



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, March 13, 2024
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 Feb 14th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan and Final Plat for 3740 Chestnut Street/Audrius Asakenas/PC #2024-05
7. Action Items
 - 7.A. Recommend Approval of the Concept Plan for Hazeltine National Golf Club/Hazeltine National Golf Club/PC #2024-04
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the 2.5.2024 City Council Meeting Minutes
 - 9.B. Receive the December 12th, 2023 Park Board Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 14, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Baswa and Campbell

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the December 13, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Olson, to approve the minutes of the December 13, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

None.

7. Action Items

- a. Recommend Approval of the Concept Plan for Ensconced Woods 2nd Addition/Matthew Reiland/PC #2024-01

City Planner Cauley presented the item to the Commission.

Commissioner Olson asked about the continuity of these neighborhoods and why the City wasn't trying to keep things consistent. He stated that he understood that this is a different developer but still questioned why they wouldn't want to keep things consistent.

City Planner Cauley stated that continuity, in terms of naming conventions, was not something that was really within the staff's role to even provide feedback on how a developer chooses names, but noted that they could provide that feedback if the Commission would like that to be done. She stated that the Commission could also share their opinion on continuity in setbacks with the applicant. She explained that staff felt their request was reasonable because, visually, 2.5 feet will not be significant and helps the applicant achieve a buildable pad that allows for greater preservation and protection from the steep slope.

Chairperson Brass asked about the ghost plat and whether it was just a place holder that did not have setbacks or anything officially established and simply shows how the lots could potentially be delivered when it is no longer landlocked.

City Planner Cauley stated that a good way to think about this in terms of level of details is that a ghost plat would be at the bottom which means it will be extremely general. She stated that level above the ghost plat would be the concept plan which would include a bit more detail.

Chairperson Brass stated that per Commissioner Olson's question regarding setbacks, he noted that they are slightly different than Rivertown Heights and the first Ensconced Woods and asked if they were within the required setbacks and just different from the surrounding neighborhood.

City Planner Cauley explained that those were the setbacks proposed by the developer and noted that there are other developments in the City that have a similar setback.

Commissioner Olson asked what the City's requirement was for setbacks.

Chairperson Brass stated that he thought the City had requirements for front, back and side yard setbacks.

City Planner Cauley stated that it was dependent on the particular zoning so this, as a PRD, they are establishing their own setbacks.

Chairperson Brass noted that he knows the City has done other neighborhoods with basically detached townhomes and he is sure that they have sold out.

City Planner Hanson noted that related to the question of what is required, the City has seen a mix of setbacks throughout different developments, including side setbacks all the way down to 5 feet so this request is not atypical of what they have seen in other developments.

Chairperson Brass stated that he wanted to know if the City had any established setbacks for this specific zoning because he wanted to know if they fell in line with that even though they were different than Rivertown Heights.

Commissioner Urbanski asked if he was trying to determine if they would be back to seek a variance at a later date.

City Planner Hanson stated that they would not require a variance for the setbacks.

Chairperson Brass stated that the market will dictate what people want to buy and explained that he would be more concerned about the slope and being able to move things 2 feet further away from that may be more important.

Commissioner Olson stated that he believes that there would only be 1 or 2 lots that would have that closer restriction. He stated that he would propose that the applicant follow the same setbacks as Rivertown Heights. He explained that he didn't feel there was any reason why they would have 23 feet versus 25 feet or 5 feet versus 7.5 feet other than they want to build a larger home on the lot.

Commissioner Gaare stated that her understanding was so they could have more behind.

Commissioner Olson stated that understands but it is 2 feet and reiterated that he felt there was no reason why this cannot be consistent because it is finishing up the loop for Rivertown Heights even though it is a different developer and land owner. He explained that he felt it was the Commission's responsibility to be the check and balance and be able to say what is the right thing for this specific development and reiterated that it is only a matter of 2 feet.

Dave Nash, Alliant Engineering, pointed out that Ensconced Woods had setbacks of 5 feet for both and believes there was a typo on the information presented by City Planner Cauley. He explained that they were matching what Ensconced Woods was approved for and noted that one of the reasons they were asking for the smaller setbacks is that D.R. Horton is a mass builder, not a custom builder, and they were planning to build custom homes on these lots. He noted that he felt that Ensconced Woods has proven that they can work with the smaller setbacks because it allowed them to get wider homes on the lots and not go as deep. He stated that even if it is only a few lots, they will still be fighting slope on the east side so they more they can make things wider and more narrow the better it will be kept off the slope.

Chairperson Brass asked Commissioner Olson if his concern was about the rear setback or others.

Commissioner Olson stated that it was that the front and side setbacks because they would be going from 7.5 to 5 feet and the rear would be going from 25 to 23 feet. He explained that the Commission was going by the table that had been presented to them and he had not gone back to look at Ensconced Woods or Rivertown Heights because he had expected the correct information to be provided by staff. He noted that if Ensconced Woods did have 5 foot setbacks that is fine, but it is not connected to Rivertown Heights and reiterated that this would finish up the loop.

Mr. Nash noted that the intent of this development, even though it is connected to Rivertown Heights they plan to do everything they can to segregate this and identify it as a different development than Rivertown Heights, with something like a monument sign, which is important to Johnson Ryland, the builder.

Chairperson Brass asked for clarification and whether they were really trying to make it separate somehow.

Mr. Nash stated that it will be separate because it will be a separate plat that has separate ownership.

Chairperson Brass stated that when you drive into a neighborhood it is essentially one loop.

Mr. Nash stated that they proposed plans show a monument sign coming into it in order to identify it as a new neighborhood.

Commissioner Olson asked if this would be done for both ways.

Mr. Nash stated that they can do both, but were only proposing one right now with the anticipation of where most of the traffic would come from.

Commissioner Olson explained that this was why this was difficult because of the piece meal of how this is getting developed and how it has been sold. He stated that the question becomes what the City can do in order to make it look like it is supposed to be one rather than piece meal with two different neighborhoods with two different names.

Commissioner Gaare stated that this will be a completely different style of home and everything else, so she can understand why they would want to have some difference.

Mr. Nash stated that once the houses are built and the product difference, they will understand that it is truly different.

Commissioner Gaare stated that the product style difference is deliberate.

Commissioner Olson asked how the City can make it so that it is still cohesive.

Chairperson Brass stated that he believes the point being made by the applicant is that they don't want it to be cohesive. He noted that this is a unique circumstance where it basically a continuation of a road where they are proposing different neighborhoods.

Commissioner Olson stated that the Commission did not know that when the ghost plat came through with Rivertown Heights and just knew that it was going to be developed. He stated that he believed he saw something in the write-ups about sport courts in the backyards and asked how many homes in Ensonced Woods have sport courts.

A gentleman from the audience stated that there were no sport courts in Ensonced Woods.

Commissioner Olson stated that if there are no sport courts in Ensonced Woods, using that as a reason for the variation in the setbacks, does not really hold up for him.

Paul Reiland, Johnson Reiland Builders, stated that they had a different layout where they were going to loop the road differently and come into the future phases, but that did not work from an engineering perspective with the steep slopes. He explained that they have worked really hard at trying to create a separate identify for the neighborhood even though it is one City street. He noted that one of the unique things about Chaska that is driving buyers here is that they can

develop more of the available land on their lots when other communities have very restrictive rules on things like impervious surface. He stated that being able to have the 20 foot setback will be important for some of the lots that are right up against the steep slopes. He noted that everything he has seen from D.R. Horton are very similar 2-story homes and they are building more rambler/1-story homes, which is what 50% of the buyers in the current Ensconced Woods have done. He explained that this style of home tends to take up more width and an extra 5 feet really helps quite a bit. He noted that this is the same product as what has been built in the current phase, so the Commission can see what those look like.

Commissioner Urbanski asked if the plan was to try to keep a lot of the trees in there to kind of separate this neighborhood from Rivertown Heights in a visual way.

Mr. Reiland stated that he understands that looking at this from an aerial view it all looks like the same thing but this piece of ground is actually very different in terms of trees, slopes, and vistas because most of the lots on the outer edge will have view of the river valley and Rivertown Heights does not. He stated that the trees in the wooded steep slope areas are protected by Code but noted that they will do everything they can to protect more trees like they did in the first phase. He noted that he believes they were able to provide with the original Ensconced Woods development how 5 foot setbacks can be successful with the customization of homes and dropping garage elevations along with landscaping.

Chairperson Brass stated that this is a unique situation because it will be a separate neighborhood within one horseshoe roadway. He stated that he does understand where the developer is coming from with the argument that there are other neighborhoods in the City that have 5 foot setbacks and they also look like detached townhomes. He noted that he did understand Commissioner Olson's concerns about continuity, but thinks that ultimately that is not what the landowner is going for which is what makes this unique.

Commissioner Urbanski stated that they are also working with a really unique contour of land in this location as well.

Chairperson Brass agreed and noted that he did not personally have an issue with the 5 foot setbacks because it has been done before. He stated that he also would be fine with the 23 foot setback rather than 25 feet and believes it comes down to whether the Commission is okay with it not being visually a bit different, which is what the applicant's goal is.

Commissioner Kerber asked if they would be dealing with any type of associations.

Chairperson Brass stated that he did not think so and noted that if there was he thinks it would be for something minor like the mailboxes.

Commissioner Olson stated that the houses they will be building will be what sets it apart. He stated that he had already voiced his opinion when it comes to the naming and consistency side of things. He explained that he lives in a neighborhood that is very disjointed because of how things came together. He noted that when it comes to the requirements of what the City will hold them to, he questions whether the City would have said yes to D.R. Horton if they had come in and asked for a 23 foot setback rather than 25 feet. He stated that they approved the

Rivertown Heights development and 7.5 and 15 feet is more the norm, not 5 feet. He noted that the Del Webb development was referenced but does not believe that would be a fair comparison because it is a retirement community.

Chairperson Brass noted that there were other developments besides Del Webb.

City Planner Hanson agreed and explained that there are other developments that have implemented a 5 foot setback.

Commissioner Olson stated that he would still like to see the setbacks be at 25 and 7.5 feet like Rivertown Heights.

Motion by Commissioner Purdy, second by Commissioner Gaare, to recommend to the City Council approval of the Concept Plan of Ensconced Woods Second Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative, revision dated Jan. 30, 2024
 - b. Location and adjacent property map, submitted Jan. 30, 2024
 - c. Site features map dated Dec. 28, 2023
 - d. Existing conditions dated Jan. 18, 2024
 - e. Concept plan dated Aug. 1, 2023
 - f. Sanitary sewer and grading concept dated Nov. 15, 2023
 - g. Ghost plat dated Jan. 18, 2024
 - h. Monument and house exhibits submitted Jan. 2, 2024
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070.
3. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Electrical department on service locations.
4. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
5. Setbacks are follows:
 - a. Front yard setback: 23 - feet

- b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
 - d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
6. The entrance sign must comply with City Code Sec. 15.32.030. As shown, the sign is located in a drainage and utility easement which may contain utilities, landscaping, and pedestrian improvements.
7. Adjust the rear lots lines on Lots 1-5 and Lots 7-11 to the 30-foot no-grade/ no-mow setback line.

Motion carried 6-1 (Commissioner Olson opposed).

- b. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendments to Non-Conforming Structures & Uses, Non-Conforming Lots of Record, and Variances/City of Chaska/PC #2024-03

City Planner Hanson presented the item to the Commission and noted that if this moves forward it will come before the City Council on February 26, 2024.

Chairperson Brass opened the public hearing at 8:14 p.m., being there was no one who wished to comment, he closed the public hearing.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval of the ZOAs to Section 15.04.050 (Non-Conforming Structures and Uses) and Section 15.04.060 (Non-Conforming Lots of Record) based on the draft ordinance.

Motion carried.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend approval of the ZOA to Section 15.08.080 (Variances) based on the draft ordinance.

Motion carried.

Community Development Director Kabat outlined the way staff was planning to continue to move through the upcoming Zoning Ordinance Amendments.

Chairperson Brass noted that tonight's amendments were pretty straight forward because they were things copied from State statute. He asked that when they are further along with the more complicated or in-depth amendments, he would suggest that the City Attorney be present for those discussions.

8. Other Business

- a. Recommend Appointment of Planning Commission Chair and Vice-Chair to City Council

Motion by Commissioner Brass, second by Commissioner Purdy to recommend to the City Council the appointment of Commissioner Urbanski to serve as Vice-Chair of the Planning Commission.

Motion carried.

Motion by Commissioner Purdy, second by Commissioner Urbanski to recommend to the City Council the appointment of Commissioner Brass to serve as Chair of the Planning Commission.

Motion carried.

9. Receive Other Meeting Minutes

- a. Receive the December 4, 18, 2023 and January 8, and 22, 2024 City Council Meeting Minutes

Commissioner Purdy

- Noted that there was a lot of beautification work being done in the City and asked what would happen with the KFC building because it has been sitting empty for 16 years.

Community Development Director Kabat stated that would be at the discretion of the owner and explained that his understanding is that it had recently been purchased by somebody who owns and operates a number of Mexican restaurants. He noted that he did not believe that anyone had staff had spoken to the new owners yet to find out their proposed plans for the site or the building.

- Explained that he had heard that Red Bench is opening a Speak Easy behind them.

City Planner Hanson confirmed that this is what they were planning.

Chairperson Brass

- Noted that Coopers would be closing sometime in March and asked if staff had heard about any inquiries into the property.

Community Development Director Kabat stated that he was sad to see Coopers go but noted that staff would continue to work with the owners to see what opportunities may be. He noted that, from the City's perspective, getting a grocer in there would be the ideal outcome.

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson to adjourn the meeting at 8:29 pm.

Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
03/13/2024

Subject: **3740 Chestnut Street (former Treehouse site) – Final Site & Building Plan and Final Plat**

Applicant: Audrius Asakenas

Location: 3740 Chestnut Street

Case No.: P.C. No. 2024-05

Synopsis: The applicant is requesting approval of the Final Site & Building Plan and Final Plat 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 pursued entitlements for the original concept plan approved in April 2023.

In October 2023, the preliminary site & building plan, preliminary plat and rezoning were approved. The property was rezoned from Open (O) to Planned Industrial District (PID-11).

CHANGES SINCE PRELIMINARY PLAN

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

- ROW Line Adjustment: the site's eastern property line has been adjusted to accommodate right-of-way acquisitions needed for the State Highway. This change does not significantly effect the site's layout. Minor relocations were done to the landscape plan to accommodate this readjustment.

- Landscape Plan: the proposed plantings have been revised in response to the ROW acquisition needed for the site, and plantings have been relocated outside of the first phase proof of parking areas.

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 Planned Industrial District (PID-11).

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 Final Site & Building Plan and Final Plat approval for the construction of a multi-tenant office/warehouse/manufacturing building totaling approximately 16,000 square feet in size and one-story tall. This facility is set up to provide space for up to 15 tenants with square footage around 1,000 square feet for each tenant; one corner tenant (Unit 7 on construction plans) 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 (48%)

Class II	EIFs, Aluminum Wood Siding (52%)
Class III	None
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	48% Class I (3 different materials) 52% 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. 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 has been coordinating with the property owner of the Pondview site to secure appropriate approvals and easements for this extension. A copy of the sewer easement agreement is included as an attachment.

Stormwater

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

Final Plat

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

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Tuesday, February 6th, 2024. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, April 6th, 2024 (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 Wednesday, June 5th, 2024. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, June 5th, 2024 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 Final Site & Building Plan and Final Plat for 3740 Chestnut Street, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative, prepared by Audrius Asakenas**
 - b. Cover Sheet (pg G-001), submitted by moore engineering, inc., dated February 28, 2024**

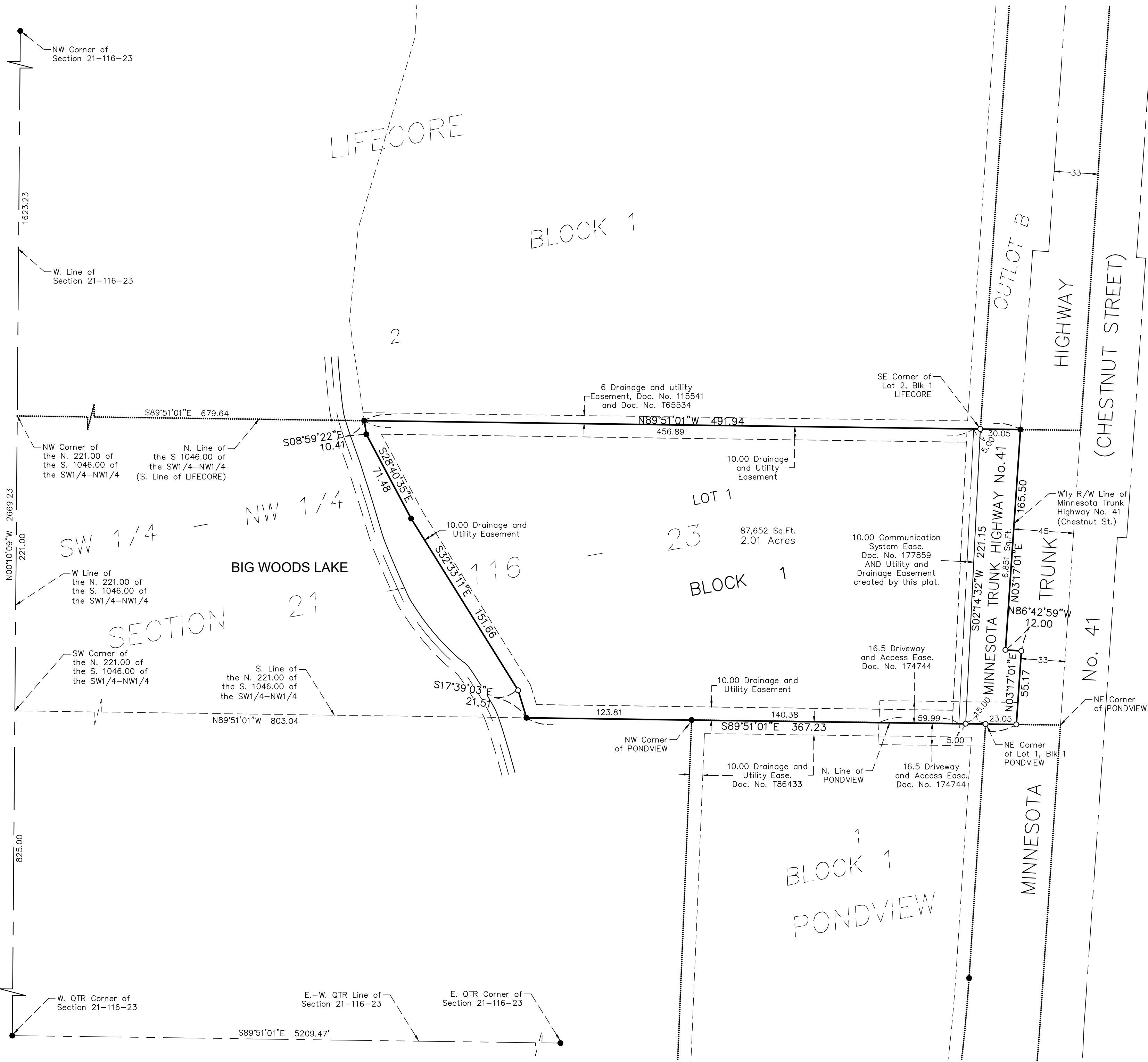
- c. Civil Notes (pg G-002), submitted by moore engineering, inc., dated February 28, 2024
 - d. Civil Legend (pg G-003), submitted by moore engineering, inc., dated February 28, 2024
 - e. Details (pgs C-201-C-203), submitted by moore engineering, inc., dated February 28, 2024
 - f. Stormwater Details (pgs C-204-C-209), submitted by moore engineering, inc., dated February 28, 2024
 - g. Landscape Details (pg C-211), submitted by moore engineering, inc., dated February 28, 2024
 - h. Demolition Plan (pg C-301), submitted by moore engineering, inc., dated February 28, 2024
 - i. Preliminary Plat (pg C-601), submitted by moore engineering, inc., dated February 28, 2024
 - j. Site Overlay Plan (pg C-602), submitted by moore engineering, inc., dated February 6, 2024
 - k. Site Plan (pg C-603), submitted by moore engineering, inc., dated February 28, 2024
 - l. Utility Plan (pg C-604), submitted by moore engineering, inc., dated February 28, 2024
 - m. Utility Plan – Sanitary (pg C-605), submitted by moore engineering, inc., dated February 28, 2024
 - n. Grading Plan (pg C-606), submitted by moore engineering, inc., dated February 28, 2024
 - o. Erosion Control Plan (pg C-607), submitted by moore engineering, inc., dated February 28, 2024
 - p. Landscape Plan (pg C-608), submitted by moore engineering, inc., dated February 28, 2024
 - q. Landscape Notes (pg C-609), submitted by moore engineering, inc., dated February 28, 2024
 - r. Tree Preservation Plan (pg C-610), submitted by moore engineering, inc., dated February 28, 2024
 - s. Passenger Car Access Exhibit, submitted by moore engineering, inc.
 - t. Van Access Exhibit, submitted by moore engineering, inc.
 - u. Truck Access Exhibit, submitted by moore engineering, inc.
 - v. Fire Truck Access Exhibit (pgs 1-2), submitted by moore engineering, inc.
 - w. Photometric Plan, submitted by Davis, dated August 31, 2023
 - x. Chestnut Business Park Final Plat
 - y. Proof of Parking Exhibit, submitted by moore engineering, inc., undated
 - z. 3740 Chestnut Business Park Construction Plans (pgs 1-11), submitted by Littfin Design, dated January 8, 2024
 - aa. Reciprocal Easement Agreement (pgs 1-12), dated November 28, 1994
 - bb. Sanitary Sewer Easement (pgs 1-4), dated January 2024
 - cc. Temporary Easement for Grading Purposes (pgs 1-5), dated November 30, 2024
2. Adherence with the Engineers Memo dated October 11, 2023.
 3. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
 4. 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.

- 5. Coordination with the City Engineer with regard to utilities, grading and drainage.**
- 6. Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
- 7. Utilization of modular face brick or natural stone to be classified as a Class I material.**
- 8. Uses that require auto maintenance or exterior storage will not be permitted.**
- 9. 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.**
- 10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
- 11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.**
- 12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
- 13. Provision that signage for all tenants to use similar signing methods and design.**
- 14. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 15. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
- 16. Provision that all mechanical equipment will be fully screened from view.**
- 17. Compliance with Section 15.28.120 Building Design/Materials and Site Design.**
- 18. Coordination with Electric Department on service locations.**
- 19. Provision of decorative front doors and overhead doors on the south, north and interior facades.**
- 20. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4.**
- 21. Provision of irrigation for the landscaped and sodded areas of the site.**
- 22. Provision that a demolition permit is obtained prior to demolition of the structures on site.**
- 23. Provision of a stormwater maintenance agreement for the private storm sewer over City property connecting to Big Woods Lake to be recorded at the time of final plat recording.**

CHESTNUT BUSINESS PARK

PLAT FILE NO.

C.R. DOC. NO.



KNOW ALL PERSONS BY THESE PRESENTS: That Chestnut Business Park LLP, a Minnesota limited liability partnership, owner, and Prime Security Bank, a Minnesota corporation, mortgagee, of that part of the Southwest Quarter of the Northwest Quarter of Section 21, in Township 116 North, Range 23 West of the Fifth Principal Meridian in Carver County, Minnesota described as follows:

The North 221.00 feet of the South 1046.00 feet of the Southwest Quarter of the Northwest Quarter of said Section 21, lying westerly of State Trunk Highway No. 41, EXCEPTING therefrom: Beginning at the northwest corner of said North 221.00 feet of the South 1046.00 feet of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 51 minutes 01 second East, along the north line of said North 221.00 feet of the South 1046.00 feet of the Southwest Quarter of the Northwest Quarter, a distance of 679.64 feet; thence South 08 degrees 59 minutes 22 seconds East, a distance of 10.41 feet; thence South 28 degrees 40 minutes 35 seconds East, a distance of 71.48 feet; thence South 32 degrees 33 minutes 11 seconds East, a distance of 151.66 feet; thence South 17 degrees 39 minutes 03 seconds East, a distance of 21.51 feet, to the south line of said North 221.00 feet of the South 1046.00 feet of the Southwest Quarter of the Northwest Quarter; thence North 89 degrees 51 minutes 01 seconds West, along said south line of said North 221.00 feet of the South 1046.00 feet to the west line of said Southwest Quarter of the Northwest Quarter; thence North, along the west line of said Southwest Quarter of the Northwest Quarter, to the point of beginning.

Has caused the same to be surveyed and platted as CHESTNUT BUSINESS PARK and does hereby dedicate to the public for public use the public way and drainage and utility easements as created by this plat. SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said Chestnut Business Park LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper partners this ____ day of _____, 20____.

Signed: Chestnut Business Park LLP

Audrius Asokenas, General Partner

Efim Shukalovich, General Partner

State of _____
County of _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Audrius Asokenas, General Partner, and Efim Shukalovich, General Partner, of Chestnut Business Park LLP, a Minnesota limited liability partnership, on behalf of the partnership.

Notary Public _____
My commission expires _____

IN WITNESS WHEREOF said Prime Security Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Prime Security Bank

_____, Vice President

State of _____
County of _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____, Vice President, of Prime Security Bank, a Minnesota corporation.

Notary Public _____
My commission expires _____

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

PRELIMINARY

Christopher D. Heyer, Professional Land Surveyor
Minnesota Registration Number 43807

State of _____
County of _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Christopher D. Heyer.

Notary Public _____
My commission expires _____

City of Chaska, Minnesota

This plat of CHESTNUT BUSINESS PARK was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting held this ____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes Section 505.03 Subd. 2.

City Council of the City of Chaska, Minnesota

Signed: _____, Mayor

Signed: _____, Clerk

County Surveyor, Carver County, Minnesota

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

Brian E. Praske, County Surveyor

By: _____

County Auditor, Carver County, Minnesota

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

Crystal Campos, County Auditor

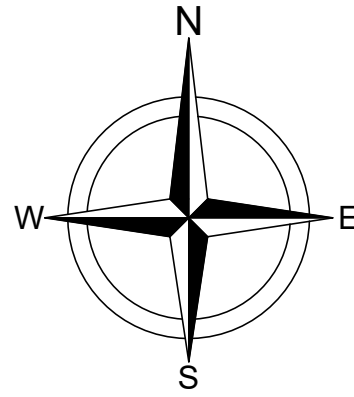
By: _____

County Recorder, Carver County, Minnesota

I hereby certify that this plat of Chestnut BUSINESS PARK was filed this ____ day of _____, 20____, at _____ o'clock ____ M. as Document No. _____

Kaaren Lewis, County Recorder

By: _____

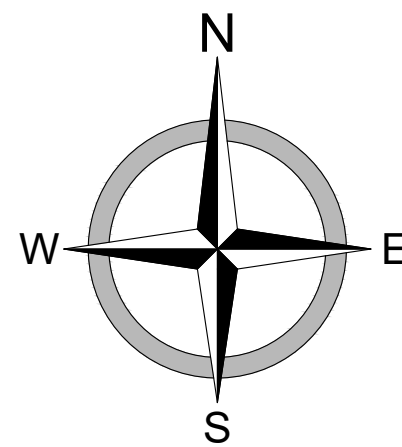


0 50
Scale in Feet

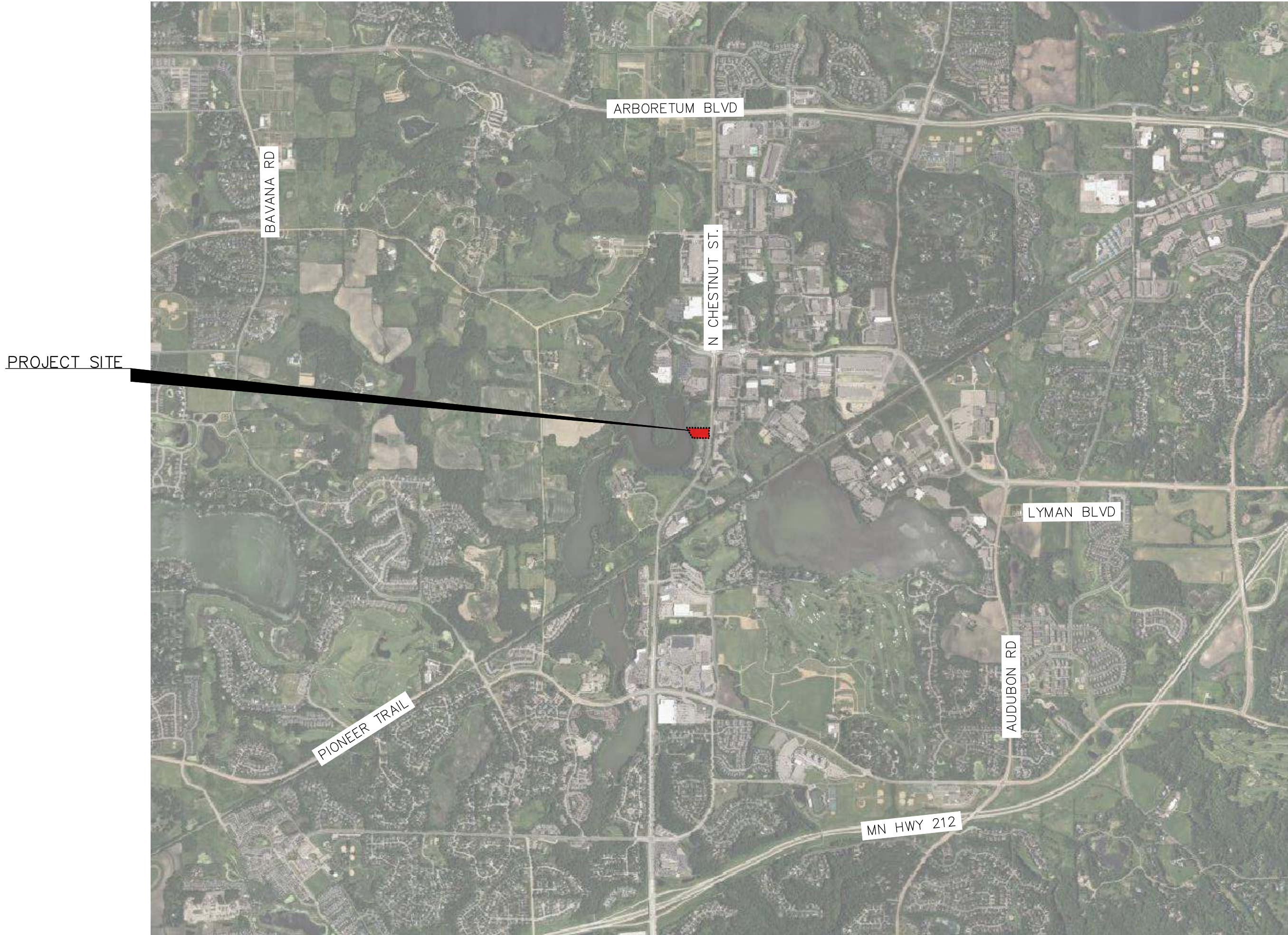
BASIS OF BEARING:
THE NORTH LINE OF THE NORTH 221.00 FEET
OF THE SOUTH 1046.00 FEET OF THE
SW 1/4-NW 1/4 HAS A RECORD BEARING OF
S89°51'01"E

LEGEND

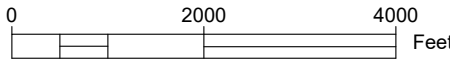
- 5/8 INCH BY 16 INCH IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43807
- IRON MONUMENT FOUND



VICINITY MAP



 = PROJECT LOCATION



CHASKA, MN 55318

CHESTNUT BUSINESS PARK

3740 N CHESTNUT ST.

Sheet List Table	
Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	CIVIL NOTES
G-003	CIVIL LEGEND
C-201	DETAILS
C-202	DETAILS
C-203	DETAILS
C-204	STORMWATER DETAILS
C-205	STORMWATER DETAILS
C-206	STORMWATER DETAILS
C-207	STORMWATER DETAILS
C-208	STORMWATER DETAILS
C-209	STORMWATER DETAILS
C-210	STORMWATER DETAILS
C-211	LANDSCAPE DETAILS
C-301	DEMOLITION PLAN
C-601	PRELIMINARY PLAT
C-602	SITE OVERLAY PLAN
C-603	SITE PLAN
C-604	UTILITY PLAN
C-605	UTILITY PLAN - SANITARY
C-606	GRADING PLAN
C-607	EROSION CONTROL PLAN
C-608	LANDSCAPE PLAN
C-609	LANDSCAPE NOTES
C-610	TREE PRESERVATION PLAN

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

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

PRELIMINARY
ERIN E. NEWMAN
DATE: LIC. NO. 57177



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

DATE:	02/06/2024
REV DATE:	02/28/2024
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.

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 ON ALL SLOPES 3:1 OR GREATER.
- 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

GRADING NOTES

- 1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
- 2. ELEVATIONS ALONG CURB ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR TO ENSURE SOILS ARE ADEQUATE FOR ALL CONSTRUCTION WITHIN CONSTRUCTION SITE. SEE GEOTECHNICAL REPORT PREPARED BY AET DATED NOVEMBER 21, 2023 FOR EXISTING SOILS INFORMATION.

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. DIMENSIONS SHOWN ARE TO OUTERMOST WALLS OF BUILDING. FOR DOOR AND STOOP LOCATIONS AND EXACT FLOOR PLAN SEE ARCHITECTURAL OR STRUCTURAL PLANS.

- 2. LANDSCAPE ITEMS ARE FOR REFERENCE ONLY. COORDINATE WITH ARCHITECT FOR EXACT PLACEMENT AND TYPE.

UTILITY NOTES

- 1. ALL UTILITY MATERIALS, SPECIFICATIONS, INSTALLATION, AND TESTING SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF CHASKA ENGINEERING GUIDELINES AND THE MINNESOTA PLUMBING CODE.
- 2. ANY WORK ON EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
- 3. 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).
- 4. CONTRACTOR SHALL VERIFY EXISTING GRADES AND INVERT ELEVATIONS.
- 5. 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".
- 6. ALL "PLUMBING SYSTEM" COMPONENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE 2020 MINNESOTA PLUMBING CODE — CHAPTER 4714 AND ALL ITS REVISIONS.
- 7. ALL PIPE CONNECTIONS TO MANHOLES SHALL BE COMPLETED WITH WATERTIGHT SEAL.
- 8. TOP OF WATERMAIN TO BE INSTALLED 8' (MIN.) BELOW FINISH GROUND.
- 9. WATERMAIN FITTINGS SHALL BE DUCTILE IRON-MECHANICAL JOINT. ALL BOLTS SHALL BE 304 STAINLESS STEEL. FITTINGS SHALL BE EPOXY COATED INSIDE & OUT.
- 10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND COORDINATE WITH UTILITY OWNERS DURING CONSTRUCTION.
- 11. CONTRACTOR TO ENSURE ALL CONSTRUCTION ACTIVITIES REMAIN WITHIN THE PROPERTY LINES.
- 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.
- 14. SANITARY SEWER SHALL BE PVC SDR35 CONFORMING TO ASTM D-3034. PIPE SHALL BE PRODUCED BY A CONTINUOUS EXTRUSION PROCESS USING TYPE 1, GRADE 1 MATERIAL AS DEFINED IN ASTM D-1784.
- 15. WATERMAIN SHALL BE PVC AND CONFORM TO AWWA C900 WITH A MINIMUM DIMENSION RATIO (DR) OF 18 CORRESPONDING TO A 235 PSI PRESSURE CLASS. ALL COUPLINGS SHALL BE ELASTOMERIC-GASKET CONFORMING TO AWWA C900.
- 16. STORM SEWER SHALL BE HDPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS PER ASTM F2648. JOINTS SHALL BE BELL & SPIGOT MEETING ASTM F2648. JOINTS SHALL BE WATERTIGHT ACCORDING TO REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F2306. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
- 17. OUTLET PIPE AND FLARED END SECTION TO LAKE SHALL BE REINFORCED CONCRETE (RCP) CLASS III AND CONFORM TO ASTM C-76. JOINTS SHALL MEET ASTM C-361 AND SHALL BE BUREAU OF RECLAMATION TYPE R-4. FLARED END SECTION SHALL INCLUDE A TRASH GUARD IN ACCORDANCE WITH CITY STANDARD DETAIL STD-10.

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

DATE: 02/06/2024 LIC. NO. 57177



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

DATE:	02/06/2024
REV DATE:	02/28/2024
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 STORM SEWER MANHOLE
	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)

