

In order to practice social distancing related to the COVID-19 pandemic, the Chaska Planning Commission meeting on Wednesday, April 8 will be held virtually on a platform called Zoom. The meeting will also be broadcasted on Comcast channel 15 and the Chaska Community Television YouTube channel, www.chaskamn.com/youtube. To learn more about how to participate in the meeting, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communications Department at communications@chaskamn.com.



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, April 08, 2020
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
 - 3.A. April 8, 2020 Planning Commission Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the March 11th, 2020 Planning Commission Meeting Minutes.
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for QualiTech, Inc./Omar Haque/PC #2020-09
7. Action Items
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the Feb 24th, March 2nd, and Draft Minutes of the March 16th City Council Meetings.
 - 8.B. Receive the Minutes of the Feb 24th and Draft Minutes of the March 16th EDA Meetings.
9. Adjourn



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, April 08, 2020
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 March 11th, 2020 Planning Commission Meeting Minutes.
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for QualiTech, Inc./Omar Haque/PC #2020-09
7. Action Items
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the Feb 24th, March 2nd, and Draft Minutes of the March 16th City Council Meetings.
 - 8.B. Receive the Minutes of the Feb 24th and Draft Minutes of the March 16th EDA Meetings.
9. Adjourn

**CHASKA PLANNING COMMISSION
MEETING MINUTES
MARCH 11, 2020**

1. Call to Order

Chair Dahlke called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Urbanski, Sailer, Lacey, Brass, Olson, Rylee.

Members absent:

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

There was none.

5. Minutes

Motion by Commissioner Sailer, second by Commissioner Brass to approve the minutes of the Feb 12, 2020 Planning Commission meeting.

Motion carried.

6. Consent Items -none

7. Action Items:

7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for Pinnacle on the Hammers Site/Pulte Homes/PC#2020-05.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross stated that in the original paperwork it mentions that they believe, since this is an "older" development, the impact on traffic will be spread out. She stated that she totally disagrees with that because she thinks there will be a lot of people in their 60s who are still working that will have an impact on area traffic. She stated that she is glad the City is being very firm on the anti-monotony rules because the little houses that we can see are very similar in their layout. She stated that she worries about access to the bluff area because it is very fragile and wonders whether 30 feet of "no mow" will be enough. She stated that this plan is an improvement from the concept plan because they had a trail in that version. She asked about the mini-park land in the development.

City Planner Hanson stated that most of the mini-parks are situated at the entrance to the private trails.

Commissioner Cross asked if there would be free movement into the Moers Park.

City Planner Hanson stated that there will still be access points into the Moers Park on the SE and SW side.

Commissioner Cross stated that even though there will not be children living in the neighborhood, there will be children visiting grandparents and having a more regular sized park would be nice. She stated that the City needs \$200,000 homes and is glad to see them come to the area. She asked about the circle at the entry because the houses and lots look different in that area. She stated that she understands that they will be developed later but asked why they would look so different.

City Planner Hanson stated that the applicant can address that question.

Commissioner Brass asked if the siding was a mixture of vinyl and shakes.

City Planner Hanson stated that it will be vinyl but can be manipulated to look like shakes or board and batten.

Commissioner Brass asked if there would be a requirement for a number of trees planted per lot.

City Planner Hanson stated that there will not because the boulevard tree component is within the requirement for developments.

Commissioner Brass asked about the difference in the garage measurements.

City Planner Hanson explained that they are allowed to go up to 12 feet maximum.

Commissioner Rylee asked about access to the Brodeman and O'Brien lots.

City Planner Hanson stated that there will be a driveway stub off of Cardinal Street.

Commissioner Rylee asked if that would be part of the plat via easement.

City Planner Hanson stated that it will be either an easement or platted.

Commissioner Rylee asked about the screening provisions for the adjacent homes.

City Planner Hanson stated that at the concept plan phase, there was a concern from residents about what the edge will look like between their lots and the proposed development. She explained that the developer has put in a mixture of evergreen and deciduous plantings to screen the property. She stated that they are also doing a decorative black, ornamental aluminum fence along the edges where the use changes or butts up against the other residential development.

Commissioner Cross stated that there are 5 stormwater ponds proposed, and she is a bit concerned, because even with those ponds, there are still Hayden loam soils which can be easily eroded. She stated that with all the hard surface areas in this development she isn't sure if 5 stormwater ponds will be enough. She stated that she doesn't really consider stormwater ponds as greenspace in this development.

Paul Heuer, Pulte Homes 7500 Flying Cloud Drive, Suite 670, Eden Prairie, stated that this project has been in process for 2.5 years because it is somewhat complicated. He gave an overview of what a Del Webb community is and noted that there is only one other in the State that was built in Maple Grove/Corcoran area last year. He stated that a Del Webb community has a very resort-like feel and reviewed some of the amenities that they will offer and the usual demographics of the people who live there. He noted that one of the benefits of an age restricted neighborhood is that they greatly reduce rush hour traffic up to 63%, and noted that he can bring his traffic engineer up to explain, if necessary. He stated that before they opened their Del Webb site near Maple Grove/Corcoran, they had an interest list of 2,500 people and sales have been very strong and he expects the same in Chaska. He stated that 29% of the 86 acres will be open space and reviewed the planned trail system that is a mixture of public and private. He gave a brief overview of things that they believe will benefit the City such as preserving a historic home and resolving the cemetery problem. He discussed some possible ways that he feels they should be getting park dedication credit because of their plans and noted that he believes this needs more discussion. He stated that they have 13 floor plans but the City staff has told them that 2 of those options will not be available in the City. He stated that he would like to have more discussion on the possibility of including all 13 floor plans for their residents. He stated that there have been obstacles, but they are very excited about this project.

Commissioner Sailer stated that it appears as though he was counting the recreation center as part of their open space.

Mr. Heuer clarified that the 29% includes all open space and when he made the calculations from the City's ordinance about park dedication credit, he excluded the bluffs and ponds.

Commissioner Sailer stated that most sidewalks in the City are on both sides and asked if pet use would be restricted in these neighborhoods.

Mr. Heuer explained that they do not place restrictions on pets.

Commissioner Sailer stated that he feels two sidewalks would be helpful for walking pets.

Commissioner Brass asked about the retaining wall at the entrance and who would be maintaining it.

Mr. Heuer stated that it would be maintained by the Home Owners Association.

Commissioner Brass stated that some of the lots will be flat and slab on grade. He asked if there was any place for people to go in the case of severe weather.

Mr. Heuer stated that they do not have a severe weather shelter but noted that people have the option of buying a safe room for the garage.

Commissioner Brass asked for specifics about the traffic study numbers.

Mr. Heuer gave an overview of the traffic study and noted that they compared their proposed 269 active adult homes to 165 single family homes which is where they came up with their 63% reduction numbers for peak rush hour traffic.

Chair Dahlke asked if they still use the same number of trips per day.

Mr. Heuer explained that all the engineering manuals state that the number of trips per day are roughly half.

Commissioner Olson stated that the only focus was during peak time and did not take into account the effect on traffic to the neighborhood to the north.

Mr. Heuer stated that all traffic design for major roadways is based on peak traffic flows.

Commissioner Olson stated that this funnels all the traffic north through the existing neighborhoods.

Mr. Heuer noted that this was true but that they were also creating a new entrance and agreed that they are adding new homes which will add more cars.

Commissioner Olson asked about the entrance off of 41 and whether there would be a turn lane.

Mr. Heuer stated that when the City originally built this stretch of road, they added an extra lane, so it will be very easy to restripe it into a turn lane. He clarified that they will be restriping a right turn lane going southbound into the new neighborhood.

Commissioner Olson asked how that would impact the sidewalk trail that is coming down the hill.

Mr. Heuer stated that it is very steep in this area, so they are going to shut down the trail for a portion of it and will carve out a new road through the church property and then weave the trail back into place. He noted that there are some details that still need to be worked out.

Commissioner Brass asked for clarification on what differentiated the public versus private with regard to the trail system.

Mr. Heuer stated that staff instructed them to add the public trails. He explained that because they had a lot of open space, they realized that trails are a high priority, so they added more trails in the HOA outlots.

Commissioner Brass asked if these trails were separate from the sidewalks or just an extension.

Mr. Heuer stated that the private ones are all going away from the streets into the fields and open space. He stated that along the arrival drive there will be a trail on one side of the street and a sidewalk on the other.

Commissioner Brass confirmed that Mr. Heuer is looking for a parkland dedication credit for the section along the arrival drive because he is claiming that is a public trail.

Mr. Heuer stated that was correct.

Commissioner Brass asked if Mr. Heuer was asking for the ponding to be included in the calculations.

Mr. Heuer explained that the 29% open space was gross and included everything, when he was looking at the park dedication areas, he deducted all the bluff areas and the ponds which left 16.8 acres of open space. He noted that he believes the specific calculations were included in the narrative he submitted to the City.

Commissioner Cross stated that one thing she did not see in Mr. Heuer's information was a street profile of the connection to 41 that shows the retaining wall and how it will look from that angle. She stated that she feels that needs to be included.

Mr. Heuer stated that they have prepared a preliminary grading plan for the whole site, so they know what the grade will be.

Commissioner Cross reiterated that she had expected to see a street profile of the connection to 41 because there were other street profiles presented.

Chair Dahlke agreed and stated that is something that will need to be seen before we are done.

Mr. Heuer stated that there are still the final plat and construction documents phases with the City.

Commissioner Urbanski asked about the 6 lots near the entrance. He asked if they would be the sales center and then eventually privately owned.

Mr. Heuer stated that those lots are shaped differently because there is a curve there. He noted that they are standard 60-foot-wide and just have more room in the rear yard because the lot is pie shaped.

Commissioner Cross asked if these lots would be priced differently.

Mr. Heuer stated that all of the 60-foot-wide lots will cost more.

Commissioner Brass asked if there would be someone on site at the recreation center to control access.

Mr. Heuer explained that residents will have access cards to get into the building but there will typically be an employee that works for the HOA whose primary job will be to facilitate the resident's lifestyle.

Commissioner Brass asked for clarification of which areas Mr. Heuer felt should be included for parkland dedication credit.

Mr. Heuer explained that there is a clause in the City ordinance that allows for some credit for some private open space, if the public and private open space are much greater than required.

Chair Dahlke asked what the HOA fee will be for residents.

Mr. Heuer stated that his estimate is between \$230-\$275/month.

Chair Dahlke stated that the City has made everyone else stick to the anti-monotony code, so if that means that two of the floor plans will not work, in his opinion, Pulte Homes will have work around it.

Commissioner Brass stated that he agrees and shared an example of his former house in Chaska that had anti-monotony rules in the development, which he feels are very important. He asked how Mr. Heuer felt his anti-monotony rule was different than the City rule.

Mr. Heuer stated there are actually 2 separate issues being discussed.

Chair Dahlke stated that he also considers 4-inch window trim versus 3-inch window trim also part of the anti-monotony rule and is part of our code.

Mr. Heuer stated that he doesn't care about the trim size and they will put in the 4-inch trim. He stated that the anti-monotony code is not the reason that 2 of the floor plans will not be offered. He stated that those 2 will not be able to be built because their garages stick out too far. He stated that he believes their anti-monotony code is stronger than Chaska's because it is less subjective.

Commissioner Brass asked for an example of where Mr. Heuer believes the City's code is subjective.

Mr. Heuer stated that he cannot remember the exact wording, but remembers that the word "similar" was in the City Code, which he feels is subjective.

Chair Dahlke suggested that Mr. Heuer continue to have those discussions with the staff before the Final Plat. He stated that he agrees with Commissioner Sailer's statement regarding the importance of having sidewalks on both sides of the street mainly because it is a 55+ neighborhood.

Commissioner Urbanski asked if just one of the owners needed to be 55 or older.

Mr. Heuer stated that it is more complicated than that and noted there is a federal law that doesn't allow you to discriminate against old people. He stated that every year, the HOA has to take a poll because there has to be a certain percentage of people 55 and over. He stated that the short answer is that it is similar to what Commissioner Urbanski stated.

Commissioner Urbanski asked what would happen in a situation with a 56-year-old gentleman and his 52-year-old spouse.

Mr. Heuer stated that typically that would be allowed.

Commissioner Urbanski asked about rentals in the neighborhood.

Mr. Heuer stated that they do not dictate or restrict rentals in any of their neighborhoods and noted that it has not been a problem. He clarified that they are not building homes to rent, but if an owner chooses to rent the home, they have not limited that. He noted that he has seen that situation arise more in townhome communities and not age restricted communities.

Commissioner Brass gave the example of a couple that comes in and buys a home, but spends a few months out of the year in Florida and would like to Air Bnb their home for those months.

Mr. Heuer stated that at the public hearing for the other Del Webb community in Minnesota there was a couple that came out in support of the development because they had a home in a Del Webb community in Arizona and wanted one in Minnesota as well. He stated that this is how a certain percentage of their buyers deal with this and simply own 2 homes. He stated that he hadn't really thought about temporary rentals in this situation, but believes that they would allow it, but believes the renter would also have to qualify for the age restriction.

Commissioner Bowe noted that it was not mentioned in the HOA guidelines.

Commissioner Brass stated that he wasn't sure what the exact City ordinance allowed in this case, but also noted that it wasn't outlined in the HOA documents.

Chair Dahlke stated that he feels that is an important point and there should be some clarity by the end of this process. He asked if Del Webb would still have some sort of managerial role once the homes were sold.

Mr. Heuer stated that they hire a management company and an employee that will eventually work for the HOA. He stated that typically they manage and own the HOA until 75% of the homes are occupied at which point, they hand it off to the homeowners to manage it themselves.

Chair Dahlke opened the public hearing at 8:27 p.m.

Tyler Foutch, 1459 Sophia Drive, stated that he lives in a townhome community and their HOA fees are \$270/month and they do not have a pool or a recreation center, so he feels the HOA fee given by Mr. Heuer was not accurate and will be much higher. He stated that the demographic assessment for 55+ is only made on the buyer base and not the actual designation by the developer and will be on the people who actually bought into and not who they say it is going to be. He stated that in reference to the short-term rental or Air Bnb situation, their HOA has a short-term rental clause in the by-laws which he feels is standard and doesn't let people rent their property even for things like the Ryder Cup and Hazeltine.

Bill Westby, 194 Highland Drive, noted that he has lived here since 1980 and is concerned about Cardinal Street. He noted that this development is planned for 269 units with 2 and 3 car garages. He stated that even if only half of the residents work, that is still about 250 cars every morning and 250 cars every night and at least half of them will be coming down Cardinal Street. He asked if on-street parking would be limited on Cardinal Street and noted that currently there is parking on both sides of the street. He stated that he feels this will create a problem with the church as well as traffic on the street. He stated that coming off Highway 41, the snowplowing is done by the State and for the neighborhood will be done by the City. He thinks there will also be problems accessing the road with the equipment. He expressed concern about the construction equipment for this development and the toll it will take on Cardinal Street. He asked who would pay to fix up the street when it was busted up from all the heavy equipment and stated that he did not want to be assessed for this. He stated that the speed limit is 40 mph but noted that he has been traveling 45 mph on Highway 41 and been passed by a school bus. He stated that if they

do not have a turn lane, he will be very concerned about people trying to make that turn safely. He expressed concern about potential icing in this area because of the steep slopes in the area.

Karyn O'Brien, 323 Cedar Street North, provided a letter regarding to the development and utility hookups to her vacant lot adjacent to the development at PID# 305480040.

There being no additional public comment, Chair Dahlke closed the public hearing at 8:37 p.m.

Commissioner Cross stated that she has lived in the area for 30+ years and when the concept plan came before the Commission, she went out to Cardinal Street and looked down the hill. She stated that in her opinion, she felt that DOT would not give permission for them to have an entrance in this location and feels that they will end up regretting that they have allowed this entrance. She stated that she considers it a hazard but does like a lot of the plans that have been presented. She stated that part of the information presented stated that this development will be great for the downtown area. She stated that she thinks it will be very hard for people to get downtown from this area and doesn't think the downtown area will greatly benefit from this development. She stated that she shares Mr. Westby's concern about the church parking along Cardinal Street.

Commissioner Brass asked if a representative of the church was present.

Reggie Klindworth, Senior Pastor at Crown of Glory Lutheran Church, stated that they are excited about the possibility of having new neighbors in this development.

Commissioner Brass asked about the concerns regarding parking on Cardinal Street. He stated that it looks like there is basically a land swap happening and the church will be getting land and asked if this land would be used for parking. He asked if the church was concerned about parking.

Pastor Klindworth stated that tonight was the first time he heard that concern. He stated that the new plan for their parking lot would include the inside of the turn around area where there currently is not parking, so they will gain more spots than they currently have. He stated that he would guess they have parking alongside the road about 8 times a year for special occasions such as Christmas, Easter, or funerals. He stated that their parking lot generally can handle the number of vehicles that they need for normal services. He explained that people have been parking along Cardinal Street recently because of the church construction projects because people prefer to park there and not have to walk in the mud.

Commissioner Bowe asked if the City determined that there would no longer be parking along Cardinal Street allowed if that would cause problems.

Pastor Klindworth stated that he is not an expert on the number of spaces that the church will gain when their construction is completed, but he doesn't think that would be a huge impact if street parking was taken away.

Commissioner Brass asked City Planner Hanson what would happen if the heavy machinery that travels over Cardinal Street damages it, what would happen and whether the developer would need to pay to fix the street.

City Engineer Clark stated that typically a pre-assessment is done on the road and the City works closely with the developer. He explained that if there is damage, that is handled as part of the development approval process.

Commissioner Brass confirmed that current residents would not be assessed for damage caused to the roadway from this development.

City Engineer Clark stated that he hates to generalize, but noted that the City has not run into that in the past.

Commissioner Rylee referenced Mr. Westby's point regarding snowplowing and asked if the City and the Public Works Department been consulted on what has been proposed.

City Planner Hanson stated that the City incorporates the department heads in an internal staff meeting for any application that comes in and which includes the Public Works Director. She stated that they will let staff know about any concerns they may have with the applications. She stated that this is definitely something the City will work with them on with regard to snow plowing.

Commissioner Rylee stated that getting access off of Highway 41 from MnDot is no small task and asked if Mr. Westby's points with regard to the speed differential coming down the hill were part of the discussion.

Commissioner Brass noted that he would also like to know if MnDot took into consideration the roadway going up the hill into the development as well because of the pitch, steep slope and potential problems with ice.

Community Development Director Ringwald stated that he has run this through multiple layers of their organization to ensure that whatever decision they made was appropriate and safe. He stated that the City has to rely on MnDot to do that and noted that there are multiple people that sign off on every decision they make.

Ryan Bloom, Westwood Engineering, stated that he is the civil engineer for the project and noted that they have been working with MnDot for a year on this project. He stated that they worked out an acceptable taper length and turn lane length. He explained that there is already an extra lane in place, but they have also looked at an additional lane for future provision. He stated that this ensures that there will be enough room for 2 lanes and a turn lane if needed in the future and have looked at this in great detail with MnDot.

Commissioner Brass stated that he likes the idea of a taper lane and a turn lane.

Chair Dahlke noted that Cardinal Street already has No Parking signs on it and asked if that would continue when the realignment is completed.

City Engineer Clark stated that will have to be looked at as part of the Final Plat process.

Commissioner Cross asked Mr. Bloom for a street profile of the entrance off of Highway 41.

Mr. Bloom stated that as part of the final plans there will be a profile for that entrance and the grand parkway.

Chair Dahlke clarified that the Commission would want to see that before it can be approved.

Commissioner Bowe stated that she has not seen another plan come forward where they are trying to go against so many pieces of the Code and guidelines. She stated she finds that frustrating because the City has put a lot of work into creating the guidelines, including anti-monotony and sidewalk placement. She asked that future developers take this into consideration when they are putting their plans together.

Commissioner Brass stated that, overall, he likes the plan and the idea of a 55+ community, but agrees that the sidewalks, dedications and anti-monotony are important. He reiterated that he thinks this type of development will be good for the community.

Commissioner Urbanski noted that he had toured the Del Webb facility in Maple Grove/Corcoran and the excitement up there is off the charts. He stated that he looks at this as an in-fill project and commended the developer that has been working on this for 2.5 years because it is not an easy parcel. He stated that it will be nice to have a development like this built in the City.

Chair Dahlke stated that a friend of his is on the City Council where the other Del Webb development has gone in and they are very impressed and happy with it.

Motion by Commissioner Brass, second by Commissioner Lacey, to recommend to City Council approval of a Preliminary Plat for a 269-lot detached villa townhome development for active seniors (55+) on 86 acres of land, on the Hammers property, at 1084 Cardinal Street, PC#2020-05; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs. 1-24), prepared by Pulte Homes, dated February 26, 2020
 - b. Letter, prepared by Pulte Homes, dated February 4, 2020
 - c. Cover Sheet, prepared by Westwood, dated February 26, 2020
 - d. Existing Conditions, prepared by Westwood, dated February 26, 2020
 - e. Preliminary Plat – Overall, prepared by Westwood, dated February 26, 2020
 - f. Phasing Plan, prepared by Westwood, dated February 26, 2020
 - g. Typical Sections, prepared by Westwood, dated February 26, 2020
 - h. Preliminary Plat (sheets 6-8), prepared by Westwood, dated February 26, 2020
 - i. Turn Lane Plan, prepared by Westwood, dated February 26, 2020
 - j. Preliminary Grading, Drainage & Erosion Control (sheets 10-15), prepared by Westwood, dated February 26, 2020

- k. Preliminary Wetland Impact Plan, prepared by Westwood, dated February 26, 2020
 - l. Preliminary Utility Plan (sheets 17-18), prepared by Westwood, dated February 26, 2020
 - m. Street Profiles (sheets 19-20), prepared by Westwood, dated February 26, 2020
 - n. Details, prepared by Westwood, dated February 26, 2020
 - o. Tree Preservation Plan (sheets 22-27), prepared by Westwood, dated February 26, 2020
 - p. Tree Inventory, prepared by Westwood, dated February 26, 2020
 - q. Landscape Plan (sheets 29-34), prepared by Westwood, dated February 26, 2020
 - r. Landscape Planting Detail, prepared by Westwood, dated February 26, 2020
 - s. Landscape Notes and Details, prepared by Westwood, dated February 26, 2020
 - t. Main Entry Monument Concept Plan, prepared by Westwood, dated February 26, 2020
 - u. Recreation Center – Building, prepared by Westwood, dated February 26, 2020
 - v. Recreation Center – Layout, prepared by Westwood, dated February 26, 2020
 - w. Turning Movements Exhibit, prepared by Westwood, dated February 19, 2020
 - x. Concept Site Plan – Color, prepared by Westwood, dated March 3, 2020
2. Adherence with the City Engineer's Memo dated March 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. Preservation of wetlands and a 30-foot buffer.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
 13. Completion of an EAW of the site prior to be submitted at time of preliminary submittal.
 14. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
 15. Provision of Drainage & Utility easements over entire outlots for monument signs and to be shown on the final plat prior to recording.
 16. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.
 17. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.
 18. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
 19. Provision to further evaluate the design and traffic movement of the driveway access into the Brodman (1066 Cardinal Street) and O'Brien lots, and to be addressed at final submittal.
 20. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff as a part of the final plans.
 21. No urbanized drainage should be permitted to directly discharge to the bluff or ravine.

22. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
23. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
24. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.
25. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
26. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.
27. Provision that 4-inch window trim is used on all windows.
28. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
29. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
30. Tree Preservation to be consistent with the Tree Preservation Plan.
31. Landscape Plan to be revised to eliminate the plantings proposed in the outlots providing access to Moers Park, and to be shown at final submittal.
32. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
33. Parkland credit will be given for Outlots B & P.
34. Parkland fees will be required for remainder of park dedication requirement.
35. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
36. Provision of a detailed sign plan to include evaluation of other Del Webb monument signs and how the sign is sensitive to the site's context, to be submitted at preliminary submittal.
37. Provision of the amenity center to be on a buildable lot, and to be revised on the plans submitted at final submittal.
38. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
39. Trail credit will not be given for any proposed trails.
40. Trail fees will be required.

41. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

7.B. Recommend Approval of the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06.

Commissioner Olson stated that he lives on Sophia Drive, so he is going to recuse himself from on this item and stepped away from the desk.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross stated that she would like to see this park have bur oaks and a small apparatus which would also help preserve trees and will help keep buckthorn away.

Commissioner Urbanski asked if this would eventually touch County Road 11.

City Planner Hanson stated that the way our Comprehensive Plan guides this area is that it basically stops at that edge and the zoning changes at the edge of the property.

Commissioner Rylee asked City Planner Hanson to comment on the Jonathan Association and why Sagewood #1 and #2 are not in the association.

City Planner Hanson explained that when Sagewood #1 and #2 came in the developer was given a choice on whether or not they wanted to opt in to be part of the Jonathan Association. She noted that if they chose not to opt in, then they were required to put in a park which is what the developer chose to do and created their own HOA.

Commissioner Rylee asked if that has always been the case as successive neighborhoods have been added to the Jonathan Association.

City Planner Hanson stated that it was not always the case and from her understanding this was the first time that they gave them the choice and from what we know now, she does not think they are given a choice any longer.

Commissioner Cross asked about the information that the Commission received from the Jonathan Association meant.

City Planner Hanson stated that they wanted to provide that as public information. She stated that the area being looked at today it is in Laketown Township which has been understood to be outside of the City of Chaska and the jurisdiction of the Jonathan Association. She stated that the City has been hearing differently from the Jonathan Association that they have to opt in which has to be a discussion between the Association and the developer. She reiterated that this area in particular is outside of the City and the Association.

Commissioner Sailer stated that one of the project goals was preservation of trees and buffer to existing homes. He asked if staff had worked with the developer to reduce some of the scope of some of the lots.

City Planner Hanson stated that this is the first stab at it, so that will be one of the things that they will need to work on for the Preliminary Plat review.

Commissioner Rylee stated that he expects one of the concerns that will be raised by residents is the density of the housing. He stated that the Comprehensive Plan defined this area as low density, which is 2 to 5 units per acre. He asked if there was a different classification for executive homes. He stated that he believes the expectation of the residents in the area was that the homes coming in would be executive homes.

City Planner Hanson explained that, generally speaking, the Comprehensive Plan dictates the guided density for the area.

Commissioner Cross asked if the proposed density was similar to what is already on Sophia Drive.

City Planner Hanson stated that she is not sure what the density was for Sophia Drive without looking at the older documents.

Deb Ridgeway, D.R. Horton explained that the plan presented tonight is a high-level plan and there are still many details to be worked out such as working to save the trees. She noted that they worked closely with City Planner Hanson on the 1st Addition and even walked the site and identified trees to be saved which worked out well. She stated that with regard to density, it is 2.1 units per acre which is similar to the first Addition.

Commissioner Cross stated that the 1st Addition sold very quickly and noted that the tot lot is very rough.

Ms. Ridgeway stated that it did and agreed that the tot lot is rough right now. She noted that they ran into bad weather so the plan was to finish the playground last fall, but that did not happen. She stated that it will be completed this year when the sidewalks go in because they are putting in a concrete curb around the play structure.

Commissioner Brass stated that it looks like Phase 2 is about 2/3 of the way sold.

Ms. Ridgeway stated that they have sold 33 of the 55 homes in the neighborhood and noted that the Parade of Homes has been very good for them this year.

Commissioner Brass asked if they were considering a park area on the south side of the creek.

Ms. Ridgeway stated that was correct but noted that they are still determining grading and trees.

Commissioner Brass asked about the basic price range for the homes.

Ms. Ridgeway stated that they will be in the mid \$400,000 to mid \$500,000 range.

Commissioner Brass stated that his personal preference would be to have a park next to the creek on the northside which is accessible on both sides and be more centrally located. He stated that he thinks the cul-de-sac on the end seems a little forced and suggested losing a lot to create a larger lot that could be sold for more money.

Ms. Ridgeway explained that they put in the cul-de-sac because they thought the road was going to extend in the future so they will rework that for Preliminary.

Chair Dahlke reminded the residents that this is the concept phase of development and urged residents not to repeat a comment or concern if someone else already shared the same thing. He opened for public comment at 8:41 p.m.

Wade Sorenson, 1456 Sophia Drive, stated that he is representing himself and a few of the neighbors on Sophia Drive. He noted that he has hard copies of his presentation if the Commission would like them. He gave a brief presentation and noted that the information has been sourced to City documents. He stated that there have been expectations that the number of vehicles per day should not exceed 1,000 to maintain quality of life. He discussed the traffic impacts from Sagewood 1 and 2 and shared his concerns for Sagewood Phase 3 with regard to traffic. He stated that there are other future development plans in the area included in the Comprehensive Plan and noted that there is a fundamental design flaw in the roads in the area because there is not an exit to the west or the south. He discussed woodland preservation as noted in the Comprehensive Plan and stated that according to the developer, 60% of the trees will be removed. He showed an aerial picture of the area and noted the trees that will be cut down in order to put in the development. He gave an overview of the sewer line constraints in the area and noted that the plans that are contrary to the City policy. He explained that the residents are asking for long-term planning and thinking by the City. He stated that he feels that there are too many unanswered questions and does not recommend moving forward without a lot more analysis.

Matt Smalley, 1477 Sophia Drive, stated that they built one of the first few houses on Sophia Drive and put in close to \$500,000 on their house back in 2003. He explained that they did that based on the premise that the whole Laketown Annex would be rural residential which he believes is 4 houses for every 40 acres. He showed the plans from 2002 on the overhead screen. He stated that this is what everyone on Sophia Drive expected. He stated that 3 months after he gave his deposit check, Kelzer Farm amended things and changed the zoning. He stated that they were in their houses by the time the "No Dumping" and "This land is zoned for Low Density" signs went up which is something he will be pursuing because it is a big deal. He stated that he feels that someone effectively pulled the wool over our eyes. He stated that he wanted to thank City Planner Hanson and Community Development Director Ringwald for being so helpful and responsive this week as he has been contacting them with questions. He stated that he believes everyone on Sophia Drive will agree with the information put together by Mr. Sorenson and

believes that this concept needs to stop. He stated that the City doesn't know what it wants to do with the green belt. He showed pictures of the 2030/2040 Comprehensive Plan and asked the Commission to think about the big picture, the green belt, and what this area means to the residents and the City.

Patricia Lange, 2430 Brinkhaus Street, stated that she feels the pain of the people on Sophia Drive because when they built their house, they had a similar experience when their developer told them that everything to the west of them would be single family homes and that is not what ended up happening. She stated that she feels the City has done this time and time again where they are changing what they are telling people and what is actually happening. She stated that she works at Clover Ridge Elementary and had a discussion with the principal regarding this area and the impact with traffic on Hundertmark Road. She stated that there are 650 children that attend Clover Ridge Elementary and many walk to school. She explained that there are 4 school buses and over 100 cars that go into the school building between 7:35 a.m. and 7:50 a.m. every day that drop their children off because parents are worried about them walking because of the roundabout and the speed. She stated that if more homes are added this problem will only get worse unless an alternate route can be found away from Clover Ridge Elementary. She asked the Commission to think about the current residents, including the children, in addition to just thinking about adding new homes.

Jen Stotlz, 2901 Clover Preserve Drive, stated that she wants to make sure that the Commission considers traffic. She stated that she does not think this road is built for that kind of traffic. She explained that when there is parking along both sides of the road, it already becomes a one-way street and adding these cars will create a problem. She stated that she agrees with Ms. Lange's concerns about the school and increased traffic. She stated that there needs to be a way for the roads to open up either on Highway 11 or somehow other than Sophia or Clover.

Travis Olson, 1439 Sophia Drive, stated that it feels like the developer is being opportunistic with a concept plan that was created 20 years ago. He stated that the concept plan when they redid the agreement with Kelzer put it in that space. He stated that he would like to understand how this space was designated. He stated that he believes that the developer did not come forward with a traffic study for this project because they knew they were already exceeding it with Sagewood 1 and 2. He stated that the developer has to know that traffic and trees would be the primary concern. He stated that, to him, it is almost reckless that the developer is coming forward with a concept plan without answering those questions. He stated that the one thing that did not come up during phase 1 and phase 2 was the agreement from Kelzer that the trees would be preserved. He stated that this was not brought forward and was news to him when he saw it. He stated that this plan seems to continue on with phase 3 and just blows through the last grove of trees. He stated that he feels this is the chance to go back to the original agreement that Kelzer had and for the City to go back and look at what is the right thing to do with the green belt. He stated that the developer has already heard that the County does not want to see an access to County Road 11 and asked about the overall plan.

Anne Carraux, 1466 Sophia Circle, thanked her neighbors for bring facts and figures to the Commission, and noted that she would like to share about the unique neighborhood experience she has had on Sophia. She asked that what is shared tonight encourage the Commission to

delay any decisions until some of the questions about traffic can be answered. She explained that she feels very blessed to be able to be living and raising her family in this neighborhood. She stated that it has been sort of idyllic with things like the kids playing night games in the street. She stated that it is like a movie with kids playing hockey in backyard rinks and parents standing in the street getting to know one another. She stated that she feels the children in the neighborhood will define their whole childhood by Sophia before this development and Sophia after this development. She asked the Commission to deeply consider this decision.

Tyler Foutch, 1459 Sophia Drive, stated that they moved in to their current house at the end of August and have been residents of the Clover Ridge community since 2005. He stated that they have a daughter who attends Clover Ridge Elementary. He stated that one of his main concerns is that the levy failed which he understands has nothing to do with the Planning Commission but feels it is important for them to consider all the facts. He stated that since he has lived in Clover Ridge, the school has been at or exceeded its capacity and noted that he feels the Clover Ridge Marketplace will ensure that in perpetuity. He stated that he feels the thoroughway as presented by the developer was at best, ham fisted and at worst, poorly thought out and unmitigated. He stated that he has heard the Commission talk a lot about preservation of trees, but this plan takes down 60% of an oak grove that was created for the cattle. He noted that what people may not understand about the Kelzer farm is that they survived the depression by contouring their land. He explained the swale that is on the relief map is focusing the rainwater into that stream. He stated that he does not feel the developer has a good plan and noted that there are poor soil conditions to the south. He stated that his townhome community was most likely the most recent community to sue the Jonathan Association to get out. He explained that the reason that this developer was most likely offered the option to opt in or out was that in the timeframe of 2002-2003, the board of Jonathan Associates was trying to pursue dissolution, which it was unable to do. He stated that he is very concerned that this neighborhood will be outside its jurisdiction. He stated that when he bought at the end of the summer, he was told not to worry about the berm behind him because they were going to plant it with trees which has not been done. He stated that he fears the developer will wait until the very end of phase 3 before they begin to repopulate and repropagate trees. He stated that he hopes the Commission takes the resident concerns seriously because he does not feel that D.R. Horton has done a good job with phase 1 and phase 2.

Chair Dahlke closed the public hearing at 9:10 p.m.

Commissioner Rylee asked the City Engineer to address some of the points made about traffic by the residents.

City Engineer Clark stated that they have not looked at much because of where they are in the process. He stated that he thinks that the City needs to look at the impacts to the internal system and at this point, without a traffic analysis, it is too difficult to make a determination.

Commissioner Rylee asked what Sophia Drive is from a classification standpoint.

City Engineer Clark stated that it is a local neighborhood street.

Commissioner Rylee asked if 1,000 vehicles per day was a criteria for comfortable community living would be something that would be included in a traffic study.

City Engineer Clark confirmed that would be included.

Commissioner Brass stated that a traffic study will need to be done and reviewed the streets in the area.

City Engineer Clark noted that the Met Council is really who sets the overall regional guide for transportation evaluation for the numbers, but in terms of overall capacity of a local roadway, they can handle much more in terms of traffic. He stated that to go back to what was discussed by the neighbors, there really needs to be an internal analysis done in the whole area.

Commissioner Rylee stated that the two themes he heard from residents were related to traffic capacity and quality of life.

Commissioner Brass asked Ms. Lange to return to the podium so he could ask a few questions about the school. He explained that he lived in Clover Ridge for around 10 years, then lived for a short time off of Hundertmark near the roundable. He stated that while he knows it gets backed up, he did not sense it was a huge issue when he lived there. He stated that his children attend Jonathan Elementary and asked if she knew how many children attended that school.

Ms. Lange stated that she thinks the difference was that when Commissioner Brass lived in the neighborhood it was a late start school, which meant they started after 9:00 a.m., after rush hour. She stated that Clover Ridge now starts at 7:50 a.m. which makes a difference because that is a traffic time for the entire neighborhood. She stated that there are also a lot of high school kids that drive and tend to rush by the elementary school so they aren't late for their first class. She reiterated that the change in hours has made a big impact.

Commissioner Brass asked if she knew how many students attended Jonathan Elementary.

Ms. Lange stated that she did not know, but thinks it would be similar to Clover Ridge.

Commissioner Brass stated that Jonathan Elementary doesn't appear to have as much traffic.

Ms. Lange stated that Jonathan Elementary has fewer walkers because there is only one walking path. She explained that Clover Ridge is a high walk zone school because of Pioneer Trail and the District designed walking zone. She stated that she suspects that there are more cars at Jonathan Elementary because of this. She stated that she feels Clover Ridge is different than other elementary schools in the area because of its placement in the center of a neighborhood and its large walk zone. She stated that the traffic on Hundertmark really impacts the walkers for Clover Ridge Elementary and will also be impacted if you add these homes on Sophia Drive.

Chair Dahlke asked why the biggest walking school starting at the height of rush hour.

Ms. Lange stated that she doesn't sit on that committee, but thinks that as the district has grown, they are having to move over 10,000 students per day so it becomes a busing and transportation issue.

Commissioner Brass stated that the land is guided low density residential and the land owner has the right to sell property. He explained that this is a tough one for him because it is guided correctly and part of the Comprehensive Plan.

