AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, October 9, 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 September 11th, 2024 Planning Commission Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Site & Building Plan for the Golf Performance Center/Hazeltine National Golf Club/PC #2024-18
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Conditional Use Permit (CUP) for CloudHQ/CloudHQ/PC #2024-13
   - 7.B. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to PMD-20 for a Baseball Training Facility at 1230 Chaska Creek Way/DBAT/PC #2024-16
   - 7.C. Recommend Approval of the Concept Plan for a Early Education Center & Preschool (Goddard School)/Goddard School/PC #2024-17
8. Other Business
9. Receive Other Meeting Minutes
   - 9.A. Receive the August 19th and September 9th City Council Meeting Minutes
   - 9.B. Receive the September 16th EDA Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
SEPTEMBER 11, 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, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioner Urbanski

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

3. Adopt the Agenda
Motion by Commissioner Brass, second by Commissioner Olson, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve the Previous Meeting Minutes
   a. Approve the August 14, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Brass, second by Commissioner Kerber, to approve the minutes of the August 14 2024 Planning Commission meeting.
Motion carried.

6. Consent Agenda

7. Action Items
   a. POSTPONED TO OCTOBER 9, 2024: Review Preliminary Site & Building Plan, Preliminary Plat, Conditional Use Permit and Zoning Ordinance Amendment for CloudHQ/CloudHQ/PC #2024-13

Chair Brass explained that this item was postponed to October 9, 2024 so if there was anyone here tonight for this item, he wanted to make it clear that it would not be discussed this evening.

   b. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for a Dog Groomer at 115 2nd Street East/River Valley Groomers/PC #2024-14

City Planner Hanson presented the item to the Commission and noted that it would come before the City Council on September 16, 2024.

Commissioner Campbell asked if the building was currently vacant.

City Planner Hanson stated that there were currently two other tenants in the building, a photography studio and a printing company user. She explained that this use would fill out the building.

Commissioner Kerber asked if the only access would be from 2nd Street East.

City Planner Hanson stated that the front door would face 2nd Street East.

Commissioner Gaare asked about the maximum number of 8 kennels for holding pets before or after they were being groomed and if the applicant had any plans to have larger numbers than that in the future.

City Planner Hanson stated that the applicant was currently shaking their head and indicating 'no'.

Chairperson Brass opened the public hearing at 7:12 p.m. There being no public comment, he closed the public hearing at 7:13 p.m.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend to the City Council approval of the Conditional Use Permit (CUP) to operate a dog grooming use at 115 2nd Street East, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative & Exhibit, Pages 1-4, written by HTG Architects, dated August 5, 2024
2. Housing/boarding of dogs overnight will not be permitted.
3. Outdoor storage of any kind will not be permitted.
4. Compliance with section 15.08.070.D 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.
5. Provision of a SAC determination by the Metropolitan Council and all determined SACs paid prior to release of a building permit.
6. Provision of a building permit being obtained for change of occupancy at 115 2nd Street East.
7. Provision of a plumbing plan review by the State of Minnesota

Motion carried.

c. Recommend Approval of the Concept Plan for the Engelen Property (4460 Spring Creek Drive)/Pulte Homes/PC #2024-15

City Planner Hanson presented to the Commission and noted that this would come before the City Council on September 16, 2024.

Chair Brass noted that even though this item was not a Public Hearing, he would open it up for public comment following some initial Commission discussion. He asked if this development would be able to tap into Carver utilities.

City Planner Hanson stated that because it is located within the City, they will need to have Chaska utilities.

Chair Brass stated that he felt that meant that unless the applicant was planning to take on the financial burden of extending the utilities, there would most likely be in a waiting period before anything moves forward with this project.

A Commissioner asked about the price point of the homes.

City Planner Hanson stated that they are between $500,000 to $600,000.

Chair Brass asked if things have reached the point in our economy where that would be the price of a starter home.

Members of the Commission chimed in and stated that they felt that may actually be the case in the current economy.

Commissioner Campbell asked whether it was suggested to the developer that they should consider installing a park in the neighborhood which he felt would be a good idea with the location of Spring Creek Road.

Chair Brass agreed that was something that was also on his mind.

Commissioner Olson asked about the point made by City Planner Hanson regarding the diversification of adding townhomes which was something new and asked why they felt it should be done now and not with other projects, such as High Point Vistas.

Chair Brass stated that he believed it had something to do with the number of driveways on Spring Creek and the possibility that could be resolved with a rear loading townhome or villa.

Commissioner Olson asked if that was the reason for it and if so, how receptive the developer was to that idea and reiterated his original question of 'why now?'.

Community Development Director Kabat stated that some of the reasons raised by Chair Brass weighed into this suggestion because this was a relatively small site which helps gives them the opportunity to think a bit more creatively. He stated that staff has heard, numerous times, the desire to see more diversity in housing options offered and they felt this would be a good opportunity to have that discussion. He stated that he felt it was a valid conversation to have any time there is development to see if there may be a way to work with developers to pursue diversity in the housing options, because that is a long-held priority within the City.

Commissioner Olson stated that he agreed that it was worth having a conversation about, but noted that this was literally the first time it had come up in his 6 years on the Commission.

Chair Brass referenced the Clover Ridge Development, but noted that had happened before their time on the Commission.

Commissioner Olson acknowledged that it had happened in the past, but reiterated that it made him questioned why this development and why now.

Chair Brass stated that he did not think staff was saying that the developer had to do this.

Commissioner Olson stated that he would also like to gain an understanding of what the problem is that they were trying to solve in this situation.

Chair Brass stated that he did not think they actually knew that yet.

Commissioner Gaare stated that she felt that the price point also had to figure into the equation.

Commissioner Kerber asked to see the renderings for the concept plan and zoom in a bit.

Chair Brass stated that he was not a fan of lots 39, 40, 41, 47, 48, 49, 32, 33, and 34 as they were depicted. He stated that he understands that this is a free market and people will buy whatever they want to buy, but felt that there may be a better way to design this and noted that it just felt really dense.

Commissioner Olson stated that he thinks that may be addressed by not having two access points.

Chair Brass reiterated that the concept as shown right now just looks a little dense. He stated that he felt there may also be the chance to have a tot lot or something so they don't just have the houses facing each other because the nearest park is about ½ mile away.

Commissioner Olson stated that he would throw his hat in the ring related to lot 1 and possibly lot 2 and the trees. He stated he would like to see them save as many of those trees as possible even though there aren't too many trees on the lot now.

Chair Brass reiterated that this was not a public hearing, but invited members of the audience to address the Commission on this item.

Chair Brass opened the public comment portion of the meeting at 7:42 p.m.

Karen Moschkau, 1894 Spring Creek Drive, Carver, stated that she is concerned about the number of driveways coming out onto an already busy street. She stated that they already have a police sign that tells people their speed as they travel through with the hope that will help control speeding. She stated that she did not like the cross street that they have shown coming into the middle of the development and expressed concerns about bringing in more families with kids on bikes and people walking with strollers with that layout because adding traffic in the middle would just not work well.

Chair Brass asked if by the cross street in the middle was the second access point.

Ms. Moschkau confirmed that she was referring to the second access point and noted that she liked the cul-de-sac idea that had been raised by staff. She stated that another suggestion would be to have the access be at the west corner, where the large trees are, because it is a natural slow down point. She explained that she felt it may serve as almost a continuation of Green Ash Drive if they had the intersection in that location. She stated that the main point she wanted to make was to ask the City not to allow the second cross street coming into the middle of their neighborhood.

Jacqueline Stordahl, 1964 Mulberry Lane, stated that they had attended the first public hearing and, generally, people liked the first plan that the builder had presented better. She stated that version did not have the driveways facing Spring Creek and she felt it had a better flow to it, did not seem so regimented, was more free-flowing, and less visually obtrusive for people who live across the street. She reiterated that, in general, they liked the first plan better and doesn't know why the plans had switched.

Chair Brass asked if there had been a previous iteration that the Commission had not seen.

City Planner Hanson stated that there was a previous iteration and agreed that it was consistent with what Ms. Stordahl was describing with all the lots fronting off of the internal streets. She stated that they got commentary back from the City of Carver about possibly putting the driveways on Spring Creek Drive from a traffic calming perspective and for symmetry.

Ms. Moschkau offered to give the Commission her copy of the plan referred to by Ms. Stordahl.

Community Development Director Kabat offered to take the plan from Ms. Moschkau and noted that he just wanted to be clear that it was not unusual that before an application is submitted that there were multiple iterations. He stated that these iterations may be provided to staff in order for them to weigh in and provide direction. He stated that prior to the concept plan submission, the City requires a neighborhood meeting, so they may have been putting different options forward in order to seek feedback. He stated that the feedback provided at the neighborhood meeting had perhaps influenced the direction the developer chose to go. He noted that there had also been feedback that staff had provided and also feedback and coordination with the City of Carver. He explained that the idea of having the driveways connected to the street is consistent with what already exists across the street so there would be neighborhood cohesion. He noted that driveways connecting to a street can often serve as a traffic calming device. He stated that Carver does not consider this a collector road so they were trying to establish it as a neighborhood street and explained that his understanding was that it was a bit of a legacy road which can present a bit of a challenge. He stated that it was important to remember that the Commission should be evaluating the plan that was in front of them tonight and encouraged them to give direction or feedback on the actual concept plan that has been submitted.

Kevin Gillick, 1929 Birch Street, Carver, expressed his appreciation to whoever had sent out the notices for the meeting because he felt that the fact that they live in Carver but received an invitation to attend a Chaska meeting was pretty cool. He stated that he believes that they were now looking at either plan 3 or 4 and noted that he wasn't sure when their questions and the

City's answers would be considered 'final'. He asked when the public would actually know exactly what plan they were talking about.

Chair Brass stated that they were talking about what was presented tonight by staff and not what Mr. Gillick had seen in the past. He stated that, as Community Development Director Kabat had stated, it is very common for developers to go through numerous iterations of their plans while they are garnering feedback. He explained that this proposal was only at the 'concept' stage and noted that the next step as the Preliminary Plat would be more major. He noted that once it goes to the City Council, they would also have to approve it. He explained that if that happens, then the developer will go back and work on all the things that the City has added as conditions of approval and come back and present it again with their new and improved plan. He assured the public that they would also be involved at that point.

Mr. Gillick asked if the public would continue getting notifications like they did this time with a postcard, once it starts moving to the City Council.

Chair Brass outlined the process and stated that they would be notified if and when this came with an application for a Preliminary Plat. He reiterated the point he made earlier in the meeting that there were currently no utilities nearby and it would be very expensive to extend them, so it may be a year or two before this would even get to the next step.

Mr. Gillick stated that he would just ask that the public be kept informed along the way so they have a chance to participate in the process and the decision. He explained that people do not know how to hunt and peck for information between Chaska and Carver and asked the City to keep the process simple for everyone who lives in the neighborhood.

Chair Brass asked if the applicant would like to address the Commission.

Haley Daily, Pulte Homes Minnesota, stated that they have heard the concerns and comments that have been shared so far but asked if anyone had anything additional to add.

Chair Brass stated that he felt that having park space was a big deal and would recommend that they include something in their plans because the nearest park space is too far away. He stated that he also felt that the second access point seemed a bit redundant, especially if they will have a bunch of driveways on Spring Creek. He stated that he was not a traffic engineer but he would not be in favor of the suggestion by Ms. Moschkau to build the road all the way to the left because it made more sense, from a safety standpoint, to have roads connect with other roads and create a perfect 'T'. He noted that density was kind of a new thing and was not sure if it had even been discussed yet, but asked the applicant to consider it.

Ms. Daily stated that she understood the need for a tot lot and noted that they would consider the possibility of removing the western entrance and putting in a cul-de-sac. She stated that regarding density, they had really looked to the Comprehensive Plan which had this guided for low density residential of 2-5 units/acre and explained that their proposal falls into those guidelines. She stated that they can look into including other things like townhomes or villas, but it would add more density.

Commissioner Olson asked Ms. Daily to elaborate on the previous versions of their plans and how the current version with the two entrances came about.

Ms. Daily stated that originally they had a different concept plan which staff had seen and they received some feedback that suggested that they look at a layout with homes facing Spring Creek Drive which would mimic what already exists. She noted that typically local roads have homes that face each other on both sides of the street. She explained that they thought that having a second access point would work best because cities typically prefer that, but reiterated that was something that they can take another look at.

Chair Brass stated that if there were 20 homes that had access directly onto Spring Creek there would only be about 20 other homes that would need a road. He referenced the idea that had been raised to put in a cul-de-sac and a tot lot, and noted that may mean there would be even less homes that would need an access road.

Commissioner Campbell stated that the neighborhood meeting had already been held and asked what the developers impression was of that meeting.

Ms. Daily explained that they heard a lot of opinions and were asked a lot of questions. She stated that because this was still so early in the process, they could not answer all their questions. She stated that they were just looking for feedback from the neighborhood, City staff, the Commission, and the City Council.

Commissioner Campbell asked the developer felt was the biggest concern that came out of the neighborhood meeting.

Ms. Daily stated that it was hard to say, but traffic was a concern but noted that there were improvements scheduled for High Point Vista and County Road 61.

Chair Brass asked if the improvements she was referring to were the roundabout.

City Planner Hanson stated that there were a few different options being considered and noted that the ultimate option would be a single lane roundabout.

Commissioner Olson stated that he felt that actually puts a little different twist on things because it creates a border between Carver and Chaska and asked who would ultimately have responsibility for Spring Creek Drive.

Community Development Director Kabat stated that this was a conversation that has been initiated with staff from the City of Carver about what may make sense. He stated that up until this point, since Spring Creek Drive has served Carver, Carver has maintained and taken care of it, but believes that both cities recognize that dynamic will most likely be changing.

Commissioner Baswa stated that this development was in Chaska.

Community Development Director Kabat stated that this development is in Chaska and will follow Chaska's process.

Chair Brass stated that technically it is Chaska's development so they can do what they want, but felt the City was trying to be neighborly as well. He asked if there was anyone else in the audience that wanted to address the Commission.

Jim Streiff, 1941 Mulberry Lane, Carver, asked about Mount Hope and Chaska Boulevard and the possibility of a roundabout. He asked if that meant that Chaska Boulevard would then become a four-lane roadway.

Chair Brass stated that because of the development on the north side, he felt that there may be a second lane within the roundabout, but it would be a one-lane roundabout, with turns.

Mr. Streiff stated that there is a tremendous amount of traffic that comes out of Carver and funnels to the corner of Mount Hope Road and Chaska Boulevard. He stated that he understands that there will be a lot of versions of the plans as they find out new information but asked if there was an environmental impact statement that went along with the plans.

Chair Brass stated that would not happen at this level of consideration because this was a high level concept plan review.

Community Development Director Kabat clarified that the scale of this development would not rise to the level of requiring an environmental impact statement.

City Planner Hanson noted that there was someone on-line who had their hand raised to speak.

Michael Muhich, stated that he lives right across the street from the main driveway that goes into the Engelen property. He stated that he has not heard anything during tonight's discussion about safety, which had been brought up at the neighborhood meeting with Pulte. He noted that there is a bus stop at Birch Street and Carver for the school kids and asked the Commission to take that into consideration when looking at the construction traffic. He stated that he wanted to reiterate the issue with the second access point to the west and explained that he also did not feel it was needed. He stated that there were comments that changes had been made by the developers after they got comments from the neighborhood meeting, but explained that he did not feel that was accurate. He stated that Pulte sent out a diagram of the proposal and when they got to the meeting, they had a different picture up and the neighborhood was told to disregard what had been sent and that they would be presenting the new layout. He stated that there was no input from the neighborhood about their plans because they had already switched it prior to the meeting. He stated that he understood that the Commission was only considering the plan in front of them tonight, but wanted to make it clear that there was actually no input from the neighborhood taken into consideration.

Chair Brass assured Mr. Muhich that the City will definitely consider construction traffic at the appropriate time later in the process.

Ms. Moschkau stated that the Commission had mentioned the density and noted that the picture shown of homes on Spring Creek only showed the western section. She explained that the eastern section of Spring Creek consists of villas and there were also villas immediately on Birch Street.

She asked the Commission to consider that villas were already in the neighborhood as they were considering this application. She noted that it may be also be helpful to know that GPS sends people off of 212 onto County Road 61 in order to get to them.

Chair Brass closed the public comment portion of the meeting at 8:10 p.m.

Chair Brass noted that he felt they should add a condition that the second access point be removed and also that there be some sort of park or tot lot included in the development. He noted that he liked that they were proposing to have sidewalks on both sides of the street.

City Planner Hanson noted that condition #23 includes evaluation of a cul-de-sac, so they would not need to add a condition related to the second access because that was already included.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval to the City Council of the concept plan for the Engelen property, subject to the following conditions:
1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
a. Narrative (pgs 1-8), prepared by Pulte Homes, dated August 22, 2024
b. Regional Context Exhibit, prepared by Pulte Homes, dated June 21, 2024
c. ALTA/NSPS Land Title Survey (pgs 1-2), prepared by Pulte Homes, dated June 3, 2024
d. Site Forces Exhibit, prepared by Pulte Homes, dated June 21, 2024
e. Concept Sketch Plan, prepared by Pulte Homes, dated July 10, 2024
f. Site Option 2A Chaska Sanitary, prepared by Westwood, dated July 2, 2024
2. Adherence to the City Engineer memo dated September 5, 2024.
3. Adherence to the Carver County Public Works memo dated August 28, 2024.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. 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.
6. Coordination with:
a. City Engineer regarding utilities, grading, access, and drainage.
b. MnDOT regarding noise mitigation plans.
c. Electrical department (and Minnesota Valley) on service locations.
7. 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
8. Setbacks are as follows:
a. Front yard setback: 25 - feet
b. Side yard setbacks:

Interior: 7.5 – feet
Corner: 20 – feet
c. Rear yard setback: 20 – feet
d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
e. Wetlands: Varies based on wetland type
f. County Road 61: 150 feet from centerline
g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
9. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
10. Provision of a noise study of the adjacent highways and how the proposed development plan mitigates noise, and to be submitted at preliminary submittal.
11. Provision of sidewalks on both sides of all local streets.
12. Provision to show how the development can safely connect into the existing and proposed trails adjacent to the development, and to be shown on the preliminary plans.
13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, and to be shown on the preliminary plans.
14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at preliminary submittal.
17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the preliminary plans.
18. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
19. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
20. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.
21. Provision to further explore housing diversity options in this development such as incorporating another housing product in addition to detached single-family, and to be addressed at preliminary submittal.
22. Provision that city utilities are extended to the site by the developer and paid for by the developer.
23. Provision to further evaluate the west proposed Spring Creek Drive access to be a cul-de-sac, and to be addressed at preliminary submittal.
24.Provision to add a tot lot within the development, and to be shown on the plans at preliminary submittal.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes
   a. Receive the August 5, 2024 City Council Meeting Minutes

10. Adjourn
Motion by Commissioner Kerber, second by Commissioner Aasen, to adjourn the meeting at 8:14 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/09/2024

Subject: **Hazeltine National Golf Course (Performance Center) – Final Site & Building Plan**

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-18

Synopsis: Applicant seeks to obtain approval of a final site & building plan for a new performance center building on the site of Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

---

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

Neighborhood Meeting – May 14, 2024

A neighborhood meeting was held by the applicant on Tuesday, May 14, 2024 at 6:00pm at Hazeltine National Golf Course. The questions that arose from this meeting pertained to location of the performance center and construction timing.

Previous Approvals

In March 2013, a concept plan was approved for the west side of the golf course. 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.

In March 2024, the Concept Plan was approved for the northwest area, which included 8 villas, a new short course, a new putting course, a new parking lot layout, and realignment of the main vehicle entrance on Hazeltine Boulevard (refer to Figure 2 below).

In May 2024, the Preliminary Site & Building Plan and Rezoning were approved for the project noted above. The property was rezoned to Planned Multi-Use District (PMD-23).

In June 2024, the Concept Plan was approved for the performance center. In July 2024, the Final Site & Building Plan for the Villas/Short Course/Putting Course and the Preliminary Site & Building Plan for the performance center were approved.

Final Site & Building Plan – Performance Center

The applicant is requesting approval of a final site & building plan for their performance center building. 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 improvements are proposed is approximately 13 acres and is only used for large event parking. 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.
- **Final Plan.** The final plan contemplates adding a performance center building totaling approximately 8,785 square feet and approximately 32 feet tall. The golf performance center will be for members only and provide 7 indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small



Figure 2: Proposed Final Plan

dining and lounge component. The performance center will be situated to the south and east of the proposed villas and just west of the driving range (see orange box in figure 2).

Goals: The applicant has identified the following goals for the project: (1) enhancement of the property by adding a new golf performance center; (2) 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; (3) further promote Hazeltine National and the City of Chaska as a highly desired golf destination; (4) focus on sustainable site initiatives in designing the new golf performance center; and (5) create a complementary design for the new golf performance center that naturally blends in with the existing architectural vernacular of Hazeltine.

Parking: 355 parking spaces will be provided for Hazeltine Golf Course in the form of existing and proposed parking. 128 parking spaces exist in the main parking lot adjacent to the clubhouse. 227 parking spaces are proposed in the new parking lot north of the proposed performance center.

Utilities and Stormwater: Utility connections are available and can be extended through the site.

Stormwater ponding facilities will be provided on the south side of the site.

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.

- **Land Use.** The property is currently zoned Planned Multi-Use District (PMD-23). The request to add a golf performance center is consistent with the zoning.

Staff Analysis

- **Comprehensive 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*

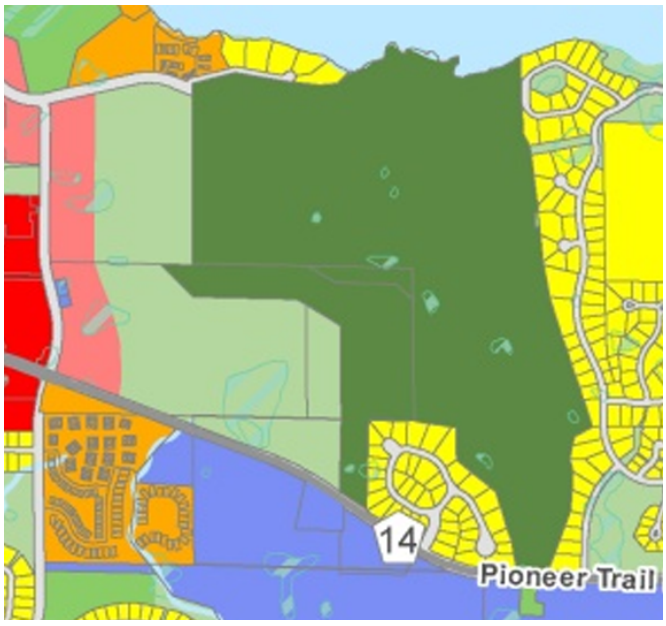


Figure 3: 2040 Comprehensive Guide Plan

more than one land use 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 a golf performance center on Hazeltine National Golf Course is appropriate and consistent with the Comprehensive Plan.

- **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 adjacent to residential	30 feet

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

- **Parking**
  The site will incorporate 355 parking spaces from proposed parking and existing parking (37 of which are proof of parking). 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

Performance Center	8,785 sf	20 spaces + 1ps/300 sf	49
		REQUIRED	**252 parking spaces**
		PROVIDED	**355 parking spaces**

According to the table above the applicant is sufficient in meeting parking for the site based on the existing and proposed uses.

- **Access & Circulation**
  Access to the proposed performance center will come from the new main vehicle entrance proposed at the east end of Hazeltine Boulevard. Users can park in the new parking lot north of the performance center to gain access to the building.

  The performance center is situated just south of the proposed vehicle turnaround south of the new parking lot. The performance center will be fire sprinkled.

- **Tree Preservation & Landscaping**
  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	Villas: 79 caliper inches (28 trees) + Performance Center: 27.5 caliper inches (11 trees) TOTAL: 39 trees	247 trees
Understory Trees	10	93
Shrubs	84	857

- **Building Design & Materials**
  The proposed performance center will be one-story and constructed with stone, composite siding, and aluminum windows. The look of this building will match the clubhouse building and other buildings proposed on site. The building will be just under 9,000 square feet and approximately 32 feet in height. The building will provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component.

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

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

Building Materials	
Class I	Stone, LP Smartside, and Glass (100%)
Class II	None
Class III	None
CLASS I REQUIRED	70%; three different materials
CLASS II & III REQUIRED	30% maximum
PROVIDED	100% Class I (3 different materials)

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

- **Utilities**
  Utilities are able to serve the new performance center. There is an existing trunk sewer and water line that runs north-south on the site. City staff typically have to maintain this utility corridor at least 3 times a year, which the applicant/property owner have acknowledged in previous response.

- **Stormwater**
  Stormwater will need to meet City and County requirements.

- **Wetlands**
  Because there are known wetlands on site, wetland impacts need to be reviewed and approved by the TEP.

Deadline for Agency Decisions

Complete Application Received	60-day review *	**120 – day ****
September 3, 2024	November 2, 2024	January 1, 2025
* 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 *with the petitioner's consent* extend the review period beyond January 1, 2025		

Planning Commission Action Requested:

Motion to recommend approval of the Hazeltine National Golf Course (Performance Center) Final Site & Building Plan, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
    a. Project Narrative (pgs 1-4), submitted by Hazeltine National
    b. Title Sheet (pg C1.01), submitted by Sambatek, dated September 3, 2024
    c. Existing Conditions (pg C2.01), submitted by Sambatek, dated September 3, 2024
    d. Demolition Plan (pg C2.02), submitted by Sambatek, dated September 3, 2024
    e. Site Plan (pgs C3.01-C3.02), submitted by Sambatek, dated September 3, 2024
    f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated September 3, 2024
    g. Trail Plan View (pg C3.04), submitted by Sambatek, dated September 3, 2024
    h. Trail Sections (pg C3.05), submitted by Sambatek, dated September 3, 2024
    i. Trail Profile (pg C3.06), submitted by Sambatek, dated September 3, 2024
    j. Grading Plan (pgs C4.01-C4.03), submitted by Sambatek, dated September 3, 2024
    k. Topsoil Management Plan (pg C4.04), submitted by Sambatek, dated September 3, 2024
    l. Grading Notes (pg C4.05), submitted by Sambatek, dated September 3, 2024
    m. Phase 1 and 2 Erosion Control Plan (pgs C5.01 and C5.02), submitted by Sambatek, dated September 3, 2024
    n. Erosion Phasing Plan (pg C5.03), submitted by Sambatek, dated September 3, 2024
    o. Erosion Control Notes (pg (C5.04), submitted by Sambatek, dated September 3, 2024
    p. SWPPP (pg C5.05), submitted by Sambatek, dated September 3, 2024
    q. Utility Plan (pg C6.01), submitted by Sambatek, dated September 3, 2024
    r. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated September 3, 2024
    s. Standard Details (pgs C8.01-C8.05), submitted by Sambatek, dated September 3, 2024
    t. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated September 3, 2024
    u. Tree Inventory (pg L0.02), submitted by Sambatek, dated September 3, 2024
    v. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated September 3, 2024
    w. Shrubs Plan (pg L1.02), submitted by Sambatek, dated September 3, 2024
    x. GPC Landscape Plan (pg L1.03), submitted by Sambatek, dated September 3, 2024
    y. Landscape Notes & Details (pg L1.04), submitted by Sambatek, dated September 3, 2024
    z. GPC Plan (pg C10.01), submitted by Sambatek, dated June 25, 2024
    aa. Photometric Plan, submitted by Davis, dated April 23, 2024
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 that any wetland impacts are reviewed and approved by the TEP.
5. 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.
6. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
7. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250, and specifically meeting a 90 degree cutoff for the parking lot and short course lights.
8. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.

FINAL SITE PLAN SUBMITTAL
HAZELTINE NATIONAL
GOLF PERFORMANCE CENTER
PROJECT NARRATIVE

• The intended use of the property and why the City should approve your request.

We are proposing the development of an under-utilized portion of the golf course to accommodate a golf performance center, adjacent to other recently approved improvements. The previously approved improvements include onsite lodging units, new putting and short course, and relocated primary road entrance onto the property to improve traffic flow from Hazeltine Blvd to the existing clubhouse.

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.

• Description of building materials being used.

The golf performance center house will use exterior materials consistent with the existing clubhouse and the new villas and entry gate, which includes a mixture of natural stone, fiber cement siding and glass to provide a complimentary design to the existing clubhouse that naturally blends in with the existing architectural vernacular of Hazeltine National.

• Description of how the plan minimizes light pollution.

The golf performance center is located approximately 600 feet from the nearest property line and will not be a source of light pollution to surrounding properties.

• How the building is welcoming (to all) from the street to the front door and how community gathering spaces have been incorporated into the design.

The golf performance center will be a single-story structure utilizing the same material palette as the other buildings on the site. This facility will be a central gathering hub for members looking to get started on the new putting and short courses, or just take a break from golfing and get a

quick meal or drink. The building will be used year-round with multiple indoor golf simulator bays and a large indoor putting and chipping area.

• Description of the pedestrian scale at the edge and onsite of the project in that the entries are expected to enhance the public right of way; address plaza spaces, entry sequences and connections to the public; and how will the development address pedestrian movement and scale.

The golf performance center is located approximately 600 feet from the nearest property line and does not abut public right of way. On site, the center will be accessible by an adjacent dropoff and cart/pedestrian paths located to the north and west.

For context within the previously approved project, 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 improving the pedestrian experience.

• Description of sustainable initiatives that are being incorporated into the projects, such as: designing the building to an Energy Usage/Square Foot based on the proposed use (using standards that are appropriate for Minnesota); integrating day lighting inside the building; reducing light pollution; including active solar, passive solar, wind, waste heat recovery, building envelope design, double skin design, shading devices, or cool roofs; geothermal systems, natural ventilation, or thermal storage; collection and use of grey water/rain water; and reduction of hard surfaces.

The golf performance center will maximize daylight throughout the dining and bar area by using expansive glass facing the main entrance and putting course. The new golf performance center will exceed today's stringent energy code requirements by utilizing an energy efficient building shell construction as well as incorporating energy efficient lighting, plumbing fixtures and mechanical systems. All golf simulator bays will be designed to open directly to the driving range and provide natural ventilation during favorable weather days.

• Description of how the final plan meets each of the conditions laid out during the Preliminary Plan approval (refer to the approving resolution for the Concept Plan)

The proposed final site plan addresses and complies with the Preliminary Plan conditions of approval. See below for Preliminary Plan approving resolution with responses (where applicable).

Preliminary Plan Approving Resolutions with Reponses

1. Approvals shall be based on the following exhibits:
    a. Project Narrative (pgs 1-5), submitted by Hazeltine National
    b. Response to Incomplete & Additional Items Needed Letter (pgs 1-2), submitted by Sambatek, dated July 2, 2024
    d. Title Sheet (pg C1.01), submitted by Sambatek, dated June 25, 2024
    e. Existing Conditions (pg C2.01), submitted by Sambatek, dated June 25, 2024
    f. Site Plan (pgs C3.01), submitted by Sambatek, dated June 25, 2024
    g. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated June 25, 2024
    h. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated June 25, 2024
    i. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated June 25,2024
    j. Topsoil Management Plan (pg C4.03), submitted by Sambatek, dated June 25, 2024
    k. Grading Notes (pg C4.04), submitted by Sambatek, dated June 25, 2024
    l. Phase 1 and 2 Erosion Control Plan (pgs C5.01 and C5.02), submitted by Sambatek, dated June 25, 2024
    m. Erosion Phasing Plan (pg C5.03), submitted by Sambatek, dated June 25, 2024
    n. Erosion Control Notes (pg (C5.04), submitted by Sambatek, dated June 25, 2024
    o. SWPPP (pg C5.05), submitted by Sambatek, dated June 25, 2024
    p. Utility Plan (pg C6.01), submitted by Sambatek, dated June 25, 2024
    q. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
    r. Standard Details (pgs C8.01-C8.03), submitted by Sambatek, dated June 25, 2024
    s. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated June 25, 2024
    t. Tree Inventory (pg L0.02), submitted by Sambatek, dated June 25, 2024
    u. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated June 25, 2024
    v. Shrubs Plan (pg L1.02), submitted by Sambatek, dated June 25, 2024
    w. GPC Landscape Plan (pg L1.03), submitted by Sambatek, dated June 25, 2024 Landscape Notes & Details (pg LI.04), submitted by Sambatek, dated June 25, 2024
    x. GPC Plan (pg CIO.01), submitted by Sambatek, dated June 25, 2024
    y. Photometric Plan, submitted by Sambatek, dated June 25, 2024
    z. Berm Cross Section (pgs 1-3), submitted by Sambatek, dated June 4, 2024

    Response: Acknowledged.

1. Coordination with the City Engineer for the provision of public utilities to the site.
    Response: Acknowledged.

2. Provision of a storm water management plan meeting City and Carver County WMO standards.
    Response: Acknowledged.

3. Provision that any wetland impacts are reviewed and approved by the TEP.
    Response: Acknowledged.

4. 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.
    Response: Acknowledged.

5. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
   Response: Acknowledged.

6. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250, and specifically meeting a 90-degree cutoff for the parking lot and short course lights.
   Response: Acknowledged.

7. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.
   Response: Acknowledged, access will be provided. Proposed improvements in the area of the trunk lines are shown in the plans.

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
HAZELTINE NATIONAL GOLF CLUB
1900 HAZELTINE BOULEVARD
CHASKA, MN 55318
TEL: 952-556-5425
EMAIL: PANDERSON@HNGC.COM
CONTACT: PHIL ANDERSON, PGA

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: BBUSSELMAN@SAMBATEK.COM
CONTACT: BRADY BUSSELMAN, P.E.

ARCHITECT
SHEA DESIGN
10 SOUTH EIGHTH STREET
MINNEAPOLIS, MN 55402
TEL: 612-339-2257
EMAIL: JASON.STIEFEL@SHEADESIGN.COM
CONTACT: JASON STIEFEL

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JAVERBECK@SAMBATEK.COM
CONTACT: JARED AVERBECK, PLS

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
TEL: 995-995-2354
EMAIL: DLEFFLER@BRAUNINTERTEC.COM
CONTACT: DANIEL LEFFLER

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHNNIE WORKMAN, PLA

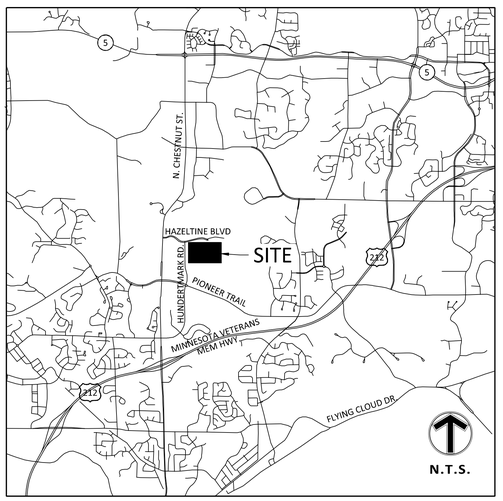
VILLA/SITE IMPROVEMENTS CONTRACTOR
ZEMAN CONSTRUCTION COMPANY
8900 10TH AVENUE NORTH
GOLDEN VALLEY, MN 55427
TEL: 763-398-8923
EMAIL: CHRISZ@ZEMANCONSTRUCTION.COM
CONTACT: CHRISTOPHER D. ZEMAN

GOLF COURSE DESIGNER
LOVE GOLF DESIGN
100 RETREAT AVENUE
ST. SIMONS ISLAND, GA 31522
TEL: 864-382-9062
EMAIL: SCOT.SHERMAN@HOTMAIL.COM
CONTACT: SCOT SHERMAN

SHORT COURSE CONTRACTOR
DUININCK GOLF
408 5TH STREET
PRINSBURG, MN 56281
TEL: 320-978-1344
EMAIL: AHREN.HABICHT@DUININCK.COM
CONTACT: AHREN HABICHT

Site Development Plans
for
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & SITE IMPROVEMENTS
Chaska, Minnesota

Presented by:
Hazeltine National Golf Club



VICINITY MAP
NO SCALE

BENCHMARKS

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

SHEET INDEX

SHEET	DESCRIPTION	REVISION
C1.01	TITLE SHEET	
C2.01	EXISTING CONDITIONS	
C2.02	DEMOLITION PLAN	
C3.01	SITE PLAN	
C3.02	SITE PLAN	
C3.03	SITE PLAN AERIAL OVERLAY	
C3.04	TRAIL PLAN VIEW	
C3.05	TRAIL SECTIONS	
C3.06	TRAIL PROFILE	
C4.01	GRADING PLAN NORTH	
C4.02	GRADING PLAN SOUTH	
C4.03	GRADING PLAN WEST	
C4.04	TOPSOIL MANAGEMENT PLAN	
C4.05	GRADING NOTES	
C5.01	PHASE 1 EROSION CONTROL PLAN	
C5.02	PHASE 2 EROSION CONTROL PLAN	
C5.03	EROSION PHASING PLAN	
C5.04	EROSION CONTROL NOTES	
C5.05	SWPPP	
C6.01	UTILITY PLAN	
C7.01	STORM SEWER PLAN	
C7.02	STORM SEWER PLAN	
C8.01	STANDARD DETAILS	
C8.02	STANDARD DETAILS	
C8.03	STANDARD DETAILS	
C8.04	STANDARD DETAILS	
C8.05	STANDARD DETAILS	
L0.01	TREE REMOVAL PLAN	
L0.02	TREE INVENTORY	
L1.01	LANDSCAPE OVERLAY PLAN	
L1.02	SHRUBS PLAN	
L1.03	GPC LANDSCAPE PLAN	
L1.04	LANDSCAPE NOTES & DETAILS	
1	PHOTOMETRIC PLAN	

GOVERNING SPECIFICATIONS

CITY OF CHASKA ENGINEERING GUIDELINES (2020)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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

TITLE SHEET

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
C1.01
1 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 10:09:02 AM
J:\PROJECTS\52736\CADD\CIVIL\SHEETS\52736-C1.01-TITLE.DWG C1.01 TITLE SHEET

SUBJECT PROPERTY

Property Description:

Outlot 1, Hazeltine Acres, according to the recorded plat thereof.

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.

SURVEY NOTES

1. 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.
2. 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. Elevv.=949.30
3. Evidence of underground utilities existing on or serving the surveyed property is shown per a Gopher State One Call (GSOC) request was placed on 01/03/2024 and assigned GSOC Ticket No. 240031123

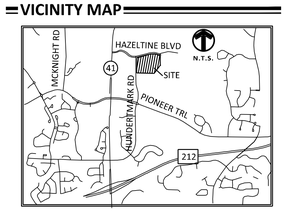
   Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical 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.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS 53642
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- LIGHT
- MAILBOX
- SIGN
- GAS VALVE
- COMMUNICATION PEDESTAL
- VAULT/HANDHOLE
- FLAG POLE
- SPOT ELEVATIONS
- DECIDUOUS TREE
- CONIFEROUS TREE

(100.00) PLAT DIMENSION
BITUMINOUS CURB
CONCRETE CURB
CHAIN LINK FENCE
902 CONTOUR
RETAINING WALL
STONE RETAINING WALL
POND / WATER LINE
WL WETLAND DELINEATION
S SANITARY SEWER LINE
ST STORM SEWER LINE
DP DRAIN PIPE
W WATERMAIN
UE UNDERGROUND ELECTRIC
GL UNDERGROUND GAS LINE
FO UNDERGROUND FIBER OPTIC
BITUMINOUS SURFACE
CONCRETE SURFACE
REGULAR PARKING STALL COUNT

VICINITY MAP



NORTH
0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
A	04/24/2024	EH	JA		ADDL TOPO NEAR CLUB HOUSE
B	05/21/2024	EH	JA		ADDL TOPO - PONDS & NORTH OF HAZELTINE BLVD
C	06/03/2024	EH	JA		WETLAND DELINEATION BY BRAUN INTERTEC

© 2021 Sambatek

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

Print Name: Jared Averbeck

Date 06/03/2024 License # 53642

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
GRADING - 5/24/2024
CONSTRUCTION DOCUMENTS

DRAWN BY JJA
DESIGNED BY
CHECKED BY JJA
PROJECT NO. 52736

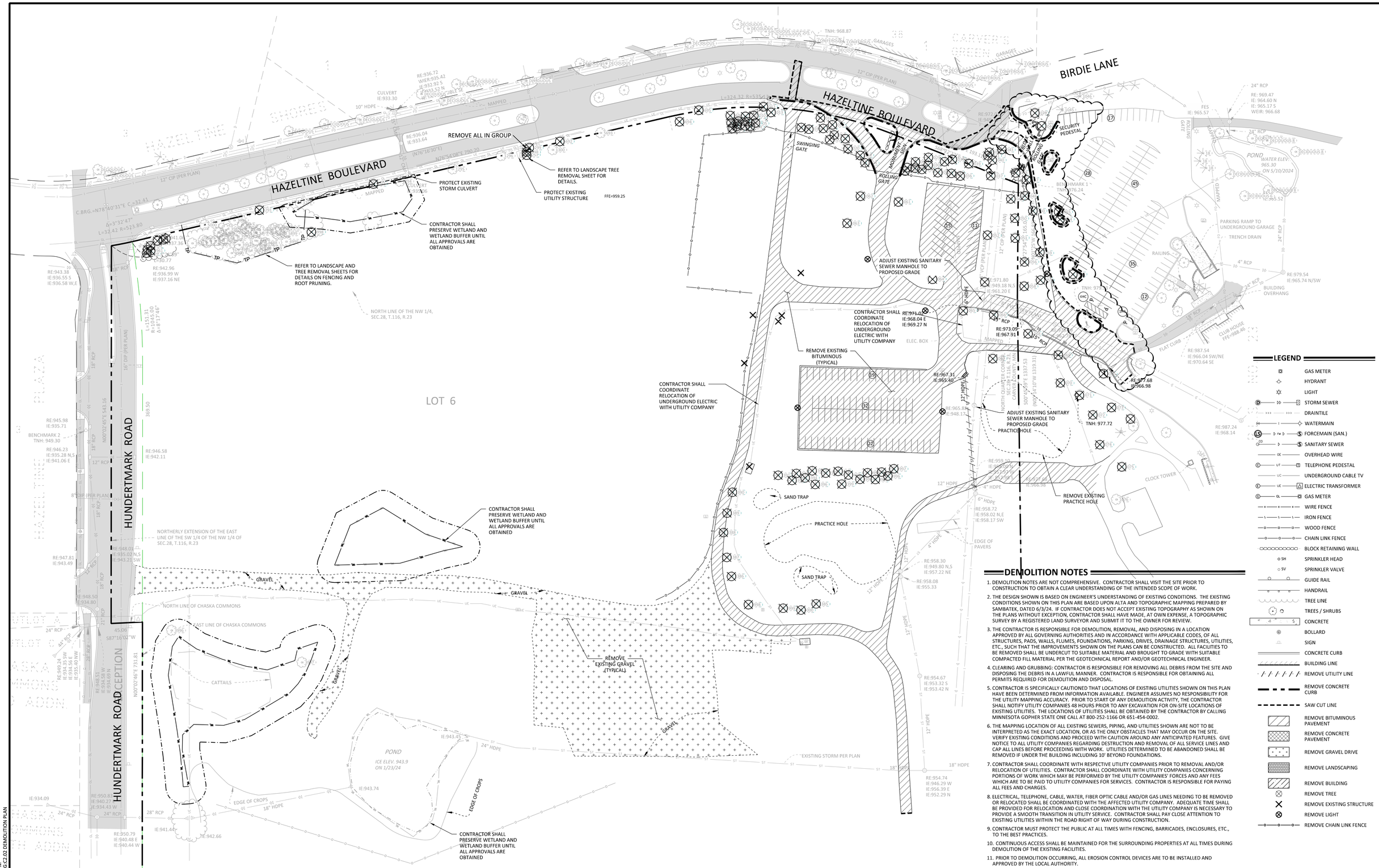
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C2.01
1 OF 1
REV. C

24.1S (LMS TECH) | EVAN HARRIS, LSIT (MN) | 5/21/2024 4:57:55 PM
J:\PROJECTS\52736\CONSTRUCTION\SHEETS\52736 ALTA DWG EX CONS 32X40



LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- REMOVE UTILITY LINE
- REMOVE CONCRETE CURB
- SAW CUT LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE GRAVEL DRIVE
- REMOVE LANDSCAPING
- REMOVE BUILDING
- REMOVE TREE
- REMOVE EXISTING STRUCTURE
- REMOVE LIGHT
- REMOVE CHAIN LINK FENCE

DEMOLITION NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK, DATED 6/3/24. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
6. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
7. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
10. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
11. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
12. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS WHERE APPLICABLE. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
15. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

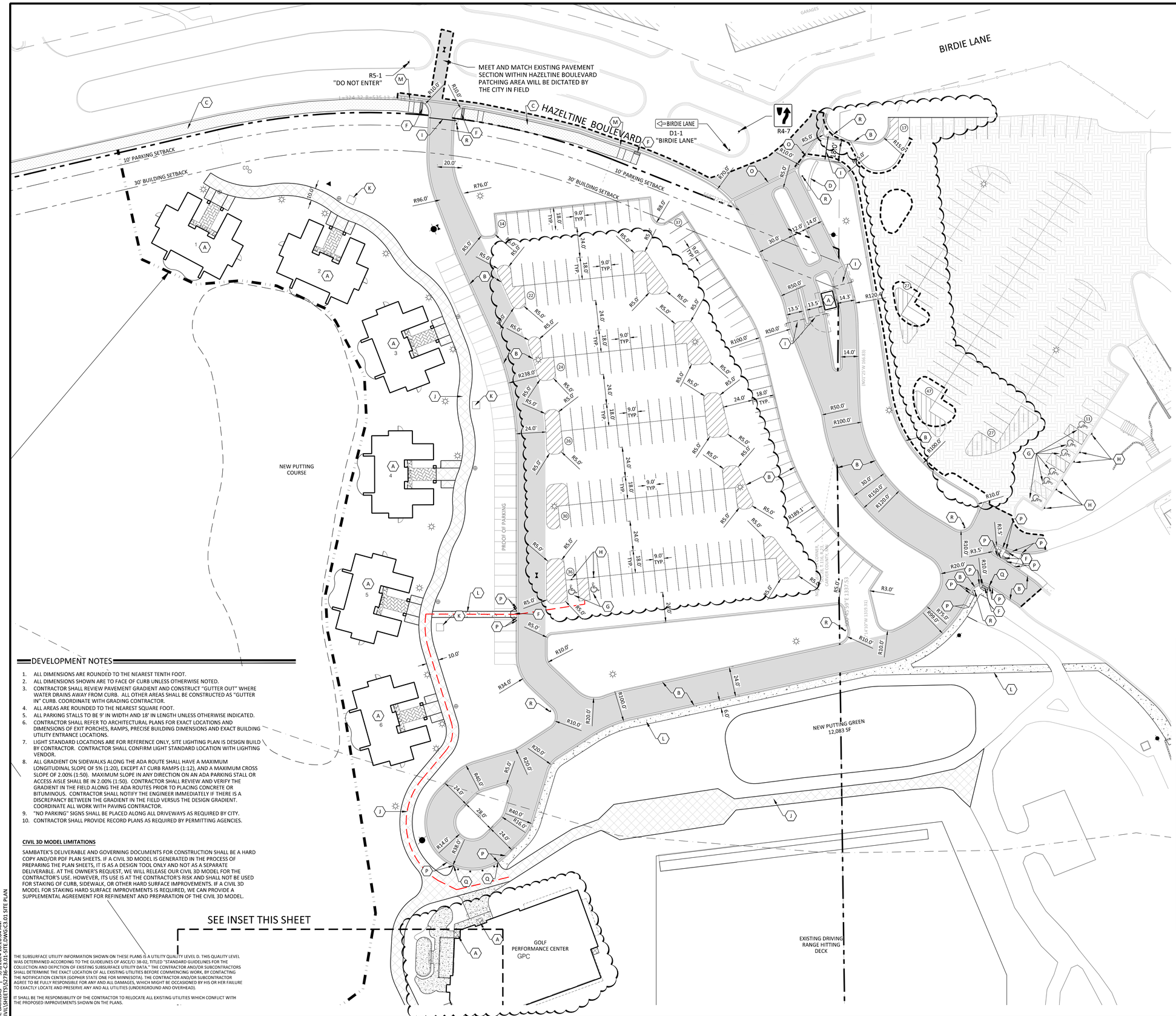
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

DEMOLITION PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C2.02 3 OF 34 REV.

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:39:53 PM
U:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C2.02-DEMO.DWG C2.02 DEMOLITION PLAN



LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	MILL & OVERLAY
		WETLAND	BITUMINOUS CART PATH
		TREE LINE	PUBLIC BITUMINOUS TRAIL
		SAW CUT LINE	GRAVEL SERVICE ROAD
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY	REFER TO ARCHITECT PLANS FOR PAVING
		ADA ROUTE	
		SIGN	
		BOLLARD	

(##) PARKING STALL COUNT

(1) KEY NOTE

LIGHT POLE (BY OTHERS)

DEVELOPMENT SUMMARY

AREA		
NET SITE AREA	1,436,265 SF	32.97 AC
PARKING SUMMARY		
STANDARD PROVIDED		310 STALLS
ADA PROVIDED		8 STALLS
PROOF OF PARKING		37 STALLS

SETBACKS	
BUILDING SETBACK (NORTH)	30 FT
BUILDING SETBACK (SOUTH)	100 FT
PARKING SETBACK	10 FT
ZONING	
EXISTING ZONING	OPEN (O)
PROPOSED ZONING	PDD
PLANTING ISLAND AREA CALCULATIONS	
REQUIRED PLANTING ISLAND AREA	10%
TOTAL WEST PARKING AREA	90,820 SF
TOTAL WEST PLANTING ISLAND AREA	11,692 SF
PROVIDED PLATING ISLAND AREA	12.87%
TOTAL EAST PARKING AREA	81,903 SF
TOTAL EAST PLANTING ISLAND AREA	11,190 SF
PROVIDED PLATING ISLAND AREA	13.66%

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 2, SHEET C8.01)
C. BITUMINOUS TRAIL (SEE DETAIL 13, SHEET C8.01)
D. MONUMENT SIGN - RELOCATE EXISTING (NO FOOTINGS)(REF ARCH)
E. SERVICE ROAD
F. ACCESSIBLE RAMP (SEE DETAIL 7 & 8, SHEET C8.01)
G. ACCESSIBLE STALL STRIPING (SEE DETAIL 11, SHEET C8.01)
H. ACCESSIBLE PARKING SIGN (SEE DETAIL 12, SHEET C8.01)
I. AUTOMATIC GATE (REF ARCH)
J. CART PATH
K. TRANSFORMER PAD (REF MEP/UTILITY COMPANY STANDARDS)
L. CONCRETE SIDEWALK (SEE DETAIL 10, SHEET C8.01)
M. B-618 CONCRETE CURB AND GUTTER (SEE DETAIL 5, SHEET C8.01)
N. CROSSWALK STRIPING
O. CONCRETE VALLEY GUTTER (SEE DETAIL 3, SHEET C8.01)
P. CURB TRANSITION (SEE DETAIL 6, SHEET C8.01)
Q. FLAT CURB (SEE DETAIL 4, SHEET C8.01)
R. STOP SIGN

DEVELOPMENT NOTES

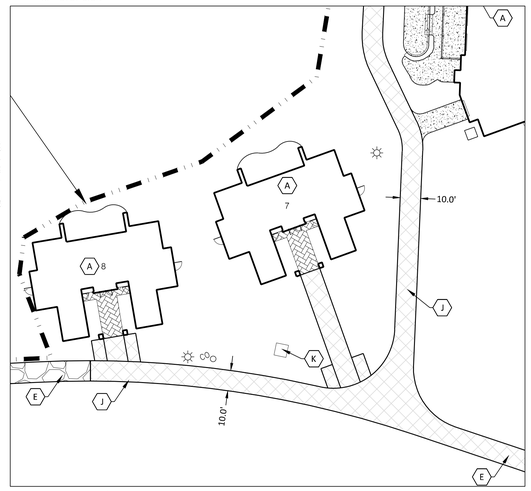
1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
8. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
9. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
10. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NORTH

0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

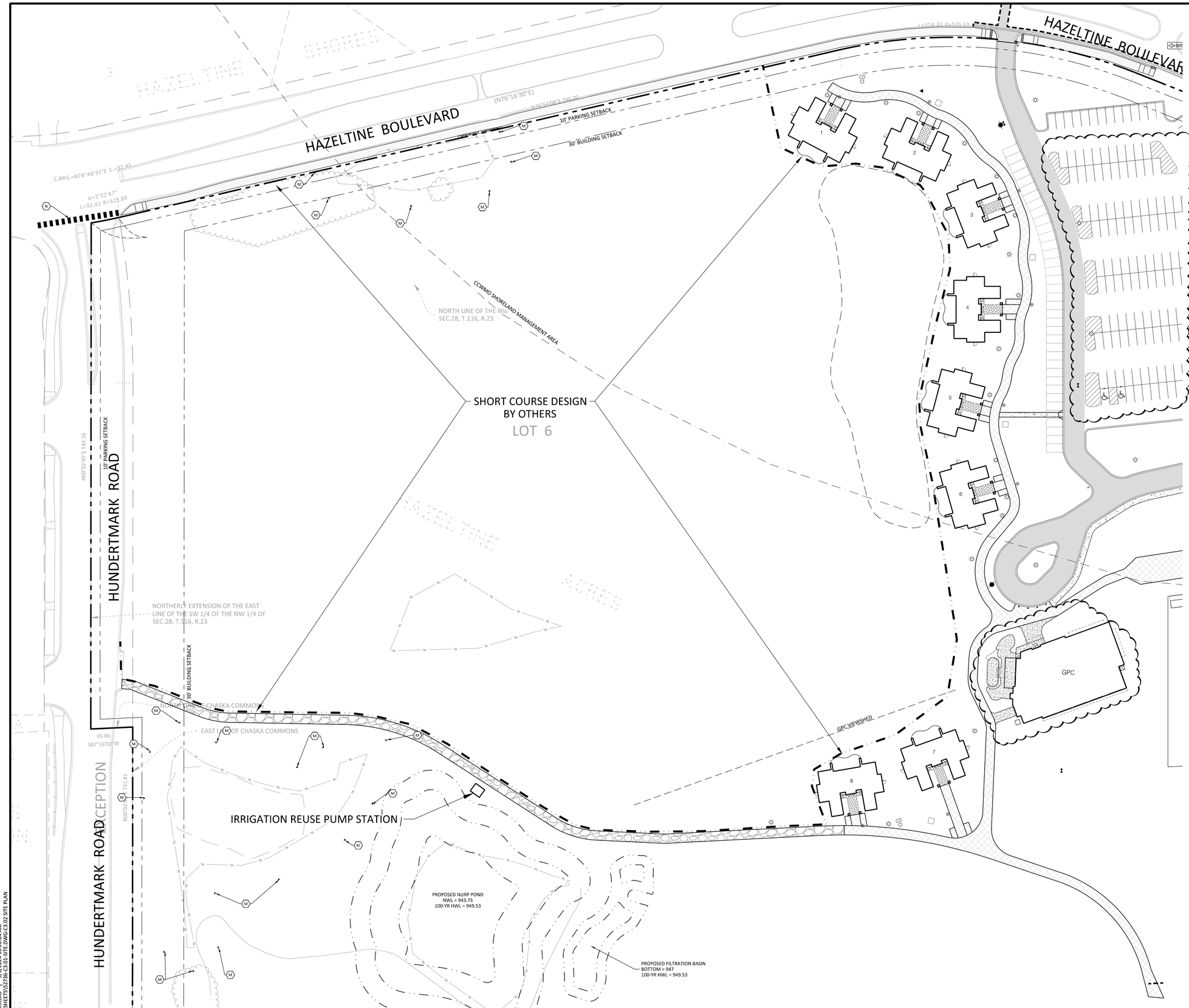
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SITE PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C3.01
4 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 10:20:04 AM
U:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.01-SITE-DWG C3.01 SITE PLAN



LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	MILL & OVERLAY
		WETLAND	BITUMINOUS CART PATH
		TREE LINE	PUBLIC BITUMINOUS TRAIL
		SAW CUT LINE	GRAVEL SERVICE ROAD
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY	REFER TO ARCHITECT PLANS FOR PAVING
		SIGN	
		BOLLARD	
##	PARKING STALL COUNT		
1	KEY NOTE		
	LIGHT POLE (BY OTHERS)		

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 2, SHEET C8.01)
C. BITUMINOUS TRAIL (SEE DETAIL 13, SHEET C8.01)
D. MONUMENT SIGN - RELOCATE EXISTING (NO FOOTINGS)(REF ARCH)
E. SERVICE ROAD
F. ACCESSIBLE RAMP (SEE DETAIL 7 & 8, SHEET C8.01)
G. ACCESSIBLE STALL STRIPING (SEE DETAIL 11, SHEET C8.01)
H. ACCESSIBLE PARKING SIGN (SEE DETAIL 12, SHEET C8.01)
I. AUTOMATIC GATE (REF ARCH)
J. CART PATH
K. TRANSFORMER PAD (REF MEP/UTILITY COMPANY STANDARDS)
L. CONCRETE SIDEWALK (SEE DETAIL 10, SHEET C8.01)
M. B-618 CONCRETE CURB AND GUTTER (SEE DETAIL 5, SHEET C8.01)
N. CROSSWALK STRIPING
O. CONCRETE VALLEY GUTTER (SEE DETAIL 3, SHEET C8.01)
P. CURB TRANSITION (SEE DETAIL 6, SHEET C8.01)
Q. FLAT CURB (SEE DETAIL 4, SHEET C8.01)
R. STOP SIGN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

SITE PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C3.02
5 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 10:20:04 AM
L:\PROJECTS\52736.GDA\CIVIL\SHEETS\52736-C3.01-SITE.DWG C3.02 SITE PLAN



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
		LIGHT POLE (BY OTHERS)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 80 160
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

SITE PLAN AERIAL OVERLAY

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C3.03
6 OF 34
REV.

24 15 LIMS TECH | JORGE BARILLAS | 9/3/2024 10:20:04 AM
L:\PROJECTS\52736\LDD\CIVIL\SHEETS\52736-C3.03 SITE.DWG C3.03 SITE PLAN AERIAL OVERLAY

WETLAND FILL=APPROXIMATELY 226 SF

HAZELTINE BOULEVARD

NORTH

0 20 40
SCALE IN FEET

24 15 LIMS TECH | JORGE BARILLAS | 8/30/2024 5:38:52 PM
L:\PROJECTS\2736\DOCS\CIVIL\SHEETS\2736-C3.04 TRAIL DWGS @ FT TRAIL

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

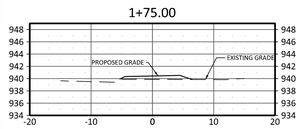
PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

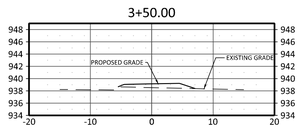
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

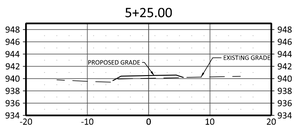
TRAIL PLAN VIEW

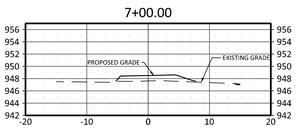
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

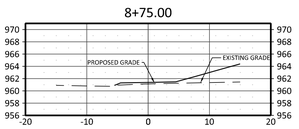
SHEET
C3.04
7 OF 34
REV.

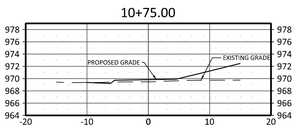


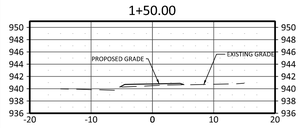


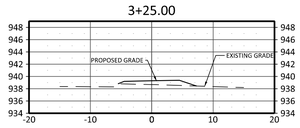


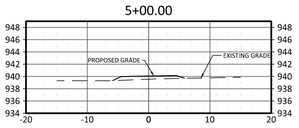


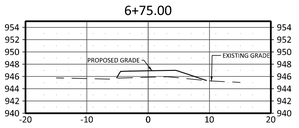


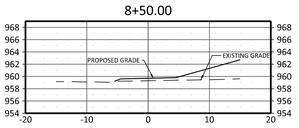


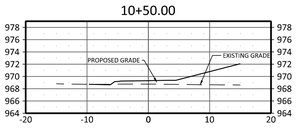


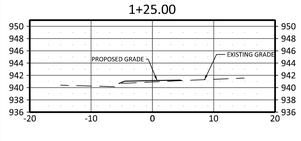


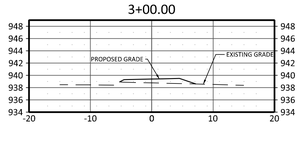


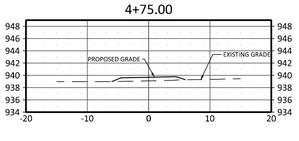


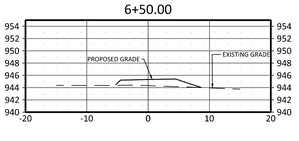


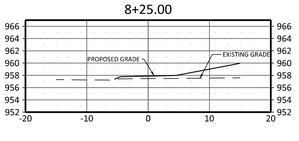


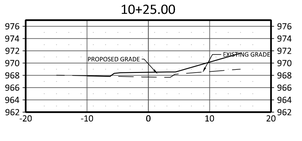


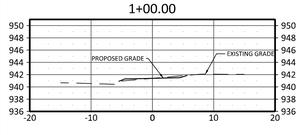


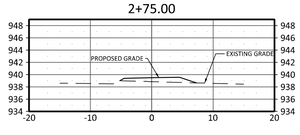


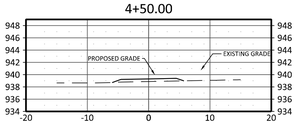


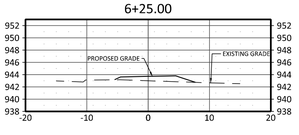


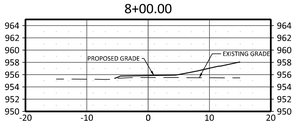


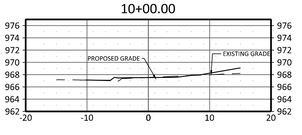


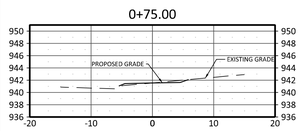


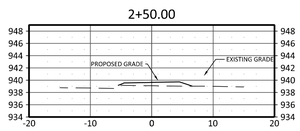


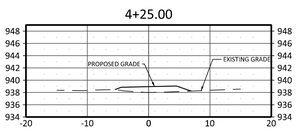


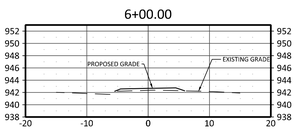


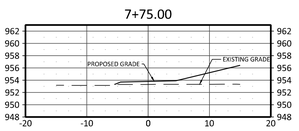


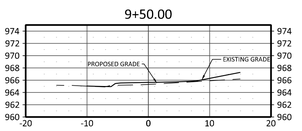


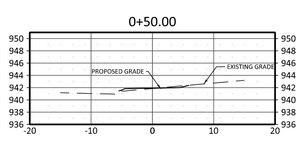


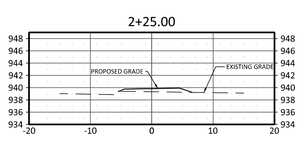


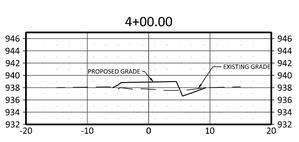


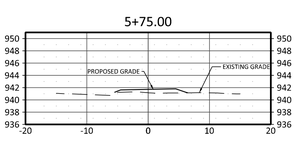


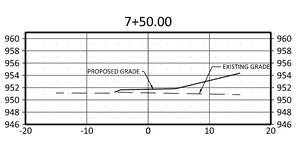


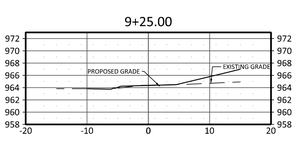


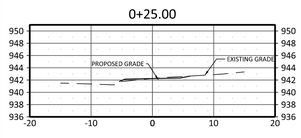


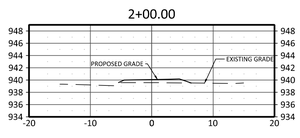


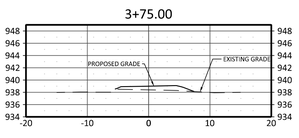












HORIZONTAL SCALE 0 10 20 IN FEET

VERTICAL SCALE 0 5 10 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

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

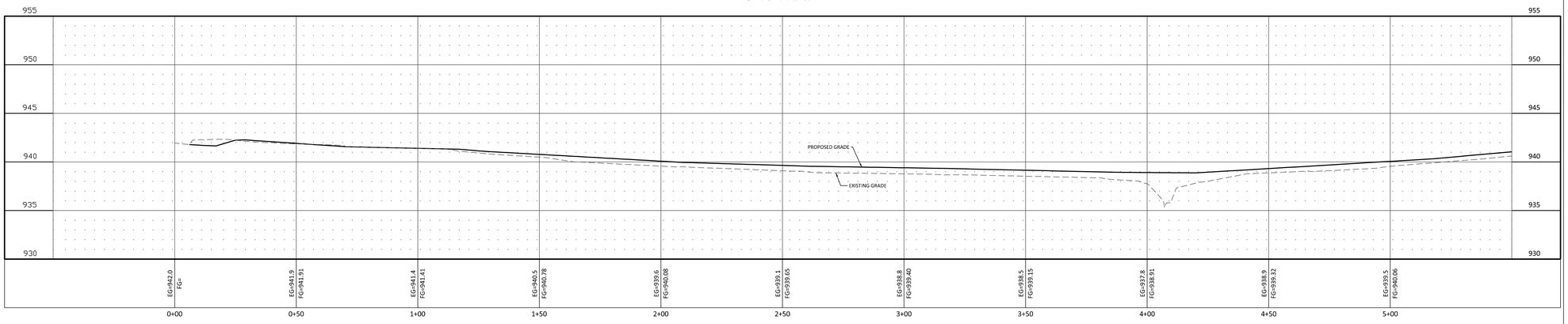
TRAIL SECTIONS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

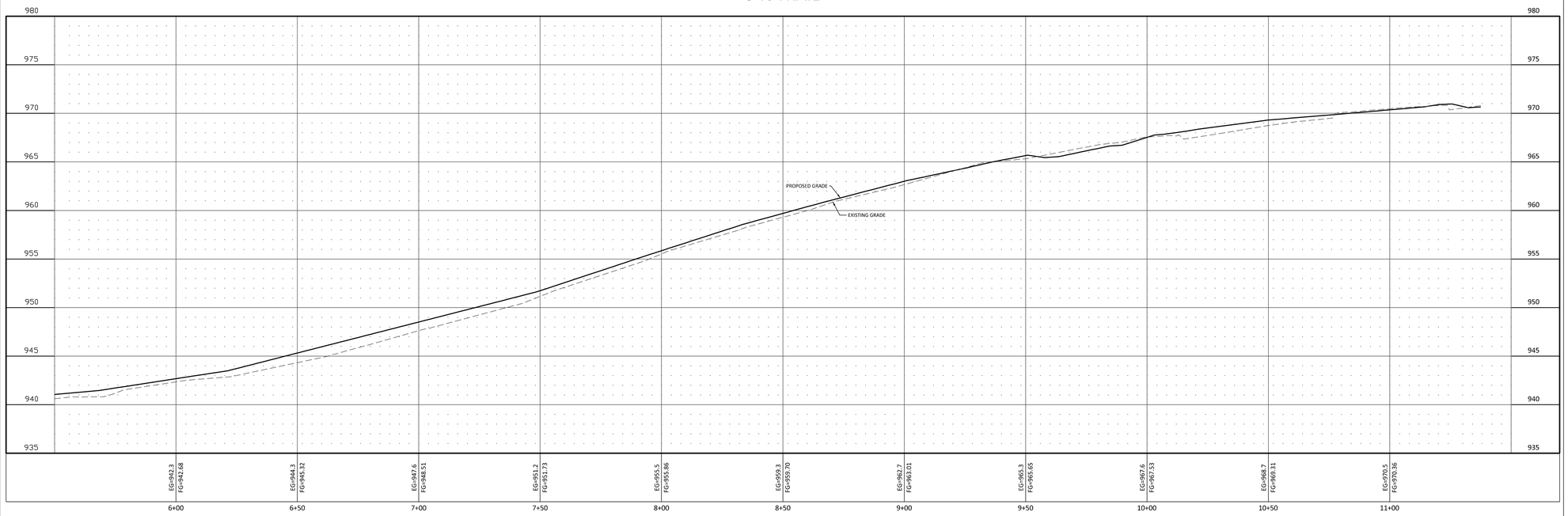
SHEET C3.05
8 OF 34
REV.

24.15 (JMS TECH) | JORGE BARILLAS | 8/30/2024 5:38:52 PM
J:\PROJECTS\52736\CADD\SHEETS\52736-C3.04 TRAIL DWGS FT TRAIL SECTIONS

9 ft TRAIL



9 ft TRAIL



HORIZONTAL SCALE 0 20 40 IN FEET

VERTICAL SCALE 0 5 10 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

TRAIL PROFILE

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C3.06
9 OF 34
REV.

24-15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:38:52 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.04 TRAIL DWG 9 FT TRAIL PROFILE

PERFORM INFILTRATION TESTS AT LOCATION OF EXISTING FILTRATION AREA AND DOCUMENT FUNCTIONALITY OF EXISTING BMP PER DESIGN INTENT. IF NECESSARY, REPAIR AND RESTORE BMP TO ORIGINAL DESIGN CRITERIA.

SEE INSET THIS SHEET

HAZELTINE BOULEVARD

FFE=970.10

FFE= 973.50

FFE= 973.00

FFE= 972.50

FFE= 969.50

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
		WETLAND
		TREE LINE
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING
		LIMITS OF DISTURBANCE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

NORTH

SCALE 0 20 40 IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VILLA 1 INSET (1"=20')

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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

GRADING PLAN NORTH

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C4.01
10 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:39:32 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C4.01-GRADING-C4.01 GRADING PLAN NORTH

SHORT COURSE PHASE 1 GRADING LIMITS

VILLA/SITE IMPROVEMENTS PROJECT LIMITS

FFE= 969.50

FFE= 964.00

FFE= 965.15

TC: 964.40 GL: 963.90 TC/GL: 963.99 TC/GL: 964.55

TC: 965.21 GL: 964.71

GPC

EXISTING STORM PER PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
		WETLAND
		TREE LINE
902.50	902.50	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST_ IF 999.9	SOIL BORING
		LIMITS OF DISTURBANCE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

NORTH

SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

GRADING PLAN SOUTH

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C4.02
11 OF 34
REV.

24-15 |LMS TECH| - JORGE BARILLAS - 8/30/2024 5:39:32 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C4.02-GRAD DWG C4.02 GRADING PLAN SOUTH

CONTRACTOR TO REVIEW TREE MITIGATION OPTIONS WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK NEAR ROOT ZONES.

HAZELTINE BOULEVARD

EXTEND 12" CMP W/ NEW FES, 12 LF TOTAL. RETAINING WALL SUBMITTAL SHALL INCLUDE PROVISION FOR PIPE PENETRATION FOR REVIEW AND APPROVAL BY CITY OF CHASKA.

CONTRACTOR TO REVIEW TREE MITIGATION OPTIONS WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK NEAR ROOT ZONES.

16' WETLAND BUFFER

CONTRACTOR TO PROTECT WETLAND AT ALL TIMES DURING CONSTRUCTION UNTIL WETLAND IMPACT PERMIT IS APPROVED
WETLAND IMPACT AREA = 239 SF

CONTRACTOR TO REVIEW TREE MITIGATION OPTIONS WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK NEAR ROOT ZONES.

NORTH LINE OF THE NW 1/4, SEC.28, T.116, R.23

LOT 6

SHORT COURSE GRADING DESIGN
BUILD BY OTHER

SHORT COURSE CONTRACTOR SHALL ADJUST GRADES TO PROVIDE FILL OR ACCEPT SPOIL FROM VILLA/SITE IMPROVEMENTS AS NECESSARY

CONTRACTOR TO PROTECT WETLAND AT ALL TIMES DURING CONSTRUCTION UNTIL WETLAND IMPACT PERMIT IS APPROVED
WETLAND IMPACT AREA = 8282 SF

25' WETLAND BUFFER

HUNDERTMARK ROAD

CONTRACTOR TO PROTECT WETLAND AT ALL TIMES DURING CONSTRUCTION UNTIL NO-LOSS DETERMINATION OR ~~WETLAND IMPACT APPROVAL~~
WETLAND AREA = 18,917 SF

SEE INSET THIS SHEET

25' WETLAND BUFFER

PROPOSED NURP POND
NWL = 943.75
IRRIGATION DRAW DOWN ELEVATION = 940.25
100-YR HWL = 949.53

PROPOSED FILTRATION BASIN
BOTTOM = 947
100-YR HWL = 949.53

TRM MNDOT CATEGORY 70

FFE=964.00
FFE=970.10
FFE=959.75
FFE= 973.50
FFE= 973.00
FFE= 972.50
FFE= 969.50

VILLA/SITE IMPROVEMENTS PROJECT LIMITS

SHORT COURSE PHASE 1 GRADING LIMITS

966.30 ME

LEGEND

PROPOSED	EXISTING	
	BOUNDARY LINE	
	CONCRETE CURB	CONCRETE PAVING
D	STORM SEWER	CONCRETE SIDEWALK
	DRAINTILE	
	BUILDING LINE	
	RETAINING WALL	
902	CONTOUR	
	WETLAND	
	TREE LINE	
902.50	SPOT ELEVATIONS	
	RIPRAP	
EOF 902.50	OVERFLOW ELEV.	
	SOIL BORING	ST_#8 999.9
	LIMITS OF DISTURBANCE	
	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY	

WETLAND BUFFER SUMMARY

WETLAND	BUFFER AREA PROVIDED
NORTH	4,704 SF
MIDDLE	14,527SF
SOUTH	21,579 SF

BMP GRADING INSET (1"=40')

NORTH
0 40 80
SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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

GRADING PLAN WEST

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
C4.03
12 OF 34
REV.

24.1S (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:39:32 PM
I:\PROJECTS\52736-GOLF\CIVIL\SHEETS\52736-C4-01-GRADING.DWG C4.03 GRADING PLAN WEST



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
BUILDING		
WETLAND LIMITS		WL
TREELINE		
SPOT ELEVATION	902.5	902.5
CONTOUR	902	902
OVERFLOW ELEV.	EOF 902.5	
SOIL BORINGS		ST-5 902.5
6" MIN. TOPSOIL RESPREAD		
TOPSOIL SPREAD LIMITS		
LIMITS OF DISTURBANCE		

TOPSOIL STOCKPILE TESTING METHOD:
ONE COMPOSITE SAMPLE SHALL BE COLLECTED, TESTED, AND SUBMITTED PER 2,500 CUBIC YARDS OF STOCKPILE. FOR SITES WITH STOCKPILES LESS THAN 2,500 CUBIC YARDS, A MINIMUM OF ONE COMPOSITE SAMPLE SHALL BE COLLECTED, TESTED, AND SUBMITTED.

STOCKPILE SAMPLING PROCEDURES
1. ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC METERS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC METERS).
2. THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS.
3. A LOADER BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
4. THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
5. THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGE CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOIL SAMPLING CONTAINER.
6. SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER, AND PH.
7. ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING.
8. SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.

INPLACE (UNGRADED) TOPSOIL SAMPLING PROCEDURES
1. THE SAMPLING PROCEDURE FOR INPLACE (UNGRADED) TOPSOIL SHALL CONSIST OF THE PREPARATION OF ONE COMPOSITE SAMPLE FOR EACH SOIL MAP UNIT WITHIN THE PROJECT AREA.
2. EACH COMPOSITE SAMPLE SHALL REPRESENT FULL DEPTH TOPSOIL FROM NOT FEWER THAN TEN INDIVIDUAL LOCATIONS PER SOIL MAP UNIT. IF THE FULL DEPTH IS UNKNOWN, A SAMPLE FROM THE TOP 6 INCHES OF SOIL SHALL BE OBTAINED AT EACH LOCATION.
3. THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH AREA INTO A LARGE CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOIL SAMPLING CONTAINER.
4. SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER, AND PH.
5. SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW.

SUBSOIL PREPARATION METHODS
PERFORM SUBSOIL PREPARATION BEFORE PLACING TOPSOIL. PERFORM SUBSOIL PREPARATION IN ONE DIRECTION ON THE CONTOURS PERPENDICULAR TO THE FLOW OF WATER AND SLOPES FLATTER THAN 1:2 (V:H).SCARIFY/LOOSEN THE SUBSOIL TO A DEPTH OF 6 INCHES. SUBSOIL AREAS SHALL BE LOOSENED TO LESS THAN 200 PSI [1400 KPA]. FOR SATURATED SOIL, DELAY SUBSOIL PREPARATION UNTIL SOIL DRIES TO AT LEAST FIELD CAPACITY.

THE FOLLOWING AREAS DO NOT REQUIRE SUBSOIL PREPARATION:
- AREAS WITHIN THE DRIPLINE OF EXISTING TREES,
- OVER UTILITIES WITHIN 30 IN OF THE SURFACE,
- WHERE TRENCHING OR DRAINAGE LINES ARE INSTALLED,
- WHERE COMPACTION IS REQUIRED BY DESIGN (ABUTMENTS, FOOTINGS, OR INSLOPES), AND
- INACCESSIBLE SLOPES.

SOIL BED PREPARATION METHODS
PREPARE THE SOIL SURFACE TO PROVIDE A SMOOTH, MOIST, AND EVENLY TEXTURED FOUNDATION BEFORE SOWING SEED OR PLACING SOD. COMPLETE THE TILLING AFTER APPLYING SOIL AMENDMENTS TO THE SOIL. USE CULTIVATING EQUIPMENT SUCH AS DISKS, HARROWS, FIELD DIGGERS, OR TILLERS CAPABLE OF LOOSENING THE SOIL TO A DEPTH OF AT LEAST 6 IN ON ALL AREAS EXCEPT FOR SLOPES STEEPER THAN 1:2 (V:H). TILL THE SOIL SURFACE TO REMOVE TRACK IMPRINTS FROM WHEELED OR TRACKED EQUIPMENT. OPERATE CULTIVATING EQUIPMENT ON SLOPES AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE. SOIL CLODS, LUMPS, AND TILLAGE RIDGES 3 IN [75 MM] HIGH MAY REMAIN IN PLACE FOR SEEDING OPERATIONS. SOIL CLODS, LUMPS AND TILLAGE RIDGES 1.5 INCH (40 MM) HIGH MAY REMAIN IN PLACE FOR SODDING OPERATIONS. MULTIPLE PASSES OF THE EQUIPMENT MAY BE NEEDED TO MEET THESE

CARVER COUNTY TOPSOIL STANDARD

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE ¾ IN [19 MM]	100%	ASTM D422
MATERIAL PASSING NO 4 IN [4.75 MM]	≥85%	-
CLAY	5%-33%	ASTM D422
SILT	5%-35%	ASTM D422
SAND	30%-75%	ASTM D422
ORGANIC MATTER	2.5%-15%	ASTM D2974
PH	6.1-8.0	ASTM G51
COMPACTION	- 1,400 KILOPASCALS (KPA)/200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR - BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM3) IN THE UPPER 12 INCHES OF SOIL	FIELD TEST

NOTES:
1. CONTRACTOR SHALL INSTALL A MINIMUM OF 6" OF EXISTING TOPSOIL ON ALL AREAS SHOWN ON PLAN AND ALL TOPSOIL MUST MEET CCWMO SPECIFICATIONS.
2. SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR MUST IDENTIFY THE DECOMPACTION METHOD USED.
3. TOPSOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE ITS ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
4. TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR REPLACEMENT OF SOD.

TOPSOIL BALANCE (ESTIMATED QUANTITIES)

AREA ID	TOPSOIL STRIP AREA (SF)	AVERAGE EX. TOPSOIL DEPTH (FT)	TOPSOIL STRIP VOLUME (CY)	TOPSOIL RESPREAD AREA (SF)	6" TOPSOIL RESPREAD VOLUME (CY)
1	906,048	1.25	41,947	859,113	15,909
TOTAL	906,048	-	4,947	859,113	15,909

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

TOPSOIL MANAGEMENT PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C4.04
13 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:39:32 PM
U:\PROJECTS\52736\CADD\CIVIL\SHEETS\52736-C4.04-TOPSOIL MANAGEMENT PLAN.DWG

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: BRAUN INTERTEC

   ADDRESS: 11001 HAMPSHIRE AVE SOUTH, MINNEAPOLIS MN 55438

   PHONE: 952-995-2000

   DATED: 5/8/2024

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
    iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.10OOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MATERIAL SELECTED BY OWNER. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
21. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

FILTRATION BASIN CONSTRUCTION NOTES

1. FILTRATION BASIN CONSTRUCTION REQUIREMENTS:
    a. CONTRACTOR SHALL NOT INSTALL FILTRATION MEDIA UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED, UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) ARE PROVIDED TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION AREA. WHEN PLACING MEDIA, CONTRACTOR SHALL STAKE OFF AND MARK THE AREA SO HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT DO NOT COMPACT THE SOIL IN THE FILTRATION AREA. ONCE CONSTRUCTION CEASES AND "FINAL STABILIZATION" (AS DEFINED ACCORDING TO SECTION 8 OF THE SWPPP NARRATIVE) OF CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED, FILTRATION MEDIA SHALL BE INSTALLED TO FINISHED GRADE.
    b. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE FILTRATION BASIN AREA ONCE PLACEMENT OF FILTRATION MEDIA HAS COMMENCED.
    c. FILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF FILTRATION BASIN.
    d. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL BE CONSTRUCTED TO BYPASS FILTRATION BASIN FROM PLACEMENT OF MEDIA UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.
    e. ABOVE THE FILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BERM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MN/DOT) SPECIFICATIONS. THE AREA SHALL BE SEEDED AS INDICIATED IN THE LANDSCAPE PLANS. SEED SHALL BE SECURED BY USE OF (MN/DOT) SPECIFICATION 3885 CATEGORY 1 EROSION BLANKET.ABSENT A SOIL TEST, FERTILIZER MEETING ANALYSIS 22-5-10 (NPK) 80% W.I.N. SHALL BE APPLIED AT A RATE OF 350 LBS/ACRE FOR SEED MIXTURE 25-131, OR FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER) NATURAL BASE SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE FOR SEED MIXTURE 35-241.
    f. BELOW THE INFILTRATION BASIN OUTLET, INCLUDING BASIN FLOOR, PLACE PLANTING MEDIUM SOIL BASED ON - SITE SOIL CONDITIONS, AND ALSO BASED ON LANDSCAPE ARCHITECT, WATERSHED, AND/OR CITY RECOMMENDATIONS (SEE DETAIL ON PLAN). DISTURBED AREAS TO BE SEEDED WITH MNDOT SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) APPLIED AT A RATE OF 35 LBS/ACRE. DRAINTILE INSTALLATION (IF REQUIRED) SHALL BE INSTALLED CONCURRENTLY WITH FLOOR CONSTRUCTION. **NOTE:**

       FILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAINTILE INSTALLATION, ETC. SHALL TAKE PLACE ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED AND AFTER INFILTRATION BASIN SIDESLOPES (ABOVE OUTLET ELEVATION) HAVE UNDERGONE "FINAL STABILIZATION" WHICH INCLUDES FLUSHING OUT ACCUMULATED SILT AND SEDIMENT FROM CONTRIBUTING STORM SEWER. EXCAVATED BASIN MATERIAL SHALL BE DISPOSED OF DOWNSTREAM OF BASIN AREA, IF POSSIBLE, OR OFF-SITE.
    g. CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE.
    h. IF ALTERNATIVE METHODS OF FILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.
    i. COSTS FOR REMOBILIZATION (IF REQUIRED) TO COMPLETE FILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.
2. PERFORMANCE TESTING OF FILTRATION BASINS:ALL COSTS RELATED TO THE PERFORMANCE FILTRATION TESTING SHALL BE PAID BY THE OWNER, EXCEPT AS NOTED. THE FILTRATION BASINS WILL BE TESTED IN ACCORDANCE TO THE FOLLOWING PROCEDURE:
    a. A MINIMUM OF TWO FILTRATION TESTS SHALL BE COMPLETED FOR EACH FILTRATION BASIN (0.5 ACRE FLOOR AREA OR LESS). THE REQUIRED NUMBER OF TESTS SHALL BE VERIFIED WITH THE SOILS ENGINEER AND THE GOVERNING AUTHORITIES.
    b. TWO ADDITIONAL TESTS WILL BE REQUIRED FOR EACH 0.5 ACRE OF FILTRATION BASIN FLOOR AREA.
    c. TEST PROCEDURE WILL FOLLOW ASTM D-3385-09 "STANDARD TEST METHOD FOR INFILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".
    d. TEST WILL BE CONDUCTED AT THE FINISHED BASIN FLOOR ELEVATION, AFTER INSTALLATION OF FILTRATION MEDIA..
    e. TEST WILL BE FOR A PERIOD AS OUTLINED IN ASTM D-3385-09.
    f. THE TEST RESULTS WILL BE AVERAGED TO OBTAIN THE INFILTRATION RATE USED FOR ACCEPTANCE.
    g. THE LOWEST MEASURED INFILTRATION RATE SHALL EXCEED THE DESIGN INFILTRATION RATE OF 0.80 INCHES/HOUR.
3. IF THE FILTRATION RATE AS TESTED DOES NOT MEET OR EXCEED THE REQUIRED RATE AS DETERMINED ABOVE, CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL CORRECTIVE AND/OR SOIL REPLACEMENT WORK AS NECESSARY WITHIN THE FILTRATION BASIN AREA AT THE CONTRACTOR'S EXPENSE UNTIL THE FILTRATION RATE AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. SUBSEQUENT RE-TESTING WILL BE REQUIRED UNTIL THE FILTRATION AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. RE-TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND WILL BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 ## ##
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

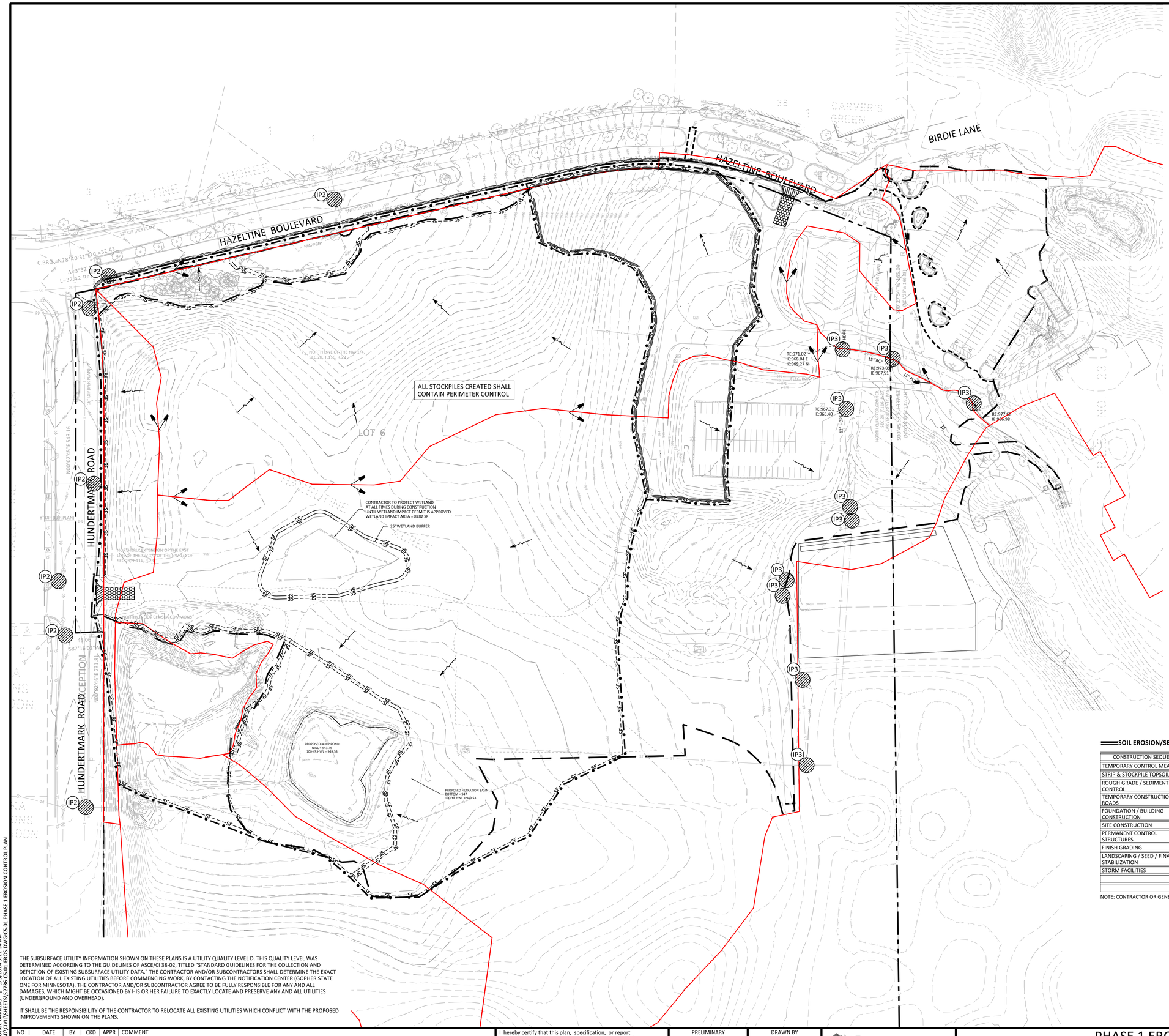
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GRADING NOTES

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C4.05
14 OF 34
REV.

24 15 LIMS TECH | JORGE BARILLAS | 8/30/2024 5:39:32 PM
L:\PROJECTS\2736\CIVIL\SHEETS\2736-C4.01 GRADING C4.05 GRADING NOTES



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
SF		SILT FENCE
SD		SILT DIKE
		BIO-ROLL
		LIMITS OF DISTURBANCE
ST # 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		LIMITS OF DISTURBANCE
		PHASE 1 TEMPORARY CONSTRUCTION FENCE

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	8,200
BIO ROLL	LINEAR FEET	2,850
SILT DIKE	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	2
INLET PROTECTION DEVICE (IP-3)	UNIT	10
INLET PROTECTION DEVICE (IP-2)	UNIT	7

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 60 120 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

PHASE 1 EROSION CONTROL PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C5.01
15 OF 34
REV.

24-15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:22:24 AM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01-EROSIONCONTROL PHASE 1 EROSION CONTROL PLAN



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST # 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		LIMITS OF DISTURBANCE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY
		PHASE 2 TEMPORARY CONSTRUCTION FENCE

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	10,100
BIO-ROLL	LINEAR FEET	2,700
SILT DIKE	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	26
INLET PROTECTION DEVICE (IP-2)	UNIT	14
INLET PROTECTION DEVICE (IP-3)	UNIT	20

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

PHASE 2 EROSION CONTROL PLAN

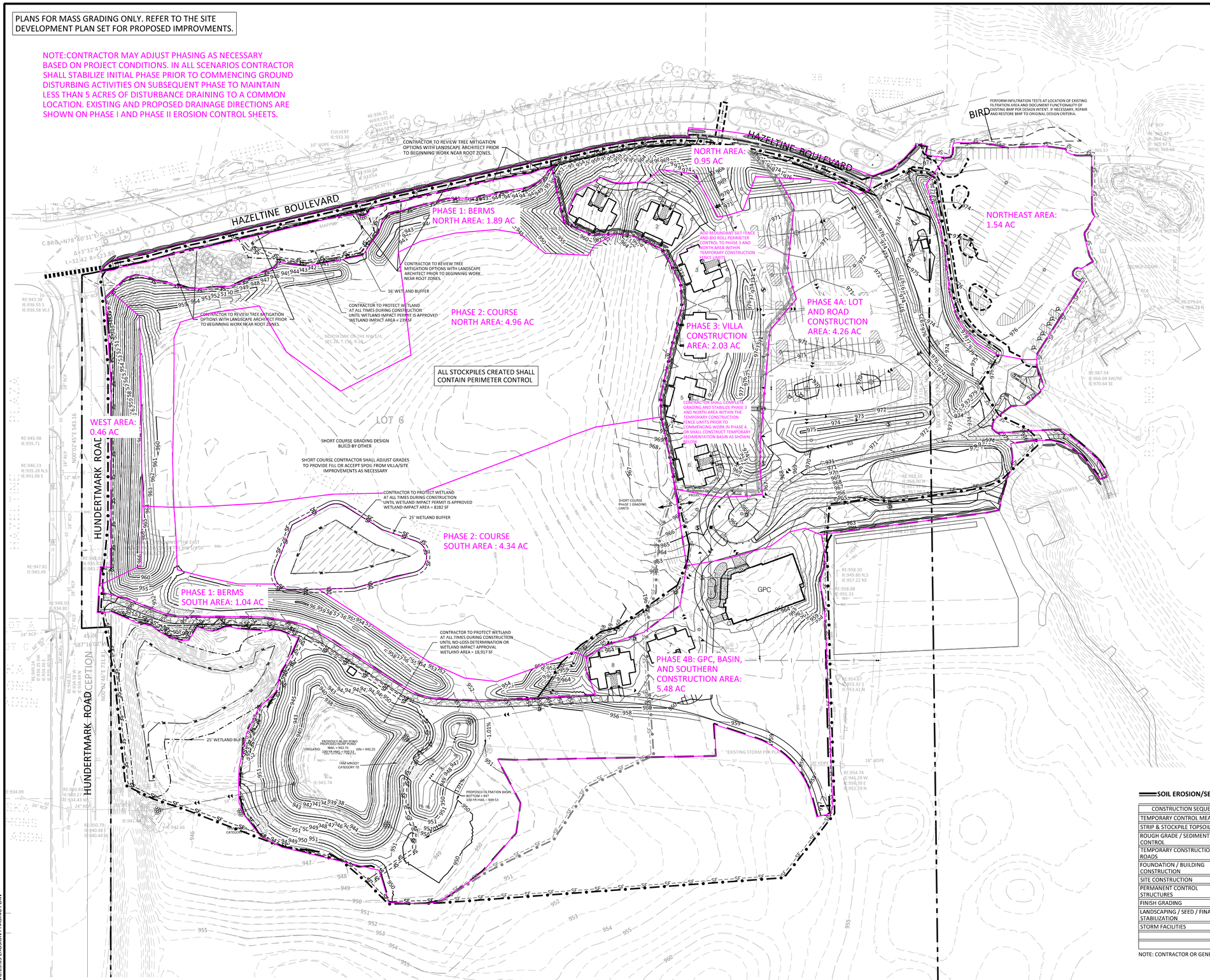
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C5.02
16 OF 34
REV.

24-15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:22:24 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C5.01 EROS SWPPP.C5.02 PHASE 2 EROSION CONTROL PLAN

PLANS FOR MASS GRADING ONLY. REFER TO THE SITE DEVELOPMENT PLAN SET FOR PROPOSED IMPROVMENTS.

NOTE:CONTRACTOR MAY ADJUST PHASING AS NECESSARY BASED ON PROJECT CONDITIONS. IN ALL SCENARIOS CONTRACTOR SHALL STABILIZE INITIAL PHASE PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES ON SUBSEQUENT PHASE TO MAINTAIN LESS THAN 5 ACRES OF DISTURBANCE DRAINING TO A COMMON LOCATION. EXISTING AND PROPOSED DRAINAGE DIRECTIONS ARE SHOWN ON PHASE I AND PHASE II EROSION CONTROL SHEETS.



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST # 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY
		PHASE 1 TEMPORARY CONSTRUCTION FENCE
		PHASE 2 TEMPORARY CONSTRUCTION FENCE

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 60 120 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

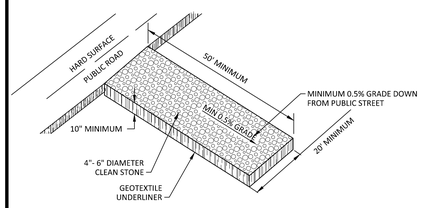
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION PHASING PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

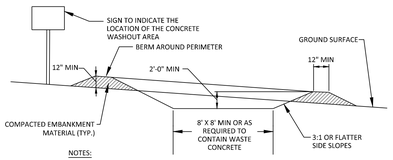
SHEET C5.03 17 OF 34 REV.

24-15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:22:24 AM
L:\PROJECTS\52736\CADD\CIVIL\SHEETS\52736-C5.03-EROS.DWG:C5.03 EROSION PHASING PLAN



CE TEMPORARY STONE CONSTRUCTION EXIT

N.T.S.

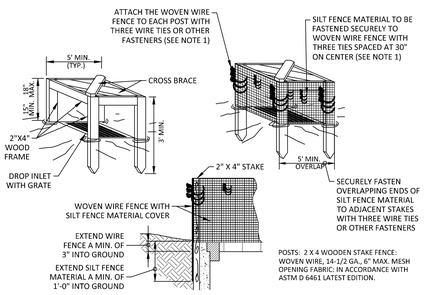


NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CW CONCRETE WASHOUT AREA

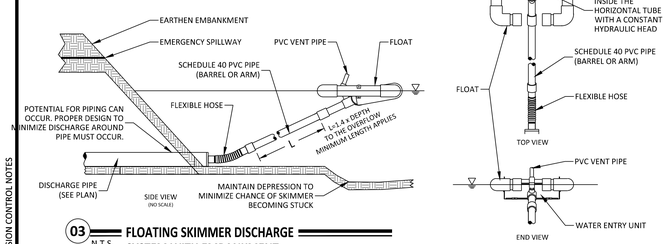
N.T.S.



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

IP1 SILT FENCE INLET PROTECTION

N.T.S.



