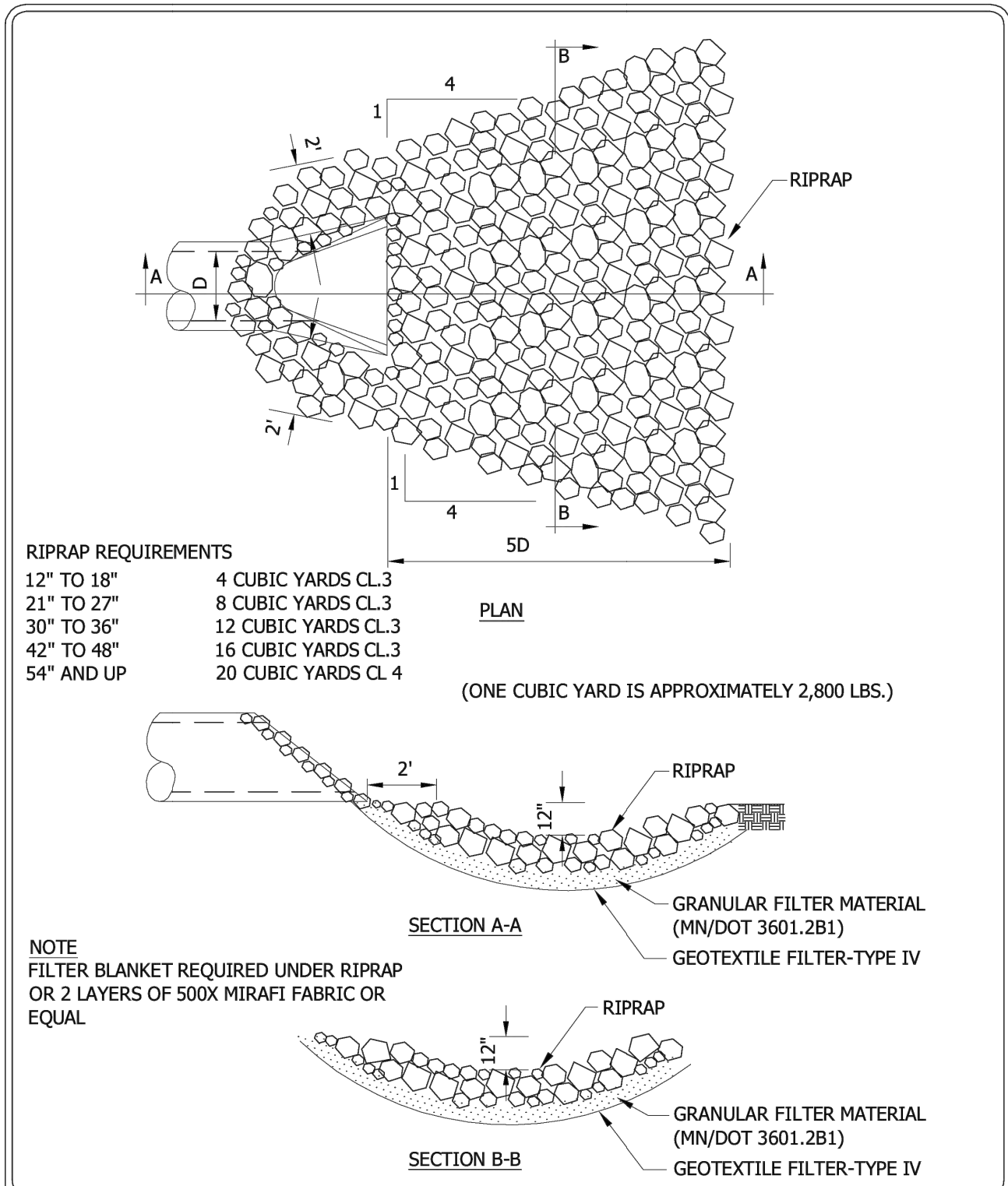


TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-5



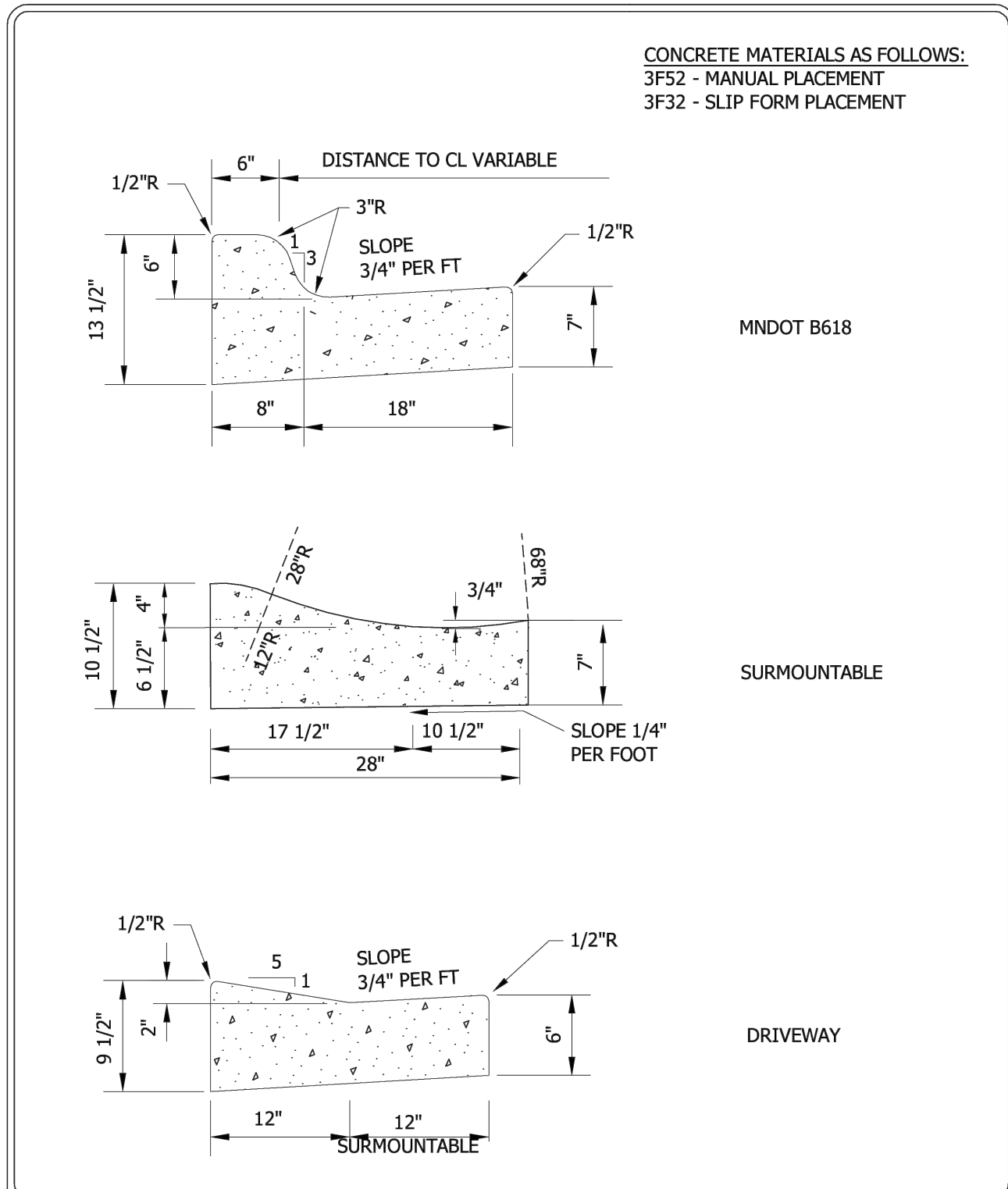


RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2004

PLATE NO.
STO-11



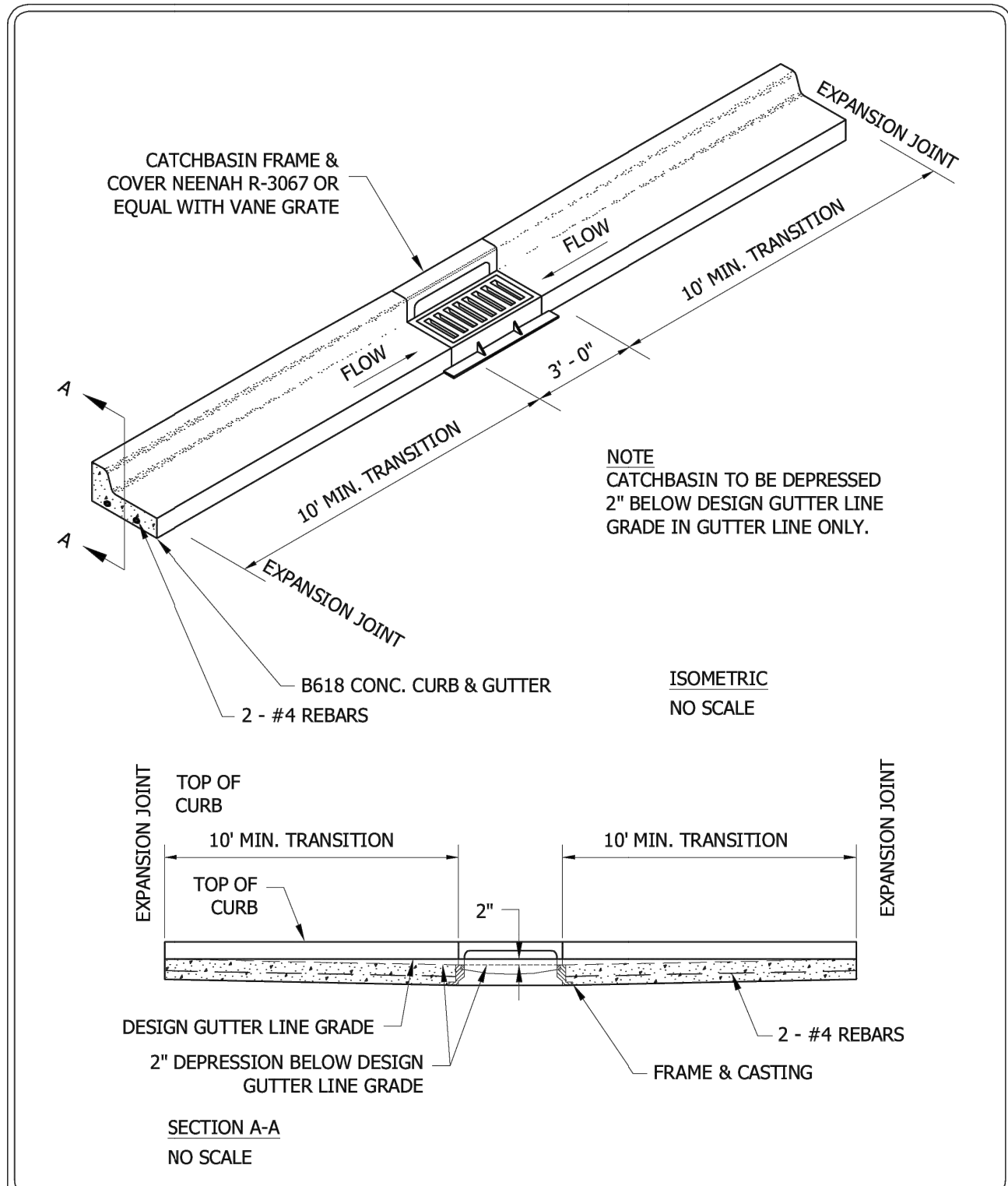


CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1



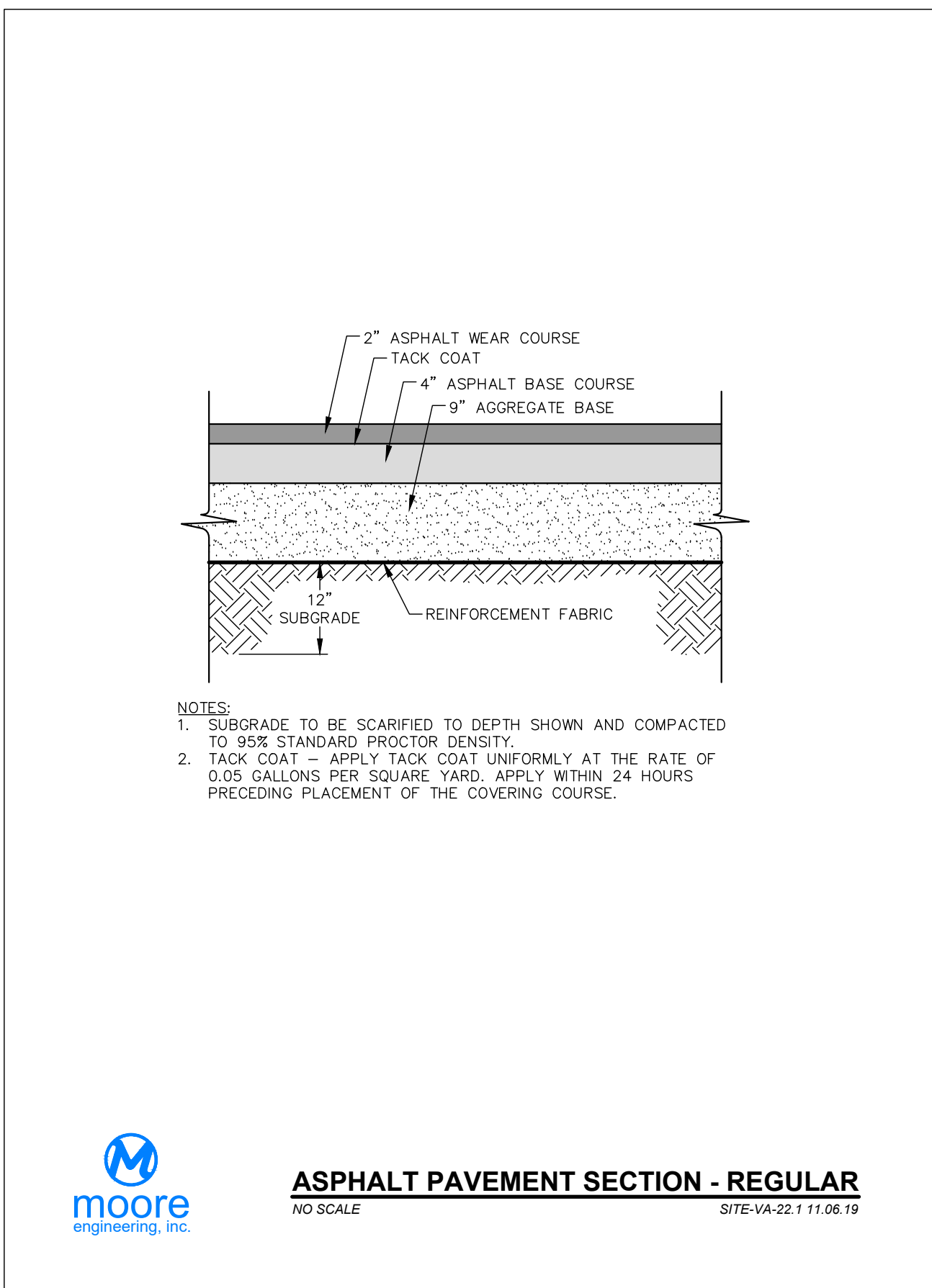


B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

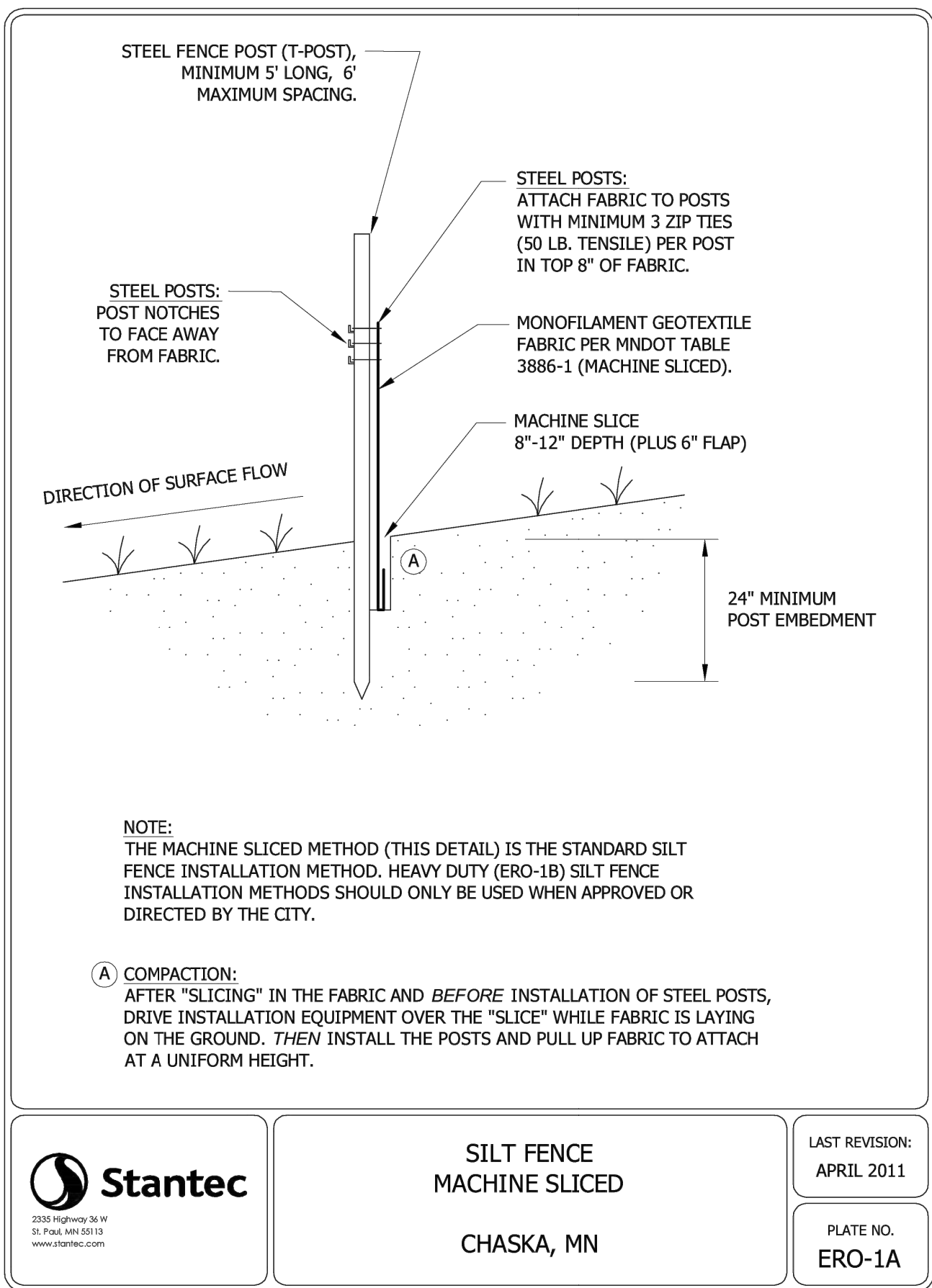
LAST REVISION:
MARCH 2008

PLATE NO.
STR-4





ASPHALT PAVEMENT SECTION - REGULAR
NO SCALE
SITE-VA-22.1 11.08.19



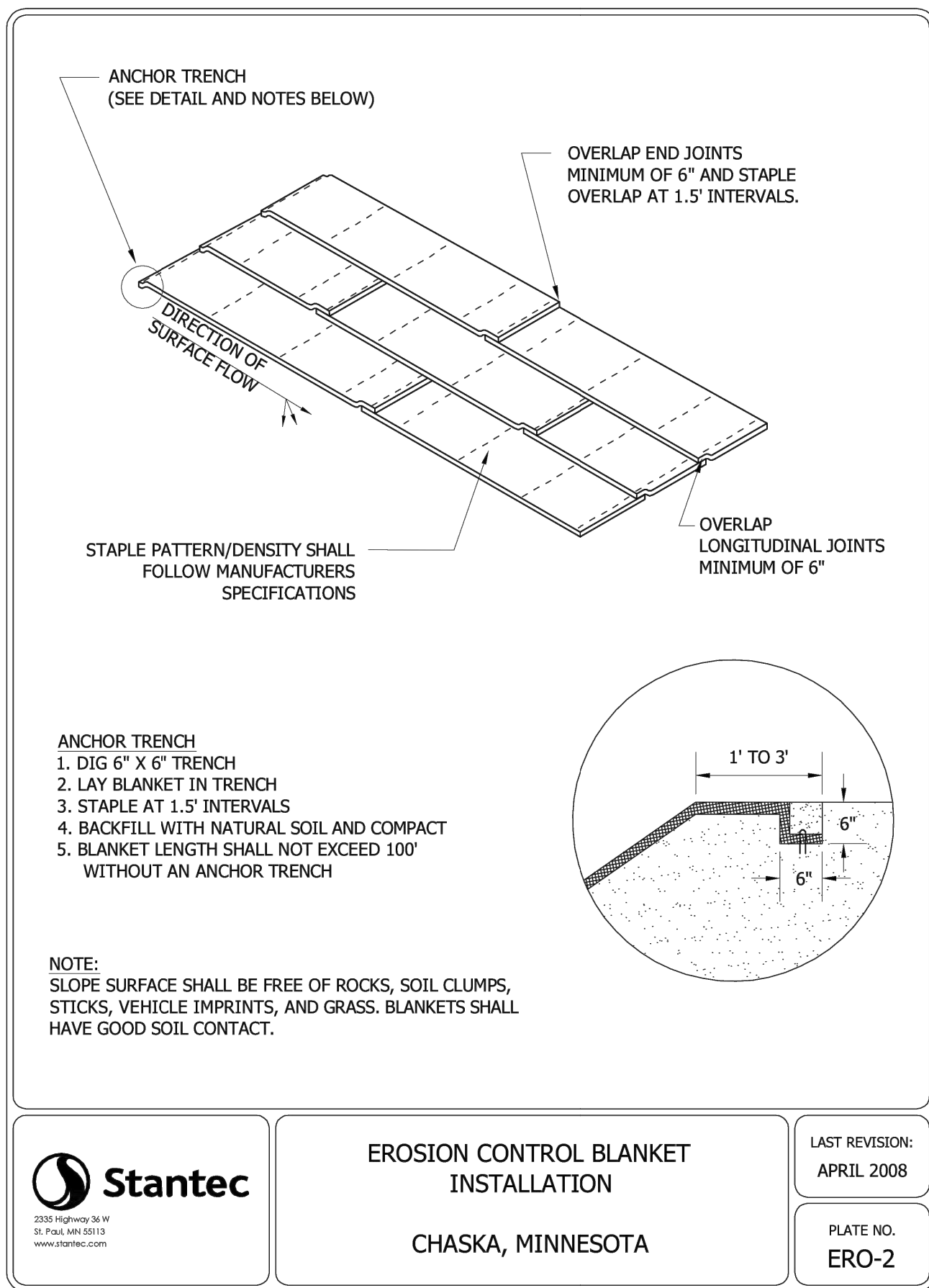


SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION:
APRIL 2011

PLATE NO.
ERO-1A



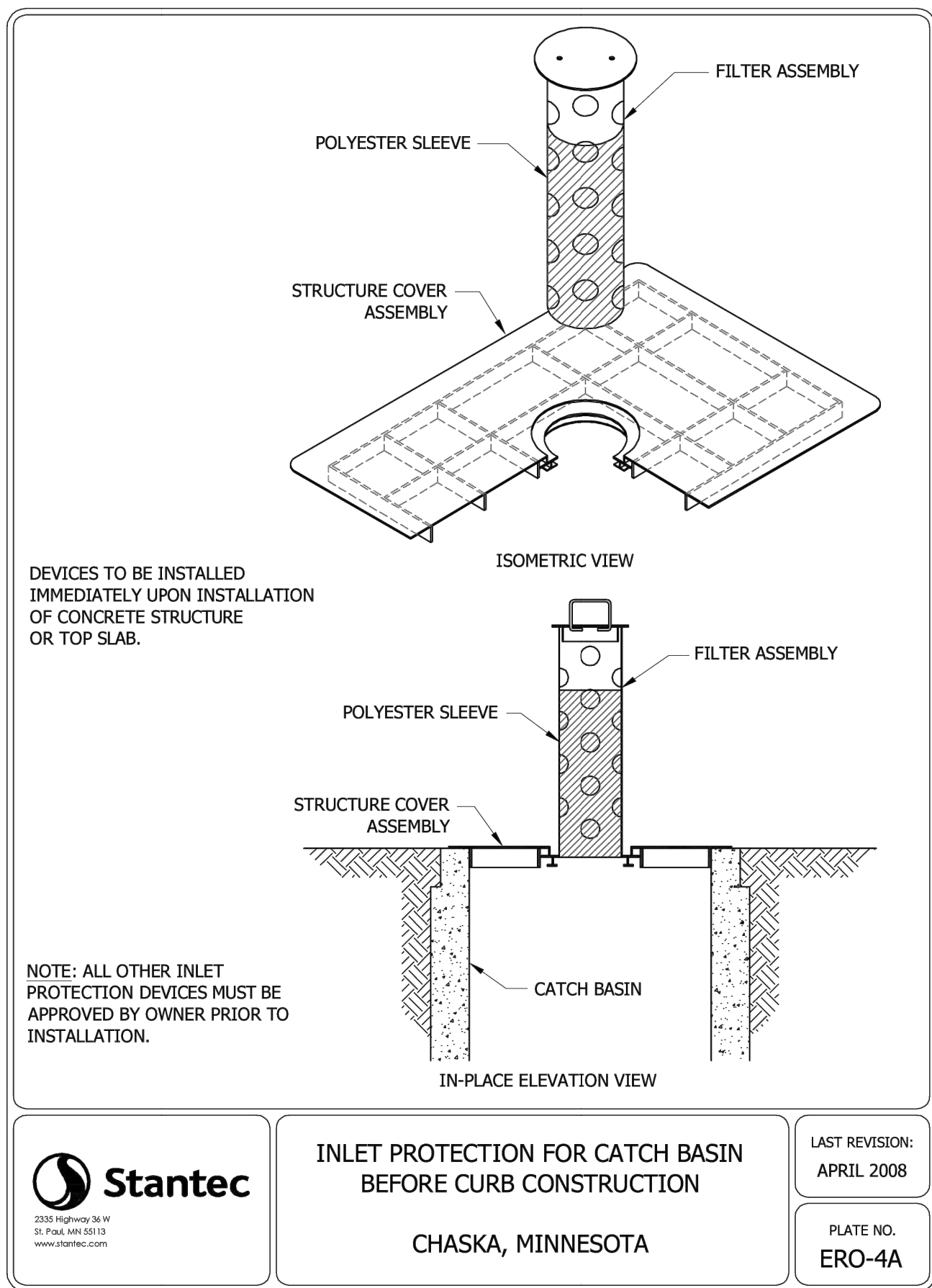


EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-2





INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-4A

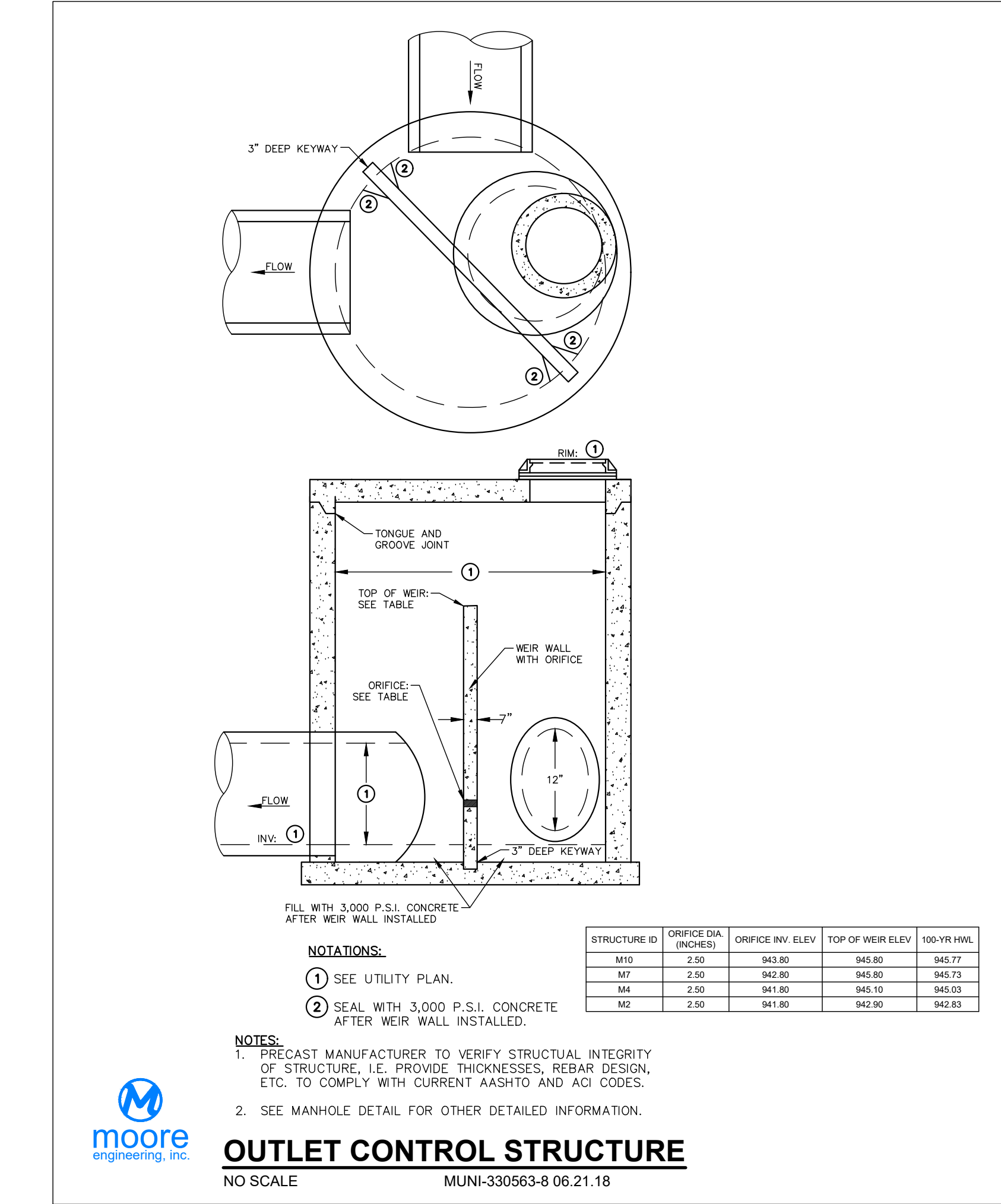
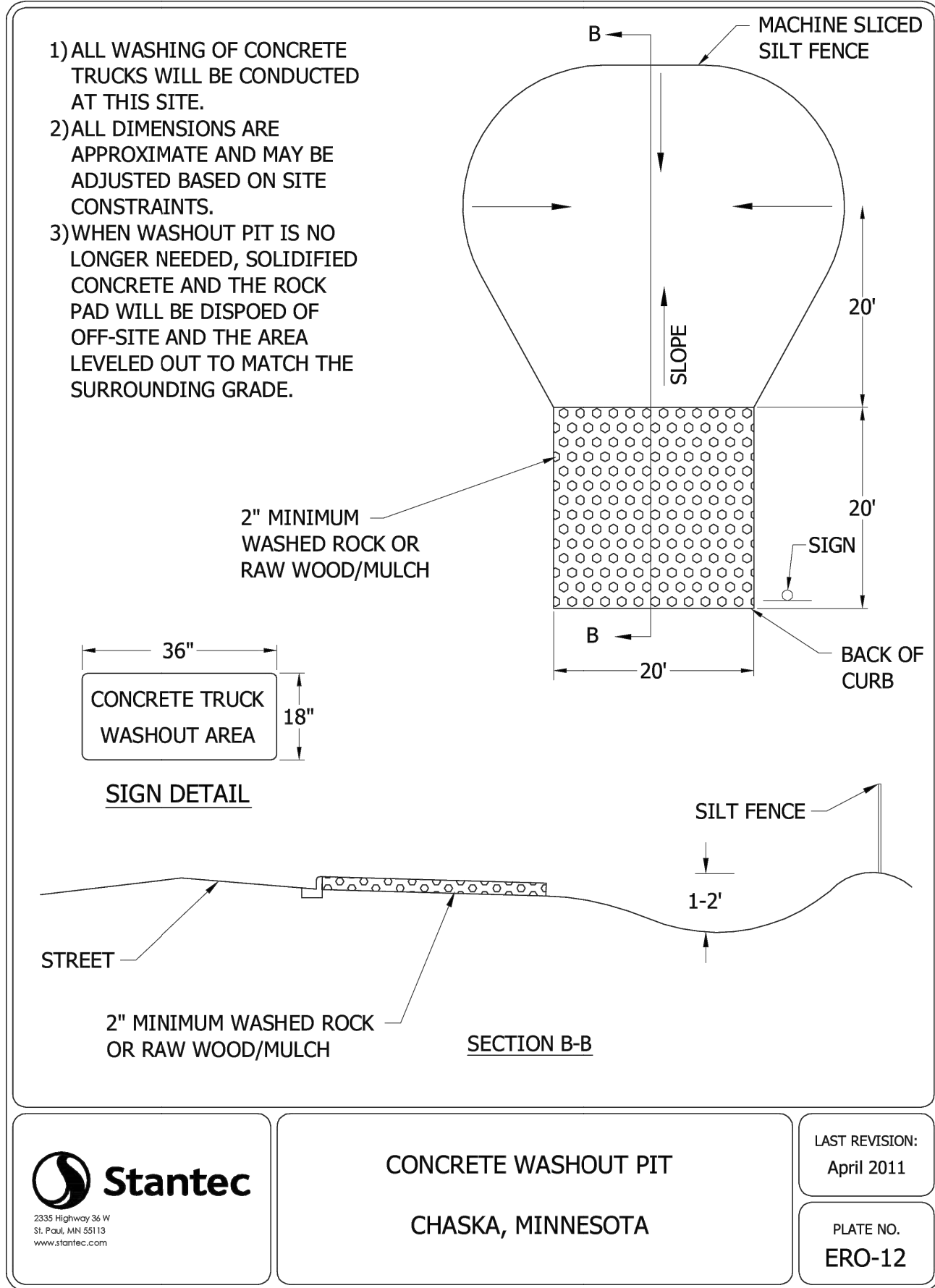
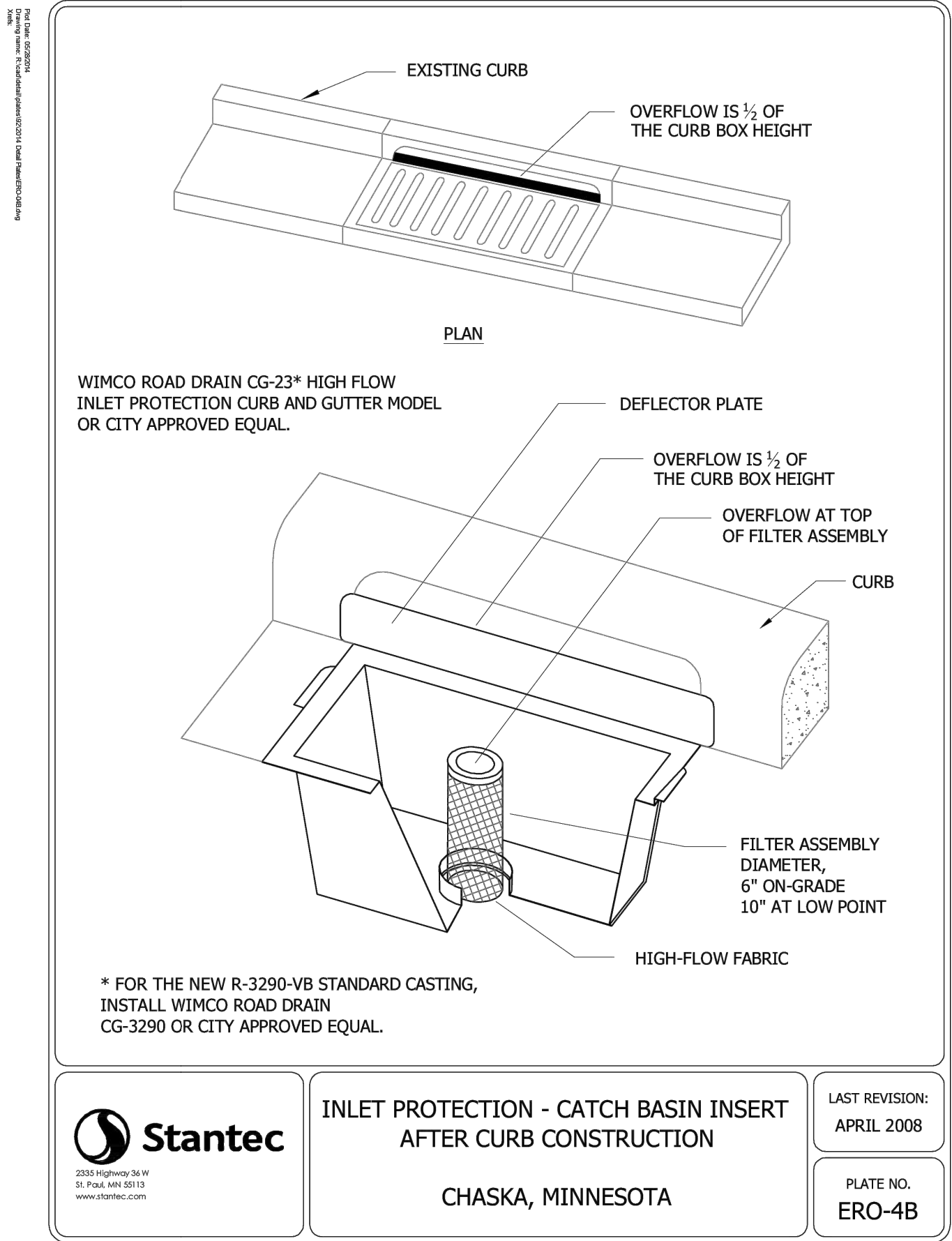
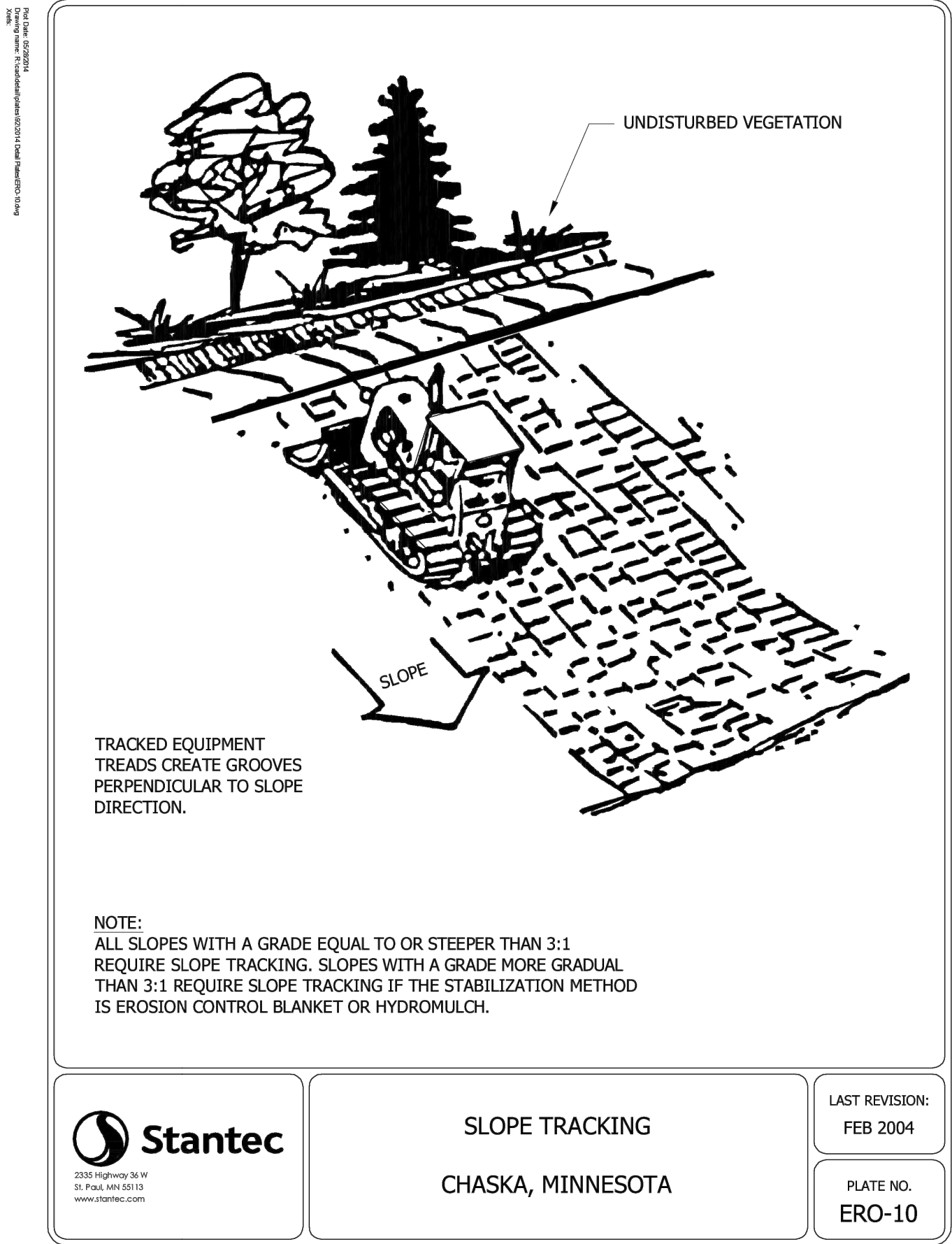
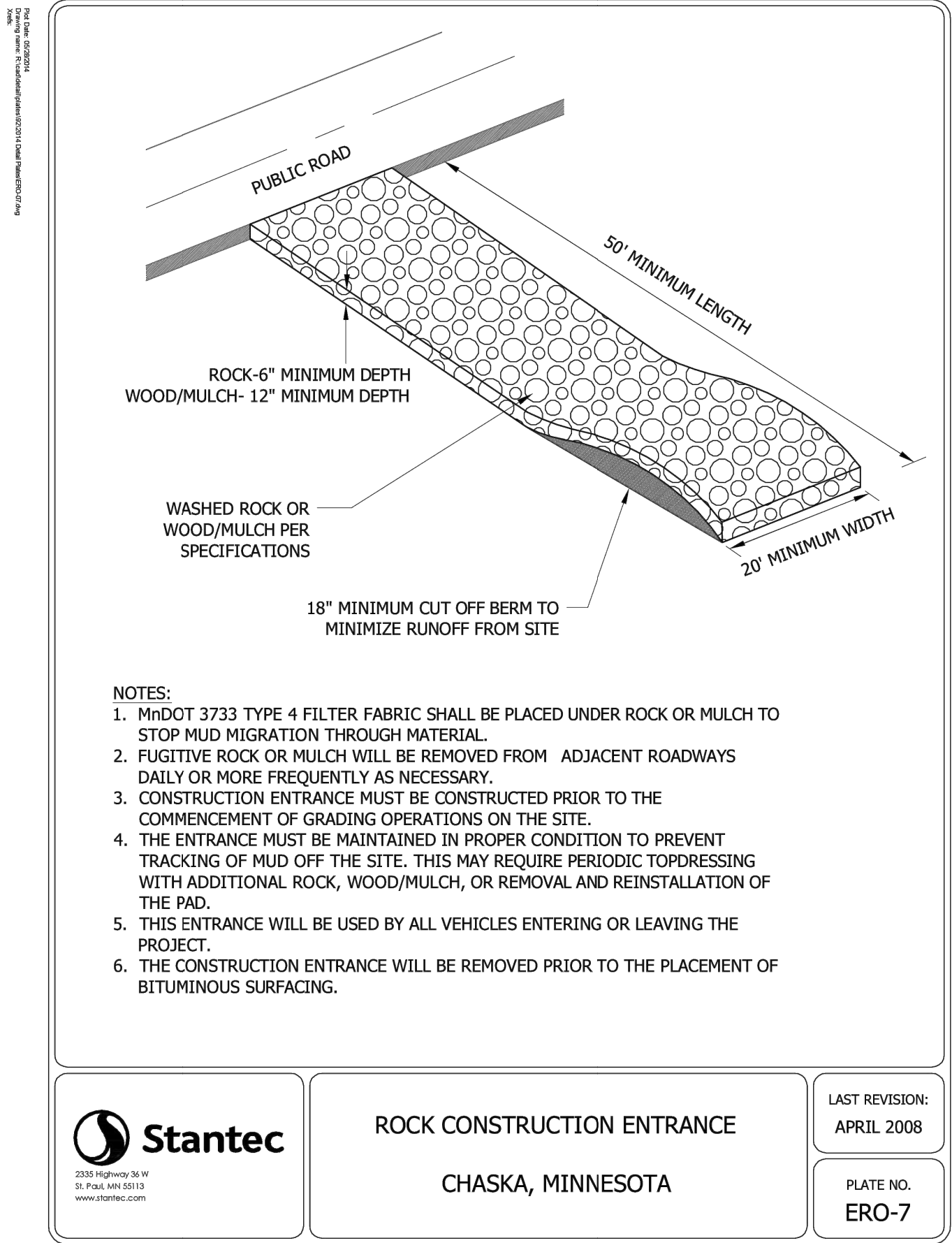
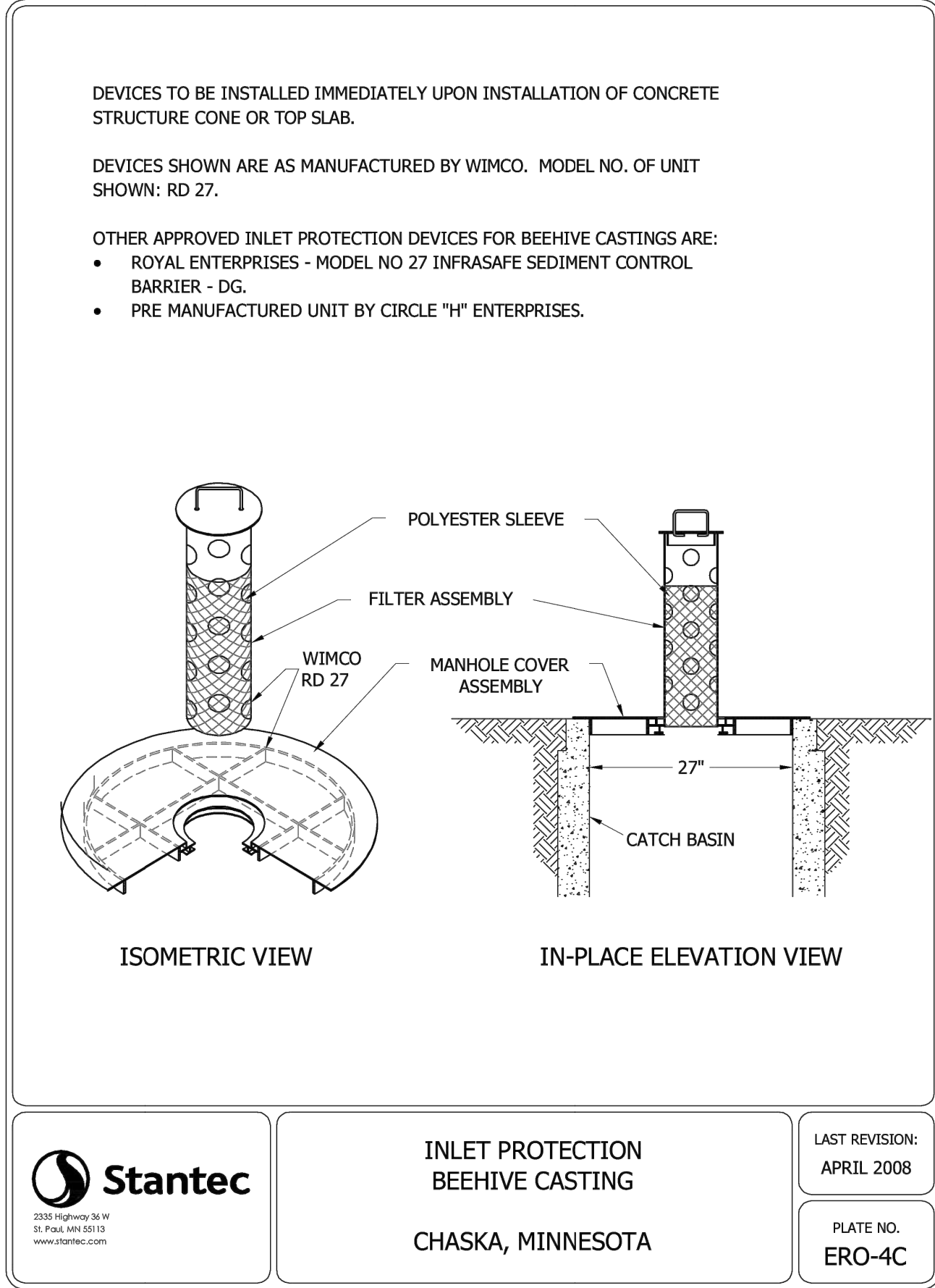
PRELIMINARY



DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
DETAILS

DATE:	09/05/2023
REV DATE:	----
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RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-202



PRELIMINARY

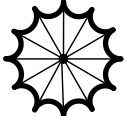
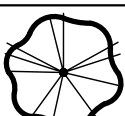
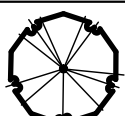
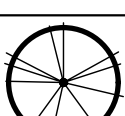
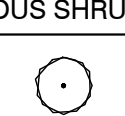
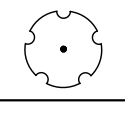
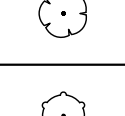
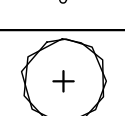
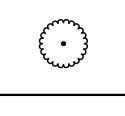
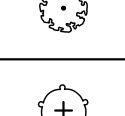
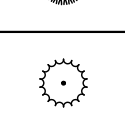
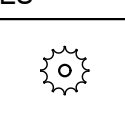
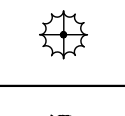
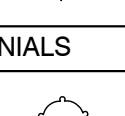
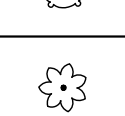
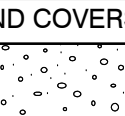
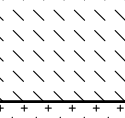
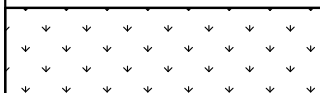
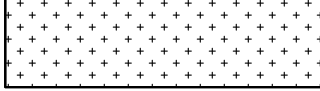


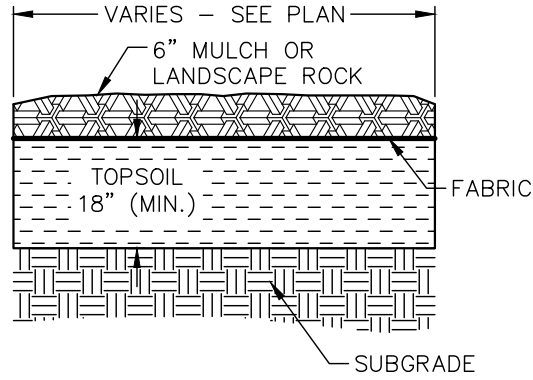
DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
DETAILS

DATE:	09/05/2023
REV DATE:	----
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PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-203

PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	BHS	4	BLACK HILLS SPRUCE	Picea glauca densata	11' Ht.	B&B	
	AUP	3	AUSTRIAN PINE	Pinus nigra	10' Ht.	B&B	
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	SGM	3	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	3" Cal.	B&B	
	COH	4	COMMON HACKBERRY	Celtis occidentalis	3.5" Cal.	B&B	
	EPC	3	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioica 'Espresso'	2.5" Cal.	B&B	
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	RSC	3	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	2.5" Cal.	B&B	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	BLC	20	BLACK CHOKEBERRY	Aronia melanocarpa	5 gal.	Cont.	
	RTD	3	RED TWIG DOGWOOD	Cornus sericea	5 gal.	Cont.	
	DRD	7	DWARF RED TWIG DOGWOOD	Cornus sericea 'Alleman's Compact'	5 gal.	Cont.	
	AFD	12	ARCTIC FIRE RED TWIG DOGWOOD	Cornus stolonifera 'Farrow'	5 gal.	Cont.	
	WBE	3	WINGED BURNING BUSH EUONYMUS	Euonymus alatus	5 gal.	Cont.	
	ANH	17	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	5 gal.	Cont.	
	GLS	5	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	5 gal.	Cont.	
	LPS	13	LITTLE PRINCESS SPIREA	Spiraea x bumalda 'Little Princess'	5 gal.	Cont.	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	SCJ	4	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 gal.	Cont.	
	TAY	8	TAUTON YEW	Taxus x media 'Taunton'	5 gal.	Cont.	
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	PSG	21	PRAIRIE FIRE SWITCH GRASS	Panicum virgatum 'Prairie Fire'	1 gal.	Cont.	
	SSG	4	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 gal.	Cont.	
	PRD	48	PRAIRIE DROPSEED GRASS	Sporobolus heterolepis	1 gal.	Cont.	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
	ASD	53	APRICOT SPARKLES DAYLILY	Hemerocallis x 'Apricot Sparkles'	1 gal.	Cont.	
	RSD	16	RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 gal.	Cont.	
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
	SM 1	STONE MULCH		Mulch			DRESSER TRAP ROCK 2.5" AT 4" DEPTH
SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	SPACING	REMARKS
	SEED 1	TURF SEED		seed			LOW MAINTENANCE TURF SEED MNDOT SEED MIX 25-131 SEED PER MNDOT SPECIFICATIONS
	SEED 2	NATIVE SEED		seed			MESIC PRAIRIE GENERAL MNDOT SEED MIX 35-241 SEED PER MNDOT SPECIFICATIONS
	SOD	TURF SOD		sod			

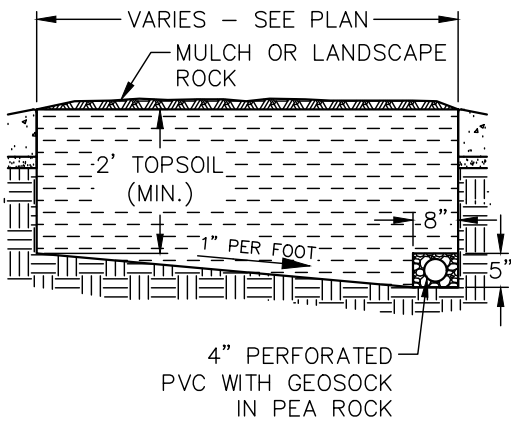


NOTES:
1. TOPSOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL AND OTHER WASTE.