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

DATE: 02/06/2024

LIC. NO. 57177



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

DATE: 02/06/2024

REV DATE: 02/28/2024

REV NUM: ---

RECORD: ---

PROJECT No. 22983

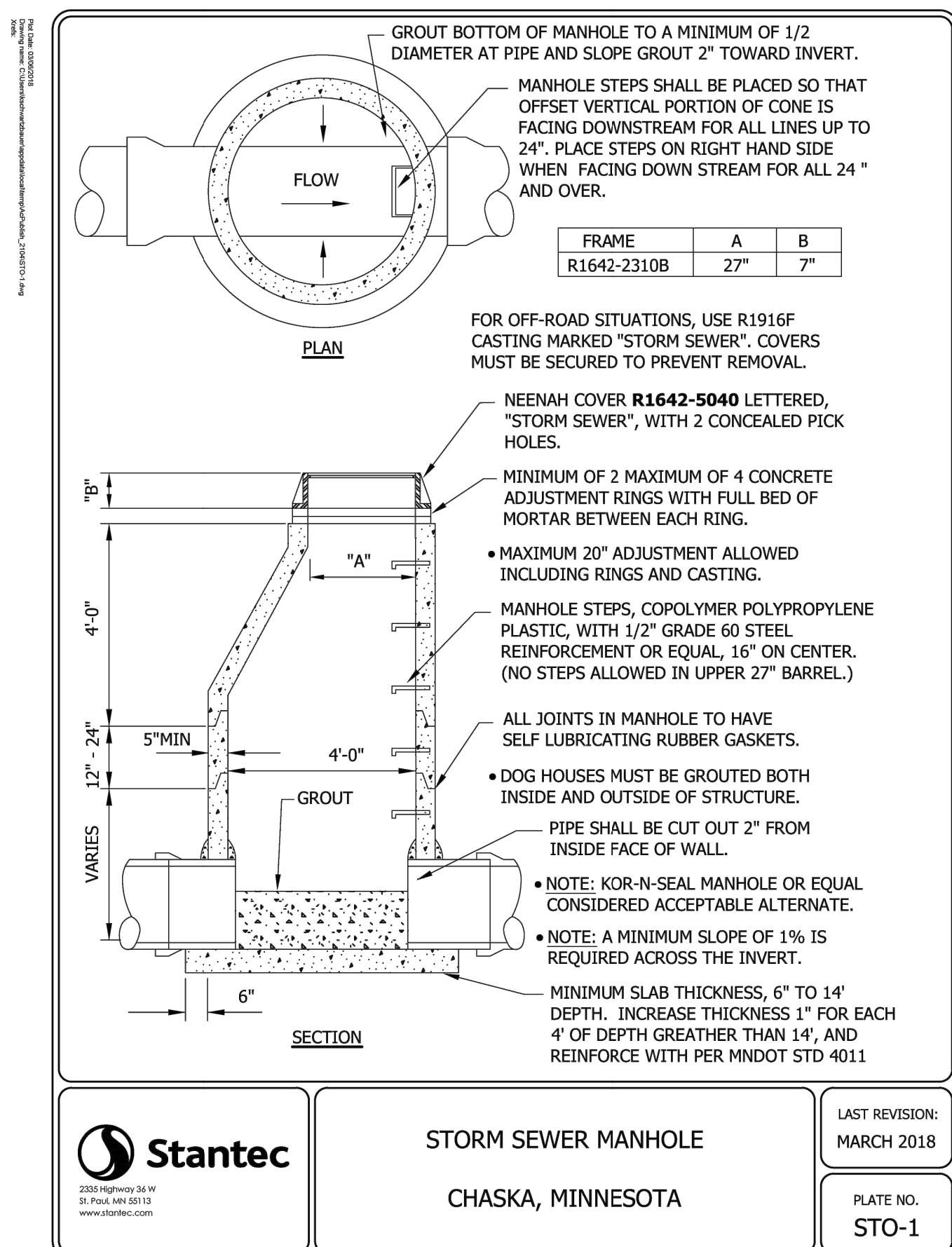
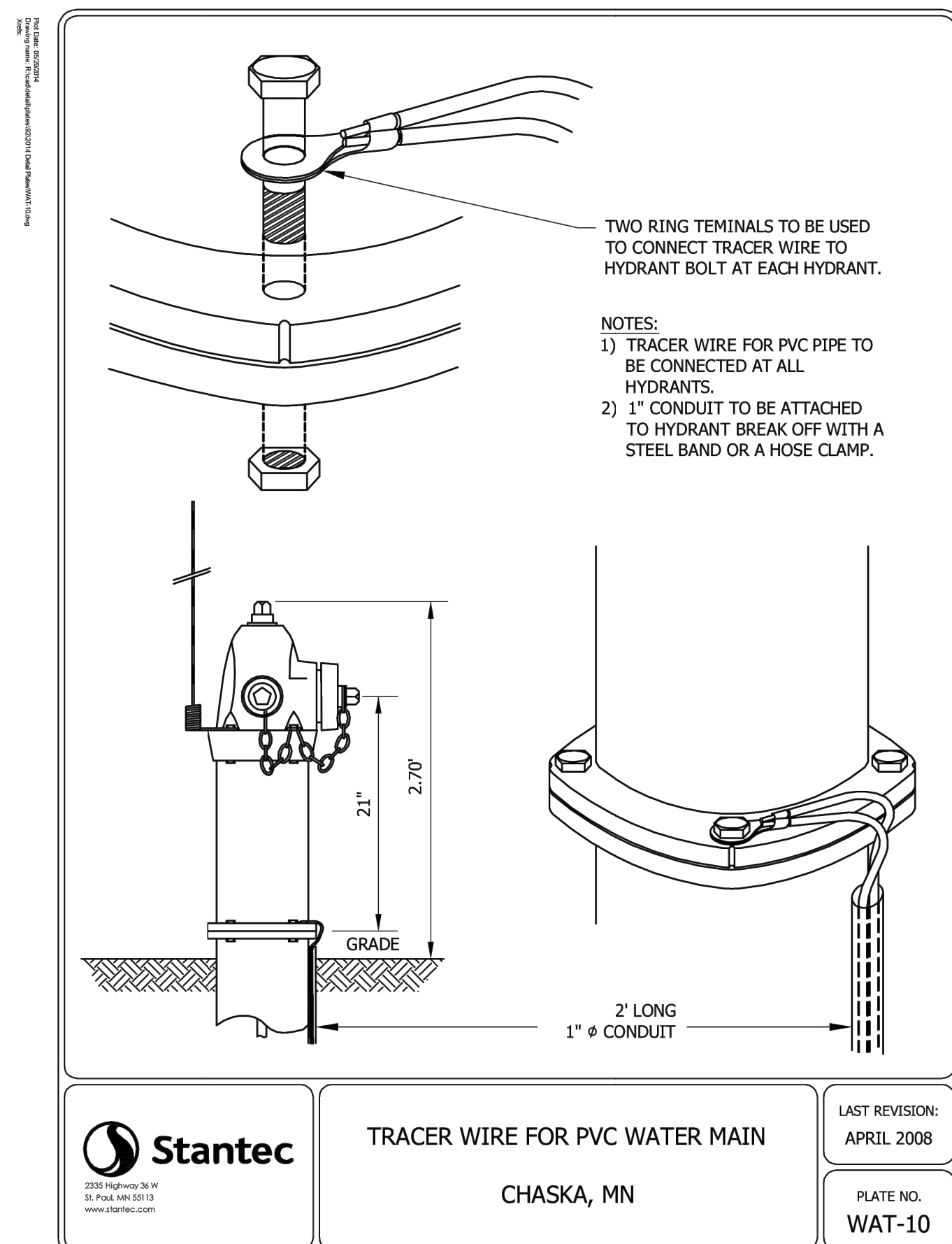
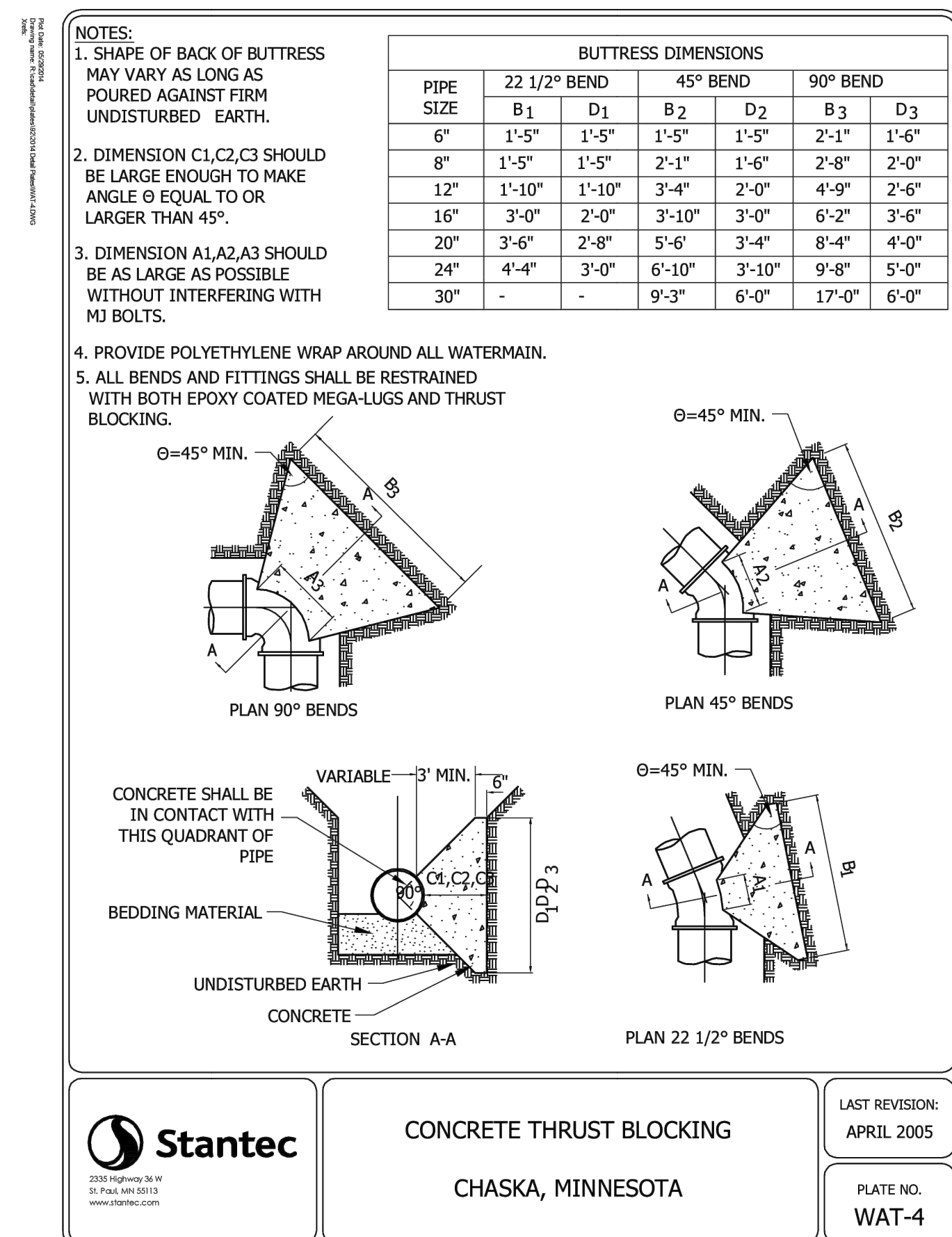
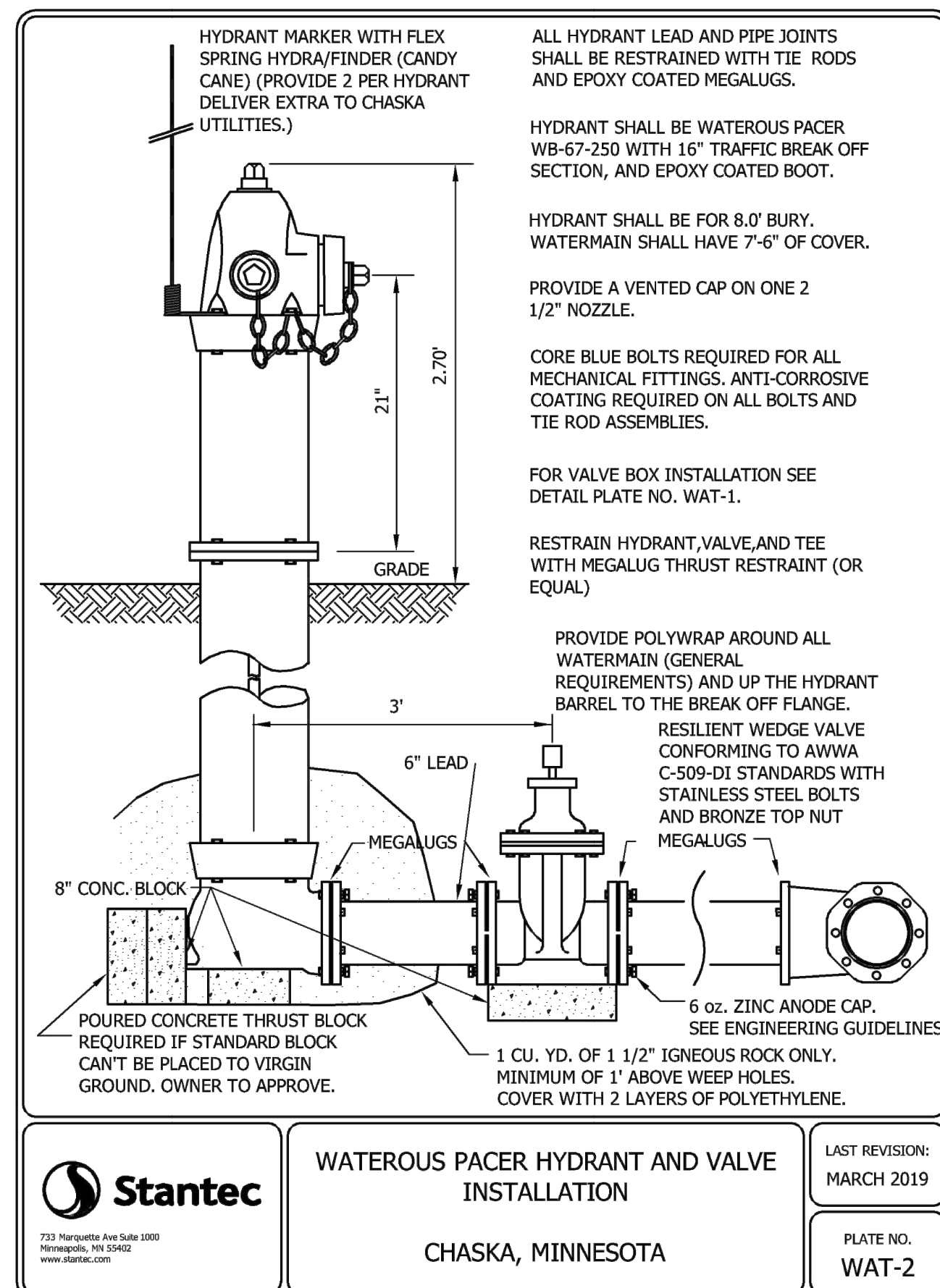
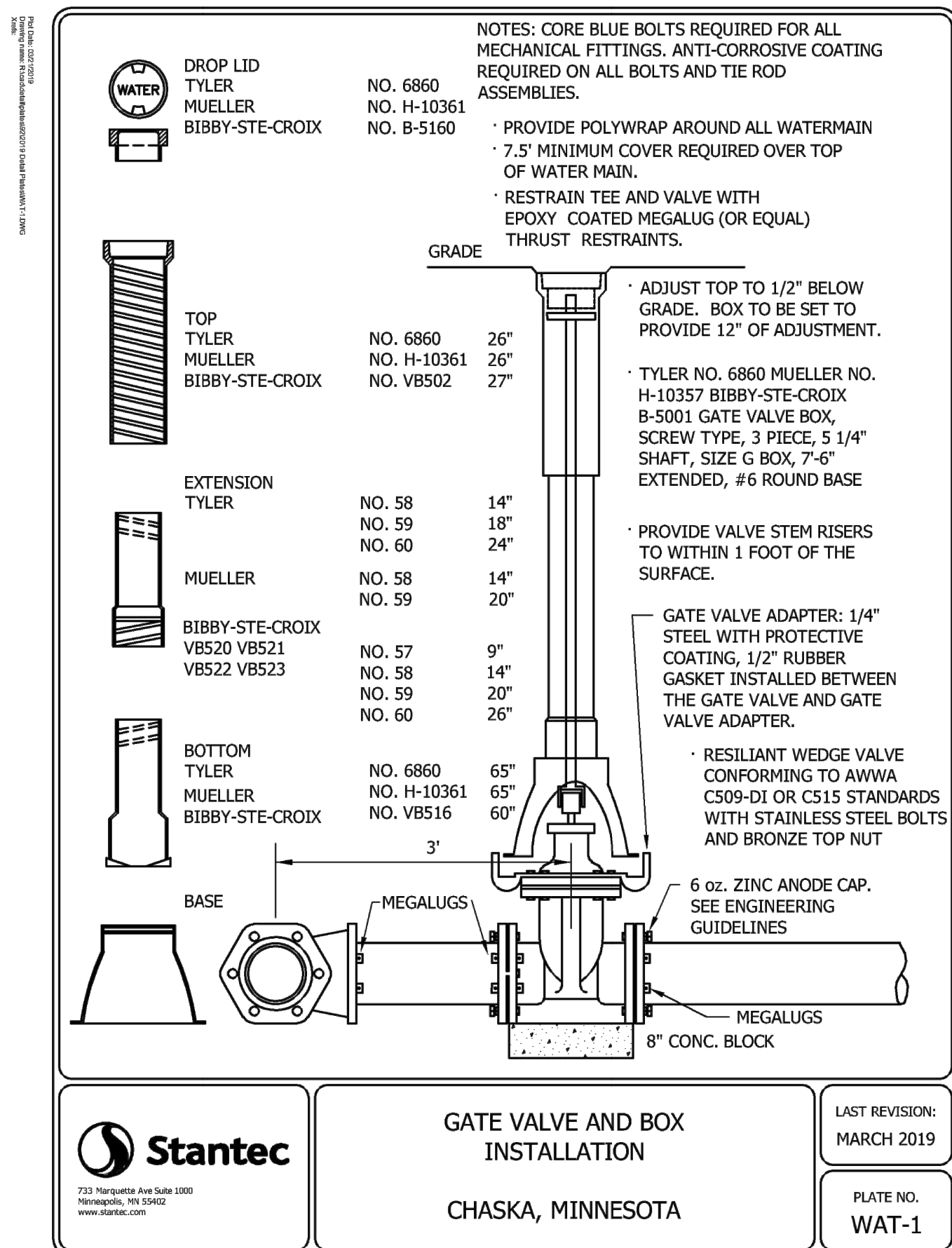
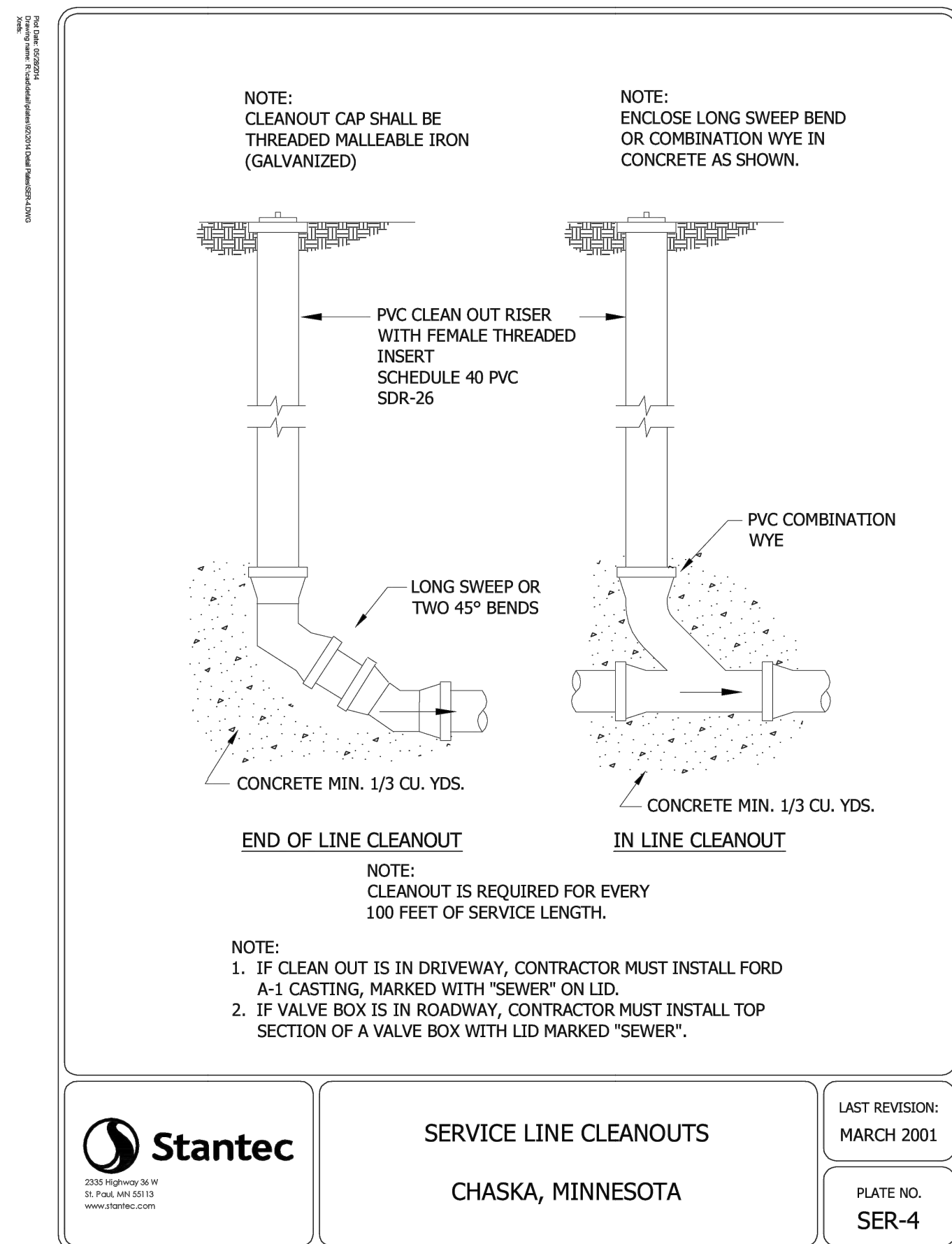
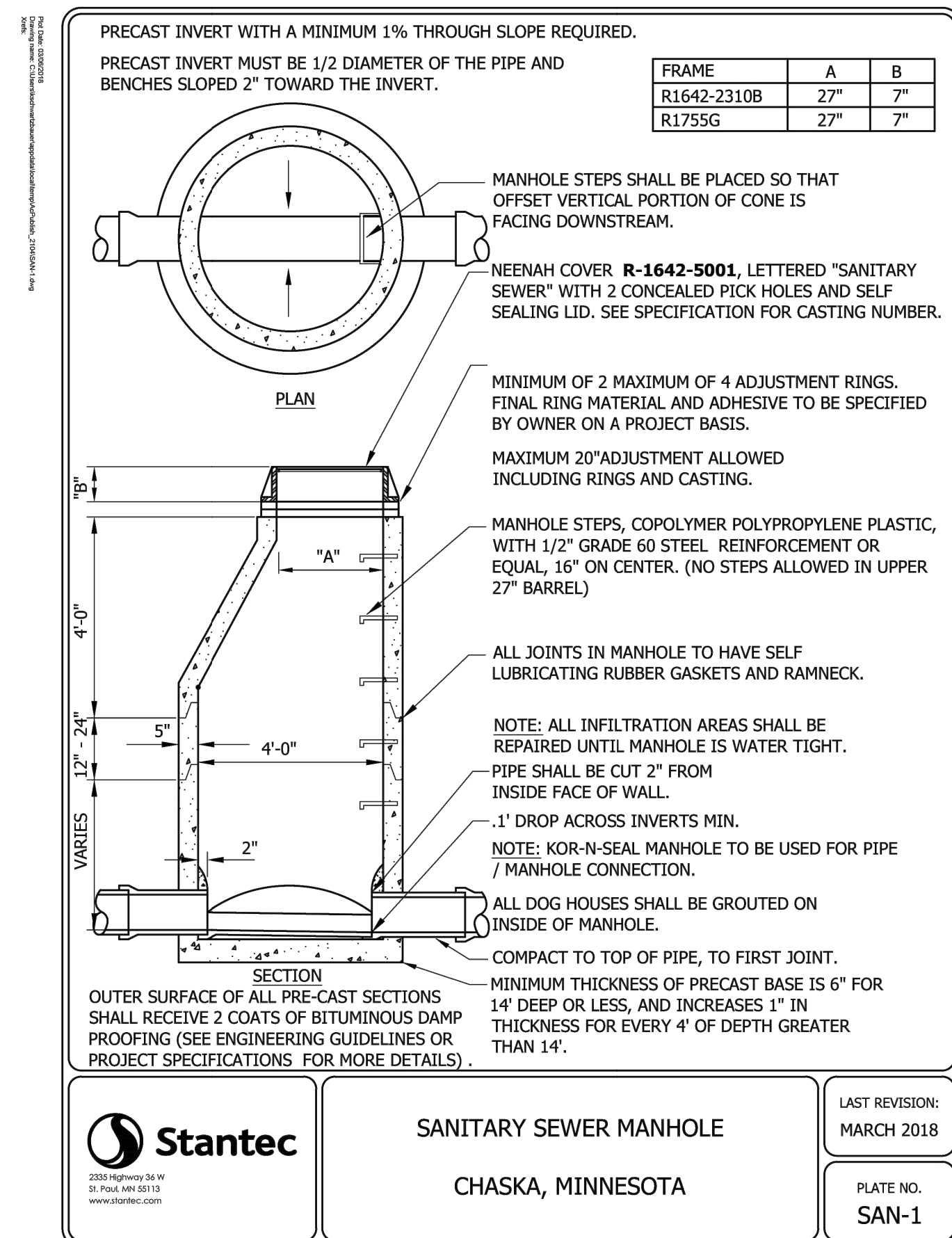
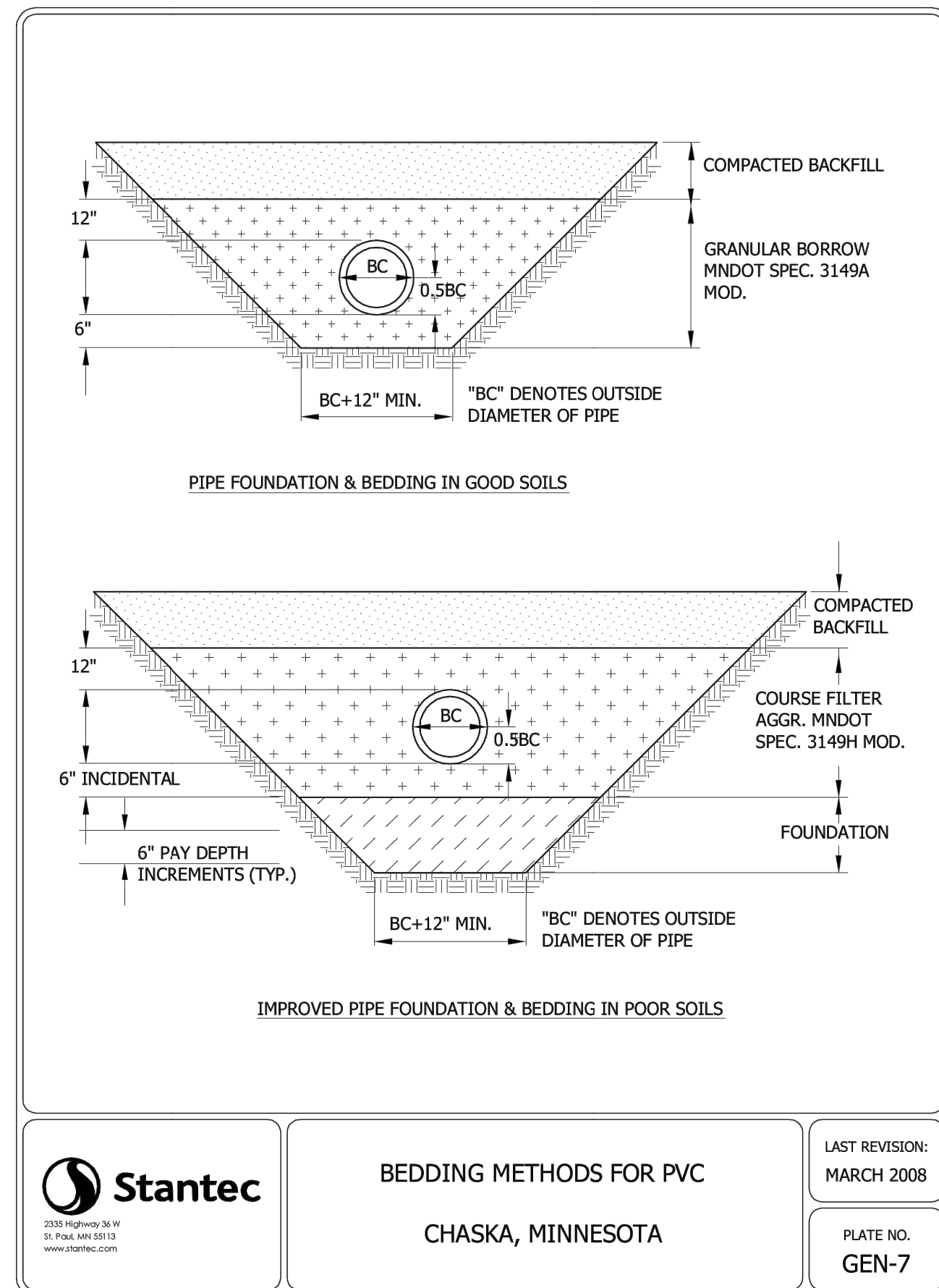
MANAGER: TG

DESIGNER: EH

DRAFTER: EH

REVIEWER: ---

G-003



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

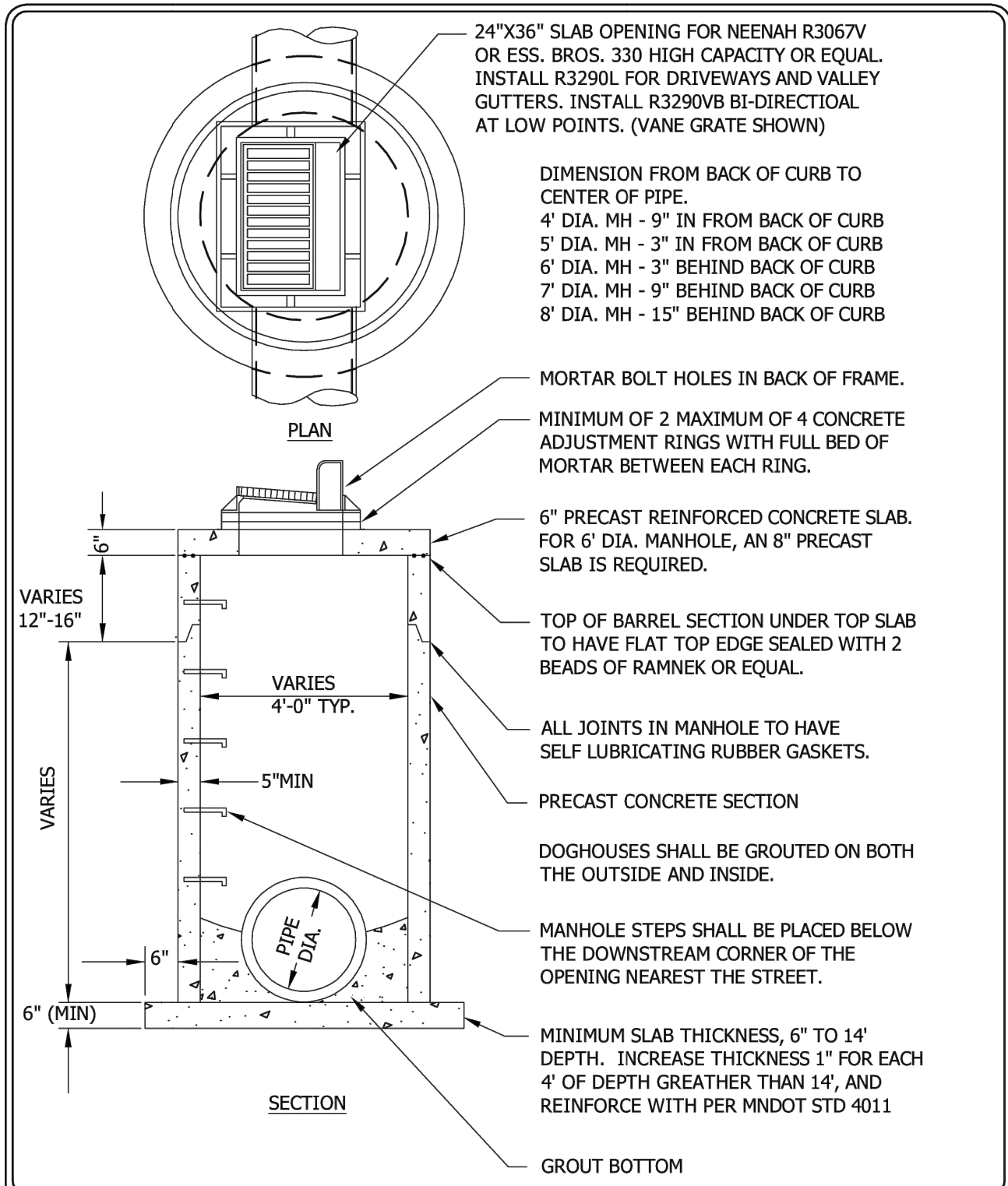
DATE: _____ LIC. NO. 57177

moore
engineering, inc.

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

DATE: 02/06/2024
REV DATE: 02/28/2024
REV NUM: ---
RECORD: ---
PROJECT No. 22983
MANAGER: TG
DESIGNER: EH
DRAFTER: EH
REVIEWER: ---

C-201



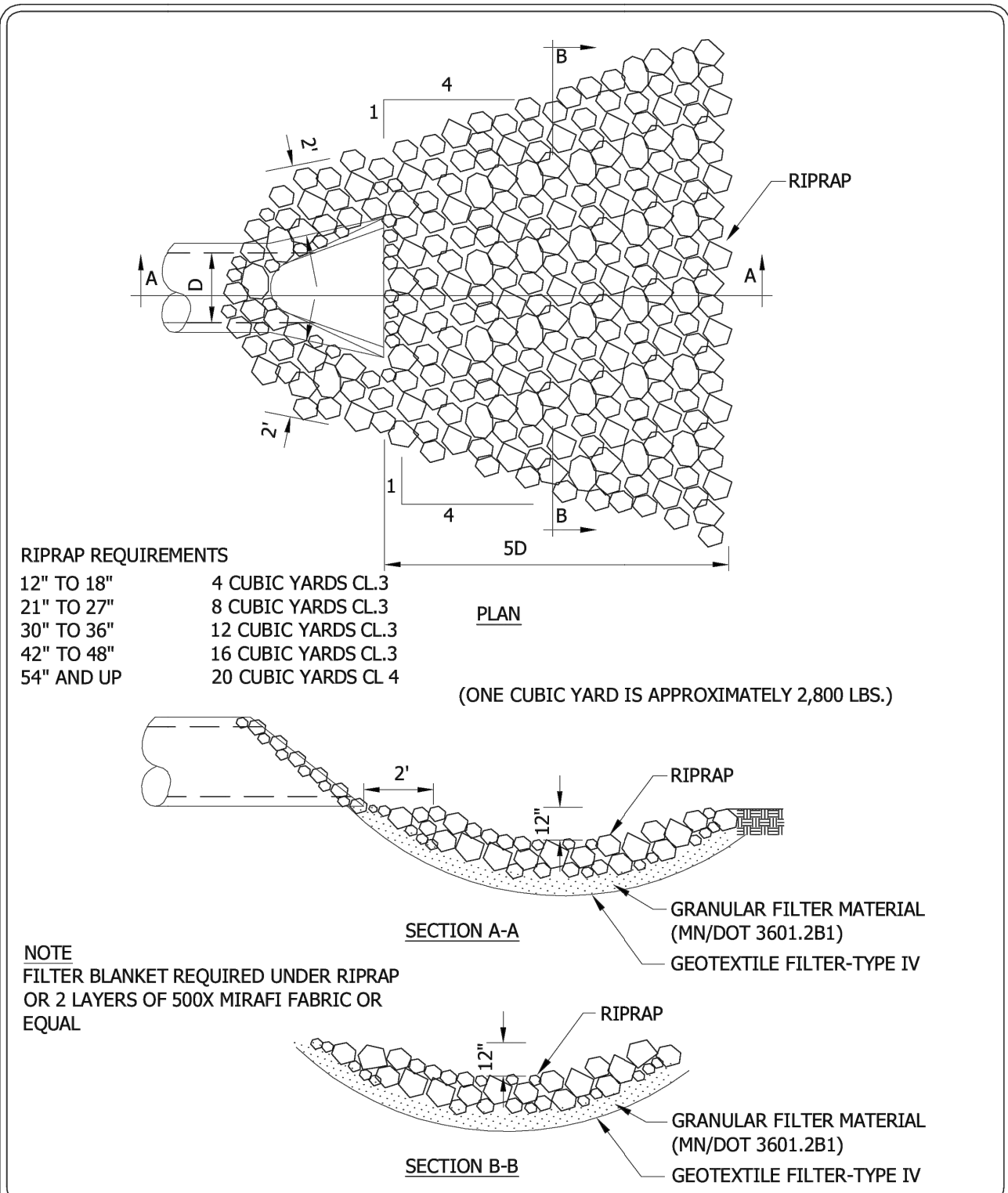


TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-5



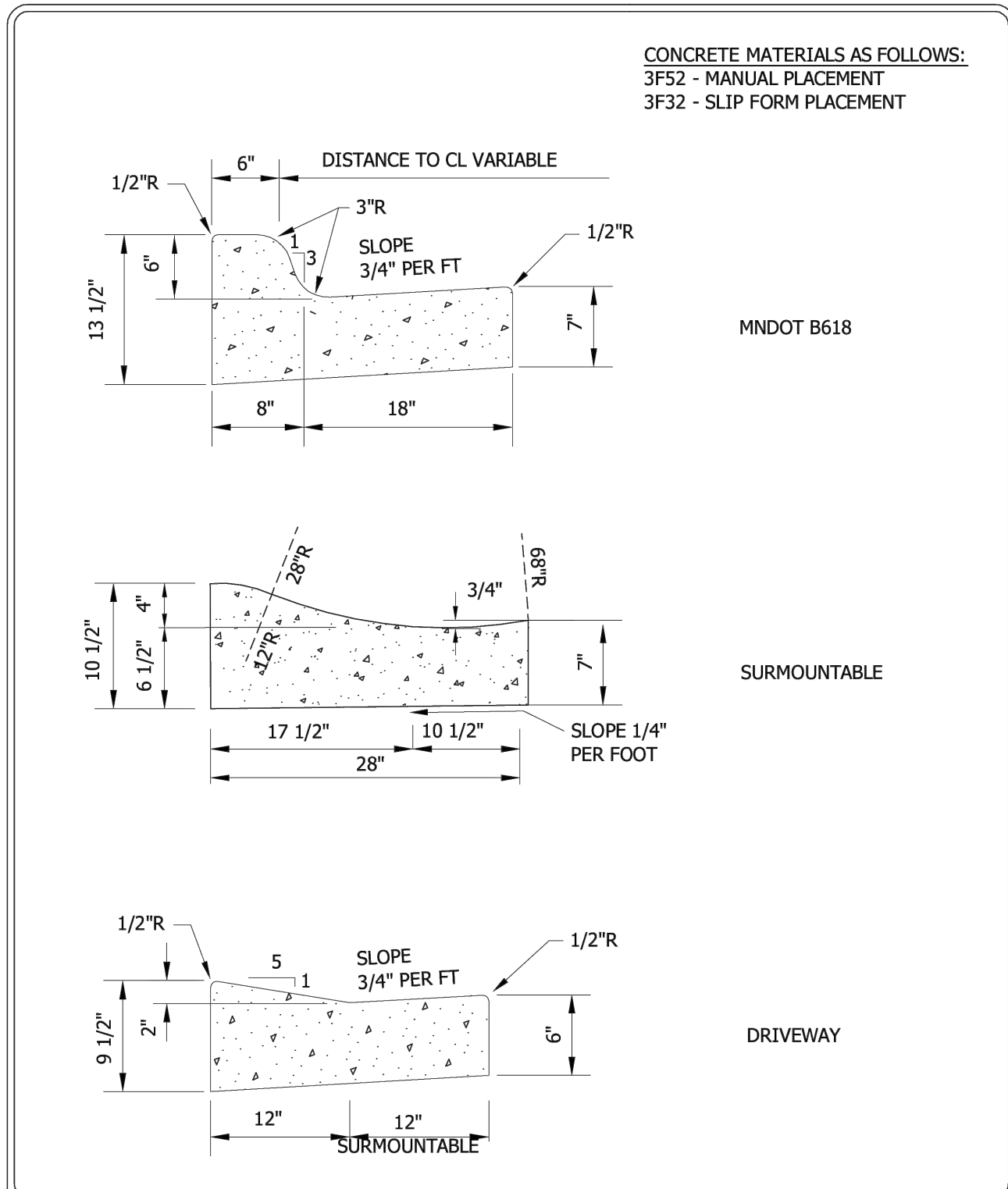


RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2004

PLATE NO.
STO-11



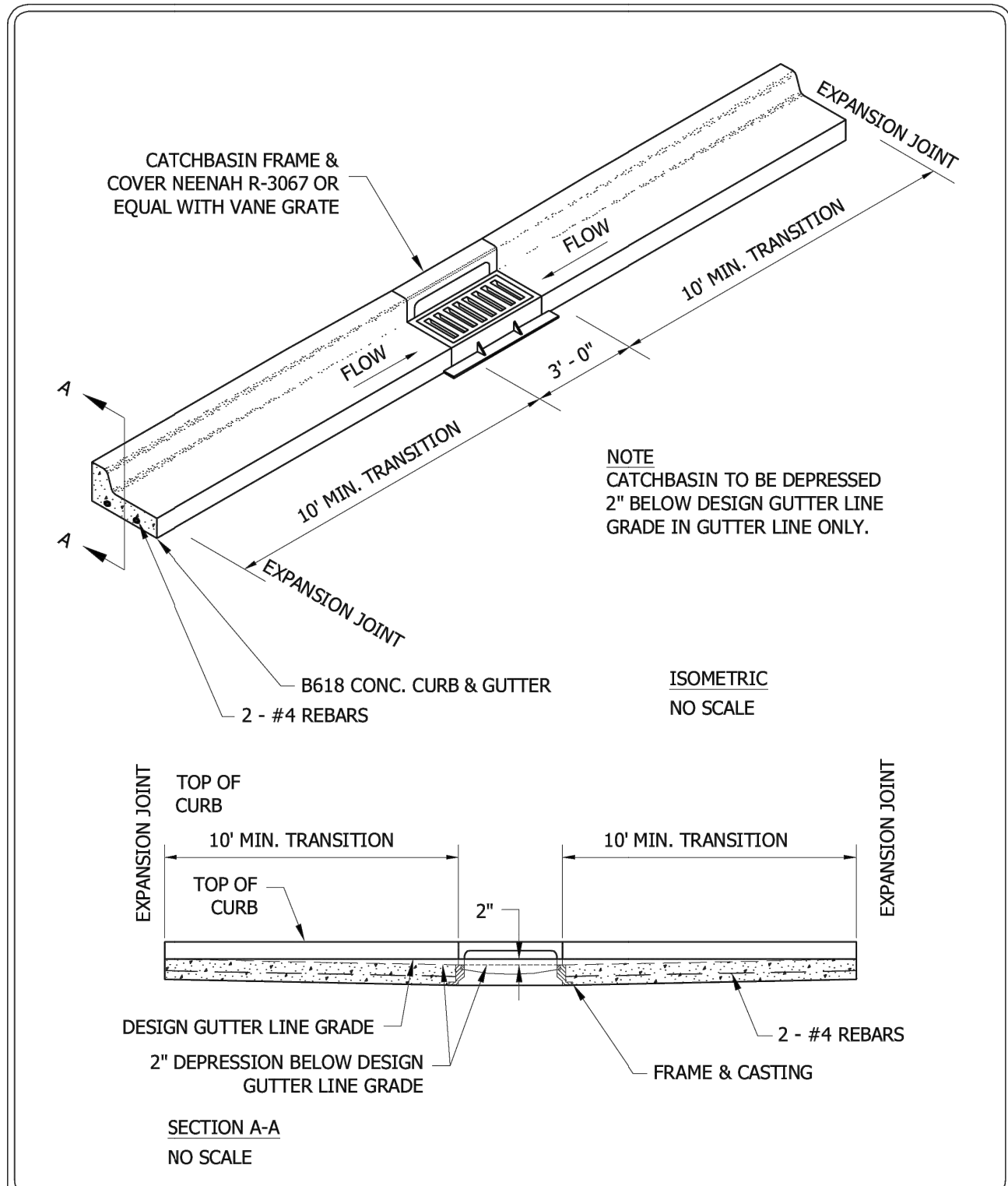


CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1



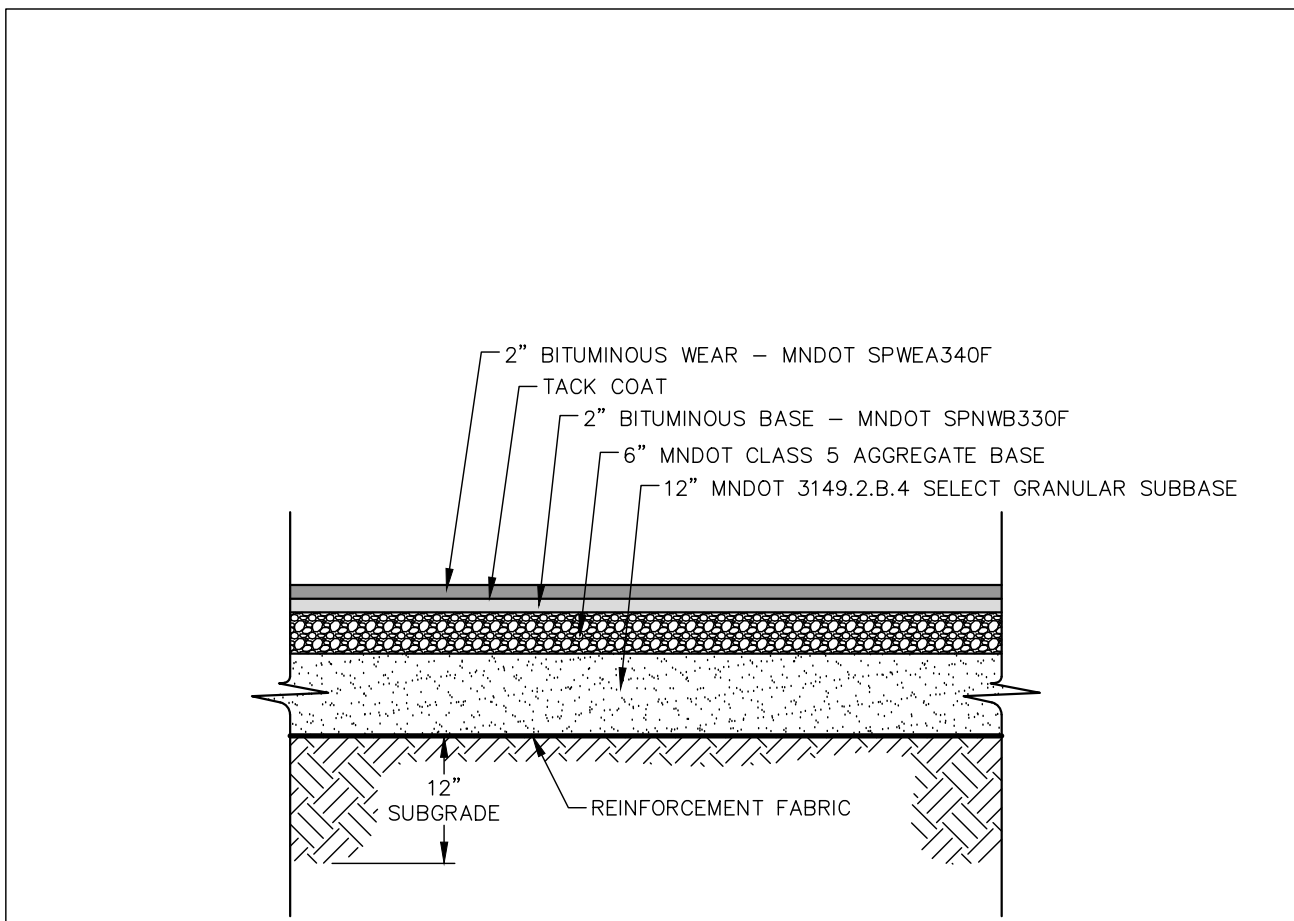


B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

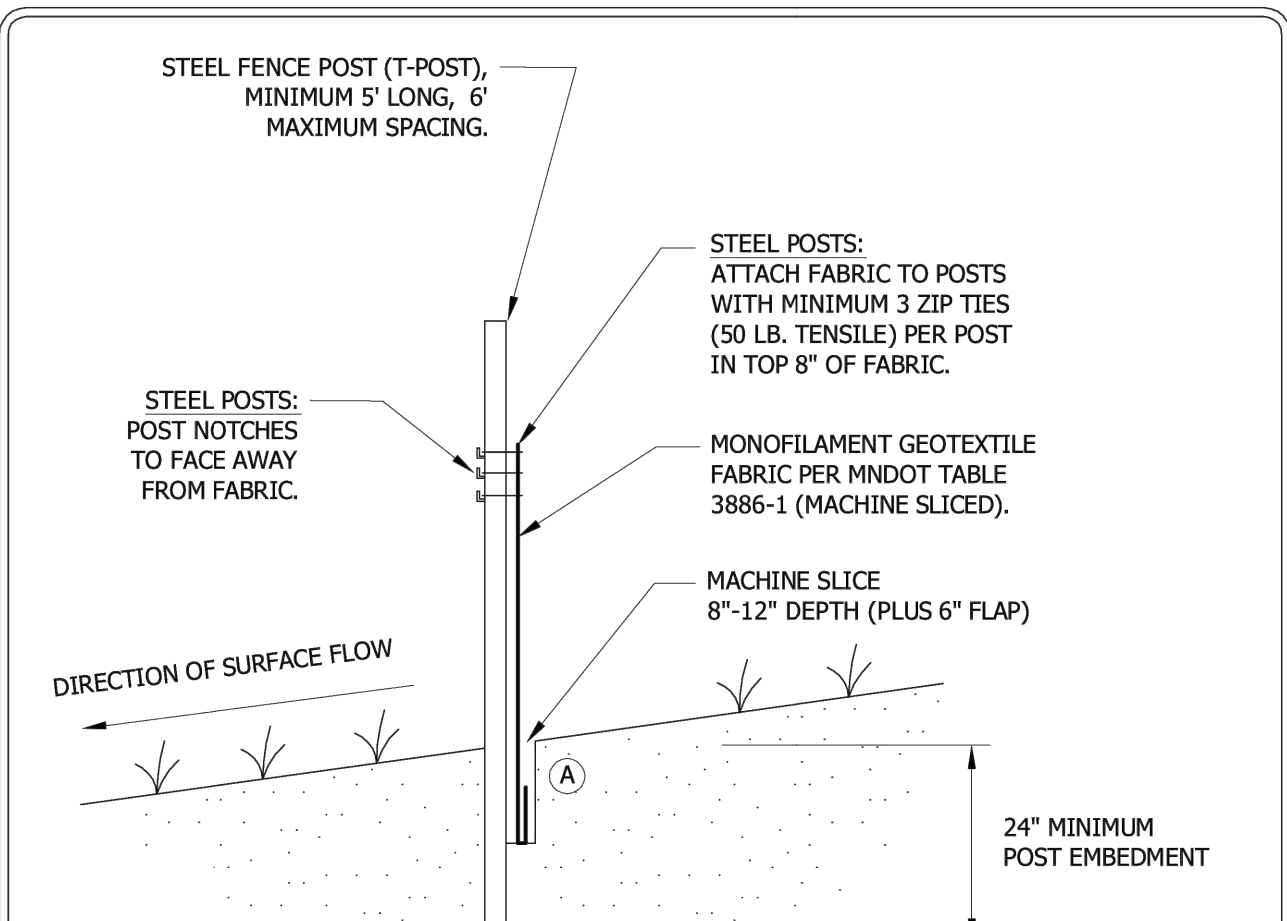
PLATE NO.
STR-4





ASPHALT PAVEMENT SECTION
NO SCALE

NOTES:
1. SUBGRADE TO BE SCARIFIED TO DEPTH SHOWN AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
2. TACK COAT - APPLY TACK COAT UNIFORMLY AT THE RATE OF 0.05 GALLONS PER SQUARE YARD. APPLY WITHIN 24 HOURS PRECEDING PLACEMENT OF THE COVERING COURSE.