Chair Dahlke stated that this is the concept phase and there is a list of provisions attached to it. He stated that he feels that provisions 24 and 25 are two of the biggest ones right now. He stated that in his mind, there is no reason not to adopt the concept plan.

Commissioner Brass agreed and noted that some of this will have to be vetted out.

Chair Dahlke reiterated that this is concept phase and encouraged residents to come to the City Council meeting on March 16, 2020 and give the same feedback because ultimately the Council will make the decision. He explained that the next step is the Preliminary Plan phase which will give a lot more details and questions such as the traffic study information. He stated that there will be 3 or 4 more changes before there is a final.

Commissioner Rylee stated that he feels the Commission owes it to the residents to get some answers to their questions even at the concept stage.

Commissioner Sailer agreed and noted that he feels the developer will not meet half of their project goals and asked if this be a message that this was just not a good enough concept and a bit too forced. He stated that he believes the City could probably get a better concept.

Chair Dahlke stated that he believes that is the next stage of the process.

Commissioner Rylee stated that Mr. Smalley had questions regarding the green belt and how that relates to what is shown on the map. He stated that he feels the sanitary sewer situation also deserves a response and some context.

Community Development Director Ringwald stated that the Comprehensive Plan pretty much lays out the direction for the green belt as to what is and isn't allowed. He stated that the area that is being looked at is not inside the green belt and is guided for low density residential. He stated that this changed in 2002 when it was reguided into low density residential but reminded the Commission that the Comprehensive Plan is a living document that changes over time. He stated that there is no confusion surrounding this issue.

City Engineer Clark agreed that the Comprehensive Plan is a fluid document and noted that what they look at with regard to sanitary sewer is the overall capacity. He stated, generally speaking, they do have the capacity and noted that the infrastructure needed is routinely part of the developers cost. He stated that this area is served by a lift station and this project cannot be served with gravity sewer.

Commissioner Brass noted that this project is also bound by the railroad and asked the developer if any other access points had been considered.

Ms. Ridgeway, D.R. Horton, stated that they considered County Road 11, but because of the green belt, it could not extend that way. She noted that at the neighborhood meeting, some of the residents brought up the possibility of running along the railroad line which is encompassed by wetland so that won't work either. She stated that they had also considered a possible railroad crossing if the Kelzers would sell additional property, but noted that would be quite difficult.

Commissioner Brass agreed and noted that he didn't think he would want a railroad crossing in this area with all the children.

Ms. Ridgeway stated that they are pretty limited by the creek location.

Commissioner Brass stated that even if there was a different access point, there will still be the traffic issues in the area. He reiterated that this is a tough one because the land owner has the legal right to sell their property and it is guided as low density residential.

Commissioner Sailer stated that perhaps this project needs to have less homes in order to keep more trees and help with traffic. He stated that this parcel will probably get developed someday regardless but noted that the concept before the Commission has a lot of lots and suggested that the City ask for them to be reduced. He stated that the trees on the south could be preserved and most of the homes could be on the north side.

Commissioner Rylee asked the representative from D.R. Horton to return to the podium to answer some questions that were raised by the residents. He asked her to address D.R. Horton's stewardship and asked about plans were for providing screening.

Ms. Ridgeway explained there will be a tree buffer and noted that they were not planted last year because there is a native seed mix that is going down and the site needed to be prepped before that could happen. She stated that will happen this spring and they will follow that up by planting the trees. She explained that there is a 3-year maintenance plan that occurs with that planting that is D.R. Horton's responsibility and noted that after that, the long-term maintenance will be the responsibility of the HOA. She stated that to address the comment made regarding the Jonathan Association, they did look at that with the first phase and did not think that they would be able to be added to Jonathan Associates because they were not listed as additional real estate for the association. She explained that to bring in additional homes required a vote by the membership and D. R. Horton was not willing to do that so they created their own HOA.

Commissioner Brass stated that this isn't even on Chaska land and been a messy situation for a long time. He stated that there is a lot of history and knows that there are people suing Jonathan Associates and noted that that he understands the frustration from the residents.

Commissioner Lacey asked how often D.R. Horton meets with the neighborhood associations.

Ms. Ridgeway stated that right now there are only 15 homes and while they have not yet had one, there will be an annual meeting.

Commissioner Lacey stated that he meant meeting with the neighbors along Sophia Drive.

Ms. Ridgeway stated that they met with them when the first phase was brought forward. She stated that the neighbors had some drainage concerns so they met on-site with them. She stated that she does e-mail back and forth with a few of them.

Commissioner Lacey stated that her answer regarding the berm and the screening was something that could have been communicated to the neighbors without the need to appear in front of the Commission. He recommends that if there is an opportunity for D. R. Horton to meet with the residents of Sophia that it be done outside of a Commission meeting so the actual meeting time can be used to discuss things like access.

Commissioner Rylee stated that Mr. Olson asked about the history of the assessment agreement with the Kelzers and how the property and density were chosen. He stated that he would like to know how the shape that lies outside of the rest of the Clover Ridge development and within Laketown Township was determined.

Community Development Ringwald explained that it was in relation to the sewer capacity. He stated that he was not involved in these discussions and negotiations. He gave a brief review of his understanding of the discussion surrounding the negotiations with the Kelzers.

Chair Dahlke stated that he is open to hearing a motion.

Commissioner Bowe stated that she thinks it is appropriate to make some modifications to the listed conditions. She stated that condition #24 is related to a traffic study and she would like to add extra clarification that it needs to be a new study as part of phase 3 and cannot be a study from prior phases. She stated that conditions #8 and #9 are related to preservation of trees and she feels like there needs to be a real effort made in this area. She stated that it isn't a change in the condition, but a way to caution the developer that there really needs to be an effort made to preserve some of these trees. She stated that she would like to add condition #26 to require an additional park.

Commissioner Brass stated that he supports the additional condition. He stated that regarding tree preservation, he does not want to put a specific number on this during the concept phase,

but agrees that the developer should be cautioned to find a way to keep a good chunk of those trees.

Commissioner Urbanski suggested that it may be a good idea to table this until the next meeting even though this is the concept plan. He stated that no one is sure where the roads or the parks will be going which makes him uncomfortable moving this forward until at least some of those questions have been answered.

Commissioner Sailer stated that to him, it just feels like there needs to be a new concept.

Commissioner Cross stated that she agreed that this is not the best concept but it is difficult because the City has no idea at all about the grading and will make a world of difference. She stated that she doesn't think the City can say that there is a better concept plan, but can say that it is a good idea for the developer to take a look at it.

Commissioner Brass stated that he thinks there is enough in this concept to move forward and look at the topography, grading and engineering. He stated that this will come back with a preliminary plat that has been worked out with the City staff.

Chair Dahlke stated that this is the normal procedure for what happens between concept and preliminary.

Commissioner Brass agreed and stated that many times the Commission has seen concept plans and when they start digging into these things it comes back looking very different at preliminary plat.

Motion by Commissioner Bowe, second by Commissioner Cross, to recommend to City Council approval of a Concept Plan for the Sagewood 3rd, a 83 lot development on 42 acres of land in the orderly annexation of Laketown Township area, by DR Horton PC #2020-06; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), prepared by DR Horton, dated February 21, 2020
 - b. Regional Context Plan, prepared by Westwood, dated February 5, 2020
 - c. Site Forces Exhibit, prepared by Westwood, dated February 5, 2020
 - d. Concept Sketch Plan, prepared by Westwood, dated February 17, 2020
 - e. Tree Inventory Plan (pgs 1-2), prepared by Westwood
 - f. Rendered Home Plans (pgs 1-18), prepared by DR Horton
2. Adherence with the City Engineer's Memo dated March 5, 2020.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision of adequate berming and landscaping along north edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.
7. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition lots to be addressed at Preliminary submittal.

8. Provision to further evaluate the tree preservation efforts in private lots and to be addressed at preliminary submittal.
9. Provision to further evaluate tree preservation efforts on the lot north of Sophia Drive and west of Clover Preserve 2nd Addition.
10. Provision to preserve 'Heritage Tree' on the southwest corner of the site.
11. Provision of sidewalks on both sides of all local streets.
12. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
15. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
16. Preservation of wetlands and a 30-foot buffer.
17. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
21. Provision that the 42 acres site will be annexed into the City of Chaska prior to preliminary submittal.
22. Provision of a park detail and location that does not impact tree preservation and to be included at preliminary submittal.
23. Provision to further evaluate westerly-most cul de sac in terms of its layout and to be addressed at preliminary submittal.
24. Provision of a new traffic study be completed for Sagewood 3rd and submitted at preliminary submittal.
25. Provision of a construction traffic plan to be submitted at preliminary submittal.
26. Provision of a new private park to be added to Sagewood 3rd and a detail and location be submitted at preliminary submittal.

Motion carried. 7-0 (alternate Rylee commented as opposed)

Chair Dahlke recessed the meeting at 10:50 p.m. and reconvened at 10:55 p.m.

7.C. Recommend Approval of the Concept Plan for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-07.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Sailer stated that there are some parking deficiencies and suggested some possible ways to deal with this deficiency. He asked if there was a site restriction if the developer wanted to stack residents on top of parking.

City Planner Hanson stated that is not specifically restricted. She explained that what they typically do with multi-level buildings, especially ones that have high visibility to public right-of-way is to do a section analysis to show how the height relates to the overall context.

Commissioner Sailer asked about the two access points and if the existing access would stay in the same spot.

City Planner Hanson stated that it is currently shown in the same spot, but MnDot will be dictating this location.

Commissioner Brass asked if there is one developer for the whole parcel.

City Planner Hanson explained that it will be pieced off, and each lot will have a different company or developer. She noted that there is a master developer that will get the site ready.

Commissioner Olson asked about the traffic plan and if it would include the industrial and tree house areas nearby.

City Planner Hanson stated that it can be something that the City has them look at and noted that it usually involves the major intersections within the near vicinity.

Commissioner Olson stated that he is concerned about traffic coming from the north and asked that this whole area be taken into consideration.

City Engineer Clark stated that they have been working with the developer for quite some time making sure that the mechanics of what is behind their proposal will work. He stated that this project is a little bit further along in terms of traffic analysis than what would typically be seen at this point.

Commissioner Cross stated that they are planning to move 100,000 cubic yards of dirt which is a significant amount and noted that she has concerns about moving that amount of dirt on a windy day. She asked if the dirt would be leaving the site or just rearranged on-site.

City Planner Hanson stated that she will have the developer respond to that question.

Mike Brandt, Kimley-Horn and Associates, stated that the 100,000 cubic yards of material to be moved will essentially just be moved around on site.

Commissioner Cross stated that she has concerns about the big box retailer.

Mr. Brandt noted that it may be a big box retailer, but it could also be a bunch of small retailers.

Commissioner Cross stated that she would love that.

Mr. Brandt stated that they are in discussions with various entities.

Commissioner Cross stated that she heard through the grapevine that it may be Costco. She stated that the parking requirements for a big box are a little bit too high. She reiterated her concern for a big box in this location.

Commissioner Brass stated that he agreed that the parking could be too much. He stated that he likes the plan, but feels like it is missing some outlots that have quick service or some food options for the multi-family housing.

Mr. Brandt stated that may be able to happen. He stated that with retail there is a current trend of parking counts decreasing. He stated that they will work out the right deficit with staff. He stated that outlots are a possibility as well as some additional green space. He stated that there may also be some first floor retail space in the senior living building and again noted that this will all be worked out. He stated that a lot of the details will be retailer and site driven.

Commissioner Brass stated that first floor retail rarely works unless it is in an urban setting and would rather see 6,000 sq. ft. of retail space that included a Caribou Coffee and something else. He stated that is why he would like to see an outlot that could eventually be used for this purpose.

Mr. Brandt stated that with the EAW and the traffic study he wants to make sure that they are looking at all the possible alternatives on this site. He stated that he thinks this area is kind of a hidden gem and isn't sure people outside of the City know about it.

Commissioner Brass confirmed that Kimley-Horn was acting as the master developer.

The Commission discussed the various parking deficits within the concept plan.

Mr. Brandt stated that this will be a phased plan but reiterated that they do not know who the end users will be.

Commissioner Brass asked what order the development would happen.

Mr. Brandt explained that the senior building would be first, then retail, with multi-family as the last phase. He stated that the mass grading, roads, signaling and the stormwater ponds would be taken care of up front.

Commissioner Bowe asked if the stormwater plans only included ponds.

Mr. Brandt stated that there will also be some underground components to help manage stormwater. He noted that they are trying to make the stormwater ponds as much of an amenity as possible.

Commissioner Brass stated that he likes the idea and concept of having senior, multi-family and retail.

Commissioner Bowe asked if United Properties had other locations.

Dave Young, United Properties, stated that they have been developing senior living communities since 2005 and reviewed a few of their types of properties and locations. He gave a brief overview of the some of the site amenities and finishes in their developments. He gave an overview of the demographics of an aging population and the demand for this type of product.

Commissioner Cross noted that the renderings he was showing showed 4-story buildings and asked if that was usual.

Mr. Young stated that these are proposed to be 4-story buildings with underground parking.

Commissioner Brass asked if all three buildings would be constructed at once.

Mr. Young explained that they all have different financing structures and will be built at different times.

Commissioner Rylee stated that he thinks this project will be a great amenity for the City and increase its livability.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of a Concept Plan for a multi-family residential and commercial development on 7 acres, on the Oak Ridge Property, PC #2020-07; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs. 1-22), prepared by RCS-RCA Oakridge LLC, dated February 26, 2020
 - b. Existing Conditions, prepared by Kimley Horn, dated February 27, 2020
 - c. Site Forces, prepared by Kimley Horn, dated February 27, 2020
 - d. Land Use, prepared by Kimley Horn, dated February 25, 2020
 - e. Overall Concept, prepared by Kimley Horn, dated February 25, 2020
 - f. Concept Skite Plan, prepared by Kimley Horn, dated January 31, 2020
2. Adherence with the City Engineer's Memo dated March 6, 2020.
3. Completion of an EAW and Negative Declaration of an EIS by City Council prior to preliminary submittal.
4. Creation of a high-quality outdoor gathering space in the Retail District and to be shown at preliminary submittal.
5. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various lots.
6. Adherence to the City's Boulevard Tree Policy and local street section design.

7. Provision of a trail on the north edge of the site connecting to Highway 41 consistent with the City's Comprehensive Plan, and to be shown on the preliminary submittal.
8. Approval of the new access onto Highway 41 by MnDOT and the City.
9. Provision of buildings (including fuel station) that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.
10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
11. Provision of a storm water management plan meeting City and Carver County WMO standards.
12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
13. Provision that a parking analysis be completed and approved by staff prior to change of use on the conference center site.
14. Provision that driveway accesses are aligned where possible.
15. Provision that the retail building's east façade is designed to provide for articulation in its massing and to be addressed at preliminary submittal.
16. Provision that the retail building's loading dock is screened from public right-of-way via architectural walls and/or heavy landscaping and berming and to be addressed at preliminary submittal.
17. Provision to provide a high level of landscaping and screening on the edge of Highway 41 and the Twin Cities & Western railway and to be addressed at preliminary submittal.
18. Provision that Planting Islands Section 9.6.5.4 will be met for all lots.
19. Provision that Retaining Walls Section 9.9.6 will be met.
20. Provision that the Northwest Multi-Family building and Senior Living buildings provide for articulation and appeal along all of its edges but more importantly as they abut McKnight Lake and public trails.
21. Provision that all multi-family uses meet Usable Open Space Section 9.11.4.1.1.
22. Provision that all lots meet parking code requirements or provide for parking analyses that provide information that each use's parking is sufficient for the site, to be submitted at preliminary submittal.
23. Provision that cart corral locations and details are shown on the retail's site and to be submitted at preliminary submittal.
24. Provision of a tree survey and tree preservation plan at preliminary submittal.
25. Provision that Section 9 Special Regulations of the zoning ordinance is complied with in full.

Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8. A.i Receive the Minutes of the Feb 3rd 2020 City Council Meeting.
8. A. ii Receive the Minutes of the Feb 3rd 2020 EDA Meeting.

Commissioner Dahlke

- Stated that he got a pop up notification during the meeting that the NBA has suspended the rest of their season

Commissioner Sailer

- Expressed his appreciation to staff for putting together all the details for this meeting.

9. Adjourn

Motion by Commissioner Sailer, second by Commissioner Lacey to adjourn the meeting at 11:58 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
04/08/2020**

Subject: QualiTech, Inc – Final Site & Building Plan

Applicant: Omar Haque

Location: 150 Jonathan Boulevard North

Case No.: P.C. No. 2020-09

Synopsis: The applicant is requesting approval of the Final Site & Building Plan for an approximately 26,000 square foot building addition at QualiTech, Inc.

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

BACKGROUND

QualiTech, Inc., formerly known as Nutritech, was initially approved in July 1985 (Res. No. 85-42) for their site and building plan. This plan showed a 45,000 square foot building with a 36,000 building addition footprint, however, staff at the time concluded that the future building addition would have to come back through site and building plan review so that parking could be further evaluated. Tonight we are reviewing an approximately 26,000 square foot building addition proposal to this property.

The Preliminary Site & Building Plan for the building addition was approved in February 2020.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Industrial (I). The Comprehensive Plan guides this parcel to be Industrial. The use that is being proposed is consistent with zoning and the comprehensive plan.

EXISTING CONDITIONS

The site is located at 150 Jonathan Boulevard North, which is east of Peavey Road and south of Lyman Boulevard (CR 18). It is approximately 4.95 acres in size. The site currently contains a 45,000 square foot building, parking lot, two loading docks, and a significant 30-foot wide drainage and utility easement on the east side of the site. There are two accesses into the site from Jonathan Boulevard North. These accesses will remain as they are.

CURRENT REQUEST

The applicant, Omar Haque, is requesting Final Site & Building Plan approval for the construction of a 26,750 square foot building addition, and expansion to their loading

dock and parking areas. QualiTech intends to continue using the facility for food processing and production of plant and animal nutrition products.

Adjacent properties

The building's site is bounded on the south by a wetland area owned by the City; the north by Jonathan Boulevard North and industrial; the east by Chanhassen (an industrial office park project is currently being constructed here); and the west by industrial.

Site Layout

The existing industrial building is situated mainly in the center of the site with parking on the west and north sides of the building; the building addition is proposed just easterly of the existing building and is situated to blend in seamlessly with the existing height and footprint. Two existing access points exist on the northwest edge of the site to connect into Jonathan Boulevard North; one provides access to the main parking lot area on the west side of the site, and another connects to additional parking and the loading dock area on the north side. These ingresses/egresses will remain in place. The easterly access point that provides access to the loading dock area will also be the access point for the parking lot expansion. The loading dock area will also be expanded to include two additional dock doors.

As noted above there is a significant drainage and utility easement (30 foot wide) on the eastern edge of the site. This easement will not be impacted as a result of the building addition and parking lot expansion.

Because of the grade differences on the north side of the site a retaining wall will be required to support the parking expansion area. A detail of this is provided in the civil plans. Its height ranges from three feet to seven feet. The design of this wall is consistent with the City's regulations for retaining walls, which essentially requires that there is variability in its profile/height and a not a long linear block wall.

Building Design

The existing exterior building materials consist of precast panels with concrete stem walls as well as CMU walls which are present at the loading dock areas. The existing double tee precast walls were used for the original building design because the roof tees bear on the precast wall. The building addition, however, utilizes conventional columns, beams, and bar joists for the roof structure. This design eliminates the need for new precast walls to be used for structural bearing, thereby allowing the owner to proceed with the project within the constraints of their available budget.

Therefore, as much as possible, similar building materials and architectural features such as precast concrete panels and CMU around loading dock doors will be carried through the expansion to maintain the original design intent approved with the existing building. In addition, a color additive will be used within the new precast panels to match the finish of the existing building and provide a cohesive appearance to the facility as a whole. For reference, a finish color specification has been included with this submittal with the intent to utilize Pearl-W-AE.

With any building addition, the intent is to design it seamless with the existing building. Based on what the applicant is proposing that appears to be the case. It is not necessary with this older building that the building addition needs to meet the Industrial design standards as that was not applied back in 1985. Implicating these regulations on the building addition would create an improper material balance between the existing and the proposed areas of the building.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Jonathan Blvd N	30 feet
Rear Property Line	20 feet
Other Property Lines	15 feet
PARKING SETBACKS	
Direction	Setback
Jonathan Blvd N	10 feet
Other Property Lines	5 feet

Parking/Access/Circulation/Traffic

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

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	26,750sf	1ps/350sf	77 parking spaces
		REQUIRED	77 parking spaces
		PROVIDED	80 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed building addition. The new parking lot expansion is situated on the north and east sides of the site. The applicant is showing 80 parking stalls on their proof of parking exhibit, however, they will only be installing 34 stalls with the proposed building addition. The remaining stalls will only be constructed in the event that they are needed.

The existing building and parking were approved in 1985. The approvals required that 73 parking stalls be installed, however 75 stalls were constructed instead. That means there are 75 existing parking stalls in addition to the 34 stalls that are initially proposed. The applicant has also noted in their narrative that currently, approximately 45 employees are working on-site during regular business operations. With the expansion this number is expected to increase to 47 employees. Existing parking has been

adequate to meet the needs of QualiTech staff and visitors. With the additional parking proposed, the facility will continue to accommodate the requirements of the facility employees and visitors

The access into the site will be from two accesses off Jonathan Boulevard North. The westerly access provides access to the existing parking lot on the west side of the building. The easterly access provides access to additional parking and the loading dock area. As noted before, two additional loading docks will be added to the site with the building addition; with an end total of four loading docks. The applicant has submitted a truck turning radius exhibit to show how semis move through the loading dock area. It appears that the area provided is adequate for truck movement.

Landscaping & Screening

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	84 caliper inches (29 trees)	85 caliper inches (29 trees)
Understory Trees	8	8
Shrubs	89	104

The table listed above shows that the applicant is sufficient in meeting the landscape ordinance.

In addition to that, the applicant will also have to provide for landscaping islands in the parking lot. 10% of the parking lot shall be designated for this purpose. The parking lot is planning to incorporate 10% per the plans.

Screening

The loading dock area is situated on the front (north) side of the building, however, it was evaluated in the original approvals that this is the most logical area on the site for this use. Because of that berming and screening was installed on the edge of Jonathan Boulevard North to mitigate this view. This screening will still remain as a part of this site plan. Additional pine and maple trees will be added to this area.

Screening is also addressed on the east edge of the site that abuts Chanhassen. Although industrial will be on this edge it is still important to provide a landscaped edge between communities, which the landscape plan is adequately showing.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant has included a photometric plan and specs of the lighting proposed. The plan and specs appear to meet the City's lighting ordinance.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. The applicant will have to meet City and County standards.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Final Site & Building Plan for Qualitech, Inc. (PC #2020-09), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative – Final Site Plan, submitted by Omar Haque, dated March 3, 2020
 - b. Site Data (C0-00), submitted by ISG, dated March 3, 2020
 - c. Site Details (C0-20 through C0-24), submitted by ISG, dated March 3, 2020
 - d. Stormwater Details (C0-25), submitted by ISG, dated March 3, 2020
 - e. Stormwater Pollution Prevention Plan (C1-10), submitted by ISG, dated March 3, 2020
 - f. SWPPP Notes (C1-20 through C1-23), submitted by ISG, dated March 3, 2020
 - g. SWPPP Details (C1-24 through C1-25), submitted by ISG, dated March 3, 2020
 - h. Existing Site & Removal Plan (C2-10), submitted by ISG, dated March 3, 2020
 - i. Site Plan (C3-10), submitted by ISG, dated March 3, 2020
 - j. Site Utility Plan (C3-11), submitted by ISG, dated March 3, 2020
 - k. Grading Plan (C4-10), submitted by ISG, dated March 3, 2020
 - l. Topsoil Management Plan (C5-10), submitted by ISG, dated March 3, 2020
 - m. Restoration & Planting Plan (C5-11), submitted by ISG, undated
 - n. Planting Notes & Details (C5-20), submitted by ISG, undated
 - o. Lighting Plan (C6-10), submitted by ISG, dated March 3, 2020
 - p. Proof of Parking Exhibit, submitted by ISG, dated January 5, 2020
 - q. Existing Site Exhibit, submitted by ISG, dated January 23, 2020
 - r. Truck Turning Exhibit, submitted by ISG, dated December 6, 2019
 - s. Floor Plans (A1-21 and A1-22), submitted by ISG, dated December 18, 2019
 - t. Exterior Elevations (A2-11), submitted by ISG, dated January 6, 2020
 - u. Architectural Precast Concrete Texture Guide (pgs 1-16)
 - v. Level 1 Wetland Delineation (pgs 1-19), submitted by ISG, dated December 18, 2019
 - w. Stormwater Management Report (pgs 1-209), submitted by ISG, dated March 2, 2020
- 2. Coordination with the City Engineer with regard to utilities, grading and drainage.**
- 3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.**
- 4. Provision that wall mount lighting cannot exceed 18 feet in height on the building.**

- 5. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
- 6. Provision that building will be fire sprinkled.**
- 7. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.**
- 8. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 9. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 10. Provision that all mechanical equipment will be fully screened from view.**
- 11. Adherence with the Engineers Memo dated April 2, 2020.**
- 12. Provision that a formal level 2 wetland delineation is completed and reviewed and approved by all appropriate City, County and State agencies prior to issuance of a building permit.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: April 2, 2020
Subject: Qualitech Food Plant Expansion Industrial Building – Final Site & Building Plan

The applicant is proposing an expansion of a 26,000 square foot building addition to the QualiTech facility in the northwest industrial park of Chaska. The engineering comments on the proposed plans are as follows to redevelop a new use over the previous parking area for a new building:

- Sanitary Sewer/Watermain Plans
 - Site utilities shall adhere to City engineering guidelines and standard details to be included with final construction plans
 - Hydrant placement to be coordinated with Fire Marshal with code standards
 - Coordinate sewer/water service abandonment construction plan information with City utility dept.
- Grading/Drainage/Erosion Control Plan
 - The overall site grading and drainage plan that was completed will need to be reviewed and approved by the City and watershed. Since a large portion of property is currently developed, it will be important the proposed improvements will not increase the amount of drainage from what's currently discharging from the site into the overall City storm sewer system.
 - Grading plan to provide for City stormwater conveyance design standards of emergency overflow areas and structure elevations for stormwater runoff.
 - The redevelopment site is large enough and will require both a City and County Watershed stormwater requirements be met with agency permit.
- Wetlands
 - Due to the timing of the application a cursory review or level one wetland evaluation was completed with the application. Given the proposed amount of disturbance to the site in proximity with the adjoining wetland complex abutting the site, the applicant will need to complete a formal level 2 wetland delineation and conformation from state agencies that no water resource impacts will occur prior to site plan approval. Any wetland impacts if identified will be subject to agency feedback with all permitting in place prior to building permit issuance.

MARCH 3, 2020

Elizabeth Hanson
City Planner
Community Development Department
City of Chaska
One City Hall Plaza
Chaska, MN 55318
ehanson@chaskamn.com



**RE: FINAL SITE PLAN SUBMITTAL FOR BUILDING EXPANSION
QUALITECH PRODUCTS, INC. - 150 JONATHAN BLVD, CHASKA, MINNESOTA**

Liz,

Thank you for reviewing QualiTech's plans for a building expansion at their existing site in Chaska. Based on our previous discussions, the City has provided QualiTech with authorization to begin the approval process at the preliminary site plan stage for the building expansion. Approval by the City's Council was received February 24th, 2020 for preliminary drawings. QualiTech is now seeking final site plan approval.

The existing QualiTech facility is positioned on a 4.95-acre parcel located at 150 Jonathan Blvd. in Chaska, also known as Lot 1, Block 3 of Jonathan Business Center - Plat One of the Registered Land Survey No. 74. This project proposes to construct a 26,750 SF food plant expansion of the existing 40,625 SF QualiTech facility. The existing facility will have minor internal remodeling to better accommodate QualiTech's procedures.

QualiTech seeks to provide an expanded facility to the Chaska community. The owner intends to continue using the facility for food processing and production of plant and animal nutrition products. This use is permitted in the I-Industrial Zoning District and will be maintained with the expanded facility.

The existing exterior building materials consist of precast panels with concrete stem walls as well as CMU walls which are present at the loading dock areas. Similar building materials and architectural features will be carried through the expansion to maintain the original design intent approved with the existing building. Two additional loading docks will be included in the expansion area adjacent to the existing loading docks at the northeast corner of the existing building. The main facility entrance will remain in the same location with the expansion project and continue to serve as a prominent feature directing and welcoming visitors from the parking lot to the interior reception area of the building.

Similar site characteristics will also be continued throughout the expansion area with high-quality landscaping and similar plant species. A variety of coniferous and deciduous trees and shrubbery characteristic of the shallow marsh vegetation present in the undeveloped portion of the site, east of the current building, will be removed and replaced with higher quality species. Existing mature trees present on the north side of the site and existing landscaping near the building will be protected and maintained post-expansion.

Additional deciduous and coniferous tree plantings are also planned at the northwest corner of the site, along north and east parking lot pavement boundaries as well as within the landscaped greenspaces west of the existing building and north of the proposed expansion. The existing fencing present on-site will also be protected and maintained. Landscaping details can be reviewed on Sheet C5-10.

No public improvements or changes to the right-of-way are anticipated to accommodate the expansion project. Based on the intended use and consistent traffic flow expected to this industrial site, no traffic impacts to the transportation network, subject property, or neighboring properties are anticipated.

A 30-foot drainage and utility easement present at the far-east property boundary will not be impacted by the proposed project. A new water and sanitary service will be extended to the existing sewer lines within the east utility easement. These new

services will serve the proposed expansion, entering along the eastern facility wall. Three new segments of storm pipe will also direct stormwater from the north, east, and southeast sides of the site directly into a new underground chamber system proposed east of the new expansion. These utility additions are illustrated on Sheet C3-11. The remainder of the existing site will continue to be served by the in-place storm pipes directed to the existing stormwater basin south of the site.

Select portions of curb and gutter as well as pavement and aggregate surfacing located on the east and northeast sides of the existing building will be removed as shown on Sheet 2-10 to make way for the new expansion. New pavement will be installed to maintain the required truck turning movements throughout the site, and additional parking will be provided at the northeast corner of the site. New sidewalks, striping, and ADA parking stalls will also be provided to enhance safety and accessibility throughout the site.

With the additional parking proposed, the facility will continue to accommodate the increased requirements of the facility employees and visitors. Overall, the project will increase impervious surfacing from 2.09 acres to 3.14 acres, which still meets ordinance requirements for greenspace, landscaping, and impervious surfacing.

In-place site lighting, which meets current codes and ordinances for mitigating light pollution onto adjacent properties, will be preserved. Additional pole lighting with LED fixtures to match the existing will also be installed to serve the new parking area. To promote safety around entrances and provide adequate lighting leading up to the building, additional exterior building lighting will be provided by LED wall packs along the north exterior wall of the new addition. Specific exterior light fixtures are called out and locations detailed on Sheet C6-10.

The design intent approved by the City with the original site and facility was considered a well-planned and orderly development per the City's Core Strategies. As described the proposed expansion continues to meet that intent by providing efficient and practical maneuverability throughout the site, adequate parking, sidewalk connectivity for pedestrians traveling from the parking areas to the building, and high-quality architecture and landscaping features.

Thank you again for reviewing QualiTech's plans for a building expansion at their existing site in Chaska. Please contact me at 952.426.0699 or via email at Reese.Sudtelgte@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Omar Haque

omarh@qualitechco.com



Joe Wagner, CDT

Project Manager, Construction Administrator
Joe.Wagner@ISGInc.com



Reese Sudtelgte, PE

Civil Engineer
Reese.Sudtelgte@ISGInc.com



LOCATION MAP



PROJECT
ADDRESS / LOCATION:
105 N JONATHAN BLVD

SECTION/TOWNSHIP/RANGE:
SN21/T116N/R23W

CITY, STATE
CHASKA, MINNESOTA

SITE SUMMARY			
ZONING:	I - (INDUSTRIAL DISTRICT)		
SITE/LOT AREA:	215,728 SQ. FT / 4.95 AC.		
IMPERVIOUS AREA:	136,779 SQ. FT / 3.14 AC.		
GREENSPACE PROVIDED:	78,844 SQ. FT / 1.81 AC.		
PARKING REQUIREMENTS (PER CITY CODE)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
MANUFACTURING	1 PER 350 SQ. FT.	25	25
WAREHOUSE	1 PER 2000 SQ. FT	9	9
EXISTING BUILDING			70
TOTAL:			104
SETBACKS			
	PARKING	BUILDING	
FRONT YARD	10'-0"	30'-0"	
SIDE YARD	5'-0"	20'-0"	
REAR YARD	5'-0"	15'-0"	

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS, IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHASKA REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CARVER COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN NOVEMBER / 2019 BY ISG.

B.M. ELEVATION=947.78

T.N.F.H. LOCATED BEHIND CURB ON NW BUILDING FACE. 133-FT S OF FLAG POLE.

LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOT LINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE/STRUCTURE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET

PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM SEWER
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	STORM SEWER MANHOLE
	CATCH BASIN
	HYDRANT
	VALVE
	SANITARY SEWER MANHOLE

CIVIL SHEET INDEX

C0-00	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C0-24	SITE DETAILS
C0-25	STORMWATER DETAILS
C1-10	STORMWATER POLLUTION PREVENTION PLAN
C1-20	SWPPP NOTES
C1-21	SWPPP NOTES
C1-22	SWPPP NOTES
C1-23	SWPPP NOTES
C1-24	SWPPP DETAILS
C1-25	SWPPP DETAILS
C2-10	EXISTING SITE & REMOVAL PLAN
C3-10	SITE PLAN
C3-11	SITE UTILITY PLAN
C4-10	GRADING PLAN
C5-10	TOPSOIL MANAGEMENT PLAN
C5-11	RESTORATION & PLANTING PLAN
C5-20	PLANTING NOTES & DETAILS
C6-10	LIGHTING PLAN



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC., AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

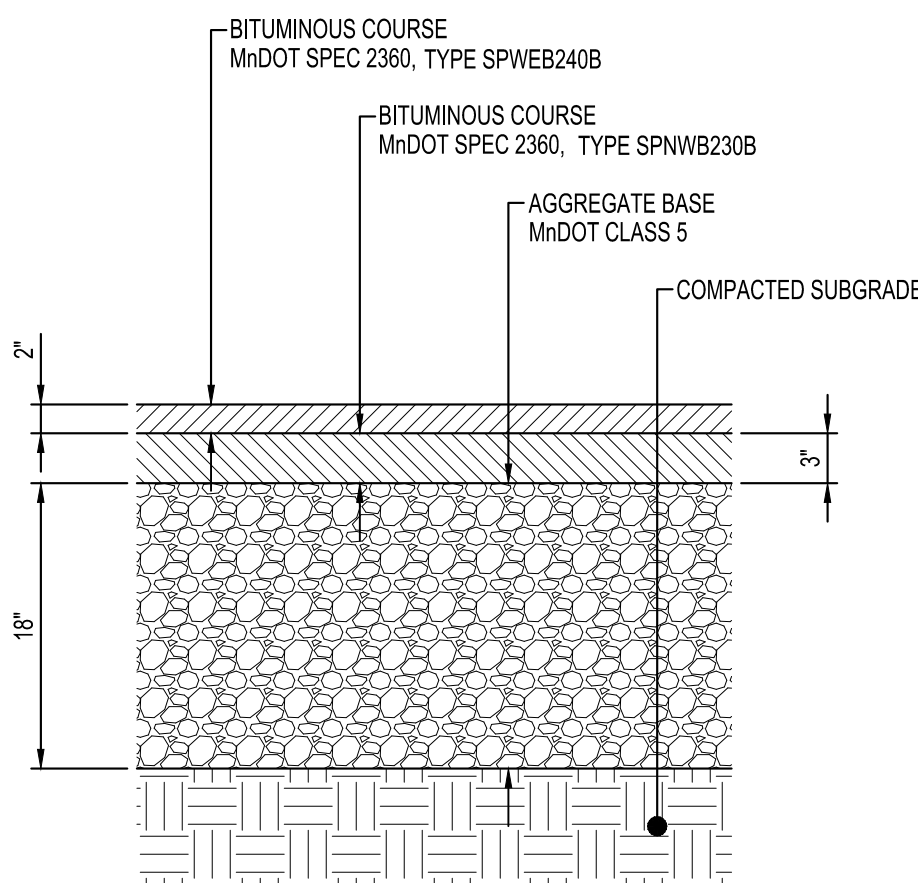
PROJECT NO.	19-23655
FILE NAME	23655 CO-DETAILS
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

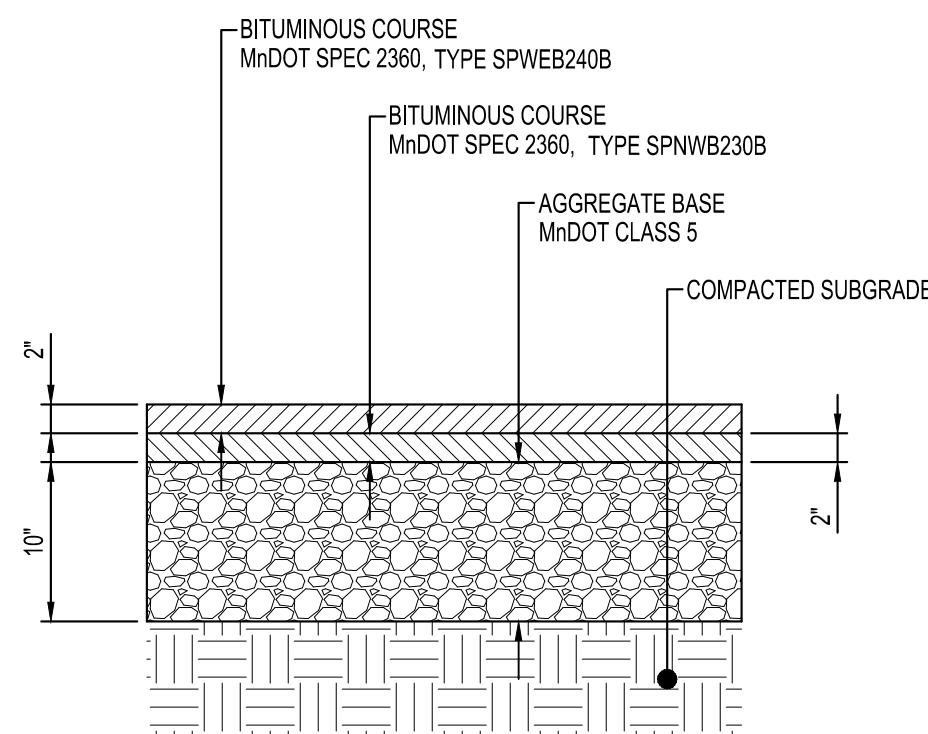
SITE DATA

SHEET

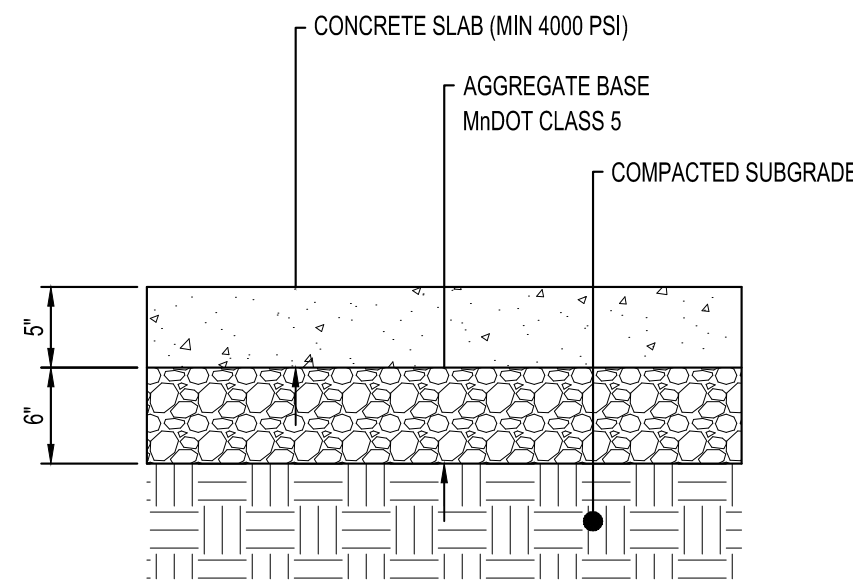
C0-00



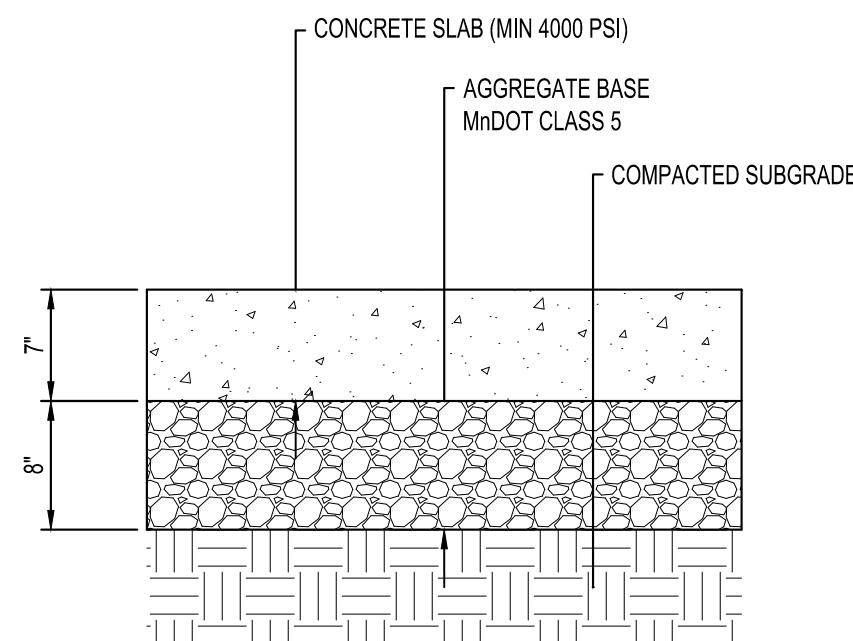
HEAVY DUTY
BITUMINOUS PAVEMENT
NTS ST115



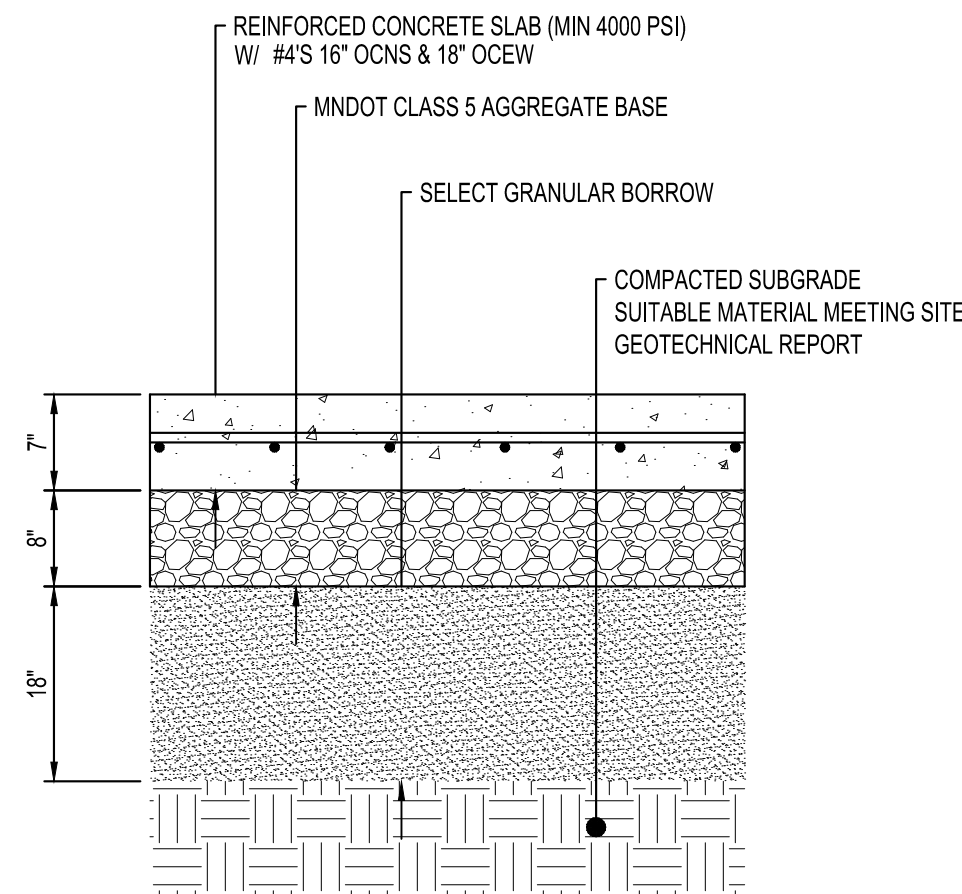
STANDARD
BITUMINOUS PAVEMENT
NTS ST110



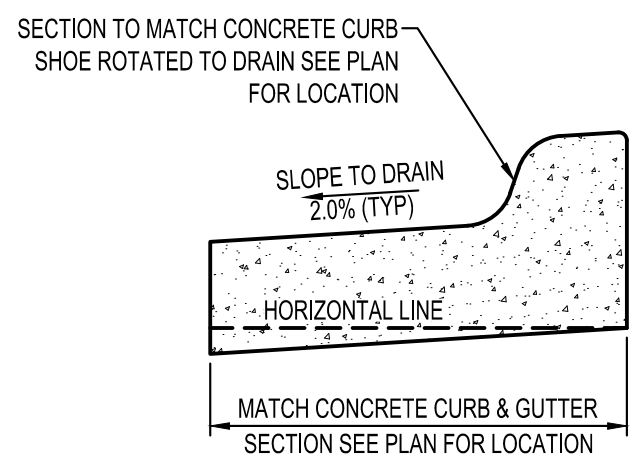
STANDARD
CONCRETE SIDEWALK
NTS



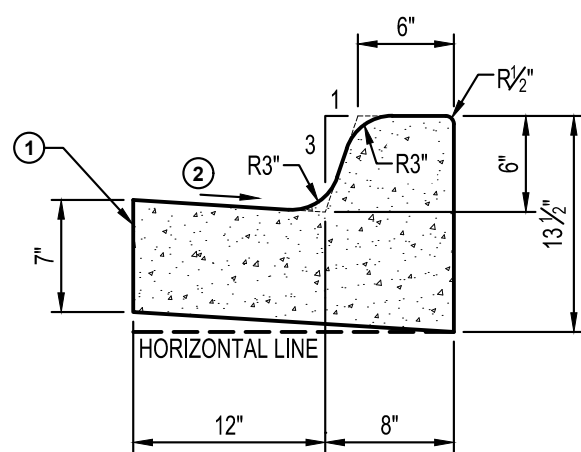
THICKENED
CONCRETE SIDEWALK
NTS



REINFORCED
CONCRETE PAVEMENT
NTS ST128

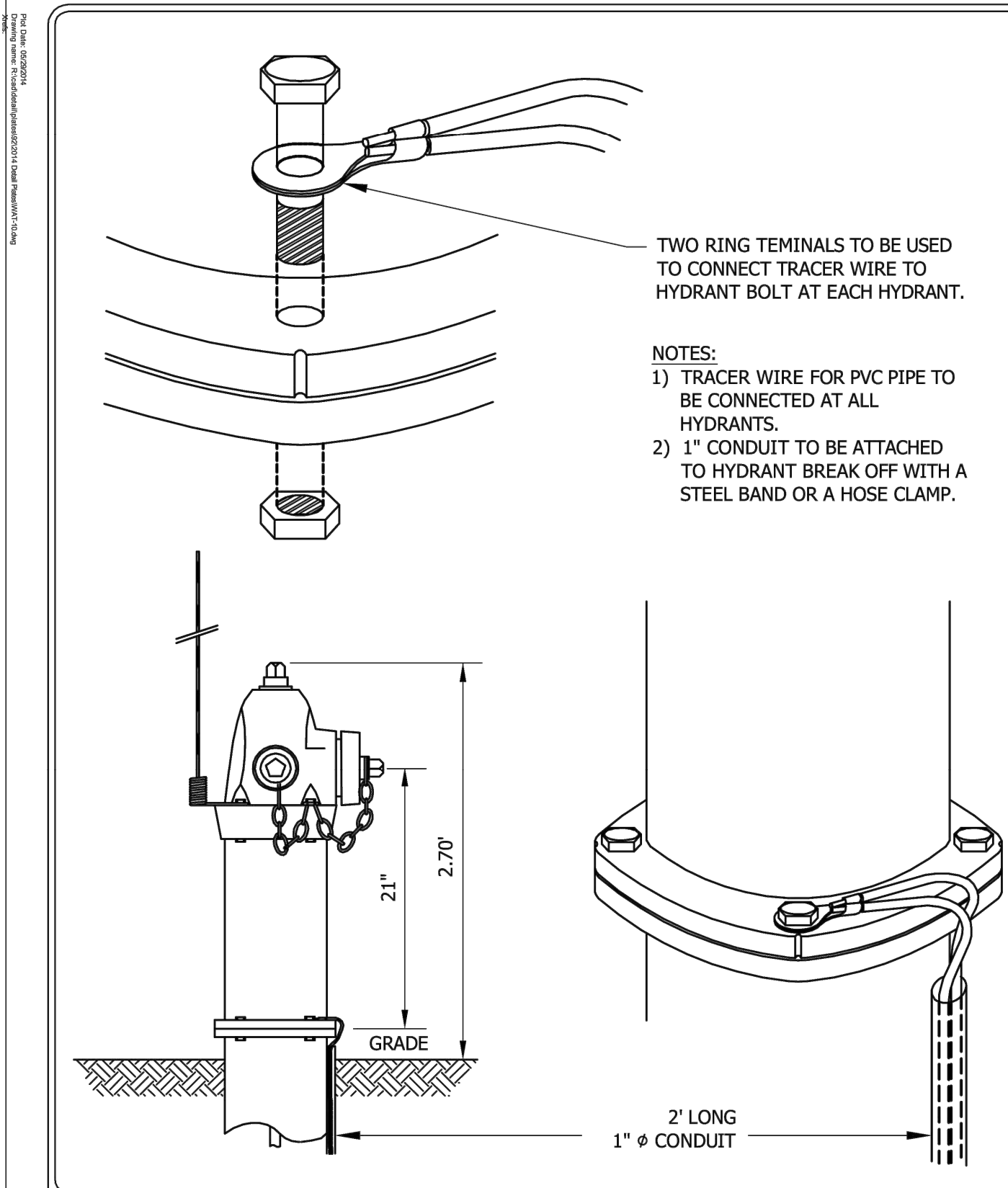


REVERSE PITCH
CONCRETE CURB & GUTTER
NTS ST250



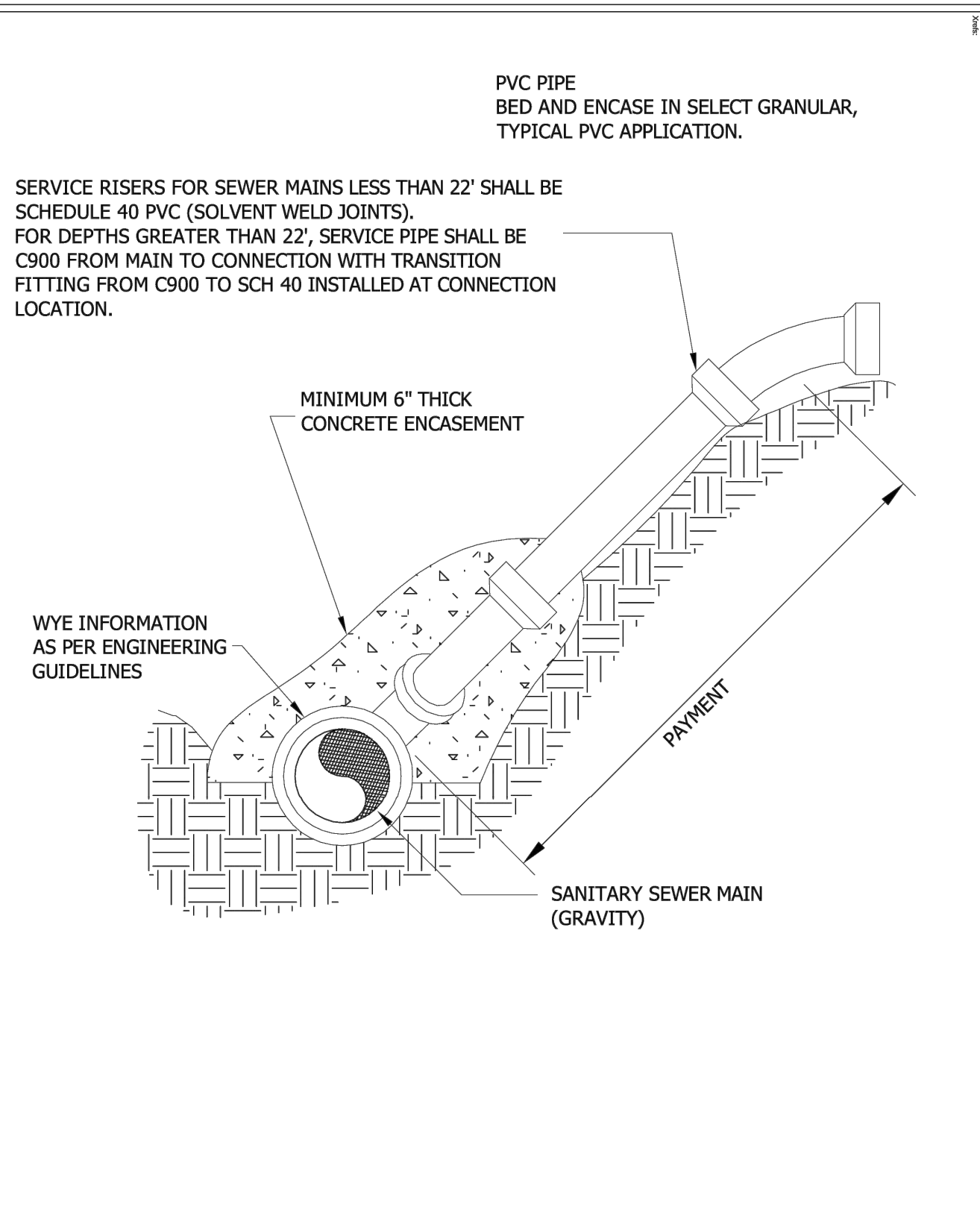
- NOTES:
- LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
 - SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

B612
CONCRETE CURB & GUTTER
NTS ST205



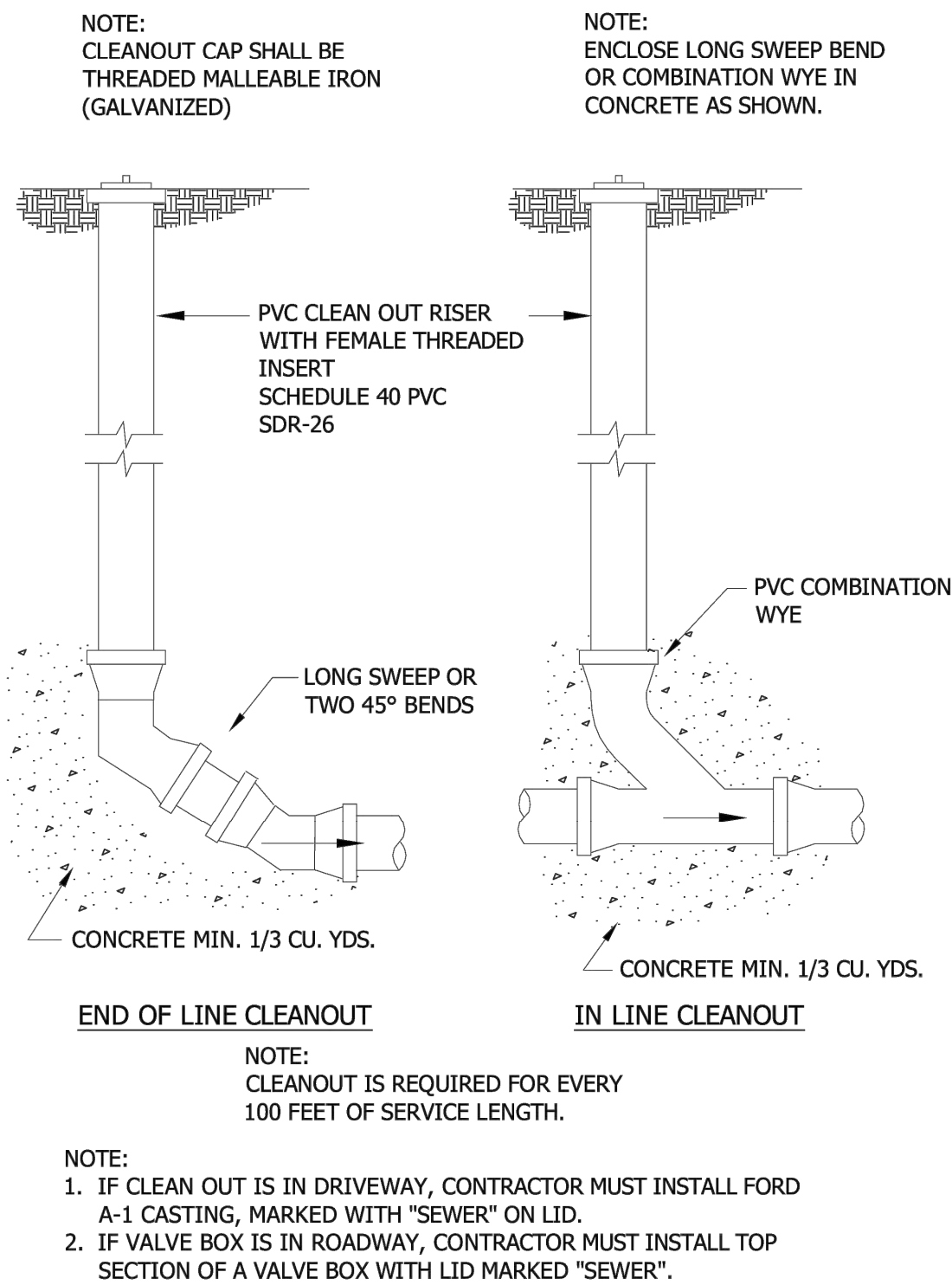
TRACER WIRE FOR PVC WATER MAIN
CHASKA, MN

LAST REVISION:
APRIL 2008
PLATE NO.
WAT-10



SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016
PLATE NO.
SER-3



SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001
PLATE NO.
SER-4



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-23655
FILE NAME 23655 CO-DETAILS
DRAWN BY WMS
DESIGNED BY WMS
REVIEWED BY RAS
ORIGINAL ISSUE DATE 03/03/2020
CLIENT PROJECT NO. -

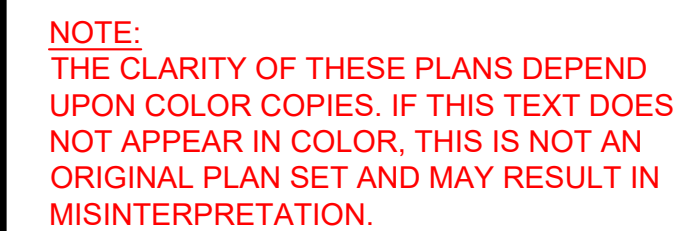
TITLE

SITE DETAILS

SHEET

C0-20

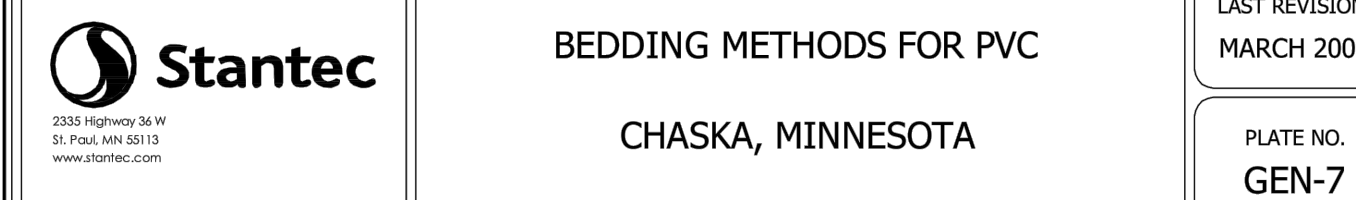
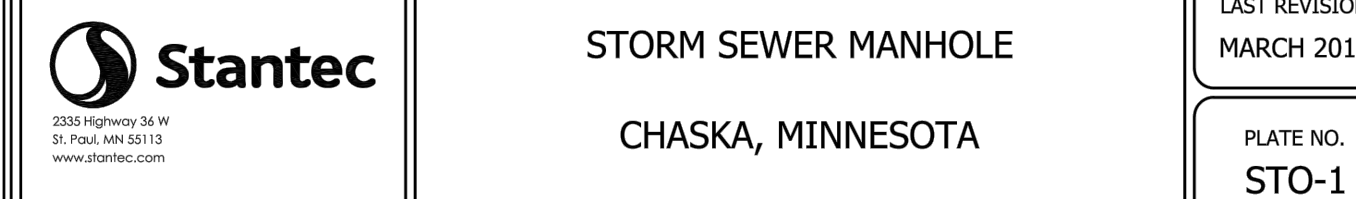
PRELIMINARY NOT FOR CONSTRUCTION



DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

C0-21



ISG



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 CO-DETAILS
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-22

CONSTRUCTION NOTES:

A. SPECIFICATIONS

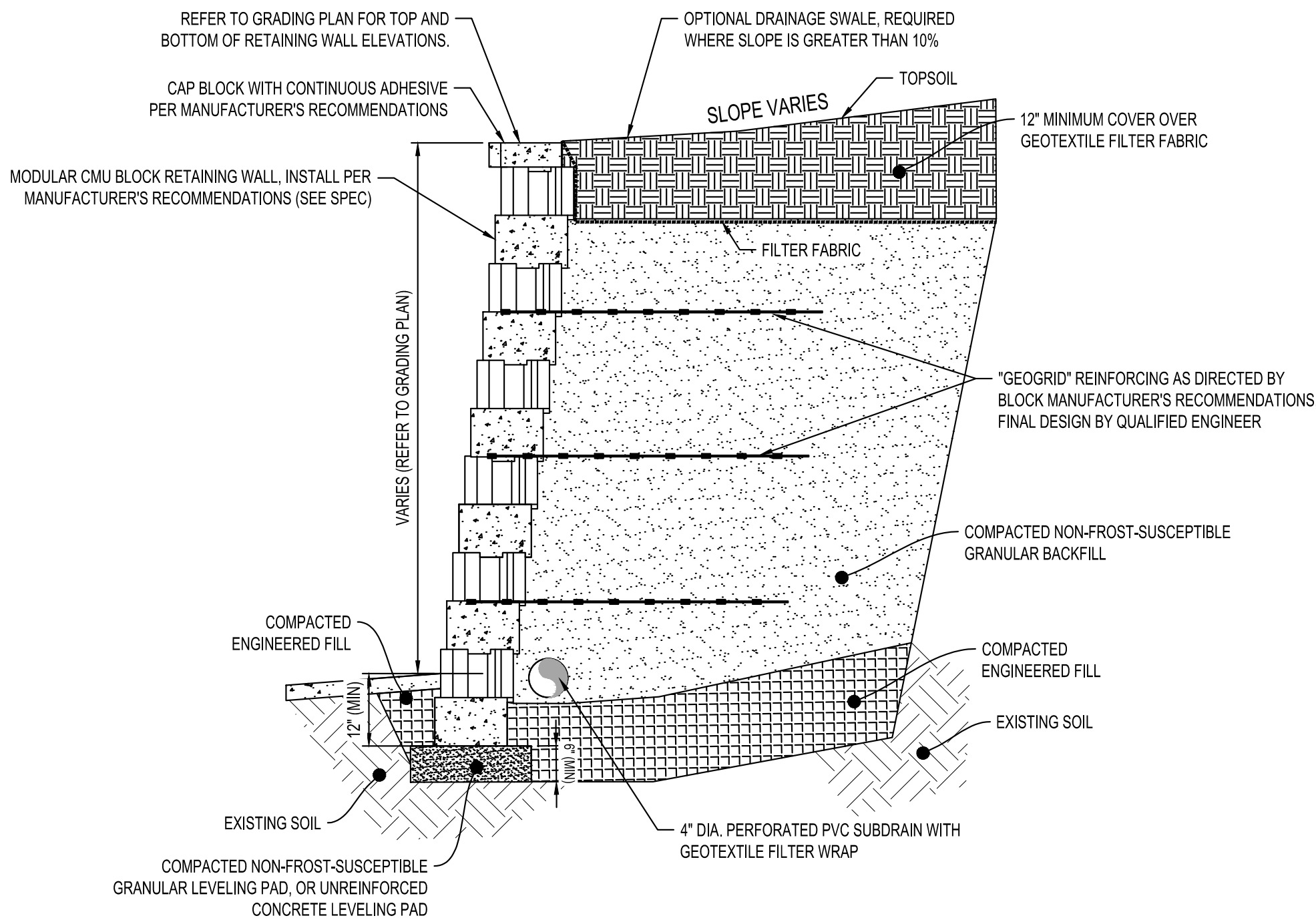
- SEGMENTAL RETAINING WALL UNITS SHALL BE FURNISHED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.
 - MODULAR CONCRETE UNITS SHALL MEET THE REQUIREMENTS OF ASTM C1372, ASTM C90, ASTM C145, WITH 28-DAY STRENGTH OF 3,000 PSI AND LESS THAN 8% MOISTURE ABSORPTION.
 - LEVELING PAD AGGREGATE BASE SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 35%-70% PASSING #4, 10%-35% PASSING #40, AND 3%-10% PASSING #200.
 - NON-FROST-SUSCEPTIBLE GRANULAR BACKFILL SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 75%-100% PASSING 3/4", <60% PASSING #4, <35% PASSING #40, AND <5% PASSING #200.
 - ENGINEERED FILL SHALL BE SOILS WITH A PLASTICITY INDEX LESS THAN 6 PER ASTM D4318; UNSUITABLE SOILS INCLUDE ORGANIC AND UNIFIED SOIL CLASSIFICATION SYSTEM GROUPS OF SC, CL, ML, CH, OH, MH, OL, OR PT.
- CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA.
 - $f_c = 3,000$ psi
 - 6% +/- 1.5% AIR ENTRAINMENT
 - 0.55 MAXIMUM WATER-TO-CEMENT RATIO
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE III
 - READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
- FOUNDATION NET ALLOWABLE SOIL BEARING PRESSURE IS 1,500 PSF (PRESUMED), AND SHALL BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
 - THE DESIGN FROST PENETRATION DEPTH FOR UNHEATED STRUCTURES IS 60 INCHES; PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
 - FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL, STANDING WATER, AND SHALL BE INSPECTED BEFORE THE PLACEMENT OF ANY CONCRETE.

B. SUBMITTALS:

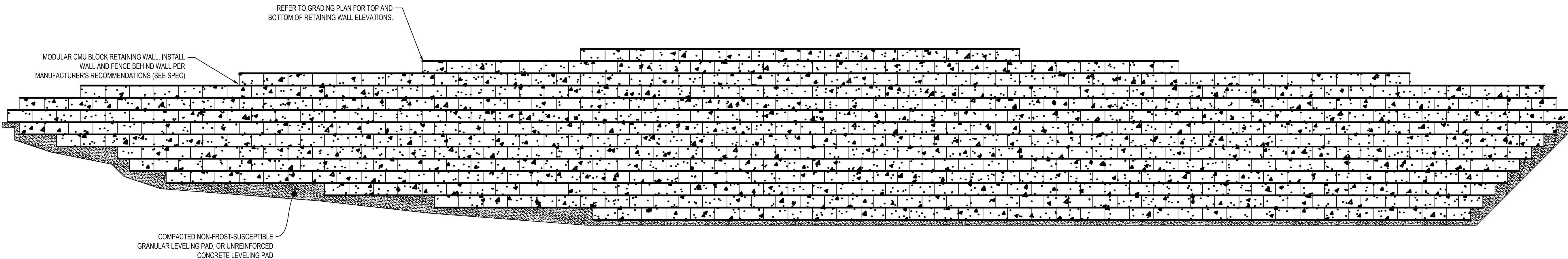
- PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
- THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
- THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLOUD ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS, ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
- CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN.
 - CONCRETE MIX DESIGNS
 - MODULAR CONCRETE RETAINING WALL
 - ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
- A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

C. QUALITY CONTROL AND QUALITY ASSURANCE:

- COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
- COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURRING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
- COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
- THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.
- ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTORS OWN EXPENSE



MODULAR BLOCK RETAINING WALL DETAIL
NTS



MODULAR BLOCK
RETAINING WALL PROFILE
NTS



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

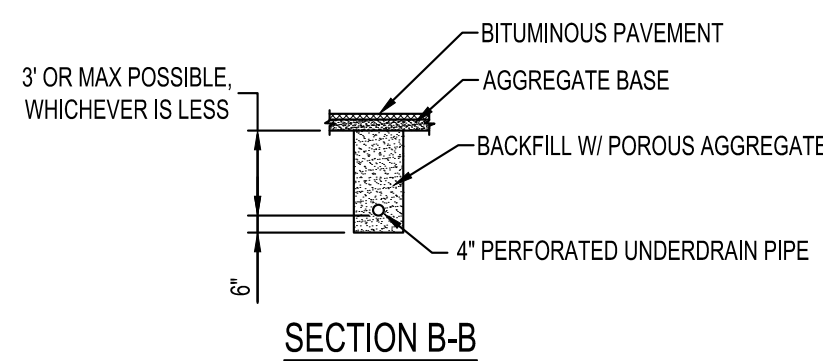
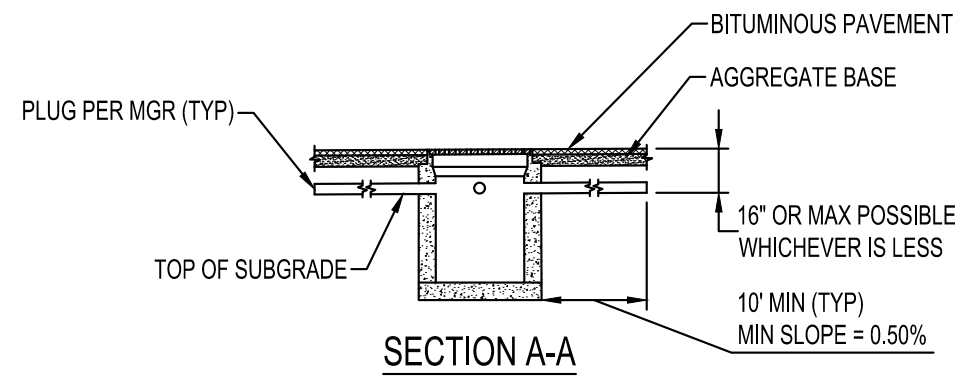
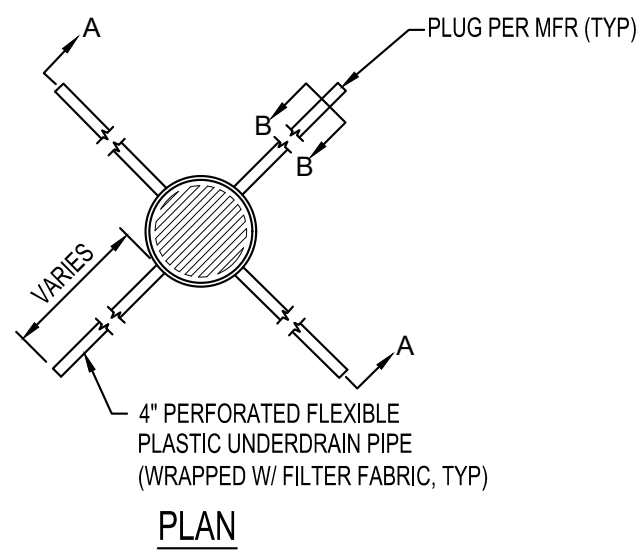
PROJECT NO.	19-23655
FILE NAME	23655 CO-DETAILS
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