PLANTING BED SECTION - WITHOUT UNDERDRAIN

NO SCALE

LAND-LA-7.1 10.30.19

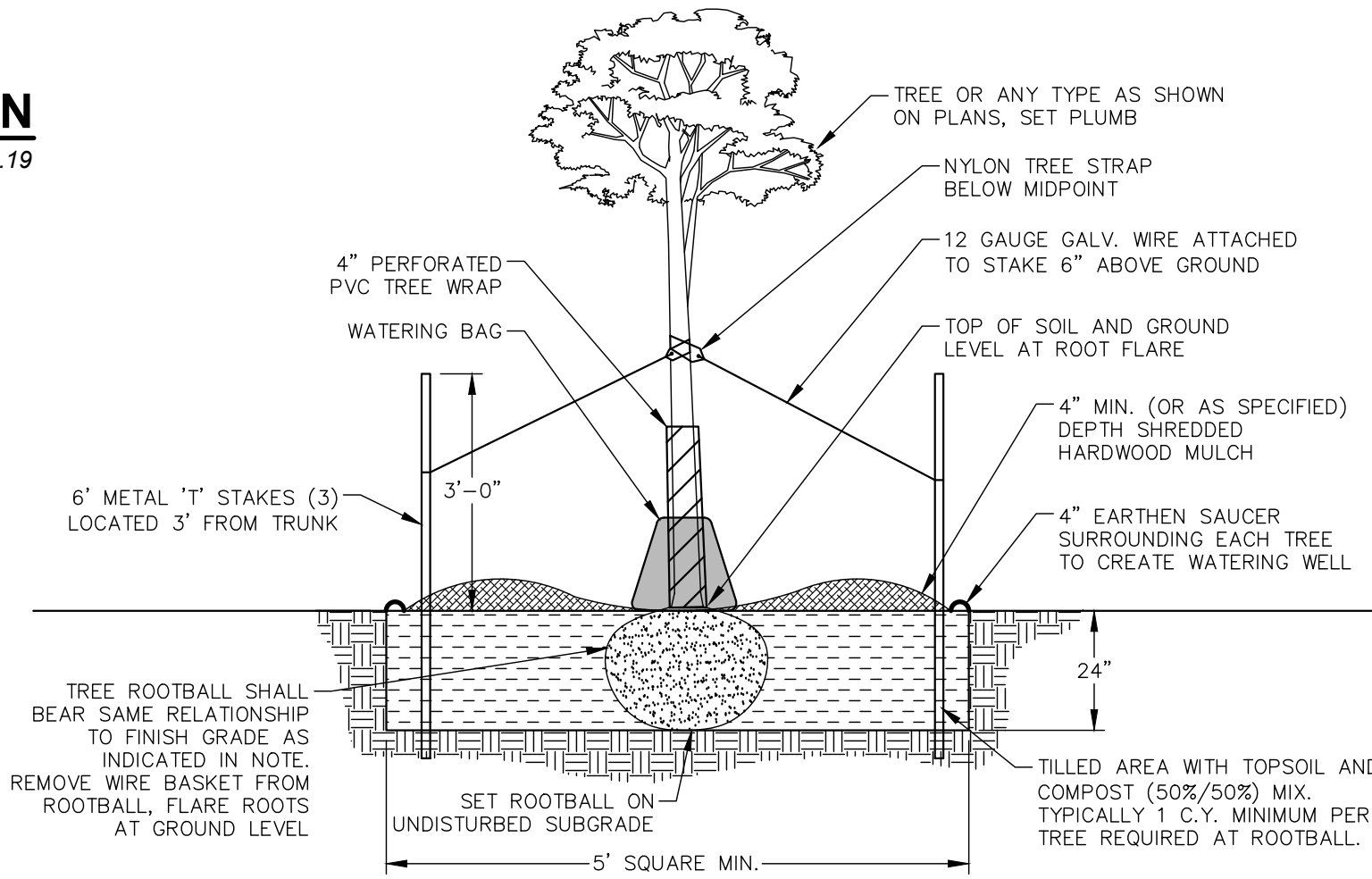
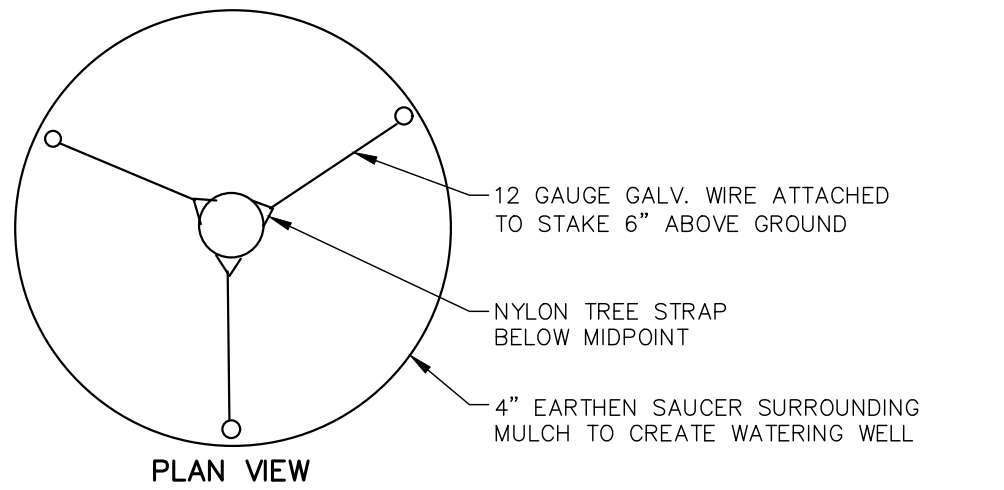


NOTES:
1. TOPSOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL AND OTHER WASTE.

PLANTING BED SECTION - WITH UNDERDRAIN

NO SCALE

LAND-LA-7.2 10.30.19



NOTES:
1. EACH TREE SHALL REQUIRE A PERMANENT WATERING BAG BY TREGATOR® OR APPROVED EQUAL. BAGS SHALL BE REMOVED BY OCT. 1 AND REINSTALLED IN THE SPRING. BAG SHALL BECOME PROPERTY OF THE OWNER.
2. REMOVE MIN. TOP 2/3 OF BURLAP FROM ROOTBALL, REMOVE ALL TREATED GREEN BURLAP.
3. REMOVE ALL WIRE BASKETS.
4. AFTER TREE IS POSITIONED IN PLACE, REMOVE ALL TWINE, ROPE, PLASTIC, RUBBER AND WIRE BASKETS.
5. PLANT ROOTBALL 2" ABOVE SURROUNDING GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
6. SPADED TREE IS AN ACCEPTABLE ALTERNATIVE. MULCH RING SHALL EXCEED 1" BEYOND SPADED RING. OTHERWISE ALL TREE REQUIREMENTS SHALL APPLY.
7. SOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL AND OTHER WASTE.

TREE - PLANTING

NO SCALE

LAND-LA-21 10.30.19

PRELIMINARY



DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
LANDSCAPE DETAILS

DATE:	09/05/2023
REV DATE:	----
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PROJECT No.	22983
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	----

RECORD DRAWING: ----

REFER TO LANDSCAPE PLAN FOR PLANTING PLAN AND LANDSCAPE REQUIREMENTS.

WARNING!!
OVERHEAD POWER LINES
CONTACT OVERHEAD POWER
COMPANY FOR WORKING
CLEARANCE REQUIREMENTS

C-204

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



CHESTNUT BUSINESS PARK

CHASKA, MN, USA

DC-780 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH DC-780.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

- STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

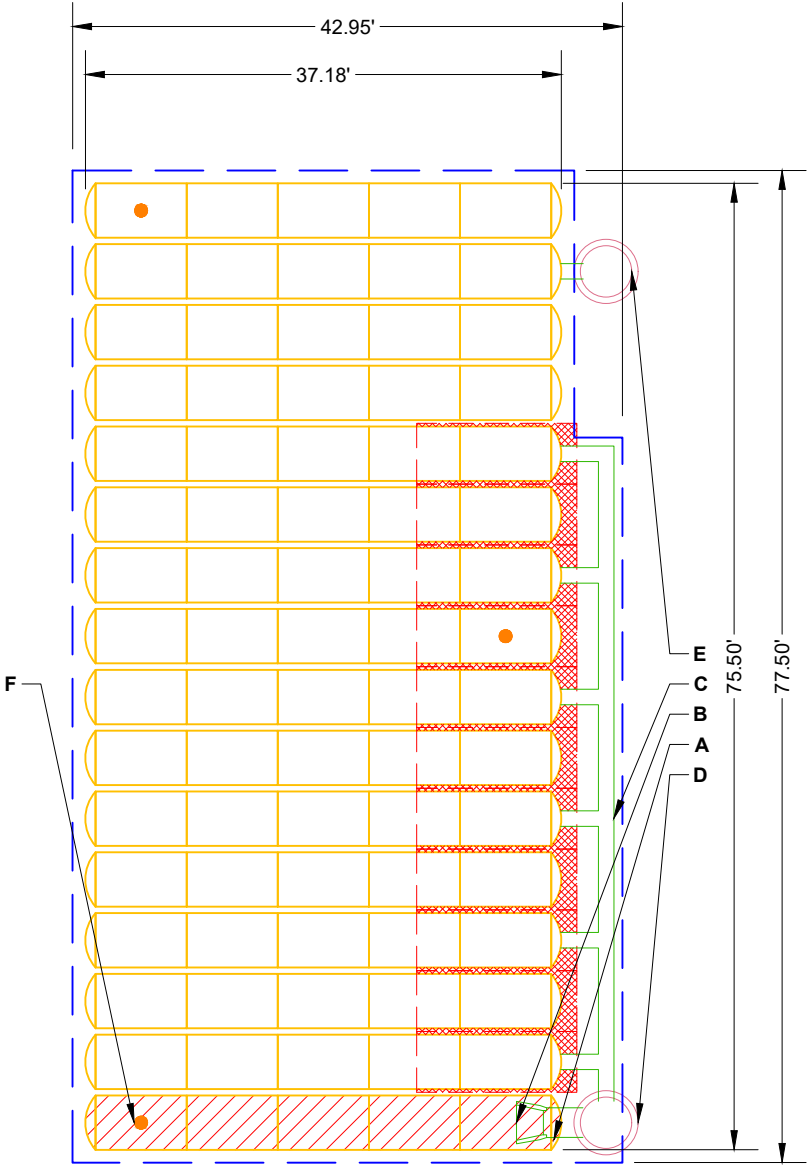
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

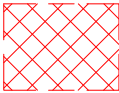
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT: P1		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER					
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW	
80	STORMTECH DC-780 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	958.25	PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"		
32	STORMTECH DC-780 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	948.25						
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	947.75	FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP			
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	947.75						
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	947.75	MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"		
7096	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	946.75			D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.7 CFS IN
		TOP OF DC-780 CHAMBER:	946.25	CONCRETE STRUCTURE	E	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT	
		12" x 12" TOP MANIFOLD INVERT:	944.79	CONCRETE STRUCTURE					
		12" BOTTOM CONNECTION INVERT:	943.85	INSPECTION PORT	F	4" SEE DETAIL (TYP 3 PLACES)			
3250	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	943.76						
240.9	SYSTEM PERIMETER (ft)	BOTTOM OF DC-780 CHAMBER:	943.75						
		BOTTOM OF STONE:	943.00						





ISOLATOR ROW PLUS
(SEE DETAIL)



PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

— — — BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

CHSTNUT BUSINESS PARK

CHASKA, MN, USA

DRAWN: EU

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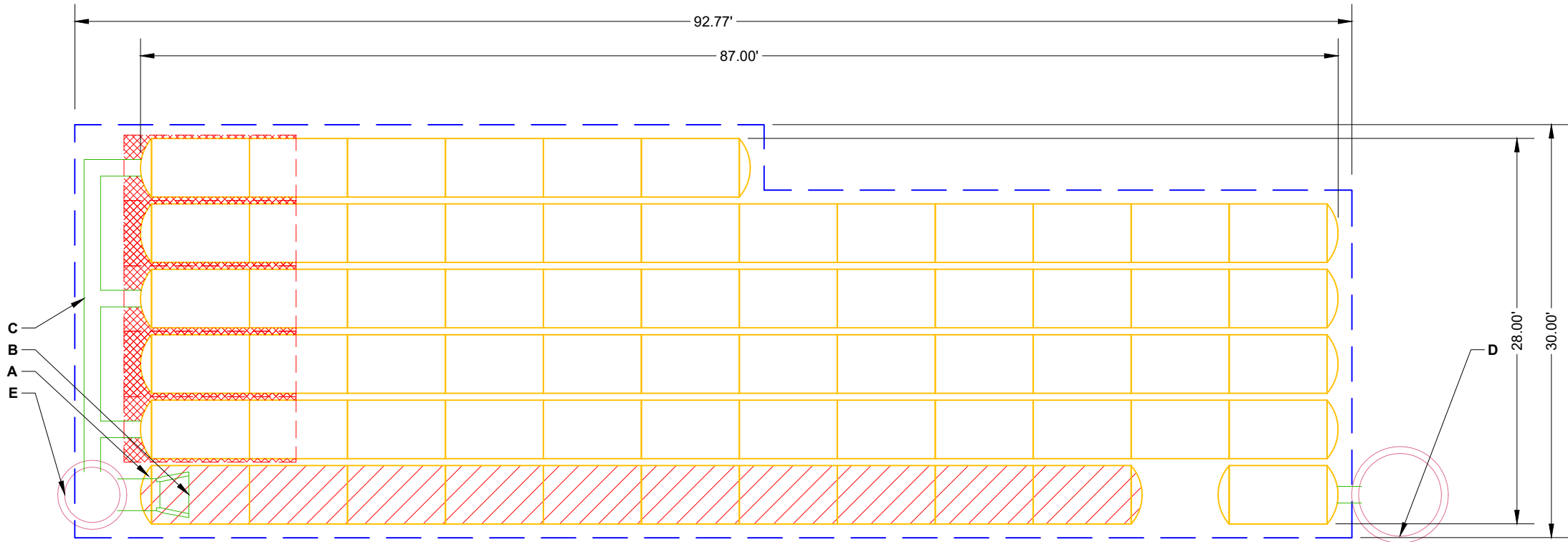
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PROPOSED LAYOUT: P2		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
65	STORMTECH DC-780 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	957.25					
14	STORMTECH DC-780 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	947.25					
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	946.75	PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	946.75	FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	946.75	MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
5675	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	945.75	CONCRETE STRUCTURE	D	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
		TOP OF DC-780 CHAMBER:	945.25	CONCRETE STRUCTURE	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.7 CFS IN
		12" x 12" TOP MANIFOLD INVERT:	943.79					
		12" BOTTOM CONNECTION INVERT:	942.85					
2580	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	942.76					
245.5	SYSTEM PERIMETER (ft)	BOTTOM OF DC-780 CHAMBER:	942.75					
		BOTTOM OF STONE:	942.00					



- 

ISOLATOR ROW PLUS
(SEE DETAIL)
- 

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- 

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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CHASKA, MN, USA

DATE:

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PROJECT #:

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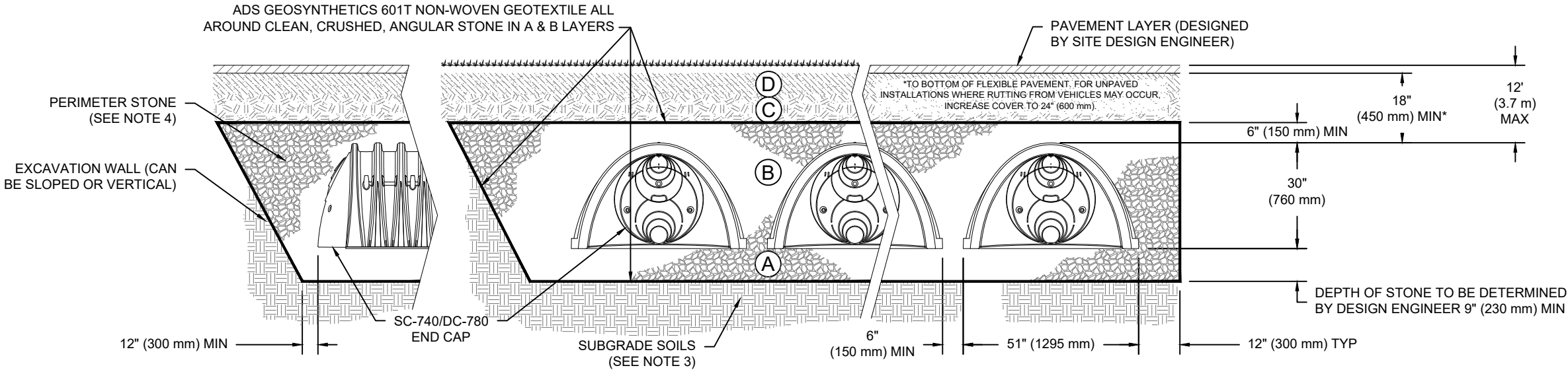
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ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

CHSTNUT BUSINESS PARK

CHASKA, MN, USA

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DESCRIPTION

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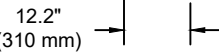
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NTS



SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

51.0" X 30.0" X 85.4"

46.2 CUBIC FEET

78.4 CUBIC FEET

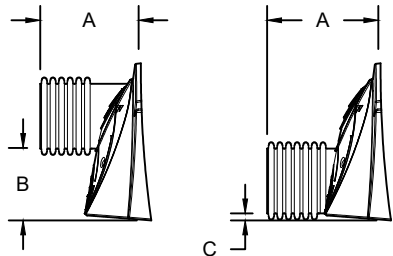
75.0 lbs.

(1295 mm X 762 mm X 2169 mm)

(1.30 m³)

(2.20 m³)

(33.6 kg)



PART #	STUB	DATE
--------	------	------

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

CHESTNUT BUSINESS PARK

CHASKA, MN, USA

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



CHESTNUT BUSINESS PARK

CHASKA, MN, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

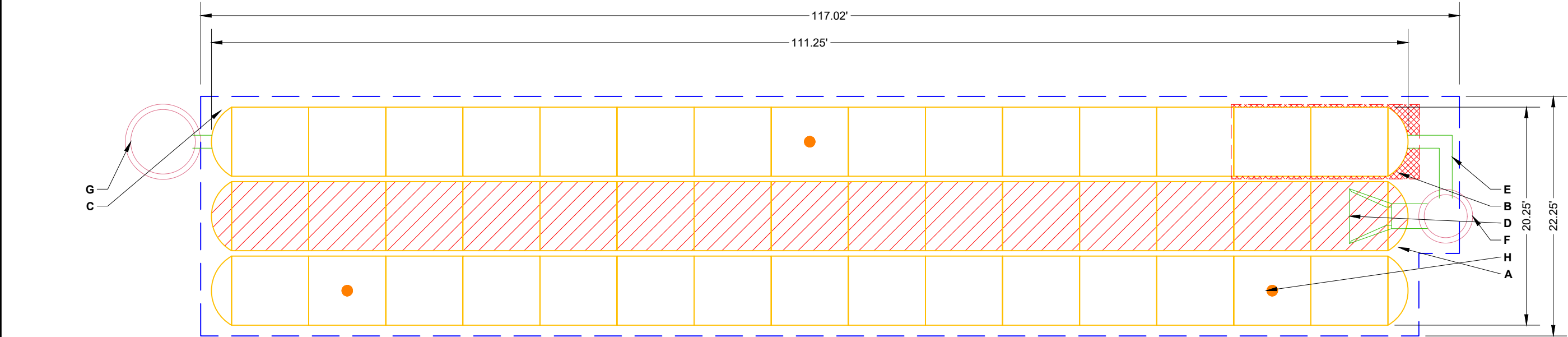
NOTES FOR CONSTRUCTION EQUIPMENT

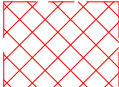
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT: P3		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
45	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	953.50					
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	947.50					
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	947.00	PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	947.00	PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	947.00	PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
8687	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	946.50	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
		TOP OF MC-3500 CHAMBER:	945.50	MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
		12" x 12" TOP MANIFOLD INVERT:	943.95	CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
		24" ISOLATOR ROW PLUS INVERT:	941.92	CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
2575	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	941.86	INSPECTION PORT	H	4" SEE DETAIL (TYP 3 PLACES)		
278.5	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	941.75					
		BOTTOM OF STONE:	941.00					



-  ISOLATOR ROW PLUS
(SEE DETAIL)
-  PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

— — — BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

CHSTNUT BUSINESS PARK

CHASKA, MN, USA

DATE:

DRAWN: EU

PROJECT #:

CHECKED: N/A

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01020

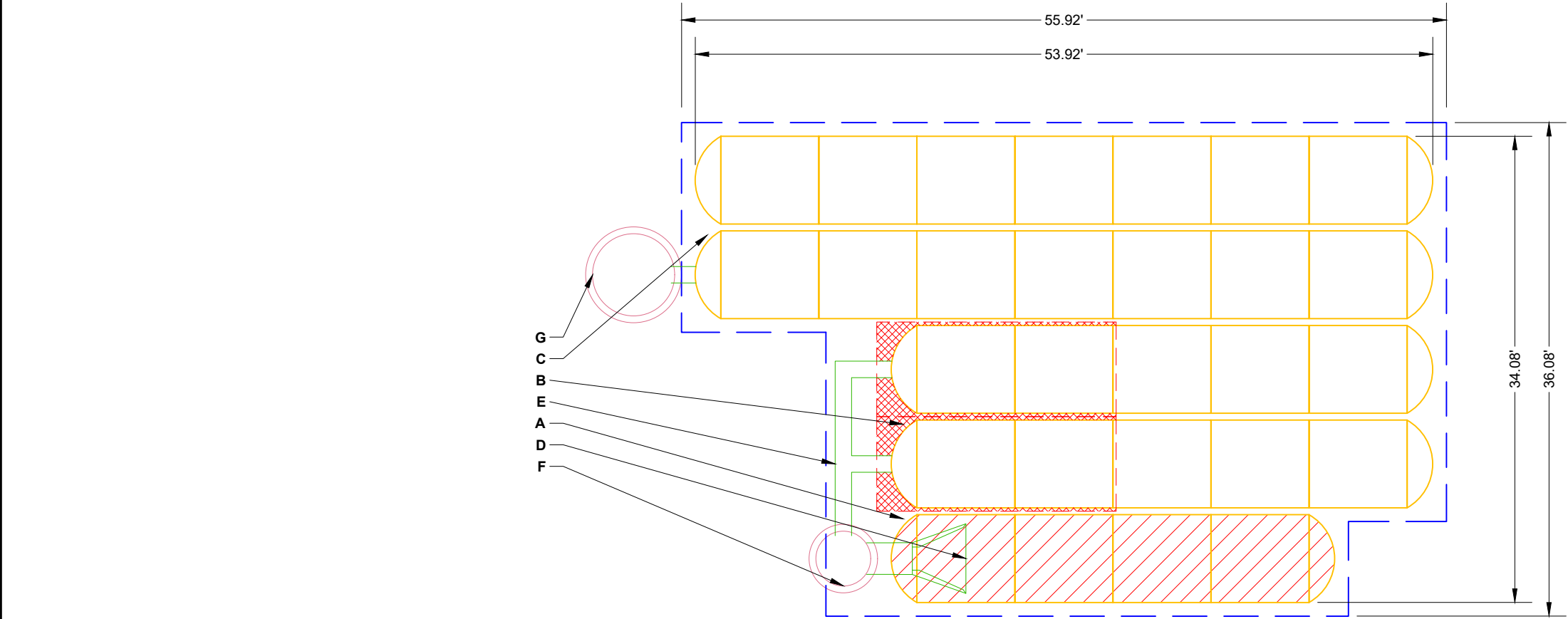
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SHEET