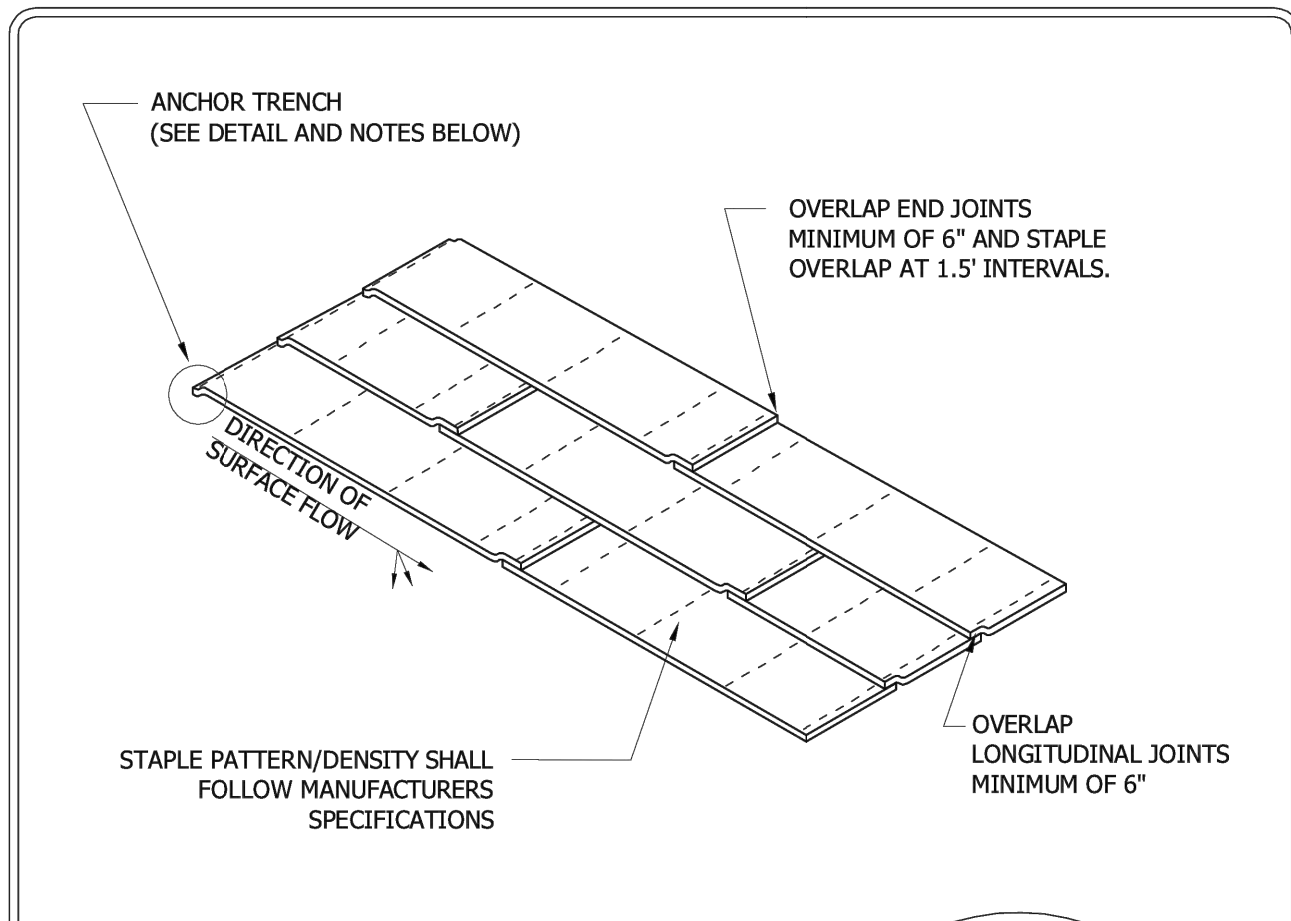


SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION:
APRIL 2011

PLATE NO.
ERO-1A



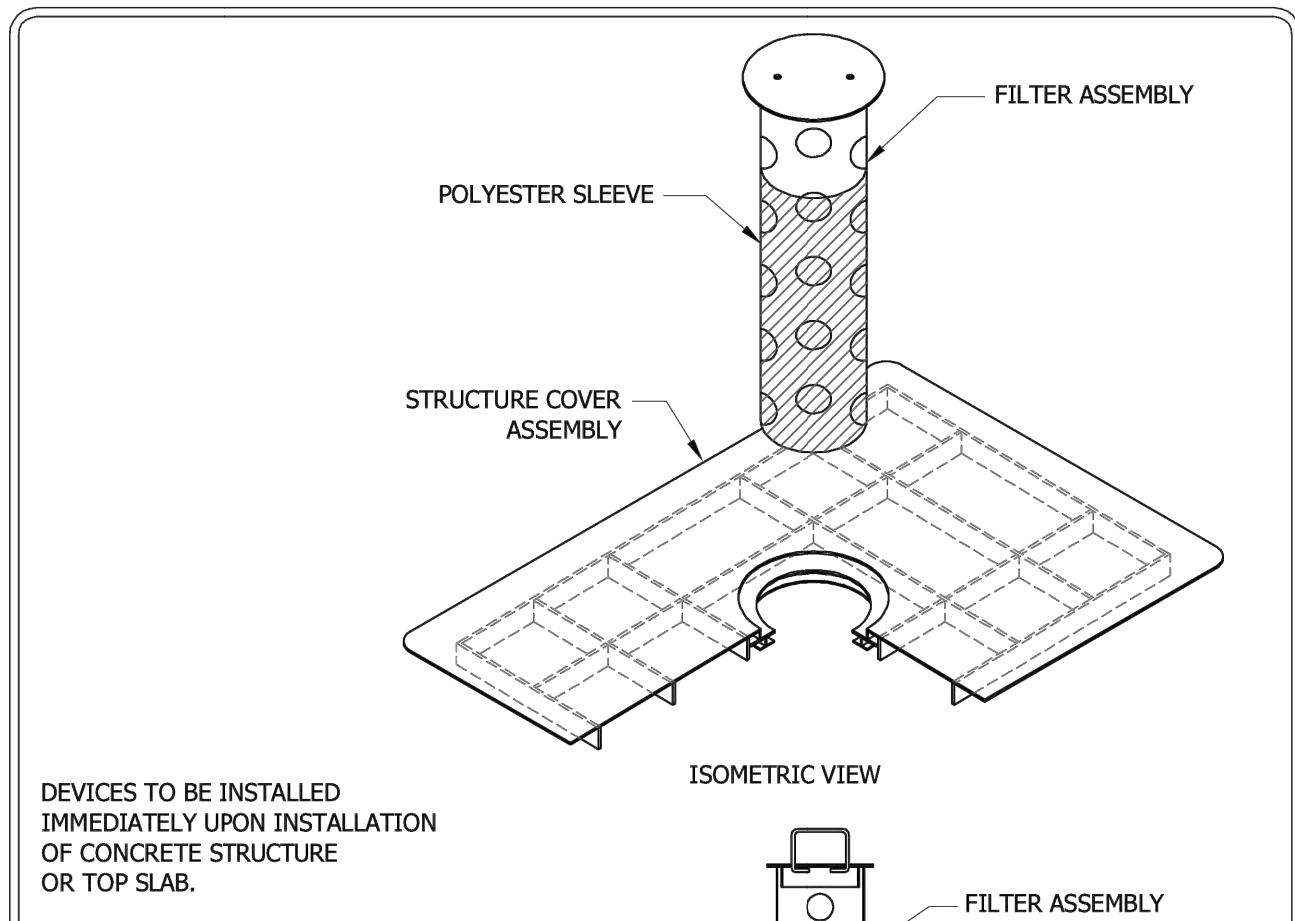


EROSION CONTROL BLANKET
INSTALLATION

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

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

DATE: _____ LIC. NO. 57177



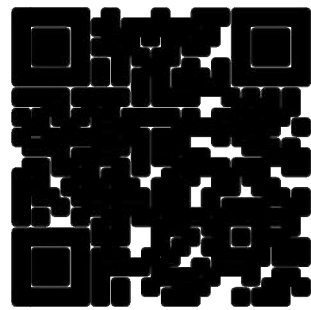
DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
DETAILS

DATE:	02/06/2024
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PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-202

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.

PRELIMINARY



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

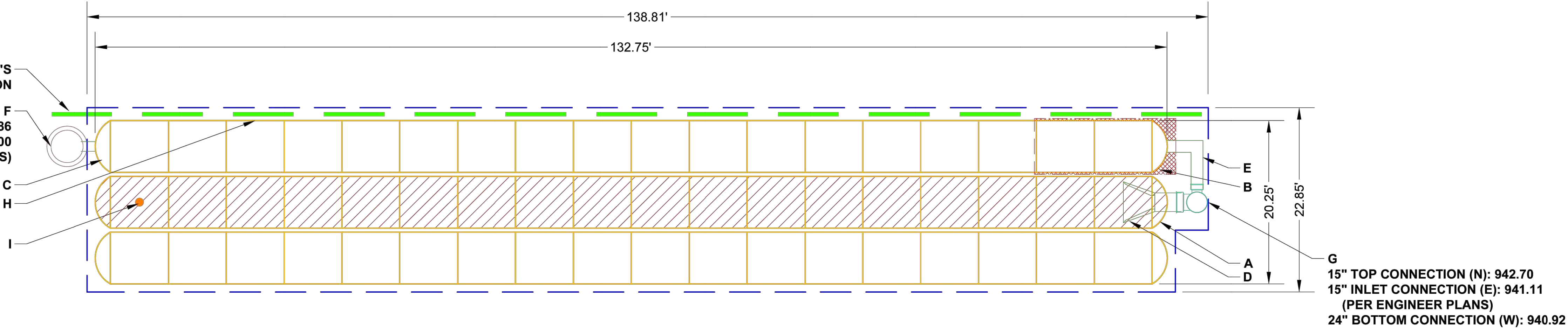
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REV DATE:	02/28/2024
REV NUM:	----
RECORD:	----

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

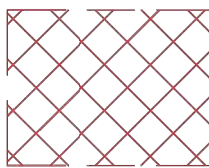
PROPOSED LAYOUT: P1		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
54	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	952.50					
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	946.50					
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	946.00	PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
21	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	946.00	PREFABRICATED END CAP	B	15" TOP CORED END CAP, PART#: MC3500IEPP15T / TYP OF ALL 15" TOP CONNECTIONS	23.39"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	946.00	PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
11780	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	945.50	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
		TOP OF MC-3500 CHAMBER:	944.50	MANIFOLD	E	15" x 15" TOP MANIFOLD, ADS N-12	23.39"	
		15" x 15" TOP MANIFOLD INVERT:	942.70	CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
		24" ISOLATOR ROW PLUS INVERT:	940.92	NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		3.5 CFS IN
		12" BOTTOM CONNECTION INVERT:	940.86					
3141	SYSTEM AREA (SF)	BOTTOM OF MC-3500 CHAMBER:	940.75	UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
323.3	SYSTEM PERIMETER (ft)	UNDERDRAIN INVERT:	940.00	INSPECTION PORT	I	4" SEE DETAIL		
		BOTTOM OF STONE:	939.00					

UNDERDRAIN - SEE ENGINEER'S
PLAN FOR PROPOSED CONNECTION

12" BOTTOM CONNECTION (E): 940.86
12" OUTLET PIPE (SW): 938.00
(PER ENGINEER PLANS)



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.

StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



888-892-2694 | WWW.STORMTECH.COM

SHEET
2 OF 7

CHESTNUT BUSINESS PARK

CHASKA, MN, USA

DATE:

DRAWN: PM

PROJECT #:

CHECKED: N/A

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.

DETAILS

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

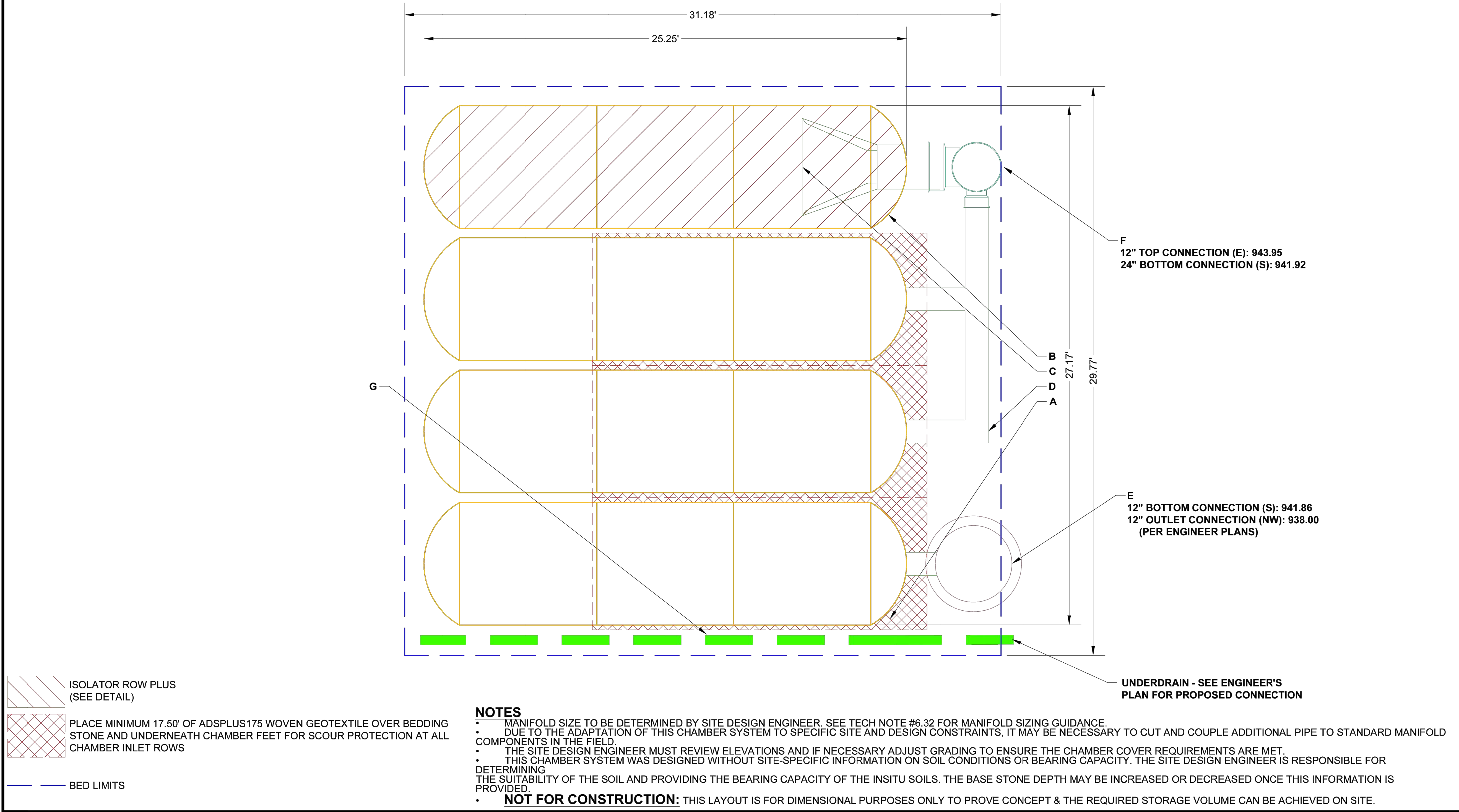
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RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-205

PRELIMINARY



PROPOSED LAYOUT: P2				PROPOSED ELEVATIONS				*INVERT ABOVE BASE OF CHAMBER			
12	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	953.50	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW			
8	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	947.50	PREFABRICATED END CAP	A	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"				
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	947.00	PREFABRICATED END CAP	B	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"				
21	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	947.00	FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	947.00	MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	26.36"				
3277	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	946.50	CONCRETE STRUCTURE	E	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT			
		TOP OF MC-3500 CHAMBER:	945.50	NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		6.7 CFS IN			
		12" x 12" TOP MANIFOLD INVERT:	943.95								
		24" ISOLATOR ROW PLUS INVERT:	941.92								
928	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	941.86	UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN					
121.9	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	941.75								
		UNDERDRAIN INVERT:	941.00								
		BOTTOM OF STONE:	940.00								



CHESNUT BUSINESS PARK

CHASKA, MN, USA

DATE: _____

DRAWN: PM

PROJECT #: _____

CHECKED: N/A

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Chamber System

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SHEET

3 OF 7

PRELIMINARY



DETAILS
CHESNUT BUSINESS PARK
3740 N CHESNUT ST.
CHASKA, MN 55318
STORMWATER DETAILS

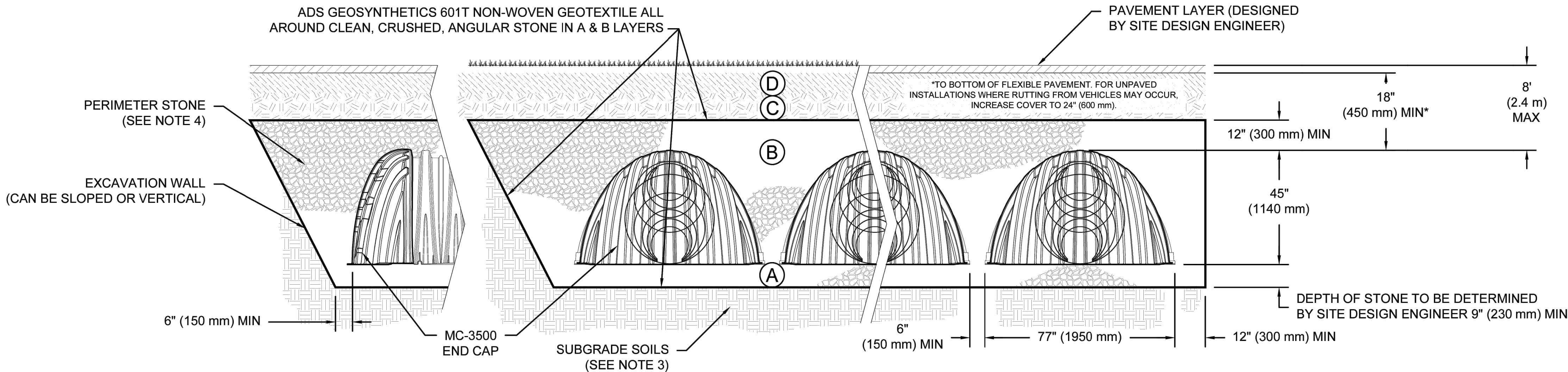
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REVIEWER:	----

C-206

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/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.



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CHESTNUT BUSINESS PARK

CHASKA, MN, USA

DATE: DRAWN: PM

PROJECT #: CHECKED: N/A

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SHEET
4 OF 7

DETAILS

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

DATE: 02/06/2024

REV DATE: 02/28/2024

REV NUM: ---

RECORD: ---

PROJECT No. 22983

MANAGER: TG

DESIGNER: EH

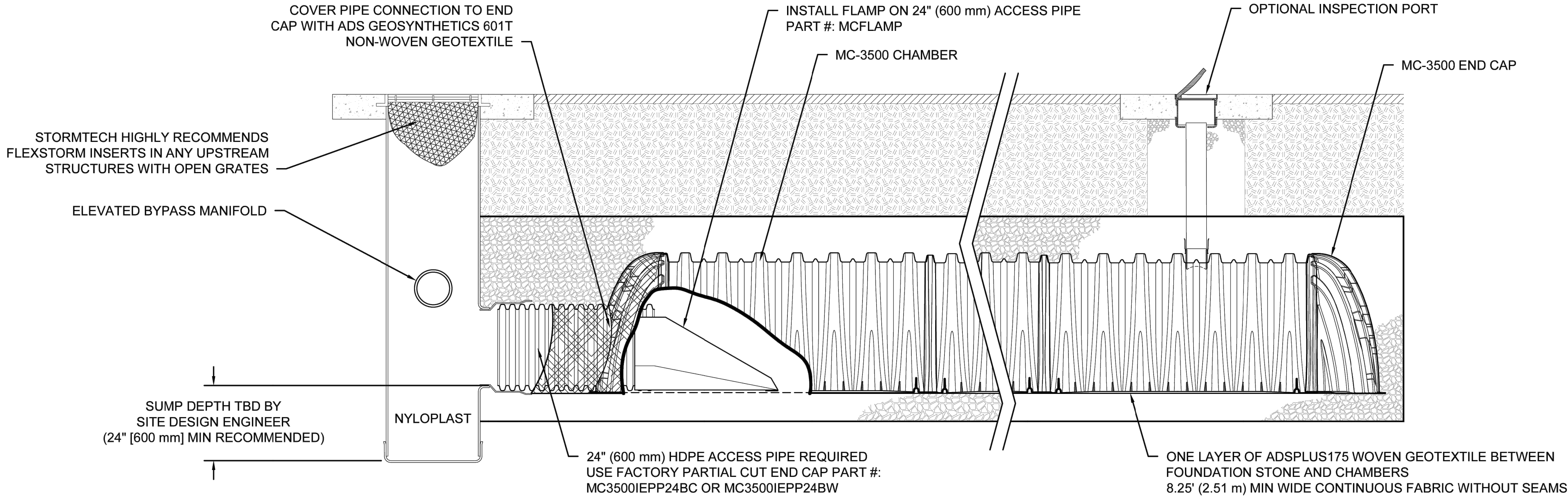
DRAFTER: EH

REVIEWER: ---

C-207

PRELIMINARY





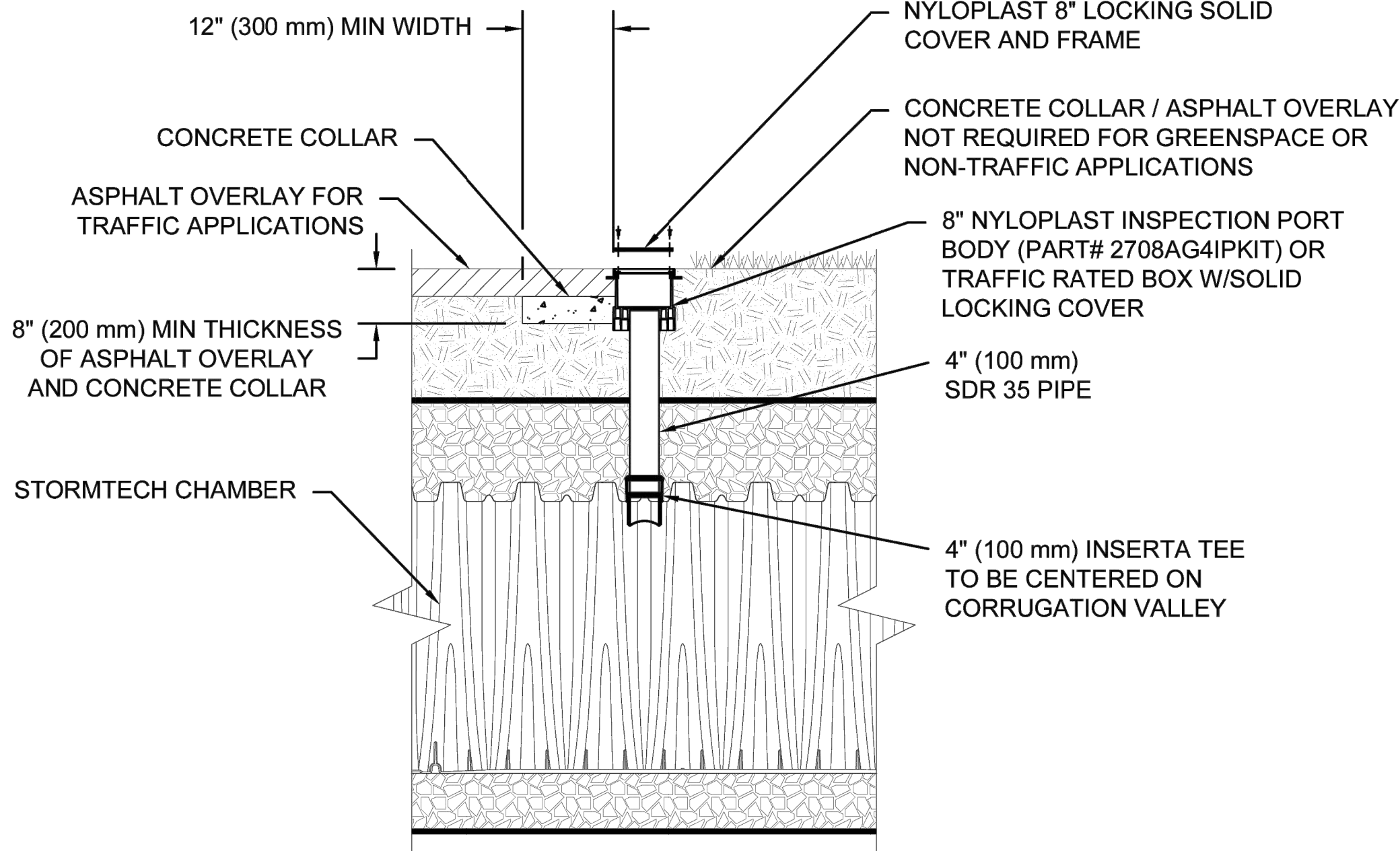
MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)

NTS

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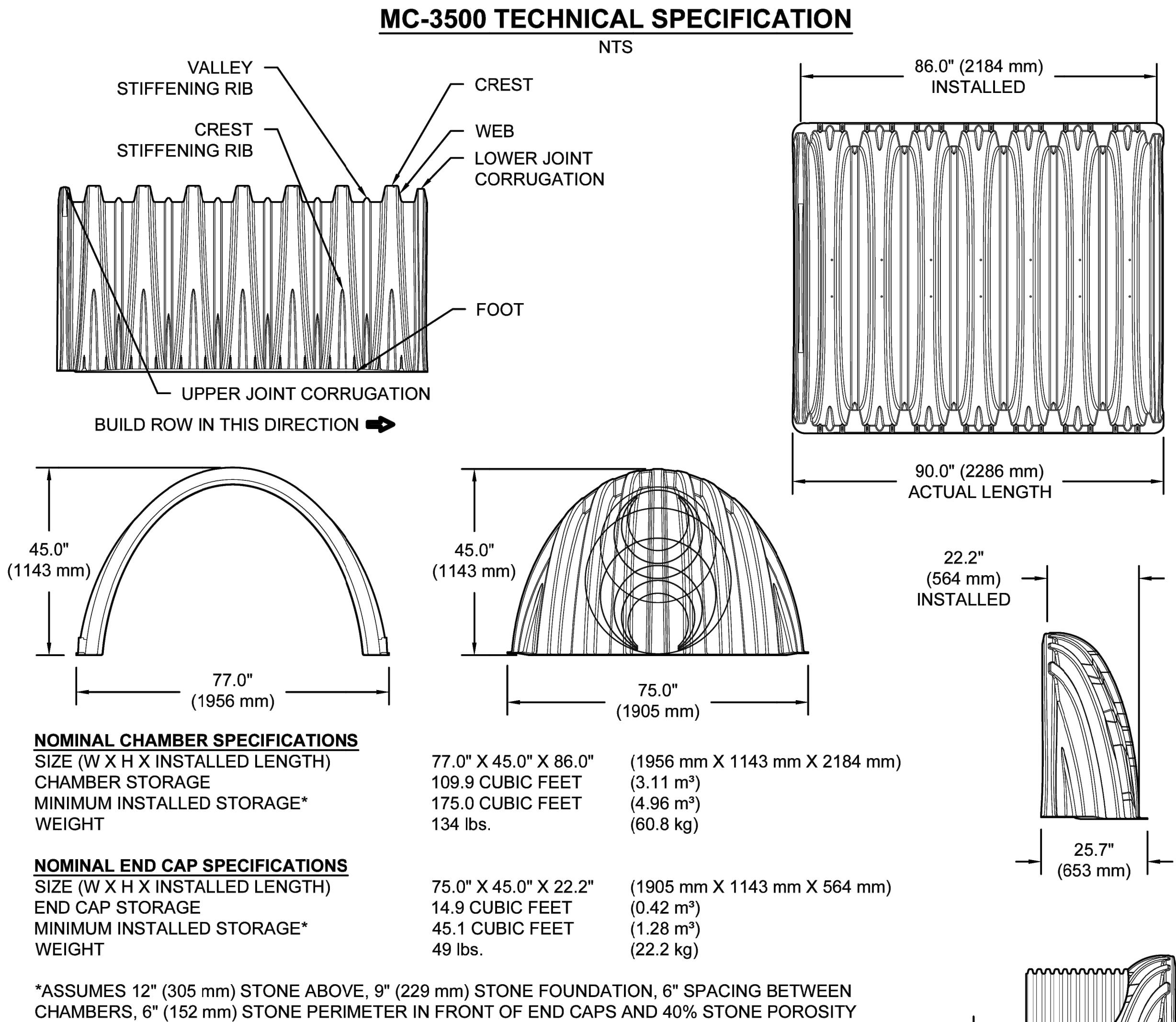
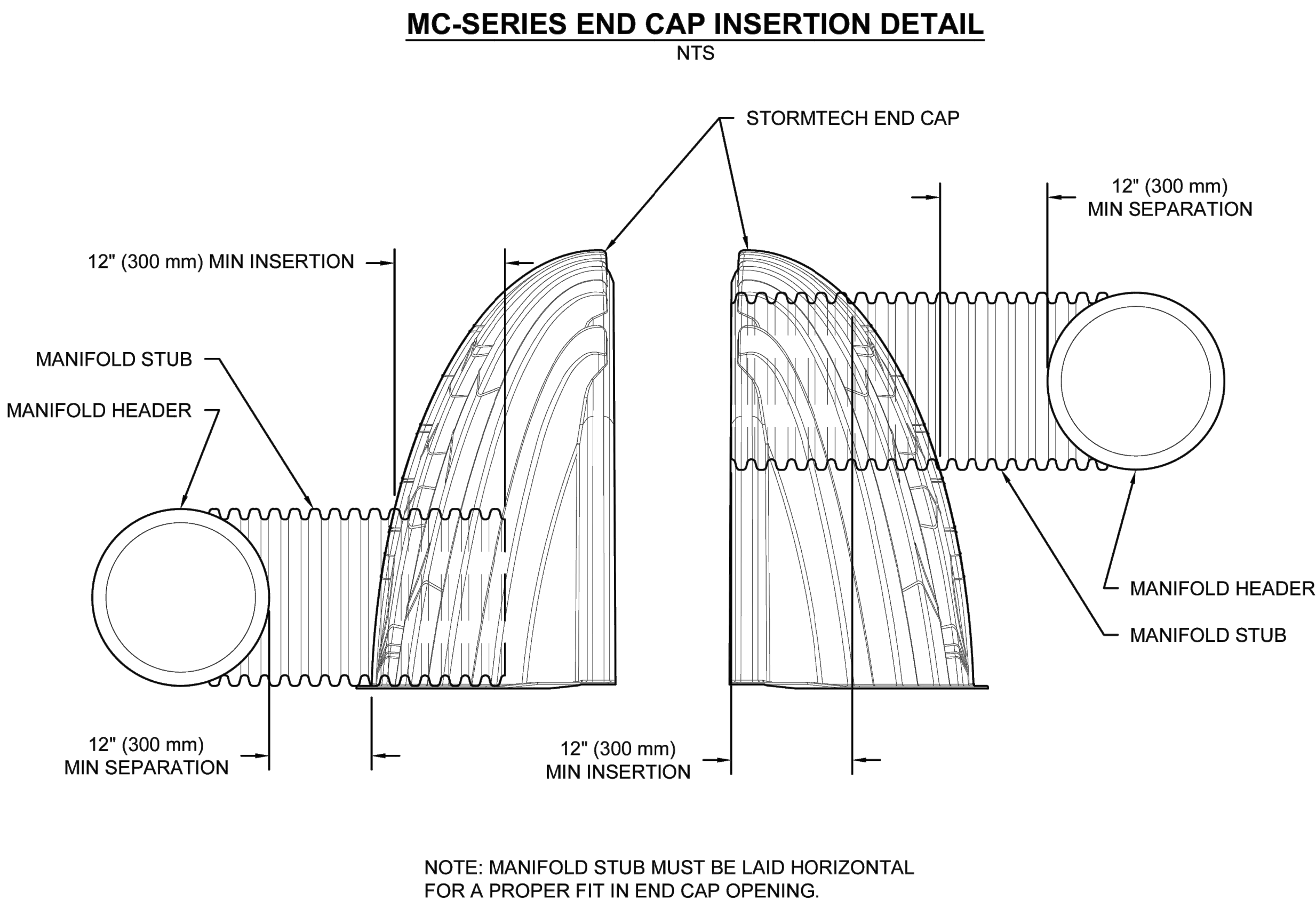
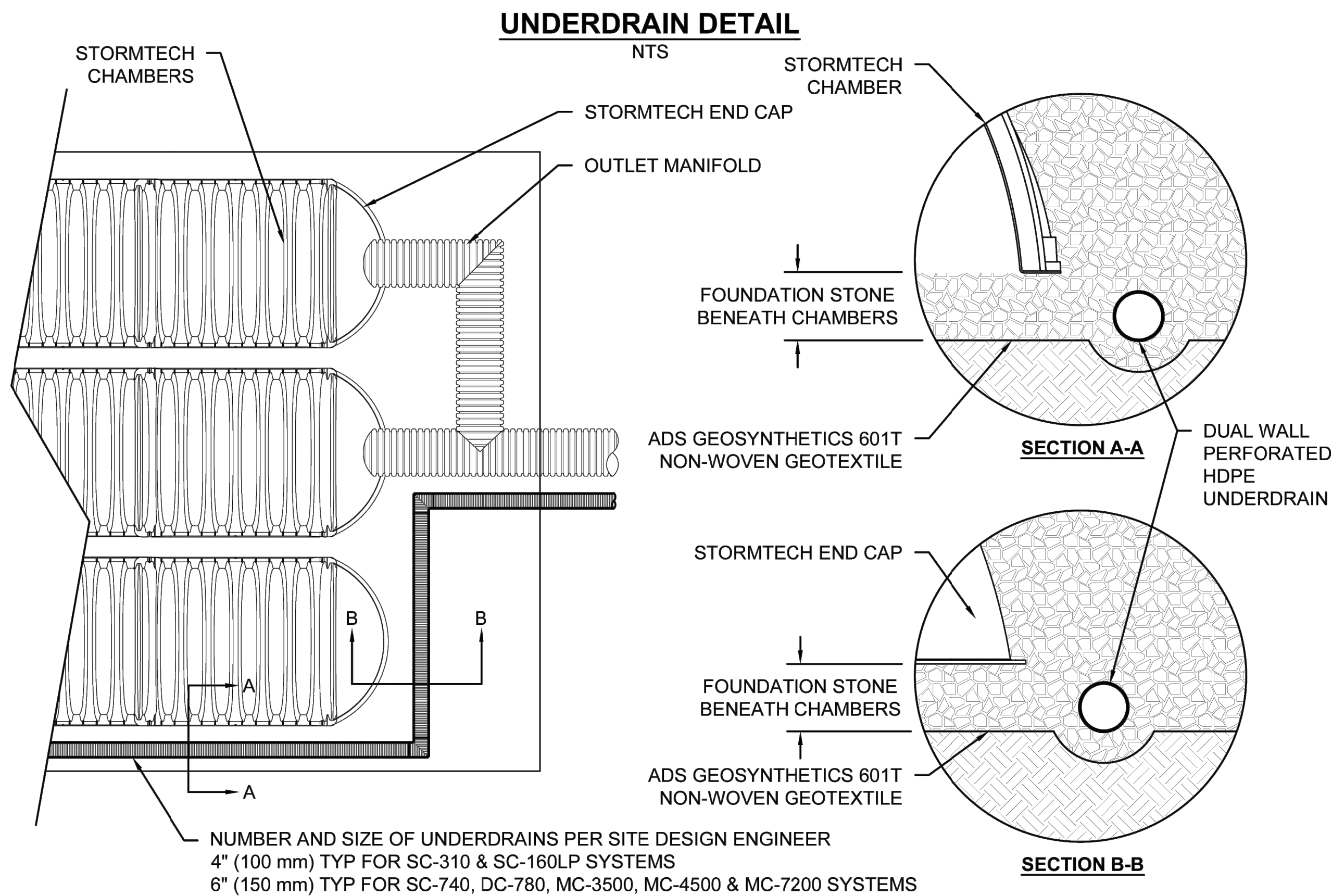
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DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
STORMWATER DETAILS

DATE:	02/06/2024
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REVIEWER:	----

C-208



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"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T		31.16" (791 mm)	---
MC3500IEPP08B	8" (200 mm)	---	0.81" (21 mm)
MC3500IEPP10T		29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T		23.39" (594 mm)	---
MC3500IEPP15B	15" (375 mm)	---	1.50" (38 mm)
MC3500IEPP18TC		20.03" (509 mm)	---
MC3500IEPP18TW		---	1.77" (45 mm)
MC3500IEPP18BC	18" (450 mm)	---	---
MC3500IEPP18BW		---	---
MC3500IEPP24TC		14.48" (368 mm)	---
MC3500IEPP24TW	24" (600 mm)	---	---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW		---	---
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

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.

CHESTNUT BUSINESS PARK

CHASKA, MN, USA

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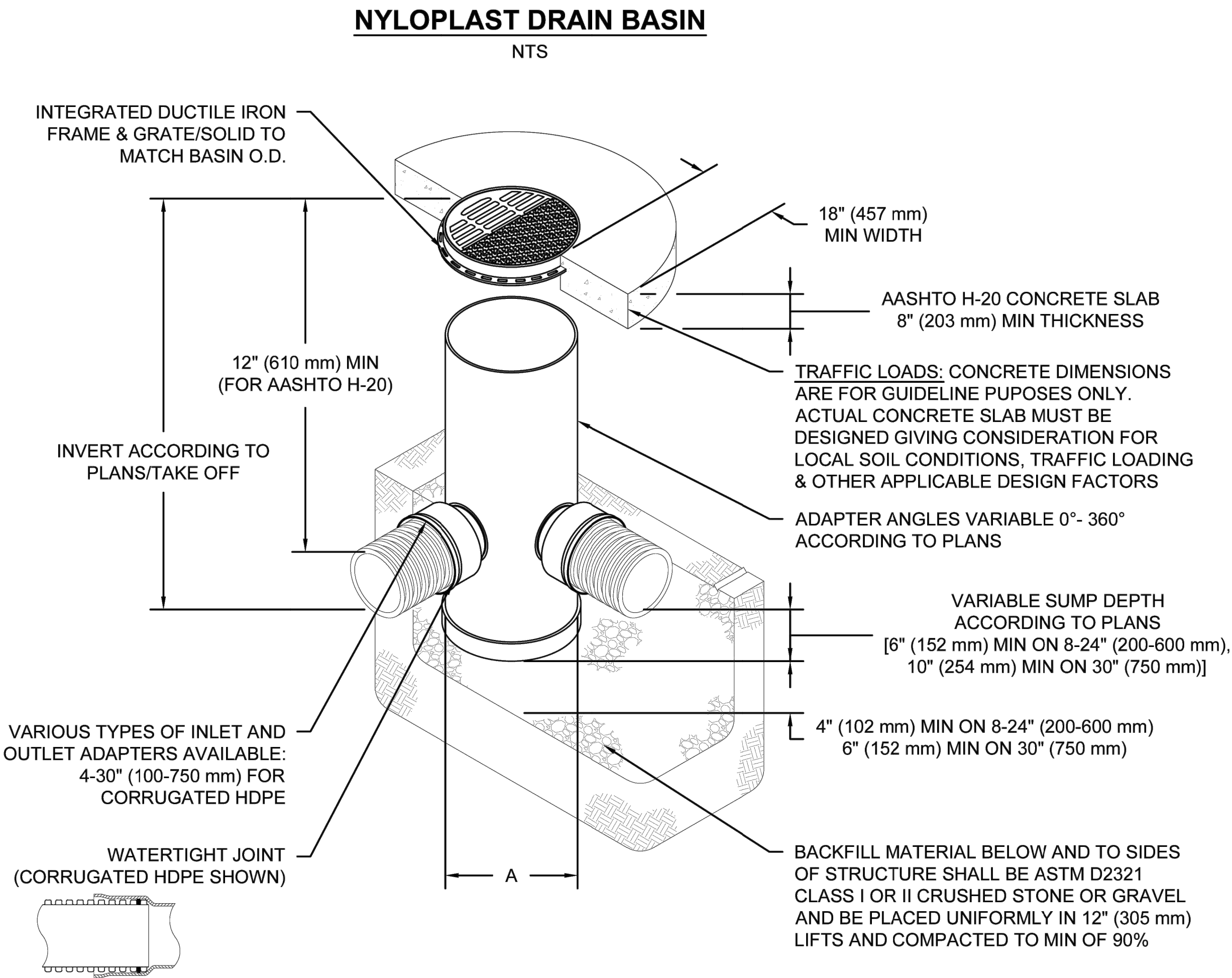
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DRAFTER: EH
REVIEWER: ---

C-209



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
- TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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7 OF 7

CHESTNUT BUSINESS PARK
CHASKA, MN, USA

DATE: DRAWN: PM
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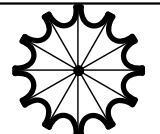
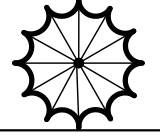
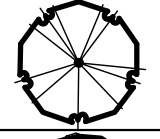
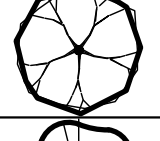
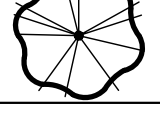
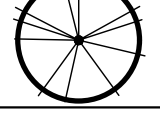
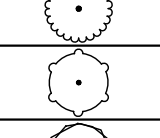
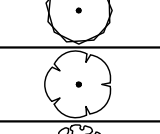
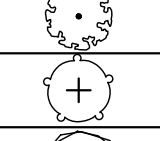
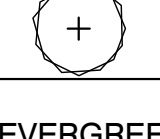
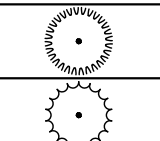
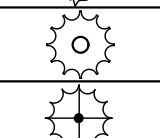
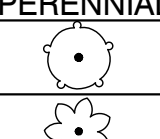
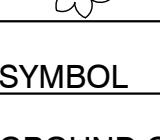
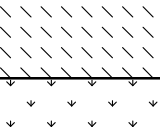
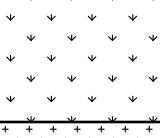


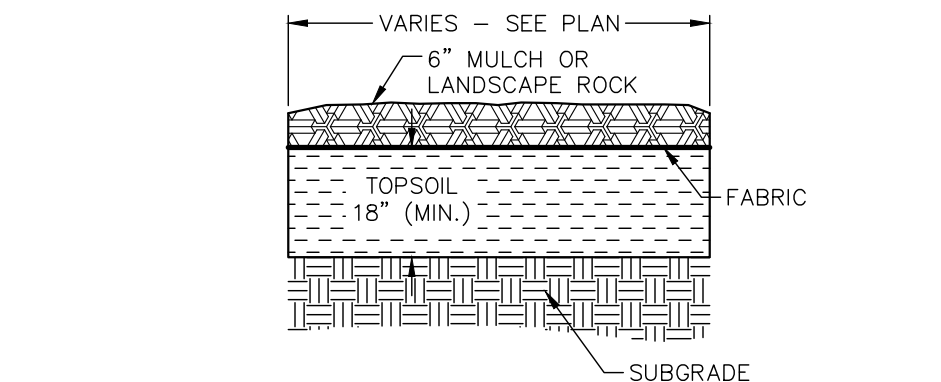
DETAILS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
STORMWATER DETAILS

DATE:	02/06/2024
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PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

C-210

PLANT SCHEDULE

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

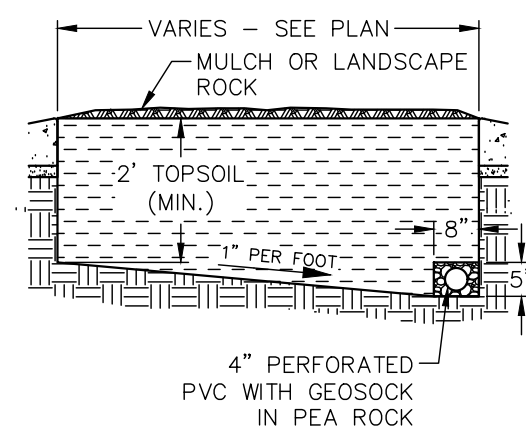


NOTES:
1. TOPSOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL AND OTHER WASTE.

PLANTING BED SECTION - WITHOUT UNDERDRAIN

NO SCALE

LAND-LA-7.1 10.30.19

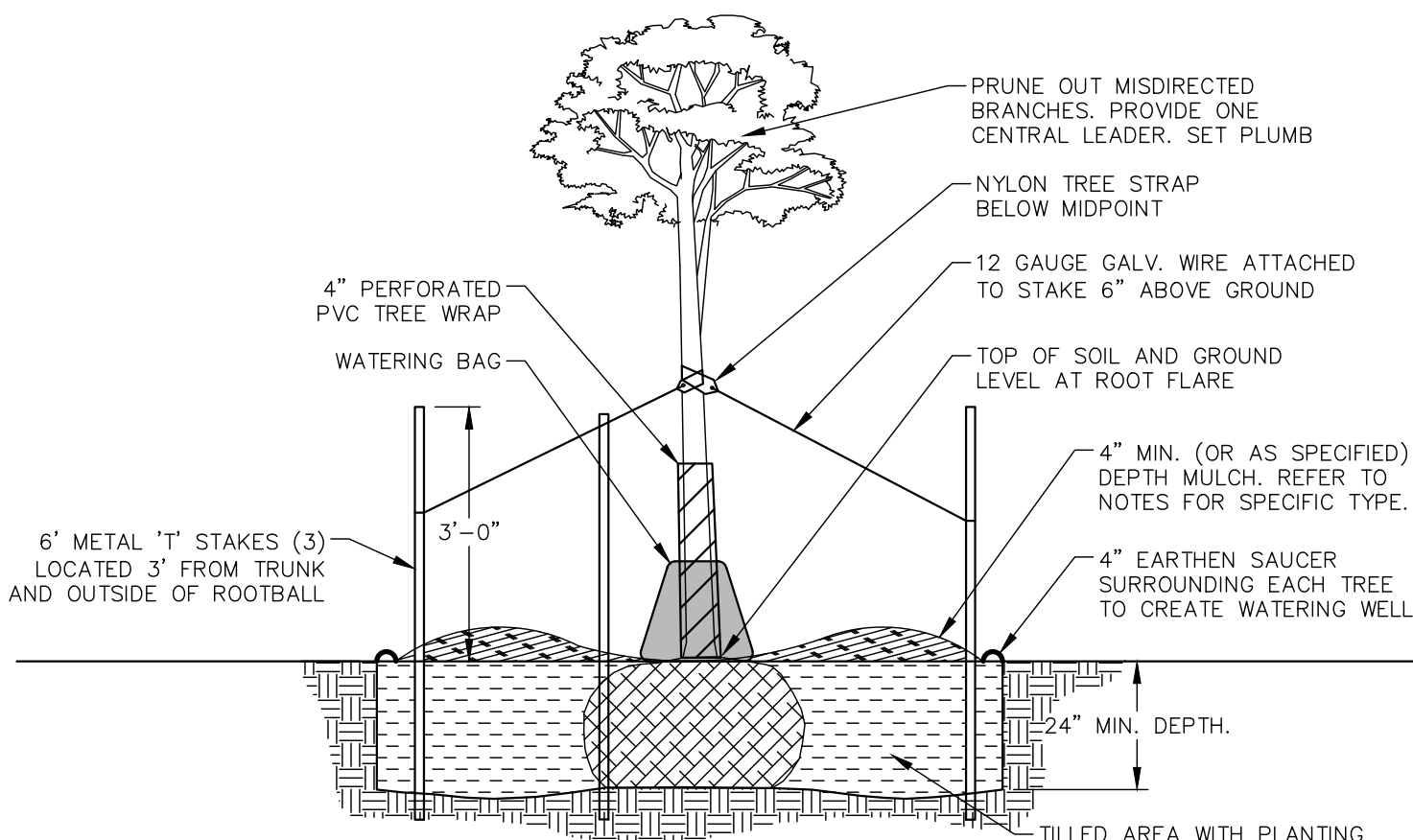


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PLANTING BED SECTION - WITH UNDERDRAIN

NO SCALE

LAND-LA-7.2 10.30.19



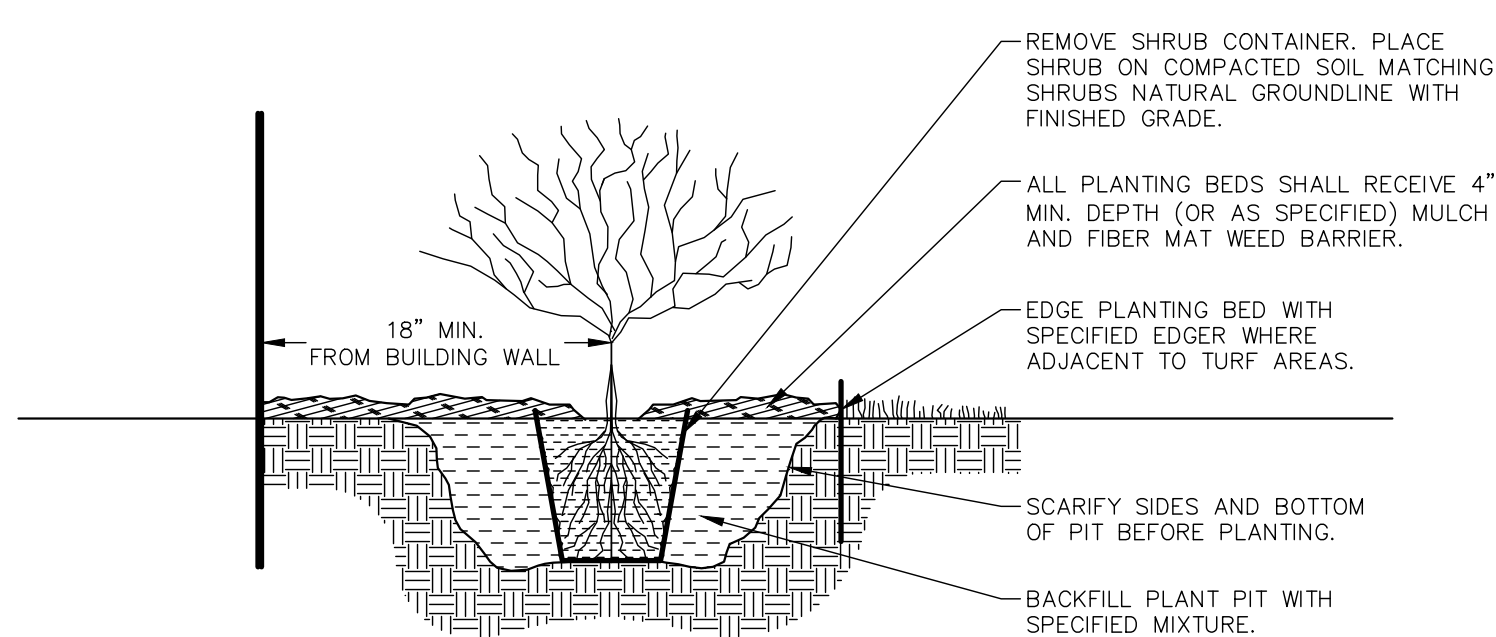
NOTES:

1. EACH TREE SHALL REQUIRE A PERMANENT WATERING BAG BY TREGATOR® OR APPROVED EQUAL. BAGS SHALL BE REMOVED BY OCT. 1 AND REINSTALLED IN PLACE.
2. EACH TREE BAG SHALL BECOME PROPERTY OF THE OWNER.
3. REMOVE MIN. TOP 2/3 OF BURLAP FROM ROOTBALL, REMOVE ALL TREATED GREEN BURLAP.
4. REMOVE ALL WIRE BASKETS.
5. AFTER TREE IS POSITIONED IN PLACE, REMOVE ALL TWINE, ROPE, PLASTIC, RUBBER AND WIRE BASKETS.
6. PLANT ROOTBALL 2" ABOVE SURROUNDING GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
7. SPREADER IS AN ACCEPTABLE ALTERNATIVE. MULCH RING SHALL EXTEND 12" BEYOND SPADED RING. OTHERWISE ALL TREE REQUIREMENTS SHALL APPLY.
8. SOIL SHALL BE FREE OF CONSTRUCTION DEBRIS, GRAVEL, AND OTHER WASTE.