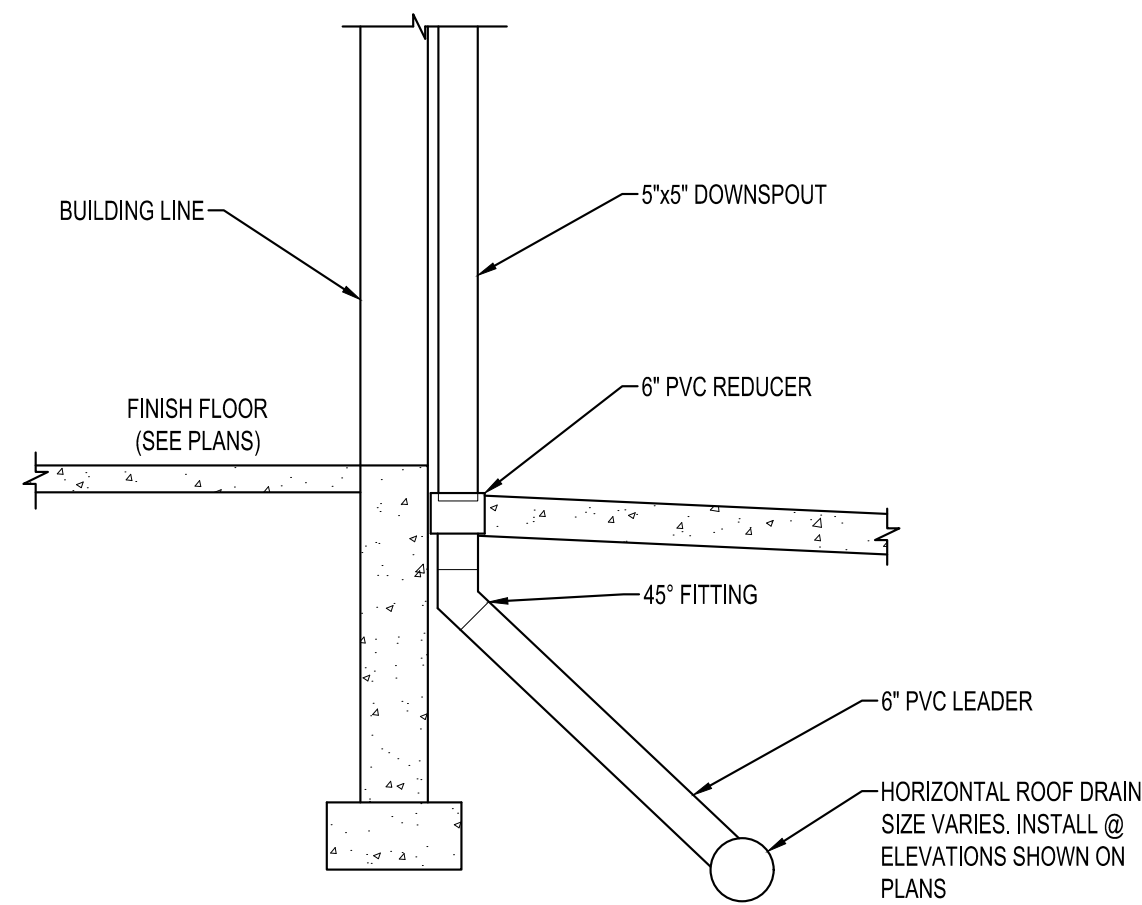
SITE DETAILS

SHEET

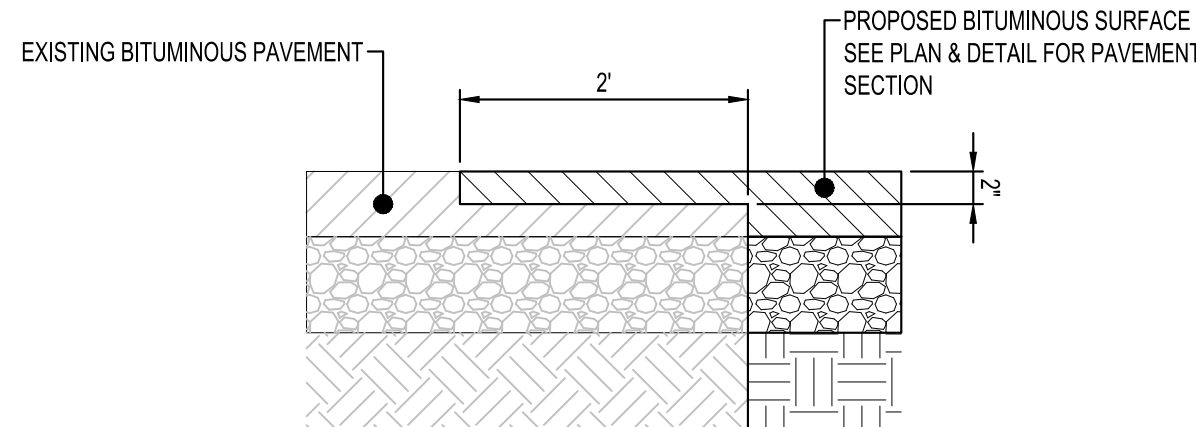
C0-23



STORM SEWER SUBDRAIN
NTS SD900

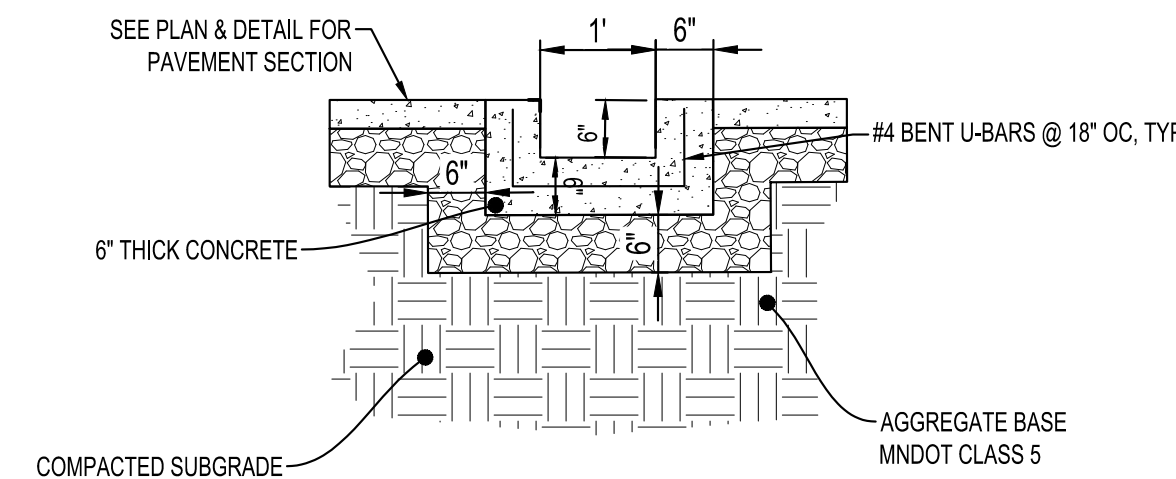


VERTICAL RAIN LEADER
NTS SD400



NOTES:
USE WHENEVER NEW BITUMINOUS ABUTS EXISTING BITUMINOUS

EDGE MILLING
NTS ST350

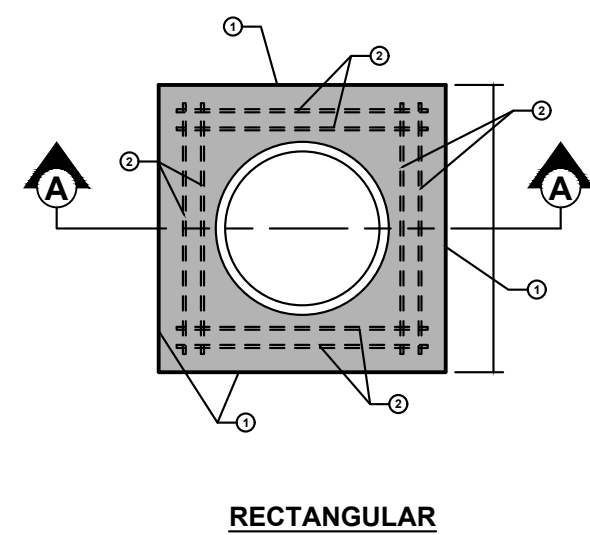
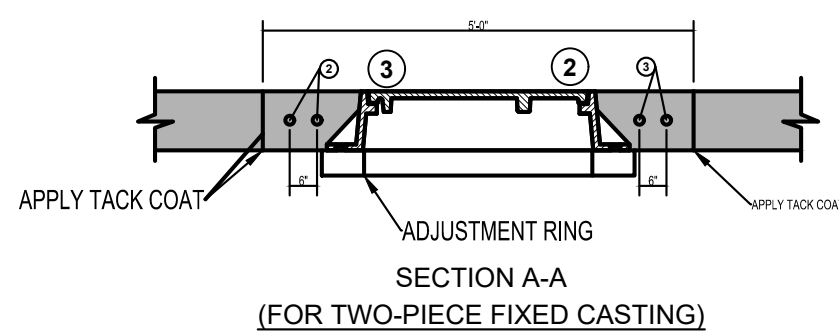


CONCRETE CHANNEL
NTS

SEE MNDOT STANDARD PLANS (PAVEMENT JOINTS) FOR
JOINT TYPES AND LEGEND

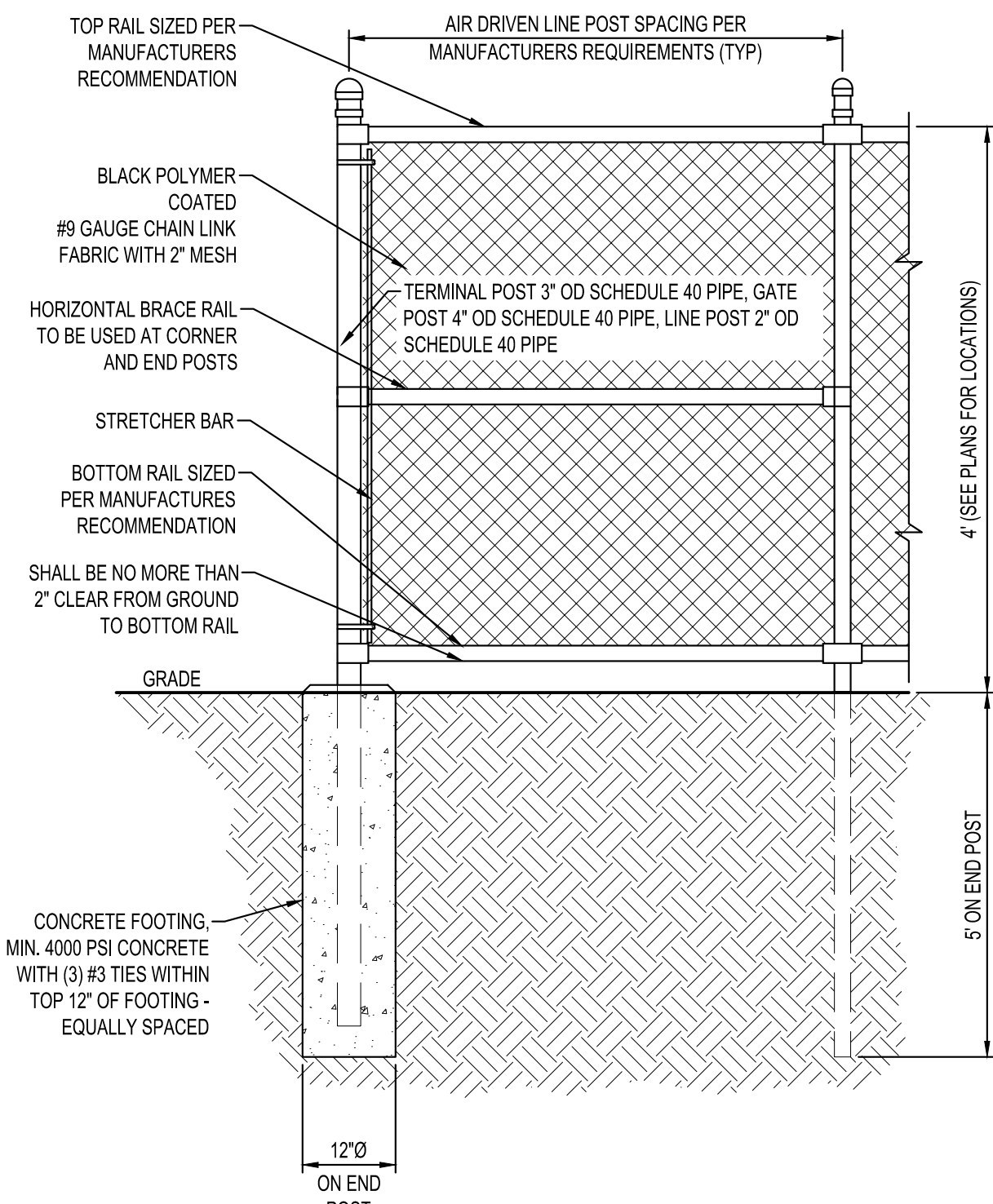
CONSTRUCT BOXOUT WITH MAINLINE CONCRETE PAVEMENT
CLASS. MINIMUM 2 INCHES CLEAR ON REINFORCEMENT.
CENTER CASTING WITHIN BOXOUT AREA.

- 1 APPLY TACK COAT
- 2 4'-8" (TYP.) #4 BAR. PLACE AT MID SLAB
- 3 #4 HOOPS (VARIABLE LENGTH), PLACE AT MID SLAB

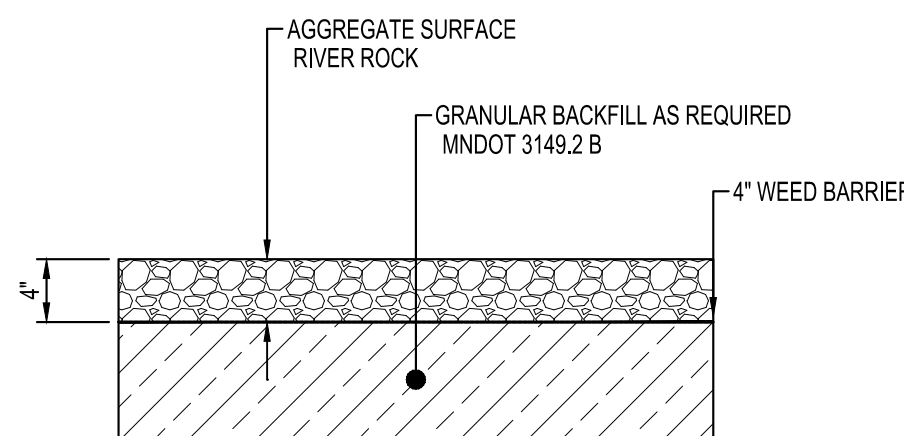


RECTANGULAR

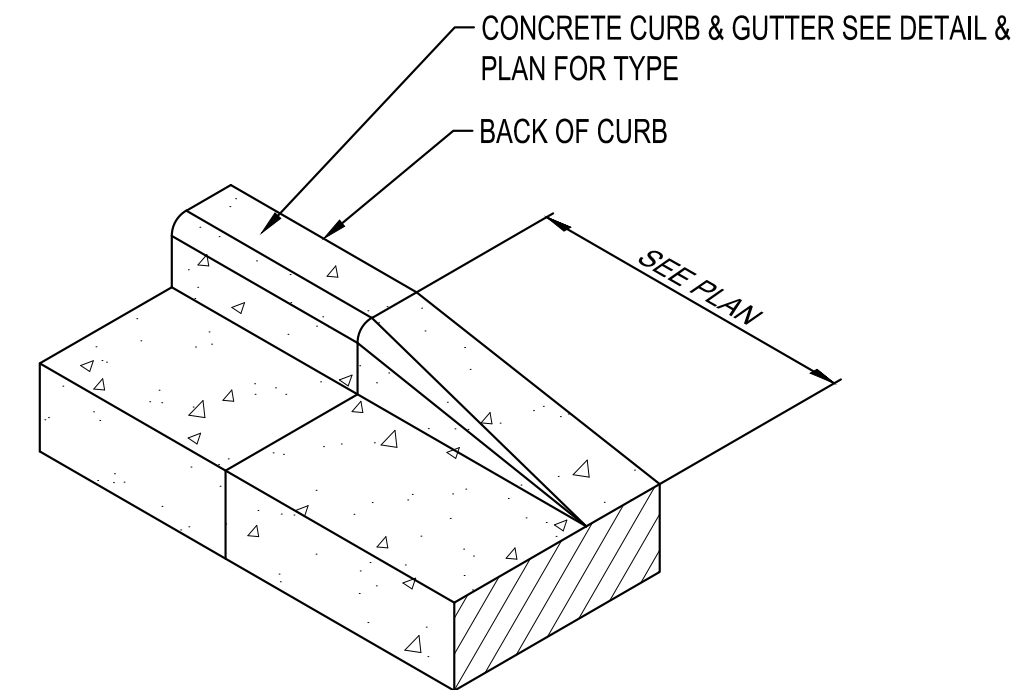
**MANHOLE
BOXOUTS IN BITUMINOUS PAVEMENT**
NTS



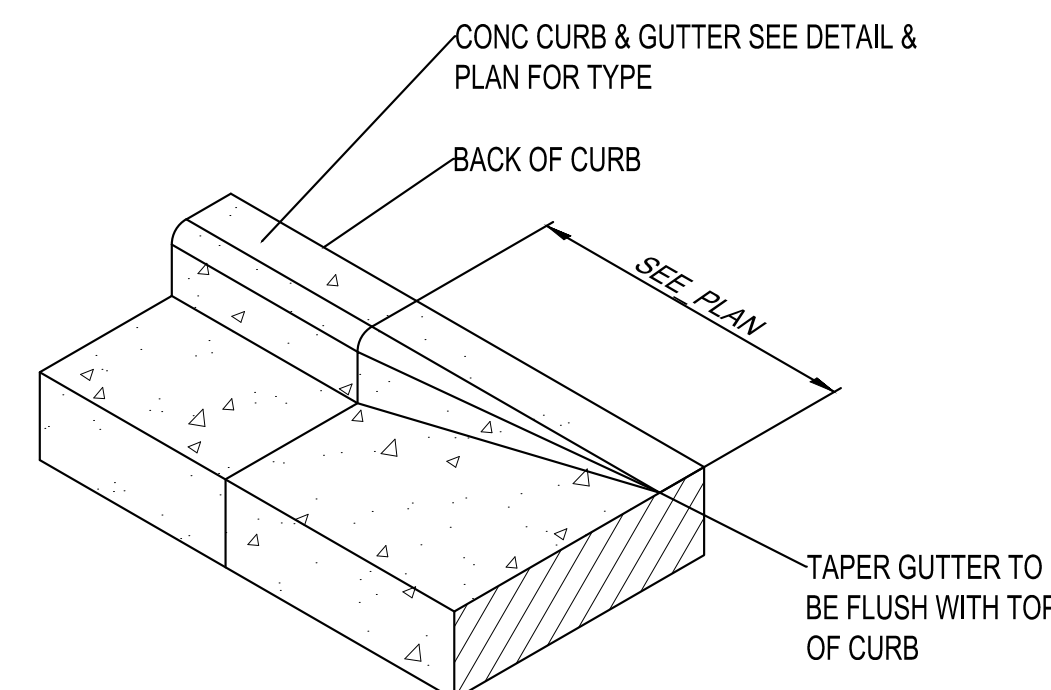
4' BLACK POLYMER COATED CHAIN LINK FENCE
NTS LD204



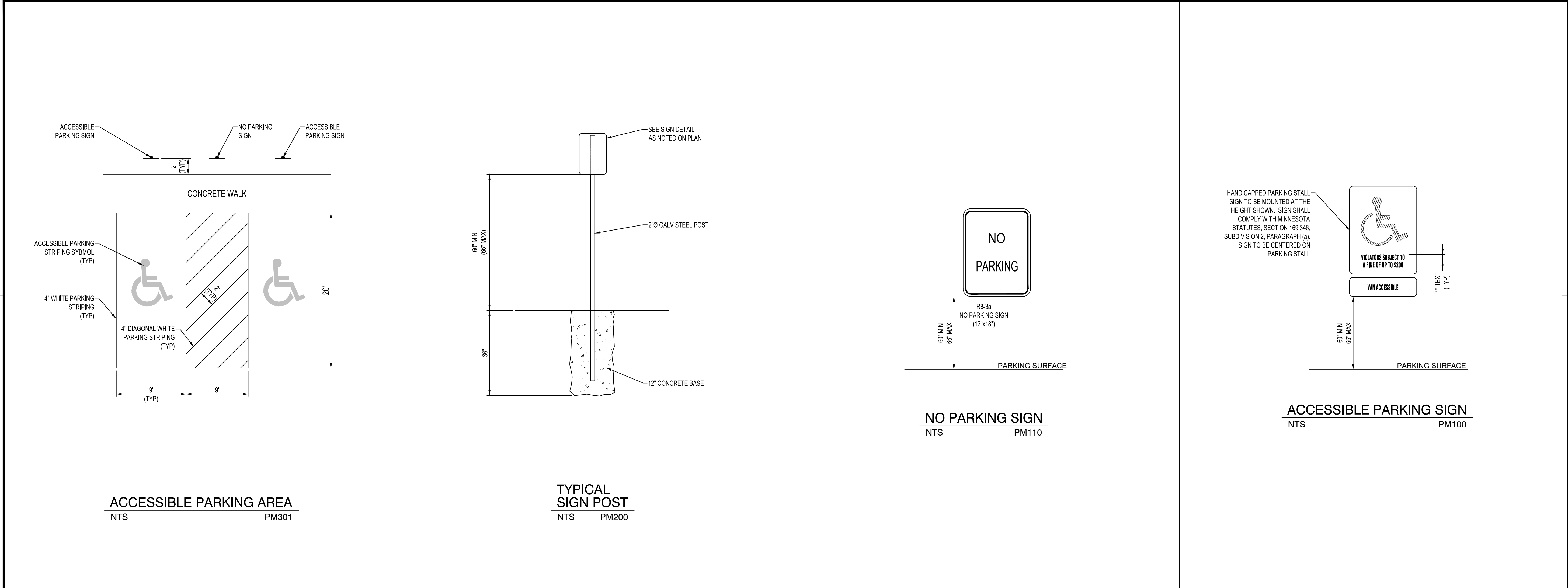
RODENT RUN
NTS



CURB TAPER
NTS ST270



**GUTTERLINE
CURB TAPER**
NTS



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 CO-DETAILS
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

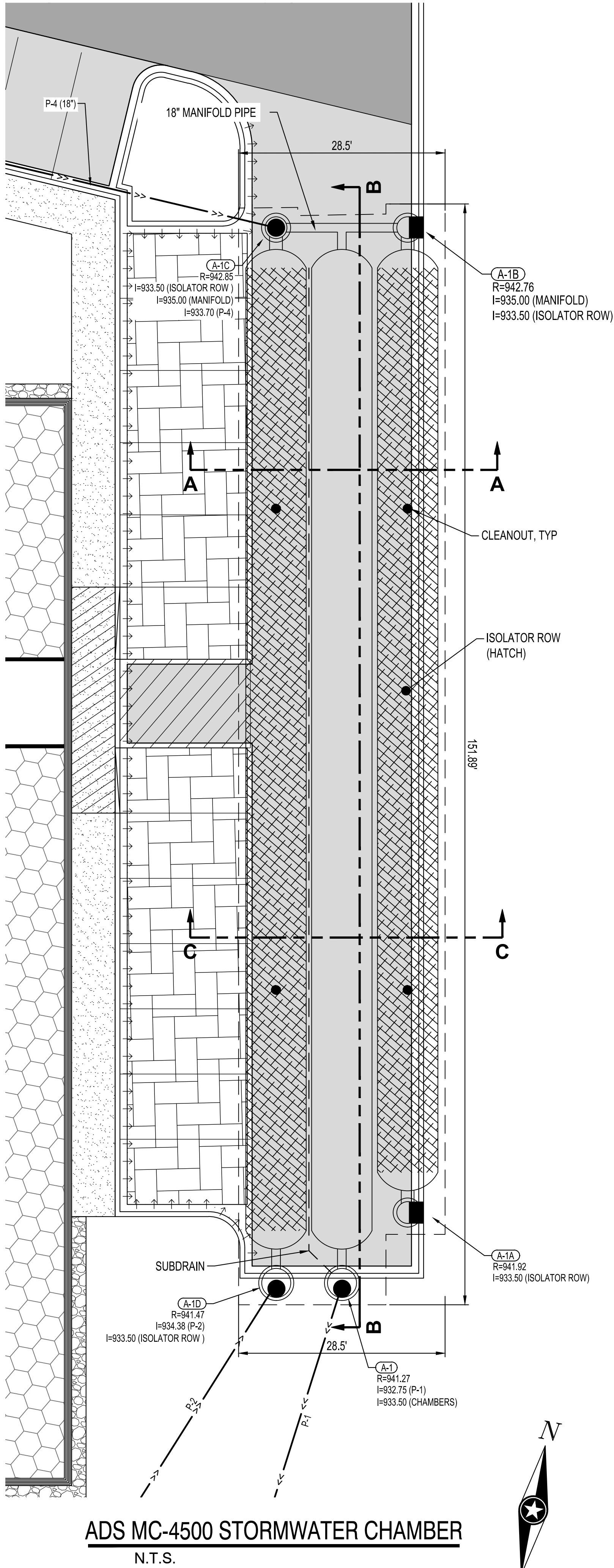
TITLE

SITE DETAILS

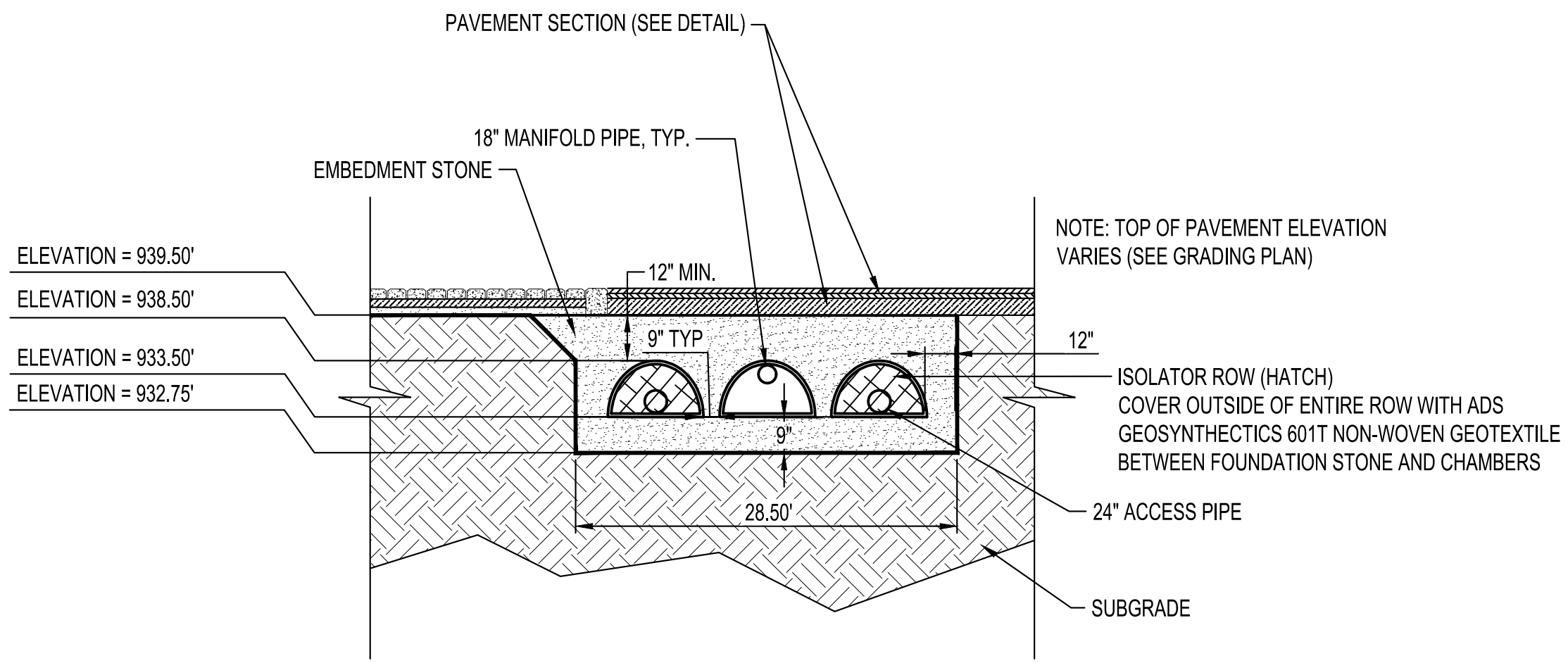
SHEET

C0-24

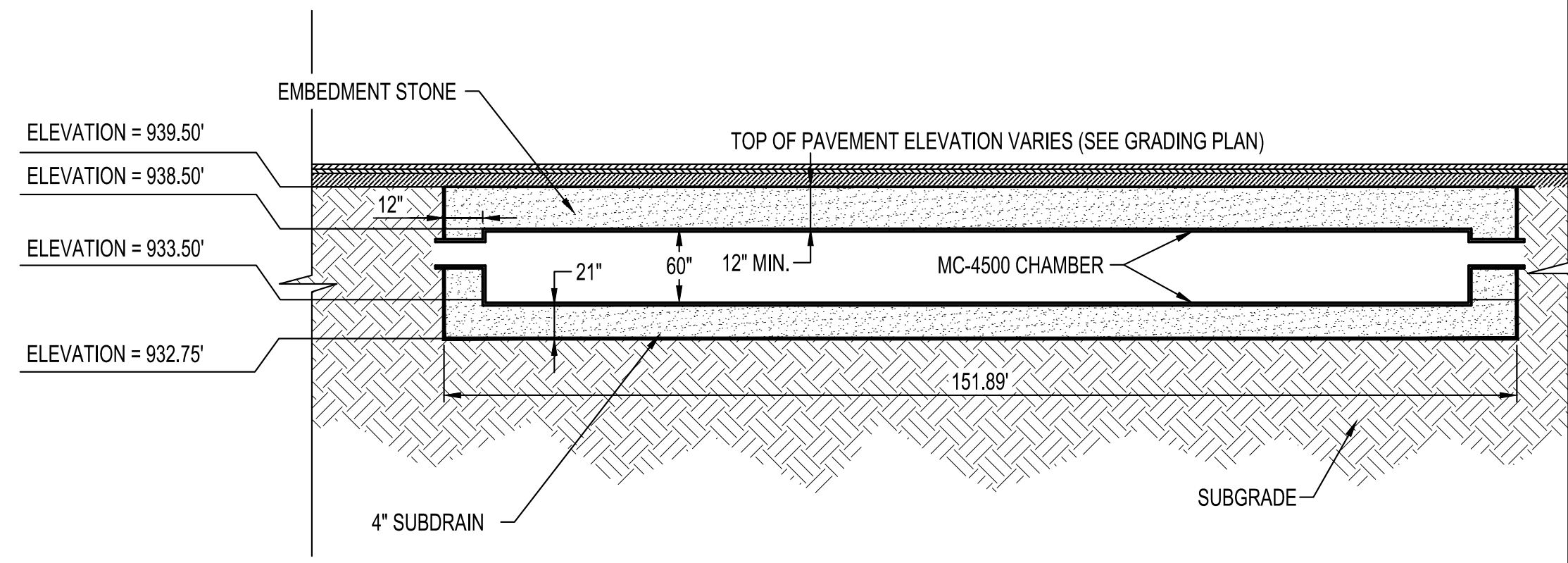
PRELIMINARY NOT FOR CONSTRUCTION



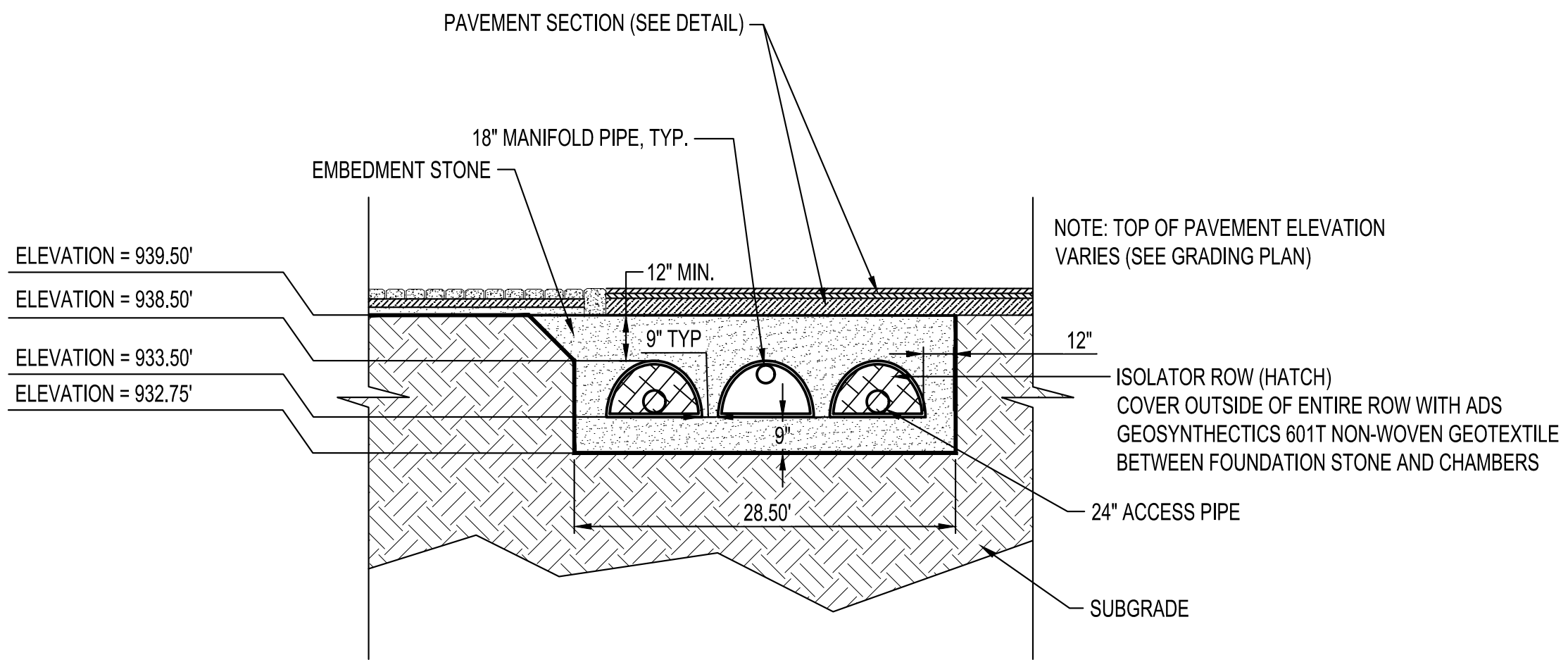
ADS MC-4500 STORMWATER CHAMBER
N.T.S.



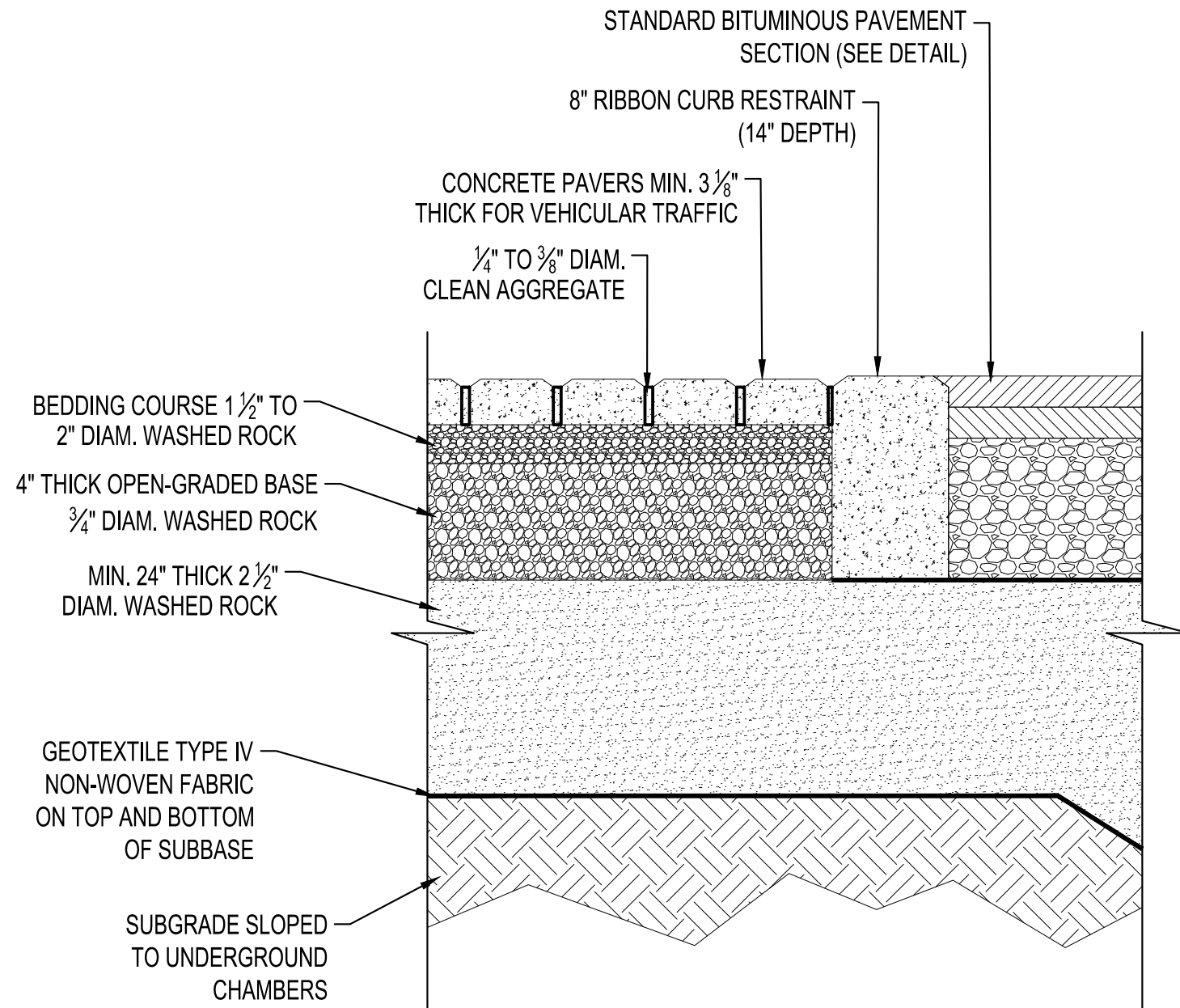
TYPICAL SECTION VIEW 'A'-A'
NTS



TYPICAL SECTION VIEW 'B'-B'
NTS

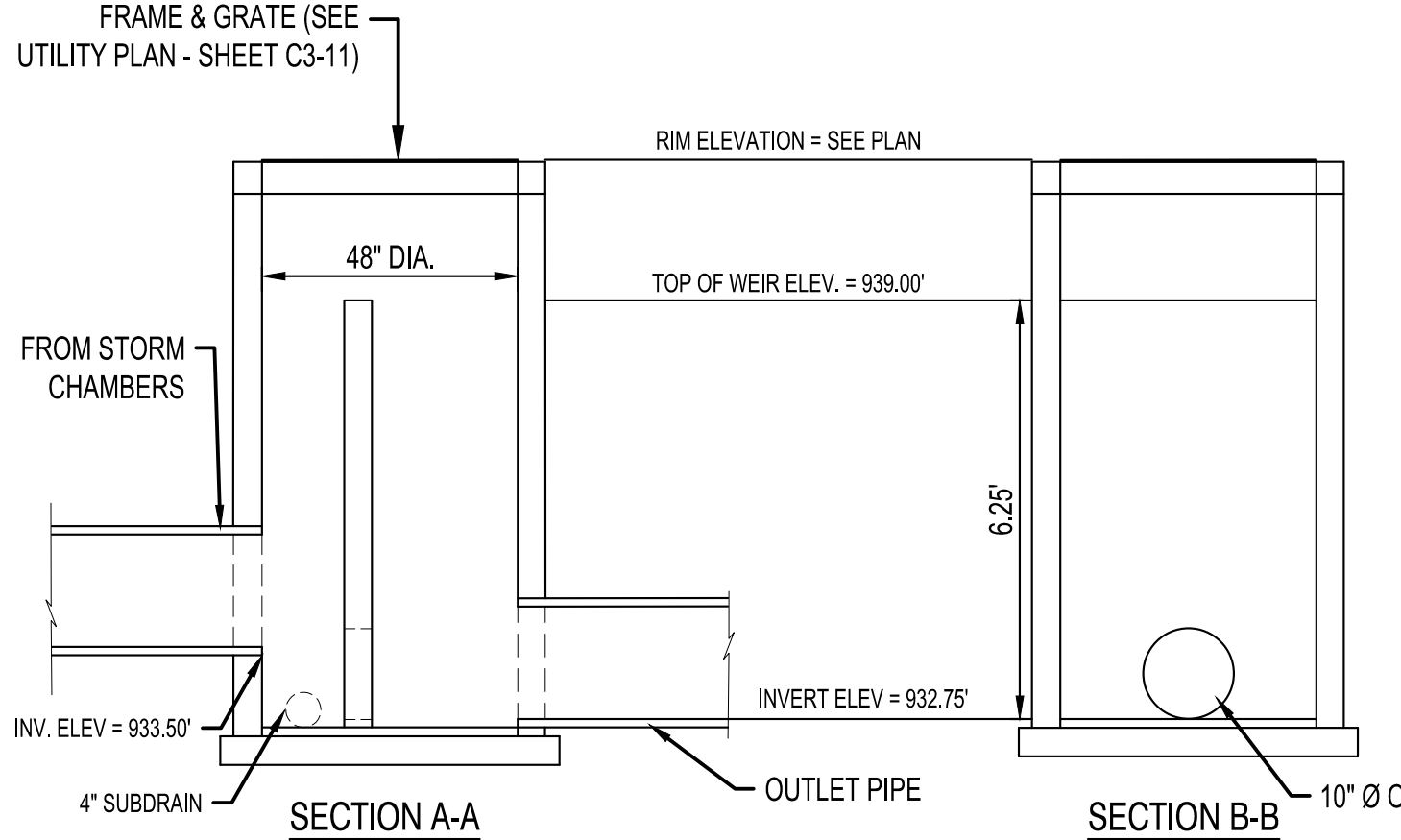
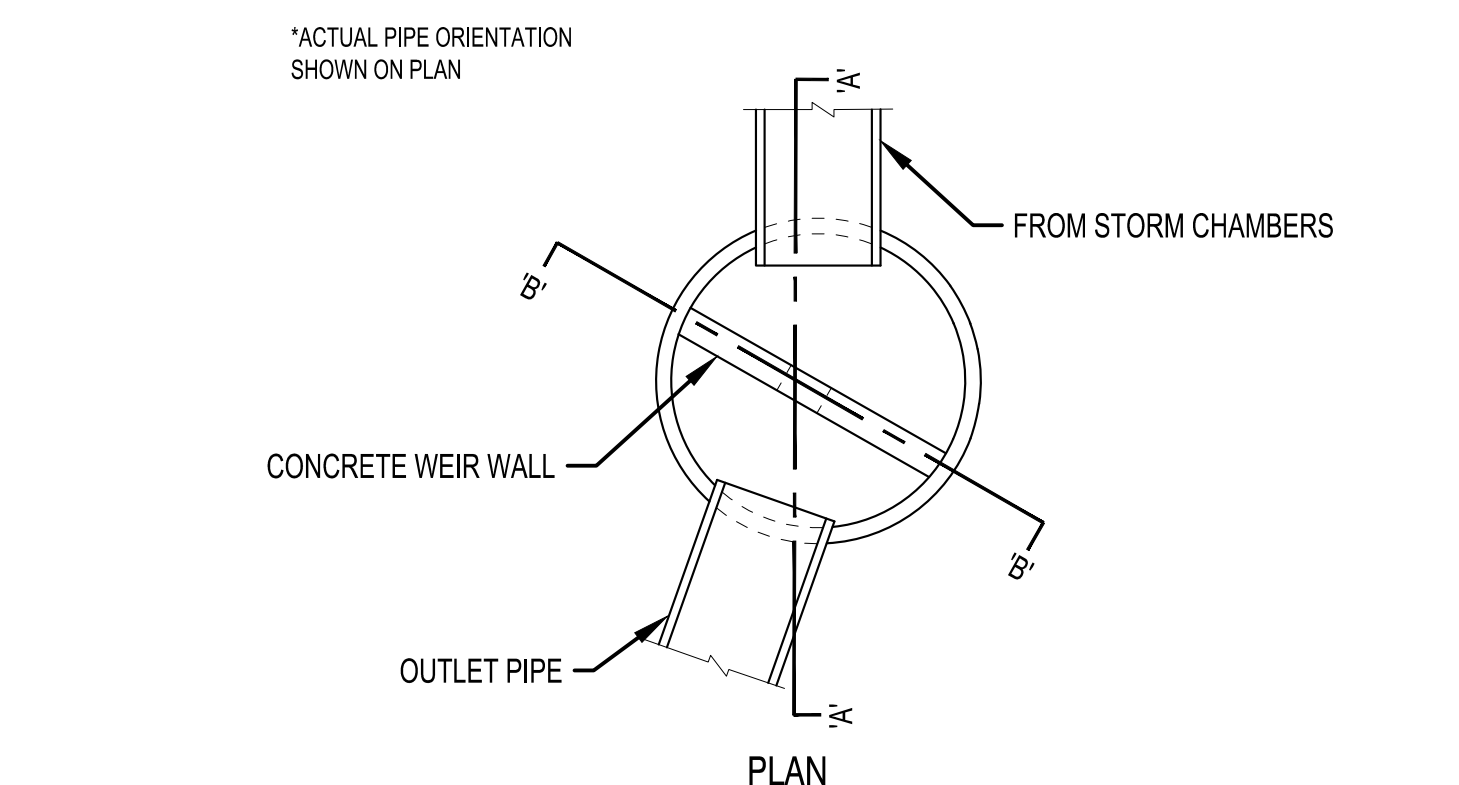


TYPICAL SECTION VIEW 'C'-C'
NTS



NOTES:
DETAIL IS BASED OFF OF THE CARVER COUNTY WATERSHED "PERMEABLE PAVEMENT EXAMPLE" DETAIL.

