AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, May 14, 2025
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 April 9th Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning for EDCO/Pope Design Group/PC #2025-08
8. Other Business
   - 8.A. City Council Meeting Minutes 04-21-2025
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
APRIL 9, 2025

1. Call to Order
Vice-Chairperson Urbanski called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Aasen, Urbanski, Purdy, Kerber, Campbell, Sailer, and Rostad

Members absent: Chairperson Brass and Commissioner Baswa

Also present: Liz Hanson, City Planner.

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

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes
   a. Approve the March 12, 2025, Planning Commission Meeting Minutes.

Motion by Commissioner Kerber, second by Commissioner Purdy, to approve the minutes of the March 12, 2025, Planning Commission meeting.
Motion carried.

6. Consent Agenda

7. Action Items
   a. Recommend Approval of the Preliminary Site & Building Plan for Beckman Coulter at 316 Lake Hazeltine Drive/CRB/PC #2025-05

City Planner Hanson presented the item to the Commission.

Commissioner Campbell asked how many shifts were planned.

Commissioner Purdy noted that he thought the report had stated that there would be 2 shifts.

Amy Salisbury, Senior Site Director, confirmed that they planned to have 2 shifts, which was also what they currently operated under. She explained that they would have a full-service cafeteria and outdoor picnic tables on the south side of the building.

Vice-Chair Urbanski asked how many total employees they will have in the building once they are up and running.

Ms. Salisbury stated that she would say it will be approximately 300 employees would be the maximum amount during the first shift.

Commissioner Kerber asked about the number of trucks that would be coming in and out.

Ms. Salisbury explained that there would most likely be various FedEx, UPS, and delivery trucks. She stated that she would estimate that there would be 3 or 4 a day from their suppliers, and another internal box truck that does deliveries. She clarified that the expectation is that it would decrease from what they currently had.

Vice-Chair Urbanski stated that he liked the proposed design and felt it looked sharp.

Motion by Commissioner Aasen, second by Commissioner Rostad, to recommend approval to the City Council approval of the Preliminary Site & Building Plan for the building addition at 316 Lake Hazeltine Drive, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
    a. Project Narrative (pgs 1-16), prepared by Beckman Coulter, dated March 4, 2025
    b. Cover Sheet, prepared by Kimley Horn, dated March 4, 2025
    c. General Notes, prepared by Kimley Horn, dated March 4, 2025
    d. ALTA Topographic Survey, prepared by Kimley Horn, dated March 4, 2025
    e. ALTA Topographic Enlargement (pgs C102-C103), prepared by Kimley Horn, dated March 4, 2025
    f. Site Demolition Plan, prepared by Kimley Horn, dated March 4, 2025
    g. Erosion and Sediment Control Plan – Phase 1, prepared by Kimley Horn, dated March 4, 2025
    h. Erosion and Sediment Control Details, prepared by Kimley Horn, dated March 4, 2025
    i. Site Dimension Plan, prepared by Kimley Horn, dated March 4, 2025
    j. Site Details, prepared by Kimley Horn, dated March 4, 2025
    k. Grading and Drainage Plan, prepared by Kimley Horn, dated March 4, 2025
    l. Grading Plan Enlargements (pgs C501-C502), prepared by Kimley Horn, dated March 4, 2025
    m. Storm Sewer Plan, prepared by Kimley Horn, dated March 4, 2025
    n. Grading & Storm Sewer Details (pgs C504-C507), prepared by Kimley Horn, dated March 4, 2025
    o. Utility Plan, prepared by Kimley Horn, dated March 4, 2025
    p. Utility Details, prepared by Kimley Horn, dated March 4, 2025
    q. Tree Inventory & Preservation Plan (pgs L100-L101), prepared by Kimley Horn,

dated March 4, 2025
r. Landscape Plan, prepared by Kimley Horn, dated March 4, 2025
s. Landscape Details, prepared by Kimley Horn, dated March 4, 2025
t. Existing Conditions Photographs, prepared by CRB, dated March 4, 2025
u. Existing Site, prepared by CRB, dated March 4, 2025
v. Space Function Diagrams Level 1, prepared by CRB, dated March 4, 2025
w. Space Function Diagrams Level 2, prepared by CRB, dated March 4, 2025
x. Building Materials and Precedents, prepared by CRB, dated March 4, 2025
y. Renderings, prepared by CRB, dated March 4, 2025
z. Elevations New Building Addition, prepared by CRB, dated March 4, 2025
aa. Electrical Site Plan, prepared by CRB, dated March 4, 2025

2. Adherence to the City Engineer memo dated April 3, 2025.
3. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the final site plan application:
a. Tree inventory and preservation plan;
b. Landscaping plans in conformance with City Code Sec. 15.28.070;
c. Grading plans;
d. Stormwater plan;
e. Wetland Mitigation Plan;
f. Truck turning exhibit;
g. Fire truck turning exhibit; and
h. Parking summary explaining the need for the site/operation
4. Coordination with:
a. City Engineer regarding utilities, grading, access, and drainage.
b. Chaska electrical department on service requirements.
5. Setbacks are as follows:
a. Front yard setback (south property line): 30 - feet
b. Side yard setbacks (east & west property lines):
i. Interior: 15 – feet
c. Rear yard setback (north property line):
i. Property Line: 20 – feet
ii. Railroad ROW: 50 - feet
d. Wetlands: Varies based on wetland type
6. Development standards are as follows:
a. Floor Area Ratio (FAR) maximum: 0.5
b. Building Coverage maximum: 50%
7. Provision of a storm water management plan meeting City and Carver County WMO standards.
8. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit.
9. Provision of a maintenance agreement for stormwater infrastructure to be recorded prior to issuance of a grading permit or building permit, whichever comes first.