TREE PLANTING

NO SCALE

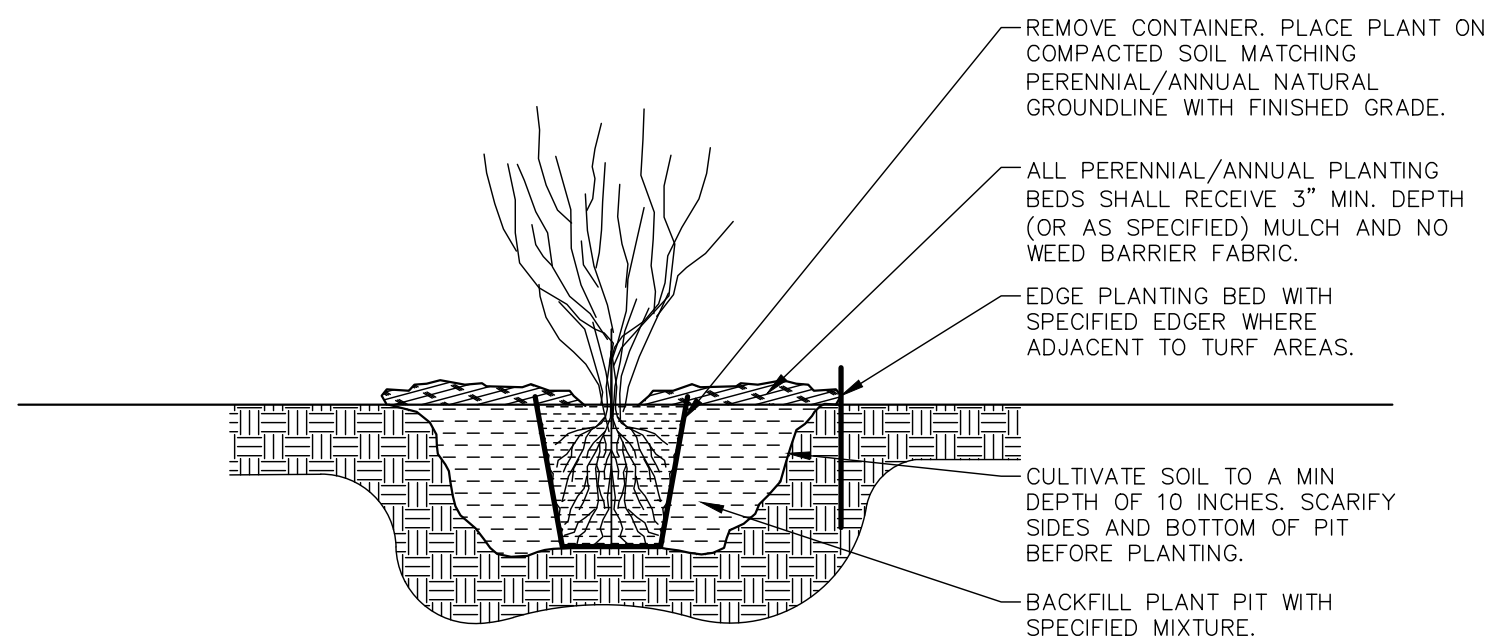
LAND-LA 01.22.24



SHRUB PLANTING

NO SCALE

LAND-LA 01.19.24



PERENNIAL PLANTING

NO SCALE

LAND-LA 01.22.24

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

~~CHAD E. FEIGUM, PLA~~

DATE: --- LIC NO 4650



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

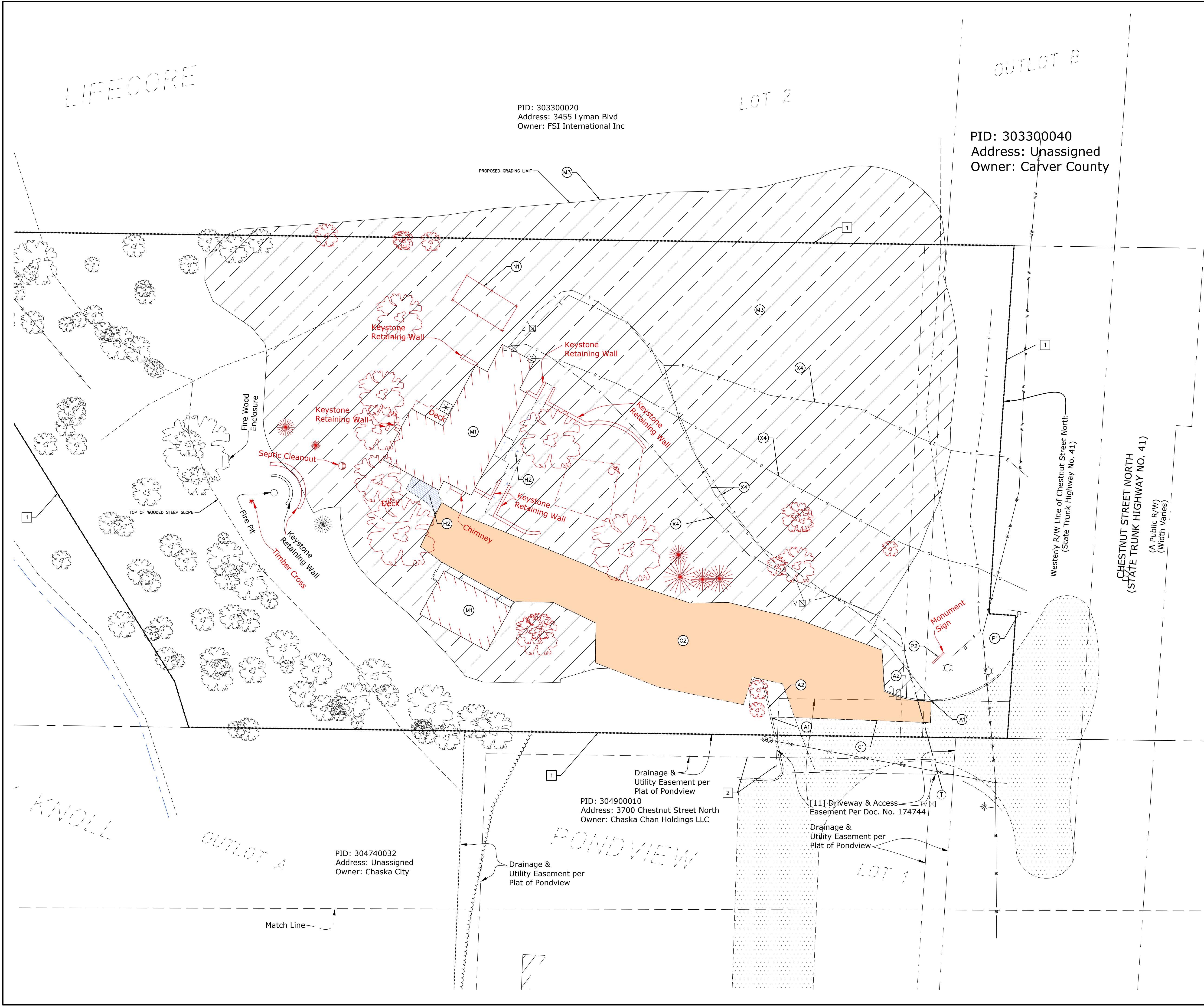
DATE:	02/06/2024
REV DATE:	02/28/2024
REV NUM:	----
RECORD:	----
PROJECT No. 22983	
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	----

C-211

RECORD DRAWING. ----

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

REFER TO LANDSCAPE PLAN FOR PLANTING PLAN AND LANDSCAPE REQUIREMENTS.



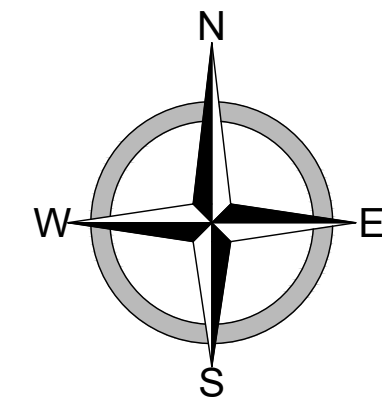
PID: 303300020
Address: 3455 Lyman Blvd
Owner: FSI International Inc

PID: 303300040
Address: Unassigned
Owner: Carver County

PID: 304740032
Address: Unassigned
Owner: Chaska City

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

- GENERAL NOTATIONS**
- 1 PROPERTY LINE.
 - 2 EXISTING EASEMENT.
- SITE NOTATIONS - VEHICULAR AREAS**
- A1 SAWCUT EXISTING CURB AND GUTTER FULL DEPTH.
 - A2 REMOVE EXISTING CURB AND GUTTER.
 - C1 SAWCUT EXISTING ASPHALT PAVEMENT FULL DEPTH.
 - C2 REMOVE EXISTING ASPHALT PAVEMENT.
- SITE NOTATIONS - PEDESTRIAN AREAS**
- H2 REMOVE EXISTING CONCRETE SIDEWALK.
- SITE NOTATIONS - MISCELLANEOUS**
- M1 DEMOLISH EXISTING BUILDING, FLOOR, AND FOUNDATION WALLS.
 - M3 STRIP EXISTING TOPSOIL.
 - N1 REMOVE EXISTING FENCE.
- SITE NOTATIONS - SIGNING**
- P1 EXISTING SIGN AND POST TO REMAIN.
 - P2 REMOVE EXISTING SIGN AND POST.
- SITE NOTATIONS - GENERAL**
- X4 COORDINATE TERMINATION AND REMOVAL OF EXISTING SERVICE WITH UTILITY PROVIDER.
 - X8 PROTECT EXISTING.
- SHEET NOTES**
1. ABANDON EXISTING WATER SERVICE WHEN NEW SERVICE CONNECTION IS MADE. CONTRACTOR TO VERIFY LOCATION OF EXISTING SERVICE PRIOR TO CONSTRUCTION.
- REMOVALS LEGEND**
- SS - INDICATES REMOVAL
 - AS - REMOVE ASPHALT PAVEMENT
 - CS - REMOVE CONCRETE PAVEMENT



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

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

DATE: 02/06/2024
LIC. NO.: 57177

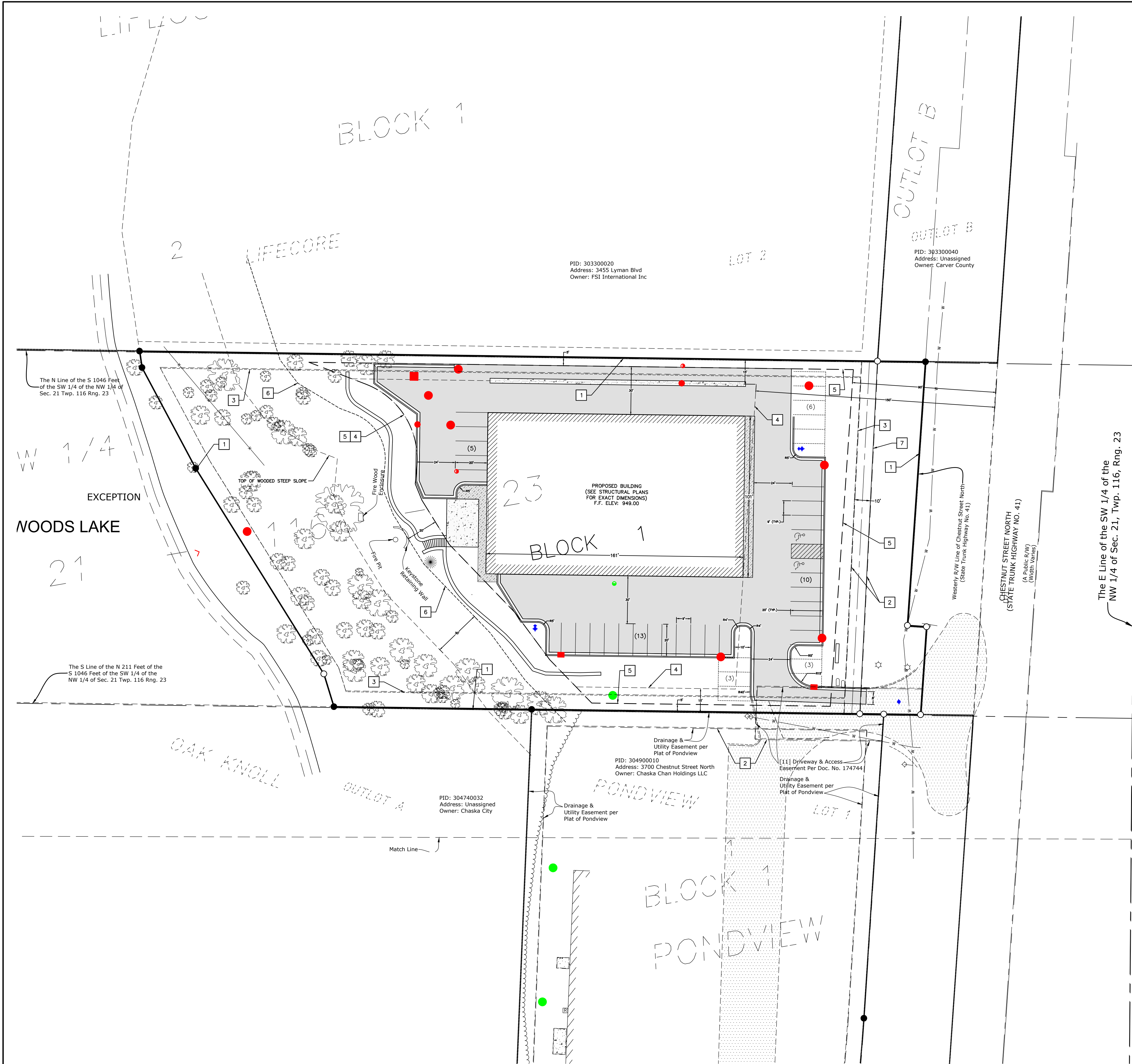
PREPARED BY: ERIN B. NEWMAN

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

DATE:	02/06/2024
REV DATE:	02/28/2024
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 D&U EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO ROW/NO GRADE SETBACK.
7	NEW ROW LINE.

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 SHALL BE 2.0 PROVIDED ENTIRE PID OF WHICH IT IS A PART SHALL 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)

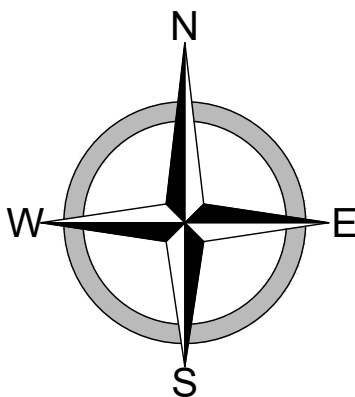
PARKING FOR PERSONS WITH DISABILITIES:
MINIMUM: 2 SPACES (1 VAN ACCESSIBLE SPACE FOR LOT WITH 26-50 TOTAL SPACES)
PROVIDED: 2 SPACES (VAN ACCESSIBLE)

STORM WATER MANAGEMENT REQUIREMENTS

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

LEGEND

- NEW CURB AND GUTTER
- NEW ASPHALT SURFACE
- NEW CONCRETE SURFACE
- NEW LANDSCAPING
- NEW HYDRANT W/GATE VALVE
- NEW GATE VALVE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- NEW STORM SEWER STRUCTURE
- NEW STORM SEWER CLEANOUT



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

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DATE: 02/06/2024 LIC. NO. 57177

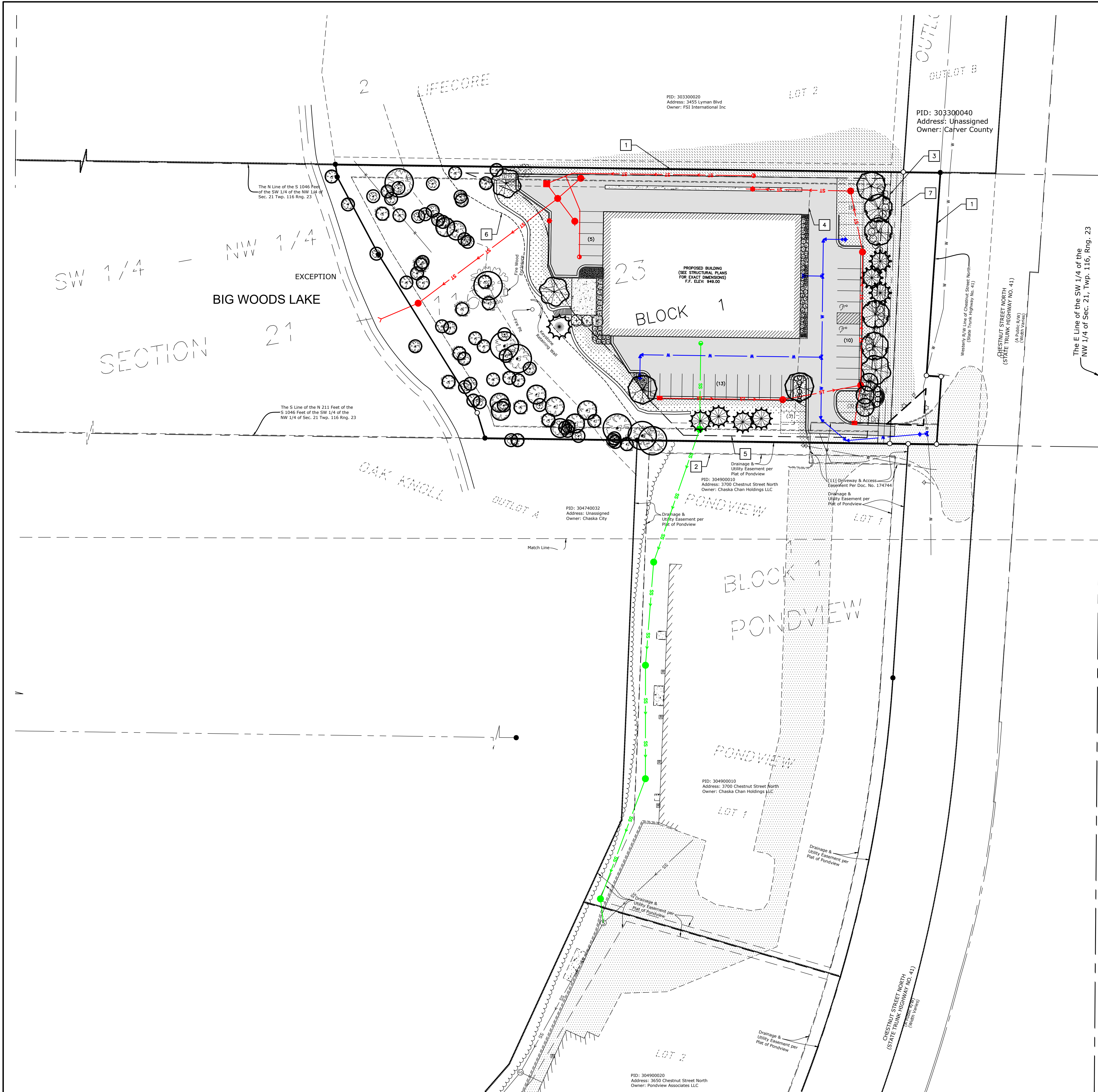


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
PRELIMINARY PLAT

DATE:	02/06/2024
REV DATE:	02/28/2024
REV NUM:	---
RECORD:	---

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

C-601

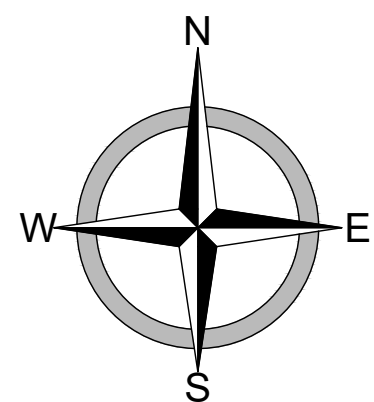


GENERAL NOTATIONS

1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	PROPOSED D&U EASEMENT.
4	BUILDING SETBACK.
5	PARKING SETBACK.
6	NO MOW/NO GRADE SETBACK.
7	NEW ROW LINE.

LEGEND

	NEW CURB AND GUTTER
	NEW ASPHALT SURFACE
	NEW CONCRETE SURFACE
	NEW LANDSCAPING
	NEW WATER MAIN
	NEW HYDRANT W/GATE VALVE
	NEW GATE VALVE
	NEW SANITARY SEWER
	NEW SANITARY SEWER MANHOLE
	NEW SANITARY SEWER CLEANOUT
	NEW STORM SEWER
	NEW STORM SEWER STRUCTURE
	NEW STORM SEWER CLEANOUT
	NEW STORM FLARED END SECTION



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

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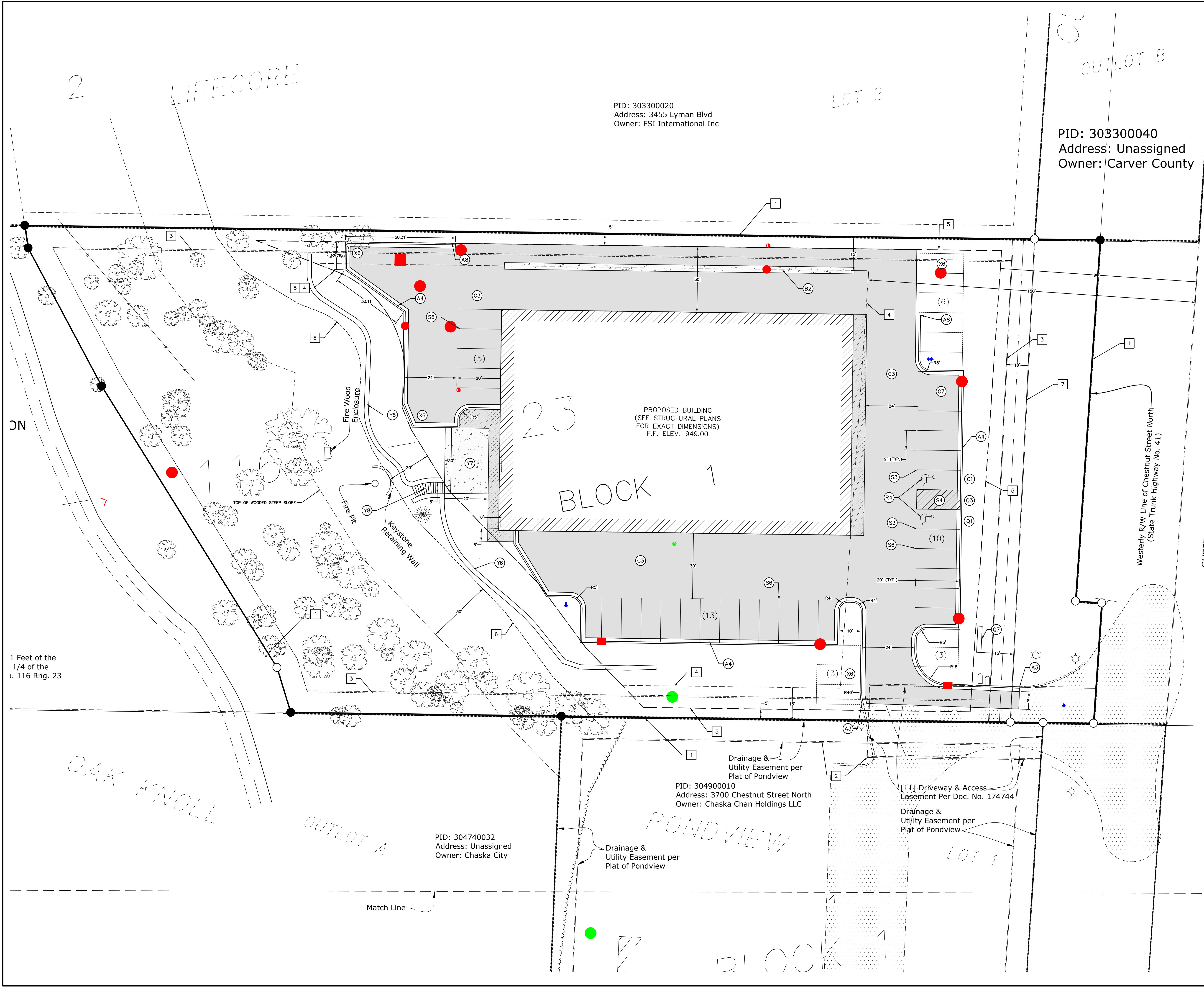


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
SITE OVERLAY PLAN

DATE: 02/06/2024
REV DATE: 02/28/2024
REV NUM: ---
RECORD: ---

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

C-602



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

PID: 303300040
Address: Unassigned
Owner: Carver County

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

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

PID: 304740032
Address: Unassigned
Owner: Chaska City

- GENERAL NOTATIONS**
- 1 PROPERTY LINE.
 - 2 EXISTING EASEMENT.
 - 3 PROPOSED D&U EASEMENT.
 - 4 BUILDING SETBACK.
 - 5 PARKING SETBACK.
 - 6 NO MOW/NO GRADE SETBACK
 - 7 NEW ROW LINE

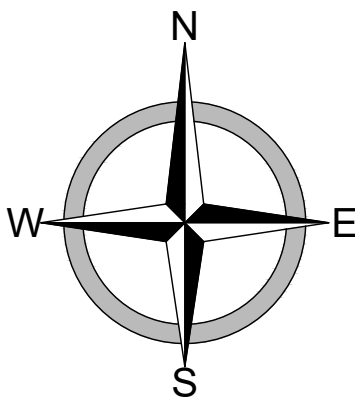
- SITE NOTATIONS - VEHICULAR AREAS**
- A3 CONNECT TO EXISTING CURB AND GUTTER.
 - A4 MINOT B-618 CURB & GUTTER
 - A6 TAPER LAST 5' OF CURB AND GUTTER HEIGHT FROM FULL HEIGHT TO 0"
 - B2 CONCRETE VALLEY GUTTER.
 - C3 ASPHALT PAVEMENT SECTION
 - G7 TRASH/RECYCLING ENCLOSURE/DUMPSTER AREA WITH VISUAL SCREENING (SEE ARCHITECTURAL PLANS)

- SITE NOTATIONS - SIGNING**
- Q1 SIGN ASSEMBLY - VAN ACCESSIBLE PARKING.
 - Q3 SIGN ASSEMBLY - ACCESS AISLE.
 - Q7 MONUMENT SIGN (BY OTHERS).

- SITE NOTATIONS - PAVEMENT MARKINGS**
- R4 MESSAGE - BLUE (INTERNATIONAL SYMBOL OF ACCESSIBILITY).
 - S3 STRIPE - 4" BLUE ADJACENT TO 4" YELLOW.
 - S4 STRIPE - 4" BLUE.
 - S6 STRIPE - 4" YELLOW.

- SITE NOTATIONS - GENERAL**
- X6 SNOW STORAGE AREA.
 - Y6 RETAINING WALL (SEE STRUCTURAL PLANS).
 - Y7 CONCRETE PATIO (BY OTHERS)
 - Y8 STAIRS (SEE STRUCTURAL PLANS).

- LEGEND**
- NEW CURB AND GUTTER
 - NEW ASPHALT SURFACE
 - NEW CONCRETE SURFACE
 - NEW LANDSCAPING
 - NEW HYDRANT W/GATE VALVE
 - NEW GATE VALVE
 - NEW SANITARY SEWER MANHOLE
 - NEW SANITARY SEWER CLEANOUT
 - NEW STORM SEWER STRUCTURE
 - NEW STORM SEWER CLEANOUT
 - NEW STORM FLARED END SECTION



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

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DATE: 02/28/2024 LIC. NO. 57177



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

DATE: 02/06/2024
REV DATE: 02/28/2024
REV NUM: ---
RECORD: ---

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

C-603

2 LIFECORE

LOT 2

OUTLOT B

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

PID: 303300040
Address: Unassigned
Owner: Carver Coun

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

BLOCK 1

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

OAK KNOLL

OUTLOT A

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

PID: 304740032
Address: Unassigned
Owner: Chaska City

PONDVIEW

LOT 1

GENERAL NOTATIONS	
1	PROPERTY LINE.
2	EXISTING EASEMENT.
3	NEW ROW LINE.

UTILITY NOTATIONS - SANITARY SEWER

B3 CONNECT TO EXISTING SANITARY SEWER MANHOLE.

UTILITY NOTATIONS - WATER MAIN

F5 NEW FIRE HYDRANT

F9 NEW GATE VALVE

G2 EXISTING FIRE HYDRANT SERVICE TO REMAIN

G5 CONNECT NEW WATER SERVICE TO EXISTING WATER MAIN.

G7 WATER SERVICE - DOMESTIC.

G8 WATER SERVICE - FIRE.

UTILITY NOTATIONS - STORM SEWER

M4 FLARED END SECTION.

O2 RIPRAP AND FABRIC.

R2 UNDERGROUND STORAGE CHAMBER SYSTEM.

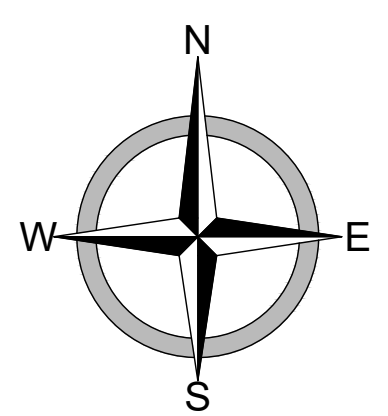
SHEET NOTES

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

LEGEND

- W NEW WATER MAIN
- NEW HYDRANT W/GATE VALVE
- NEW GATE VALVE
- SS NEW SANITARY SEWER
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- ST NEW STORM SEWER
- NEW STORM SEWER STRUCTURE
- NEW STORM SEWER CLEANOUT
- NEW STORM FLARED END SECTION

STORM STRUCTURE SCHEDULE							
NO.	SIZE	CASTING	COVER	RIM	INVERTS	SUMP	LOCATION
C02	6" DIA	CASTING	COVER	948.23	N INV. 941.15	0'	N: 174611.4793 E: 543565.4331
CB4	30" DIA NYLOPLAST	NEENAH	R-3067-V	947.25	S INV. 941.92 N INV. 943.95	2'	N: 174640.8433 E: 543538.9941
CB9	2'x3'	NEENAH	R-3067-V	946.18	N INV. 943.20	0'	N: 174476.3807 E: 543787.1403
CB11	2'x3'	NEENAH	R-3067-V	947.75	E INV. 944.00	0'	N: 174498.6451 E: 543628.7668
CBMH5	30" DIA NYLOPLAST	NEENAH	R-3360-A	948.02	E INV. 941.11 W INV. 940.92 N INV. 942.70	2'	N: 174666.6405 E: 543704.3582
CBMH7	48" DIA	NEENAH	R-3067-V	947.79	N INV. 941.86 S INV. 941.56	0'	N: 174615.4015 E: 543793.8739
CBMH8	48" DIA	NEENAH	R-3067-V	947.48	N INV. 942.50 W INV. 942.92 S INV. 942.75	0'	N: 174507.0478 E: 543792.2111
CBMH10	48" DIA	NEENAH	R-3067-V	947.75	E INV. 943.40 W INV. 943.50	0'	N: 174495.2943 E: 543728.8231
C01	6" DIA	CASTING	COVER	948.61	W INV. 940.69	0'	N: 174677.5495 E: 543705.0917
FES1	15" FES	???	???	915.82	NE INV. 914.30	0'	N: 174581.0750 E: 543402.3264
M2	48" DIA	NEENAH	R-1642-5040	919.74	NE INV. 914.71 SW INV. 914.46	0'	N: 174573.8051 E: 543435.3465
M3	48" DIA	NEENAH	R-1642-5040	947.49	NE INV. 937.16 SW INV. 937.06 NW INV. 937.50 SE INV. 937.16	0'	N: 174659.0157 E: 543545.8565
M6	48" DIA	NEENAH	R-1642-5040	950.59	S INV. 941.61 W INV. 941.51	0'	N: 174665.0823 E: 543785.0201
OCS1	48" DIA	NEENAH	R-1642-5040	947.97	SW INV. 938.00 E INV. 940.86	0'	N: 174675.4451 E: 543564.5492
OCS2	48" DIA	NEENAH	R-1642-5040	948.03	NW INV. 938.00 S INV. 941.56	0'	N: 174640.4613 E: 543550.7412
OCS3	4'x4' MULTI-MH	NEENAH	R-1642-5040	947.64	SE INV. 937.57 E INV. 939.82	0'	N: 174670.9800 E: 543536.8211



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

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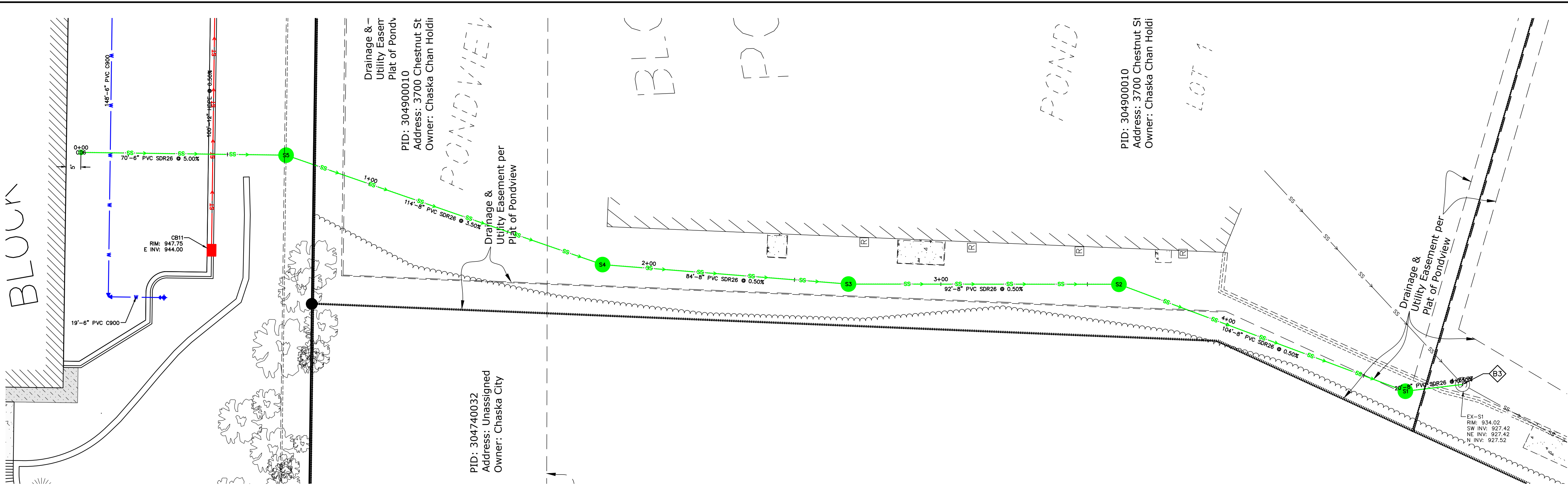
DATE: 02/06/2024 LIC. NO. 57177



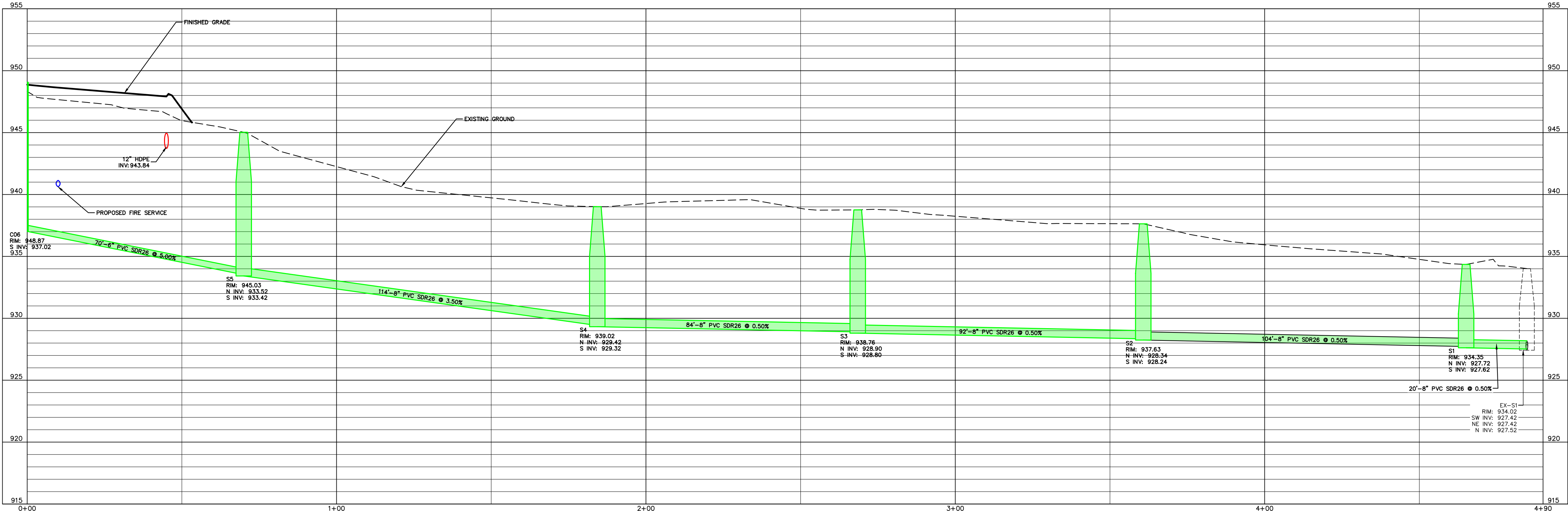
SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
UTILITY PLAN

DATE:	02/06/2024
REV DATE:	02/28/2024
REV NUM:	---
RECORD:	---
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	---

C-604



Alignment: **SANITARY**
STA 0+00 to 4+90
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
C06	6" DIA	CASTING	COVER	948.87	S INV: 937.02 - Out	SANITARY STA: 0+00 N 174541.1983 E 543662.1603
S1	48" DIA	NEENAH	R-1642-5001	934.35	N INV: 927.72 - In S INV: 927.62 - Out	SANITARY STA: 4465.13 N 174089.2271 E 543595.6523
S2	48" DIA	NEENAH	R-1642-5001	937.63	N INV: 928.34 - In S INV: 928.24 - Out	SANITARY STA: 3460.78 N 174186.9723 E 543617.1328
S3	48" DIA	NEENAH	R-1642-5001	938.76	N INV: 928.90 - In S INV: 928.80 - Out	SANITARY STA: 2458.47 N 174279.2756 E 543617.1328
S4	48" DIA	NEENAH	R-1642-5001	939.02	N INV: 929.42 - In S INV: 929.32 - Out	SANITARY STA: 1484.28 N 174363.2106 E 543623.8495
S5	48" DIA	NEENAH	R-1642-5001	945.03	N INV: 933.52 - In S INV: 933.42 - Out	SANITARY STA: 0+70 N 174471.2047 E 543661.2154

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

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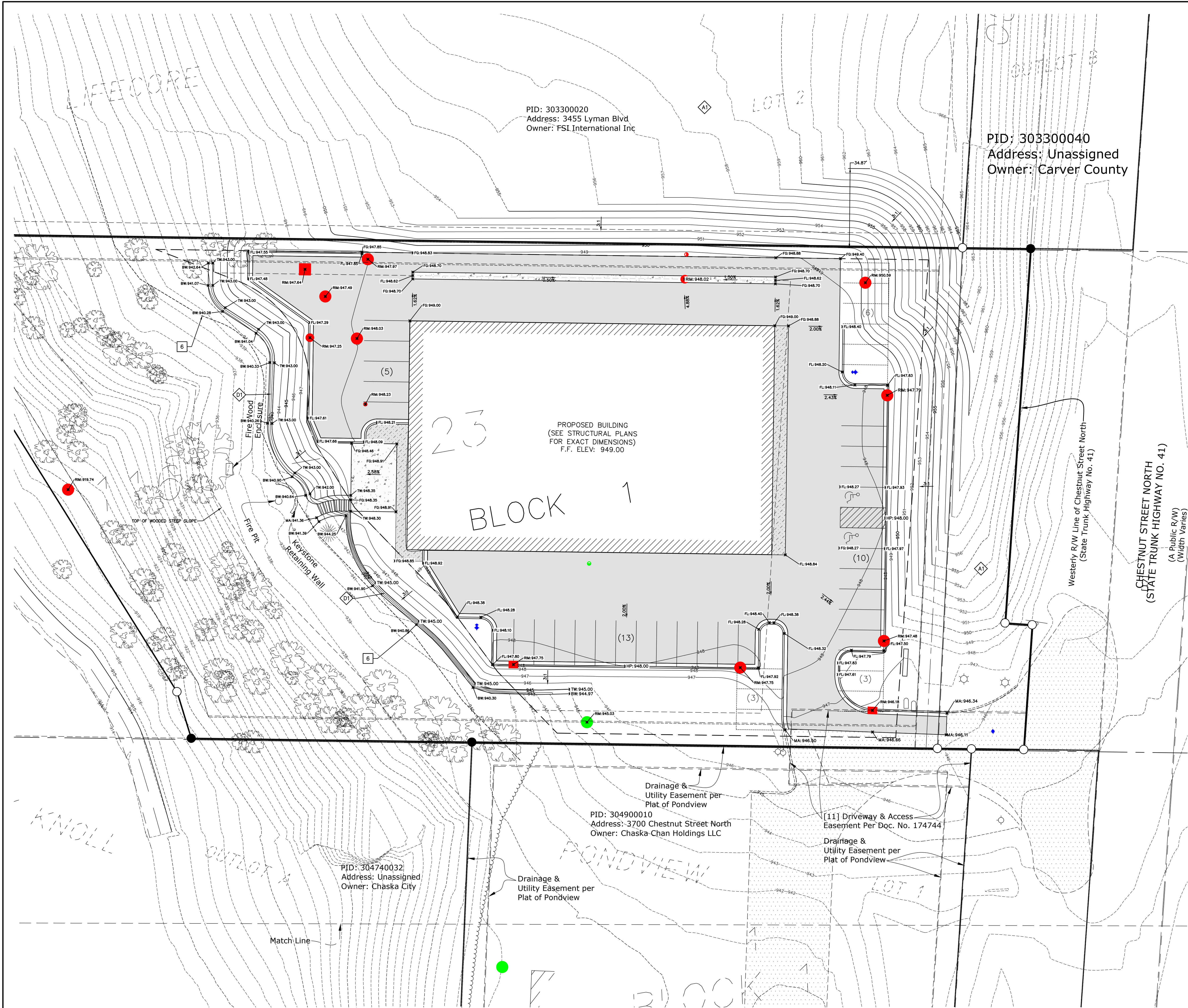
DATE: 02/06/2024 LIC. NO. 57177



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

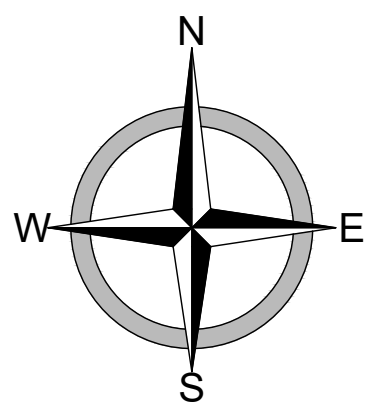
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REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	EH
DRAFTER:	EH
REVIEWER:	----

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

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

DATE: 02/28/2024 LIC. NO. 57177

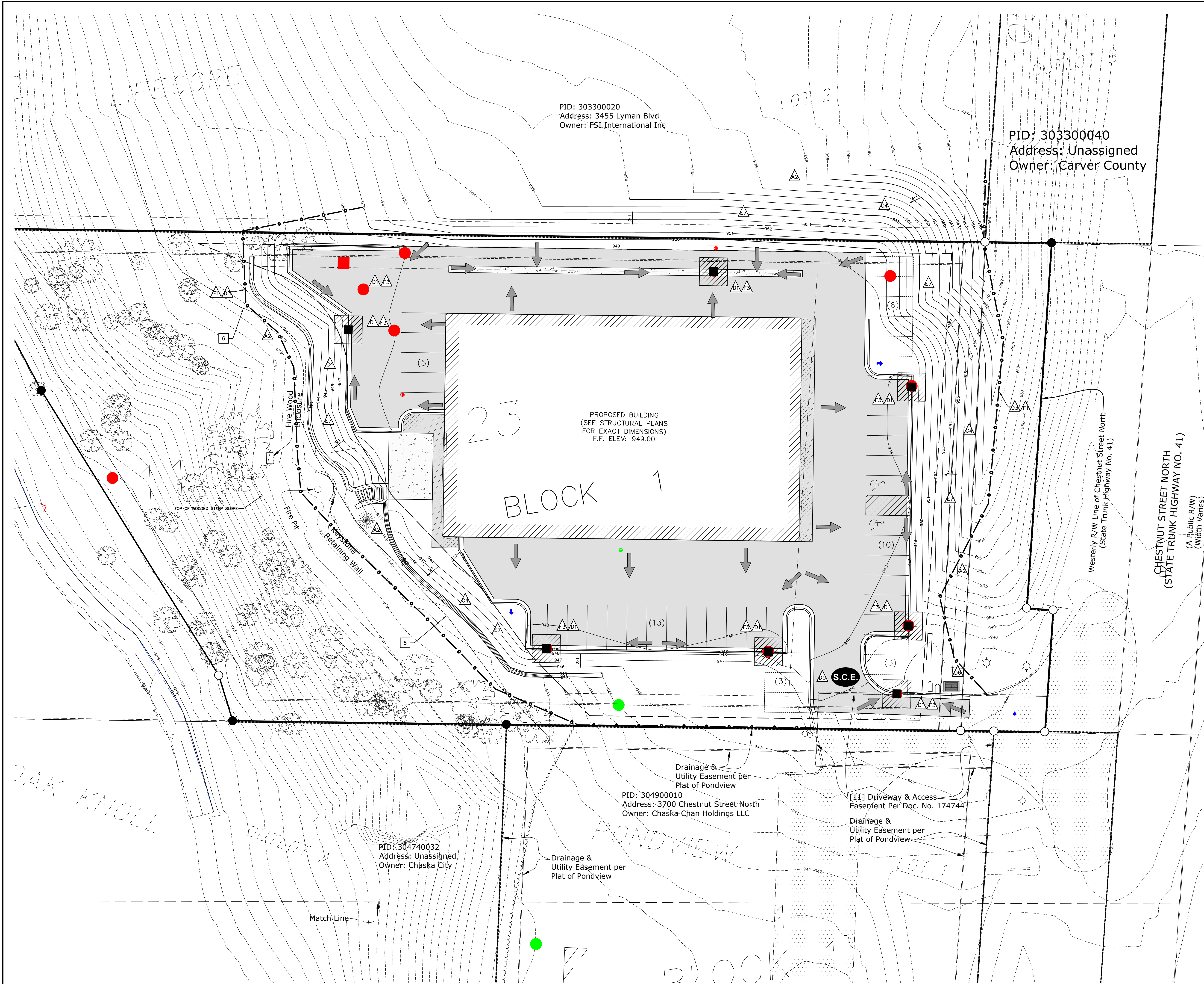


SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
GRADING PLAN

DATE:	02/06/2024
REV DATE:	02/28/2024
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

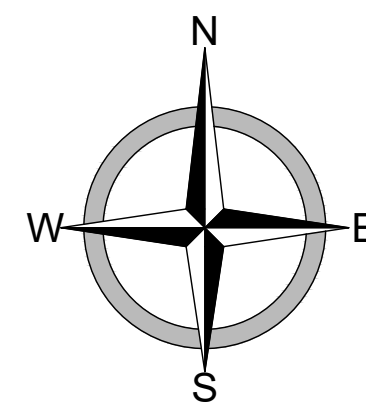
- D1 INLET PROTECTION.
- D2 SEDIMENTATION CONTROL FENCE.
- D3 CONSTRUCTION ENTRANCE.
- D4 CONCRETE WASHOUT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - FINAL

- E1 TOPSOILING PRIOR TO SEEDING.
- E2 SEEDING.
- E3 HYDROMULCH.
- E4 MNDOT CAT 20 EROSION CONTROL BLANKET (3:1 SLOPES OR STEEPER)

EROSION PREVENTION AND SEDIMENT CONTROL NOTATIONS - TIMING/PHASING

- I1 INSTALL PRIOR TO UPSTREAM DISTURBANCES.
- I2 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

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DATE: 02/28/2024 LIC. NO. 57177



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

DATE: 02/06/2024
REV DATE: 02/28/2024
REV NUM: ---
RECORD: ---

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

C-607

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.