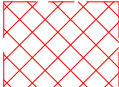
2 OF 5

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PROPOSED LAYOUT: P4		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
28	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	953.50					
10	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	947.50					
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	947.00	PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	947.00	PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	947.00	PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
5784	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	946.50	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
		TOP OF MC-3500 CHAMBER:	945.50	MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
		12" x 12" TOP MANIFOLD INVERT:	943.95	CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.0 CFS IN
		24" ISOLATOR ROW PLUS INVERT:	941.92	CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
1749	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	941.86					
184.0	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	941.75					
		BOTTOM OF STONE:	941.00					



- 

ISOLATOR ROW PLUS
(SEE DETAIL)
- 

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

  BED LIMITS

NOTES

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- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
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CHESTNUT BUSINESS PARK -
REV1
CHASKA, MN, USA

DATE:
DRAWN: AD
PROJECT #:
CHECKED: N/A

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01020

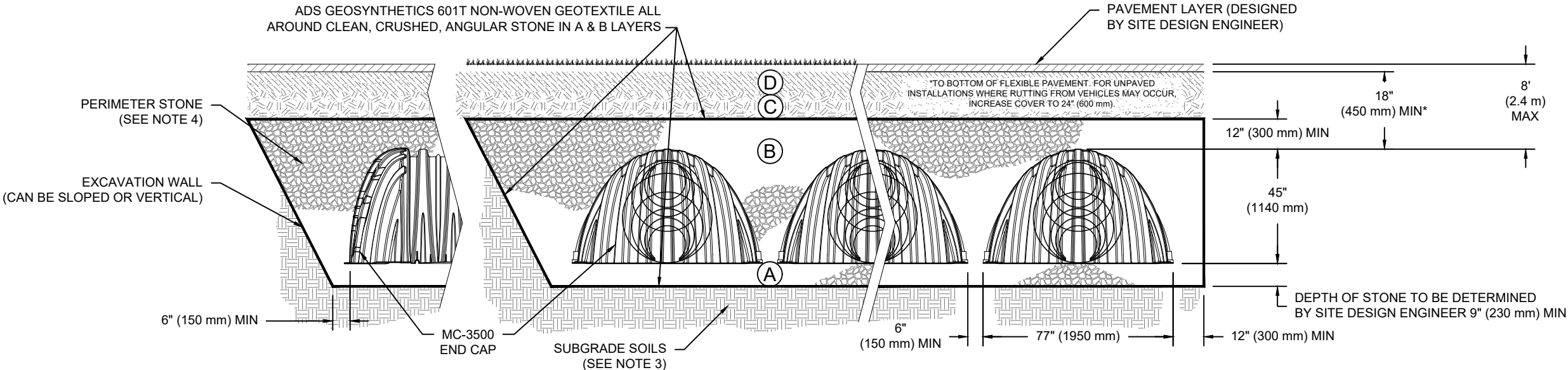
SHEET
2 OF 5

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT³%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

CHSTNUT BUSINESS PARK

CHASKA, MN, USA

DRAWN: EU

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PROJECT #:

DESCRIPTION

CHK

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SHEET
3 OF 5

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NTS



SIZE (W X H X INSTALLED LENGTH)

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

77.0" X 45.0" X 86.0" (1956 mm X 1143 mm X 2184 mm)

109.9 CUBIC FEET (3.11 m³)

175.0 CUBIC FEET (4.96 m³)

134 lbs. (60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)

END CAP STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

75.0" X 45.0" X 22.2" (1905 mm X 1143 mm X 564 mm)

14.9 CUBIC FEET (0.42 m³)

45.1 CUBIC FEET (1.28 m³)

49 lbs. (22.2 kg)

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

END CAPS WITH A WELDED CROWN PLATE END WITH "C"

END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

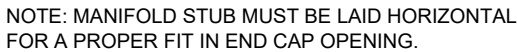
CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

**CUSTOM PRECORED INVERTS ARE
AVAILABLE UPON REQUEST.**

**INVENTORIED MANIFOLDS INCLUDE
12-24" (300-600 mm) SIZE ON SIZE
AND 15-48" (375-1200 mm)**

ECCENTRIC MANIFOLDS. CUSTOM
INVERT LOCATIONS ON THE MC-3500
END CAP CUT IN THE FIELD ARE NOT
RECOMMENDED FOR PIPE SIZES
GREATER THAN 10" (250 mm). THE
INVERT LOCATION IN COLUMN 'B'
ARE THE HIGHEST POSSIBLE FOR
THE PIPE SIZE.

NTS



NOTE: ALL DIMENSIONS ARE NOMINAL

CHESTNUT BUSINESS PARK

CHASKA, MN. USA

DATE:

DRAWN: EU

CHECKED: N/A

PROJECT #:

DESCRIPTION

CHK

DATE _____

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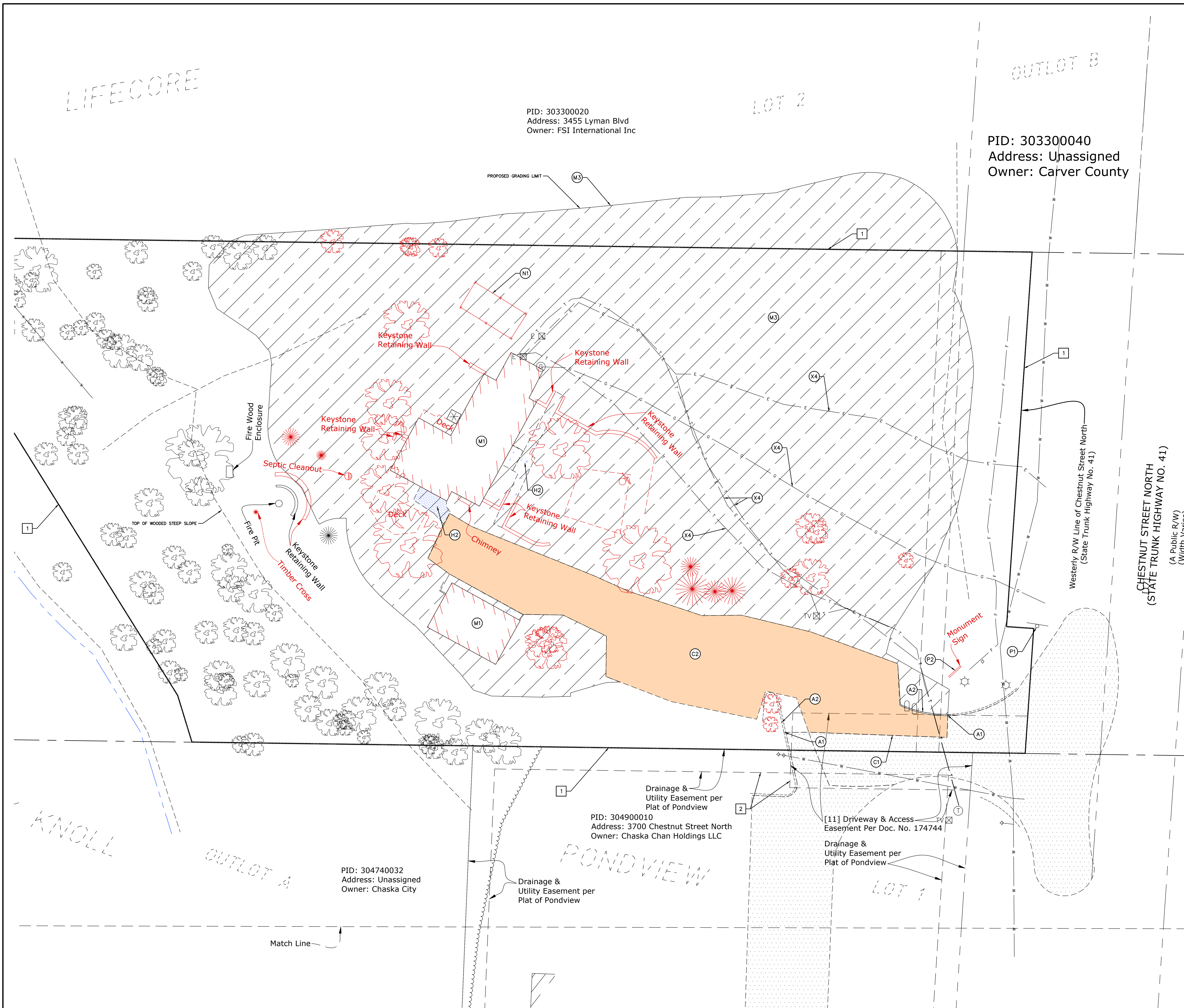
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SHEET

5 OF 5

Page 78 of 108



1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED EASEMENT.

(A1)	VA-1 SAWCUT EXISTING CURB AND GUTTER FULL DEPTH.
(A2)	VA-2 REMOVE EXISTING CURB AND GUTTER.
(C1)	VA-20 SAWCUT EXISTING ASPHALT PAVEMENT FULL DEP
(C2)	VA-21 REMOVE EXISTING ASPHALT PAVEMENT.

(H2) PA-2 REMOVE EXISTING CONCRETE SIDEWALK

(M1) MI-10 DEMOLISH EXISTING BUILDING, FLOOR,
AND FOUNDATION WALLS.

(M3) MI-20 STRIP EXISTING TOPSOIL

(N1) MI-30 REMOVE EXISTING FENCE.

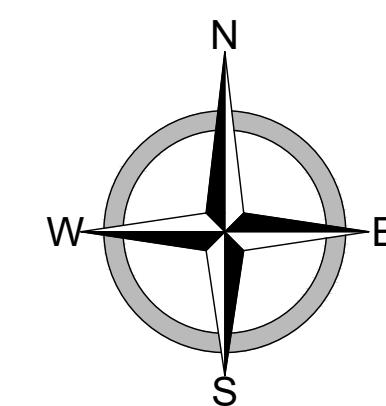
(P1) EXISTING SIGN AND POST TO REMAIN.

(P2) SI-1 REMOVE EXISTING SIGN AND POST

(X4) COORDINATE TERMINATION AND REMOVAL OF EXISTING SERVICE WITH UTILITY PROVIDER.

(X8) PROTECT EXISTING.

1. ABANDON EXISTING WATER SERVICE WHEN NEW SERVICE CONNECTION IS MADE. CONTRACTOR TO VERIFY LOCATION OF EXISTING SERVICE PRIOR TO CONSTRUCTION.



0 20
Scale in Feet

BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

PRELIMINARY

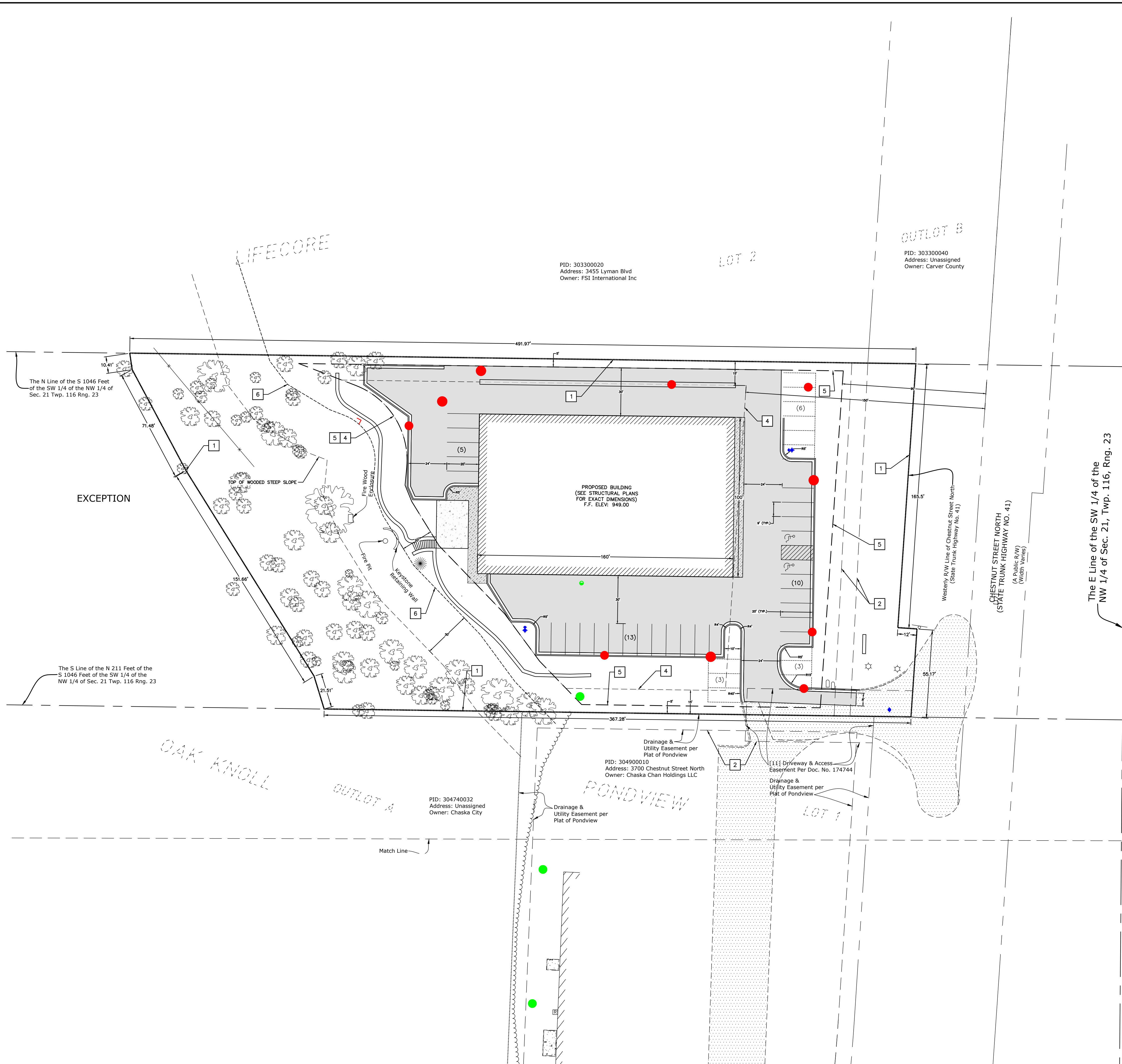


REMOVALS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
DEMOLITION PLAN

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----

PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-301



GENERAL NOTATIONS

1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO MOW/NO GRADE SETBACK

PROJECT INFORMATION

PROJECT SUMMARY NOTES

PROJECT ADDRESS: 3740 N CHESTNUT STREET, CHASKA, MN 55318
LEGAL DESCRIPTION: SEE ALTA SURVEY PREPARED BY CIVIL SITE GROUP DATED 4-17-2023
AREA: 94,544 S.F. (± 2.17 ACRES)
EXISTING ZONING: "O" - OPEN DEVELOPMENT
PROPOSED ZONING: "PID" - PLANNED INDUSTRIAL DEVELOPMENT (PID)

DEVELOPER: AUDRIUS ASAKENAS
1680 W. FARM RD
CHASKA, MN 55318
AUDRIUSASAKENAS@YAHOO.COM
(612)-865-4100

ENGINEER: ERIK B. HEDMAN, PE
MOORE ENGINEERING, INC.
2 CARLSON PKWY N #110
PLYMOUTH, MN 55447
ERIK.HEDMAN@MOOREENGINEERINGINC.COM
(612)-355-7726

BASE ZONING DISTRICT REQUIREMENTS

BUILDING SETBACKS:

- FROM CENTERLINE OF TRUNK HIGHWAY 41 = 150'
- FROM 18% OR GREATER WOODED STEEP SLOPES = 50'
- SIDE INTERIOR = 15'

PARKING SETBACKS:

- FROM CENTERLINE OF TRUNK HIGHWAY 41 = 90'
- FROM 18% OR GREATER WOODED STEEP SLOPES = 50'
- INTERIOR SIDE OR REAR = 5'

LOT COVERAGE:

NO MORE THAN 40% OF ANY LOT OR TRACT SHALL BE COVERED BY BUILDINGS

FLOOR AREA RATIO (FAR): MAXIMUM FLOOR AREA RATIO

NOT EXCEED 0.75

OFF-STREET PARKING REQUIREMENTS

OFF-STREET PARKING:

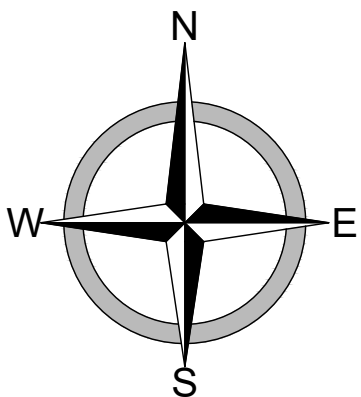
MINIMUM:	1 SPACE PER 350 SF OF FLOOR AREA = 16,000 SF / 350 SF = 46 STALLS
PROVIDED:	55 SPACES (28 CONSTRUCTED, 12 EXTERIOR PROOF, 15 INTERIOR PROOF)

PARKING FOR PERSONS WITH DISABILITIES

MINIMUM: 2 SPACES (1 VAN ACCESSIBLE SPACE FOR LOT WITH 26-50 TOTAL SPACES)
PROVIDED: 2 SPACES (VAN ACCESSIBLE)

STORM WATER MANAGEMENT REQUIREMENTS

SEE STORMWATER MANAGEMENT PLAN PREPARED BY MOORE ENGINEERING, INC. FOR DETAILED STORMWATER MANAGEMENT REQUIREMENTS AND INFORMATION.



0 30
Scale in Feet

BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM			
HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

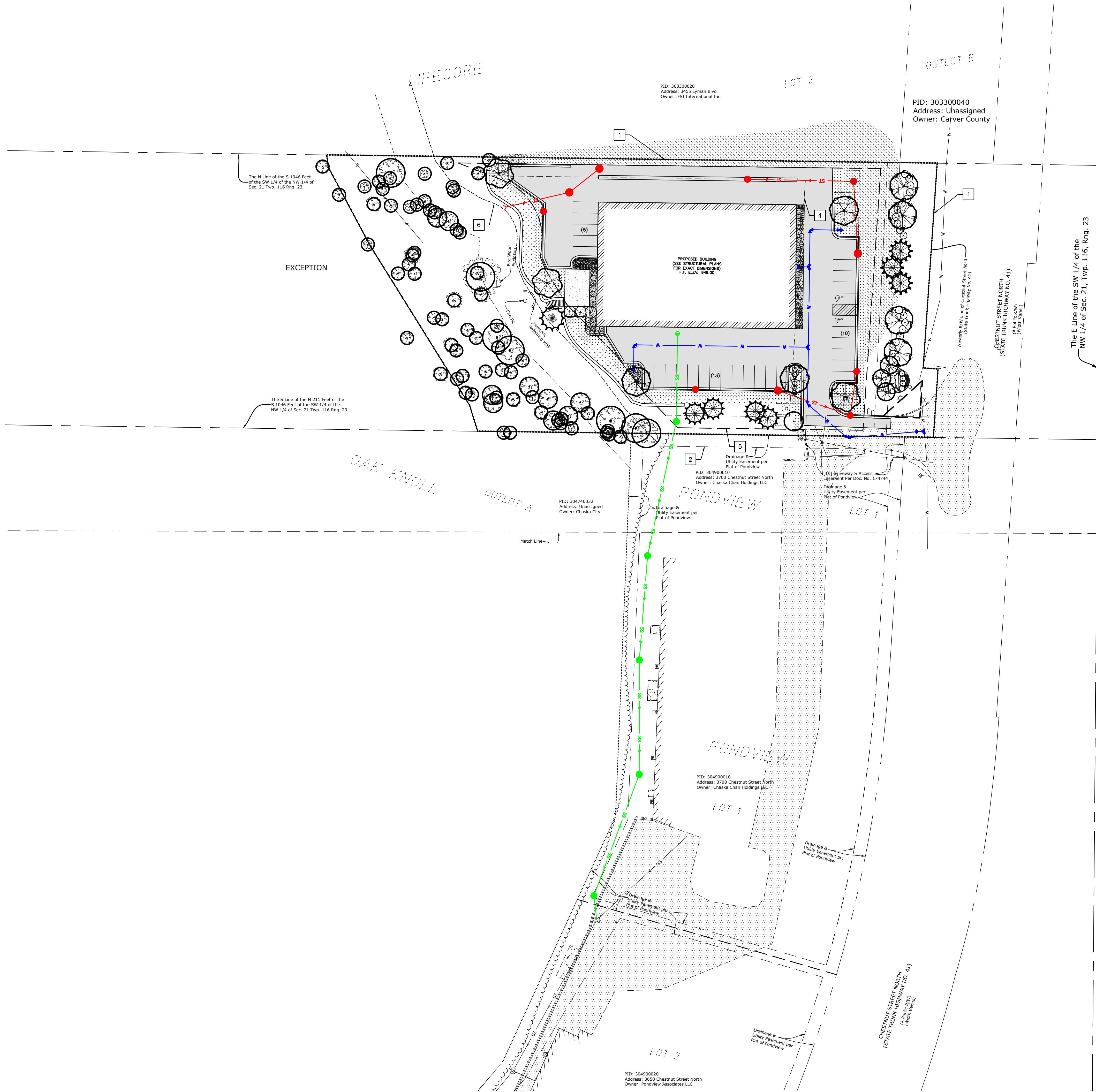


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
PRELIMINARY PLAT

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----

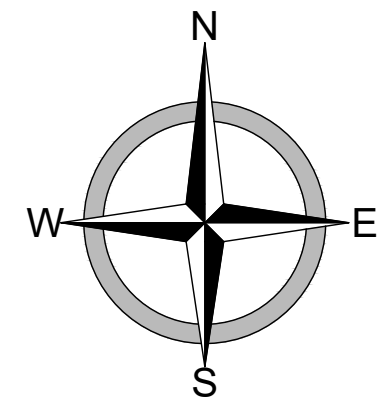
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-601



GENERAL NOTATIONS

1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO MOW/NO GRADE SETBACK



0 40
Scale in Feet

BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

PRELIMINARY

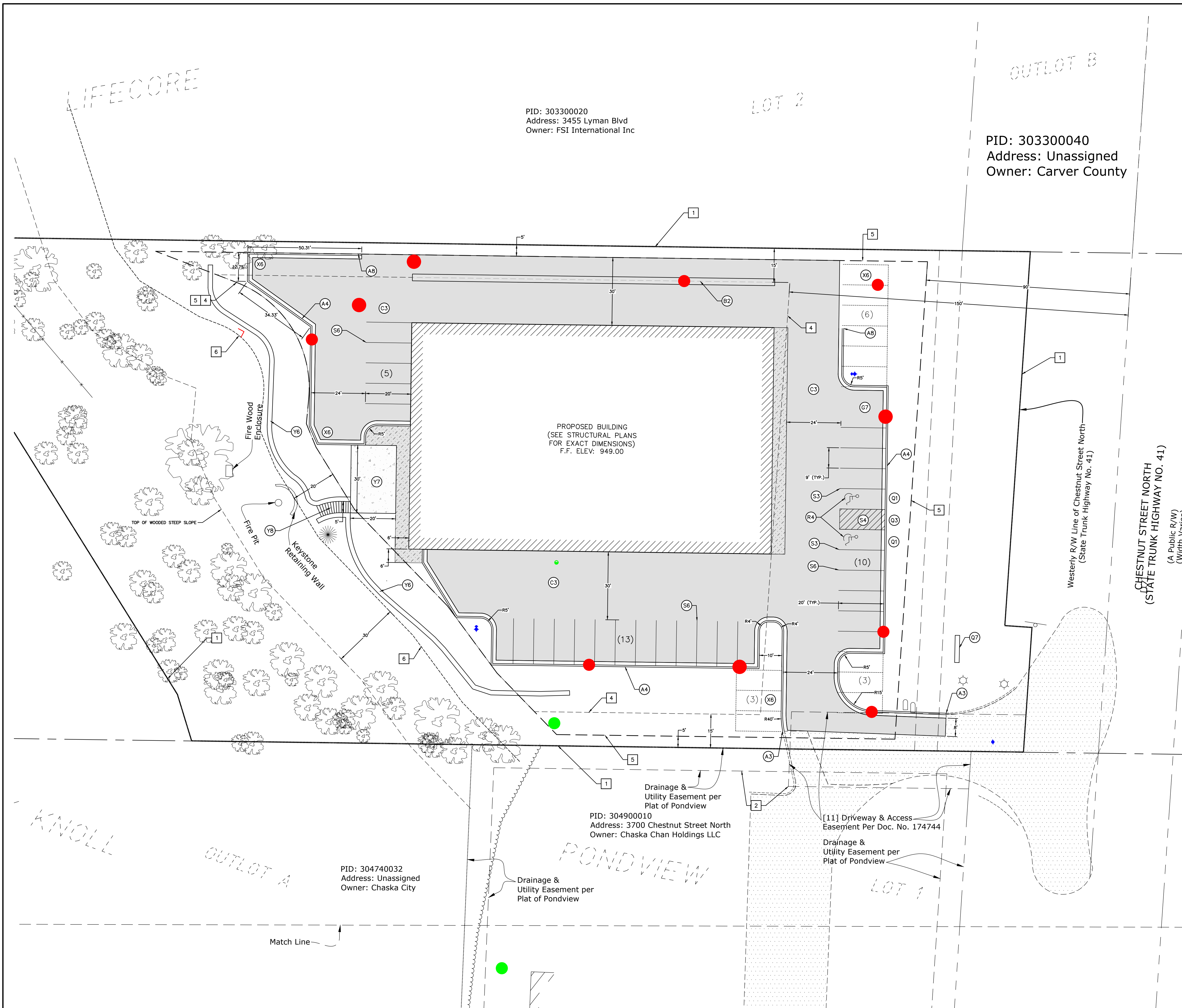


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
SITE OVERLAY PLAN

DATE:	09/05/2023
REV DATE:	---
REV NUM:	---
RECORD:	---

PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-602



- GENERAL NOTATIONS**

1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO MOW/NO GRADE SETBACK

SITE NOTATIONS – VEHICULAR AREAS

A3	VA-3 CONNECT TO EXISTING CURB AND GUTTER.
A4	VA-4 CURB AND GUTTER – HIGHBACK.
A8	VA-4 TAPER LAST 5' OF CURB AND GUTTER HEIGHT FROM FULL HEIGHT TO 0".
B2	VA-6 CONCRETE VALLEY GUTTER.
C3	VA-22 ASPHALT PAVEMENT SECTION – REGULAR.
G7	VA-54 TRASH/RECYCLING ENCLOSURE/DUMPSTER AREA WITH VISUAL SCREENING (SEE ARCHITECTURAL PLANS)

SITE NOTATIONS – SIGNING

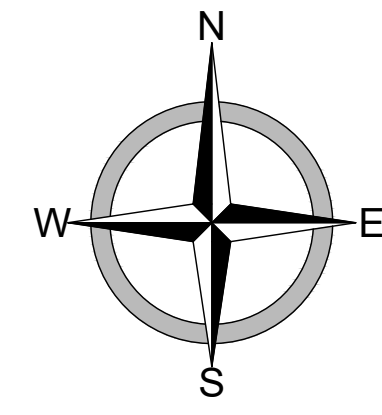
Q1	SI-5 SIGN ASSEMBLY – VAN ACCESSIBLE PARKING.
S1	SI-5 SIGN ASSEMBLY – ACCESS AISLE.
Q7	MONUMENT SIGN (BY OTHERS).