03 FLOATING SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT

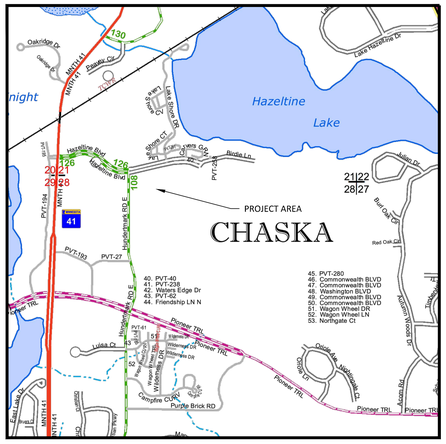
N.T.S.

DEVELOPER/OWNER: XXXXXXX XXXXXXX XXXXXXXX XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

AREA SUMMARY IN ACRES

PAVEMENT AREA W/IN LOD	5.09 AC±
BUILDING AREA W/IN LOD	0.65 AC±
SEEDED AREA	20.88 AC±
TOTAL DISTURBED	26.62 AC±
PRE - CONSTRUCTION IMPERVIOUS W/IN LOD	5.79 AC±
POST - CONSTRUCTION IMPERVIOUS W/IN LOD	5.74 AC±

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



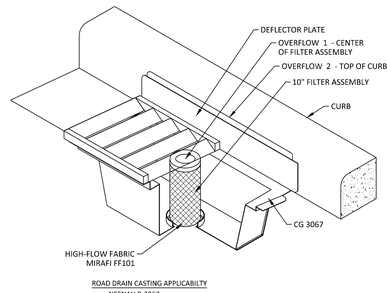
SITE LOCATION MAP

NOT TO SCALE



USGS MAP

NOT TO SCALE

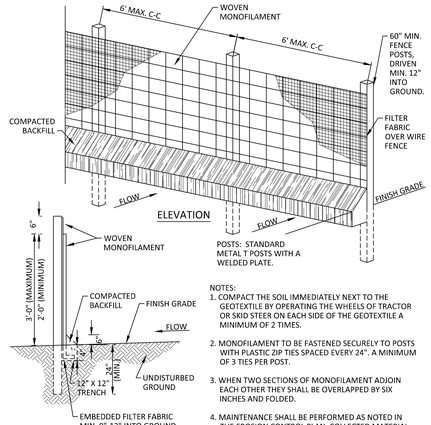


ROAD DRAIN CASTING APPLICABILITY

- NEENAH R-3067
- NEENAH R-3512

IP2 CURB DRAIN INLET PROTECTION

N.T.S.



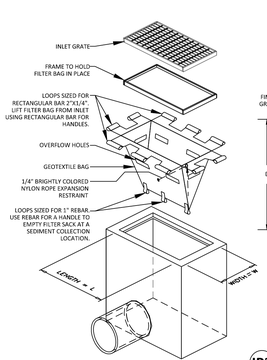
NOTES:

1. COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY OPERATING THE WHEELS OF TRACTOR OR SKID STEER ON EACH SIDE OF THE GEOTEXTILE A MINIMUM OF 2 TIMES.
2. MONOFILAMENT TO BE FASTENED SECURELY TO POSTS WITH PLASTIC ZIP TIES SPACED EVERY 24". A MINIMUM OF 3 TIES PER POST.
3. WHEN TWO SECTIONS OF MONOFILAMENT ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL GEOTEXTILE FABRIC FOR SILT FENCE APPLICATION TO BE PER MNDOT APPROVED/QUALIFIED PRODUCTS LIST.

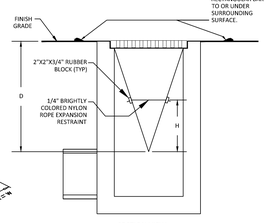
CROSS-SECTION

08 MACHINE SLICED SILT FENCE (MNDOT 3886)

N.T.S.



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP3 INLET PROTECTION FILTER SACK

N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. PERMITS FOR CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 7 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE TEMPORARY SEDIMENTATION BASINS, AS REQUIRED. PHASE ALL GRADING ACTIVITIES TO LIMIT AREAS OF DISTURBANCE DRAINING TO A COMMON LOCATION TO LESS THAN 5 ACRES OR THE CONTRACTOR SHALL UTILIZE THE EXISTING WET POND AS A TEMPORARY SEDIMENTATION BASIN.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

EROSION CONTROL NOTES

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C5.04
18 OF 34
REV.

24 15 LIMS TECH | JORGE BARILLAS | 9/3/2024 9:22:24 AM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-ES-01-EROSSWPPP.C5.04 EROSION CONTROL NOTES

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

HAZELTINE NATIONAL GOLF CLUB
1900 HAZELTINE BOULEVARD
CITY: CHASKA
STATE: MN
ZIP CODE: 55318
COUNTY: CARVER

THE PROJECT INCLUDES REDEVELOPMENT OF UNDERUTILIZED SITE AREAS, CONSTRUCTION OF ONE NEW PUTTING COURSE, AND MILL-AND-OVERLAY OF EXISTING PARKING LOTS. THE REDEVELOPMENT INCLUDES CONSTRUCTION OF EIGHT RENTAL VILLAS, RECONFIGURATION OF THE ENTRANCE DRIVES, AND INSTALLATION OF NEW PARKING AREAS.

NPDES PERMIT NUMBER: _____

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: HAZELTINE NATIONAL GOLF CLUB
CONTACT NAME: PHIL ANDERSON
ADDRESS: 1900 HAZELTINE BOULEVARD
CITY, STATE, ZIP CODE: CHASKA MN 55318
TELEPHONE NUMBER: 952-556-5425
FAX/EMAIL: PANDERSON@HNGC.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:
INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGU) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.

THE "APPLICATION FOR GENERAL STORM WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R1000001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION SITE UNDER THE TERMS AND CONDITIONS OF THIS PERMIT SEVEN (7) CALENDAR DAYS THE ONLINE APPLICATION PROCESS IS COMPLETE(HTTPS://NETWEB.PCA.STATE.MN.US/PRIVATE/).

(NOTE: ALL PROJECTS UNDER 50 ACRES MUST SUBMIT THE PERMIT APPLICATION USING THE ONLINE PROCESS. MAILED APPLICATIONS ARE ONLY ACCEPTED FOR PROJECTS THAT DISTURB 50 OR MORE ACRES, AND HAVE A DISCHARGE POINT WITHIN 1 MILE OF A PROTECTED WATER.)

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 23 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP - TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES- TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK
CONTACT NAME: ALESSANDRA STUTZ
ADDRESS: 12800 WHITE WATER DRIVE SUITE 300
CITY, STATE, ZIP CODE: MINNETONKA MN 55343
TELEPHONE NUMBER: 763.520.8460
FAX/EMAIL: ASTUTZ@SAMBATEK.COM



1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF EIGHT RENTAL VILLAS, NEW PARKING LOTS, RECONFIGURED ENTRANCE DRIVES, UTILITY IMPROVEMENTS, AND NEW GOLF COURSES.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: 06/01/2024
ESTIMATED PROJECT COMPLETION DATE: 12/31/2025

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

A GEOTECHNICAL EXPLORATION REPORT WAS CREATED BY STORK TWIN CITY TESTING PROGRAM. ACCORDING TO SOIL BORINGS PRESENTED IN THE REPORT, EXISTING SOILS ONSITE CONSIST OF ORGANIC LEAN CLAY AND SANDY LEAN CLAY. THESE SOILS ARE CONSIDERED HYDROLOGIC SOIL GROUP D AND ARE UNSUITABLE FOR INFILTRATION.

SLOPES:

EXISTING IMPERVIOUS SLOPES ONSIDE RANGE FROM 1.5-20%. EXISTING PERVIOUS SLOPES RANGE FROM 1-25%

PROPOSED IMPERVIOUS SLOPES RANGE FROM 1.5-8% AND PROPOSED PERVIOUS SLOPES RANGE FROM 2-33%

DRAINAGE PATTERNS:

IN EXISTING CONDITIONS, THE NORTHERN PORTION OF THE SITE OVERLAND DRAINS TO HAZELTINE BOULEVARD BEFORE FLOWING THROUGH EXISTING STORM SEWER TO THE NORTH OFFSITE. THE SOUTHERN PORTION OF THE SITE DRAINS SOUTH TO TWO EXISTING WETLANDS VIA OVERLAND FLOW AND EXISTING STORM SEWER NETWORKS PRIOR TO DISCHARGING WEST TO HUNDERTMARK ROAD. ONE EXISTING PARKING LOT SHEET FLOWS OVERLAND NORTH TO ONE EXISTING POND BEFORE DISCHARGING TO HAZELTINE LAKE.

IN PROPOSED CONDITIONS, THE VILLAS AND NEW GOLF COURSE WILL BE ROUTED TO ONE SUBSURFACE CHAMBER SYSTEM FOR RATE CONTROL AND WATER QUALITY TREATMENT VIA AN IRON ENHANCED SAND FILTER BOX CULVERT. A SECOND SUBSURFACE CHAMBER SYSTEM WILL RECEIVE RUNOFF FROM THE NEW PARKING LOT AND REDESIGNED ENTRANCE DRIVE. BITUMINOUS TRAILS WILL FLOW OVERLAND TO ONE EXISTING SOUTHERN WETLANDS. THE PERVIOUS PERIMETER OF THE PROPERTY WILL CONTINUE TO FLOW TO HAZELTINE BOULEVARD AND HUNDERTMARK ROAD. A SOUTHERN PORTION OF THE SITE WILL CONTINUE TO FLOW TO THE SMALLER EXISTING WETLAND. THE EXISTING PARKING LOT WHICH DISCHARGED OVERLAND TO ONE EXISTING POND IN THE NORTHEAST WILL BE MILL & OVERLAY AND MAINTAIN THE SAME DRAINAGE AS EXISTING CONDITIONS.

VEGETATION:

VEGETATION INSIDE THE LIMITS OF DISTURBANCE WILL REQUIRE CLEARING AND GRUBBING DUE TO ALTERING GRADES.

RAINFALL INFORMATION:

RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:

TOTAL PROJECT AREA: 45 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 26.62 ACRES

TOTAL IMPERVIOUS AREAS:

IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 5.79
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 5.74

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROL MEASURES SUCH AS SILT FENCE AND INLET PROTECTION WILL CAPTURE AND RETAIN SEDIMENT ONSITE AND PROTECT DOWNSTREAM RECEIVING WATERS.

DESCRIPTION OF RECEIVING WATERS:

THERE ARE FOUR IMPAIRED WATERS WITHIN 1 MILE OF THE SITE: BLUFF CREEK, HAZELTINE LAKE, JONATHAN LAKE, AND ONE UNNAMED LAKE. BLUFF CREEK IS IMPAIRED FOR FISH BIOASSESSMENTS AND TUBIDITY. HAZELTINE LAKE IS IMPAIRED FOR NUTRIENTS AND HAS AN EPA TOTAL MAXIMUM DAILY LOAD ON PHOSPHOROUS. JONATHAN LAKE IS IMPAIRED FOR NUTRIENTS. THE UNNAMED LAKE IS IMPAIRED FOR NUTRIENTS.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

EXISTING WETLANDS LOCATED ON THE NORTH PROPERTY BOUNDARY WITH HAZELTINE BOULEVARD AND SOUTH OF THE LIMITS OF DISTURBANCE ARE TO BE PROTECTED.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES

ACCORDING TO THE INFORMATION FOR PLANNING AND CONSULTING, THE SITE HAS POTENTIAL TO CONTAIN THE RUST PATCH BUMBLE BEE, MONARCH BUTTERFLY, WHOOPING CRANE, NORTHERN LONG EARED BAT, AND TRICOLOR BAT. IT IS NOT ANTICIPATED THE CONSTRUCTION ACTIVITIES WILL DISRUPT HABITAT OF THESE ENDANGERED SPECIES, HOWEVER IF ANY OF THEM ARE IDENTIFIED, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER OF RECORD.

THE UNITED STATES FISH AND WILDLIFE SERVIE LIST WHOOPING CRANE AS AN EXPERIMENTAL POPULATION. THE WHOOPING CRANE BREEDS, MIGRATES, WINTERS, AND FORAGES IN A VARIETY OF WETLAND AND OTHER HABITATS, INCLUDING COASTAL MARSHES AND ESTUARIES, INLAND MARSHES, LAKES, PONDS, WET MEADOWS AND RIVERS, AND AGRICULTURAL FIELDS. THERE IS ONE GROUP OF CRANES WHICH ARE KNOWN TO MIGRATE THROUGH MINNESOTA.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE NORTHERN LON-EARED BAT AS AN ENDANGERED SPECIES. THE NORTHERN LONG EARED BAT IS A MEDIUM-SIZED BAT ABOUT 3 TO 3.7 INCHES IN LENGTH BUT WITH A WINGSPAN OF 9 TO 10 INCHES.THIS BAT IS DISTINGUISHED BY ITS LONG EARS. THE NORTHERN LONG EARED BAT ROOSTS SINGLY OR IN COLONIES UNDERNEATH BARK, IN CAVITIES, OR IN CREVICES OF BOTH LIVE AND DEAD TREES. THIS BAT SEEMS OPPORTUNISTIC IN SELECTING ROOSTS, USING TREE SPECIES BASED ON SUITABILITY TO RETAIN BARK OR PROVIDE CAVITIES OR CREVICES. IT HAS ALSO BEEN FOUND, RARELY, ROOSTING IN STRUCTURES LIKE BARNS AND SHEDS. WITHIN HIBERNACULA, SURVEYORS FIND THEM IN SMALL CREVICES OR CRACKS, OFTEN WITH ONLY THE NOSE AND EARS VISIBLE. IF A NORTHERN LONG EARED BAT IS FOUND WITHIN THE AREA THEN INCIDENTAL TAKE WITHIN THE WNS ZONE INVOLVING TREE REMOVAL IS NOT PROHIBITED IF TWO CONSERVATION MEASURES ARE FOLLOWED. THE FIRST MEASURE IS THE APPLICATION OF A 0.25 MILE (0.4 KM) BUFFER AROUND KNOWN OCCUPIED NORTHERN LONG-EARED BAT HIBERNACULA. THE SECOND CONSERVATION MEASURE IS THAT THE ACTIVITY DOES NOT CUT OR DESTROY KNOWN OCCUPIED MATERNITY ROOST TREES, OR ANY OTHER TREES WITHIN A 150-FOOT (45-M) RADIUS AROUND THE MATERNITY ROOST TREE, DURING THE PUP SEASON (JUNE 1 THROUGH JULY 31).

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE TRICOLORED BAT AS A PROPOSED ENDANGERED SPECIES. THE TRICOLORED BAT IS A SMALL INSECTIVOROUS BAT THAT IS DISTINGUISHED BY ITS UNIQUE TRICOLORED FUR AND OFTEN APPEARS YELLOWISH TO NEARLY ORANGE. DURING THE WINTER, TRICOLORED BATS ARE OFTEN FOUND IN CAVES AND ABANDONED MINES, ALTHOUGH IN THE SOUTHERN UNITED STATES, WHERE CAVES ARE SPARSE, TRICOLORED BATS ARE OFTEN FOUND HIBERNATING IN ROAD-ASSOCIATED CULVERTS WHERE THEY EXHIBIT SHORTER TORPOR BOUTS AND FORAGE DURING WARM NIGHTS. DURING THE SPRING, SUMMER, AND FALL, TRICOLORED BATS ARE FOUND IN FORESTED HABITATS WHERE THEY ROOST IN TREES, PRIMARILY AMONG LEAVES OF LIVE OR RECENTLY DEAD DECIDUOUS HARDWOOD TREES, BUT MAY ALSO BE FOUND IN SPANISH MOSS, PINE TREES, AND OCCASIONALLY HUMAN STRUCTURES.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCHED BUMBLE BEE AS AN ENDANGERED SPECIES. ALL RUSTY PATCHED BUMBLE BEES HAVE ENTIRELY BLACK HEADS, BUT ONLY WORKERS AND MALES HAVE A RUSTY REDDISH PATCH CENTRALLY LOCATED ON THE BACK. RUSTY PATCH BUMBLE BEES ARE KNOWN TO OCCUR THROUGHOUT THE COUNTY WITHIN GRASSLANDS WITH FLOWERING PLANTS FROM APRIL THROUGH OCTOBER, UNDERGROUND CAVITIES OR CLUMPS OF GRASSES ABOVE GROUND AS NESTING SITES, AND IN UNDISTURBED SOIL FOR HIBERNATING QUEENS OVER WINTER.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN AN ENDANGERED SPECIES CANDIDATE. MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS. WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS.FOR OVERWINTERING MONARCHS, HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS, AS WELL AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS, FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 2,400 TO 3,600 METERS.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

THE PROPOSED PROJECT IS LOCATED WITHIN THE CITY OF CHASKA AND UNDER THE JURISDICTION OF THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION (CCWMO). STORMWATER REQUIREMENTS FOR THE PROJECT ARE:

- RATE CONTROL - RUNOFF RATES MUST BE HELD TO EXISTING CONDITIONS OR LESS FOR THE 2, 10, AND 100-YEAR STORM EVENTS FOR ALL PROJECT DISCHARGE LOCATIONS (CITY). PEAK RATES SHALL NOT INCREASE FOR THE 100-YEAR 10-DAY SNOWMELT EVENT (CCWMO).
- VOLUME CONTROL - STORMWATER MANAGEMENT PLAN MUST PROVIDE VOLUME CONTROL FOR 1 INCH OF IMPERVIOUS SURFACE FOR UNCONSTRAINED SITES, OR 0.5 INCHES FOR CONSTRAINED SITES (CCWMO).
  - CONSTRAINED SITES INCLUDE LOW PERMEABILITY SOILS WHERE CARVER COUNTY SOIL DATA SHOWS GREATER THAN 50% OF THE SITE CONTAINS HYDROLOGIC SOIL GROUP C OR D.
  - SIDEWALKS AND TRAILS UNDER 12' IN LENGTH AND WHICH DISCHARGE TO PERVIOUS SURFACES ARE EXEMPT FROM VOLUME CONTROL REQUIREMENTS (CCWMO).
- WATER QUALITY - STORMWATER MANAGEMENT PLAN MUST REMOVE 90% OF TOTAL SUSPENDED SOLIDS AND TOTAL PHOSPHORUS FROM SITE RUNOFF IN DEVELOPED CONDITIONS (CCWMO).
  - SIDEWALKS AND TRAILS UNDER 12' IN LENGTH AND WHICH DISCHARGE TO PERVIOUS SURFACES ARE EXEMPT FROM WATER QUALITY REQUIREMENTS (CCWMO).
  - WATER QUALITY TREATMENT MAY BE PROVIDED AT 2:1 RATIO FOR IMPERVIOUS ROUTED TO DIFFERENT SUB CATCHMENT (CCWMO).

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

THE FOLLOWING SITE DEVELOPMENT PLAN SHEETS ARE AN INTEGRAL PART OF THIS SWPPP:

C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.04 - EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.03 - EROSION AND SEDIMENTATION CONTROL NOTES/"SITE MAP"

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:

THE PURPOSE OF EROSION CONTROL IS TO PREVENT SOIL PARTICLES FROM BECOMING SUSPENDED IN WATER AND BEING TRANSPORTED TO EITHER DOWNSTREAM SURFACE WATERS OR DOWNSTREAM PROPERTIES.

APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION MUST BE PLANNED FOR AND IMPLEMENTED.

IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUE TO BE USED AT THIS PROJECT FOR FINAL STABILIZATION OF SITE SOIL WILL BE TO PROVIDE A PROTECTIVE COVER OF VEGETATION, PAVEMENT, OR BUILDING.

ALL EXPOSED AREAS MUST BE STABILIZED AS SOON AS POSSIBLE (BUT NO LATER THAN THE NEXT WORK DAY) TO LIMIT SOIL EROSION, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATED STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST COMPLY WITH SECTION 2.7 OF THIS SWPPP (SECTION 8.4, 9.9, 9.10, AND 23.9 OF THE GENERAL PERMIT).

SEDIMENT CONTROL BMPS:

THE PURPOSE OF SEDIMENT CONTROL IS TO PREVENT SOIL PARTICLES THAT HAVE BEEN SUSPENDED IN WATER FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. SEDIMENT CONTROL BMPS HAVE BEEN DESIGNED AS PART OF THIS SWPPP.

IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND MUST AMEND THE SWPPP TO IDENTIFY THE ADDITIONAL PRACTICES.

SEDIMENT CONTROL PRACTICES MUST ALWAYS BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICES MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED (SEE SECTION 8 OF THIS SWPPP).

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT RAIN EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

SEQUENCE OF CONSTRUCTION SHALL BE PHASED ACCORDING TO THE FOLLOWING:

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA..
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND UTILITIES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER (OR IF A BUFFER IS INFEASIBLE ON THE SITE PROVIDE REDUNDANT SEDIMENT CONTROLS) WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS. (SHOW 50 FOOT BUFFERS ON PHASE I EROSION & SEDIMENT CONTROL PLAN)

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

MEASURES SHOULD BE TAKEN TO ENSURE THAT "CLEAN" RUNOFF FROM OFF SITE IS DIVERTED AROUND DISTURBED AREAS ON SITE. CARE SHOULD BE TAKEN THAT RE-ROUTING OFF SITE RUNOFF DOES NOT RESULT IN FLOODING OR OTHER ISSUES ON ADJACENT PROPERTIES.

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

INSTALLATION SCHEDULE: INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO UP GRADIENT GROUND DISTURBING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: THE WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. THIS STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 DAYS OF CONNECTING TO A SURFACE WATER AND AFTER CONSTRUCTION HAS CEASED.

TEMPORARY OR PERMANENT DITCHES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED, BUT MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

DITCHES MUST BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. ANY SEDIMENT DEPOSITED IN DIVERSION DITCHES MUST BE REMOVED AND ANY EXPOSED SOILS STABILIZED WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, NOTE REASON FOR DELAY ON MAINTENANCE LOG.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 7 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN EXCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.
2. **PERMANENT STABILIZATION** - ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.5 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER), FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

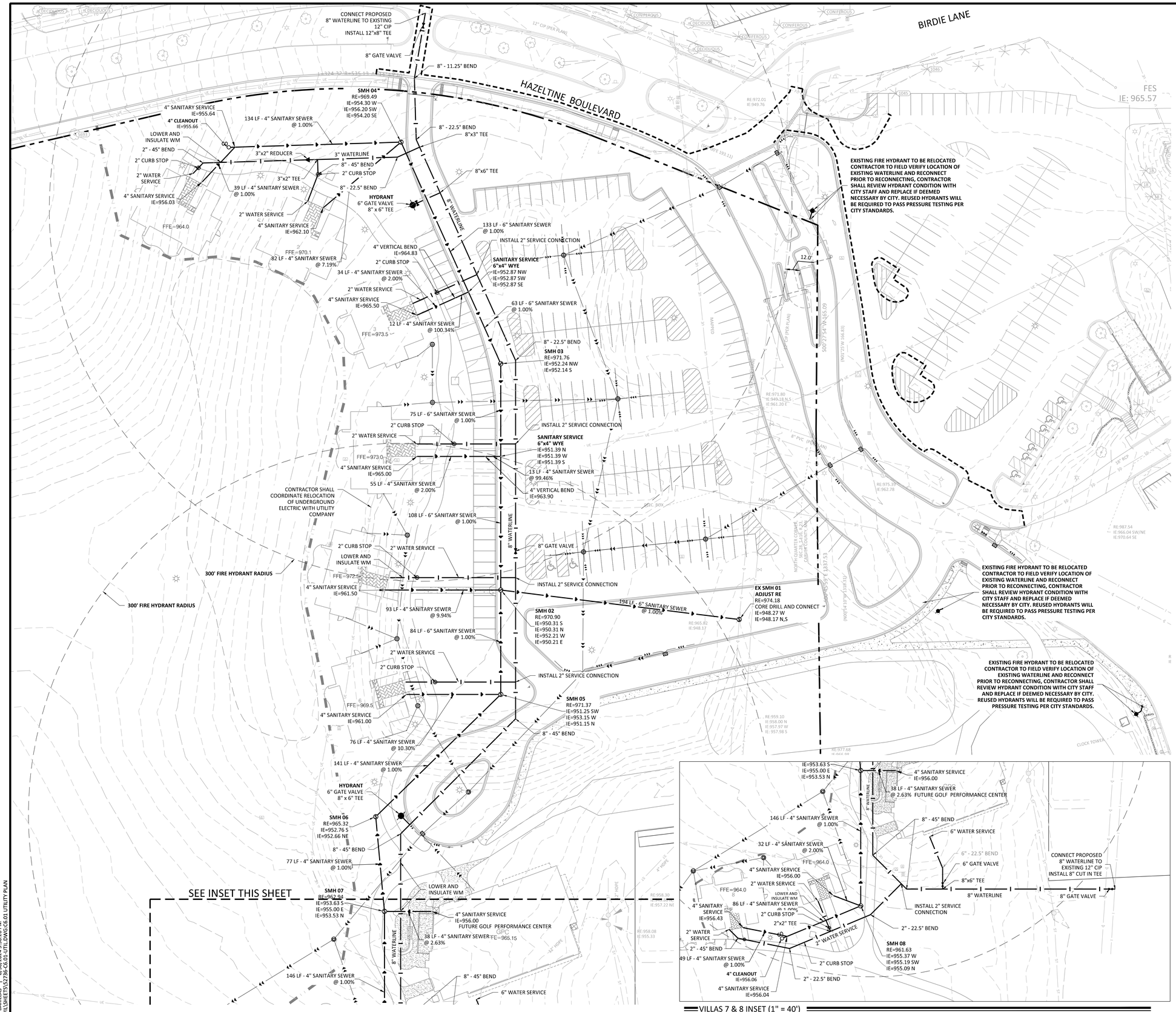
INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS. INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.6 PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE MEANS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/



LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35 FOR DEPTHS OF 0'-16', PVC SDR 26 FOR DEPTHS OF 16'-22', AND PVC C900 FOR DEPTHS GREATER THAN 22', UNLESS NOTED OTHERWISE.
      i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
      ii. ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE. ALL WATER SERVICES 2" OR LESS IN DIAMETER TO BE HDPE. SERVICES GREATER THAN 2" TO BE PVC C900.
      i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
      ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
      iii. WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
      i. ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
      ii. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   e. RIP RAP SHALL BE MN/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING STORM SEWER CONNECTIONS (WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. ALL BUILDING SANITARY AND WATER SERVICE CONNECTIONS WITH 7.5 FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 7.5 FEET OF COVER IS ACHIEVED.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
7. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
8. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
10. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY:
    ADDRESS:
    PHONE:
    DATED:
    CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
11. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
12. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
13. THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE DESIGN DRAWINGS SHALL DEPICT THE FINAL LAYOUT AND DETAILS FOR CONSTRUCTION. THE DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER FOR THE STATE IN WHICH THE PROJECT IS CONSTRUCTED. THE SUBMITTAL SHALL INCLUDE ALL NECESSARY PRODUCT INFORMATION, DESIGN CALCULATIONS AND BEDDING REQUIREMENTS FOR THE PROPOSED STORMWATER SYSTEM. FOLLOWING CONSTRUCTION, THE CERTIFYING ENGINEER SHALL SUBMIT A LETTER TO THE OWNER AND ENGINEER INDICATING THEY OBSERVED THE INSTALLATION AND THE INSTALLATION OF THE STORMWATER SYSTEM WAS IN CONFORMANCE WITH THE CERTIFIED DRAWINGS.
14. THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
15. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.
16. BUILDING FOUNDATION DRAINS SHALL BE CONNECTED TO ADJACENT SUBSURFACE STORM SEWER OR, WITH OWNER'S APPROVAL, DAYLIGHTED WHERE GRADES ALLOW.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

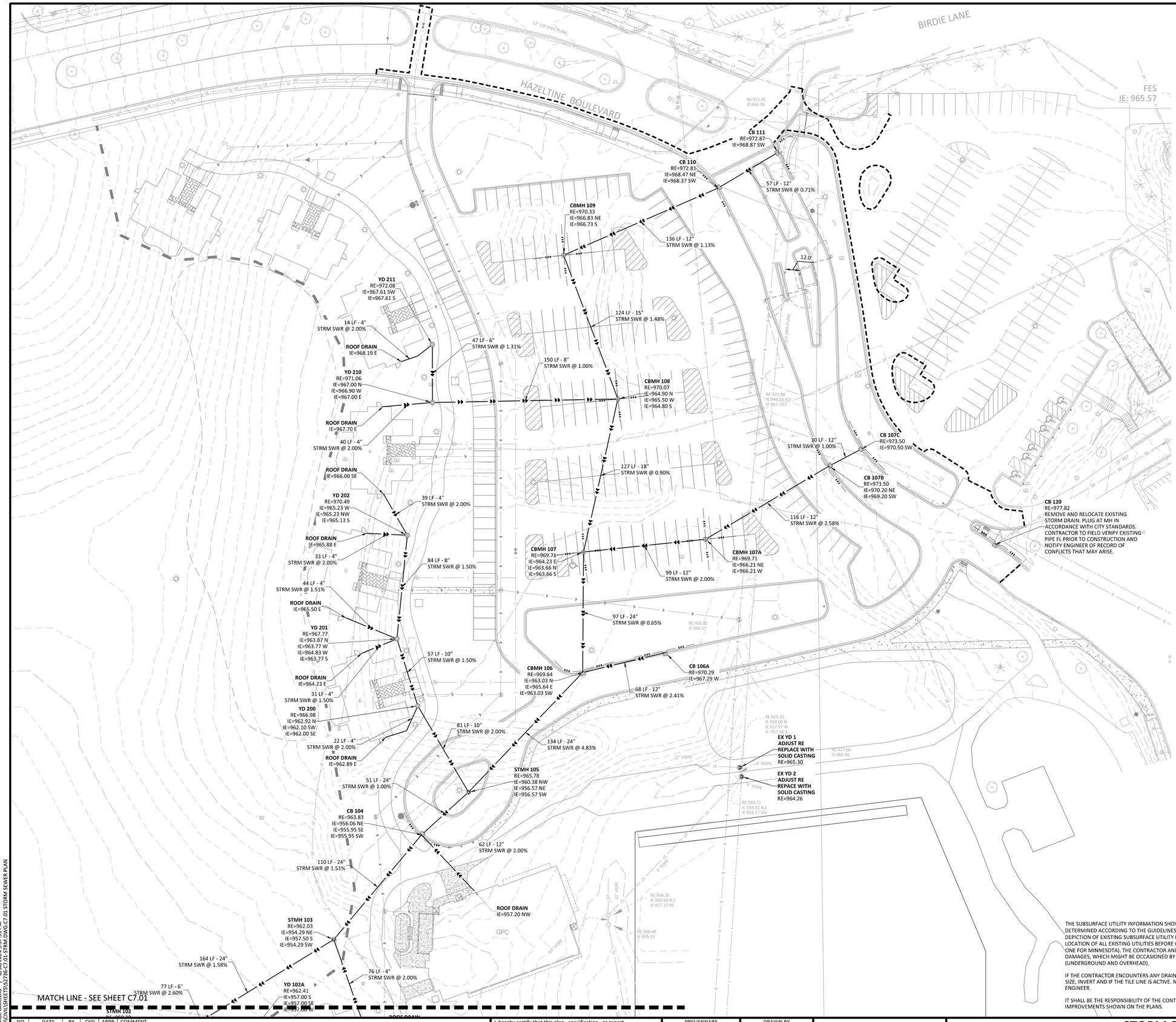
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

UTILITY PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
C6.01
20 OF 34
REV.

2415 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:38:26 PM
I:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C6.01-UTILDWGC6.01 UTILITY PLAN



LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS FM S	LS FM S	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY
		PHASE 1 TEMPORARY CONSTRUCTION FENCE

STORM SEWER STRUCTURE SCHEDULE

NUMBER	TYPE	CASTING*	DETAIL
100	FES	-	DETAIL 4, SHEET C8.03
101	STMH	R-1642	DETAIL 1, SHEET C8.03
102	STMH	R-1642	DETAIL 1, SHEET C8.03
103	STMH	R-1642	DETAIL 1, SHEET C8.03
104	CBMH	R-3067-VB	DETAIL 2, SHEET C8.03
105	STMH	R-1642	DETAIL 1, SHEET C8.03
106	CBMH	R-3067-V	DETAIL 2, SHEET C8.03
106A	CB	R-3067-VB	DETAIL 3, SHEET C8.03
107	CBMH	R-1878-B7G	DETAIL 2, SHEET C8.03
107A	CBMH	R-1878-B7G	DETAIL 2, SHEET C8.03
107B	CB	R-3067-VB	DETAIL 3, SHEET C8.03
107C	CB	R-3067-VB	DETAIL 3, SHEET C8.03
108	CBMH	R-1878-B7G	DETAIL 2, SHEET C8.03
109	CBMH	R-1878-B7G	DETAIL 2, SHEET C8.03
110	CB	R-3067-VB	DETAIL 3, SHEET C8.03
111	CB	R-3067-VB	DETAIL 3, SHEET C8.03
300	FES	-	DETAIL 4, SHEET C8.03
301	OCS	GRATED	DETAIL 5, SHEET C8.03
302	FES	-	DETAIL 4, SHEET C8.03
303	FES	-	DETAIL 4, SHEET C8.03
304	FES	-	DETAIL 4, SHEET C8.03
305	OCS	GRATED	DETAIL 6, SHEET C8.03
306	FES	-	DETAIL 4, SHEET C8.03
307	FES	-	DETAIL 4, SHEET C8.03
308	FES	-	DETAIL 4, SHEET C8.03

*INDICATES NEENAH FOUNDRY CASTING NO., OR APPROVED EQUAL

NOTE: CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

POLYETHYLENE STORM SEWER STRUCTURE SCHEDULE

NUMBER	TYPE	CASTING*	DETAIL
102A	YD	SOLID	DETAIL 6, SHEET C8.04
200	YD	GRATED	DETAIL 7, SHEET C8.04
201	YD	GRATED	DETAIL 7, SHEET C8.04
202	YD	GRATED	DETAIL 7, SHEET C8.04
210	YD	GRATED	DETAIL 7, SHEET C8.04
211	YD	GRATED	DETAIL 7, SHEET C8.04

8" TO 15" INLINE DRAINS AND POLYETHYLENE DRAINAGE STRUCTURES SHALL BE NYLOPLAST OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS

*CASTINGS SHALL BE NYLOPLAST AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS

NOTE: CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 30 60 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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

STORM SEWER PLAN

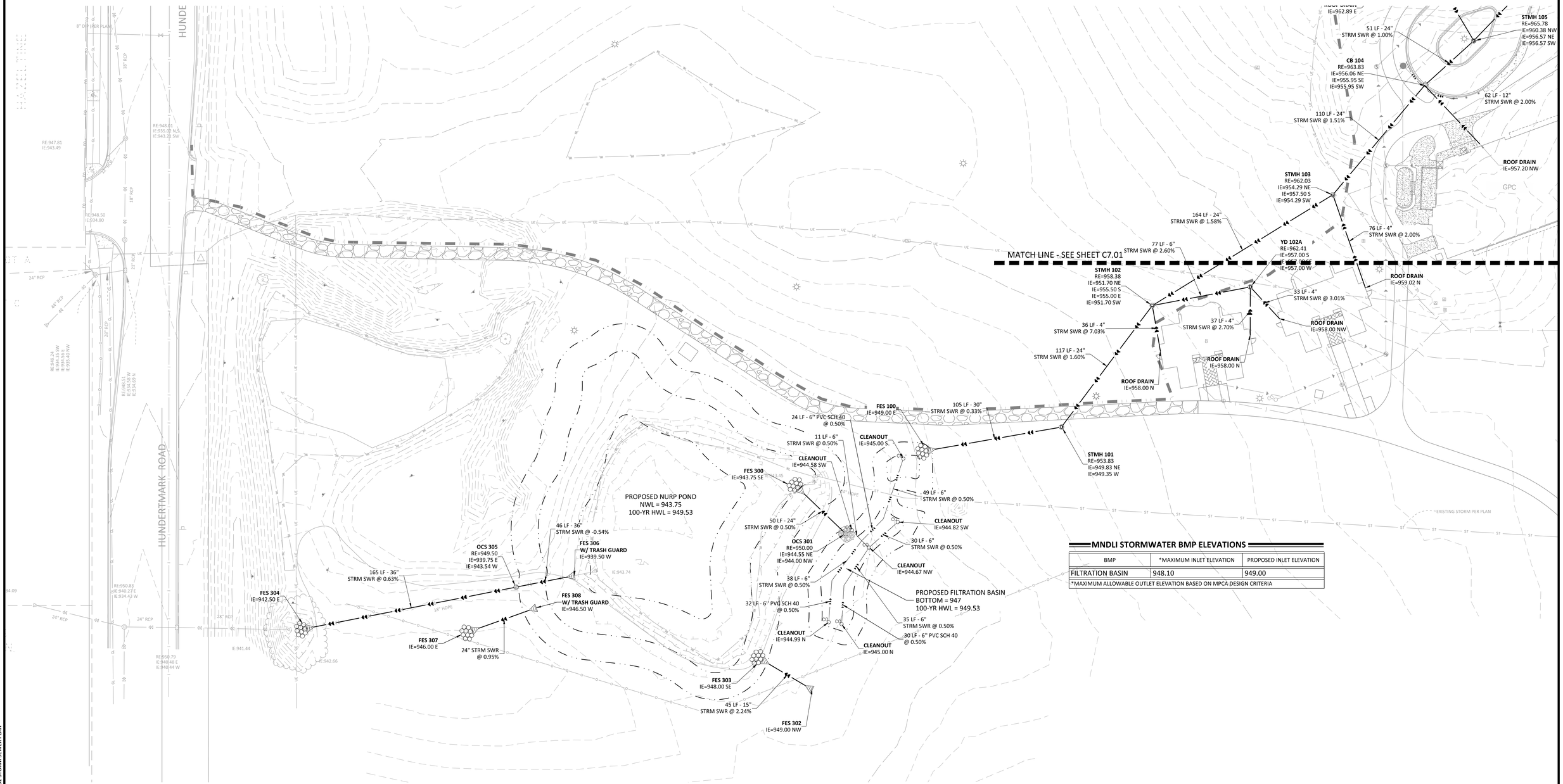
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C7.01 21 OF 34 REV.

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:37:53 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736 C7.01 STRM SEWER PLAN.DWG C7.01 STORM SEWER PLAN

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS FM S	LS FM S	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY



MNDLI STORMWATER BMP ELEVATIONS

BMP	*MAXIMUM INLET ELEVATION	PROPOSED INLET ELEVATION
FILTRATION BASIN	948.10	949.00
*MAXIMUM ALLOWABLE OUTLET ELEVATION BASED ON MPCA DESIGN CRITERIA		

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 30 60 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

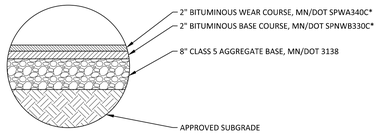
STORM SEWER PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

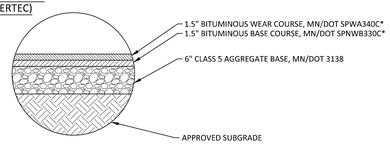
SHEET C7.02
22 OF 34
REV.

24 15 LIMS TECH | JORGE BARILLAS | 8/30/2024 5:37:53 PM
L:\PROJECTS\52736\LOD\CIVIL\SHEETS\52736-C7.01 STRM SWR C7.02 STORM SEWER PLAN

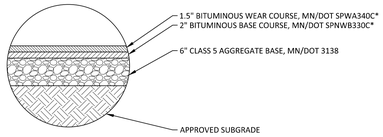
CONTRACTOR TO VERIFY FINAL MIX DESIGNS WITH GEOTECHNICAL ENGINEER (BRAUN INTERTEC)



HEAVY DUTY PAVEMENT



CART PATH PAVEMENT

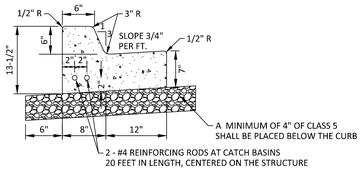


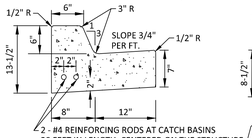
STANDARD DUTY PAVEMENT

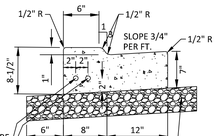
* REFER TO PAVEMENT DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

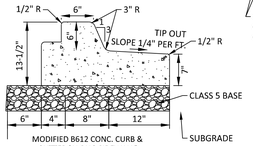
NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

01 PAVEMENT SECTIONS N.T.S.



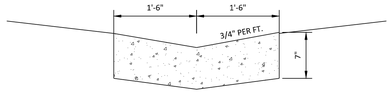




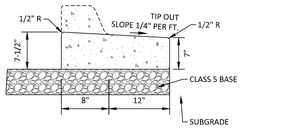


02 B612 CONCRETE CURB & GUTTER N.T.S.

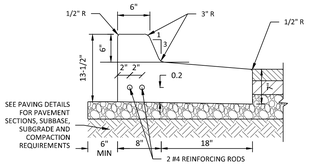
AT ALL UTILITY TRENCH CROSSINGS, 2 #4 REINFORCING RODS SHALL BE PLACED IN THE LOWER PORTION OF THE GUTTER; RODS TO BE 20 FEET IN LENGTH.



03 CONCRETE VALLEY GUTTER N.T.S.

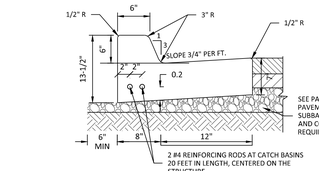


04 B612 FLAT CURB & GUTTER N.T.S.

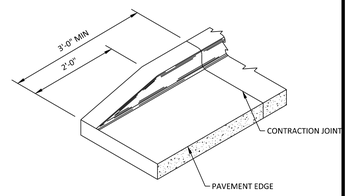


* WHEN SURFACE DRAINAGE IS AWAY FROM CURB

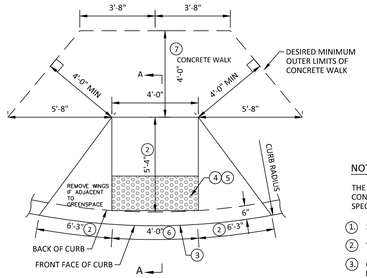
B618 CONCRETE CURB W/REVERSE GUTTER*



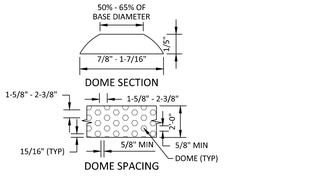
B618 CONCRETE CURB & GUTTER*



06 END SECTION CURB & GUTTER N.T.S.



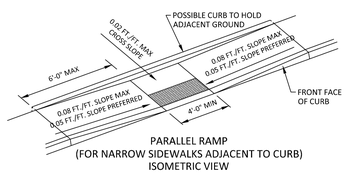
PLAN VIEW OF RAMP



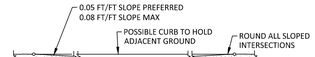
NOTE:

THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID AS SQUARE FEET OF CONCRETE WALK, UNLESS SPECIFIED OTHERWISE. THE TRUNCATED DOME AREA WILL BE CONSIDERED INCIDENTAL.

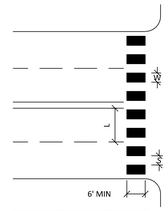
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. VARIES WITH CURB HEIGHT. EXAMPLE SHOWN IS FOR 6" CURB HEIGHT.
3. 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
4. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (3' 0" OR 4' 0" TYP.) OF THE CURB RAMP. THIS 2' 0" BY 3' 0" OR 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
5. THE TRUNCATED DOME AREA MAY BE EITHER GRANITE PANEL OR STAMPED CONCRETE, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. GRANITE PANELS SHALL BE 2" NOMINAL THICKNESS WITH SANDED TEXTURED FINISH, FREE OF ANY CRACKS, CHIPS OR COLOR DEFORMATIONS. STAMPED CONCRETE SHALL MEET REQUIREMENTS OF 3A36 CONCRETE MIX AND HAVE INTEGRATED HOMOGENEOUS COLORING.
6. 4' 0" FOR NEW CONSTRUCTION. 3' 0" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.
7. PROVIDE A 4' X 4' LANDING BEHIND THE PEDESTRIAN RAMP. SLOPING A MAXIMUM OF 2% IN ANY DIRECTION.



PARALLEL RAMP
(FOR NARROW SIDEWALKS ADJACENT TO CURB)
ISOMETRIC VIEW



ELEVATION

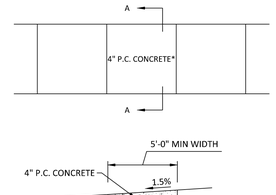


(L) WIDTH OF INSIDE LANE	(W) WIDTH OF PAINTED AREA	(S) WIDTH OF SPACE
9'	2.0'	2.5'
10'	2.5'	2.5'
11'	2.5'	3.0'
12'	3.0'	3.0'
13'	3.0'	3.5'

NOTES:
1. CROSS WALK TO BE PAINTED WITH SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS IN TABLE.
2. ZEBRA CROSS WALK - SEE SECTION 7-5.00 OF JUNE 2015 MN/DOT TRAFFIC ENGINEERING MANUAL FOR CROSSWALK MARKINGS.
3. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES.
4. A MINIMUM OF 1.5 FEET CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB. IF THE LAST PAINTED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
5. ON TWO-LANE, TWO-WAY STREETS, USE THE SPACING SHOWN FOR A 11 FOOT INSIDE LANE.
6. FOR DIVIDED ROADWAYS, ADJUSTMENTS IN SPACING OF THE BLOCKS SHOULD BE MADE IN THE MEDIAN SO THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY.
7. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES.

09 PEDESTRIAN CROSSWALK MARKINGS - ZEBRA DESIGN N.T.S.

MNDOT DETAIL - DRAWN BASED ON MNDOT FIGURE 7.20 DATED 1/1/96, ADDED ADDITIONAL NOTES 6/3/04 dot.state.mn.us

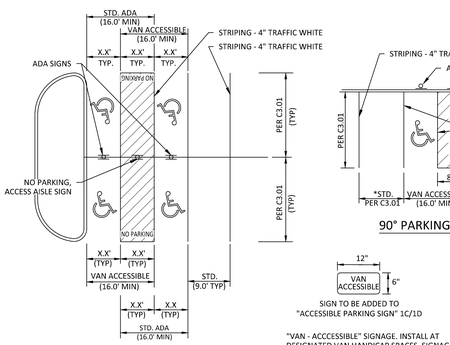


SECTION
A–A

GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

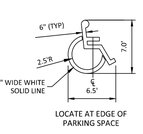
10 CONCRETE SIDEWALK N.T.S.



VAN ACCESSIBLE/STD. ADA/STANDARD

90° PARKING

90° PARKING

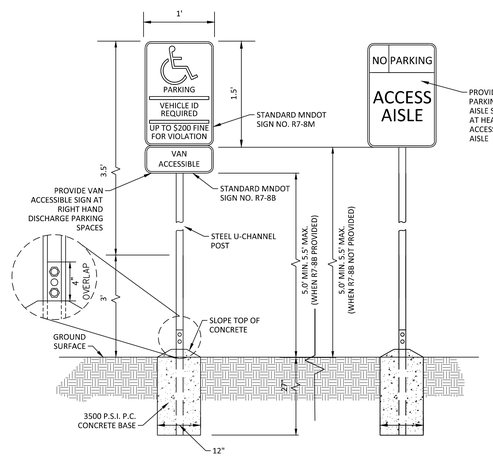


SIGN TO BE ADDED TO "ACCESSIBLE PARKING SIGN" 1C/1D

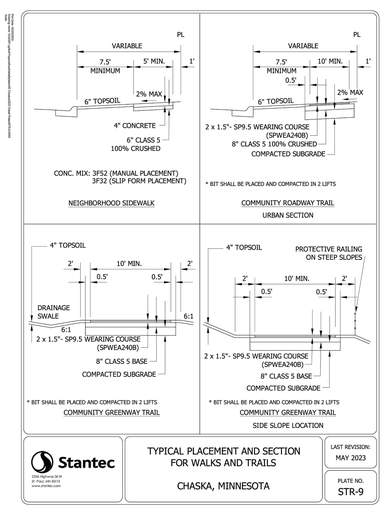
"VAN - ACCCESSIBLE" SIGNAGE. INSTALL AT DESIGNATED VAN HANDICAP SPACES, SIGNAGE SHALL BE BLUE BACKGROUND WITH WHITE CHARACTERS, 3" HIGH, UPPER CASE HELVETICA.

LOCATE AT EDGE OF PARKING SPACE

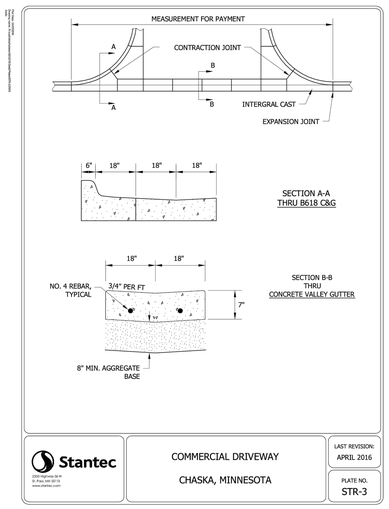
11 ADA/STANDARD STRIPING N.T.S.



12 BREAKAWAY ACCESSIBLE PARKING SIGN N.T.S.



13 CITY OF CHASKE TRAIL SECTIONS N.T.S.



14 CITY OF CHASKA COMMERCIAL DRIVEWAY N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CC/WMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

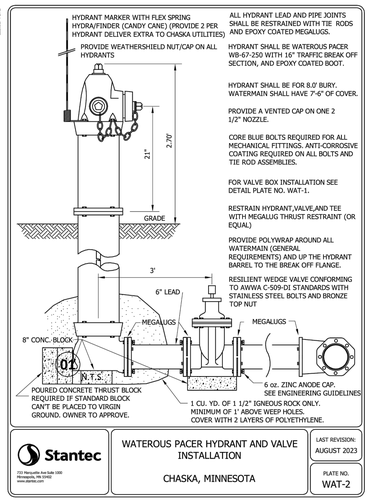
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

STANDARD DETAILS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C8.01
23 OF 34
REV.

24-15 LIMS TECH | JORGE BARILLAS | 8/30/2024 5:47:08 PM
L:\PROJECTS\52736\LDD\CIVIL\SHEETS\52736-C8.01 DTLS.DWG C8.01 STANDARD DETAILS



Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

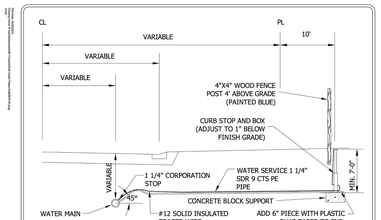
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

TYPICAL FIRE HYDRANT & GATE VALVE INSTALLATION



PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP
A.Y. MCDONALD 74701BQ
FORD FB1000-X-Q-NL

CURB STOP
A.Y. MCDONALD 7610HQ
FORD B44-XXXM-Q-NL

CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-S6R-NL OR EM2-75-S7R-NL
A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.
9. CONNECTIONS TO EXISTING SERVICES WHICH DO NOT MATCH NEW SERVICE SIZE SHALL UTILIZE A.Y. MCDONALD PART NUMBERS (74692, 74755Q, 74755), FORD (RA42-XX-NL, C04-XX-Q-NL, C02-XX-NL), APPROVED EQUAL.

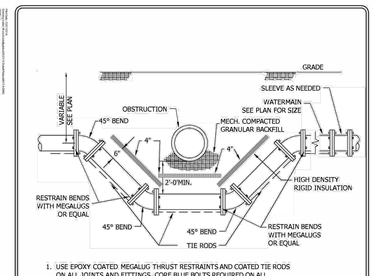
Stantec
2550 Hallmark Dr W
St. Paul, MN 55113
www.stantec.com

WATER SERVICE CONNECTION HDPE PIPE CHASKA, MINNESOTA

LAST REVISION: APRIL 2024

PLATE NO. SER-2A

02 N.T.S. WATER SERVICE CONNECTION



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRIFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

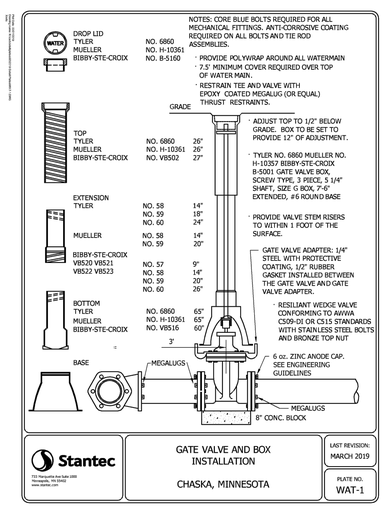
WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6

03 N.T.S. WATER MAIN LOWERING



NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.
- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

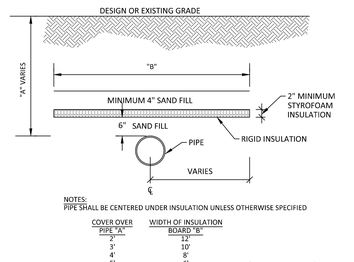
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

04 N.T.S. GATE VALVE & BOX INSTALLATION

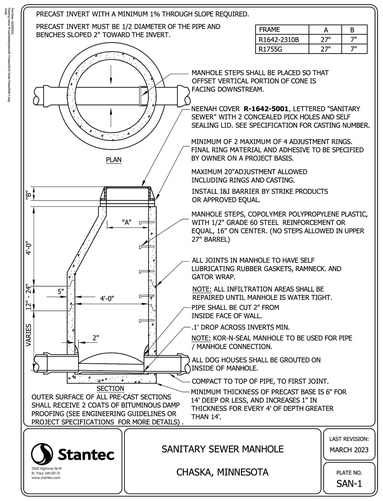


NOTES:
PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED

COVER OVER PIPE "A"	WIDTH OF INSULATION BOARD "B"
2'	12'
3'	10'
4'	8'
5'	6'
6'	4'

2" OF INSULATION = 2' OF COVER

05 N.T.S. INSULATION DETAIL FOR SHALLOW PIPE



FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

Stantec
2550 Hallmark Dr W
St. Paul, MN 55113
www.stantec.com

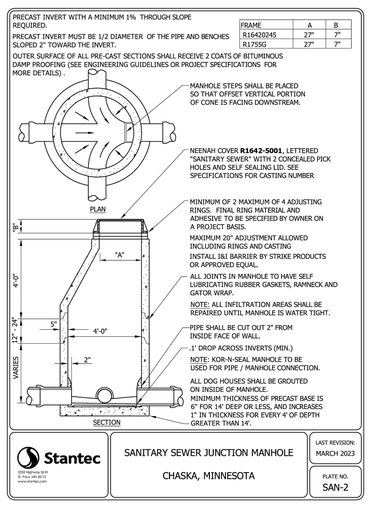
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

06 N.T.S. STANDARD SANITARY SEWER MANHOLE



FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

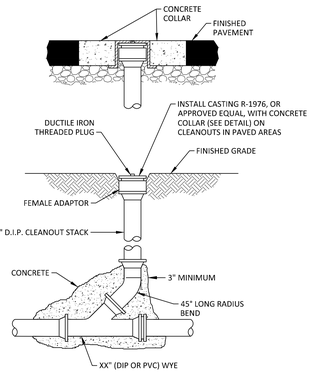
Stantec
2550 Hallmark Dr W
St. Paul, MN 55113
www.stantec.com

SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-2



NOTE: CLEANOUT FITTINGS, INCLUDING THE WYE AND STACK SHALL BE DUCTILE IRON, ONLY IF THEY ARE PLACED IN PAVED AREAS.

07 N.T.S. TYPICAL CLEANOUT

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCW/MO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY 06/04/2024

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB

DESIGNED BY EC/JHB

CHECKED BY BB

PROJECT NO. 52736

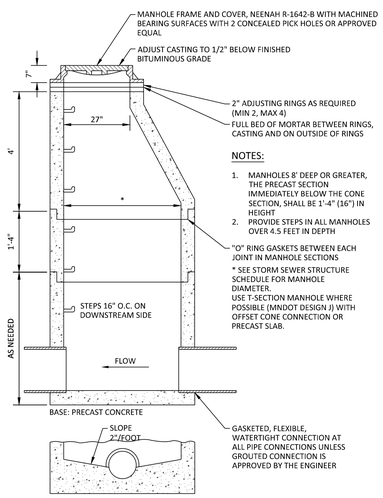
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

STANDARD DETAILS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C8.02
24 OF 34
REV.

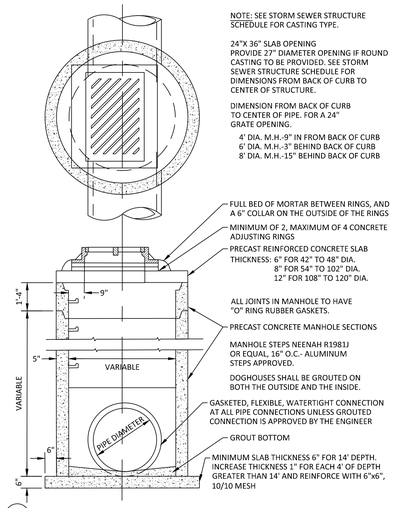
24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:47:08 PM
L:\PROJECTS\27961\DOCS\CIVIL\SHEETS\52736-C-501 DTLS.DWG C8.02 STANDARD DETAILS



NOTES:

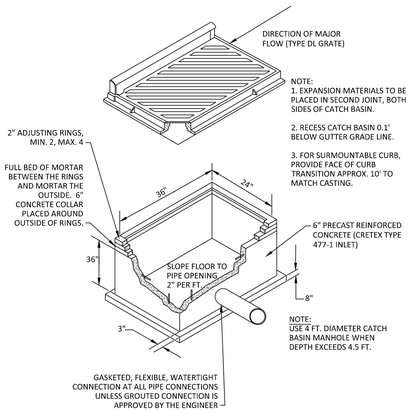
1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION, SHALL BE 1'-4" (16") IN HEIGHT
2. PROVIDE STEPS IN ALL MANHOLES OVER 4.5 FEET IN DEPTH

01 STORM SEWER MANHOLE
N.T.S.

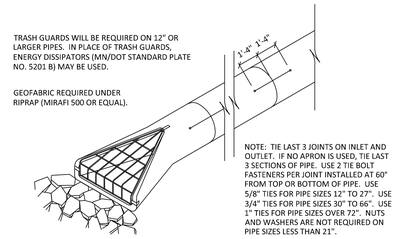


02 CATCH BASIN MANHOLE
N.T.S.

CATCH BASIN CASTING ASSEMBLY
(SEE STORM SEWER SCHEDULE FOR CASTING TYPE)



03 24"x36" CATCH BASIN
N.T.S.

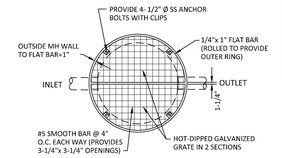


SIZE OF PIPE	RIPRAP REQUIRED
54" & Over	20-24 CU. YD.
36" to 48"	10-13 CU. YD.
27" to 33"	6-8 CU. YD.
24" & Less	4-6 CU. YD.

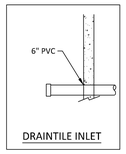
NOTE: ONE CU. YD. IS APPROXIMATELY 1.4 TONS.

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	⅜"	⅝"	4"
21" TO 42"	1"	¾"	6"
48" TO 72"	1-⅛"	1"	12"

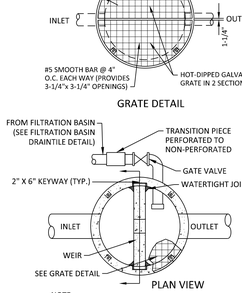
04 FLARED END SECTION
N.T.S.



GRATE DETAIL

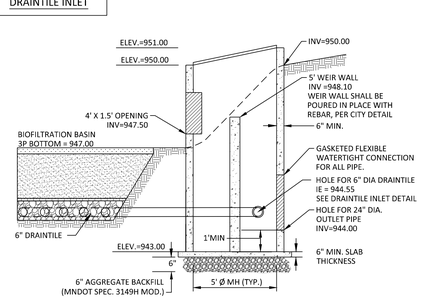


DRAINTILE INLET



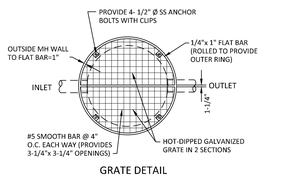
PLAN VIEW

NOTE:
WHEN WEIR WALL HEIGHT IS GREATER THAN 6' THE FOLLOWING SHALL BE REQUIRED:
1. STEPS
2. 6' Ø MH
3. 8" WEIR WALL W/ 8" KEYWAY

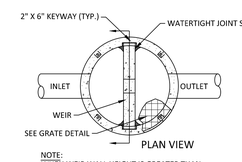


NOTE: ALL PVC FITTINGS WITHIN STRUCTURE SHALL BE AWWA C-900 OR C-907 (FITTINGS), SUITABLE FOR PRESSURE SERVICE WITH WATERTIGHT CONNECTIONS. NON PERFORATED PIPE SHALL BE INSULATED. DUCTILE IRON MAY BE SUBSTITUTED FOR PVC.

05 OCS 301 - BASIN 3P (FILTRATION) OUTLET STRUCTURE WITH WEIR
N.T.S. REFER TO CARVER COUNTY WMO STANDARD DETAIL 5 (THIS SHEET) AND CITY OF CHASKA STANDARD DETAIL STO-18B (THIS SHEET)

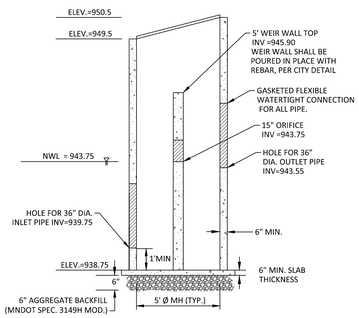


GRATE DETAIL



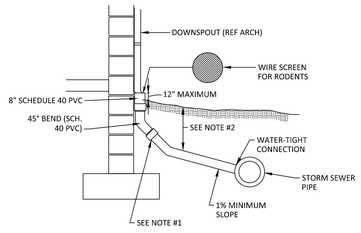
PLAN VIEW

NOTE:
WHEN WEIR WALL HEIGHT IS GREATER THAN 6' THE FOLLOWING SHALL BE REQUIRED:
1. STEPS
2. 6' Ø MH
3. 8" WEIR WALL W/ 8" KEYWAY



NOTE: ALL PVC FITTINGS WITHIN STRUCTURE SHALL BE AWWA C-900 OR C-907 (FITTINGS), SUITABLE FOR PRESSURE SERVICE WITH WATERTIGHT CONNECTIONS. NON PERFORATED PIPE SHALL BE INSULATED. DUCTILE IRON MAY BE SUBSTITUTED FOR PVC.

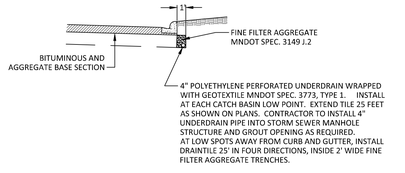
06 OCS 305 - BASIN 4P OUTLET STRUCTURE WITH WEIR
N.T.S. REFER TO CARVER COUNTY WMO STANDARD DETAIL 5 (THIS SHEET) AND CITY OF CHASKA STANDARD DETAIL STO-18C (THIS SHEET)



NOTES:

1. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO, AND INCLUDING, THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

07 DOWNSPOUT COLLECTOR
N.T.S.

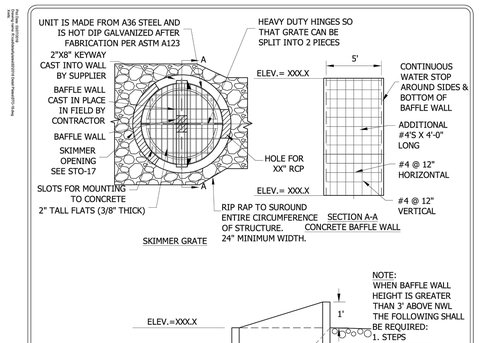


4" POLYETHYLENE PERFORATED UNDERDRAIN WRAPPED WITH GEOTEXTILE MNDOT SPEC. 3773, TYPE 1. INSTALL AT EACH CATCH BASIN LOW POINT. EXTEND TILE 25 FEET AS SHOWN ON PLANS. CONTRACTOR TO INSTALL 4" UNDERDRAIN PIPE INTO STORM SEWER MANHOLE STRUCTURE AND GROUT OPENING AS REQUIRED. AT LOW SPOTS AWAY FROM CURB AND GUTTER, INSTALL DRAINTILE 25' IN FOUR DIRECTIONS, INSIDE 2' WIDE FINE FILTER AGGREGATE TRENCHES.

NOTES:

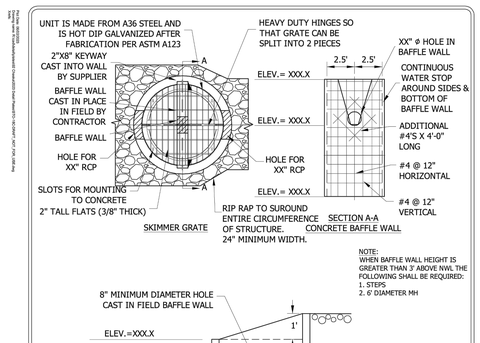
1. TIP CURB TO FACILITATE DRAINAGE
2. PAVEMENT SECTION SAME AS TYPICAL STREET
3. PROPOSED CENTERLINE SHOWN ON PROFILE SHEET IS 0.5' BELOW ACTUAL FINISH GRADE

08 DRAINTILE IN PAVED AREAS
N.T.S.



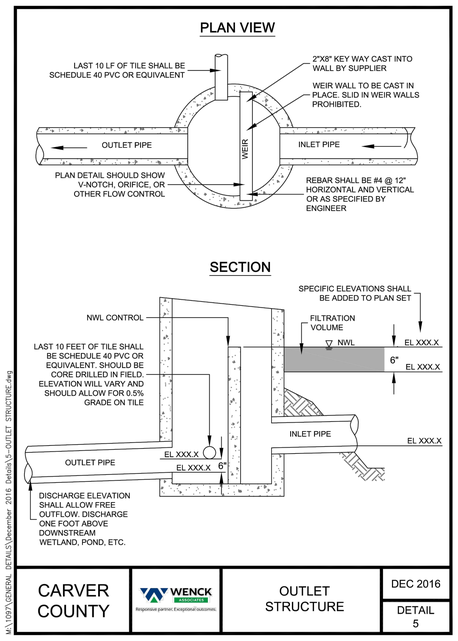
Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-18B

09 CITY OF CHASKA DETAIL STO-18B
N.T.S.



Stantec 2335 Highway 36 W St. Paul, MN 55113 www.stantec.com	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL w/ ORIFICE AND SUBMERGED PIPE CHASKA, MINNESOTA	LAST REVISION: JUNE 2023 PLATE NO. STO-18C

10 CITY OF CHASKA DETAIL STO-18C
N.T.S.



CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	OUTLET STRUCTURE	DEC 2016 DETAIL 5

M:\1097\GENERAL DETAILS\December 2016 Details\5--OUTLET STRUCTURE.dwg

11 CCWMO DETAIL 5
N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:47:08 PM
H:\PROJECTS\5279\CAD\CIVIL\SHEETS\5279-C9.03 STDS.DWG\C8.03 STANDARD DETAILS

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

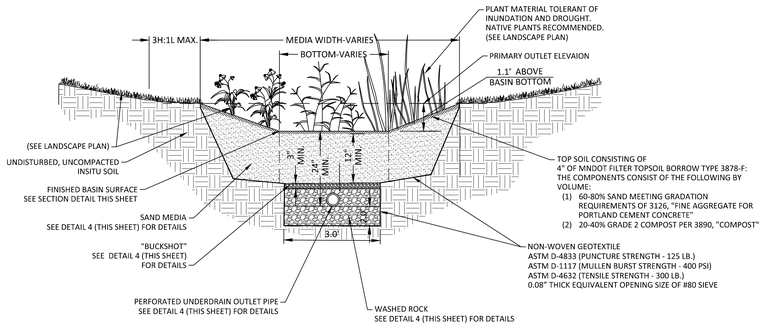
PRELIMINARY 06/04/2024	DRAWN BY EC/JHB
DESIGN REVIEW	DESIGNED BY EC/JHB
PERMIT SUBMITTAL	CHECKED BY BB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

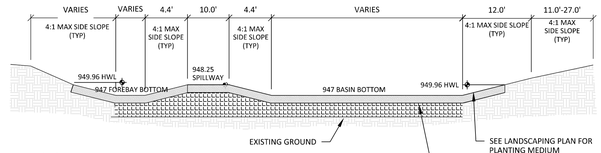
STANDARD DETAILS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET C8.03
25 OF 34
REV.

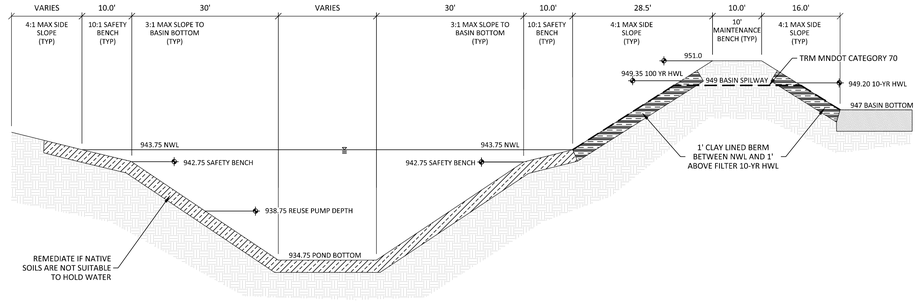


01 FILTRATION BASIN 1P MEDIA SECTION
N.T.S.

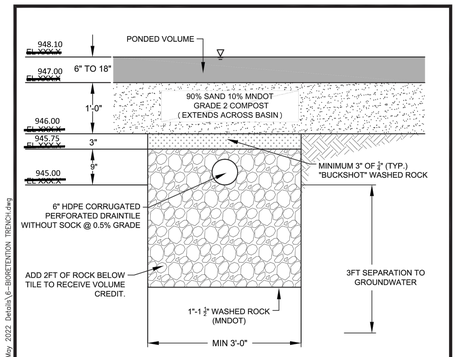


NOTES:
1. FILTRATION RATE OF RAIN WATER GARDEN TO BE DRY WITHIN 48 HOUR PERIOD, UNLESS DESIGNED OTHERWISE.
2. CONTRACTOR TO PROVIDE RAIN WATER GARDEN FILTRATION TESTING AND OBTAIN APPROVAL BY ENGINEER, PRIOR TO INSTALLATION OF PLANTS AND MULCH.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE CORRECT SOIL MIX, PROTECTION DURING CONSTRUCTION AND COMPACTION RATES.

02 FILTRATION BASIN WITH FOREBAY SECTION
NOT TO SCALE



03 NURP POND TO FILTRATION BASIN SECTION
NOT TO SCALE



CALCULATIONS TO MEET RULES

VOLUME:
1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK VOLUME BELOW TILE.

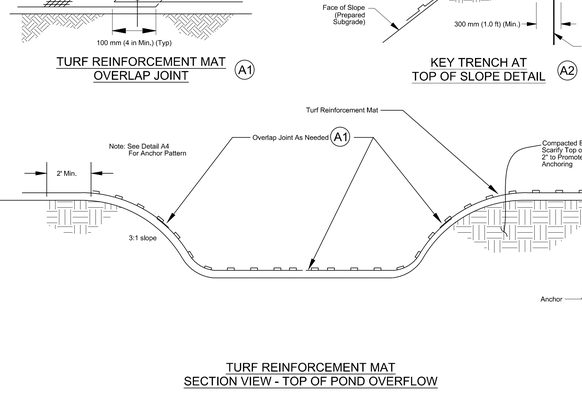
WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FACILITY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

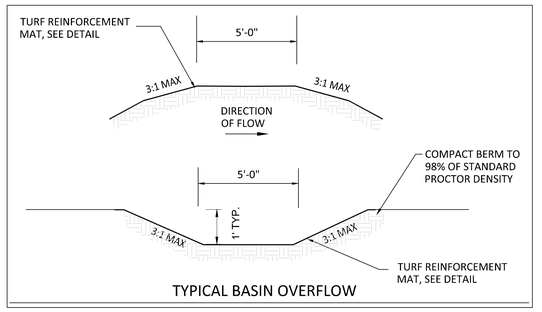
CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023
			DETAIL 6

\\us0242-sppfs01\shared_projects\227704851\1 Drafting\3 Standard Detail Plates\May 2022 Details\6-BIORETENTION TRENCH.dwg

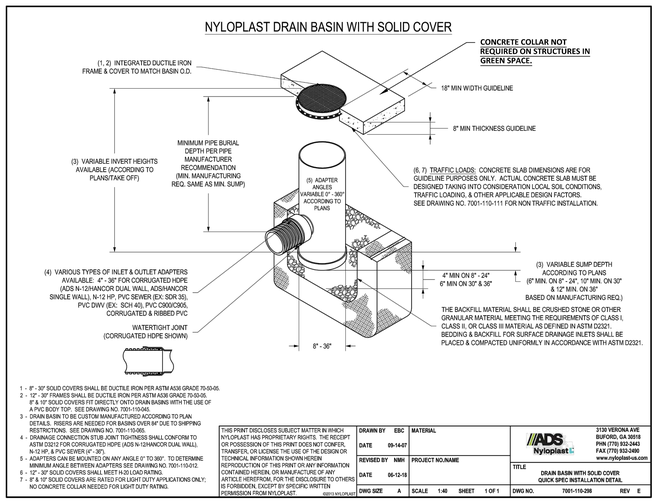
04 CCWMO FILTRATION BASIN CROSS SECTION
N.T.S.



05 TURF REINFORCEMENT MAT
NOT TO SCALE PROPEX DETAIL



06 POLYETHYLENE STORM STRUCTURE - SOLID CASTING
N.T.S.



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

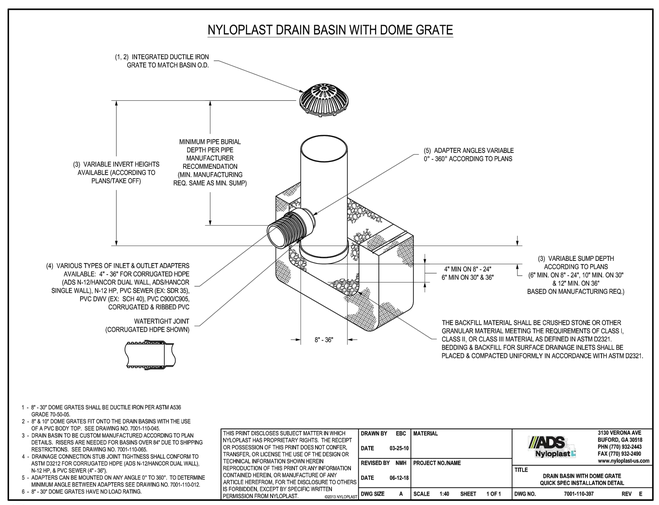
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2015 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	09-14-07		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-256 REV E

07 POLYETHYLENE STORM STRUCTURE - GRATED CASTING
N.T.S.



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2015 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-25-19		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-357 REV E

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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: BRADY BUSSELMAN, P.E.

Date 09/03/2024 License # 44579

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

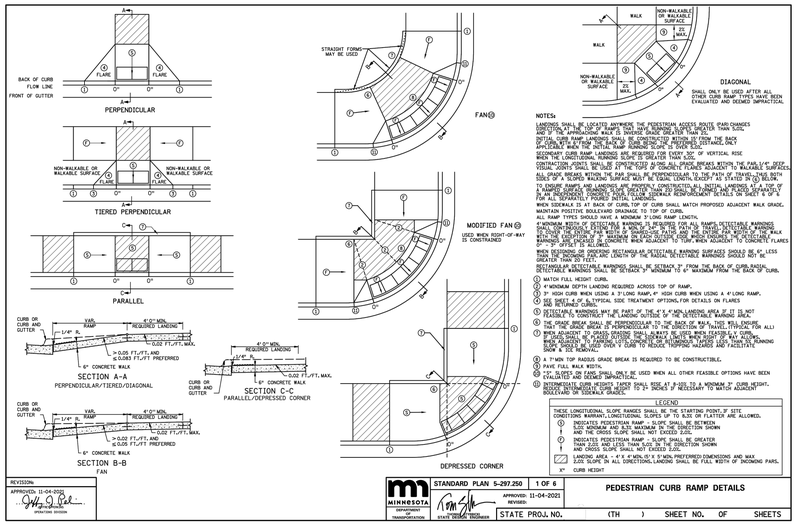
Sambatek www.sambatek.com
Engineering | Surveying | Planning | Environmental

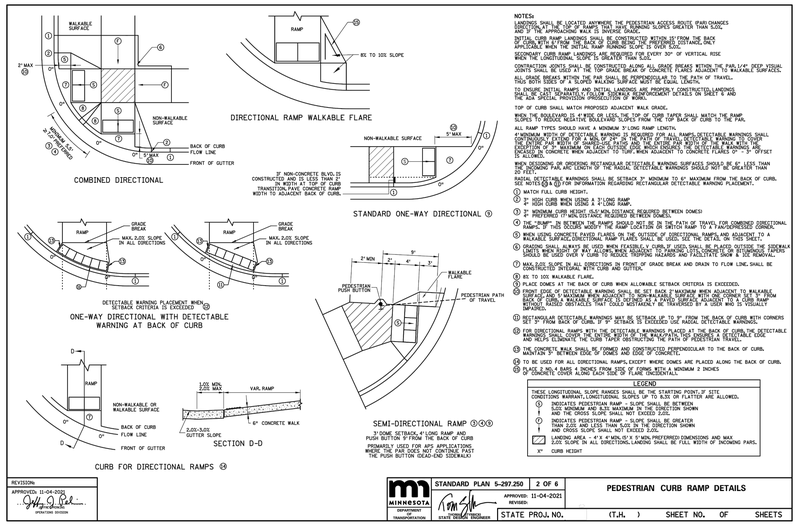
STANDARD DETAILS

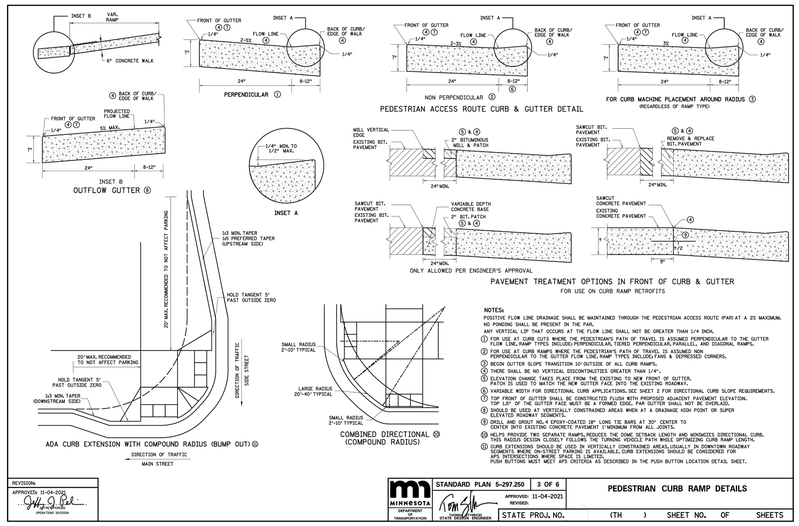
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

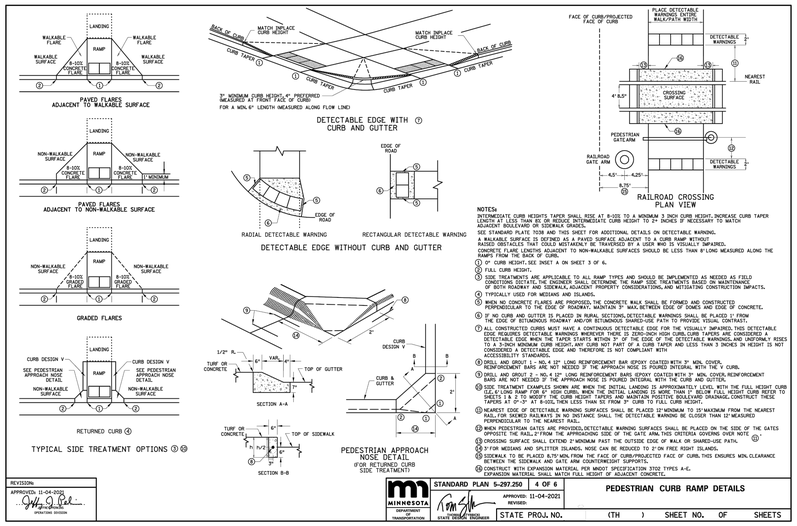
SHEET C8.04 26 OF 34 REV.

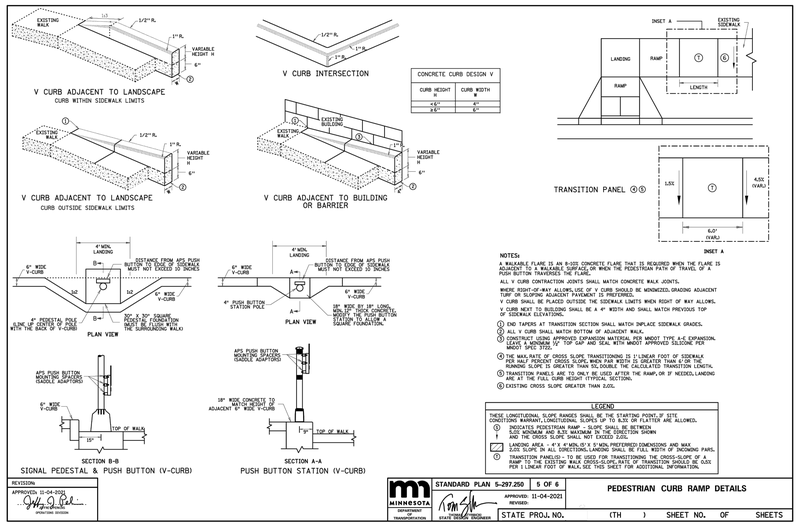
24.15 (JMS TECH) | JORGE BARILLAS | 8/30/2024 5:47:08 PM
U:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-SD-01TS.DWG C8.04 STANDARD DETAILS

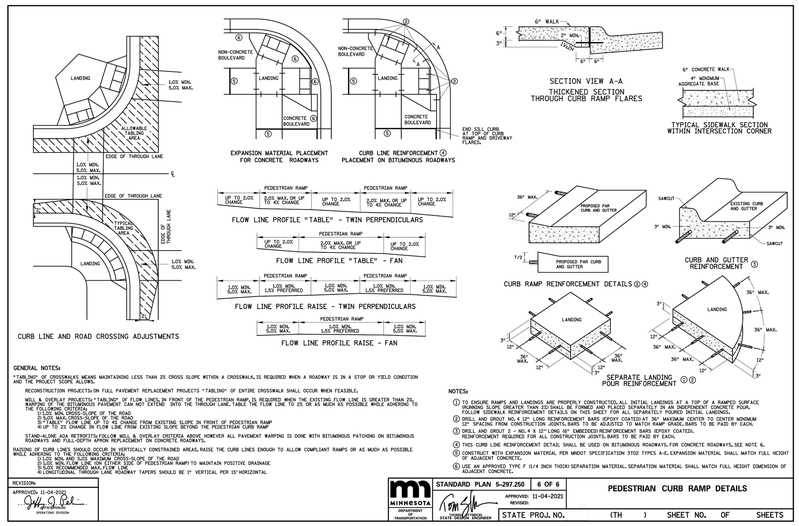

PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
FAN
MODIFIED FAN
USED WHEN RIGHT-OF-WAY IS CONSTRAINED
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
SECTION C-C
PARALLEL/DEPRESSED CORNER
SECTION B-B
FAN
DEPRESSED CORNER
RETURNED CURB
TYPICAL SIDE TREATMENT OPTIONS
NOTES
LANDINGS SHALL BE LOCATED AWHMERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPE GREATER THAN 5.00%, AND AT THE APPROACHING WALK IS DIVERSE GRADES GREATER THAN 5%.
INITIAL CURB RAMP LANDINGS SHALL BE DIRECTLY AND WHOLLY FROM THE BACK OF CURB WITH A MINIMUM 4' LONG LANDING. THE 4' LONG LANDING REQUIREMENT IS APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE CURB RAMP RUNNING SLOPE IS OVER 5.00%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR.1/4" DEEP, VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
TOLERANCES FOR CONSTRUCTION OF CURB RAMPS AND LANDINGS SHALL BE WITHIN 1.00% OF THE SLOPES SHOWN ON THE PLANS. A TROWELED FINISHED SURFACE MAY BE REQUIRED TO ACHIEVE THIS ACCURACY.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE RUNNING SLOPE GREATER THAN 5.00% SHALL BE CONSTRUCTED AS A SEPARATE POURED INITIAL LANDING. SEE SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 7 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES AND CURB TAPERS, AND EXTEND FROM THE BACK OF CURB FOR EXISTING PAR WIDTH OF SIDEWALKS.THE TURN AND CURB ENTERS FOR WIDTH OF THE WALK WITHOUT THE FLARES IF TREATMENT ON FLARES EXCEEDS 1:10.0 WHERE LANDINGS ARE PROVIDED, DETECTABLE WARNINGS SHALL BE PLACED 6" MINIMUM TO 12" MAXIMUM FROM THE BACK OF CURB, WITH A 2" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6', LESS THAN THE RADIUS DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 60 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.RADIAL DETECTABLE WARNINGS SHALL BE PLACED 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
① MATCH FULL HEIGHT CURB.
② 4" MINIMUM LENGTH
③ 3" HIGH CURB WHEN USING A 3'LONG RAMP, 6" HIGH CURB WHEN USING A 4'LONG RAMP.
④ SEE DETAILS ON TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN.LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF RAMP, THEY WILL EXCEPT WHERE THE RAMP IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER (SEE DETAIL ALL)
⑦ WHEN ADJACENT TO ROADWAY WITH A CURB AND GUTTER, THE DETECTABLE WARNING SURFACE SHALL BE PLACED OUTSIDE THE SIDEWALK CHUTE WHEN RIGHT-OF-WAY ALLOWS. WHEN THE SIDEWALK CHUTE IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER, THE SIDEWALK CHUTE SHOULD BE USED ONLY IF USED TO REDUCE TRIPPING HAZARDS AND ACCEPTABLE SHOWN IN DOT NOMENCLATURE.
⑧ A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3' CURB HEIGHT.
LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, 3F SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.
5 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00 MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00.
7 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.00 AND LESS THAN 8.33 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00.
LANDING AREA - 4'X 4'-MIN.-5' X 5'-MIN.PREFERRED DIMENSIONS AND MAX 2.00 SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3" CURB HEIGHT
REVISIONS
APPROVED: 11-04-2021
OPERATIONS DIVISION
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
STANDARD PLAN 5-297.250 | 1 OF 6
APPROVED: 11-04-2021
REVISED:
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

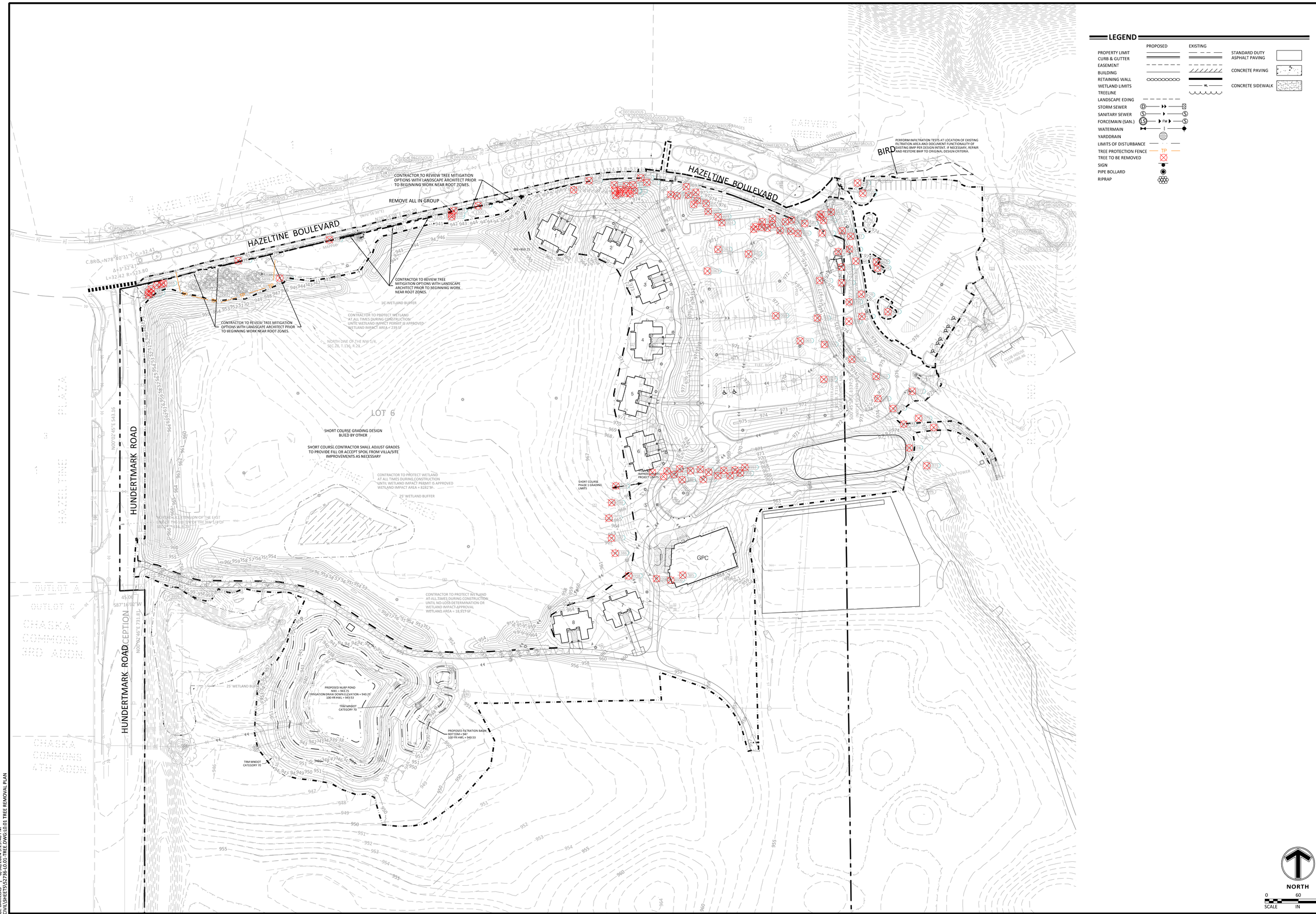

COMBINED DIRECTIONAL
DIRECTIONAL RAMP WALKABLE FLARE
STANDARD ONE-WAY DIRECTIONAL ③
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB
SEMI-DIRECTIONAL RAMP ③⑤⑥
SECTION D-D
CURB FOR DIRECTIONAL RAMPS ④
NOTES
LANDINGS SHALL BE LOCATED AWHMERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPE GREATER THAN 5.00%, AND AT THE APPROACHING WALK IS DIVERSE GRADES GREATER THAN 5%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN.1/FROM THE BACK OF CURB WITH A MINIMUM 4' LONG LANDING. THE 4' LONG LANDING REQUIREMENT IS APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE CURB RAMP RUNNING SLOPE IS OVER 5.00%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR.1/4" DEEP, VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
TOLERANCES FOR CONSTRUCTION OF CURB RAMPS AND LANDINGS SHALL BE WITHIN 1.00% OF THE SLOPES SHOWN ON THE PLANS. A TROWELED FINISHED SURFACE MAY BE REQUIRED TO ACHIEVE THIS ACCURACY.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE RUNNING SLOPE GREATER THAN 5.00% SHALL BE CONSTRUCTED AS A SEPARATE POURED INITIAL LANDING. SEE SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 7 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 4'WIDE OR LESS,THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPE.TO REDUCE WIDTH OF BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES AND CURB TAPERS, AND EXTEND FROM THE BACK OF CURB FOR EXISTING PAR WIDTH OF SIDEWALKS.THE TURN AND CURB ENTERS FOR WIDTH OF THE WALK WITHOUT THE FLARES IF TREATMENT ON FLARES EXCEEDS 1:10.0 WHERE LANDINGS ARE PROVIDED, DETECTABLE WARNINGS SHALL BE PLACED 6" MINIMUM TO 12" MAXIMUM FROM THE BACK OF CURB, WITH A 2" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6', LESS THAN THE RADIUS DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 60 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.RADIAL DETECTABLE WARNINGS SHALL BE PLACED 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
① MATCH FULL CURB HEIGHT.
② 4" MINIMUM LENGTH
③ 3" HIGH CURB WHEN USING A 3'LONG RAMP, 6" HIGH CURB WHEN USING A 4'LONG RAMP.
④ 3" MINIMUM CURB HEIGHT.FLUSH CURB MAY BE USED WHEN FEASIBLE.
⑤ THE 2"MIN. TO 6"MAX. BETWEEN THE RAMP SHOULD NOT BE IN THE PATH OF TRAVEL FOR WHEELCHAIR DIRECTIONAL RAMPS.
⑥ RAMP RUNNING SLOPE SHALL ALWAYS BE USED WHEN FEASIBLE.A CONCRETE FLARE PLACED OUTSIDE THE SIDEWALK LIMITS WITH SLOPE OF 8.33 OR FLATTER SHOULD BE USED WHEN RIGHT-OF-WAY ALLOWS.
⑦ WHEN ADJACENT TO ROADWAY WITH A CURB AND GUTTER, THE DETECTABLE WARNING SURFACE SHALL BE PLACED OUTSIDE THE SIDEWALK CHUTE WHEN RIGHT-OF-WAY ALLOWS. WHEN THE SIDEWALK CHUTE IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER, THE SIDEWALK CHUTE SHOULD BE USED ONLY IF USED TO REDUCE TRIPPING HAZARDS AND ACCEPTABLE SHOWN IN DOT NOMENCLATURE.
⑧ A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3' CURB HEIGHT.
⑫ CONCRETE WORK IS REQUIRED TO BE REMOVED TO A JOINT OR SAWCUT.
⑬ SEE DETAILS ON TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES
⑭ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN.LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑮ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF RAMP, THEY WILL EXCEPT WHERE THE RAMP IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER (SEE DETAIL ALL)
⑯ WHEN ADJACENT TO ROADWAY WITH A CURB AND GUTTER, THE DETECTABLE WARNING SURFACE SHALL BE PLACED OUTSIDE THE SIDEWALK CHUTE WHEN RIGHT-OF-WAY ALLOWS. WHEN THE SIDEWALK CHUTE IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER, THE SIDEWALK CHUTE SHOULD BE USED ONLY IF USED TO REDUCE TRIPPING HAZARDS AND ACCEPTABLE SHOWN IN DOT NOMENCLATURE.
⑰ A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑱ PAVE FULL WALK WIDTH.
⑲ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑳ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3' CURB HEIGHT.
㉑ CONCRETE WORK IS REQUIRED TO BE REMOVED TO A JOINT OR SAWCUT.
㉒ SEE DETAILS ON TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES
LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT,3F SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.
5 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00 MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00.
7 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.00 AND LESS THAN 8.33 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00.
LANDING AREA - 4'X 4'-MIN.-5' X 5'-MIN.PREFERRED DIMENSIONS AND MAX 2.00 SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3" CURB HEIGHT
REVISIONS
APPROVED: 11-04-2021
OPERATIONS DIVISION
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 11-04-2021
REVISED:
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


PERPENDICULAR ①
NON PERPENDICULAR ②
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL
INSET B
OUTFLOW GUTTER ④
INSET A
ONLY ALLOWED PER ENGINEER'S APPROVAL
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS
ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑤
COMBINED DIRECTIONAL ⑥
(COMPOUND RADIUS)
NOTES
POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE.RAMP TYPES INCLUDE:PERPENDICULAR,TIERED PERPENDICULAR,PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE,RAMP TYPES INCLUDE:FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS,SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP 1/2" OF THE GUTTER FULL MAY BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1/2" OF THE GUTTER FULL MAY BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO.4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 3'MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS,REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENDING SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS,USUALLY IN DOWNTOWN ROADWAY SEGMENTS WITH ON-STREET PARKING.CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
REVISIONS
APPROVED: 11-04-2021
OPERATIONS DIVISION
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
STANDARD PLAN 5-297.250 | 3 OF 6
APPROVED: 11-04-2021
REVISED:
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


PAVED FLARES
ADJACENT TO WALKABLE SURFACE
PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE
GRADED FLARES
RETURNED CURB ④
TYPICAL SIDE TREATMENT OPTIONS ⑬⑭
DETECTABLE EDGE WITH ⑦
CURB AND GUTTER
DETECTABLE EDGE WITHOUT CURB AND GUTTER
RADIAL DETECTABLE WARNING
RECTANGULAR DETECTABLE WARNING
PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)
RAILROAD CROSSING
PLAN VIEW
NOTES
INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3 INCH CURB HEIGHT.INCREASE CURB TAPER LENGTH AT LESS THAN 8S OR REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT INTERVENING CURB, GUTTER, OR OTHER ELEMENTS THAT MUST BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8'LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.
① 0" CURB HEIGHT.SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE.THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE ROADWAY.SEE SECTION 5+ WALK BETWEEN EDGE OF TOWNES AND EDGE OF CONCRETE.
⑥ 3" MINIMUM CURB AND GUTTER IS FOR NORMAL SECTIONS.DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF THE CONTINUOUS ROADWAY AND/OR DETECTABLE GRADED PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED.THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB.CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT, ANY CURB NOT PART OF OR CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH DETECTABLE WARNING.
⑧ DRILL AND GROUT 12 NO.4 X 12" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED 3' THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑨ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED 3' THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E.6' LONG RAMP FOR 6" HIGH CURB), WHEN THE INITIAL LANDING IS MORE THAN 3" BELOW FULL HEIGHT CURB REFER TO SHEET 3 OF 7 FOR SIDE TREATMENT OPTIONS.WHEN THE INITIAL LANDING IS MORE THAN 3" BELOW GRADE,CONSTRUCT THESE TAPERS AT 3"-0" AT 8-8U0S,THEN LESS THAN 5% FROM 3" DOWN TO FULL CURB HEIGHT.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 35'MAXIMUM FROM THE NEAREST RAIL.FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED,DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL,2'FROM THE APPROACHING SIDE OF THE GATE ARM.THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ CROSSING SURFACE SHALL EXTEND 3'MINIMUM PAST THE OUTSIDE EDGE OF RAIL OR SHARED-USE PATH.
⑭ 3'FOR MEDIANS AND SPLITTER ISLANDS, NOSE CAN BE REDUCED TO 2'ON FREE RIGHT ISLANDS.
⑮ SIDEWALK TO BE PLACED 8.75'MIN.FROM THE FACE OF CURB.PROJECTED FACE OF CURB,THIS ENSURES MIN.CLEARANCE TO RAILROAD SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ DETECTABLE WARNING SURFACE SHALL COMPLY WITH MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT,3F SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.
5 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00 MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00.
7 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.00 AND LESS THAN 8.33 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00.
LANDING AREA - 4'X 4'-MIN.-5' X 5'-MIN.PREFERRED DIMENSIONS AND MAX 2.00 SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3" CURB HEIGHT
REVISIONS
APPROVED: 11-04-2021
OPERATIONS DIVISION
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
STANDARD PLAN 5-297.250 | 4 OF 6
APPROVED: 11-04-2021
REVISED:
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS
V CURB INTERSECTION
V CURB ADJACENT TO BUILDING OR BARRIER
CONCRETE CURB DESIGN V
CURB HEIGHT H
CURB WIDTH W
6"
8"
TRANSITION PANEL ④⑤
INSET A
PLAN VIEW
SECTION A-A
SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)
PUSH BUTTON STATION (V-CURB)
NOTES
A WALKABLE FLARE IS AN 8-32S CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE,OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE WIDENED,DEEP GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
V CURB MUST TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-C EXPANSION. SEE SHEET 7 OF 7 FOR TOP AND BACK OF CURB DETAILS WITH MNDOT APPROVED 3X3.2CME PER MNDOT SPEC 3702.
④ THE MAX.RATE OF CROSS SLOPE TRANSITIONING IS 1'LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE,WHEN PAR WIDTH IS GREATER THAN 6'OR THE RUNNING SLOPE IS GREATER THAN 5%.DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN FEASIBLE.A CONCRETE FLARE PLACED OUTSIDE THE SIDEWALK LIMITS WITH SLOPE OF 8.33 OR FLATTER SHOULD BE USED WHEN RIGHT-OF-WAY ALLOWS. WHEN NO CONCRETE FLARES ARE PROPOSED,THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE ROADWAY.SEE SECTION 5+ WALK BETWEEN EDGE OF TOWNES AND EDGE OF CONCRETE.
⑥ WALK SLOPE SHALL ALWAYS BE USED WHEN FEASIBLE,A CONCRETE FLARE PLACED OUTSIDE THE SIDEWALK LIMITS WITH SLOPE OF 8.33 OR FLATTER SHOULD BE USED WHEN RIGHT-OF-WAY ALLOWS.
⑦ WHEN ADJACENT TO ROADWAY WITH A CURB AND GUTTER, THE SIDEWALK CHUTE SHOULD BE USED ONLY IF USED TO REDUCE TRIPPING HAZARDS AND ACCEPTABLE SHOWN IN DOT NOMENCLATURE.
⑧ A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3' CURB HEIGHT.
⑫ CONCRETE WORK IS REQUIRED TO BE REMOVED TO A JOINT OR SAWCUT.
⑬ SEE DETAILS ON TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES
⑭ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN.LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑮ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF RAMP, THEY WILL EXCEPT WHERE THE RAMP IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER (SEE DETAIL ALL)
⑯ WHEN ADJACENT TO ROADWAY WITH A CURB AND GUTTER, THE DETECTABLE WARNING SURFACE SHALL BE PLACED OUTSIDE THE SIDEWALK CHUTE WHEN RIGHT-OF-WAY ALLOWS. WHEN THE SIDEWALK CHUTE IS CONSTRUCTED AT THE SAME SLOPE AS THE ADJACENT GUTTER, THE SIDEWALK CHUTE SHOULD BE USED ONLY IF USED TO REDUCE TRIPPING HAZARDS AND ACCEPTABLE SHOWN IN DOT NOMENCLATURE.
⑰ A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑱ PAVE FULL WALK WIDTH.
⑲ 12" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑳ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-32S TO A MINIMUM 3' CURB HEIGHT.
㉑ CONCRETE WORK IS REQUIRED TO BE REMOVED TO A JOINT OR SAWCUT.
㉒ SEE DETAILS ON TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES
LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT,3F SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.
5 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00 MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00.
7 INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 5.00 AND LESS THAN 8.33 IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00.
LANDING AREA - 4'X 4'-MIN.-5' X 5'-MIN.PREFERRED DIMENSIONS AND MAX 2.00 SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
3" CURB HEIGHT
REVISIONS
APPROVED: 11-04-2021
OPERATIONS DIVISION
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER
STANDARD PLAN 5-297.250 | 5 OF 6
APPROVED: 11-04-2021
REVISED:
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS


CUR



NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY 06/04/2024	DRAWN BY JRW
DESIGN REVIEW	DESIGNED BY JRW
PERMIT SUBMITTAL	CHECKED BY JRW
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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

TREE REMOVAL PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
L0.01
28 OF 34
REV.