PARKING LOT PERCENTAGE NOTES

PARKING LOT AREA = 26,449 SF.
LANDSCAPED ISLANDS = 2,819 SF.
PERCENTAGE OF LANDSCAPED = 10.65%

LANDSCAPED ISLAND LOCATIONS

1

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

BLOCK 1

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
--------	------	-------------

CONIFEROUS TREES

	AUP	AUSTRIAN PINE
	BHS	BLACK HILLS SPRUCE

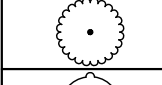
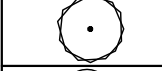
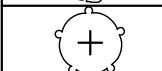
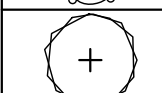
DECIDUOUS TREES

	COH	COMMON HACKBERRY
	EPC	KENTUCKY ESPRESSO COFFEETREE
	SGM	SIENNA GLEN MAPLE

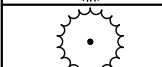
ORNAMENTAL TREES

	RSC	RED SPLENDOR CRABAPPLE
---	-----	------------------------

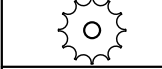
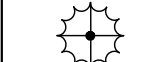
DECIDUOUS SHRUBS

	ANH	ANNABELLE HYDRANGEA
	AFD	ARCTIC FIRE RED TWIG DOGWOOD
	BLC	BLACK CHOKEBERRY
	DRD	DWARF RED TWIG DOGWOOD
	GLS	GRO-LOW FRAGRANT SUMAC
	LPS	LITTLE PRINCESS SPIREA
	WBE	WINGED BURNING BUSH EUONYMUS

EVERGREEN SHRUBS

	SCJ	SCANDIA JUNIPER
	TAY	TAUTON YEW

GRASSES

	PRD	PRAIRIE DROPSEED GRASS
	PSG	PRAIRIE FIRE SWITCH GRASS
	SSG	SHENANDOAH SWITCH GRASS

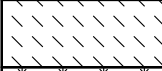
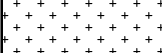
PERENNIALS

	ASD	APRICOT SPARKLES DAYLILY
	RSD	RUBY STELLA DAYLILY

GROUND COVERS

	SM 1	STONE MULCH
---	------	-------------

SOD/SEED

	SEED 2	NATIVE SEED
	SEED 1	TURF SEED
	SOD	TURF SOD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
DATE: 02/28/2024 LIC. NO. 48508



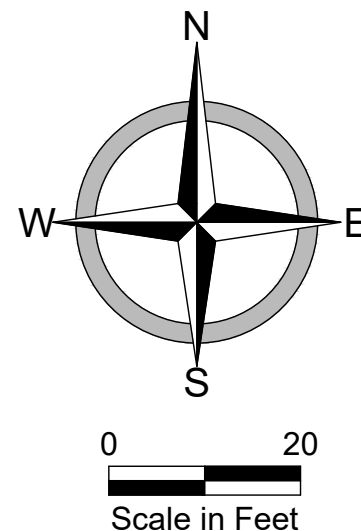
SITE PLANS
CHESTNUT BUSINESS PARK
3740 N CHESTNUT ST.
CHASKA, MN 55318
LANDSCAPE PLAN

DATE:	02/06/2024
REV DATE:	02/28/2024
REV NUM:	---
RECORD:	---
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	---

C-608

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

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



RECORD DRAWING: ----

FILE LOCATION: R:\Projects\22000\22983\Civil\PRODUCTION\22983_TreePreservationPlan.dwg

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

PID: 303300040
Address: Unassigned
Owner: Carver County

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DATE: 02/28/2024 LIC. NO. 48508



The N Line of the S 1046 Feet of the SW 1/4 of the NW 1/4 of Sec. 21 Twp. 116 Rng. 23

EXCEPTION

ODS LAKE

The S Line of the N 211 Feet of the S 1046 Feet of the SW 1/4 of the NW 1/4 of Sec. 21 Twp. 116 Rng. 23

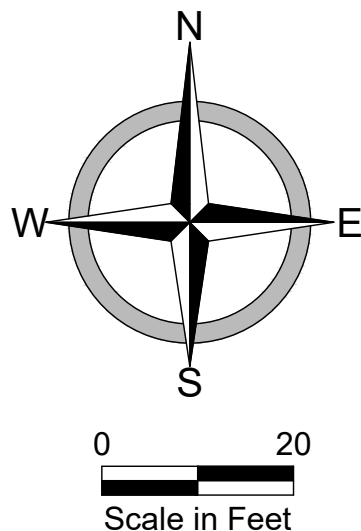
Tree ID/Tag #	Tree Type	Tree Size	Saved or Removed
1016	ELM	8	Removed
1017	CRAB	10	Removed
1018	ASH	10	Saved
1019	BOXWOOD	19	Removed
1020	BOXWOOD	12	Removed
1021	BOXWOOD	16	Removed
1023	ASH	8	Removed
1049	SPRUCE	11	Removed
1050	MAPLE	36	Removed
1051	BIRCH	22	Removed
1052	BIRCH	15	Removed
1053	BIRCH	14	Removed
1057	BOXWOOD	18	Saved
1058	BOXWOOD	20	Saved
1068	SPRUCE	17	Removed
1069	SPRUCE	14	Removed
1070	PINE	21	Removed
1071	PINE	12	Removed
1072	MAPLE	36	Removed
1073	BASSWOOD	32	Removed
1079	ASH	24	Removed
1081	HACKBERRY	24	Removed
1082	BASSWOOD	24	Removed
1083	ASH	25	Removed
1085	SPRUCE	6	Removed
1086	SPRUCE	11	Removed
1566	BOXWOOD	14	Saved
1576	BOXWOOD	18	Saved
1577	BOXWOOD	12	Saved
1578	BOXWOOD	24	Saved
1579	BOXWOOD	8	Saved
1580	BOXWOOD	10	Saved
1581	BOXWOOD	12	Saved
1582	ASH	7	Saved
1583	ASH	8	Saved
1584	BOXWOOD	8	Saved
1585	BOXWOOD	10	Saved

1586	ASH	18	Saved
1587	ASH	14	Saved
1588	ASH	17	Saved
1589	ELM	14	Saved
1590	ASH	7	Saved
1591	BOXWOOD	18	Saved
1592	BOXWOOD	9	Saved
1593	ELM	20	Saved
1594	ASH	14	Saved
1595	CHERRY	19	Saved
1596	ASH	6	Saved
1615	BOXWOOD	36	Saved
1616	BOXWOOD	14	Saved
1617	ASH	15	Saved
1618	CHERRY	15	Saved
1619	BOXWOOD	11	Saved
1620	BOXWOOD	12	Saved
1621	ASH	10	Saved
1622	ASH	14	Saved
1623	BOXWOOD	8	Saved
1624	BOXWOOD	12	Saved
1625	ASH	12	Saved
1626	IRONWOOD	7	Saved
1627	ELM	17	Saved
1628	ELM	8	Saved
1629	ELM	16	Saved
1630	ELM	12	Saved
1631	ASH	13	Saved
1632	ASH	12	Saved
1633	ELM	14	Saved
1634	ASH	12	Saved
1635	CHERRY	9	Saved
1647	ASH	10	Removed
1648	ASH	10	Removed
1649	ASH	9	Removed
1650	ASH	12	Removed
1651	ASH	13	Removed
1652	ASH	15	Removed

1653	BOXWOOD	12	Saved
1654	ASH	10	Saved
1655	BOXWOOD	12	Saved
1656	ELM	8	Saved
1657	ASH	24	Saved
1658	CHERRY	8	Saved
1659	ASH	10	Saved
1660	ASH	9	Saved
1661	ASH	8	Saved
1664	BOXWOOD	12	Saved
1665	BOXWOOD	10	Saved
1666	ELM	14	Saved
1667	BOXWOOD	12	Saved
1668	BOXWOOD	8	Saved
1669	ASH	8	Saved
1670	BOXWOOD	10	Saved
1671	ASH	10	Saved
1672	ASH	8	Saved
1673	BOXWOOD	16	Saved
1674	ASH	14	Saved
1675	ASH	11	Saved
1676	ASH	9	Saved
1677	ASH	9	Saved
1678	ASH	9	Saved
1684	ASH	12	Saved
1685	ASH	15	Saved
1686	BOXWOOD	10	Saved
1687	ASH	11	Saved
1688	ELM	8	Saved
1690	BOXWOOD	12	Saved
1692	BOXWOOD	14	Saved
1693	ASH	11	Saved
1694	ASH	12	Saved
1695	ELM	12	Saved

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

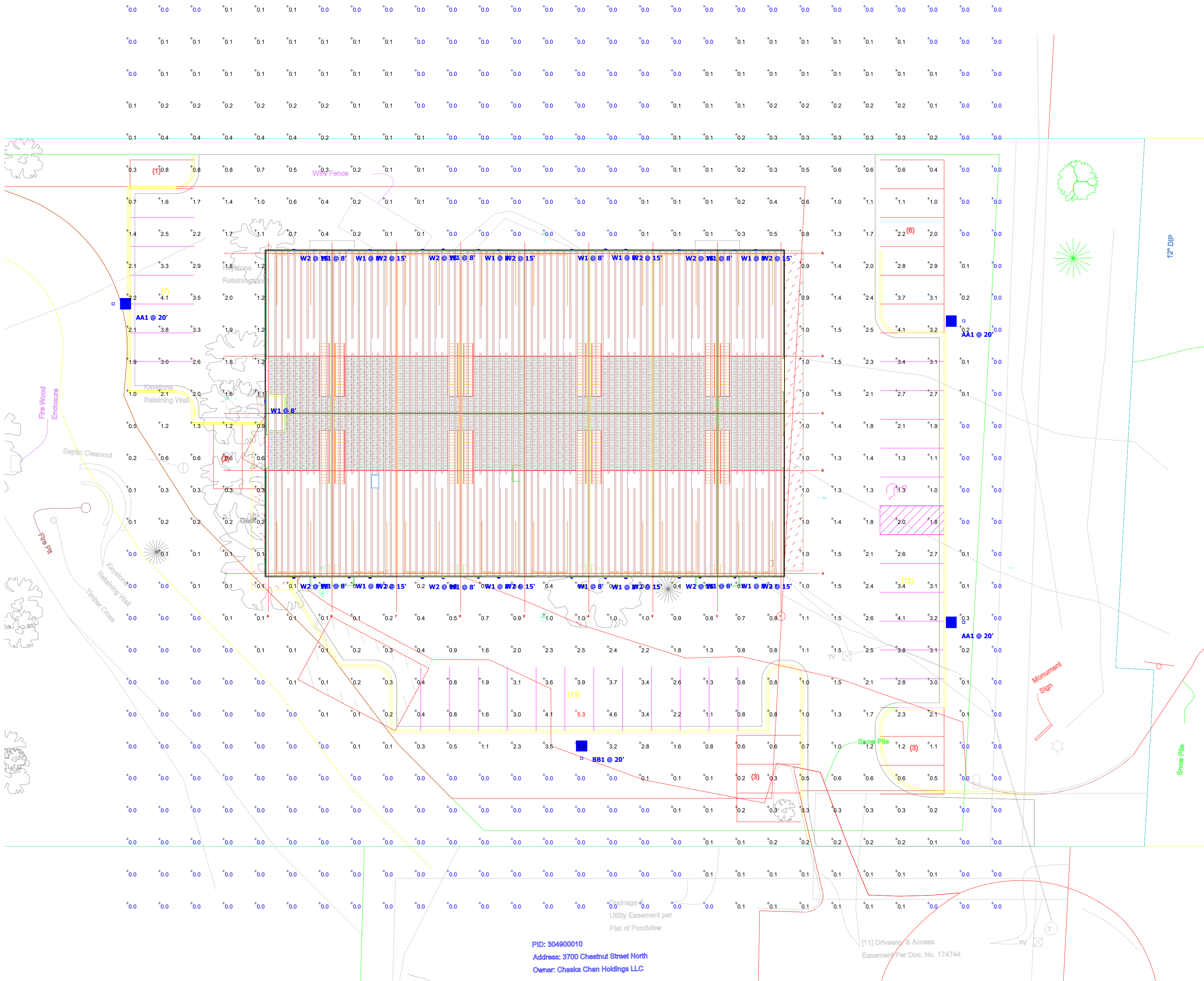
DATE:	02/06/2024
REV DATE:	02/28/2024
REV NUM:	----
RECORD:	----
PROJECT No.	22983
MANAGER:	TG
DESIGNER:	CEF
DRAFTER:	CEF
REVIEWER:	----

C-610

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

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

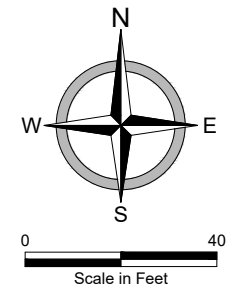
PID: 303300040
Address: Unassigned
Owner: Carver County

PROOF OF PARKING = 46 STALLS



GENERAL	SHEET SET-PROJECT NAME	SHEET SET-PROJECT DESCRIPTION	SHEET SET-PROJECT LOCATION	PROOF OF PARKING EXHIBIT
---------	------------------------	-------------------------------	----------------------------	--------------------------

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

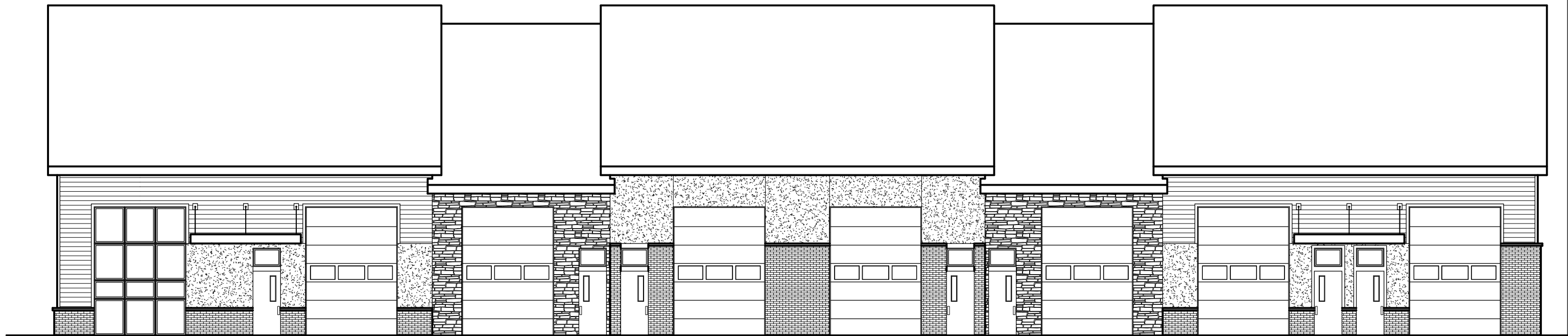


3740 CHESTNUT BUSINESS PARK

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR:
FIRST FLOOR SQ. FTG. 16261 SQ.FT.
MEZZANINE SQ. FTG. 5584 SQ.FT.

GRAND TOTAL SQ. FTG: 21845 SQ.FT.



SHEET INDEX:

C	COVER SHEET
A1	FRONT & LEFT ELEVATIONS
A2	REAR & RIGHT ELEVATIONS
A3	BUILDING ROOF PLAN
A4	BUILDING FOUNDATION PLAN
A5	BUILDING FIRST FLOOR PLAN
A6	BUILDING MEZZANINE PLAN
A7	UNIT FOUNDATION PLANS
A8	UNIT FIRST FLOOR PLANS
A9	UNIT MEZZANINE PLANS
D1	SECTION & INT. ELEVATIONS

PLAN INFORMATION:

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE DOUBLE 2X6" AT 4'-0" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED AT LIVING SPACE.
- WALL FRAMING SHALL BE SPF #1 OR #2 AT TRUSS SUPPORT AT A MINIMUM.
- ALL HEADERS SHALL BE PER PLAN
- ALL EXTERIOR HEADERS SHALL HAVE (1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
- ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE U.N.O.
- EXTERIOR SHEATHING SHALL BE METAL SHED MATERIAL.
- ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURE. FLOOR PLANS TO BE ON SITE.
- HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
- PRESSURE TREADED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.P.F.#1 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING:
 - 0'-0" - 4'-0" = 1 JACK STUD
 - 4'-0" - 8'-0" = 2 JACK STUDS
 - 8'-0" - 12'-0" = 3 JACK STUDS
 - GREATER THAN 12' = CONSULT ENG.
- POSTS CALLED OUT ARE NUMBER OF TRIMMER/JACK STUDS REQUIRED PER SIDE OF OPENING.
- TYPICAL FOUNDATION/WALL CONNECTION & WALL/ROOF CONNECTION, USE SIMPSON SDWC TRUSS SCREW, TO PREVENT UPLIFT.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL.
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6' O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE
- PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- REFER TO STRUCTURAL PAGES FOR ADDITIONAL INFORMATION REGARDING RE-BAR/ETC.
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49.
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R30.

SHEETROCK/GYPSUM BOARD:

- ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.

DOORS & WINDOWS:

- ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
- ANY WINDOW ABOVE A TUB/WET AREA MUST BE TEMPERED PER CODE.
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
- WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6' FROM GRADE. IF WITHIN 18", WINDOW MUST BE TEMPERED.
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH, SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
- NO HVAC IN BUILDING.

BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN STATE BUILDING CODE

BUILDING TYPE VB
FIRE SPRINKLER SYSTEM TO BE INSTALLED
BUILDING IS 1 STORY W/ MEZZANINES (WOOD FRAME CONSTRUCTION)

BUILDING CLASSIFIED AS MODERATE HAZARD S-1 OCCUPANCY
W/ ACCESSORY USE OFFICE AREA (TO BE DETERMINED BY INDIVIDUAL TENANTS)

ALLOWABLE BUILDING AREA CALCULATIONS
BASE ALLOWABLE SQ. FTG. = 36,000 SQ. FT. (S-1)
BASE ALLOWABLE BUILDING HEIGHT (2 STORY) ACTUAL 1 STORY

BUILDING IS MULTI-TENANT BUILDING
TOTAL BUILDING SQ. FTG. = 16,261 S.F.
14 TENANT AREAS @ 1,010 SQ. FT. + 340 SQ. FT. MEZZ. = 18,900
1 TENANT AREA @ 2,121 SQ. FT. + 670 SQ. FT. = 2,791 SQ. FT.

S-1 = 21,691 SQ. FT. (STORAGE)
B OFFICE (ACC. TO STORAGE) TO BE DETERMINED BY INDIVIDUAL TENANTS

OCCUPANT LOAD
S-1 (STORAGE) = 21,691 SQ. FT. / 200 PER OCC = 109 OCCUPANTS (TOTAL BUILDING)
14 TENANT SPACES @ 1,350 SQ. FT. EA. / 200 PER OCC. = 7 OCCUPANTS EACH UNIT
1 TENANT SPACE @ 2,791 SQ. FT. / 200 PER OCC. = 14 OCCUPANTS

TENANT OCC LOAD = 7 OCC. (1 EXIT REQUIRED, 1 PROVIDED)
TENANT OCC LOAD = 14 OCC. (1 EXIT REQUIRED, 1 PROVIDED)

PLUMBING FIXTURE COUNT

OCCUPANT LOAD
S-1 OCC. STORAGE = 7 OR 14 OCC.

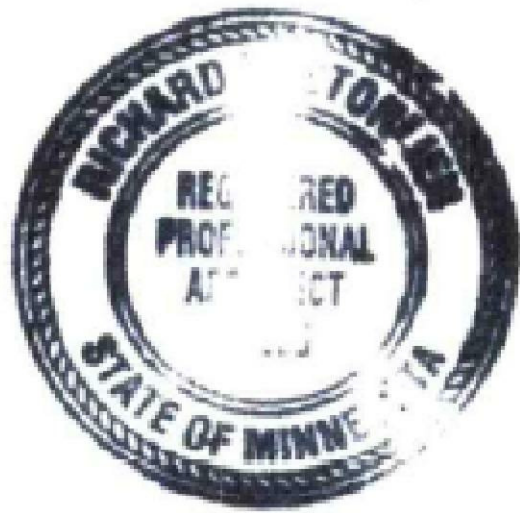
FIXTURES REQ'D BY CODE

S-1 OCC. REQUIRES 1 TOILET/100
TOILETS REQ'D PER TENANT (1)
S-1 OCC. REQUIRES 1 SINK/100 OCC.
SINKS REQ'D PER TENANT (1)
TOTAL TOILETS PROVIDED PER TENANT (1)
TOTAL SINKS PROVIDED PER TENANT (1)
SINGLE RESTROOMS ALLOWED WITH LESS THAN 25 OCC.

STRUCTURAL DESIGN CRITERIA:

PROJECT LOCATION: 3740 CHESTNUT BUSINESS PARK
CHASKA, MN 55318

- BUILDING CODES: 2020 MINNESOTA STATE BUILDING CODES
- MAPPED ELEVATION: 943 FT
- RISK CATEGORY:II
- CONSTRUCTION TYPE: WOOD FRAME STORAGE
- WALL EXTERIOR SHEATHING: MIXED
- WALL INTERIOR SHEATHING: METAL/GYPSUM BOARD
- WIND DESIGN:
 - BASIC WIND SPEED: 115 MPH
 - WIND EXPOSURE: B
 - TOPOGRAPHIC FACTOR: $k_{zt}=1.00$
 - GROUND ELEVATION FACTOR: $k_e=0.97$
 - VELOCITY PRESSURE COEFFICIENT: $k_h=0.60$
 - WIND DIRECTIONALITY FACTOR: $k_d=0.85$
 - VELOCITY PRESSURE: $q_z=16.75$ psf
- GROUND SNOW LOAD: $p_g=50$ psf
- FLOOR LIVE LOAD: (LIGHT STORAGE) $LL=50$ psf
- ROOF SNOW LOAD: $P_r=0.7 \cdot p_g=35$ psf
- ROOF LIVE LOAD: $L_r=10$ psf
- ROOF DEAD LOAD: $D=14$ psf (METAL ROOF)
- SEISMIC DESIGN CATEGORY: A



REVISION:

REV. DATE:

DRAWING TITLE:

CHESTNUT BUSINESS PARK

LOCATION:

3740 CHESTNUT STREET, CHASKA MN 55318

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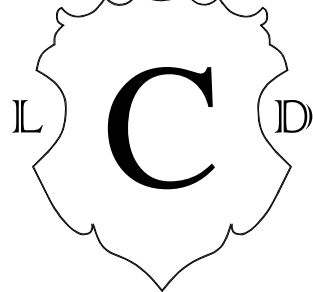


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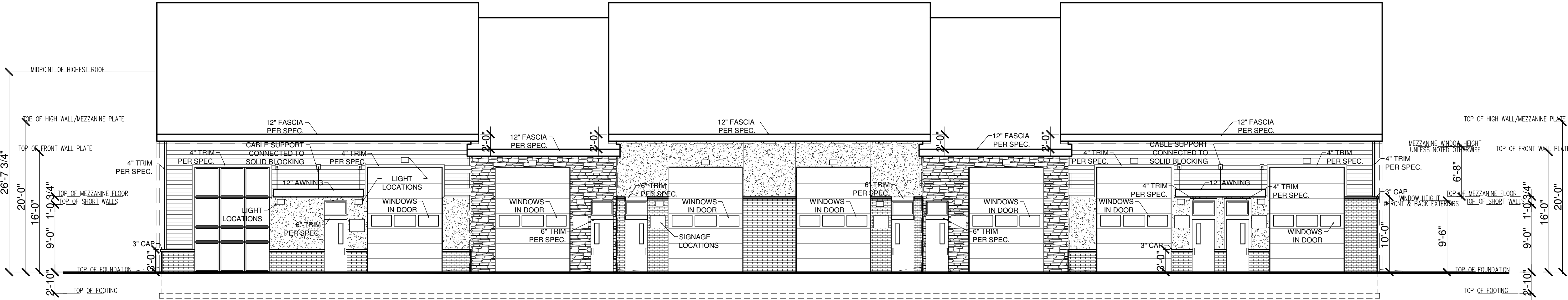
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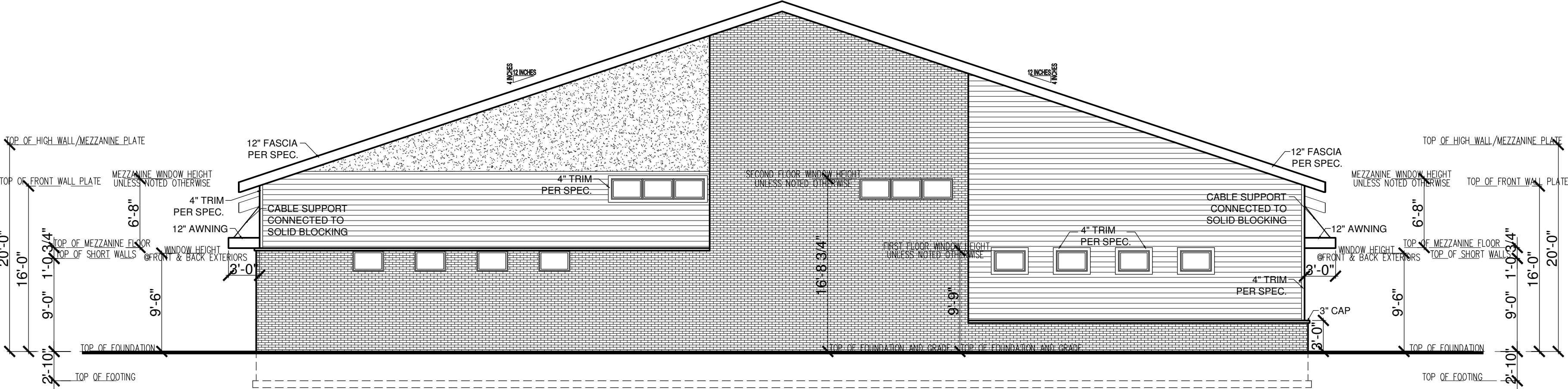
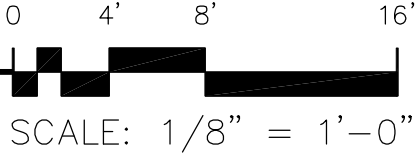
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GENERAL EXTERIOR NOTES:

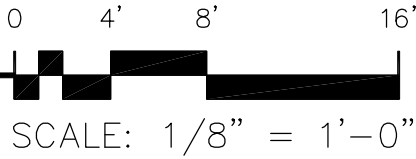
1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.



1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



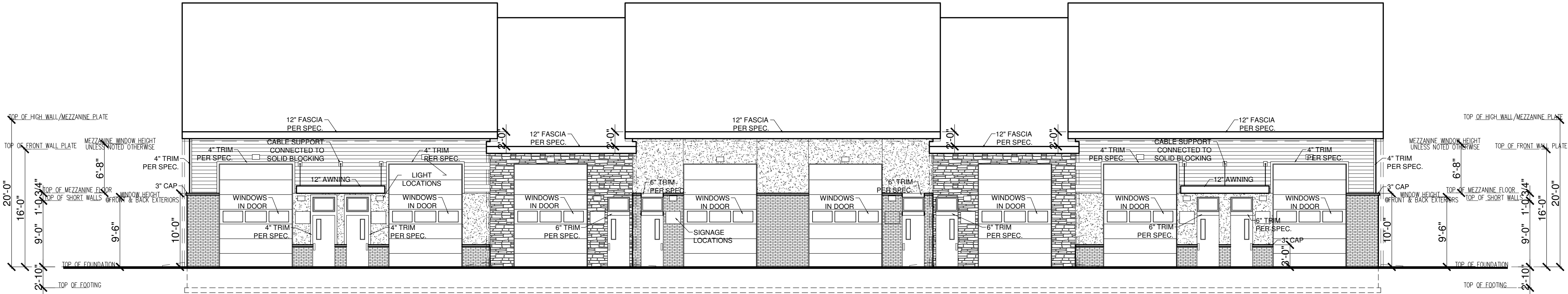
EXTERIOR MATERIAL KEY	
6" HORIZONTAL SIDING -WOODTONE RUSTIC SERIES 1/2 ROASTED WALNUT,1/2 WARM ESPRESSO BLEND, VERIFY W/ SPEC.	
SOLID PANEL MATERIAL -MATERIAL: EIFS -1 - DRYVIT, VERIFY W/ SPEC.	
CULTURED BRICK -MATERIAL: CAST CONCRETE, VERIFY W/ SPEC.	
CULTURED STONE -MATERIAL: CAST CONCRETE, VERIFY W/ SPEC.	

EXTERIOR MATERIAL CALCULATIONS:		PERCENTS:
FRONT ELEVATION:		
6" HORIZONTAL SIDING:	414 SQ.FT.	32%
SOLID PANELS:	374 SQ.FT.	29%
CULTURED BRICK:	258 SQ.FT.	20%
CULTURED STONE:	250 SQ.FT.	19%
FRONT TOTALS:	1296 SQ.FT.	100%
REAR ELEVATION:		
6" HORIZONTAL SIDING:	389 SQ.FT.	31%
SOLID PANELS:	351 SQ.FT.	28%
CULTURED BRICK:	284 SQ.FT.	22%
CULTURED STONE:	250 SQ.FT.	19%
REAR TOTALS:	1274 SQ.FT.	100%
RIGHT ELEVATION:		
6" HORIZONTAL SIDING:	853 SQ.FT.	37%
SOLID PANELS:	259 SQ.FT.	11%
CULTURED BRICK:	1215 SQ.FT.	52%
RIGHT SIDE TOTALS:	2327 SQ.FT.	100%
LEFT ELEVATION:		
6" HORIZONTAL SIDING:	853 SQ.FT.	36%
SOLID PANELS:	259 SQ.FT.	11%
CULTURED BRICK:	1236 SQ.FT.	53%
LEFT SIDE TOTALS:	2348 SQ.FT.	100%
OVERALL TOTALS COMBINED:		
6" HORIZONTAL SIDING:	2509 SQ.FT.	35%
SOLID PANELS:	1244 SQ.FT.	17%
CULTURED BRICK:	2993 SQ.FT.	41%
CULTURED STONE:	500 SQ.FT.	7%
GRAND TOTALS:	7246 SQ.FT.	100%

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		CHESTNUT BUSINESS PARK						
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318						

GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6" OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
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6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCUPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.



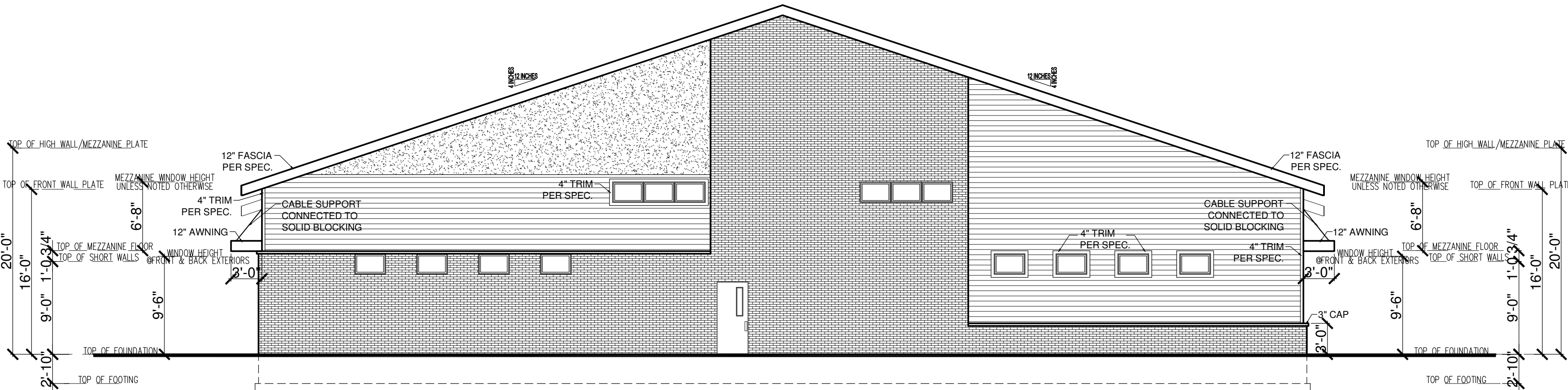
EXTERIOR MATERIAL KEY

6" HORIZONTAL SIDING
-WOODTONE RUSTIC SERIES
1/2 ROASTED WALNUT, 1/2
WARM ESPRESSO BLEND,
VERIFY W/ SPEC.

SOLID PANEL MATERIAL
-MATERIAL: EIFS -1 - DRYVIT,
VERIFY W/ SPEC.

CULTURED BRICK
-MATERIAL: CAST
CONCRETE,
VERIFY W/ SPEC.

CULTURED STONE
-MATERIAL: CAST
CONCRETE,
VERIFY W/ SPEC.



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LOCATION:

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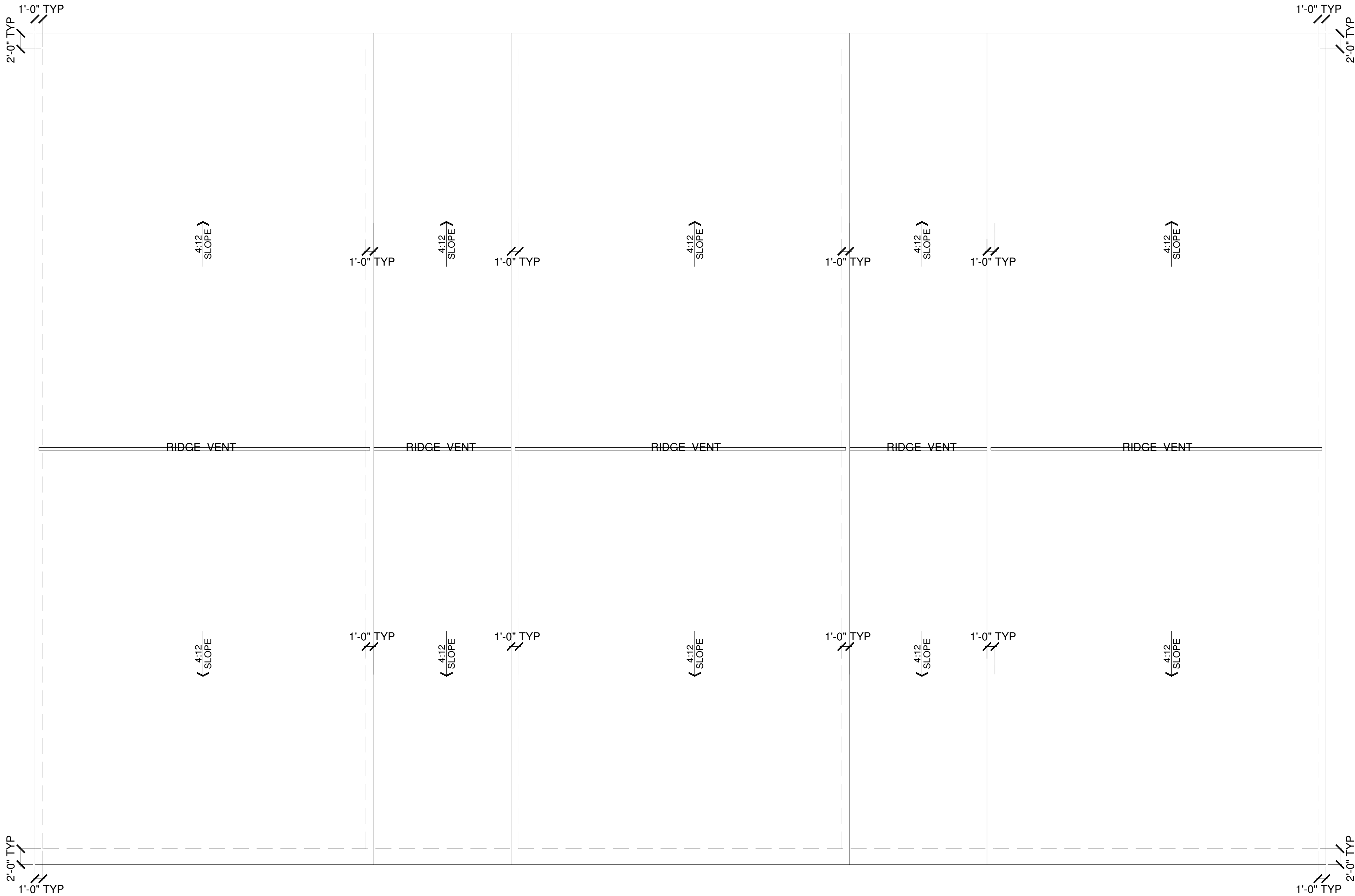
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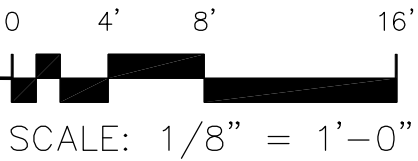
SCALED PRINT @ 24X36

GENERAL EXTERIOR NOTES:

- 1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
- 2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
- 3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
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- 7. SUPPLY DRIPCUPS ON ALL WINDOWS AND DOORS.
- 8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
- 9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
- 10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
- 11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
- 12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
- 13. GRADE CONDITIONS MAY VARY ON SITE.



1 OVERALL BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"



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		CHESTNUT BUSINESS PARK						OVERALL BUILDING ROOF PLAN
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318						SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 3/4" NOMINAL (OR 5/8") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12"O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FOUNDATION NOTES:

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
2. PROVIDE 3/8" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
3. PROVIDE CONTROL JOINTS PER PLAN, JOIST TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
4. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
5. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
6. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
7. STEP FOOTINGS PER PLAN SPECIFICATIONS.
8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.