PERMEABLE PAVERS
NTS



OUTLET STRUCTURE (A-1)
NTS SD700



NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.
FOOD PLANT EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-23655
FILE NAME 23655 CO-DETAILS
DRAWN BY WMS
DESIGNED BY WMS
REVIEWED BY RAS
ORIGINAL ISSUE DATE 03/03/2020
CLIENT PROJECT NO. -

TITLE

STORMWATER DETAILS

SHEET

C0-25

PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL LEGEND

SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
	2511.507	RANDOM RIPRAP, CLASS III	CY	8
		PERIMETER CONTROL	LF	1290
	2573.502	EXISTING STORM DRAIN INLET PROTECTION	EACH	3
	2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	5
	2573.501	STABILIZED CONSTRUCTION EXIT	CY	50
	2575.504	EROSION CONTROL BLANKET, CATEGORY 4N	SY	1475
		CONCRETE WASHOUT AREA	EA	1
		EXISTING DRAINAGE ARROW		
		PROPOSED DRAINAGE ARROW		
	101	EXISTING CONTOUR (MINOR INTERVAL)		
	100	EXISTING CONTOUR (MAJOR INTERVAL)		
	101	PROPOSED CONTOUR (MINOR INTERVAL)		
	100	PROPOSED CONTOUR (MAJOR INTERVAL)		

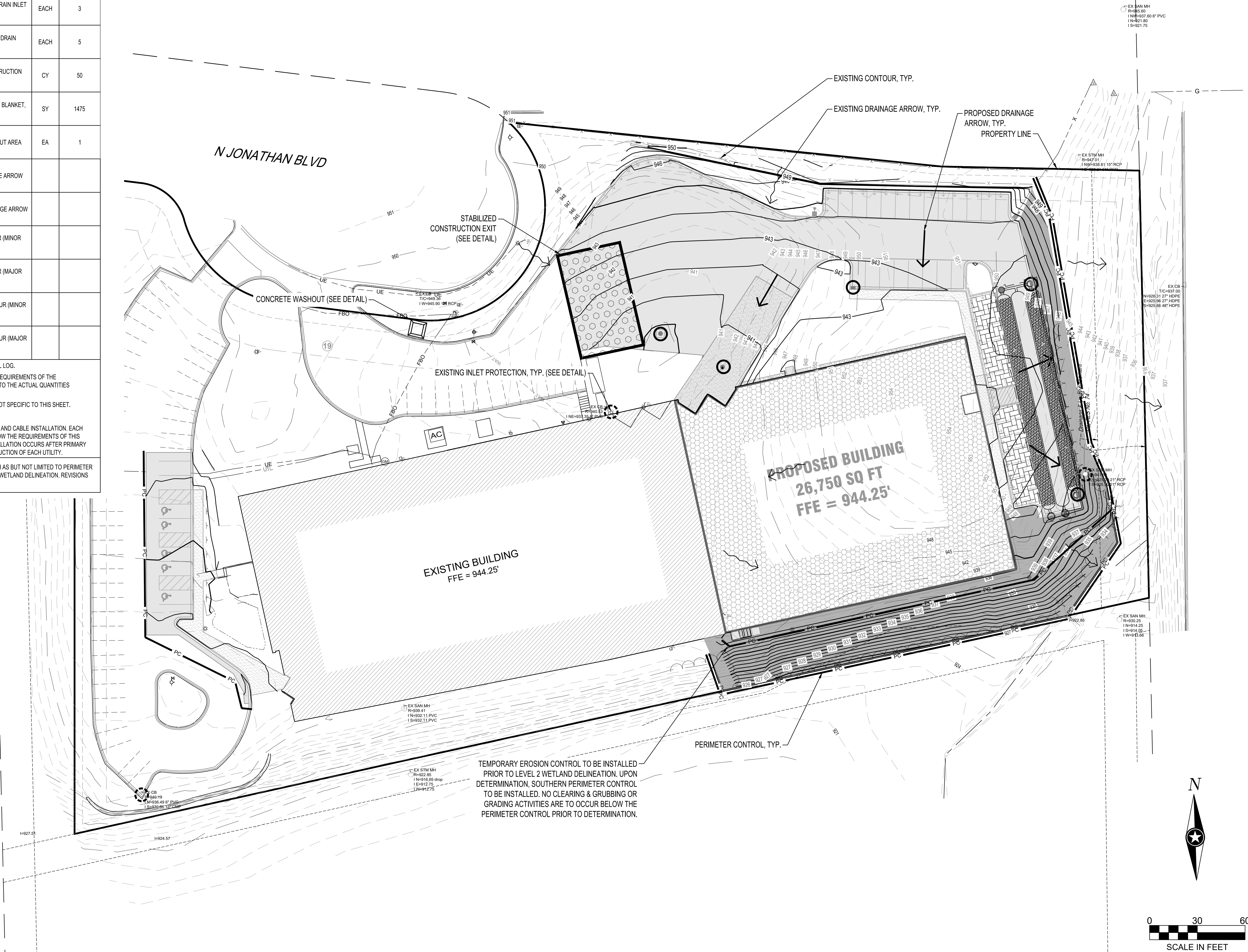
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET. SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

NOTE: TEMPORARY EROSION CONTROL IS TO BE INSTALLED, SUCH AS BUT NOT LIMITED TO PERIMETER CONTROL, PRIOR TO ANY EARTHWORK ACTIVITIES AND PRIOR TO WETLAND DELINEATION. REVISIONS MAY RESULT FOLLOWING WETLAND DELINEATION IN SPRING 2020.



ISG

Together, we make ideas that work.™

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.

REESE A. SUDTELGTE

DATE: _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-23655

FILE NAME 23655 C1-SWPPP

DRAWN BY WMS

DESIGNED BY WMS

REVIEWED BY RAS

ORIGINAL ISSUE DATE 03/03/2020

CLIENT PROJECT NO. -

TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHEET

C1-10

6.A. Recommend Approval of the Final...
Page 17 of 53

Packet Page 48 of 102

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: QUALITECH FOOD PLANT EXPANSION
PROJECT LOCATION: 150 JONATHAN BLVD N
CITY/TOWNSHIP: CHASKA
COUNTY/STATE: MN
ZIP CODE: 55318
LATITUDE/LONGITUDE: 44.846711, -93.588525
QUARTER SECTION, SECTION, TOWNSHIP, RANGE: S21 T116N R23W

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF A NEW BUILDING, TWO NEW CONCRETE TRUCK LOADING DOCKS, A BITUMINOUS PARKING LOT, SIDEWALK, RETAINING WALL, AND UNDERGROUND UTILITIES. IT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF HAZELTINE BLVD AND LYMAN BLVD DIRECTLY ADJACENT TO THE DEAD END OF N JOHNSON BLVD.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:
CLEARING AND GRUBBING OPERATIONS, AND GRADING	MAY - AUGUST 2020
BUILDING, TRUCK DOCKS	JUNE – JULY 2020
CURB & GUTTER/SIDEWALK, RETAINING WALL	JULY – AUGUST 2020
PAVING	AUGUST – SEPTEMBER 2020
LANDSCAPING, FINAL TURF, MISC.	SEPTEMBER – NOVEMBER 2020

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 1.95 ACRESMINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES

****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****

IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.43 ACRES
POST-CONSTRUCTION = 1.40 ACRES

NET INCREASE OF IMPERVIOUS AREA 0.97 ACRES

MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES (BASED ON CARVER COUNTY WATER MANAGEMENT ORGANIZATION & CITY OF CHASKA REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: QUALI-TECH PRODUCTS INC
318 LAKE HAZELTINE DR
CHASKA, MN 55318-1093

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION, PRIOR TO LETTING THE PROJECT.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS, AND IS RESPONSIBLE FOR SECTION 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED AND IDENTIFIED THROUGH TRANSFER OF NPDES-CSW PERMIT)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (WHITNEY STRAMER)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/WHITNEY.STRAMER@ISGINC.COM

PERMENANT STORMWATER MANAGEMENT SYSTEM:
ISG INC. (EMILY RIIHL)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55416
952-426-0699/EMILY.RIIHL@ISGINC.COM

AGENCY CONTACTS			
AGENCY	PERMIT	NAME	PHONE NUMBER/E-MAIL
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	BRIAN GREEN	507-206-2610/BRIAN.GREEN@STATE.MN.US
ACOE	SECTION 404	N/A	651-290-5286 /MVP-REG-INQUIRY@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
CARVER COUNTY WMO	N/A	MASHA HOY	952-361-1807/MHOY@CO.CARVER.MN.US

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THEEXISTING OFFSITE WETLAND. .

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	TITLE	LOCATION (SHEET NAME)
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SITE PLANS
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	SITE PLANS
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	DRAINAGE AREAS
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	SITE PLAN
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN
STORM SEWER	DRAINAGE PLAN	SITE UTILITY PLAN
GRADING	GRADING PLAN	GRADING PLAN
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP DETAILS
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS "NOT HIGHLY ERODIBLE" ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE PERCENTAGE	PERCENTAGE OF PROJECT AREA	APPROXIMATE PARTICLE SIZE RANGE (MM)		
		SAND (0.05-2.00+)	SILT (0.002-0.05)	CLAY (<0.002)
CW – CORDOVA WEBSTER COMPLEX LOAM	0.9	23-53%	27-50%	7-27%
KB – KILKENNY-LESTER LOAMS, 2-6% SLOPES	12.9	23-53%	27-50%	7-27%
KC2 – LESTER-KILKENNY COMPLEX LOAM, 6-10% SLOPES	32.8	23-53%	27-50%	7-27%
KD2 – LESTER-KILKENNY COMPLEX LOAM, 10-16% SLOPES	29.9	23-53%	27-50%	7-27%
PM – KLOSSNER MUCK (ASSUME SILTY CLAY LOAM), 0-1% SLOPES	1.0	0-20%	40-73%	27-40%
TB – TERRIL LOAM, 2-6% SLOPES	22.4	23-53%	27-50%	7-27%

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO AN EXISTING OFFSITE WETLAND AND PROPOSED STORM SEWER SYSTEM. THE ISOLATED WETLAND IS SOUTH OF THE PROPERTY AND WILL RECEIVE A SIMILAR AMOUNT OF RAINFALL TO THE STORM SEWER SYSTEM. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.



NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC., AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C1-SWPPP
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

SWPPP NOTES

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

- REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.
6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

- POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:
- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
 - BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
 - EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
 - HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: (SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION, AND DEMOLITION DEBRIS) AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: (E.G. GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC.) MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS) AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA, UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL 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, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS

TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.

ALL EXPOSED SOILS WITHIN 200 FEET AND DRAINING TO A DNR PUBLIC WATERS MUST BE STABILIZED WITHIN 24 HOURS OF TEMPORARILY OR PERMANENTLY CEASING WORK, DURING THE FISH SPAWNING PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 7 DAY TIMEFRAME FOR EXPOSED SOILS.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200FT OF SURFACE WATERS, TO PREVENT OFF SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.



NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT _____

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C1-SWPPP
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE _____

SWPPP NOTES

SHEET _____

C1-21

SEVERAL CONSTRUCTED DITCHES AND STORMWATER PONDS. PROJECT DISCHARGE POINTS (OVERFLOWS FROM CONSTRUCTED DITCHES AND PONDS) DISCHARGE TO AN ISOLATED WETLAND WITHIN THE RAILROAD ROW (WEST OF PROPOSED BRIDGE) AND INTO AN EXISTING DITCH (STA. 153+00). ADJACENT WETLANDS RECEIVE A MINIMAL AMOUNT OF STORMWATER RUNOFF FROM IMPERVIOUS AREAS (0.22 ACRES OR <2% OF TOTAL PROJECT IMPERVIOUS SURFACE). STORMWATER RUNOFF FROM THE RURAL ROADWAY SECTIONS (STA. 155+50 TO 157+50; 166+00 TO 168+00) IS FILTERED THROUGH THE VEGETATED SIDE SLOPES BEFORE SHEET FLOWING INTO ADJACENT WETLANDS. THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS AND DITCHES.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://WWW.PCA.STATE.MN.US/WATER/IMPAIRED-WATERS-VIEWER-IWAV) ON 01/05/2020. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS: HAZELTINE LAKE (AUID 10-0014-00) IS IMPAIRED (NUTRIENTS), AND MCKNIGHT LAKE (AUID 10-0216-00) IS IMPAIRED (NUTRIENTS), THEREFORE SECTION 23 REQUIREMENTS APPLY TO THIS PROJECT.

DISCHARGES TO SPECIAL (PROHIBITED, RESTRICTED, OTHER) OR IMPAIRED WATERS (SECTION 23)
ALL REQUIREMENTS IN SECTION 23 ARE IN ADDITION TO BMPS ALREADY SPECIFIED IN THE PERMIT. WHERE PROVISIONS OF SECTION 23 CONFLICT WITH REQUIREMENTS ELSEWHERE IN THE PERMIT, THE PROVISIONS IN SECTION 23 TAKE PRECEDENCE. ALL BMPS USED TO COMPLY WITH THESE ITEMS MUST BE DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.9 EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

23.10 TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN ITEM 14.1-14.10 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 7 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE (PER MNDOT SPEC 1717.D). THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS
STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 7 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 1/3/2020 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). HAZARDOUS WASTES EXIST AT THE DEVELOPMENT ADJACENT TO THE PROJECT SITE. THE CONTAMINATION IS CURRENTLY INACTIVE AND NO PRE-EXISTING HAZARDOUS MATERIALS OR WASTES ARE ANTICIPATED TO BE IMPACTED BY THE PROJECT.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY..

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES MAY NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE OWNERS REPRESENTATIVE FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING

ACTIVE WORK WITHIN THE FLOODPLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVAL/NOTICE TO PROCEED FROM THE OWNERS REPRESENTATIVE IS RECEIVED.

FISH EXCLUSION DATES: FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS:NO WETLANDS EXIST WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS' TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2016 EDITION), MNDOT SPECIFICATIONS 1717.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMP'S IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

- INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING**
- THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.
 - THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED, IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
 - SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.
 - THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	SWPPP AMENDMENT DETAILS	SUBMITTAL TIMEFRAME
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS

- THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C1-SWPPP
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

SWPPP NOTES

SHEET

C1-22

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRAIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

TEMPORARY SEDIMENT BASIN: A TEMPORARTY SEDIMENT BASIN WAS FOUND TO BE INFEASIBLE AS DESCRIBED IN THE CSW PERMIT 14.10 DUE TO SIZE OF PROJECT AREA, ALTERNATIVELY ONE BMP IS PROPOSED.

PERIMETER CONTROL: PERIMETER CONTROL SHALL CONSIST OF SILT FENCE AND DOUBLE LAYERED. THE SILT FENCE SHALL BE INSTALLED PER MNDOT CONSTRUSTION SPECIFICATIONS.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED, PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA.

- 70% VEGETATIVE COVER:** ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.
- FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS:** ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.
- REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS:** ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.
- OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOT TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.



NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C1-SWPPP
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

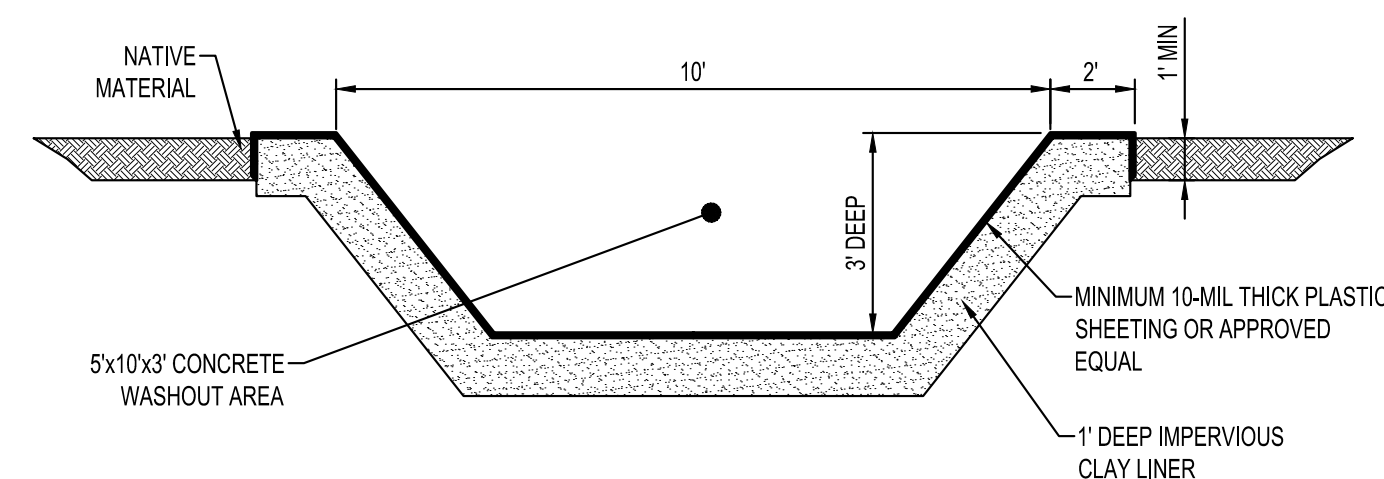
TITLE

SWPPP NOTES

SHEET

C1-23

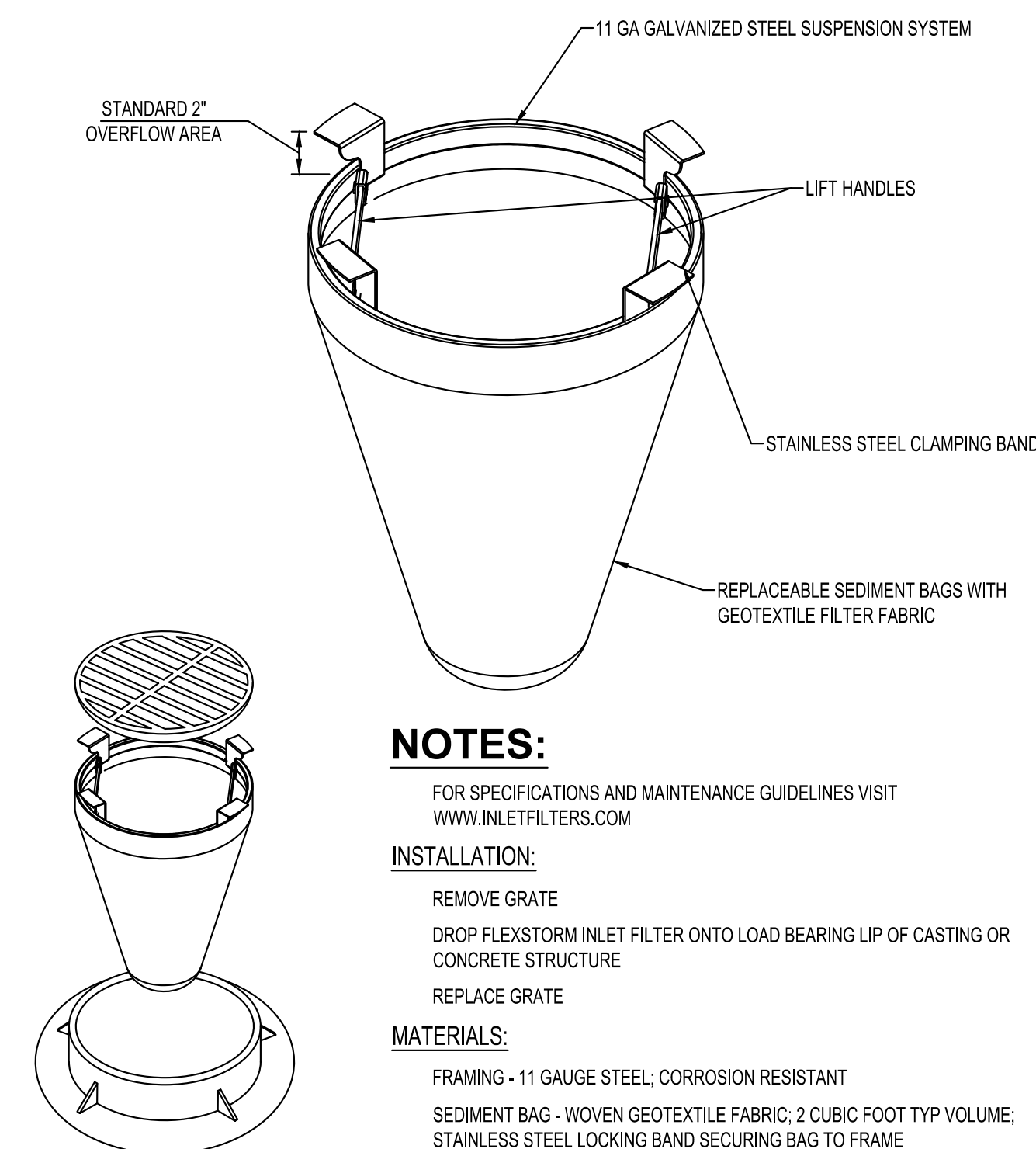
PRELIMINARY NOT FOR CONSTRUCTION



WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

NTS EC500

C1-24

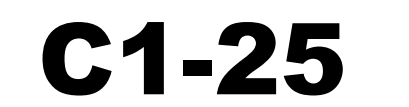
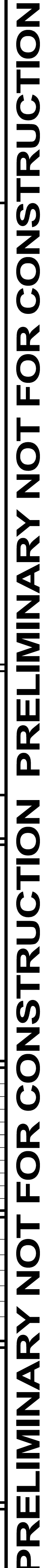


FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

NTS
EC210

PLATE NO.
ERO-7

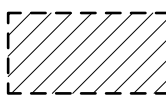
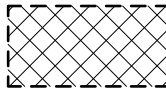
PLATE NO.
FRQ-2



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE SIDEWALK
	REMOVE GRAVEL SURFACE
	CLEAR & GRUB TREES & UNDERBRUSH
	REMOVE TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

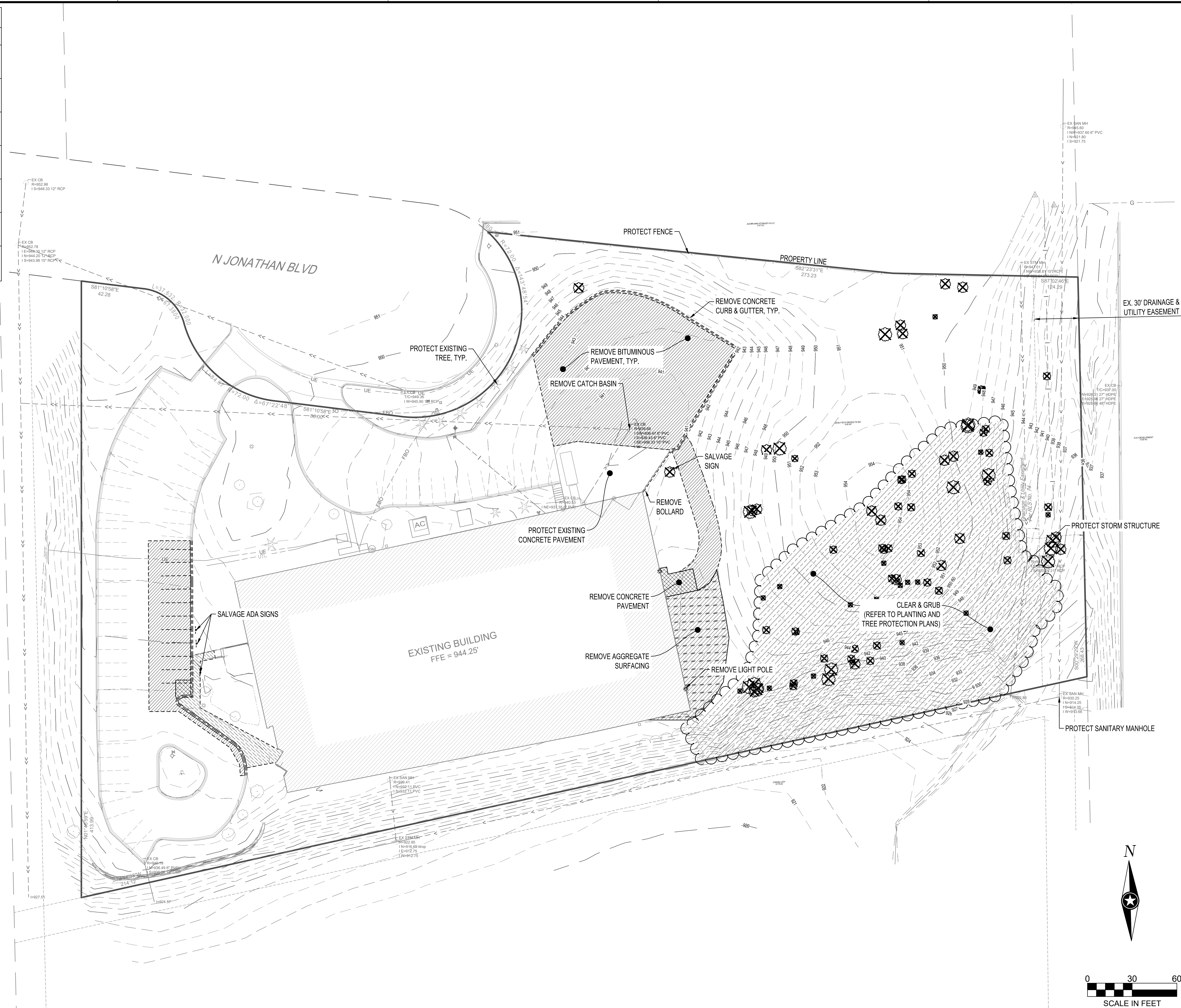
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE SIDEWALK
	REMOVE GRAVEL SURFACE
	CLEAR & GRUB TREES & UNDERBRUSH
	REMOVE TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.

REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

FOOD PLANT EXPANSION

CHASKA MINNESOTA

[illegible]

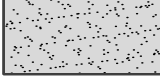
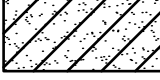
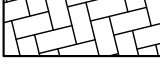
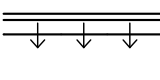
PROJECT NO.	19-23655
FILE NAME	23655 C2-EXIST
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

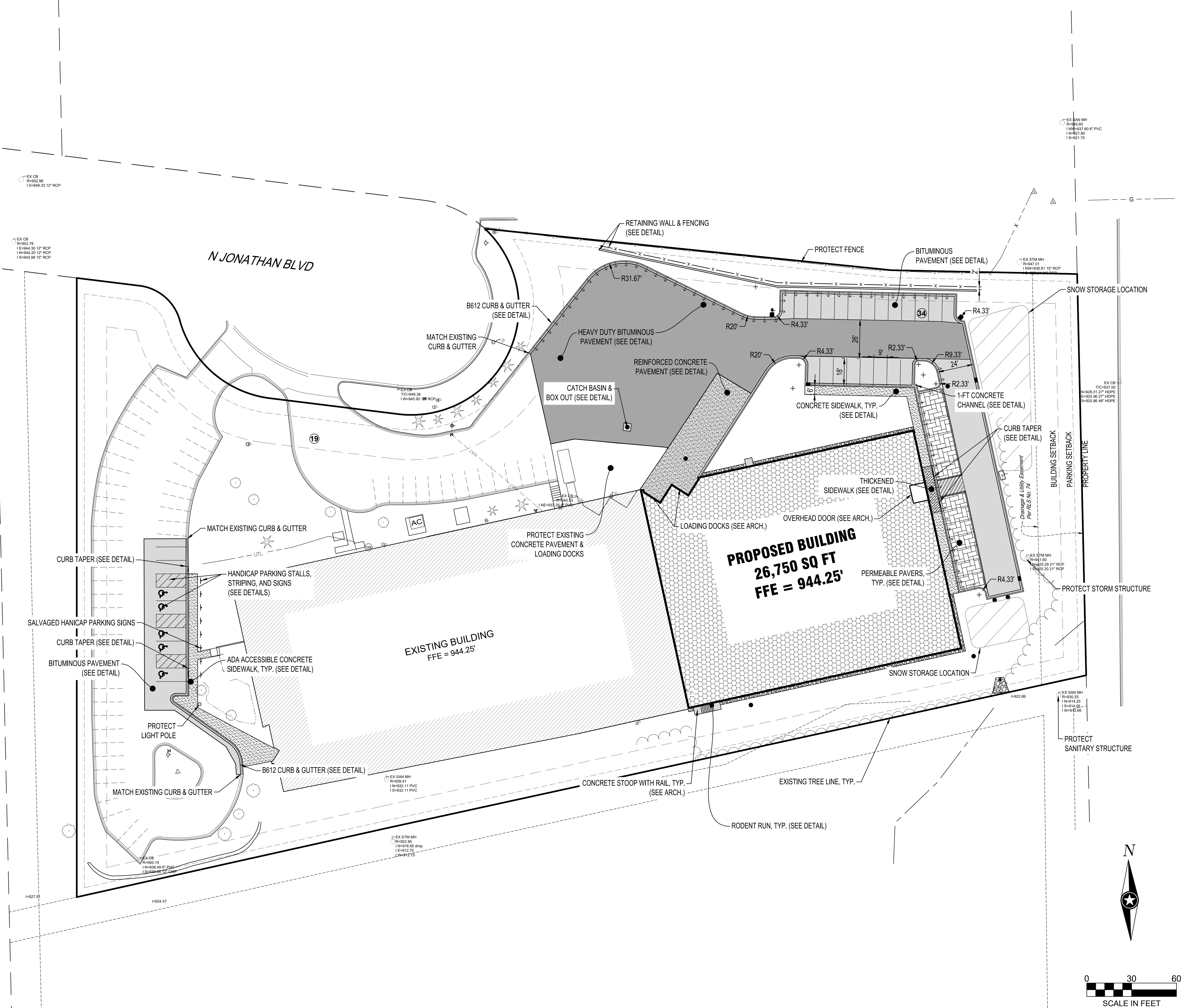
**EXISTING SITE &
REMOVAL PLAN**

SHEET

C2-10

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	THICKENED CONCRETE PAVEMENT
	PERMEABLE PAVERS
	REVERSE PITCH CONCRETE CURB & GUTTER

NOTE: INSTALL ALL PARKING LOT STRIPING AS SHOWN.



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C3-SITE
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

UTILITY LEGEND

EXISTING

PROPOSED

STORM DRAIN

STORM SUBDRAIN

SANITARY SEWER

WATER MAIN

GAS

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

UNDERGROUND TV

OVERHEAD UTILITY

UNDERGROUND UTILITY

FIBER OPTIC

STORM DRAIN

STORM SUBDRAIN

SANITARY SEWER

WATER MAIN

GAS

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

UNDERGROUND TV

OVERHEAD UTILITY

UNDERGROUND UTILITY

FIBER OPTIC

NOTE:

INSTALL ALL PARKING LOT STRIPING AS SHOWN.

ALL UTILITIES THAT ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF THE BUILDING ARE TO BE CONNECTED TO BUILDING BY MECHANICAL CONTRACTOR.

ENSURE 18" VERTICAL SEPARATION BETWEEN ALL PROPOSED AND EXISTING WATER, STORM, & SANITARY.