24 15 LIMS TECH | JORGE BARILAS | 8/30/2024 5:29:46 PM
L:\PROJECTS\2756\LDCIVIL\SHEETS\52756-L0.01 TREE REMOVAL PLAN.DWG

Tag	DBH	Common Name	Latin Name	Status	Notes
1001	8	Quaking Aspen	(Populus tremuloides)	Remove	
1002	7	Quaking Aspen	(Populus tremuloides)	Remove	
1003	8	Quaking Aspen	(Populus tremuloides)	Remove	
1004	7	Quaking Aspen	(Populus tremuloides)	Remove	
1005	6	Quaking Aspen	(Populus tremuloides)	Remove	
1006	6	Quaking Aspen	(Populus tremuloides)	Remove	
1007	6	Quaking Aspen	(Populus tremuloides)	Remove	
1008	6	Quaking Aspen	(Populus tremuloides)	Remove	
1009	6	Quaking Aspen	(Populus tremuloides)	Remove	
1010	6	Quaking Aspen	(Populus tremuloides)	Remove	
1011	8	Quaking Aspen	(Populus tremuloides)	Remove	
1012	12	Box Elder	(Acer negundo)	Remove	
1013	12	Box Elder	(Acer negundo)	Remove	
1014	20'	Blue Spruce	(Picea abies)	Remove	
1015	20'	Blue Spruce	(Picea abies)	Remove	
1016	20'	Blue Spruce	(Picea abies)	Remove	
1017	20'	Blue Spruce	(Picea abies)	Remove	
1018	20'	Blue Spruce	(Picea abies)	Remove	
1019	20'	Blue Spruce	(Picea abies)	Remove	
1020	20'	Blue Spruce	(Picea abies)	Remove	
1021	8	Basswood	(Tilia americana)	Remove	
1022	7	Basswood	(Tilia americana)	Remove	
1023	8	Sugar Maple	(Acer saccharum)	Remove	
1024	20'	Blue Spruce	(Picea abies)	Remove	
1025	7	Sugar Maple	(Acer saccharum)	Remove	
1026	20'	Blue Spruce	(Picea abies)	Remove	
1027	20'	Blue Spruce	(Picea abies)	Remove	
1028	15'	Blue Spruce	(Picea abies)	Remove	
1029	25'	Blue Spruce	(Picea abies)	Remove	
1030	25'	Blue Spruce	(Picea abies)	Remove	
1031	15'	Blue Spruce	(Picea abies)	Remove	
1032	20'	Blue Spruce	(Picea abies)	Remove	
1033	25'	Blue Spruce	(Picea abies)	Remove	
1034	25'	Blue Spruce	(Picea abies)	Remove	
1035	20'	Blue Spruce	(Picea abies)	Remove	
1036	25'	Blue Spruce	(Picea abies)	Remove	
1037	18	Basswood	(Tilia americana)	Remove	
1038	18	Box Elder	(Acer negundo)	Remove	
1039	21	Basswood	(Tilia americana)	Remove	
1040	25'	Blue Spruce	(Picea abies)	Remove	
1041	25'	Blue Spruce	(Picea abies)	Remove	
1042	25'	Blue Spruce	(Picea abies)	Remove	
1043	25'	Blue Spruce	(Picea abies)	Remove	
1044	24	Basswood	(Tilia americana)	Remove	
1045	40'	Balsom Fir	(Abies balsamea)	Preserve	
1046	40'	Balsom Fir	(Abies balsamea)	Preserve	
1047	40'	Balsom Fir	(Abies balsamea)	Remove	
1048	40'	Balsom Fir	(Abies balsamea)	Remove	
1049	40'	Balsom Fir	(Abies balsamea)	Remove	
1050	40'	Balsom Fir	(Abies balsamea)	Remove	
1051	11	Basswood	(Tilia americana)	Remove	
1052	8	Basswood	(Tilia americana)	Remove	
1053	43	Eastern Cottonwood	(Populus deltoides)	Remove	
1054	7	Sugar Maple	(Acer saccharum)	Remove	
1055	6	Sugar Maple	(Acer saccharum)	Remove	
1056	40'	Balsom Fir	(Abies balsamea)	Remove	
1057	40'	Balsom Fir	(Abies balsamea)	Remove	
1058	9	Basswood	(Tilia americana)	Remove	
1059	24	Green Ash	(Fraxinus pennsylvanica)	Remove	
1060	21	Green Ash	(Fraxinus pennsylvanica)	Remove	
1061	9	Sugar Maple	(Acer saccharum)	Remove	
1062	6	Sugar Maple	(Acer saccharum)	Remove	
1063	9	Sugar Maple	(Acer saccharum)	Remove	
1064	7	Sugar Maple	(Acer saccharum)	Remove	
1065	8	Red Oak	(Quercus rubra)	Remove	
1066	6	Silver Maple	(Acer saccharinum)	Remove	
1067	44	Silver Maple	(Acer saccharinum)	Remove	
1068	41	Silver Maple	(Acer saccharinum)	Remove	
1069	29	Green Ash	(Fraxinus pennsylvanica)	Remove	
1070	40'	Balsom Fir	(Abies balsamea)	Remove	
1071	19	Green Ash	(Fraxinus pennsylvanica)	Remove	
1072	40'	Balsom Fir	(Abies balsamea)	Remove	
1073	28	Green Ash	(Fraxinus pennsylvanica)	Remove	
1074	40'	Balsom Fir	(Abies balsamea)	Remove	
1075	25	Green Ash	(Fraxinus pennsylvanica)	Remove	
1076	10	Bur Oak	(Quercus macrocarpa)	Preserve	
1076	10	Silver Maple	(Acer saccharinum)	Preserve	
1077	11	Silver Maple	(Acer saccharinum)	Remove	
1078	14	Silver Maple	(Acer saccharinum)	Remove	
1079	18	Green Ash	(Fraxinus pennsylvanica)	Remove	
1291	14	Box Elder	(Acer negundo)	Remove	
1292	34	Silver Maple	(Acer saccharinum)	Preserve	
1293	21	Red Oak	(Quercus rubra)	Remove	
1294	31	Silver Maple	(Acer saccharinum)	Preserve	
1295	25	Red Oak	(Quercus rubra)	Preserve	
1296	41	Silver Maple	(Acer saccharinum)	Preserve	
1297	14	Silver Maple	(Acer saccharinum)	Remove	
1298	15	Silver Maple	(Acer saccharinum)	Remove	
1299	13	Silver Maple	(Acer saccharinum)	Remove	
1300	14	Red Oak	(Quercus rubra)	Preserve	
1385	30'	Balsom Fir	(Abies balsamea)	Remove	
1386	30'	Balsom Fir	(Abies balsamea)	Remove	
1387	30'	Balsom Fir	(Abies balsamea)	Remove	
1388	30'	White Pine	(Pinus strobus)	Remove	
1389	30'	White Pine	(Pinus strobus)	Remove	
1390	30'	White Pine	(Pinus strobus)	Remove	
1391	40'	Balsom Fir	(Abies balsamea)	Remove	
1392	40'	Balsom Fir	(Abies balsamea)	Remove	
1393	40'	Balsom Fir	(Abies balsamea)	Remove	
1394	40'	Balsom Fir	(Abies balsamea)	Remove	
1395	40'	Balsom Fir	(Abies balsamea)	Remove	
1396	40'	Balsom Fir	(Abies balsamea)	Remove	
1397	40'	Balsom Fir	(Abies balsamea)	Remove	
1398	40'	Balsom Fir	(Abies balsamea)	Remove	
1399	40'	Balsom Fir	(Abies balsamea)	Remove	
1400	40'	Balsom Fir	(Abies balsamea)	Remove	
3958	6	Quaking Aspen	(Populus tremuloides)	Remove	
3959	6	Quaking Aspen	(Populus tremuloides)	Remove	
3960	6	Quaking Aspen	(Populus tremuloides)	Remove	
3961	6	Quaking Aspen	(Populus tremuloides)	Remove	
3962	6	Quaking Aspen	(Populus tremuloides)	Remove	
3963	6	Quaking Aspen	(Populus tremuloides)	Remove	
3964	6	Quaking Aspen	(Populus tremuloides)	Remove	
3965	6	Quaking Aspen	(Populus tremuloides)	Remove	
3971	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3972	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3973	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3974	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3975	12	Quaking Aspen	(Populus tremuloides)	Preserve	
3976	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3977	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3978	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3979	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3980	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3981	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3982	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3983	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3984	9	Quaking Aspen	(Populus tremuloides)	Preserve	
3985	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3986	8	Quaking Aspen	(Populus tremuloides)	Preserve	
3987	7	Quaking Aspen	(Populus tremuloides)	Preserve	
3988	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3989	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3990	10	Quaking Aspen	(Populus tremuloides)	Preserve	
3991	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3992	11	Quaking Aspen	(Populus tremuloides)	Preserve	
3993	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3994	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3995	6	Quaking Aspen	(Populus tremuloides)	Preserve	
3996	33	Box Elder	(Acer negundo)	Preserve	
3997	32	Black Willow	(Salix nigra)	Preserve	
3998	85	Eastern Cottonwood	(Populus deltoides)	Remove	
3999	30'	Balsom Fir	(Abies balsamea)	Remove	
4000	30'	White Pine	(Pinus strobus)	Remove	
4992	40'	Balsom Fir	(Abies balsamea)	Remove	
4993	40'	Balsom Fir	(Abies balsamea)	Remove	
4994	40'	Balsom Fir	(Abies balsamea)	Remove	
4995	40'	Balsom Fir	(Abies balsamea)	Remove	
4996	40'	Balsom Fir	(Abies balsamea)	Remove	
4997	40'	Balsom Fir	(Abies balsamea)	Remove	
4998	8	Box Elder	(Acer negundo)	Remove	
4999	6	Silver Maple	(Acer saccharinum)	Preserve	
5000	33	Silver Maple	(Acer saccharinum)	Preserve	
5692	9	Crab Apple	(Malus spp.)	Remove	
5693	30	Silver Maple	(Acer saccharinum)	Preserve	
5694	17	Basswood	(Tilia americana)	Remove	
5695	31	Silver Maple	(Acer saccharinum)	Remove	
5696	17	Red Oak	(Quercus rubra)	Remove	
5697	7	Quaking Aspen	(Populus tremuloides)	Remove	
5698	7	Quaking Aspen	(Populus tremuloides)	Remove	
5700	6	Quaking Aspen	(Populus tremuloides)	Remove	
5875	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5876	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5877	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5878	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5879	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5880	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5881	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5882	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5883	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5884	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5885	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5886	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5887	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5888	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5889	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5890	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5891	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5892	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5893	7	Quaking Aspen	(Populus tremuloides)	Preserve	
5894	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5895	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5896	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5897	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5898	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5899	6	Quaking Aspen	(Populus tremuloides)	Preserve	
5999	9	Quaking Aspen	(Populus tremuloides)	Remove	

24.15 (LMS TECH) | JORGE BARILLAS | 8/30/2024 5:29:46 PM
J:\PROJECTS\52736.010\CIVIL\SHEETS\52736-L0.01-TREE.DWG L0.02 TREE INVENTORY

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

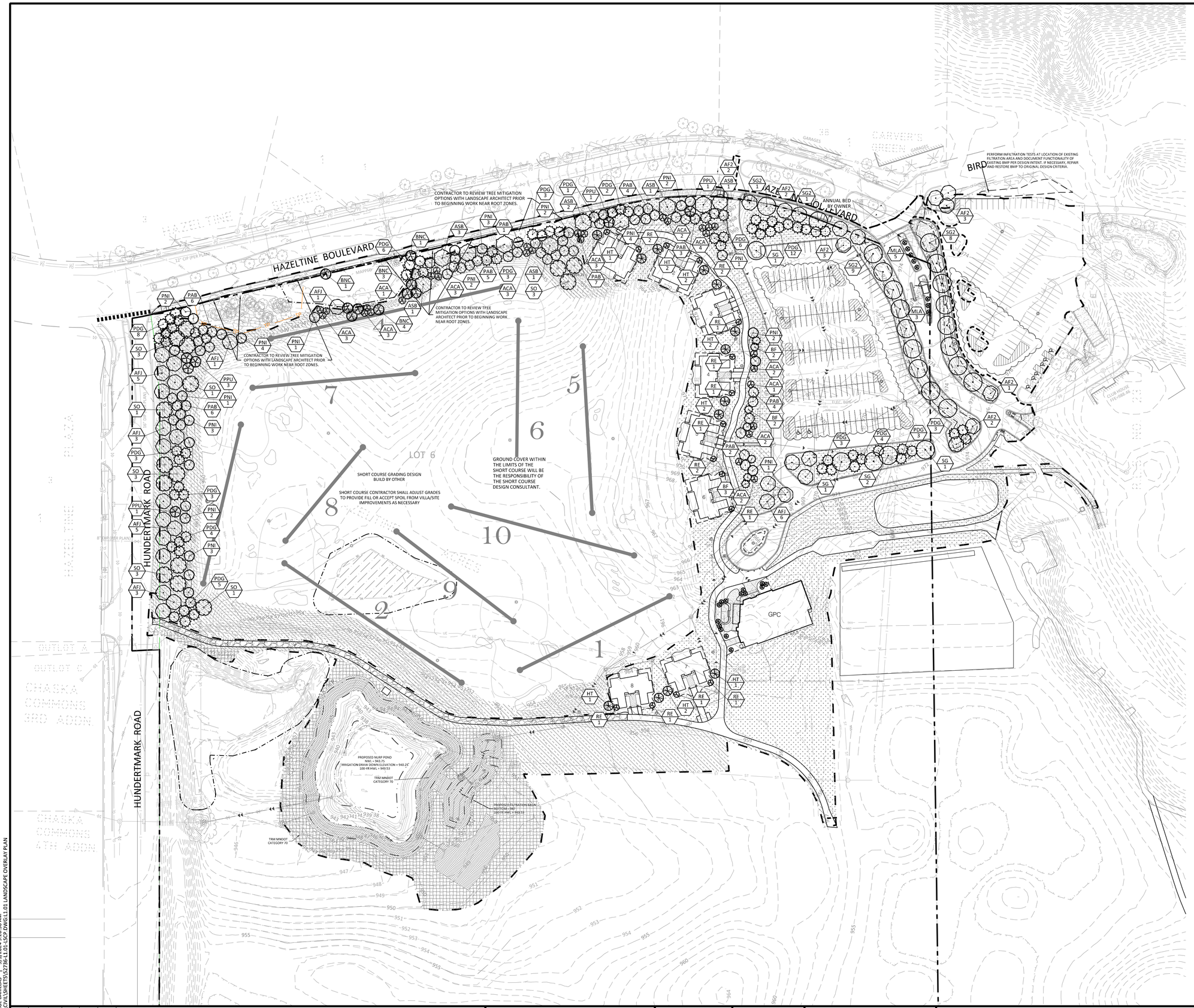
DRAWN BY	JRW
DESIGNED BY	JRW
CHECKED BY	JRW
PROJECT NO.	52736

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

TREE INVENTORY

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
L0.02
29 OF 34
REV.



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE		TP
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

LANDSCAPE SUMMARY

CALCULATIONS	REQUIRED	PROPOSED
OVERSTORY TREE	-	94
CONIFEROUS TREE	-	153
ORNAMENTAL TREE	-	93
SHRUB	-	857
PERENNIAL		2,074

TREE SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	QTY
TREES						
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	3"Cal.		5
	SG2	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4"CAL		19
	ASB	Acer saccharum `Ballsta` / Fall Fiesta® Sugar Maple	B & B	3"Cal.		9
	AFJ	Acer x freemanii `Jeffersred` / Autumn Blaze® Freeman Maple	B & B	3"Cal.		24
	AF2	Acer x freemanii `Jeffersred` / Autumn Blaze® Freeman Maple	B & B	4"CAL		13
	BNC	Betula nigra `Cully` TM / Heritage Birch	B & B	Clump	10`	9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		15
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6`	7
	PAB	Picea abies / Norway Spruce	B & B		6`	38
	PDG	Picea glauca densata / Black Hills Spruce	B & B		6`	69
	PPU	Picea pungens / Colorado Spruce	B & B		12`	6
	PNI	Pinus nigra / Austrian Black Pine	B & B		10`	33
ORN. TREES						
	ACA	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	Clump	8`	29
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		15
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		13
	MLA	Malus x `Lanzam` / Lancelot™ Dwarf Crabapple	B & B	1.75"Cal.		22
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	DSUBG	BWSR Pilot Seed Mix / Dry Short Urban Buffer General	Seed			
	BERM	Fescue Mix / 90% Festuca trachyphylla, 10% F. ovina	Seed			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
	TLR HIG	Tall Fescue Sod / 100% Lolium arundinaceum	Sod			

NORTH

0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY	06/04/2024
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY	JRW
DESIGNED BY	JRW
CHECKED BY	JRW
PROJECT NO.	52736

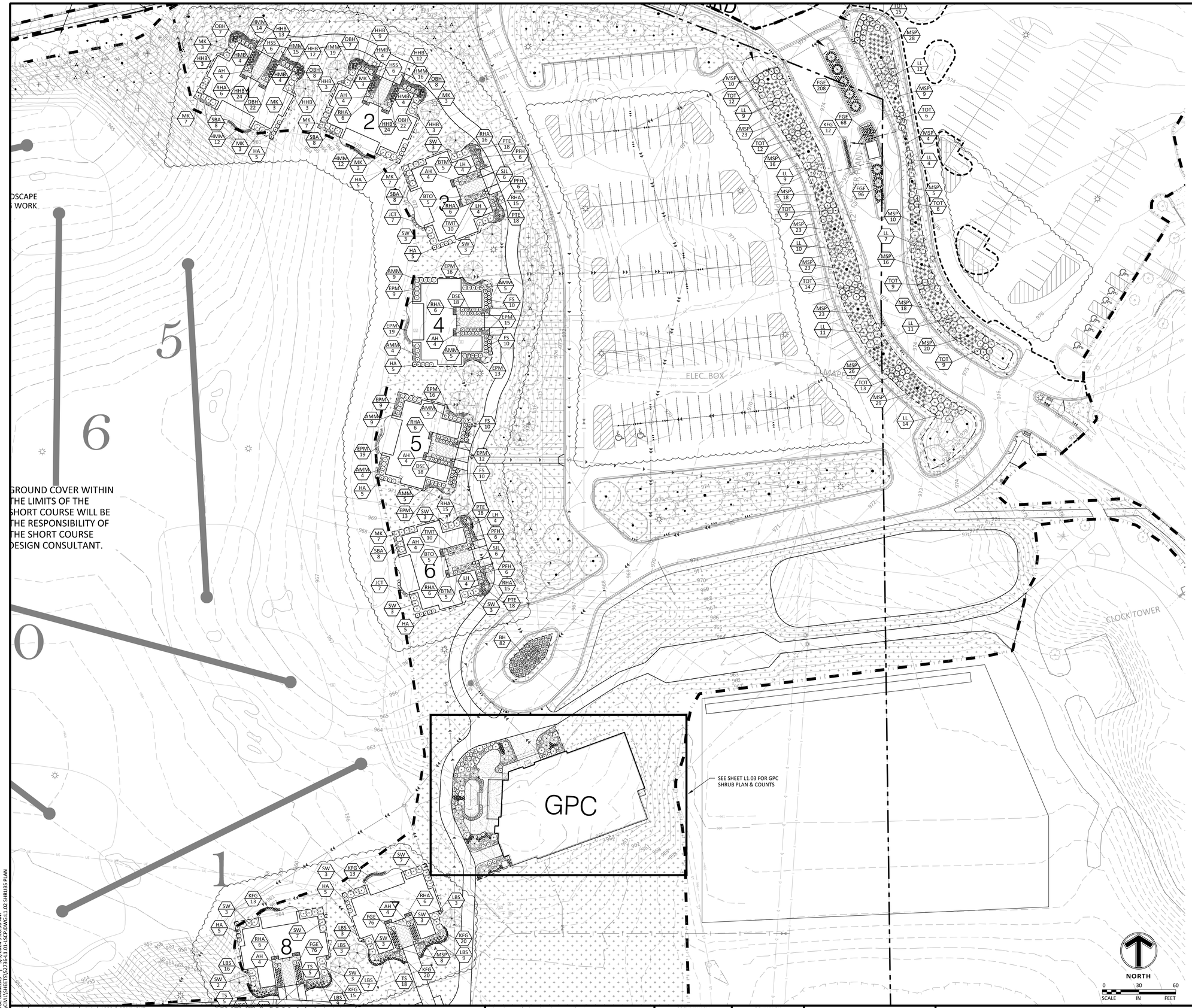
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

LANDSCAPE OVERLAY PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET
L1.01
30 OF 34
REV.

24.15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:20:36 AM
U:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L1.01-LSCP OVRLY L1.01 LANDSCAPE OVERLAY PLAN



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	FM	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE	TP	
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK

SHRUB SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
SHRUBS					
	AMM	Aronia melanocarpa `Morton` / Iroquois Beauty™ Black Chokeberry	5 gal		46
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar® Japanese Barberry	3 gal.		10
	BTO	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal.		10
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		82
	DSE	Diervilla x splendens `El Madrigal` / Firefly Nightglow Bush Honeysuckle	5 gal		36
	AH	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	5 gal		32
	HMB	Hydrangea macrophylla `PIIHM-II` / Endless Summer® BloomStruck® Hydrangea	5 gal		16
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal		72
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal		87
	JCT	Juniperus chinensis `Trautman` / Trautman Juniper	B&B-6`		14
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal		65
	PFH	Potentilla fruticosa `Hachiss` / Bella Bellissima™ Bush Cinquefoil	5 gal		24
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal		40
	TS	Spiraea betulifolia `Tor` / Birchleaf Spirea	5 gal		28
	SJL	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea	5 gal		12
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal		46
	TMT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	5 gal		20
	HA	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	10 gal		40
	TOT	Thuja occidentalis 'Techny' / Techny Arborvitae	B&B	6'	105
GRASSES					
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		170
	FGE	Festuca glauca `Elijah Blue` / Elijah Blue Fescue	1 gal		524
	MSP	Miscanthus sinensis `Purpurescens` / Purple Eulalia Grass	2 gal.		319
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal		50
PERENNIALS					
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal		189
	RHA	Astilbe japonica 'Rhineland' / Rhineland Astible	1 gal		109
	EPM	Echinacea x `CBG Cone 2` / Pixie Meadowbrite® Purple Coneflower	1 gal		141
	OBH	Heuchera x 'Obsidian` / Coral Bells	1 gal		74
	HHB	Hosta x `Hadspen Blue` / Hadspen Blue Hosta	1 gal		106
	HMM	Hosta x `Minuteman` / Minuteman Hosta	1 gal		88
	HSS	Hosta x `Sum and Substance` / Plantain Lily	1 gal		12
	PTE	Pachysandra terminalis / Japanese Pachysandra	1 gal		72
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	DSUBG	BWSR Pllot Seed Mix / Dry Short Urban Buffer General	Seed		
	BERM	Fescue Mix / 90% Festuca trachyphylla, 10% F. ovina	Seed		
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed		
	TUR HIG	Tall Fescue Sod / 100% Lolium arundinaceum	Sod		

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY 06/04/2024	DRAWN BY JRW
DESIGN REVIEW	DESIGNED BY JRW
PERMIT SUBMITTAL	CHECKED BY JRW
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

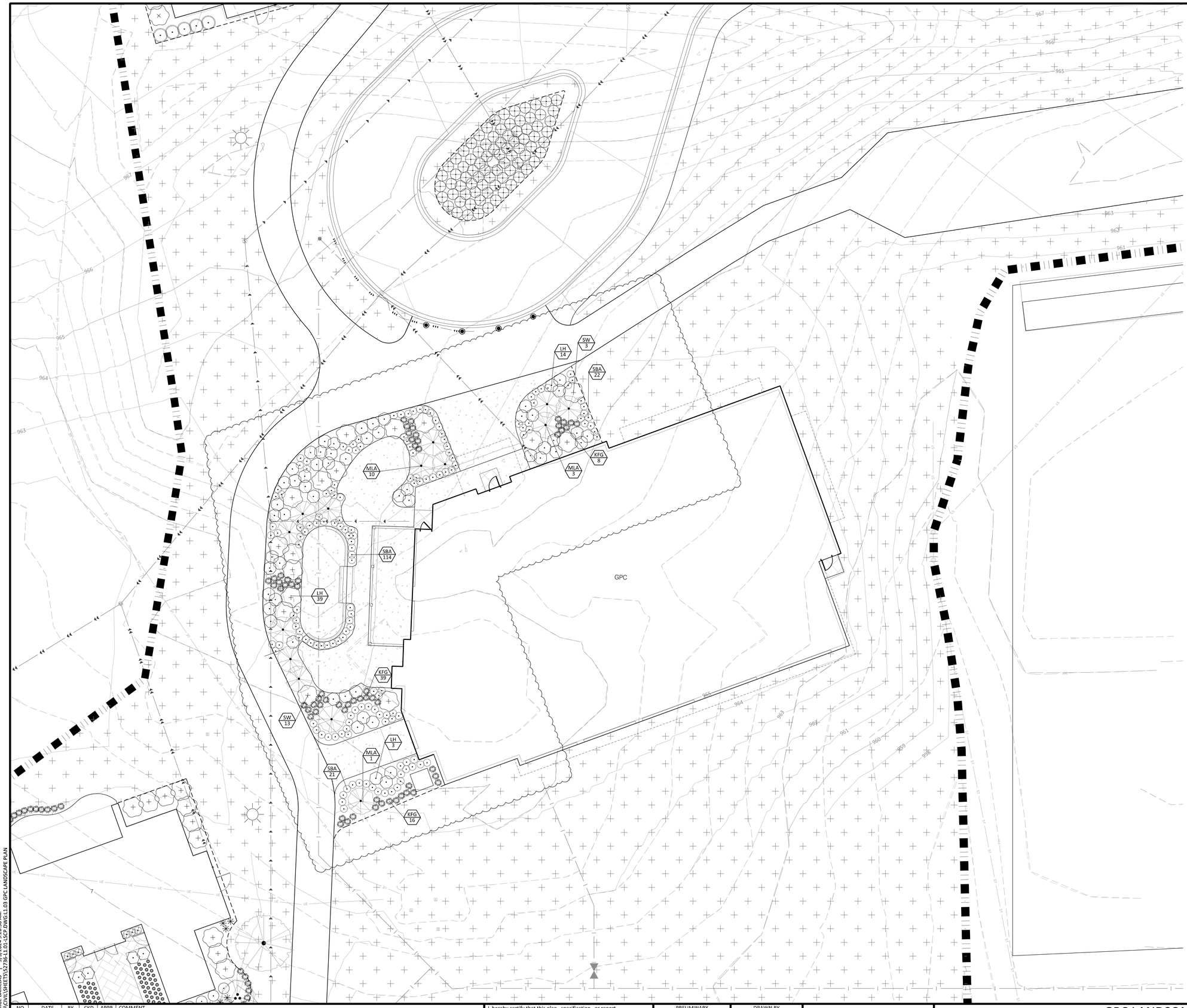
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SHRUBS PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET L1.02
31 OF 34
REV.

24-15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:20:36 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L101-LSCP-DWG\L1.02 SHRUBS PLAN



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE		
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

PLANT SCHEDULE

PLANT SCHEDULE GPC

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORN. TREES					
	MLA	Malus x `Lanzam` / Lancelot™ Dwarf Crabapple	B & B	1.75"Cal.	14
SHRUBS					
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal		56
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal		16
GRASSES					
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		63
PERENNIALS					
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal		157
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	TUR HIG	Tall Fescue Sod / 100% Lolium arundinaceum	Sod		

NORTH

0 10 20
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY 06/04/2024	DRAWN BY JRW
DESIGN REVIEW	DESIGNED BY JRW
PERMIT SUBMITTAL	CHECKED BY JRW
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

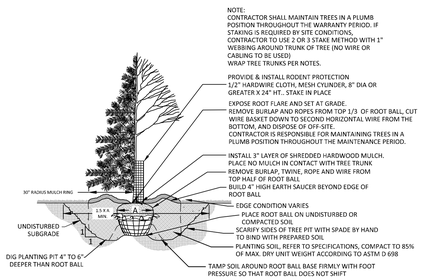
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GPC LANDSCAPE PLAN

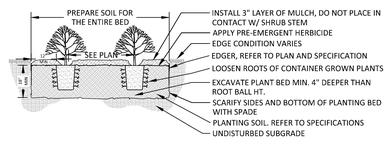
HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET L1.03
32 OF 34
REV.

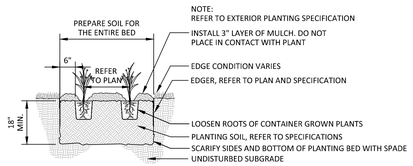
24.15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:20:36 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L1.01-L5-CP.DWG L1.03 GPC LANDSCAPE PLAN



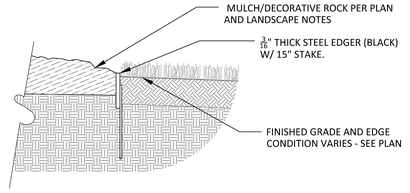
1 L1.03 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



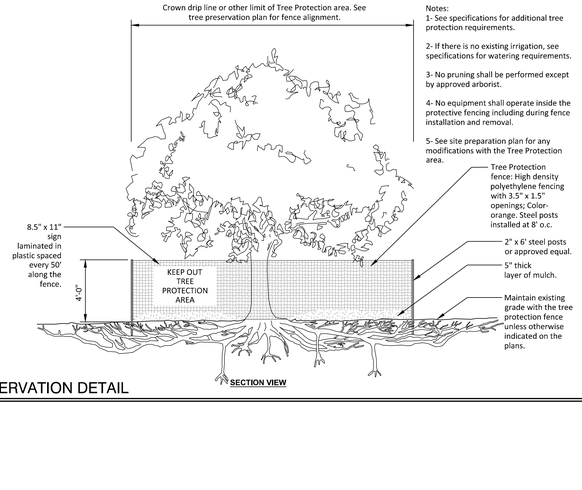
2 L1.03 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.03 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.03 STEEL EDGER
1 1/2" = 1'-0" P-06



5 L1.03 TREE PRESERVATION DETAIL
1/4" = 1'-0" P-04

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL MATCH EXISTING. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO FINAL SELECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

NO	DATE	BY	CKD	APPR	COMMENT
	07/19/2024	EJC	BDB	BDB	CCWMO COMMENT RESPONSE AND STORMSEWER PLAN UPDATES
	07/24/2024	EJC	BDB	BDB	ALT POND GRADING AND UTILITIES
	08/08/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/15/2024	EJC	BDB	BDB	CITY COMMENT RESPONSE
	08/22/2024	CDC	BDB	BDB	BUILDING PERMIT PLANS
	09/03/2024	EJC	BDB	BDB	FINAL GPC CITY SUBMITTAL

© 2021 Sambatek

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.

Print Name: JOHN R WORKMAN, P.L.A.

Date _____ License # 59119

PRELIMINARY 06/04/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRW
DESIGNED BY JRW
CHECKED BY JRW
PROJECT NO. 52736

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

LANDSCAPE NOTES & DETAILS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA, GOLF PERFORMANCE CENTER & PARKING IMPROVEMENTS
FINAL
CHASKA, MINNESOTA

SHEET L1.04
33 OF 34
REV.

24:15 (LMS TECH) | JORGE BARILLAS | 9/3/2024 9:20:36 AM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-L1.03-LSCP.DWG L1.04 LANDSCAPE NOTES & DETAILS

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	AA2	12	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	299.96	Max: 8526cd
			Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	Max: 8526cd
			Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	1	22316	0.9	149.98	Max: 8526cd
	N	40	ALS		SPM-600-G2-40-33	1	92352	0.9	600.1	Max: 469623cd
	BB1	14	ANP Lighting	LA1601FRCPS46W18T34 0K	LA160-1: POST TOP LANTERN - FROSTED POLYCARBONATE LENS	1	4639	0.9	46	Max: 1306cd
	M	60	ALS	SPM-600-G2-40-44	LED	1	92378	0.9	601.2	Max: 228172cd
	CC1	1	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.9	149.98	Max: 15670cd
	CC11	25	ANP Lighting	LA1601CLCPS46W18T54 0K	LA160-1: POST TOP LANTERN - CLEAR POLYCARBONATE LENS	1	5546	0.9	46	Max: 2167cd

Statistics

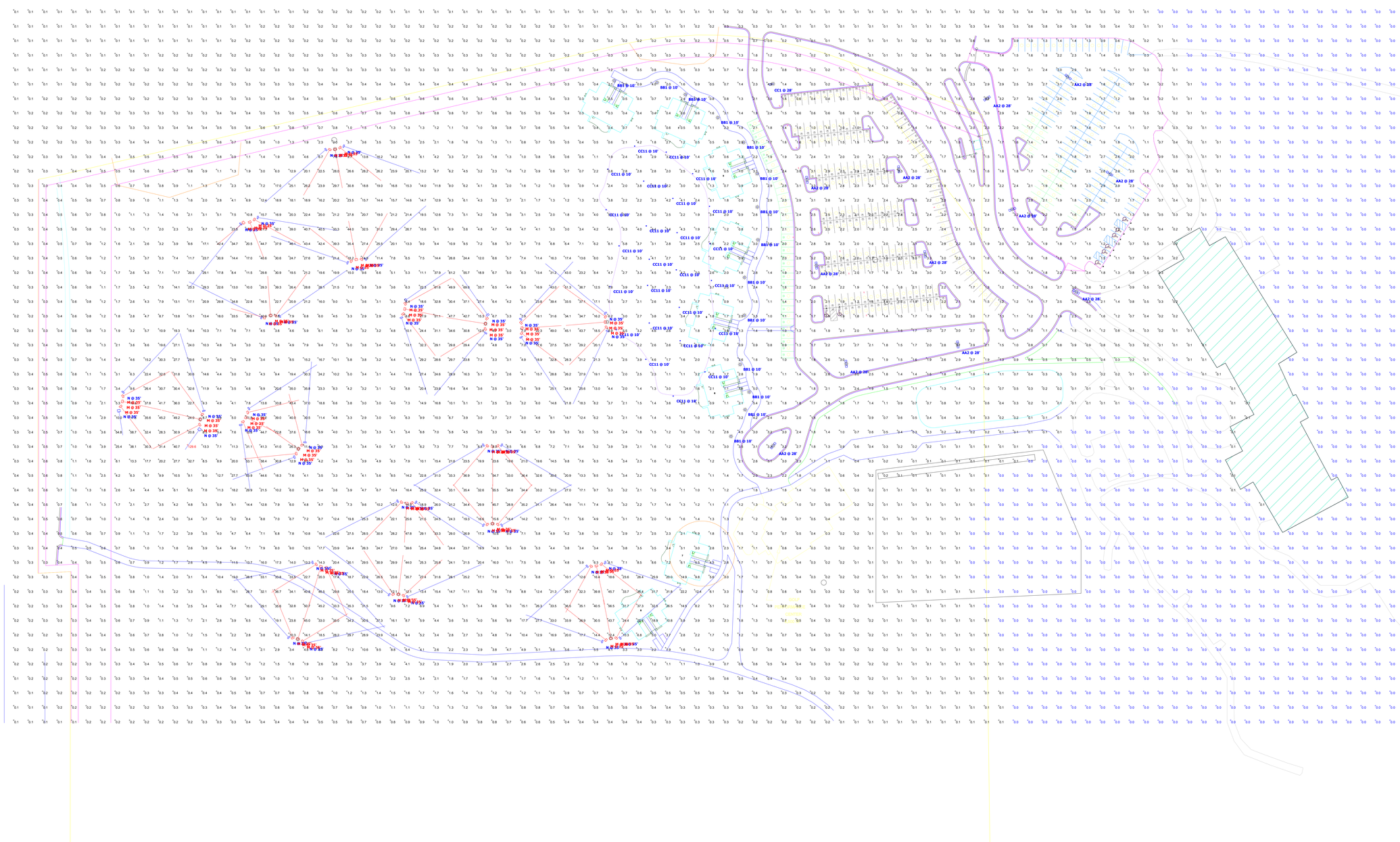
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	4.3 fc	129.6 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

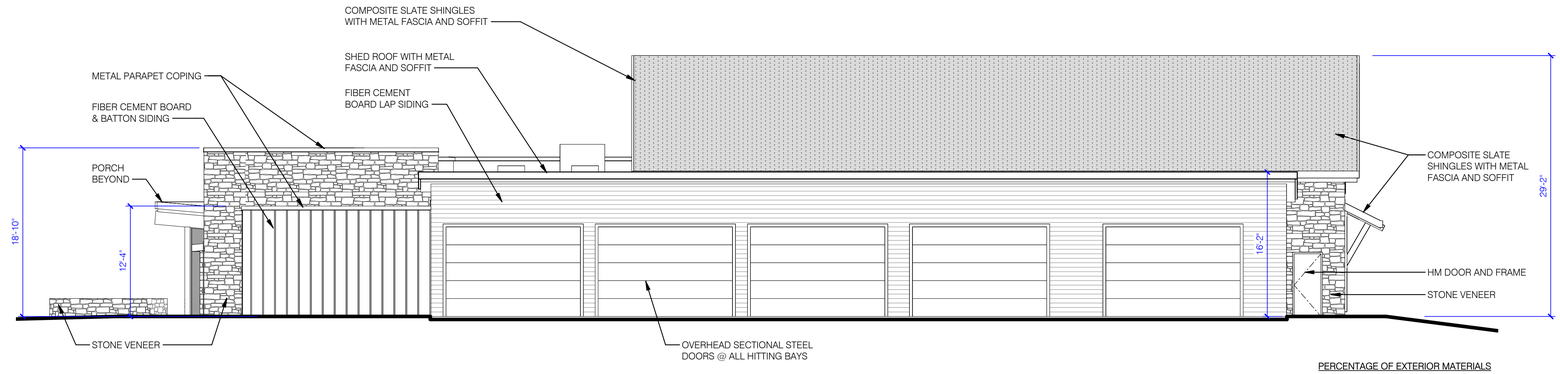
3. Fixtures are 35' 0" A.F.G.



Concept Site Plan

Designer	AM
Date	04/23/2024
Scale	As Noted
Drawing No.	
Summary	

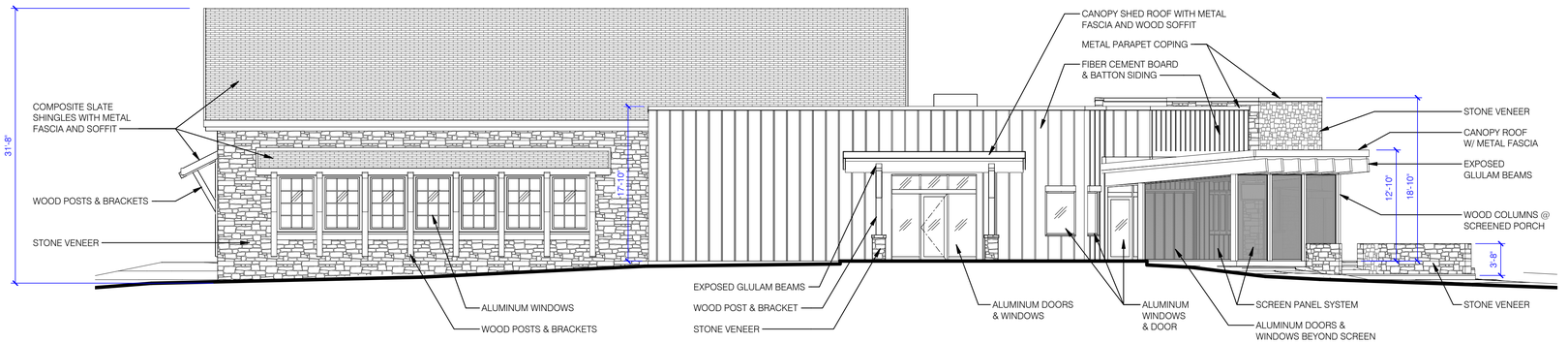
1 of 1



PERCENTAGE OF EXTERIOR MATERIALS

STONE VENEER:	295 SF 15%
FIBER CEMENT SIDING:	860 SF 43%
DOORS:	835 SF 42%

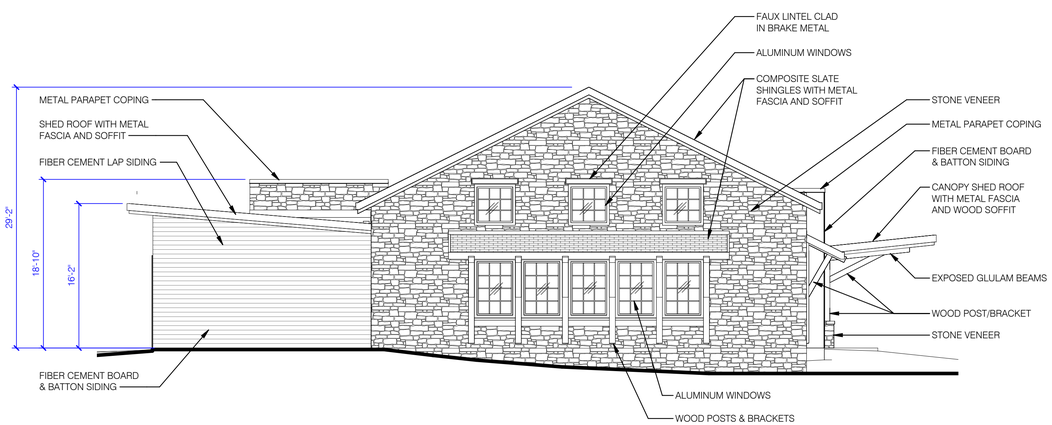
4 A210 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PERCENTAGE OF EXTERIOR MATERIALS

STONE VENEER:	800 SF 37%
FIBER CEMENT SIDING:	950 SF 43%
GLASS:	340 SF 16%
DOORS:	88 SF 4%

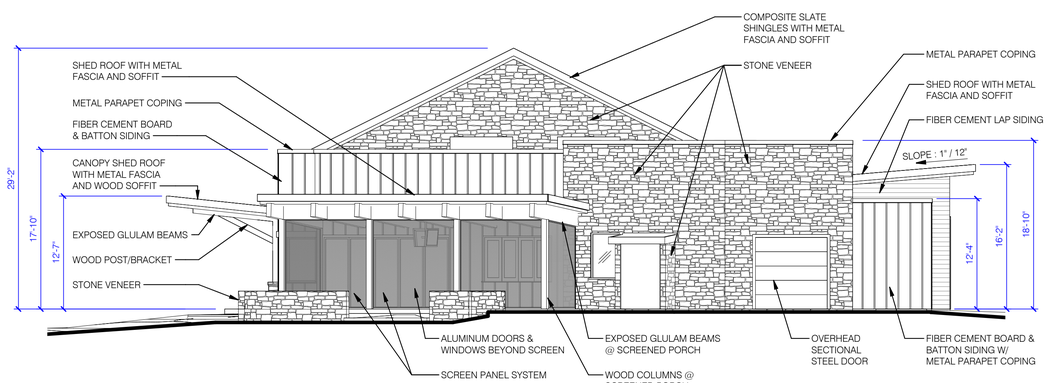
3 A210 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PERCENTAGE OF EXTERIOR MATERIALS

STONE VENEER:	1047 SF 66%
FIBER CEMENT SIDING:	382 SF 24%
GLASS:	166 SF 10%

2 A210 EAST ELEVATION
SCALE: 1/8" = 1'-0"



PERCENTAGE OF EXTERIOR MATERIALS

STONE VENEER:	719 SF 46%
FIBER CEMENT SIDING:	532 SF 34%
GLASS:	182 SF 12%
DOORS:	120 SF 8%

1 A210 WEST ELEVATION
SCALE: 1/8" = 1'-0"

shea
10 South Eighth Street
Minneapolis, MN 55402
t 612_339-2257
sheadesign.com

consultant

project title
HAZELTINE GPC
1900 HAZELTINE BLVD, CHASKA, MN 55318

client
HAZELTINE NATIONAL GOLF CLUB

seal

FINAL
PLANNING SUBMITTAL

no.	date	issued for

project no.	issue date
8961.00	2024-08-30
drawn	checked
JNC	JS

sheet title
EXTERIOR ELEVATIONS

A210

© 2022 shea, inc.

C:\Users\RobertZ\Documents\A23_8961.00-HAGC GPC_CENTRAL_upgraded_rzatko@sheadesign.com.rvt
8/30/2024 10:43:12 AM

FLOOR PLAN NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND GROUNDS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, DRAPERIES, CURTAINS, MILLWORK AND ANY HANGING OBJECTS AS REQUIRED.
2. WHERE METAL AND GLASS PARTITION IS SPECIFIED, G.C. SHALL BE RESPONSIBLE TO PROVIDE FOR ANY LEVELING OF FLOOR SLAB AS MAY BE REQUIRED FOR A PLUMB, LEVEL INSTALLATION.
3. AT ALL LOCATIONS WHERE NEW ELECTRICAL AND VOICE/DATA OUTLETS OR ANY OTHER TYPE OF DEVICE IS TO BE INSTALLED AT EITHER CORE WALL, COLUMNS AND/OR PERIMETER WALLS, THE CONTRACTOR AND THEIR DRYWALL SUBCONTRACTOR ARE TO INCLUDE FURRING OUT THOSE CORE WALLS AND COLUMNS AS NEEDED USING 2-1/2" METAL STUDS WITH 5/8" GYPSUM BOARD FROM SLAB TO 6" ABOVE FINISHED CEILING IN ORDER TO ACCOMMODATE ANY AND ALL CONDUITS AND BACK BOXES. G.C. TO COORDINATE WITH ALL OTHER TRADES.
4. MOUNTING HEIGHTS: ALL STROBES, PULL BOXES, FIRE EXTINGUISHERS, SIGNAGE, INCLUDING ALL ELEVATOR CALL BUTTONS AND INDICATOR LIGHTS, ETC. TO REMAIN ARE TO BE RAISED OR LOWERED TO SPECIFIED MOUNTING HEIGHTS IN AREAS OF WORK, AS PER CODE.
5. DIMENSIONS ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. DO NOT SCALE OFF OF PLANS. CONTACT ARCHITECT WITH DIMENSION QUESTIONS.
6. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
7. THE CONTRACTOR SHALL TAKE OUT ALL NECESSARY PERMITS, INSURANCE, LICENSEES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
8. THE CONTRACTOR AT ALL TIMES SHALL KEEP PREMISES FREE FROM WASTE MATERIALS AND RUBBISH CAUSED BY THE WORK.
9. ALL DOORS AND HARDWARE SHALL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY CODES AND ORDINANCES. ALL WORK TO BE DONE IN COMPLIANCE WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ORDINANCES.
10. REFER TO ENGINEERING DRAWINGS (OR DESIGN BUILD M.E.P.) FOR MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER LAYOUTS.
11. LOCATE FIRE EXTINGUISHERS THROUGHOUT AS REQUIRED BY CODE.
12. ON COMPLETION OF THE PROJECT, CONTRACTOR SHALL WASH CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION.

FLOOR KEY NOTES

(NOT ALL KEYNOTES MAY BE USED ON THIS SHEET)

NO.	DESCRIPTION	REV.



1 / A110 FLOOR PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

shea

10 South Eighth Street
Minneapolis, MN 55402

t 612_339-2257
sheadesign.com

consultant

project title
HAZELTINE GPC
1900 HAZELTINE BLVD, CHASKA, MN 55318

client
HAZELTINE NATIONAL GOLF CLUB

seal

FINAL
PLANNING SUBMITTAL

no.	date	issued for

project no.	issue date
8961.00	2024-08-30
drawn	checked
JNC	JS

sheet title
FLOOR PLAN

A110

© 2022 shea, inc.

C:\Users\RobinC\Documents\A23_8961-00-HAGC-GPC_CENTRAL_upgraded_rcatlin@sheadesign.com.rvt

8/30/2024 10:43:45 AM

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/09/2024

Subject: **CloudHQ – Preliminary Site & Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Conditional Use Permit (CUP)**

Applicant: CloudHQ and Kimley-Horn & Associates, Inc.

Location: North of Engler Boulevard (CR 10), west of Clover Ridge Drive

Case No.: P.C. No. 2024-13

Synopsis: Requesting preliminary site & building plan, preliminary plat, zoning ordinance amendment and conditional use permit for a data center and substation in the West Creek Corporate Center

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

INTRODUCTION

CloudHQ is pursuing the construction of a data center on the ~72 acre Kelzer site located north of Engler Boulevard and West Creek Lane. The following exhibit below is intended to show the general site area and adjoining uses:

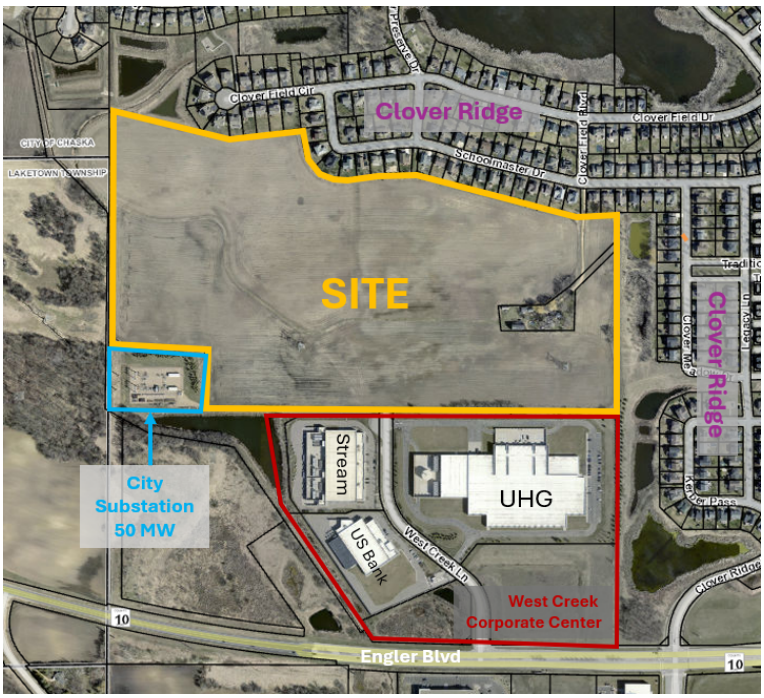


Figure 1: Existing Site & Adjoining Uses

PREVIOUS APPROVALS & PROCESSES

In 2015 the first concept plan for a data center use (Compass Data) was approved on the Kelzer site. In 2017 the Preliminary Site & Building Plan, Preliminary Plat and Rezoning (PID-7) were approved for the site. The preliminary plan showed 4 separate data center buildings. This plan never moved on to final approvals and was eventually abandoned.

In August 2022, a new concept plan was approved for a 1.4 million square foot and 72 foot tall data center proposed by CloudHQ (see Figure 2). At that time it was determined that the site was required to go through an environmental review process due to the size and use of the building. In January 2023, the project team completed and adopted an Alternative Urban Areawide Review (AUAR) of the property to fully assess the environmental impacts of the proposed data center construction.

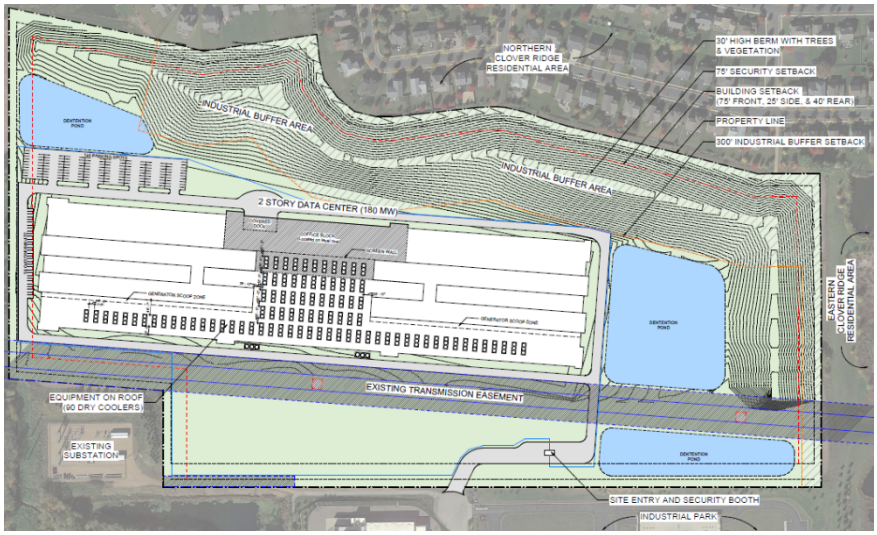


Figure 2: Approved Concept Plan

In October 2023, a conditional use permit (CUP) was approved to initiate the grading and construction of the berm. Up until now, the project team has not pursued berm construction.

NEIGHBORHOOD MEETINGS

The CloudHQ team held their first neighborhood meeting *February 15, 2022* to introduce their concept plan to the neighboring properties. Comments at this meeting pertained to timing of the project, construction of the berm, and noise.

On *Tuesday, August 13, 2024* the CloudHQ team held another neighborhood meeting to provide the neighbors an update on their preliminary plan. 11 neighbors attended this meeting. Comments at this meeting pertained to the berm/landscape/screening, drainage, timing of construction, and the refrigerant used in the building.

PRELIMINARY REQUEST

The applicant is requesting preliminary approval for the new data center. The following is intended to summarize the applicant's request:

- **Land Use.** The property is currently zoned Planned Industrial District (PID-7).
- **Existing Conditions**
  The site being looked at for the project is made up of two lots, which total approximately 72 acres in size. A homestead exists on the smaller parcel. The larger parcel contains agricultural land that has been farmed over the last few years. A private driveway accesses this homestead off of Schoolmaster Drive between two single-family

residences in Clover Ridge. An Xcel easement bifurcates the property east-west that totals 125 feet wide and contains two transmission towers (see yellow area and orange boxes in Figure 3).

- **Preliminary Site & Building Plan**
  The preliminary request includes a preliminary site & building plan that contemplates the construction of a new data center totaling 1.4 million square feet and two stories (72.5 feet) tall in the West Creek Corporate Center. An end user for this data center has not been formally identified.

  Layout: the access to the site will be from West Creek Lane to the south. A private driveway to the security gate/booth extends from the existing cul de sac on the north side of West Creek Lane. Like other data centers in the business park, public access to the site is discouraged due to the necessary security of a private data center. And because of this security fencing is proposed to surround the parking and building areas of the site. The fencing proposed will be black aluminum picket-style. Past the security access the driveway will extend to the east and then north to provide full circulation around the building. The main parking lot is shown on the northwest side of the site, with additional parking on the east and west sides of the building along the main driveway. The building is oriented towards the middle of the site and closer to its western property line. Berming is proposed on the north and east edges within the 300' buffer. A new substation is shown on the south side of the site.

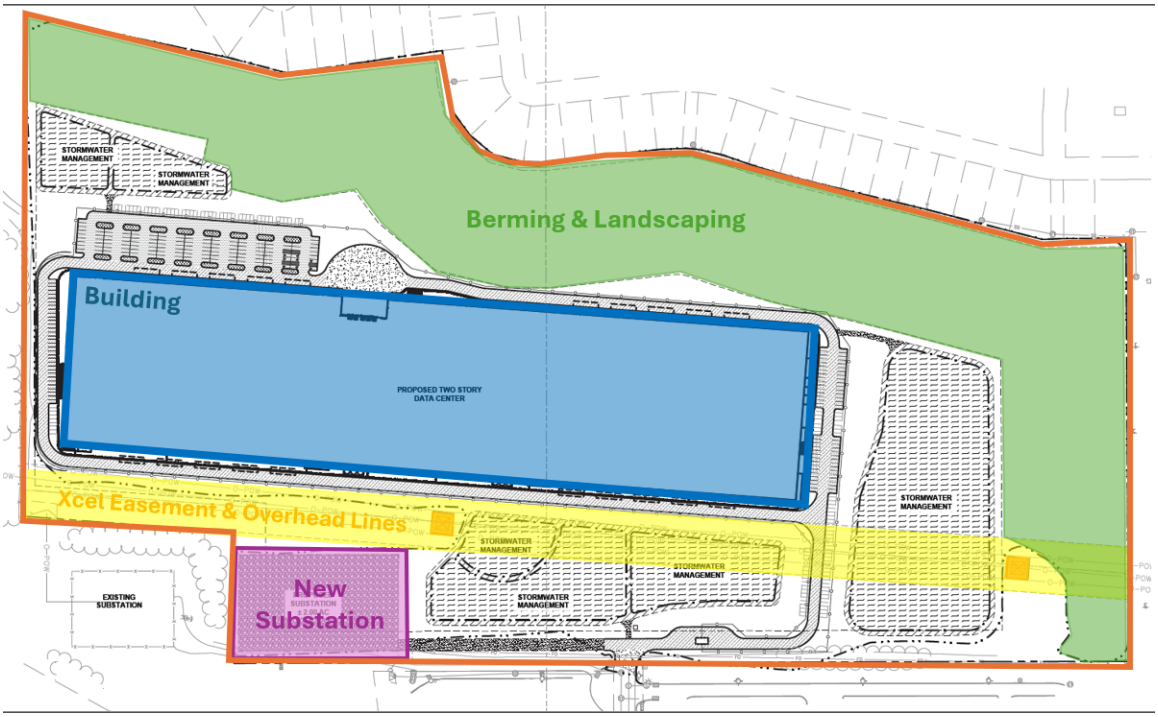


Figure 3: Preliminary Site Plan

Building Design/Materials: the site is showing a rectangular building totaling approximately 1,430,000 square feet and two stories. The building footprint is 715,000 square feet. A penthouse of approximately 180,000 square feet is proposed on top of

the two-story building, which will house the necessary mechanical equipment (generators and cooling systems) to support the facility. The building will range in height from 49 feet to 72.5 feet. The building proposes to use insulated precast concrete panels, aluminum embedded icicle-style accents, glass and steel louver screen wall systems for the materials of the building.

Parking: 235 parking spaces are proposed to be constructed with the building. An additional 123 parking spaces are shown as proof of parking. In total 358 parking spaces are shown on site.

Berming/Landscaping: the site is showing the construction of a tall berm on the north and east edges of the property within the 300' wide buffer area adjacent to residential. The berm will range in height but a majority will be 30' tall from the neighboring residences. Atop the berm a balance of trees and shrubs will be installed.

Lighting: pole lighting is proposed to illuminate the parking and driving areas. These fixtures will be 30 feet tall. Wall mounted lighting will also be used and positioned 18 feet and 25 feet above grade on the building. The north, south and east edges show a footcandle of 0 at the property line. The west edge shows a footcandle ranging from 0.4 to 1 at the west property line.

Utilities: utilities are available to serve the property. Water is available to the site from the north from an adjacent city-owned outlot stemming from Schoolmaster Drive and sanitary sewer is available near the southern limits of the site.

Stormwater: stormwater is shown as 6 ponds on site. 2 ponds are shown on the northwest side, and the rest are on the south and east sides of the site.

Substation: the proposed plan incorporates a roughly 2-acre site on the southwest edge of the property for a new substation (see purple area in Figure 3). This substation will be a total of 200MW of power at full buildout, which will service a portion of CloudHQ's power needs as well as surrounding users. CloudHQ will gain its initial power needs (50MW) from this new substation. Eventually CloudHQ will receive additional power (170MW) from a new regional substation on a separate site nearby to be identified by the power provider.

Wetlands: there are 3 wetlands on site. These are low quality wetlands that are the result of farming practices and are proposed to be impacted as a part of the project.

- **Preliminary Plat**
  The preliminary request includes a preliminary plat to plat the property into one parcel.

- **Zoning Ordinance Amendment**
  The preliminary request includes a zoning ordinance amendment to the PID-7 district for the following:
  1. Amend the development standards related to parking
  2. Amend the development standards related to building height
  3. Amend the development standards related to landscaping

- **Conditional Use Permit (CUP)**
  The new substation proposed requires a conditional use permit. The preliminary proposal includes this request.

STAFF ANALYSIS
The following is meant to summarize staff's analysis based on the request.



Figure 4: Comprehensive Plan

- **Comprehensive Plan**
  The Comprehensive Plan shows that the subject area is guided to be Business Park (purple) and Open Space (green). The applicant intends to maintain the Open Space that is shown on the north and east sides of the site to meet the 300-foot buffer requirements from adjacent residential. There is a small area of Open Space/Wetland on the west side of the site that is shown in the development's site plan. The area in question has been farmed for a number of years. Wetland delineation shows the presence of a low-quality wetlands on site that are the result of farming practices. The applicant is proposing to impact the wetlands with their site plan. The proposed shift maximizes separation of the building from the neighborhood to the east and results in more landscaped berming on the east side as well.

- **Land Use/Zoning**
  The current site is zoned Planned Industrial District (PID-7), which is the same zoning as the data centers to the south. The West Creek Corporate Center to the south of this site was rezoned from Rural (R) to Planned Industrial District (PID-7) in 2007. The Kelzer site was rezoned to PID-7 in 2017 when the previous 4-building plan came through planning approvals.

  The intent of the PID-7 district is:
  "to provide an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high-quality physical environment, one which will be complementary to and compatible with the natural beauty found along West Chaska Creek and its adjacent residential developments, and one which will ensure the full use, benefit and prestige of a Planned Office/Industrial District of exemplary standards.

  It is intended that development within PID-7 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which are predominantly storage or warehousing in nature, which emanate objectionable odors, or which require the outdoor storage of goods and materials are specifically discouraged from locating in the PID-7 District."

The permitted uses within the PID-7 district are: Office and administrative facilities; Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials; Scientific research, investigation, testing or experimentation; Data Centers; and Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-7 District.

The use of a data center meets the aforementioned criteria and is therefore consistent with the zoning of Planned Industrial District No. 7.

- **Parking**

  The site is proposing to incorporate 358 parking spaces (235 initial construction; 123 proof of parking). Parking for the building is shown in several areas on the site; on the east, west and north sides of the building. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the uses:

Uses	**Approx. Size**	**Code Req.**	**Est. Parking Req.**
Data Center	1,430,000 sf	1ps/2,000sf Data Hall	715 parking spaces
		REQUIRED	**715 parking spaces**
		PROVIDED	**358 parking spaces**

According to the table above the applicant is insufficient in meeting parking for the site based on the parking requirements defined in PID-7.

The applicant of CloudHQ has stated that the building will house approximately 75-100 jobs which will office in the "administrative" space defined on the first floor plan and take up approximately 108,000 square feet of the building. The quantity of parking proposed for this site is anticipated to provide more than an adequate amount of parking for employees and visitors when opening and will retain excess parking for continued growth and additional employees if warranted in the future.

The remaining square footage of the building will house the data halls, technical support and mechanical equipment. These areas are not typically occupied by employees except for normal maintenance checks.

Though the amount of parking spaces may not seem adequate in relation to the overall building square footage, precedence in other data centers has shown that parking demand is minimal as these types of users don't bring in the typical traffic that other industrial/office users do. As a comparison, United Health Group's data center located south of CloudHQ's site, is 251,000 square feet and has 60 surface parking spaces with 30 additional "proof of parking" spaces. Stream Data's data center is 115,000 square feet and has 37 parking spaces. And US Bank's data center is 52,350 square feet and has 30 parking spaces. The parking lot for either location is never fully occupied during normal business hours.

Staff believes the parking proposed is sufficient in meeting the needs of the building. Moreover, staff typically does not require sites to construct more than what's needed for parking. As a part of the zoning ordinance amendment the parking regulation will be amended to better align with the typical parking requirements for data centers.

- **Building Design/Materials**

  The building consists of a 715,000 square foot building footprint and total building square footage of ~1,430,000 square feet. The building will be two stories and have an additional penthouse and architectural screen wall atop the second story to house the generators and mechanical equipment.

  The applicant states that careful consideration has been given to placing the mechanical equipment areas away from the adjacent residential properties, with the building oriented such that the equipment is located on the roof facing the south side of the structure. Mechanical equipment will include generators and dry cooling systems. The generators will be fully enclosed within a building envelope for the dual purpose of noise reduction and reducing visibility from adjacent properties. The dry coolers will be enclosed by an architectural metal screen wall that is open to above.

  The building proposes to use a mix of materials consisting of insulated precast concrete panels with aluminum-embedded icicle accents, glass and architectural paneled steel louver screen wall systems. In addition, the building plans to incorporate vine walls to help provide a "softer" edge to the concrete panels. These will be done through a system of cables that drape the sides. The front of the building is oriented on the north facade towards the main parking lot, where the administrative space will be accessed.

  The following are the Building Design/Materials requirements for industrial buildings:

  "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	Provided	Required	Meets Ordinance
Class I	32% Total Glass (2%), Stainless Steel Embedded Concrete Panels (13%), Architectural Paneling (17%)	30%; two different materials	Yes
Class II	Precast Concrete with vine wall (68%)	30%; one material	Yes
Class III	None	None	Yes

The height of the building will range in size from 49 feet up to 72.5 feet. The applicant has provided section drawings showing how the building's height compares to the berm height, proposed landscaping and adjacent residences. In sum, the site views from adjacent residences will be minimal as plantings start to grow in.

It should be noted that the proposed height of the building exceeds the allowance that the zoning district defines (36 feet height maximum). Because of this the applicant is requesting to amend the PID-7 zoning to increase the building height standard consistent with this proposal. It was anticipated in the concept plan for CloudHQ that the maximum building height defined in PID-7 will need to be amended as the proposed building height at that time was 72 feet.

- **Landscape & Screening**
  The intent of the city's landscape ordinance (section 15.28.070) is as follows:

  The city finds that Trees: produce oxygen, a necessary element for human survival; appreciably reduce the ever-increasing environmentally dangerous carbon dioxide content of the air and play a vital role in purifying the air breathed; considerable amounts of water each day, thereby purifying the air; participate in the natural process of neutralizing wastewater passing through the ground from the surface to groundwater tables and lower aquifers; through their root systems, stabilize the groundwater tables and play an important and effective part in soil conservation, erosion control, and flood control; are an invaluable physical, aesthetic, and psychological counterpoint to the urban setting, making urban life more comfortable by providing shade and cooling the air and land, reducing noise levels and glare, and breaking the monotony of human developments on the land, particularly parking areas; and affect the desirability of land and its property values.

  Additionally, the Planned Industrial District (PID) ordinance states the following:

  Landscaping. All required yards or open space areas shall either be open landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped attractively with lawn, trees, shrubs, etc. Any areas left in a

natural state shall be properly maintained in a sightly and well-kept condition. Yards adjoining any of the classes of Residence Districts shall be landscaped with planting screens.

The table below indicates the landscaping requirements for a 1.4 million square foot building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	4,473 caliper inches (1,562 trees)	2,748 caliper inches (926 trees)
Understory Trees	390	323
Shrubs	2,386	1,502

The proposed landscape plan is insufficient in meeting the city's landscape ordinance for this size of building. The plan is deficient by 636 overstory trees, 67 understory trees, and 884 shrubs.

The back side of the berm on the CloudHQ site provides additional space to meet the landscape requirements (see Figure 5). However, staff and the applicant believe there are more beneficial and sustainable **alternatives** that can be considered compared to placing additional plantings in an area that won't get much visibility or public benefit.

The **alternatives** that are being considered are the following:

- *Install trees on the adjacent city-owned area east of the site to help bolster the residential screen edge*
  - The applicant is showing the inclusion of 23 trees in this area
  - There is potential that more trees can be placed here, specifically on the south side of the Xcel easement; the applicant and staff will need to continue coordinating on this and create a plan prior to final submission
- *Create a "tree bank", or collect a tree fund, to capture the deficient landscape quantities, and to be used in public benefitting spaces (i.e. public parks)*
  - The applicant and staff will need to continue coordinating on this and create a plan/agreement prior to final submission

Staff was clear that the intent of the city's landscape ordinance, the intent of the PID district, and the following objectives shall be achieved with the site's landscape plan before other alternatives can be considered:

- *Provide an amount of trees that get close to the full requirement but also creates a balanced, feasible and sustainable outcome on the site*

- The applicant has provided a 20-year landscape plan to illustrate the appearance of the plantings near maturity and to show that the proposed landscape plan is sustainable

- *Increase the amount of 3", 3.5", 4", and 4.5" trees beyond the 10% threshold to get closer to the caliper inch requirement*
  - The applicant is proposing:

CALIPER	PERCENTAGE REQUIRED	PERCENTAGE PROVIDED	CALIPER INCHES REQUIRED	CALIPER INCHES PROVIDED	TREES REQUIRED	TREES PROVIDED
2.5"	60%	**51.5%**	2684	**1415**	1074	**566**
3.0"	10%	**11.0%**	447	**303**	149	**101**
3.5"	10%	**11.6%**	447	**319**	128	**91**
4.0"	10%	**13.2%**	447	**364**	112	**91**
4.5"	10%	**12.7%**	447	**347**	99	**77**
TOTAL	*100%*	**100.0%**	*4473*	***2748***	*1562*	**926**
Per City of Chaska Zoning Section 15.28.070.E Landscaping and Screening						

- *Place priority on the berm side facing residential to maximize screening*
  - The applicant has provided a sustainable and substantial layer of plantings on the residential side of the berm. The applicant has demonstrated that further landscaping on the neighborhood facing side of the berm would result in a long-term unsustainable outcome for the plantings resulting in likely significant tree loss upon maturity.

A building this size is unprecedented in Chaska. Staff believes the applicant has met the intent of the landscape ordinance with a PID district, have achieved the aforementioned objectives within their landscape plan, and have placed plantings in all feasible and beneficial areas of the site (see Figures 4 & 5 on the following page). As such, staff believes the stated **alternatives** above are worth pursuing to create a more productive and sustainable outcome.

It is worth noting that the city is about to undertake a substantial community park project in southwest Chaska, and the idea of receiving funds for trees to help fill in this park would be a major benefit to the public. Additionally, staff believe this is a more productive use of landscaping versus placing the plantings on the back side of the berm. Due to the findings stated **staff believes the alternatives noted above are acceptable and more beneficial to the public**.

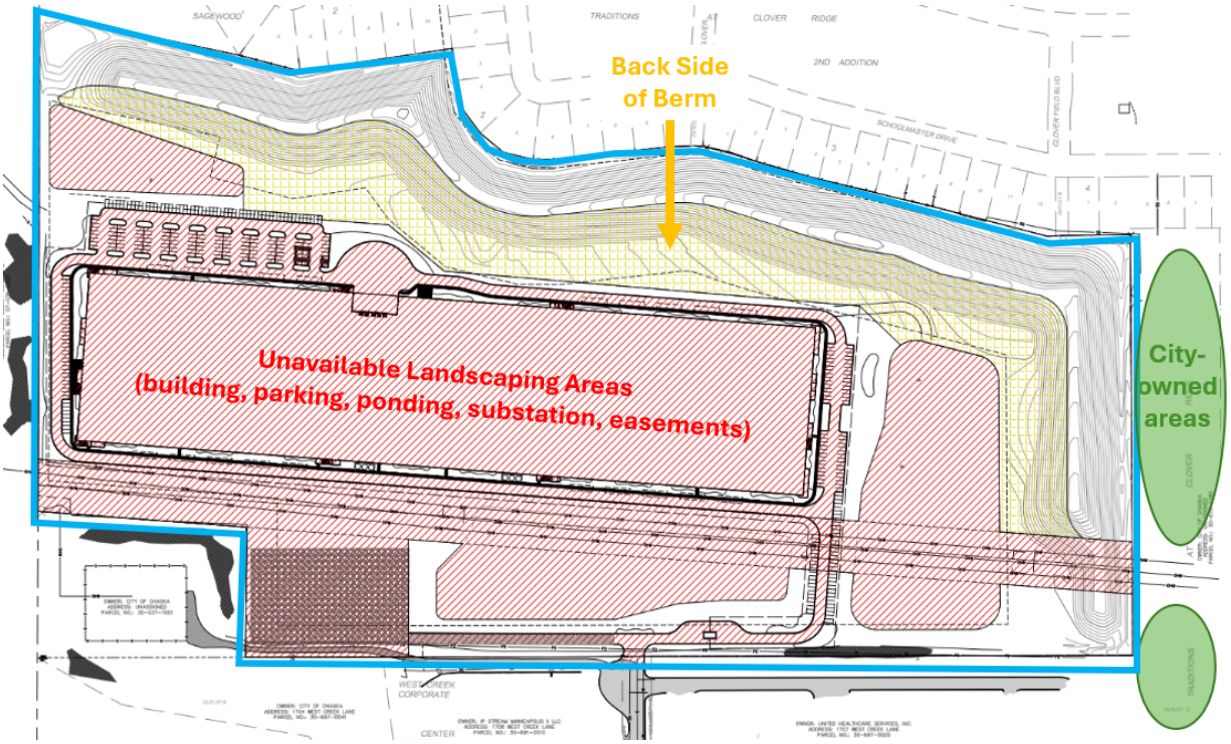


Figure 4: Available (white) vs Unavailable (red) Site Area for Landscaping

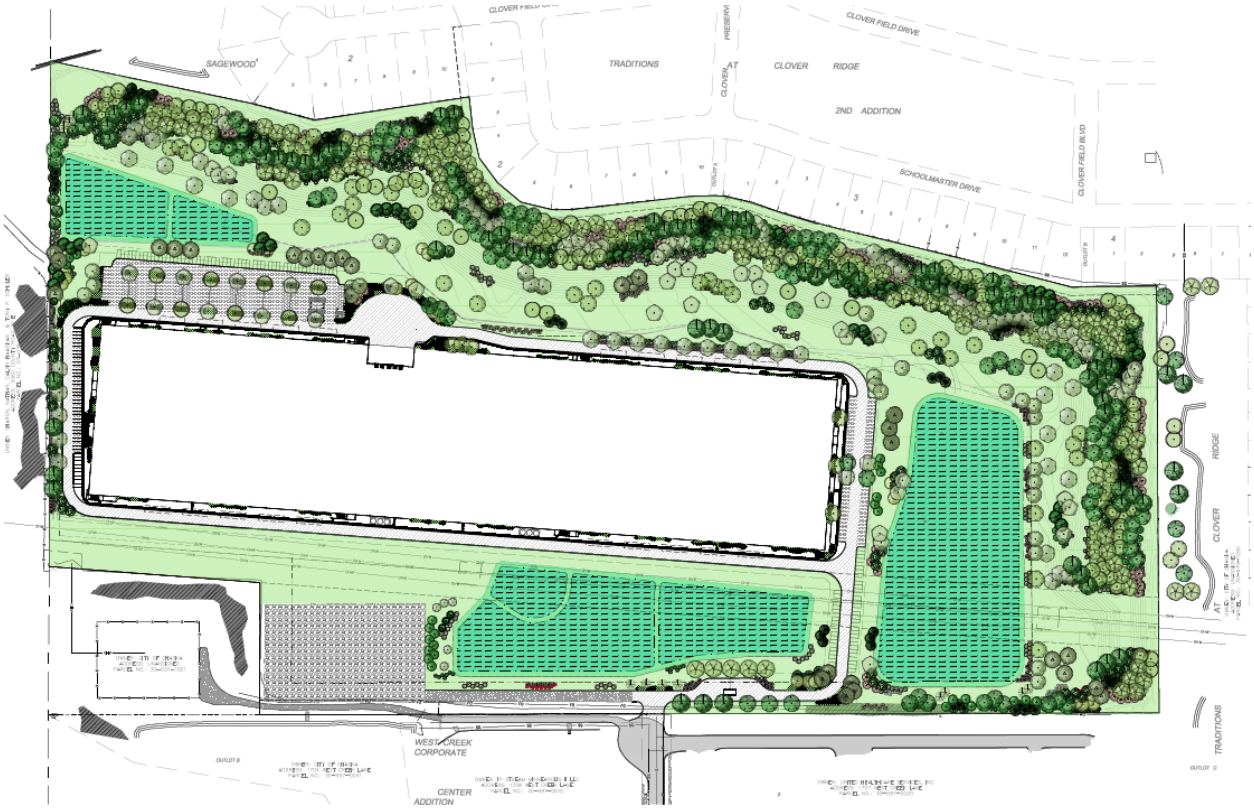


Figure 5: Proposed Landscape Plan (20 Years of Growth)

Buffer & Berm

A 300' buffer will be maintained from the existing residential properties to the edge of the parking/drive aisles. A 30 foot tall, landscaped berm will be constructed on the north and east sides of the property to screen the existing residential properties from the proposed data center building. A mix of trees, shrubs, and native grasses, of varying heights will fill the buffer area. The larger trees (3", 3.5", 4", and 4.5") will be placed on the berm towards the residential side to help with initial screening. The applicant states that they anticipate starting construction on the north berm in late fall/winter of 2024 with the remainder of site improvements to start spring of 2025. A few cross-section exhibits are provided below to show the height of the berm and landscaping relevant to the adjacent properties.

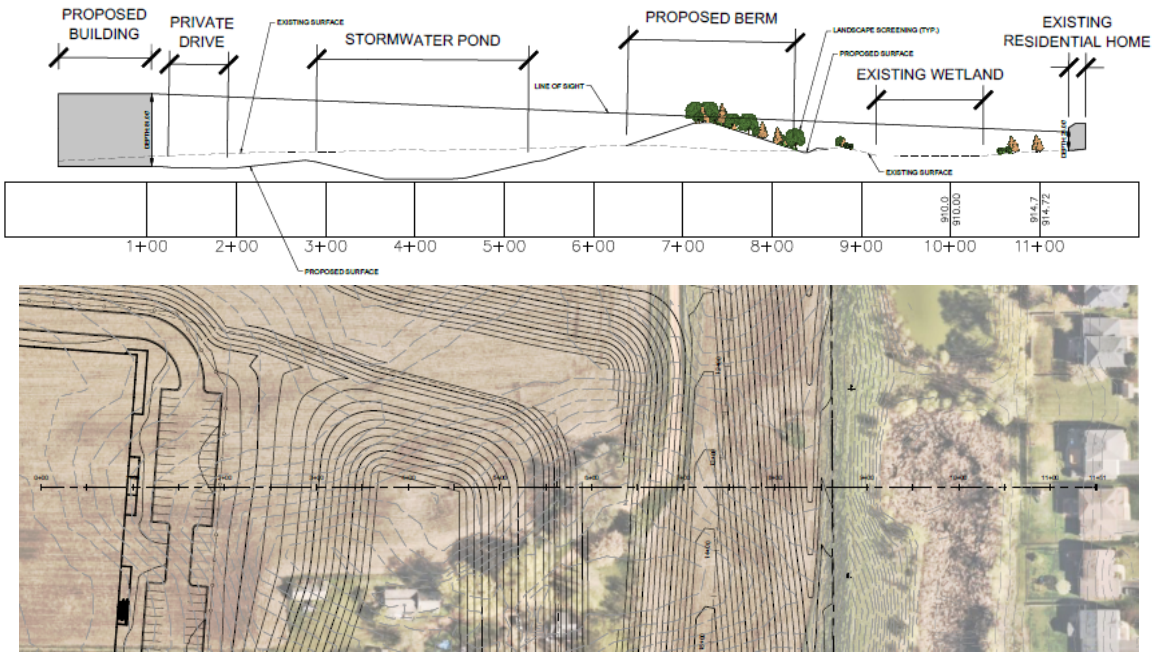


Figure 6: east-west cross section showing building height, berm and residential along Clover Meadow Drive

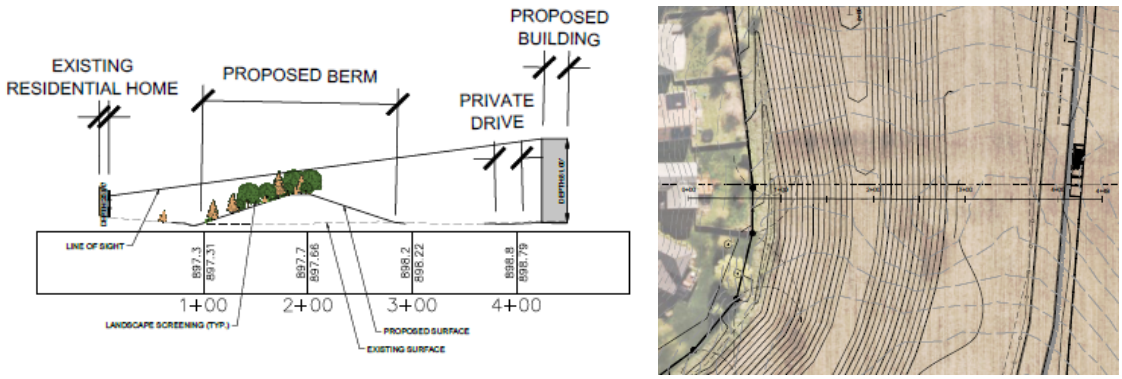


Figure 7: north-south cross section showing building height, berm and residential along Schoolmaster Drive

- **Setbacks and Development Standards**
  Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Engler Boulevard (Co Rd 10)	150 feet from centerline
Local Public Streets	65 feet from centerline
Interior Property Lines	20 feet except that 30 feet shall be required when a side driveway is provided
From adjacent residential (principal) use	300 feet

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	10 feet
Property Lines Abutting ROW	20 feet

PID-7 DEVELOPMENT STANDARDS		
Standard	**Requirement**	**Proposed**
Max Building Coverage	35 percent	22.75 percent
Minimum Lot Size	4 acres	72 acres
Minimum amount of open landscaped area on each lot not covered by loading and driving areas	30 percent of total lot	67 percent
Maximum Building Height	36 feet	**72.5 feet**

According to the above, the proposed building exceeds the maximum building height as defined in zoning district PID-7. The applicant is requesting a zoning ordinance amendment to increase the maximum building height.

- **Utilities**
  Water is available to the site from the outlot directly north of the property (see right image in Figure 8), and sanitary sewer is available near the southern limits of the site. The latter will require a minor extension to provide service to the proposed development. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements. Utilities within the site will all be private, with the exception of the trunk watermain.

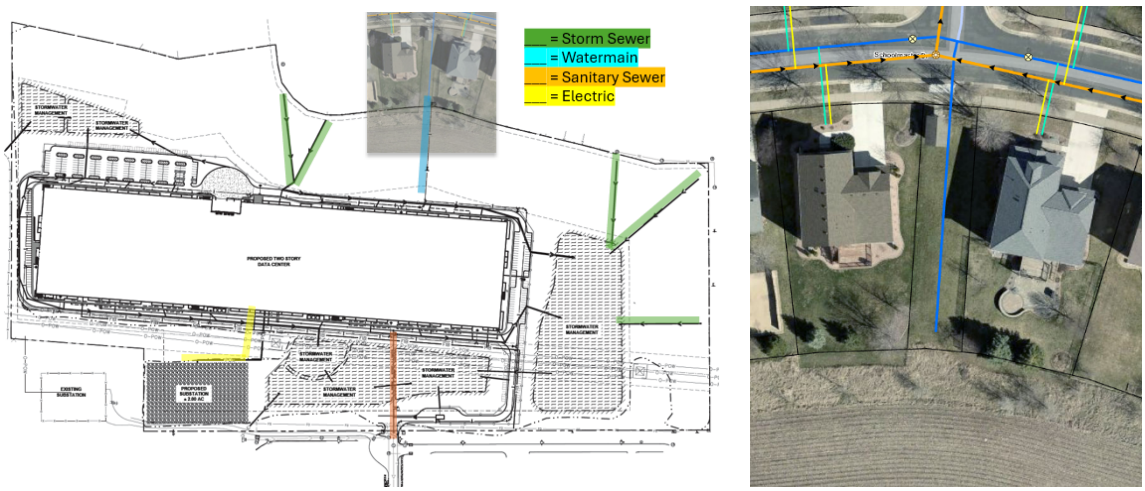


Figure 8: Utility Plan (left) & Existing Watermain North of CloudHQ Site (right)

Xcel Transmission Lines

The site is bifurcated by existing Xcel transmission lines that run east to west along the property. There are two towers that exist on the site. These transmission lines and towers are proposed to remain in their current location. The applicant will have to continue to work with Xcel Energy with their plan.

- **Stormwater & Drainage**

  There are six ponding areas proposed on site; two on the northwest side, one large pond on the east side, and three on the south side of the property. Runoff from the property will be managed on site using surface stormwater management basins to mitigate adverse impacts to the neighboring properties and maintain or improve existing drainage patterns. This design work will include collection of stormwater runoff from the north side of the landscape berm adjacent to the neighboring residential properties to ensure that surface water from the residential back yards and berm is adequately carried downstream. Drainage from the berm on the north and east sides will be conveyed via a sloped swale to inlets that connect to the site's storm sewer and stormwater management network. The developer will be required to continue working with the adjacent property owners to ensure final grading is seamless to established property line elevations and to ensure stormwater is sufficiently conveyed.

- **Lighting**

  All lighting will need to meet the City's lighting ordinance. The applicant has provided a photometric plan and corresponding light specs. The photometric plan shows a compliant plan with the city's lighting ordinance in terms of foot candles. Staff would require that the wall pack fixtures on the west façade be reduced to 18 feet high to meet the city's lighting ordinance.

- **Noise**

  Due to the proposal including a significant amount of mechanical equipment, staff required a noise analysis be completed. The City follows State noise statutes and the

project will have to meet these requirements. The conclusion of the noise analysis is as follows:

The State of Minnesota noise standards limits noise levels in noise area classification (NAC) 1 (residential uses) to 60 dBA L10 and 65 dBA L50 during daytime hours (between 7 a.m. and 10 p.m.) and 55 dBA L10 and 50 dBA L50 during nighttime hours (between 7 a.m. and 10 p.m.). These standards were established based on present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the NAC system established by Minnesota Administrative Rule 7030.0050. *The highest modeled Project-generated noise level at the nearest residential use was 47.2 dBA Leq during the daytime and nighttime, and 47.6 dBA Leq during emergency conditions with the majority of noise generated by the rooftop coolers*. For reference, a noise level of 45 dBA Leq to 50 dBA Leq is similar to the noise levels within a quiet office. As such, Project-generated noise levels would not exceed the State's daytime or nighttime noise standards during operations and would be consistent with the speech, sleep, annoyance, and hearing conservation requirements for residential receivers. Thus, normal operations of the Project would be within levels that preserve the nearby community's public health and welfare.

- **Proposed Substation**
  There currently exists a city-owned substation (West Creek Substation) that abuts the southwest corner of the Kelzer site totaling 50MW. This substation is not built to the load requirements needed for this new data center. Because of this the applicant and the appropriate electric utility providers (MMPA and Xcel Energy) will be working towards a phased approach in enhancing the existing West Creek Substation and adding new substations near the CloudHQ site to provide their needed capacity.

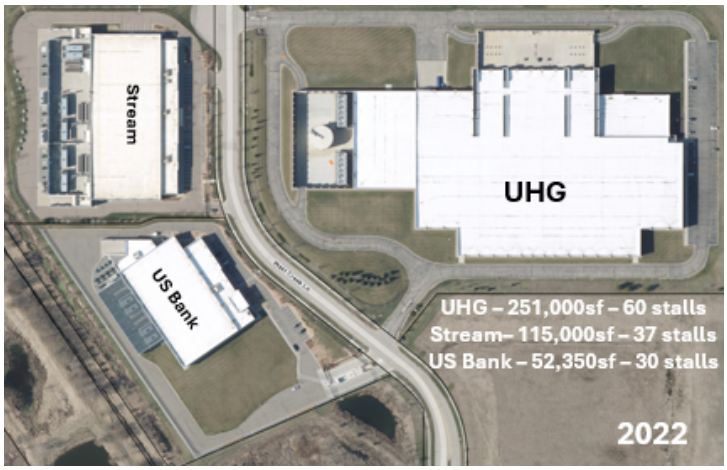


Figure 9: Proposed Substation Conceptual Layout

CloudHQ proposes a new substation on the south side of the site. The substation would be developed in two phases with ability to deliver a total of 200MW of power once both phases are complete. The full buildout anticipates a footprint of approximately 250'x690'. The tallest structure in the substation is planned to be 110' tall, which is a tapered lightening mast ranging from 3.5 feet at its base to 2.5 inches at its top. The

next tallest prominent structure is planned to be the approximately 65' dead end structures for the lines that serve the station. CloudHQ will need 50MW of power when it is initially constructed, which will be powered from the proposed new substation on site. Eventually, CloudHQ will require additional power (170MW) to sustain the full buildout of their data halls. When that time comes the additional power needed will come from a new regional substation on a separate site nearby. This regional substation is not proposed at this time, however, if and when it is, it will be required to go through the same conditional use permit process.

The 200MW substation proposed for this site requires a Conditional Use Permit (CUP) in order to be constructed.







- **Zoning Ordinance Amendment**

The site is currently zoned Planned Industrial District (PID-7). The applicant is requesting a zoning ordinance amendment to the district for the following items:

1. Amend the development standards related to parking
2. Amend the development standards related to building height
3. Amend the development standards related to landscaping

<u>Item #1 – Parking Amendment</u>

During the concept plan approval it was anticipated that the request for a zoning ordinance amendment would include parking changes to reflect the project proposal. The current PID-7 development standards define the following parking requirements for data halls:

9A. One space for each 2,000 square feet of warehouse floor/data hall area

The request would be to change the parking requirement for the data hall area. The origination of this parking requirement was based off of the city's warehouse parking requirement. At the time the parking provision was set it was not based on precedence or comparison because there was none. Now that 3 other data centers have been constructed in the city, the parking expectation is better understood. Data centers are significantly low parking users, and do not generate a high level of traffic. Proof of this is seen at the 3 other data centers who rarely use half of their parking lots on a daily basis (see images on this page).

The request would be to amend the parking provision to state the following for data centers:

9A. One space for each 4,000 square feet of data hall area

This parking space requirement is based on the parking provisions at the existing data center sites and the proposed CloudHQ site. All data centers would meet this new parking requirement.

Item #2 – Building Height Amendment

The zoning ordinance amendment includes an increase in the maximum building height regulation. When the building height was adopted into the ordinance for PID-7 in 2017 it was based on a previous plan for the CloudHQ site, which showed four 36 foot high buildings. It is typical that building heights are adopted into code at the time a specific project undergoes rezoning.

The current PID-7 development standards define the following maximum building height as 36 feet.

The proposed CloudHQ project is showing an 72.5 foot tall building. The landscape and screening section of this report talks about the proposed 30 foot high berm that will surround the north and east sides of the site to help screen the proposed building. Cross sections were provided that show the berm and landscaping minimizing the views of the building from adjacent residential.

Based on the visual exhibits showing how the building will be significantly screened, staff believes the request to amend the maximum building height to 72.5 feet is acceptable. The request would be to amend the building height provision to state the following:

8. Maximum building height:
    A. Lots 1-2, Block 1 West Creek Corporate Center Addition and Lots 1-2, Block 1 West Creek Corporate Center 3rd Addition: 36 feet
    B. Lot 1, Block 1 Kelzer Addition: 72.5 feet

Item #3 – Landscaping Amendment

The zoning ordinance amendment includes adding a regulation related to landscaping for CloudHQ. As stated in the landscaping section of this report, the proposed site does

not meet the city's landscape ordinance for overstory, understory and shrubs. The city believes the applicant has put forth a good faith effort to meet the intent of the ordinance given the unprecedented size of the building. Their request to provide the deficient quantities in the form of payment towards trees in a more public benefitting setting is an acceptable alternative. The following language will be added to the PID-7 zoning ordinance to codify this:

10. Minimum landscaping requirements:
    A: Lot 1, Block 1 Kelzer Addition (CloudHQ):
        1. Overstory trees to meet or exceed 900 trees on site
        2. Understory trees to meet or exceed 323 trees on site
        3. Shrubs to meet or exceed 1,502 shrubs on site
        4. Remaining landscaping requirements (636 overstory trees, 67 understory trees, and 884 shrubs) to be satisfied by placement in the city-owned area directly east of the site, or by cash payment to the city to be used towards tree installation in public areas as determined by the city

- **Conditional Use Permit – Substation**

A Conditional Use Permit (CUP) is required in order to construct a substation. According to Chapter 15.04.040 of the Zoning Ordinance (Essential Services):

"Above ground structures for private essential services such as sub-stations or receiving and transmitting towers/antennas shall be classified as a use by conditional permit in all zoning districts. A Conditional Use Permit for such essential service structures may be granted by the City Council after public hearing and recommendation by Planning Commission. The placement, heights, design, and type of construction and building material of such structures shall be such that any potential negative effect upon proximate properties will be minimized. The City Council may require certain conditions of approval to assure environmental compatibility."

Analysis

The addition of an electric distribution substation on the south portion of the CloudHQ site is needed to service the proposed data center facility, plus provide additional power to the surrounding uses. The south side of the CloudHQ site has been found as an ideal location as it is the furthest from the nearby residential, can be screened from residential by the proposed 72.5 foot tall building, 30 foot berm on the north and east sides of the site, and be compatible to connect into the existing and future transmission lines in the area. The substation will be phased in its construction and contain a mix of equipment that will fall near or below the proposed building height. The one exception is a 110 foot tall lightening mast which is a tapered structure ranging from 3.5 feet on its base to 2.5" to its top. All other structures will be 65 feet or lower.

In light of the analysis above, staff believes the proposed substation meets the parameters of Chapter 15.04.040 of the Zoning Ordinance (Essential Services).