WINDOW & DOOR SIZE NOTES

- SH3'X5" =SINGLE HUNG 3'0" BY 5'0"
- FX2'6"X2'6" = FIXED 2'6" BY 4'6"
- CASE3'X5" = CASEMENT 3'0" BY 5'0"
- 2'8"X6'8" @ DOOR =2'8" WIDE BY 6'8" TALL
- 2'8"X8'0" @ DOOR =2'8" WIDE BY 8'0" TALL

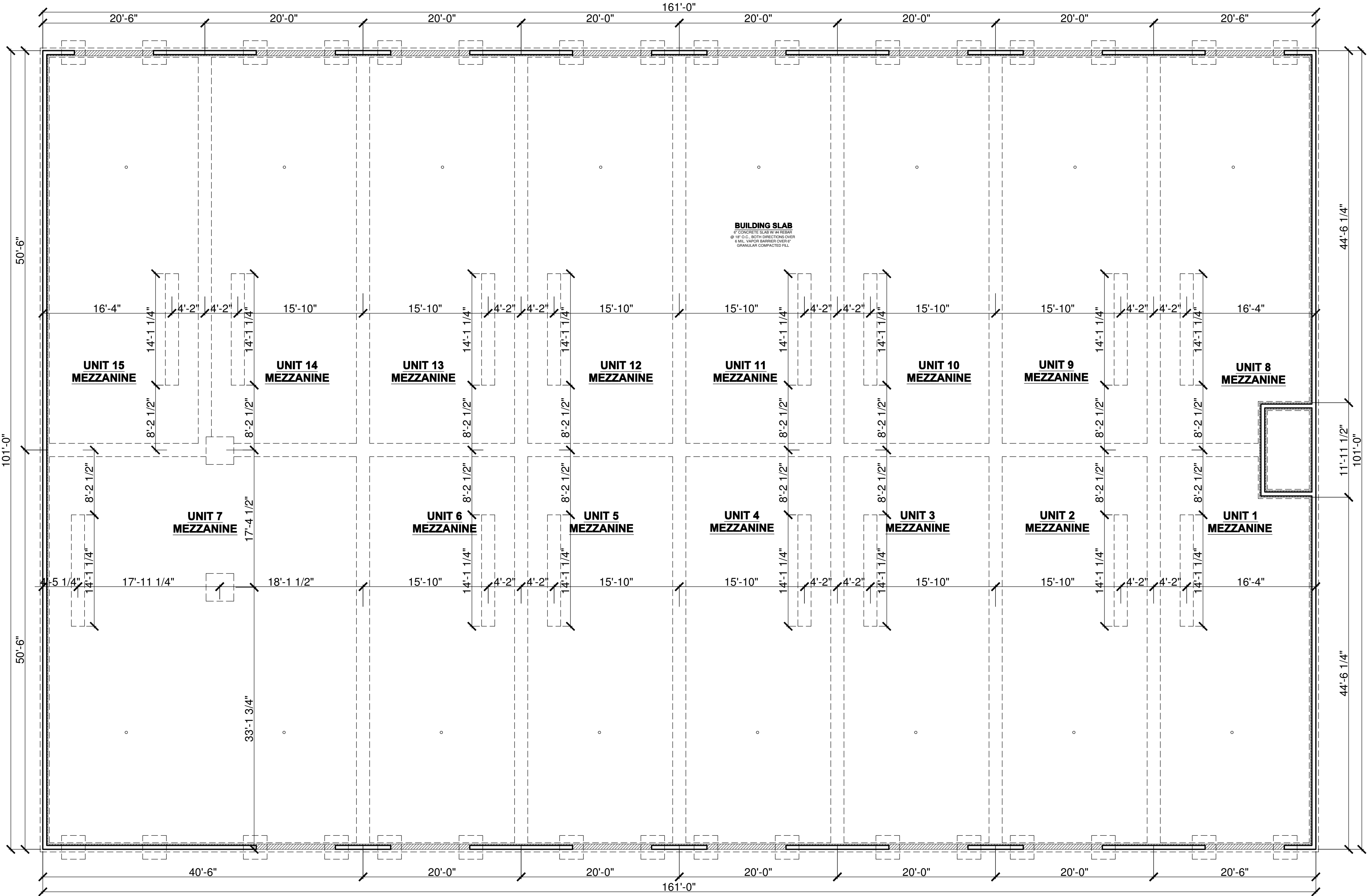
- SD

110V, INTERCONNECTED SMOKE DETECTOR
- SD

110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS. CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
4. 1/2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5.  INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS



1 OVERALL BUILDING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

0

4'

8'

16'

SCALE: 1/8" = 1'-0"

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		CHESTNUT BUSINESS PARK						
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318						

STRUCTURAL NOTES:

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- BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
- POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
- ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
- ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
- ROOF DECKING TO BE 3/4" NOMINAL (OR 15/16") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
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- REFER TO WALL BRACING FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

- ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
- ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
- ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
- ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

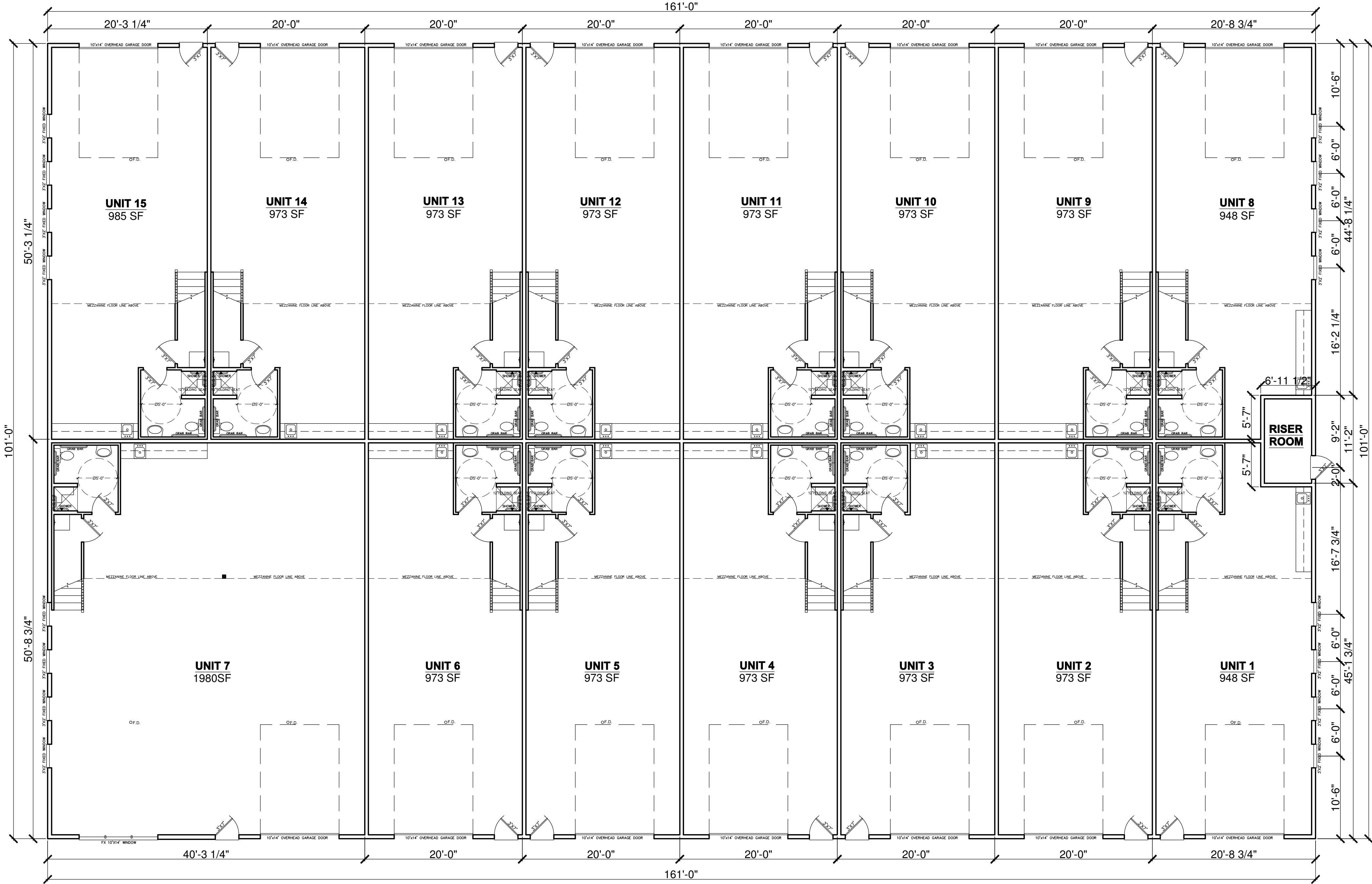
WINDOW & DOOR SIZE NOTES (EXAMPLES)

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- SD 110V, INTERCONNECTED SMOKE DETECTOR
- SDⓈ 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
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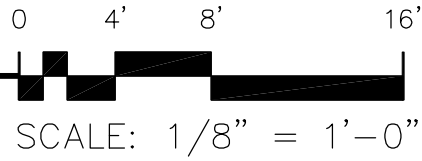
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- 3/4" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.



1 OVERALL BUILDING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

16261 SQ. FT. FINISHED



REVISION:

REV. DATE:

DRAWING TITLE:

CHESTNUT BUSINESS PARK
LOCATION:
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PAGE DESCRIPTION:

OVERALL BUILDING FIRST FLOOR PLAN
SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
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WINDOW & DOOR SIZE NOTES (EXAMPLES)

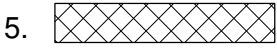
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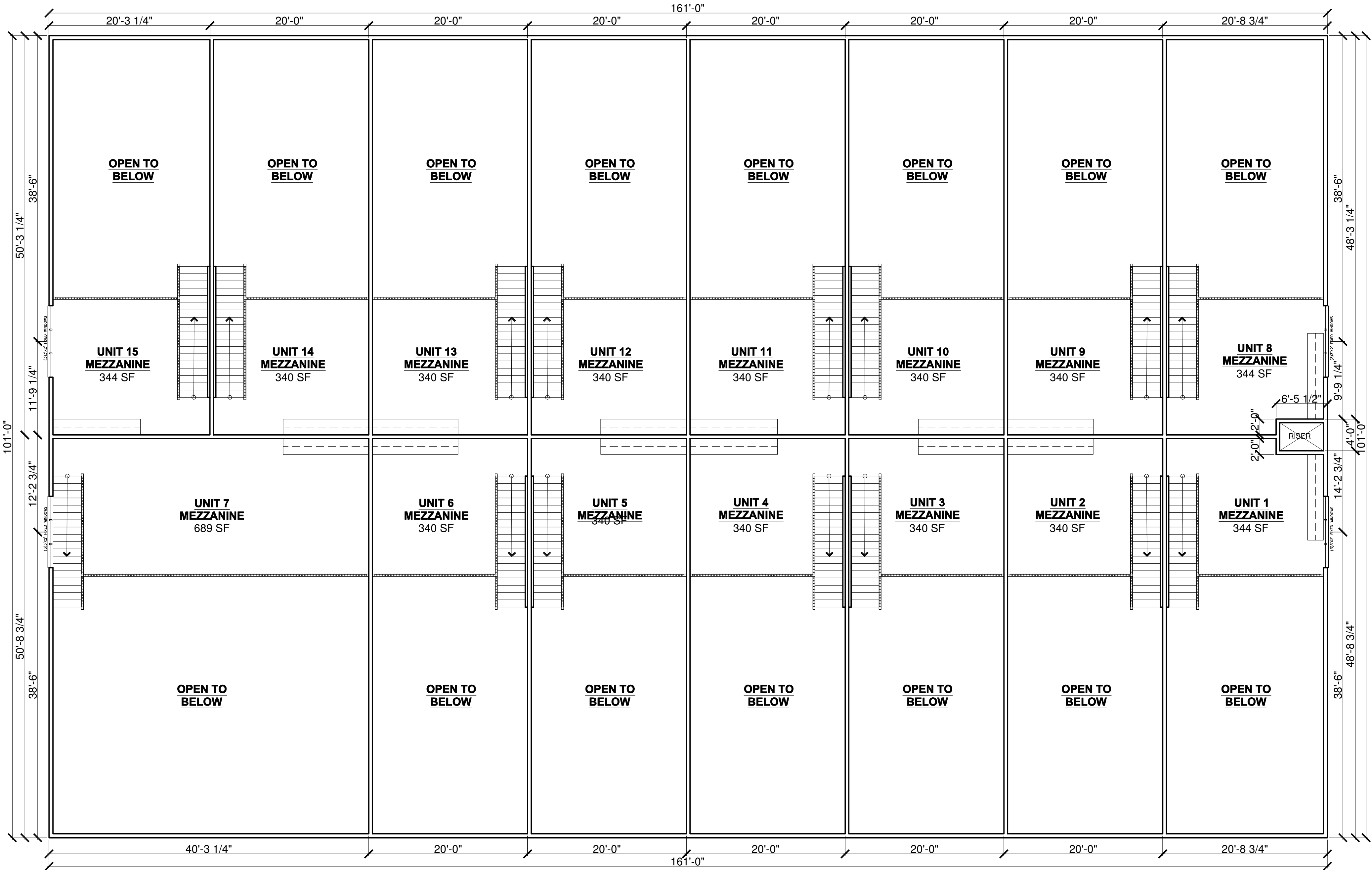
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- EXHAUST FAN

FLOOR PLAN NOTES:

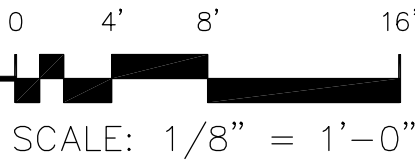
1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS, CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
4. 1/2" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5.  INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS



1 OVERALL BUILDING MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

5584 SQ. FT. FINISHED



REVISION:	REV. DATE:	DRAWING TITLE:	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2024	LITTFIN DESIGN	LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 1-8-24	PAGE A6 L ID	PAGE DESCRIPTION: OVERALL BUILDING MEZZANINE FLOOR PLAN SCALED PRINT @ 24X36
		CHESTNUT BUSINESS PARK						
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318						

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
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8. ROOF DECKING TO BE 1/2" NOMINAL (OR 15/32") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FOUNDATION NOTES:

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
2. PROVIDE 1/2" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
3. PROVIDE CONTROL JOINTS PER PLAN, JOIST TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
4. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
5. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
6. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
7. STEP FOOTINGS PER PLAN SPECIFICATIONS.
8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.

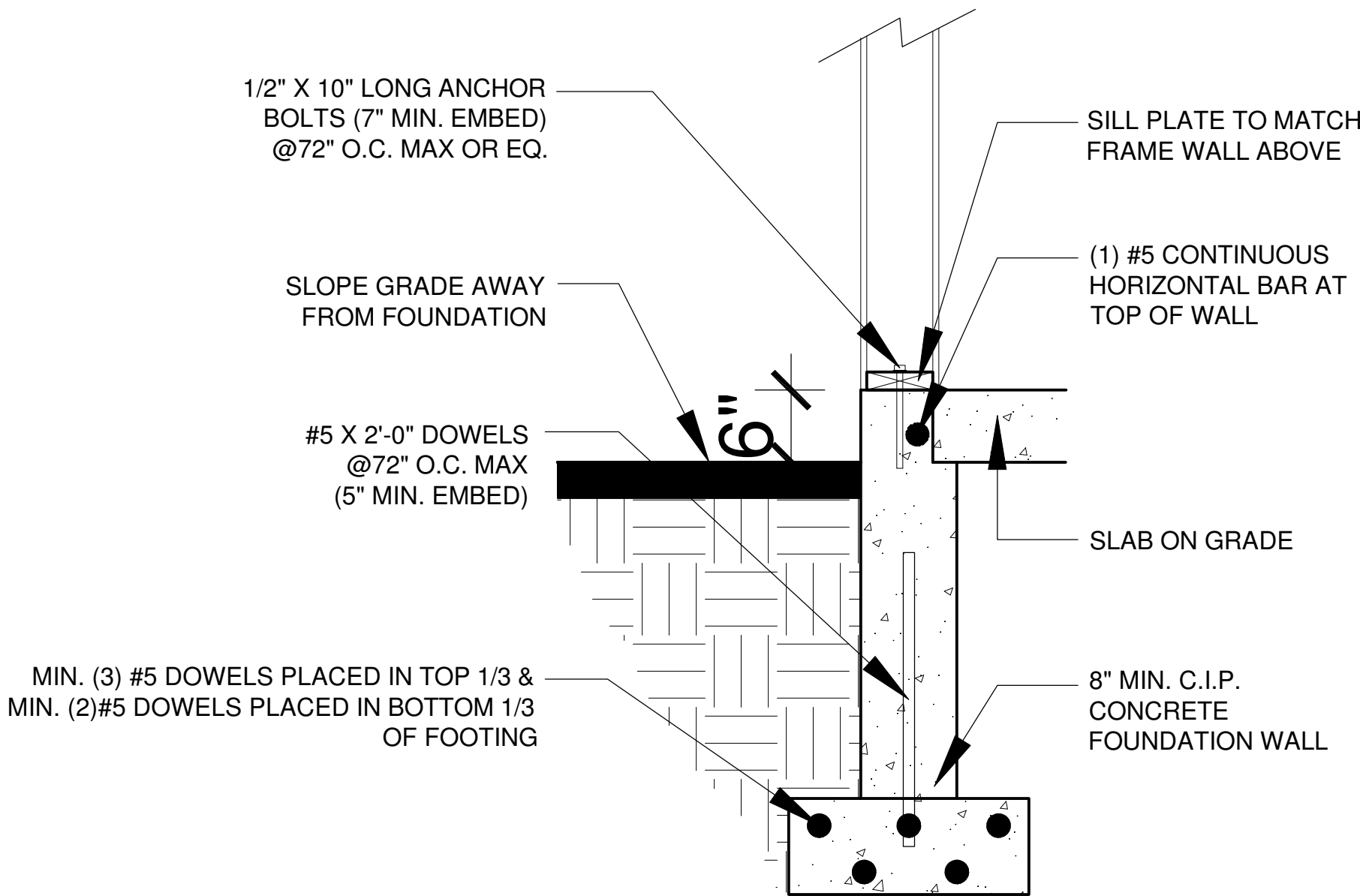
WINDOW & DOOR SIZE NOTES

- SH3'X5' =SINGLE HUNG 3'0" BY 5'0"
- FX2'6"X2'6" = FIXED 2'6" BY 4'6"
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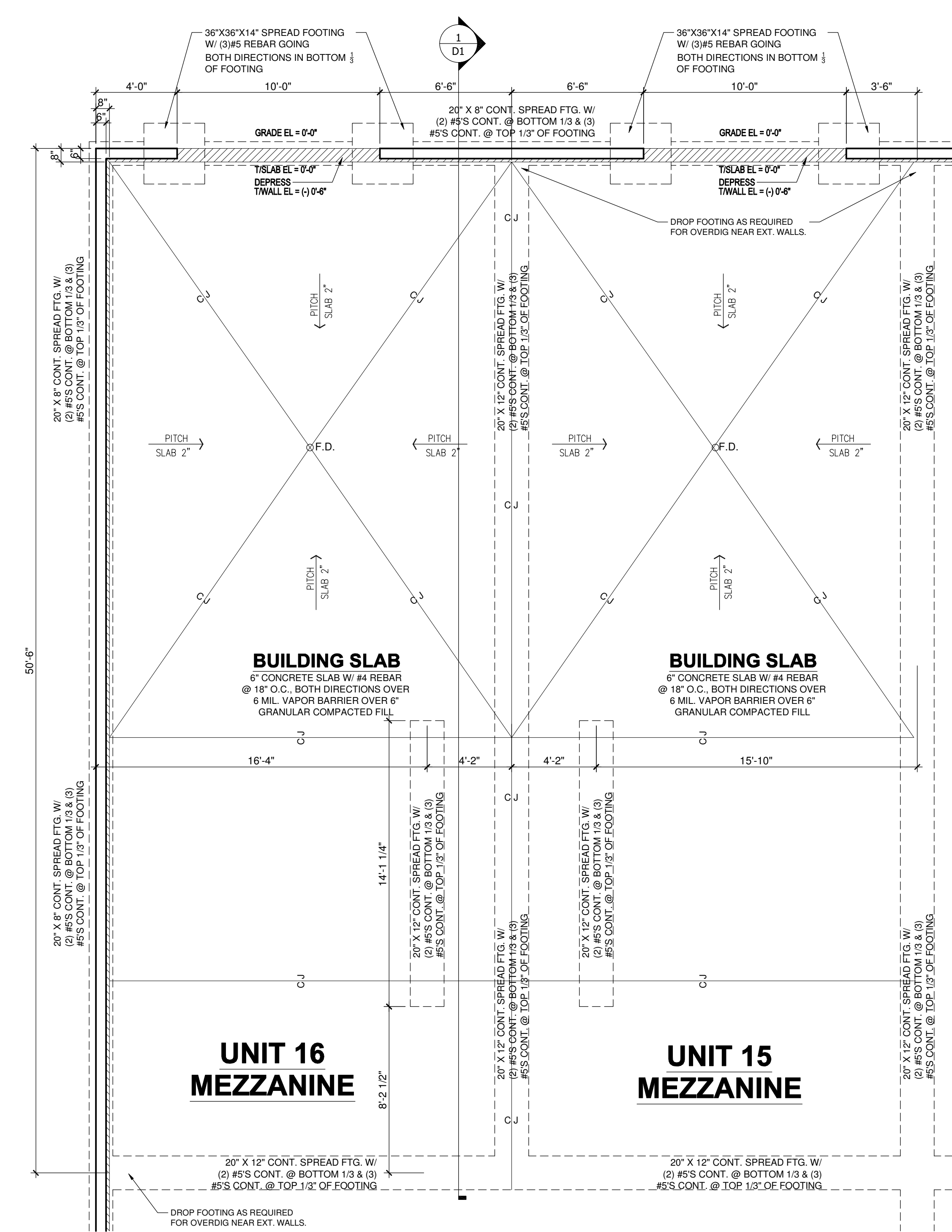
- SD 110V, INTERCONNECTED SMOKE DETECTOR
- SD@ 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN

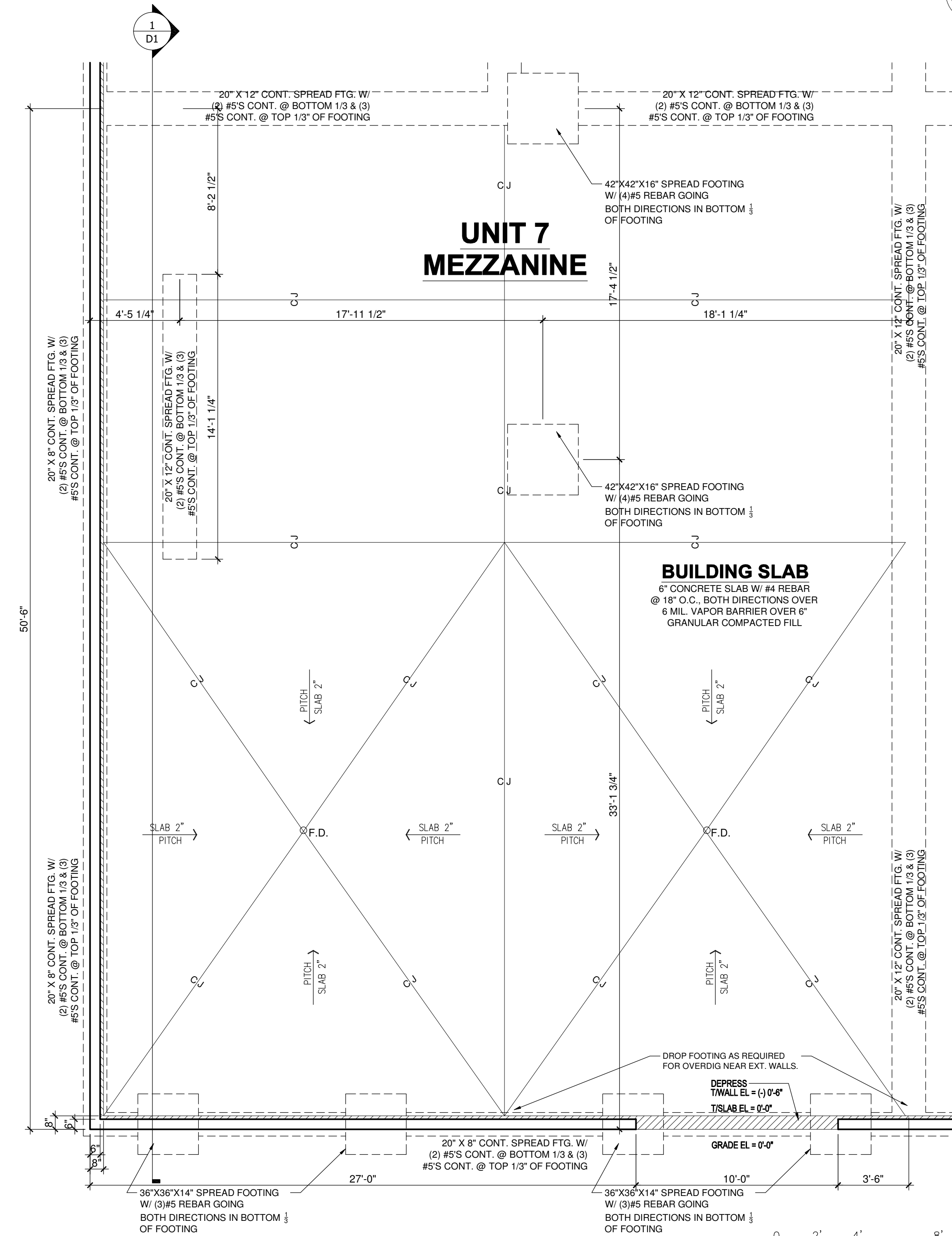


3 SECTION THROUGH FOUNDATION WALL
SCALE: 1" = 1'-0"



2 UNITS 15 & 16 FOUNDATION PLAN (TYPICAL ACROSS ALL UNITS)
SCALE: 1/4" = 1'-0"

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota:
Signature: Saidnour
Typed or Printed Name: Said Ibrahim Nour
Date: 01/08/24 License Number: 59752



1 UNIT 7 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:	DRAWING TITLE:	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2024	CURRENT DATE:	PAGE	PAGE DESCRIPTION:
		CHESTNUT BUSINESS PARK	LITTFIN DESIGN	1-8-24	L A7 ID	UNIT FOUNDATION PLANS
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318				WINSTED, MN
						SCALED PRINT @ 24X36

STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
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8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.

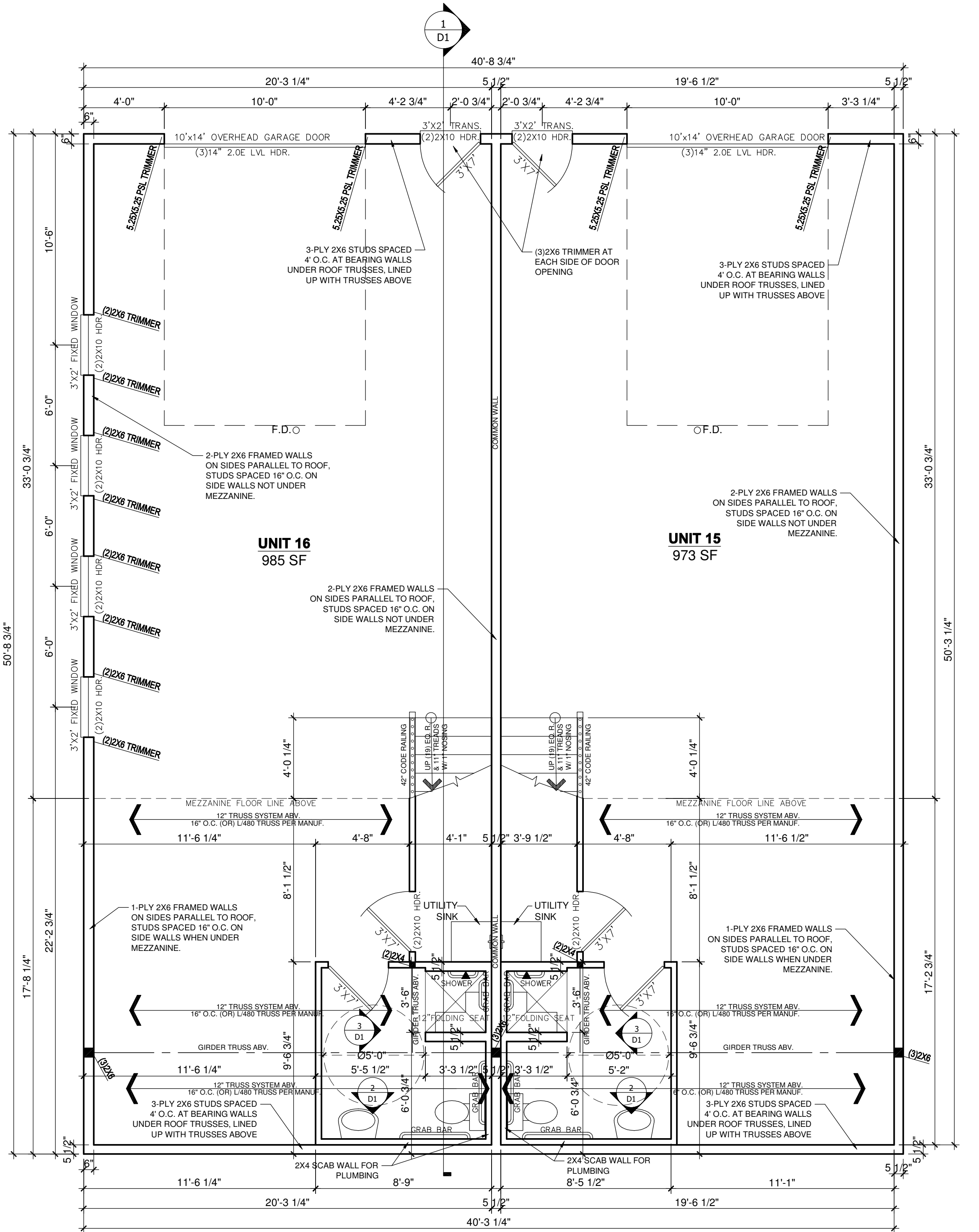
WINDOW & DOOR SIZE NOTES

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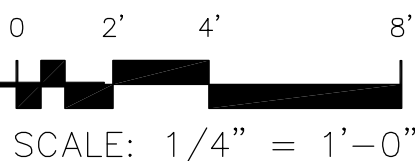
- (SD) 110V, INTERCONNECTED SMOKE DETECTOR
- (SD) 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

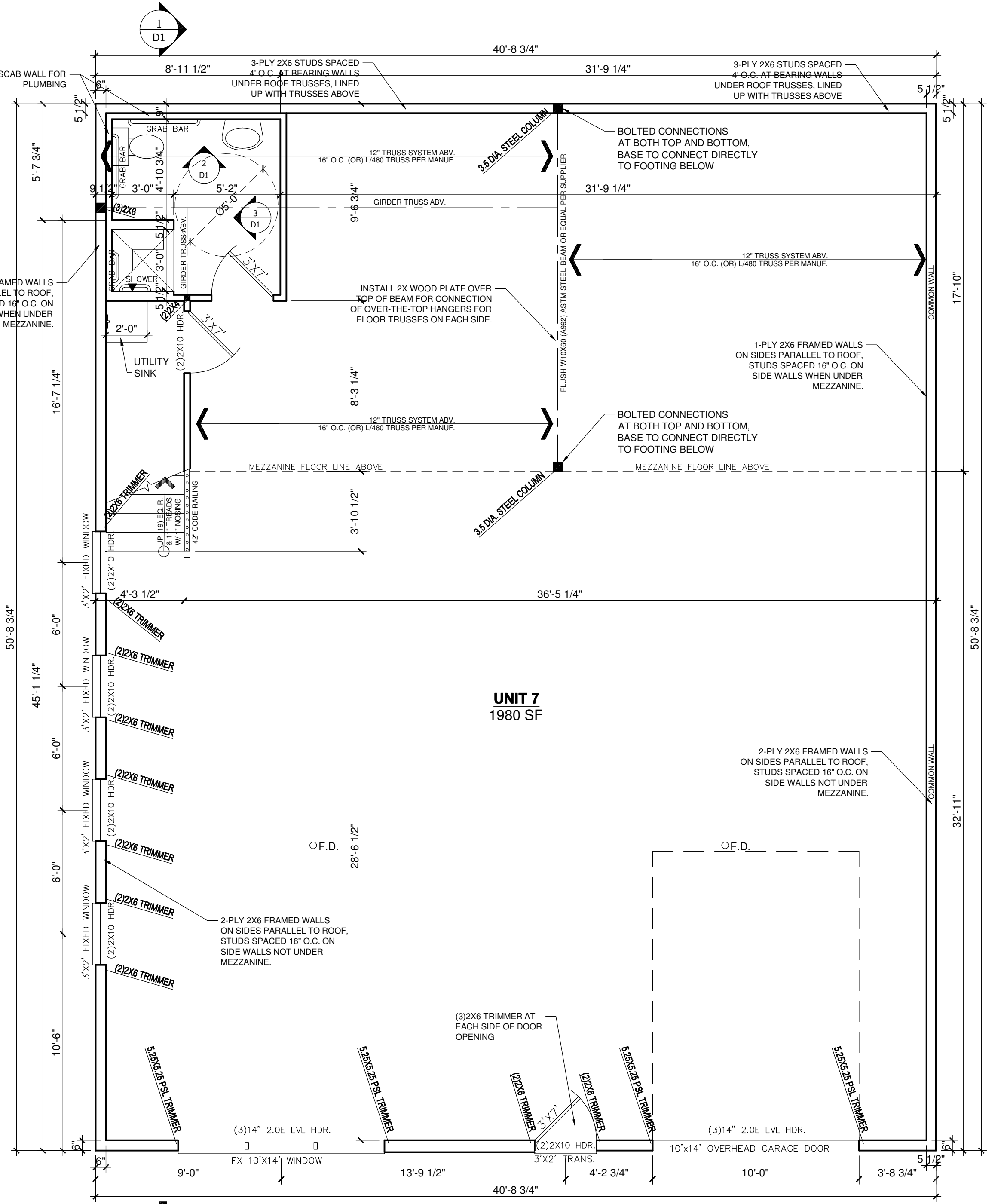
1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN



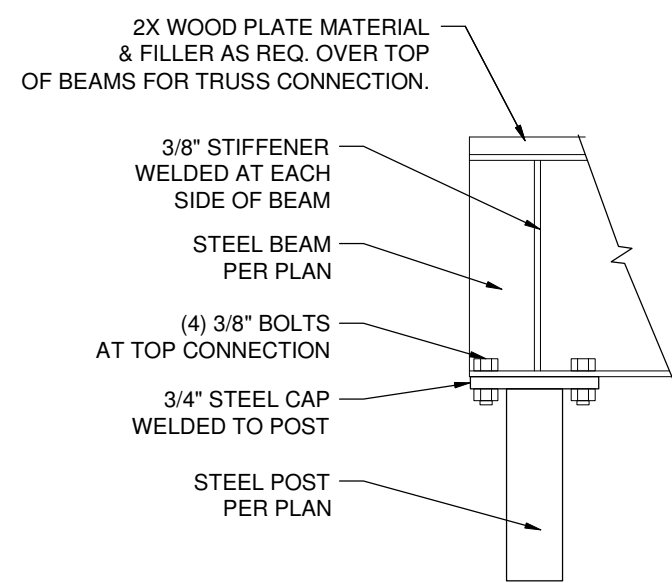
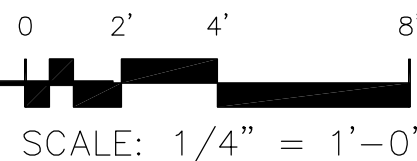
2 UNITS 15 & 16 FLOOR PLAN (TYPICAL ACROSS ALL UNITS)
SCALE: 1/4" = 1'-0"



Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota:
Signature: Saidnour
Typed or Printed Name: Said Ibrahim Nour
Date: 01/08/24 License Number: 59752



1 UNIT 7 FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 STEEL CONNECTIONS
SCALE: 1" = 1'-0"

REVISION:

REV. DATE:

DRAWING TITLE:

CHESTNUT BUSINESS PARK

LOCATION:

3740 CHESTNUT STREET, CHASKA MN 55318

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MLITTFIN@HOTMAIL.COM
320-224-7844
WINSTED, MN

CURRENT DATE:

1-8-24

PAGE

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PAGE DESCRIPTION:

UNIT FIRST FLOOR PLANS

SCALED PRINT @ 24X36

STRUCTURAL NOTES:

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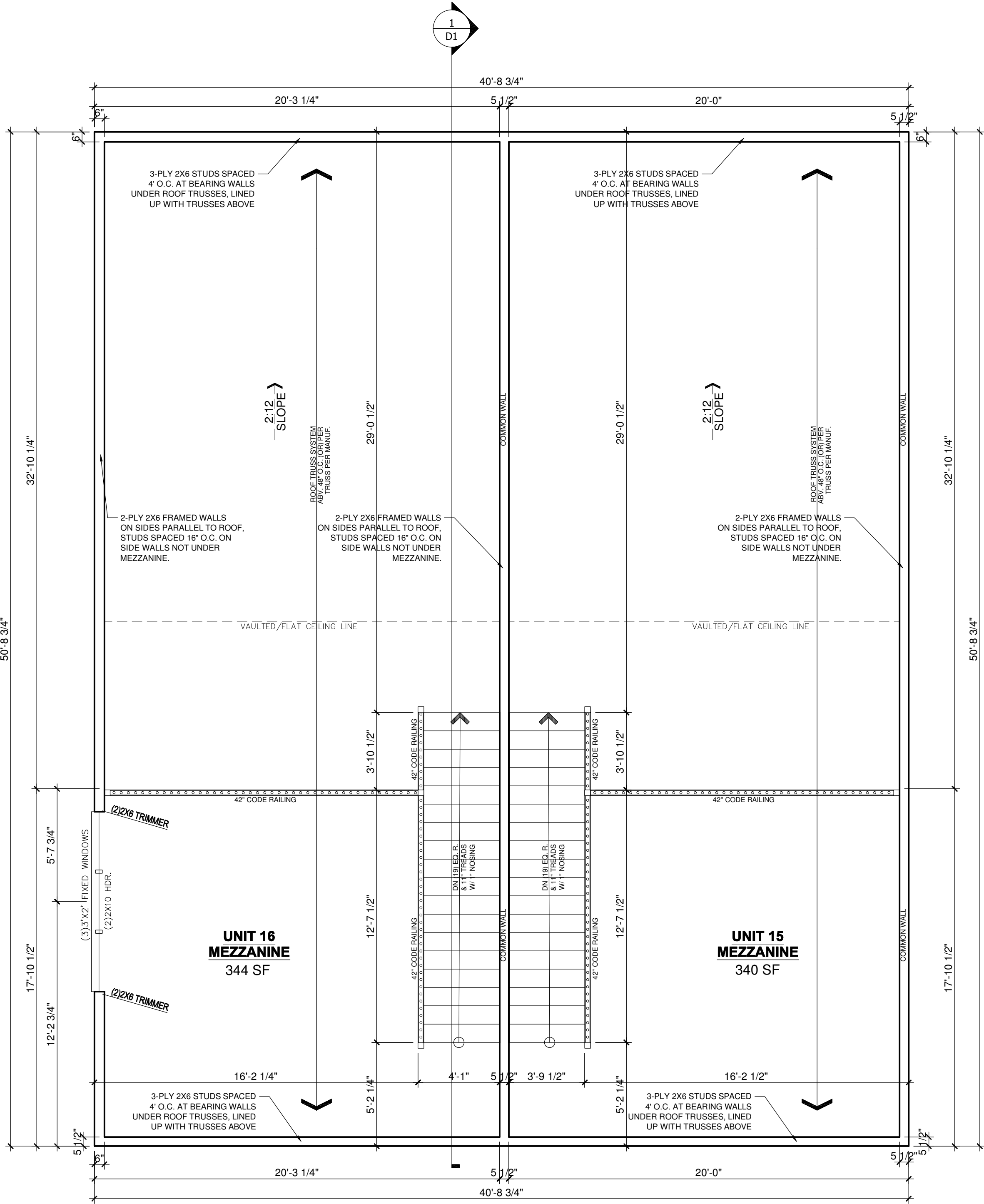
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-  110V, INTERCONNECTED SMOKE DETECTOR
-  110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
-  EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN

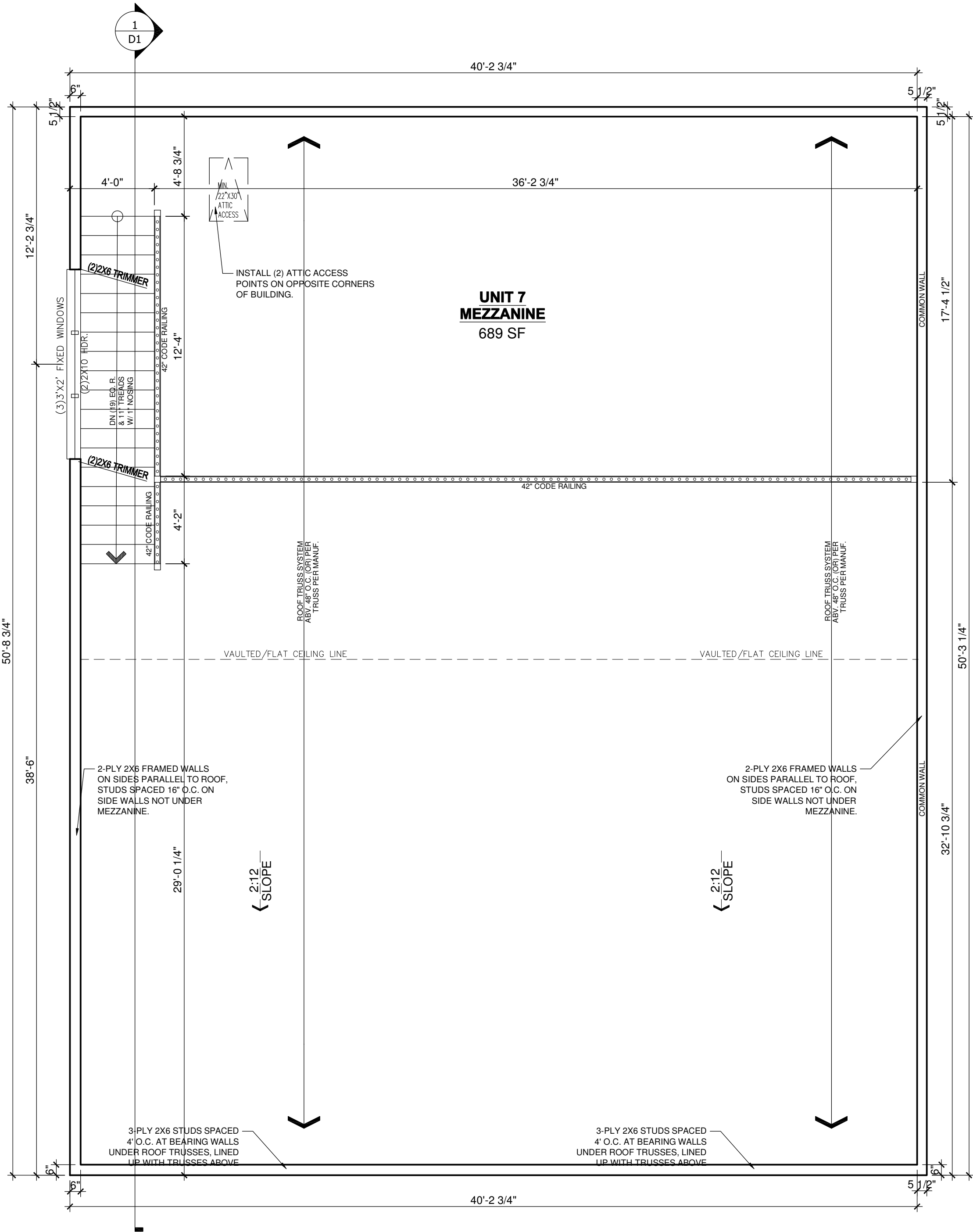


2 UNITS 15 & 16 MEZZANINE PLAN (TYPICAL ACROSS ALL UNITS)

SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota:
Signature: Saidnour
Typed or Printed Name: Said Ibrahim Nour
Date: 01/08/24 License Number: 59752



1 UNIT 7 MEZZANINE PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

REVISION:

REV. DATE:

DRAWING TITLE:

CHESTNUT BUSINESS PARK

LOCATION:

3740 CHESTNUT STREET, CHASKA MN 55318

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WINSTED, MN

CURRENT DATE:

1-8-24

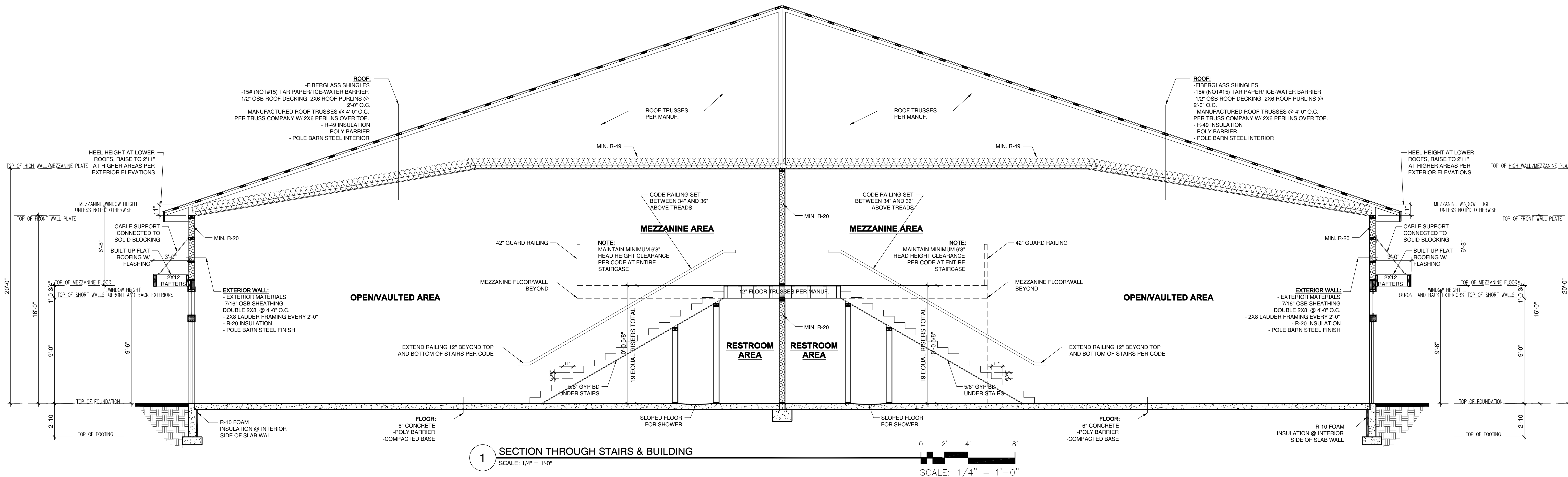
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PAGE DESCRIPTION:

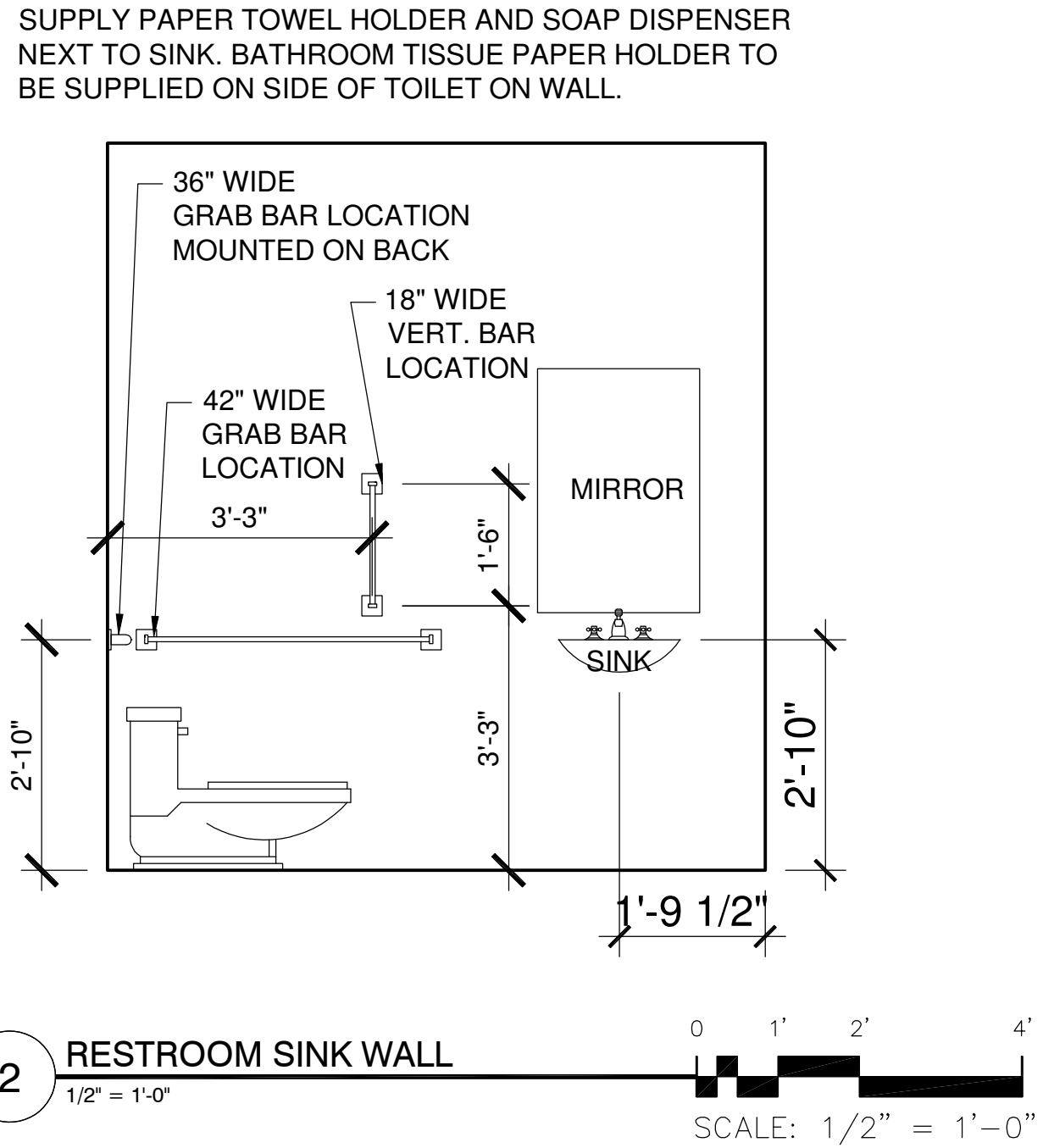
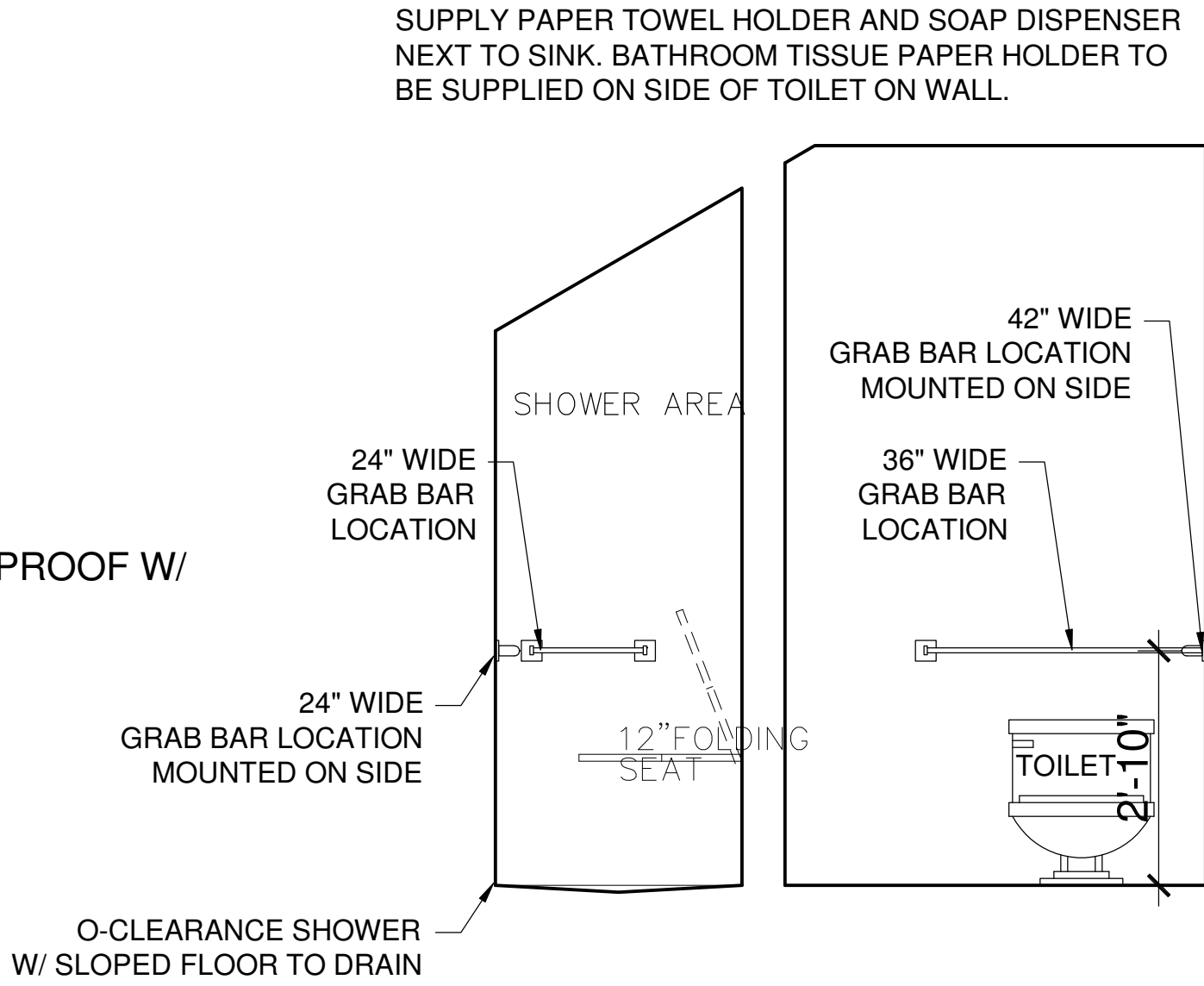
UNIT
MEZZANINE
PLANS

SCALED PRINT @ 24X36



- BATHROOM NOTES:**
1. MINIMUM 5' TURNING SPACE @ TOILET
 2. MINIMUM 30"X48" CLEAR FLOOR SPACE @ VANITY.
 3. WALLS TO BE COVERED WITH CLEAR, NON-ABSORBENT MATERIAL.
 4. THE ENTIRE FLOOR AND SIDE WALL TO A HIGHT NO LESS THAN 6" SHALL BE WATERPROOF W/ APPROVED MATERIAL IMPERVIOUS TO WATER.