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

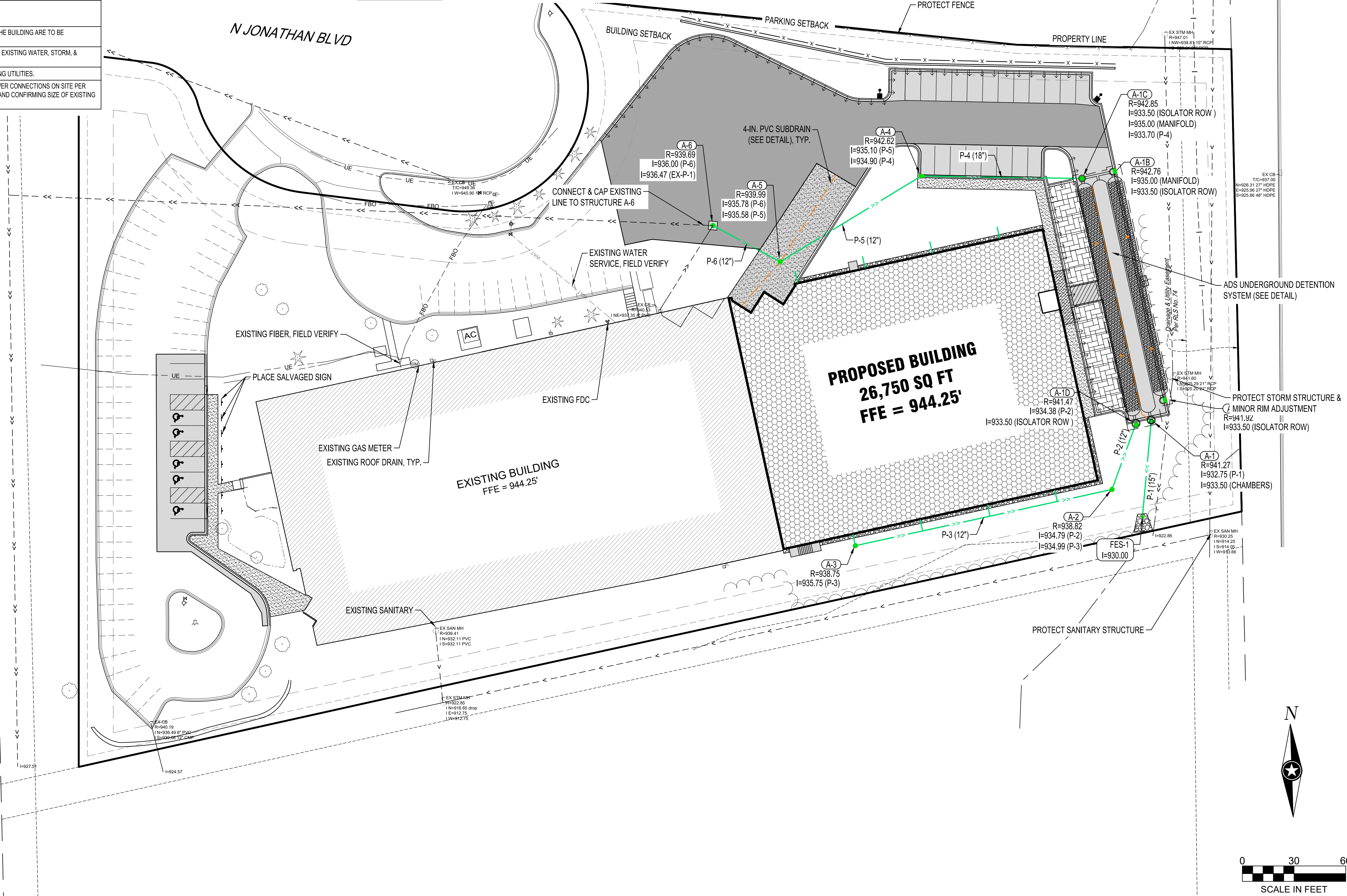
CONTRACTOR SHALL UTILIZE EXISTING WATER AND SANITARY SEWER CONNECTIONS ON SITE PER CITY ORDINANCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND CONFIRMING SIZE OF EXISTING SYSTEM PRIOR TO CONNECTION.

STORM DRAIN SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
A-1	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	8.52	941.27	932.75	P-1
A-1A	MnDOT 4020	48 Ø	RC	NEENAH R-3067 TYPE VB	8.42	941.92	933.50	
A-1B	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3067 TYPE VB	9.26	942.76	933.50	MANIFOLD ISOLATOR ROW
A-1C	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	9.35	942.85	933.50	ISOLATOR ROW
A-1D	MnDOT 4020	48 Ø	RC	NEENAH R-1733 "STORM SEWER" IN COVER	7.97	941.47	933.50	
A-2	DRAIN BASIN	15 Ø	PVC	NYLOPLAST 1599GCG	4.04	938.82	934.79	P-2
A-3	DRAIN BASIN	12 Ø	PVC	NYLOPLAST 1299GCG	3.00	938.75	935.75	P-3
A-4	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3290-VB	7.72	942.62	934.90	P-4
A-5	MnDOT 4020	48 Ø	RC	NEENAH R-2501	4.41	939.99	935.58	P-5
A-6	MnDOT 4020	48 Ø	RC	NEENAH R-2501	3.69	939.69	936.00	P-6

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	A-1	932.75	FES-1	930.00	15	PVC	SCH 40	4.83%	57
P-2	A-2	934.79	A-1D	934.38	12	PVC	SCH 40	1.00%	41
P-3	A-3	935.75	A-2	934.99	12	PVC	SCH 40	0.50%	152
P-4	A-4	934.90	A-1C	933.70	18	PVC	SCH 40	1.29%	93
P-5	A-5	935.58	A-4	935.10	12	PVC	SCH 40	0.50%	96
P-6	A-6	936.00	A-5	935.78	12	RCP	CL 3	0.50%	44

STORM DRAIN APRON SCHEDULE				
APRON NO.	APRON SIZE (in)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	15	HDPE	930.00	P-1



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE: LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C3-SITE
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

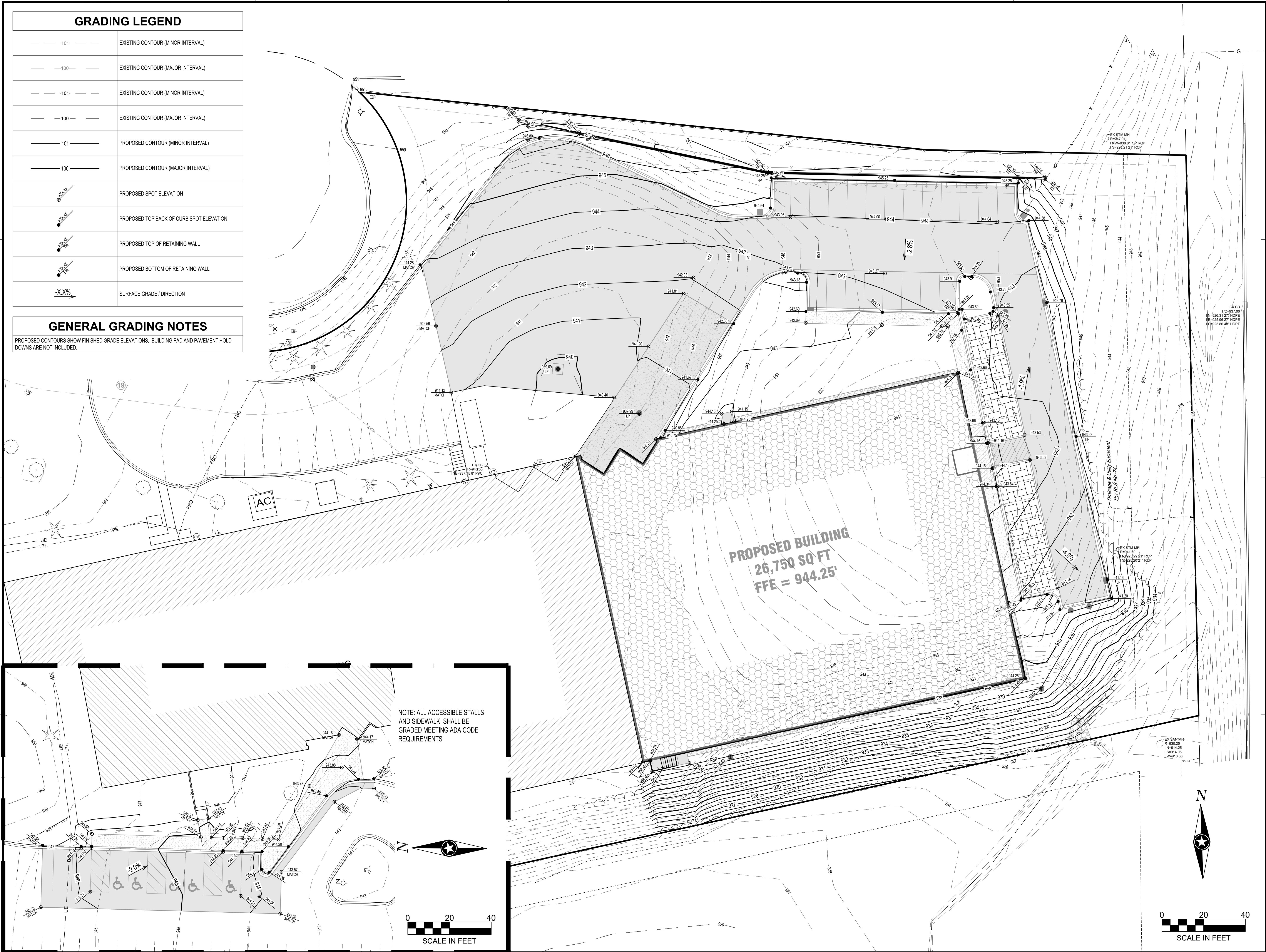
TITLE

SITE UTILITY PLAN

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION



Together, we make ideas that work.™

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.
REESE A. SUDTELGTE

DATE _____ LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-23655
FILE NAME 23655 C4-GRADE
DRAWN BY WMS
DESIGNED BY WMS
REVIEWED BY RAS
ORIGINAL ISSUE DATE 03/03/2020
CLIENT PROJECT NO. -

TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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

DATE: LIC. NO.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 CS-LAND
DRAWN BY	WMS
DESIGNED BY	WMS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	03/03/2020
CLIENT PROJECT NO.	-

TITLE
**TOPSOIL
MANAGEMENT
PLAN**

SHEET
C5-10

TOPSOIL NOTES:

ALL NON-SUITABLE TOPSOIL SHALL BE
REPLACED WITH IMPORTED TOPSOIL.
STOCK PILES ON SITE SHALL BE
MAINTAINED PER MPCA AND CCWMO
SPECIFICATIONS.

ALL TOPSOIL MUST BE A MINIMUM OF 6" IN
DEPTH AND MUST MEET CCWMO
SPECIFICATIONS & PROJECT
SPECIFICATIONS.

TOPSOIL QUALITY AND DEPTH MUST BE
VERIFIED BY COUNTY OR CITY STAFF
PRIOR TO PLACEMENT OF SEED.

TOPSOIL AND SUBSOIL TO BE TILLED TO 12"
PRIOR TO SODDING.

CONTRACTOR TO APPLY FOR ADDITIONAL
PERMIT THROUGH THE CARVER COUNTY
WATER MANAGEMENT ORGANIZATION IF
TOPSOIL IS TO BE IMPORTED OR
EXPORTED OUTSIDE OF CHASKA CITY
LIMITS.

CARVER COUNTY TOPSOIL STANDARD

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE $\frac{3}{4}$ IN [19 MM]	100%	ASTM D 422
MATERIAL PASSING NO 4 IN [4.75 MM]	GREATER THAN OR EQUAL TO 85%	-
CLAY	5% - 30%	ASTM D 422
SILT	5% - 35%	ASTM D 422
SAND	38% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
PH	6.1 - 7.5	ASTM G 51
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

TOPSOIL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	6" TOPSOIL	515 CY

N JONATHAN BLVD

PROPOSED BUILDING
26,750 SQ FT
FFE = 944.25'

EXISTING BUILDING
FFE = 944.25'



0 30 60
SCALE IN FEET

ISG



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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

DATE: LIC. NO.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

**FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

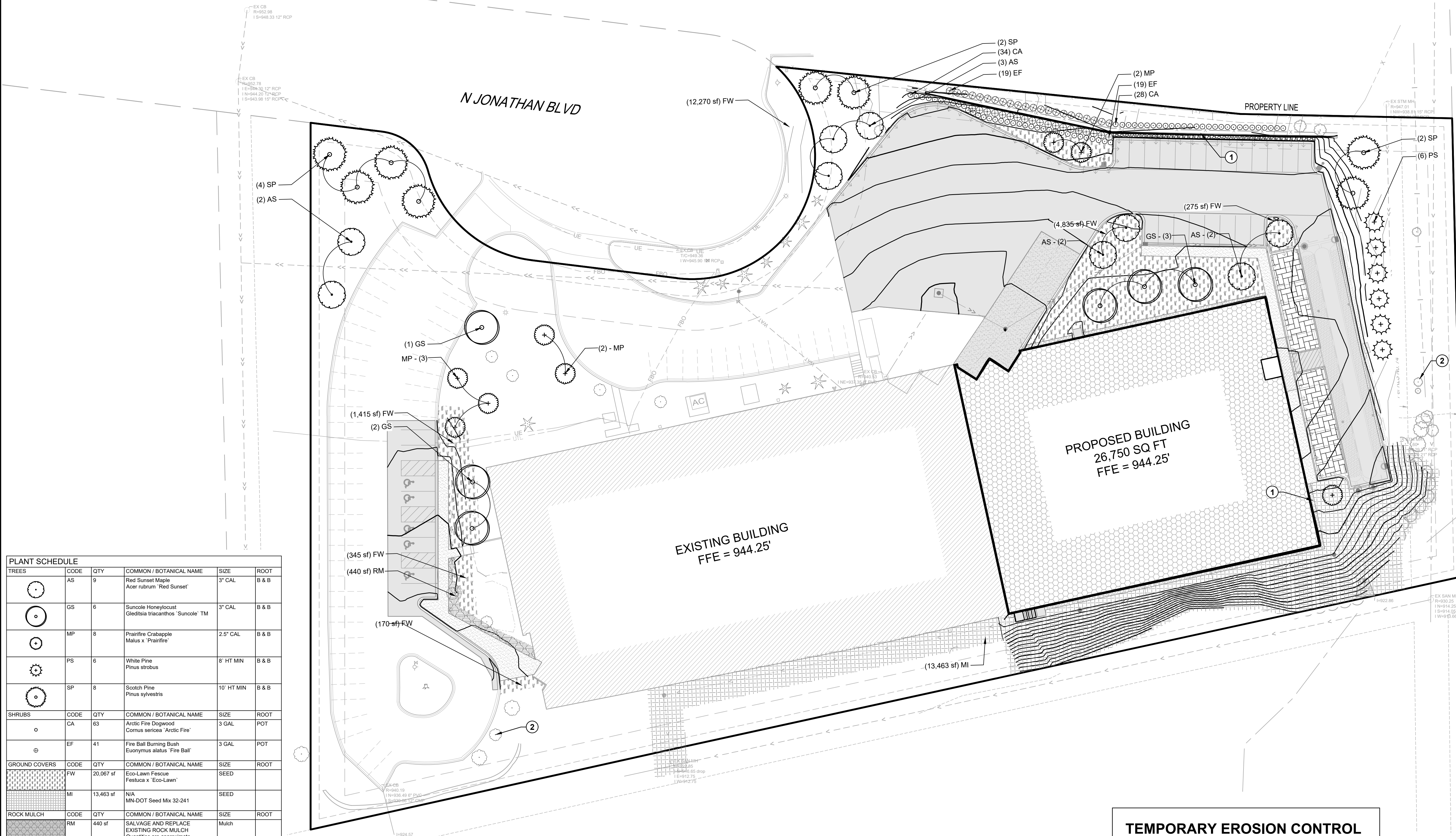
PROJECT NO.	19-23655
FILE NAME	23655 C5-LAND
DRAWN BY	MRW
DESIGNED BY	MRW
REVIEWED BY	MRW
ORIGINAL ISSUE DATE	xx/xx/xxxx
CLIENT PROJECT NO.	-

TITLE

**RESTORATION &
PLANTING PLAN**

SHEET

C5-11



PLANT SCHEDULE					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
●	AS	9	Red Sunset Maple Acer rubrum 'Red Sunset'	3" CAL	B & B
○	GS	6	Suncole Honeylocust Gleditsia triacanthos 'Suncole' TM	3" CAL	B & B
●	MP	8	Prairifire Crabapple Malus x 'Prairifire'	2.5" CAL	B & B
●	PS	6	White Pine Pinus strobus	8" HT MIN	B & B
●	SP	8	Scotch Pine Pinus sylvestris	10" HT MIN	B & B
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
○	CA	63	Arctic Fire Dogwood Cornus sericea 'Arctic Fire'	3 GAL	POT
⊕	EF	41	Fire Ball Burning Bush Euonymus alatus 'Fire Ball'	3 GAL	POT
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
■	FW	20,067 sf	Eco-Lawn Fescue Festuca x 'Eco-Lawn'	SEED	
■	MI	13,463 sf	N/A MN-DOT Seed Mix 32-241	SEED	
ROCK MULCH	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT
■	RM	440 sf	SALVAGE AND REPLACE EXISTING ROCK MULCH Quantities are approximate. Contractor to field verify.	Mulch	

MATERIALS LEGEND		
	SYMBOL	DESCRIPTION
①	■	4" DEPTH RIVER ROCK
②	●	EXISTING TREE TO REMAIN - PROTECT IN PLACE

LANDSCAPE REQUIREMENTS

GROSS BUILDING SQUARE FOOTAGE: 26,750 S.F.

OVERSTORY TREE CALIPER INCHES REQUIRED: 26,750 S.F. / 320 = 84 CALIPER INCHES

OVERSTORY TREES PROPOSED:					
TREE SIZE (CALIPER INCHES)	2.5"	3.0"	3.5"	4.0"	4.5"
PERCENTAGE OF TREES FOR SITE REQUIRED	60%	10%	10%	10%	10%
NUMBER OF TREES PROPOSED	24	15	0	0	0
CALIPER INCHES PROPOSED	60"	45"	0	0	0

TOTAL CALIPER INCHES PROVIDED = 105" TOTAL

LANDSCAPE REQUIREMENTS

PARKING ADDITION SQUARE FOOTAGE: 12,300 S.F.

PLANTING ISLAND AREA REQUIRED: 10% OF 12,300 S.F. = 1,230 SF

PLANTING ISLAND ADDITION AREA PROVIDED: 1,530 SF

TEMPORARY EROSION CONTROL & STABILIZATION NOTE

TEMPORARY STABILIZATION MEASURES, INCLUDING
SEDIMENT CONTROL FENCE, INLET PROTECTION, ETC.
MUST BE MAINTAINED UNTIL FINAL SEEDING AND
STABILIZATION MEASURES ARE IN PLACE AND
APPROVED BY THE OWNER'S REPRESENTATIVE.

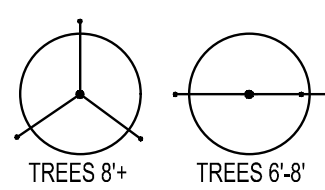
RESTORATION NOTE:

ALL AREAS DISTURBED BY CONSTRUCTION AND
UTILITY INSTALLATION SHALL BE HYDROSEEDDED
AS SPECIFIED.

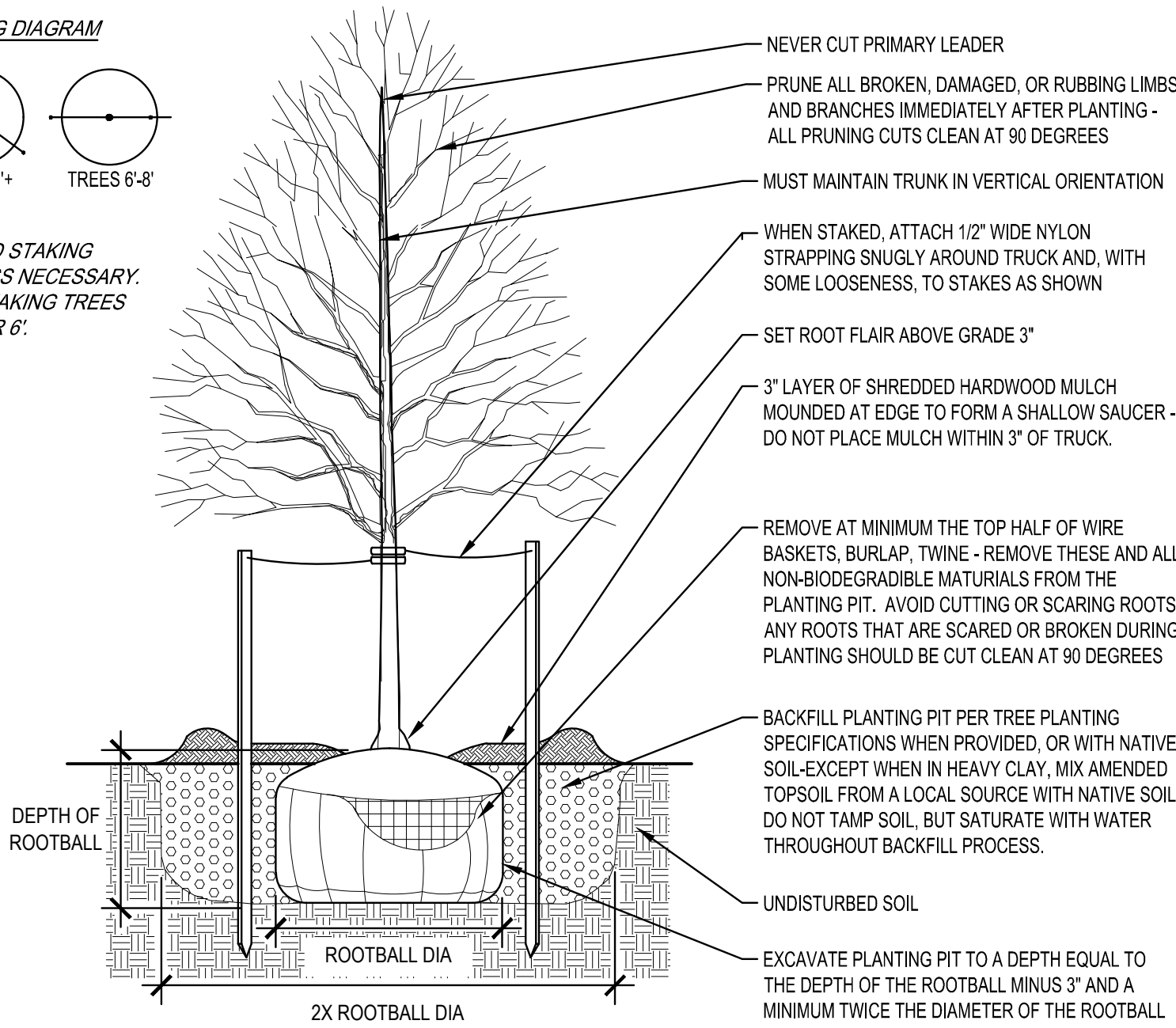
N



STAKING DIAGRAM



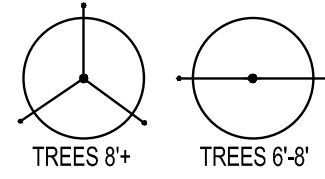
NOTE:
*AVOID STAKING
UNLESS NECESSARY.
*NO STAKING TREES
UNDER 6'.



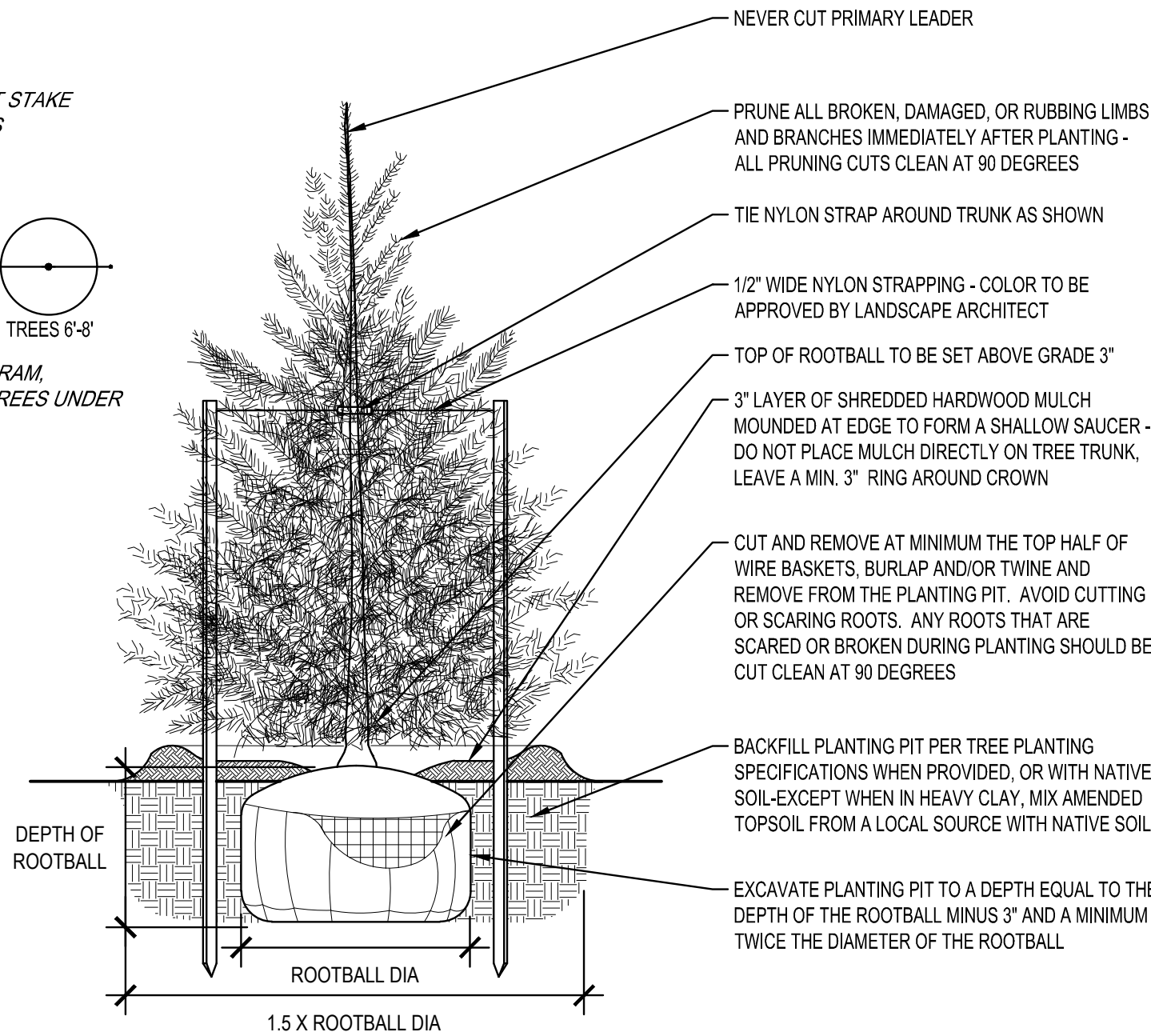
TREE PLANTING DETAIL

NO SCALE

*NOTE: DO NOT STAKE
TREES UNLESS
INDICATED.

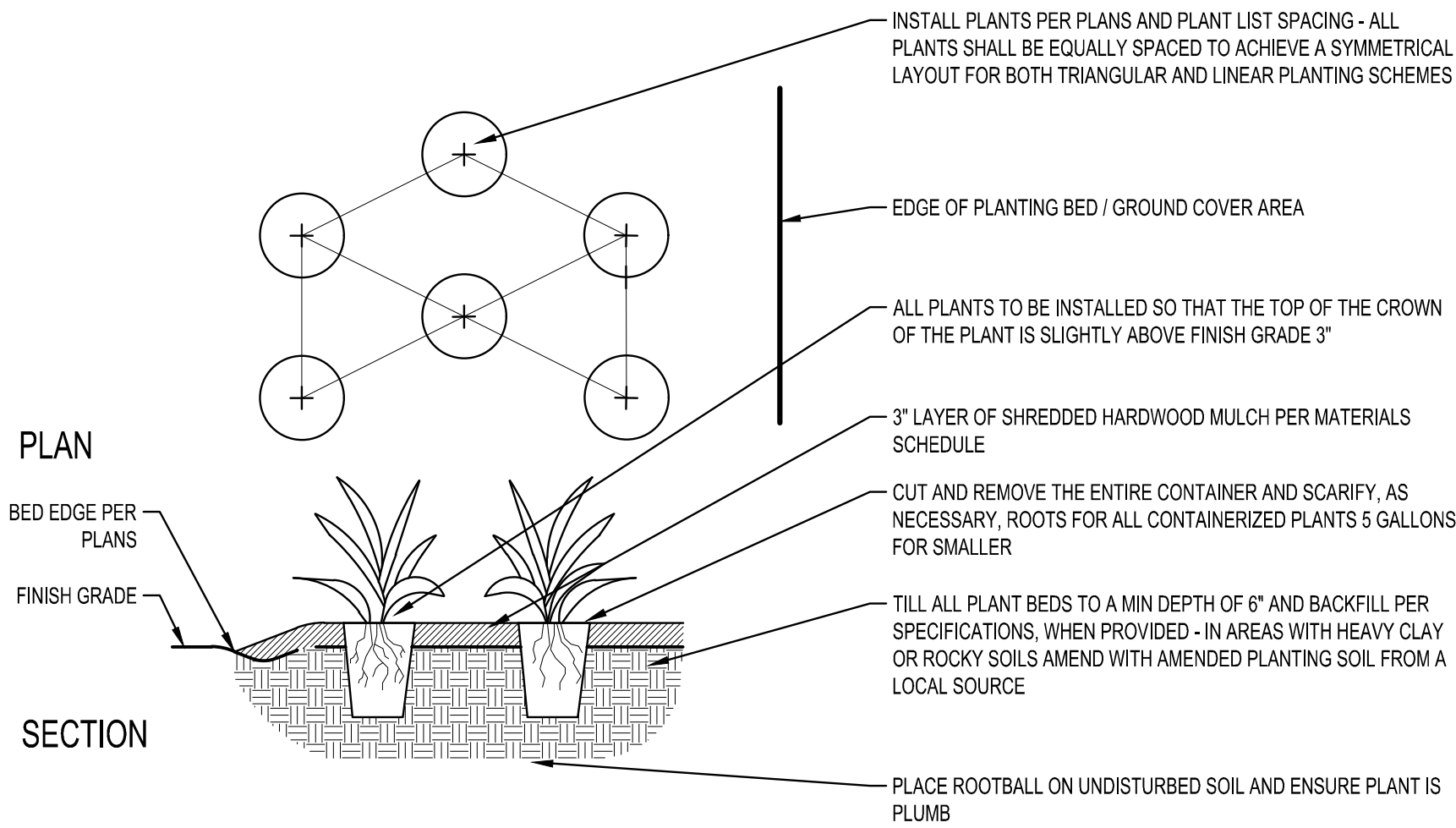


STAKING DIAGRAM.
*NO STAKING TREES UNDER
6'



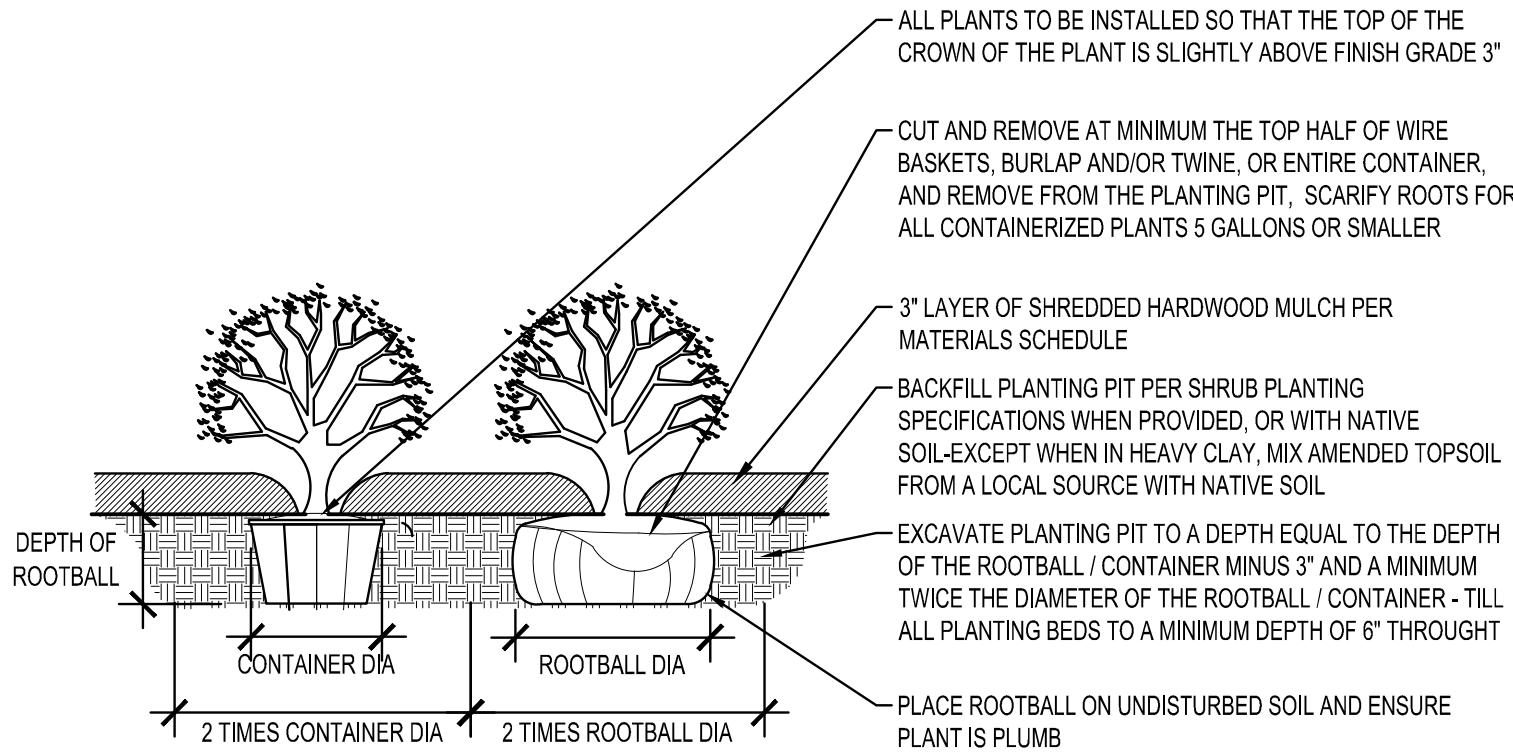
CONIFER / EVERGREEN TREE PLANTING DETAIL

NO SCALE



PERENNIAL PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

GENERAL PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNERS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
- REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3-INCH MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- CONTRACTOR SHALL PROVIDE SAMPLE OF SHREDDED HARDWOOD MULCH TO BE APPROVED BY OWNER AND ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED BY THE CONTRACTOR/BIDDER.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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

DATE: LIC. NO.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 C5-LAND
DRAWN BY	MRW
DESIGNED BY	MRW
REVIEWED BY	MRW
ORIGINAL ISSUE DATE	xx/xx/xxxx
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES
& DETAILS

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION

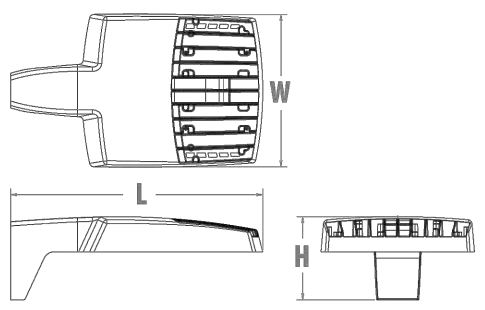


RSX1 LED
Area Luminaire



Specifications

EPA
(ft²@0°): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm)
(SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm
Weight (max): 31.0 lbs (14.1 kg)