DEADLINE FOR AGENCY ACTION

Complete Application Received	60-day review *	**120 – day ** **
September 4, 2024	November 3, 2024	January 2, 2025
* 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 *with the petitioner's consent* extend the review period beyond January 2, 2025		

PLANNING COMMISSION ACTION REQUESTED:

Motion to approve the Preliminary Site & Building Plan, Preliminary Plat and Conditional Use Permit for CloudHQ and new substation (PC #2024-13), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-5), prepared by Kimley-Horn, dated September 4, 2024
    b. Narrative (pgs 1-2), prepared by LandDesign, dated September 30, 2024
    c. Acoustical Analysis Summary (pgs 1-4), prepared by Kimley-Horn, dated October 1, 2024
    d. Existing Property Aerial Image, prepared by CloudHQ, undated
    e. Kelzer Addition Plat (pgs 1-2), prepared by EFN, undated
    f. Cover Sheet (C000), prepared by Kimley Horn, dated August 5, 2024
    g. General Notes (C100), prepared by Kimley Horn, dated August 5, 2024
    h. Alta Topographic Survey (C101), prepared by Kimley Horn, dated August 5, 2024
    i. Site Demolition (C200), prepared by Kimley Horn, dated August 5, 2024
    j. Site Demolition – Enlargement (C201-C204), prepared by Kimley Horn, dated August 5, 2024
    k. Site Dimension Plan (C300), prepared by Kimley Horn, dated August 5, 2024
    l. Site Dimension Plan – Enlargement (C301-C304), prepared by Kimley Horn, dated August 5, 2024
    m. Site Details (C305-C306), prepared by Kimley Horn, dated August 5, 2024
    n. Grading and Drainage Plan (C400), prepared by Kimley Horn, dated August 5, 2024
    o. Grading and Drainage Plan – Enlargement (C401-C404), prepared by Kimley Horn, dated August 5, 2024
    p. Grading Details (C405), prepared by Kimley Horn, dated August 5, 2024
    q. Storm Sewer Plan (C500), prepared by Kimley Horn, dated August 5, 2024
    r. Storm Sewer Plan – Enlargement (C501-C504), prepared by Kimley Horn, dated August 5, 2024
    s. Utility Plan (C600), prepared by Kimley Horn, dated August 5, 2024
    t. Utility Plan – Enlargement (C601-C604), prepared by Kimley Horn, dated August 5, 2024
    u. Utility Details (C605-C606), prepared by Kimley Horn, dated August 5, 2024
    v. Fire Truck Turn Exhibit (EX-1), prepared by Kimley Horn, dated August 27, 2024
    w. Truck Turn Exhibit (EX-1), prepared by Kimley Horn, dated August 27, 2024
    x. Snow Storage Plan (C300), prepared by Kimley Horn, dated August 5, 2024
    y. Photometric Plan (E00-21-E00-22), prepared by Corgan, undated
    z. Tree Preservation Plan (L001), prepared by LandDesign, dated August 28, 2024
    aa. Tree Inventory (L002-L003), prepared by LandDesign, dated August 28, 2024
    bb. Site Constraints (L004), prepared by LandDesign, dated August 28, 2024
    cc. Overall Planting Plan (L101), prepared by LandDesign, dated August 28, 2024
    dd. Planting Plan – Enlargement (L102-L105), prepared by LandDesign, dated August 28, 2024
    ee. Planting Island Plan (L106), prepared by LandDesign, dated August 28, 2024
    ff. Planting Schedule + Notes (L107), prepared by LandDesign, dated August 28, 2024
    gg. 20 Year Tree Canopy Exhibit (L201), prepared by LandDesign, dated August 28, 2024
    hh. Seeding Plan (L202), prepared by LandDesign, dated August 28, 2024

ii. Seeding Schedule + Notes (L203), prepared by LandDesign, dated August 28, 2024
jj. Details – Planting (L301), prepared by LandDesign, dated August 28, 2024
kk. Overall Grading Plan Section Map (EX-1), prepared by Kimley Horn, dated August 27, 2024
ll. East Section View Profile (EX-2), prepared by Kimley Horn, dated August 27, 2024
mm. South Section View Profile (EX-2), prepared by Kimley Horn, dated August 27, 2024
nn. West and North Section View Profile (EX-3), prepared by Kimley Horn, dated August 27, 2024
oo. Proposed Berm Connection, prepared by Kimley Horn, dated August 27, 2024
pp. CHQ Chaska – Schematic Elevations East and West Facades, prepared by Corgan, undated
qq. CHQ Chaska – Schematic Elevations North Façade, prepared by Corgan, undated
rr. CHQ Chaska – Schematic Elevations South Façade, prepared by Corgan, undated
ss. CloudHQ – Floor Plans (pgs 1-3), undated
tt. Architectural Façade Details, prepared by CloudHQ, undated
uu. Fence Detail
vv. Ref. Rendering 1 – Main Façade & Entry, prepared by CloudHQ, undated
ww. Ref. Rendering 2 – Side Façade, prepared by CloudHQ, undated
xx. Render #1 – View from East, prepared by CloudHQ, undated
yy. Render #2 – View from North, prepared by CloudHQ, undated
zz. Render #3 – View from Northwest, prepared by CloudHQ, undated

2. Adherence to the City Engineer's memo dated October 2, 2024.
3. Provision to limit wall pack lights to 18 feet on the west façade, and to be addressed at final submittal.
4. Installation of berm and its landscaping to be completed prior to or at same time of the building's site construction.
5. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a drainage and utility easement to encompass the trunk watermain extension, to be reviewed and approved by the engineering department, and to be shown on the final plat prior to recording.
8. Provision to coordinate with the City Engineer on the design of the north terminus of West Creek Lane, and to be finalized prior to issuance of a building permit.
9. Provision to coordinate with Carver County Public Works on construction routes prior to issuance of a grading permit.
10. Provision to coordinate with Xcel Energy regarding site layout and construction.
11. Provision that the developer will need to work with neighboring property owners to ensure final grading is seamless to established property line elevations and to ensure stormwater is sufficiently conveyed.
12. Provision to further explore additional trees on the city owned area east of the site and south of the Xcel easement, and to be addressed at final submittal.
13. Provision to enter into an agreement with the city for the provision of cash payment to satisfy deficient landscape quantities (overstory trees, understory trees, shrubs) that would be used towards tree installation in public areas, and to be completed at final submittal.

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-7 based on the draft ordinance.

September 4, 2024

Mr. Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: ***Concept Site Plan Submittal Narrative***
CloudHQ Data Center
Kelzer Property – Chaska, MN

CloudHQ is a global data center provider that specializes in the design, development, and operation of best in class, carrier neutral, hyperscale data center facilities. We understand our customers' critical IT load power capacity needs are mission critical and ever-changing. That's why CloudHQ provides flexible, efficient, and resilient data center solutions for businesses of all sizes. We are excited for the opportunity to continue our development expansion plans in the City of Chaska.

Our building will be constructed with high quality materials you would likely find in new office construction including steel and glass, expansive glazing at the building entrances, stainless steel panels, and metal cabling for our green wall. Our building will be built to a LEED standard, which highlights our commitment to sustainable development. In addition to the design elements we use to ensure this project will be a benefit to the community, there are many other aspects of this proposed project that will bring great value to the City of Chaska and other surrounding areas. Major benefits of data center projects are the increase in the property tax base and increase in jobs coupled with limited demand for public services such as schools and police and fire and rescue. Regarding job creation, the proposed building will take 1.5-2.5 years for full construction and will employ approximately 1,000 construction workers during that time. Many of these are highly skilled, technical positions needed for Data Center construction.

Project Overview

The design of this data center building and the surrounding landscape are intended to help the building nestle into the site and conceal itself from neighboring views. The height and character of this building will be similar in nature to the recently constructed nearby data centers in the West Creek Corporate center area. The building envelope will consist of integral neutral-colored architectural insulated precast panels with an admin/office component that will take advantage of daylighting through the use of curtainwall glazing in select areas. Cloud HQ is proposing a combination of Class I and Class III materials be utilized for the façade. The façade will largely consist of a smooth precast panel with integral color. The panels will be provided in two colors to provide visual interest to the façade. In addition to the Class III material, Class I materials consisting of stainless stee icicles, glass, and architectural louvers will be provided. Great care has been taken when making decisions around the building layout and positioning on site to ensure that both the visual and audial impacts of the data center building and its mechanical systems are minimized on the surrounding area.

A 300’ buffer will be maintained along the north and east property lines to separate the proposed development from the existing residential properties. Consistent with the Conditional Use Permit applied for in the fall of 2023, an approximately 30-ft high landscaped berm will be constructed within the buffer to provide screening of the data center building to the north and east using a variety of species of trees, shrubs, and native grasses, with the goal of providing a visual separation from the second story of the adjacent residences. Multiple views from the surrounding neighborhood have been studied to ensure a diverse array of perspectives have been accommodated, and to demonstrate how views from abutting properties are mitigated.

Careful consideration has also been given to placing the exterior mechanical equipment areas away from the adjacent residential properties, with the building oriented such that the equipment is located on the roof of the south side of the structure. The exterior equipment will be fully enclosed with screen walls for the dual purpose of noise reduction and reducing visibility from adjacent properties, resulting in a similar curb appeal as the existing adjacent data center properties in the West Creek Corporate Center area.

One of the primary reasons that the property is so attractive for a data center is the proximity to the overhead transmission lines that currently run through the site, as well as the existing West Creek substation. These overhead lines run east-west across the south half of the property and line within an existing transmission easement, all of which will be maintained in place; since no structures are allowed within the easement, the proposed building is sited adjacent and parallel to the north edge of the transmission easement to maximize the building land area. CloudHQ is working with Xcel Energy as well as MMPA, and Chaska Power to utilize the existing capacity within the overhead power lines and construct an additional substation in the immediate vicinity of the project site to fully support the proposed development.

The majority of the 72-acre site will be disturbed during construction to support construction of the large building, berm, and ponding areas, and the project design plans will include a comprehensive grading and drainage plan to satisfy the stormwater management and erosion control requirements of the City of Chaska, Carver County Watershed Management Organization, and the State of Minnesota. Runoff from the property will be managed on site using surface stormwater management basins to mitigate adverse impacts to the neighboring properties and maintain existing drainage patterns. This design work will include collection of stormwater runoff from the north side of the landscape berm adjacent to the neighboring residential properties to ensure that surface water from the residential back yards and berm is adequately carried downstream.

The project team has completed an Alternative Urban Areawide Review (AUAR) of the property to fully assess the environmental impacts of the proposed data center construction, encompassing an area totaling approximately 72 acres on the two parcels that make up the project site. The intent of the AUAR is to recognize the worst-case potential impacts and identify mitigation measures that may be taken to compensate for those impacts.

As a secured site located at the terminus of a business park road, the proposed facility does not necessitate extensive pedestrian or bicycle facilities and will include a single secured access point for vehicles. Public access to the site is discouraged due to the necessary security of a private data center, but improved landscaping and a high-quality building together will enhance the public perception of the facility.

Cloud HQ anticipates starting construction on the north berm in late summer / fall of 2024, with the remainder of the site and building improvements planned to start construction in spring of 2025. Construction of the building shell and site improvements is anticipated to take approximately 18 months to complete, with an additional 12 months to complete interior build-out/commissioning and be operational.

Project Goals

The large increase in workers coming to the area for an extended period of time will bring a significant financial benefit to local businesses such as hotels, restaurants, convenience stores and retail shops, as well as service providers. In addition, the building will create 75-100 permanent jobs in technical positions needed to run the facilities long term. 60-80 of these jobs will be for skilled, high-earning professionals, with an average annual single employee salary greater than the local median household income. These operating employees will include mechanical engineers, electrical engineers, computer engineers, security personnel, maintenance personnel, and real estate property managers. We anticipate that a significant number of these high-earning professionals will choose to live near the site, given the 24-hour nature of the facility.

The financial benefits of this project to the City are tremendous. The CloudHQ investment in this campus will be in the range of $1 billion. Between utility taxes and real estate taxes, the project will provide several hundred million dollars of tax revenue to the local jurisdictions over the useful life of the building.

Another advantage of the project is the significantly reduced traffic to the site when compared to a warehouse/distribution type use which is the most likely alternative to a data center for this property. The proposed building will on average see about 75% fewer traffic trips than a distribution use, and much fewer trips from large trucks. Once operational, it is rare for comparable data center buildings to have more than 100 employees in them at any time after they become fully operational, leading to little impact to local traffic congestion.

August 13th Neighborhood Meeting

On August 13th Cloud HQ hosted a neighborhood information meeting for the project between 6:30-8:00 PM at the Clover Ridge Apartments adjacent to the neighborhood. Eleven of the neighbors attended this meeting to gather additional information on the project and ask questions. A sign-in sheet for the meeting was included as part of the project submittal. Questions during the meeting were primarily focused towards the berm/landscape/screening for the building and site, the drainage of the site and area north/east of the proposed berm, and timing of construction. Additionally, there

was a question regarding the refrigerant that will be used in the facility.

The refrigerant that Cloud HQ will use will never be a liquid at atmospheric conditions. There are relief lines, refrigerant monitoring, and exhaust systems within the CUP to ensure a critical release of refrigerant does not replace the breathable air in the Cup resulting in a dangerous atmosphere for personnel in the space. A release of refrigerant to the atmosphere poses no risk to surrounding people or animals. It rapidly dissipates and poses no threat to living beings. Release of refrigerant to the atmosphere only poses an environmental concern regarding ozone depletion, which is why low GWP (global warming potential) refrigerants are used. Prevention of leaks is based on good maintenance practices, through catastrophic unplanned failures of the refrigerant system can result in a release but is very rare.

Parking Analysis

The proposed site is proposed to construct 235 parking space with an additional 123 proof of parking spaces should additional demand be necessary in the future. As noted in the project narrative above, the project will create approximately 75-100 jobs which will office in the administrative space noted on the architectural floor plan diagrams. The proposed parking has been sited in close proximity to the proposed administrative space. The quantity of parking proposed is anticipated to provide more than an adequate amount of parking for employees and visitors when opening and will retain excess parking for continued growth and additional employees if warranted in the future. The proposed parking would be a request for flexibility as part of the PID Amendment.

Building Height

To accommodate the efficient operations of the buildings and accommodate the development needs within the property area, the building is proposed to be 2-stories. Cloud HQ is requesting flexibility for building height up to 72.5 feet tall to accommodate the top of the penthouse. The proposed berms and landscaping have been designed to mitigate the visual impact of the proposed building height to the extent practicable. Cross-Sections of the proposed building/screening/berm have been included as part of the project submittal.

Substation Conditional Use Permit Summary

The Westcreek substation will be approximately 300 MWs total, of which Cloud HQ will receive approximately 50 MW. There is a new regional substation that is being planned on an adjacent property which will be approximately 400 MWs, of which Cloud HQ would receive 170 MWs. The substation will meet the following City of Chaska Criteria for a Conditional Use Permit (CUP):

1. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.* - The substation has been sited adjacent to the existing substation serving the adjacent data center properties. Similar to the existing substation, the proposed substation will be designed by the electric provider to meet all jurisdictional requirements to preserve public health, safety, comfort, and the general welfare of the community.

2. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood* – The proposed substation will be sited adjacent to the existing substation and will also be screened from view from the neighboring residential properties by the proposed building and landscape screen berm. Due to the proximity to the existing substation and the screening, it is not anticipated to negatively impact the diminish or impair property values in the area.
3. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district* – The proposed development property is the last remaining property within the area and the substation will be located on the development property, thus it is not expected to impede the normal and orderly development of the surrounding property.
4. *Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided* – The proposed substation will be served via existing power immediately adjacent to the proposed siting of the facility. The proposed substation will not impact the ability to provide access or utilities to the proposed development site or adjacent properties.
5. *Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets* – the proposed substation will have very minimal access needs for maintenance purposes. The maintenance access will be located off off of Westcreek on the southern portion of the property.
6. *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located* – the substation will be designed to meet all jurisdictional requirements, and conform to the applicable regulations of the district.

Conclusion

With the extensive improvements proposed to this mostly vacant property, the substantial financial benefit to the City of Chaska and its residents, the minimal negative impacts to the surrounding community (particularly when compared to alternative uses,) and CloudHQ's strong reputation for developing high quality projects, we believe this project is an ideal fit for both CloudHQ and community.

Draft ORDINANCE NO. ~~937~~xxxx

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA FROM RURAL (R) TO PLANNED INDUSTRIAL DISTRICT (PID-7) AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PID-7

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended ~~for the following property from Rural (R) to Planned Industrial District (PID-7):~~as follows:

~~Blocks 1 of the Plat of Stream MN3, Carver County, Minnesota.~~

Block 1 of Kelzer Addition, Carver County, Minnesota

The following graphic exhibits shall serve as the general guide for development of the Bavaria Vista area:

~~1. Existing Conditions Survey, prepared by EFN, undated~~

~~2. Preliminary Plat (pg PP1.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~3. Existing Conditions Survey (pg C1.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~4. Erosion and Sedimentation Control Plan Phase I (pg C2.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~5. Erosion and Sedimentation Control Plan Phase II (pg C2.1), prepared by Kimley-Horn, dated June 30, 2017~~

~~6. Site Plan (pg C3.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~7. Grading and Drainage Plan (pg C4.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~8. Utility Plan (pg C5.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~9. Composite Plan (pg C6.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~10. Landscape Plan (pg L1.0), prepared by Kimley-Horn, dated June 30, 2017~~

~~11. Building 1: Landscape Plan (pg L1.1), prepared by Kimley-Horn, dated June 30, 2017~~

~~12. Landscape Details (pg L1.2), prepared by Kimley-Horn, dated June 30, 2017~~

~~13. Floor Plan-Level One (pg A02-01), prepared by Corgan, dated June 30, 2017~~

~~14. Floor Plan-Level Two (pg A02-02), prepared by Corgan, dated June 30, 2017~~

~~15. Exterior Elevations (pg A05-01), prepared by Corgan, dated April 25, 2007~~

~~16. Site Section (pg A06-02), prepared by Corgan, dated July 31, 2017~~

~~17. Photometric Plan, prepared by Corgan~~

1. Existing Property Aerial Image, prepared by CloudHQ, undated
2. Kelzer Addition Plat (pgs 1-2), prepared by EFN, undated
3. Cover Sheet (C000), prepared by Kimley Horn, dated August 5, 2024
4. General Notes (C100), prepared by Kimley Horn, dated August 5, 2024
5. Alta Topographic Survey (C101), prepared by Kimley Horn, dated August 5, 2024
6. Site Demolition (C200), prepared by Kimley Horn, dated August 5, 2024
7. Site Demolition – Enlargement (C201-C204), prepared by Kimley Horn, dated August 5, 2024
8. Site Dimension Plan (C300), prepared by Kimley Horn, dated August 5, 2024
9. Site Dimension Plan – Enlargement (C301-C304), prepared by Kimley Horn, dated August 5, 2024
10. Site Details (C305-C306), prepared by Kimley Horn, dated August 5, 2024
11. Grading and Drainage Plan (C400), prepared by Kimley Horn, dated August 5, 2024
12. Grading and Drainage Plan – Enlargement (C401-C404), prepared by Kimley Horn, dated August 5, 2024
13. Grading Details (C405), prepared by Kimley Horn, dated August 5, 2024
14. Storm Sewer Plan (C500), prepared by Kimley Horn, dated August 5, 2024
15. Storm Sewer Plan – Enlargement (C501-C504), prepared by Kimley Horn, dated August 5, 2024
16. Utility Plan (C600), prepared by Kimley Horn, dated August 5, 2024
17. Utility Plan – Enlargement (C601-C604), prepared by Kimley Horn, dated August 5, 2024
18. Utility Details (C605-C606), prepared by Kimley Horn, dated August 5, 2024
19. Fire Truck Turn Exhibit (EX-1), prepared by Kimley Horn, dated August 27, 2024
20. Truck Turn Exhibit (EX-1), prepared by Kimley Horn, dated August 27, 2024
21. Snow Storage Plan (C300), prepared by Kimley Horn, dated August 5, 2024
22. Photometric Plan (E00-21-E00-22), prepared by Corgan, undated
23. Tree Preservation Plan (L001), prepared by LandDesign, dated August 28, 2024
24. Tree Inventory (L002-L003), prepared by LandDesign, dated August 28, 2024
25. Site Constraints (L004), prepared by LandDesign, dated August 28, 2024
26. Overall Planting Plan (L101), prepared by LandDesign, dated August 28, 2024
27. Planting Plan – Enlargement (L102-L105), prepared by LandDesign, dated August 28, 2024
28. Planting Island Plan (L106), prepared by LandDesign, dated August 28, 2024
29. Planting Schedule + Notes (L107), prepared by LandDesign, dated August 28, 2024
30. 20 Year Tree Canopy Exhibit (L201), prepared by LandDesign, dated August 28, 2024
31. Seeding Plan (L202), prepared by LandDesign, dated August 28, 2024
32. Seeding Schedule + Notes (L203), prepared by LandDesign, dated August 28, 2024
33. Details – Planting (L301), prepared by LandDesign, dated August 28, 2024
34. Overall Grading Plan Section Map (EX-1), prepared by Kimley Horn, dated August 27, 2024
35. East Section View Profile (EX-2), prepared by Kimley Horn, dated August 27, 2024

36. **South Section View Profile (EX-2), prepared by Kimley Horn, dated August 27, 2024**
37. **West and North Section View Profile (EX-3), prepared by Kimley Horn, dated August 27, 2024**
38. **Proposed Berm Connection, prepared by Kimley Horn, dated August 27, 2024**
39. **CHQ Chaska – Schematic Elevations East and West Facades, prepared by Corgan, undated**
40. **CHQ Chaska – Schematic Elevations North Façade, prepared by Corgan, undated**
41. **CHQ Chaska – Schematic Elevations South Façade, prepared by Corgan, undated**
42. **CloudHQ – Floor Plans (pgs 1-3), undated**
43. **Architectural Façade Details, prepared by CloudHQ, undated**
44. **Fence Detail**
45. **Ref. Rendering 1 – Main Façade & Entry, prepared by CloudHQ, undated**
46. **Ref. Rendering 2 – Side Façade, prepared by CloudHQ, undated**
47. **Render #1 – View from East, prepared by CloudHQ, undated**
48. **Render #2 – View from North, prepared by CloudHQ, undated**
49. **Render #3 – View from Northwest, prepared by CloudHQ, undated**

Section II. PID-7 District Regulations. Permitted uses and regulations applicable to the PID-7 District shall be as follows:

A. INTENT:

The purpose of the PID-7 district is to provide an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the natural beauty found along West Chaska Creek and its adjacent residential developments, and one which will ensure the full use, benefit and prestige of a Planned Office/Industrial District of exemplary standards.

It is intended that development within PID-7 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which are predominantly storage or warehousing in nature, which emanate objectionable odors, or which require the outdoor storage of goods and materials are specifically discouraged from locating in the PID-7 District.

B. PERMITTED PRINCIPAL USES:

1. Office and administrative facilities.
2. Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials.
3. Scientific research, investigation, testing or experimentation.
4. Data Centers.
5. Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-7 District.

C. PERMITTED ACCESSORY USES:

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

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured on-site, provided no more than 10 percent of the principal structure is used for this purpose.
4. Indoor storage and warehousing when incidental to a permitted use.
5. Dish antennas subject to provisions of Section 9.17.2.
6. Radio transmitters, microwave, and telecommunications towers under 45-feet in height.
7. Residential Dwelling necessary for security and safety reasons in relation to a principal use.
8. Solar energy devices.
9. Cafeterias, educational facilities, vending services, daycare services, and recreational establishments for employees of on-site businesses.

D. DEVELOPMENT STANDARDS:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PID-7 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, and finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.
3. Minimum building setback:
   From centerline of Engler Boulevard (CR 10): 150 feet
   From centerline of other local public streets: 65 feet
   From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided
   From adjacent residential (principal) use: 300 feet (property line to property line)
4. Minimum setback from impervious surfaces for parking, loading, and driving:
   From street right-of-way: 20 feet
   From other property lines: 10 feet
5. Maximum building coverage: 35 percent
6. Minimum lot size: 4 acres
7. Minimum amount of open landscaped area on each lot not covered by loading and driving areas: 30 percent of total lot.
8. Maximum Building Height:
   A. Lots 1-2, Block 1 West Creek Corporate Center Addition and Lots 1-2, Block 1 West Creek Corporate Center 3rd Addition: ~~36 feet~~36 feet
   ~~8.~~B. Lot 1, Block 1 Kelzer Addition: 72.5 feet
9. Parking:

   A. One space for each 4,000 square feet of data hall area
   ~~A.~~B. One space for each 2,000 square feet of warehouse

floor~~/data hall area.~~

~~B.~~C. One space for each 250 square feet of office area.

D. All other uses to adhere to Section 9.2.6 Required Number of Off-Street Parking Spaces per the zoning ordinance.

10. Minimum landscaping requirements:

A. A: Lot 1, Block 1 Kelzer Addition (CloudHQ):

1. Overstory trees to meet or exceed 900 trees on site
2. Understory trees to meet or exceed 323 trees on site
3. Shrubs to meet or exceed 1,502 shrubs on site
~~C.~~4. Remaining landscaping requirements (636 overstory trees, 67 understory trees, and 884 shrubs) to be satisfied by placement in the city-owned area directly east of the site, or by cash payment to the city to be used towards tree installation in public areas as determined by the city

E. PLAN REVIEW:
Complete site development and building design plans, as required by the Chaska Zoning Ordinance, shall be reviewed by the Planning Commission and approved by City Council prior to issuance of building permits for structures in the PID-7 District.

Section III. Effective Date

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this ~~21st day of August, 2017~~ 21st day of October, 2024.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

2

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
Date: **October 2, 2024**
Subject: **Cloud HQ Preliminary Site & Building Plan – Engineering Review**

The Kelzer property located south of Schoolmaster Drive and north of Engler Boulevard has been planned for some time as an industrial development. The application being considered, named "CloudHQ" is for a preliminary approval that would allow for constructing a new data center.

The project will need to meet city and county stormwater requirements. It will be important the site plan considers how stormwater will be managed so as not to negatively impact adjacent private property both during the construction process and in the final condition. Several wetlands exists over the property that are proposed to be impacted. The wetlands being impacted on the site require all agencies for review and acceptance. The plan will require approval and necessary permits from Carver County. Prior to a grading permit being considered for the site all the wetland and storm water agency approvals are required.

In terms of city utilities, the site requires extensions of trunk water main and gravity sewer. The water piping being extended from Schoolmaster Drive connecting to West Creek Lane will complete a missing gap in the Clover Ridge neighborhood water supply system. This water main will be maintained by the City that require public utility easements. Access to gravity sewer is readily available for connection at West Creek Lane.

The site has access off West Creek Lane, a local industrial roadway. The design of the north terminus of West Creek Lane will need to be coordinated with the City Engineer.

Trucking operations to the site are expected to be very significant and sporadic in nature. The applicant needs to coordinate with Carver County Public Works prior to grading operations.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-01

KELZER PROPERTY BERM

PREPARED FOR

CLOUDHQ

CHASKA MN

AERIAL IMAGE

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

MEMORANDUM

From: Noemi Wyss AICP, Ryan Chiene, and Tanay Pradhan
Kimley-Horn and Associates Inc.
Date: October 1, 2024

Subject: CloudHQ Data Center Project – Acoustical Analysis Summary

---

1.0 PURPOSE

The purpose of this memorandum is to summarize the noise levels associated with operations of the proposed CloudHQ Data Center Project (Project), located in the City of Chaska, Carver County, Minnesota (City).

2.0 PROJECT DESCRIPTION

The proposed 70.66-acre site Project site includes one parcel (Parcel ID Number: 300311090) located north of West Creek Lane. The proposed Project would be located north of an existing data center zoned as industrial, and east and south of residential uses. The Project site is currently zoned as a Planned Industrial Development (PID) by the City of Chaska. The site does contain a single-family residence and existing transmission towers but remains mostly undeveloped.

The Project would consist of a 2-level, 713,000 square foot per floor data center building in the City of Chaska, Minnesota. A 300-foot buffer will be maintained along the north and east property lines to separate the proposed development from the existing residential properties. Within the buffer, an approximately 30-foot-high landscaped berm will be constructed to provide screening of the data center building to the north and east using a variety of species of trees, shrubs, and native grasses, with the goal of providing a visual separation from the second story of the adjacent residences. Exterior mechanical equipment would be placed away from adjacent residential properties and would be fully enclosed with screen walls. Approximately 104 generators and 90 dry coolers are planned for the data center building. A substation will be constructed south of the proposed data center building.

3.0 NOISE MEASUREMENTS

To determine ambient noise levels in the Project area, five short-term (15-minute) noise measurements and one long term measurement (24-hour) were taken using a Larson Davis SoundExpert LxT Type I integrating sound level meter on October 18-19, 2022. Short-term measurement 1 (ST-1), ST-3, ST-4, and ST-5 were taken to represent the ambient noise level at nearby residences surrounding the site; ST-2 was taken to represent existing noise levels west of the Project site; and long-term measurement 1 (LT-1) was taken to represent ambient noise levels north of the Project site across the industrial buffer area at the residences located at the end of Clover Preserve Drive. The primary noise sources during the noise measurements were traffic along Schoolmaster Drive, Clover Meadow Drive, Clover Field Circle, Clover Preserve Drive and Kerber Pass, and stationary noise at and industrial operations nearby. The measurements were subject to additional construction noise located north of the Project site. Table 1: Noise Measurements provides the ambient noise levels measured at these locations. The noise measurement locations are shown in Attachment A.

Table 1: Noise Measurements

Site No.	Location	L_{10} (dBA)	L_{50} (dBA)	Time	Date
ST-1	Residences Northwest of the Project site at the end of Clover Field Circle	46.3	40.9	11:32 a.m. to 11:48 a.m.	10/18/2022
ST-2	West of the Project site at proposed 32 Parking Space lot	50.8	47.5	12:10 p.m. to 12:26 p.m.	10/18/2022
ST-3	Residences Northeast of the Project site by Victoria Drive	45.8	43.4	8:56 a.m. to 9:12 a.m.	10/19/2022
ST-4	Residences East of the Project site by Clover Meadow Drive	48.1	44.7	9:32 a.m. to 9:48 a.m.	10/19/2022
ST-5	Residences Southeast of the Project site by Kerber Pass	47.6	43.9	10:04 a.m. to 10:20 a.m.	10/19/2022
LT-1	Residences North of the Project site by Clover Preserve Drive	46.3	40.3	10:10 a.m. to 10:51 a.m.	10/18/2022-10/19/2022
Source: Noise Measurements taken by Kimley-Horn on October 18-19, 2022.					

4.0 ACOUSTICAL MODEL

Exterior noise levels associated with the Project's operation were modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, and intervening walls and structures. Inputs to the SoundPLAN model included ground topography and ground type, noise source locations and heights, receiver locations, and sound power level data from the Project's noise sources. The primary noise source modeled was the Project's mechanical equipment which includes generators, coolers, air conditioning equipment, transformers, and inverters. The SoundPLAN run includes a 30-foot tall landscaped berm that would be constructed within the 300-foot buffer between the proposed building and nearby residences to the north and east. Additional noise reduction measures were added to the model including "hospital grade" silencers for each generator exhaust engine, a 16-foot-tall noise barrier surrounding the coolers between the two penthouses on the rooftop, and a "low sound" fan package for each rooftop cooler.

Three SoundPLAN runs were generated for the proposed Project. The first run represents the daytime noise levels, which reflects the constant noise of the coolers and a single generator per penthouse. The second run represents the nighttime noise, which reflects cooler operations only. The third run represents an emergency condition when there is a power outage. This reflects all the equipment running including all the generators.

5.0 ACOUSTICAL ANALYSIS SUMMARY

The State of Minnesota noise standards limits noise levels in noise area classification (NAC) 1 (residential uses) to 60 dBA L_{10} and 65 dBA L_{50} during daytime hours (between 7 a.m. and 10 p.m.) and 55 dBA L_{10} and 50 dBA L_{50} during nighttime hours (between 7 a.m. and 10 p.m.). These standards were established based on present knowledge for the preservation of public health and welfare. These standards are consistent with speech, sleep, annoyance, and hearing conservation requirements for receivers within areas grouped according to land activities by the NAC system established by Minnesota Administrative Rule 7030.0050.

The highest modeled Project-generated noise level at the nearest residential use was 47.2 dBA L_{eq} during the daytime and nighttime, and 47.6 dBA L_{eq} during emergency conditions with the majority of noise generated by the rooftop coolers. For reference, a noise level of 45 dBA L_{eq} to 50 dBA L_{eq} is similar to the

noise levels within a quiet office. As such, Project-generated noise levels would not exceed the State's daytime or nighttime noise standards during operations and would be consistent with the speech, sleep, annoyance, and hearing conservation requirements for residential receivers. Thus, normal operations of the Project would be within levels that preserve the nearby community's public health and welfare.

ATTACHMENT A: NOISE MEASUREMENT LOCATIONS



Source: Nearmap, 2022

KELZER ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Kelzer Family Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the City of Chanhassen, County of Carver, State of Minnesota:

The North Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Except the following 11 exception parcels, to wit:

Exception Parcel 1 (Document No. A335323 – Also Parcel 2 herein):

That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said East line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.

Exception Parcel 2:

Any portion thereof which lies within the plat of Traditions at Clover Ridge 2nd Addition, according to the recorded plat thereof, Carver County, Minnesota.

Exception Parcel 3:

Any portion thereof which lies within the plat of Clover Preserve Second Addition, according to the recorded plat thereof, Carver County, Minnesota.

Exception Parcel 4 (Document No. A476596):

That part of the North 40.00 feet to the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 19.

Exception Parcel 5 (Document No. A476597):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 18, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 18.

Exception Parcel 6 (Document No. A476598):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 17, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 17.

Exception Parcel 7 (Document No. A476599):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 16, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 16.

Exception Parcel 8 (Document No. A476600):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 15, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 15.

Exception Parcel 9 (Document No. A476601):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 14.

Exception Parcel 10 (Document No. A556239):

That part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said North Half of the Southwest Quarter; thence Northerly along the West line of said North Half of the Southwest Quarter, 351.34 feet to the Southerly line of NSP Easement described in Book 57 of Deeds, Page 110, as filed in said Carver County; thence Southeasterly along said Southerly easement line 501.29 feet to the East line of said West 500.00 feet of the Southwest Quarter; thence Southerly along said East line 312.54 feet to the South line of said North Half of the Southwest Quarter; thence Westerly along said South line, 500.01 feet to the point of beginning.

Exception Parcel 11 (Document No. A667242):

The Southwest Quarter of the Northwest Quarter of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots 2 and 3, Block 1, Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, and lying Westerly of the Southerly extension of the East line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying Southerly of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the West line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

And that Barbara Lee Kelzer and Steven James Kelzer as Trustees of the Barbara Lee Kelzer Revocable Trust dated June 19, 2004, fee owners of the following described property situated in the City of Chanhassen, County of Carver, State of Minnesota:

That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said East line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.

Have caused the same to be surveyed and platted as KELZER ADDITION.

In witness whereof said Kelzer Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this _____ day of _____, 20___.

Signed: Kelzer Family Limited Partnership, a Minnesota limited partnership,

BY _____, _____ of Kelzer Family Limited Partnership, a Minnesota limited partnership.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 20___, by_____, _____ of Kelzer Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

In witness whereof said Barbara Lee Kelzer and Steven James Kelzer, Trustees of the Barbara Lee Kelzer Revocable Trust dated June 19, 2004, have hereonto set their hands this _____ day of _____, 20___.

_____
Barbara Lee Kelzer, Trustee of the
Barbara Lee Kelzer Revocable Trust
dated June 19, 2004

_____
Steven James Kelzer, Trustee of the
Barbara Lee Kelzer Revocable Trust
dated June 19, 2004

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 20___, by Barbara Lee Kelzer and Steven James Kelzer, Trustees of the Barbara Lee Kelzer Revocable Trust dated June 19, 2004.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

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

Dated this _____, day of _____, 20___.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Eric A. Roeser, Licensed Land Surveyor.

_____
Sign

_____
Print

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF CHANHASSEN, MINNESOTA

This plat of KELZER ADDITION was approved by the City Council of the City of Chanhassen, Minnesota, at a regular meeting held this _____ day of _____, 20___, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes,
Section 505.03, Subd. 2.

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 KELZER ADDITION was filed this _____ day of _____, 20___, at _____ o'clock ___. M. as Document No._____.

Kaaren Lewis, County Recorder

By: _____

Egan, Field & Nowak, Inc.
land surveyors since 1872

KELZER ADDITION

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

- ⊙ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT
- ● DENOTES A FOUND IRON MONUMENT AS NOTED
- ⊗ DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED
- ◎ DENOTES SET 5/8–INCH BY 14–INCH REBAR MARKED WITH LICENSE NUMBER 47476

N

0 100 200 300
SCALE IN FEET

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 116 NORTH, RANGE 33 WEST, CARVER COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST

NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SEC. 31, TWP. 116 N, RGE. 23 W. CARVER COUNTY CAST IRON MONUMENT

N0°11'02"W 2431.37'

WEST LINE OF THE NORTHWEST QUARTER

N0°11'02"W 232.84

SOUTH LINE OF THE NORTHWEST QUARTER

NORTH LINE OF THE SOUTHWEST QUARTER

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC. 31, TWP. 116 N, RGE. 23 W. FOUND CARVER COUNTY CAST IRON MONUMENT

SOUTHERLY LINE OF THE PLAT OF SAGEWOOD

S78°06'40"E 490.45
S75°17'59"E 151.09
N81°31'20"E 370.27
S6°16'39"E 76.81
S12°34'55"E 69.53
S36°29'33"E 72.93
S50°15'59"E 71.82
S76°25'48"E 73.29
S89°36'58"E 49.18
N83°43'21"E 280.95

WESTERLY LINE OF THE PLAT OF TRADITIONS AT CLOVER RIDGE 2ND ADDITION

BUFFER EASEMENT PER DOC. NO. 396840

SOUTHERLY LINE OF THE PLAT OF TRADITIONS AT CLOVER RIDGE 2ND ADDITION

N87°49'28"E 60.26
S84°34'24"E 30.00
S76°56'27"E 59.97
S70°36'02"E 69.83
S72°57'02"E 75.17
S75°36'05"E 74.15
S76°29'22"E 280.00
S75°29'13"E 285.83
N89°34'10"E 156.40
N87°33'47"E 43.13

NORTHEAST CORNER OF THE SOUTHWEST QUARTER

(S00°00'00"E) 319.00
S0°19'57"E

1/2" IRON PIPE
1 1/2" IRON PIPE

46.23

S0°20'00"E 1009.32

EAST LINE OF THE SOUTHWEST QUARTER

1" IRON PIPE

(N89°09'17"E) N88°49'17"E 244.44
(N53°19'54"E) N52°59'54"E 166.08
(N45°33'09"E) N45°13'09"E 323.30
S45°13'09"W (S45°33'09"W) 290.93
S1°29'05"W (S1°49'05"W) 209.63
S89°45'18"W (S89°09'17"W) 379.50
(N6°24'21"W) N6°44'21"W 130.54

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC. 31, TWP. 116 N, RGE. 23 W. CARVER COUNTY CAST IRON MONUMENT

N0°12'52"E 962.66

WEST LINE OF THE SOUTHWEST QUARTER

LOT 1

BLOCK 1

N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SEC. 36, TWP. 116 N, RGE. 23 W

N83°52'22"W 78.07
N0°21'40"W 35.64
38.08
78.21
62.5
62.5

SOUTHERLY LINE OF THE NSP EASEMENT DESCRIBED IN BOOK 57 OF DEEDS, PAGE 110

N85°40'39"W 501.29

NORTHERN STATES POWER COMPANY EASEMENT PER DOC. NO. 570273

S85°40'39"E 2635.41

NORTHERN STATES POWER COMPANY EASEMENT PER DOC. NO. 82709 (A.K.A. BOOK 57 OF DEEDS, PAGE 110)

1/2" IRON PIPE

500

EXCEPTION

351.54

N0°12'52"E 312.54

EAST LINE OF THE WEST 500 FEET OF THE SOUTHWEST QUARTER

EASEMENT FOR ROADWAY, DRAINAGE & UTILITY PURPOSES PER DOC. NO. 556240

35

925

425

500.01

SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER

SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER

LS 46535

70

S89°52'58"W 2130.68

1/2" IRON PIPE

210.00

1328.32
S0°20'00"E

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SEC. 31, TWP. 116 N, RGE. 23 W CARVER COUNTY CAST IRON MONUMENT

OUTLOT B

WEST CREEK CORPORATE CENTER ADDITION

WEST CREEK CORPORATE CENTER 3RD ADDITION

WEST CREEK LANE

TRADITIONS AT CLOVER RIDGE

CLOVER FIELD CIRCLE

CLOVER PRESERVE DRIVE

CLOVER FIELD DRIVE

SCHOOLMASTER DRIVE

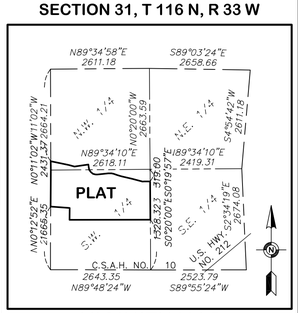
CLOVER FIELD BLVD

EXCEPTION 2ND ADDITION

SAGEWOOD

CLOVER RIDGE

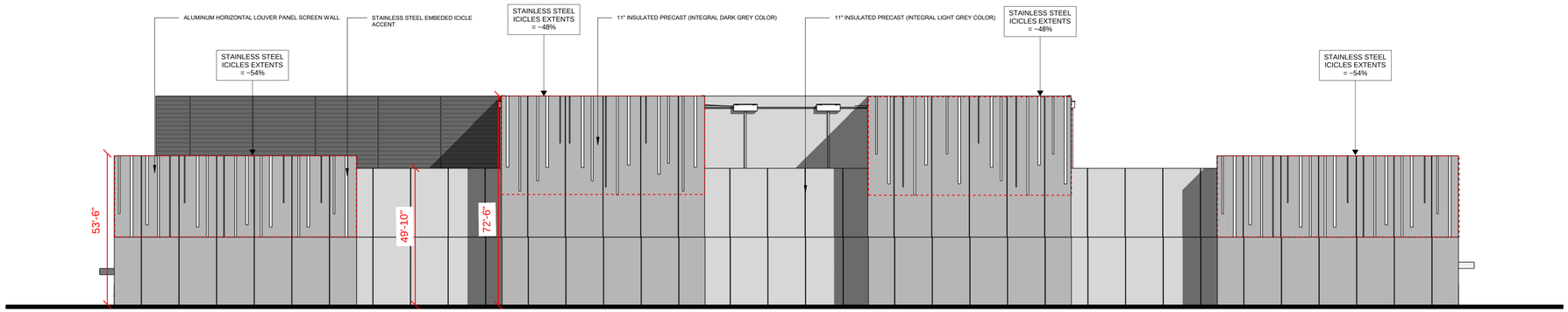
SECTION 31, T 116 N, R 33 W



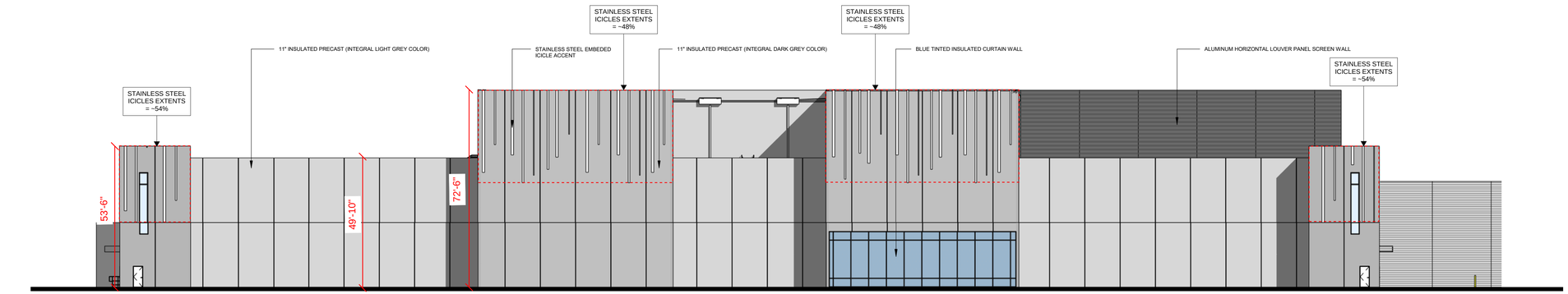
VICINITY MAP

NO SCALE

Egan, Field & Nowak, Inc.
land surveyors since 1872



3 EXTERIOR ELEVATION - EAST FACADE
1" = 20'-0"



4 EXTERIOR ELEVATION - WEST FACADE
1" = 20'-0"

HEIGHT TO BUILDING PARAPET: 53'-6" / 49'-10"
HEIGHT TO TOP OF PENTHOUSE: 72'-6"

FACADE COMPOSITION:
48.6% PRECAST (DARK)
31.4% PRECAST (LIGHT)
17.4% ALUMINUM LOUVER
2% GLAZING
0.6% STAINLESS STEEL ICICLE ACCENTS

11" INSULATED PRECAST (INTEGRAL LIGHT GREY COLOR)
11" INSULATED PRECAST (INTEGRAL DARK GREY COLOR)
BLUE TINTED INSULATED CURTAIN WALL SYSTEM
STEEL LOUVRE SCREEN WALL SYSTEM
ALUMINUM EMBEDDED ICICLE ACCENT

0' 2' 4' 8' 16'

N

CHQ Chaska - Schematic Elevations East and West Facades

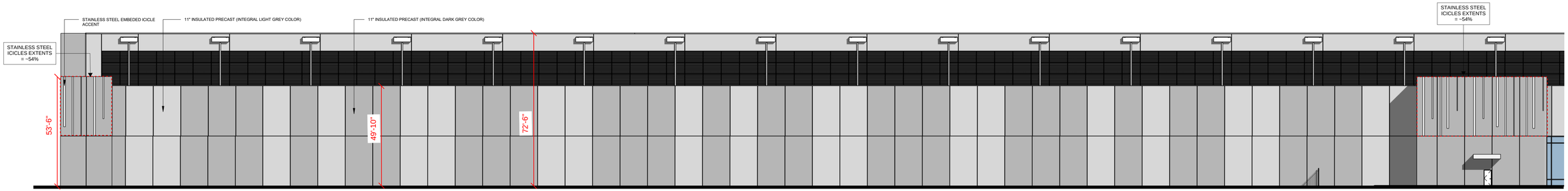
1" = 20'-0"

CloudHQ Where data lives.

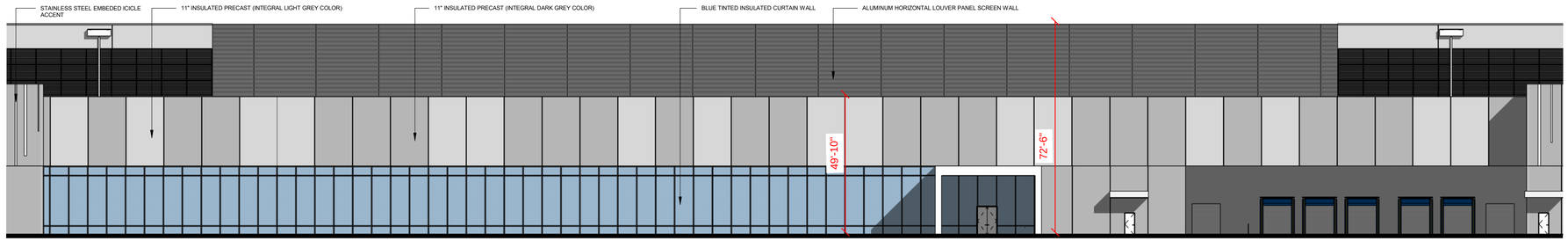
CORGAN

This Document was produced by or under the authority of GABE CLARK.

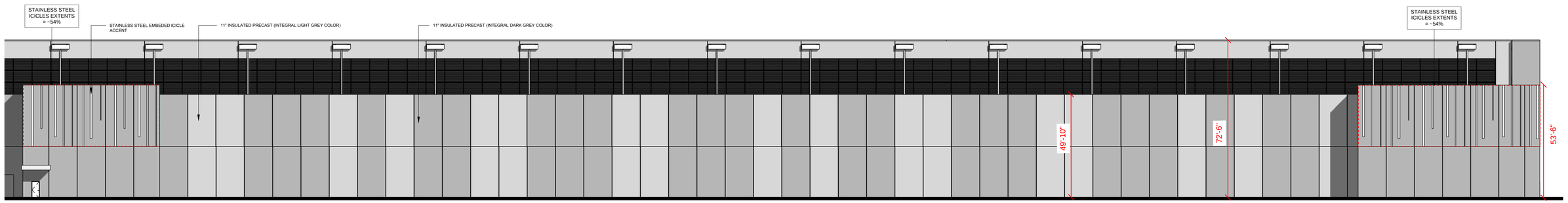
This document is incomplete and may not be used for regulatory approval, permit or construction.



1 EXTERIOR ELEVATION - NORTH FACADE LEFT
1" = 20'-0"



2 EXTERIOR ELEVATION - NORTH FACADE CENTER
1" = 20'-0"



3 EXTERIOR ELEVATION - NORTH FACADE RIGHT
1" = 20'-0"

11" INSULATED PRECAST (INTEGRAL LIGHT GREY COLOR)

11" INSULATED PRECAST (INTEGRAL DARK GREY COLOR)

BLUE TINTED INSULATED CURTAIN WALL SYSTEM

STEEL LOUVRE SCREEN WALL SYSTEM

ALUMINUM EMBEDDED ICICLE ACCENT

0' 2' 4' 8' 16'

N

CHQ Chaska - Schematic Elevations North Facade

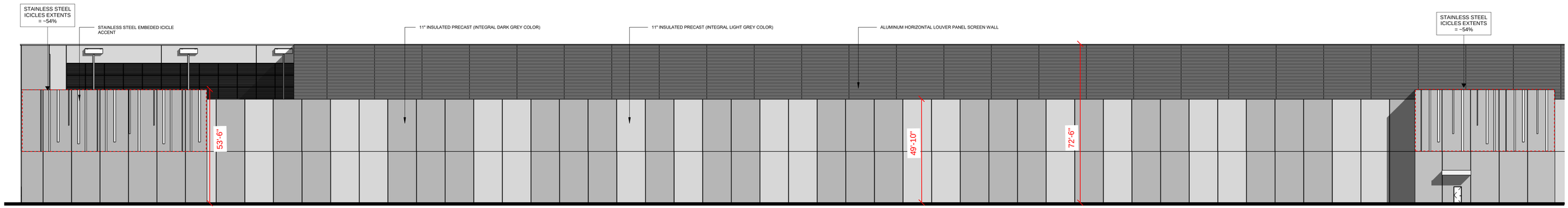
1" = 20'-0"

CloudHQ
Where data lives.

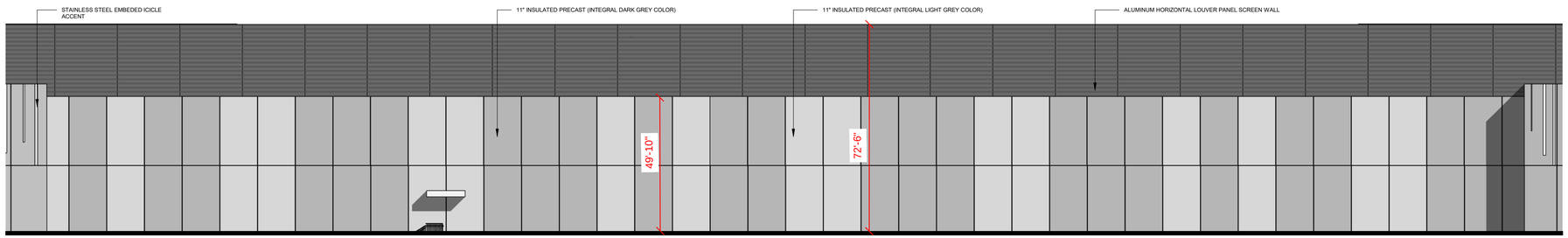
CORGAN

This Document was produced by or under the authority of GABE CLARK.

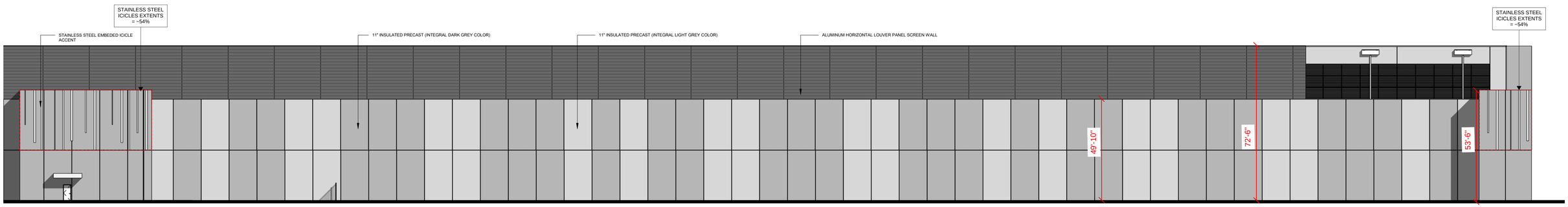
This document is incomplete and may not be used for regulatory approval, permit or construction.



3 EXTERIOR ELEVATION - SOUTH FACADE LEFT
1" = 20'-0"



2 EXTERIOR ELEVATION - SOUTH FACADE CENTER
1" = 20'-0"



1 EXTERIOR ELEVATION - SOUTH FACADE RIGHT
1" = 20'-0"

11" INSULATED PRECAST (INTEGRAL LIGHT GREY COLOR)

11" INSULATED PRECAST (INTEGRAL DARK GREY COLOR)

BLUE TINTED INSULATED CURTAIN WALL SYSTEM

STEEL LOUVRE SCREEN WALL SYSTEM

ALUMINUM EMBEDDED ICICLE ACCENT

0' 2' 4' 8' 16'

N

CHQ Chaska - Schematic Elevations South Facade

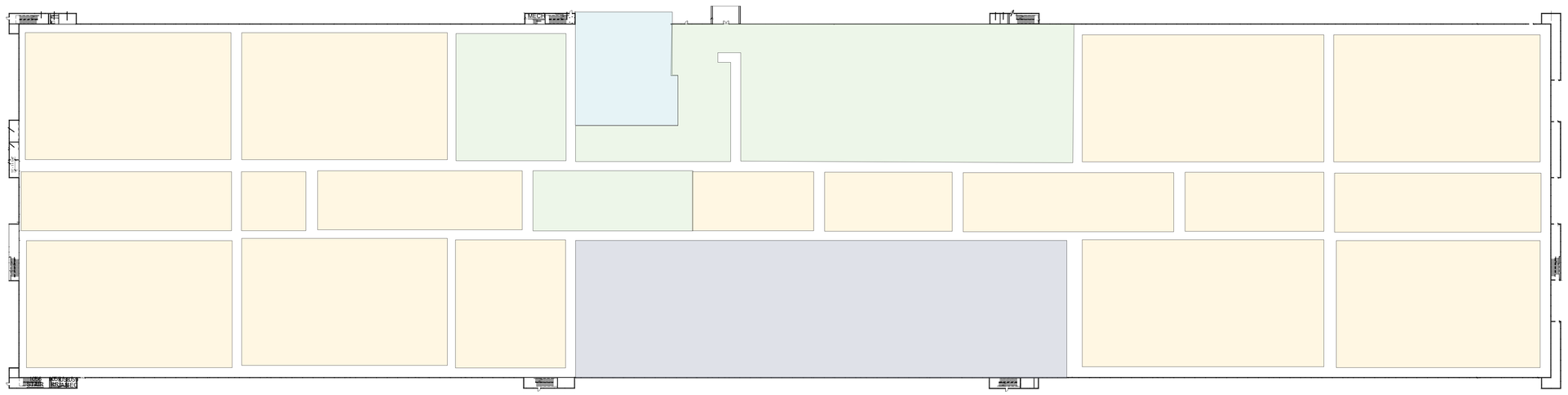
1" = 20'-0"

CloudHQ
Where data lives.

CORGAN

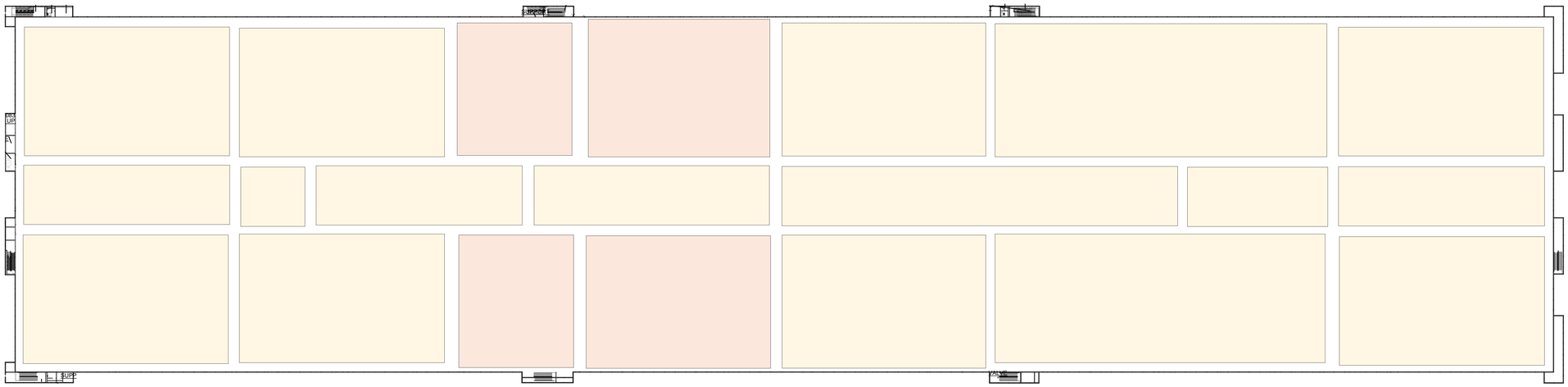
This Document was produced by or under the authority of GABE CLARK.

This document is incomplete and may not be used for regulatory approval, permit or construction.



LEVEL 1 - SCALE 1:50

CLOUDHQ - MSP CHASKA - 180 CUP W/ ADIABATIC DRY COOLERS



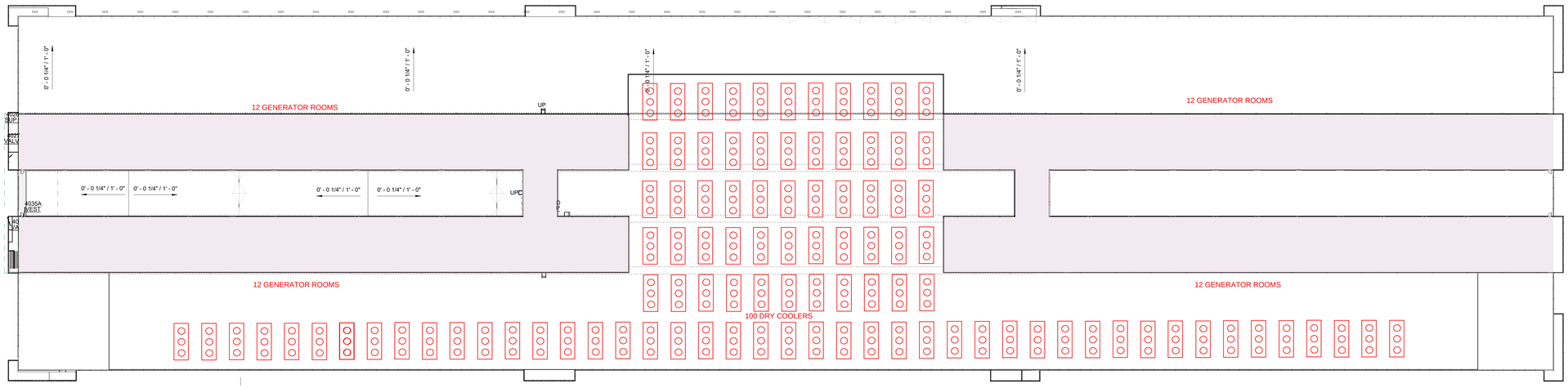
DATA HALLS / BACK OF HOUSE

ADMINISTRATIVE SPACE

SUPPORT

LEVEL 2 - SCALE 1:50

CLOUDHQ - MSP CHASKA - 180 CUP W/ ADIABATIC DRY COOLERS



PENTHOUSES

ADC UNITS

PENTHOUSE - SCALE 1:50

CLOUDHQ - MSP CHASKA - 180 CUP W/ ADIABATIC DRY COOLERS



Green wall, cables with vines.



Stainless steel elements inset into the precast panel reveals.



White metal cladding canopy and glazing with white mullions.

Image by:
CORGAN

ARCHITECTURAL FACADE DETAILS





REF. RENDERING 1 – MAIN FAÇADE & ENTRY

REF. RENDERING 2 – SIDE FAÇADE

SITE DEVELOPMENT PLANS
FOR
CLOUDHQ - CHASKA

S31, T116N, R23W
CHASKA, CARVER COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: BRIAN M. WURDEMAN
11995 SINGLETREE LANE, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE (612) 315-1272

OWNER / DEVELOPER
CLOUDHQ

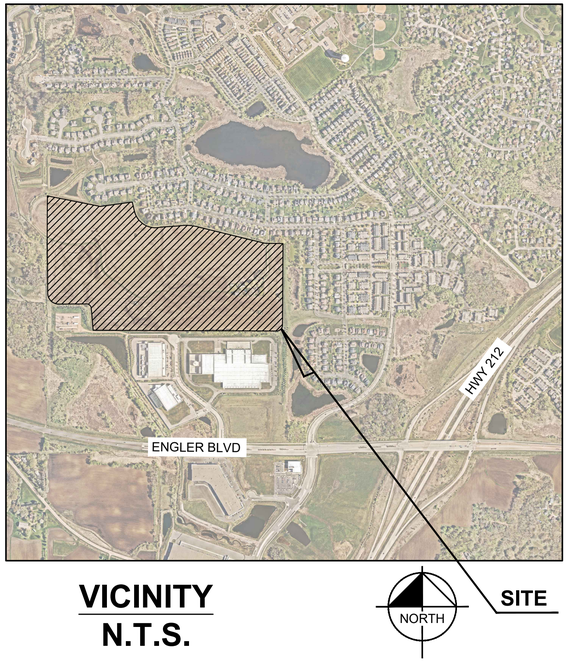
1212 NEW YORK AVENUE, SUITE 1000
WASHINGTON, DC 20005
EMAIL: BBURNETTE@CLOUDHQ.COM

LANDSCAPE ARCHITECT
LANDDDESIGN
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
TELEPHONE: (703) 549-7784
CONTACT: ANDREA CROSSETT

SURVEYOR
EGAN, FIELD & NOWAK, INC
475 OLD HWY 8 NW
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC A. ROESER

GEOTECHNICAL ENGINEER
ECS MIDWEST, LLC
1060 BREEZEWOOD LANE, SUITE 102
NEENAH, WI 54956
TELEPHONE: (920) 886-1406
CONTACT: MATTHEW MEYER, P.E.

ARCHITECT
CORGAN
401 N HOUSTON STREET
DALLAS, TX 75202TELEPHONE: (214) 748-2000
CONTACT: ELENA MURGOSKI



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA TOPOGRAPHIC SURVEY
C200	SITE DEMOLITION
C201	SITE DEMOLITION - ENLARGEMENT
C202	SITE DEMOLITION - ENLARGEMENT
C203	SITE DEMOLITION - ENLARGEMENT
C204	SITE DEMOLITION - ENLARGEMENT
C300	SITE DIMENSION PLAN
C301	SITE DIMENSION PLAN - ENLARGEMENT
C302	SITE DIMENSION PLAN - ENLARGEMENT
C303	SITE DIMENSION PLAN - ENLARGEMENT
C304	SITE DIMENSION PLAN - ENLARGEMENT
C305	SITE DETAILS
C306	SITE DETAILS
C400	GRADING AND DRAINAGE PLAN
C401	GRADING AND DRAINAGE PLAN - ENLARGEMENT
C402	GRADING AND DRAINAGE PLAN - ENLARGEMENT
C403	GRADING AND DRAINAGE PLAN - ENLARGEMENT
C404	GRADING AND DRAINAGE PLAN - ENLARGEMENT
C405	GRADING DETAILS
C500	STORM SEWER PLAN
C501	STORM SEWER PLAN - ENLARGEMENT
C502	STORM SEWER PLAN - ENLARGEMENT
C503	STORM SEWER PLAN - ENLARGEMENT
C504	STORM SEWER PLAN - ENLARGEMENT
C600	UTILITY PLAN
C601	UTILITY PLAN - ENLARGEMENT
C602	UTILITY PLAN - ENLARGEMENT
C603	UTILITY PLAN - ENLARGEMENT
C604	UTILITY PLAN - ENLARGEMENT
C605	UTILITY DETAILS
C606	UTILITY DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476. LOCATED AT THE NORTHWEST CORNER OF THE SITE.
ELEVATION= 896.54

SBM #2 FOUND IRON MONUMENT LOCATED AT THE SOUTH CENTRAL ACCESS LANE OF THE SITE
ELEVATION= 900.15

SBM #3 FOUND IRON MONUMENT LOCATED AT THE NORTH EAST CORNER OF THE SITE.
ELEVATION= 909.65

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	KJA
DRAWN BY	KJA
CHECKED BY	BMW

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

COVER SHEET

SHEET NUMBER
C000

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C0-COVER SHEET.dwg August 05, 2024 - 7:06pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C1-GENERAL NOTES.dwg August 05, 2024 - 7:06pm

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE CITY OF CHASKA AND THE MINNESOTA OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

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

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK, INC
   ADDRESS: 475 OLD HWY 8 NW
   NEW BRIGHTON, MN 55112
   PHONE: (612) 466-3300
   DATED: 12/20/2021
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: ECS MIDWEST, LLC
   ADDRESS: 1060 BREEZEWOOD LANE, SUITE 102
   NEENAH, WI 54956
   PHONE: (920) 886-1406
   DATED: 01/17/2022
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MNDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MNDOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY OF CHASKA AND MNDOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A MINNESOTA STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY OF CHASKA AND MINNESOTA STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

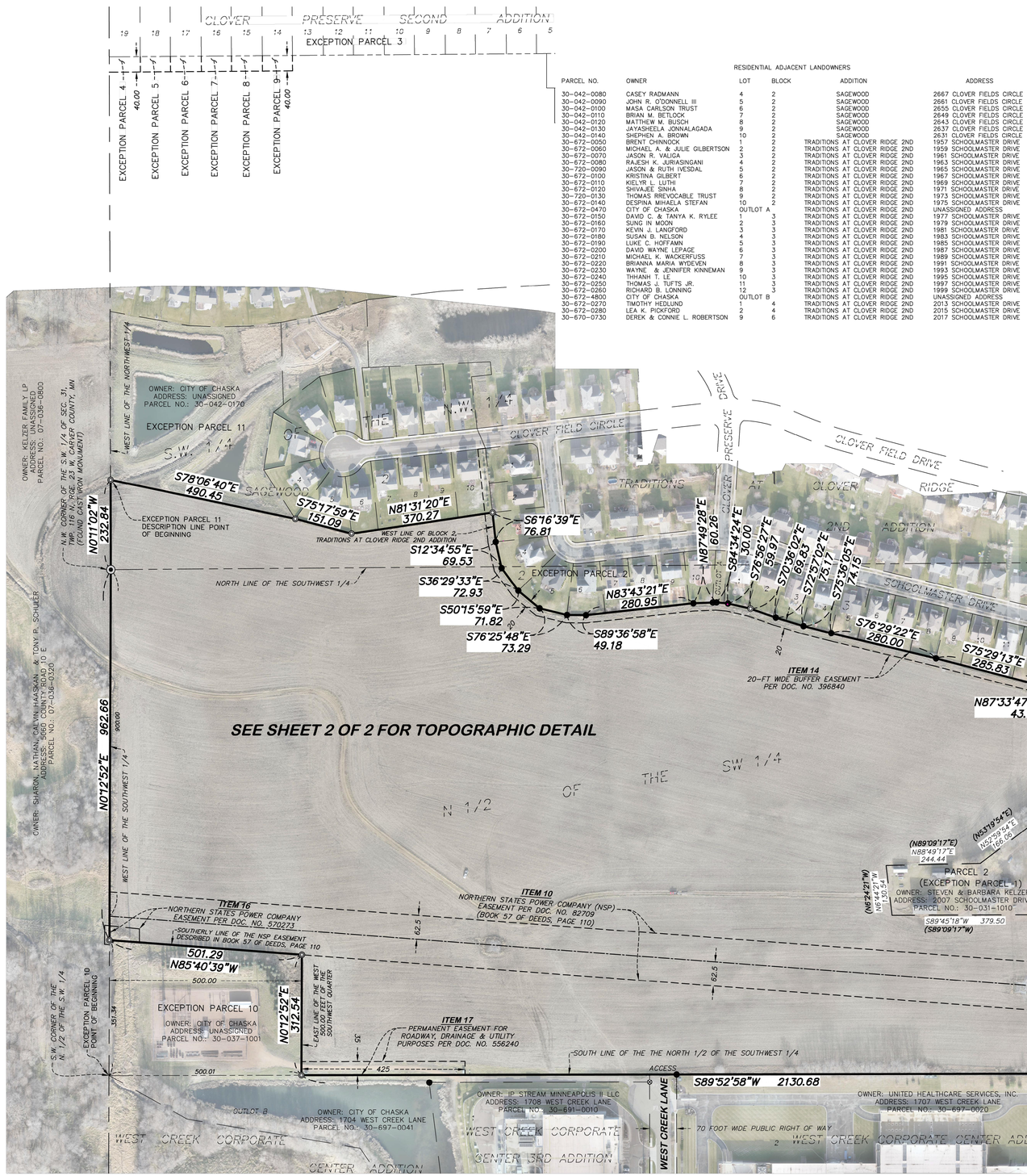
PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	KJA

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



SEC. 31, T116N, R23W
VICINITY MAP
NOT TO SCALE

SURVEY ITEMS PER SCHEDULE B:

ITEM 9: Terms and conditions of Easement dated December 13, 1946, filed December 29, 1949, in Book 47, Page 504, as Document No. 79196, as amended by Partial Release of Easement dated March 19, 2010, filed April 7, 2010, as Document No. 517445.
Said easement has been released and no longer affects the surveyed property.

ITEM 10: Terms and conditions of Easement dated July 18, 1951, filed February 20, 1952, in Book 57 of Deeds, Page 110, as Document No. 82709.
Said easement affects the surveyed property and is depicted hereon.

ITEM 11: Terms and conditions of Stipulation of Agreement and Settlement, Court Case No. C5-00-1904 dated September 10, 2002, filed September 26, 2002, as Document No. A325985.
Said terms and conditions affect the surveyed property. No plottable items to depict.

ITEM 12: Terms and conditions of Easement Agreement dated January 16, 2003, filed January 24, 2003, as Document No. A338529.
Said easement is temporary in nature and expired on August 1, 2003.

ITEM 13: Terms and conditions of Driveway Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396839.
Said easement benefits the surveyed property and is depicted hereon. Said easement is over Outlot B, TRADITIONS AT CLOVER RIDGE SECOND ADDITION.

ITEM 14: Terms and conditions of Buffer Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396840.
Said buffer easement affects the surveyed property and is depicted hereon.

ITEM 15: Terms an conditions of Tree Preservation Easement Agreement dated September 9, 2004, filed September 15, 2004, as Document No. A396841.
Said easement parcel 2 of the surveyed property and is depicted hereon.

ITEM 16: Terms and conditions of Easement dated March 6, 2012, filed April 2, 2012, as Document No. A552434, as amended by Modification of Easement dated January 11, 2013, filed January 23, 2013, as Document No. A570273.
Said easement affects the surveyed property and is depicted hereon.

ITEM 17: Terms and conditions of Permanent Easement for Roadway, Drainage and Utility Purposes dated April 17, 2012, filed June 6, 2012, as Document No. A556240.
Said easement for affects the surveyed property and is depicted hereon.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Carver County coordinate grid (NAD 83-2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. 59236 dated October 17, 2021 at 8:00 AM.
3. The surveyed property described as Parcel 1 has direct access to West Creek Lane, a public right of way. The surveyed property described as Parcel 2 has access to Schoolmaster Drive, a public right of way, via a driveway easement per Document No. A396839.
4. This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

CERTIFICATION:

To Kelzer Family Limited Partnership, a Minnesota limited partnership, and Barbara Lee Kelzer, as Trustee, and Steven James Kelzer, as Trustee, or the successor(s) in Trust, under the Barbara Lee Kelzer Revocable Trust Agreement dated June 19, 2004, Commercial Partners Title and Chicago 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), 7(b)(1), 8, 11(a), 13, 16, and 18 of Table A thereof. The fieldwork was completed on December 17, 2021.

Date of Plat or Map: December 20, 2021

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

LEGAL DESCRIPTION:

Parcel 1:

The North Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Except the following 11 exception parcels, to wit:

Exception Parcel 1 (Document No. A335323 – Also Parcel 2 herein):

That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said East line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.

Exception Parcel 2:

Any portion thereof which lies within the plat of traditions at Clover Ridge 2nd Addition, according to the recorded plat thereof, Carver County, Minnesota.

Exception Parcel 3:

Any portion thereof which lies within the plat of Clover Preserve Second Addition, according to the recorded plat thereof, Carver County, Minnesota.

Exception Parcel 4 (Document No. A476596):

That part of the North 40.00 feet to the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 19.

Exception Parcel 5 (Document No. A476597):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 18, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 18.

Exception Parcel 6 (Document No. A476598):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 17, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 17.

Exception Parcel 7 (Document No. A476599):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 16, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 16.

Exception Parcel 8 (Document No. A476600):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 15, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 15.

Exception Parcel 9 (Document No. A476601):

That part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, lying Easterly of the Southerly extension of the West line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, and lying Westerly of the Southerly extension of the East line of said Lot 14.

Exception Parcel 10 (Document No. A556239):

That part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said North Half of the Southwest Quarter; thence Northerly along the West line of said North Half of the Southwest Quarter, 351.34 feet to the Southerly line of NSP Easement described in Book 57 of Deeds, Page 110, as filed in said Carver County; thence Southeasterly along said Southerly easement line 501.29 feet to the East line of said West 500.00 feet of the Southwest Quarter; thence Southerly along said East line 312.54 feet to the South line of said North Half of the Southwest Quarter; thence Westerly along said South line, 500.01 feet to the point of beginning.

Exception Parcel 11 (Document No. A667242):

The Southwest Quarter of the Northwest Quarter of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots 2 and 3, Block 1, Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the North 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying Easterly of the Southerly extension of the West line of Lot 19, Block 1, Clover Preserve Second Addition, and lying Westerly of the Southerly extension of the East line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying Southerly of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the West line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

Carver County, Minnesota
Abstract Property

Parcel 2:

That part of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said East line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degrees 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is Unassigned, Chaska, Minnesota 55318.
3. The property described hereon lies within Flood Zone X per Federal Insurance Rate Map Nos. 27019C0217D & 27019C0209D, both being dated December 21, 2018.
4. The total area of the property described hereon is 3,148,279 square feet or 72.27454 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "WALL" GSID Station #79703 Elevation = 918.96 feet. (NAVD 88)
   SITE BENCHMARK: Top of 5/8-inch Rebar with "EFN CONTROL" cap located on the westerly side of the existing gravel driveway near the northeast corner of the surveyed property. (See Sheet 2 of 2) Elevation = 911.79 feet. (NAVD 88)
6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
7a. 7a. Exterior building dimensions are depicted hereon. (See Sheet 2 of 2)
7b1. The exterior building footprint areas at ground level are depicted hereon. (See Sheet 2 of 2)
8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket Nos. 213342065 & 213342066. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
    List of utilities notified per Gopher State One Call Ticket No. 213342065 & 213342066.

ARVIG	MCI
CITY OF CHASKA ELECTRIC	CENTER POINT ENERGY
CITY OF CHASKA WATER/SEWER	LEVEL 3 IS NOW CENTURYLINK
COMCAST	ZAYO BANDWIDTH
CENTURYLINK – CTLOL	

13. The names of adjoining owners according to current tax records are depicted hereon.
14. The intersection of West Creek Lane and Engler Boulevard is approximately 1,200 feet south of the surveyed property.
16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

FIELD BOOK	PAGE

DRAWING NAME: 37270-2021.dwg
JOB NO. 37270
FILE NO. 5970L

FIELDWORK CHIEF: SK, LH
DRAWN BY: LS
CHECKED BY: ER

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR: Kimley-Horn & Associates

PROPERTY ADDRESS: Unassigned Address, Chaska, Minnesota 55318

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

COPYRIGHT © 2021 By EGAN, FIELD & NOWAK, INC.

Xref ..\References\xBRDR.dwg

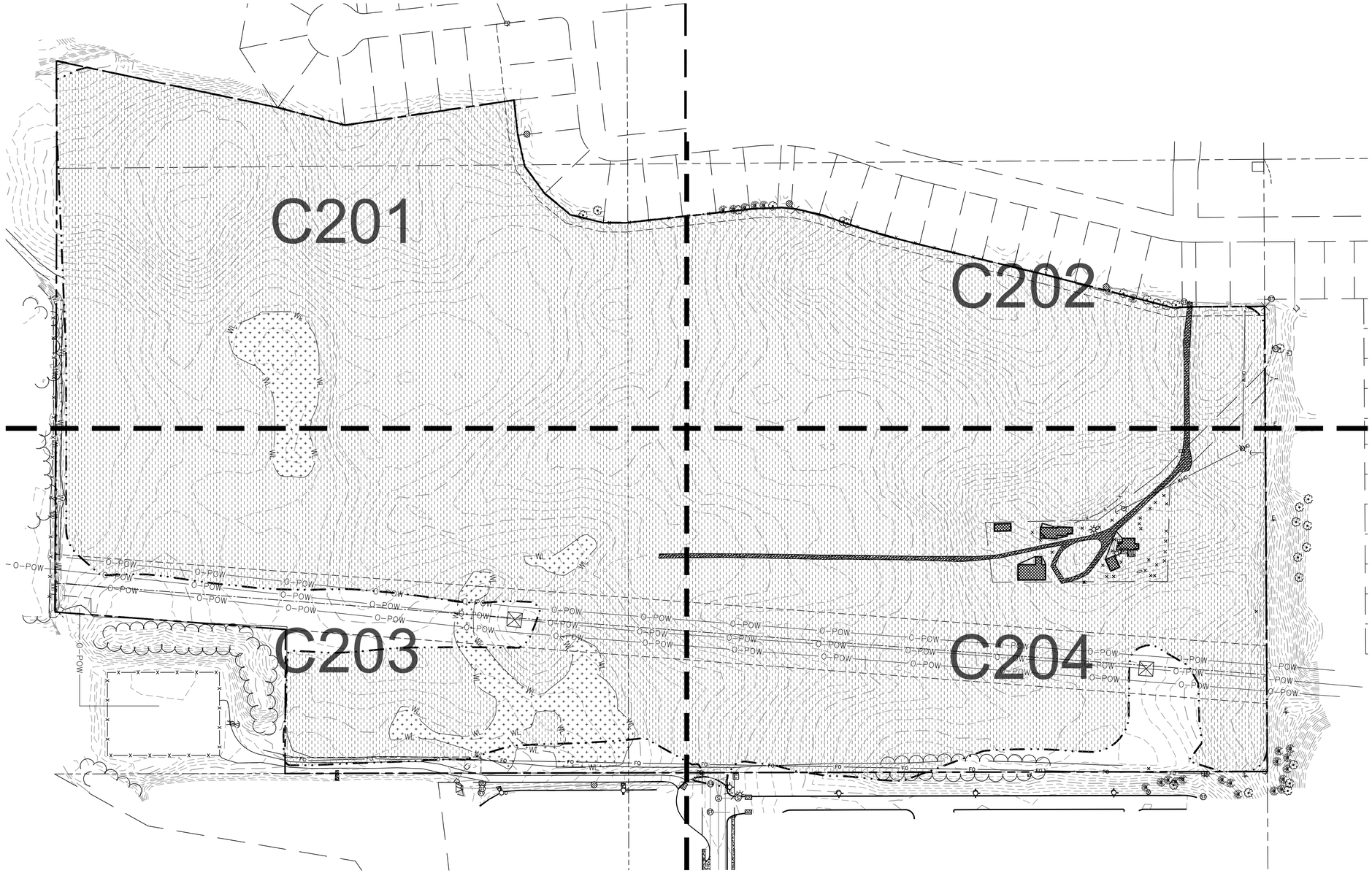
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C2- OVERALL DEMOEMOLITION PLAN.dwg August 05, 2024 - 7:07pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

PROPERTY LINE	EXISTING CONTOUR
REMOVE BITUMINOUS SURFACE	EXISTING CURB & GUTTER
REMOVE CONCRETE / GRAVEL SURFACE	EXISTING SIGN
REMOVE BUILDING	EXISTING STORM MANHOLE
CLEARING & GRUBBING	EXISTING STORM CATCHBASIN
FULL DEPTH SAWCUT	EXISTING WELL
REMOVE TREE	EXISTING AUTOMATIC SPRINKLER
REMOVE CONCRETE CURB & GUTTER	EXISTING HYDRANT
LIMITS OF CONSTRUCTION	EXISTING GUY WIRE
EXISTING OVERHEAD POWER LINE	EXISTING POWER POLE
EXISTING CHAINLINK FENCE	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING TREE
EXISTING STORM SEWER	EXISTING TREE LINE
EXISTING WATERMAIN	PROPOSED WETLAND IMPACT
EXISTING GAS MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND CABLE	

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT / GRAVEL DRIVE
D	REMOVE EXISTING FENCE
E	REMOVE EXISTING TREE
F	REMOVE EXISTING LIGHT POLE
G	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
H	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
I	PROTECT EXISTING SEWER LINE / STRUCTURE
J	PROTECT EXISTING UTILITY LINE / STRUCTURE
K	PROTECT EXISTING UTILITY POLE & GUY WIRES
L	PROTECT EXISTING LIGHT POLE
M	PROTECT EXISTING TREE
N	REMOVE EXISTING BUILDING / STRUCTURE
O	PROTECT EXISTING FENCE



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PROCEEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF CHASKA, CARVER COUNTY, AND MNDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

OVERALL DEMOEMOLITION PLAN

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

SHEET NUMBER
C200

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C2-DEMO PLAN.dwg August 05, 2024 - 7:08pm

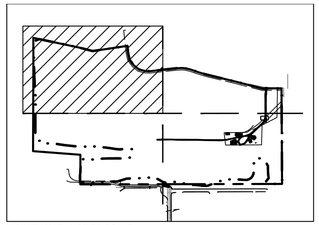
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

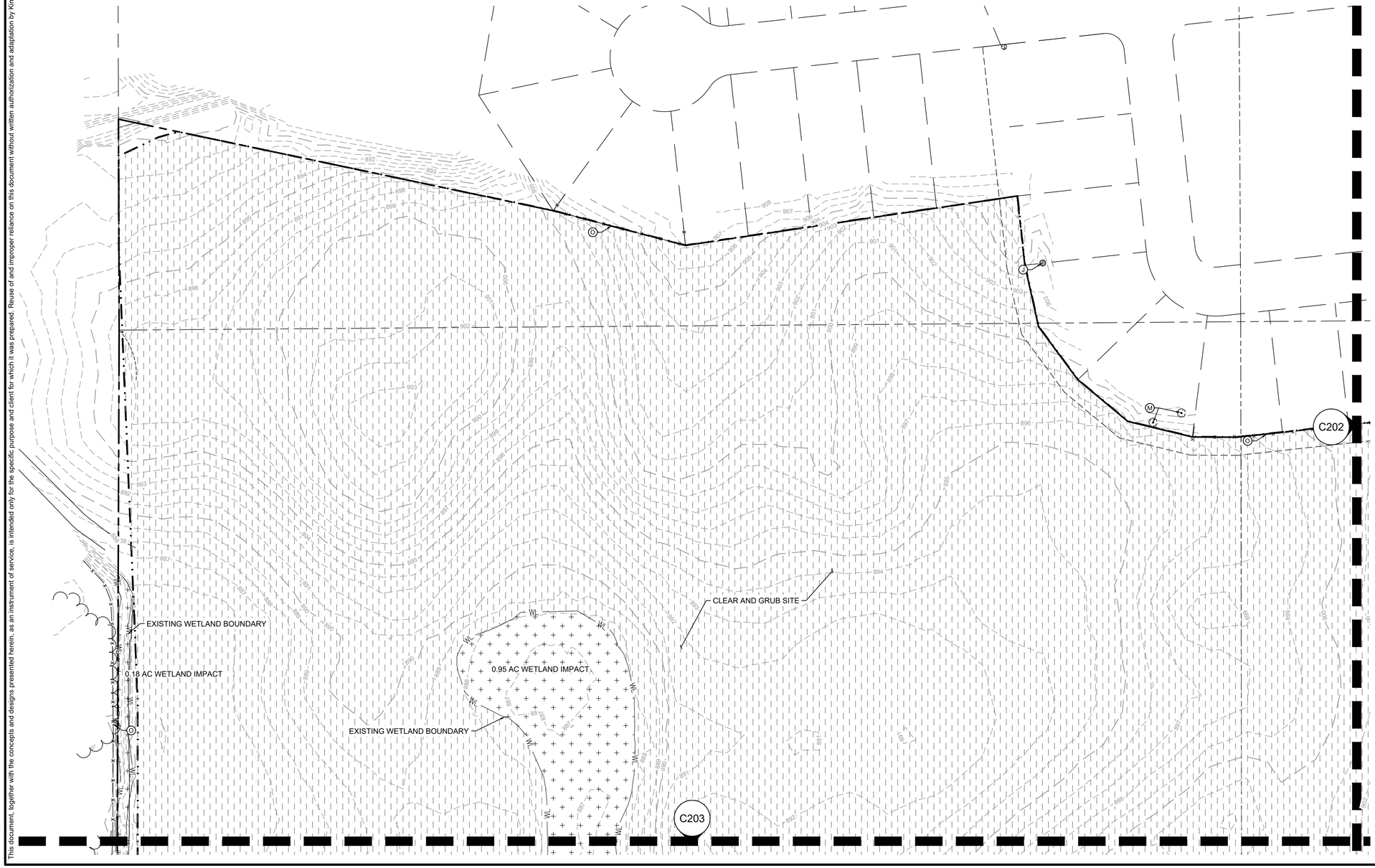
PROPERTY LINE	EXISTING CONTOUR
REMOVE BITUMINOUS SURFACE	EXISTING CURB & GUTTER
REMOVE CONCRETE / GRAVEL SURFACE	EXISTING SIGN
REMOVE BUILDING	EXISTING STORM MANHOLE
CLEARING & GRUBBING	EXISTING STORM CATCHBASIN
FULL DEPTH SAWCUT	EXISTING WELL
REMOVE TREE	EXISTING AUTOMATIC SPRINKLER
REMOVE CONCRETE CURB & GUTTER	EXISTING HYDRANT
LIMITS OF CONSTRUCTION	EXISTING GUY WIRE
EXISTING OVERHEAD POWER LINE	EXISTING POWER POLE
EXISTING CHAINLINK FENCE	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING TREE
EXISTING STORM SEWER	EXISTING TREE LINE
EXISTING WATERMAIN	PROPOSED WETLAND IMPACT
EXISTING GAS MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND CABLE	

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT / GRAVEL DRIVE
D	REMOVE EXISTING FENCE
E	REMOVE EXISTING TREE
F	REMOVE EXISTING LIGHT POLE
G	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
H	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
I	PROTECT EXISTING SEWER LINE / STRUCTURE
J	PROTECT EXISTING UTILITY LINE / STRUCTURE
K	PROTECT EXISTING UTILITY POLE & GUY WIRES
L	PROTECT EXISTING LIGHT POLE
M	PROTECT EXISTING TREE
N	REMOVE EXISTING BUILDING / STRUCTURE
O	PROTECT EXISTING FENCE



VICINITY MAP : NOT TO SCALE



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF CHASKA, CARVER COUNTY, AND MNDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY KJA
DRAWN BY KJA
CHECKED BY BMW

SITE DEMOLITION - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

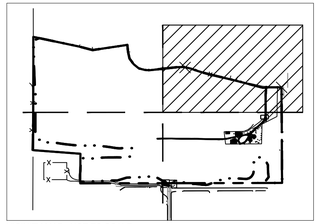
SHEET NUMBER
C201

LEGEND

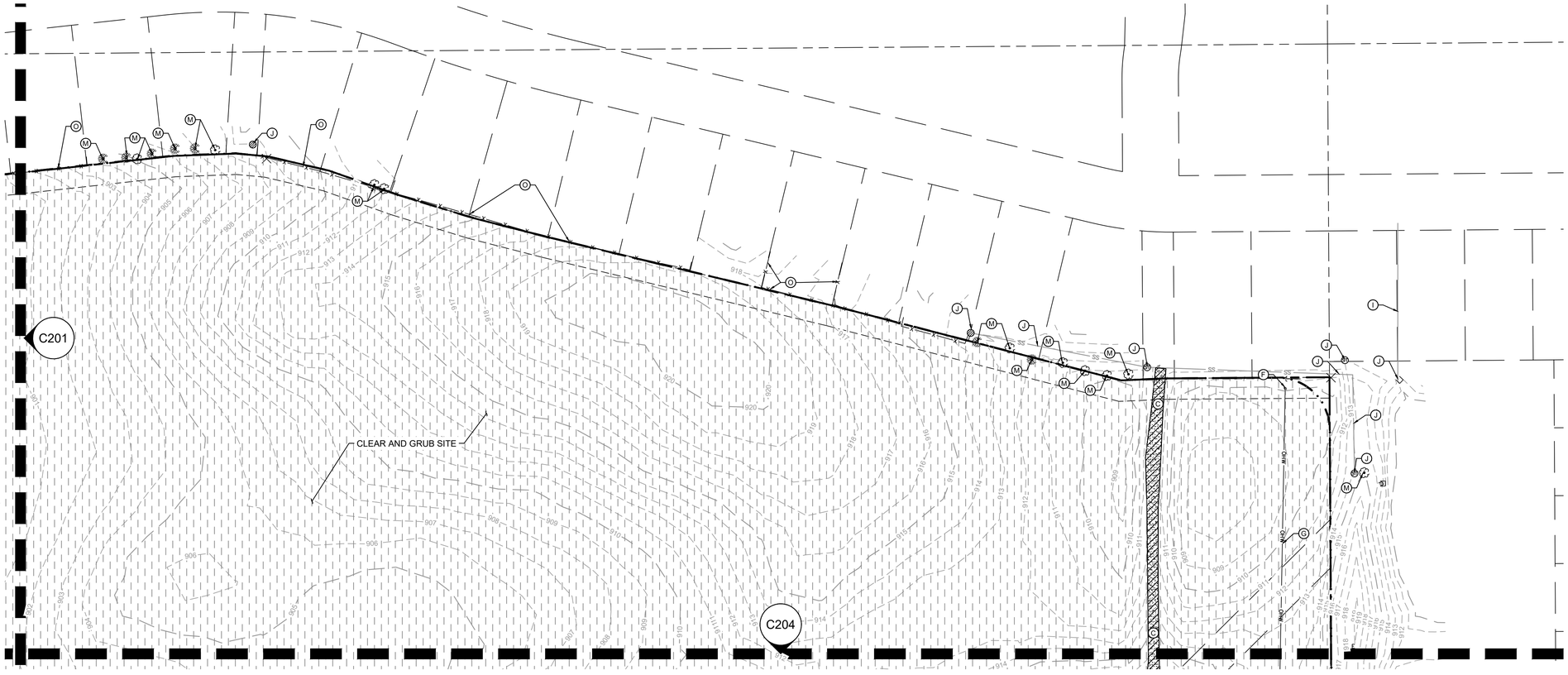
PROPERTY LINE	EXISTING CONTOUR
REMOVE BITUMINOUS SURFACE	EXISTING CURB & GUTTER
REMOVE CONCRETE / GRAVEL SURFACE	EXISTING SIGN
REMOVE BUILDING	EXISTING STORM MANHOLE
CLEARING & GRUBBING	EXISTING STORM CATCHBASIN
FULL DEPTH SAWCUT	EXISTING WELL
REMOVE TREE	EXISTING AUTOMATIC SPRINKLER
REMOVE CONCRETE CURB & GUTTER	EXISTING HYDRANT
LIMITS OF CONSTRUCTION	EXISTING GUY WIRE
EXISTING OVERHEAD POWER LINE	EXISTING POWER POLE
EXISTING CHAINLINK FENCE	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING TREE
EXISTING STORM SEWER	EXISTING TREE LINE
EXISTING WATERMAIN	PROPOSED WETLAND IMPACT
EXISTING GAS MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND CABLE	

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT / GRAVEL DRIVE
D	REMOVE EXISTING FENCE
E	REMOVE EXISTING TREE
F	REMOVE EXISTING LIGHT POLE
G	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
H	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
I	PROTECT EXISTING SEWER LINE / STRUCTURE
J	PROTECT EXISTING UTILITY LINE / STRUCTURE
K	PROTECT EXISTING UTILITY POLE & GUY WIRES
L	PROTECT EXISTING LIGHT POLE
M	PROTECT EXISTING TREE
N	REMOVE EXISTING BUILDING / STRUCTURE
O	PROTECT EXISTING FENCE



VICINITY MAP : NOT TO SCALE



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF CHASKA, CARVER COUNTY, AND MNDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY KJA
DRAWN BY KJA
CHECKED BY BMW

SITE DEMOLITION - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ

CHASKA MN

SHEET NUMBER
C202

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C2-DEMO PLAN.dwg August 05, 2024 - 7:08pm

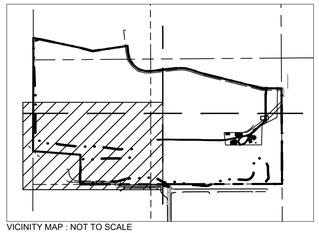
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

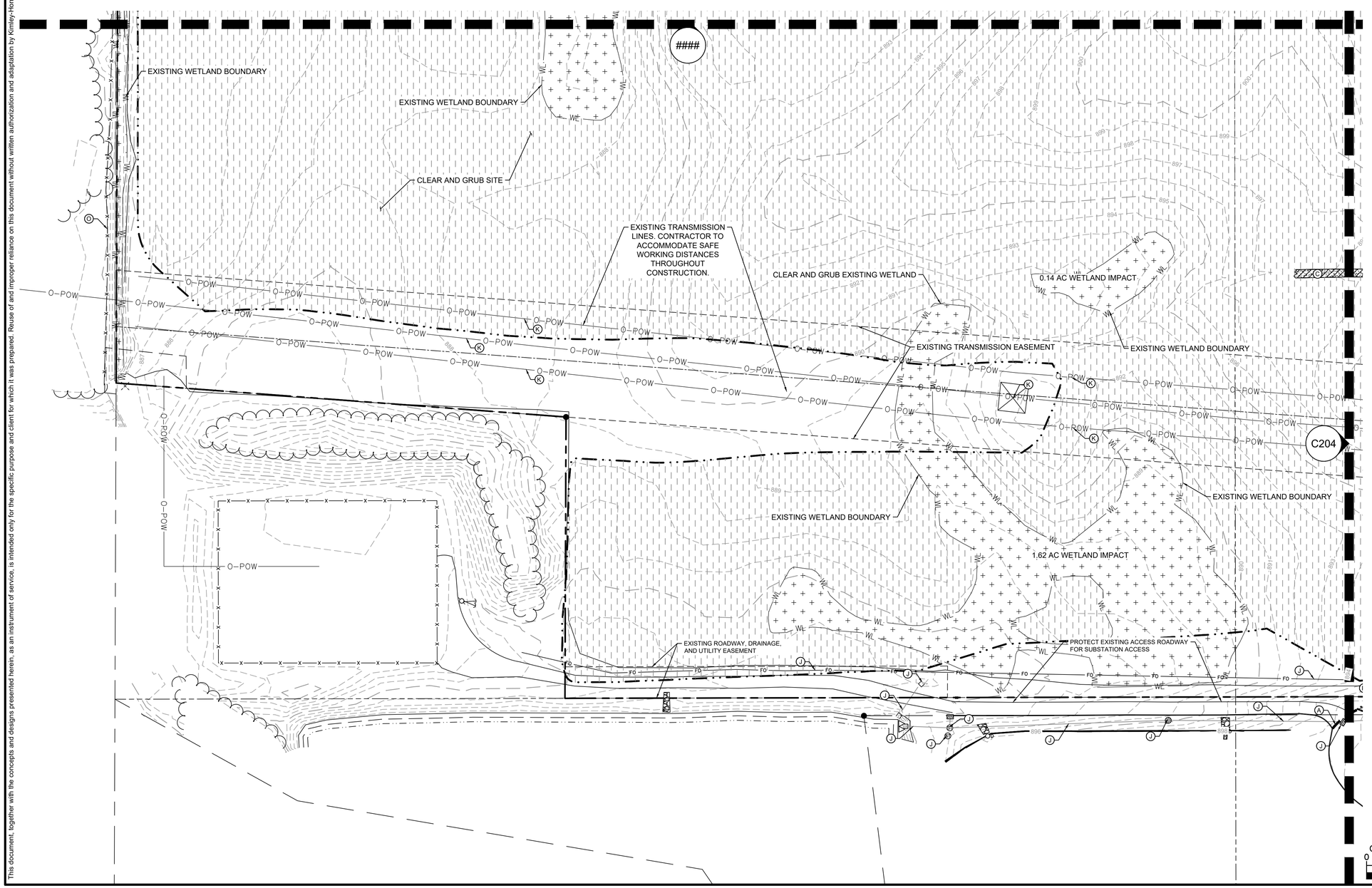
PROPERTY LINE	EXISTING CONTOUR
REMOVE BITUMINOUS SURFACE	EXISTING CURB & GUTTER
REMOVE CONCRETE / GRAVEL SURFACE	EXISTING SIGN
REMOVE BUILDING	EXISTING STORM MANHOLE
CLEARING & GRUBBING	EXISTING STORM CATCHBASIN
FULL DEPTH SAWCUT	EXISTING WELL
REMOVE TREE	EXISTING AUTOMATIC SPRINKLER
REMOVE CONCRETE CURB & GUTTER	EXISTING HYDRANT
LIMITS OF CONSTRUCTION	EXISTING GUY WIRE
EXISTING OVERHEAD POWER LINE	EXISTING POWER POLE
EXISTING CHAINLINK FENCE	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING TREE
EXISTING STORM SEWER	EXISTING TREE LINE
EXISTING WATERMAIN	PROPOSED WETLAND IMPACT
EXISTING GAS MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND CABLE	

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT / GRAVEL DRIVE
D	REMOVE EXISTING FENCE
E	REMOVE EXISTING TREE
F	REMOVE EXISTING LIGHT POLE
G	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
H	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
I	PROTECT EXISTING SEWER LINE / STRUCTURE
J	PROTECT EXISTING UTILITY LINE / STRUCTURE
K	PROTECT EXISTING UTILITY POLE & GUY WIRES
L	PROTECT EXISTING LIGHT POLE
M	PROTECT EXISTING TREE
N	REMOVE EXISTING BUILDING / STRUCTURE
O	PROTECT EXISTING FENCE



VICINITY MAP : NOT TO SCALE



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PROCEEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF CHASKA, CARVER COUNTY, AND MNDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY KJA
DRAWN BY KJA
CHECKED BY BMW

SITE DEMOLITION - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C203

K:\TWC_LDE\Clients\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C2-DEMO PLAN.dwg August 05, 2024 - 7:08pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

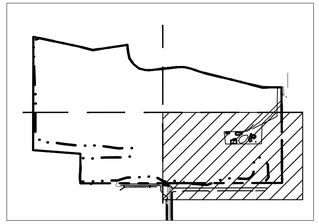
K:\ITWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C2-DEMO PLAN.dwg August 05, 2024 - 7:08pm

LEGEND

PROPERTY LINE	EXISTING CONTOUR
REMOVE BITUMINOUS SURFACE	EXISTING CURB & GUTTER
REMOVE CONCRETE / GRAVEL SURFACE	EXISTING SIGN
REMOVE BUILDING	EXISTING STORM MANHOLE
CLEARING & GRUBBING	EXISTING STORM CATCHBASIN
FULL DEPTH SAWCUT	EXISTING WELL
REMOVE TREE	EXISTING AUTOMATIC SPRINKLER
REMOVE CONCRETE CURB & GUTTER	EXISTING HYDRANT
LIMITS OF CONSTRUCTION	EXISTING GUY WIRE
EXISTING OVERHEAD POWER LINE	EXISTING POWER POLE
EXISTING CHAINLINK FENCE	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING TREE
EXISTING STORM SEWER	EXISTING TREE LINE
EXISTING WATERMAIN	PROPOSED WETLAND IMPACT
EXISTING GAS MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING UNDERGROUND CABLE	

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING PAVEMENT / GRAVEL DRIVE
D	REMOVE EXISTING FENCE
E	REMOVE EXISTING TREE
F	REMOVE EXISTING LIGHT POLE
G	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
H	PROTECT EXISTING WATER LINE / HYDRANT / VALVE
I	PROTECT EXISTING SEWER LINE / STRUCTURE
J	PROTECT EXISTING UTILITY LINE / STRUCTURE
K	PROTECT EXISTING UTILITY POLE & GUY WIRES
L	PROTECT EXISTING LIGHT POLE
M	PROTECT EXISTING TREE
N	REMOVE EXISTING BUILDING / STRUCTURE
O	PROTECT EXISTING FENCE



VICINITY MAP : NOT TO SCALE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF CHASKA, CARVER COUNTY, AND MNDOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF CHASKA. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

CLEAR AND GRUB SITE

EXISTING TRANSMISSION LINES. CONTRACTOR TO ACCOMMODATE SAFE WORKING DISTANCES THROUGHOUT CONSTRUCTION.