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota:
Signature: Saidnour
Typed or Printed Name: Said Ibrahim Nour
Date: 01/08/24 License Number: 59752



REVISION:	REV. DATE:	DRAWING TITLE:	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2024	LITTFIN DESIGN	LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 1-8-24	PAGE D1	PAGE DESCRIPTION: BUILDING SECTION & INTERIOR ELEVATIONS SCALED PRINT @ 24X36
		CHESTNUT BUSINESS PARK						
		LOCATION: 3740 CHESTNUT STREET, CHASKA MN 55318						

SANITARY SEWER EASEMENT

This Sanitary Sewer Easement Agreement ("Agreement") is made this ____ day of January, 2024, by and between Chaska Chan Holdings, LLC, a Minnesota limited liability company, and Pondview Associates, LLP, a Minnesota limited liability partnership, hereinafter collectively referred to as the "Grantors," and Chestnut Business Park, LLP, a Minnesota limited liability partnership ("Grantee").

RECITALS

WHEREAS, Grantor Chaska Chan Holdings, LLC is the fee owner of real property in Carver County, Minnesota, legally described as follows:

Parcel A: Lot 1, Block 1, Pondview, according to the recorded plat thereof;

WHEREAS, Grantor Pondview Associates, LLP is the fee owner of real property in Carver County, Minnesota, legally described as follows:

Parcel B: Lot 2, Block 1, Pondview, according to the recorded plat thereof;

WHEREAS, Grantee Chestnut Business Park, LLP is the fee owner of real property in Carver County, Minnesota, legally described as follows:

Parcel C: Lot 1, Block 1, Chestnut Business Center Addition to the City of Chaska, Carver County, Minnesota;

WHEREAS, Parcel A and Parcel B have been improved with commercial buildings, with the buildings on both Parcel A and on Parcel B being serviced by private underground sanitary sewer lines that empty into the City of Chaska sewage treatment facilities;

WHEREAS, Parcel C is presently an unimproved Parcel of real estate, but it is the intention of the Grantee to improve Parcel C with a commercial/industrial building located thereon;

WHEREAS, the Grantee has obtained preliminary plan approval from the City of Chaska for the development of Parcel C, with a shared sewer connection extending from the northwestern corner of Parcel B into Parcel C, as depicted on Exhibit A attached hereto, for the purpose of serving the planned commercial/industrial building to be built on Parcel C with municipal sanitary sewer service; and

WHEREAS, the parties hereto are desirous of providing for an easement in favor of Parcel C, across portions of Parcel A and Parcel B for the installation and maintenance of an underground, private sanitary sewer line from Parcel C, through Parcel A and into Parcel B so that Parcel C will obtain access to the City of Chaska sewage treatment facilities via the existing private sewer line that provides sanitary sewer service to Parcels A and B, all as hereinbelow provided.

NOW, THEREFORE, in consideration of one dollar (\$1.00) and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged by Grantors, and the mutual covenants and agreements contained hereinbelow, the parties hereto agree as follows:

1. Grant of Easement. Grantors hereby grant unto Grantee, its successors and assigns, a perpetual and exclusive easement for the purposes of installing, maintaining, repairing, reconstructing, and servicing a single, buried sanitary sewer line pipe from the northwestern corner of Parcel B, along the westerly portion of Parcel A, to the southern boundary of Parcel C, as depicted on the diagram attached hereto as Exhibit A.

2. Grantee's Rights within Easement. The aforesaid Grant of Easement shall include the right of the Grantee, its contractors, employees, agents and invitees to enter upon the subject areas of Parcel A and Parcel B for the purpose of excavating, hooking up the new sanitary sewer line pipe to the existing sanitary sewer line pipe in the northwestern corner of Parcel B, excavating and installing the new sanitary sewer line pipe from the northwestern corner of Parcel B, across the western portion of Parcel A, to the south boundary of Parcel C, restoring the ground surface, moving and storing equipment and materials, and removing any herbage, grass or other materials from the area of construction or reconstruction which, in the judgment of Grantee, may interfere with Grantee's construction and installation of the new sanitary sewer line pipe.

3. Grantee's Responsibilities. Grantee covenants and agrees that in undertaking any acts or activities pursuant to this Agreement, Grantee, its contractors, employees, agents and invitees, will proceed with reasonable care and diligence to minimize any intrusion upon any portion of either Parcel A or Parcel B; Grantee shall replace topsoil and re-establish grass cover on exposed soil areas where any construction, maintenance or reconstruction activities take place. Grantee shall be solely responsible for obtaining all governmental approvals and permits necessary to install, construct, maintain and reconstruct Grantee's planned new sanitary sewer line pipe, including obtaining permission from the City of Chaska to tie in Grantee's proposed new sanitary sewer line pipe into the existing private sanitary sewer line pipe in the northwestern corner of Parcel B; Grantee shall be solely responsible for erecting, maintaining and subsequently removing any erosion control silt fencing that is required by governmental regulations; Grantee shall complete the installation of the sewer line pipe, and restoration of Parcel A and Parcel B, by June 1, 2025; and Grantee shall be responsible for promptly repairing (or reimbursing Grantor for the cost of repairing) any damages to either Parcel A or Parcel B resulting from any activities conducted by the Grantee, its successors or assigns, in connection with this easement, or resulting from any leak or disruption of Grantee's sanitary sewer line pipe.

4. Limited Access to Easement Area. Grantee covenants and agrees that in connection with any installation, construction, maintenance or reconstruction of its planned sanitary sewer line pipe on Parcel A and on Parcel B, Grantee, its contractors, employees, agents and invitees, will access the easement area, to the greatest extent possible, from Grantee's Parcel C, and will travel over, or upon, any paved portions of either Parcel A or Parcel B only as absolutely necessary; in the event that Grantee, its contractors, employees, agents, or invitees, do access the easement area from any paved portions of either Parcel A or Parcel B, Grantee will promptly remove any dirt or other debris from the paved portions of either Parcel A or Parcel B, and repair any damage

STATE OF MINNESOTA)

) ss.
COUNTY OF CARVER)

The foregoing was acknowledged before me this 10th day of January, 2024, by Pete Brettinger, as Manager, of Pondview Associates, LLP.

Joy J. Frisch-Schmoll
Notary Public
STATE OF MINNESOTA)



) ss.
COUNTY OF CARVER)

The foregoing was acknowledged before me this _____ day of January, 2024, by Audrius Asakenas, as General Partner, of Chestnut Business Park, LLP.

Notary Public

**TEMPORARY EASEMENT
AGREEMENT FOR
GRADING PURPOSES**

Effective this 30 day of November, 2023, TEL Manufacturing and Engineering of America, Inc., a Delaware corporation ("Grantor"), and Chestnut Business Park, LLP, a Minnesota limited liability partnership ("Grantee"), hereby enter into this Temporary Easement Agreement (the "Agreement") for grading purposes.

RECITALS

WHEREAS, Grantor is the fee owner of that certain parcel of real estate lying and being in the City of Chaska, County of Carver, and State of Minnesota at 3455 Lyman Boulevard, Chaska, MN 55318, and legally described as follows, to wit: Lot 2, Block 1, LIFECORE Addition to the City of Chaska ("Grantor's Property");

WHEREAS, Grantee is the fee owner of that certain parcel of real property lying and being adjacent to, and immediately south of, Grantor's Property, legally as described as follows, to wit: Lot 1, Block, 1, CHESTNUT BUSINESS CENTER Addition to the City of Chaska (hereinafter "Grantee's Property");

WHEREAS, Grantee intends to construct an improvement upon Grantee's Property, and in connection therewith desires to obtain a temporary grading easement over and upon a portion of Grantor's Property.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, and the mutual agreements contained hereinbelow, the parties hereto agree as follows:

1. Grant of Easement. Grantor hereby grants unto Grantee, its successors and assigns, a temporary easement for grading purposes (the "Easement") over the southern 100 feet of Grantor's Property (excluding any wetlands or ponding area on Grantor's Property) (hereinafter the "Easement Area") for the purpose of permitting Grantee and its contractors, agents and representatives, to enter upon the Easement Area and to grade the portion of the Easement Area in accordance with the Grading Plan attached hereto as Exhibit A.

2. Grantee's Rights within Easement Area. The aforesaid Temporary Grading Easement shall include the right of the Grantee, its contractors, employees, agents and invitees to enter upon the Easement Area for the purpose of grading the Easement Area in accordance with the elevations depicted on Exhibit A hereto, and for all purposes in furtherance thereof, or related thereto, including inspecting, surveying, grading, sloping, excavating, restoring, depositing earth and materials, moving and storing equipment and materials, and removing any herbage, grass or other materials from the Easement Area which, in the judgment of Grantee, may interfere with Grantee's construction of its planned improvement on the Grantee's Property.

3. Grantee's Responsibilities. Grantee agrees that in undertaking any acts or activities on the Easement Area, Grantee, its contractors, employees, agents and invitees, will proceed with reasonable care and diligence to minimize any intrusion upon the Easement Area; Grantee shall replace topsoil and re-establish grass cover on exposed soil areas within the Easement Area where any grading takes place, and where clay or other poor soil is exposed. Grantee shall be solely responsible for obtaining all governmental approvals and permits necessary to conduct grading activities within the Easement Area, and shall be responsible for complying with all governmental regulations with respect to its grading activities within the Easement Area, including, but not limited to, erecting, maintaining and subsequently removing any erosion control silt fencing that is required by governmental regulation. Grantee shall not interfere with Grantor's business operations and use or enjoyment of Grantor's Property.

4. Costs/Lien-Free Construction. Grantee shall bear and promptly pay without the imposition of any lien or charge on or against all or any portion of the Easement Area, all costs and expenses incurred by Grantee in connection with Grantee's use of the Easement Area. Grantee hereby acknowledges and agrees that if any lien is filed against the Easement Area as a result of the Easement or Grantee's activities in the Easement Area, and Grantee has not had such lien removed of record within thirty (30) days of the date of the initial filing of such lien, Grantee shall be in default of this Agreement, and Grantor shall have the right to exercise all of its remedies pursuant to this Agreement, at law and in equity.

5. Insurance. Grantee shall maintain, at its expense, and keep in force at all times during the term of this Agreement, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, from an insurer reasonably acceptable to Grantor, which shall include coverage against claims for any injury, death, or damage to persons or property occurring on, in, or about the Easement Area, in an amount of not less than \$1,000,000 per occurrence, \$2,000,000 aggregate. Grantor shall be named as an additional insured on such insurance policies. Prior to making any entry onto the Easement Area, Grantee shall furnish to Grantor a certificate of insurance evidencing the foregoing coverages.

6. Term of Temporary Easement. The Temporary Grading Easement granted herein shall commence as of the date that this Agreement is signed by Grantor, and shall expire on June 1, 2025. Notwithstanding the foregoing, Grantor may terminate the Easement for any reason upon written notice to Grantee, but Grantor shall not unreasonably terminate the Easement.

7. Grantor's Reservation of Rights. Grantor reserves the right to use Easement Area in any manner and for any purpose that does not interfere with Grantee's Easement rights and its use of the Easement Area.

8. Hold Harmless and Indemnification. Grantee hereby agrees, on behalf of itself, and its successors and its assigns, to hold Grantor harmless from, and to indemnify Grantor for, any and all claims, costs, damages, judgments (including reasonable attorneys' fees) arising from, or resulting from, any acts or activities conducted by Grantee, its contractors, employees, agents or invitees upon the Easement Area.

9. LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL GRANTOR OR ANY GRANTOR AFFILIATE BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF PROPERTY OR LOSS OF PROFITS, WHETHER A CLAIM FOR SUCH DAMAGES IS BASED UPON WARRANTY, CONTRACT, TORT, NEGLIGENCE, OR OTHERWISE.

10. Title. Grantor warrants to Grantee that Grantor is the owner of the Grantor's Property in fee simple, and that Grantor's Property is not subject to any encumbrances or liens that would interfere with Grantee's occupancy and use of the Easement Area as provided herein.

11. Notice. Any notice required by this Agreement shall be sent to the appropriate party at the addresses set forth below, by (i) certified mail, return receipt requested, (ii) facsimile, (iii) nationally recognized overnight courier (e.g., Federal Express, UPS, etc.), or (iv) personal delivery. Personal delivery shall be deemed received on the date of delivery. Delivery by nationally recognized overnight courier shall be deemed received on the date of actual receipt, as evidenced by the overnight courier's delivery confirmation. Delivery by facsimile shall be deemed received the date it is sent, if sent prior to 5:00 PM CT and if accompanied by proof of transmission, otherwise as of the date received. Delivery by certified mail shall be deemed received three days after the date it is sent.

If to Grantor:

TEL Manufacturing and Engineering, Inc.
Attn: Legal Department
2400 Grove Boulevard
Austin, Texas 78741

With an email copy to: legal@us.tel.com

If to Grantee:

Chestnut Business Park, LLP
3740 N. Chestnut Street
Chaska, MN 55318

12. Binding Effect. The terms and conditions of this Temporary Easement Agreement shall run with the land and be binding upon the parties' successor and assigns. Notwithstanding the foregoing, Grantee acknowledges that the rights granted to and duties assumed by Grantee under this Agreement may not be assigned by Grantee without the prior written consent of Grantor. Any attempted assignment by Grantee without the prior written consent of the Grantor shall be void automatically.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Temporary Grading Easement Agreement effective the day and year first above written.

GRANTOR:

TEL MANUFACTURING AND
ENGINEERING OF AMERICA,
INC.

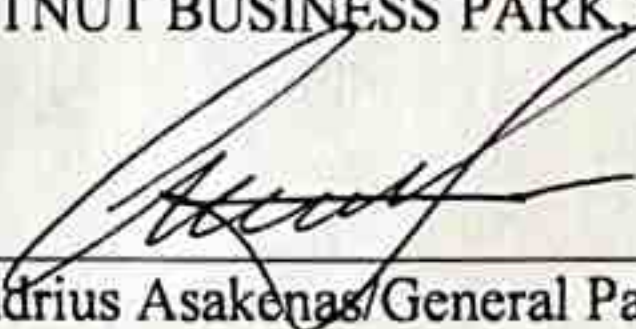
By: DocuSigned by:
Mark Dougherty
F45C432EB663430...

Its: President

Date: 1/4/2024

GRANTEE:

CHESTNUT BUSINESS PARK, LLP

By: 
Audrius Asakenas / General Partner

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 03/13/2024

Subject: Hazeltine National Golf Course (Northwest) – Concept Plan

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-04

Synopsis: Applicant seeks to obtain approval of a concept plan for 8 new overnight villas, a new short course, a new putting course and parking lot modifications in the northwestern area of the Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Introduction

Hazeltine National Golf Club has been in discussions with the City as it relates to the future of the northwestern portion of the golf course holdings (adjacent to Hundertmark Road and Hazeltine Boulevard). The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

In December 2013, a Concept Plan was approved for the west side of Hazeltine National Golf Course (see Figure 2). The concept plan was approved for “neighborhood mixed use”. The plan’s land uses consisted of a mix of residential, commercial and permanent open space. The southwest area of the golf course was approved for commercial and the northwest area was approved for residential.

Some guiding principles and key elements of the plan included 17 items, however there were a few that are relevant to the northwest area:

1. As a designated Neighborhood Mixed Use area, land uses on this approximately 25-acre mixed-use area east of Hundertmark Road will be primarily residential.
2. A significant amount of land will be preserved to accommodate national golf event parking, including exploring the potential for event parking on the Chaska Par 30 site.
3. Future development and storm water management will be designed to protect and improve viewsheds, particularly from Hazeltine Clubhouse and Hazeltine Boulevard. Screening of future development will include trees, berms and landscaping.
4. New roadway access points on Hundertmark Road and Hazeltine Boulevard will be located across from existing access points.
5. Existing access points for national golf event parking will be preserved or replaced by new access points.
6. A pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road will be provided at the time of the residential development.

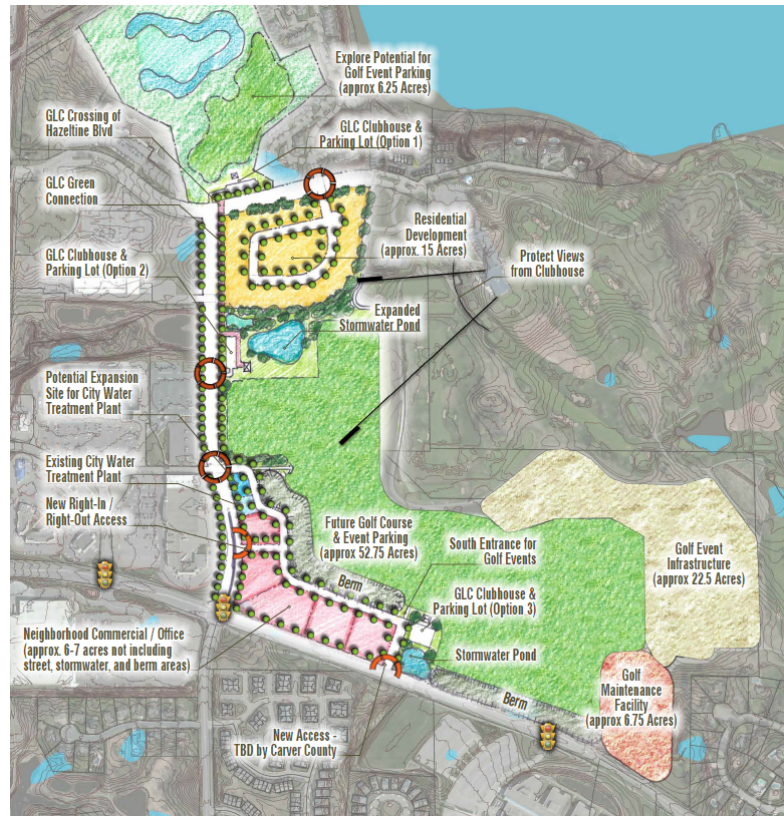


Figure 2: 2013 Concept Plan

Neighborhood Meeting – February 5, 2024

A neighborhood meeting was held by the applicant on Monday, February 5, 2024 at 6:00pm at Hazeltine National Golf Course. A summary of the meeting is provided as an attachment. The questions that arose from this meeting pertained to membership for the new amenities, timing of improvements, owner status of the new villa units, construction traffic, tree preservation, safety of the golf course exit, pedestrian walkways, and traffic.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The Hazeltine National Golf Course spans across approximately 335 acres. The northwest portion of the site where the concept plan is proposed is approximately 13 acres and is currently not utilized. The existing terrain features rolling hills, native grasses, and trees primarily along Hazeltine Boulevard. Two service roads currently connect to Hazeltine Boulevard and Hundertmark Road to provide access for maintaining the golf course. The site is lowest along Hundertmark Road and generally rises towards the clubhouse on the east.
- **Concept Plan.** The concept plan contemplates adding 8 two-story villas for on-site lodging, a new putting course, and a new short course. Parking lot modifications and relocating the primary vehicle entrance are also contemplated with this concept plan.



Figure 3: Proposed Concept Plan

Goals: The applicant has identified the following goals for the project: (1) enhancement of the property by improving the guest arrival and entrance experience; (2) enhancement of property by adding new onsite guest lodging and golf-related amenities; (3) improve the ability of the property to attract and cater to large-scale golf events such as the Ryder Cup and Women's PGA Championship while attracting significant interest for corporate investments; (4) further promote Hazeltine National and the City of Chaska as a highly desired golf destination; (5) focus on sustainable site initiatives in designing the new putting and short courses; (6) preserving and promoting more green space through the addition of the putting and short courses; and (7) create a complementary design for the new lodging that naturally blends in with the existing architectural vernacular of Hazeltine.

8 Villas: The 8 new villas will be two-story walk-out style buildings which will contain 4 bedrooms in each (total of 32 bedrooms). These villas will be exclusively available to members of Hazeltine Golf Course for overnight stays. The location proposed for the villas is centralized between the existing clubhouse and new putting and short courses. This layout will ensure guests are in close proximity to the clubhouse amenities while being a distance far enough away to maintain a level of privacy. The plans show that the villas will be designed to fit in with the clubhouse design and materials, using a mixture of wood and stone.

Putting Course: A new putting course is proposed immediately west of the new villas. The putting course will take up approximately 1 acre of the northwest area and have low-profile light to illuminate the course.

Short Course: A new short course is proposed immediately west of the new putting course. This course will take up the majority of the northwest area with approximately 11 acres. The applicant has proposed that this area may be illuminated by lights mounted on the adjacent trees.

Parking: The existing parking lots west of the main parking lot will be impacted by the new villas and golf courses going in. These existing parking lots contain a total of 99 parking spaces, and will be replaced with the new site modifications. 32 new parking spaces will be provided for the villa use (4 parking spaces per villa) that will be immediately east of the buildings. And a new parking lot is proposed east of the villas totaling 66 parking spaces. 105 parking spaces exist in the main parking lot adjacent to the clubhouse. In total, the modifications and existing parking will provide 203 parking spaces for the site.

Access, Gatehouse & Service Roads: The concept plan contemplates relocating the primary road entrance to improve traffic flow from Hazeltine Boulevard. A new gatehouse will be added to this entrance to improve member and visitor wayfinding and control access on and off the site. The existing entrance onto the site is positioned directly south of one of Carvers Green Townhome entrances. The concept plan is planning to relocate the main entrance and new gatehouse to the eastern end of Hazeltine Boulevard.

There is an existing service entry immediately west of

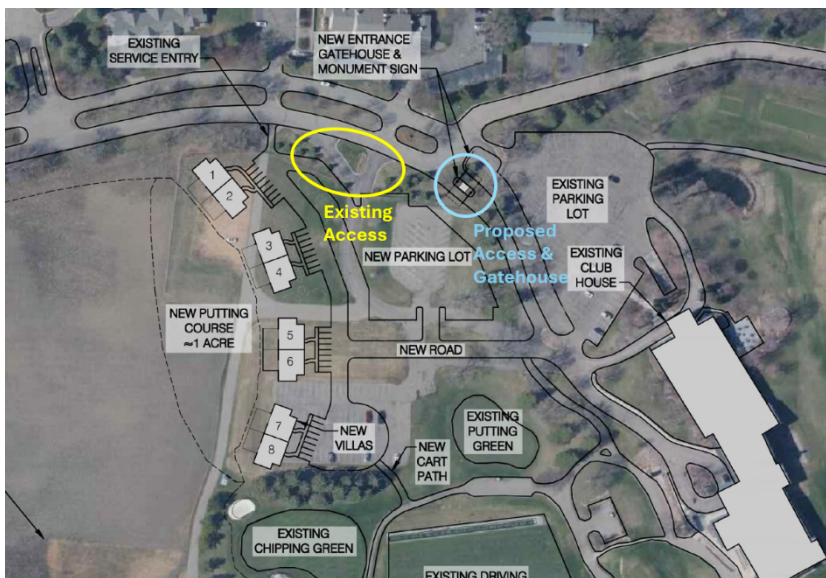


Figure 4: Main Entrance Exhibit

the existing main entrance into the site. This service road access will remain with the site modifications.

The existing gravel service road accessed off of Hundertmark Road will be relocated south roughly 170 feet to accommodate the new short course layout. This service road is primarily used by Golf staff and some City staff to access electric utilities on site. This access is also used during Championship events to access parking.

Berming/Landscaping: The applicant is proposing to add berming on the west and north sides of the site. In addition, they state that landscaping will also be added to improve privacy for golfers as well as the adjacent neighbors.

Lighting: As noted above, low-profile light will be added to the putting course. Elevated lighting may be added to the short course via the existing trees.

Utilities and Stormwater: Utility connections are available and extended through the site. The villas are proposed to hook up to city utilities. Large sewer and water lines run north-south through the property between the existing parking lot areas. The new parking lot layout proposes to be located over these lines.

Additional stormwater ponding is contemplated on the north side of the site and west of the proposed villas.

Wetlands: There are three known wetlands that exist on site; one that is directly south of Hazeltine Boulevard and two south of the existing service road off Hundertmark Road. The realignment of the service road shows to impact one or both of these wetlands near Hundertmark Road.

- **Land Use.** The property is currently zoned O, Open Development. The property will need to be rezoned in response to the new uses on site.

Staff Analysis

- **Comprehensive Plan & 2013 Concept Plan**
The 2040 Comprehensive Plan guides Hazeltine National Golf Course as Golf Course (denoted as dark green in Figure 5), and the approximately 500 feet wide strip adjacent to Hundertmark Road as Mixed Residential (denoted as pink in Figure 5) and the portion of land between those two as Open Space (denoted as light green in Figure 5).

Mixed Residential, per the Comprehensive Plan, is defined as "*Areas guided for the integration of more than one land use*

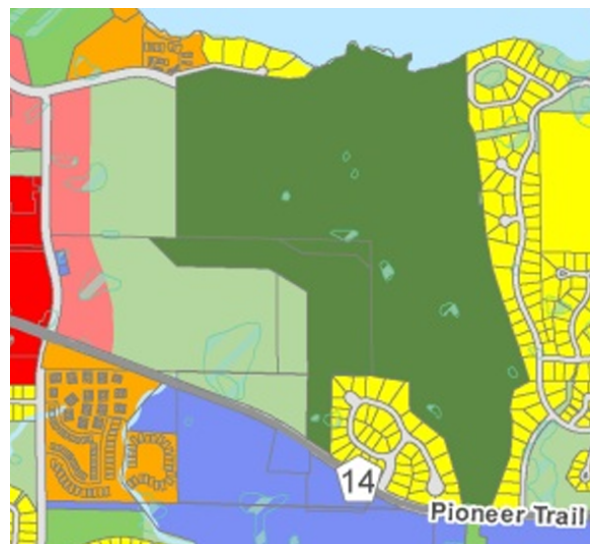


Figure 5: 2040 Comprehensive Guide Plan

either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.”

The proposal to add lodging and additional golf course area on the northwest portion of Hazeltine National Golf Course is appropriate and consistent with the Comprehensive Plan.

The 2013 Concept Plan approved guided the northwest area of the Hazeltine Golf Course site for residential. The proposal for lodging is also consistent with this guidance.

- **Setbacks**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
From Centerline of Hundertmark Rd	100 feet
Hazeltine Blvd	30 feet
Interior Property Lines	30 feet

PARKING SETBACKS	
Direction	Setback
North & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet

The applicant will have to show in their preliminary submittal if they meet these setbacks.

- **Parking**

The site is proposing to incorporate 203 parking spaces. The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Golf Course/ Clubhouse	50,000 sf	20 spaces + 1ps/300 sf	187
Villas (8)	8 villas	2ps/villa	16
		REQUIRED	203 parking spaces
		PROVIDED	203 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site during regular operating hours.

Hazeltine National Golf Course is known to hold larger events on site such as the Ryder Cup and Women's PGA Championship, which draws in a significant amount of crowds and parking. The golf course has traditionally used their open areas for event parking. With the addition of the short course and putting course over open area, staff would like to understand how this effects parking for future events. The applicant will have to provide more details as to the events they hold and the parking that can be accommodated during those times.

- **Access & Service Roads & Circulation**

The new main entrance will now line up with eastbound traffic coming into the site. Exiting the site will also be more efficient as it eliminates the need for a full left turn movement, which the applicant has stated is problematic with other traffic on Hazeltine Boulevard. The applicant will need to provide traffic evaluation of this new entrance to ensure that it will function appropriately.

The relocation of the service road on Hundertmark Road will also need to be further evaluated as its relocation is now offset to Hazeltine Plaza's access to the west. The applicant states that this access is used for Golf staff but also parking access during large events so there is concern with how this access will operate during those larger events. Staff would advise keeping the existing alignment if practical and possible.

The site plan will need to ensure that emergency vehicles can access and maneuver the site. A fire truck turning exhibit will be needed at preliminary submittal.

- **Landscaping**

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	79 caliper inches (28 trees)	Unknown
Understory Trees	7	Unknown
Shrubs	84	Unknown

The new parking lots will also have to meet planting island requirements per Section 15.28.070.E.4.

- **Sidewalks and Trails**

One of the guiding principles in the 2013 Concept Plan was “a pedestrian path link from the residential neighborhood out to the existing and/or future trail along Hundertmark Road to be provided at the time of the residential development”. The proposed concept plan does not contemplate the addition of public sidewalks or trails. Public trails exist on the west side of Hundertmark Road and south side of Hazeltine Boulevard adjacent to Hazeltine Plaza’s site. A sidewalk connection on the south side of Hazeltine Boulevard between Hundertmark Road and the golf course’s proposed main entrance should be further evaluated to connect the golf course and proposed lodging to the nearby amenities and pedestrian corridors. This evaluation would also touch on one of the questions raised from a neighboring resident at the neighborhood meeting regarding sidewalks on Hazeltine Boulevard. A sidewalk connection should also be evaluated and/or contemplated on the east side of Hundertmark Road.

- **Lighting**

The applicant has stated that they will be using illumination for the new short course and putting course. The applicant will have to provide a photometric plan and lighting specs in their preliminary submittal for all new lighting to show how it meets the City’s lighting requirements. It was not noted in their application if the new parking lots and areas will be illuminated, so the applicant will have to clarify this in their preliminary application.

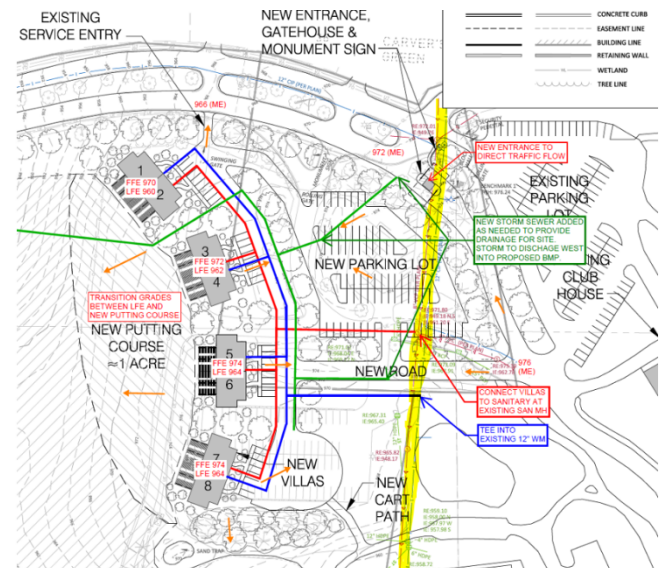


Figure 6: Utility Plan

- **Utilities**

Utilities are able to serve the new villas. The proposed concept plan shows areas that impact the location of existing sewer and water lines (highlighted in yellow in Figure 6). The gatehouse and the parking lot show to encroach into the utility corridors. The applicant will have to show the easements for these utilities and how the proposed plan is staying out of them.



Figure 7: Electric Plan

There is also an existing electric line that runs east-west directly south of the existing service road from Hundertmark Road (denoted as purple in Figure 7). The applicant will have to provide a plan that shows this electric line in relation to the relocated service road to see if there are conflicts.

- **Stormwater**
Stormwater will need to meet City and County requirements. The applicant will be required to provide a stormwater management plan in their preliminary submittal.
- **Wetlands**
Because there are known wetlands on site, the applicant will have to conduct a wetland delineation report for their preliminary submittal. Any wetland impacts need to be reviewed and approved by the TEP.
- **Rezoning**
Currently the property is in the Open (O) zoning district. The property will have to be rezoned to a district that is consistent with the proposed uses, like a Planned Development District (PDD).

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
February 6, 2024	April 6, 2024	June 5, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** The City may <i>with the petitioner's consent</i> extend the review period beyond June 5, 2024		

Planning Commission Action Requested:

Motion to recommend to the City Council approval of the Hazeltine National Golf Course (Northwest side) Concept Plan, subject to the following conditions:

- 1. Approvals shall be based on the following exhibits:**
 - a. Project Narrative (pgs 1-3)**
 - b. Neighborhood Meeting Summary (pgs 1-2)**
 - c. Hazeltine Nation Golf Club – Master Plan and Lodging (pgs 1-11), prepared by Shea Design, dated February 6, 2024.**
 - d. Alta/NSPS Land Title Survey, prepared by Sambatek, dated January 31, 2024**
 - e. Existing Conditions, prepared by Sambatek, dated January 31, 2024**
 - f. Concept Site Plan with Existing Conditions**
 - g. Concept Grading & Utility Analysis**
- 2. Coordination with the City Engineer for the provision of public utilities to the site.**
- 3. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 4. Provision of a wetland delineation report to be submitted at preliminary submittal.**
- 5. Provision that any wetland impacts are reviewed and approved by the TEP.**

- 6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.**
- 7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**
- 8. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal.**
- 9. Provision of a traffic analysis submitted at preliminary that summarizes the following:**
 - a. Traffic generation and routes of the existing, proposed, and large-event operations;**
 - b. How the new main vehicle entrance on Hazeltine Boulevard will operate; and**
 - c. How the Hundertmark Road service access will operate being offset to Hazeltine Plaza's access**
- 10. Provision of a fire truck turning exhibit to be submitted at preliminary.**
- 11. Provision of a landscape plan that meets Section 15.28.070.E.4 Planting Islands, and to be shown on the preliminary plans.**
- 12. Provision of a sidewalk on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to be shown on the preliminary plans.**
- 13. Provision of a future sidewalk on the east side of Hundertmark Road and to be shown on the preliminary plans.**
- 14. Provision of a photometric plan and lighting fixture specs for all new lighting and to be provided at preliminary submittal.**
- 15. Provision that the new site plan does not obstruct existing utilities and utility easements, and to be shown on the preliminary plans.**
- 16. Provision of a site plan that shows the new service road location in relation to the existing electric line, and to be submitted at preliminary.**



CONCEPT SITE PLAN SUBMITTAL HAZELTINE NATIONAL ONSITE LODGING & RELATED SITE IMPROVEMENTS

Project Narrative

The name “Hazeltine” is synonymous with championship golf. The immaculate course spans rolling hills, mature woods, picturesque lakes, and vast prairies to provide an unparalleled golfing challenge and destination like no other.

We are proposing the development of an under-utilized portion of the site to accommodate onsite lodging units as well as a new putting and short course. The villas will require circulation and parking improvements onsite to accommodate these added amenities. In addition, we are proposing to relocate the primary road entrance onto the property to improve traffic flow from Hazeltine Blvd. to the existing clubhouse. The entry improvements will add a gatehouse at the end of Hazeltine Blvd to improve member and visitor wayfinding and control access on and off the site. The primary access road between Hazeltine Blvd. and the existing clubhouse will be relocated to provide a more direct line of sight between them. The entry will also provide better and safer traffic flows for the adjacent neighborhood.

The project will contribute to and reinforce the Chaska Mission Statement and its stated Core Strategies by the following:

1. Hazeltine National is one of a few golf clubs in the country to have hosted every premier golf championship offered by the USGA and PGA of America. In addition, Hazeltine National is the only club in the country selected to host the Ryder Cup for a second time. The proposed site amenities will allow the club to better accommodate these high-profile events and further elevate Hazeltine National as well as the City of Chaska. A high-quality, corporate community is aggressively promoted by the City, which results in a strong employment and tax base.
2. The new site amenities and improvements identified above will provide an enhanced golf experience for club members and guests while improving the currently under-utilized NW portion of the site.
3. Additional landscaping improvements along Hazeltine Blvd. and Hundertmark Road will provide a visual buffer between the adjacent residential and golf course while enhancing the pedestrian/community experience along these streets. An improved streetscape will benefit the neighbors by increasing their property values.

4. Chaska's high quality of life standard will be supported by Hazeltine National providing:
 - a. Improved and diverse leisure and volunteer opportunities through world renowned events.
 - b. New vacation rental housing for club members and their guests.
 - c. New employment opportunities to support the added security and lodging amenities.
 - d. Promoting natural resources and preserving open space with landscape integration.
5. Chaska's strong sense of community values will be supported by the Hazeltine National improvements:
 - a. Residents have another reason to be proud of Chaska. An enhanced premier golf experience will further reinforce the club as an unparalleled golf experience and help to generate interest for non-residents to come visit and experience the City's other amenities.
 - b. Citizens are provided opportunities to meet and interact with each other through both formal and informal activities on the golf course.
 - c. Chaska's history is preserved and understood. Since 1962, Hazeltine National has been intertwined with Chaska's development and identity. The proposed site improvements are a testament to the success of that relationship.
6. Project goals and guiding principles:
 - a. Enhancement of property by improving the guest arrival and entrance experience.
 - b. Enhancement of property by adding new onsite guest lodging and golf-related amenities.
 - c. Improve the ability of the property to attract and cater to large-scale golf events such as the Ryder Cup and Women's PGA Championship while attracting significant interest for corporate investments.
 - d. Further promote Hazeltine National and the City of Chaska as a highly desired golf destination.
 - e. Focus on sustainable site initiatives in designing the new putting and short courses.
 - f. Preserving and promoting more green space through the addition of the putting and short courses.
 - g. Create a complimentary design for the new lodging that naturally blends in with the existing architectural vernacular of Hazeltine.

Contextualism and the Understanding of Place

The NW portion of the site where the proposed development will occur is approx. 13 acres and is currently not utilized. The existing terrain features rolling hills, native grasses, and trees primarily along Hazeltine Blvd. Two service roads currently connect to Hazeltine Blvd. and Hundertmark Road to provide access for maintaining the golf course. The site is lowest along Hundertmark and generally rises towards the clubhouse on the east.

The natural rolling topography provides a perfect setting for the proposed two-story walk-out-style villas. Guests staying onsite would access the upper floor from the east side of the property and be able to walk directly out on the lower level to access the new putting and short courses. The location proposed for the villas is centralized between the existing clubhouse and new putting and short courses. This layout will ensure guests are in close proximity to the clubhouse amenities while being a distance far enough away to maintain a level of privacy. The perimeter of the property along Hazeltine Blvd. and Hundertmark Road will be slightly bermed up with a new landscape buffer added to improve privacy for golfers as well as the adjacent neighbors. Sound and light levels from golf course amenities will be controlled with the

perimeter earth-berming and additional landscaping being provided. The putting course would be outfitted with low-profile lighting that will illuminate the putting surface in the evening hours.

Since the overall golf course site is much larger than the scope of these improvements, our focus will be on just the NW corner of the site and identifying the neighboring conditions along the North and West property lines. Adjacent property ownership along these lot lines is a mix of undeveloped City-owned parcels along with a mix of multi-family residential. The adjacent property building construction to the north is primarily one and two-story residential. The adjacent property building construction to the west is currently under construction and is assumed to be a four-story apartment building.

Programming and Project Opportunity Development

Refer to the attached supporting documents.

Follow Up Response to Planning Department Questions

1. Expand on any traffic impacts from the new course updates, the traffic anticipated with the inclusion of the new lodging, and with the other existing and proposed events that occur for the golf course?
 - a. Membership count will not increase beyond the current levels as a result of the proposed improvements. We do anticipate a slight increase in the amount of visits on average by members due to an increased demand to utilize the new amenities.
2. Expand on how the service road on the south side of the concept site area gets used?
 - a. The use of the new (relocated) road on the south side of the short course is unchanged from how it's used today, which is only for accessing parking during Championship events.
3. Expand on the parking set up for the site and how you envision that handling the parking needs for the existing site and proposed updates?
 - a. The proposed parking layout will provide compliance with the City of Chaska minimum parking count. There is available space to expand parking immediately to the east of the new villas as needed.
4. Either explain or show on a plan how the traffic circulation happens on site (i.e. where will people enter/exit).
 - a. All club members, visitors, delivery & service vehicles will access the site as they do today via Hazeltine Blvd. All club members and visitors will need to pass by the new gate house positioned at the east end of Hazeltine Blvd while delivery & service vehicles will use the adjacent service road that serves the north parking lot today. When club members and guests pass the new gate house, they will be directed towards the clubhouse drop off or can park in the adjacent parking lots. Any club members and guests will leave the same way they entered the property and pass by the new gate house as they exit back onto Hazeltine Blvd. The existing service drive to the north will be used as it is today, which is only for accessing parking during Championship events.