TYPE A AREA LIGHT



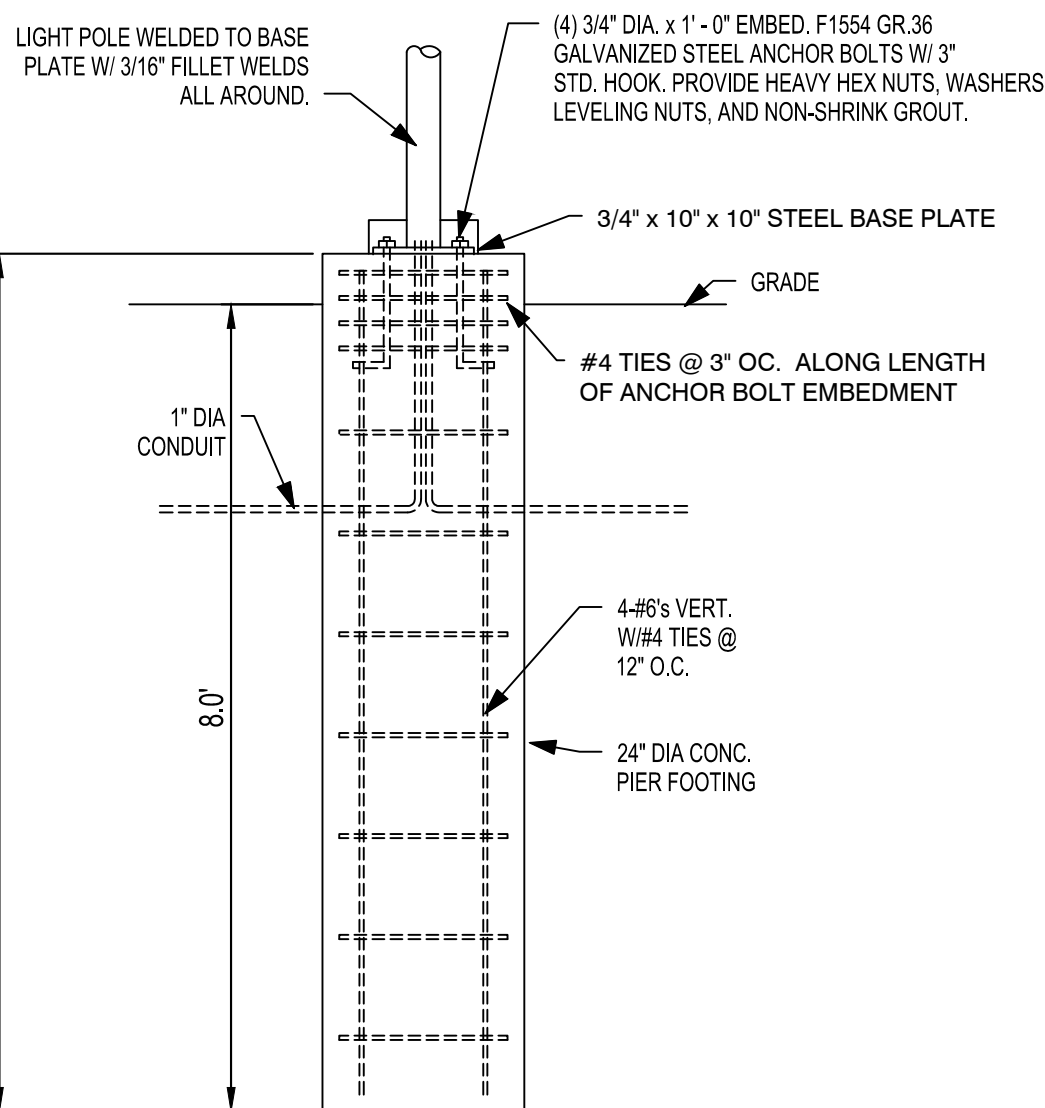
WST LED
Architectural Wall Sconce



Specifications

Luminaire
Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

TYPE B WALL PACK

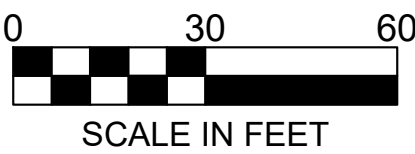
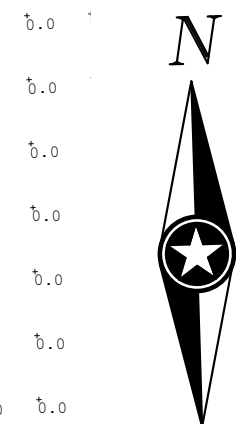
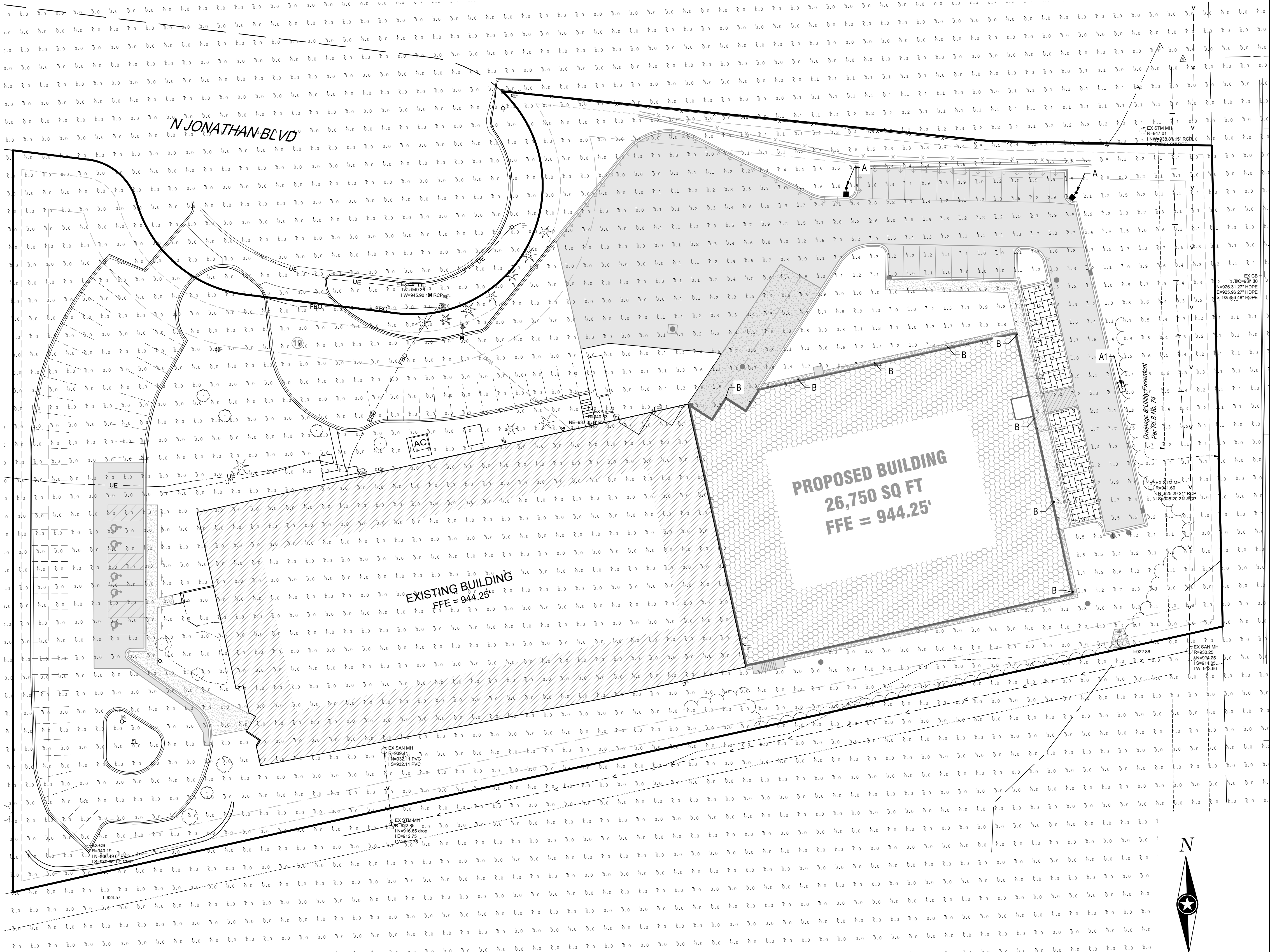


** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

LIGHT POLE BASE DETAIL

LIGHT FIXTURE SCHEDULE									
Label	Manufacturer	Catalog Number	Description	Lamp	Mounting/Pole Height	Lamp Lumens	LLF	Watts	Remarks
A	Lithonia	RSX1 LED P2 30K R3S	LED Area Light	LED	30'	9199	0.9	73	Single Fixture
A1	Lithonia	RSX1 LED P4 30K R4	LED Area Light	LED	30'	15085	0.9	134	Single Fixture
B	Lithonia	WST LED P2 30K VF	LED Wall Packs	LED	18'	3163	0.9	25	

NOTE: CONTRACTOR TO CONFIRM LOCATION OF ALL LIGHTING WITH MECHANICAL + ELECTRICAL PLANS PRIOR TO INSTALLATION.



SCALE IN FEET



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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

DATE: LIC. NO.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP,
INC. AND MAY NOT BE USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC.

FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-23655
FILE NAME 23655 C6-LIGHT
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 03/03/2020
CLIENT PROJECT NO. -

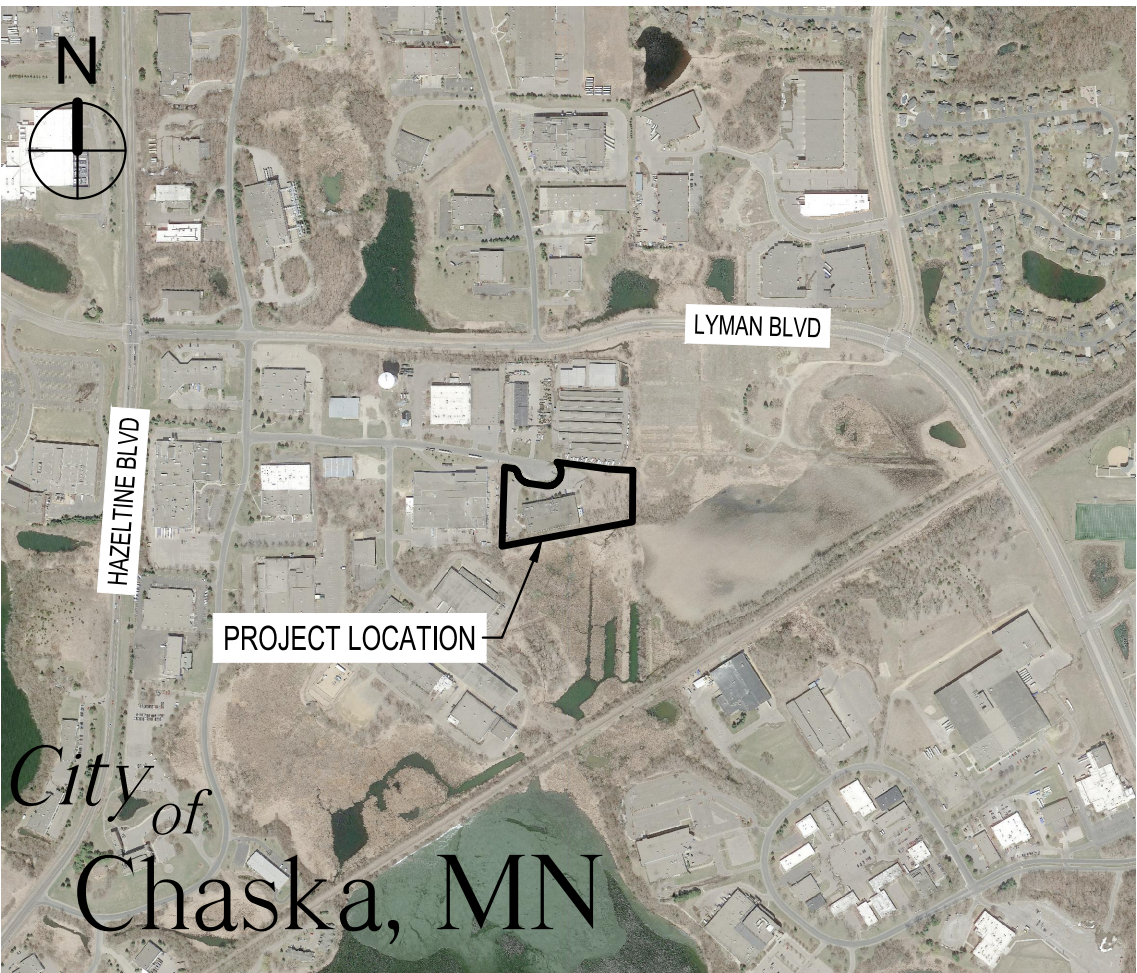
TITLE

LIGHTING PLAN

SHEET

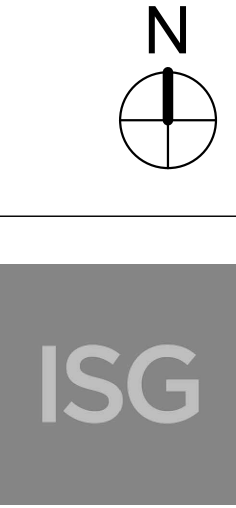
C6-10

PRELIMINARY NOT FOR CONSTRUCTION

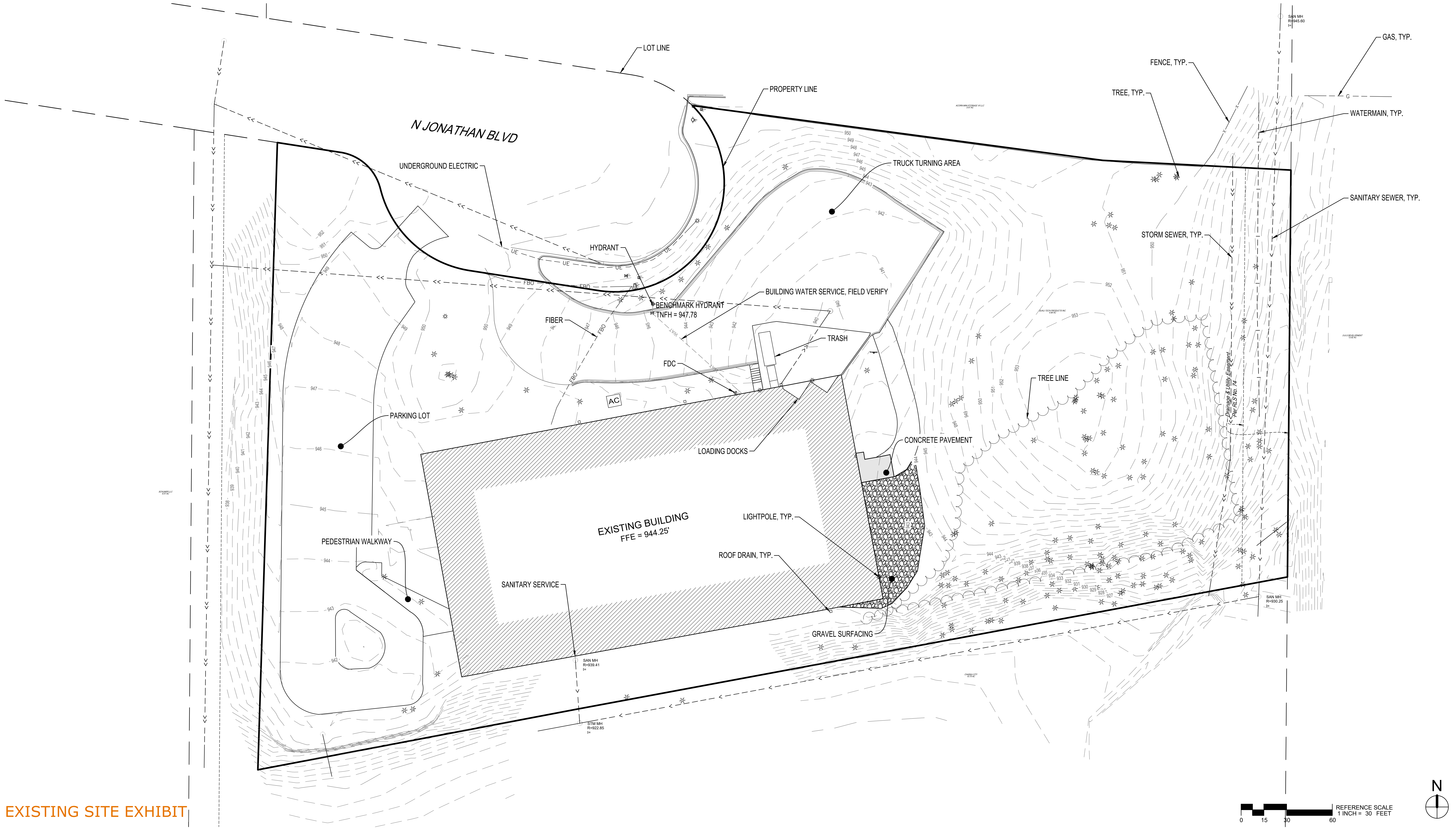


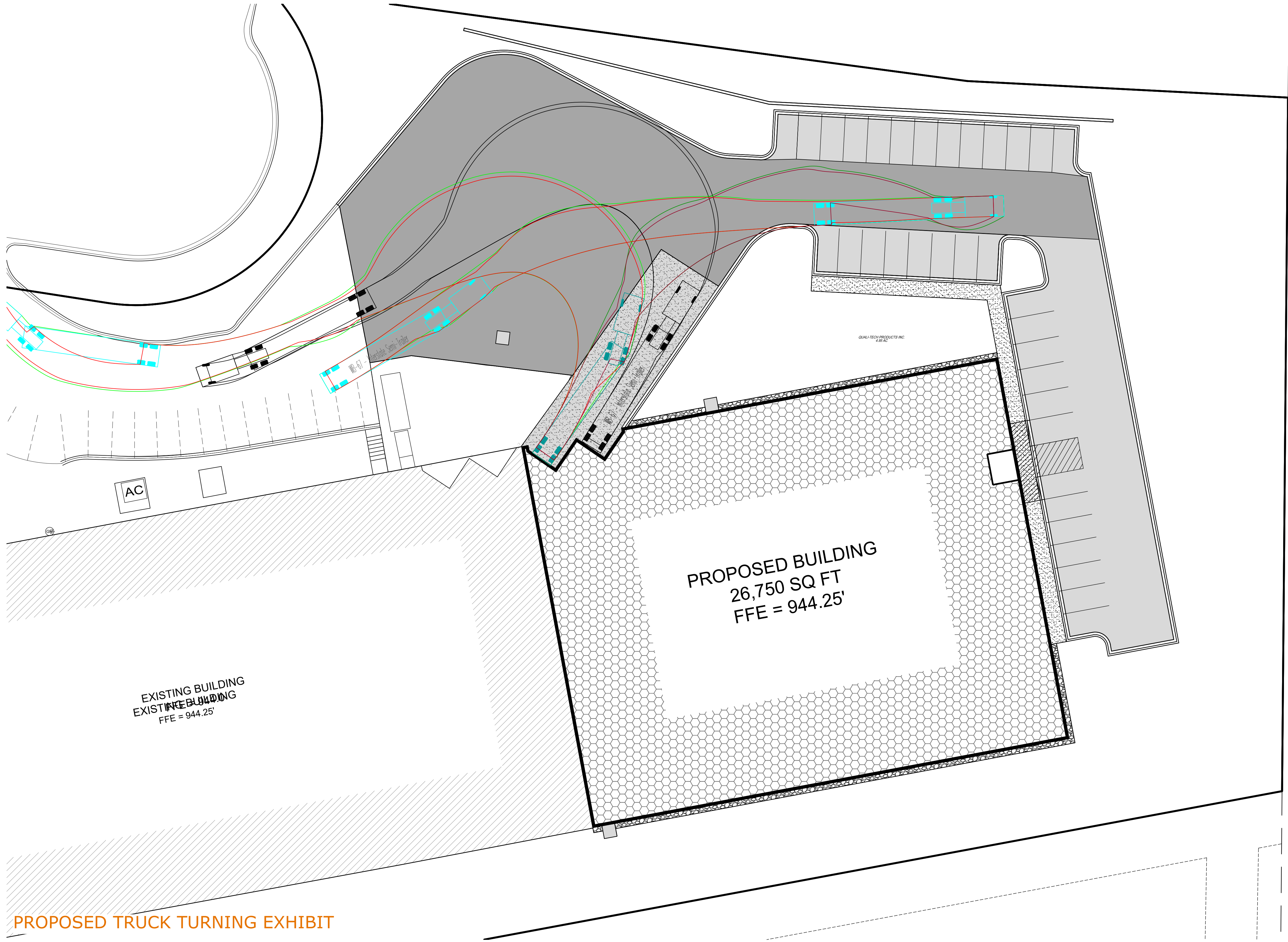
SITE SUMMARY			
ZONING:	I - (INDUSTRIAL DISTRICT)		
SITE/LOT AREA:	215,728 SQ. FT / 4.95 AC.		
PARKING REQUIREMENTS (PER CITY CODE)			
PROPOSED BUILDING EXPANSION			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
MANUFACTURING (26,750 SF)	1 PER 350 SF	77	80
TOTAL:		77	80
SETBACKS			
	PARKING	BUILDING	
FRONT YARD	10'	30'	
SIDE YARD	5'	20'	
REAR YARD	5'	15'	

PROOF OF PARKING EXHIBIT

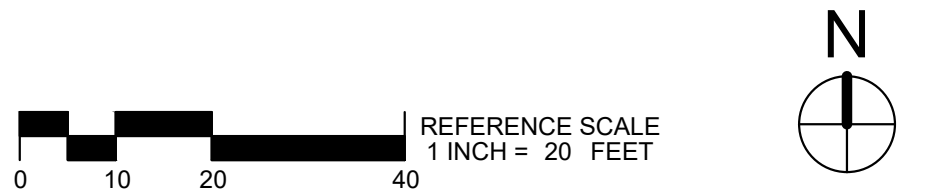


EXISTING SITE EXHIBIT





PROPOSED TRUCK TURNING EXHIBIT



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHEET NOTES	
1.	REFER TO SHEET A1-01 FOR INTERIOR PARTITION WALL TYPES.

KEYNOTE LEGEND	
12	6" DIA PIPE BOLLARD, REFER TO STRUCTURAL DOCUMENTS
15	FIRE EXTINGUISHER, REFER TO G1-11 FOR MOUNTING HEIGHT
16	CONTINUOUS TRENCH DRAIN, REFER TO PLUMBING DOCUMENTS
17	SOAP DISPENSER AND PAPER TOWEL DISPENSER BY OWNER, REFER TO G1-11 FOR MOUNTING HEIGHT
18	RACK SYSTEM BY OWNER
19	NEW GUARDRAIL SYSTEM, REFER TO SECTIONS.



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**QUALITECH INC
FOOD PLANT
EXPANSION**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

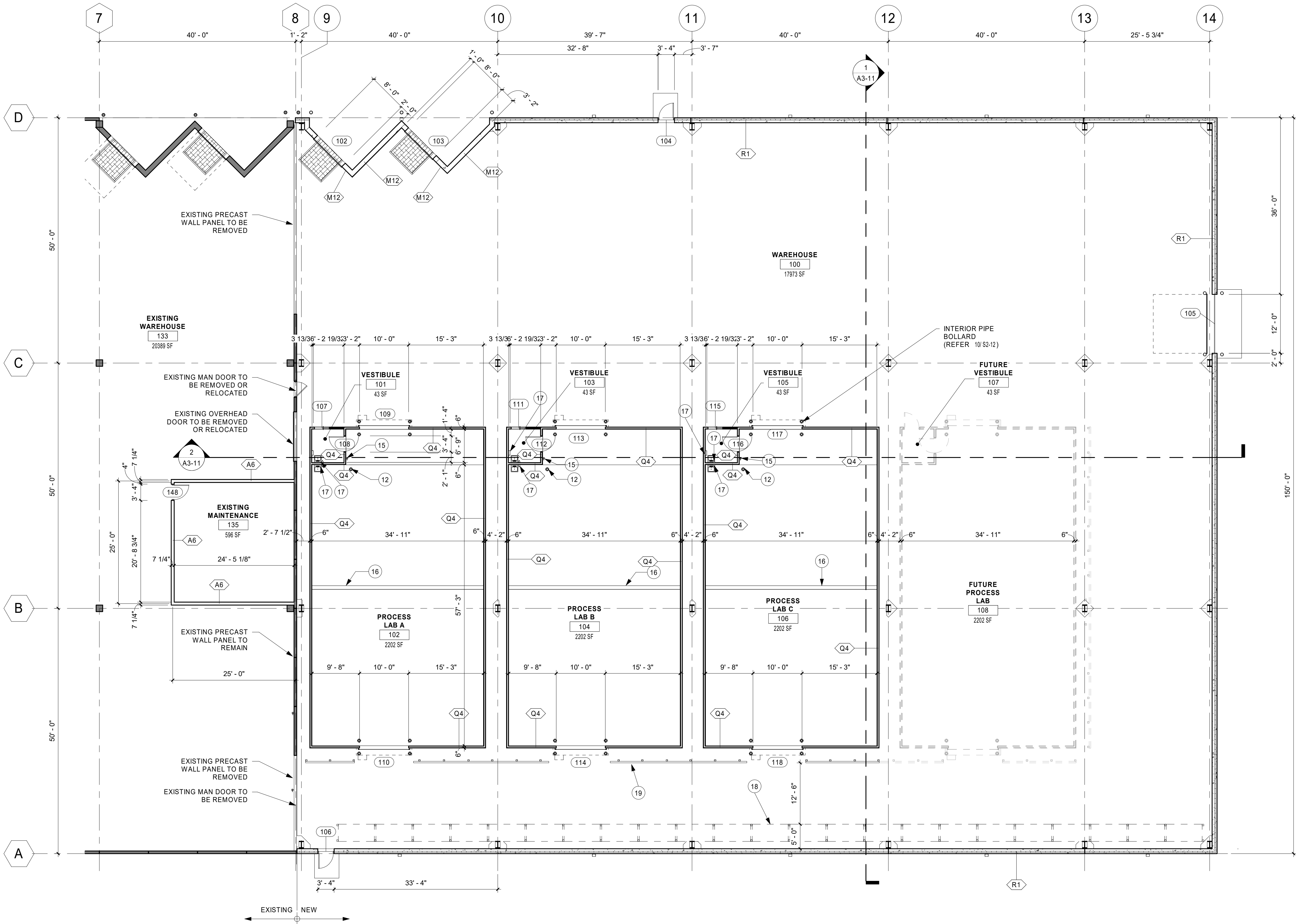
PROJECT NO.	19-23655
FILE NAME	23655 Arch R20
DRAWN BY	MVS
DESIGNED BY	MVS
REVIEWED BY	PSJ
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

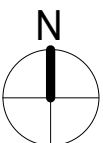
**FIRST FLOOR
PLAN EAST**

SHEET

A1-21



1 FIRST FLOOR PLAN EAST
3/32" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC
FOOD PLANT
EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 Arch R20
DRAWN BY	MVS
DESIGNED BY	MVS
REVIEWED BY	PSJ
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

FIRST FLOOR
PLAN WEST

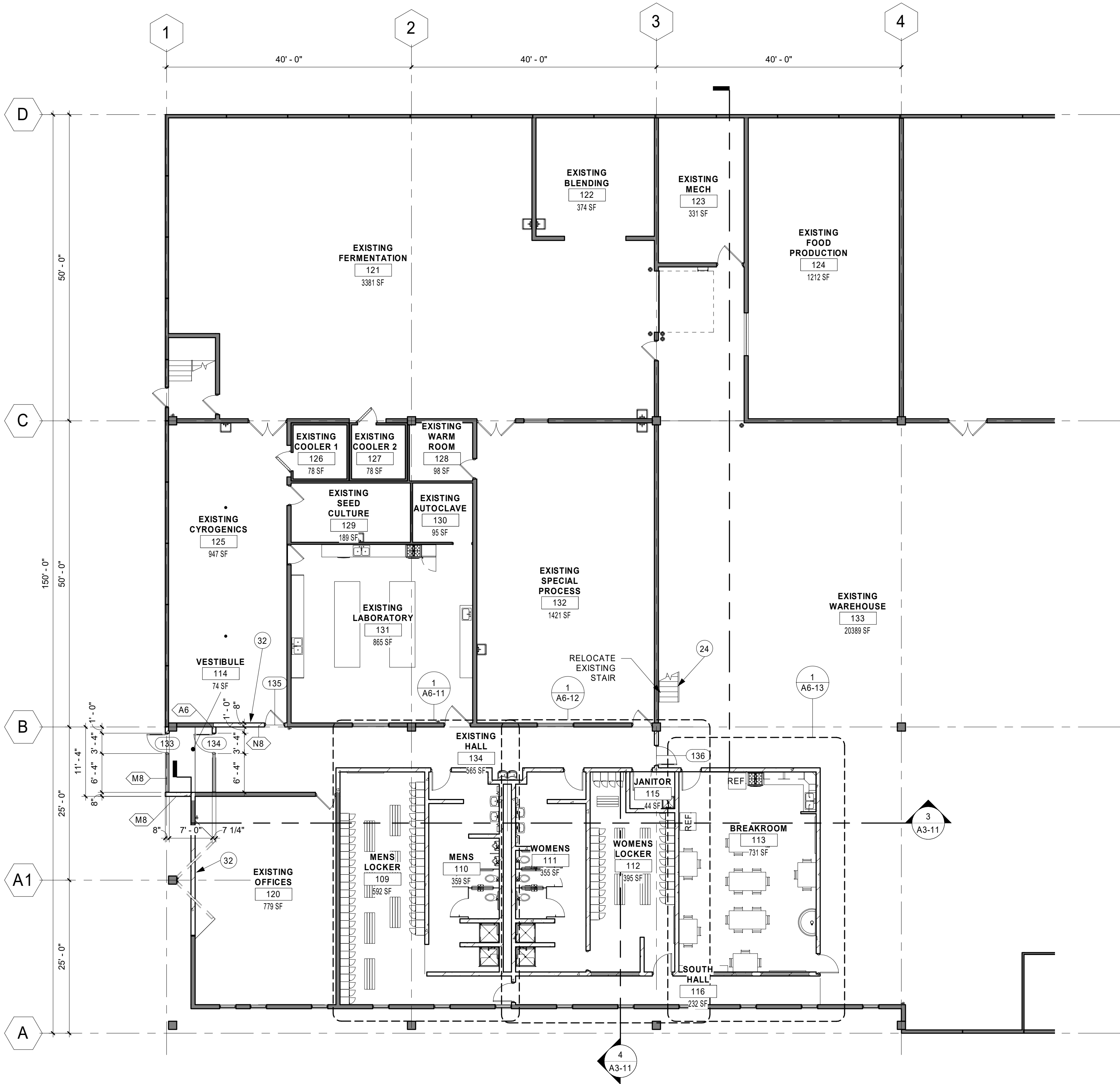
SHEET

A1-22

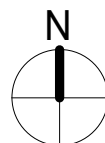
KEYNOTE LEGEND	
24	REMOVE AND RELOCATE STAIR AND PLATFORM
32	NEW 8" CMU WALL, REFER TO WALL TYPES

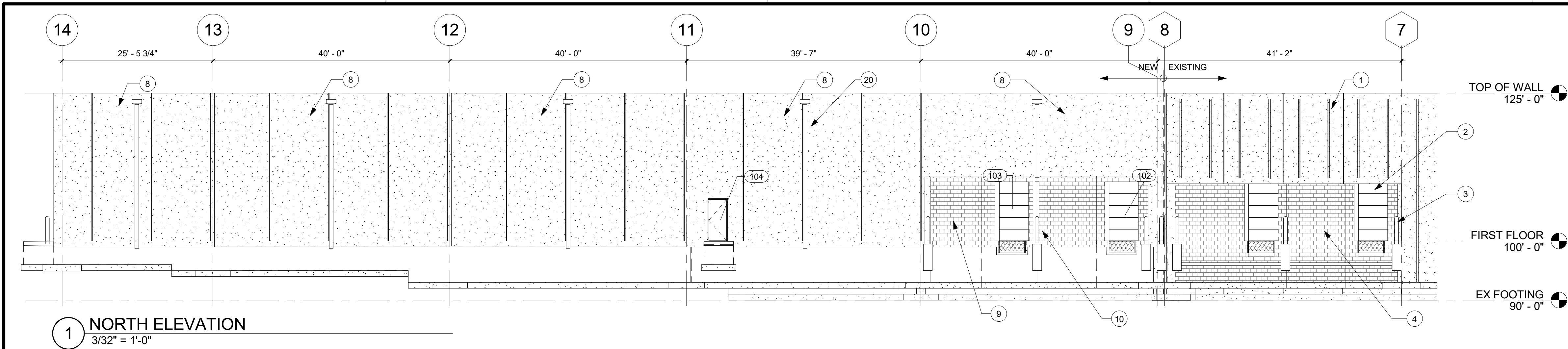
WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

SHEET NOTES	
1.	ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE __, UNLESS OTHERWISE NOTED.



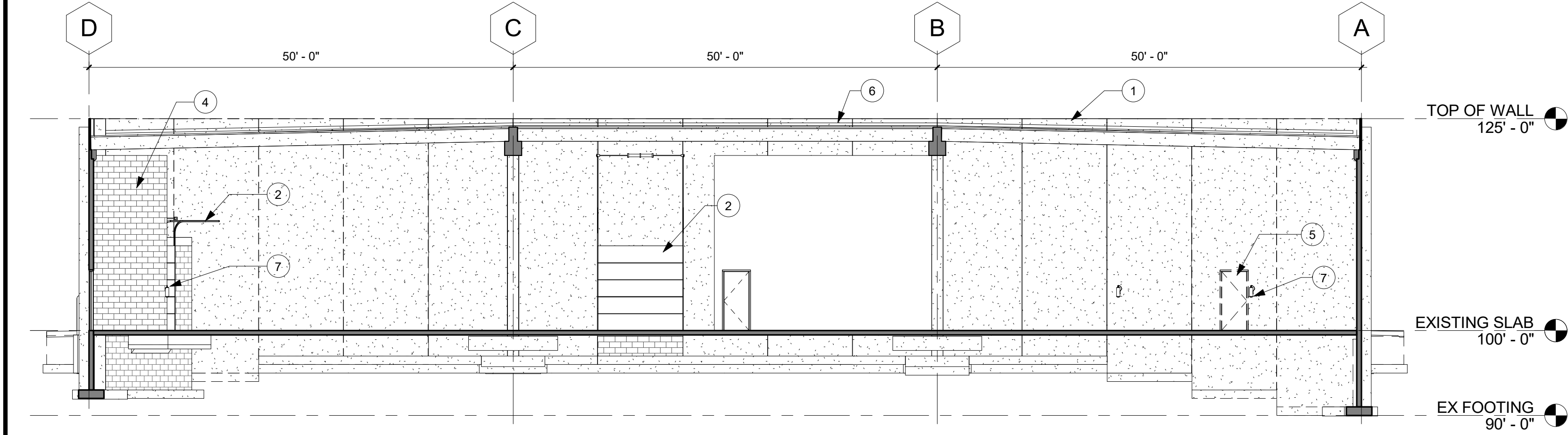
1 EXISTING FIRST FLOOR WEST PLAN
3/32" = 1'-0"



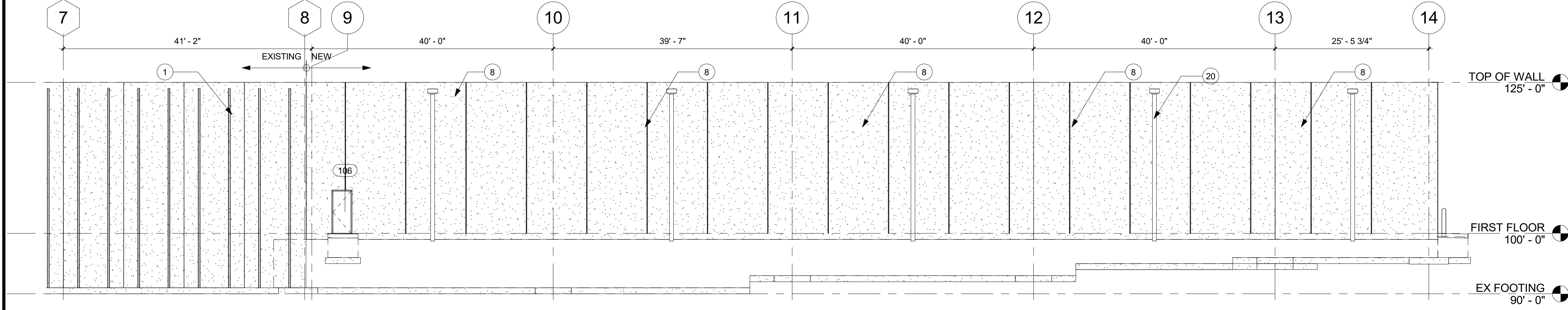


1 NORTH ELEVATION
3/32" = 1'-0"

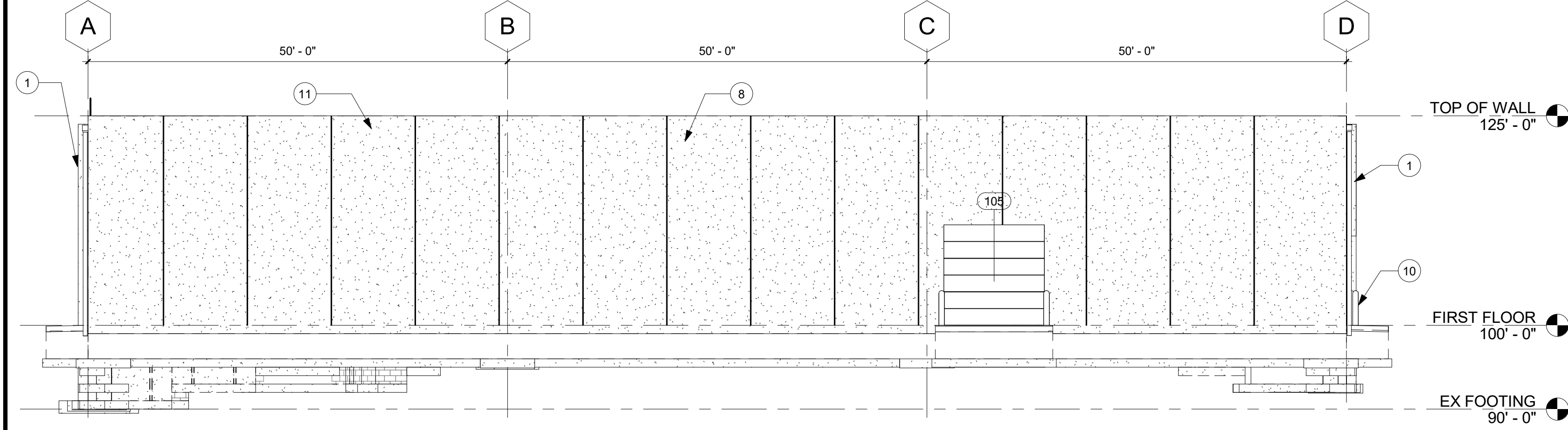
KEYNOTE LEGEND	
1	EXISTING PRECAST WALL PANELS WITH CONCRETE STEMS.
2	EXISTING 8'-0"x10'-0" OVERHEAD DOOR TO REMAIN
3	EXISTING PIPE BOLLARDS TO REMAIN
4	EXISTING 12" CMU WALL AT LOADING DOCKS
5	EXISTING 3'-0"x7'-0" MAN DOOR TO REMAIN
6	EXISTING ROOF SYSTEM
7	EXISTING FIRE EXTINGUISHER TO REMAIN
8	NEW 12" PRECAST WALL PANEL, REFER TO PLANS
9	NEW 12" CMU WALL, REFER TO WALL TYPES
10	NEW 8" STEEL PIPE BOLLARDS, REFER TO STRUCTURAL DOCUMENTS
11	NEW ROOF SYSTEM, REFER TO NEW ROOF PLAN
20	SCUPPER, DOWNSPOUT AND SPLASH BLOCK



2 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

QUALITECH INC FOOD PLANT EXPANSION

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-23655
FILE NAME	23655 Arch R20
DRAWN BY	MVS
DESIGNED BY	MVS
REVIEWED BY	PSJ
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

PRELIMINARY NOT FOR CONSTRUCTION

Architectural Precast Concrete **TEXTURE GUIDE**

MOLIN

Quality Concrete Solutions
since 1897

The versatile nature of concrete allows for a great variety of aesthetically pleasing textures. The selection of aggregate color, size and shape as well as surface finish and depth of exposure will determine the final appearance.