EXISTING TRANSMISSION EASEMENT

REMOVE EXISTING WINDMILL

REMOVE EXISTING PROPANE TANK

C202

C203

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY KJA
DRAWN BY KJA
CHECKED BY BMW

SITE DEMOLITION - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C204

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

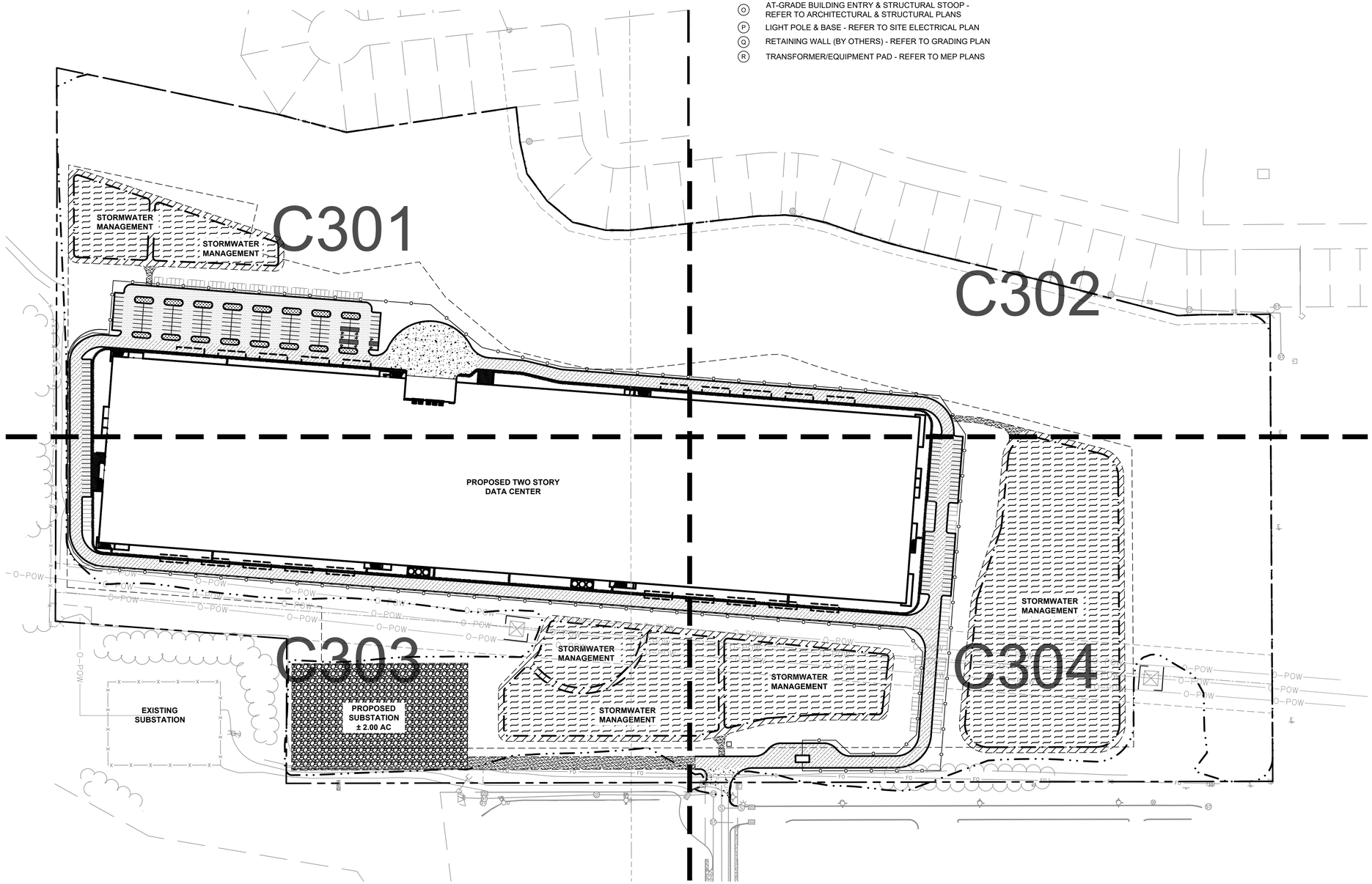
- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) ONE WAY SIGN - SEE DETAIL
- (O) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (P) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (Q) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (R) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	123 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

OVERALL SITE DIMENSION PLAN

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

SHEET NUMBER
C300

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-OVERALL SITE PLAN.dwg August 05, 2024 - 7:08pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

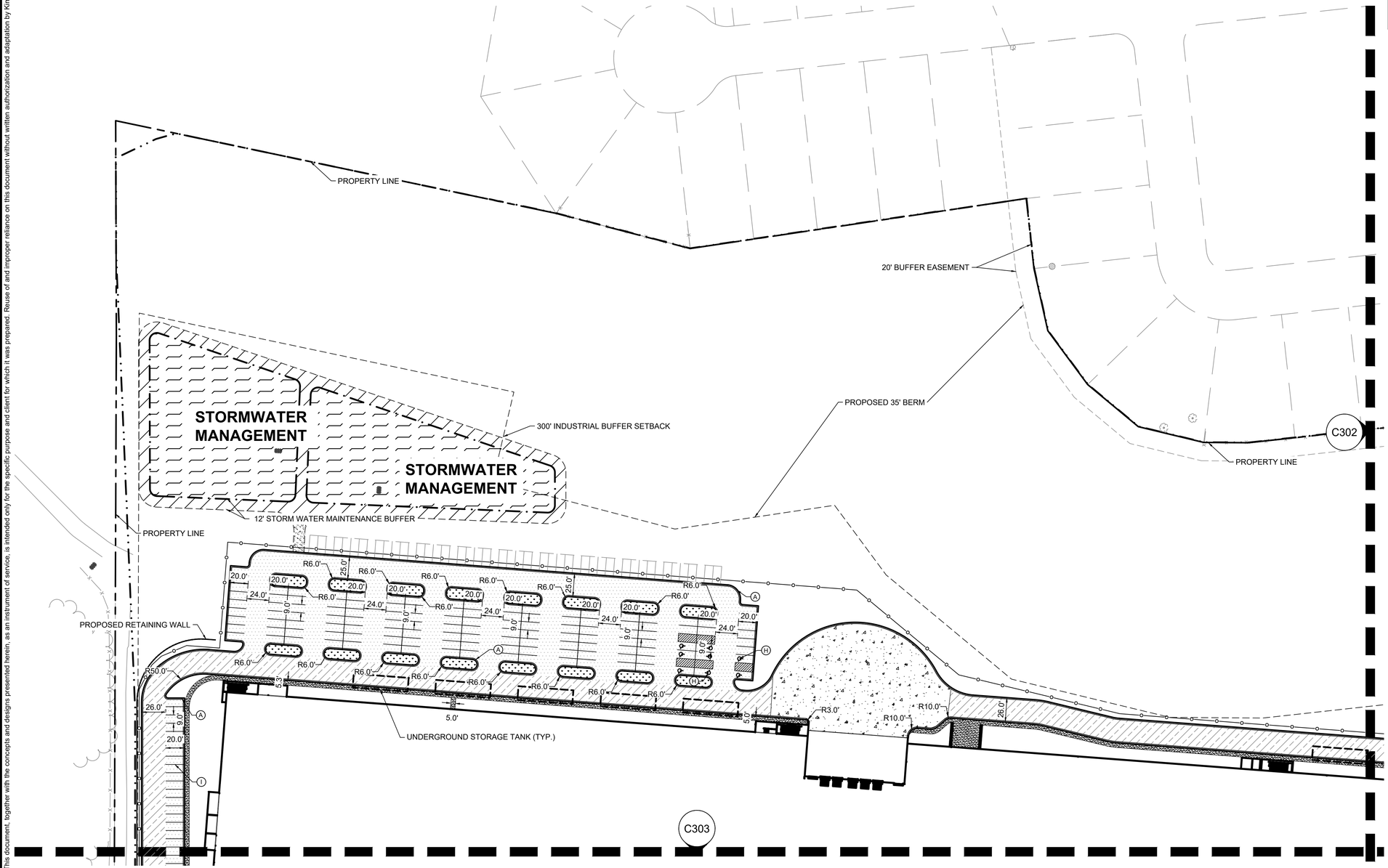
- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (O) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (P) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (Q) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	128 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

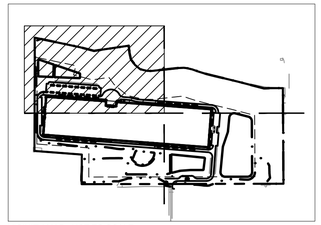
PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION



VICINITY MAP : NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

SITE DIMENSION PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

SHEET NUMBER
C301

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-SITE PLAN.dwg August 05, 2024 - 7:09pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

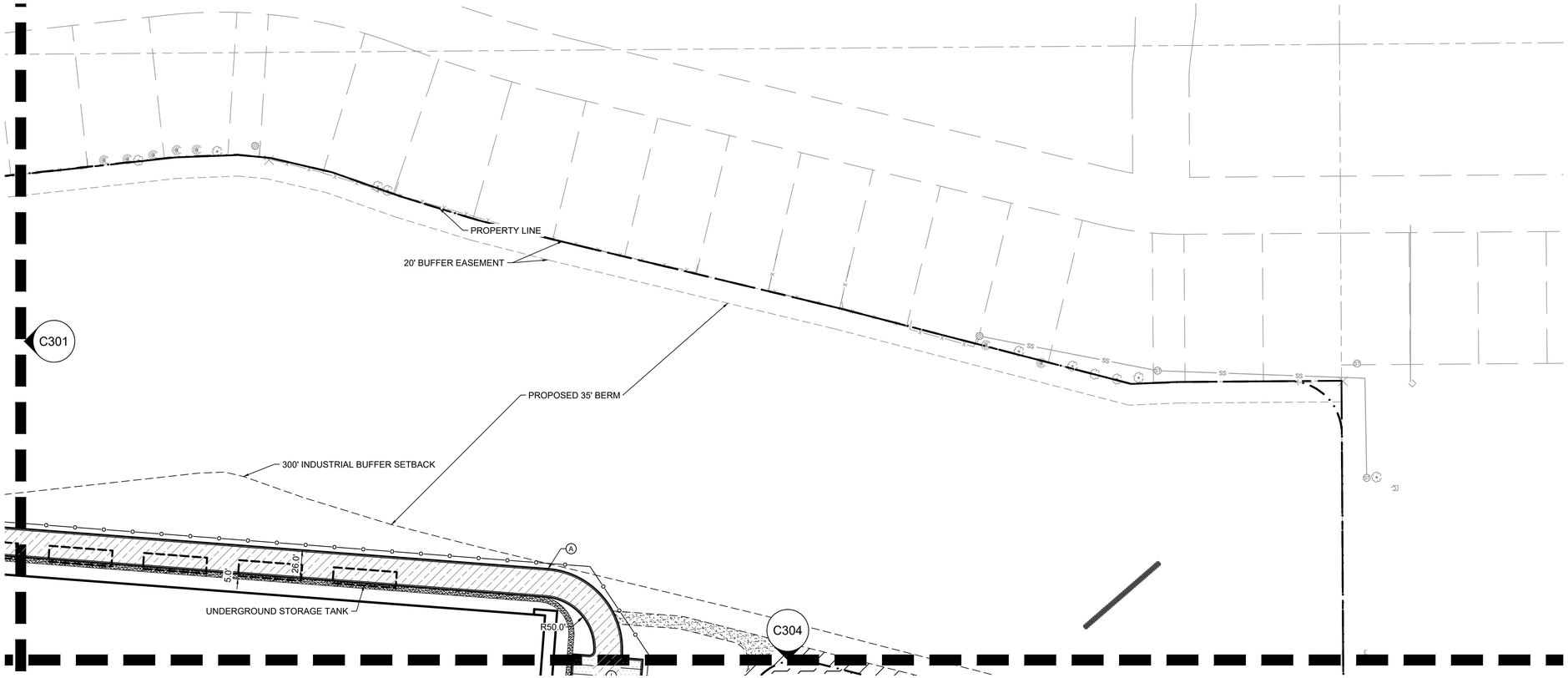
- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (O) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (P) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (Q) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	128 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

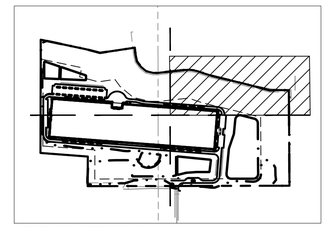
PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION



VICINITY MAP : NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

SITE DIMENSION PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C302

K:\TWC_LDE\Cloudhq\chaska data center\3 Design\CAD\plansheets - site\C4-SITE PLAN.dwg August 05, 2024 - 7:09pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

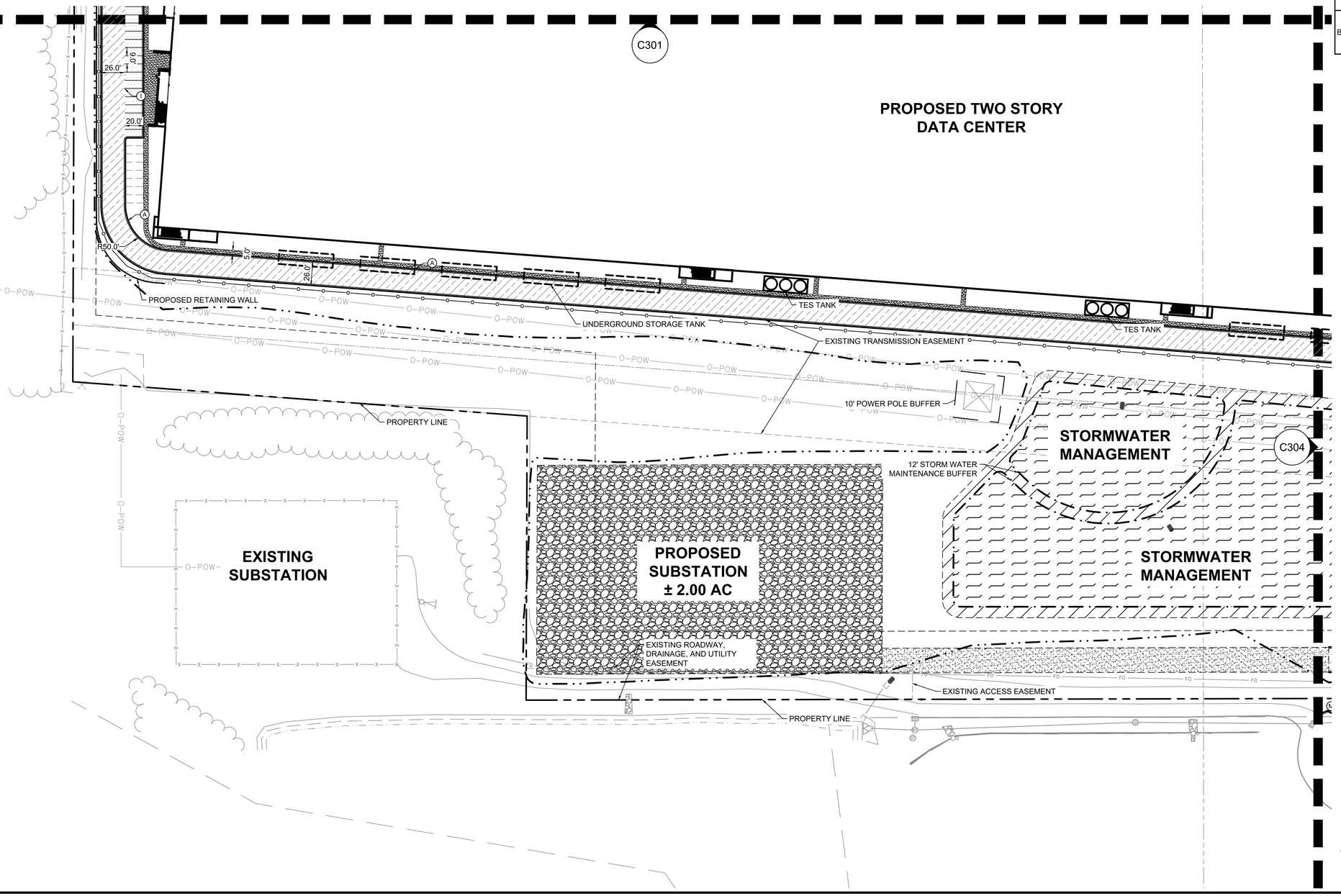
- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (O) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (P) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (Q) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	128 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

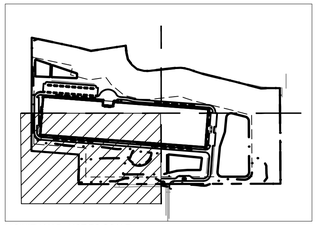
PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION



VICINITY MAP : NOT TO SCALE

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

SITE DIMENSION PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C303

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-SITE PLAN.dwg August 05, 2024 - 7:09pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

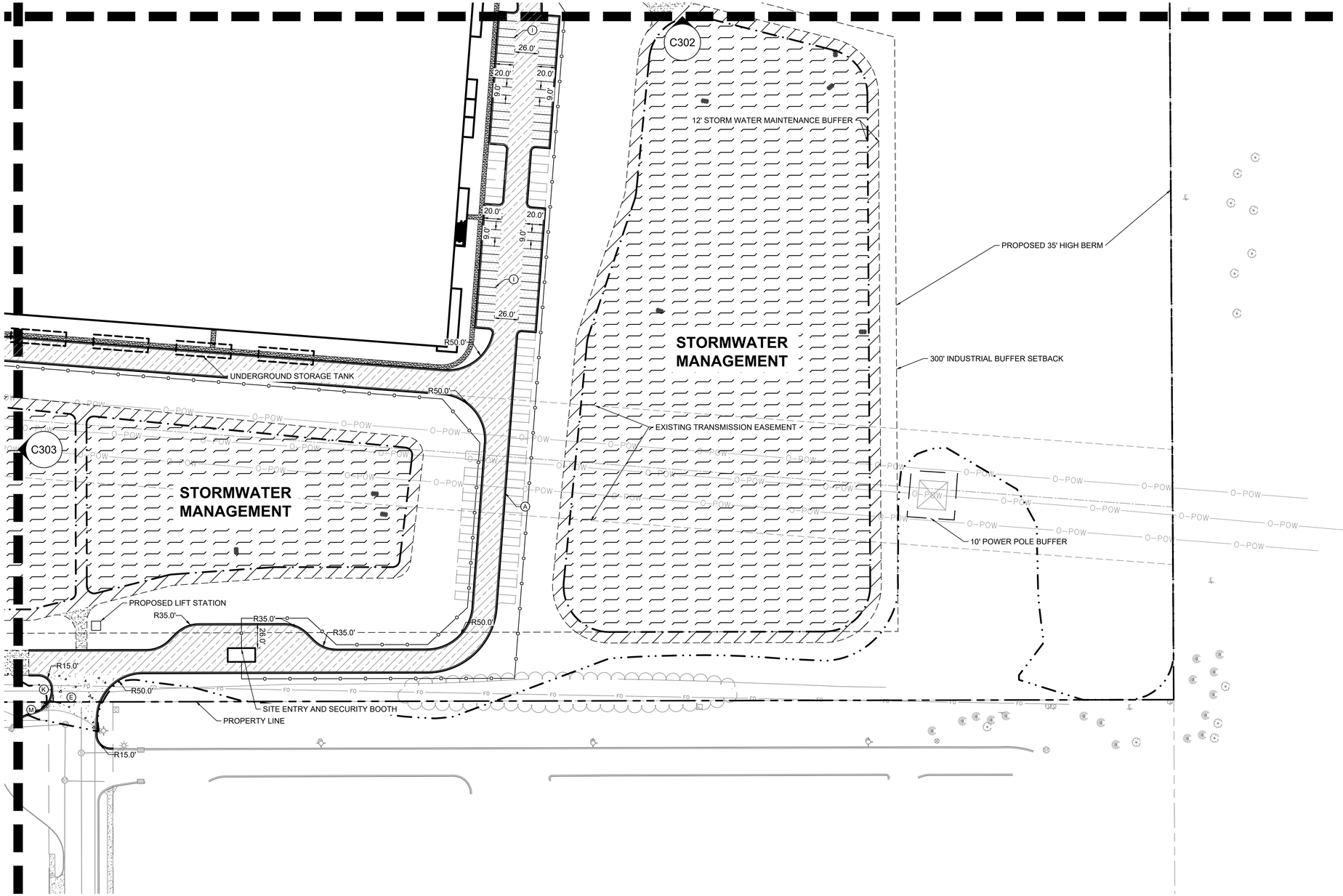
- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (O) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (P) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (Q) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	128 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

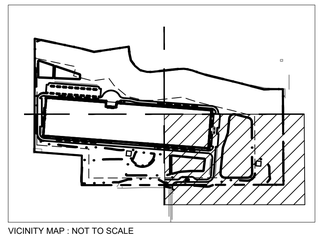
PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION



VICINITY MAP : NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	163597000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

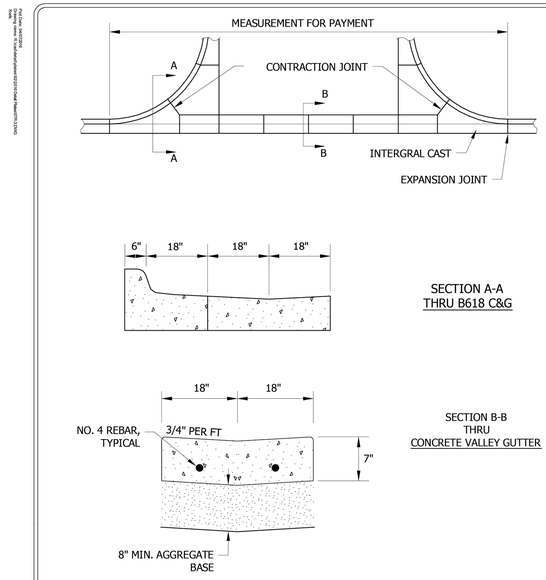
SITE DIMENSION PLAN - ENLARGEMENT

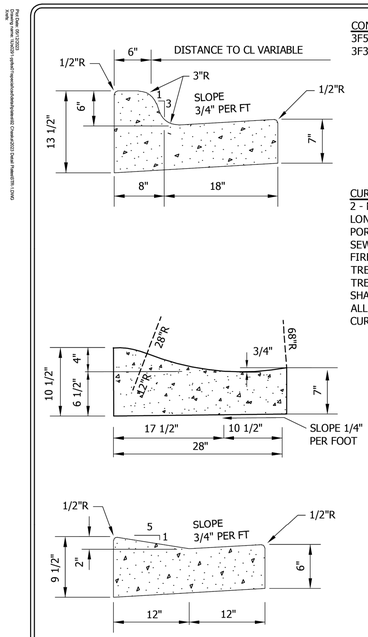
CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

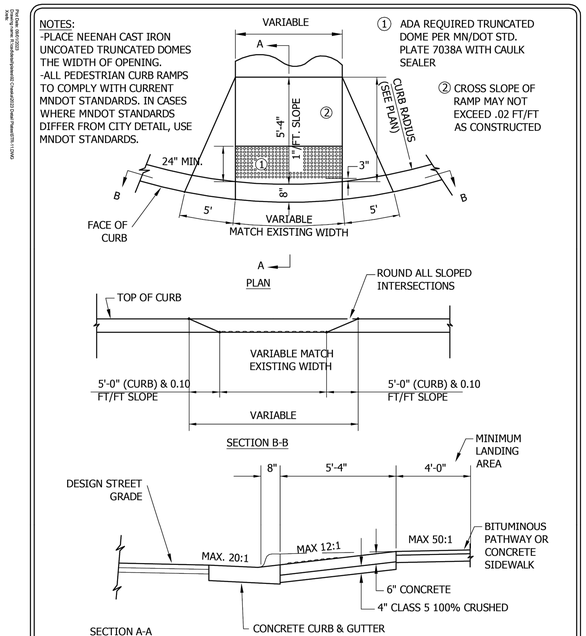
SHEET NUMBER
C304

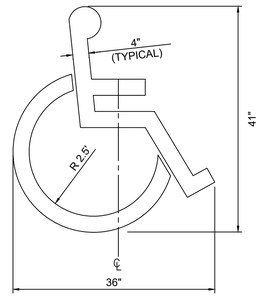
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-SITE PLAN.dwg August 05, 2024 - 7:09pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-SITE DETAILS.dwg August 05, 2024 - 7:09pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



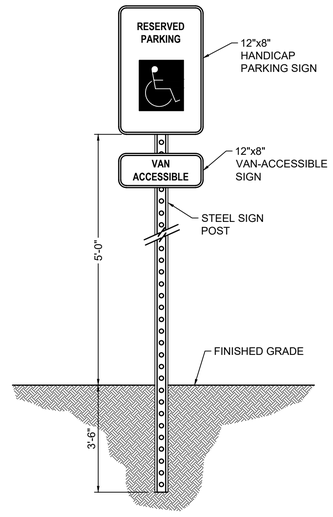






ACCESSIBLE PARKING SYMBOL

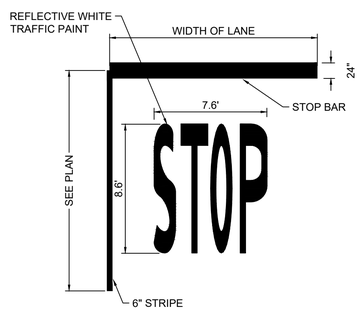
NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

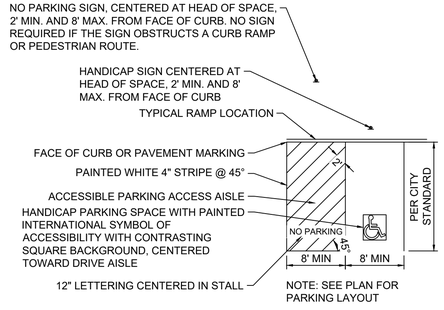
ACCESSIBLE PARKING SIGN

NO SCALE



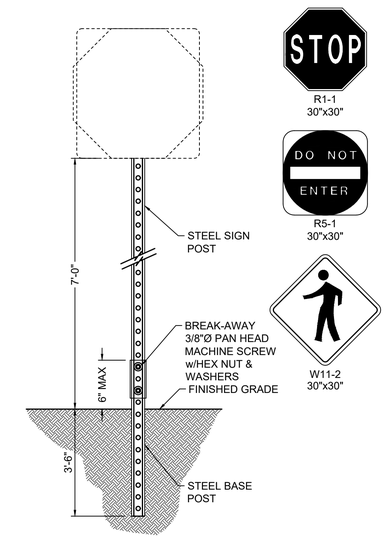
STOP BAR

NO SCALE



ACCESIBLE PARKING STRIPING & SIGNAGE

NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL
2. POSTS SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

TRAFFIC SIGN POST

NO SCALE

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

COMMERCIAL DRIVEWAY CHASKA, MINNESOTA	LAST REVISION: APRIL 2016	PLATE NO. STR-3
CURB AND GUTTER CHASKA, MINNESOTA	LAST REVISION: APRIL 2023	PLATE NO. STR-1
PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK CHASKA, MINNESOTA	LAST REVISION: AUG 2023	PLATE NO. STR-11

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	KJA
DRAWN BY	KJA
CHECKED BY	BMW

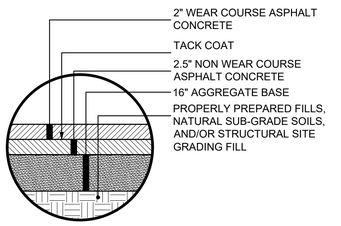
PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SITE DETAILS

SHEET NUMBER
C305

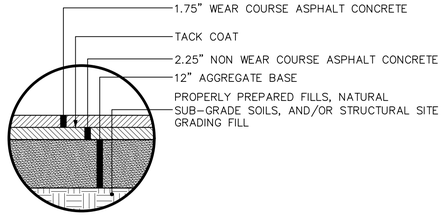
PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



1 HEAVY DUTY ASPHALT PAVMENT SECTION

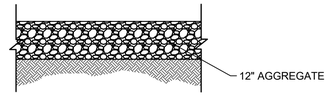
NO SCALE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



2 LIGHT DUTY ASPHALT PAVMENT SECTION

NO SCALE



NOTES:
1. INSTALL GRAVEL PAVEMENT IN ACCORDANCE WITH SPECIFICATION SECTION 32 15 00
2. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SOIL SUBGRADE PREPARATION & COMPACTION RECOMMENDATIONS

3 GRAVEL PAVEMENT

NO SCALE

NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

4 CONCRETE SIDEWALK

NO SCALE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

5 HEAVY DUTY CONCRETE PAVMENT SECTION

NO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA

PREPARED FOR

CLOUDHQ

CHASKA MN

SITE DETAILS

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	KJA
DRAWN BY	KJA
CHECKED BY	BMW

SHEET NUMBER

C305

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-SITE DETAILS.dwg August 05, 2024 - 7:10pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\OVERALL GRADING PLAN.dwg August 05, 2024 - 7:10pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

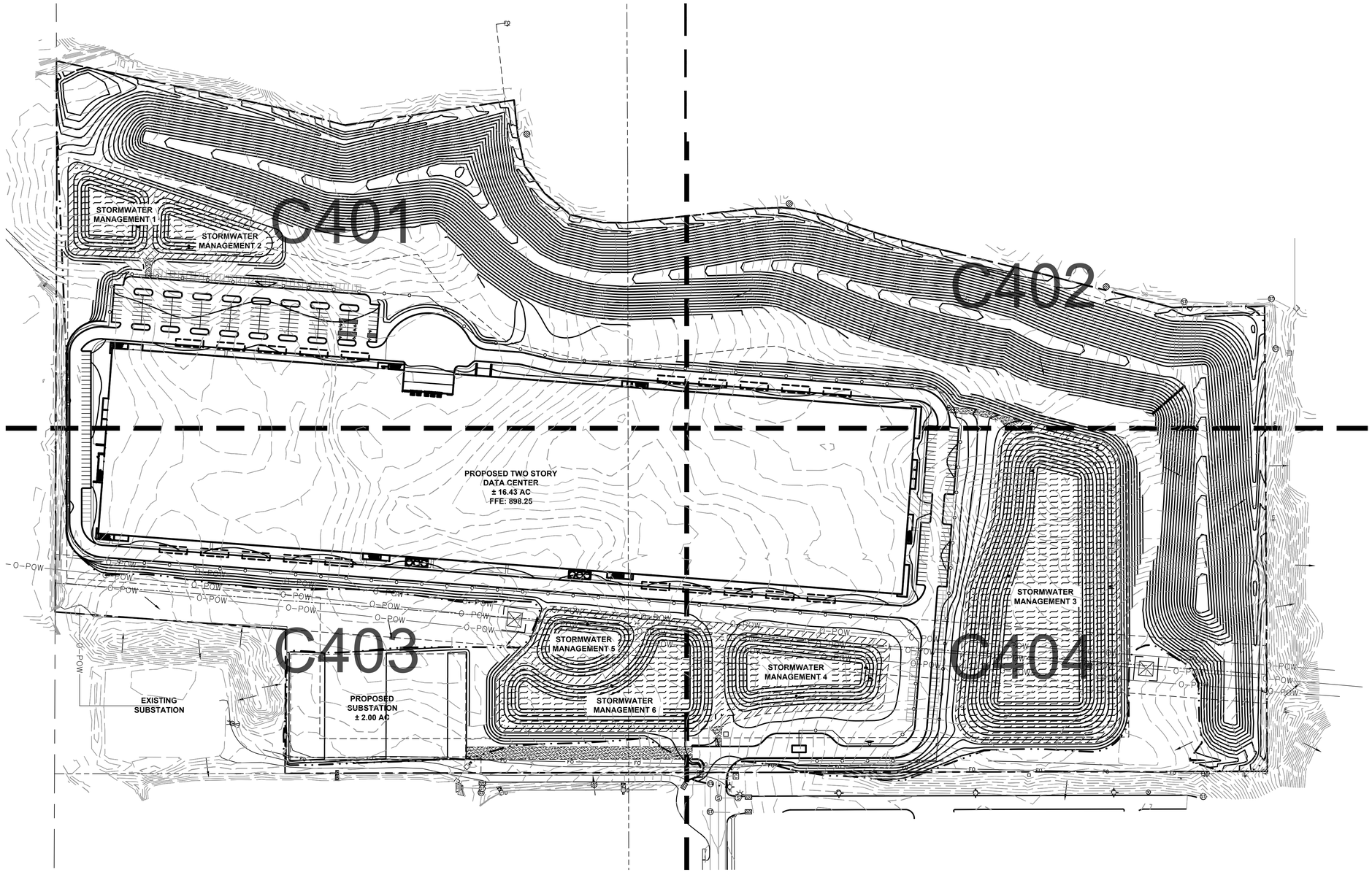
LEGEND

PROPERTY LINE	MATCH EXISTING ELEVATION
928 EXISTING CONTOUR	PROPOSED EMERGENCY OVERFLOW ELEVATION
925 PROPOSED CONTOUR	PROPOSED TOP/BOTTOM OF WALL ELEVATION
PROPOSED RIDGE LINE	PROPOSED DRAINAGE DIRECTION
PROPOSED SWALE	
PROPOSED STORM MANHOLE (SOLID CASTING)	
PROPOSED STORM MANHOLE (ROUND INLET CASTING)	
PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)	
PROPOSED STORM SEWER CLENOUT	
PROPOSED FLARED END SECTION	
PROPOSED RIPRAP	
PROPOSED STORM SEWER	
100.00 PROPOSED SPOT ELEVATION	
HP:0.0 PROPOSED HIGH POINT ELEVATION	
LP:0.0 PROPOSED LOW POINT ELEVATION	
G:0.00 PROPOSED GUTTER ELEVATION	
T:0.00 PROPOSED TOP OF CURB ELEVATION	
T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION	

ME:0.0
EOF:0.0
TW:0.0
BW:0.0
0.0%

NOTE:

COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL GRADING PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

OVERALL GRADING PLAN

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

KHA PROJECT	163597000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

SHEET NUMBER
C400

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-GRADING PLAN.dwg August 05, 2024 - 7:11pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

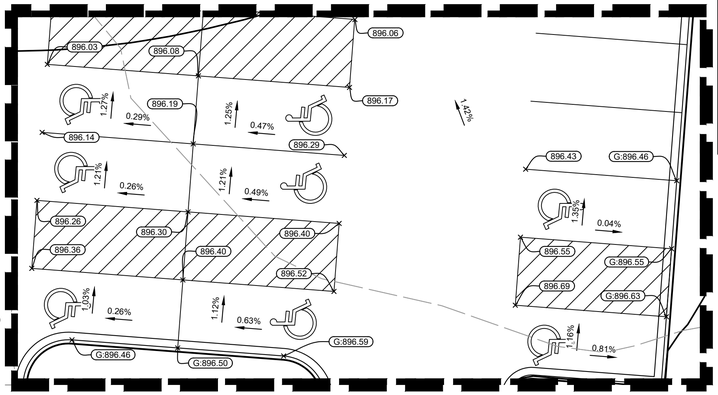
LEGEND

PROPERTY LINE	MATCH EXISTING ELEVATION
EXISTING CONTOUR	PROPOSED EMERGENCY OVERFLOW ELEVATION
PROPOSED CONTOUR	PROPOSED TOP/BOTTOM OF WALL ELEVATION
PROPOSED RIDGE LINE	
PROPOSED SWALE	PROPOSED DRAINAGE DIRECTION
PROPOSED STORM MANHOLE (SOLID CASTING)	
PROPOSED STORM MANHOLE (ROUND INLET CASTING)	
PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)	
PROPOSED STORM SEWER CLENOUT	
PROPOSED FLARED END SECTION	
PROPOSED RIPRAP	
PROPOSED STORM SEWER	
PROPOSED SPOT ELEVATION	
PROPOSED HIGH POINT ELEVATION	
PROPOSED LOW POINT ELEVATION	
PROPOSED GUTTER ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED FLUSH PAVEMENT ELEVATION	

NORTH

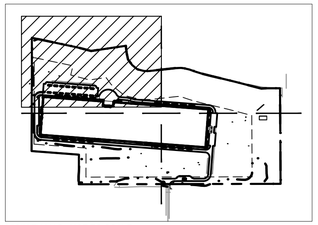
GRAPHIC SCALE IN FEET
0 5 10 20

VIEWPORT 2



NOTE:

COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL GRADING PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



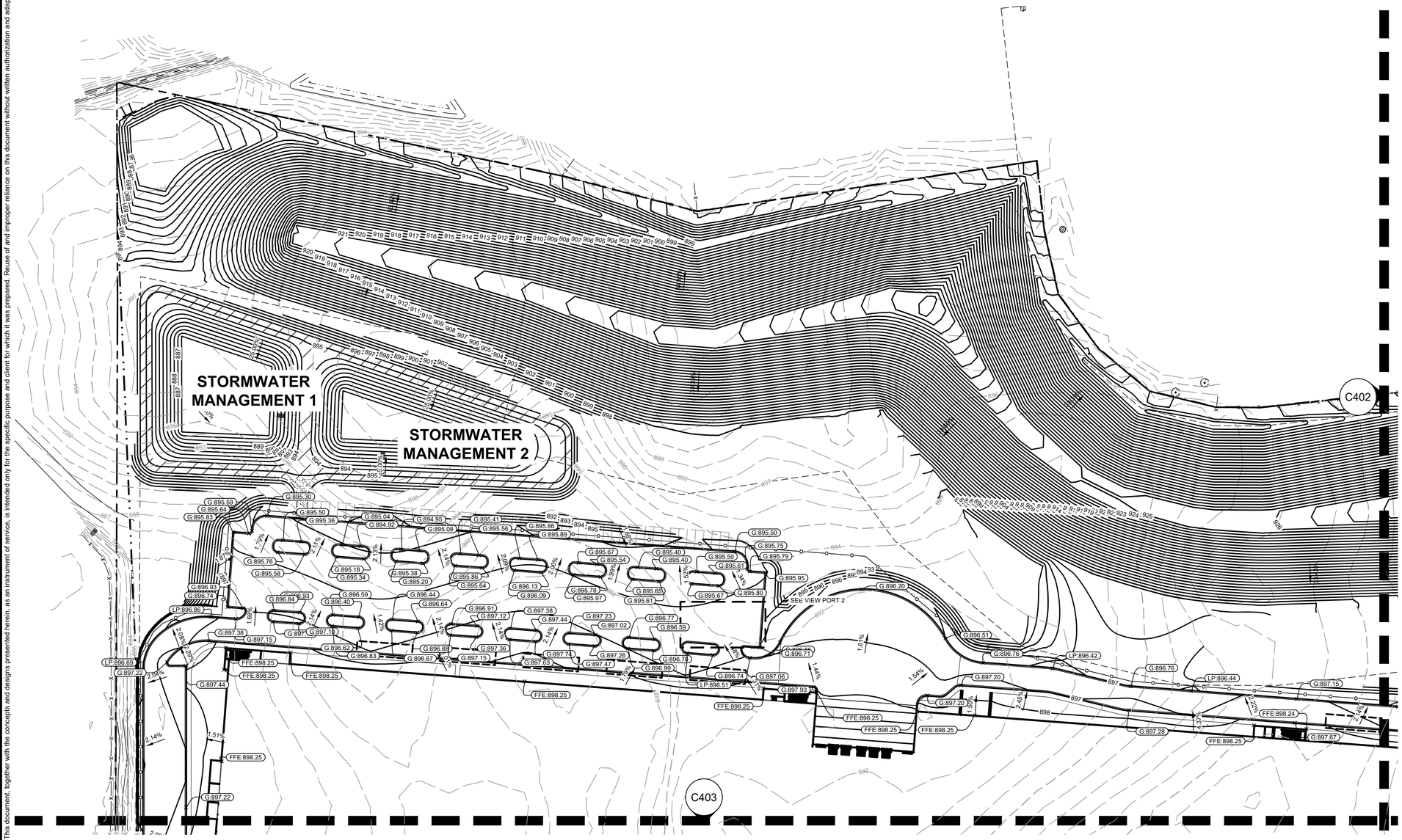
VICINITY MAP : NOT TO SCALE

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

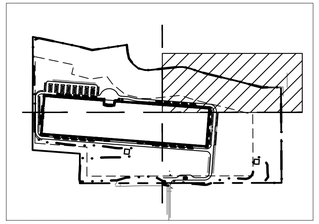
    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.


STORMWATER MANAGEMENT 1
STORMWATER MANAGEMENT 2
SEE VIEW PORT 2
C402
C403
FFE:898.25
LP:896.69
LP:896.86
LP:896.42
LP:896.44
LP:896.51
G:897.22
G:897.44
G:897.15
G:897.38
G:897.11
G:897.18
G:897.20
G:897.28
G:897.67
G:897.93
G:896.93
G:896.74
G:896.84
G:896.40
G:896.59
G:896.62
G:896.83
G:896.67
G:896.88
G:897.36
G:897.74
G:897.63
G:897.47
G:896.99
G:896.78
G:896.74
G:897.06
G:896.71
G:896.76
G:896.51
G:896.20
G:895.59
G:895.64
G:895.83
G:895.30
G:895.50
G:895.38
G:895.04
G:894.92
G:894.95
G:895.08
G:895.41
G:895.56
G:895.86
G:895.89
G:895.50
G:895.75
G:895.79
G:895.95
G:895.61
G:895.67
G:895.80
G:895.40
G:895.40
G:895.54
G:895.67
G:895.78
G:895.97
G:895.65
G:895.61
G:896.13
G:896.09
G:895.76
G:895.58
G:895.18
G:895.34
G:895.38
G:895.20
G:895.86
G:895.64
G:896.44
G:896.64
G:896.91
G:897.12
G:897.38
G:897.44
G:897.23
G:897.02
G:896.77
G:896.59
G:897.26
2.14%
1.51%
2.04%
2.08%
2.09%
1.42%
1.61%
1.54%
1.44%
2.45%
1.22%
2.40%
1.70%
1.85%
2.10%
2.00%
2.09%
2.14%
2.14%
2.14

LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
D	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
S	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW ELEVATION
TW:0.0 BW:0.0	PROPOSED TOP/BOTTOM OF WALL ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION



VICINITY MAP : NOT TO SCALE

NOTE:

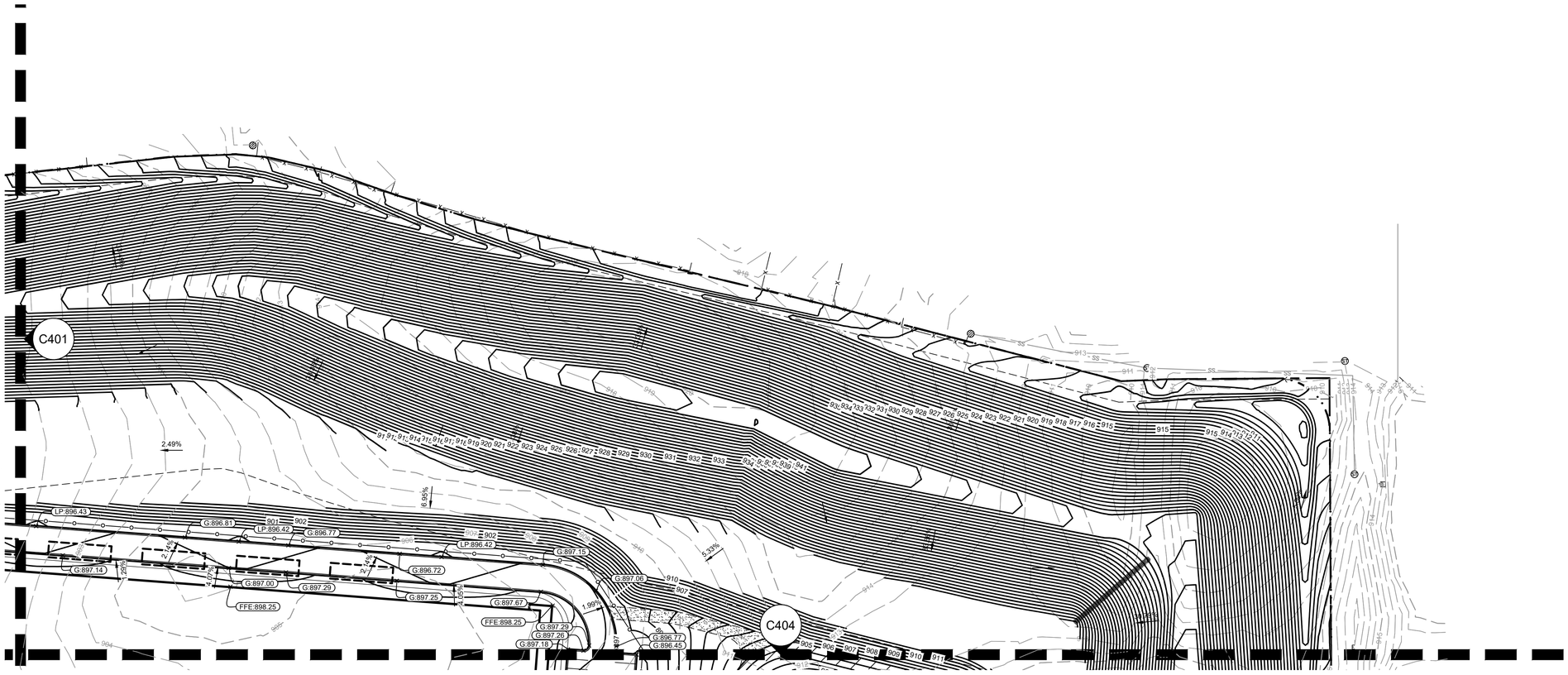
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL GRADING PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.



GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

GRADING AND DRAINAGE PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

SHEET NUMBER
C402

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-GRADING PLAN.dwg August 05, 2024 - 7:11pm

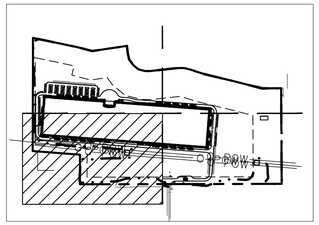
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-GRADING PLAN.dwg August 05, 2024 - 7:11pm

LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
Ⓓ	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
■	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
⊙	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW ELEVATION
TW:0.0 BW:0.0	PROPOSED TOP/BOTTOM OF WALL ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION



VICINITY MAP : NOT TO SCALE

NOTE:

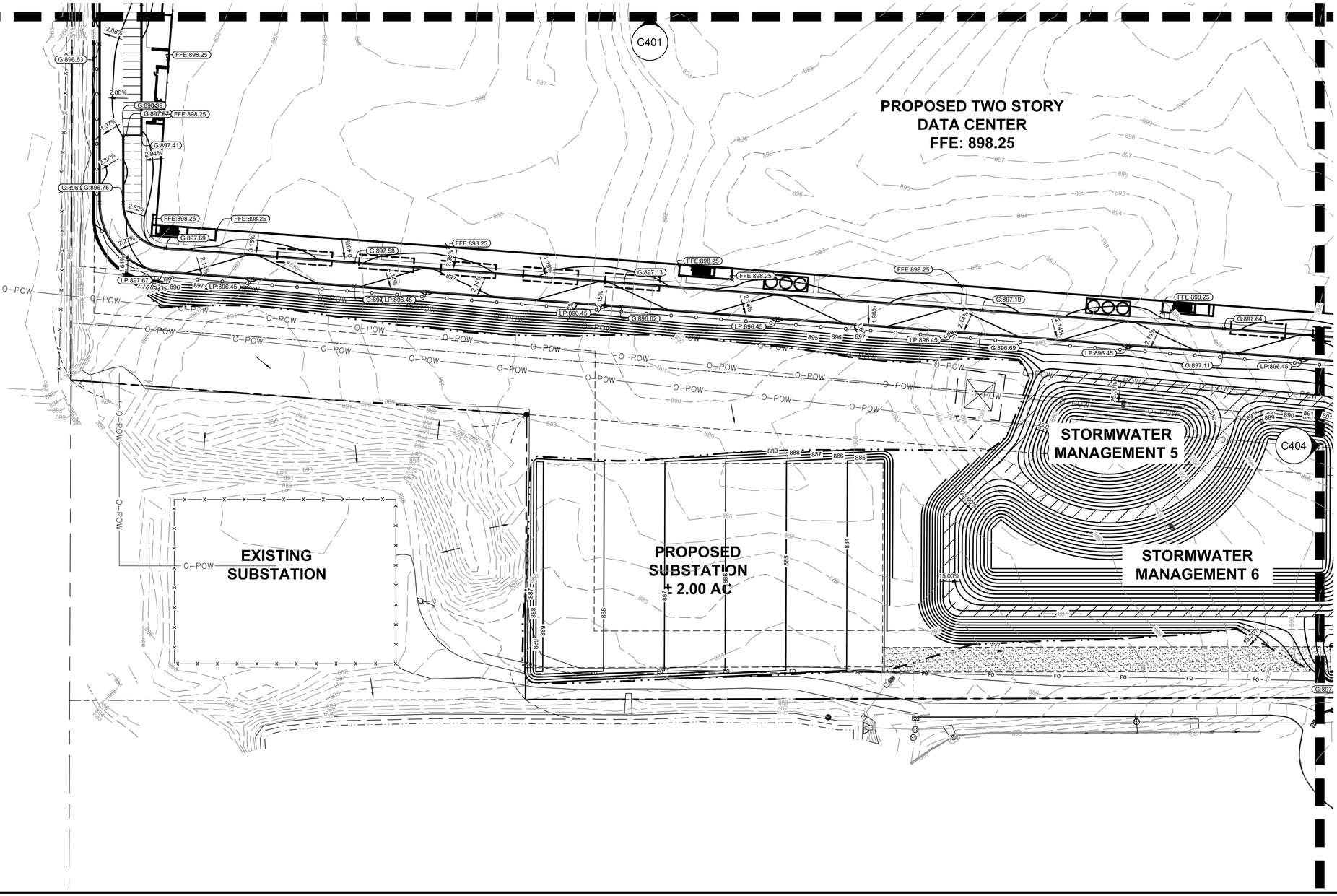
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL GRADING PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.



PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

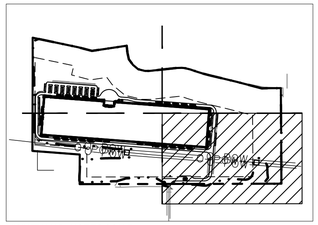
GRADING AND DRAINAGE PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C403

LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
D	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW ELEVATION
TW:0.0 BW:0.0	PROPOSED TOP/BOTTOM OF WALL ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION



VICINITY MAP : NOT TO SCALE

NOTE:

COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL GRADING PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

STORMWATER MANAGEMENT 3

STORMWATER MANAGEMENT 4

C402

C403

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

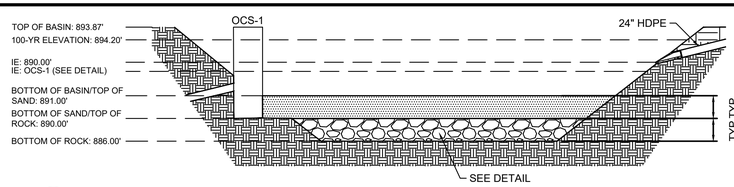
KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

GRADING AND DRAINAGE PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

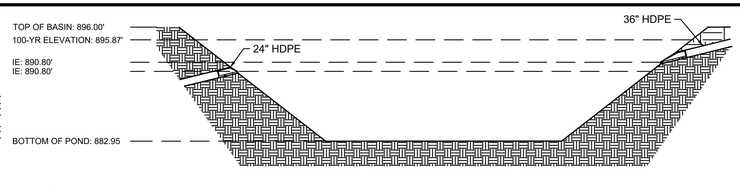
SHEET NUMBER
C404

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-GRADING PLAN.dwg August 05, 2024 - 7:11pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



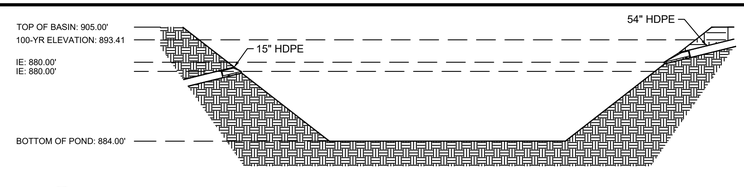
1 STORM BASIN 1 DETAIL

NO SCALE



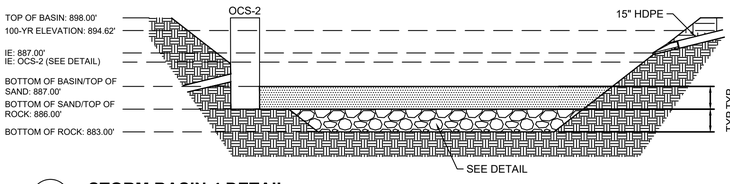
2 STORM BASIN 2 DETAIL

NO SCALE



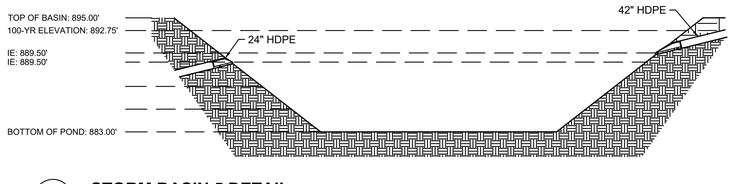
3 STORM BASIN 3 DETAIL

NO SCALE



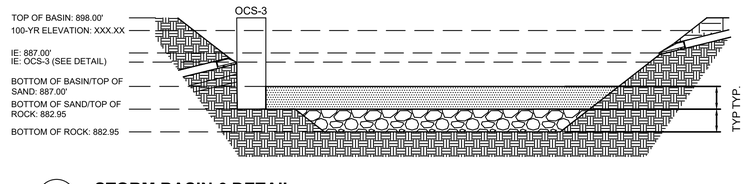
4 STORM BASIN 4 DETAIL

NO SCALE



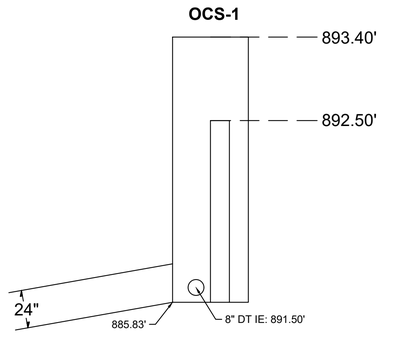
5 STORM BASIN 5 DETAIL

NO SCALE



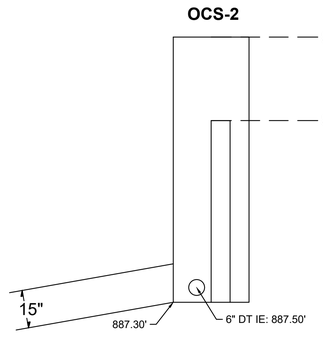
6 STORM BASIN 6 DETAIL

NO SCALE



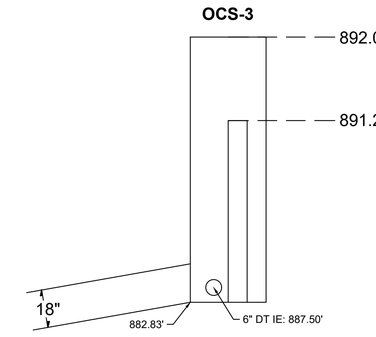
7 OCS-1

NO SCALE



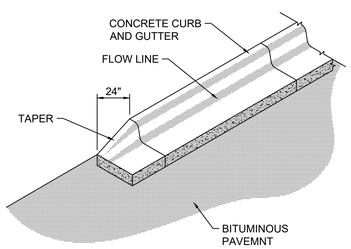
8 OCS-2

NO SCALE



9 OCS-3

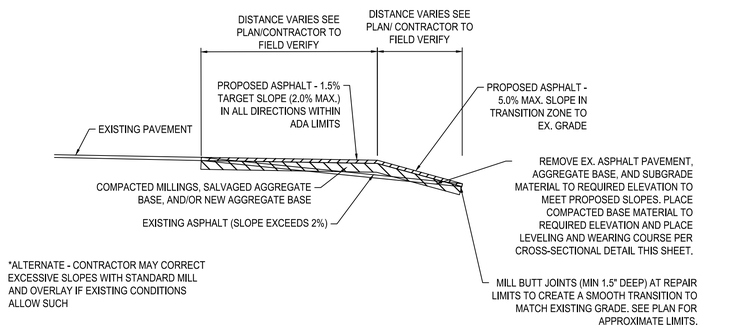
NO SCALE



PERSPECTIVE

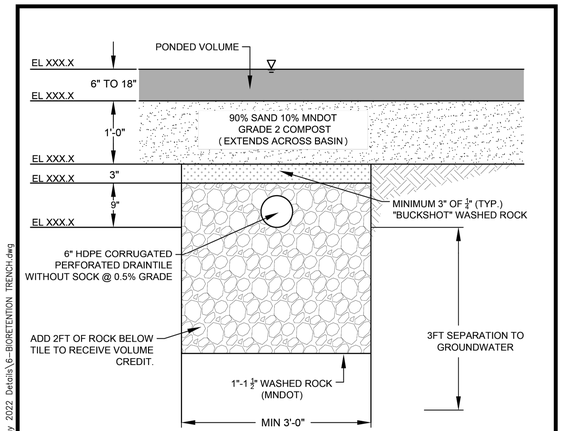
10 CURB TAPER

NO SCALE



11 ADA SLOPE CORRECTION - REMOVE, REGRADE, REPLACE

NO SCALE



CALCULATIONS TO MEET RULES

VOLUME:

1. TO RECEIVE VOLUME CREDIT, 2FT OF ROCK MUST BE ADDED BELOW THE TILE PER DETAIL. TILE INVERT MUST BE 3FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.
2. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS REDUCED TO 50% OF ROCK VOLUME BELOW TILE.

WATER QUALITY:

1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

PERFORMANCE REQUIREMENTS:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE SURFACE AREA NEEDED, USE FILTRATION RATE OF 8 CF OF PONDED VOLUME PER SF OF SURFACE AREA.
2. BOUNCE IN THE 10-YEAR STORM EVENT SHALL NOT EXCEED 2.5 FEET ABOVE CONSTRUCTED OUTLET.
3. UNLESS RUNOFF PASSES THROUGH A POND FIRST STORMWATER SHALL BE ROUTED TO A PRE-TREATMENT FACILITY. PRE-TREATMENT SHALL BE SIZED TO 10% OF THE WATER QUALITY VOLUME ROUTED TO THE ASSOCIATED BMP.
4. AN EMERGENCY OVERFLOW (EOF) IS REQUIRED. EOFS MUST BE A MINIMUM OF 6 INCHES ABOVE THE ASSOCIATED HWL. EOFS MUST BE REINFORCED WITH TURF REINFORCEMENT MATTING (TRM) RIP RAP IS NOT AN ACCEPTABLE EOF REINFORCEMENT METHOD.

CARVER COUNTY	Stantec	BIORETENTION TRENCH	JUNE 2023
			DETAIL 6

\\us0242-ppfs01\shared_projects\237704851\drafting\Standard Detail Plates\May 2022 Details\6-BIORETENTION TRENCH.dwg

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-GRADING DETAILS.dwg August 05, 2024 - 7:11pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

BRIAN M. WURDEMAN
MN LIC. NO. 53113
DATE: 08/05/2024

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	########
DESIGNED BY	KJA
DRAWN BY	KJA
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR CLOUDHQ

GRADING DETAILS

MN
CHASKA

SHEET NUMBER
C405

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5- OVERALL STORM SEWER PLAN.dwg August 05, 2024 - 7:12pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

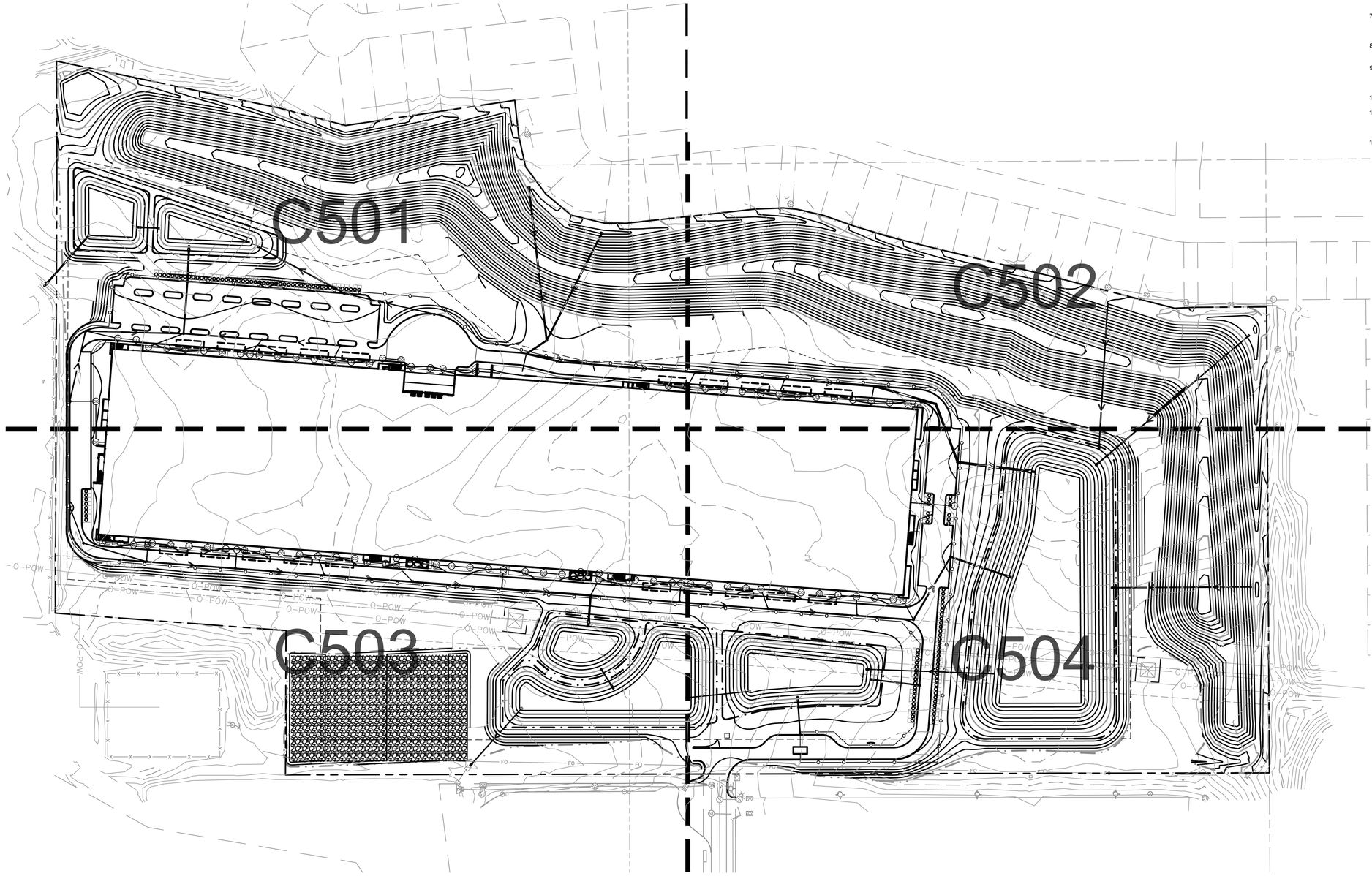
- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NOTE:

COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL STORM SEWER PLAN SHEET.
ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6867
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

OVERALL STORM SEWER PLAN

SHEET NUMBER
C500

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

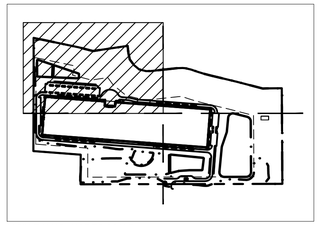
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-STORM SEWER PLAN.dwg August 05, 2024 - 7:12pm

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NOTE:

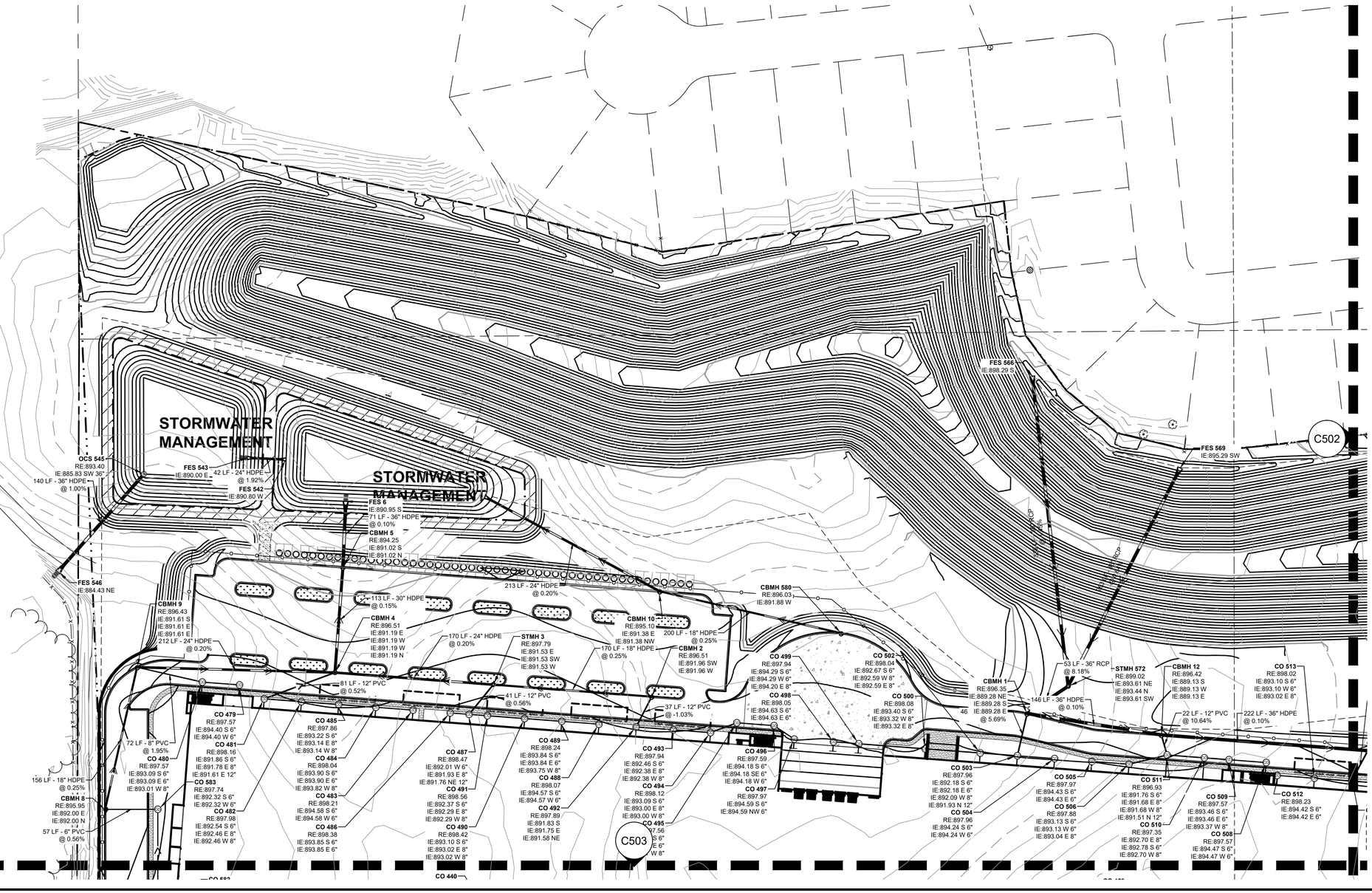
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL STORM SEWER PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



VICINITY MAP : NOT TO SCALE

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

STORM SEWER PLAN - ENLARGEMENT

CLOUDHQ - CHASKA MN
PREPARED FOR CLOUDHQ CHASKA

SHEET NUMBER
C501

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

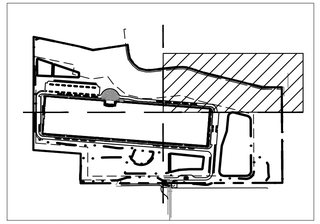
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-STORM SEWER PLAN.dwg August 05, 2024 - 7:13pm

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NOTE:

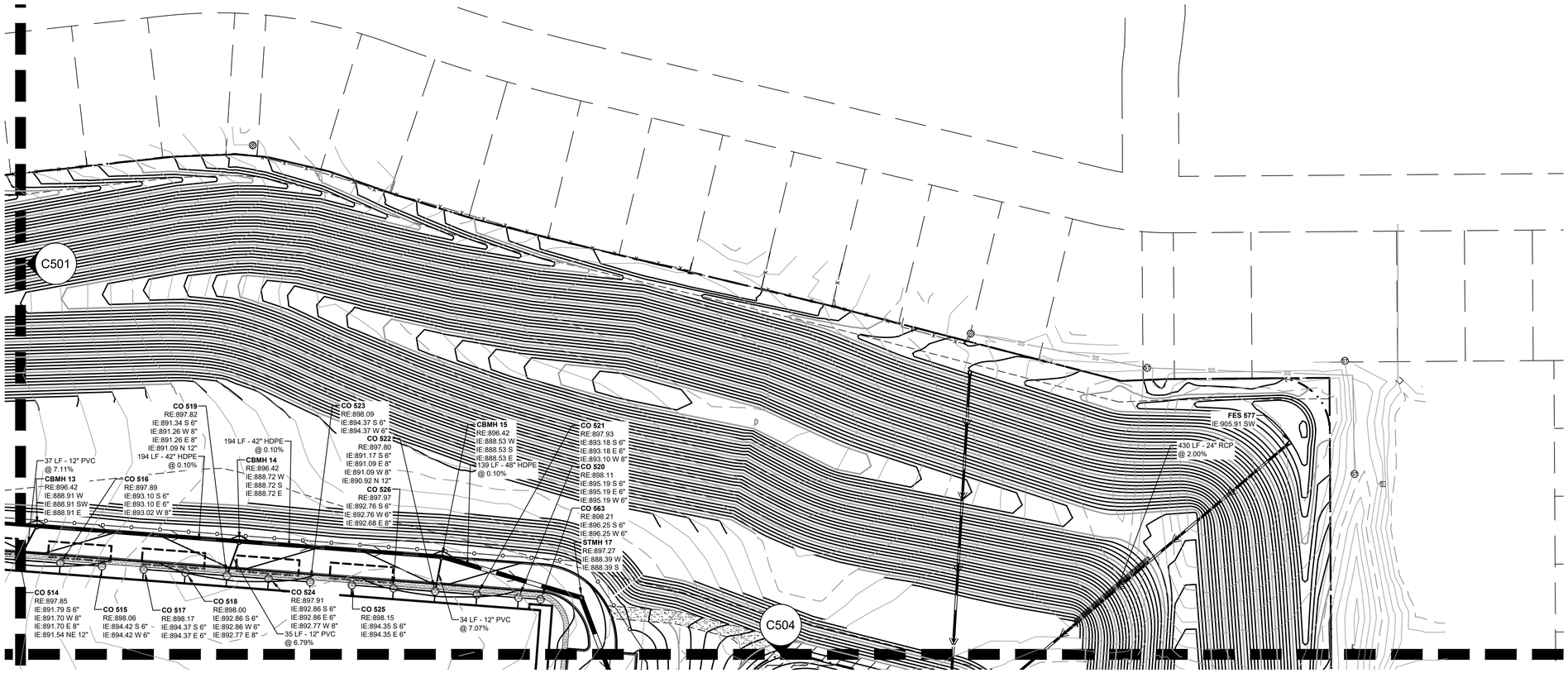
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL STORM SEWER PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



VICINITY MAP : NOT TO SCALE

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

STORM SEWER PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

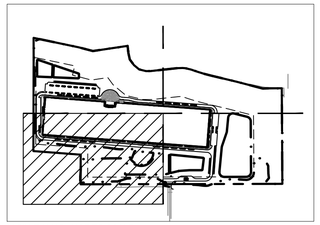
SHEET NUMBER
C502

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NOTE:

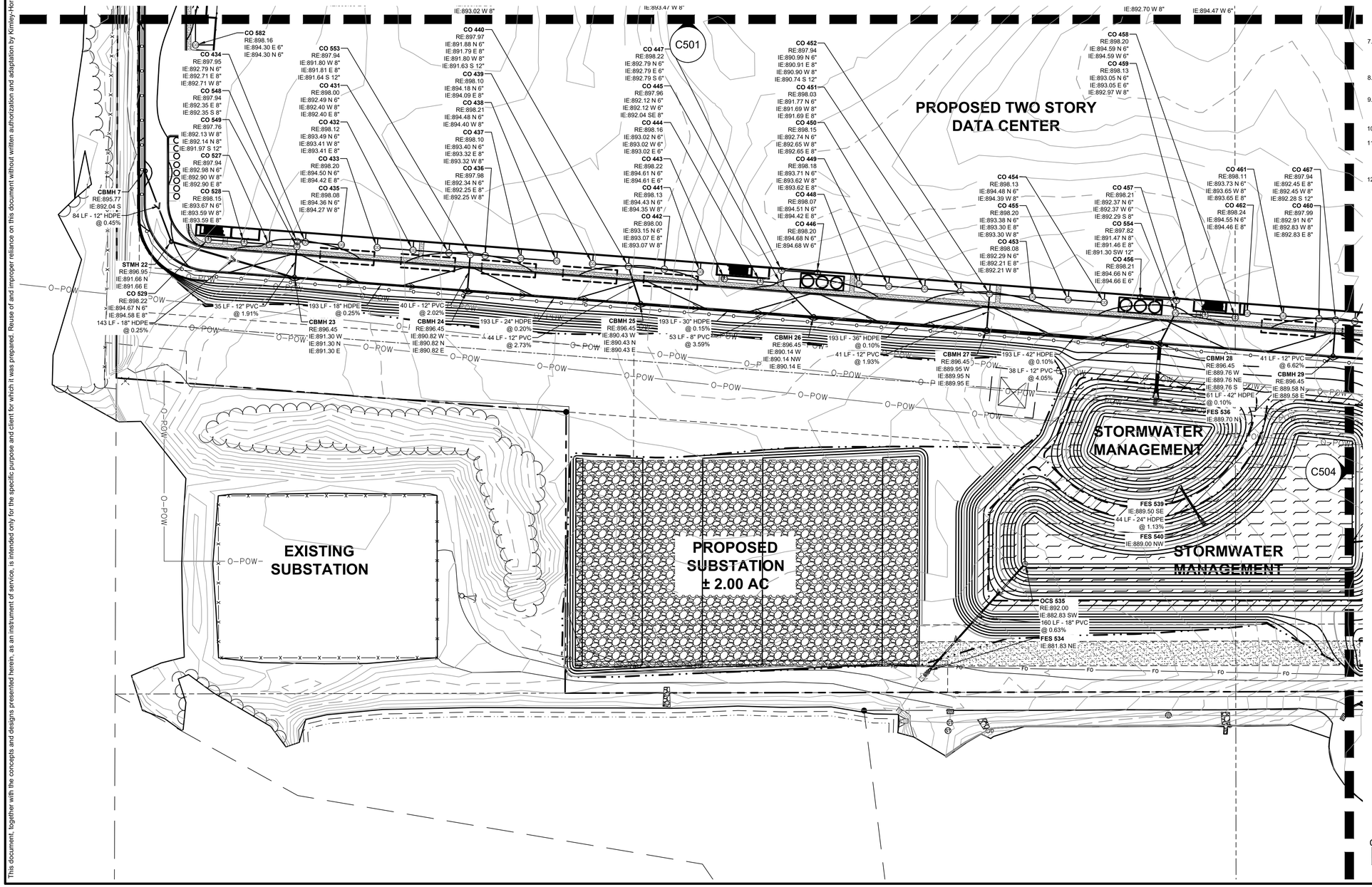
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL STORM SEWER PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



VICINITY MAP : NOT TO SCALE

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

STORM SEWER PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ

CHASKA MN

SHEET NUMBER
C503

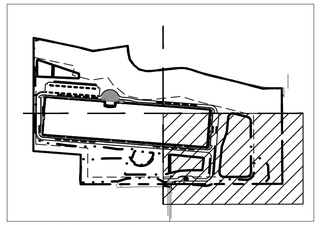
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-STORM SEWER PLAN.dwg August 05, 2024 - 7:13pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NOTE:

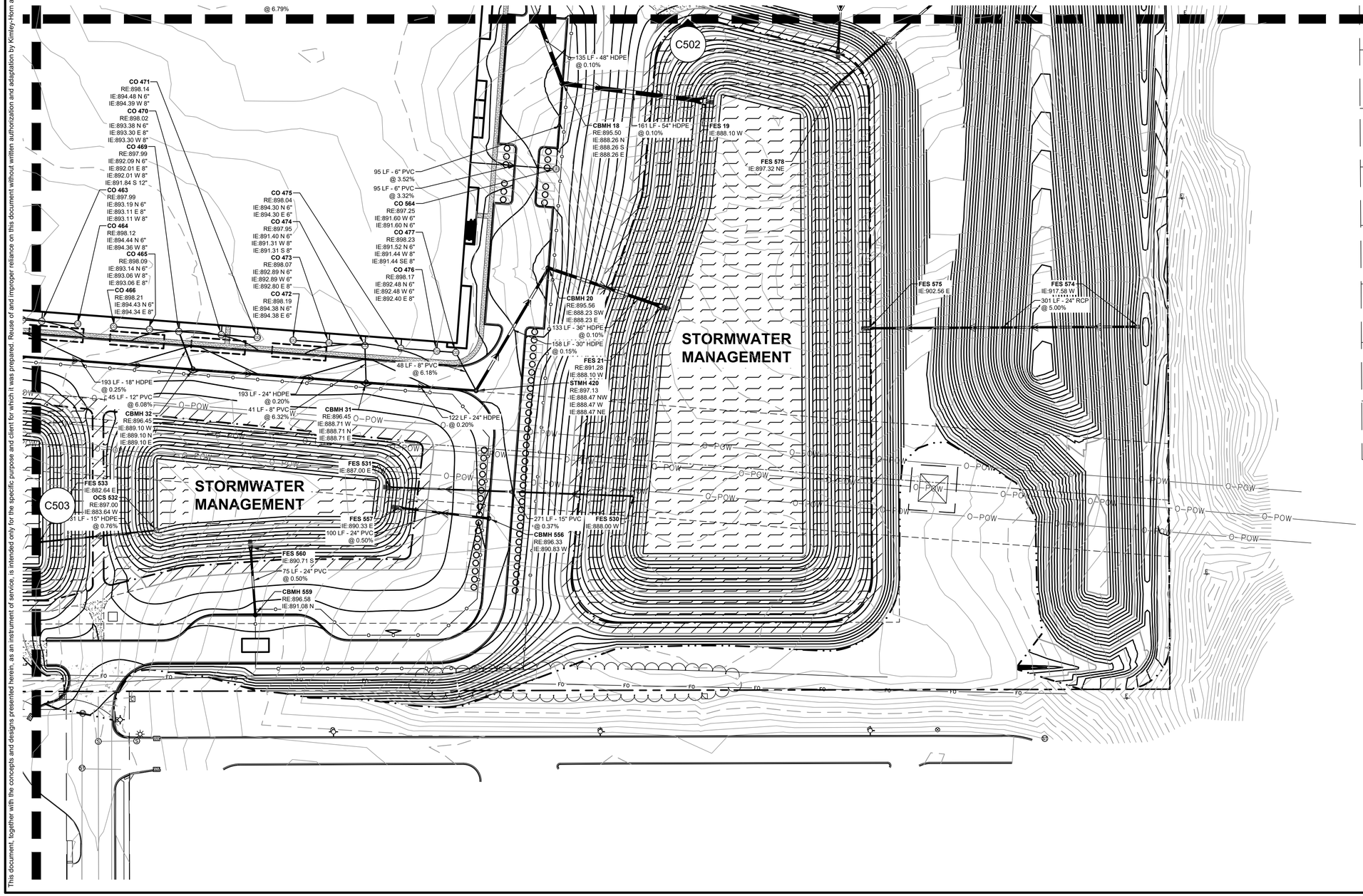
COUNTORS WILL BE SHOWN AT A 2-10 FOOT SCALE ON OVERALL STORM SEWER PLAN SHEET. ENLARGEMENTS WILL BE SHOWN AT A 1-5 SCALE.



VICINITY MAP : NOT TO SCALE

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
   REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C5-STORM SEWER PLAN.dwg August 05, 2024 - 7:13pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

STORM SEWER PLAN - ENLARGEMENT

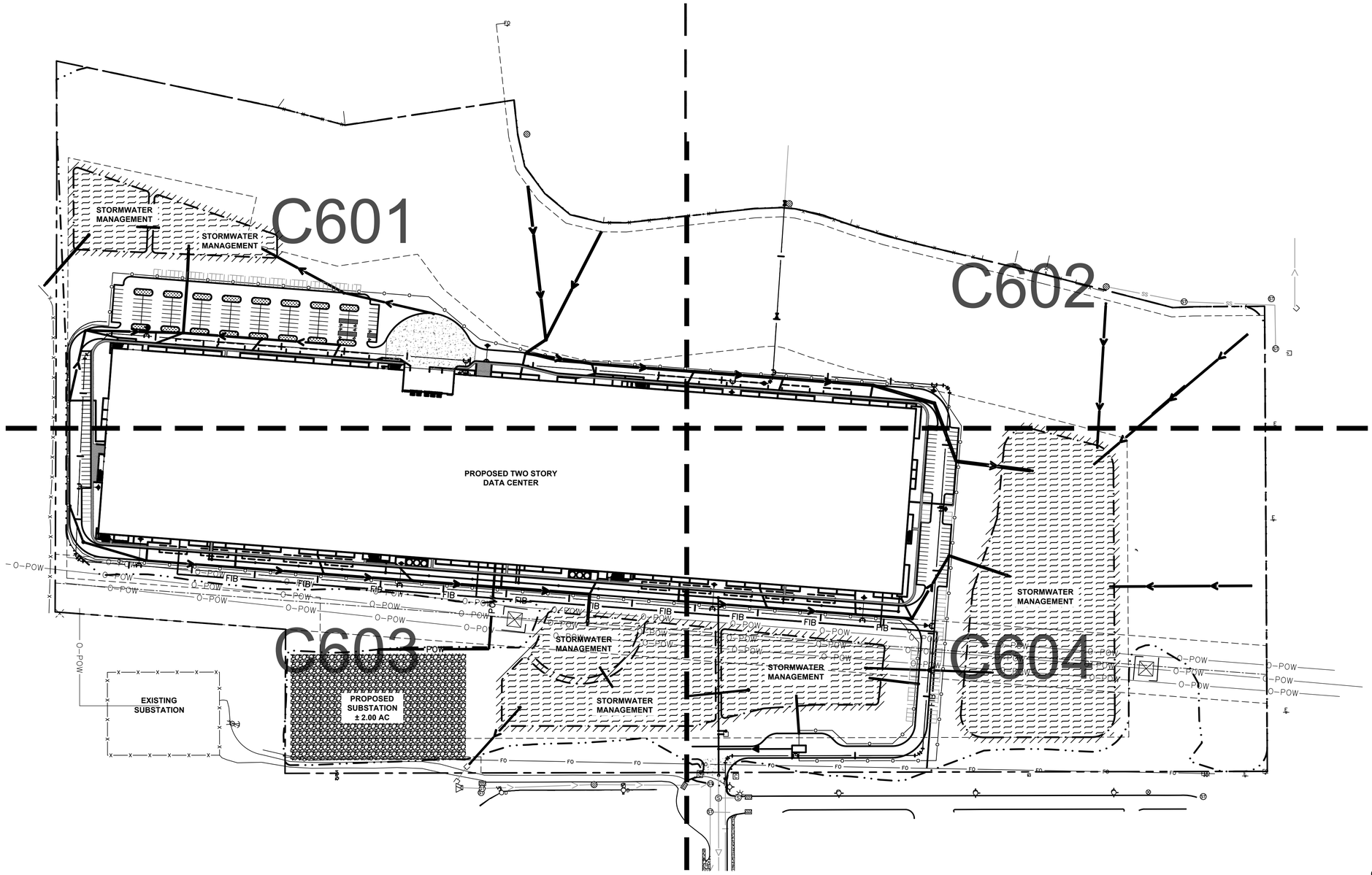
CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
C504

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-OVERALL UTILITY PLAN.dwg August 05, 2024 - 7:13pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	PWR	UNDERGROUND ELECTRIC
COM	FIB-OPT	TELEPHONE
GAS	GAS	GAS MAIN



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 163097000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

OVERALL UTILITY PLAN

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

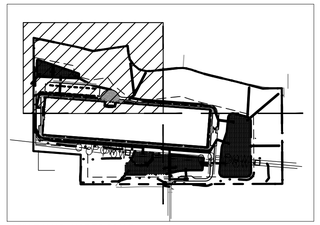
SHEET NUMBER
C600

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

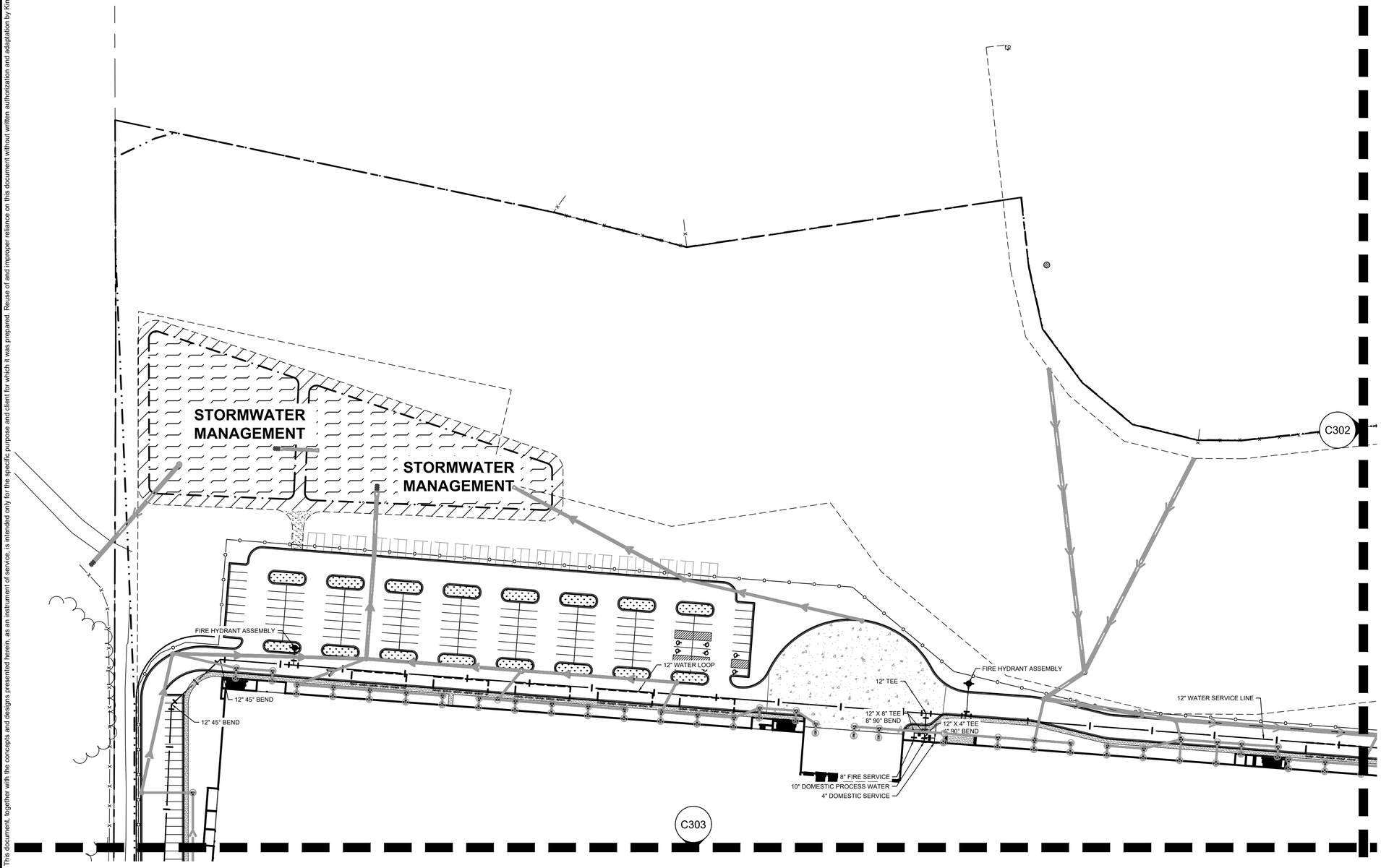
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY PLAN.dwg August 05, 2024 - 7:14pm

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN



VICINITY MAP : NOT TO SCALE



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

UTILITY PLAN - ENLARGEMENT

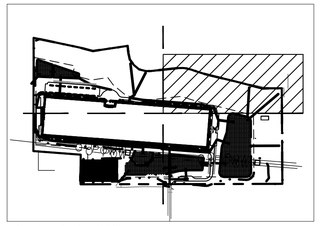
SHEET NUMBER
C601

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

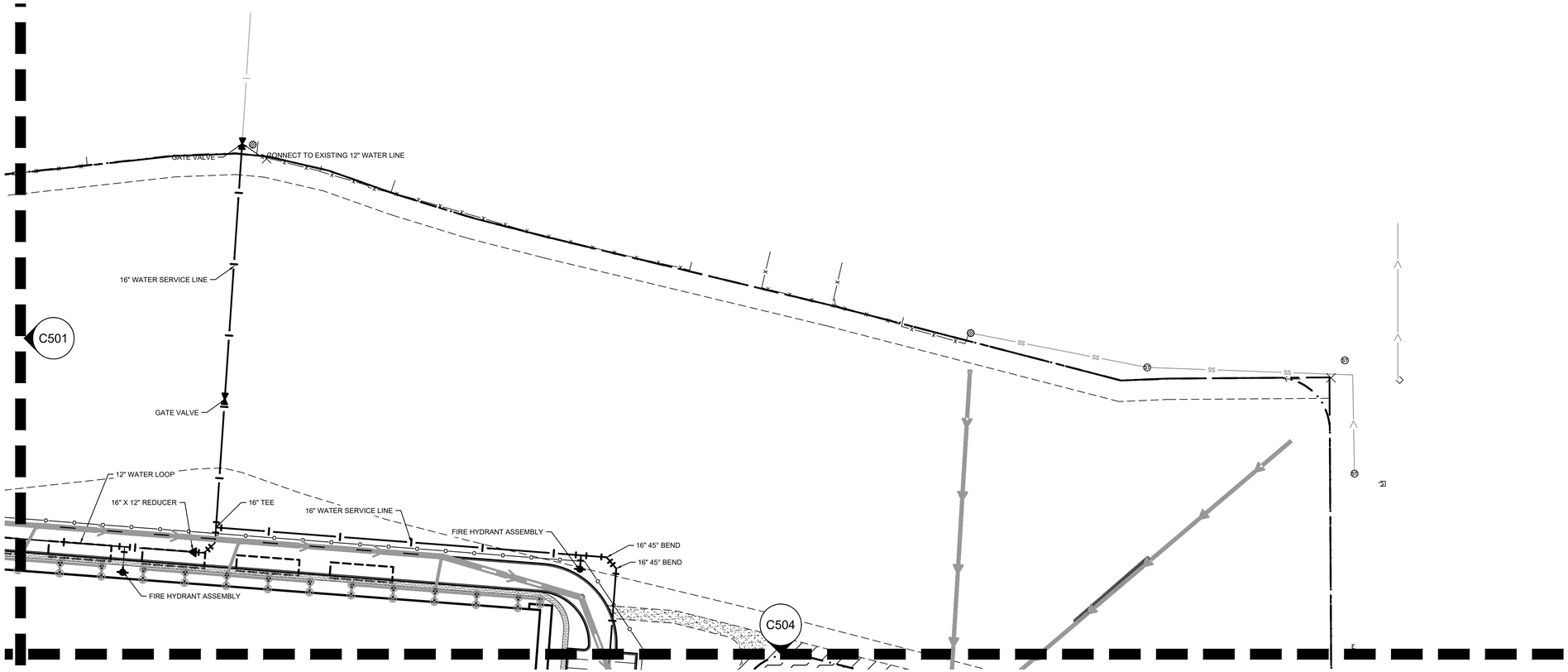
K:\TWC_LDE\Cloud HQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY PLAN.dwg August 05, 2024 - 7:14pm

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W	W	WATERMAIN
SS	SS	SANITARY SEWER
ST	ST	STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN



VICINITY MAP : NOT TO SCALE



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

UTILITY PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
MN
CHASKA

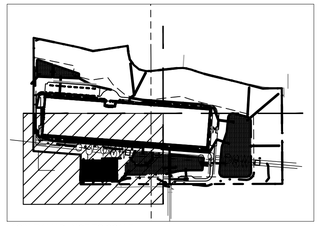
SHEET NUMBER
C602

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY PLAN.dwg August 05, 2024 - 7:14pm

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN



VICINITY MAP : NOT TO SCALE

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

C501

PROPOSED TWO STORY DATA CENTER

12" WATER LOOP
FIRE HYDRANT ASSEMBLY
FIRE HYDRANT ASSEMBLY
FIBER SERVICE CONNECTION
37 LF - 8" PVC @ 0.40%
37 LF - 6" PVC @ -20.52%
SS-34 RE:897.15 IE:889.10 N IE:889.10 E
SS-35 RE:897.10 IE:889.08 W IE:896.85 N IE:889.08 E
12" BEND
12" BEND
EXISTING OVERHEAD POWER LINES
6 LF - 8" PVC @ 0.40%
94 LF - 8" PVC @ 0.40%
SS-37 RE:897.04 IE:888.70 W IE:888.70 E
SS-38 RE:897.13 IE:888.32 W IE:888.32 E
12" WATER LOOP
EXISTING TRANSMITTION LINE EASEMENT
SS-43 RE:897.01 IE:887.94 W IE:887.94 E
94 LF - 8" PVC @ 0.40%
25 LF - 6" PVC @ -12.29%
SS-41 RE:897.16 IE:895.34 N IE:887.57 W IE:887.57 E
FIRE HYDRANT ASSEMBLY
SS-18 RE:896.98 IE:887.19 W IE:887.19 E
SS-17 RE:897.19 IE:886.81 W IE:886.81 E
ELECTRIC SERVICE CONNECTION
FIBER SERVICE CONNECTION
37 LF - 6" PVC @ -11.26%
SS-30 RE:896.95 IE:886.43 W IE:894.20 N IE:886.43 E
37 LF - 6" PVC @ -11.21%
SS-28 RE:896.99 IE:886.41 W IE:894.18 N IE:886.41 E
87 LF - 8" PVC @ 0.40%
SS-15 RE:897.23 IE:886.06 W IE:886.06 E
6 LF - 8" PVC @ 0.40%
87 LF - 8" PVC @ 0.40%
SS-14 RE:896.85 IE:885.71 W IE:885.71 E
SS-13 RE:897.37 IE:885.37 W IE:885.37 E
87 LF - 8" PVC @ 0.40%
100 LF - 8" PVC @ 0.40%
SS-12 RE:896.81 IE:884.97 W IE:884.97 E
94 LF - 8" PVC @ 0.40%
CONNECT TO SUBSTATION
POW
FO
C504
STORMWATER MANAGEMENT
STORMWATER MANAGEMENT
EXISTING SUBSTATION
PROPOSED SUBSTATION ± 2.00 AC
GRAV

NORTH
GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

UTILITY PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

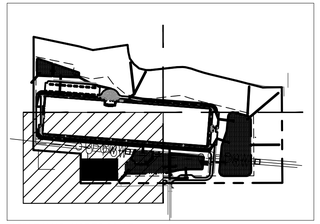
SHEET NUMBER
C603

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

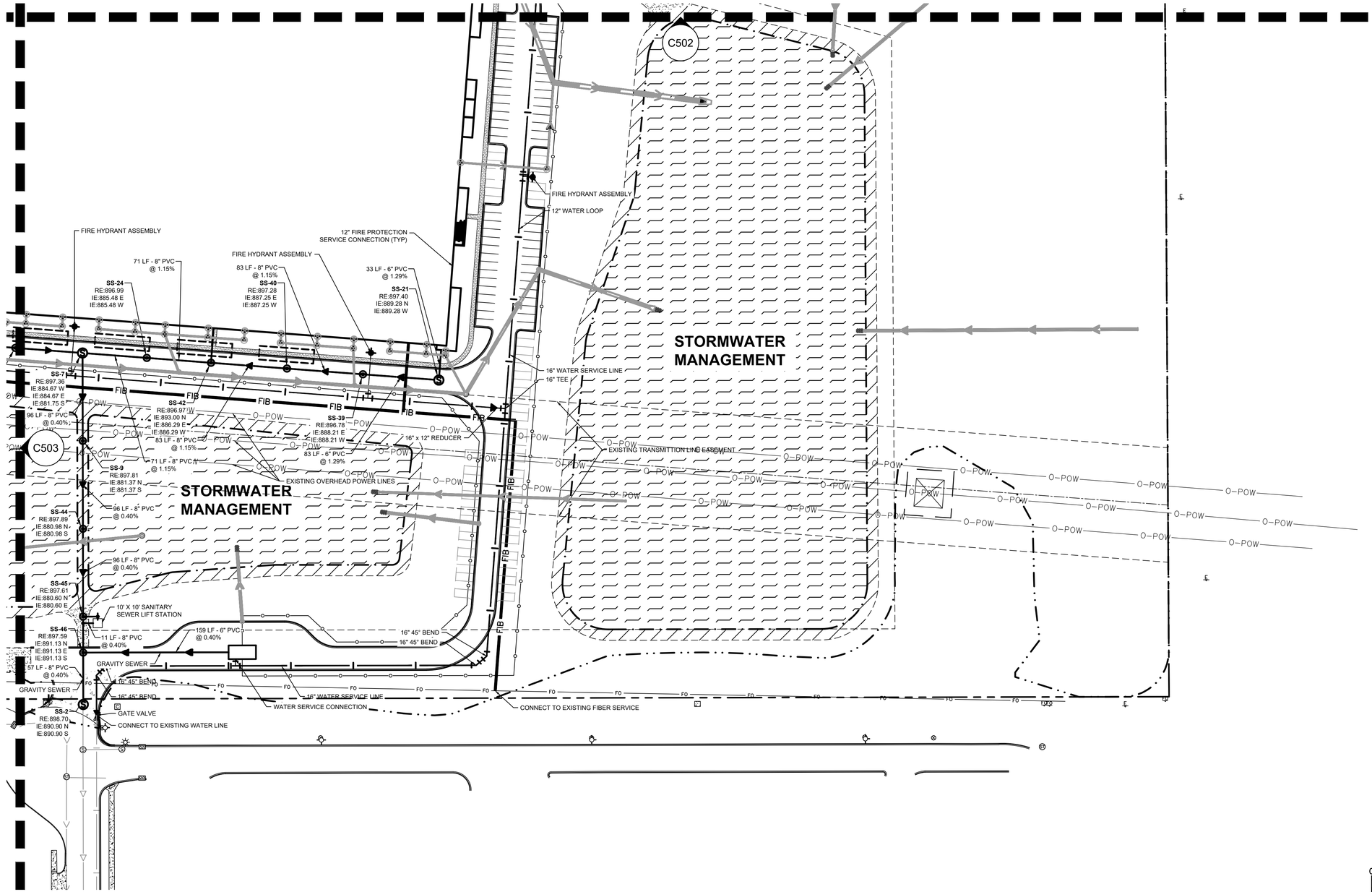
K:\ITWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY PLAN.dwg August 05, 2024 - 7:14pm

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN



VICINITY MAP : NOT TO SCALE



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

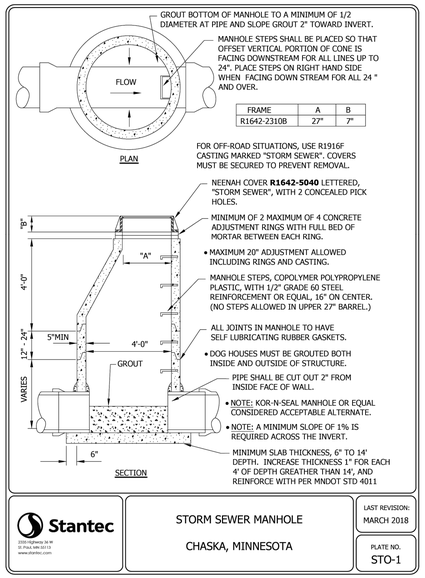
UTILITY PLAN - ENLARGEMENT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ

MN
CHASKA

SHEET NUMBER
C604

K:\TWC_LDE\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY DETAILS.dwg August 05, 2024 - 7:14pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



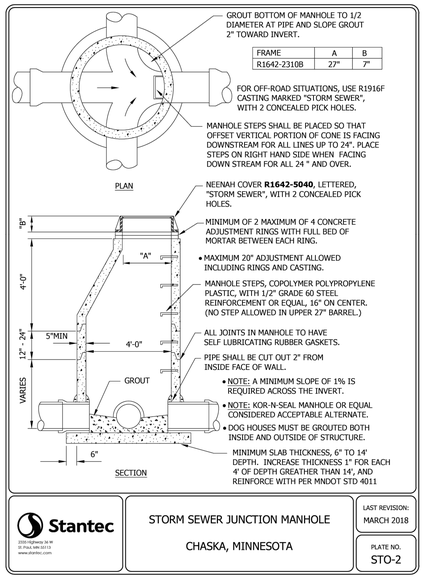
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



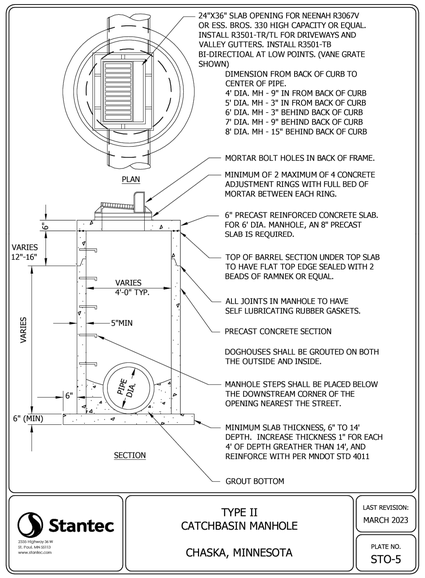
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



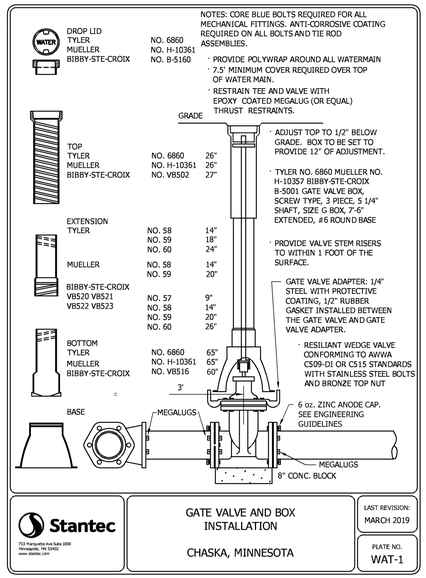
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

GATE VALVE AND BOX
INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-5

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS 22 1/2° BEND B1	D1	45° BEND B2	D2	90° BEND B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

Bonestroo

CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4

92_2--09.DWG

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-2

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

Stantec
733 Marquette Ave Suite 1000
Minneapolis, MN 55402
www.stantec.com

WATER MAIN LOWERING
WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000
DATE 08/05/2024
SCALE AS SHOWN
DESIGNED BY KJA
DRAWN BY KJA
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR CLOUDHQ
CHASKA MN

UTILITY DETAILS

SHEET NUMBER
C605

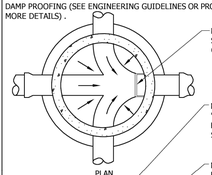
K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C6-UTILITY DETAILS.dwg August 05, 2024 - 7:15pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642024S	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .



MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTING RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING

INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK AND GATOR WRAP.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

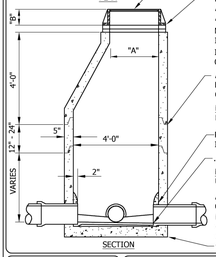
PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS (MIN.)

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.



SECTION

Stantec
2550 Highway 36 W
St Paul, MN 55113
www.stantec.com

SANITARY SEWER JUNCTION MANHOLE

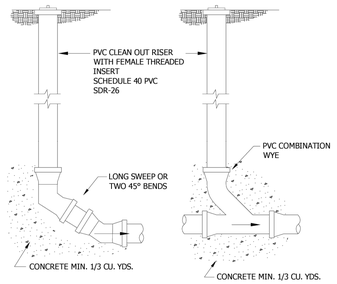
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-2

NOTE:
CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE:
ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

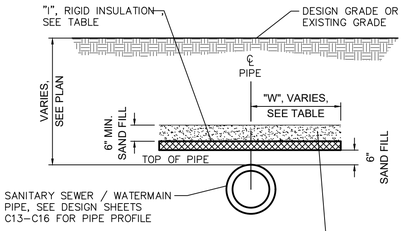
Stantec
2550 Highway 36 W
St Paul, MN 55113
www.stantec.com

SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4



"D" DEPTH TO TOP OF PIPE	"W" WIDTH OF INSULATION PERPENDICULAR TO PIPE	"I" THICKNESS OF INSULATION REQUIRED
2 FT TO 3 FT	11 Ft	8 IN
3 FT TO 4 FT	9 Ft	6 IN
4 FT TO 5 FT	8 Ft	6 IN
5 FT TO 6 FT	5 Ft	4 IN
6 FT TO 8 FT	4 Ft	2 IN
OVER 8 FT	0 Ft	0 IN

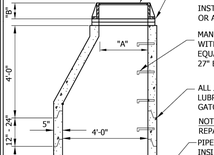
SANITARY SEWER / WATERMAIN INSULATION

SCALE: NTS

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.

INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK. AND GATOR WRAP.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS MIN.

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

SECTION

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

Stantec
2550 Highway 36 W
St Paul, MN 55113
www.stantec.com

SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-1

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000

DATE 08/05/2024

SCALE AS SHOWN

DESIGNED BY KJA

DRAWN BY KJA

CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA

PREPARED FOR

CLOUDHQ

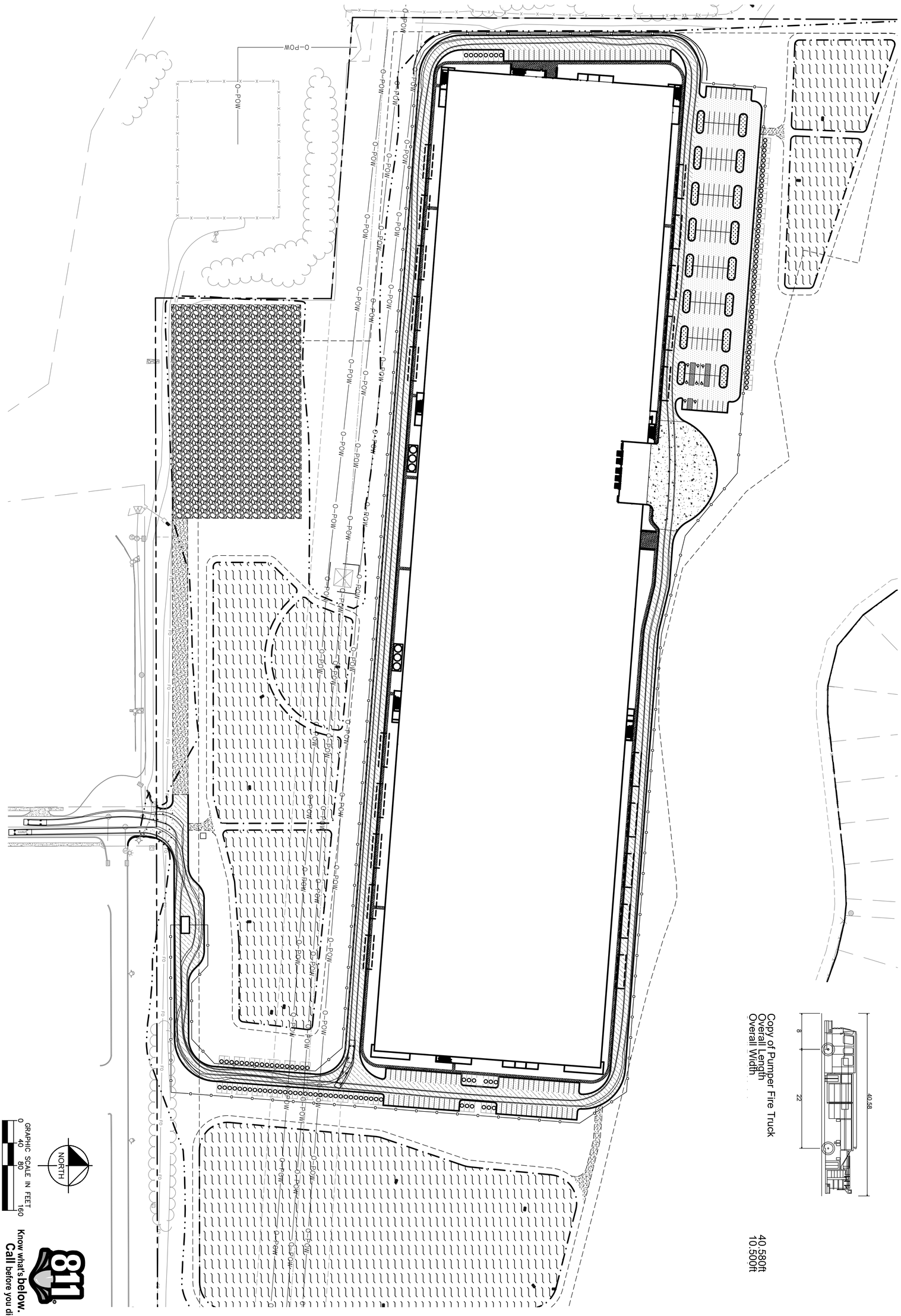
CHASKA MN

UTILITY DETAILS

SHEET NUMBER

C606

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER EX-1	CLOUDHQ - CHASKA PREPARED FOR CLOUDHQ CHASKA MN	TRUCK TURN EXHIBIT	KHA PROJECT 160397000 DATE 08/27/2024 SCALE AS SHOWN DESIGNED BY CGM DRAWN BY KJA CHECKED BY BMW	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: 612-315-1272 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\CloudHQ\Chaska Data Center\3 Design\CAD\Exhibits\Truck Turn Movement.dwg August 26, 2024 - 9:50am

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

PROPOSED TWO STORY DATA CENTER

EXISTING SUBSTATION

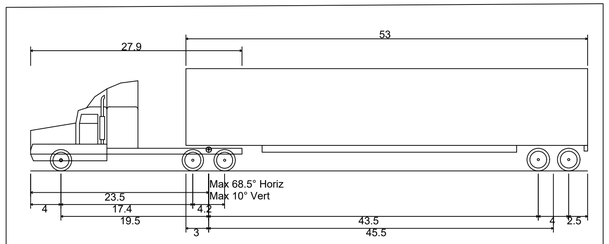
PROPOSED SUBSTATION ± 2.00 AC

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	163397000
DATE	08/27/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

TRUCK TURN EXHIBIT

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

SHEET NUMBER
EX-1

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (A) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
- (B) CONCRETE SIDEWALK - SEE DETAIL
- (C) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (D) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
- (E) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (F) ACCESSIBLE CURB RAMP - SEE DETAIL
- (G) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
- (H) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (I) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (J) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- (K) 24" WIDE PAINTED WHITE STOP BAR - SEE DETAIL
- (L) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (M) STOP SIGN - SEE DETAIL
- (N) ONE WAY SIGN - SEE DETAIL
- (O) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (P) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (Q) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (R) TRANSFORMER/EQUIPMENT PAD - REFER TO MEP PLANS

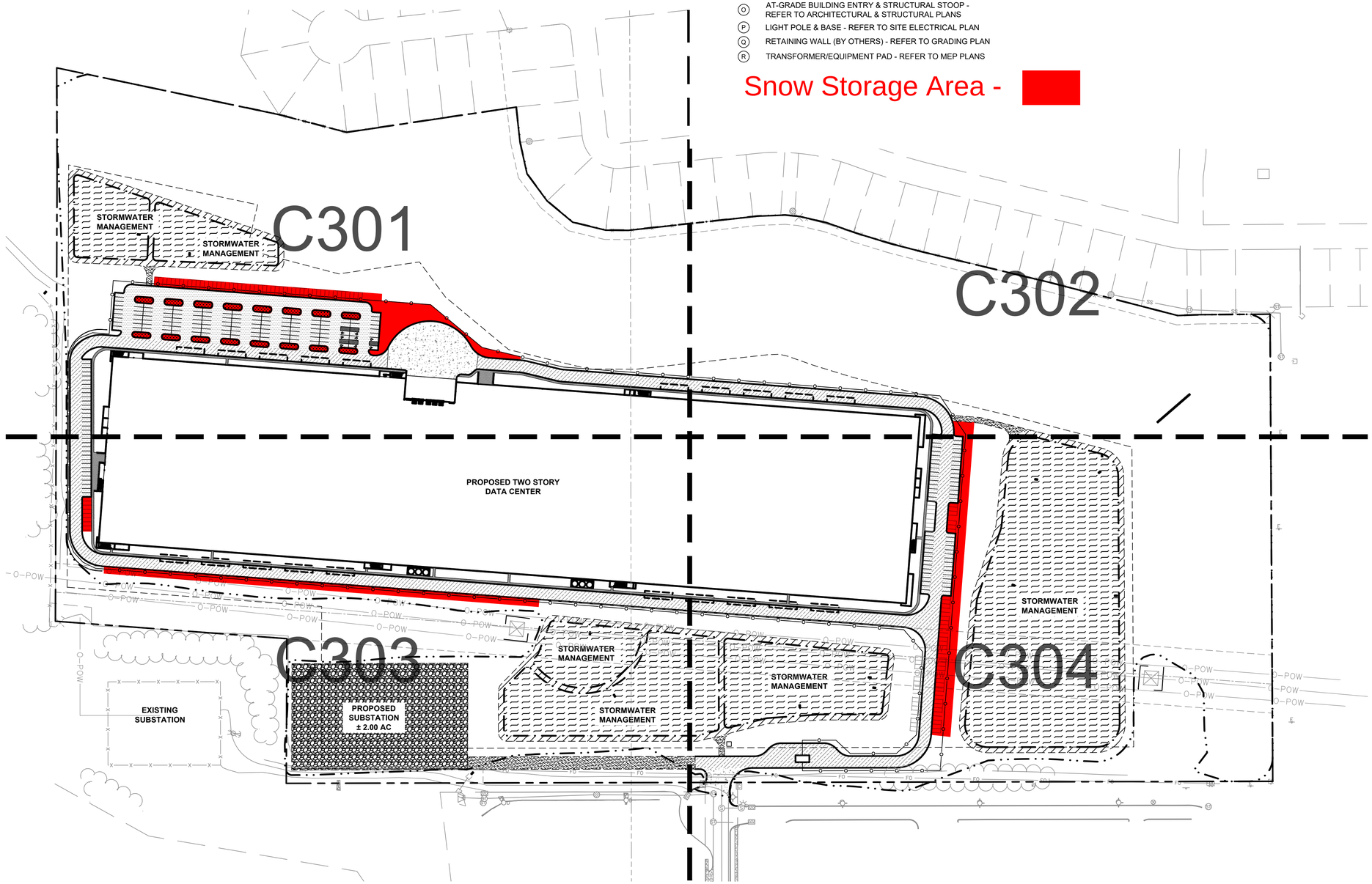
Snow Storage Area -

BUILDING DATA	
TOTAL BUILDING AREA	±715,690 SF
PERCENT OF TOTAL PROPERTY AREA	22.75%
MAXIMUM BUILDING HEIGHT	150 FT

PARKING SUMMARY	
REQUIRED PARKING	358 SPACES @ 1 / 2,000 SF
PROOF OF PARKING	123 SPACES
TOTAL PROPOSED PARKING	235 SPACES
REQUIRED ACCESSIBLE PARKING	8 STANDARD SPACES
PROPOSED ACCESSIBLE PARKING	8 STANDARD SPACES

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±72.27 AC
DISTURBED AREA	± 66.87 AC
EXISTING IMPERVIOUS AREA	±0.56 AC
EXISTING PERVIOUS AREA	±71.71 AC
PROPOSED IMPERVIOUS AREA	±23.97 AC
PROPOSED PERVIOUS AREA	±48.30 AC
NET INCREASE IN IMPERVIOUS AREA	±23.41 AC
AREA OF WETLAND IMPACT	± 2.4 AC

SITE DATA	
EXISTING ZONING	PID (PROPOSED INDUSTRIAL DEVELOPMENT)
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	DATA CENTER
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 75' SIDE = 25' REAR = 40'



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
- GRAVEL
- SUB STATION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS
- MAINTENANCE BENCH

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	160397000
DATE	08/05/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

OVERALL SITE DIMENSION PLAN

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ

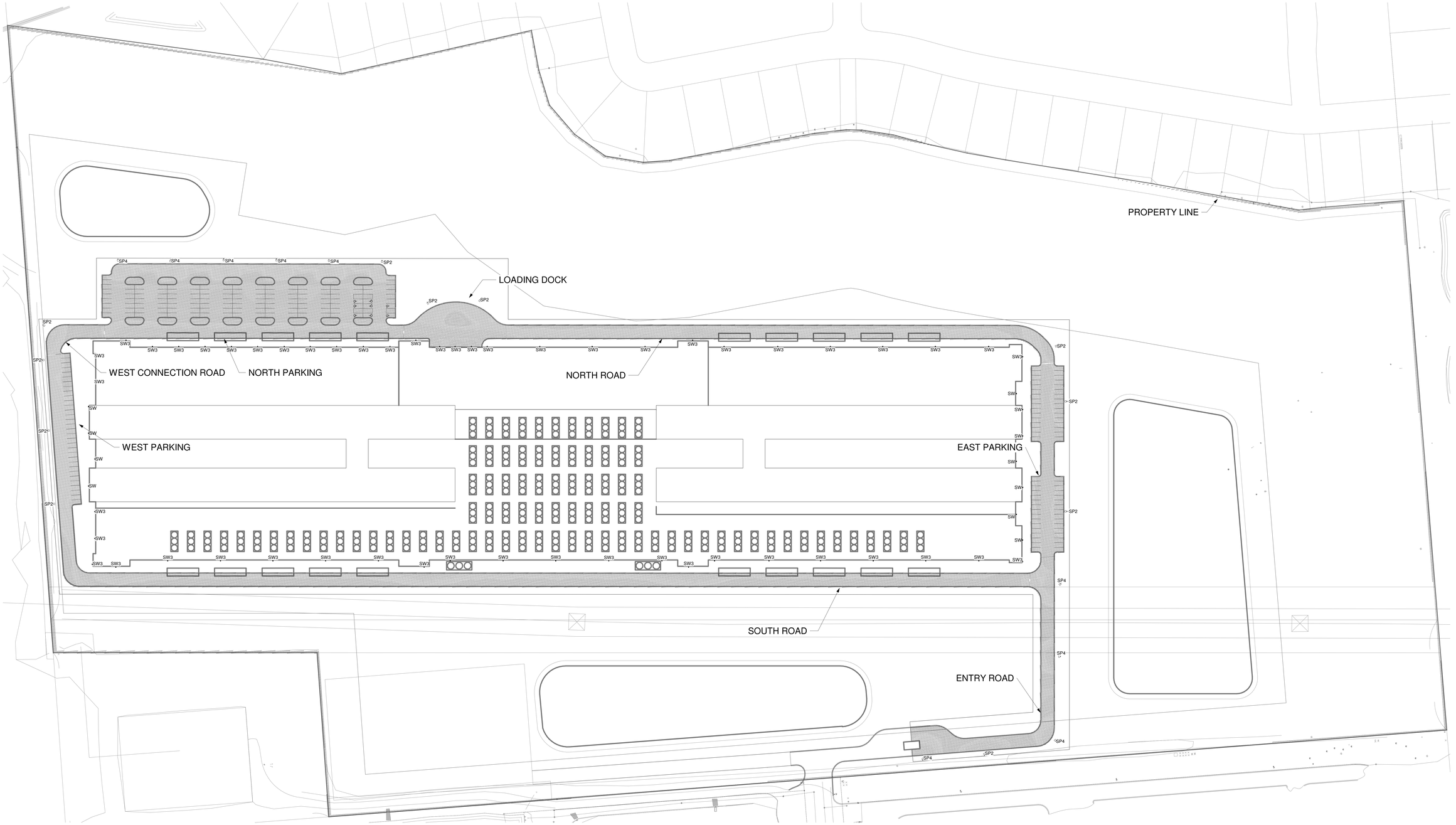
MN
CHASKA

SHEET NUMBER
C300

K:\TWC_LDEV\CloudHQ\chaska data center\3 Design\CAD\plansheets - site\C4-OVERALL SITE PLAN.dwg August 05, 2024 - 5:22pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
East Parking	1.1 fc	4.1 fc	0.1 fc	41.0:1	11.0:1	3.73
Entry Road	1.3 fc	4.2 fc	0.1 fc	42.0:1	13.0:1	3.23
Loading Dock	3.0 fc	9.2 fc	0.6 fc	15.3:1	5.0:1	3.07
North Parking	1.1 fc	4.7 fc	0.3 fc	15.7:1	3.7:1	4.27
North Road	1.4 fc	3.7 fc	0.3 fc	12.3:1	4.7:1	2.64
Property Line	0.0 fc	1.2 fc	0.0 fc	N/A	N/A	N/A
South Road	1.1 fc	3.3 fc	0.2 fc	16.5:1	5.5:1	3.00
West Connection Road	1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1	2.18
West Parking	1.3 fc	2.5 fc	0.7 fc	3.6:1	1.9:1	1.92



1 SITE ELECTRICAL LIGHTING PLAN - PHOTOMETRICS
1/64" = 1'-0"

8/28/2024 6:58:56 PM E00-21 SITE PHOTOMETRIC PLAN

CORGAN

kW
Mission Critical Engineering
Member of WSP

L.A. FUESS PARTNERS
Structural Engineers

ISSUES

REVISIONS

kW Mission Critical Engineering
233 N. Water St. 6th Floor,
Milwaukee 53202
www.kwmce.com
Contact: Daniel Fee Phone: 414.520.4347

NOT FOR CONSTRUCTION

MSP DATA CENTER

2007 Schoolmaster Dr.
Chaska, MN, 55318

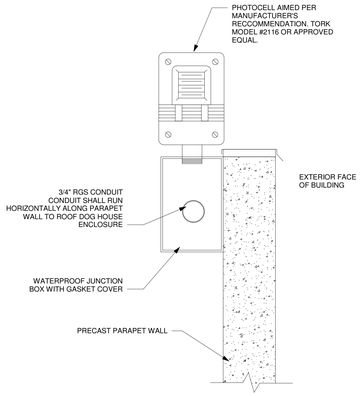
SITE PHOTOMETRIC PLAN

JOB 22.145
SHEET

E00-21

LUMINAIRE SCHEDULE - SITE

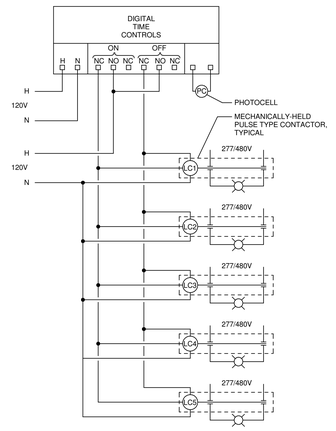
FIXTURE TYPE	MANUFACTURER	DESCRIPTION	CAT. NO.	LAMP TYPE	WATTAGE	VOLTS	MOUNTING
SP2	LITHONIA	POLE MOUNT OUTDOOR LED AREA LUMINAIRE - TYPE 2	GLEON-SA2B-740-U-T2-DP	LED	85 VA	277V	POLE LENGTH: 27', BASE HEIGHT: 3', FIXTURE HEIGHT: +30'-0" AFG
SP4	LITHONIA	POLE MOUNT OUTDOOR LED AREA LUMINAIRE - TYPE 4 FORWARD THROW	GLEON-SA2B-740-U-T4FT-DP	LED	85 VA	277V	POLE LENGTH: 27', BASE HEIGHT: 3', FIXTURE HEIGHT: +30'-0" AFG
SW	LITHONIA	EXTERIOR LED WALL PACK	DSXW2 LED-20C-700-30K-T2M-277-DDBXD	LED	47 VA	277V	MOUNT 18'-0" AFG
SW3	LITHONIA	EXTERIOR LED WALL PACK	DSXW2 LED-30C-1000-30K-T2M-277-DDBXD	LED	109 VA	277V	MOUNT 25'-0" AFG



NOTES:

1. PHOTOCELL(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DETAIL UNLESS OTHER MOUNTING ARRANGEMENTS ARE SHOWN ON THE DRAWINGS OR ARE REQUIRED BY THE MANUFACTURER.

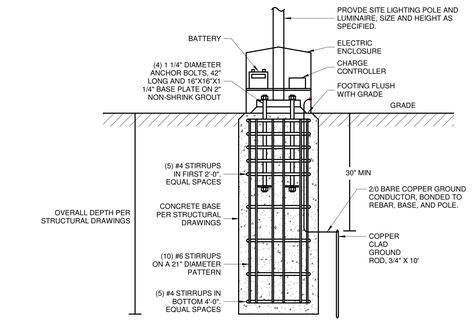
4 PHOTOCELL MOUNTING
N.T.S.



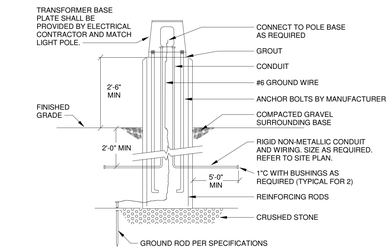
NOTES:

1. PHOTOCELL SHALL BE LOCATED ON THE ROOF. SEE 3/E00-05 FOR ADDITIONAL DETAIL.

2 EXTERIOR LIGHTING CONTROL DIAGRAM
N.T.S.



3 SITE LIGHTING POLE BASE DETAIL
N.T.S.



NOTES:

1. STRUCTURAL ENGINEER SHALL DETERMINE THE WIDTH AND DEPTH OF THE CONCRETE BASE. THIS DETAIL IS FOR ELECTRICAL WORK ONLY. FOR STRUCTURAL WORK, REFER TO STRUCTURAL DRAWINGS.
2. RIGID NON-METALLIC CONDUIT SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR BENEATH ALL PAVED AREAS AND EXTENDED OUT FROM EACH POLE BASE 5'-0" AS INDICATED.
3. POLE BASE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR; POLE, FIXTURE, CONDUIT, WIRING, AND GROUNDING BY ELECTRICAL CONTRACTOR. HEIGHT OF POLE SHALL BE COORDINATED WITH GENERAL CONTRACTOR SUCH THAT HEIGHT OF LIGHT FIXTURE IS MEASURED TO LENS OF FIXTURE.

1 POLE BASE DETAIL
N.T.S.

CORGAN

kW
Mission Critical Engineering
Member of WSP

L.A. FUESS PARTNERS
Structural Engineers

ISSUES

REVISIONS

kW Mission Critical Engineering
233 N. Water St. 6th Floor,
Milwaukee 53202
www.kwmce.com
Contact: Daniel Fee Phone: 414.520.4347

NOT FOR CONSTRUCTION

MSP DATA CENTER
2007 Schoolmaster Dr.
Chaska, MN, 55318

SITE LIGHTING DETAILS

PLAN N

JOB 22.145
SHEET
E00-22

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.# 2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L001

LEGEND:

EXISTING TREE TO BE PRESERVED (CRITICAL ROOT ZONE DASHED)

EXISTING TREE TO BE REMOVED (CRITICAL ROOT ZONE DASHED)

Tree #	Species	Size	CRZ	SRZ	Condition					Status	Disease/Insect Problems	Trunk Problems	Scaffold Branch Problems	Small Branch and Twig Problems	Notes
		dbh	Critical Root Zone (radius ft)	Structural Rooting Zone (radius ft)	%	* Dead Tree	* Poor Condition	*Assessment obscured	* Off Site/Co-Owned						
601	OSTRYA VIRGINIANA / IRONWOOD	15	15	4.95	75					REMOVE		codominant leaders, weak crotch, physical damage			
602	ACER NEGUNDO / BOX ELDER	18	18	5.94	70					REMOVE		codominant leaders, weak crotch	good form		
603	ACER NEGUNDO / BOX ELDER	10	10	3.3	40		X			REMOVE			asymmetric crown, deadwood	poor vigor, dieback	In decline.
604	ACER NEGUNDO / BOX ELDER	11	11	3.63	40		X			REMOVE		codominant leaders, weak crotch	physical damage, branch decay	poor vigor, dieback	In decline.
605	ACER NEGUNDO / BOX ELDER	10	10	3.3	35		X			REMOVE		vines, codominant leaders	physical damage, branch decay	poor vigor, dieback	In decline.
606	ACER NEGUNDO / BOX ELDER	13	13	4.29	65					REMOVE		codominant leaders, weak crotch	asymmetric crown, branch decay	dieback	
607	ACER NEGUNDO / BOX ELDER	10	10	3.3	60					REMOVE		multiple leaders	deadwood	poor vigor, dieback	
608	ACER NEGUNDO / BOX ELDER	12	12	3.96	60					REMOVE			deadwood		In decline.
609	ACER NEGUNDO / BOX ELDER	13	13	4.29	55					REMOVE		multiple leaders at base, poor trunk structure	vines, branch decay		
610	ACER NEGUNDO / BOX ELDER	15	15	4.95	75					REMOVE					
611	ACER NEGUNDO / BOX ELDER	11	11	3.63	40		X			REMOVE		codominant leaders, weak crotch, included bark, decay	asymmetric crown, decay	poor vigor, dieback	In decline.
612	ACER NEGUNDO / BOX ELDER	7	7	2.31	40		X			REMOVE		heavy vines, leaning	asymmetric crown, deadwood, physical damage	poor vigor, dieback	In decline.
613	ACER NEGUNDO / BOX ELDER	8	8	2.64	60					REMOVE		heavy vines, leaning, codominant leaders			
614	ACER NEGUNDO / BOX ELDER	13	13	4.29	70					REMOVE					
615	ACER NEGUNDO / BOX ELDER	18	18	5.94	65					REMOVE		codominant leaders, poor form, leaning			
616	ACER NEGUNDO / BOX ELDER	6	6	1.98	40		X			REMOVE		poor form, leaning	asymmetric crown, heavy vines, deadwood	poor vigor, dieback	In decline.
617	ACER NEGUNDO / BOX ELDER	11	11	3.63	70					REMOVE		codominant leaders			
618	ACER NEGUNDO / BOX ELDER	10	10	3.3	40		X			REMOVE		multiple leaders at base, poor trunk structure	vines, branch decay	poor vigor	
619	ACER NEGUNDO / BOX ELDER	10	10	3.3	55					REMOVE		codominant leaders, heavy vining	deadwood, physical damage		
620	ACER NEGUNDO / BOX ELDER	10	10	3.3	70					REMOVE					
621	ACER NEGUNDO / BOX ELDER	13	13	4.29	70					REMOVE		leaning	asymmetric crown		
622	ACER NEGUNDO / BOX ELDER	13	13	4.29	65					REMOVE		codominant leaders	asymmetric crown		
623	ACER NEGUNDO / BOX ELDER	13	13	4.29	65					REMOVE		multiple leaders at base, poor trunk structure	asymmetric crown		
624	ACER NEGUNDO / BOX ELDER	10	10	3.3	60					REMOVE		poor form, leaning			
625	ACER NEGUNDO / BOX ELDER	11	11	3.63	60					REMOVE		multiple leaders at base, poor trunk structure			
626	ACER NEGUNDO / BOX ELDER	15	15	4.95	50					REMOVE		poor form, leaning	asymmetric crown, poor form		
627	ACER NEGUNDO / BOX ELDER	8	8	2.64	65					REMOVE		codominant leaders, poor form, leaning	deadwood, included bark	poor vigor, dieback	
628	ACER NEGUNDO / BOX ELDER	12	12	3.96	60					REMOVE		codominant leaders, leaning, poor form			
629	ACER NEGUNDO / BOX ELDER	8	8	2.64	60					REMOVE		codominant leaders, poor form, leaning			
630	ACER NEGUNDO / BOX ELDER	11	11	3.63	60					REMOVE		codominant leaders, deadwood, physical damage			
631	ACER NEGUNDO / BOX ELDER	8	8	2.64	55					REMOVE		codominant leaders, leaning			
632	ACER NEGUNDO / BOX ELDER	13	13	4.29	65					REMOVE		codominant leaders			
633	ACER NEGUNDO / BOX ELDER	13	13	4.29	70					REMOVE		codominant leaders			
634	ACER NEGUNDO / BOX ELDER	11	11	3.63	60					REMOVE					
635	ACER NEGUNDO / BOX ELDER	14	14	4.62	65					REMOVE					
636	ACER NEGUNDO / BOX ELDER	15	15	4.95	70					REMOVE		codominant leaders	asymmetric crown		
637	FRAXINUS PENNSYLVANICA / GREEN ASH	21	21	6.93	75					REMOVE		codominant leaders			
638	ACER NEGUNDO / BOX ELDER	6	6	1.98	60					REMOVE		codominant leaders			
639	MALUS DOMESTICA / CRABAPPLE	6	6	1.98	60					REMOVE					
640	FRAXINUS PENNSYLVANICA / GREEN ASH	15	15	4.95	75					REMOVE					
641	FRAXINUS PENNSYLVANICA / GREEN ASH	23	23	7.59	70					REMOVE		codominant leaders	asymmetric crown, physical damage	dieback	
642	PICEA MARIANA / BLACK SPRUCE	11	11	3.63	60					REMOVE				dieback	
643	POPULUS DELTOIDES / COTTONWOOD	60	60	19.8	65					REMOVE		decay, unsound wood, included bark	asymmetric crown, poor form, broken branches	dieback	
644	FRAXINUS PENNSYLVANICA / GREEN ASH	32	32	10.56	75					REMOVE		codominant leaders, leaning	asymmetric crown, physical damage	dieback	
645	FRAXINUS PENNSYLVANICA / GREEN ASH	18	18	5.94	65					REMOVE			asymmetric crown	poor vigor, dieback	
646	TILIA AMERICANA / AMERICAN BASSWOOD	14	14	4.62	85					REMOVE					
647	MALUS DOMESTICA / CRABAPPLE	7	7	2.31	65					REMOVE		codominant leaders	broken branches		
648	MALUS DOMESTICA / CRABAPPLE	17	17	5.61	60					REMOVE		codominant leaders	asymmetric crown, physical damage	dieback	

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#
2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE
VERT: N/A
HORZ: #########
###

NORTH

SHEET TITLE

TREE INVENTORY

SHEET NUMBER

L002

649	ACER SACCHARINUM / SILVER MAPLE	41	41	13.53	75					REMOVE		codominant leaders			
650	CELTIS OCCIDENTALIS / HACKBERRY	7	7	2.31	55					REMOVE	Gall Psyllids	codominant leaders			
651	FRAXINUS PENNSYLVANICA / GREEN ASH	13	13	4.29	55					REMOVE		codominant leaders		poor vigor, dieback	
652	FRAXINUS PENNSYLVANICA / GREEN ASH	22	22	7.26	70					REMOVE		codominant leaders	asymmetric crown, physical damage	dieback	
653	MALUS DOMESTICA / CRABAPPLE	16	16	5.28	35		X			REMOVE		codominant leaders, included bark, leaning, significant trrimming	asymmetric crown, physical damage	poor vigor, dieback	
654	ACER SACCHARINUM / SILVER MAPLE	19	19	6.27	70					REMOVE		codominant leaders		dieback	
655	ROBINIA PSEUDOACACIA / BLACK LOCUST	17	17	5.61	70					REMOVE		codominant leaders			
656	FRAXINUS PENNSYLVANICA / GREEN ASH	6	6	1.98	70					REMOVE					
657	FRAXINUS PENNSYLVANICA / GREEN ASH	12	12	3.96	70					REMOVE					
658	MALUS DOMESTICA / CRABAPPLE	6	6	1.98	65					REMOVE		codominant leaders		dieback	
659	MALUS DOMESTICA / CRABAPPLE	9	9	2.97	65					REMOVE		codominant leaders	physical damage, branch decay	dieback	
660	PICEA MARIANA / BLACK SPRUCE	22	22	7.26	60					REMOVE				dieback	
661	FRAXINUS PENNSYLVANICA / GREEN ASH	17	17	5.61	65					REMOVE		codominant leaders		dieback	
662	CELTIS OCCIDENTALIS / HACKBERRY	6	6	1.98	60					REMOVE	Gall Psyllids	codominant leaders		dieback	
663	FRAXINUS PENNSYLVANICA / GREEN ASH	9	9	2.97	50		X			REMOVE		codominant leaders	asymmetric crown, deadwood, major branch decay	poor vigor, dieback	
664	UMLUS AMERICANA / AMERICAN ELM	6	6	1.98	60					REMOVE		codominant leaders	physical damage, branch decay	dieback	
665	FRAXINUS PENNSYLVANICA / GREEN ASH	17	17	5.61	60					REMOVE		codominant leaders	physical damage, branch decay	dieback	
666	UMLUS AMERICANA / AMERICAN ELM	6	6	1.98	60					REMOVE					
667	UMLUS AMERICANA / AMERICAN ELM	8	8	2.64	65					REMOVE		codominant leaders			
668	UMLUS AMERICANA / AMERICAN ELM	8	8	2.64	70					REMOVE		codominant leaders	physical damage, branch decay		
669	FRAXINUS PENNSYLVANICA / GREEN ASH	15	15	4.95	65					REMOVE		codominant leaders		dieback	
670	SALIX BABYLONICA / WEEPING WILLOW	47	48	15.84	75					REMOVE		codominant leaders	broken branches, physical damage		
671	CELTIS OCCIDENTALIS / HACKBERRY	19	19	6.27	70					REMOVE	Gall Psyllids		included bark		
672	GLEDITSIA TRIACANTHOS / HONEY LOCUST	9	9	2.97	70					REMOVE		codominant leaders	asymmetric crown, broken branches	dieback	
673	ACER SACCHARUM / SUGAR MAPLE	15	15	4.95	70					REMOVE		codominant leaders, included bark			
674	SALIX BABYLONICA / WEEPING WILLOW	74	74	24.42	65					REMOVE		codominant leaders, weak crotch, included bark	physical damage, branch decay	dieback	
675	FRAXINUS PENNSYLVANICA / GREEN ASH	14	14	4.62	65					REMOVE		codominant leaders, included bark	asymmetric crown, physical damage	dieback	
676	MALUS DOMESTICA / CRABAPPLE	6	6	1.98	60					REMOVE		codominant leaders	asymmetric crown, poor form	dieback	
677	MALUS DOMESTICA / CRABAPPLE	6	6	1.98	50					REMOVE		codominant leaders, weak crotch	broken branches	dieback	
678	POPULUS DELTOIDES / COTTONWOOD	9	9	2.97	60					REMOVE					
679	POPULUS DELTOIDES / COTTONWOOD	10	10	3.3	65					REMOVE					
680	POPULUS DELTOIDES / COTTONWOOD	10	10	3.3	65					REMOVE					
681	QUERCUS BICOLOR / SWAMP WHITE OAK	10	10	3.3	85				X	PRESERVE					On adjacent property, landscape tree
682	TILIA AMERICANA / AMERICAN BASSWOOD	9	9	2.97	80				X	PRESERVE					On adjacent property, landscape tree
683	ACER SACCHARINUM / SILVER MAPLE	13	13	4.29	85				X	PRESERVE					On adjacent property, landscape tree
684	QUERCUS RUBRA / RED OAK	8	8	2.64	80				X	PRESERVE					On adjacent property, landscape tree
685	PICEA GLAUCA / WHITE SPRUCE	11	11	3.63	75				X	PRESERVE					On adjacent property, landscape tree
686	CHIONANTHUS RETUSUS / CHINESE FRINGETRE	8	8	2.64	75				X	PRESERVE					On adjacent property, landscape tree
687	PICEA MARIANA / BLACK SPRUCE	9	9	2.97	65				X	PRESERVE					On adjacent property, landscape tree
688	OSTRYA VIRGINIANA / IRONWOOD	6	6	1.98	60					REMOVE				poor form	
689	OSTRYA VIRGINIANA / IRONWOOD	6	6	1.98	55					REMOVE				poor form	
690	ACER RURBUM / RED MAPLE	15	15	4.95	85				X	PRESERVE					On adjacent property, landscape tree
691	PICEA MARIANA / BLACK SPRUCE	6	6	1.98	70				X	PRESERVE					On adjacent property, landscape tree
692	PICEA PUNGENS / COLORADO BLUE SPRUCE	8	8	2.64	80				X	PRESERVE					On adjacent property, landscape tree
693	PICEA MARIANA / BLACK SPRUCE	6	6	1.98	80				X	PRESERVE					On adjacent property, landscape tree
694	MALUS DOMESTICA / CRABAPPLE	6	6	1.98	65				X	PRESERVE					On adjacent property, landscape tree
695	PICEA MARIANA / BLACK SPRUCE	6	6	1.98	85				X	PRESERVE					On adjacent property, landscape tree
696	PICEA MARIANA / BLACK SPRUCE	6	6	1.98	80				X	PRESERVE					On adjacent property, landscape tree
697	OSTRYA VIRGINIANA / IRONWOOD	6	6	1.98	60					REMOVE				poor form	
698	OSTRYA VIRGINIANA / IRONWOOD	6	6	1.98	60					REMOVE				poor form	

dbh = Diameter at Breast Height (measured 4.5 feet above ground).

CRZ = Critical Root Zone = 1.0 foot radius per inch of tree diameter. Estimated radius of area containing majority of tree roots. TRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.

SRZ (Structural Rooting Zone). Calculation - dbh x 0.33 = radius feet. Estimated radius of area containing tree roots that must be protected to ensure tree health and structural stability. Impact/root loss within SRZ may result in compromised structure, whole tree failure or decline in health.

* CONDITION RATING - provided as percentages based on methods outlined in the 10th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#
2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE
VERT: N/A
HORZ: #########
###

NORTH

SHEET TITLE
TREE INVENTORY

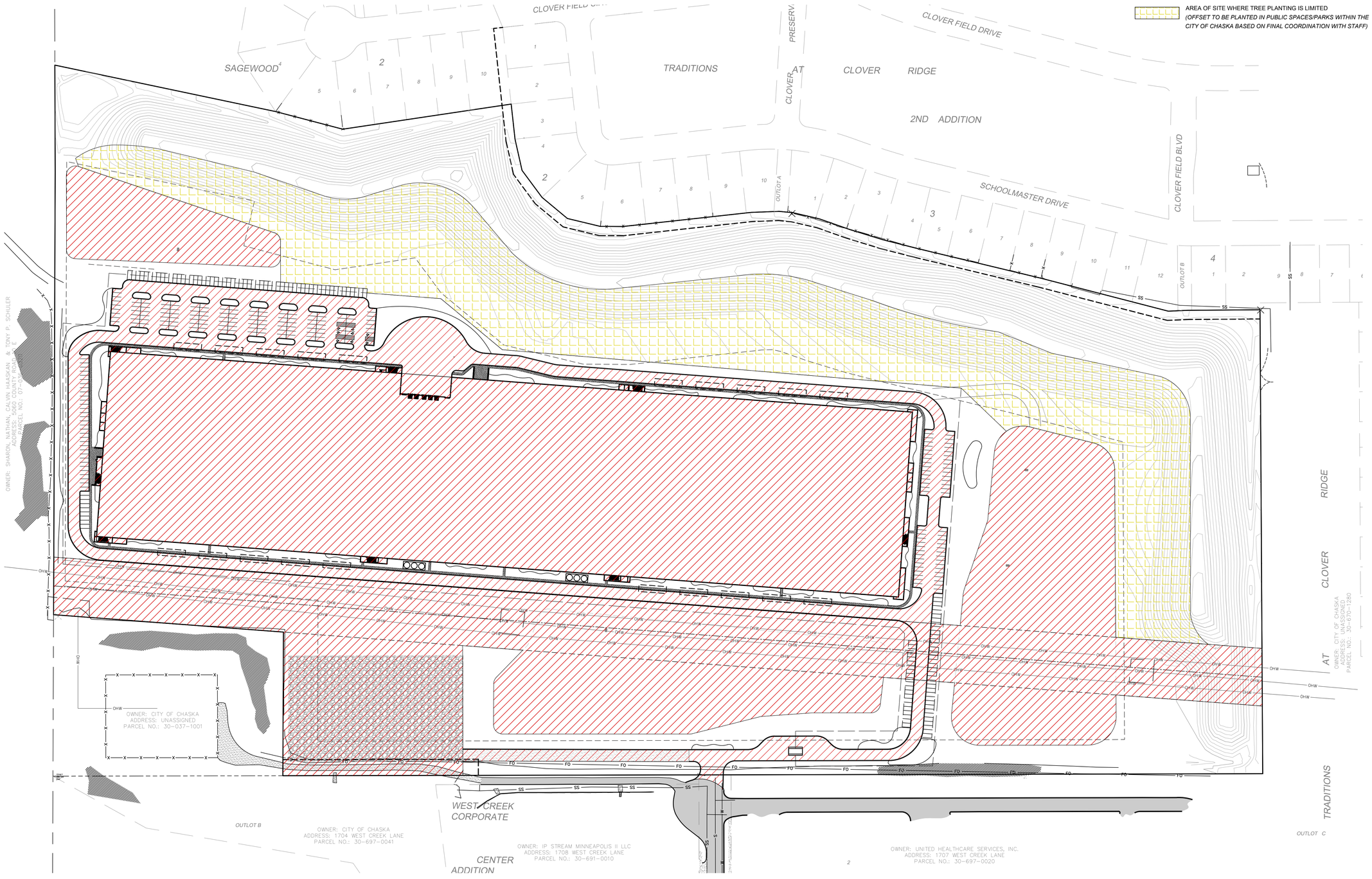
SHEET NUMBER
L003

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

LEGEND

AREA OF SITE NOT ALLOWABLE FOR PLANTING
(BUILDING, STORMWATER PONDS, HARDSCAPE, UTILITY EASEMENTS)

AREA OF SITE WHERE TREE PLANTING IS LIMITED
(OFFSET TO BE PLANTED IN PUBLIC SPACES/PARKS WITHIN THE CITY OF CHASKA BASED ON FINAL COORDINATION WITH STAFF)



KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#
2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE
NORTH
VERT: N/A
HORZ: 1" = 100'
0 50 100 200

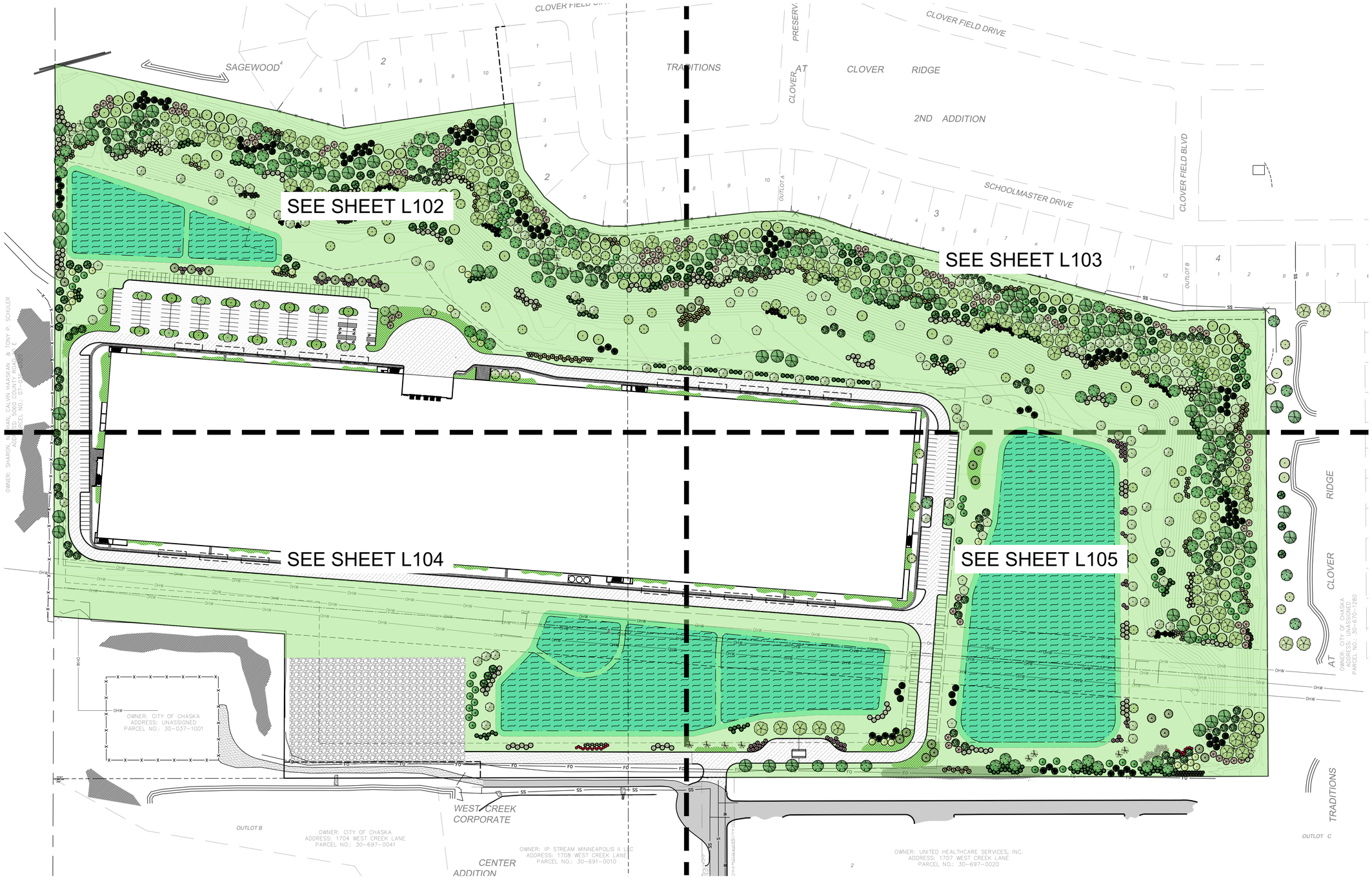
SHEET TITLE

SITE CONSTRAINTS PLAN

SHEET NUMBER

L004

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM



KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.# 2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

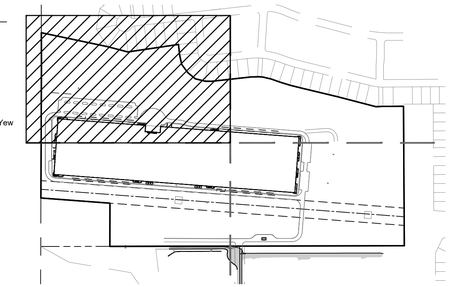
OVERALL PLANTING PLAN

SHEET NUMBER

L101

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	ACRU	Acer rubrum 'Armstrong'	Armstrong Red Maple
	ACSA	Acer saccharinum	Silver Maple
	BEAL	Betula alleghaniensis	Yellow Birch
	BENI	Betula nigra	River Birch Multi-Trunk
	CAOV	Carya ovata	Shagbark Hickory
	COAT	Cornus alternifolia	Pagoda Dogwood
	GLTR	Gleditsia triacanthos inermis	Thornless Honey Locust
	GYDI	Gymnocladus dioica	Kentucky Coffeetree
	OSVI	Ostrya virginiana	American Hophornbeam
	QUPA	Quercus palustris	Pin Oak
	QURU	Quercus rubra	Red Oak
	ULAM	Ulmus americana	American Elm
EVERGREEN TREES			
	ABBA	Abies balsamea	Balsam Fir
	JUVI	Juniperus virginiana	Eastern Redcedar
	PIMA	Picea mariana	Black Spruce
	PIST	Pinus strobus	White Pine
DECIDUOUS SHRUBS			
	CORA	Cornus racemosa	Gray Dogwood
	COSE	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	COAM	Corylus americana	American Hazelnut
	EUAT	Euonymus atropurpureus	Eastern Wahoo
	HAVI	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel
	ILVE	Ilex verticillata 'Afterglow'	Afterglow Winterberry
	SAHU	Salix humilis	Prairie Willow
	VIRA	Viburnum rafinesquianum	Downy Arrowwood
EVERGREEN SHRUBS			
	JUCH	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	JUCO	Juniperus communis	Common Juniper
	TAME	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew
	THOC	Thuja occidentalis 'Techny'	Techny Arborvitae
		Foundation & Planting Island Landscape Bed	



KEY PLAN



LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#

2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

NORTH

SHEET TITLE

PLANTING PLAN - ENLARGEMENT

SHEET NUMBER

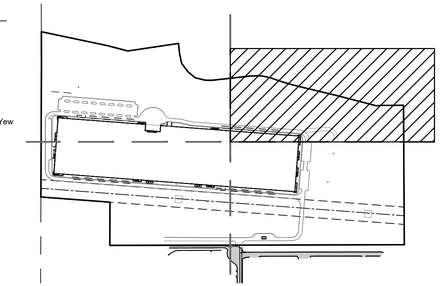
L102

9/30/2024 10:03 AM JOHN MONTEFOUR P:\AL\X_2022\2022237\CAD\DOCUMENTATION\ENTITLEMENTS\SITE PLAN\2022237_PLN_PLNT.DWG

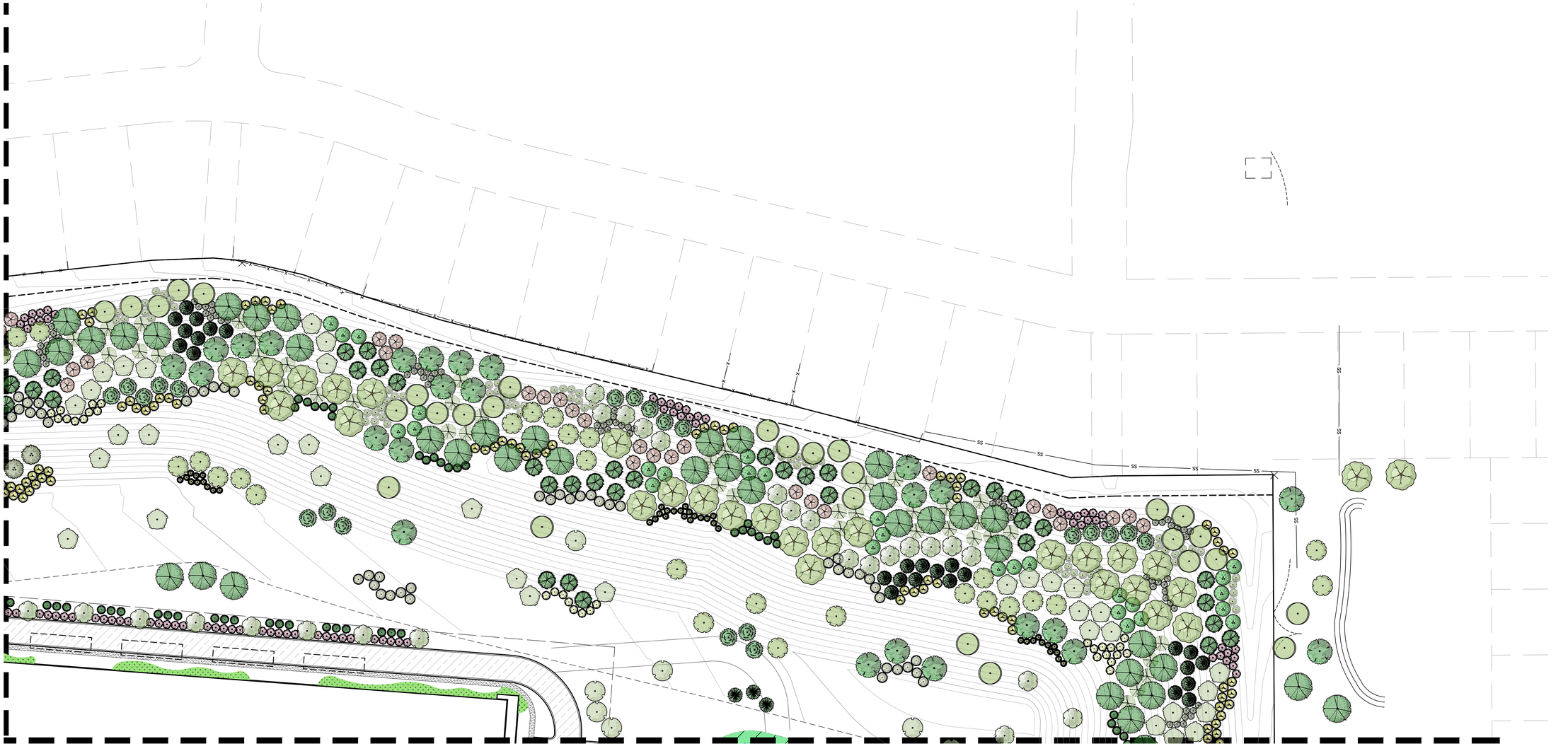
ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	ACRU	Acer rubrum 'Armstrong'	Armstrong Red Maple
	ACSA	Acer saccharinum	Silver Maple
	BEAL	Betula alleghaniensis	Yellow Birch
	BENI	Betula nigra	River Birch Multi-Trunk
	CAOV	Carya ovata	Shagbark Hickory
	COAT	Cornus alternifolia	Pagoda Dogwood
	GLTR	Gleditsia triacanthos inermis	Thornless Honey Locust
	GYDI	Gymnocladus dioica	Kentucky Coffeetree
	OSVI	Ostrya virginiana	American Hophornbeam
	QUPA	Quercus palustris	Pin Oak
	QURU	Quercus rubra	Red Oak
	ULAM	Ulmus americana	American Elm
EVERGREEN TREES			
	ABBA	Abies balsamea	Balsam Fir
	JUVI	Juniperus virginiana	Eastern Redcedar
	PIMA	Picea mariana	Black Spruce
	PIST	Pinus strobus	White Pine
DECIDUOUS SHRUBS			
	CORA	Cornus racemosa	Gray Dogwood
	COSE	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	COAM	Corylus americana	American Hazelnut
	EUAT	Euonymus atropurpureus	Eastern Wahoo
	HAVI	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel
	ILVE	Ilex verticillata 'Afterglow'	Afterglow Winterberry
	SAHU	Salix humilis	Prairie Willow
	VIRA	Viburnum rafinesquianum	Downy Arrowwood
EVERGREEN SHRUBS			
	JUCH	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	JUCO	Juniperus communis	Common Juniper
	TAME	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew
	THOC	Thuja occidentals 'Techny'	Techny Arborvitae
		Foundation & Planting Island Landscape Bed	



KEY PLAN



LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#

2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

SHEET TITLE

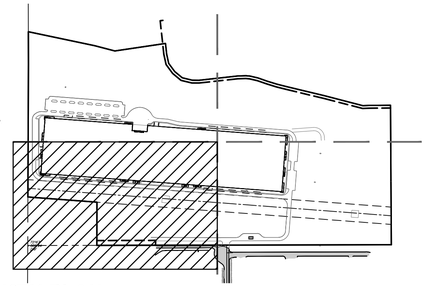
PLANTING PLAN - ENLARGEMENT

SHEET NUMBER

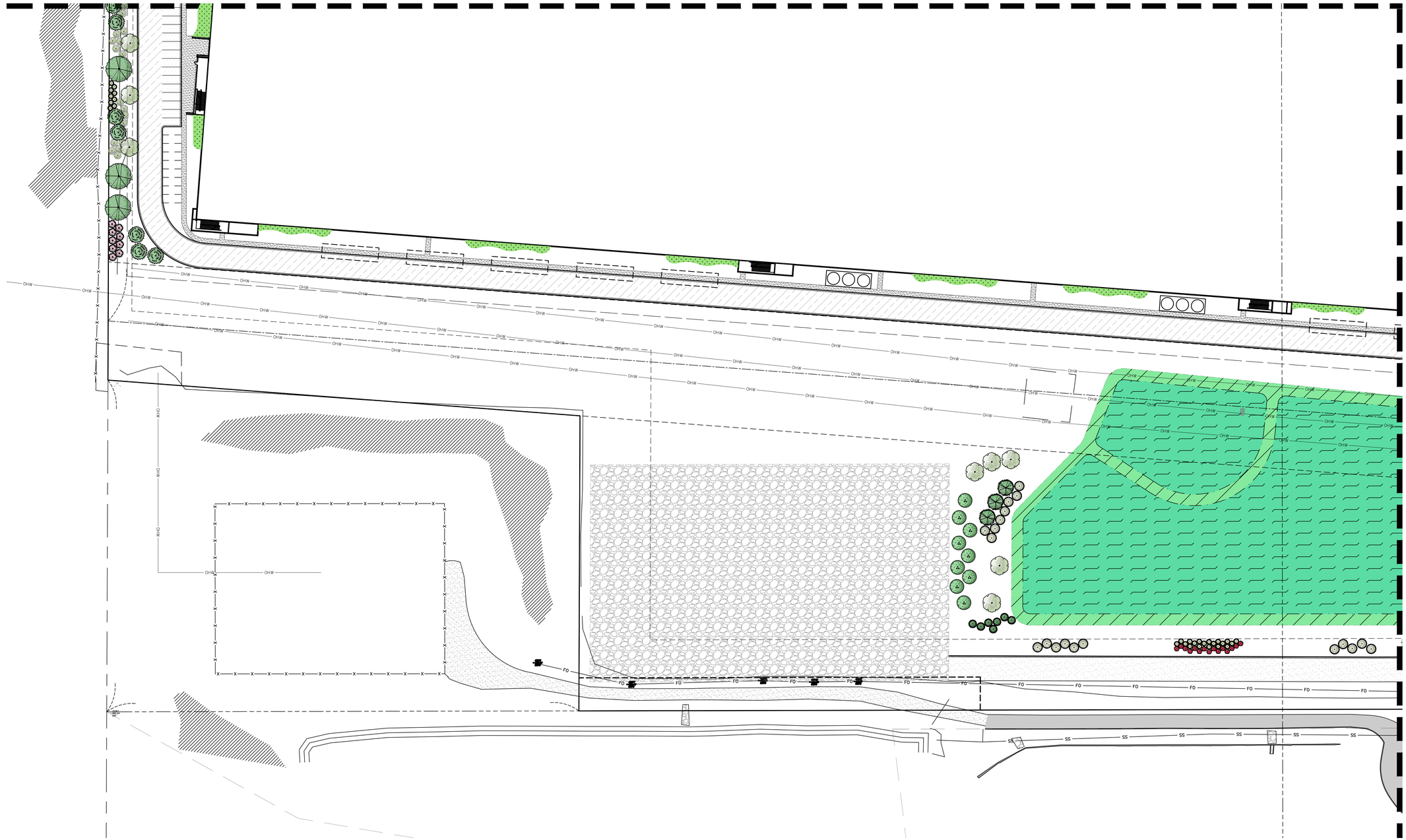
L103

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	ACRU	Acer rubrum 'Armstrong'	Armstrong Red Maple
	ACSA	Acer saccharinum	Silver Maple
	BEAL	Betula alleghaniensis	Yellow Birch
	BENI	Betula nigra	River Birch Multi-Trunk
	CAOV	Carya ovata	Shagbark Hickory
	COAT	Cornus alternifolia	Pagoda Dogwood
	GLTR	Gleditsia triacanthos inermis	Thornless Honey Locust
	GYDI	Gymnocladus dioica	Kentucky Coffeetree
	OSVI	Ostrya virginiana	American Hophornbeam
	QUPA	Quercus palustris	Pin Oak
	QURU	Quercus rubra	Red Oak
	ULAM	Ulmus americana	American Elm
EVERGREEN TREES			
	ABBA	Abies balsamea	Balsam Fir
	JUVI	Juniperus virginiana	Eastern Redcedar
	PIMA	Picea mariana	Black Spruce
	PIST	Pinus strobus	White Pine
DECIDUOUS SHRUBS			
	CORA	Cornus racemosa	Gray Dogwood
	COSE	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	COAM	Corylus americana	American Hazelnut
	EUAT	Euonymus atropurpureus	Eastern Wahoo
	HAVI	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel
	ILVE	Ilex verticillata 'Afterglow'	Afterglow Winterberry
	SAHU	Salix humilis	Prairie Willow
	VIRA	Viburnum rafinesquianum	Downy Arrowwood
EVERGREEN SHRUBS			
	JUCH	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	JUCO	Juniperus communis	Common Juniper
	TAME	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew
	THOC	Thuja occidentalis 'Techny'	Techny Arborvitae
		Foundation & Planting Island Landscape Bed	



KEY PLAN



LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#

2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

SHEET TITLE

PLANTING PLAN - ENLARGEMENT

SHEET NUMBER

L104

PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
	ACRU	Acer rubrum 'Armstrong'	Armstrong Red Maple
	ACSA	Acer saccharinum	Silver Maple
	BEAL	Betula alleghaniensis	Yellow Birch
	BENI	Betula nigra	River Birch Multi-Trunk
	CAOV	Carya ovata	Shagbark Hickory
	COAT	Cornus alternifolia	Pagoda Dogwood
	GLTR	Gleditsia triacanthos inermis	Thornless Honey Locust
	GYDI	Gymnocladus dioica	Kentucky Coffeetree
	OSVI	Ostrya virginiana	American Hophornbeam
	QUPA	Quercus palustris	Pin Oak
	QURU	Quercus rubra	Red Oak
	ULAM	Ulmus americana	American Elm

EVERGREEN TREES

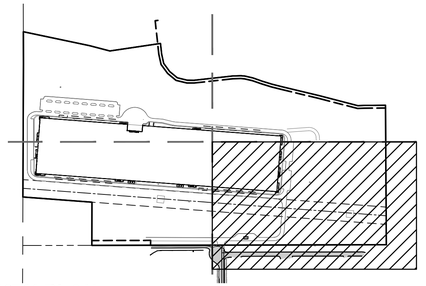
	ABBA	Abies balsamea	Balsam Fir
	JUVI	Juniperus virginiana	Eastern Redcedar
	PIMA	Picea mariana	Black Spruce
	PIST	Pinus strobus	White Pine

DECIDUOUS SHRUBS

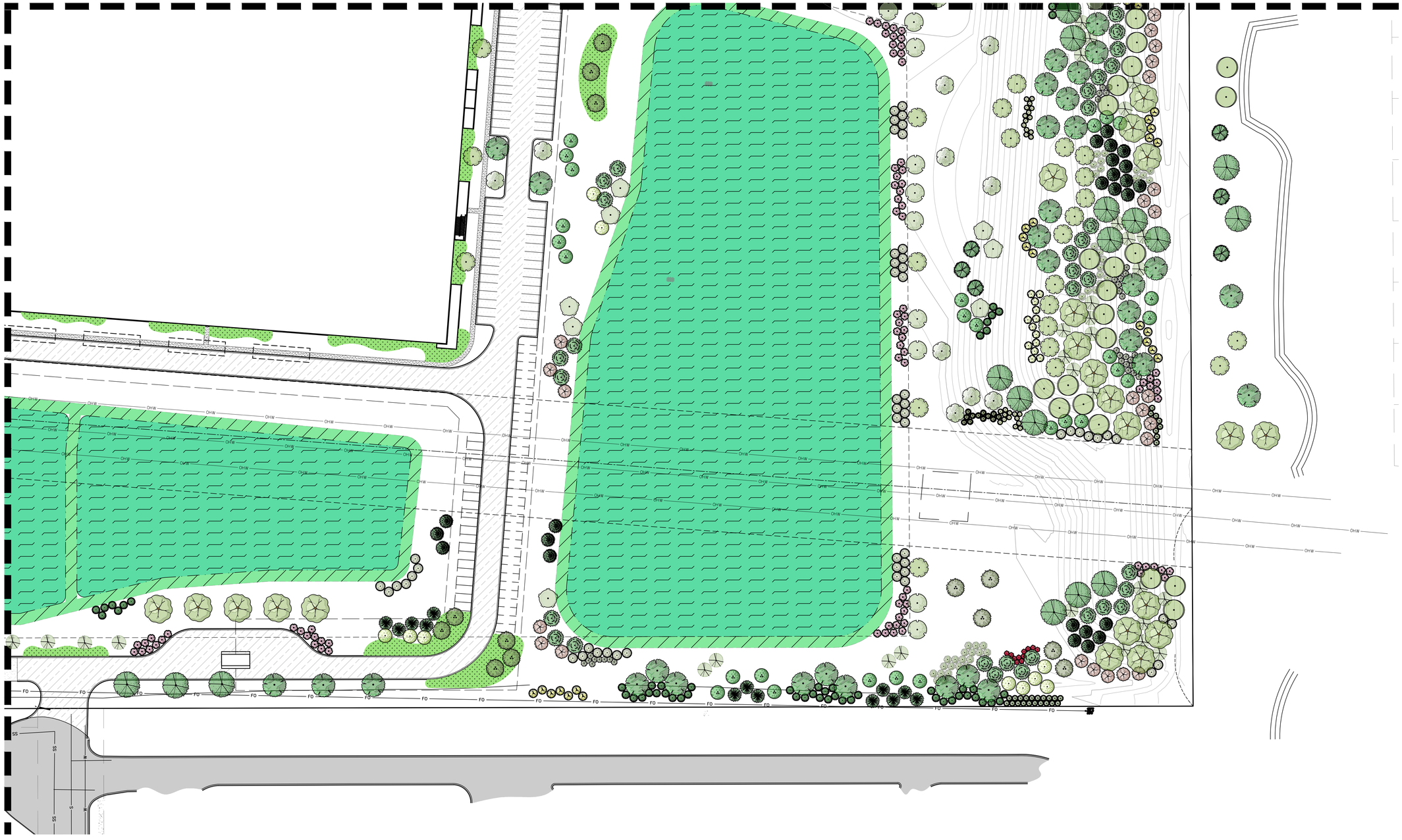
	CORA	Cornus racemosa	Gray Dogwood
	COSE	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	COAM	Corylus americana	American Hazelnut
	EUAT	Euonymus atropurpureus	Eastern Wahoo
	HAVI	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel
	ILVE	Ilex verticillata 'Afterglow'	Afterglow Winterberry
	SAHU	Salix humilis	Prairie Willow
	VIRA	Viburnum rafinesquianum	Downy Arrowwood

EVERGREEN SHRUBS

	JUCH	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	JUCO	Juniperus communis	Common Juniper
	TAME	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew
	THOC	Thuja occidentalis 'Techny'	Techny Arborvitae
		Foundation & Planting Island Landscape Bed	



KEY PLAN



LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#

2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1"=50'

0 25' 50' 100'

SHEET TITLE

PLANTING PLAN - ENLARGEMENT

SHEET NUMBER

L105

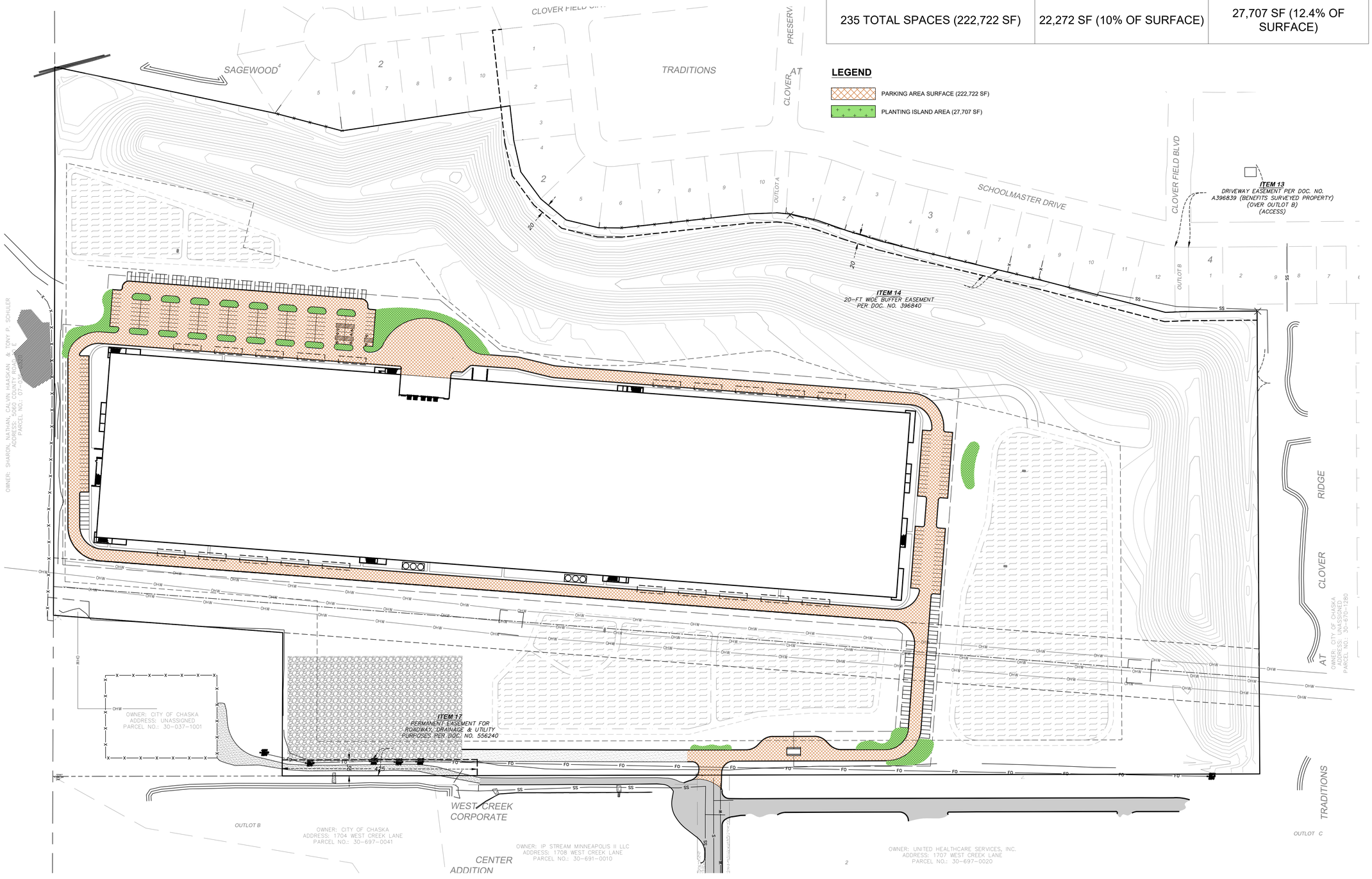
PLANTING ISLANDS TABULATIONS

PARKING AREA	LANDSCAPE PLANTING AREA REQUIRED	LANDSCAPE PLANTING AREA PROVIDED
235 TOTAL SPACES (222,722 SF)	22,272 SF (10% OF SURFACE)	27,707 SF (12.4% OF SURFACE)

LEGEND

PARKING AREA SURFACE (222,722 SF)

PLANTING ISLAND AREA (27,707 SF)



LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.# 2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

PLANTING ISLAND PLAN

SHEET NUMBER

L106

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE	QTY	REMARKS
DECIDUOUS TREES								
	ACRU	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	4.5"Cal		77	OVERSTORY TREE
	ACSA	Acer saccharinum	Silver Maple	B & B	2.5"Cal		24	OVERSTORY TREE
	BEAL	Betula alleghaniensis	Yellow Birch	B & B	2"Cal		23	UNDERSTORY TREE
	BENI	Betula nigra	River Birch Multi-Trunk	B & B	2.5"Cal		28	OVERSTORY TREE
	CAOV	Carya ovata	Shagbark Hickory	B & B	4"Cal		91	OVERSTORY TREE
	COAT	Cornus alternifolia	Pagoda Dogwood	B & B	2"Cal		96	UNDERSTORY TREE
	EUAT	Euonymus atropurpureus	Eastern Wahoo	B & B	2"Cal		91	UNDERSTORY TREE
	GLTR	Gleditsia triacanthos inermis	Thornless Honey Locust	B & B	2.5"Cal		67	OVERSTORY TREE
	GYDI	Gymnocladus dioica	Kentucky Coffeetree	B & B	3.5"Cal		91	OVERSTORY TREE
	OSVI	Ostrya virginiana	American Hophornbeam	B & B	2"Cal		113	UNDERSTORY TREE
	QUPA	Quercus palustris	Pin Oak	B & B	3"Cal		101	OVERSTORY TREE
	QURU	Quercus rubra	Red Oak	B & B	2.5"Cal		71	OVERSTORY TREE
	ULAM	Ulmus americana	American Elm	B & B	2.5"Cal		93	OVERSTORY TREE
EVERGREEN TREES								
	ABBA	Abies balsamea	Balsam Fir	B & B		6` HT	93	OVERSTORY TREE
	JUVI	Juniperus virginiana	Eastern Redcedar	B & B		6` HT	24	OVERSTORY TREE
	PIMA	Picea mariana	Black Spruce	B & B		6` HT	94	OVERSTORY TREE
	PIST	Pinus strobus	White Pine	B & B		6` HT	72	OVERSTORY TREE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPEC SIZE	QTY	REMARKS
DECIDUOUS SHRUBS								
	CORA	Cornus racemosa	Gray Dogwood	5 gal			182	
	COSE	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	5 gal			234	
	COAM	Corylus americana	American Hazelnut	5 gal			223	
	HAVI	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel	5 gal			154	
	ILVE	Ilex verticillata 'Afterglow'	Afterglow Winterberry	5 gal			26	
	SAHU	Salix humilis	Prairie Willow	5 gal			76	
	VIRA	Viburnum rafinesquianum	Downy Arrowwood	5 gal			176	
EVERGREEN SHRUBS								
	JUCH	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal			98	
	JUCO	Juniperus communis	Common Juniper	5 gal			50	
	TAME	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew	5 gal			124	
	THOC	Thuja occidentalis 'Techny'	Techny Arborvitae	5 gal			159	

FOUNDATION PLANTING & LANDSCAPE BEDS

BOTANICAL NAME	COMMON NAME
Cornus sericea	Red Twig Dogwood
Ceanothus americanus	New Jersey Tea
Spirea alba	White Meadowsweet
Cornus racemosa	Gray Dogwood
Juniperus communis	Common Juniper
Juniperus horizontalis	Spreading Juniper
Buxus microphylla 'Wintergreen'	Wintergreen Boxwood
Cichorium intybus	Chicory
Rudbeckia hirta	Black-eyed Susan
Liatris ligulistylis	Northern Plains Blazing Star
Lobelia siphilitca	Blue Lobelia
Phlox divaricata	Wild Blue Phlox
Andropogon gerardii	Big Bluestem
Sporobolus heterolepis	Prairie Dropseed
Bouteloua curtipendula	Side-oats Grama

* NOTE: Foundation planting and landscape beds are not limited to schedule above. Final plant species to be selected at time of construction based on design and availability.

MINIMUM OVERSTORY TREE SIZE

2 STORY BUILDING HEIGHT (1,431,380 SF / 320 = 4,473 CALIPER INCHES REQUIRED (1,562 TREES)

CALIPER	PERCENTAGE REQUIRED	PERCENTAGE PROVIDED	CALIPER INCHES REQUIRED	CALIPER INCHES PROVIDED	TREES REQUIRED	TREES PROVIDED
2.5"	60%	**51.5%**	2684	**1415**	1074	**566**
3.0"	10%	**11.0%**	447	**303**	149	**101**
3.5"	10%	**11.6%**	447	**319**	128	**91**
4.0"	10%	**13.2%**	447	**364**	112	**91**
4.5"	10%	**12.7%**	447	**347**	99	**77**
TOTAL	*100%*	**100.0%**	*4473*	***2748***	*1562*	**926**

Per City of Chaska Zoning Section 15.28.070.E Landscaping and Screening

UNDERSTORY TREES & SHRUBS NOTE:

1. PER CITY OF CHASKA ZONING, A 25% MINIMUM OF ALL OVERSTORY TREES REQUIRED FOR UNDERSTORY TREES.
   1.1. 926 TOTAL OVERSTORY TREES PROVIDED = 232 UNDERSTORY TREES REQUIRED **(323 PROVIDED)**
2. PER CITY OF CHASKA ZONING, THE MINIMUM NUMBER OF SHRUBS PROVIDED SHOULD EQUAL 1 SHRUB PER 30 FT. OF SITE PERIMETER OR 1 SHRUB PER 300 SQ. FT. OF BUILDING FOOTPRINT (WHICHEVER IS GREATER). SHRUBS SHOULD BE MINIMUM 5 GAL. POT SIZE.
   2.1. 715,690 SF / 300 = 2,386 SHRUBS REQUIRED **(1,502 PROVIDED)**

CITY ORDINANCE LANDSCAPE AND SCREENING NOTES:

1. PER CITY OF CHASKA ZONING 15.28.070.C:
   1.1. ALL AREAS ON SITE ARE TO BE LANDSCAPED WITH GRASS, GROUND COVER, TREES, SHRUBS, OR OTHER ORNAMENTAL LANDSCAPE MATERIAL. SEE PLANS FOR PLANTING AND SEEDING.
   1.2. BERMS ALONG NORTHERN AND WESTERN BOUNDARIES ARE SHOWN WITH LANDSCAPING AND SEEDING AREAS PROPOSED.
   1.3. ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
   1.4. ALL PLANT MATERIAL TO FOLLOW MINIMUM SIZE REQUIREMENTS OF SECTION 15.28.070.C(5).
2. PER CITY OF CHASKA ZONING 15.28.070.E:
   2.1. TOTAL CALIPER INCHES OF OVERSTORY TREES REQUIRED TO FOLLOW 2-STORY BUILDING HEIGHT REQUIREMENT, SEE TABLE ABOVE FOR OVERSTORY TREE TABULATIONS.
   2.2. SEE SHEET L106 - PLANTING ISLAND PLAN FOR PLANTING ISLAND LOCATIONS AND TABULATIONS.