CONCEPT SITE PLAN SUBMITTAL HAZELTINE NATIONAL ONSITE LODGING & RELATED SITE IMPROVEMENTS

Neighborhood Meeting Summary

A neighborhood meeting was held at Hazeltine National on Monday, February 5, 2024, at 6:00 pm. Meeting notices were mailed to the property owners within 500 feet of the site on January 26, 2024. The invitation notified property owners there will be an informal discussion about this project being proposed onsite. A point of contact with Hazeltine National was identified in the letter for anyone who had questions before or after the meeting.

During the meeting, the overall concept site plan was presented along with further clarification on the full scope being proposed including the anticipated timeline through project completion. Present from Hazeltine's project team were General Manager Phil Anderson, Club President Dan Mulheran, Brady Busselman from Sambatek, Jason Stiefel from Shea Design, and Chris Zeman from Zeman Construction. A total of 13 neighbors attended the meeting and asked 11 questions. Below is a summary of those questions answered by Hazeltine National General Manager, Phil Anderson unless otherwise noted.

Q1 – Will the putting course and short course be exclusive to the membership or will they also be available to the public?

A – The newly developed amenities including the short course, putting course and villas will be available exclusively to the Hazeltine membership. Opportunities may become available through upcoming championship golf tournaments and junior golf for non-member access.

Q2 – Where are you in the process and timeline?

A – We are currently in the beginning stages with the City of Chaska and parallel tracking with the Hazeltine membership. This project will not move forward without an approval process from the members of Hazeltine. As we continue to move forward with the City and our membership, we will have a better understanding of timing.

Q3 – Will the Villas be for sale to be purchased or will they be owed by the club?

A – The Villas will be owned by the club and available for the membership to utilize.

Q4 – What is the plan for construction traffic concerning Hazeltine Blvd.

A – Hazeltine Blvd will be used to some extent but most will flow from Hundertmark Rd or even further down. This will be all in accordance with the City's regulations and ordinances. (Answered by Chris Zeman, General Contractor – Zeman Construction)

Q5 – Will the White Pine Trees stay that are between the Villas and the existing chipping green?

A – Yes, as of today, they are included in the plan.

Q6 – The current exit today causes Hazeltine Blvd to be scary and not safe.

A – One of our priorities is to address and solve this issue in partnership with the City.

Q7 – Will there be walkways connected to the project?

A – This is something we are not planning on our property but we can relay to the City.

Q8 – What is the timeline for the build-out?

A – It should take approximately six months to work with the City but ultimately it will be tied to the Hazeltine membership's vote to proceed with the project. If all moves forward, the hope would be to begin this project sometime in Q3 or Q4 of 2024.

Q9 – Do you have concerns about traffic on Hundertmark Rd?

A – With the projects we look to build, we only anticipate between 5-10% more daily traffic to and from Hazeltine from our members and guests. We don't see any major impact on Hundertmark Rd. once completed. Roger Fink was asked from the audience to speak about his study with the City concerning the new apartment complex and Hundertmark traffic.

Q10 – Are we able to have a copy of the plan?

A – Not yet, because we need to provide a town hall meeting with our membership first. Once this goes to the City's Planning Commission, it will become public information.

Q11 – I would like to emphasize my interest in sidewalks on Hazeltine Blvd. I will be calling the City to let them know.

A – We also will let the City know the interest for sidewalks from those attending this meeting in our comment section.

At the conclusion of the meeting, those neighbors who attended left positively satisfied with the answers provided during the question and answer session.



8961.00

Hazeltine National Golf Club

MASTER PLAN AND LODGING

Concept Site Plan Review

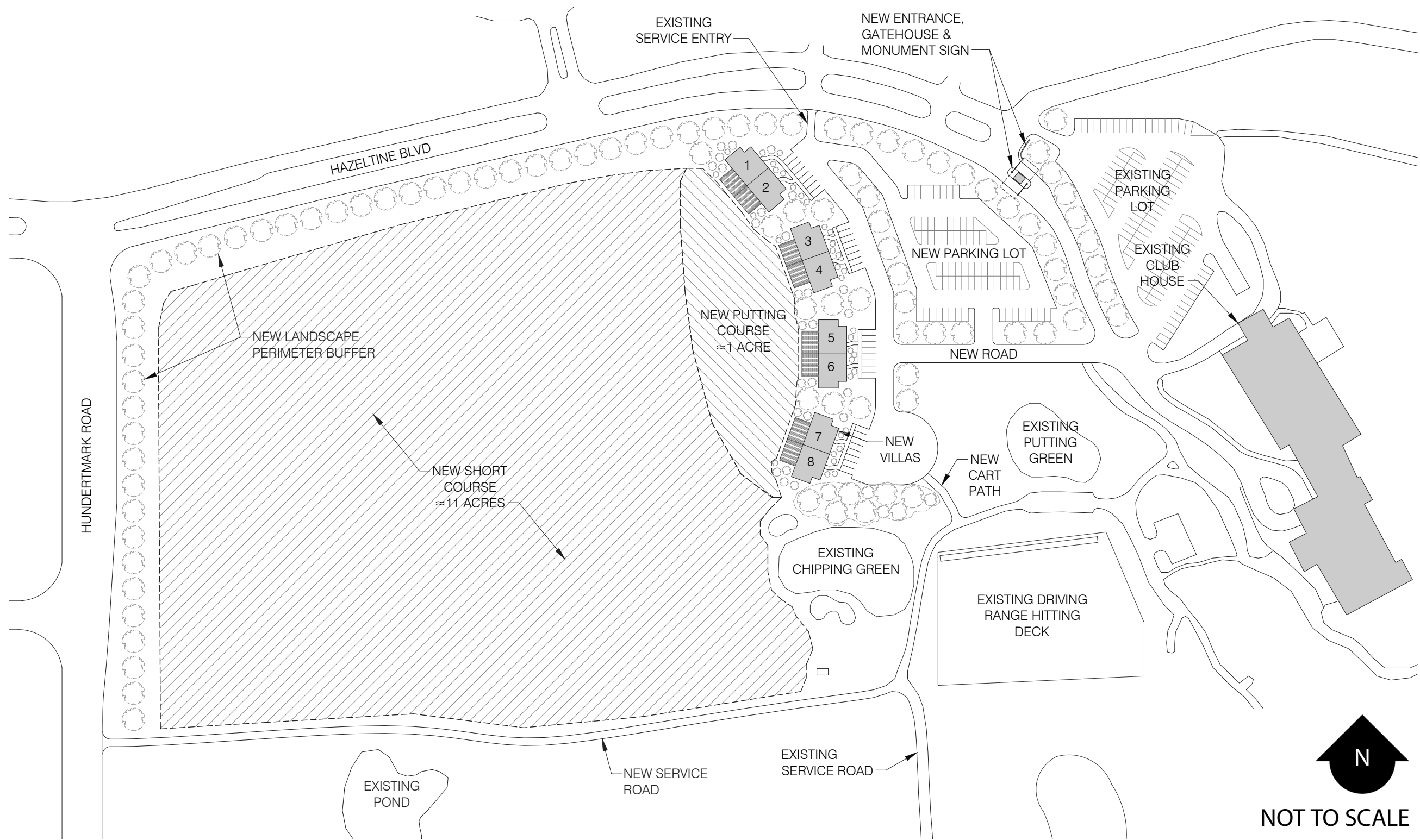


FEBRUARY 6, 2024

CONTEXT | AERIAL SITE PLAN



CONTEXT | SITE PLAN



CONTEXT | SITE IMAGES



CONTEXT | SITE IMAGES



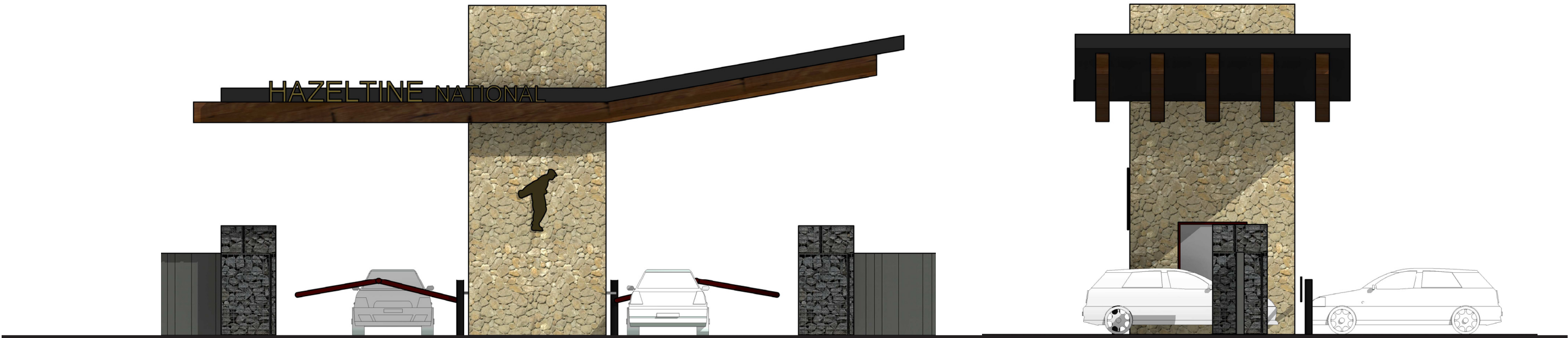
CONCEPTUAL SENSING | GOLF AMENITIES



CONCEPTUAL SENSING | OVERALL



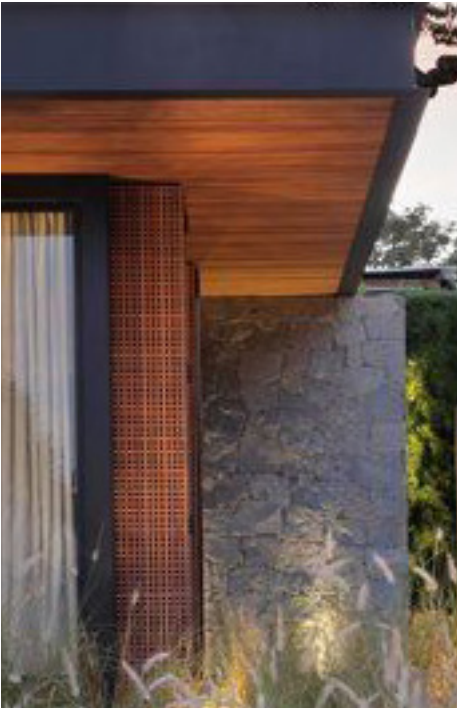
CONCEPTUAL DESIGN | GATE HOUSE



CONCEPTUAL SENSING | LODGING



CONCEPTUAL DESIGN | MATERIALS



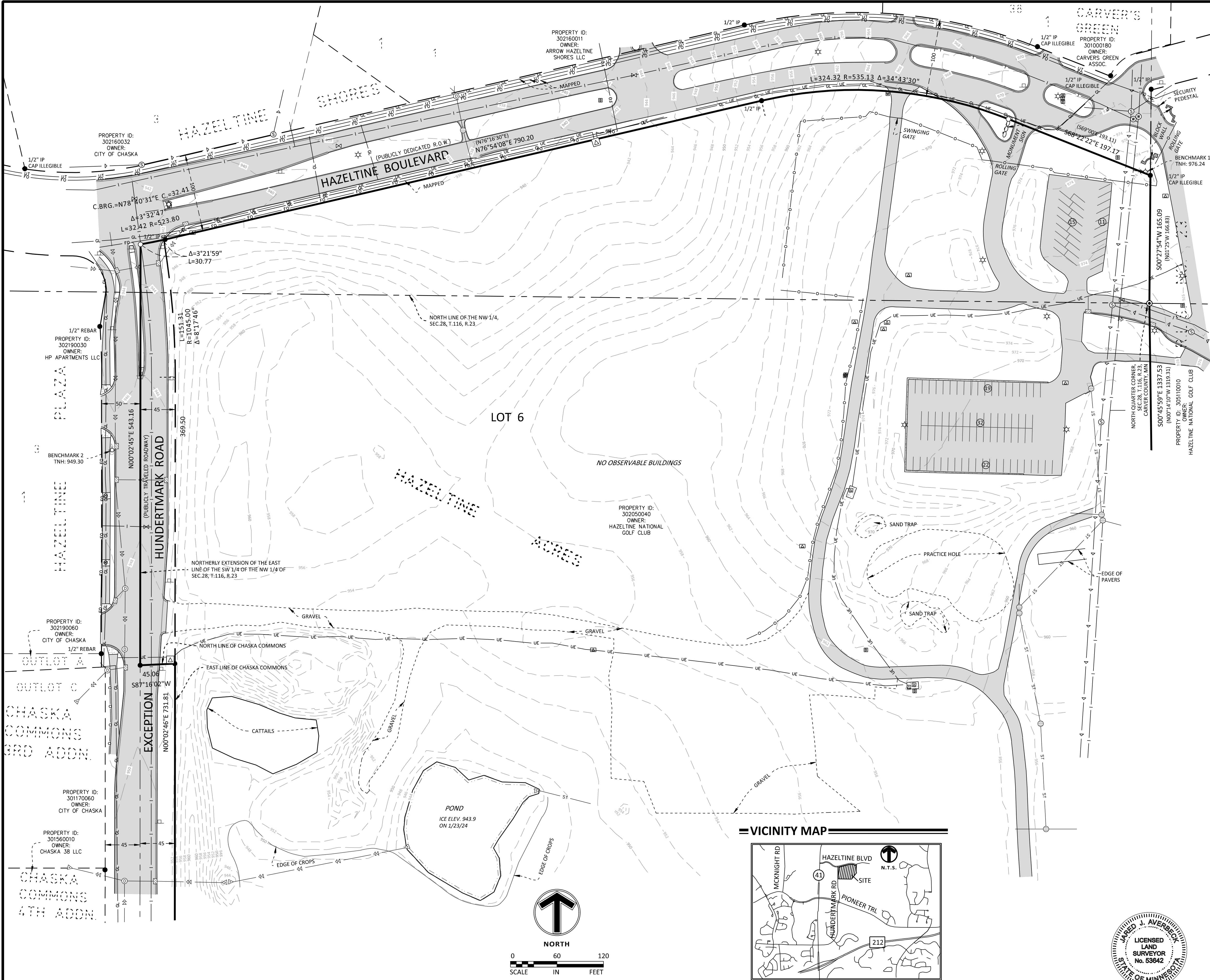


Thank you



sheadesign.com

24.15 (LMS TECH) | JARED AVERBECK | 1/31/2024 2:31:26 PM
L:\PROJECTS\52736\CAD\SURVEY\52736 ALTA.DWG\ALTA 24X36



LEGEND		
● FOUND MONUMENT	(100.00)	PLAT DIMENSION
○ FOUND CAST IRON MONUMENT	—	BITUMINOUS CURB
○ SET MONUMENT	—	CONCRETE CURB
○ MARKED LS 53642	—○—○—○	CHAIN LINK FENCE
⊕ GATE VALVE / HYDRANT	—902—	CONTOUR
⊕ SANITARY MANHOLE	—	RETAINING WALL
⊕ STORM MANHOLE	—	POND / WATER LINE
⊕ STORM CATCH BASIN	—	SANITARY SEWER LINE
⊕ FLARED END SECTION	—	STORM SEWER LINE
⊕ TRANSFORMER	—	DRAIN PIPE
⊕ LIGHT	—	WATERMAIN
⊕ MAILBOX	—	UNDERGROUND ELECTRIC
⊕ SIGN	—	UNDERGROUND GAS LINE
⊕ GAS VALVE	—	UNDERGROUND FIBER OPTIC
⊕ COMMUNICATION PEDESTAL	—	
⊕ VAULT/HANDHOLE	—	
⊕ SPOT ELEVATIONS	■	BITUMINOUS SURFACE
⊕ DECIDUOUS TREE	■	CONCRETE SURFACE
⊕ CONIFEROUS TREE	##	REGULAR PARKING STALL COUNT

SUBJECT PROPERTY

Description from title commitment:

Outlot 1, Hazeltine Acres, according to the recorded plat thereof. (lies 580' +/- south of this ALTA/NSPS Land Title Survey)

and

All that part of Lot 6, Hazeltine Acres, according to the recorded plat thereof, which lies easterly of the northerly extension of the east line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 116 North, Range 23 West of the 5th Principal Meridian.

Except those parts of said Outlot 1 and Lot 6 embraced within Chaska Commons.

Carver County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 37446.0.

There are no exceptions requiring survey comments listed in Schedule B, Section 2 of the title commitment.

- "TABLE A" NOTES**
- The survey shows property corner monuments or witness to the corner that were found during the field work, as well as property corner monuments or witness to the corner set by the surveyor at locations where there did not appear to be any evidence of an existing monument.
 - The address of the surveyed property is unassigned within Chaska, Minnesota.
 - A portion of the surveyed property lies within Flood Plain Zone X - 'Areas determined to be outside the 0.2% annual chance flood plain', as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27019C0229D dated 12/21/2018 (A portion of the property is a part of FIRM Map No. 27019C0228D and is not printed).
 - Vertical relief is shown per ground survey by Sambatek.
 - The zoning information has not been provided by the client.**
 - There are no observable buildings on the surveyed property.
 - Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
 - The parking areas and striping on the surveyed property are shown. There are no striped handicap parking stalls, and there are 99 striped regular parking stalls.
 - A Gopher State One Call (GSOC) request was placed on 01/03/2024 and assigned GSOC Ticket No. 240031123
 - Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
 - The names of adjoining land owners according to the current county tax records as of 1/31/2024 are shown on the survey.
 - No changes in street right of ways are proposed per the City of Chaska website. There is no observable evidence of recent street or sidewalk construction or repair.

- SURVEY NOTES**
- This survey was prepared utilizing Title Commitment No. 67850 by Guaranty Commercial Title, as issuing agent for Old Republic National Title Insurance Company, bearing an effective date of December 27, 2023.
 - The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 89°22'54"W for the North line of the Northwest Quarter, Section 28, Township 116, Range 23.
 - The vertical datum is based on NAVD88. The originating bench marks are HAZE MNDT and 1008 M, both referenced from the MnDOT Geodetic Database.

BENCHMARK #1
TNH.Elev.=976.24

BENCHMARK #2
TNH.Elev.=949.30
 - Only that portion of the subject property that is depicted hereon was surveyed for this ALTA/NSPS Land Title Survey as requested by the client.
 - No recorded evidence of the right of way of Hundertmark Road was provided for the area lying north of the north line of CHASKA COMMONS and east of the northerly extension East line of the SW 1/4 of Section 28. The right of way is shown here on as a prescriptive easement with it's location per County mapping, being 45 feet to the east of the centerline of the road as traveled.

CERTIFICATION

To Hazeltime National Golf Club, Guaranty Commercial Title, and Old Republic National Title Insurance Company:

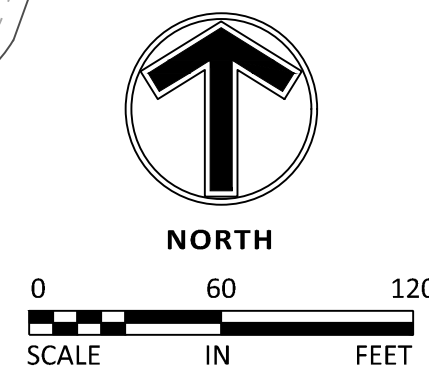
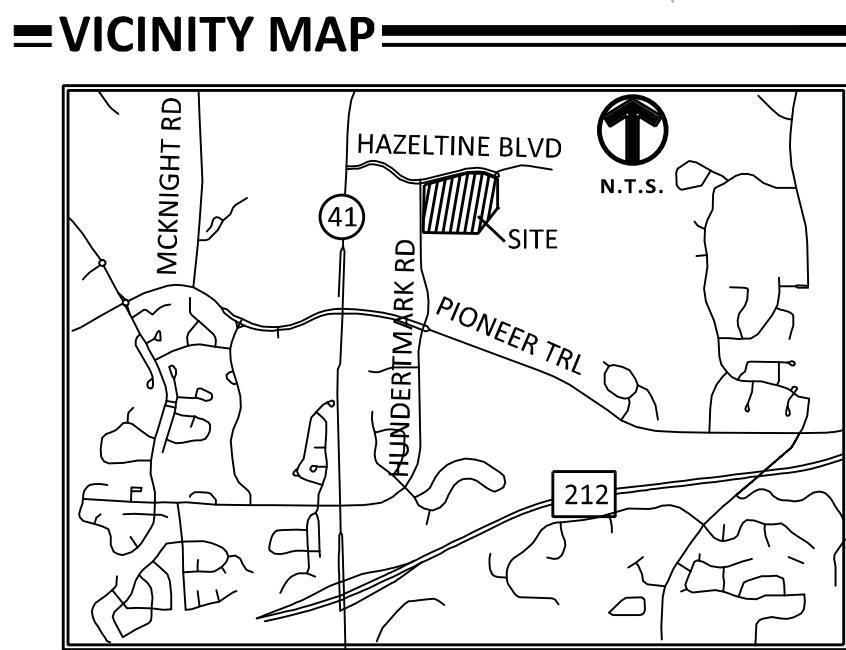
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, and 17 of Table A thereof. The field work was completed on 01/23/2024.

Dated this 31st day of January, 2024.

Sambatek, Inc.

Jared Averbeck

Jared Averbeck
Minnesota License No. 53642
javerbeck@sambatek.com



NO	DATE	BY	CKD	APPR	COMMENT

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

Print Name: Jared Averbeck

Jared Averbeck

Date 1/31/2024 License # 53642

DRAWN BY
JJA

DESIGNED BY

CHECKED BY
JJA

PROJECT NO.
52736

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

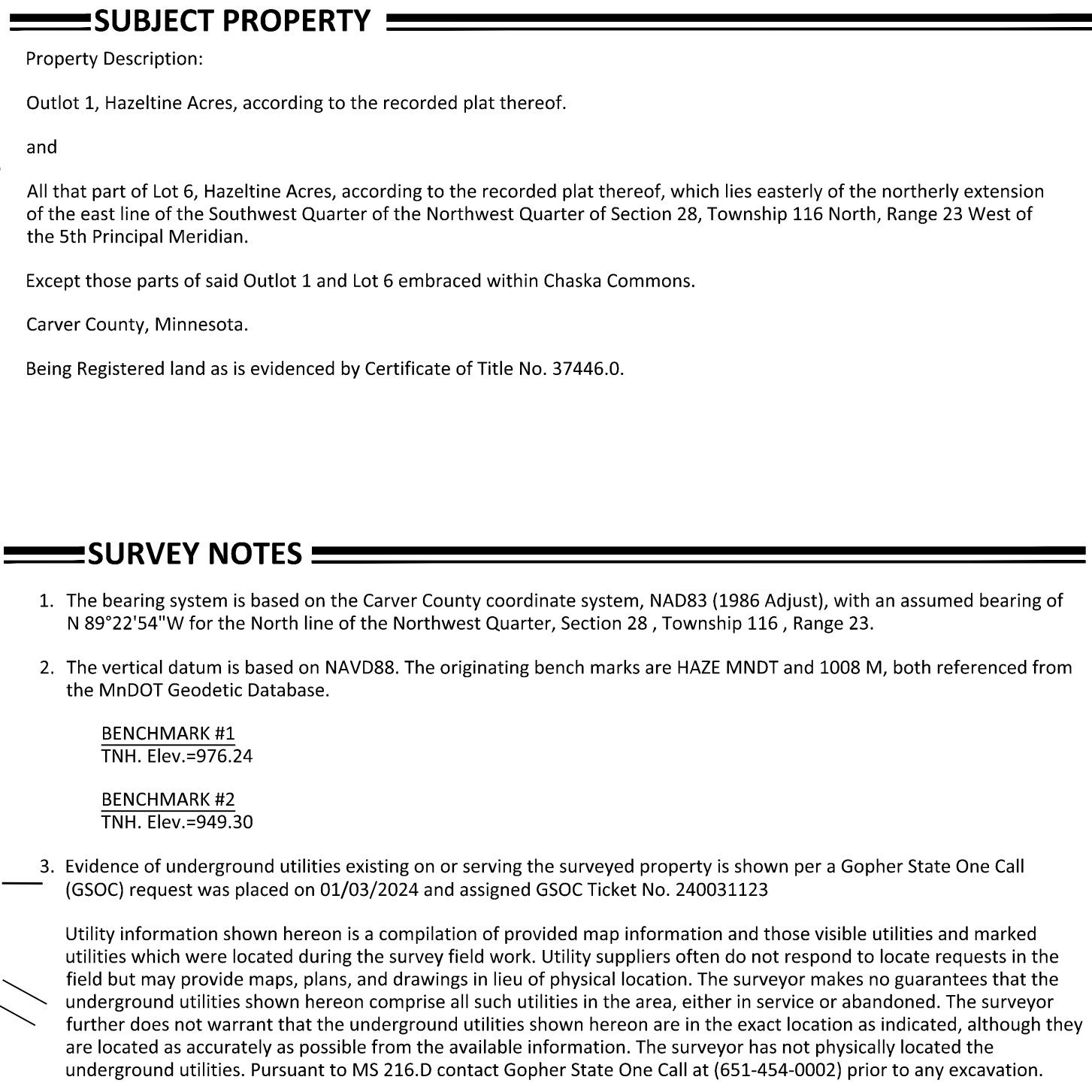
ALTA/NSPS LAND TITLE SURVEY

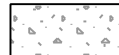
HAZELTINE NATIONAL GOLF CLUB

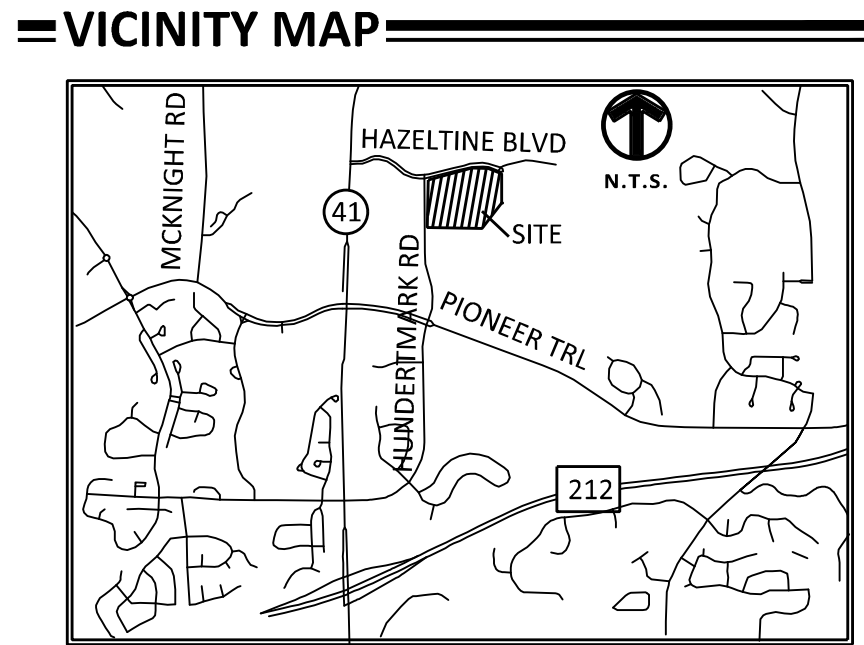
HAZELTINE HOUSING

CHASKA, MN

SHEET
1
OF 1
REV.



LEGEND		
● FOUND MONUMENT	(100.00)	PLAT DIMENSION
◎ FOUND CAST IRON MONUMENT	=====	BITUMINOUS CURB
○ SET MONUMENT MARKED LS 53642	=====	CONCRETE CURB
⦿ GATE VALVE / HYDRANT	—○—○—○—	CHAIN LINK FENCE
③ SANITARY MANHOLE	~~~~~	CONTOUR
④ STORM MANHOLE	~~~~~	RETAINING WALL
☼ STORM CATCH BASIN	=====	POND / WATER LINE
▷ FLARED END SECTION	——— b ———	SANITARY SEWER LINE
⚡ TRANSFORMER	——— 20 ———	STORM SEWER LINE
☼ LIGHT	——— ST ———	DRAIN PIPE
☼ MAILBOX	——— 1 ———	WATERMAIN
△ SIGN	——— UE ———	UNDERGROUND ELECTRIC
⊙ GAS VALVE	——— GL ———	UNDERGROUND GAS LINE
☎ COMMUNICATION PEDESTAL	——— FO ———	UNDERGROUND FIBER OPTIC
☒ VAULT/HANDHOLE		
800' x SPOT ELEVATIONS		BITUMINOUS SURFACE
☁ DECIDUOUS TREE		CONCRETE SURFACE
☎ CONIFEROUS TREE		
	##	REGULAR PARKING STALL COUNT

[illegible]

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

Print Name: Jared Averbeck

Jared Averbeck

Date 1/31/2023 License # 53642

DRAWN BY JJA	 Sambatek www.sambatek.com Engineering Surveying Planning Environmental
DESIGNED BY	
CHECKED BY JJA	
PROJECT NO. 52736	

EXISTING CONDITIONS
HAZELTINE NATIONAL GOLF CLUB
HAZELTINE HOUSING
CHASKA, MN

SHEET
1
OF 1
REV.

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 5, 2024

1. OPEN SESSION

2. CLOSED SESSION – 5:30-6:40 PM

2.A. City Administrator's Annual Review

Under Minnesota Statute Section 13D.05 Subdivision 3(a) the City Council has the authority to conduct a closed session for the review of any employee under our direct supervision. The only topic of the discussion in this closed session will be the performance review of City Administrator Matt Podhradsky. The meeting will be taped, and the recording kept for three years, as required by the Minnesota Open Meeting Law. As is required by State Statute, a summary of conclusions regarding the evaluation will be given at the next open session of the Chaska City Council.

3. OPEN SESSION

4. Commission Interview – 6:40 PM

5. Call to Order – 7:00 PM

The meeting was called to order by Mayor Windschitl at 7:03 p.m.

6. Pledge of Allegiance

7. Roll Call

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Ryan Seibert, Police Chief; Jamie Personius, Police Sergeant; Hunter Panning, Police Officer; and Christophe Morschen, City Attorney.

8. Adopt the Agenda

Motion by Councilmember Grau, second by Councilmember Hatfield to move Consent Agenda Item 11.A. Appointment of Parks & Recreation Commission Chair and Vice-Chair to become Action Items Item 12.B. Appointment of Parks & Recreation Commission Chair and Vice-Chair, and adopt the agenda as amended.

Motion carried.

9. Visitor Presentation

9.A. Recognition of Commission Members

The Commission members were not in attendance, and the item will be rescheduled.

9.B. Al Sherwood – Election Integrity

Al Sherwood, Chanhassen resident, explained his concern regarding absentee and mail-in ballots. Provided his understanding of the State Statute and the Administrative Rule enacted regarding signing of the absentee ballot and application and the number of absentee votes cast in 2020.

Mr. Sherwood spoke on party balance requirements and conflicting laws and his concerns regarding the Absentee Ballot Board conducted by Carver County.

Mr. Sherwood addressed same-day voter registration and other states having provisional balloting in place and would like Minnesota to do the same.

9.C. Jennifer Ray – Absentee Ballot Board

Jennifer Ray, Chanhassen resident, talked about her concern between Carver County and the League of Women Voters on the composition of the Absentee Ballot Boards and provided resources from League of Women Voters from December 2023.

Ms. Ray spoke on non-partisanship, voter turnout, having to choose a major party to vote and the need for transparency in the election process. She requested the Council take action to ensure regulations are followed and party balance is followed.

9.D. Police Department Drone Program – Chief Seibert

Chief Seibert introduced the item and invited Officer Panning to continue the presentation. Officer Panning explained the technical name for a drone is an unmanned aerial vehicle (UAV). There are also acronyms UAS and sUAS to refer to a drone. He showed photos of the drone the Police Department is considering.

Officer Panning pointed out 98 law enforcement agencies currently use drones, and there were 3,076 reported uses in 2022. The most common reason code was for training or public relations purposes. The second most used reason was during or in the aftermath of an emergency situation that involves the risk of death or bodily harm to a person. Thirdly was to collect information for crash reconstruction purpose or after a serious or deadly collision occurring on a public road.

Mayor Windschitl asked if the drone speeds up the crash reconstruction process. Officer Panning stated he believes it does speed up the process.

Councilmember Huang asked if the drone is more accurate. Officer Panning stated he is unsure if using the drone is more accurate.

Officer Panning noted the drone has cameras that allow for thermal imaging, zoom, live streaming, and subject tracking. Flight time can be up to about 50 minutes. He attempted to play a few news stories about the positive impacts of drones in policing, but there were technical issues.

Councilmember Hubbard asked if the camera can be replaced without replacing the entire drone. Officer Panning confirmed that was a possibility.

Councilmember Huang asked if officers have completed Federal Aviation Administration (FAA) requirements. Officer Panning stated a few operators have already completed the course and passed the required test.

Councilmember Huang asked if the training is specific for law enforcement or is available to civilians as well. Officer Panning noted the training is the same for both officers and civilians.

Councilmember Huang asked if there is restricted air space for law enforcement to access. Officer Panning stated there is an option to submit an emergency request access to restricted air space. The majority of the City doesn't have restricted air space.

Councilmember Grau asked if an entity can create a restricted air space for a certain event. Officer Panning stated the Police Department would work with the local FAA to ensure access to any air space.

Councilmember Huang asked if the drone would stay in a squad car or at the Police Department. Chief Seibert stated only four officers would be allowed to operate the drone. The drones could either be with the trained officers or at the Department.

Staff played news footage of a drone helping law enforcement find a missing child. Officer Panning noted he would send the videos to the Council so they could access the audio.

Officer Panning also shared a story about successful drone use in New Brighton.

Mayor Windschitl asked if there are lights on the drone. Officer Panning stated the drones have to have its lights on while in use.

Officer Panning explained the drone could be used with a warrant or for situations such as locating missing children or vulnerable adults, water emergencies, disaster response, searching for suspects of crime, community events, training, or assisting other City Departments. He noted the Chaska Police Department recently located a runaway juvenile with the help of Victoria Fire Department's drone. He pointed out the drone won't be used for random surveillance, harassment, personal business, weaponry, biometric technology, or data collection on protests or demonstrations.

Councilmember Grau asked if drones could still be used for public safety efforts during a protest. Chief Seibert confirmed it could be used for public safety as long as data isn't collected and there is a clear nexus between the event and the safety concern.

Councilmember Huang noted the recorded video could violate the data collection requirement. Chief Seibert pointed out there are strict video retention rules.

Councilmember Grau asked if the drone witnesses a crime, if it would be admissible. Chief Seibert confirmed that is a possibility.

Officer Panning stated the Department will have annual reporting requirements to promote transparency and accountability. Each deployment requires comprehensive documentation. There will be five officers trained to use the drone.

Councilmember Hubbard asked if there will be more officers trained to use the drone. Chief Seibert stated he thinks five should be sufficient, but there is an option to train more if need be.

Officer Panning explained a number of flight restrictions. There is an option to request an emergency waiver. Mayor Windschitl asked how quickly an emergency waiver can be obtained. Officer Panning stated the waiver can be emailed to the regulatory agency.

Officer Panning pointed out Chaska will be the only agency in Carver County with a drone. Chief Seibert stated no other entities in the County are considering a drone.

Officer Panning added there will be a similar process to body-worn cameras to obtain footage. He noted information on the drone is available on the City website.

Councilmember Hatfield asked if other cities have a policy to communicate drone usage such as through Twitter. Officer Panning stated he is unaware of any entity with such a policy. Chief Seibert added certain uses would require public notification, but the communication plan will depend more on public scrutiny.

Councilmember Hubbard stated she thought a drone would be tethered to the new fire truck. City Administrator Podhradsky stated public safety dollars are going toward the drones that can be used across City uses. The tethered camera is extremely limited, so the City is no longer considering the tethered camera.

Mayor Windschitl noted he has seen the Fire Department use a drone. Councilmember Hubbard stated she believes the drone is personally owned and used sparingly by the Fire Department.

Councilmember Huang asked if other City Staff requested use of the drone, if another Department could operate the drone without an officer. Chief Seibert stated the drone would be primarily housed with the Police Department but other Staff could request its use.

Mayor Windschitl asked if the drone will be stored inside. Chief Seibert stated the drone is small enough to be in the field when a trained officer is on duty, and they can find a way to keep it charged. However, it will primarily be stored inside the Department.

10. Approve Previous Meeting Minutes

10.A. Approve the January 22, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the January 22, 2024 City Council meeting.
Motion carried.

11. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Items B through H:

- A. ~~Appointment of Parks & Recreation Commission Chair and Vice-Chair~~
- B. Adopt Resolution 2024-10 Approving the 2024 Cogeneration and Small Power Production Tariff

Motion to Adopt Resolution No 2024-10 for Cogeneration and Small Production Tariff.

- C. Public Improvements - Harvest West 3rd

Motion to accept public improvements in Harvest West 3rd Addition as municipal facilities and adjust letter of credit accordingly.

- D. Public Improvements - Del Webb 1st Addition

Motion to accept public improvements in Del Webb 1st Addition (Adelwood) as municipal facilities and adjust letter of credit accordingly.

- E. Public Improvements - Del Webb 2nd Addition

Motion to accept public improvements in Del Webb 2nd Addition (Adelwood) as municipal facilities and adjust letter of credit accordingly.

- F. Approve Union Contracts: Police Officers and Sergeants 2024-2025

Motion to approved employment contracts for the 2024-2025 period between the City of Chaska and LELS Local 210, LELS Local 447 and LELS Local 385, with these agreements becoming effective January 1, 2024.

- G. 2024 Pay Classification Plan

Motion to approve the 2024 Pay Classification Plan and 2024 Salary Adjustment Chart.

- H. Adopt Resolution 2024-11 Authorizing Eminent Domain for MN River Bluffs Regional Trail-Chaska Connection

Motion to adopt Resolution No. 2024-11 to authorize city staff to initiate eminent domain proceedings for the affected property owner for the Minnesota River Bluffs Regional Trail – Chaska Connection.

Motion carried.

12. Action Items

12.A. Commission Appointments

City Administrator Podhradsky introduced the item to the Council and summarized the appointment process.

Councilmember Grau noted his appreciation of the diversity of Commission members.

Mayor Windschitl added there has been a lot of growth for student roles on the Commissions. The Commissions are advisory to the Council and are extremely helpful.

Mayor Windschitl read the list of appointments. To the Parks and Recreation Commission for a three-year term, Donelle Heieie, Jason Branch, Karli Wittner, and Kevin Hill will be

appointed. Also, Samsam Hassan will be appointed as a student Commissioner for a one-year term.

The Planning Commission will have Robert Brass appointed for a three-year term.

The Human Rights Commission will have Sarah Carlson, Martin Hubbard, Hanne Sandison, and Kevin Mee for a three-year term. The first alternate is Brittany Haanan and the second alternate is Yousif Hamza. Also, Juhi Ghatti will be appointed as a student Commissioner for a one-year term.

Motion by Councilmember Huang, second by Councilmember Grau to appoint Commission members with associated term of office as presented.

Councilmember Hubbard pointed out she would abstain from voting on Martin Hubbard's appointment to the Human Rights Commission due to a conflict of interest. However, she was in support of all other appointments.

Motion carried (4-0-1, Councilmember Hubbard abstained from Commissioner Martin Hubbard's appointment only).

12.B. Appointment of Parks & Recreation Commission Chair and Vice-Chair

Motion by Councilmember Hatfield, second by Councilmember Huang to approve Jason Branch as the 2024 Parks & Recreation Commission Chair and Elizabeth Wynveen as the 2024 Parks & Recreation Commission Vice-Chairperson.

Motion carried.

13. Bills

13.A. Accounts Payable Claims Roster 5-2-2024

The Council requested further information about bills on pages 2, 11, 17, and 4.

City Administrator Podhradsky provided further information regarding those bills.

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

14. Other Business

14.A. City Administrator's Report

14.A.i. Bi-Weekly Report 5-2-2024

Councilmember Huang:

- Noted the Fireman's Fishing Contest was held the previous weekend and had a great turnout despite the lack of ice fishing.
- Stated there is a benefit soiree at Hazeltine on February 12, 2024 hosted by 112 Gives!.

- Added an open community meeting will be held for River City Days to receive feedback and seek out volunteers. The meeting is February 18, 2024.
- Pointed out May 5, 2024 is the grand opening for The Loop.
- Chaska Community Center has a carnival on March 1, 2024 to generate funds for a scholarship.

Councilmember Hubbard:

- Agreed the Fireman's Fishing Contest was a great event.
- Stated on February 7, 2024 there will be a 101st birthday celebration for the library.
- Noted on February 10, 2024 there is the Polar Plunge in Waconia.
- Added there is a Sweetheart's Dance on February 16, 2024.

Councilmember Hatfield:

- Attended an event called Soggy Bottoms to support a local firefighter.
- Met with new library branch manager and discussed the future of the library.
- Recognized Black History Month.
- Noted food distribution is February 15, 2024, and there is Coffee with a Cop.
- Added Safety Camp is in June 2024.
- Stated school district staff will be hosting conversations on the morning of February 8, 2024 at Red Bench.

Councilmember Grau:

- Recognized Black History Month.
- Wished a Happy Birthday to his youngest child.

City Administrator Podhradsky:

- Pointed out the nearby ash tree removal in the City Hall parking lot will be done sooner than anticipated due to the weather.

Mayor Windschitl:

- Noted the next meeting is February 26, 2024.
- Pointed out the ice rinks have melted.
- Stated April 24, 2024 is a First Responder's Luncheon.
- Added there is a coming Council retreat.

15. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 8:37 p.m.

Motion carried.

Chaska
Parks and Recreation Commission
Meeting Minutes
December 12, 2023

1. Call to Order

The December 12, 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, Michael Heuer, Samsam Hassan and Terrence Schwerm

Absent: None

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 December 12, 2023 meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Schwerm, second by Saueressig, to approve the Chaska Park Board meeting minutes of November 14, 2023.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes November 6, 2023

Saueressig had an observation, he mentioned it was interesting reading the minutes on the public safety campus. There were a lot of questions. He feels it's a good thing that people are asking things. Mayor Windschitl asked a lot of good in-depth questions. Wynveen noted that the Mayor's background is in working in fire, so he has some expertise in this area. Saueressig felt it was valuable information and will help fill in the context of why things were done that way. Down's also felt the Mayor did a really great job.

7. Action Items

7A. Recommendation for City Council Appointment of the 2024 Parks & Recreation Commission Chair

Heieie nominated Jason Branch for the position of Parks & Recreation Commission Chair.
Wittner second the nomination.

Motion by Heieie, second by Wittner, to recommend to City Council an appointment of Jason Branch for the 2024 Parks & Recreation Commission Chair.

Roll Call for Approval

7B. Recommendation for City Council Appointment for the 2024 Parks and Recreation Commission Vice-Chair

Wittner nominated Elizabeth Wynveen for the position of Parks & Recreation Commission Vice-Chair. Schwerm second the nomination.

Motion by Wittner, second by Schwerm, to recommend to City Council an appointment of Elizabeth Wynveen for the 2024 Parks and Recreation Commission Vice-Chair.

Roll Call for Approval

8. Department Happenings

Grange recognized Downs for his service and contribution to the Parks and Recreation Commission.

Heieie asked how often applicants for second terms were replaced with new applicants. Not often. The city received multiple applications to serve on the various commissions, if they are not chosen for the Parks and Recreation Commission, they could be recommended for another commission.

Grange, focusing on the Community Master Plan final report. He has a meeting set up with Perkins & Will on Friday to review the feedback that was given and see revisions made. Grange will communicate information out to the Citizen Task Force this week to review the draft report in early January prior to the next meeting. A work session with the Council will likely follow in late February.

Grange shared the tree lighting in early December was a huge success with great attendance.

There have been some successful open skate events recently (Swiftly Skate) at the Community Center, resulting in huge attendance.

The CCC will be offering the batting cage for individual use on Wednesday evenings, and Saturday and Sunday afternoons.

To welcome in the New Year, there will be a Zumba glow stick party on the 27th, at 5:30.

Adaptive Rec-floor hockey starts Jan. 6th-Jan. 20th.

Treks and Trails preschool is hosting an open house on Jan. 4th, 5-6 pm

The Curling Center is busy over the holidays, it is the busiest time of year there. Daytime has many corporate events, holiday parties and learn to curls.

There will be a Santa parade on December 20. The route for the parade will be posted on Facebook.

Grange stated work is being done at Savanna Oaks Park. They are working on phase two of the project and will seed over the winter. Schwerm stated the notification sent out to the neighborhood was well-done and the work is looking nice.

Keyport stated the clubhouse at the Loop was under development and asked for updates. Grange stated the exterior is almost complete and work is being completed on the inside throughout the winter.

9. Other Business

9A. Round Table

Schwerm thanked Downs for his work as the Chair and shared he was very welcoming to him when he first came on.

Wittner asked if other City staff could attend various Parks & Recreation meetings throughout the year to share more about their department and work duties.

Heieie thanked Branch and Wynveen for stepping into new roles in 2024 on the Parks & Recreation Commission

Saueressig stated he recently watched friends play hockey at the Community Center, it was a lot of fun, and is excited to see the Community Center develop more in the future. There was a lot of action at the hockey rink that night. Saueressig thanked Downs for his work on the Commission.

Branch thanked Downs for the example he has set during meetings as the Chair. He stated Downs was willing to say the difficult things.

Wynveen has appreciated all the holiday event this month. She shared there is free food distribution on December 21. She encouraged individuals to pass this information along to those in need. She thanked individuals for the nomination for the Vice Chair position. She acknowledged Downs for the work and time spent on the Commission.

Keyport enjoyed the tree lighting ceremony and the activities provided outside, including the fire pits and s'mores. It gets better each year. She wished the high school sang carols longer.

Heuer recognized the work of Melissa at the Community Center. She is awesome. He thanked Downs for his work and leadership for the Parks and Recreation Commission.

9. Adjourn Meeting

Motion to Adjourn the December 12, 2023 meeting by Keyport, second by Heuer.

Roll Call to Adjourn at 7:35 p.m.

Next meeting: January 9, 2024