SITE NOTATIONS – PAVEMENT MARKINGS

R4	PM-3 MESSAGE – BLUE (INTERNATIONAL SYMBOL OF ACCESSIBILITY).
S3	PM-2 STRIPE – 4" BLUE ADJACENT TO 4" YELLOW.
S4	PM-2 STRIPE – 4" BLUE.
S6	PM-2 STRIPE – 4" YELLOW.

SITE NOTATIONS – GENERAL

X6	SNOW STORAGE AREA.
Y6	RETAINING WALL (SEE STRUCTURAL PLANS).
Y7	PATIO (BY OTHERS)
Y9	STAIRS (SEE STRUCTURAL PLANS).



BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.6

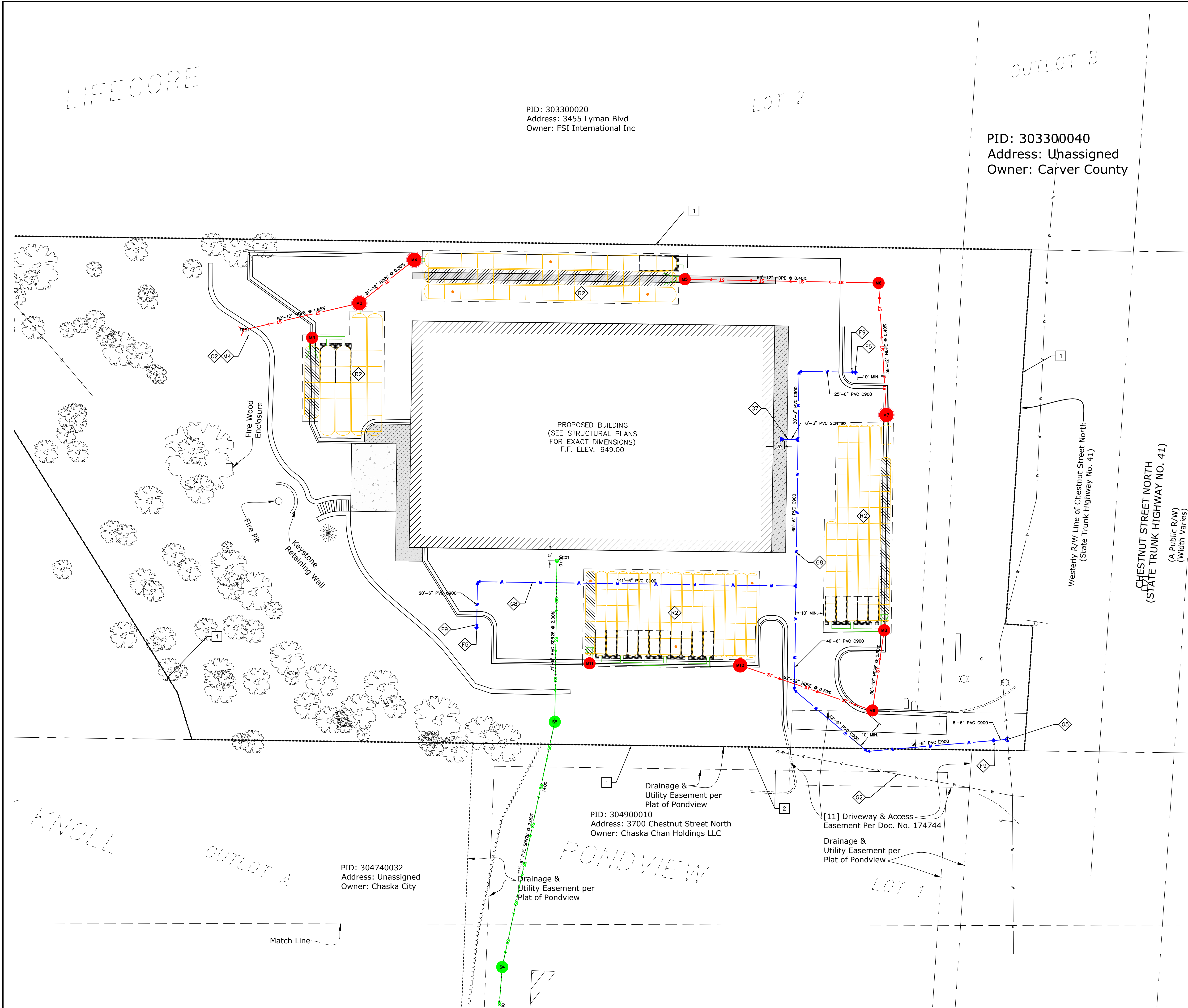
PRELIMINARY



SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
SITE PLAN

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No. 22983	
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-603



GENERAL NOTATIONS

- 1 PROPERTY LINE.
- 2 EXISTING EASEMENT.

UTILITY NOTATIONS - SANITARY SEWER

- B3 SS-8 CONNECT TO EXISTING SANITARY SEWER MANHOLE.

UTILITY NOTATIONS - WATER MAIN

- F5 WM-35 HYDRANT - 10' (8.5' BURY)
- F9 NEW GATE VALVE
- G2 EXISTING FIRE HYDRANT SERVICE TO REMAIN
- G5 WM-52 CONNECT NEW WATER SERVICE TO EXISTING WATER MAIN.
- G7 WM-54 WATER SERVICE - DOMESTIC.
- G8 WM-54 WATER SERVICE - FIRE.

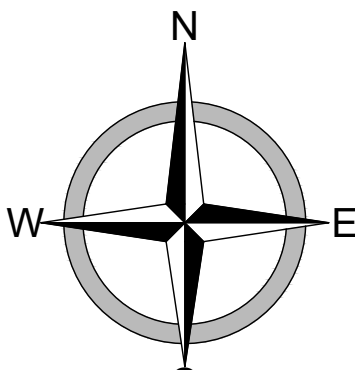
UTILITY NOTATIONS - STORM SEWER

- M4 ST-32 FLARED END SECTION.
- O2 ST-37 RIPRAP AND FABRIC.
- R2 ST-84 UNDERGROUND STORAGE CHAMBER SYSTEM.

SHEET NOTES

- 1. ABANDON EXISTING WATER SERVICE WHEN NEW SERVICE CONNECTION IS MADE. CONTRACTOR TO VERIFY LOCATION OF EXISTING SERVICE PRIOR TO CONSTRUCTION.

STORM STRUCTURE SCHEDULE						
NO.	SIZE	CASTING	COVER	RIM	INVERTS	SUMP LOCATION
FES1	12" FES	???	???	941.67	E INV. 940.47	N: 174644.3141 E: 543510.0285
M2	60" DIA	NEENAH	R-1642	948.01	NE INV. 941.55 W INV. 941.45	N: 174656.0515 E: 543560.8261
M3	48" DIA	NEENAH	R-3067-V	947.24		N: 174640.8298 E: 543539.9940
M4	60" DIA	NEENAH	R-1642	948.82	SW INV. 941.70	N: 174675.1852 E: 543585.0598
M5	48" DIA	NEENAH	R-3362	948.10	E INV. 942.03	N: 174666.6405 E: 543704.3582
M6	48" DIA	NEENAH	R-1642	954.00	S INV. 942.47 W INV. 942.37	N: 174664.9680 E: 543789.8536
M7	60" DIA	NEENAH	R-3067-V	947.72	N INV. 942.70	N: 174606.7581 E: 543793.2833
M8	48" DIA	NEENAH	R-3067-V	947.41	S INV. 943.11	N: 174511.7656 E: 543792.3259
M9	48" DIA	NEENAH	R-3067-V	946.18	N INV. 943.29 W INV. 943.39	N: 174476.3807 E: 543787.1403
M10	60" DIA	NEENAH	R-3067-V	947.96	E INV. 943.70	N: 174496.2941 E: 543728.8366
M11	48" DIA	NEENAH	R-3067-V	947.63		N: 174497.1915 E: 543662.3691



BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

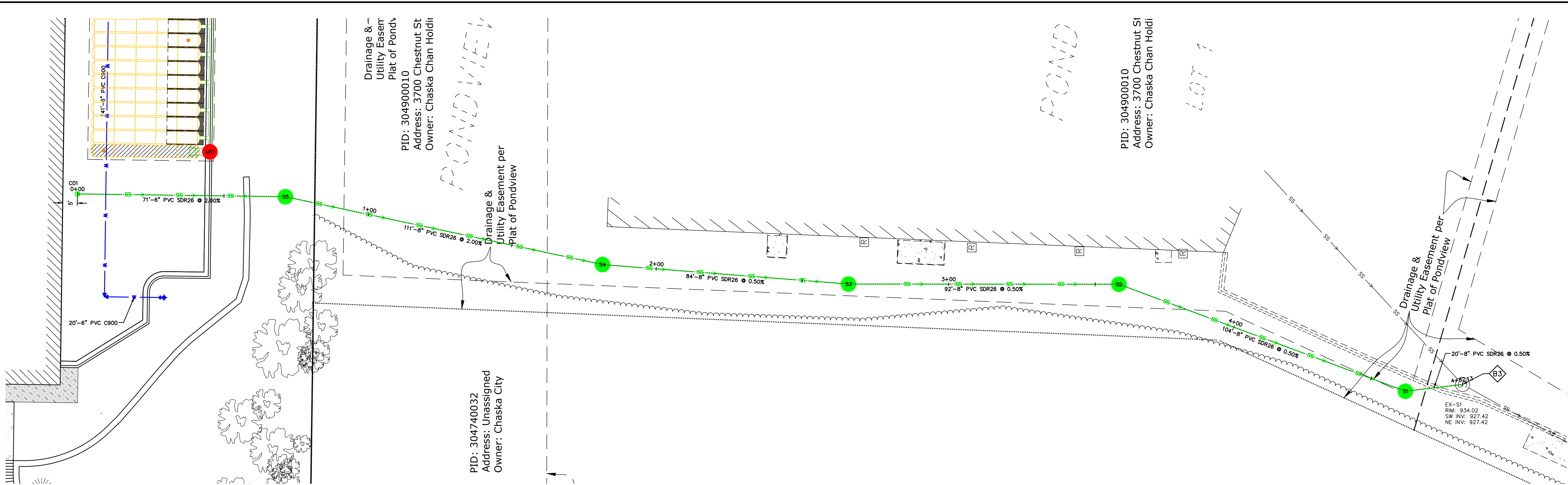
PRELIMINARY



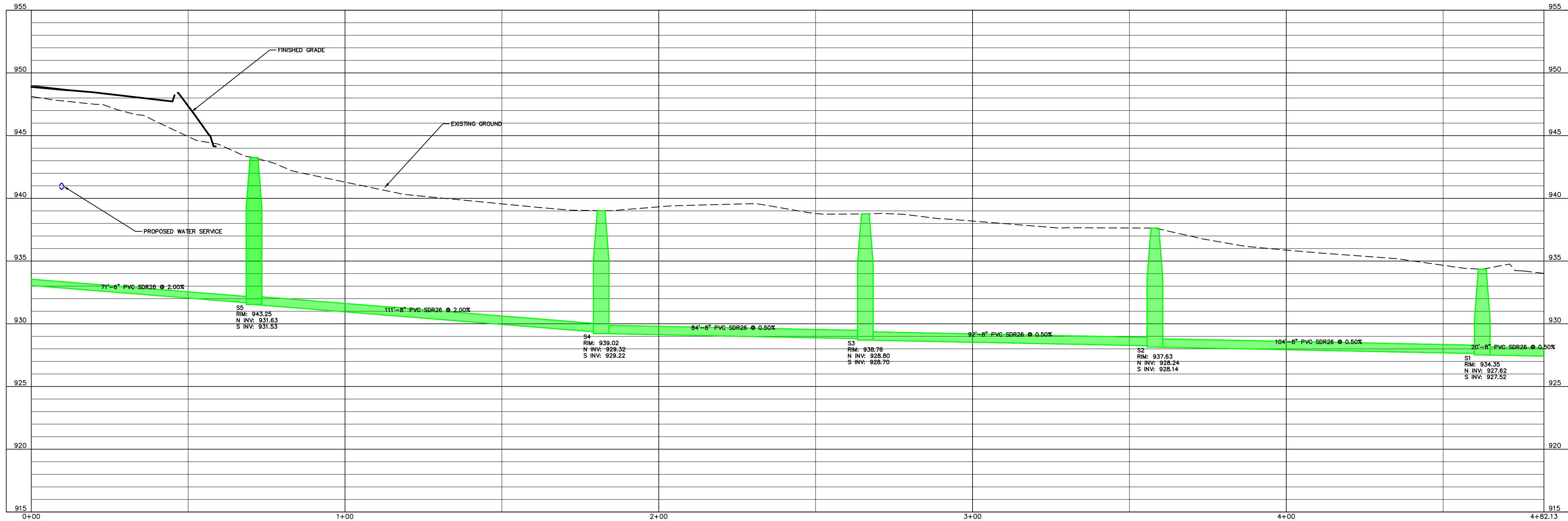
SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
UTILITY PLAN

DATE:	09/05/2023
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	---

C-604



Alignment: SANITARY
STA 0+00 to 4+82.13
4 Vertical Units = 1'
Dwg Scale: 1" = 20'



- GENERAL NOTATIONS
- | | |
|---|--------------------|
| 1 | PROPERTY LINE. |
| 2 | EXISTING EASEMENT. |
- UTILITY NOTATIONS - SANITARY SEWER
- | | |
|----|--|
| B3 | SS-8 CONNECT TO EXISTING SANITARY SEWER MANHOLE. |
|----|--|

SANITARY STRUCTURE SCHEDULE						
NO.	TYPE	CASTING	COVER	RIM	INVERTS	LOCATION
C01	6" DIA	CASTING	COVER	948.88	S INV. 933.05 - Out	??? STA: ??? 999999 N 174542.3906 E 543647.9782
S1	48" DIA	CASTING	COVER	934.35	N INV. 927.62 - In S INV. 927.52 - Out	??? STA: ??? 999999 N 174089.2271 E 543580.6023
S2	48" DIA	CASTING	COVER	937.63	N INV. 928.24 - In S INV. 928.14 - Out	??? STA: ??? 999999 N 174186.9723 E 543617.1328
S3	48" DIA	CASTING	COVER	936.76	N INV. 928.80 - In S INV. 928.70 - Out	??? STA: ??? 999999 N 174279.2755 E 543617.2009
S4	48" DIA	CASTING	COVER	939.02	N INV. 929.32 - In S INV. 929.22 - Out	??? STA: ??? 999999 N 174363.2106 E 543623.8495
S5	48" DIA	CASTING	COVER	943.25	N INV. 931.63 - In S INV. 931.53 - Out	??? STA: ??? 999999 N 174471.3964 E 543647.0193

BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543643.8710	947.66

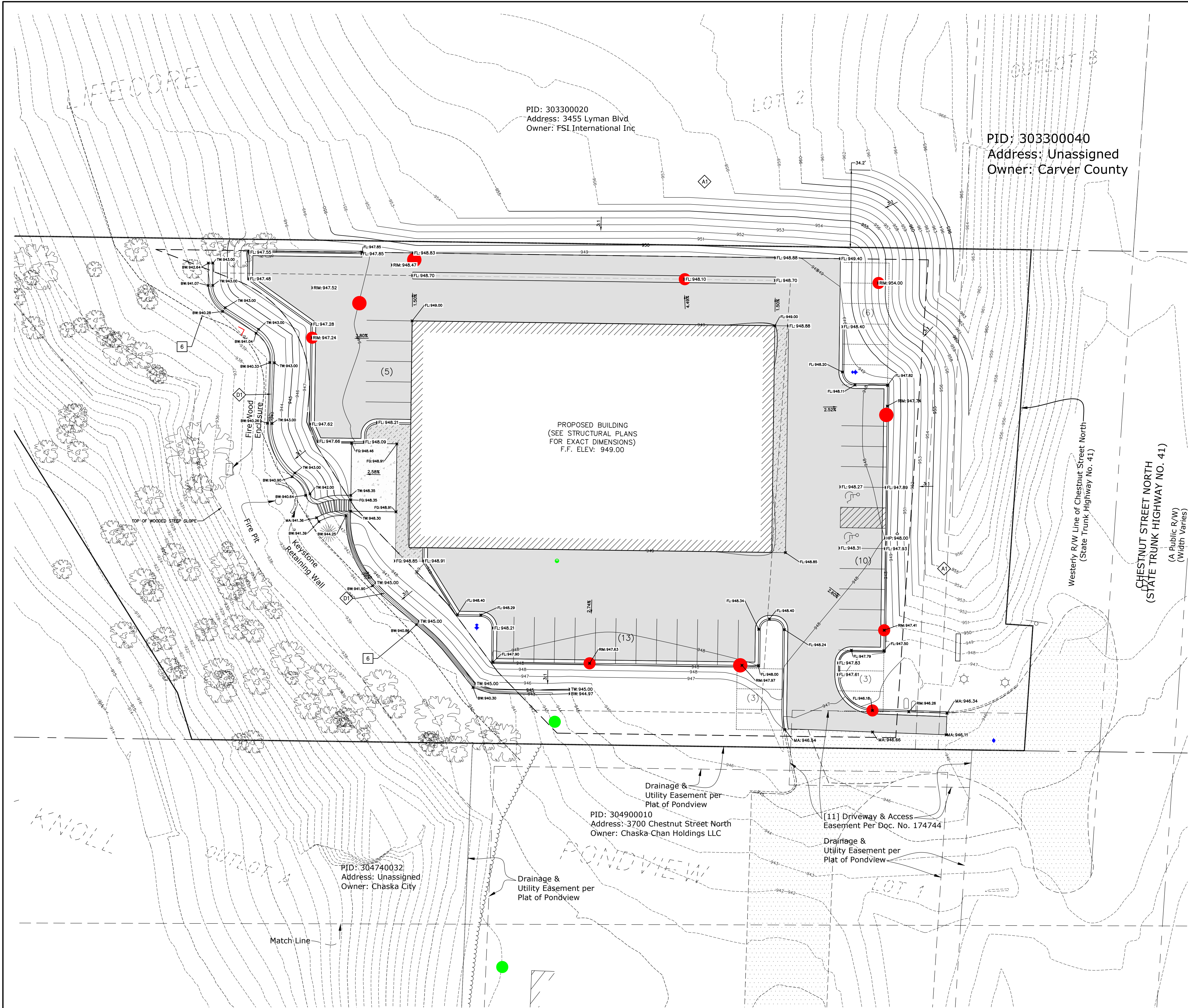
PRELIMINARY



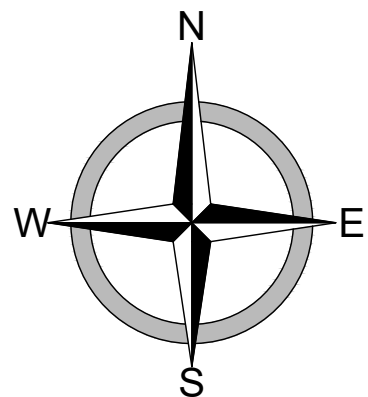
SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
UTILITY PLAN - SANITARY

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-605



- GENERAL NOTATIONS**
- 1 PROPERTY LINE.
 - 2 EXISTING EASEMENT.
 - 3 PROPOSED EASEMENT.
 - 4 BUILDING SETBACK.
 - 5 PARKING SETBACK.
 - 6 NO MOW/NO GRADE SETBACK.
- GRADING NOTATIONS**
- A1 MATCH INTO EXISTING CONTOUR ELEVATION.
 - D1 RETAINING WALL (SEE STRUCTURAL PLANS).



BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM			
HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

PRELIMINARY

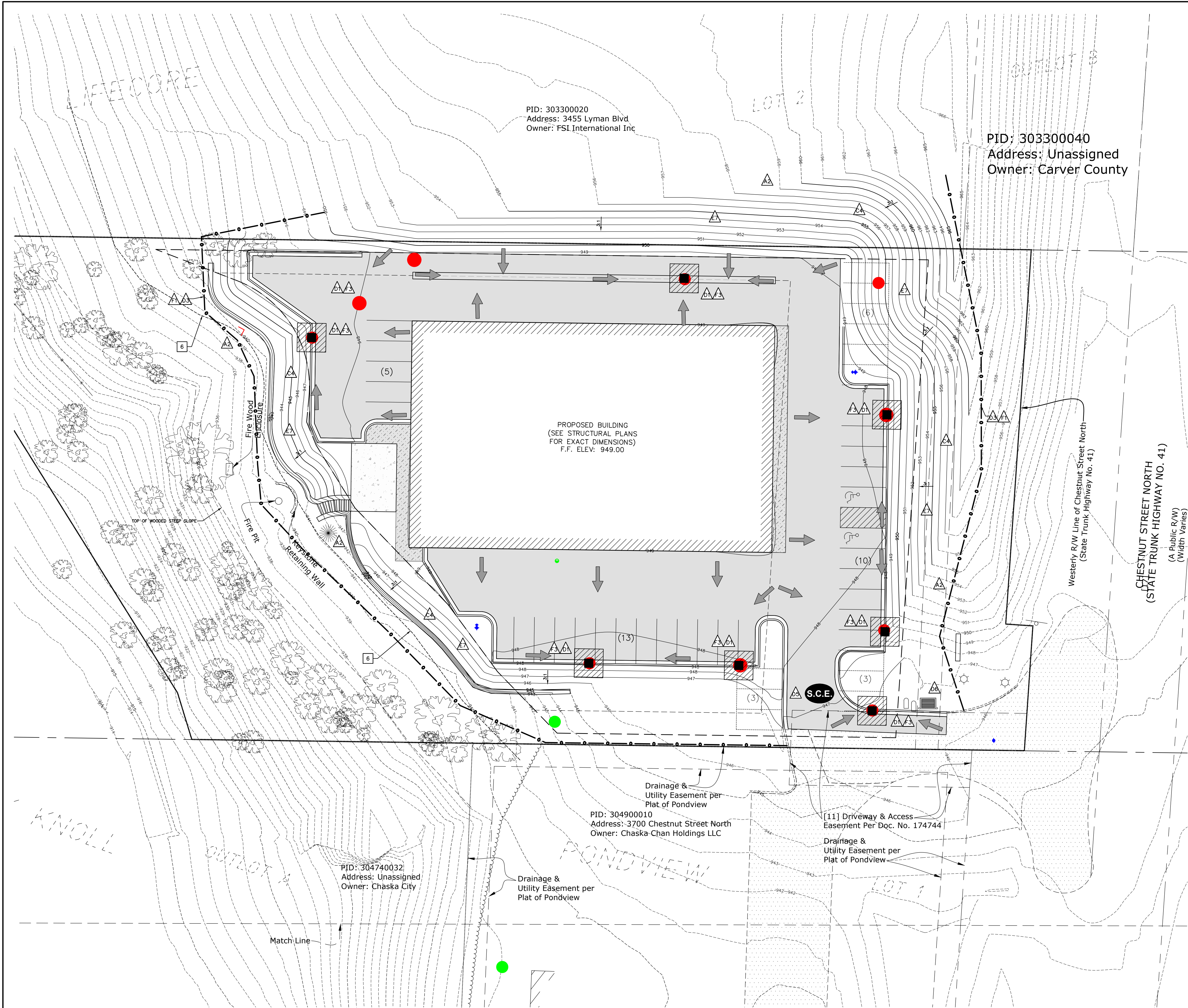


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
GRADING PLAN

DATE:	09/05/2023
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	---

C-606

FILE LOCATION: R:\Projects\22000\22983\CIVIL\PRODUCT\22983_Erosion Control Plan.dwg



GENERAL NOTATIONS	
1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO MOW/NO GRADE SETBACK.