LANDSCAPE NOTES:

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARDS FOR GRADING PLANT MATERIALS - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
3. FINAL PLANT SPECIES SELECTION TO BE AS SHOWN, OR BE OWNER / CITY APPROVED ALTERNATE.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
4. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.# 2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE NORTH

VERT: N/A
HORZ:

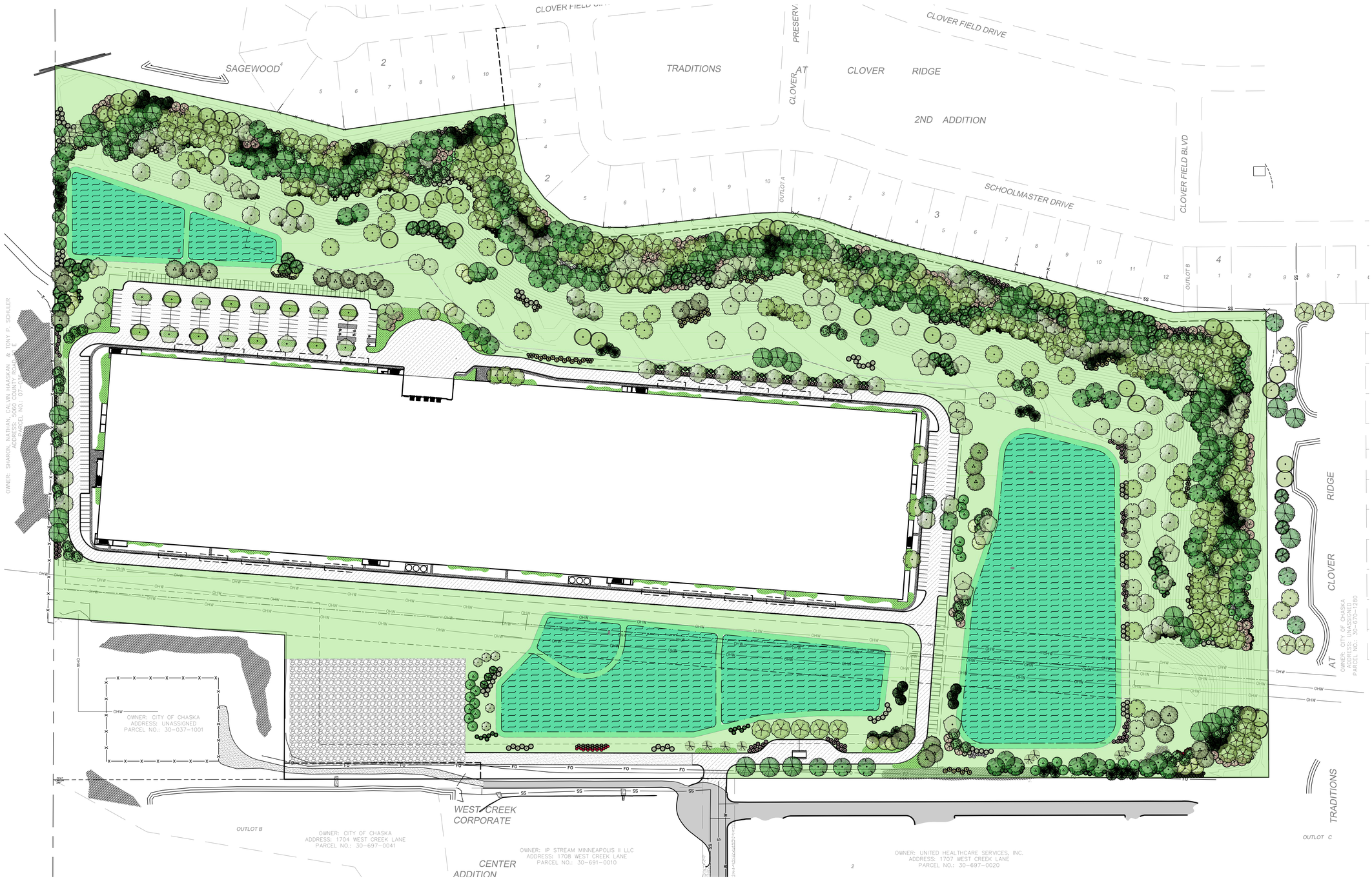
SHEET TITLE

PLANTING SCHEDULE + NOTES

SHEET NUMBER

L107

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM



KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#
2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

20-YEAR TREE CANOPY EXHIBIT

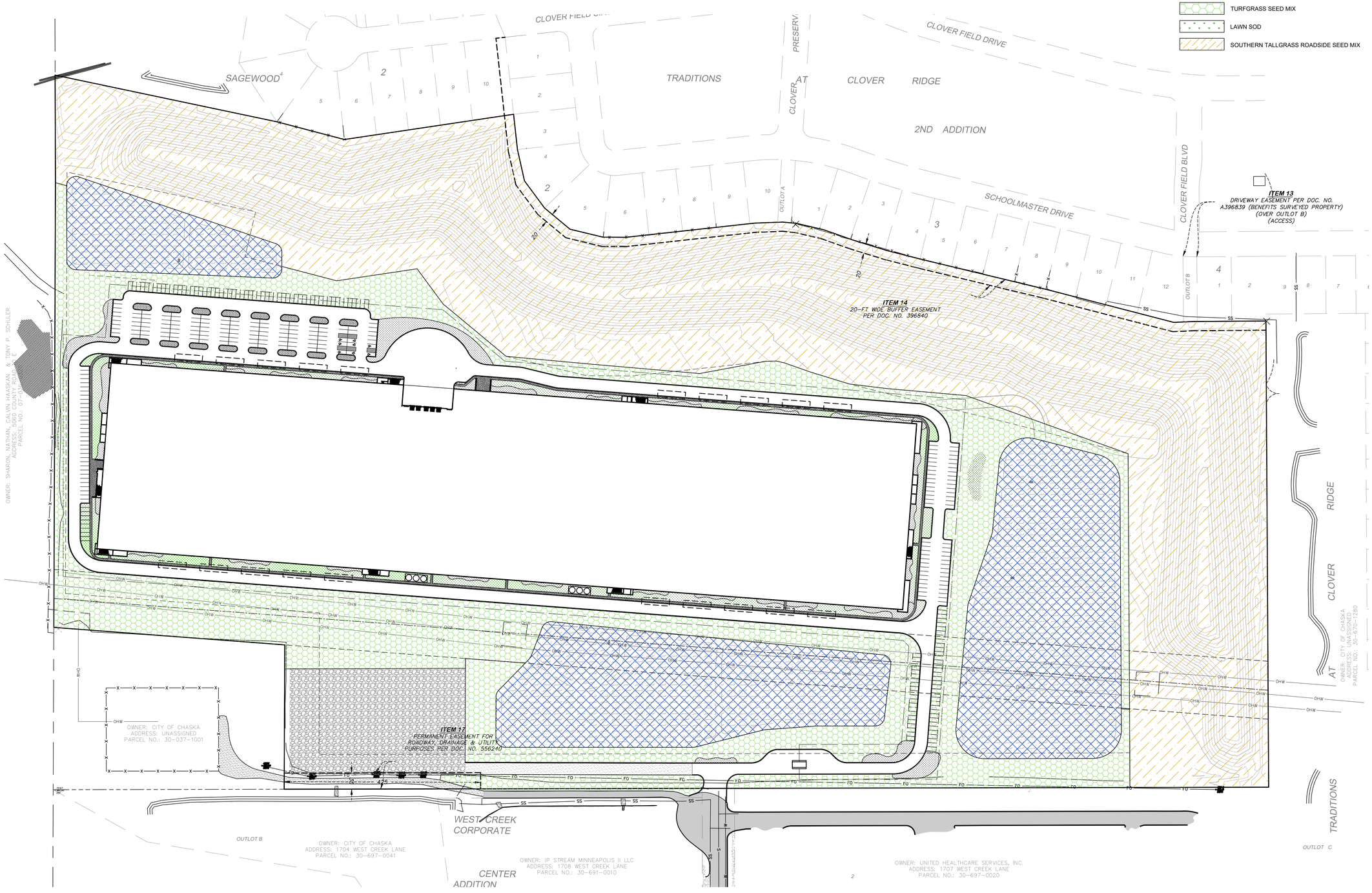
SHEET NUMBER

L201

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

LEGEND

- WET DITCH SEED MIX
- TURFGRASS SEED MIX
- LAWN SOD
- SOUTHERN TALLGRASS ROADSIDE SEED MIX



KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.# 2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

0 50 100 200

SHEET TITLE

SEEDING PLAN

SHEET NUMBER

L202

Wet Ditch

Abbreviation: WD

Purpose:	Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	**Statewide**				
Replaces:	**33-261 Stormwater S & W; 33-361 Stormwater NE**				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Big Bluestem	*Andropogon gerardii*	1.00	5.00%	1.10%	3.67
Fringed Brome	*Bromus ciliatus*	1.50	7.50%	1.81%	6.06
Bluejoint	*Calamagrostis canadensis*	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	*Elymus canadensis*	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	*Elymus virginicus*	4.00	20.00%	1.85%	6.17
Tall Manna Grass	*Glyceria grandis*	0.15	0.75%	1.15%	3.86
Rice Cut Grass	*Leersia oryzoides*	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	*Lolium perenne*	6.00	30.00%	8.94%	29.89
Switchgrass	*Panicum virgatum*	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	*Poa palustris*	1.00	5.00%	14.28 %	47.75
	Grasses Subtotal	**16.50**	**82.50%**	**33.70 %**	**112.68**
Porcupine Sedge	*Carex hystericina*	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	*Carex stipata*	0.05	0.25%	0.19%	0.62
Fox Sedge	*Carex vulpinoidea*	0.10	0.50%	1.10%	3.67
Dudley's Rush	*Juncus dudleyi*	0.05	0.25%	17.58 %	58.77
Dark Green Bulrush	*Scirpus atrovirens*	0.10	0.50%	5.05%	16.90
Woolgrass	*Scirpus cyperinus*	0.10	0.50%	18.68 %	62.44
	Sedges & Rushes Subtotal	**0.50**	**2.50%**	**42.92 %**	**143.51**
Canada Anemone	*Anemone canadensis*	0.05	0.25%	0.04%	0.15
Marsh Milkweed	*Asclepias incarnata*	0.25	1.25%	0.13%	0.44
Common Milkweed	*Asclepias syriaca*	0.20	1.00%	0.09%	0.29
Canada Milkvetch	*Astragalus canadensis*	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	*Bidens cernua*	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	*Desmodium canadense*	0.50	2.50%	0.30%	1.01
Flat-topped Aster	*Doellingeria umbellata*	0.05	0.25%	0.37%	1.23
Common Boneset	*Eupatorium perfoliatum*	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	*Euthamia graminifolia*	0.03	0.15%	1.15%	3.86
Spotted Joe Pye Weed	*Eutrochium maculatum*	0.06	0.30%	0.63%	2.09
Autumn Sneezeweed	*Helenium autumnale*	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	*Helianthus grosseserratus*	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	*Liatris pycnostachya*	0.17	0.85%	0.21%	0.69
Great Lobelia	*Lobelia siphilitica*	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	*Mimulus ringens*	0.03	0.15%	7.58%	25.34
Obedient Plant	*Physostegia virginiana*	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	*Rudbeckia laciniata*	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	*Solidago rigida*	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	*Symphyotrichum lanceolatum*	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	*Symphyotrichum puniceum*	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	*Thalictrum dasycarpum*	0.10	0.50%	0.22%	0.73
Blue Vervain	*Verbena hastata*	0.15	0.75%	1.53%	5.12
Culver's Root	*Veronicastrum virginicum*	0.03	0.15%	2.64%	8.82
Golden Alexanders	*Zizia aurea*	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	**3.00**	**15.00%**	**23.37 %**	**78.14**
	Total	**20.00**	**100%**	**100%**	**334.33**

Residential Turfgrass

Abbreviation: RT

Purpose:	Conventional turfgrass for use on the residential side of sidewalks and paved trails.				
Planting Area:	**Statewide**				
Replaces:	**25-151**				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Slender Creeping Red Fescue	*Festuca rubra ssp. littoralis*	16.00	8.00%	3.26%	166.76
Perennial Ryegrass	*Lolium perenne*	34.00	17.00%	3.31%	169.38
Kentucky Bluegrass	*Poa pratensis*	150.00	75.00%	93.44%	4785.95
	Total	**200.00**	**100%**	**100%**	**5,122.08**

Notes:

- Kentucky Bluegrass – two different cultivars* are required

* Acceptable cultivars will be defined in the substitution table

Southern Shortgrass Roadside

Abbreviation: SSR

Purpose:	Inslopes and medians; full sun to part-shade; any site with dry soils that will get mowed twice per year or less. This mix meets pollinator habitat requirements.				
Planting Area:	**Southern 2/3 of MN; MnDOT Districts 3B, 4, 6, 7, 8, & Metro.**				
Replaces:	**35-221 Dry Prairie General & 36-211 Woodland Edge S & W**				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Side-oats Grama	*Bouteloua curtipendula*	3.50	13.46%	5.16%	7.71
Blue Grama	*Bouteloua gracilis*	0.90	3.46%	8.84%	13.22
Kalm's Brome	*Bromus kalmii*	0.90	3.46%	1.77%	2.64
Short Sedge	*Carex brevior*	0.10	0.38%	0.71%	1.07
Nodding Wild Rye	*Elymus canadensis*	2.50	9.62%	3.19%	4.78
Slender Wheatgrass	*Elymus trachycaulus*	6.00	23.08%	10.16%	15.21
Junegrass	*Koeleria macrantha*	0.10	0.38%	4.91%	7.35
Perennial Ryegrass	*Lolium perenne*	6.00	23.08%	19.98%	29.89
Little Blustem	*Schizachyrium scoparium*	3.00	11.54%	11.05%	16.53
	Grasses Subtotal	**23.00**	**88.46%**	**65.76%**	**98.39**
Leadplant	*Amorpha canescens*	0.15	0.58%	0.45%	0.67
Long-headed Thimbleweed	*Anemone cylindrica*	0.04	0.00%	0.26%	0.38
Prairie Sage	*Artemisia ludoviciana*	0.05	0.19%	3.07%	4.59
Butterfly Milkweed	*Asclepias tuberosa*	0.10	0.38%	0.11%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.05	0.19%	0.14%	0.20
Partridge Pea	*Chamaecrista fasiculata*	0.60	2.31%	0.40%	0.60
Purple Prairie Clover	*Dalea purpurea*	0.50	1.92%	1.84%	2.75
Tall Cinquefoil	*Drymocallis arguta*	0.06	0.00%	3.39%	5.07
Narrow-leaved Purple Coneflower	*Echinacea angustifolia*	0.06	0.23%	0.10%	0.15
Stiff Sunflower	*Helianthus pauciflorus*	0.06	0.23%	0.06%	0.09
Alumroot	*Heuchera richardsonii*	0.04	0.15%	6.87%	10.28
Round-headed Bush Clover	*Lespedeza capitata*	0.20	0.77%	0.39%	0.59
Rough Blazing Star	*Liatris aspera*	0.05	0.19%	0.20%	0.29
Wild Bergamot	*Monarda fistulosa*	0.05	0.19%	0.86%	1.29
Prairie Coneflower	*Ratibida columnifera*	0.15	0.58%	1.55%	2.31
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.96%	5.65%	8.45
Gray Goldenrod	*Solidago nemoralis*	0.05	0.19%	3.68%	5.51
Stiff Goldenrod	*Solidago rigida*	0.06	0.23%	0.60%	0.90
Heath Aster	*Symphyotrichum ericoides*	0.05	0.19%	2.45%	3.67
Sky-blue Aster	*Symphyotrichum oolentangiensis*	0.05	0.19%	0.98%	1.47
Prairie Rose	*Rosa arkansana*	0.10	0.38%	0.02%	0.03
Bracted Spiderwort	*Tradescantia bracteata*	0.08	0.31%	0.20%	0.29
Hoary Vervain	*Verbena stricta*	0.10	0.38%	0.69%	1.03
Heart-leaved Alexanders	*Zizia aptera*	0.10	0.38%	0.29%	0.44
	Forbs Subtotal	**3.00**	**11.12%**	**34.24%**	**51.23**
	Total	**26.00**	**100%**	**100%**	**149.63**

SEEDING NOTES:

1. TOPSOIL TESTING TO BE COMPLETED BEFORE INSTALLATION OF SEED MIXES ON SITE. SOIL SAMPLES TO BE IN CONFORMANCE WITH MNDOT SEEDING MANUAL GUIDELINES.
2. SOIL AMENDMENTS TO BE ADDED AS NEEDED UPON FINAL SOIL TEST REPORT.
3. SOIL PREPARATION TO BE IN CONFORMANCE WITH MNDOT SEEDING MANUAL GUIDELINES.
4. SEED MIXTURES CHOSEN FROM MNDOT SEEDING MANUAL GUIDELINES. VEGETATION ESTABLISHMENT TO BE MONITORED DURING CONSTRUCTION. MOWING AN MAINTENANCE TO FOLLOW SEEING MANUAL GUIDELINES.
5. FINAL SEEDING LAYOUT AND SEED MIX TO BE DETERMINED AT TIME OF CONSTRUCTION BASED ON SITE CONDITIONS AND DESIGN.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

WASHINGTON, DC 20005

LANDDESIGN PROJ.#
2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'

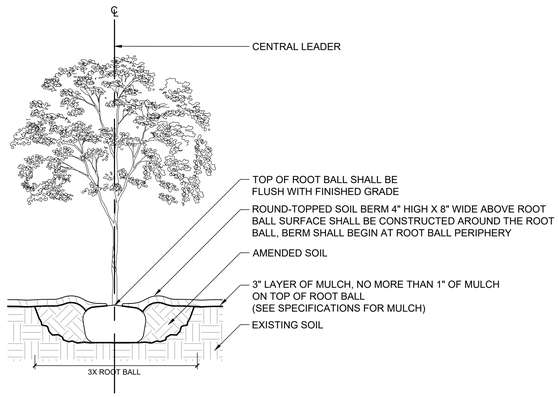
0 50 100 200

SHEET TITLE

SEEDING SCHEDULE + NOTES

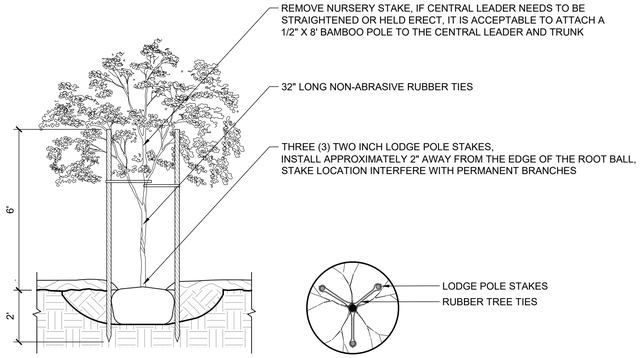
SHEET NUMBER

L203



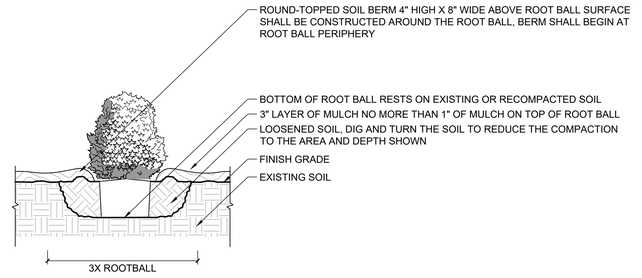
1 L301 TREE PLANTING

SECTION 3/8" = 1'-0"



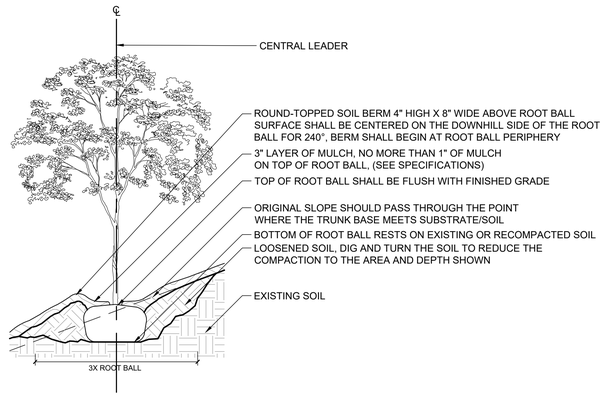
3 L301 TREE STAKING

SECTION 3/8" = 1'-0"



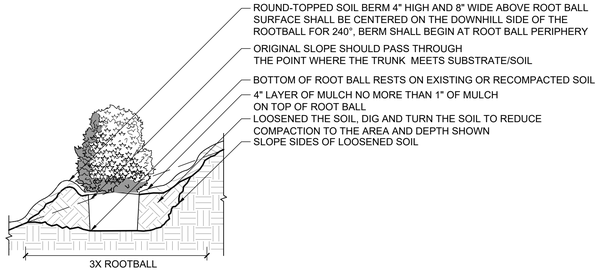
5 L301 SHRUB PLANTING

SECTION 1/2" = 1'-0"



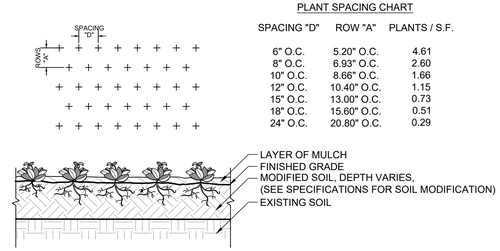
2 L301 TREE PLANTING ON SLOPE

SECTION 3/8" = 1'-0"



4 L301 SHRUB PLANTING ON SLOPE

SECTION 1/2" = 1'-0"



PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

6 L301 GROUNDCOVER SPACING - TRIANGULAR

SECTION 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CLOUDHQ CHASKA

CLOUHQ

1212 NEW YORK AVE. NW STE 1000

LANDDESIGN PROJ.#

2022237

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONDITIONAL USE PERMIT	10-31-2023
2	SITE PLAN SUBMISSION 1	08-05-2024
3	SITE PLAN SUBMISSION 2	08-28-2024

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: AC/MC

SCALE NORTH

VERT: N/A
HORZ:

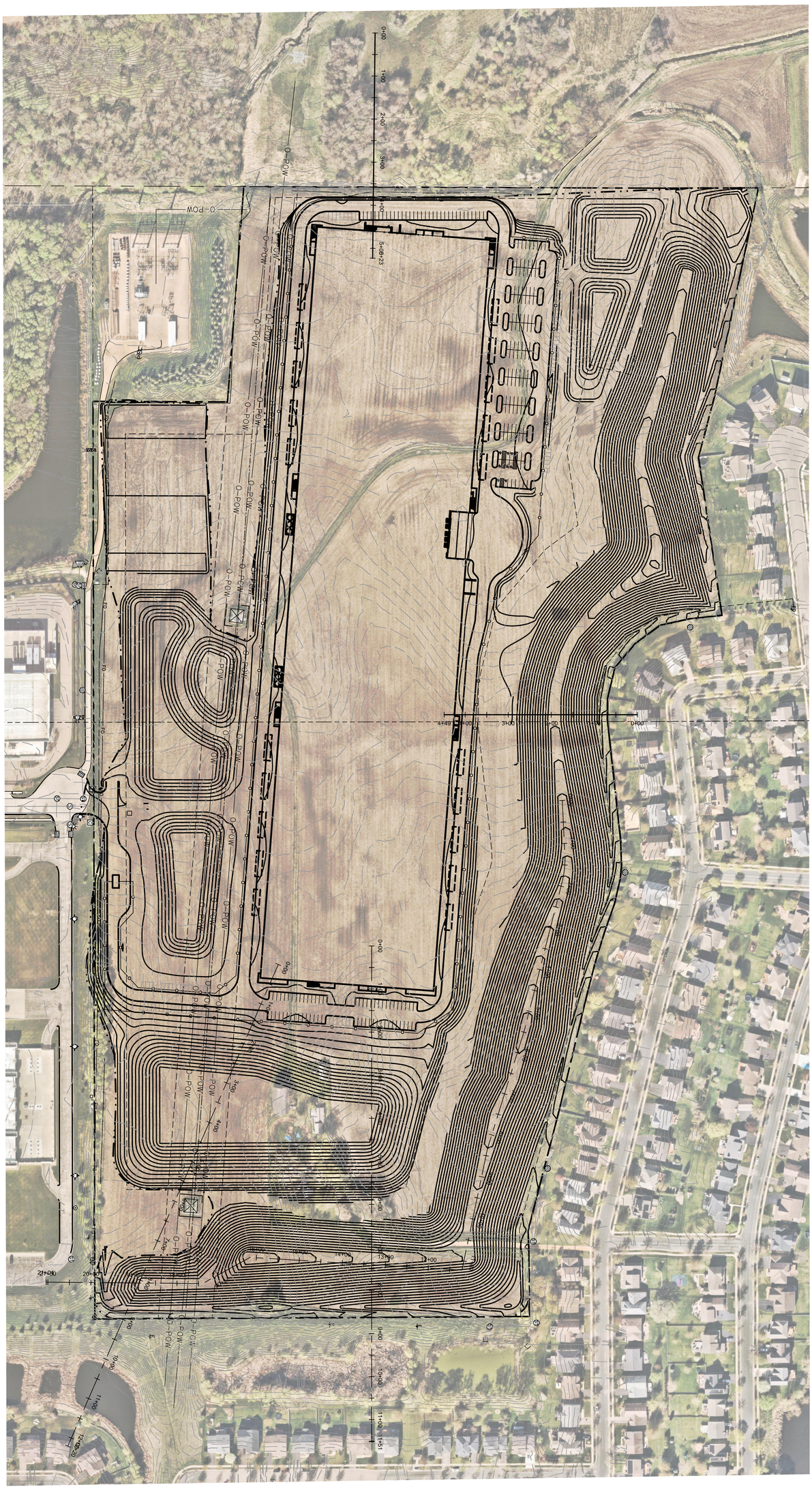
SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L301

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-1

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

OVERALL GRADING PLAN SECTION MAP

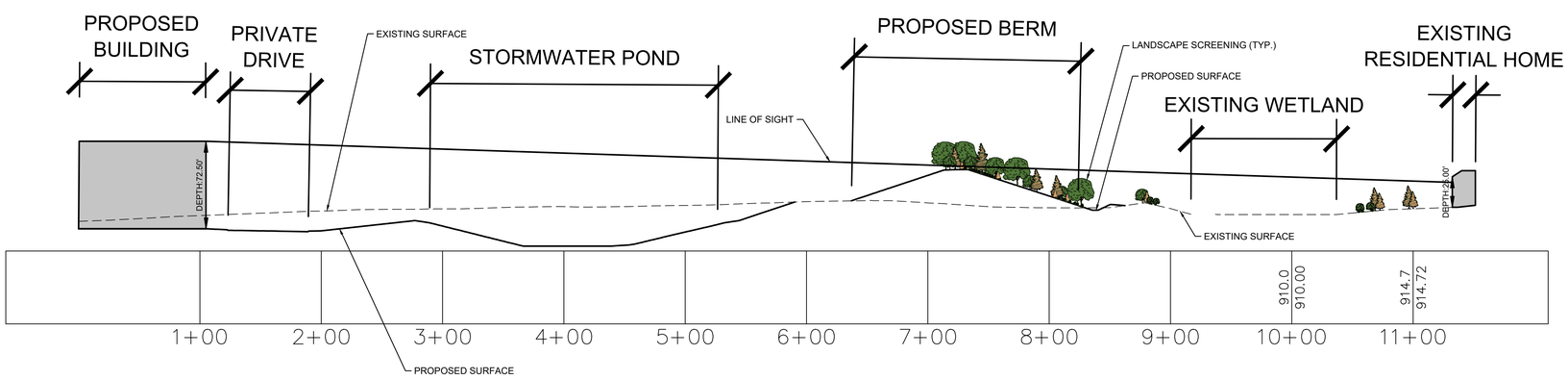
KHA PROJECT	160397000
DATE	08/27/2024
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	KJA
CHECKED BY	BMW

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

K:\TWC_LDEV\CloudHQ\Chaska Data Center\3 Design\CAD\Exhibits\SECTIONS.dwg October 07, 2024 - 3:50pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160397000

DATE 08/27/2024

SCALE AS SHOWN

DESIGNED BY CGM

DRAWN BY KJA

CHECKED BY BMW

CLOUDHQ - CHASKA

PREPARED FOR

CLOUDHQ

CHASKA MN

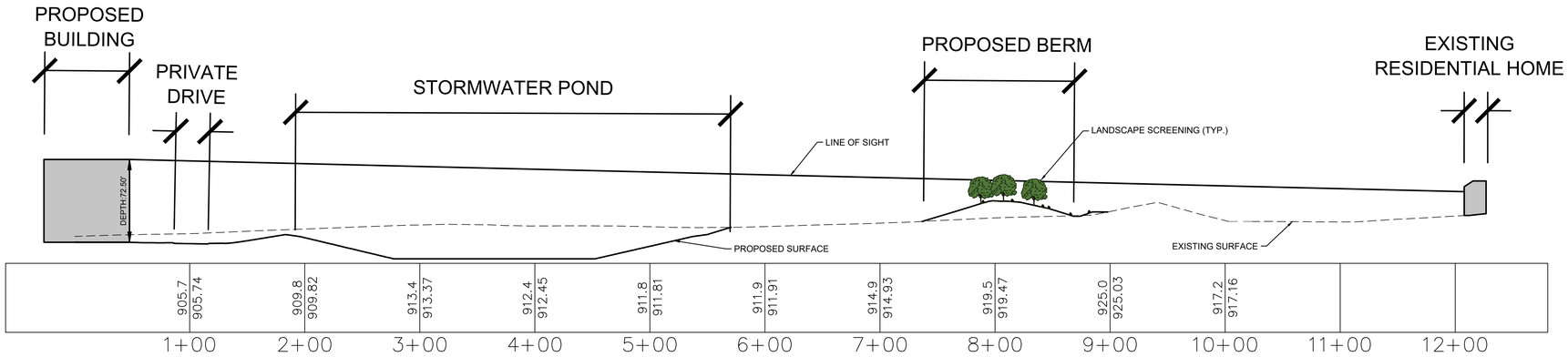
EAST SECTION VIEW PROFILE

SHEET NUMBER

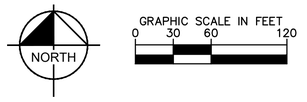
EX-2

K:\TWC_LDEV\CloudHQ\Chaska Data Center\3 Design\CAD\Exhibits\SECTIONS.dwg October 07, 2024 - 3:50pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







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

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

EAST SECTION VIEW PROFILE

KHA PROJECT 160397000
DATE 08/27/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

SHEET NUMBER
EX-2

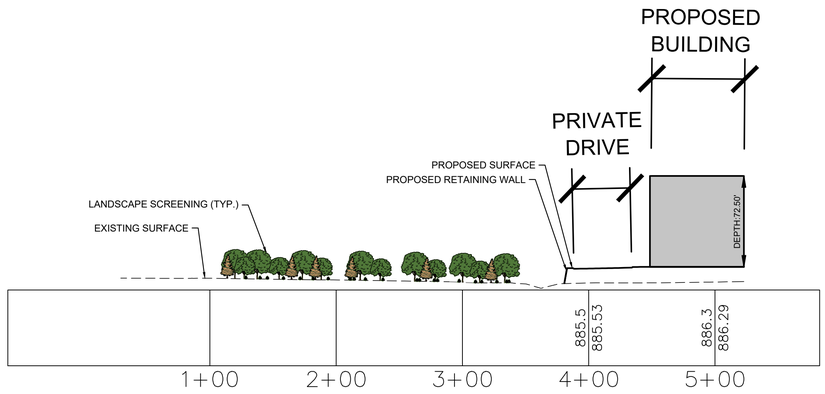
No.	REVISIONS	DATE	BY

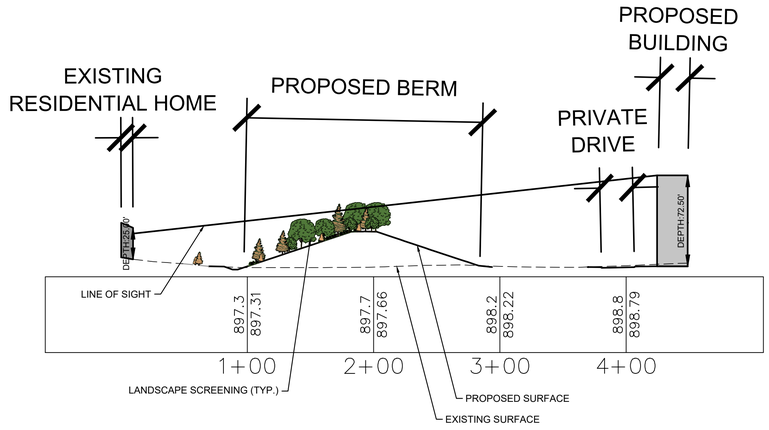
Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

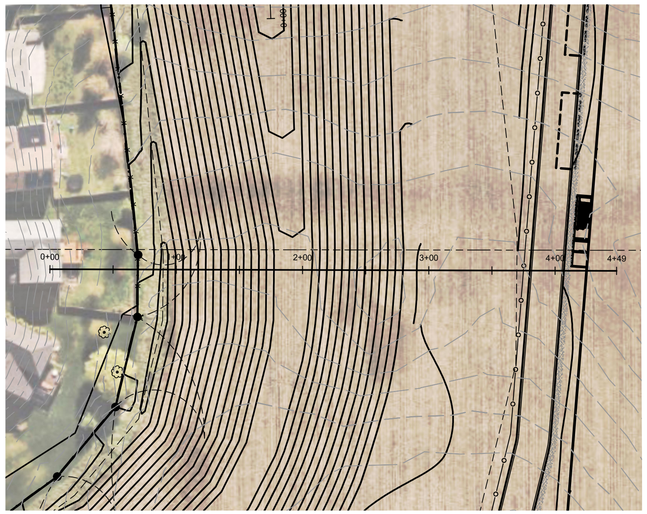
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

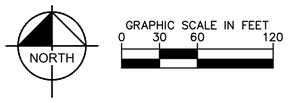
K:\TWC_LDEV\CloudHQ\Chaska Data Center\3 Design\CADI\Exhibits\SECTIONS.dwg October 07, 2024 - 3:50pm











GRAPHIC SCALE IN FEET
0 30 60 120



GRAPHIC SCALE IN FEET
0 30 60 120

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

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

WEST AND NORTH SECTION VIEW PROFILE

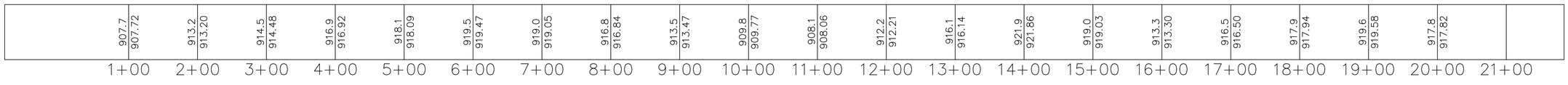
KHA PROJECT 160397000
DATE 08/27/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

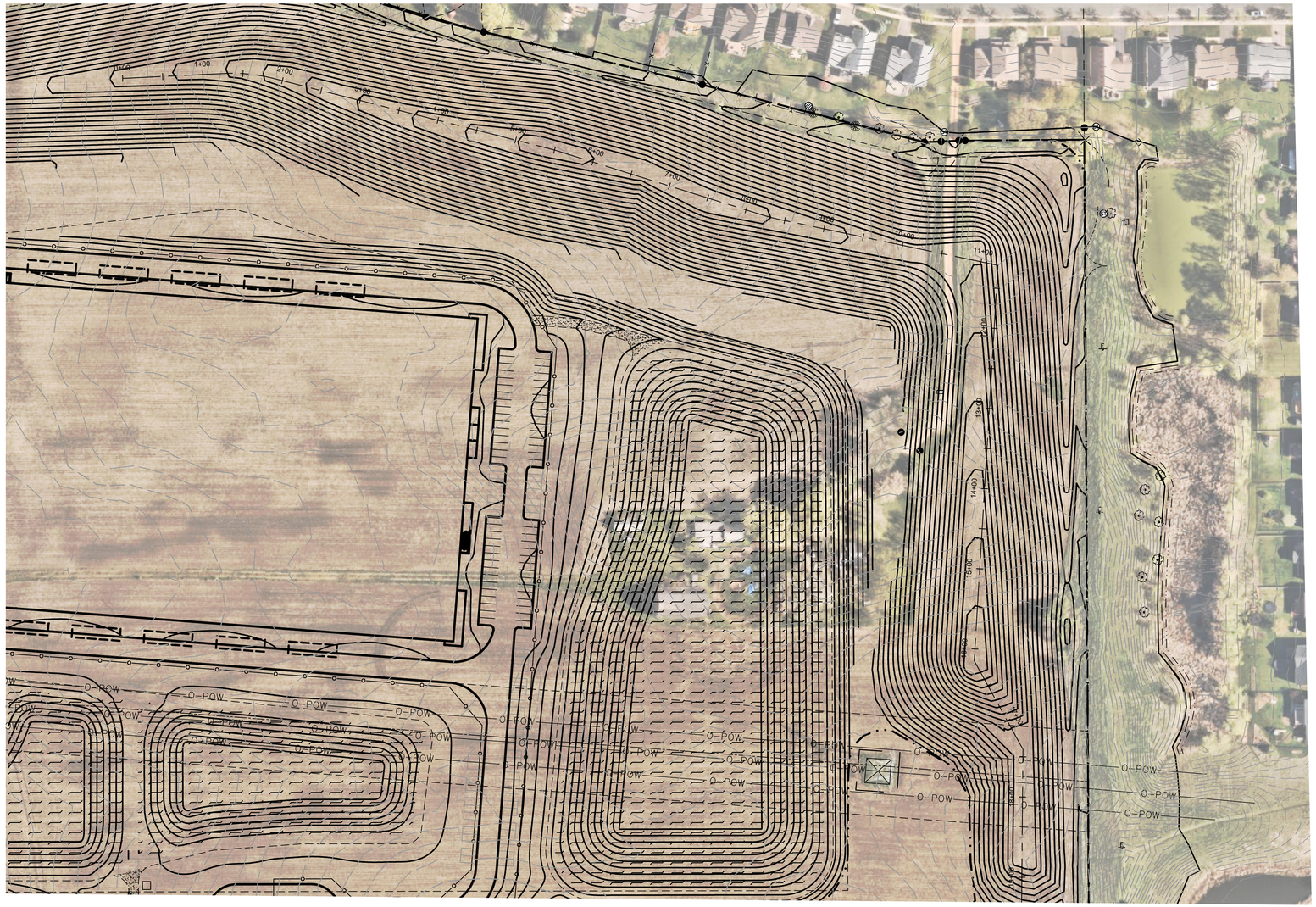
SHEET NUMBER
EX-3

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM







NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

PRELIMINARY - NOT FOR CONSTRUCTION

CLOUDHQ - CHASKA
PREPARED FOR
CLOUDHQ
CHASKA MN

PROPOSED BERM CONNECTION SECTION PROFILE

KHA PROJECT 160397000
DATE 08/27/2024
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY KJA
CHECKED BY BMW

SHEET NUMBER
EX-4

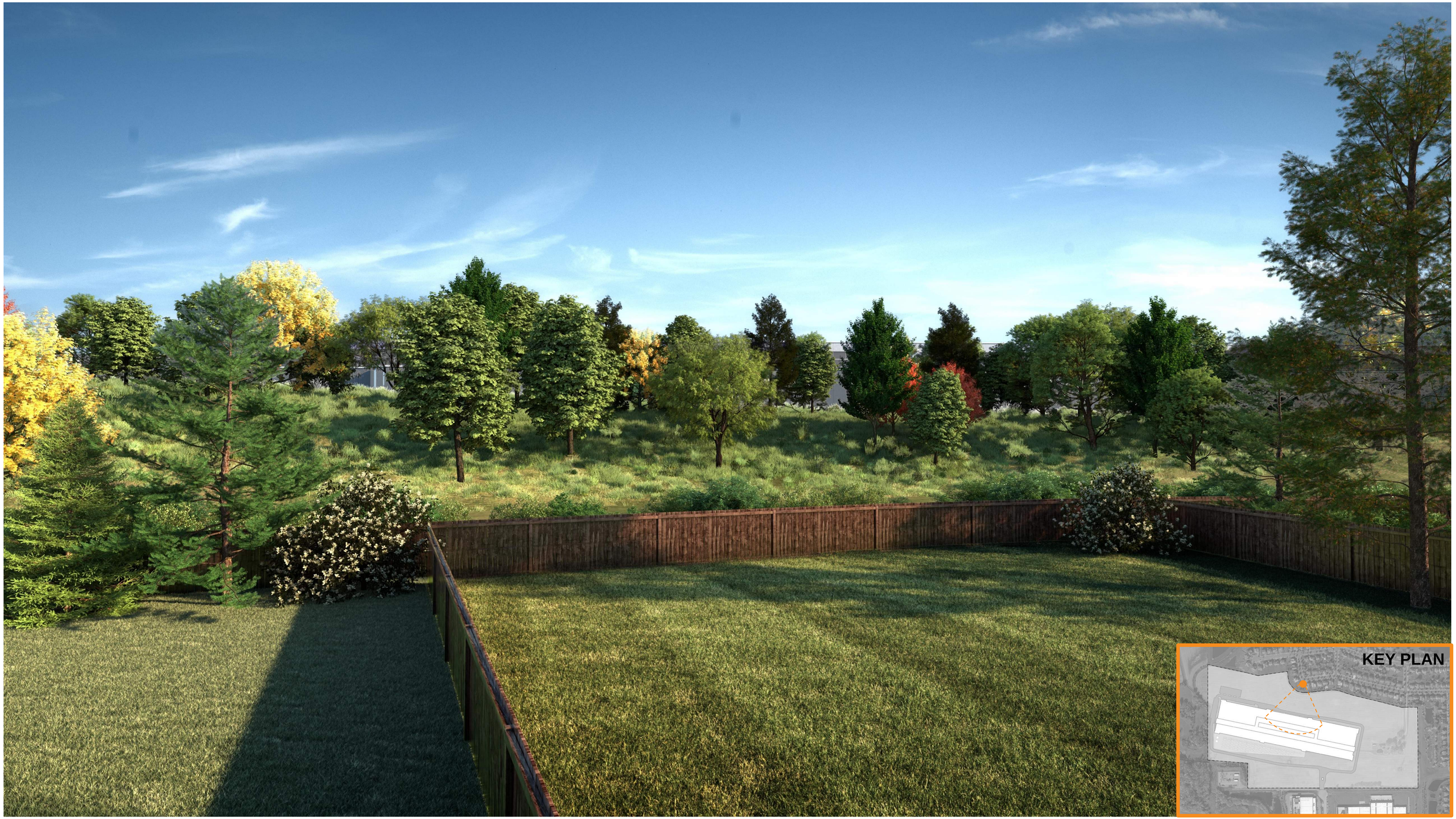
No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

K:\TWC_LDEV\CloudHQ\Chaska Data Center\3 Design\CAD\Exhibits\SECTIONS.dwg October 07, 2024 - 3:49pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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



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



CloudHQ

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

From: Oncu H. Er
To: Nate Kabat
Cc: Matt Podhradsky; Elizabeth Hanson; Brett Burnette; Derick O. Dahlen; Anna Harmon
Subject: RE: [EXTERNAL]RE: Cloud HQ Chaska - Preliminary Site Plan Application
Date: Friday, September 27, 2024 8:31:04 AM
Attachments: image003.png

Good morning,

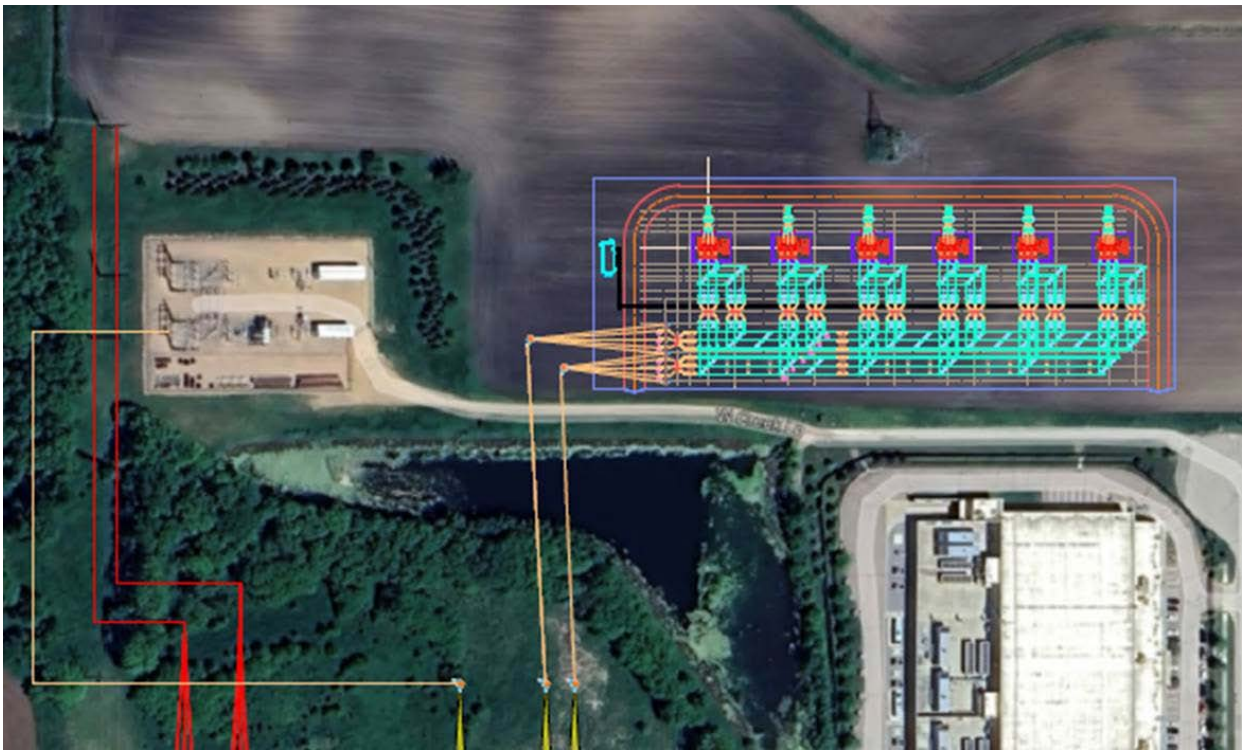
Below is very preliminary information regarding the substation as requested.

Oncu

A 115 kV substation is proposed to be located on the CloudHQ property. The substation would be developed in two phases with ability to deliver a total of 200 MW of power to the customer once both phases are completed. The site plan below shows the Phase 2 proposed layout for the substation.

At this early stage in the design process, we are estimating a substation footprint of 250' x 690'. However, these dimensions can change pending final design. Also, this footprint does not include access roads, stormwater management features, or general disturbed area limits.

The tallest structure in the substation is planned be the 110' tall lightening mast. The lightening mast would be a tapered tube structure that is approximately 3.5' at the base and 2.5" at the top. The next tallest structure is planned to be the approximately 65' dead end structures for the 115 kV lines that serve the station. The 115 kV substation is planned to be fed by a 230 kV substation on a parcel directly to the south of the property. The 115 kV power lines going from the 230 kV substation to the 115 kV substation are approximately 75' tall on tapered tube mono-pole structures. Phase 2 of the project requires tapping the 230 kV transmission line (Xcel has discussed upgrading it to 345 kV) to the north of the existing and proposed 115 kV substation. These power lines would feed the 230 kV substation and are estimated to be 160' tall tapered tube mono-pole structures.

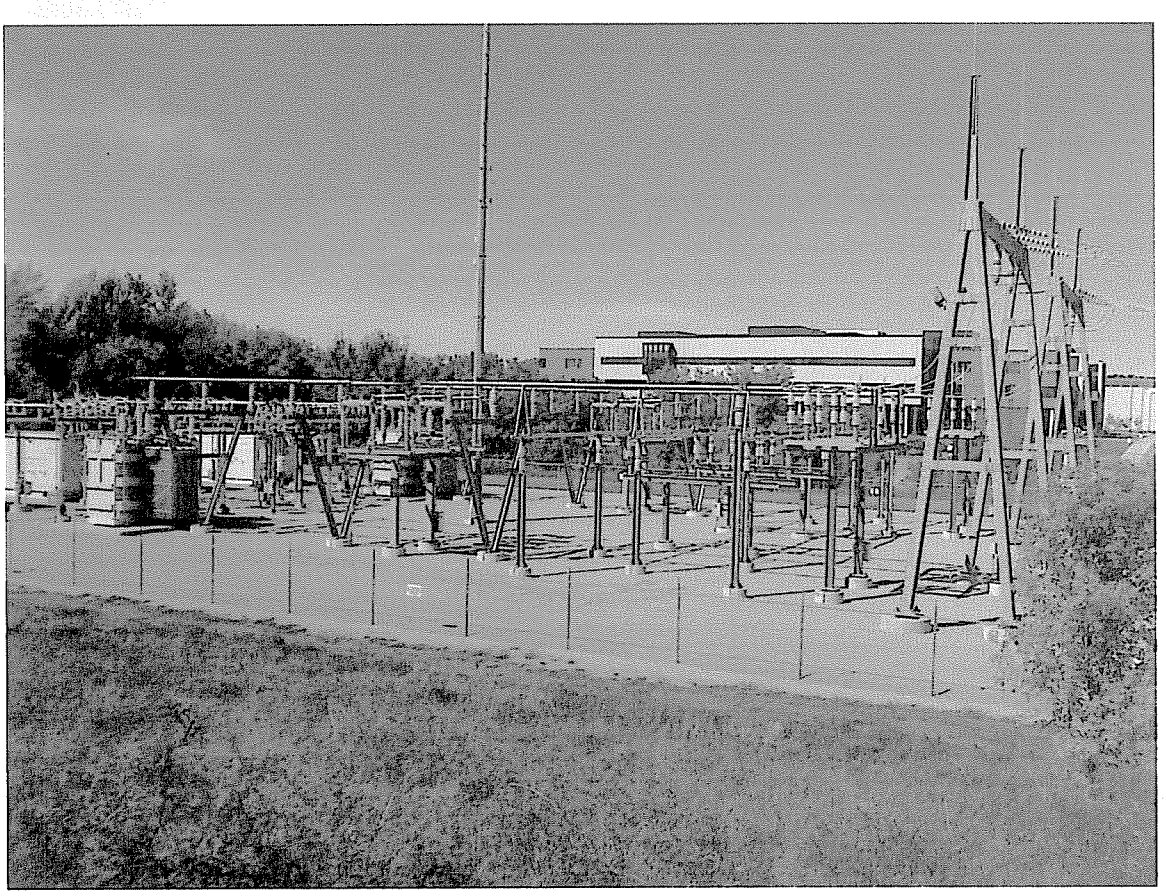


From: Nate Kabat <nkabat@chaskamn.gov>
Sent: Thursday, September 26, 2024 4:16 PM
To: Oncu H. Er <Oncu.Er@avantenergy.com>
Cc: Matt Podhradsky <MPodhradsky@chaskamn.gov>; Elizabeth Hanson <EHanson@chaskamn.gov>; Brett Burnette <bburnette@cloudhq.com>
Subject: RE: [EXTERNAL]RE: Cloud HQ Chaska - Preliminary Site Plan Application

Hi Oncu:

Following up on this email and the discussion we had last Thursday, Sept. 19, regarding the substation planned on the Cloud HQ site. Your team was going to provide details regarding the scale of the substation in order to inform the site zoning and preliminary review in order set





Typical 115 kV Substation Design

From: Nate Kabat
To: David Rylee
Cc: Taylor Hubbard; Travis Olson; Tanya Rylee; Matt Podhradsky; Elizabeth Hanson
Subject: RE: [EXTERNAL]CloudHQ Data Center - Preliminary Site Plan and Building Plan Documents
Date: Thursday, September 5, 2024 4:14:20 PM

Hi David,

Thanks for your email. We are actively working with Cloud HQ on their application. Presently, there is work on their end to be done before we will be ready to bring it to Planning Commission and Council for review, so they have chosen to delay and aim for the October Planning Commission meeting. A letter to residents to notify of this change was placed in the mail today, so you should be receiving that. Your comments are helpful as we continue to work with Cloud HQ over the coming month and we will be sure to include your email in the record for October's meeting as you've requested.

Thank you,

Nate Kabat, AICP
Community Development Director
City of Chaska

Desk: 952.227.7529 | Main: 952.448.9200 | www.chaskamn.gov
One City Hall Plaza, Chaska, MN 55318

From: David Rylee <dcrylee@gmail.com>
Sent: Wednesday, September 4, 2024 10:06 PM
To: Nate Kabat <nkabat@chaskamn.gov>
Cc: Taylor Hubbard <thubbard@chaskamn.gov>; Travis Olson <amteolson@yahoo.com>; Tanya Rylee <ryleetk@hotmail.com>; Matt Podhradsky <MPodhradsky@chaskamn.gov>
Subject: [EXTERNAL]CloudHQ Data Center - Preliminary Site Plan and Building Plan Documents

Good Evening Nate,

I received the public notice in the mail for the CloudHQ preliminary plan review scheduled for Wednesday, September 11. I took a look at the City of Chaska website listed on the notice and only see the conceptual info. Will you send me the preliminary package so I can begin reviewing?

I note that "The intent of the PID-7 district is to provide an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high-quality physical environment, one which will be complementary to and compatible with the natural beauty found along West Chaska Creek and its adjacent residential developments, and one which will ensure the full use, benefit and prestige of a Planned Office/Industrial District of exemplary standards"

My concerns, without seeing the preliminary, are as follows and hope the city has put conditions in the Preliminary Approval to ensure they are addressed.

Height - 72' penthouse is too high for the visual screening of the landscape berm and trees and the height is not allowed by PID-7. We should not exceed the 36' allowed for the development and there is no reason to make an exception. The adjacent neighborhood did not visualize a structure of this height adjacent to our residential neighborhood when purchasing the properties. The risk of property value impacts by having this excessively tall structure is real and foreseeable that the City has a responsibility to the existing residents to avoid.

Impacts during construction - This will be one of the largest construction projects in MN history. The footprint is larger and the price tags similar to that of US Bank Stadium in downtown Minneapolis. It will probably take 3-4 years and employ 1,000 workers over the time period. The impact during construction to our neighborhood is significant. I imagine construction will be 6 days a week from sun up to sunset. The berm needs to be inplace and landscaped before commencing foundations for the building to limit the duration of the impacts on the neighborhoods. Also, there needs to be a process inplace by the City to field and quickly address neighborhood issues on our behalf.

Landscaping of the berm - The visual quality assessment indicates trees on the order of 25' tall on top of the 30' berm to provide the modeled screening. This will take 15-20 years if 3" caliper trees are planted. Conditions need to require that transplanted trees be of 8" caliper to provide adequate screening and not have to wait a generation for effectiveness. Again, a condition should be made that trees need to be planted prior to commencing building foundation work.

Noise Levels during Construction and Operation - Need to explicitly include MPCA requirements for noise in the approval conditions and be clear that it applies during construction as well as operation. There is no waiver for noise during construction for private development projects like there are for public works projects. The city should do noise monitoring during construction paid for by CloudHQ. Noise testing during commissioning activities also needs to done by a 3rd party firm hired by the City and funded by CloudHQ. This is a big issue that has caused problems all over the world. Most recently there are issues in Northern Virginia which are cautionary tales. I ask the City to be prepared for noise complaints and have a strong hammer ready to have CloudHQ quickly address during construction and future operations. CloudHQ has deep pockets and the legal process can be made very long if they are not a good steward in the short or long terms.

Noise (Continuous and Impact on Quality of Life & Health) - There is also the issue that the noise may be attenuated to lower than the regulatory threshold, but it is 24/7/365. The following is and excerpt from an MIT PhD dissertation that provides

some context on potential impacts. Please read the full article at the MIT Scwartzman College of Computing website. https://computing.mit.edu/news/the-staggering-ecological-impacts-of-computation-and-the-cloud/

"Because data center noise is unregulated by political authorities, facilities can be built in close proximity to residential communities. Given the subjective nature of hearing, the history of noise regulation might best be characterized by a series of contests over expertise and the "right" to quiet, as codified in liberal legal regimes. Over the course of my fieldwork with the communities of Chandler and Printer's Row, I learned that the "noise" of the Cloud uniquely eludes regulatory schemes. In many cases, the loudness of the data centers, ***as measured in decibels (dB), falls below the threshold of intolerance as prescribed by local ordinances****. For this reason, when residents contacted the authorities to intervene, to attenuate or quiet their noise, no action was taken, because the data centers had not technically violated the law, and their properties were zoned for industrial purposes. However, upon closer interrogation of the sound, some residents reported that the* ***monotonal drone, a frequency hovering within the range of human speech, is particularly disturbing, given the attuned sensitivity of human ears to discern such frequencies above others.*** *Even so, there were days when the data centers, running diesel generators, vastly exceeded permissible decibel-thresholds for noise. As with water and carbon, local companies like CyrusOne pledged in community meetings to take steps to attenuate their sound, though these were unenforceable promises that, to date, they have failed to keep."*

The City of Chaska needs to carefully study and understand the noise modeling done for this facility to ensure the livability and enjoyment of the neighborhood is not impacted by such monotone droning in the human speech range. I look forward to understanding your review of the noise modeling and the City's plans to ensure this potential impact does not come to fruition.

Water Main extension from Schoolmaster Drive - To limit impacts to Schoolmaster Drive and adjacent properties, the city should require that the water main extension be jacked and bored from the Schoolmaster Drive connection point, through the utility easement adjacent to our houses to at least the property line of the new CloudHQ development. This will reduce potential for foundation damage to the adjacent homes and reduce the restoration work for pavement, curb and gutter, sidewalk, grading, and turf reestablishment.

Building Size - Understand this building is over a football field wide and 5 football fields long. It is massive! Personally I believe it is too much for the setting. As a neighborhood, we knew this was coming, but not to this is supersized scale. As a result all of the potential impacts are magnified compared to past construction (think a factor of 25 is about right). Don't take this lightly….stormwater runoff, stormwater treatment, noise, impacts from construction, hours of construction work, banging tailgates of trucks, backup alarms on moving equipment, equipment strobe lights, dust during construction, light pollution, visual quality, electromagnetic field influences on our homes, etc. I could go on and on….

300MW Substation - The approval to proceed should be tied to approval for the substation. It makes no sense to construct this massive structure unless there is environmental approval and funding inplace for the substation to support it. 300MV is probably 6 times what the whole city of Chaska currently consumes for power and nearly 25 times the power usage of the current data centers on the property. The fear is that we end up with a partially completed data center building that construction gets put on hold as the power will not be available to commission. This may be far-fetched, but when you are talking about $1 billion dollars in sunk cost potential, the needs of our neighborhood and the City of Chaska are not going to matter.

Water Usage - Hopefully the City is taking into account water usage and that the planned infrastructure for the City can handle the full water demand if they do in fact get to 300MW of power usage. I look forward to understanding the water usage forecast for the facility and how this compares to other uses and capabilities in the City.

Please call if you'd like me to elaborate or clarify. I look forward to receiving the preliminary info and reviewing what is proposed and the potential city approval conditions to ensure the impacts are avoided. The Clover Ridge neighborhood is an amazing success story that can not be put at risk. As a city and community, we have built something very special in this part of Chaska and the immediate area that surrounds Clover Ridge Elementary and we need to work together to ensure it remains that way for the future families that will seek out this neighborhood in the coming years.

Please enter this email into the public record of review for the Planning Commission and City Council consideration in conjunction with the Preliminary Site Plan and Building Plan Documents.

Thanks,
Dave Rylee
1977 Schoolmaster Drive
Chaska, MN 55318
dcrylee@gmail.com

(952) 843-3498

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

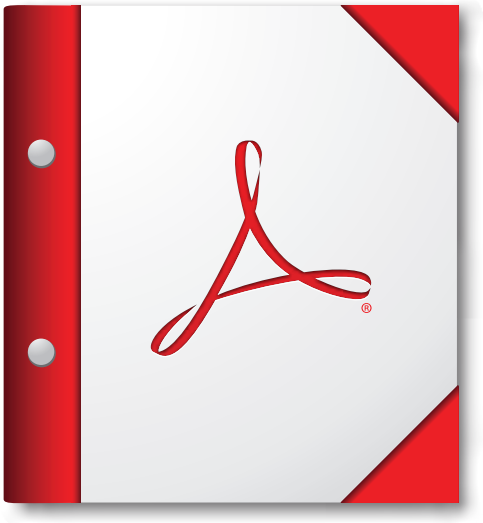
From:	David Rylee
To:	Elizabeth Hanson; Matt Podhradsky
Subject:	[EXTERNAL]Fwd: Big data centers mean big profits | News | princewilliamtimes.com
Date:	Sunday, September 8, 2024 9:14:50 PM

Liz and Matt.
I meant to send this to you also. Please consider the email below and read the article for perspective on the significant profit margin potential for the CloudHQ site relative to the needs of the city and the Clover Ridge neighbors.
Thanks.
Dave Rylee
952-843-3498

Begin forwarded message:

> **From:** David Rylee <dcrylee@gmail.com>
> **Date:** September 8, 2024 at 8:59:22 PM CDT
> **To:** Kabat Nate <nkabat@chaskamn.com>, Taylor Hubbard <thubbard@chaskamn.gov>, Olson Travis <teolson99@yahoo.com>
> **Cc:** Rylee Tanya <ryleetk@hotmail.com>
> **Subject: Big data centers mean big profits | News | princewilliamtimes.com**
>
> Good Evening Nate, Taylor, and Travis.
> Please read the attached article with regard to profit margins for data centers. AWS is an industry leader and makes about 30% annually. You and I can purchase a REIT fund in our retirement accounts and get returns of 10%. I assume CloudHQ is somewhere in between but closer to AWS than a REIT fund. This means the annual profit for CloudHQ is on the order of $200+ million per year with an assumed annual return on investment of 20% on their $1 billion capital investment. The dollar values here are staggering and I point this out with the hope that you take this into consideration and don't sacrifice any of the neighborhood quality of life or property impacts for this development. CloudHQ has very deep pockets and a huge return on investment once this project is complete. Our needs as neighbors are literally pennies in comparison.
>
> https://www.princewilliamtimes.com/news/big-data-centers-mean-big-profits/article_d1cdd840-8794-11ed-8396-43563621c522.html
>
> Thanks for reading the article.
> Dave Rylee
> 952-843-3498

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/09/2024

Subject: **D-BAT – Zoning Ordinance Amendment (ZOA)**

Applicant: Chaska Industrial Owner 1, LLC

Location: 1230 Chaska Creek Way

Case No.: 2024-16

Synopsis: Applicant seeks to obtain approval of a Zoning Ordinance Amendment (ZOA) to the Planned Multi-Use District (PMD-20) to include a baseball/softball training facility (D-BAT)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In October 2013 the Concept Plan for the Chaska Creek Business Center was approved on a ~87 acre site south of Engler Boulevard, west of Highway 212 and north of Creek Road. The Concept Plan distinguished 5 districts/uses within the plan, and 2 of those 5 districts were planned for industrial development (Corporate Industrial and High Bay Industrial).

In January 2021, the preliminary site and building plan, preliminary plat, and rezoning (PMD-20) were approved for Chaska Creek Center 3rd Addition (fka *Chaska Creek Industrial*), which included the construction of two industrial buildings. In March 2021, the final site and building plan and final plat were approved for those buildings (see Figure 1).

Both industrial buildings have been constructed. The north building is addressed as 1230 Chaska Creek Way and legally described as Lot 1, Block 1 Chaska Creek 3rd. The south building is addressed as 1215 Chaska Creek Boulevard and legally described as Lot 1, Block 2 Chaska Creek Center 3rd.

The proposed use, D-BAT, would like to locate within the north building, 1230 Chaska Creek Way.

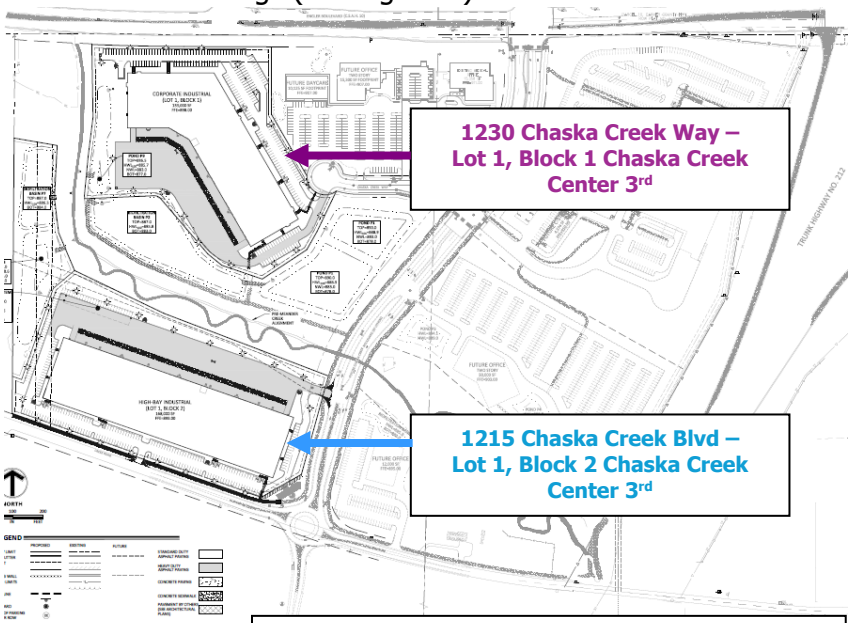


Figure 1; final plan Chaska Creek Center 3rd

CURRENT PROPOSAL

The company known as D-BAT Academies is proposing to locate in the industrial building at 1230 Chaska Creek Way (Lot 1, Block 1 Chaska Creek Center 3rd Addition), which is zoned Planned Multi-Use District (PMD-20). The request includes a Zoning Ordinance Amendment (ZOA) to PMD-20 to include a baseball/softball training facility use.

Comprehensive Plan & Zoning (PMD-20)

The 2040 Comprehensive Plan guides the subject property as *Business Park*. The Business Park designation in the Comprehensive Plan is defined as:

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

The site is zoned *Planned Multi-Use District - PMD-20* and includes the following intent for the district:

The intent of the PMD-20 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as Chaska Creek and wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'. The primary purpose of the commercial area in the northeast corner of the project is meant to provide services (particularly restaurants) to the business park employees.

And the following permitted uses for 1230 Chaska Creek Way (Lot 1, Block 1 Chaska Creek Center 3rd Addition):

Office and manufacturing/warehousing facilities, not including distribution centers.

A baseball/softball training facility is not listed as a permitted use, and therefore the zoning district needs to be amended to support the proposed use.

D-BAT

D-BAT Academies, a baseball and softball training facility, has been seeking a new location in the west metro, and Chaska Creek Industrial Center has been identified as an ideal location for a new D-BAT facility. D-BAT has over 150 locations across the country and is unique in that they provide first-class training facilities, instructors, camps and clinics, but are open to the public and not specifically tied to a traveling team or club. D-BAT's mission is to provide a quality teaching environment with quality instruction to enhance the baseball experience for players at all levels from little league through the pros. Anybody would have the ability to use the facility and/or sign up for additional training. The core demographic for this facility ranges

from ages 6-18. D-BAT requires an office/warehouse space around 20,000 SF with 2,500 SF of office for a showroom, offices, and break areas. The remainder of the space needs wide open warehouse space with 18'+ clear height and wide column spacing where training cages are installed.

Current Building/Use
1230 Chaska Creek Way (Lot 1, Block 1 Chaska Creek Center 3rd Addition) currently consists of a 34 foot high building totaling approximately 133,000 square feet. There are 3 tenant spaces within the building, 2 of which are occupied by industrial users. The remaining tenant space totals 24,330 square feet. D-BAT is proposing to occupy the remaining tenant space. They plan to use 21,600 square feet for warehouse (batting cages) and the remaining 2,700 square feet for office and showroom space. There will be a total of 18-21 batting cages. There will be no truck traffic and no tournaments. The business will have 20-25 employees ($18/hour) and contract instructors ($30/hour).

The facility is open every day with the following hours:
- 10am-9pm Monday-Friday
- 10am-6pm Saturdays
- 12pm-6pm Sundays

The applicant has stated that their busiest operating hours are after 4pm on weekdays and between 12pm-6pm on weekends, which are generally offset to the hours of the nearby tenants. They state that they need 30 stalls to accommodate their anticipated parking needs.

Parking
The site currently provides 225 parking spaces for the building (1230 Chaska Creek Way). The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the proposed and existing uses of the building.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Tenant 1 (IMRIS)	76,283 sf	25,000 sf office (1ps/250sf) 15,000 sf lab (1ps/350sf) 36,283 sf warehouse (1ps/2,000sf)	161 parking spaces
Tenant 2 (D-BAT)	**24,300 sf**	**2,700 sf office (1ps/250sf) 21,600 sf recreational (1ps/300sf + 15 stalls)**	**98 parking spaces**
Tenant 3 (Swagelok)	32,400 sf	7,400 sf office (1ps/250sf) 25,000 sf warehouse (1ps/2,000sf)	43 parking spaces
		REQUIRED	302 parking spaces
		PROVIDED	**302 parking spaces (225 initial construction; 77 proof of parking)**

According to this table the applicant is meeting the required amount of parking spaces needed for the existing and proposed uses in the building. The applicant provided a proof of parking exhibit showing how 302 parking spaces can be accommodated on site should the building need more parking.

It should be noted that the originally approved plan for this site included a parking exhibit of 410 parking spaces to meet the city's parking requirements for purely office and manufacturing uses in the building. The applicant has also stated in their narrative that on their busiest day they would need 22 parking spaces. In sum, the site provides adequate parking for the proposed and existing uses, and incorporating the baseball/softball training facility does not pose a concern with the existing parking.

TIF District 24

The space being considered for DBAT is in a building located within the Chaska Creek Industrial TIF 24 District, which is designated as an Economic Development District. Both industrial buildings (1215 Chaska Creek Boulevard and 1230 Chaska Creek Way) are within this TIF district. The purpose of an Economic Development TIF district is to boost employment opportunities and expand the tax base. A key requirement is that at least 85% of the buildings must be allocated for qualifying uses, such as manufacturing, warehousing, or research and development. Only 15% of the space can be used for non-qualifying purposes, like office, retail, or recreation/fitness.

The breakdown of the two industrial buildings and their current uses are as follows:

Building	Use	Use SF
1215 Chaska Creek Blvd	Alumacraft*	76,500
	Newterra*	36,500
	Conklin*	31,500
	Vacant	31,500
	Building Total	176,000
1230 Chaska Creek Way	Imris*	76,283
	Swagelok*	32,400
	D-Bat^	24,300
	Building Total	132,983
	Combined Total	308,983
* TIF qualifying use		
^ TIF non-qualifying use		
TIF Status	**Use SF**	**% Total SF**
TIF Qualifying Use SF*	253,183	81.9%
TIF Non-Qualifying Use SF^	24,300	7.9%
TIF Vacant Use SF	31,500	10.2%
Combined Total	308,983	100.0%
* State Statutes requires 85% of total uses to be TIF qualifying upon full occupancy		
^ State Statutes allow for up to 15% of total uses to be TIF non-aulifying upon full occupancy		

DBAT would represent the only non-qualifying use in the TIF District, accounting for 8% of the total space. Since this falls below the 15% limit, the TIF district will remain compliant with its regulations if D-BAT were to locate in the district. The developer has assured that any new uses within this district will meet the requirements of a qualifying use.

Zoning Ordinance Amendment (ZOA)
The building where D-BAT is proposing to locate in, 1230 Chaska Creek Way, is zoned Planned Multi-Use District (PMD-20). The district has the following permitted uses for 1230 Chaska Creek Way:

3. Lot 1, Block 1, Chaska Creek Industrial: Office and manufacturing/warehousing facilities, not including distribution centers.

The zoning ordinance amendment would propose the following changes to the permitted uses as shown in red:

3. Lot 1, Block 1, Chaska Creek Center 3rd Addition:
    a. Office and manufacturing/warehousing facilities, not including distribution centers
    b. Baseball/softball/sports training facility, not to exceed more than 25,000 square feet of the building, and not to include tournaments

In addition to the above, there will be other housekeeping changes done in the ordinance to ensure the legal descriptions and zoning code sections are accurate.

Staff Analysis
The Comprehensive Plan's *Business Park* guidance states that "*Supporting retail and services, such as healthcare, fitness, etc, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes."*

The intent of the PMD-20 district is *to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre*.

Staff believes that the proposed D-BAT use provides a supporting service use to the business park area. The location of the use is also visible from primary roadways such as Engler Boulevard, which is beneficial for recreational use. The use meets the Comprehensive Plan's Business Park guidance that allows for a limited amount of secondary uses such as fitness. Additionally, the use meets the parking and TIF requirements outlined above. Because of these findings, staff finds the proposed use, in the limited form proposed, is complementary and consistent with the TIF, zoning district, and Comprehensive Plan.

Deadline for Agency Actions

Complete Application Received	60-day review *	**120 – day ****
September 3, 2024	November 2, 2024	January 1, 2025
* 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 *with the petitioner's consent* extend the review period beyond January 1, 2025		

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Zoning Ordinance Amendment (ZOA) to the Planned Multi-Use District (PMD-20) to include a baseball/softball/sports facility use within the 1230 Chaska Creek Way building, subject to the following conditions:

1. Approvals shall be based on the draft ordinance.
2. Approvals shall be based on the following exhibits:
    i. Narrative (pgs 1-3), prepared by Forte Real Estate Partners, dated September 3, 2024
    ii. Chaska Creek Industrial parking and truck turning exhibits (pgs 1-4), prepared by Sambatek, dated August 5 & 6, 2024

ORDINANCE NO. ~~987~~xxxx

MOTION BY COUNCILMEMBER_____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Multi-Use District No. 20 (PMD-20) for all of:

Lot 1, Block 1, and Lot 1, Block 2 of the Chaska Creek Center 3rd Addition~~Chaska Creek Industrial~~

Section II. Exhibits. The Preliminary Plat and Preliminary Site/Building Plans for the Chaska Creek Business Park shall serve as the basis for guiding the development area. The Preliminary Plat and Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

1. Project Narrative (pgs 1-2), submitted by Sambatek, dated November 1, 2016.
2. Project Narrative (pgs 1-5), submitted by Hyvee, dated November 1, 2016 and revised November 22, 2016.
3. Project Narrative (pgs 1-2), submitted by Medical Office Building, undated.
4. Project Narrative (pgs 1-3), submitted by Sambatek, dated February 1, 2017.
5. Preliminary Site Development Plans (pgs 1-20), submitted by Sambatek, dated November 1, 2016 and revised February 1, 2017.
6. Hyvee Exterior Elevations (pgs A6.0 & A6.1), submitted by Hyvee, dated August 28, 2015.
7. Hyvee Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
8. C-Store Exterior Elevations (pgs A3.0 & A3.1), submitted by Hyvee, dated November 1, 2016.
9. C-Store Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
10. Food Store Color Scheme, submitted by Hyvee, undated.
11. Hyvee Photometric Plan, dated November 1, 2016.
12. Medical Office Architectural Plans (pgs A0.0, A0.1, A0.2, A2.0, A2.1, A2.2, A3.0, A3.1, A4.0), submitted by SRa, dated November 1, 2016 and revised February 1, 2017.
13. Chaska Medical Office Buildings Colored Elevations (pgs 1-2), submitted by SRa, dated February 1, 2017.
14. Medical Office Building Renderings (pgs 1-4), submitted by SRa, dated November 1, 2016.

15. Medical Office Building Photometric, submitted by Mlazgar Associates, dated October 27, 2016.
16. Medical Office Building Color Scheme B, submitted by SRa, undated.
17. Exterior Lighting Cut Sheets (pgs 1-22), undated.
18. Medical Office Lighting Cut Sheets (pgs 1-18), undated.
19. Chaska Hy-Vee Signage, dated February 1, 2017.
20. Site Cross Sections (pg EX 1), submitted by Sambatek, dated February 1, 2017.
21. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
22. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
23. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
24. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
25. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
26. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
27. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
28. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
29. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
30. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
31. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
32. Architectural Renderings (pgs 1-5)
33. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
34. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
35. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
36. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
37. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
38. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
39. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
40. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
41. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
42. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
43. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021

44. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
45. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
46. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
47. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
48. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
49. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
50. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
51. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
52. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
53. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
54. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
55. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
56. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
57. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
58. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
59. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
60. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

Section III. PMD-20 District Regulations. Permitted uses and regulations applicable to the PMD-20 District shall be as follows:

A. Intent. The intent of the PMD-20 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as Chaska Creek and wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'. The primary purpose of the commercial area in the northeast corner of the project is meant to provide services (particularly restaurants) to the business park employees.

B. Permitted Uses.

1. Lot 1, Block 1, Chaska Creek Center: Commercial and Retail establishments providing goods and services to residents and

business workers; a grocery store as long as at least three (3) retail uses (i.e. pharmacy, coffee shop, clothing shop, liquor store, floral shop, post office) totaling at least 15% of the building square footage, three (3) different quick casual restaurant uses (i.e. sandwich, smoothie, Italian, Mexican, Asian food) totaling at least 3,000 square feet, and one (1) sit-down restaurant with a bar use totaling at least 3,000 square feet are proposed within the building or on the same lot. A stand-alone grocery store would not be permitted; and

2. Lot 1, Block 2, Chaska Creek Center: Office and medical facilities.
3. Lot 1, Block 1, Chaska Creek Center 3rd Addition ~~Chaska Creek Industrial~~:
    a. Office and manufacturing/warehousing facilities, not including distribution centers.
    ~~3.~~b. Baseball/softball/sports training facility, not to exceed more than 25,000 square feet of the building, and not to include tournaments
4. Lot 1, Block 2, Chaska Creek Center 3rd Addition ~~Chaska Creek Industrial~~:
    ~~4.~~a. Office and manufacturing/warehousing facilities, not including distribution centers.

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

1. Off-street parking and loading facilities as regulated by Section 15.28.030 ~~Section 9~~ of the Zoning Ordinance;
2. Signs as regulated by Section 15.32 ~~Section 10~~ of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1 (Hy-Vee), Chaska Creek Center:
        i. Two wall signs permitted for each major tenant (i.e. Hy-Vee) not to exceed 250 square feet or 20% of the tenant's façade, whichever is less.
        ii. One wall sign permitted for each anchor tenant (i.e. Market Grille, Pharmacy, and Wine & Spirits) not to exceed 200 square feet or 15% of the tenant's façade, whichever is less.
        iii. One wall sign permitted for each minor tenant (i.e. F+F, clinic, coffee shop) not to exceed 75 square feet or 10% of the tenant's façade, whichever is less.
        iv. All tenant sign locations shall be placed in the locations indicated on the elevation drawing A6.0 dated August 28, 2015.
        v. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
        vi. Two pylon signs not to exceed 200 square feet in size and 24 feet in height.
    b. Lot 1, Block 1 (C-Store), Chaska Creek Center:
        i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
        ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with

matching style.

iii. One monument sign not to exceed 100 square feet in size and 10 feet in height.

c. Lot 1, Block 2 (Medical Office Building), Chaska Creek Center:

i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
iii. Two monument signs not to exceed 100 square feet in size and 10 feet in height.

D. Development Standards

1. Minimum building setbacks:
    a. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
    b. From Engler Boulevard: 125 feet from centerline
    c. From Chaska Creek Boulevard: 100 feet from centerline
    d. From Creek Road: 100 feet from centerline
    e. Interior Property Lines: 10 feet
    f. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
    g. Wetlands: 75 feet
    h. Chaska Creek: 75 feet from edge

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet
3. Maximum Individual Building Size:
    a. Lot 1, Block 1, Chaska Creek Center (Hy-Vee): 105,000 square feet
4. Maximum Building Height:
    a. Lot 1, Block 2, Chaska Creek Center (Medical Office Building): three stories
5. Exterior Merchandise Display:
    a. Lot 1, Block 1, Chaska Creek Center (Hy-Vee): shall be limited to an area in front of the building that does not interfere with the operation of the sidewalks, and to be delineated on a site plan approved by the Planning Department.
6. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this ~~25th day of January, 2021~~ 21st day of October, 2024.

_____
Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

FORTE
REAL ESTATE PARTNERS

September 3, 2024

Elizabeth Hanson
City Planer
City of Chaska

RE: Chaska Creek Industrial Rezoning Application

To whom it may concern,

D-BAT Academies, a baseball and softball training facility, has been seeking a new location in the west metro, and Chaska Creek Industrial Center has been identified as an ideal location for a new D-BAT facility. D-BAT has over 150 locations across the country and is unique in that we provide first class training facilities, instructors, camps and clinics, but we are open to the public and not specifically tied to a traveling team or club. D-BAT's mission is to provide a quality teaching environment with quality instruction to enhance the baseball experience for players at all levels from little league through the pros. Anybody would have the ability to use the facility and/or sign up for additional training. The core demographic for a facility ranges from ages 6-18.

The Requirement

D-BAT requires an office/warehouse space around 20,000 SF with 2,500 SF of office for a showroom, offices, and break areas. The remainder of the space needs wide open warehouse space with 18'+ clear height and wide column spacing where training cages are installed. The space we are looking at in Chaska Creek is 24,330 SF. Parking request is 30 stalls which Chaska Creek can accommodate. Included in our application is a proof of parking concept based on the city's parking requirement, but D-BAT's parking required is significantly less that code requires. Based on D-BAT's use, we operate well within a traditional office/warehouse industrial park. Our busy times start after 4PM on weekdays and from Noon to 6pm on weekends, which is usually counter to other office/warehouse users in the park, who operate during standard business hours. This helps alleviate any parking concerns. Based on the proposed layout, this location would have between 18-21 cages in the warehouse. See breakdown of the parking at our Lake Elmo, MN Facility.

952-854-8290 @ForteREP 1650 W 82nd St, Ste 1000
Bloomington, MN 55431

Scenario 1: M-F, Daytime HOURS (10am – 5pm) during school year

- Average: Tuesday, 4/30/24
  - 1 x front desk = 1 vehicle
  - 1 x instructor = 1 vehicle
  - 0 lesson customers at a time = 0 vehicles
  - 0 instructors at a time = 0 vehicles
  - 0 cage rental customers at a time = 0 vehicles
  - 5 clients at any time using pitching machines (1 per machine) = 3 x vehicles (1.5 clients per vehicle)
  - **5 x vehicles**

Scenario 2: M-F, Daytime HOURS (10am – 5pm) during summer

- Average:
  - 1 x front desk = 1 vehicle
  - 1 x Manager = 1 vehicle
  - 3 x lesson customers at a time = 3 vehicles
  - 3 x instructors at a time = 3 vehicles
  - 2 x cage rental customers at a time = 2 vehicles
  - 16 customers at a time using pitching machines (4 per machine) = 11 vehicles (1.5 clients per vehicle)
  - **21 vehicles**

Scenario 3: Evenings + weekends, all year

- Average:
  - 1 x front desk = 1 vehicles
  - 1 x Manager = 1 vehicle
  - 3 x lesson customers at a time = 3 vehicles
  - 3 x instructors at a time = 3 instructors
  - 3 x cage rental customers at a time = 3 vehicles
  - 16 customers at a time using pitching machines (4 per machine) = 11 vehicles (1.5 clients per vehicle)
  - **22 x vehicles**

Benefits to the Community.

D-BAT estimates this location would employee 20 to 25 employees with 5-7 as support staff with hourly pay starting at $18/ hour. The remaining employees would be contract instructors earning $30/hour and up. They would not have any truck traffic, alleviating concerns regarding trucks in and out of the business park. The facility itself would also provide a first-class baseball and softball training facility that could be used by Chaska residents, baseball and softball programs from youth through high school teams. This would be a major resource to the community residents. Tate Brandt of the Chaska

Baseball Association has endorsed our use as a benefit to the community and their association. We can also be a benefit to other local Chaska businesses. Because of the age of most of the patrons, often parents drop off their kids for training and head to other local business and shop and eat while the kids are in training. This brings the potential for additional spending at Chaska Businesses.

Zoning

We feel our use falls well within traditional light industrial parks and there is a precedent with many other local cities allowing this type of use in their industrial zoning code. Cities such as Chanhassen, Plymouth, Maple Grove, Edina, Brooklyn Park, Rogers, Woodbury, Blaine, and Lake Elmo allow this type of athletic training use within their light industrial districts. Chaska Creek offers a clean new construction office/warehouse facility with easy access to and visibility to major roads. The current zoning district PMD-20 does not currently allow for a recreational use. We feel that our use falls within the original intent of the zoning district. We would provide a higher number of jobs to the community than a traditional warehousing user. There would be no tuck traffic in and out of the business park, and we are a beneficial resource that benefits the immediate area and surrounding community as identified above.

If you have any further questions regarding our proposed use, we are happy to help in any way. Appreciate your time and consideration

Sincerely,
Forte Real Estate Partners, LLC

Joe Jetland | Senior Associate-Real Estate Advisory
T. 952-525-3339 | C. 612-710-1699
Joe.Jetland@ForteREP.com

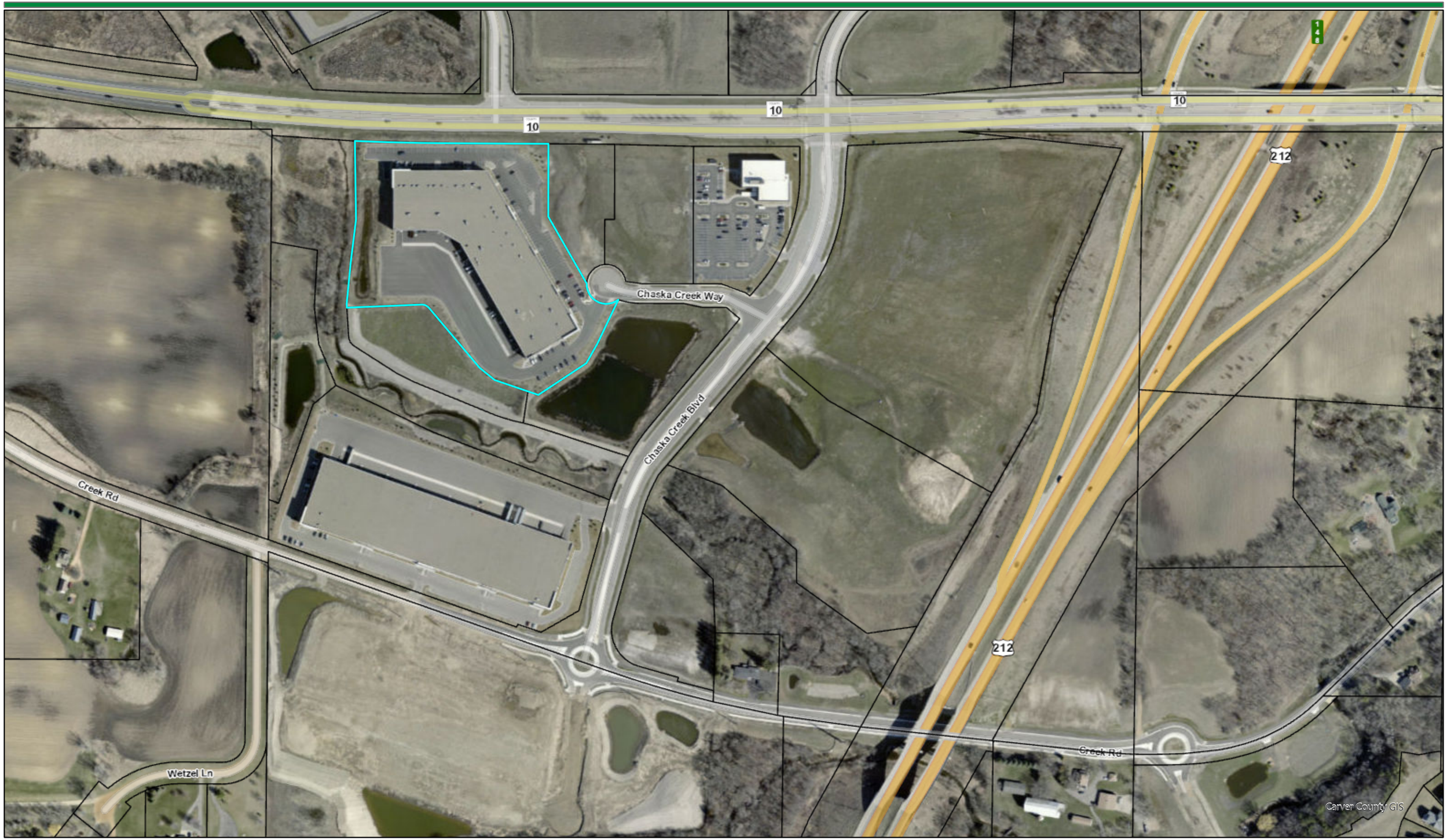
CITY OF CHASKA

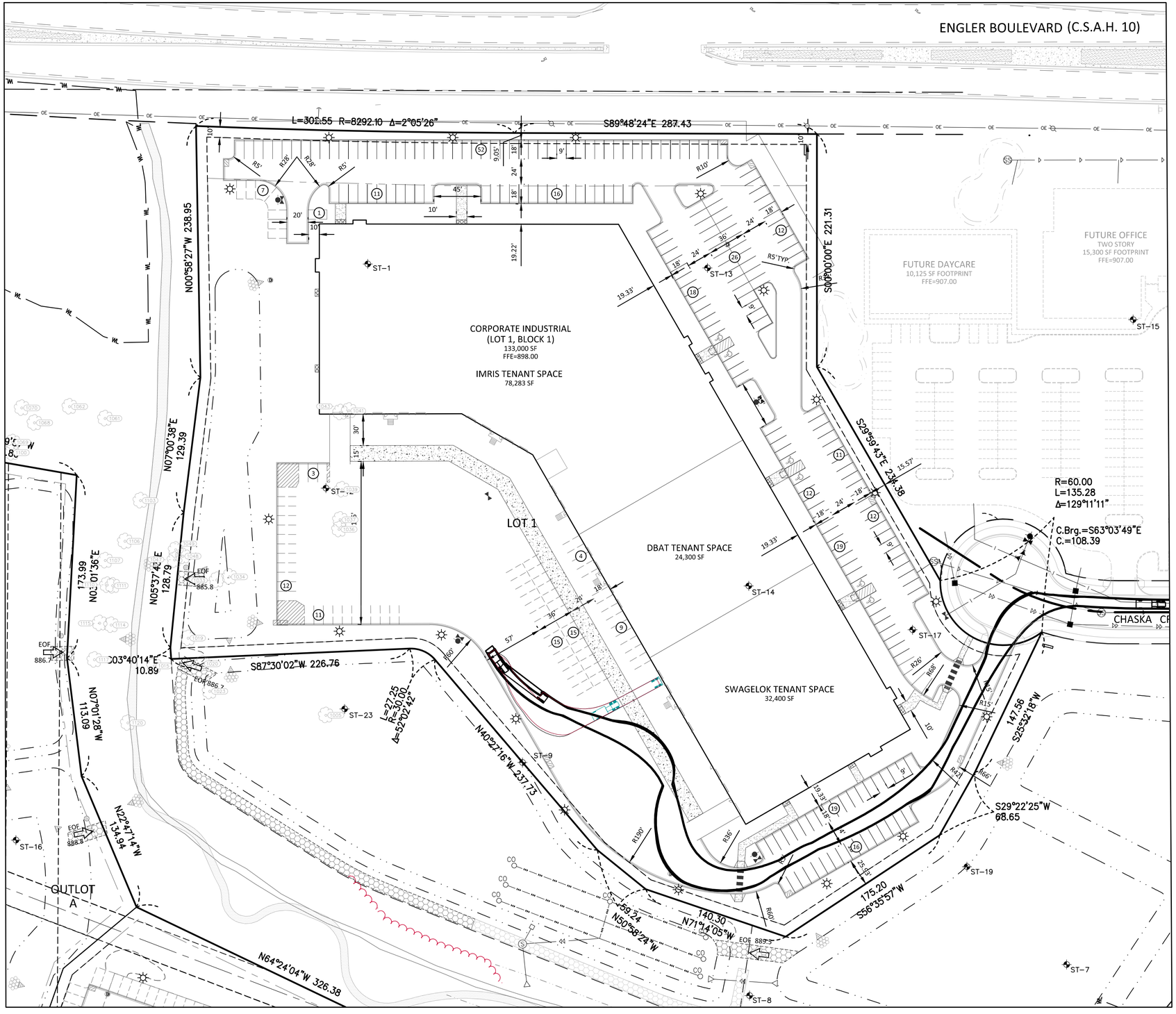
City of Chaska

Date: 10/1/2024

0 100 200 400 600 800 ft

N





LOT 1, BLOCK 1

IMRIS: 76,283 SF
25,000 SF OFFICE (1/250) = 100 STALLS
15,000 SF LAB (1/350) = 43 STALLS
36,283 WAREHOUSE (1/2000) = 18 STALLS
TOTAL CODE REQUIRED IMRIS PARKING = 161 STALLS

SWAGELOK: 32,400 SF
7,400 SF OFFICE (1/250) = 30 STALLS
25,000 SF WAREHOUSE (1/2000) = 13 STALLS
TOTAL CODE REQUIRED SWAGELOK PARKING = 43 STALLS

DBAT: 24,300 SF
2,700 SF OFFICE (1/250) = 11 STALLS
21,600 SF RECREATIONAL (1/300 + 15 STALLS) = 87 STALS
TOTAL CODE REQUIRED DBAT PARKING = 98 STALLS

TOTAL BUILDING 2 CODE REQUIRED PARKING = 302 STALLS

PARKING PROVIDED = 225 STALLS
PROOF OF PARKING = 77 STALLS
TOTAL PARKING AVAILABLE = 302 STALLS

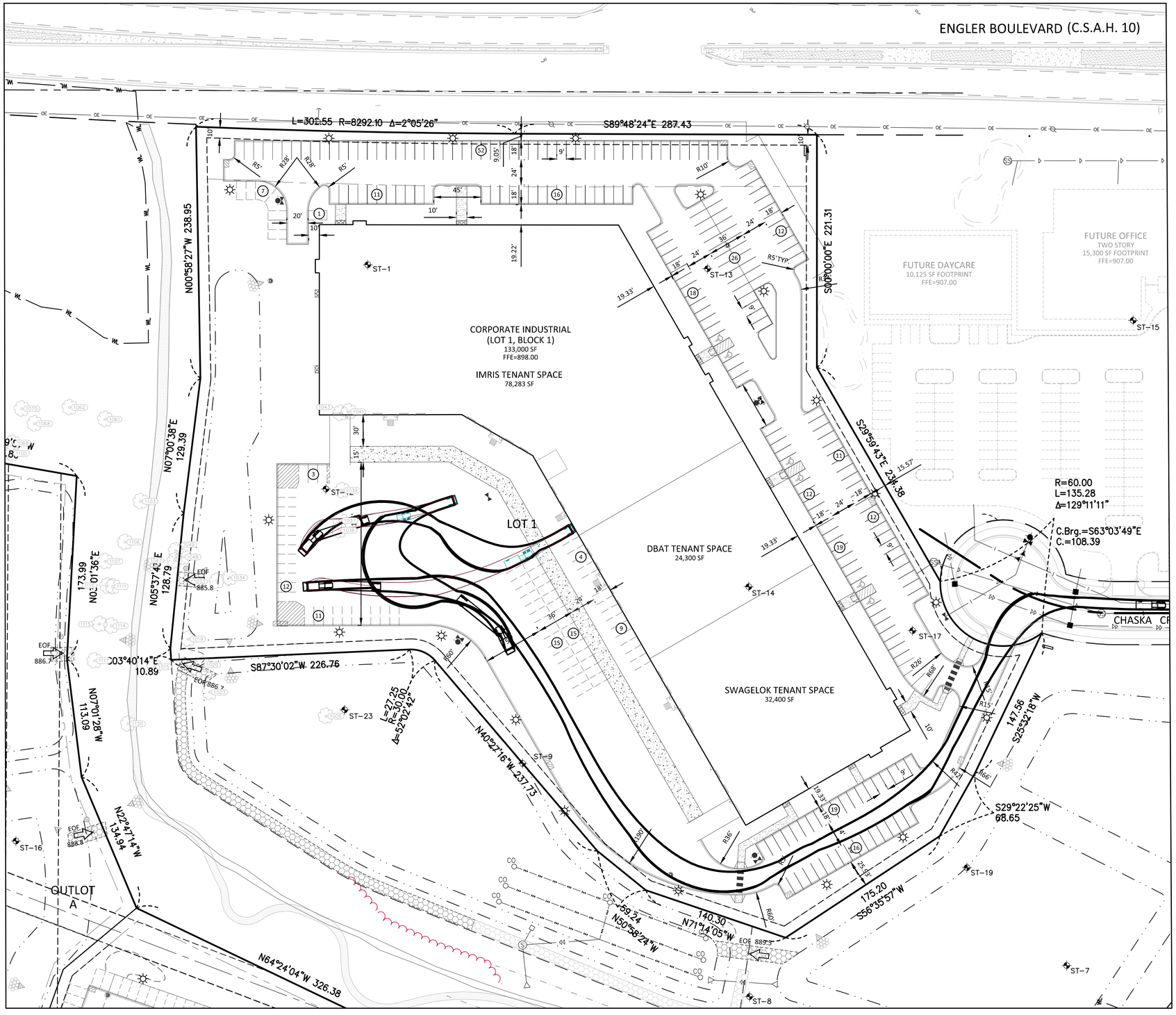
NORTH

0 50 100
SCALE IN FEET

08/06/2024

CHASKA CREEK INDUSTRIAL

OPPIDAN



LOT 1, BLOCK 1

IMRIS: 76,283 SF
25,000 SF OFFICE (1/250) = 100 STALLS
15,000 SF LAB (1/350) = 43 STALLS
36,283 WAREHOUSE (1/2000) = 18 STALLS
TOTAL CODE REQUIRED IMRIS PARKING = 161 STALLS

SWAGELOK: 32,400 SF
7,400 SF OFFICE (1/250) = 30 STALLS
25,000 SF WAREHOUSE (1/2000) = 13 STALLS
TOTAL CODE REQUIRED SWAGELOK PARKING = 43 STALLS

DBAT: 24,300 SF
2,700 SF OFFICE (1/250) = 11 STALLS
21,600 SF RECREATIONAL (1/300 + 15 STALLS) = 87 STALS
TOTAL CODE REQUIRED DBAT PARKING = 98 STALLS

TOTAL BUILDING 2 CODE REQUIRED PARKING = 302 STALLS

PARKING PROVIDED = 225 STALLS
PROOF OF PARKING = 77 STALLS
TOTAL PARKING AVAILABLE = 302 STALLS

NORTH

0 50 100
SCALE IN FEET

08/05/2024

CHASKA CREEK INDUSTRIAL

OPPIDAN

ENGLER BOULEVARD (C.S.A.H. 10)

L=302.55 R=8292.10 Δ=2°05'26"

S89°48'24"E 287.43

N00°58'27"W 238.95

N07°00'38"E 129.39

N03°01'36"E 173.99

N05°37'43"E 128.79

N03°40'14"E 10.89

S87°30'02"W 226.76

N07°01'28"W 113.09

N22°47'14"W 134.94

GUTLOT A

N64°24'04"W 326.38

S00°00'00"E 221.31

S29°59'43"E 234.38

R=60.00
L=135.28
Δ=129°11'11"
C.Brg.=S63°03'49"E
C.=108.39

CHASKA CR

S25°32'18"W 147.56

S29°22'25"W 68.65

175.20 S56°35'57"W

140.30 N71°14'05"W

59.24 N50°38'24"W

N40°27'16"W 237.73

L=27.25
R=30.00
Δ=52°02'42"

CORPORATE INDUSTRIAL
(LOT 1, BLOCK 1)
133,000 SF
FFE=898.00

IMRIS TENANT SPACE
78,283 SF

LOT 1

DBAT TENANT SPACE
24,300 SF

SWAGELOK TENANT SPACE
32,400 SF

FUTURE DAYCARE
10,125 SF FOOTPRINT
FFE=907.00

FUTURE OFFICE
TWO STORY
15,300 SF FOOTPRINT
FFE=907.00

ST–1 ST–2 ST–7 ST–8 ST–9 ST–13 ST–14 ST–15 ST–16 ST–17 ST–19 ST–23

EOF 885.8 EOF 886.7 EOF 888.8 EOF 889.3

LOT 1, BLOCK 1

IMRIS: 76,283 SF
25,000 SF OFFICE (1/250) = 100 STALLS
15,000 SF LAB (1/350) = 43 STALLS
36,283 WAREHOUSE (1/2000) = 18 STALLS
TOTAL CODE REQUIRED IMRIS PARKING = 161 STALLS

SWAGELOK: 32,400 SF
7,400 SF OFFICE (1/250) = 30 STALLS
25,000 SF WAREHOUSE (1/2000) = 13 STALLS
TOTAL CODE REQUIRED SWAGELOK PARKING = 43 STALLS

DBAT: 24,300 SF
2,700 SF OFFICE (1/250) = 11 STALLS
21,600 SF RECREATIONAL (1/300 + 15 STALLS) = 87 STALS
TOTAL CODE REQUIRED DBAT PARKING = 98 STALLS

TOTAL BUILDING 2 CODE REQUIRED PARKING = 302 STALLS

PARKING PROVIDED = 225 STALLS
PROOF OF PARKING = 77 STALLS
TOTAL PARKING AVAILABLE = 302 STALLS

NORTH

0 50 100
SCALE IN FEET

08/05/2024

CHASKA CREEK INDUSTRIAL

OPPIDAN

Sambatek
www.sambatek.com

ENGLER BOULEVARD (C.S.A.H. 10)

L=301.55 R=8292.10 Δ=2°05'26"

S89°48'24"E 287.43

N00°58'27"W 238.95

S00°00'00"E 221.31

N07°00'38"E 129.39

N05°37'43"E 128.79

173.99 N03°10'36"E

S03°40'14"E 10.89

S87°30'02"W 226.76

N07°01'28"W 113.09

N22°47'14"W 134.94

OUTLOT A

N64°24'04"W 326.38

L=27.25 R=30.00 Δ=52°02'42"

N40°27'16"W 237.73

59.24 N50°38'24"W

140.30 N71°14'05"W

175.20 S56°35'57"W

S25°32'18"W 147.56

S29°22'25"W 68.65

S29°59'43"E 234.38

R=60.00 L=135.28 Δ=129°11'11"

C.Brg.=S63°03'49"E C.=108.39

CHASKA CR

CORPORATE INDUSTRIAL (LOT 1, BLOCK 1)
133,000 SF
FFE=898.00

IMRIS TENANT SPACE
78,283 SF

LOT 1

DBAT TENANT SPACE
24,300 SF

SWAGELOK TENANT SPACE
32,400 SF

FUTURE OFFICE
TWO STORY
15,300 SF FOOTPRINT
FFE=907.00

FUTURE DAYCARE
10,125 SF FOOTPRINT
FFE=907.00

ST-1 ST-7 ST-8 ST-9 ST-13 ST-14 ST-15 ST-16 ST-17 ST-19 ST-23

EOF 886.7 EOF 886.2 EOF 885.8 EOF 888.8 EOF 889.3

LOT 1, BLOCK 1

IMRIS: 76,283 SF
25,000 SF OFFICE (1/250) = 100 STALLS
15,000 SF LAB (1/350) = 43 STALLS
36,283 WAREHOUSE (1/2000) = 18 STALLS
TOTAL CODE REQUIRED IMRIS PARKING = 161 STALLS

SWAGELOK: 32,400 SF
7,400 SF OFFICE (1/250) = 30 STALLS
25,000 SF WAREHOUSE (1/2000) = 13 STALLS
TOTAL CODE REQUIRED SWAGELOK PARKING = 43 STALLS

DBAT: 24,300 SF
2,700 SF OFFICE (1/250) = 11 STALLS
21,600 SF RECREATIONAL (1/300 + 15 STALLS) = 87 STALS
TOTAL CODE REQUIRED DBAT PARKING = 98 STALLS

TOTAL BUILDING 2 CODE REQUIRED PARKING = 302 STALLS

PARKING PROVIDED = 225 STALLS
PROOF OF PARKING = 77 STALLS
TOTAL PARKING AVAILABLE = 302 STALLS

NORTH

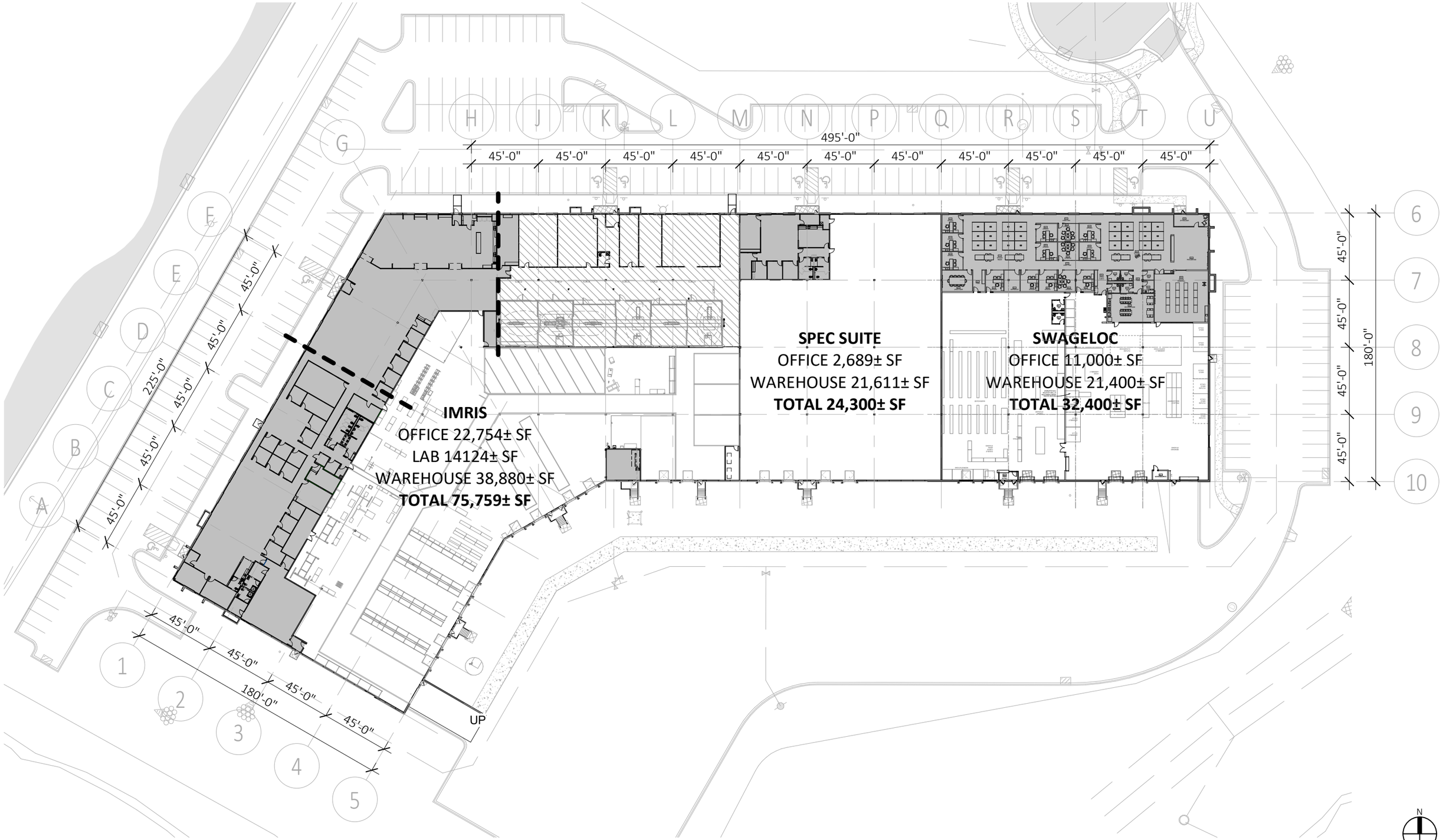
0 50 100
SCALE IN FEET

08/05/2024

CHASKA CREEK INDUSTRIAL

OPPIDAN

Sambatek
www.sambatek.com

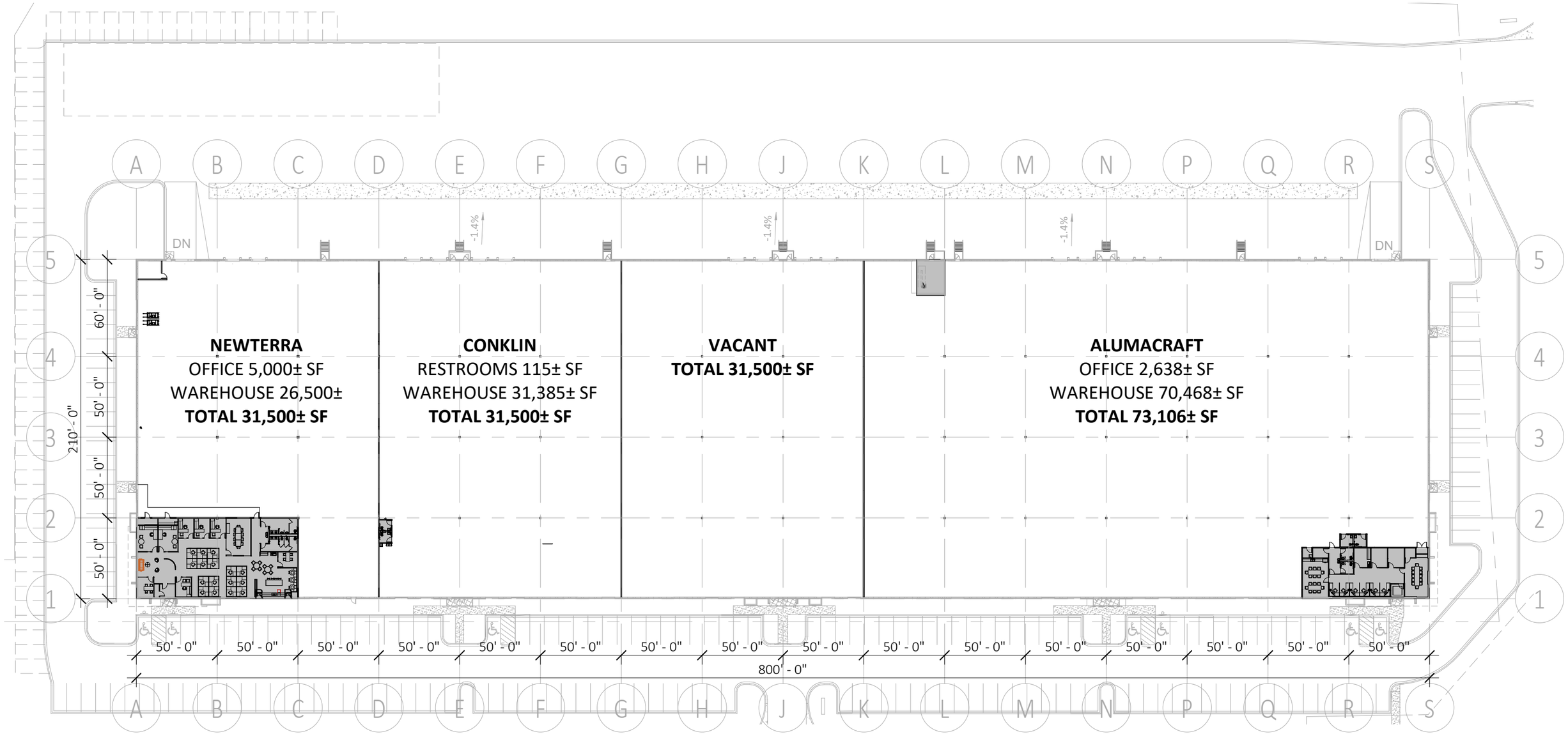


TENANT BUILD-OUTS

CHASKA, MN
08/08/2024

CHASKA CREEK 2

MOHAGEN HANSEN
Architecture | Interiors



N

TENANT BUILD-OUTS

CHASKA, MN
08/08/2024

CHASKA CREEK 1

MOHAGEN HANSEN
Architecture | Interiors

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/9/2024

Subject: **Goddard School – Concept Plan**

Applicant: Chris Walters, on behalf of the Goddard School

Location: 1580 White Oak Dr

Case No.: P.C. No. 2024-17

Synopsis: The applicant is requesting approval of Concept Plan for Goddard School, a licensed daycare facility at 1580 White Oak Drive

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background

- **Previous Approvals**

  The preliminary plat of NORTH MEADOW EIGHTH ADDITION was originally approved in 1990. It included three commercial/ office lots, one residential lot, and the centralized fire station. Several approvals, extensions, and reaffirmations of the plat occurred until it was ultimately approved and filed with Carver County in 1993.