Architectural Finish Appearance Descriptions

ACID ETCH (AE)-Fine sandy texture

WATER WASH (WW)-Exposed stones raised above the matrix surface

SANDBLAST (SB)-Various aggregate exposures leaving aggregate with a muted or fractured appearance

Unformed Finish Appearance Descriptions

SCREED

Normal color variations, minor indentations and ridges from troweling, minor chips and spalls are permitted. Imperfections, honeycombing or defects are permitted. Surface deviations of 1/2" or less are acceptable along with surface discoloration.

FLOAT

Normal color variations, minor indentations and ridges from troweling, minor chips and spalls are permitted. No major imperfections, honeycombing or defects are permitted. Surface deviations of 1/4" or less are acceptable along with surface discoloration.

BROOM

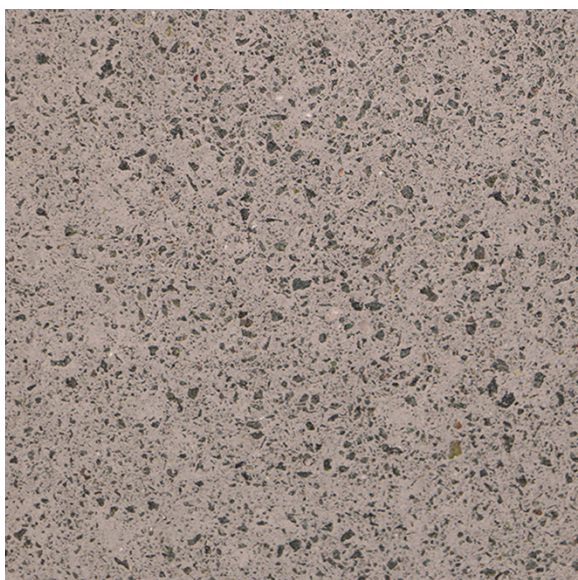
Normal color variations, minor indentations and ridges from troweling, minor chips and spalls are permitted. No major imperfections, honeycombing or defects are permitted. Surface deviations of 1/8" or less are acceptable along with surface discoloration.

STEEL TROWEL

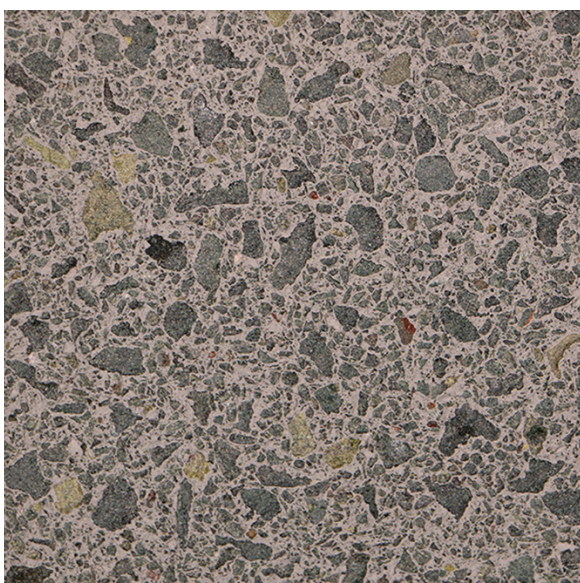
Normal color variations, minor indentations and ridges from troweling, minor chips and spalls are permitted. No major imperfections, honeycombing or defects are permitted. Surface deviations of 1/8" or less are acceptable along with surface discoloration.

BURNISHED

Normal color variations, minor indentations and ridges from troweling are permitted. No minor chips or spalls, honeycombing or defects are permitted. Surface deviations of 1/16" or less are acceptable along with surface discoloration.



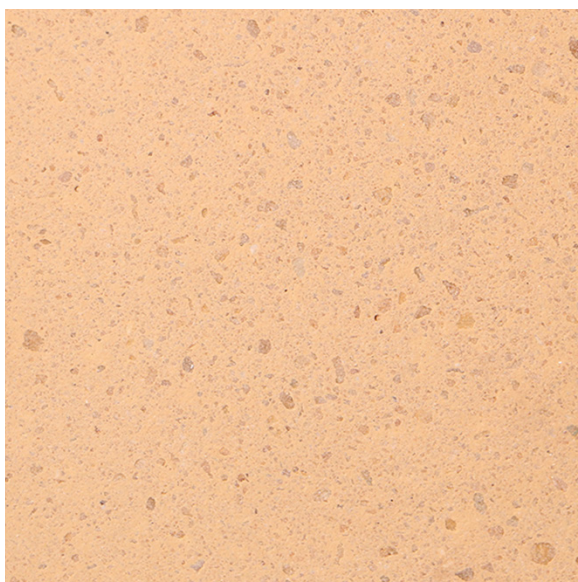
Slate-W-AE



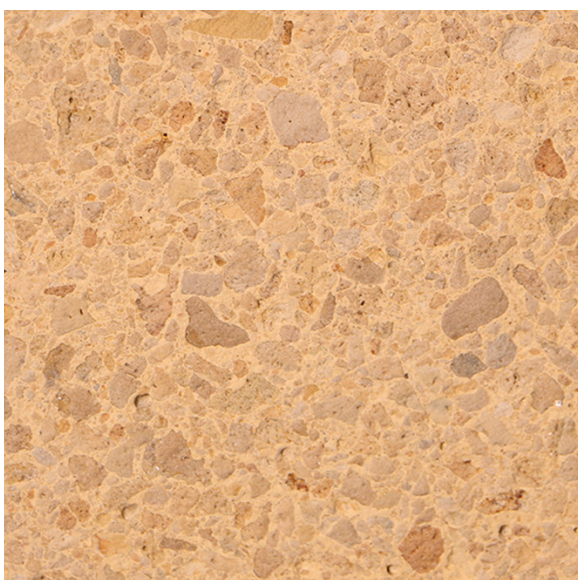
Slate-W-SB



Slate-W-WW



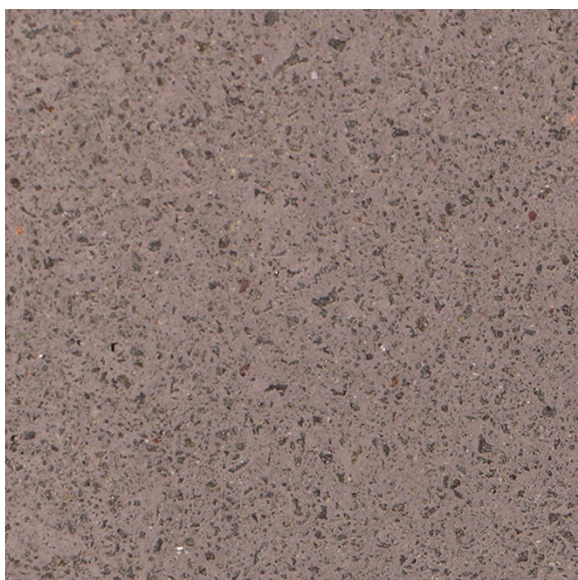
Almond-W-AE



Almond-W-SB



Almond-W-WW



Storm-W-AE



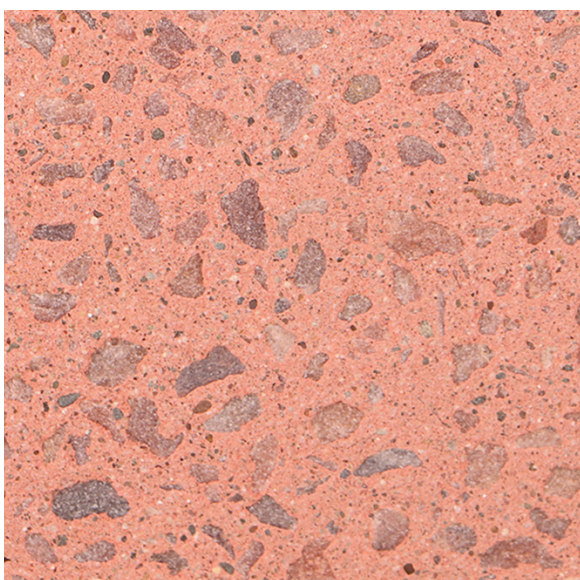
Storm-W-SB



Storm-W-WW



Salmon-W-AE



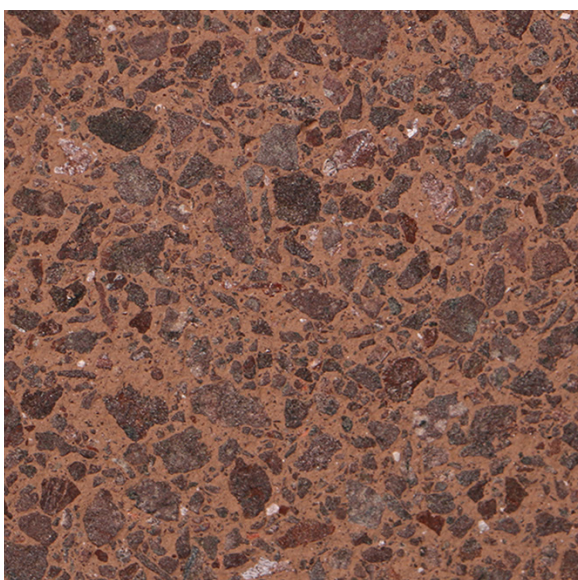
Salmon-W-SB



Salmon-W-WW



Coffee-W-AE



Coffee-W-SB



Coffee-W-WW



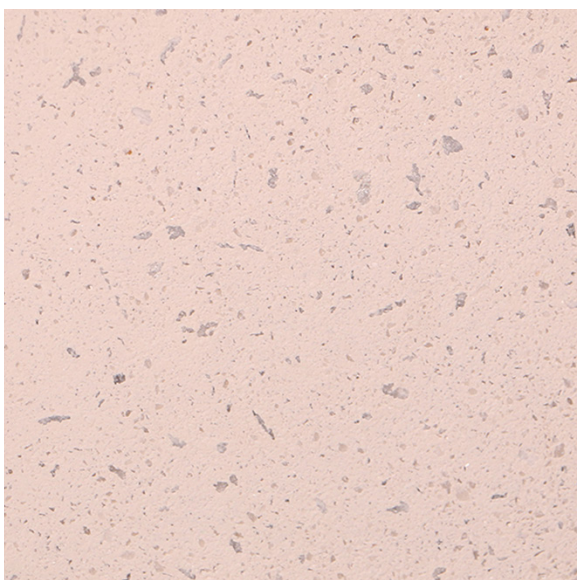
Plum-W-AE



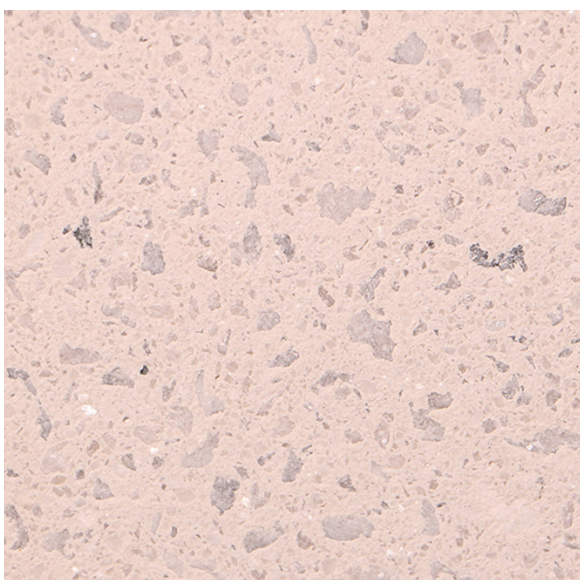
Plum-W-SB



Plum-W-WW



Pearl-W-AE



Pearl-W-SB



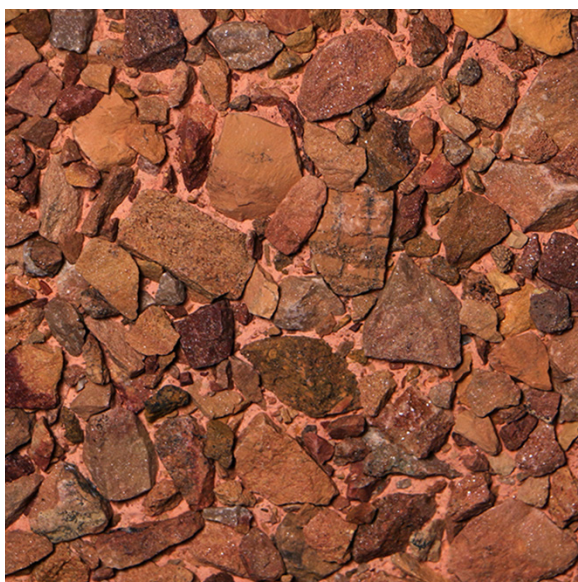
Pearl-W-WW



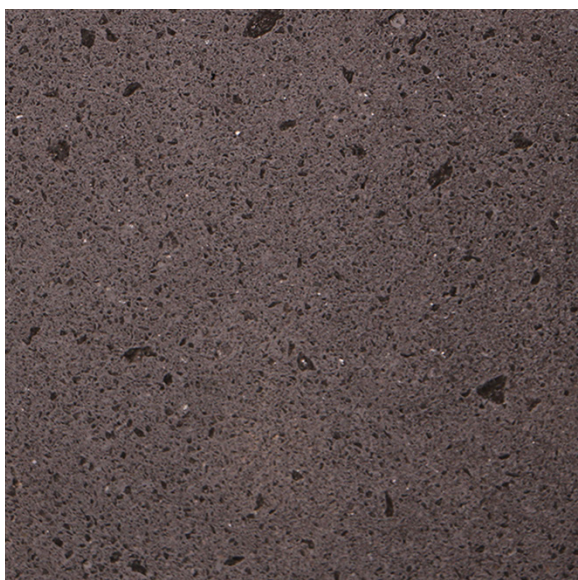
Copper-W-AE



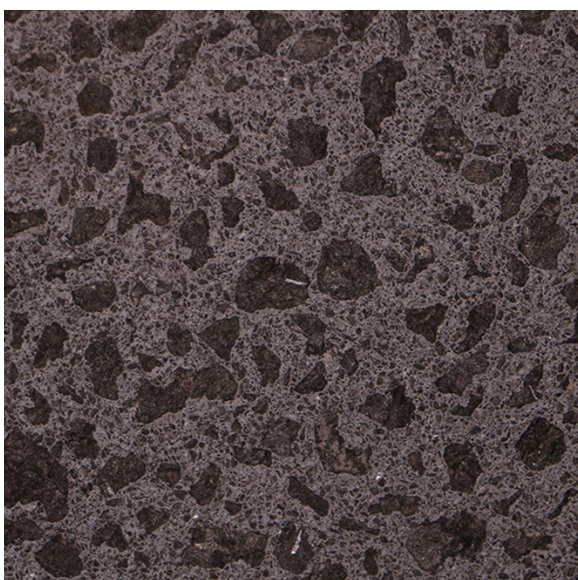
Copper-W-SB



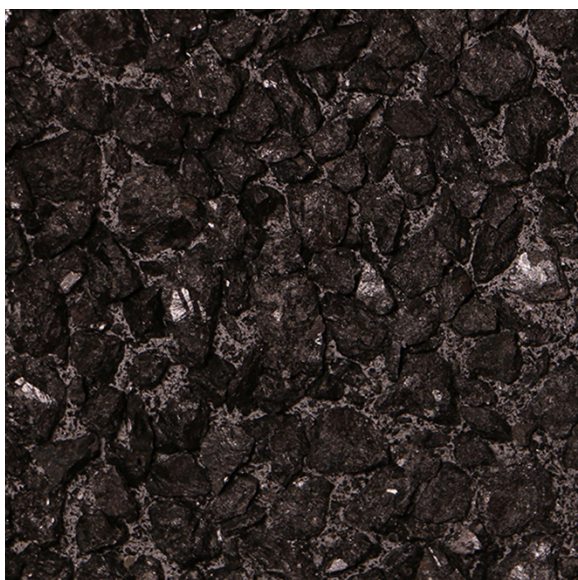
Copper-W-WW



Charcoal-W-AE



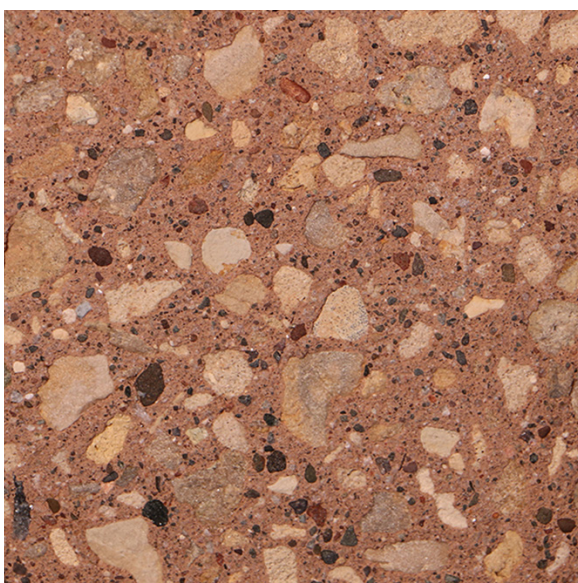
Charcoal-W-SB



Charcoal-W-WW



Leather-W-AE



Leather-W-SB



Leather-W-WW



Cinnamon-W-AE



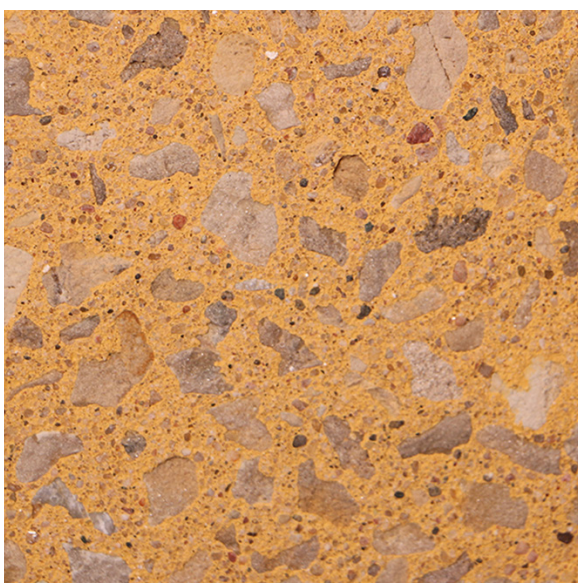
Cinnamon-W-SB



Cinnamon-W-WW



Granola-W-AE



Granola-W-SB



Granola-W-WW



Molin Concrete Product has the capability of using various combinations of aggregate & sands, finishing techniques, cast-in patterns and casting in thin products like brick or stone. Please contact your Molin representative for additional information or to request samples.





Quality Concrete Solutions
since 1897

DESIGNERS | MANUFACTURERS | INSTALLERS
STRUCTURAL & ARCHITECTURAL
PRECAST/PRESTRESSED CONCRETE

651.786.7722 | 800.336.6546

www.MOLIN.com

CORPORATE OFFICE

415 Lilac Street, Lino Lakes, MN 55014

AUTOMATED WALL PANEL PLANT

6.A. Recommended Approval Page 8 of 10 **55303**

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
FEBRUARY 24, 2020

1. Call to Order

President Pro Tem Grau called the meeting to order at 8:54 pm.

2. Roll Call

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

Absent: President Windschitl.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the minutes of the February 3, 2020 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2020-2, Adopt Resolution Ratifying Sale and Issuance of Bonds

Executive Director Podhradsky presented the item to the Commission.

Commissioner Huang inquired what the term duration is.

Executive Director Podhradsky replied it has a term of 20 years.

Motion by Commissioner Huang, second by Commissioner Hubbard to adopt Resolution No. 2020-2 ratifying the sale and authorizing the issuance of \$6,285,000 Taxable Full-Term Installment Purchase Revenue Bonds Series 2020A, and authorizing execution of related documents.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 8:59 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MARCH 16, 2020

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 9:09 pm.

2. Roll Call

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

Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Huang to approve the minutes of the February 24, 2020 EDA meeting.

Motion carried.

5. Discussion Items

5.A. Adopt Resolution EDA 2020-3, Establishing a Redevelopment Tax Increment District (TIF 23 - City Square West Redevelopment) and Approving a Tax Increment Financing Plan

Executive Director Podhradsky presented the item to the Commission.

Motion by Commissioner Huang, second by Commissioner Hatfield to approve EDA Resolution No. 2020-3 establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (City Square West Redevelopment Project).

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Huang to adjourn the meeting at 9:13 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 24, 2020

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Mayor Pro Tem Grau.
Absent: Mayor Windschitl.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

Ken Haasken with Chestnut Realty expressed concern with lack of parking spaces due to the summer farmer's market and requested it not be held there this year.

Assistant Administrator Kabat provided a summary of the public input process for last year.

Councilmember Hubbard inquired why the farmer's market was moved to the parking lot in the first place.

City Administrator Podhradsky provided detail regarding that move.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the minutes of the February 3, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hubbard asked for further detail regarding item 7.G.

City Administrator Podhradsky gave more information regarding that item.

Mayor Pro Tem Grau requested clarification regarding item 7.C.

Community Development Director Ringwald explained the item in further detail.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through G:

- A. Approve Temporary Liquor Licenses for SW Metro Chamber of Commerce
Motion to approve both the Temporary On-Sale Intoxicating License TW.20-02 and Temporary On-Sale 3.2% Malt Liquor License T32.20-01 for the SW Metro Chamber of Commerce at Taste of Chaska.
- B. Letter of Support - US Highway 212 Freight Mobility and Safety Project
Motion to authorize the Mayor to sign a letter of support for federal financial assistance under US Department of Transportation {DOT} Discretionary Grant Programs.
- C. Adopt Resolution 2020-16, Approving the Issuance of the EAW for Public Comment for Pinnacle
Motion to adopt Resolution No. 2020-16, authorizing the EAW release for public comment on the proposed Pinnacle residential development by Pulte Homes.
- D. Adopt Resolution 2020-15, Ratifying Sale and Issuance of Bonds
Motion to adopt Resolution No. 2020-15 ratifying the sale of Taxable Full-Term Installment Purchase Revenue Bonds, Series 2020A by the Economic Development Authority of the City of Chaska Minnesota, and authorizing execution of related documents.
- E. Approve Joint Memorandum of Understanding for Mountain Bike Trails
Motion to Approve the City of Chaska to Execute the 3-Way Memorandum of Understanding Between the City of Chaska, City of Chanhassen and Carver Trails Group.
- F. Agreement for Carver County Conveyance of Real Property
Motion to approve the Agreement for Carver County Conveyance of Real Property Located Within City of Chaska for Public Use as Recreational Trail for Off-Road Bikes.
- G. Adopt Resolution 2020-17, Amending 2020 Budget
Motion to adopt resolution Number 2020-17 amending the 2020 Budget.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-13, Approving the Concept Plan for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-04
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang commented that it is nice to see a lower density build.

Dave Pokorney, representing DDK Construction, spoke in more detail about the proposed plan.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2020-13 approving the Concept Plan for Chaska Bluffs 2nd Addition (PC #2020-04). Motion carried.

8.B. Adopt Resolution 2020-14, Approving the Preliminary Site & Building Plan for QualiTech, Inc. at 150 Jonathan Blvd N/Omar Haque/PC #2020-04
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Joe Wagner, project manager with ISG, provided further detail regarding the Council's questions about the building plan.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-14 approving the Preliminary Site & Building Plan for QualiTech, Inc. (PC #2020-03). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 2-24-2020

The Council requested further information about bills on pages 1, 2, 3, 5, 9, 11, 17, 19, 20, 21, 25, 33, and 35.

City Administrator Podhradsky provided further information regarding those bills.

Councilmember Huang recused himself from the vote for the bill for Cargill.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 2-3-2020

10.C. 4th-Qtr. 2019 Investment Report dated February 24, 2020

10.D. Receive the draft minutes of the 23rd of January Human Rights Commission Meeting

Councilmember Hatfield:

- Reported the second Marnita's Table was a great event with a wonderful turnout.

Councilmember Hubbard:

- Noted she took an electrical tour of the public municipal building and learned a lot.

Councilmember Huang:

- Noted he will be absent from the meeting next week due to work commitments.

- Reported he attended the Suburban Transit Association's Legislative Breakfast and summarized what was covered there.
- Noted Wednesday, March 18 is Transportation Day at the capital at 8:30am.

Mayor Pro Tem Grau:

- Echoed that the Marnita's Table event was great. The Council shared their impressions of the event.
- Updated the Council on the February Eastern Carver County Community Recreation Advisory Board Meeting that was held last Monday.
- Noted the Community Center Carnival is on March 6th at 5:30-7:30pm.
- Wished all Chaska High Schools successful winter sports playoffs.

City Administrator Podhradsky:

- Noted the employee recognition breakfast is Thursday, 2/27 at 7:30 am at the Event Center.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 8:50 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 2, 2020

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

City Administrator Podhradsky recommended addressing item 7.C. before item 7.A. Motion by Councilmember Huang, second by Councilmember Hubbard to adopt the agenda as amended. Motion carried.

5. Visitor Presentation

None.

6. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the Consent Agenda Items A through C:

- A. On-Sale Liquor at Community Event - Fire and Ice Festival and Bonspiel at Firemen's Park for Schram Haus Brewery
Motion to approve On-Sale Intoxicating License at a Community Event OSCF20.01 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for the Fire and Ice Festival and Bonspiel at Firemen's Park, effective July 17th and 18th, 2020.
- B. Public Improvements - SageWood Addition
Motion to accept public improvements in SageWood Addition as municipal facilities and adjust to letter of credit accordingly.
- C. Adopt Resolution 2020-12, MnDOT Limited Use Permit - Lyman Blvd.
Motion to adopt Resolution No. 2020-12, approving the Limited Use Permit with the State of Minnesota Department of Transportation for a Pedestrian Trail in the right-of-way of Trunk Highway 41 at the intersection of Lyman Boulevard/CSAH 18.
Motion carried.

7. Action Items

7.C. Adopt Resolution 2020-18, Approve Public Improvement Hearing for 2020 Street & Utility Reconstruction Project

City Planner Hanson introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard inquired if the assessment for the Carver County Building is consistent with the residential properties.

City Engineer Clark provided further information regarding the parameters to assess.

Tom Barnet, 620 E 6th Street, stated he is unsure how usage on Willow and 6th compares to usage on other streets such as 1st, or 2nd and stated making 6th a one-way with parking is a good idea.

City Administrator Podhradsky provided more detail regarding usage for residential areas.

Sarah Traver, 629 E 6th Street, asked about the plans for snow removal on the south side of 6th once it becomes one-way.

City Administrator Podhradsky and City Engineer Clark gave more information about the process to obtain a plan for addressing drainage on 6th Street and Bolt.

Councilmember Huang inquired how snow removal on other one-way streets in the City is handled.

City Administrator Podhradsky stated there are no other non-private streets that are one-ways.

Susan Cross, 627 6th Street, voiced concern about trash pick-up on a one-way street and how the one-way will affect the Welter property.

City Engineer Clark spoke about the storm-sewer plan maintenance that occurs and how it affects the layout of the cul-de-sac off the Welter property and stated they will work closely with him when finalizing the layout.

Jerry Welter, 640 E 6th Street, stated he understands the City is still working on the plan for drainage.

Catherine Tarbell Hull, 402 6th Street, asked why her neighborhood is not part of this project.

Mayor Windschitl explained that because of the money received for the bridge, the layout of the project for this year works best and he assumes Ms. Tarbell Hull's neighborhood will be part of next year's project.

Mayor Windschitl directed Staff to be in communication with Ms. Tarbell Hull.

City Administrator Podhradsky stated this neighborhood is on the overall plan and will get done.

Mark Windschitl explained how the plan has had to change over the years and the challenges of the size of the overall plan against a reasonable timeline.

City Engineer Clark reiterated Mayor Windschitl's point.

Don Delorme, 612 E 7th Street, asked if his street will gain property.

City Engineer Clark provided more detail about the plan for 7th Street.

Tammy Dann, 516 Beech Street, expressed concern about where they will park when the project is underway and affecting their driveway as buses and semis drive Beech Street frequently.

City Administrator Podhradsky stated the project will begin when school is over and finish before it starts again.

City Engineer Clark noted the design for the uphill portion of Beech Street is not yet complete.

City Administrator Podhradsky explained they can look at putting temporary signage up during construction to route semi traffic a different way.

Ms. Cross commented that signage closing that section is a must when the bridge is under construction.

Mayor Windschitl noted that the road cannot be closed completely because residents will still need access.

City Administrator Podhradsky explained Staff will look at this area to identify what issues exist prior to planning out the street reconstruction.

Mr. Delorme inquired if the power line on 7th Street will be moved.

City Engineer Clark gave more information regarding those lines.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2020-18, Ordering the 2020 Street & Utility Reconstruction Project; directing the City Engineer to prepare the project plans and specification documents, and further, scheduling a Public Assessment Hearing for March 30, 2020. Motion carried.

7.A. Approve Chaska Par 30/Learning Links of Chaska Project

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl asked for clarification about the money that is going to be taken from stormwater.

City Administrator Podhradsky gave more information regarding how that will work.

Mayor Windschitl inquired about the work to be done with the pond and if something was done with it previously.

City Administrator Podhradsky detailed the work that has been done to the pond and what further work will be done.

Mayor Windschitl asked if this will affect the cross-country team.

City Administrator Podhradsky stated they thought it was to be closed this summer so have already planned to not use it.

Mayor Windschitl inquired if maintenance to the course will differ.

Kellin explained what maintenance would look like.

Mayor Windschitl requested further detail regarding the parking lot.

City Administrator Podhradsky provided information about the plan for the parking lot.

Mayor Windschitl asked if fundraising will change if the City gives the go ahead to move forward.

Eric Snyder, Learning Links, stated the more certain the project becomes, the less risky it feels to potential donors.

Councilmember Hubbard asked if the design has changed since the informational meeting in June.

Mr. Snyder provided further detail regarding the one change that has been made since the initial design.

Councilmember Hubbard inquired what happens if the weather doesn't cooperate for construction in the fall.

City Administrator Podhradsky stated they will try to squeeze it in.

Councilmember Hubbard asked if there are options being offered for regular Par 30 customers.

Kellin with Par 30 provided more information regarding how this will look.

Mayor Windschitl asked if there is a design out for the public to see.

John Kellin, Chaska Head Golf Professional, representing the Par 30 stated that there will be.

Councilmember Huang looked for clarification regarding the distribution between the City and Learning Links.

City Administrator Podhradsky gave more information regarding this.

The Council and Staff discussed the benefits of having a course of this type in Chaska.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the project budget for the Chaska Par 30 Redevelopment project to increase to \$1,850,000, with the City's share of the project going from \$750,000 to \$1,000,000, and to authorize Staff to move forward on:

- Developing a Formal Partnership Agreement with Learning Links of Chaska
- Soliciting bids from contractors for the project
- Submitting all necessary permits to allow the project to move forward.

Susan Neuville, Vice-Chair of Learning Links Board, stated that Learning Links is fully supportive of this project.

Motion carried.

7.B. Adopt Resolution 2020-19, Joint Powers Agreement for County State Aide Highway 18 (CSAH18) Lyman Boulevard

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Mayor Windschitl asked if the bids this time were better.

City Engineer Clark provided further detail regarding the bid this year compared to last year.

Mayor Windschitl looked to clarify that the moving of utilities is the utility's cost to bare.

City Engineer Clark stated that is correct and continued his presentation of the item.

Councilmember Grau inquired if this will solve some issues on Peavey Rd and Hwy 41.

City Administrator Podhradsky stated that a future development plan will solve that.

City Engineer Clark added that the roundabouts will keep traffic moving.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-19 approving the Joint Powers Agreement with Carver County for the construction on

County State Aide Highway/County Highway 18 and approve the Bid Award to Eureka Construction, Inc. in the low bid amount of \$7,525,889.15. Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 3-2-2020

The Council requested further information about bills on pages 4, 5, 6, 7, and 11.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield 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.

9. Other Business

9.A. City Administrator's Report

9.B. Bi-Weekly Report 3-2-2020

9.C. Other Reports

9.C.i. Financial Reports Jan 2020

9.C.ii. STA PowerPoint Slides

Councilmember Hubbard:

- Updated the Council on the Steiner Kelting building in Victoria.
- Noted she attended the local government day at Chaska Middle School and did a Q and A with the civics class.
- Noted that Super Tuesday is tomorrow. Mayor Windschitl stated that all polling locations will be open.

Councilmember Huang:

- Noted the Council packet includes items requested by the Suburban Transit Association at the legislative breakfast held las month. The Council and Staff noted how changes with MetroLink has affected residents.
- Inquired about how long it takes to approve a liquor license application. City Administrator Podhradsky provided further information regarding that process.

Councilmember Grau:

- Noted the Chaska Community Carnival is March 6 at Chaska Community Center.
- Noted the School Exec Connect Host Community Meeting was tonight for the superintendent candidate profile and that a survey opportunity is available on the Easter Carver County Facebook page.

Mayor Windschitl:

- Noted the employee recognition event went great last week.

10. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:49 pm.

Motion carried.

DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
MARCH 16, 2020**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Emergency Manager/Fire Chief Tim Wiebe - Planning/Implementation Regarding COVID 19
Mayor Windschitl spoke about what declaring a local emergency means and gave a brief update on how the City is responding and the importance of social distancing. He thanked Fire Chief Wiebe and other Staff who have worked to put an emergency plan together.

Emergency Manager/Fire Chief Wiebe presented the City's planning for COVID-19 efforts thus far.

Councilmember Hubbard looked to clarify there is one case confirmed in Carver County so far.

Fire Chief Wiebe stated that was so.

City Administrator Podhradsky spoke further about how the City will creatively provide continuity of services.

The Council thanked Staff for all the work they have put into planning.

5.B. Adopt Resolution 2020-24, Declaring a Local Emergency

City Administrator Podhradsky presented the item to the Council.

Motion by Councilmember Huang, second by Councilmember Grau to approve Resolution No. 2020-24 Declaring a Local Emergency to address the COVID 19 Pandemic. Motion carried.

DRAFT

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the February 24, 2020 City Council meeting. Motion carried.

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the March 2, 2020 City Council meeting. Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Item A:

- A. Adopt Resolution 2020-22, Approve Construction Plans for 2020 Street and Utility Reconstruction Project (File #524-91200)

Motion to adopt Resolution No. 2020-22, approving the construction documents for the 2020 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-23, Public Hearing: Establishing a Redevelopment Tax Increment District (TIF 23 - City Square West Redevelopment) and Approving a Tax Increment Financing Plan

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

The Council and Staff discussed the importance of the timing of implementation of the TIF.

Councilmember Hubbard inquired if there is another TIF district in that area.

City Administrator Podhradsky provided further clarification regarding TIF district boundaries.

Mayor Windschitl opened the public hearing at 8:00pm.

Mayor Windschitl closed the public hearing at 8:01pm.

Motion by Councilmember Grau, second by Councilmember Huang to approve Resolution No. 2020-23 establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (City Square West Redevelopment Project). Motion carried.

8.B. Adopt Resolution 2020-20, POSTPONED UNTIL 3/30/2020 - Approving the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06

8.C. Adopt Resolution 2020-21, Approving the Concept Plan for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-07

City Administrator Podhradsky introduced the item to the Council.

DRAFT

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the two lakes are connected.

City Planner Hanson stated they do not connect and continued her presentation of the item.

Mayor Windschitl asked if there are any concerns from the fire department about the fuel station being so close to the lake.

City Planner Hanson stated it will be something Staff will have to understand fully in the preliminary plat and went on with her presentation.

Councilmember Huang asked for more information about parking.

City Planner Hanson gave further detail regarding parking and continued the presentation of the item.

Councilmember Hubbard inquired if there is a chance the entrance that does not have a traffic signal will get one.

City Planner Hanson stated she believes the preference is to leave the intersection as is, but it is possible MNDOT may limit movement on it.

Councilmember Grau inquired if any upgrades or remodel are planned for the existing building on lot 1.

City Planner Hanson explained she would let the developer address that question.

Councilmember Huang looked to clarify that it is not yet know if the multi-family will be market rate or co-op at this point.

City Planner Hanson confirmed that is yet unknown.

Councilmember Huang asked what the intended timeline for this project is.

City Planner Hanson explained that intended opening for retail is 2022 and senior housing construction would begin this year.

Mike Brandt with Kimley-Horn, representing the development group, provided further information regarding the second access at the project site, the use of the hotel, and input received from big-box representatives.

Councilmember Huang commented that it is nice to see affordable housing and senior living components to this project.

DRAFT

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-21 approving the Concept Plan for Oak Ridge (PC #2020-07). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 3-16-2020

The Council requested further information about bills on pages 1, 3, 4, 5, 6, 7, 12, 16, 22, and 26.

City Administrator Podhradsky provided further information regarding those bills.

Councilmember Huang recused himself from the Cargill line-item on page 5.

Councilmember Grau inquired if cleaning supplies purchased for the Community Center that will not be used while it is closed will be redistributed to other City needs.

City Administrator Podhradsky provided more detail into what that would look like.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-16-2020

10.B. Other Meeting Minutes

10.B.i. Receive the draft minutes of the February 12, 2020 Planning Commission Meeting

Councilmember Grau:

- Encouraged folks to be nice and look for ways to help each other.

Councilmember Huang:

- Stated that as a community, they will get through this and also encouraged residents to take this seriously.

Councilmember Hubbard:

- Advised residents to take breaks from social media and the news.

Mayor Windschitl:

- Stated he appreciates the efforts of Staff in this time.
- Noted the next Council meeting is scheduled for March 30, but to look for updates whether for whether that will occur.

11. Adjourn

DRAFT

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:06 pm.
Motion carried.