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - SITE MAP COMPONENTS

A2	GROUND DISTURBANCE BOUNDARY.
A4	STEEP SLOPE AREA.

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - INITIAL

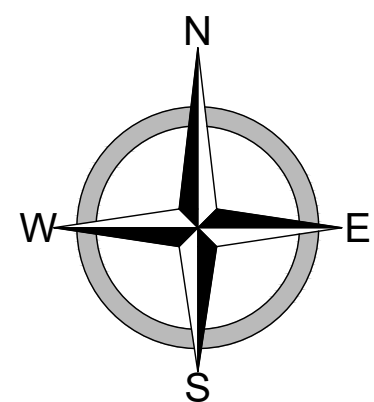
IN-1	INLET PROTECTION.
IN-3	SEDIMENTATION CONTROL FENCE.
IN-5	CONSTRUCTION ENTRANCE.
IN-6	CONCRETE WASHOUT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - FINAL

FI-1	TOPSOLING PRIOR TO SEEDING.
FI-2	SEEDING.
FI-3	HYDROMULCH.
MDOT CAT 20	EROSION CONTROL BLANKET (3:1 SLOPES OR STEEPER)

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - TIMING/PHASING

I	INSTALL PRIOR TO UPSTREAM DISTURBANCES.
I	INSTALL WHEN STRUCTURE INSTALLED.



BENCHMARK LIST			
VERTICAL DATUM: NGVD 29 DATUM			
HORIZONTAL DATUM: CARVER COUNTY COORDINATE SYSTEM			
NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	N 174427.9890 E 543843.8710	947.66

PRELIMINARY



SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
EROSION CONTROL PLAN

DATE:	09/05/2023
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	---

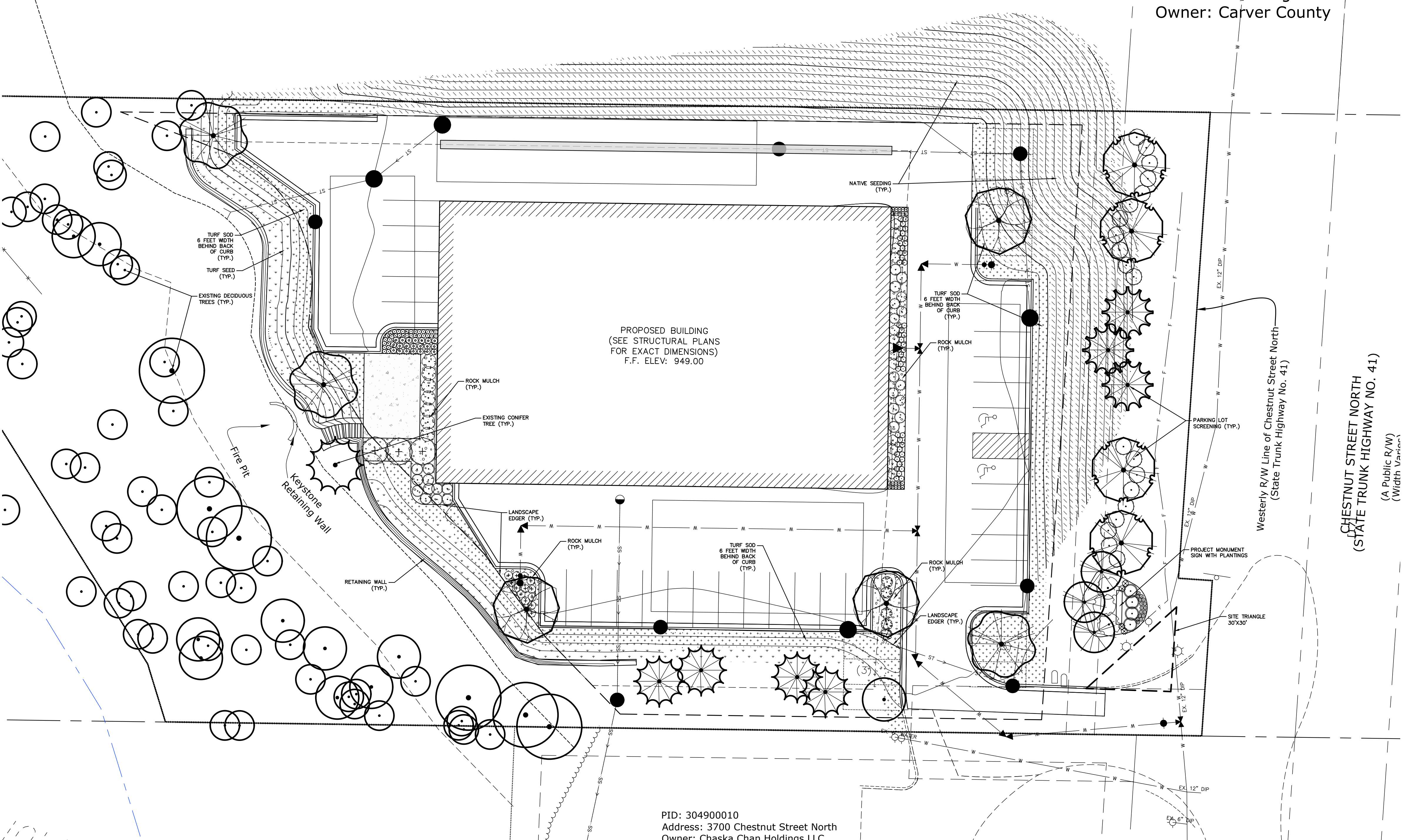
C-607

FILE LOCATION: R:\Projects\22000\22983\CIVIL\PRODUCTION\22983_LandscapePlan.dwg

PID: 303300020
Address: 3455 Lyman Blvd
Owner: FSI International Inc

PID: 303300040
Address: Unassigned
Owner: Carver County

PID: 304900010
Address: 3700 Chestnut Street North
Owner: Chaska Chan Holdings LLC



LANDSCAPE REQUIREMENTS

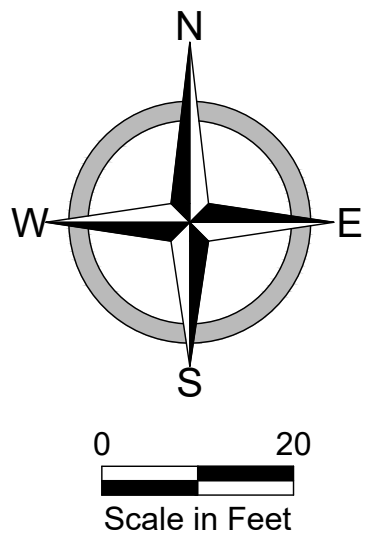
TWO-STORY BUILDING REQUIREMENTS
TOTAL SQUARE FOOTAGE = 16,000 SF.
BUILDING HEIGHT = 36 FEET

TOTAL TWO-STORY CALIPER INCH BREAKDOWN:
(16,000 SF. / 320 = 50 CALIPER INCHES)

TOTAL TWO-STORY CALIPER INCH BREAKDOWN:		TREES:
60% @ 2.5" =	30 CAL. IN.	12 TREES
10% @ 3.0" =	5 CAL. IN.	2 TREES
10% @ 3.5" =	5 CAL. IN.	2 TREES
10% @ 4.0" =	5 CAL. IN.	2 TREES
10% @ 4.5" =	5 CAL. IN.	2 TREES
100%	50 CAL. IN.	20 TREES
TOTAL TREES PROVIDED =		20 TREES
TOTAL CALIPER INCHES PROVIDED =		60 CAL. IN.

PLANT SCHEDULE		
CONIFEROUS TREES	CODE	COMMON NAME
	BHS	BLACK HILLS SPRUCE
	AUP	AUSTRIAN PINE
DECIDUOUS TREES	CODE	COMMON NAME
	SGM	SIENNA GLEN MAPLE
	COH	COMMON HACKBERRY
	EPC	KENTUCKY ESPRESSO COFFEETREE
ORNAMENTAL TREES	CODE	COMMON NAME
	RSC	RED SPLENDOR CRABAPPLE
DECIDUOUS SHRUBS	CODE	COMMON NAME
	BLC	BLACK CHOKEBERRY
	RTD	RED TWIG DOGWOOD
	DRD	DWARF RED TWIG DOGWOOD
	AFD	ARCTIC FIRE RED TWIG DOGWOOD
	WBE	WINGED BURNING BUSH EUONYMUS
	ANH	ANNABELLE HYDRANGEA
	GLS	GRO-LOW FRAGRANT SUMAC
	LPS	LITTLE PRINCESS SPIREA
EVERGREEN SHRUBS	CODE	COMMON NAME
	SCJ	SCANDIA JUNIPER
	TAY	TAUTON YEW
GRASSES	CODE	COMMON NAME
	PSG	PRAIRIE FIRE SWITCH GRASS
	SSG	SHENANDOAH SWITCH GRASS
	PRD	PRAIRIE DROPSOED GRASS
PERENNIALS	CODE	COMMON NAME
	ASD	APRICOT SPARKLES DAYLILY
	RSD	RUBY STELLA DAYLILY
GROUND COVERS	CODE	COMMON NAME
	SM 1	STONE MULCH
SOD/SEED	CODE	COMMON NAME
	SEED 1	TURF SEED
	SEED 2	NATIVE SEED
	SOD	TURF SOD

WARNING!!
OVERHEAD POWER LINES
CONTACT OVERHEAD POWER
COMPANY FOR WORKING
CLEARANCE REQUIREMENTS



REFER TO LANDSCAPE DETAILS PLAN FOR FULL PLANT
SCHEDULE, PLANTING NOTES, AND DETAILS.

PRELIMINARY



SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
LANDSCAPE PLAN

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	----

C-608

FILE LOCATION: R:\Projects\220922983\CI\IL\PRODUCTION\22983_TreePreservationPlan.dwg

PID: 303300020
Address: 3455 Lyman Blvd
Owner: FSI International Inc

PID: 303300040
Address: Unassigned
Owner: Carver County

PRELIMINARY



EXCEPTION

Line of the N 211 Feet of the
6 Feet of the SW 1/4 of the
1/4 of Sec. 21 Twp. 116 Rng. 23

Tree ID/Tag #	Tree Type	Tree Size	Saved or Removed	1586	ASH	18	Saved	1635	1634
1016	ELM	8	Removed	1587	ASH	14	Saved		
1017	CRAB	10	Removed	1588	ASH	17	Saved		
1018	ASH	10	Saved	1589	ELM	14	Saved		
1019	BOXWOOD	19	Removed	1590	ASH	7	Saved	1653	BOXWOOD
1020	BOXWOOD	12	Removed	1591	BOXWOOD	18	Saved	1654	ASH
1021	BOXWOOD	16	Removed	1592	BOXWOOD	9	Saved	1655	BOXWOOD
1023	ASH	8	Removed	1593	ELM	20	Saved	1556	ELM
1049	SPRUCE	11	Removed	1594	ASH	14	Saved	1657	ASH
1050	MAPLE	36	Removed	1595	CHERRY	19	Saved	1658	CHERRY
1051	BIRCH	22	Removed	1596	ASH	6	Saved	1659	ASH
1052	BIRCH	15	Removed	1615	BOXWOOD	36	Saved	1660	ASH
1053	BIRCH	14	Removed	1616	BOXWOOD	14	Saved	1661	ASH
1057	BOXWOOD	18	Saved	1617	ASH	15	Saved	1664	BOXWOOD
1058	BOXWOOD	20	Saved	1618	CHERRY	15	Saved	1665	BOXWOOD
1068	SPRUCE	17	Removed	1619	BOXWOOD	11	Saved	1666	ELM
1069	SPRUCE	14	Removed	1620	BOXWOOD	12	Saved	1667	BOXWOOD
1070	PINE	21	Removed	1621	ASH	10	Saved	1668	BOXWOOD
1071	PINE	12	Removed	1622	ASH	14	Saved	1669	ASH
1072	MAPLE	36	Removed	1623	BOXWOOD	8	Saved	1670	BOXWOOD
1073	BASSWOOD	32	Removed	1624	BOXWOOD	12	Saved	1671	ASH
1079	ASH	24	Removed	1625	ASH	12	Saved	1672	ASH
1081	HACKBERRY	24	Removed	1626	IRONWOOD	7	Saved	1673	BOXWOOD
1082	BASSWOOD	24	Removed	1627	ELM	17	Saved	1674	ASH
1083	ASH	25	Removed	1628	ELM	8	Saved	1675	ASH
1085	SPRUCE	6	Removed	1629	ELM	16	Saved	1676	ASH
1086	SPRUCE	11	Removed	1630	ELM	12	Saved	1677	ASH
1556	BOXWOOD	14	Saved	1631	ASH	13	Saved	1678	ASH
1576	BOXWOOD	18	Saved	1632	ASH	12	Saved	1684	ASH
1577	BOXWOOD	12	Saved	1633	ELM	14	Saved	1685	ASH
1578	BOXWOOD	24	Saved	1634	ASH	12	Saved	1686	BOXWOOD
1579	BOXWOOD	8	Saved	1635	CHERRY	9	Saved	1687	ASH
1580	BOXWOOD	10	Saved	1647	ASH	10	Removed	1688	ELM
1581	BOXWOOD	12	Saved	1648	ASH	10	Removed	1690	BOXWOOD
1582	ASH	7	Saved	1649	ASH	9	Removed	1692	BOXWOOD
1583	ASH	8	Saved	1650	ASH	12	Removed	1693	ASH
1584	BOXWOOD	8	Saved	1651	ASH	13	Removed	1694	ASH
1585	BOXWOOD	10	Saved	1652	ASH	15	Removed	1695	ELM

EXISTING DECIDUOUS
TREE TO BE REMOVED
(TYP.)

GRADING LIMIT LINES
(TYP.)

EXISTING CONIFER
TREE TO REMAIN
(TYP.)

GRADING LIMIT LINES
(TYP.)

PROPOSED BUILDING
(SEE STRUCTURAL PLANS
FOR EXACT DIMENSIONS)
P.C.F. ELEV: 949.00

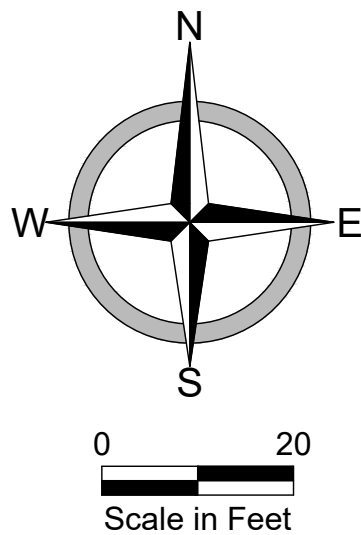
EXISTING CONIFER
TREE TO BE REMOVED
(TYP.)

Westerly R/W Line of Chestnut Street North
(State Trunk Highway No. 41)

CHESTNUT STREET NORTH
(STATE TRUNK HIGHWAY NO. 41)
(A Public R/W)
(Width Varies)

PID: 304900010
Address: 3700 Chestnut Street North
Owner: Chaska Chan Holdings LLC

WARNING!
OVERHEAD POWER LINES
CONTACT OVERHEAD POWER
COMPANY FOR WORKING
CLEARANCE REQUIREMENTS



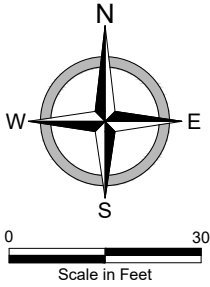
RECORD DRAWING: ----

SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
TREE PRESERVATION PLAN

DATE:	09/05/2023
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	----

C-609

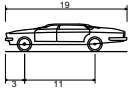
Owner: FSI International Inc



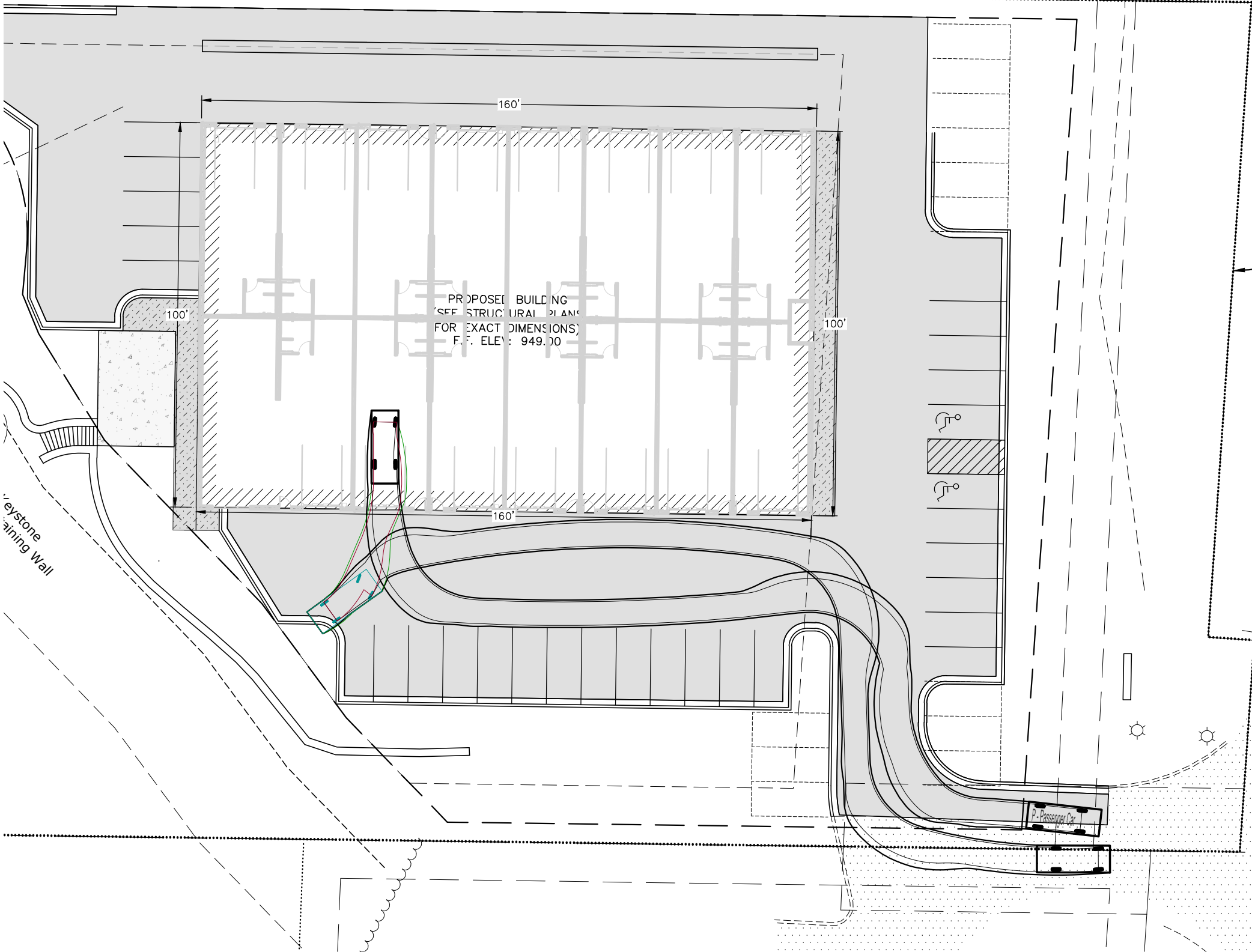
PRELIMINARY



PASSENGER CAR VEHICLE PROFILE



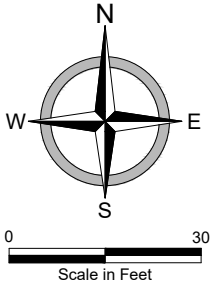
P - Passenger Car	19.000ft
Overall Length	7.000ft
Overall Width	4.300ft
Overall Body Height	1.115ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	31.60°
Max Steering Angle (Virtual)	



CHESTNUT BUSINESS PARK
3740 N CHESTNUT STREET
CHASKA, MN 55318
PASSENGER CAR ACCESS EXHIBIT

DATE:	---
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	---
MANAGER:	---
DESIGNER:	---
DRAFTER:	---
REVIEWER:	---

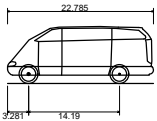
Owner: FSI International Inc



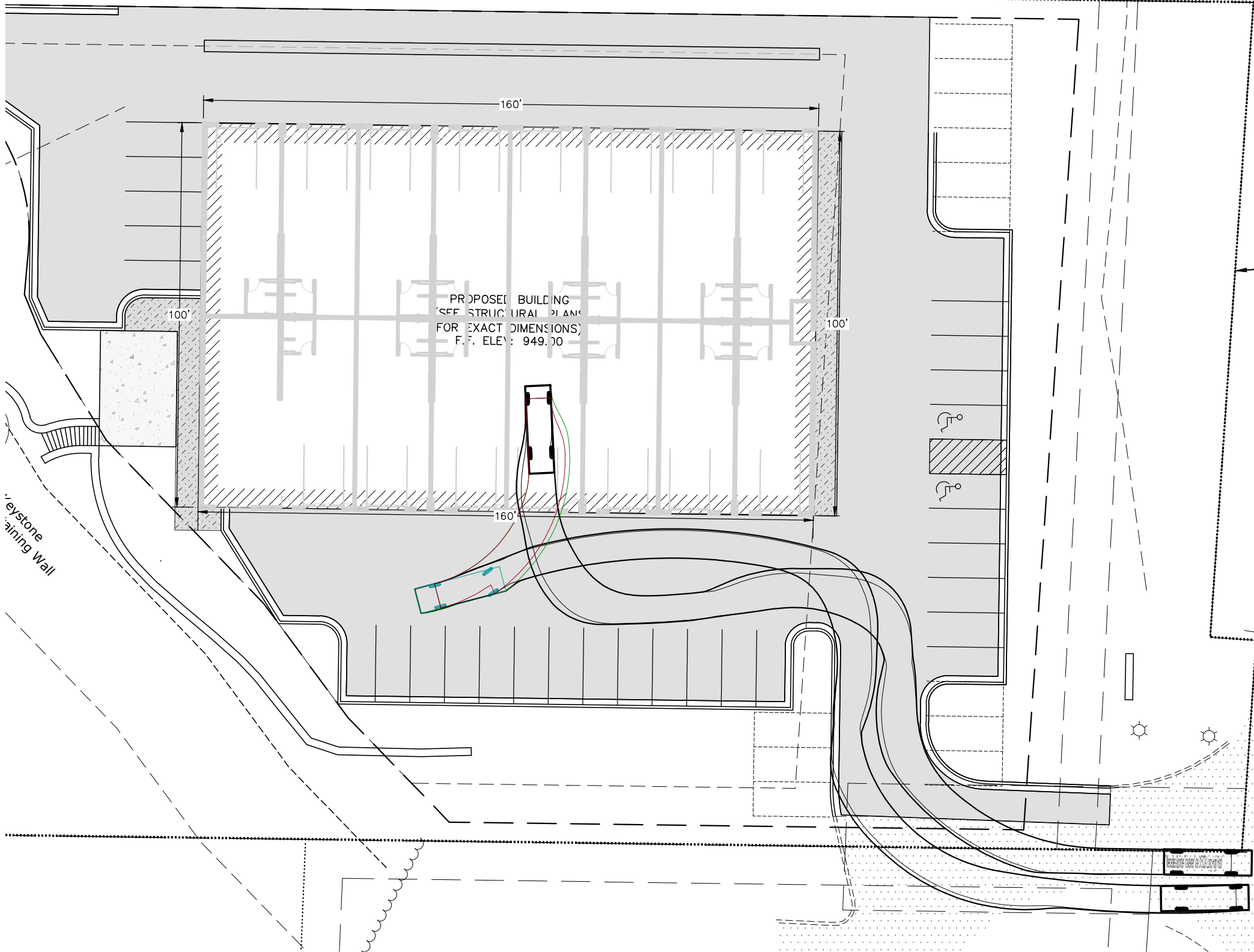
PRELIMINARY



VAN VEHICLE PROFILE



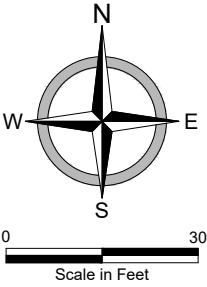
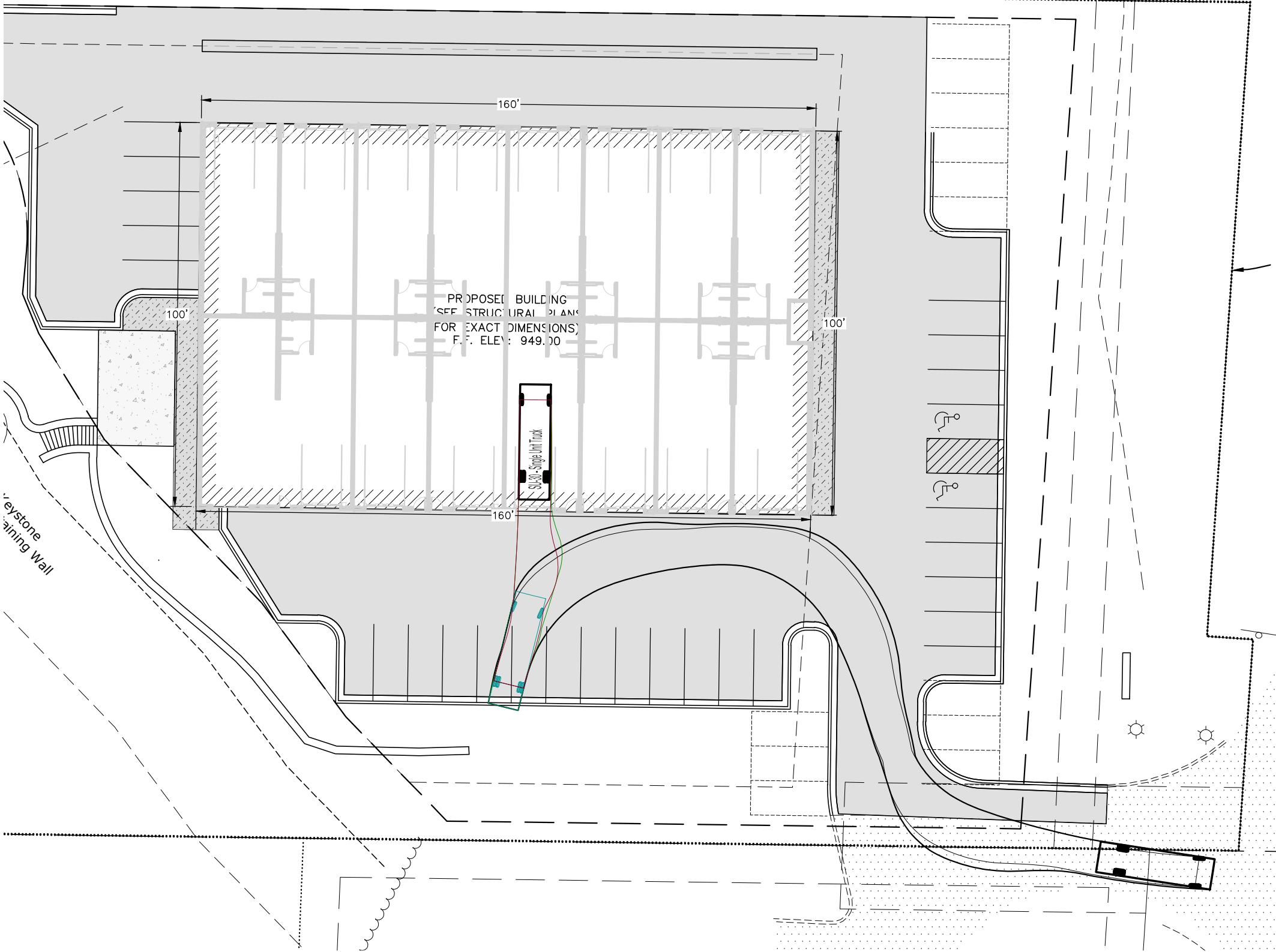
Mercedes Sprinter Traveliner Van 315CDI Long High Roof
Overall Length 22.78ft
Overall Width 6.53ft
Overall Body Height 8.909ft
Min Body Ground Clearance 1.312ft
Track Width 6.539ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 25.591ft