Figure 1: Aerial

More historical information can be found in the Supporting Information section of the staff report.

In Nov. 1990, the city council adopted Resolution No. 90-43, approving the final site and building plans for the Jonathan/ North Meadow Clinic. The two-phase plan included roughly 28,000 square feet of medical office space and 120 parking stalls (50 were required for phase one). Building materials included Chaska Brick, stucco, and a standing seam metal roof. Construction began on the building shortly after.

In May 1991, it was discovered during the construction process that the roof material had been changed from the approved standing seam metal roof to asphalt shingles. The council approved the amendment to allow varying roof materials, and Phase One construction continued.

Currently, three medical/ Office and one restaurant tenant occupy Phase One. Phase Two was never completed.

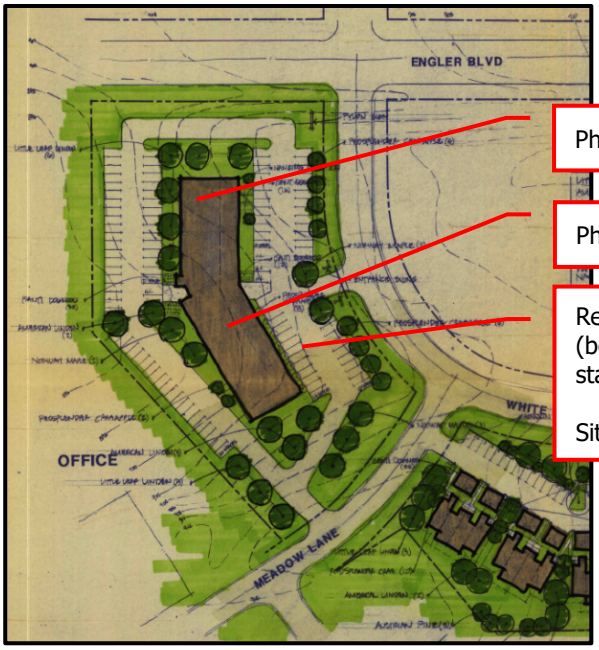


Figure 2: 1990 Site Plan

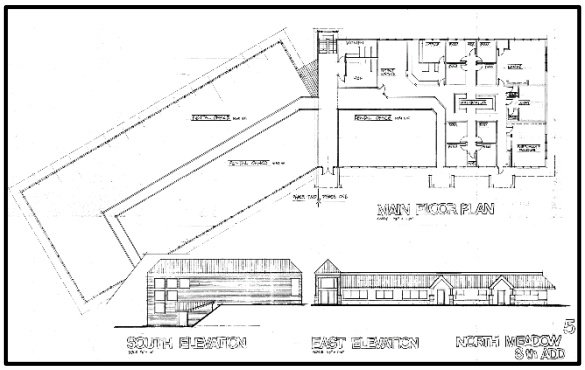


Figure 3: Building Plans

Concept Plan

The following is intended to summarize the applicant's plans:

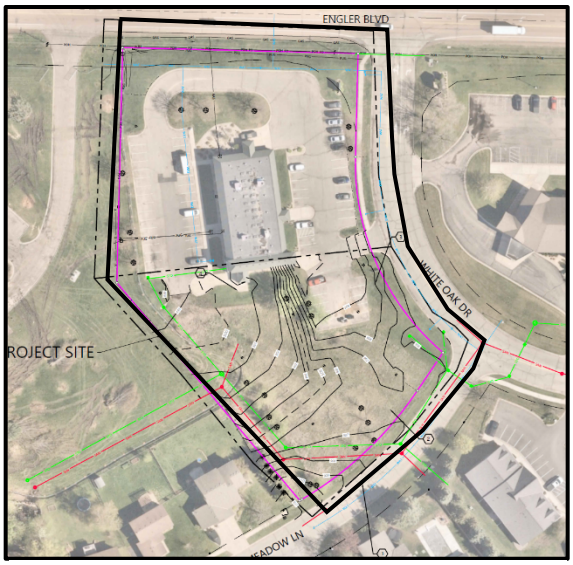


Figure 4: Existing Conditions - Aerial

- **Existing Conditions.** The subject property is roughly 2.5 acres and contains a roughly 12,000-square-foot building on the north half of the site. Parking lots – containing 70 stalls and connecting drive lanes wrap around three sides of the existing building. A sidewalk exists east of the building along the eastern property line from the Engler Blvd/ White Oak Drive intersection to the site's access driveway.

  Generally, the property's highest point is near the existing access to White Oak Drive. From this point, the property generally slopes downwards in all directions. The locations of 21 trees have been surveyed on the property. A full tree inventory has not been submitted, but the applicant's narrative and staff's site visit suggest the site is generally vegetated with boxelder and ash species.[1]

- **Concept Plan.** The concept plan contemplates creating a new lot for a roughly 13,050-square-foot daycare building.

  The daycare would be licensed for up to 159 children and have up to 35 employees. Hours of operation would be 7 a.m. – 6 p.m., Monday through Friday.

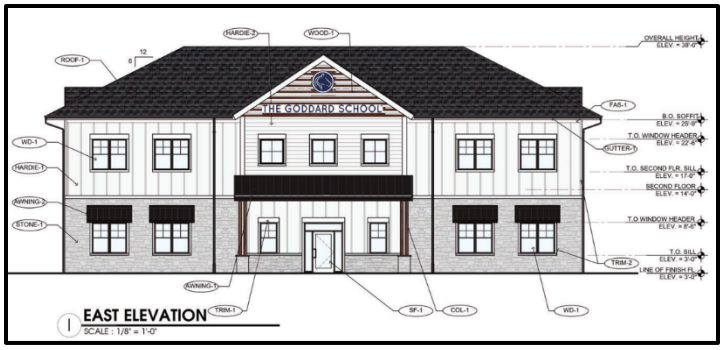
  

Figure 5: Proposed Building

  Building: The two-story building would be 31 feet tall[2], with a footprint of 6,525 square feet. Primary façade materials are Hardie board and stone.

[1] A tree inventory would be required for a Preliminary Plat application to be considered complete.

[2] By City Code Sec. 15.04.020, building height is the vertical distance measured from the curb level to the mean height level between eaves and ridge of gable.

Playgrounds: Two fenced play areas with play structures would be constructed on the south and west sides of the new building. The play areas are shown in pink in the image right.

Access and parking: Access to the new site would utilize the existing access onto White Oak Drive.

Utilities and stormwater: City utilities – sanitary sewer and water – are readily available for connection. Stormwater would be collected and directed to underground systems within the parking lots.

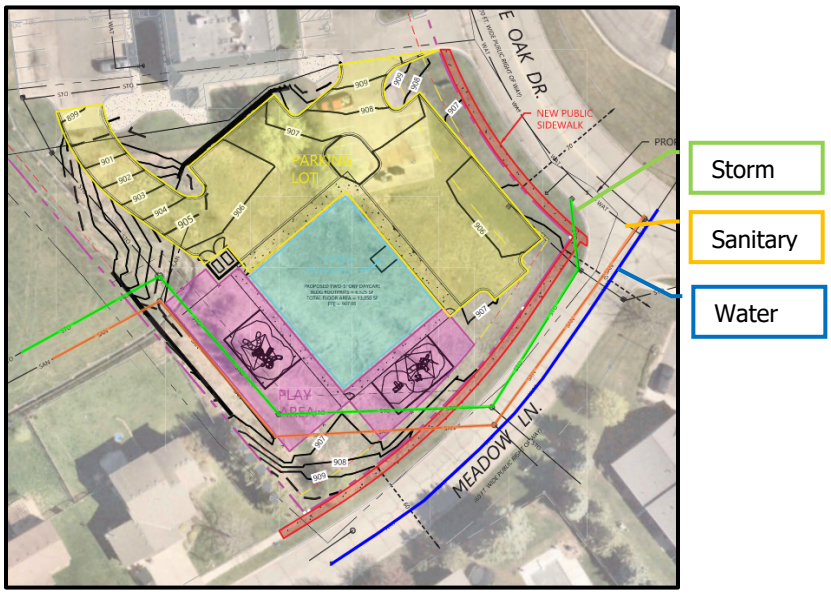


Figure 6: Concept Plan

Existing city storm and sanitary sewer infrastructure is located in the southwest corner of the site (generally in the area of the new play areas). Public easements do not currently exist over the pipes.

Landscaping: The landscaping plan includes a mix of coniferous and deciduous trees and areas planted with shrubs and perennials[3].

Pedestrian Improvements: Currently, public sidewalks terminate at the site access onto White Oak Drive (midway through the subject property) and west of the site on the north side of Meadow Lane. The proposed sidewalk would close the pedestrian gap by connecting the two existing sidewalks and the intersection of White Oak Dr and Meadow Lane.

Trash enclosure: Two new trash enclosures would be constructed. The trash enclosure to serve the existing building would be in the southwest corner of the building on the existing sidewalk. A trash enclosure to serve the daycare would be in the northwest corner of the new building within the parking lot.

- **Land Use.** The property is currently zoned PCD-5, Planned Commercial Development-5 – 5, and is guided for commercial use by the 2040 Comprehensive Plan.

- **Neighborhood meeting.** A neighborhood meeting was held on Aug. 6, 2024. Seven residents attended the meeting and asked questions about daycare operations, site and building plans, screening of the playground, and construction timelines of the Engler

[3] Additional information is needed. This has been included as a condition of approval.

Blvd and the daycare construction projects. The applicant's summary of the neighborhood meeting is attached.

Issue Identification and Staff Analysis

- **Is the use appropriate for the site?**

  Yes. The property is guided for commercial by the city's 2040 Comprehensive Plan[4]. The property is zoned PCD-5. Daycares are consistent with the guidance and permitted uses.

- **Is the proposed building appropriate?**

  Generally, yes. However, a variance reducing the southern – interior – setback from 30 to 0 feet would be required unless the interior lot line is adjusted. The table on the following page is intended to summarize setback information:

	Existing Office Building		Proposed Daycare Building	
	Required	**Proposed**	**Required**	**Proposed**
Northern setback	125 ft (centerline)	135 ft	30 ft	81 ft *
Eastern setback	35 ft	91 ft	35 ft	80 ft
Southern setback	30 ft	0 ft *	35 ft	39.5 ft
Western setback	30 ft	97 ft	30 ft	60 ft

However, adjusting the lot line would eliminate the need for a variance[6].

Building design and materials: The proposed building's façade would be comprised of high-quality materials[5], as:

	Required	**Proposed**
Class I	Min. of 3 materials Be at least 70 percent	Hardie Board, Stone and Glass (100%)
Class II	Not exceed 30 percent	None
Class III		Wood accent on the awning.

The entrance of the new building would be four feet lower than the existing building, which is a single-story walkout. Due to the site's topography, it was previously anticipated that Phase Two of the clinic building would be "taller" phase. The proposed building is generally consistent with the height previously anticipated.

[4] Per the 2040 Comprehensive Guide Plan, lots or parcels are guided for retail sales establishments offering goods and services to the general public. Professional offices, hotels/ motels, and all recreational services that are predominantly owned and operated for profit are also included.

[5] City Code Sec. 15.28.120: Building Design; Materials

Trash enclosures: Trash enclosures comply with applicable setbacks and would be required to match the exterior of the principal structure building materials [5 and 6].

- **Are the proposed site improvements reasonable?**

  Yes. The following is intended to summarize staff's findings:

  Grading: The site would be regraded to accommodate the new building, play areas and parking areas. In addition to the site grading, two retaining walls are proposed to "tie" the grading into the surrounding area and create "flattened" parking and play areas. Based on the conceptual grading plan, the northern wall along the interior lot line would be roughly 5-7 feet tall, and the retaining wall along the western property line would be roughly 4-5 feet tall. The western retaining wall is located within a proposed drainage and utility easement, which typically would not be allowed. A plan clearly illustrating property lines, easements, grading, and retaining walls will be needed for review[6].

  Landscaping: Several trees would be removed for the new building and site improvements. The table, on the following page, is intended to summarize the site's landscaping requirements:

	Required		**Proposed ***
	Proposed Building	**Entire Site**	
Overstory trees	41 caliper inches (17 trees)	77 caliper inches (31 trees)	14 trees 9 existing trees 23 trees
Understory trees	5 trees	8 trees	5 trees
Shrubs	22 shrubs	46 shrubs	53 shrubs
* A more detailed landscaping plan for the entire site is required [7]			

The proposal would "trigger" the landscaping ordinance. If the proposal moves forward, a more detailed tree preservation and landscaping plan is required to ensure compliance with the ordinance[7]. This plan would need to accommodate the entire site.

Utilities and stormwater: Utilities and public infrastructure exist onsite, some without easements. Staff will continue coordinating with the applicant before application submission for platting to ensure: (1) the location of private improvements would allow continued maintenance and future replacement of public infrastructure; and (2) proper easements are dedicated[7].

The plan contemplates the use of underground facilities for stormwater management. This plan would not need to provide stormwater treatment for the existing building. However, drainage from the existing building must be accommodated if it flows

[6] This has been added as a condition of approval.
[7] Included as a condition of approval.

towards/ into the system. Staff will continue to coordinate with the applicant to ensure the stormwater management plan meets: (1) city and county stormwater standards are met; and (2) can adequately support fire trucks if located within the parking lot, as currently contemplated.

Pedestrian Connections: The proposed pedestrian connections are appropriate and would close an existing gap in the sidewalk infrastructure along Meadow Lane and White Oak Dr. This connection will be even more important as an 8-foot trail on the south side of Engler Blvd (along the northern property line) is proposed as part of the upcoming Hwy 41/ 10 project. More information on the project can be found in the Supporting Information section of this report. As part of the project, a portion of the existing sidewalk along White Oak Dr will be reconstructed to accommodate the roundabout. Staff will coordinate with the applicant to ensure the upcoming improvements are included on future plans[7].

Staff has two identified two opportunities to improve pedestrian connections and safety within the site:

1. Currently, a 7-foot sidewalk separates the building and the parking lot. The landscaping plan suggests that bollards – separating the two areas – would completely surround the north and east sides of the sidewalk/ building. While this would prevent parked vehicle overhang onto the sidewalk, this still reduces sidewalk width. Alternatives should be explored.

2. A sidewalk connection to the larger sidewalk network along Meadow Lane to accommodate – and encourage - walkers and bikers to the site.

A site circulation plan exploring opportunities to improve the pedestrian experience and connectivity is required.

- **Can the required parking be accommodated onsite?**

  Yes. Typically, parking lots must be setback at least 10 feet from property lines abutting rights-of-way and residential properties and 5 feet from all other property lines unless the lot is a joint or adjoining parking facility subject to a cross-access easement or agreement.[8] The proposed parking lot would meet all required setbacks from adjacent rights-of-way. The parking lot would not require a variance as cross-access agreements/ easements are required[9].

  By code, 83 stalls would be required for the proposed and existing conditions onsite. The proposal includes 114, as summarized below:

	Use	Square	City Code	Proposed/

[8] City Code Sec. 15.28.030: Off-street parking

[9] This has been included as a condition of approval.

		Footage *	Calculation	Required	Existing
1990 approval	Phase One: Medical office	13,300 sq. ft.	1 stall: 250 sq. ft.	54 stalls	120 stalls
	Phase Two: Medical	14,700 sq. ft.		59 stalls	
	Total			113 stalls	
Existing Building	Medical – dental office	10,500 sq. ft.	1 stall: 250 sq. ft.	45 stalls	70 stalls
	Restaurant	1,150 sq. ft.	1 stall: 3 seats	3 stalls	
	Total			48 stalls	
Proposed Building	Daycare	13,050 sq. ft.	1 stall: 1 employee	35 stalls**	44 stalls
Total				83 stalls	114 stalls
				* Rounded to the nearest 5 sq. ft. ** Center anticipates 22 – 35 employees.	

- **Can the anticipated traffic be accommodated?**

  Yes. As proposed, generated traffic would utilize the existing local roadway network to Engler Blvd, which is classified as an A-minor Expander[10].

  Staff acknowledges that daycares' trip generation and a.m. and p.m. peak hours are much different from the originally approved office uses for the site. To better understand the difference, staff reviewed trip generation data from the Institute of Transportation Engineers[11].

  As shown in the following table, the site (existing building tenants and the new daycare) would generate roughly 100 more average daily trips than initially anticipated in the 1990s.

			Vehicular Trip Rates *		
	Use	**Square footage ****	**Average Daily Trips**	**AM Peak hour**	**PM Peak hour**
1990 approval	Phase One	13,300 sq. ft.	479	50	64
	Phase Two	14,700 sq. ft.	529	55	70
	Total	*28,000 sq. ft.*	*1,008*	*105*	*134*
Existing Building	Medical – dental office	10,500 sq. ft.	378	39	50
	Restaurant	1,150 sq. ft.	107	6	20 ***
	Total	*11,650 sq. ft.*	*485*	*45*	*70*
Proposed Building	Daycare	13,050 sq. ft.	621	153	154

[10] City of Chaska 2040 Comprehensive Guide Plan, Chapter 6: Transportation

[11] Institute of Transportation Engineers (ITE). (2023). *Trip Generation Manual, 11th Edition.* Institute of Transportation Engineers.

Total	24,700 sq. ft.	1,106	198	224
				** 11th Edition of the Trip Generation Manual* *** rounded to the nearest 5 sq. ft.* **** business closes in the early afternoon*

Acknowledging the trips generated from the site would utilize the county's roadway system; staff provided a copy of the plan to Carver County for review. The county ultimately concluded:

1. While the estimated number of trips generated to and from the site would typically trigger a Traffic Impact Analysis (TIA), the proposed development is utilizing an existing access onto a local roadway system. Therefore, a TIA would not be required by the county.

2. The intersection of CSAH 10/ White Oak Dr will be converted to a multilane roundabout as part of the upcoming Hwy 41/ 10 project. The county has no concerns regarding the roundabout's ability to accommodate the increased traffic generation from the site, and therefore, no additional intersection analysis is necessary.

While the current concept plan contemplates utilization of the existing access, the 1990s plan included southern access onto Meadow Lane. The opportunity to provide secondary access onto Meadow Lane, as originally contemplated, should be explored[12].

Summary Comments

A daycare would be an appropriate use for the site. While the site would operate differently than the medical/ office use originally contemplated for the site, the proposal would not have an adverse impact on the surrounding area.

Deadline for Agency Decisions

Complete Application Received	60-day review *	**120 – day ****
September 3, 2024	November 2, 2024	January 1, 2025
* 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 *with the petitioner's consent,* extend the review period beyond January 1, 2025		

Planning Commission Action Requested:

Motion to recommend approval of the concept plan for the Goddard School, subject to the following conditions:

1. Approvals shall be based on the following exhibits and plans unless modified by the conditions below:

[12] This has been added as a condition of approval.

a. Concept Site Plan Review – Project Narrative
b. Existing Conditions, dated Aug. 29, 2024
c. Concept Plans and Views, dated Aug. 29, 2024
d. Landscaping Plan, dated Aug. 29, 2024
e. Building Elevations and Exterior Materials, dated July 26, 2024
f. Floor Plans, dated Aug. 27, 2024

2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a subdivision application to be complete:
    a. Tree inventory and preservation plan;
    b. All plans must:
        i. Include the northerly portion of the property and existing building unless included as a detail plan.
        ii. Accurately depict property lines and items related to the upcoming County project, including (1) trail and reconfigured sidewalk; (2) easements (temporary and permanent); and (3) roadway.
        iii. Adjust the interior lot line should be adjusted to eliminate the need for a setback variance for the existing building.
    c. A plan identifying property lines, existing and proposed utilities, existing and proposed easements, grading, and retaining walls for the entire site.
    d. Landscaping plan. This plan must:
        i. Meet landscaping requirements outlined in Sec. 15.28.070: Landscaping and Screening and
        ii. Provide buffering to adjacent residential properties.
    e. Site circulation plan. This plan should consider:
        i. Improve the pedestrian experience within the site and connectivity to the exterior network.
        ii. Secondary access onto Meadow Lane, as originally contemplated for the site in the 1990s.
    f. Stormwater plan meeting city requirements.
3. Compliance with the City's Engineering Memo dated Oct. 2, 2024.
4. Compliance with City Ordinances, including:
    a. Sec. 15.36.080, Subdivision Design Standards.
    b. Sec. 15.28.110, Exterior Storage, Screening.
    c. Sec. 15.28.120, Building Design; Materials
    d. Sec. 15.58.250, Exterior lighting.
    e. Sec. 15.28.210, Fences.
5. Prior to final plat, the following is required:
    a. Cross-access agreements and easements, as required by the city engineer.
    b. Easements over public infrastructure, as required by the city engineer.
6. Prior to release of permits:
    a. Sign permits will be required for all exterior signs.

[Supporting Information on the following page]

Supporting Information

Surrounding Properties:

	Use	Zoning	Land Use
Subject Property	Medical office building	PCD – 5	Commercial
Northerly	CSAH 10 / Engler Blvd		
Easterly	Bank	PCD – 5	Commercial
Southerly	Office Condos Residential – Single Family	PCD – 12 R1	Commercial Low Density
Westerly	Fire Station Residential – Single Family	P2 PMD – 3	Institutional Low Density

Site History

As previously mentioned, the preliminary plat of NORTH MEADOW 8TH ADDITION was originally approved in 1990. It included three commercial/ office lots, one residential lot, and the centralized fire station. At this time, the council also adopted the following:

1. Ordinance No. 473 rezoning the fire station property to P2, Public Buildings, and the two remaining properties to PCD-5, Planned Commercial Development 5; and

2. Resolution No. 90-125. The resolution approved a concept plan amendment and a partial rezoning for the North Meadow PMD. The resolution also outlined the permitted uses and setbacks for the three properties.

Before the final plat was filed with Carver County in 1993, the NORTH MEADOW 8TH ADDITION plat underwent several extensions, reaffirmations, and approvals. During this time, site and building plans were approved for the medical clinic on the subject property and for the bank building at 1575 White Oak Drive (east of the site).

It has come to staff's attention that the lot descriptions were changed between the rezoning and preliminary plat approval and the filing of the final plat, as shown on the following page:

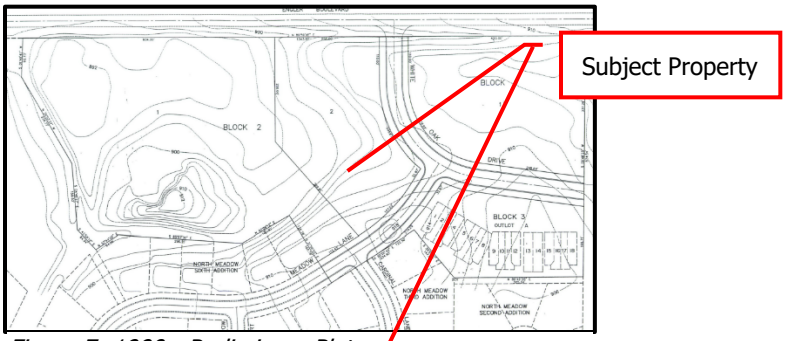


Figure 7: 1990 - Preliminary Plat

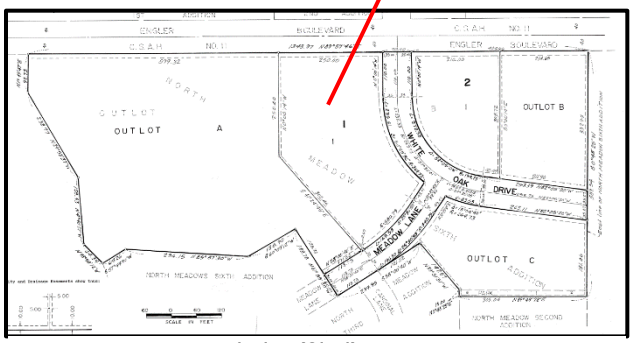


Figure 9: 1993 - Final Plat (filed)

While the building permits issued in the 1990s followed the intent of the permitted uses originally approved with Resolution No. 90-125, subsequent permits have not. Effectively, when the lot descriptions were switched, the uses allowed within each building also switched (but not officially).

Currently, the intended permitted uses for the subject property would not allow uses other than medical and professional offices. However, subsequent building permits and allowed tenants within the building have been consistent with the more diversified list of permitted users consistent with the filed final plat's lot description (originally intended for the bank building property).

Staff finds it appropriate to codify the larger diversified list of uses for both commercial properties. Staff will work with the city attorney to do during the development process.

Hwy 41/ CSAH 10

Carver County, in collaboration with MnDOT and Chaska, has been working to identify and implement transportation system improvements on Hwy 10 (Engler Blvd) from Bavaria Road to Park Ridge Drive.

The project schedule:

- Design phase: 2022-24

- Private utility work: 2024
- Construction phase: 202-26

The White Oak Drive and Engler Blvd intersection is being upgraded to a multilane roundabout. The county has acquired several easements (permanent and temporary) on the subject property for the roundabout construction. Additionally, an 8-foot trial is proposed along the northern property line (along the south side of Engler) and the existing sidewalk would be reconfigured to accommodate the roundabout.

The following layout is from the county's project page:

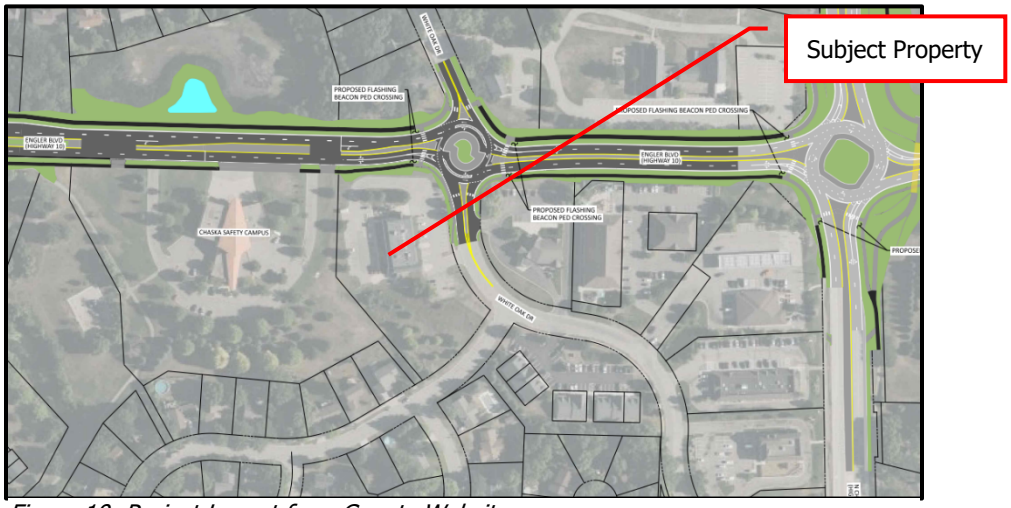


Figure 10: Project Layout from County Website

Concept Site Plan Review – Project Narrative
1580 White Oak Drive; Chaska, MN

We are proposing the development of a Goddard School Preschool and Early Childhood Education Center on the southerly portion of the 2.49 acre site. It is our intent to build a two-story building with architectural designs to compliment the adjacent neighborhood.

- Our mission is to provide the highest quality care and education by fostering children's creativity in a self-paced and resource rich play-based environment.
- Our vision is to be recognized as a premier provider and leave a lasting impression through our educational programs, talented team, and relationships in the community.
- Our Values:
    - Customer Focus: Prioritize our experience by providing a safe and secure environment that allows children the freedom to learn and grow at their own pace.
    - Integrity: Build trust by making ethical, transparent, and well-intentioned decisions.
    - Stewardship: Use our resources wisely to meet the needs of our employees, customers, and ensure long-term sustainability.
    - Teamwork: We are better when we work cohesively and collaboratively.

Neighborhood Meeting

A neighborhood meeting was held at the Chaska Community Center Rinkside Room on Tuesday, 8/6/24 from 6:00 PM to 8:00 PM. A site location map, concept site plan and exterior elevation inspiration photos were shared at the neighborhood meeting, in which a handful of neighborhood residents attended. The feedback received from the attendees was generally positive, with the consistent feedback/request from each neighborhood resident attendee being that the proposed building be designed to be complimentary to the adjacent residential neighborhood.

A complete summary of the neighborhood meeting, and the materials presented, is attached hereto.

Contributing to Chaska's Core Strategies:

- Chaska's High Quality of Life is Enhanced:
    - The Goddard School is a leader in childhood education and franchising because of its unique, successful program informed by a knowledgeable group of experts. The project will be a premium option for childcare in the expanding community of Chaska.

- Taxpayers Perceive they are Getting Cost-Effective Service:
    - Transparent Pricing – Clearly communicate pricing structure.
    - Value Proposition – Highlight unique benefits and value to our service.
    - Community Involvement – Participate in local events and initiatives.
    - Quality Assurance – Maintain the highest level of service quality.

- Well-Planned and Orderly Community Development as a Priority:
    - Sustainable Practices – Consider and incorporate eco-friendly measures into project design, such as energy efficiency and environmental considerations.
    - Economic Development – Create jobs and support local economies.

- Evaluation – Be open to feedback from community members and make necessary adjustments.
- Zoning and Land Use – Ensure that our business operations comply with local zoning laws and land use plans to promote orderly development.

- A Sense of Community and Small-Town Values are Maintained:
  - Goddard School's philosophy is to create a warm and welcoming learning environment that fosters a love of learning and a strong sense of community. Anthony and Laura Miller, the owner/operator of the proposed Goddard School, are current residents of Chaska and grew up in Delano. They understand the importance of community and have lived small-town values that include trust, respect, neighborliness, inclusivity, and involvement. It is who they are and will be a large influence in the day-to-day operations of the project.

- Commitment to Excellence:
  - The Goddard School's success is built on strong operating standards and guidelines and is a proven business system that delivers outstanding early childhood development. Our objectives as owners will be to focus on continuous improvement/development, innovation, and quality assurance.

- The ownership and use of the building may change over the years, how will the physical characteristic of the project enhance or reinforce the values of the City of Chaska:
  - The project will include architectural elements that will bridge the commercial property with a residential feel, enhancing current state.
  - Implement eco-friendly practices that contribute to the community's long-term health (e.g., recycling, drinking fountains for refills, planting of trees, etc.)
  - Be responsible and respectful owners that maintain and preserve the property.

Understanding of Place & Site Forces

The proposed development site is currently a vacant lot at the northwest corner of White Oak Drive and Meadow Lane. The site is currently vegetated with boxelder and green ash trees which are generally scrub and/or diseased-prone trees. Commercial and office buildings are located on the north side of the site and on the east side of White Oak Drive, with multi-family and single-family residential on the southeast side of Meadow Lane and single family residential to the southwest.

The proposed two-story commercial building will include architectural elements that provide residential style materials that will bridge adjacent commercial properties to a residential feel to fit into the existing fabric of the area. In the event there is a change in ownership and/or use of the building, the exterior will most likely remain and continue to provide a viable transition from commercial to residential areas.

Site design features include placing the building's entrance and parking area facing White Oak Drive to *limit/reduce* disturbance to the adjacent residents, construct public sidewalks along White Oak Drive and Meadow Lane to provide connectivity for the neighborhood, and provide visual enhancements with higher quality vegetation and manicured landscape areas.

There are existing public sanitary and storm sewer along the south and westerly sides of the property. The site layout was designed to provide/maintain access to the existing utility structures.

Utility Services

There are public utilities located within the adjacent streets and through the property for utility connections to the building. The sanitary sewer and storm sewer lines were previously constructed through the south and westerly portion of the site without benefit of an easement. As part of the lot split process, a public easement will be provided over the existing utilities.

Grading and Stormwater Management

The project site generally slopes from east to west and has an elevation drop of approximately 12 feet at the northwest corner of the proposed development area. It appears the site was previously mass graded for construction of a second office building similar to the existing 2-level/walkout office building located to the north of the proposed development area. The existing building's rear and side entrances are 12 feet lower than the front site entrance from White Oak Drive.

The proposed building will be constructed in the central portion of the development site and set at an elevation to facilitate the grade change across the site and accommodate a driveway connection with the adjacent office building. A split level building was considered that would have been consistent with the original intent of the previously approved plans. However, a two-story building was found to be preferred for natural lighting and viable emergency exits from classrooms.

On-site storm sewer pipe collects stormwater runoff from the overall site, including the adjacent north building and parking lot, and directs the discharge west to an existing off-site drainage basin.
The proposed site will generally slope from east to west. An underground stormwater retention and filtration system is proposed below the parking surface to provide rate control and water quality per city and watershed requirements. The stormwater runoff will continue to discharge via storm sewer pipe to the off-site drainage basin.

Parking and Turning Movements

Aaron and Lisa Amic, partners in the proposed Chaska location, have successfully managed or partnered with Goddard Schools in Plymouth, Medina, Minnetonka, and Lakeville over the past 17 years. The Medina location, which is similar in size to the planned Chaska center, operates at full capacity, serving 150 children in 110 families (some with more than one child so it isn't one car per child). Based on observations at Medina, the traffic flow is steady, with an average of one car entering the parking lot per minute during the peak hours of 7 AM to 9 AM. Pickup times exhibit a similar pattern, though slightly more dispersed. We believe that the traffic generated by A Goddard School is consistent, controlled, and spreads out over two hours in the morning and approximately 2.5 hours in the evening, resulting in a steady flow rather than a sudden influx of vehicles.

Vehicle traffic will utilize the existing driveway entrance to the property from White Oak Drive. The parking plan shows parking stalls along the east and north side of the proposed building and away from residential areas. Drive aisles are 24 feet wide. The site design will provide connections to the existing north parking lots and will provide circulation between the two parcels and around the north building for delivery truck and service vehicles.

Goddard School; Chaska, MN
Neighborhood Meeting – Discussion Summary
August 6, 2024

1. **Introductions:**
    a. Anthony & Laura Miller – Chaska residents and Owner/operators of the Chaska location.
    b. Aaron & Lisa Amic – current Goddard owners/operators in Medina, Plymouth, and Minnetonka, as well partners in the Chaska location.
    c. Chris Walters – construction manager w/ DBS Group.
    d. Shari Ahrens – civil engineer w/ Westwood Professional Services.

2. **Q&A Summary:**
    a. What is a Goddard School?
        i. Goddard School is a private preschool and early childhood education center.
    b. What ages are served?
        i. 6 weeks to 6 years old.
    c. # Children planned for the center?
        i. 159 children planned, within (10) classrooms ranging from infant to pre-school age.
        ii. The majority of the children are full-day students, and a few are half-day.
    d. # Employees planned for the center?
        i. Approximately 22 employees needed each day, so a total of 30 to 35 employees needed.
        ii. The owner/operator will be based on site – this is a Goddard requirement.
    e. What are the hours of operation?
        i. 7:00 AM to 6:00 PM, Monday thru Friday.
    f. What are the typical drop-off and pick-up hours?
        i. Drop off: 7:00 AM to 9:00 AM.
        ii. Pick-up: 4:00 PM to 5:30 PM.
    g. Can you describe the site layout?
        i. We are intending to utilize the existing ingress/egress currently serving the existing private clinic on White Oak Drive as a shared ingress/egress.
        ii. Parking – (44) stalls total:
            1. (34) stalls on site.
            2. (2) HC stalls on site.
            3. (8) stalls in cross-parking agreement with neighbor.
        iii. Emergency vehicle and refuse vehicle circulation is planned through the site with neighboring property.
        iv. Landscaping:
            1. Existing scrub trees will be removed.
            2. Existing evergreen trees in SW corner will remain as-is (note – these trees are located on City easement property).

3. Parking areas will be screened from neighboring residential properties and public streets per zoning code.
4. Playground areas will be screened from neighboring residential properties and public streets per zoning code – we are cognizant of reasonable screening for the neighbors directly to the West.

v. Pedestrian sidewalks shall be incorporated at White Oak Dr and Meadow Ln.
vi. Pour-in-Place (PIP) surface and synthetic turf planned in playground areas.

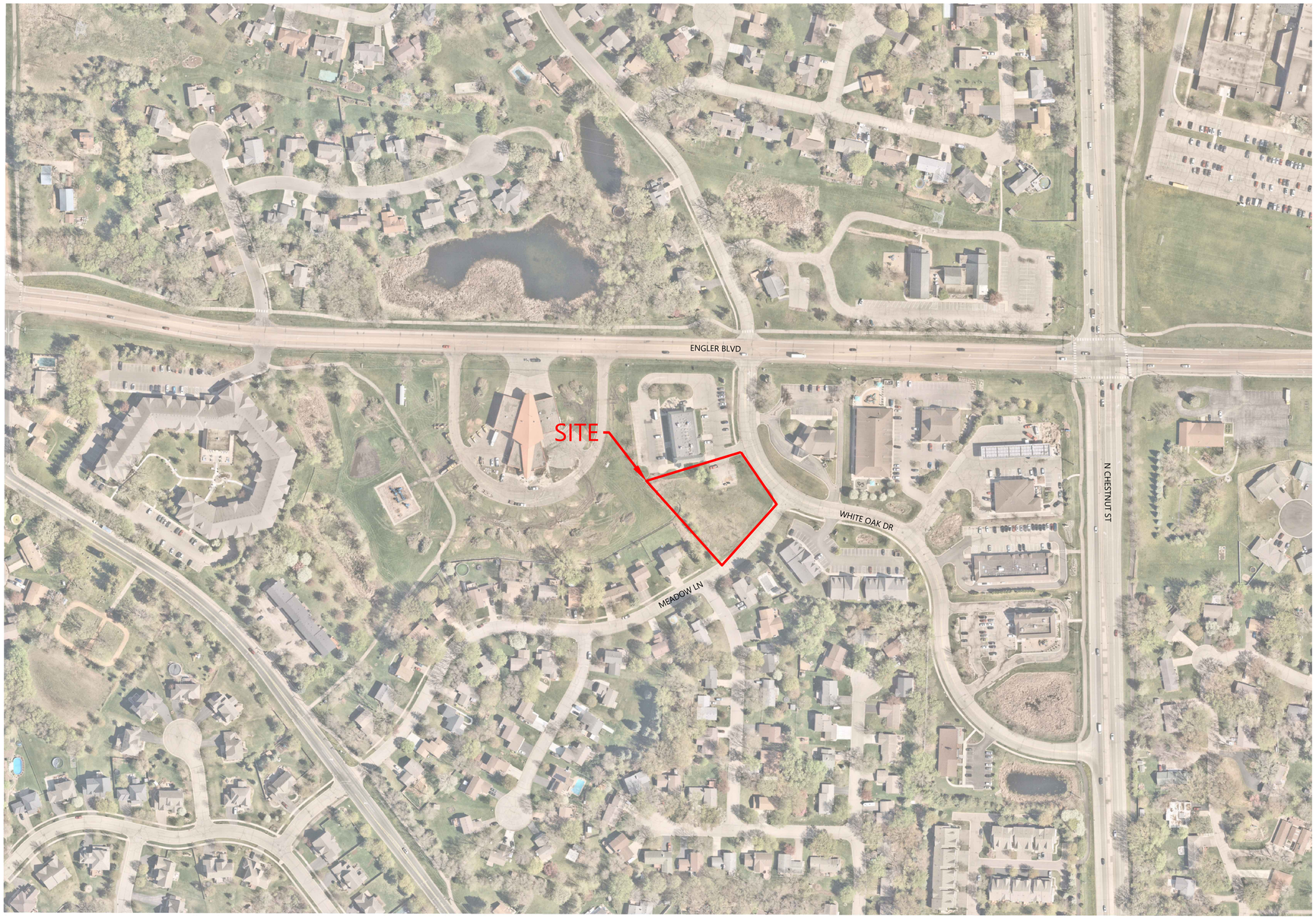
h. Can you describe the building?
   i. 2-story building planned, with ~6,500sf per floor.
   ii. Front/entry faces White Oak Drive.
   iii. Exterior Elevations:
      1. Not defined to date, but inspiration photos have been identified (see handout). The intent is to incorporate a building design that is complimentary to the nearby resident neighborhood.
      2. City requirements for Exterior Elevations:
         a. 70% Class I materials – (3) minimum.
         b. 30% Class II and Class III materials.

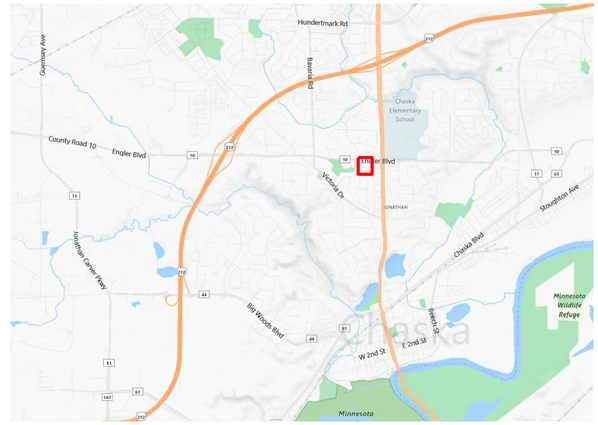
i. What is the timing of the roundabout on Engler Blvd?
   i. Our understanding is that the roundabout will be constructed in Spring of 2025, but that access to White Oak Drive will be maintained during construction.

j. What is the planned schedule for the Goddard School project?
   i. Construction start – May 2025.
   ii. Construction complete – January 2026.
   iii. Goddard School opening – Q1 2026.

© 2024 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





N:\0053220.00\DWG\CIVIL\CONCEPT PLAN\0053220CV00 - CONCEPT.DWG

CONCEPT PLAN

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 138.450373'
VERTICAL SCALE: 28' OR 14'

INITIAL ISSUE: 08/29/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

GODDARD
1580 WHITE OAK DRIVE
CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN 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: 08/29/24 LICENSE NO. .

CONCEPT PLAN
CHASKA, MN

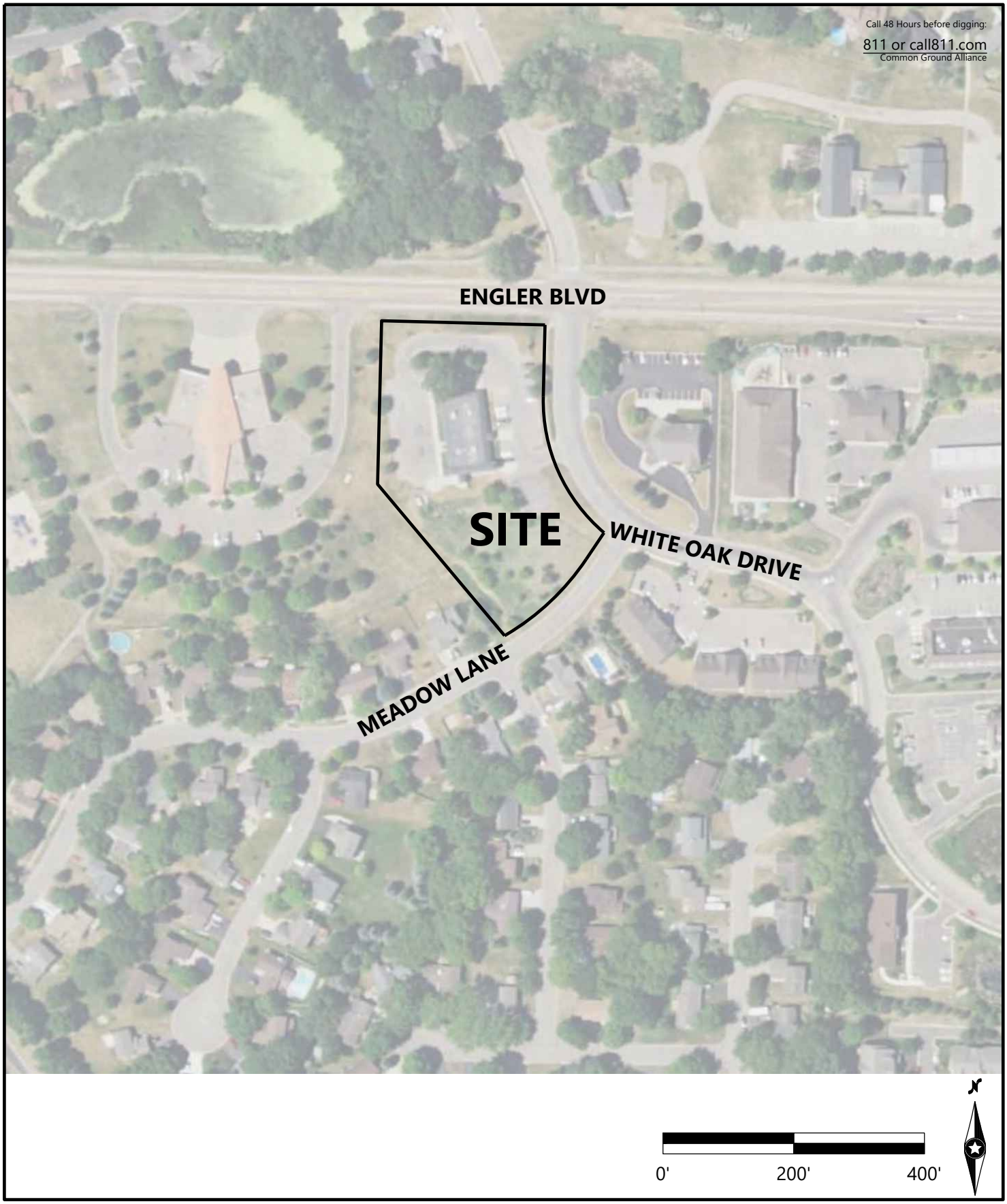
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPT - SITE LOCATION

PROJECT NUMBER: 0053220

SHEET NUMBER: 1 OF 4
DATE: 08/29/24

© 2024 Westwood Professional Services, Inc.



N:\0053220.00\DWG\CIVIL\EXHIBITS\0053220EX00.DWG

#########

GODDARD SCHOOL

CHASKA, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

EXISTING CONDITIONS

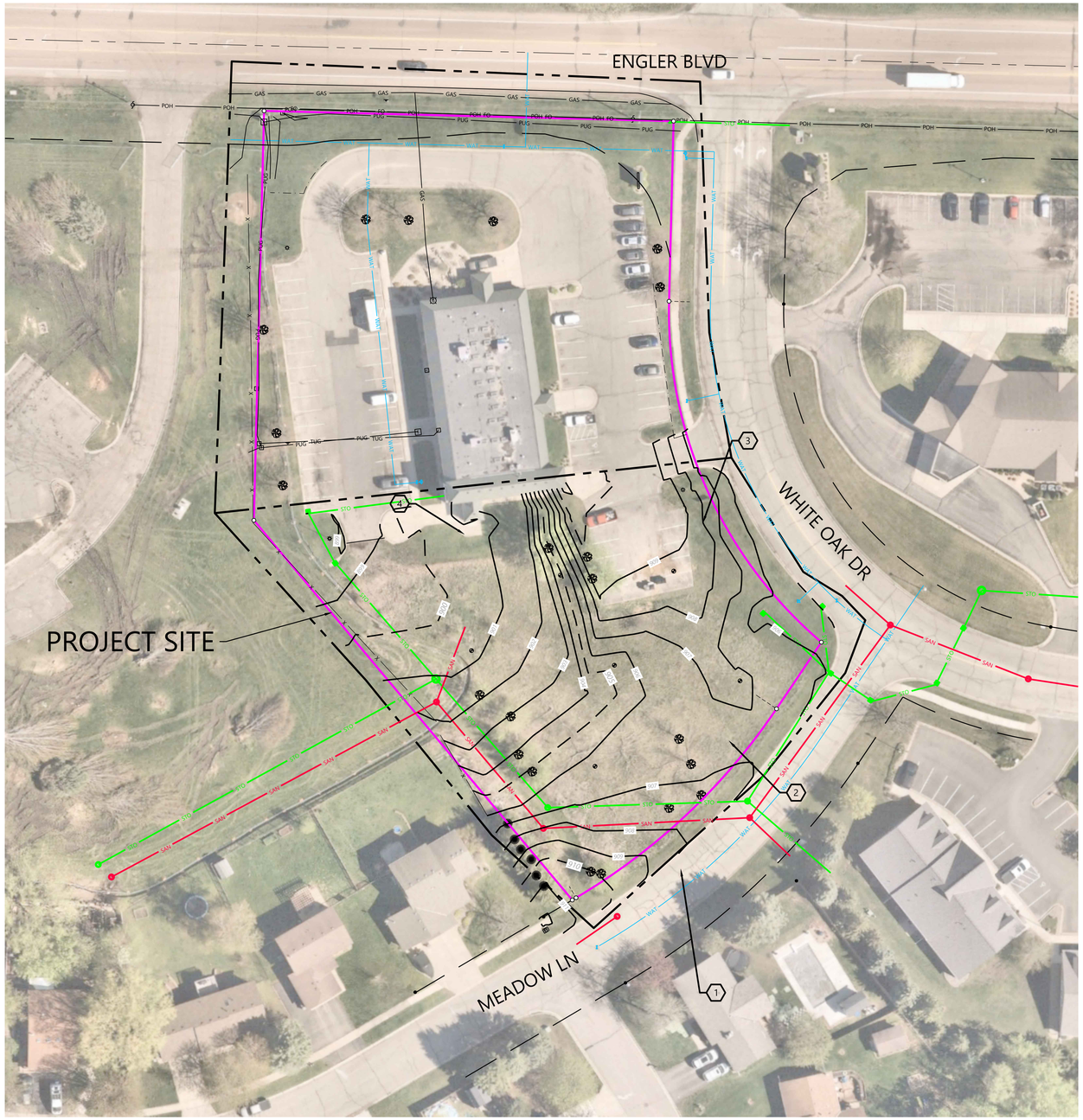
SHEET NUMBER: 1 OF 1

DATE: 07/19/2024

PROJECT NUMBER: 0053220.00

© 2024 Westwood Professional Services, Inc.

EXISTING CONDITIONS



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



1. ELEVATED STREET VIEW LOOKING NORTH AT SITE



2. VIEW LOOKING NORTH TOWARDS PROJECT SITE AND URGENT CARE FROM MEADOW LN



3. VIEW LOOKING SOUTH TOWARDS PROJECT SITE FROM WHITE OAK DR



4. VIEW LOOKING SOUTHEAST TOWARDS PROJECT SITE FROM SOUTHWEST SIDE OF PARKING LOT

1" = 40'
0' 40' 80' 120'

CONCEPT PLANS

CONCEPT PLAN

N:\0053220.00\DWG\CIVIL\CONCEPT PLAN\0053220EX00 - CONCEPT.DWG

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 08/29/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

GODDARD
1580 WHITE OAK DRIVE
CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN 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: 08/29/24 LICENSE NO. .

CONCEPT PLAN
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPT - EXISTING CONDITIONS

PROJECT NUMBER: 0053220

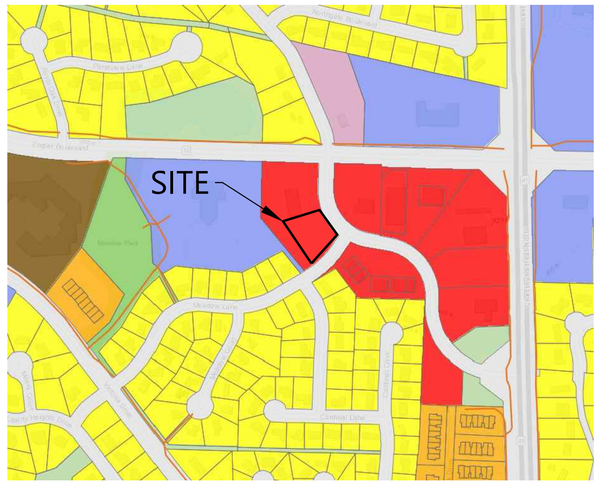
SHEET NUMBER: 2 OF 4
DATE: 08/29/24

© 2024 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



ZONING MAP



COMP MAP

SITE LEGEND

EXISTING

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE

1" = 40'

0' 40' 80' 120'

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

I HEREBY CERTIFY THAT THIS PLAN 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: _____ LICENSE NO. _____

Westwood
Phone (952) 937-5150 | 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 | Minnetonka, MN 55343
Toll Free (888) 937-5150 | westwoodps.com
Westwood Professional Services, Inc.

CONCEPT PLANS

SHEET NUMBER: 3 OF 4
DATE: 08/29/24
PROJECT NUMBER: 0053220

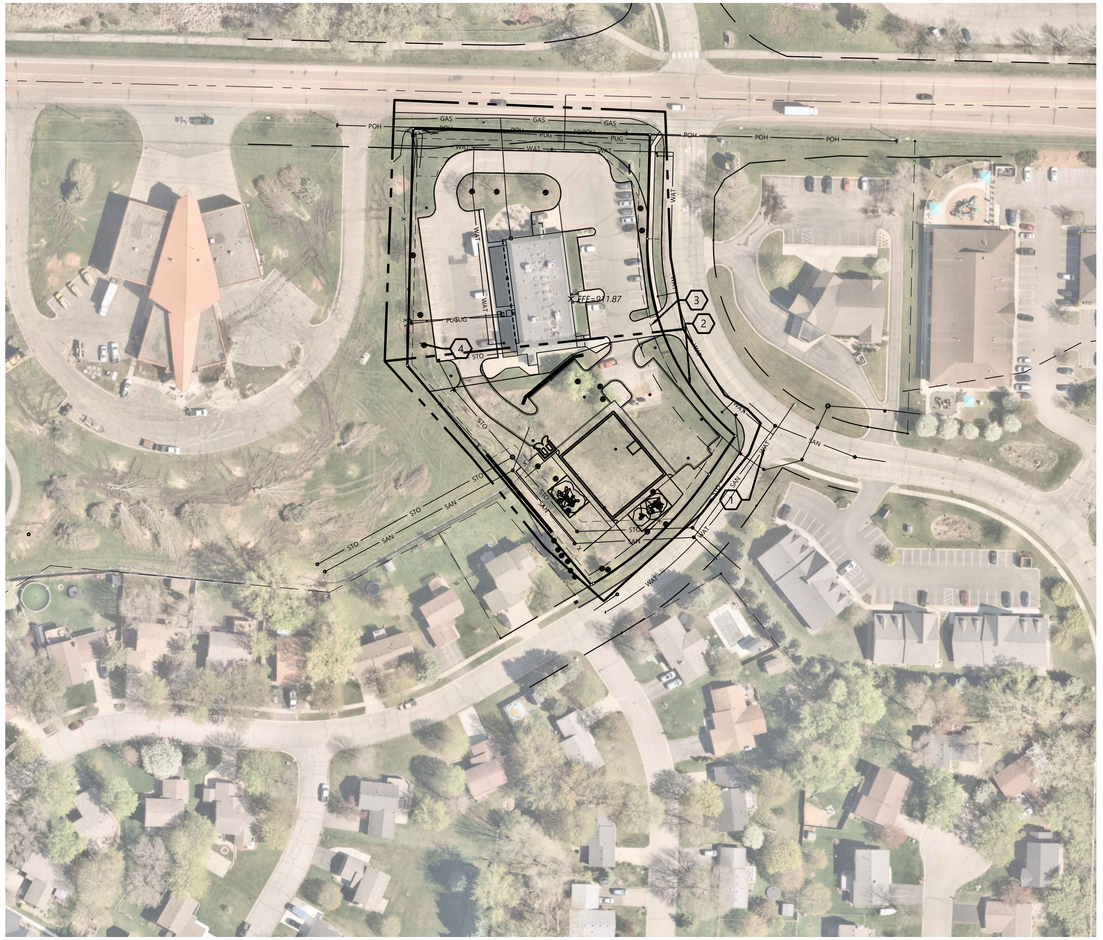
CONCEPT PLAN

N:\0053220\00\DWG\CIVIL\CONCEPT PLAN\0053220SD01 - CONCEPT.DWG

© 2024 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EXTERIOR VIEWS FROM SITE



SITE PLAN



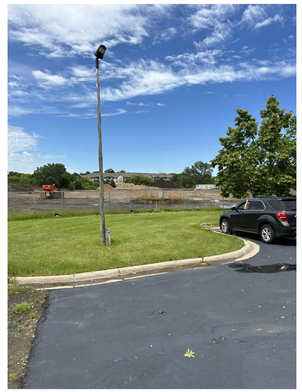
1. VIEW LOOKING EAST AT SECURITY BANK WITH PROJECT SITE ON THE LEFT



2. VIEW LOOKING SOUTH FROM WHITE OAK DR TOWARDS RESIDENT HOUSES WITH PROJECT SITE ON THE RIGHT



3. VIEW LOOKING WEST ON WHITE OAK DR TOWARDS THE URGENT CARE WITH PROJECT SITE ON THE LEFT



4. VIEW LOOKING WEST ON SOUTHWEST SIDE OF PARKING LOT TOWARDS THE FIRE STATION

1" = 80'

0' 80' 160' 240'

CONCEPT PLANS

N:\0053220.00\DWG\CIVIL\CONCEPT PLAN\0053220SP02 - CONCEPT.DWG

CONCEPT PLAN

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 80.00006'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 08/29/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

GODDARD
1580 WHITE OAK DRIVE
CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN 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: 08/29/24 LICENSE NO. .

CONCEPT PLAN
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPT - EXTERIOR VIEWS

PROJECT NUMBER: 0053220

SHEET NUMBER: 4 OF 4
DATE: 08/29/24

© 2019 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



LANDSCAPE LEGEND

- PROPOSED TURF AREA
- PROPOSED PLAY AREA SURFACE
- PROPOSED PLAY STRUCTURE SURFACE
- PROPOSED MULCH AREAS
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONIFEROUS OVERSTORY TREE
- PROPOSED DECIDUOUS OVERSTORY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: SSA
CHECKED: SSA
DRAWN: AKW
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: XX/XX/XX
REVISIONS:
1 .
2 .
3 .
4 .
5 .

PREPARED FOR:
SJA PROPERTIES, LLC
3760 BAYSIDE ROAD
ORONO, MN 55356

I HEREBY CERTIFY THAT THIS PLAN 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.
SEAL OR LANDSCAPE ARCHITECT'S
XX/XX/XX LICENSE NO. 41098

GODDARD CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

COLOR SITE PLAN WITH PLANTS

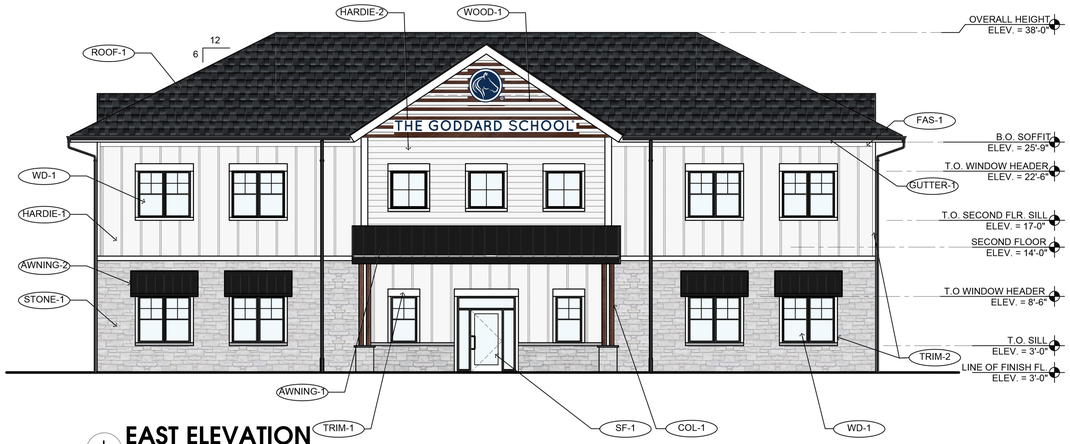
SHEET NUMBER:
EX 2

DATE: XX/XX/XX

PROJECT NUMBER: 0053220.00

GODDARD CHASKA

N:\0053220.00\DWG\CIVIL\0053220PL02.DWG



1 **EAST ELEVATION**
SCALE : 1/8" = 1'-0"



2 **SOUTH ELEVATION**
SCALE : 1/8" = 1'-0"



3 **WEST ELEVATION**
SCALE : 1/8" = 1'-0"



4 **NORTH ELEVATION**
SCALE : 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	**MANUFACTURER**	**SIZE / TYPE**	**FINISH / COLOR**
SF-1	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BLACK
DOOR-1	-	PER DOOR SCHEDULE	FACTORY PRIMED
WD-1	ANDERSEN	PICTURE 100 SERIES PER WINDOW SCHEDULE	BLACK
STONE-1	FOND DU LAC STONE	TRADITIONAL	FOND DU LAC COUNTRY
SILL-1	CUSTOM CAST STONE	SILLSL-4S 4"Hx5"W	NATURAL
GUTTER-1	PLYGEM	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	BLACK
TRIM-1	JAMES HARDIE	5/4 RUSTIC HARDIE TRIM BOARD 11.25"W	ARCTIC WHITE
TRIM-2	JAMES HARDIE	5/4 RUSTIC HARDIE TRIM BOARD 3.5"W	ARCTIC WHITE
WOOD-1	-	DECORATIVE WOOD TRIM	CHESTNUT
HARDIE-1	JAMES HARDIE	HARDIE PANEL BOARD & BATTEN	ARCTIC WHITE
HARDIE-2	JAMES HARDIE	HARDIE PANEL LAP SIDING	ARCTIC WHITE
SOFFIT-1	JAMES HARDIE	VENTED CEDARMILL SOFFIT	ARCTIC WHITE
COL-1	AZEK	3-PLUS-1 COLUMN WRAP	CHESTNUT
ROOF-1	GAF	TIMBERLINE SHINGLE	CHARCOAL
AWNING-1	PAC-CLAD	--	BLACK
AWNING-2	PAC-CLAD	--	BLACK
FAS-1	JAMES HARDIE	ALUMINUM SMOOTH FASCIA 10"W	WHITE

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

MATERIAL CALCULATIONS			
FACADE	TOTAL AREA	**CLASS 1 MATERIALS - MASONRY, GLASS, & FIBER CEMENT PANELS:**	
EAST	2,240 SF	2,240 SF	100% COVERAGE
SOUTH	1,972 SF	1,972 SF	100% COVERAGE
WEST	2,240 SF	2,240 SF	100% COVERAGE
NORTH	1,972 SF	1,972 SF	100% COVERAGE

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL
CHASKA, MN

Project Number:	Scale:
GSLMN24-133	1/8"=1'-0"
Drawn By:	Approved By:
AM	MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

Initial Date: 7/26/2024

H:\DRAWINGS\GODDARD\MN\GSLMN24-133 - GODDARD SCHOOL CHASKA\MN MEADOW LN\SPACE PLANS\GSLMN24-133-SA-1.DWG AMARTINUCCI PLOTTED: 08/27/2024



ROOF-1
GAF TIMBERLINE SHINGLE
CHARCOAL



AWNING-1, 2
PAC-CLAD
BLACK



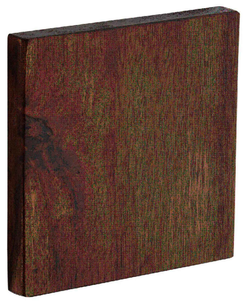
HARDIE-1
JAMES HARDIE BOARD AND BATTEN SIDING
ARCTIC WHITE



HARDIE-2
JAMES HARDIE LAP SIDING
ARCTIC WHITE



STONE-1
FOND DU LAC TRADITIONAL COLLECTION
FOND DU LAC COUNTRY



WOOD-1
DECORATIVE WOOD TRIM
CHESTNUT

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
SF-1	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BLACK
DOOR-1	-	PER DOOR SCHEDULE	FACTORY PRIMED
WD-1	ANDERSEN	PICTURE 100 SERIES PER WINDOW SCHEDULE	BLACK
STONE-1	FOND DU LAC STONE	TRADITIONAL	FOND DU LAC COUNTRY
SILL-1	CUSTOM CAST STONE	SILLSL-4S 4"Hx5"W	NATURAL
GUTTER-1	PLYGEM	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	BLACK
TRIM-1	JAMES HARDIE	5/4 RUSTIC HARDIE TRIM BOARD 11.25"W	ARCTIC WHITE
TRIM-2	JAMES HARDIE	5/4 RUSTIC HARDIE TRIM BOARD 3.5"W	ARCTIC WHITE
WOOD-1	-	DECORATIVE WOOD TRIM	CHESTNUT
HARDIE-1	JAMES HARDIE	HARDIE PANEL BOARD & BATTEN	ARCTIC WHITE
HARDIE-2	JAMES HARDIE	HARDIE PANEL LAP SIDING	ARCTIC WHITE
SOFFIT-1	JAMES HARDIE	VENTED CEDARMILL SOFFIT	ARCTIC WHITE
COL-1	AZEK	3-PLUS-1 COLUMN WRAP	CHESTNUT
ROOF-1	GAF	TIMBERLINE SHINGLE	CHARCOAL
AWNING-1	PAC-CLAD	--	BLACK
AWNING-2	PAC-CLAD	--	BLACK
FAS-1	JAMES HARDIE	ALUMINUM SMOOTH FASCIA 10"W	WHITE

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL
CHASKA, MN

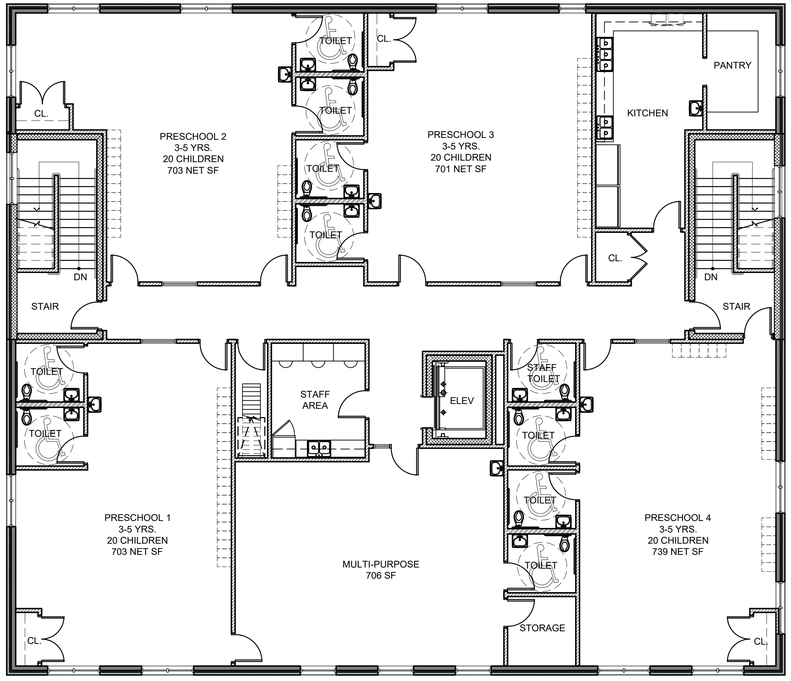
Project Number:	Scale:
GSLMN24-133	1/8"=1'-0"
Drawn By:	Approved By:
AM	MBJ

Drawing Name:
MATERIALS

Drawing Number:
SA-1.3

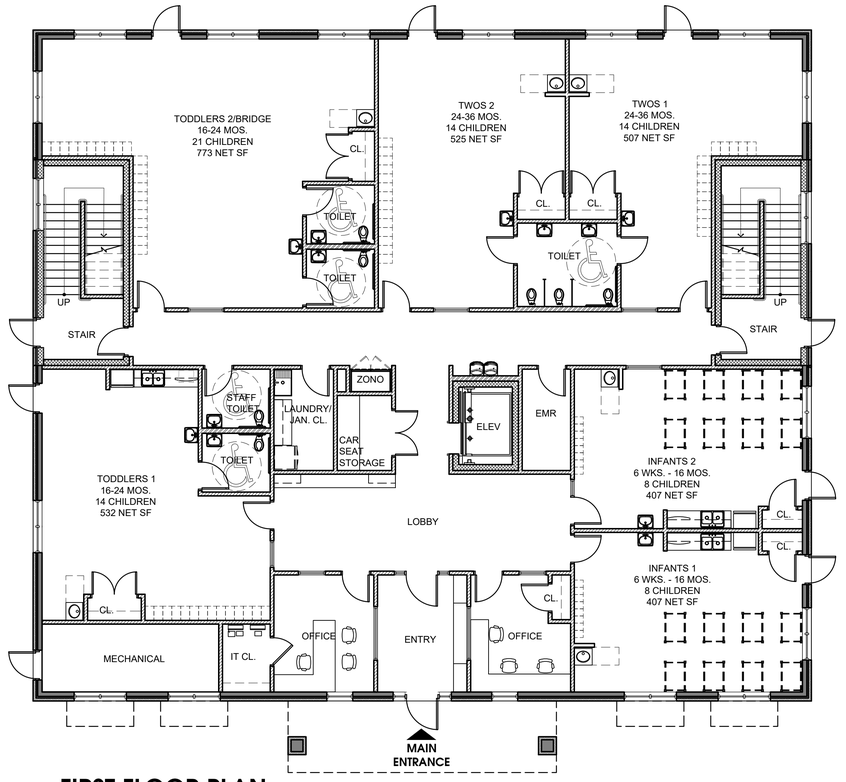
Initial Date: 7/26/2024

H:\DRAWINGS\GODDARD\MN\GSLMN24-133 - GODDARD SCHOOL CHASKA\MN MEADOW LNSPACE PLANS\GSLMN24-133-SA-1.DWG AMARTINUCCI PLOTTED: 08/27/2024



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

BUILDING PLAN DATA TABLE		
	NUMBER OF STUDENTS < 36 MONTHS OLD	79
	NUMBER OF STUDENTS > 36 MONTHS OLD	80
	TOTAL STUDENTS	159
	TOTAL FACULTY	20
	+ OWNER AND DIRECTOR	2
	TOTAL OCCUPANCY	181

TOTAL BUILDING AREA: 13,050 SF

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP
ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
ARMEN B. BOHOSSIAN, PE
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
SHANNON CROWNOVER, PE
ANDRE E. DIBI, PE
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
BRENDAN LEADBEATER, AIA
KAROLINA PODKANOWICZ, AIA
CHERYL SCHWEIKER, AIA
JOHN W. STRANDBERG, AIA
STEVEN J. VAZ, PE

Project:
GODDARD SCHOOL
CHASKA, MN

Project Number:	Scale:
GSLMN24-133	1/8"=1'-0"
Drawn By:	Approved By:
CS	MBJ

Drawing Name:
PROPOSED FLOOR PLANS

Drawing Number:
SA-1.1

Initial Date: 8/27/24

H:\DRAWINGS\GODDARD\MN\GSLMN24-133 - GODDARD SCHOOL CHASKA\MN MEADOW LN\SPACE PLANS\GSLMN24-133-SA-1.DWG CSCHWEIKER PLOTTED: 08/27/2024

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
Date: **October 2, 2024**
Subject: **Goddard School Concept Plan – Engineering Review**

The application for a Goddard School is on the property at the southwest corner of Engler Boulevard and White Oak Drive. The application being considered is for a single building, parking lot, and underground stormwater chambers.

The project requires that city and county stormwater standards are met. The current application proposes stormwater treatment to be managed with underground systems located under the proposed parking lot. City storm sewer piping exists through the property and the site plan will need to accommodate maintenance and replacement.

In terms of city utilities, sanitary sewer and watermain are readily available for connection. A public sanitary sewer pipe and public storm sewer pipe exist on the property that will require dedicated easements.

The new roundabout at Engler and White Oak being constructed next year will assist with the operations and delays. However, the concept plan that was approved included a second access onto Meadow Lane to reduce congestion near the County intersection. If a second access is not acheivable an analysis that shows intersection operations for Engler will be needed and coordinated with Carver County.

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN5532

October 2, 2024

Ashley Cauley, City Planner
City of Chaska
952-227-7526

Delivered via email: Ashley Cauley acauley@chaskamn.gov

Re: 1580 White Oak Drive – Goddard School Concept Plan

Thank you for the opportunity to review the concept plan for the proposed Goddard School at 1580 White Oak Drive in the City of Chaska. County staff have reviewed the layout and have the following comments:

- While the estimated number of trips generated to and from the site would typically trigger a Traffic Impact Analysis (TIA) based on the County's development process, since the proposed development is utilizing an existing access on White Oak Drive and not requesting access directly from CSAH 10, the County will not require a TIA to be completed.

- The intersection of CSAH 10/White Oak Drive will be converted to a multilane roundabout as part of an upcoming project. The County does not have any concerns regarding the roundabout's ability to accommodate the increased traffic generated from the site. No additional intersection analysis is necessary.

The County has no further comments at this time. If you have any questions or need further assistance, please contact the staff noted below:

Whitney Schroeder, PE PTOE
Traffic Engineer
Carver County Public Works
952.254.6818

wschroeder@carvercountymn.gov

CARVER COUNTY

ORDINANCE NO. 473

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY CHANGING THE BOUNDARIES OF THE ZONING DISTRICT AND BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

SECTION 1. The boundaries of the zoning district as established by Ordinance No. 229 as amended and as shown on the zoning map of Chaska, Minnesota is hereby amended as follows:

The following described realestate situated in the City of Chaska is hereby removed from the PMD-3 zoning district and rezoned to P2 (Public Buildings).

Lot 1, Block 2, North Meadow 8th Addition

The following described realestate situated in the City of Chaska is hereby removed from the PMD-3 zoning district and rezoned PCD-5 (Planned Commercial Development 5).

Lot 2, Block 2, North Meadow 8th Addition

The following described realestate situated in the City of Chaska is hereby removed from the Open zoning district and rezoned PCD-5 (Planned Commercial Development 5).

Lot 1, Block 1, North Meadow 8th Addition

SECTION 2. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of adoption and Publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 1st day of October, 1990.

Robert P. Roepke, Mayor

Attest: Jacquelyn A. Iten, Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA
RESOLUTION

DATE October 1, 1990 RESOLUTION NO. 90-125

MOTION BY ALDERMAN Diedrick SECONDED BY ALDERMAN Ress

A Resolution approving a Concept Plan Amendment and partial Rezoning for the North Meadow PMD.

WHEREAS, a Concept Plan/Rezoning to PMD-3 and a Preliminary Plat of North Meadow was approved in June of 1984, and

WHEREAS, that plan included 36 single family lots 4 twin homes, 140 apartment units, a park and a future commercial site that was not rezoned at that time, and

WHEREAS, in June of 1988 the Concept Plan was amended, replacing the 4 twin homes and 3 of the single family lots with 4 quad home sites, and

WHEREAS, in August of 1990 the City Council accepted a Fire Station feasibility analysis and directed Staff to begin negotiations for acquisition of the property, and

WHEREAS, the proposed Fire Station site is located within the North Meadow PMD, and

WHEREAS, the siting of the Fire Station as proposed has resulted in a reevaluation of a portion of the PMD, and

WHEREAS, the developer, John Klingelhutz, is now requesting an amendment to the North Meadow PMD and partial rezoning that would replace five 20-unit apartment buildings, one quad home lot, and one single family lot with one Fire Station lot (Lot 1, Block 2), one Clinic/Office lot (Lot 2, Block 2), one Retail/Commercial lot (Lot 1, Block 1) and would allow 14 residential (quad and duplex) units rather than 12 (Block 3), and

WHEREAS, the Planning Commission at its meeting of September 12, 1990 held a public hearing to consider the request, and

WHEREAS, the public hearing was continued until September 26, 1990 due to concerns voiced by North Meadow residents about the connection of Meadow Lane to White Oak Drive, and

WHEREAS, the Planning Commission at its meeting of September 26, 1990 motioned to recommend to City Council approval of the Concept Plan Amendment subject to the following conditions and stipulations:

a. A revised Concept Plan Graphic shall be prepared and submitted to the Community Development Department, and

WHEREAS, the Planing Commission at its meeting of September 26, 1990 motioned to recommend to City Council approval of a partial rezoning of the North Meadow PMD subject to the following conditions and stipulations:

a. Lot 1, Block 2 shall be rezoned from PMD-3 to P2,(Public buildings) and shall contain a Fire Station Facility.

b. Lot 2, Block 2 shall be rezoned from PMD-3 to PCD-5 (Planned Commercial Development 5) and shall have the following permitted uses:
   1. Business and professional services/offices such as medical and dental clinic, attorney, insurance, and real estate
   2. Customary accessory uses incidental to the foregoing principal uses including but not limited to off-street parking and loading, business and on-site traffic signs, and radio and TV antennas.

c. Lot 1, Block 1 shall be rezoned from O (Open) to PCD-5 and shall be subject to the following regulations:
   Intent: To provide for limited convenience commercial development geared primarily to serving the day-to-day needs of surrounding residents within a radius one to one-and-one half miles.

   Permitted Uses:
   1. Convenience retail and service establishments such as grocery, florist, laundry pick-up, barber, pet shop, radio and TV sales and service and photo studio.
   2. Business and professional services/offices such as medical and dental clinic, attorney, insurance, and real estate
   3. Business services such as printing and computer services.
   4. Small restaurant of a sit-down or take-out nature, but excluding drive-in fast food restaurant.
   5. State licensed day care facility.
   6. Customary accessory uses incidental to the foregoing principal uses including but not limited to off-street parking and loading, business and on-site traffic signs, and radio and TV antennas.

   Setbacks:
   1. From Engler Blvd. Centerline: 125 feet
   2. From internal street right of way: 35 feet
   3. From internal property line: 30 feet

   Maximum Building Coverage: 25%
   Maximum Floor Area Ratio: 0.4

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, hereby approves a Concept Plan Amendment and Rezoning for the North Meadow PMD that will replace five 20-unit apartment buildings, one quad home lot, and one single family lot with one Fire Station lot (Lot 1, Block 2), one outlot for future consideration as a Fire Station access, one Clinic/Office lot (Lot 2, Block 2) and would allow 14 residential (quad and duplex) units rather than 12 (Block 3) subject to the aforementioned conditions, stipulations and regulations:

1. A revised Concept Plan Graphic shall be prepared and submitted to the Community Development Department.

2. The approval of a partial rezoning of the North Meadow PMD shall be subject to the following conditions and stipulations:
   a. Lot 1, Block 2 shall be rezoned from PMD-3 to P2,(Public buildings) and shall contain a Fire Station Facility.

b. Lot 2, Block 2 shall be rezoned from PMD-3 to PCD-5 (Planned Commercial Development 5) and shall have the following permitted uses:
   1. Business and professional services/offices such as medical and dental clinic, attorney, insurance, and real estate
   2. Customary accessory uses incidental to the foregoing principal uses including but not limited to off-street parking and loading, business and on-site traffic signs, and radio and TV antennas.

c. Lot 1, Block 1 shall be rezoned from O (Open) to PCD-5 and shall be subject to the following regulations:
   Intent: To provide for limited convenience commercial development geared primarily to serving the day-to-day needs of surrounding residents within a radius one to one-and-one half miles.

   Permitted Uses:

   1. Convenience retail and service establishments such as grocery, florist, laundry pick-up, barber, pet shop, radio and TV sales and service and photo studio.
   2. Business and professional services/offices such as medical and dental clinic, attorney, insurance, and real estate
   3. Business services such as printing and computer services.
   4. Small restaurant of a sit-down or take-out nature, but excluding drive-in fast food restaurant.
   5. State licensed day care facility.
   6. Customary accessory uses incidental to the foregoing principal uses including but not limited to off-street parking and loading, business and on-site traffic signs, and radio and TV antennas.

   Setbacks:
   1. From Engler Blvd. Centerline: 125 feet
   2. From internal street right of way: 35 feet
   3. From internal property line: 30 feet

   Maximum Building Coverage: 25%
   Maximum Floor Area Ratio: 0.4

3. Staff shall evaluate the need for cautionary signage along Meadow Lane.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 1st day of October 1990.

Robert P. Roepke, Mayor

Attest: Jacquelyn Iten, Deputy Clerk

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 19, 2024

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

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
5.A. GTO Program Recap – Elly Snow & Carson Ayers
Officer Martin Godinez introduced himself and explained his role in the Growth Through Opportunities (GTO) program. They showed a recap video.

Mr. Godinez introduced Elly Snow and Carson Ayers. Ms. Snow stated she enjoyed working with the Fire and Police Departments the most. Mr. Ayers agreed he liked learning about the Police Department. The two participants received certificates and coins in recognition of their time in GTO.

Mayor Windschitl asked what their favorite activity was to do. The participants agreed the administration tasks were not fun.

Councilmember Hatfield pointed out Ms. Snow taught sign language to some Staff. Ms. Snow noted her favorite sign to teach was "thank you".

Mayor Windschitl thanked Staff, participants, and the families of the participants for their involvement in the program.

5.B. VFW and Legion Commanders – Dedicating Creek Road
This item was not addressed.

6. Approve Previous Meeting Minutes
6.A. Approve the August 5, 2024 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the August 5, 2024 City Council meeting.
Motion carried.

7. Consent Agenda
Councilmember Huang stated the signage doesn't mention cutting down any trees, but the conservation easement addresses the issue. He asked if the signage should include the conservation component, referring to Consent Agenda Item F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12. Community Development Director Nate Kabat recommended leaving the signs as is for the sake of consistency. Councilmember Huang stated there may need to be a new standard of consistency to inform homeowners.

City Administrator Podhradsky pointed out there are a number of easement areas that have different standards.

Councilmember Hatfield noted the City has already received money from Safe Streets and Roads for All. She asked if Consent Agenda Item 7G. Adopt Resolution No. 2024-68, Authorizing submission of an application to the 2024 Safe Streets and Roads for All Grant Program. Mr. Kabat stated they received money from Safe Routes to School. He provided more details about the roundabout implementation process and the resources needed to support the roundabout.

Mayor Windschitl asked how an auditor is selected, referring to Consent Agenda Item 7C. Appointment of Independent Financial Auditor. Administrative Services Director Noel Graczyk explained the City goes through a request for proposal is done every ten years. At the five-year mark, the City asks the auditor to reapply. An incumbent auditor is not excluded from a new RFP. Chaska worked with the previous auditor, MMKR, for 25 years. The final two auditors in the RFP process were MMKR and CLA, who is the recommended auditor. CLA was a bit lower for fees, but both auditors scored well on the technical aspect.

Councilmember Hatfield asked if switching to a new firm would create more work for the Staff. Mr. Graczyk stated there is some more time needed the first year with a new auditor. However, it is important to get fresh eyes on the financial reports.

Mayor Windschitl asked how many lots will be on the final plat for Carlson Bluffs, referring to Consent Agenda Item F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12. City Administrator Podhradsky stated there are fourteen lots, three of which are in the middle.

Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through G:

A. Temporary On-Sale Intoxicating License for Chaska Rotary Foundation

Motion to approve Temporary On-Sale Intoxicating License TW 24.08 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Friday, September 20, 2024.

B. Resolution 2024-65 Meadow Spring Parking Compliance

Motion to approve Resolution 2024-65 finding property owned by Meadow Spring Church, a Minnesota Non-Profit Corporation, compliant with Section 15.28.030 of the City's Zoning Code.

C. Appointment of Independent Financial Auditor

Motion to appoint Clifton, Larson, Allen (CLA) as the independent financial auditor for the 2024 through 2028 fiscal-year audits.

D. Chaska Community Center Lease with Breakaway Academy

Approve the Chaska Community Center Lease Agreement with Breakaway Academy effective September 1, 2024.

E. Carver County Minnesota River Bluff Regional Trail - Chaska Connection - Awarding Bid

Motion to adopt Resolution No. 2024-66, Authorize the City Administrator and City Engineer to execute a construction contract with Minger Construction Co., Inc for the Minnesota River Bluffs Regional Trail Project in the low bid total amount of $1,478,382.50.

F. Motion to adopt Resolution No. 2024-67, approving the Carlson Bluffs Final Plat / P.C. No. 2024-12

Motion to adopt Resolution No. 2024-67 approving the final plat for Carlson Bluffs (PC #2024-12).

G. Adopt Resolution No. 2024-68, Authorizing submission of an application to the 2024 Safe Streets and Roads for All Grant Program

Motion to adopt Resolution 2024-68 authorizing the submission of an application to the 2024 Safe Routes and Roads for All for a Planning and Demonstration Grant to develop a safety action plan.

Motion carried.

8. Action Items

8.A. 2024 Community Survey

City Administrator Podhradsky introduced the item to the Council and Peter Leatherman of the Morris Leatherman Company provided a presentation on it.

Councilmember Hubard asked if there were questions about a local option sales tax. City Administrator Podhradsky stated they didn't ask anything about sales tax. There isn't enough information about potential sales taxes to the public at this point in time for there to be fully-informed opinions.

Councilmember Grau noted the survey shows the community prioritizes fire and safety services. The loudest voices are not always representative of the whole.

Councilmember Hatfield asked if the survey includes people representative of all demographics. Mr. Leatherman stated there is a random sample of phone numbers throughout the City. He would then use census data to estimate the demographics of the potential survey respondents. A proper random sample should accurately reflect the demographics of a population.

Councilmember Hatfield asked what is done to ensure the community members trust the survey. Mr. Leatherman stated they never use robot calls. They also work with Staff to ensure the community is aware of the survey.

Councilmember Huang asked how respondents' feelings about the national economy impacted their responses. Mr. Leatherman stated at a School District level, they ask if the household is financially stressed or stable as that impacts Districts. Macroeconomics doesn't necessarily spill over to local respondents. However, inner ring suburbs experience a spillover of feelings about crime.

Councilmember Hatfield asked what will be done with the information. City Administrator Podhradsky stated the survey is first intended to inform the Council of the community's priorities. Staff is working on a communications strategy to highlight portions of the information.

Mayor Windschitl stated he was pleasantly surprised by the survey. He thanked Mr. Leatherman for the presentation.

9. Bills
9.A. Accounts Payable Claims Roster 19-8-2024
The Council requested further information about bills on pages 2, 5, 7, and 14.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 19-8-2024
10.B. Q2 – 2024 Investment Report Memo
10.C Financial Reports as of 30-6-2024

Councilmember Hatfield:
- Attended Coffee with a Cop.
- Pointed out SouthWest Transit is providing transportation to the Renaissance Festival.

Councilmember Grau:
- Noted the US Amateur Golf Tournament was recently held. He commended the communications plan.
- Wished his son a Happy Birthday.

Councilmember Huang:
- Stated the Chaska's Farmer's Market is still going on.
- Noted Touch-A-Truck is Wednesday, August 22, 2024.

- Pointed out Chaska Cares Music Festival is September 20, 2024.
- Wished his daughter a Happy Birthday.
- Shared his positive experience riding an autonomous vehicle in San Francisco.

Councilmember Hubbard:

- Participated in Night to Unite.
- Attended the US Amateur Golf Tournament. She thanked Staff for their work.
- Pointed out there is an open house August 21, 2024, regarding Highway 5 construction.
- Commended the Chaska Police Department for their response to a recent mental health incident.

City Administrator Podhradsky:

- Thanked Staff, especially the green maintenance crew, for their work on the US Amateur Golf Tournament.

Mayor Windschitl:

- Agreed the US Amateur Golf Tournament was well done and well attended.
- Pointed out the importance of the Fire Duty Crew and shared details of a recent fire in Chaska.
- Noted the filing has closed for the City's elections. He read the names of the candidates. There will be a forum on October 10, 2024. There are also new Commissioners being considered.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 9:38 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 9, 2024

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

2. Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Ryan Seibert, Police Chief; Hunter Panning, School Resource Officer; and Christophe Morschen, City Attorney.

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

5. Visitor Presentation
5.A. Chaska VFW and American Legion Commanders – Creek Road
Gary Van Eyll, American Legion Commander, and Billy Luetkahans, Chaska VFW Commander, introduced themselves. They requested there be a sign dedicated to veterans near Veteran's Park. There wouldn't be any changes to addresses or street names.

Mayor Windschitl stated Staff could move forward with the suggestion should the Council be in agreement. Councilmember Huang noted his support of the suggestion.

Councilmember Grau asked if there is a similar sign in Chaska. City Administrator Matt Podhradsky stated the County has a similar one.

It was the consensus of the Council to support the suggested signage.

5.B. Chief of Police Ryan Seibert and School Resource Officer Hunter Panning - Drone Program Update
Officer Panning explained since the past presentation, there was an open comment period. There was only one message received which requested info on the drone manufacturer chosen. The first mission was conducted on April 26, 2024.

Officer Panning pointed out an unmanned aerial device is most commonly known as a drone. It must be under 55 pounds and may not carry a human. He showed an image of the drone

owned by the City. He also showed an image of an indoor/outdoor drone the Police Department recently purchased.

Officer Panning reminded the Council of the requirements for drone use set up by the State. There have been 12 drone deployments in response to emergency situations, two for a public event with a heightened safety risk to bystanders or participants, zero to counter the risk of a terrorist attack, six related to national disasters, five to conduct threat assessments in anticipation of a specific event, six to address suspicion of criminal activity, zero for crash reconstruction purposes, 14 for officer training, seven for public relations, and zero at the request of government entities outside of law enforcement.

Councilmember Hubbard asked if the list is only for the Chaska Police Department. Officer Panning confirmed the data is only for Chaska Police operations.

Councilmember Huang asked if there is tracking for indoor use. Officer Panning confirmed there is data for indoor use, but indoor drones have only been used for training so far.

Officer Panning summarized various drone missions that have been completed. In April a drone was used to address a burglary at Oak Ridge Conference Center. A ladder was found propped up on an exterior wall to the roof. The drone was used instead of an officer climbing the building to inspect the rood.

Officer Panning stated in May 2024, a drone was used to assist investigations with a search warrant involving burglary of firearms and provided scene overwatch of suspect apprehension. Officer Panning showed video footage from the drone deployment. The initial crime occurred in Chaska, but the suspect was apprehended in another city.

Officer Panning noted a drone was used in June 2024 to find someone experiencing a mental health crisis. Also in June, Chaska used a drone to assist the Sheriff's Office in Chanhassen. A suspect barricaded herself in a bedroom after assaulting another resident with a knife. Through a second-floor window, the drone pilot was able to see the suspect drop the knife. In July, there was a crash on a bridge. A drone was used to check the water for victims. In August, the drone was used to assist the Fire Department with a house fire. He showed footage from the incident. Chaska was highlighted in a news story regarding the fire as well.

Officer Panning also showed examples of drone footage captured when monitoring flooding from the summer.

Officer Panning stated the Police Department will continue to maintain the fleet of drones and acquire new equipment as needed. The camera should last indefinitely, and the drone will only need to be replaced if seriously crashed. They also hope to implement a Certificate of Authorization which would allow them to self-certify pilots and drones. There is a plan to increase the number of pilots in the program and to collaborate with other public safety entities for training and mission aid.

The Council thanked Officer Panning for the presentation and expressed their support of the drone program.

Mayor Windschitl asked if the entire Department is supportive of drones. Officer Panning stated he hasn't heard any negative feedback, and there is a long list of officers interested in becoming pilots.

6. Approve Previous Meeting Minutes

6.A. Approve the August 19, 2024 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Huang to approve the minutes of the August 19, 2024 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Hatfield noted the City Square West project is a combination of several small steps, referring to Consent Agenda Item B. Approve a Metropolitan Livable Communities Act Grant Agreement for City Square West. She looks forward to the continuing progress.

Mayor Windschitl asked what would happen should the City not use the funds. Assistant City Administrator Elise Durbin stated the funds would be returned.

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

A. Adopt Resolution 2024-69 Approving an Off-Site Gambling permit for Holy Family Catholic High School to conduct a raffle event on September 21, 2024 at Bavaria Downs.

Motion to adopt Resolution No. 2024-69 approving the Holy Family Catholic High Schools' request.

B. Approve a Metropolitan Livable Communities Act Grant Agreement for City Square West

Motion approving the amended Metropolitan Livable Communities Act Grant Agreement for City Square West and authorizing the Mayor and City Administrator to sign the agreement.

C. On-Sale Liquor at Community Event – La Hermosa Restaurant

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.05, for La Hermosa Restaurant, 222 N. Chestnut Street, Chaska, MN for Latin Music & Food Festival effective September 13, 2024, from 5:00 pm to 9:00 pm.

D. On-Sale Liquor at Community Event – Crooked Pint

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.06, for Crooked Pint, 3210 Chaska Blvd, Chaska, MN for Latin Music & Food Festival effective September 13, 2024, from 5:00 pm to 9:00 pm.

E. Establish a Public Hearing for Proposed SSD 2025 Operating Plan, Budget, and Service Charges

Motion to set the public hearing for October 7, 2024, to review and approve the proposed SSD 2025 operating plan, budget, and service charges and direct staff to give notice of the public hearing.
Motion carried.

8. Action Items

None.

9. Bills
9.A. Accounts Payable Claims Roster 9-9-2024
The Council requested further information about bills on pages 5, 10, 14, and 15.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 9-9-2024
10.B. SouthWest Transit Achieves Record Ridership for 2024 MN State Fair

Councilmember Hatfield:
- Pointed out September 18, 2024 is Coffee with a Cop.
- Noted The Loop has their fall golf rate.
- Stated the Latin Music Festival is September 13, 2024.
- Pointed out Chaska Cares Music Festival is September 20, 2024.
- Explained Bountiful Basket has a new logo, mission, and vision. They are an important part of the community.
- Added September is Suicide Prevention Month.

Councilmember Hubbard:
- Asked if the Clover Ridge monument sign is being redone. City Administrator Podhradsky confirmed it is being redone.
- Thanked the Chaska Community Center team for their hard work during the closure.

Councilmember Huang:
- Noted SouthWest Transit carried over 100,000 to the Minnesota State Fair. He shared more statistics about the ridership. There was also high customer satisfaction.
- Asked if there is any news about Cooper's. City Administrator Podhradsky stated Staff has been in contact with the owners. They are speaking with a potential grocer that is looking to finance purchase of the building.

Councilmember Grau:
- Thanked teachers and support staff in light of school starting up again. He reminded community members to be aware of new traffic patterns during school arrival and dismissal.

Mayor Windschitl:
- Stated the Fire Department hosted an open house that evening.

- Asked for an update on the Public Works Facility. City Administrator Podhradsky stated Staff requested for updated estimates from Xcel for moving some things around. The cost is significantly higher than the initial quote. The new location would serve the City well. The plan to move would have saved the City money instead of an addition.
- Asked for an update on the Public Safety Building. City Administrator Podhradsky stated they are about one month behind schedule due to the weather.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:21 p.m.
Motion carried.

DRAFT

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 16, 2024

1. Call to Order
President Windschitl called the meeting to order at 10:15 p.m.

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

Absent: None.

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

3. Agenda
Motion by Commissioner Hatfield, second by Commissioner Hubbard to adopt the agenda as presented.
Motion carried.

4. Minutes
4.A. Approve EDA Meeting Minutes of 15-7-2024
Motion by Commissioner Hatfield, second by Commissioner Huang to approve the minutes of the July 15, 2024 EDA Meeting Minutes.
Motion carried.

5. Discussion Items
5A. Adopt Resolution EDA 2024-72 Establishing a Preliminary Chaska EDA Maximum Levy for Payable 2025
Executive Director Podhradsky introduced and provided an overview of this item.

Motion by Commissioner Huang, second by Commissioner Grau to adopt EDA Resolution 2024-72 establishing a Preliminary Maximum Property Tax Levy for payable 2025.
Motion carried.

6. Other Business
There was no other business.

7. Adjourn
Motion by Commissioner Hubbard, second by Commissioner Grau to adjourn the meeting at 10:18 p.m.
Motion carried.