CHESTNUT BUSINESS PARK
3740 N CHESTNUT STREET
CHASKA, MN 55318
VAN ACCESS EXHIBIT

DATE:	---
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	---
MANAGER:	---
DESIGNER:	---
DRAFTER:	---
REVIEWER:	---

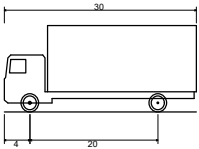
Owner: FSI International Inc



PRELIMINARY



TRUCK VEHICLE PROFILE



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

CHESTNUT BUSINESS PARK
3740 N CHESTNUT STREET
CHASKA, MN 55318
TRUCK ACCESS EXHIBIT

DATE:	---
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	---
MANAGER:	---
DESIGNER:	---
DRAFTER:	---
REVIEWER:	---

B

Owner: FSI International Inc

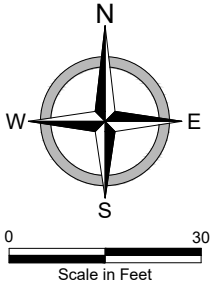
R150'

PROPOSED BUILDING
(SEE STRUCTURAL PLANS
FOR EXACT DIMENSIONS)
F.F. ELEV: 949.00

PROPOSED
HYDRANT &
GATE VALVE

PROPOSED GATE VALVE

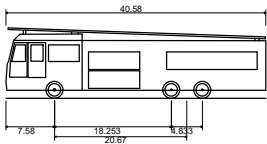
EXISTING HYDRANT



PRELIMINARY



CHASKA LADDER TRUCK VEHICLE PROFILE



Chaska - Ladder Truck
Overall Length 40.580ft
Overall Width 10.500ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.266ft
Track Width 7.610ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 36.00°

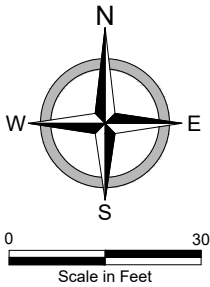
CHESTNUT BUSINESS PARK
3740 N CHESTNUT STREET
CHASKA, MN 55318
FIRE TRUCK ACCESS EXHIBIT

DATE:	---
REV DATE:	---
REV NUM:	---
RECORD:	---
PROJECT No.	---
MANAGER:	---
DESIGNER:	---
DRAFTER:	---
REVIEWER:	---

A

PID: 303300020
Address: 3455 Lyman Blvd
Owner: FSI International Inc

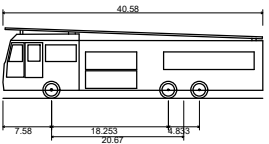
LOT 2



PRELIMINARY



CHASKA LADDER TRUCK VEHICLE PROFILE



Chaska - Ladder Truck
Overall Length 40.580ft
Overall Width 7.580ft
Overall Body Height 18.250ft
Min Body Ground Clearance 1.266ft
Track Width 7.610ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 36.00°

PROPOSED BUILDING
(SEE STRUCTURAL PLAN)
FOR EXACT DIMENSIONS
F.F. ELEV: 949.00

Fire Wood Enclosure

Fire Pit

Keystone Retaining Wall

PROPOSED
HYDRANT &
GATE VALVE

PROPOSED
HYDRANT &
GATE VALVE

HIGHWAY 41 Westerly R/W L
(State Tr

CHESTNUT S
(STATE TRUNK I

(A Public
(Width V_i

CHESTNUT BUSINESS PARK
3740 N CHESTNUT STREET
CHASKA, MN 55318
FIRE TRUCK ACCESS EXHIBIT

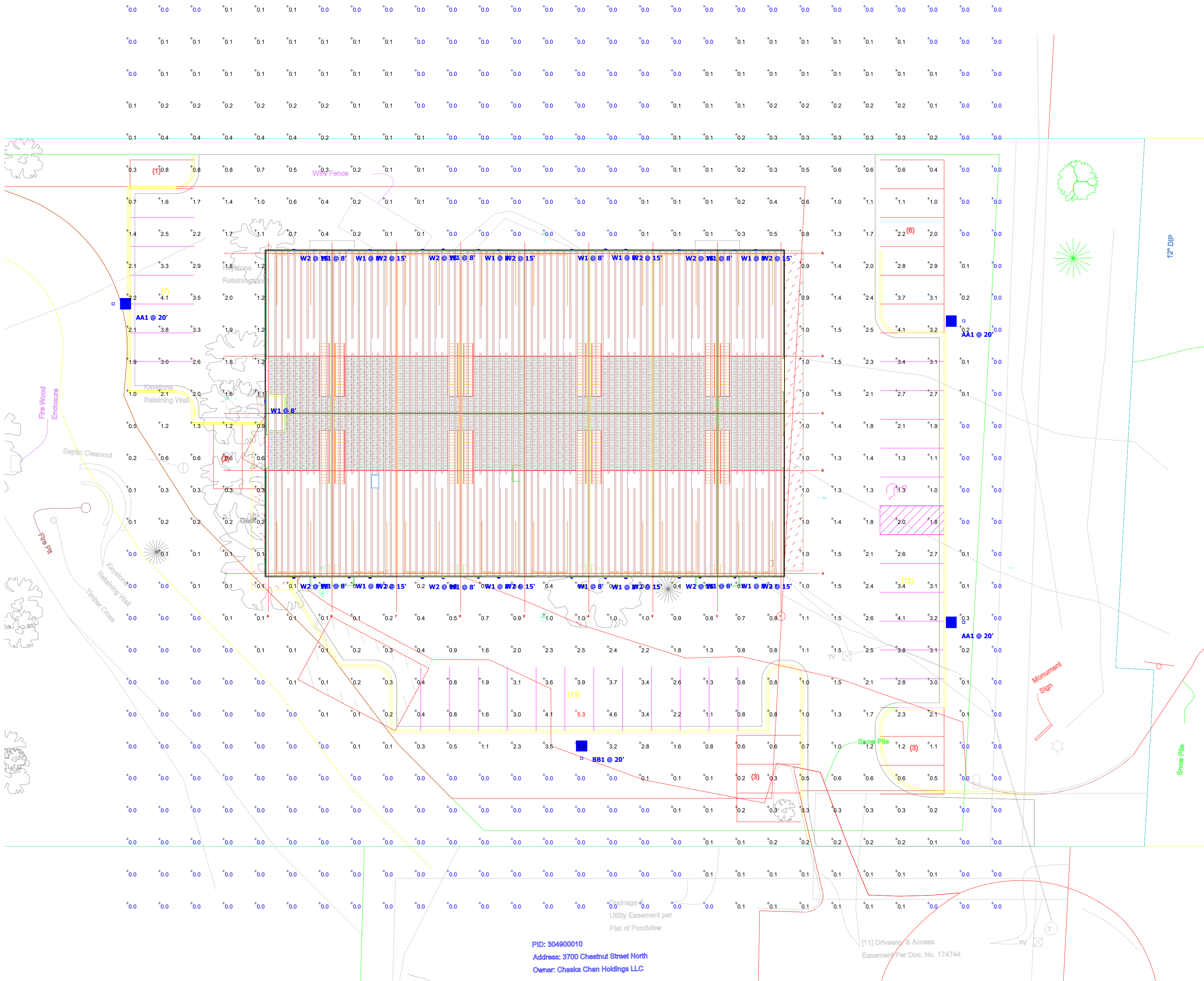
DATE:	---
REV DATE:	---
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RECORD:	---
PROJECT No.	---
MANAGER:	---
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DRAFTER:	---
REVIEWER:	---

D

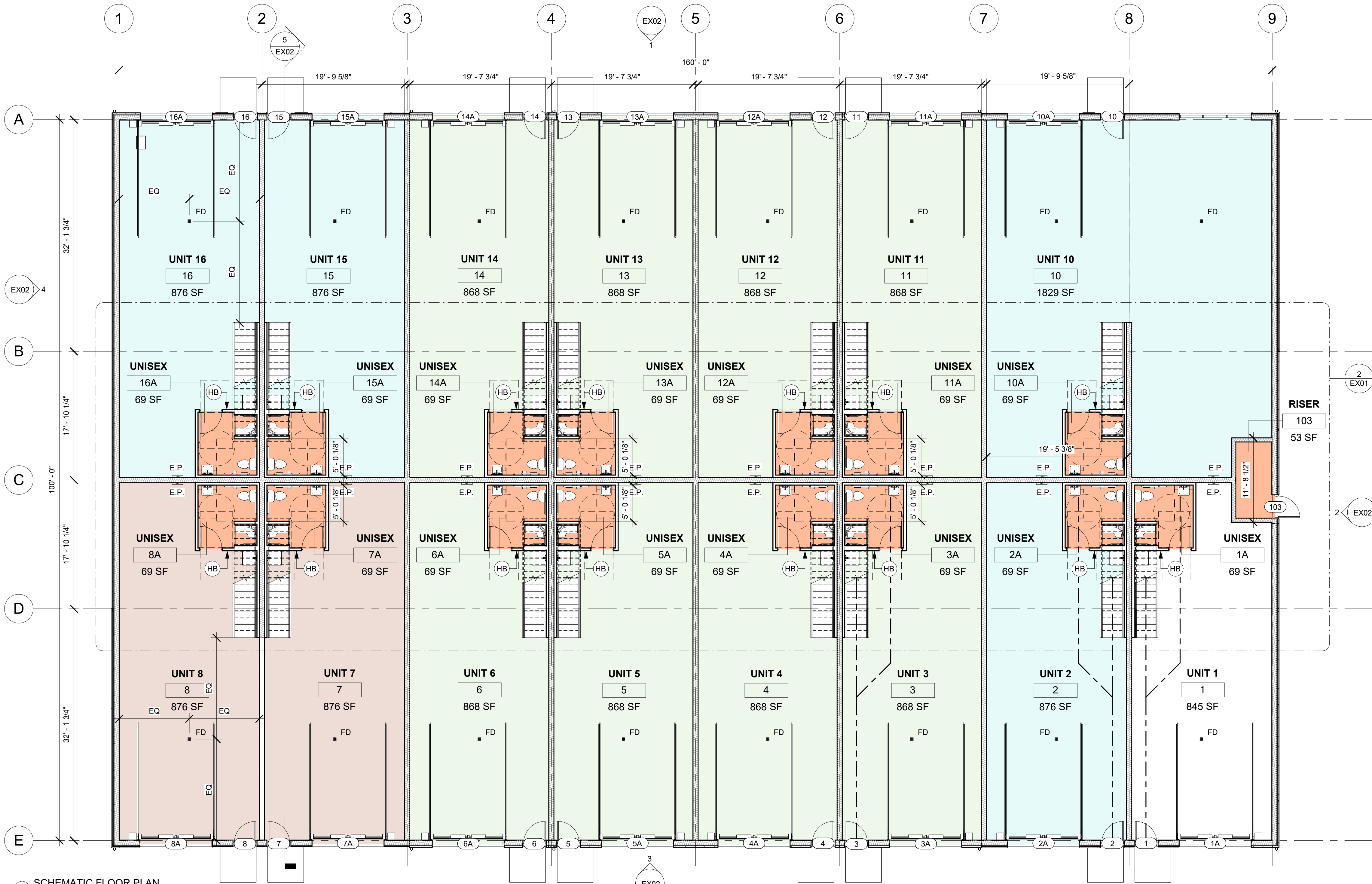
Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	AA1		3	Lithonia Lighting	DSX1 LED P4 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	1	12044	0.9	123.94
	BB1		1	Lithonia Lighting	DSX1 LED P4 40K 70CRI BLC3	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control	1	11662	0.9	123.94
	W1		17	Lithonia Lighting	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	0.9	11.47
	W2		14	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	1	5896	0.9	47.77

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ 1' 0" A.F.G.	+	1.7 fc	18.6 fc	0.0 fc	N/A	N/A

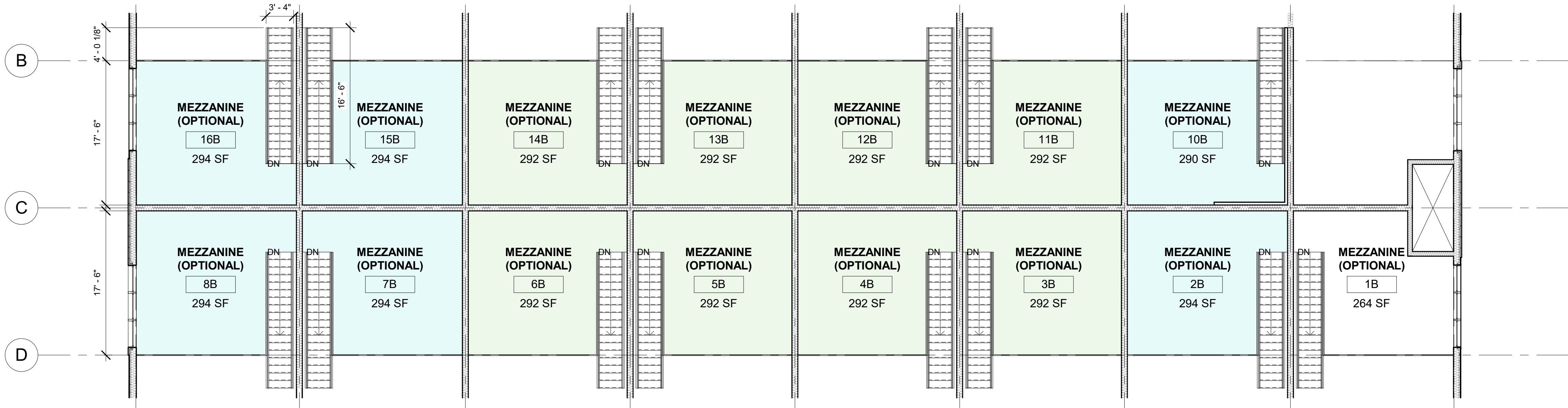
- Note**
- Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
 - All readings/calculations are shown @ 1'0" A.F.G.
 - Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft



1 SCHEMATIC FLOOR PLAN
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE: 2020 MINNESOTA ENERGY CODE
ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
PLUMBING: 2020 MINNESOTA PLUMBING CODE
FIRE: 2020 MINNESOTA FIRE CODE
ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

PROJECT AREA: 16,000 SF
CONSTRUCTION TYPE: V-B
BUILDING SPRINKLED: YES
504.3 ALLOWABLE BUILDING HEIGHT: 60'-0"
504.4 ALLOWABLE STORIES: 2 STORIES
506.2 ALLOWABLE AREA: 34,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: V-B
PRIMARY STRUCTURAL FRAME: 0
EXTERIOR BEARING WALLS: 0
INTERIOR BEARING WALLS: 0
NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS: 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)
SPRINKLED: YES

803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: C
CORRIDORS AND EXIT ENCLOSURE: C
FOR EXIT ACCESS STAIRWAYS: C
ROOMS AND ENCLOSED SPACES: C

CHAPTER 10: MEANS OF EGRESS

1004	FUNCTION OF SPACE: UNITS 1 & 9	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
		UNIT	200 / 0845	004.23
		UNISEX	ACCESSORY	000.00
		MEZZANINE	300 / 0264	000.88
		TOTAL OCCUPANT LOAD:		005.11

1006.2	NUMBER OF EXITS:	1 REQUIRED; 1 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 49'-10" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 49'-10" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

1004	FUNCTION OF SPACE: UNITS 2,10,15 & 16	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
		UNIT	200 / 0876	004.38
		UNISEX	ACCESSORY	000.00
		MEZZANINE	300 / 0294	000.98
		TOTAL OCCUPANT LOAD:		005.36

1006.2	NUMBER OF EXITS:	1 REQUIRED; 1 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 49'-10" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 49'-10" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

1004	FUNCTION OF SPACE: UNITS 3,4,5,6,11,12,13 & 14	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
		UNIT	200 / 0868	004.34
		UNISEX	ACCESSORY	000.00
		MEZZANINE	300 / 0292	000.97
		TOTAL OCCUPANT LOAD:		005.31

1006.2	NUMBER OF EXITS:	1 REQUIRED; 1 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 49'-10" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 49'-10" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

1004	FUNCTION OF SPACE: UNIT 7	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
		UNIT	200 / 1860	009.30
		UNISEX	ACCESSORY	000.00
		MEZZANINE	300 / 0294	000.98
		TOTAL OCCUPANT LOAD:		014.61

1006.2	NUMBER OF EXITS:	1 REQUIRED; 1 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 49'-10" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 49'-10" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

- 2902.01 MINIMUM NUMBER OF FIXTURES
GROUP "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL):
REQUIRED: 1.00 WC, 1.00 LAV
WC: 1 PER 100 PER SEX
LAV: 1 PER 100 PER SEX
SERVICE SINK: 1
FOOTNOTE: "A DRINKING FOUNTAIN SHALL NOT BE REQUIRED IN BUILDINGS OR TENANT SPACES HAVING AN OCCUPANT LOAD OF LESS THAN 50."
2902.2 SEPARATE FACILITIES:
1. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 25 OR LESS.
PROVIDED: 1.00 WC, 1.00 LAV, 1 SERVICE SINK AT EACH UNIT

CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

CHESTNUT
BUSINESS PARK
3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01-20-2023
SCHEMATIC DESIGN	08-30-2023

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 STATE LAWS OF MINNESOTA

NOT FOR CONSTRUCTION
KRIS THIELEN
REGISTRATION NO: 59237 DATE: 09-27-2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC FLOOR PLANS

Project Number	140_2023
Date	09-27-2023
Drawn By	KPG
Checked By	KPG, KMT

EX01

Scale As indicated



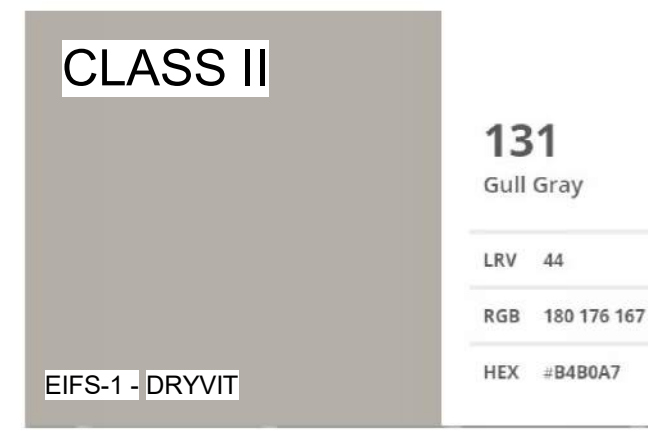
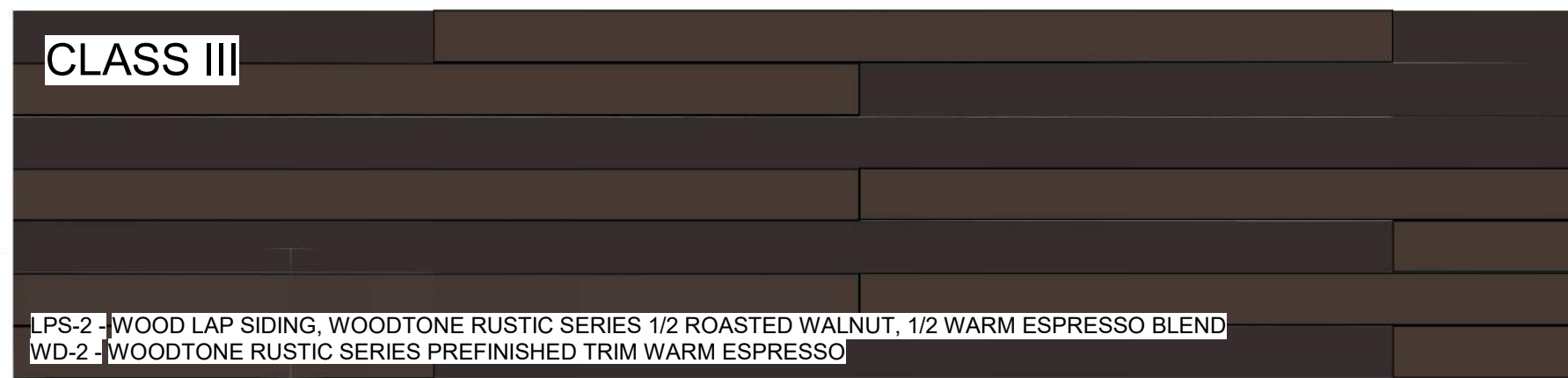
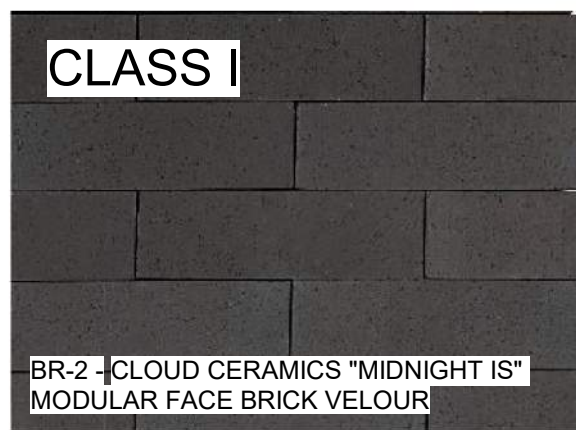
③ EXTERIOR ELEVATION @ NORTH
1/8" = 1'-0"

TOTAL = 1,717.75 SF
CLASS I MATERIAL = 830.64 SF @ 48%
CLASS II MATERIAL = 382.71 SF @ 22%
CLASS III = 504.40 SF @ 30%

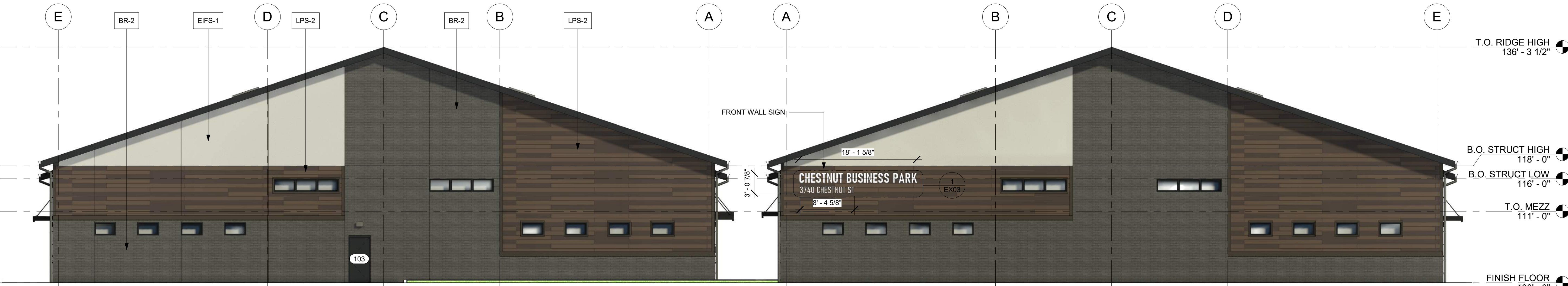


① EXTERIOR ELEVATION @ SOUTH
1/8" = 1'-0"

TOTAL = 1,605.72 SF
CLASS I MATERIAL = 715.83 SF @ 44%
CLASS II MATERIAL = 382.71 SF @ 24%
CLASS III = 504.40 SF @ 32%



TOTAL = 8,731.37 SF
CLASS I = 4,310.81 SF @ 49%
CLASS II = 1,467.46 SF @ 17%
CLASS III = 2,953.10 SF @ 34%

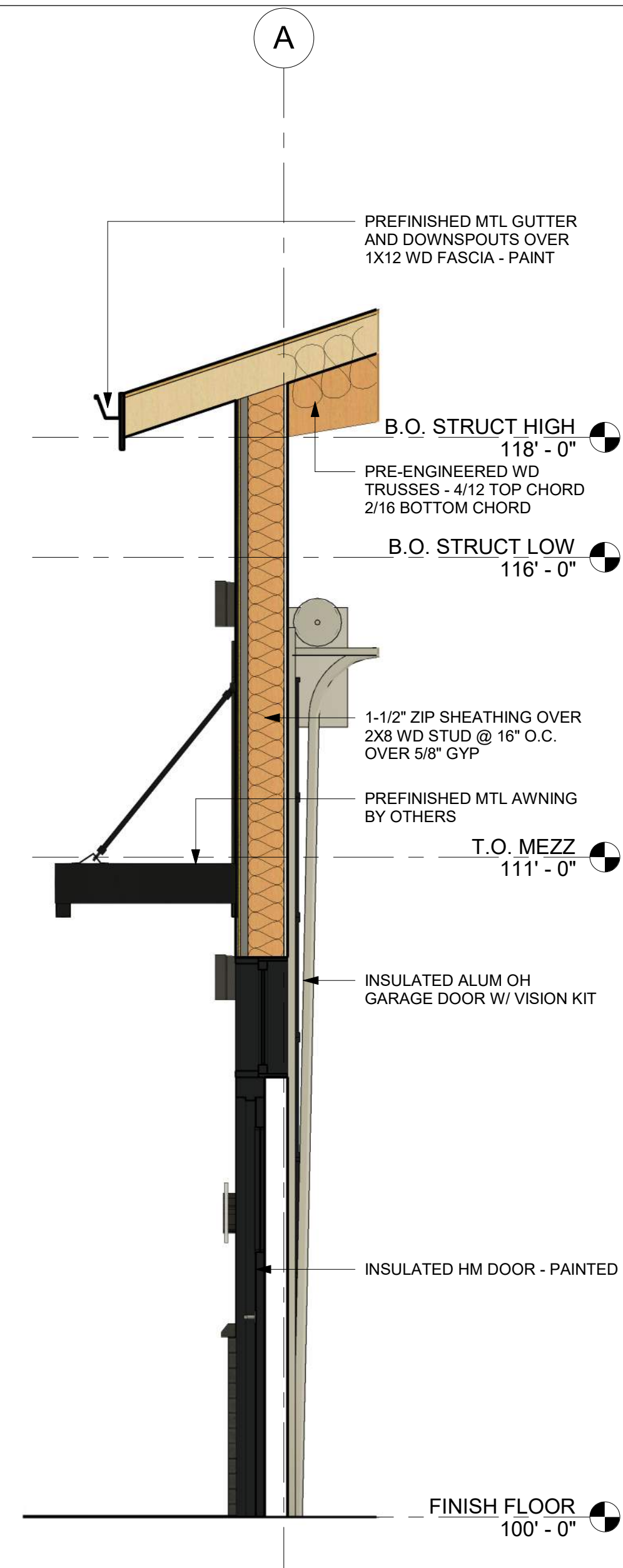


② EXTERIOR ELEVATION @ WEST
1/8" = 1'-0"

TOTAL = 2,705.34 SF
CLASS I MATERIAL = 1,382.17 @ 51%
CLASS II MATERIAL = 351.02 @ 13%
CLASS III = 972.15 SF @ 36%

④ EXTERIOR ELEVATION @ EAST
1/8" = 1'-0"

TOTAL = 2,705.34 SF
CLASS I MATERIAL = 1,382.17 @ 51%
CLASS II MATERIAL = 351.02 @ 13%
CLASS III = 972.15 SF @ 36%



⑤ TYP. WALL SECTION
1/2" = 1'-0"

CITY STAMP AREA
THIELEN & GREEN
2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

**CHESTNUT
BUSINESS PARK**
3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01-20-2023
SCHEMATIC DESIGN	08-30-2023

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NOT FOR CONSTRUCTION
KRIS THIELEN
REGISTRATION NO: 59237 DATE: 09-27-2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC ELEVATIONS	
Project Number	140_2023
Date	09-27-2023
Drawn By	KPG
Checked By	KPG, KMT
EX02	
Scale	As indicated



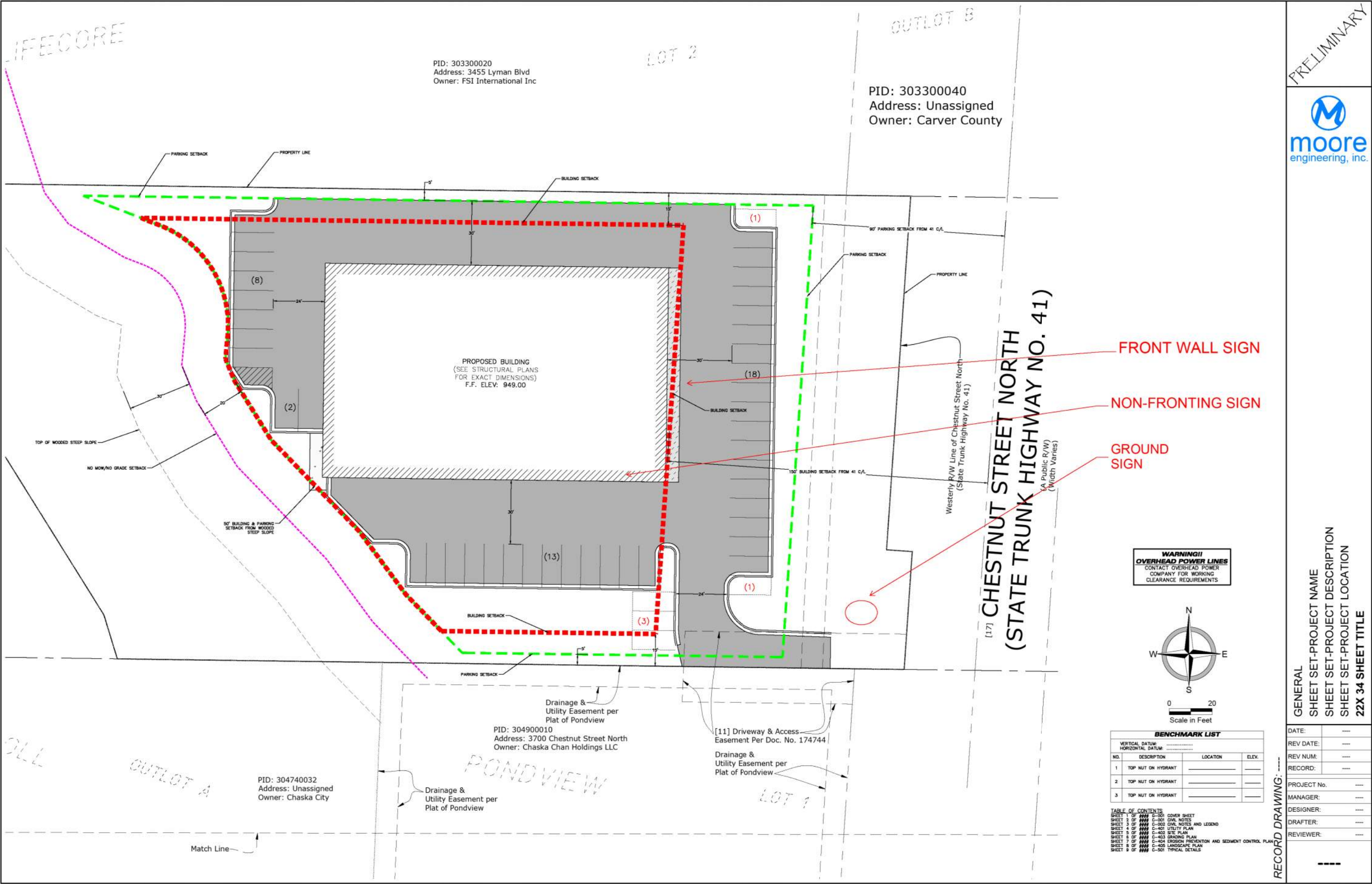
INDIVIDUAL UNIT NUMBERS - MATCHING LPS-2 BACKING UNDER METL FACE PLATE



① FRONT WALL SIGN DETAIL
3/8" = 1'-0"



GROUND MONUMENT SIGN - LESS THAN 100 SF TOTAL



CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

**CHESTNUT
BUSINESS PARK**

3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01-20-2023
SCHEMATIC DESIGN	08-30-2023

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 STATE LAWS OF MINNESOTA

NOT FOR CONSTRUCTION

KRIS THIELEN

REGISTRATION NO: 59237

DATE: 09-27-2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC SIGN PLAN

Project Number	140_2023
Date	09-27-2023
Drawn By	KPG
Checked By	KMT

EX03

Scale **3/8" = 1'-0"**

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 21, 2023**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Huang.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant Administrator; Liz Hanson, City Planner; Christophe Morschen, City Attorney; and Matt Clark, City Engineer.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Growth Through Opportunity (GTO) Program Recap

This item was addressed after 5.B. Historical Society Update – Lisa Oberski, which was addressed after 5.C. Beyond the Yellow Ribbon – Libby Fairchild.

5.B. Historical Society Update – Lisa Oberski

This item was addressed after 5.C. Beyond the Yellow Ribbon – Libby Fairchild.

5.C. Beyond the Yellow Ribbon – Libby Fairchild

Libby Fairchild explained Beyond the Yellow Ribbon was established six years ago, and there is an upcoming golf event. She explained they are looking for golfers for the September 11, 2023 event. There is lunch and dinner included.

5.B. Historical Society Update – Lisa Oberski

Lisa Oberski noted there are a number of activities coming up. There is an ongoing interactive exhibit. Fall hours will be starting next week, but they are happy to accommodate additional times by appointment.

Ms. Oberski added there is an opportunity to see an old-time medicine reenactor on September 15, 2023 and September 23, 2023. Lastly, walking ghost tours of downtown Chaska are offered in October.

5.A. Growth Through Opportunity (GTO) Program Recap

Chaska Police Department's Julie Janke explained the Growth Through Opportunity program had just wrapped up. It was a successful program, and she showed a video with highlights of the program. Officer Janke pointed out the program was featured by CBS News and it will be on the League of Minnesota Cities will highlight GTO as well.

One participant, Christian noted his appreciation of the electrical and administrative rotations. Also, all Staff were great to work with. Another participant, Wesley, shared his favorite part was working with the Fire Department. Officer Janke noted it was the third City to implement this type of program. The two participants were presented with coins from the Police Department.

5.D. Visitor Presentations

Dan Kruse, 4275 Creek Road, stated the development near his property is causing negative impacts on his personal property and his business. They have been dealing with the issue for six years, and people are trying to take his driveway away. He asked for someone from the City to walk the property with him to see his concerns. Mr. Kruse added he has asked for permit documentation several times, and he has not received any response. The land has been surveyed, and his property is being infringed upon.

City Administrator Podhradsky offered to provide a Staff summary to Mr. Kruse and the Council. There seems to be some misunderstandings.

Councilmember Grau noted he has spoken to Mr. Kruse previously. He asked if Mr. Kruse is requesting a visit from a Councilmember or from a Staff member. Mr. Kruse explained he isn't sure who would be the best person to visit his property. He needs someone to talk to him about the right of way and the related documentation.

Podhradsky offered to visit his property. He pointed out consultants and multiple Staff have been to his property. Mr. Kruse stated no one has provided him with specific answers or the relevant documentation. Nothing has been provided to him in writing.

6. Approve Previous Meeting Minutes

6.A. Approve the July 31, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the July 31, 2023 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Grau noted his appreciation of the item related to setbacks. Mayor Windschitl added it is nice to see Red Bench Bakery expanding.

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

- A. Adopt Resolution No. 2023-61 for Counting Write-In Votes for Local Elective Office

Motion to adopt Resolution No. 2023-61 requiring candidates for city office to file a written request with the chief election official no later than the seventh day before the city election if the candidate wants to have the candidate's write-in votes individually recorded.

- B. Adopt Ordinance No. 2023-1035 Amending Chapter 5, Article 5.04, Sections 5.04.030 and 5.04.080 of the Chaska Minnesota Code of Ordinance

Motion to amend Chapter 5, Article 5.04, Sections 5.04.030 and 5.04.080 of the Chaska Minnesota Code of Ordinances as provided.

- C. Adopt Resolution No. 2023-64 Awarding Bid for 2023 Chaska Town Course Clubhouse Roof and Removal

Motion to approve Resolution No. 2023-64 awarding the bid for the 2023 Chaska Town Course Clubhouse Roof and Removal to Allied Construction in the low bid amount of \$207,500.00.

- D. Resolution 2023-65 Authorizing Signature of Professional Services Contract with Minnesota Department of Transportation (MNDOT) for Archeological Mitigation

Motion to adopt Resolution 2023-65 Authorizing Signature of Professional Services Contract with Minnesota Department of Transportation (MNDOT) for Archaeological Mitigation Related to Highway 41/61 Reconstruction in Downtown Chaska (Site 21CR0173).

- E. Adopt Resolution No. 2023-66 Fire Sprinkler Assessment Petition for 500 Chestnut Street N.

Motion to Adopt Resolution No. 2023-66 Receiving a petition and waiver of a public hearing, ordering the improvement, and adopting the assessment for the construction of a private fire protection system.

- F. Resolution 2023-67 Bond Sale Reimbursement

Motion to adopt Resolution 2023-67 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

- G. Adopt Resolution No. 2023-68 Approving the Final Site & Building Plan and Final Plat for Structures, Inc./Jeremy Banken/PC #2023-19

Motion to adopt Resolution No. 2023-68 approving the Final Site & Building Plan and Final Plat for Structures, Inc. (PC #2023-19).

- H. Approve Temporary On-Sale Intoxicating Liquor License - Chaska Rotary Foundation

Motion to approve Temporary On-Sale Intoxicating License TW 23.06 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Saturday, October 7, 2023.

- I. Adopt Resolution #2023-70 Items Related to the Funding of the Creek Road Trunk Sewer Project

Motion to approve the agreement between the Department of Housing and Urban Development and the City of Chaska for Community Project Funding and authorize the City Administrator to execute the agreement.

Motion to adopt Resolution No. 2023-70 acknowledging the commitment of funds for the Creek Road Trunk Sewer Project and authorizing the Mayor and City Administrator to execute any agreements for the TEDI funding.

- J. Establish a Public Hearing for Proposed SSD 2024 Operating Plan, Budget, and Service Changes

Motion to set the public hearing for October 2, 2023, to review and approve the proposed SSD 2024 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2023-69 and Ordinance No. 1036 Approving the Variance and Rezoning Request from the Wooded Steep Slope Setbacks for Linda Carlson's Home/Linda Carlson/PC #2023-18

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

Councilmember Grau asked if there will be signage referring to private entry. Ms. Hanson confirmed that was correct.

Mayor Windschitl noted his concern about parking.

Councilmember Hubbard asked what the timeline for development will be. Ms. Hanson stated the timeline is unknown.

Mayor Windschitl asked if the City is setting themselves up for an issue considering the steep slopes. Mr. Podhradsky stated a majority of the lot is developable. It is necessary to create an access to the property, which is unique to this situation.

Councilmember Hubbard noted concern about the noise. Mr. Podhradsky confirmed all noise ordinances at the property have been respected.

Mayor Windschitl asked if DR Horton will have to buy additional land from the current property owner. Ms. Hanson explained DR Horton expects a different developer could work with the property owner for any future purchases that continue to be on the property owner's land.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Resolution No. 2023-69 approving the major variance request to encroach into wooded steep slope and the 30 foot no grade/no mow setback (Zoning Ordinance 15.28.100.C) in the areas depicted on the site plan dated July 26, 2022 (PC #2023-18).

Motion carried.

8.A.i Ordinance No. 1036

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Ordinance No. 1036 approving the rezoning from Open (O) to Planned Residential District (PRD-81).

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 21-8-2023

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

Councilmember Hatfield:

- Noted the construction near downtown Chaska is making progress. The construction is starting earlier in the day for the week because of the heat.
- Added Sensory Friendly Safety Day at the Fire Department on August 23, 2023 from 1:00 p.m. to 3:00 p.m.

Councilmember Hubbard:

- Stated the Community Center Open House took place recently. The afternoon gathering was packed, and the evening event was still well-attended. The presenters are looking for feedback regarding the proposal.
- Pointed out Chaska Celebrates African Cultures will be September 8, 2023 6:00 p.m. to 9:00 p.m. at the Chaska Event Center.
- Noted she plans to attend an upcoming neighborhood meeting.

Councilmember Grau:

- Noted the County approved the park and ride plan for the Renaissance Festival. It is not directly related to Chaska, but impacts the City due to the increased traffic.
- Added it was his son's 11th birthday recently.
- Acknowledged the end of a successful baseball season.

Assistant City Administrator Elise Durbin:

- Noted tunnel construction will commence on the east side of Hwy 41.

City Administrator Matt Podhradsky:

- Explained the Chaska Cares Music Festival will be at the Chaska Athletic Park on October 7, 2023. The festival is a fundraiser hosted in conjunction with the Rotary Club of Chaska. It is a first-time event.

Mayor Windschitl:

- Pointed out the next Council meeting is September 11, 2023.
- Stated the Latin Food and Music Festival is September 22, 2023 at Firemen's Park. The event is 5:00 p.m. to 11:00 p.m.
- Noted the water tower was demolished.
- Stated Congressman Emmer has opened an office at the Hazeltine office building.
- Stated Farmer's Market is still happening weekly.
- Added the Fire Department Open House is September 11, 2023 from 5:00 p.m. to 8:00 p.m.

10.B. Financial Reports as of 6/30/2023

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Hubbard to adjourn the meeting at 8:40 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JULY 31, 2023

1. Call to Order

President Windschitl called the meeting to order at 7:58 p.m.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

4. Minutes

4.A. Approve EDA Meeting Minutes of 6-26-2023

Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the June 26, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Approve Downtown Building Improvement Program Loan Application from Chaska Commons LLC for 210 Chestnut

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

Motion by Commissioner Hatfield, second by Commissioner Huang to approve the Downtown Building Improvement Program Loan request for Chaska Commons LLC for work to be completed at 210 Chestnut, and authorize the Assistant Executive Director to execute the necessary loan documents.

Commissioner Hubbard noted her appreciation of the resource.

Motion carried.

6. Other Business

Commissioner Grau noted he received a question about the KFC. The building is privately owned, and they have the City's permission for a full remodel. Commissioner Hatfield added the building is listed as contingent online.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 8:09 p.m.

Motion carried.

Chaska
Parks and Recreation Commission
Meeting Minutes
August 8, 2023

1. Call to Order

The August 8, 2023, meeting of the Chaska Parks and Recreation Commission was called to order by Chair David Downs at 7:00 pm.

2. Roll Call

Attendance: Chair David Downs, Vice Chair Jason Branch, Donelle Heieie, Georgiann Keyport, Zach Saueressig, Elizabeth Wynveen, Karli Wittner, Terrence Schwerm, and Samsam Hassan

Absent: Michael Heuer

Staff: Parks and Recreation Director Marshall Grange, Assistant to the Director Mary Monteith

3. Adopt Agenda

Motion by Heieie, second by Wynveen, to adopt the August 8, 2023, meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Keyport, second by Heiei, to approve the Chaska Park Board meeting minutes of June 13, 2023.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. City Council Meeting Minutes 6/5/223, 6/26/2023, 7/17/2023

6B. Planning Commission Meeting Minutes 5/10/2023, 6/14/2023

7. Discussion Items

7A. Community Center Master Plan Update

Grange gave an update on the Community Center Master Plan Open House tomorrow, August 9th from 11:00 AM-1:00 PM and 5:00-8:00 PM. There will be display boards in the Brick City Banquet room, as well as an informational session in the theater. Staff are also preparing a plan to share information and a survey on the project website for those who cannot attend tomorrow's event.

Grange stated there was quite a bit of community engagement in the beginning, and that still applies. The Community Center updates seem positive, especially with constraints of working within a large existing building. Now it really is the question of, did we miss anything. He invited commissioners to attend the open house.

Saueressig stated this should be a positive for community members, and a great event for public engagement from his perspective as a task force member.

7B. Facility Naming Rights Update

Grange shared that he had been working with The Superlative Group to craft a letter to send out for Naming Rights at the Curling and Event Center. The Superlative Group sent out the letter on July 6. There were approximately 12 responses with interest in the opportunity. The Superlative Group will work with businesses on follow-up meetings to provide more details. This is great progress.

Downs stated 12 seemed to be a positive number of responses from a letter. Saueressig asked how many letters were originally sent out. Grange shared about 100 were sent out. The Superlative staff will also follow up again with the other businesses, as often there are ones who may be interested in smaller opportunities or may have changed their mind.

7C. Fall Activity Guide Update

Grange shared the updates to the fall activity guide; you will notice a more digital transition. It will go live this week. The guide is more catalog-like now and still seems to be as effective as before. He provided an example of the swimming lessons, which were fully booked in seven minutes. The guide aims to push people to the website for more details about the activities. This change allowed staff to do more work in-house, saving time and cost. This also allows staff to put more time into the website and ultimately an App.

Wynveen likes how it looks, the guide colors are very pleasing to the eye, nice job.

7D. Chaska Cares Music Fest Update

Grange shared about a new event alongside the Chaska Rotary to serve as a fundraiser for the Miracle Field and Universal Playground project at Southwest Community Park. Originally, they considered a pond hockey event, but there were too many variable conditions for that type of event. This fall event will take place at Athletic Park on October 7th. There will be music programed from Noon throughout the evening. Local food trucks will be present, and the Rotary will be selling beverages. Grange stated our marketing manager has put a lot of time and energy into preparing for the event. Tickets will go on sale this week for \$50. Grange shared information about the different musicians performing and encouraged the commissioners to attend the event. We are hoping for a large turnout. Grange stated this event might become an annual event in the fall after other scheduled events.

Downs asked when tickets go on sale, and if community members can purchase tickets at the door?

Grange stated tickets go on sale August 11th but will also be available at the door. There will be food trucks around the ballpark and public works will have picnic tables throughout the area as well.

Branch asked if there would be vendors available selling merchandise. Grange stated that is the intent if they can organize it, however, it's coming fast, so not sure. Wittner gave a shout out to Chris Lindahl, complimented him on the event and vowed for the musicians, they are good.

Grange stated he is working on arranging shuttle options via SW Transit. Hassan asked if this was a family type of event or geared for adults. Grange stated more of an adult event.

7E. Other Department Happenings

Grange stated they received the pedestrian and bicycle master plan draft from the consultant. There are minor revisions needed prior to final review. There should be more updates next month.

Grange stated last month there was a work session with the city engineering staff to review the downtown city trail. There is a neighborhood meeting on August 9th at city hall with residents who live near the proposed trail. There will be another community engagement event for the trail in the future.

Touch a Truck is this week. Various community service organizations will participate, there will be kid's games, food trucks and a bunch of vehicles from public works for kids to climb on. This is a hugely popular event for families.

Art in the Park will happen August 27th at Fireman's Park. There will be music, food trucks, and art vendors. Vendor numbers are up to 60, which is more than doubled from last year. In the future, this could become a Saturday and Sunday event.

There will be a back-to-school bash on August 29th in Carver prior to the start of school. Fun kids' activities and games.

The Curling Center staff have been working with USA Curling to potentially host a championship event for the 5 and under curlers. This would occur in the spring. There have been a lot of positive changes with the USA Curling Organization, there is a new director, and a new membership structure.

There will be a question-and-answer session on August 10th from 5:30-6:30 PM about the goats at Savannah Oaks Park. Goats are grazing at the park as part of the restoration process. Brent Alcott, the city Water Resources Coordinator, will be there to share the story on how the area developed and came to be, as well as answer questions. There will also be a pollinator planting between residents' yards and the park trail to create a natural boundary.

Saueressig asked about the feedback on the goats currently. Grange stated there have been positive results. The city staff will remove the wooded undergrowth areas and there will be continued treatment of the underbrush in future years.

Downs asked if there would be a soft opening for the Loop Clubhouse over Labor Day weekend. Grange stated there have been delays with plumbing permits from the State. There will be a soft opening this fall, with a larger opening in the spring.

8. Other Business

8A. Round Table

Schwerm stated the park is busy and there are only positive reviews from his neighbors on the goats grazing at Savannah Oakes Park.

Wittner shared it was fun to help fly the drowm at Fire & Ice with Chris Lindahl. They recorded great video footage of the event for future marketing purposes.

Heieie commented that the shuttle services have been positive for various community events. She asked if we would consider monitored bike storage at events. Grange stated this could be a future option. They have provided more bike racks for events, however, there have been challenges with biker education and riding through the events. Heiei also praised the wonderful activities in the community guide. As an FYI, the pollinator garden is gone at Village Rd, they took it out.

Saueressig went to River City Days on Saturday, he thought there was great attendance. He asked about Sunday attendance, which were lighter. He asked for feedback about the new shelter and pickleball courts at the park. Grange stated there was all positive feedback on the event but there were learning moments as well when considering the layout of the event. Saueressig asked if these events are revenue-generating events for the city. The city invests time and resources in the event. This event has been a long-standing partnership with the River City Days non-profit. There is no revenue generating dollars that go back to the city.

Wynveen stated last Tuesday was National Night Out. It was positive to see the interactions with the Firefighters and Police Department within the neighborhood. She encouraged others to help put on the event in their own neighborhoods and to connect with their neighbors.

Keyport stated there is a block party wagon provided through the City that neighborhoods can check out for events. There are games, and tables and chairs in the wagon for use. There is no fee. The block party wagon was donated by the Lion's many years ago.

Hassan asked what building is being constructed by Kohls. Grange shared those will be apartments. He also shared that you could find on the city website, in the community development projects section, the various developments going up in and around the community.

Downs stated the Chaska Cubs are going to the State tournament. They are playing locally on Thursday at Athletic Park.

9. Adjourn Meeting

Motion to Adjourn the August 8, 2023, meeting by Saueressig, second by Wynveen. Roll Call to Adjourn at 8:02 p.m. Next meeting: September 12, 2023.