Motion carried.

8. Other Business

City Planner Hanson gave a brief update on planned projects for a Super Mercado to move into the Cooper site near KFC by the end of the year, and a bistro moving into the former Quizno location.

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Rostad, to adjourn the meeting at 7:18 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
5/14/2025

Subject: **EDCO – Creek Road – Preliminary Site & Building Plan, Preliminary Plat & Rezoning**

Applicant: Pope Design Group

Location: North of Creek Road, south of Engler Boulevard

Case No.: P.C. No. 2025-08

Synopsis: The applicant is requesting a Preliminary Site & Building Plan, Preliminary Plat and Rezoning approval for a two-story office/manufacturing/warehouse building totaling approximately 235,000 square feet

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Introduction

The property in question is located on the west edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Previous Approvals

In March 2025, the concept plan was approved showing a 240,000 square foot building.

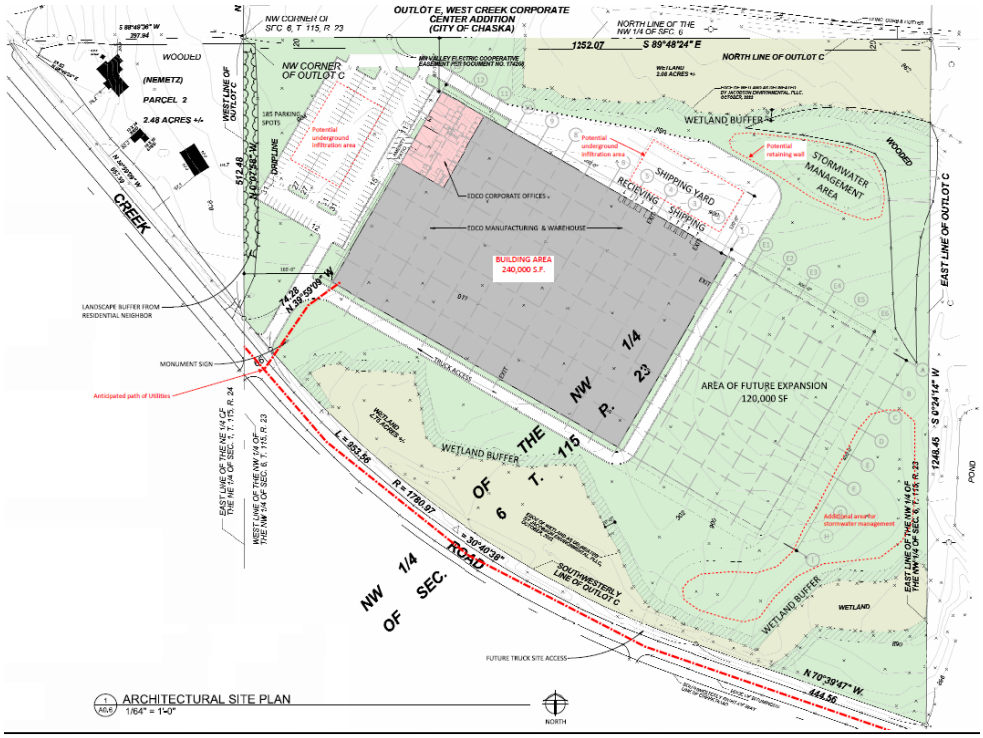


Figure 2: Concept Plan approved

Changes Since Concept Plan

The following are meant to summarize the changes that have occurred since concept plan:

- Pedestrian Gathering Spaces: the site plan is showing a pedestrian path that loops around the building and connects to the future trail on the north side of Creek Road. The site plan is also showing a patio near the front entrance.
- Loading Dock Location: the loading dock has been shifted to the southeast side of the building.
- Access to Haasken's 2.8-acre Parcel: the site plan shows a conceptual access to the 2.8-acre parcel that touches the northwest corner of the site. Both properties do not directly abut, so access can only be achieved through the neighboring property at 4880 Creek Road. EDCO has chosen to buy the 2.8 Haasken parcel, however, they are not planning to develop the property at this time.

Neighborhood Meeting – January 30, 2025

The developer held a neighborhood meeting on Thursday, January 30th from 5:00pm-7:00pm. 4 neighbors attended the meeting, and shared questions regarding:

- Water usage/wastewater
- Potential truck traffic
- Screening on western property line

Current Request

The applicant is requesting approval of a Preliminary Site & Building Plan, Preliminary Plat, and Rezoning. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The site is comprised of almost 28 acres and is located north of Creek Road, south of Engler Boulevard (CR10), west of Chaska Creek Center, and east of Dahlgren Township. Rural residential properties abut the west edge of the site and are located south of Creek Road. The site is currently farmland and contains natural amenities like gently rolling hills, a creek which runs along the south property boundary, wetlands located on the north and south property boundaries, and tree cover along the north, east, and west property boundaries. A 20 foot wide electric easement encumbers the north edge of the site.

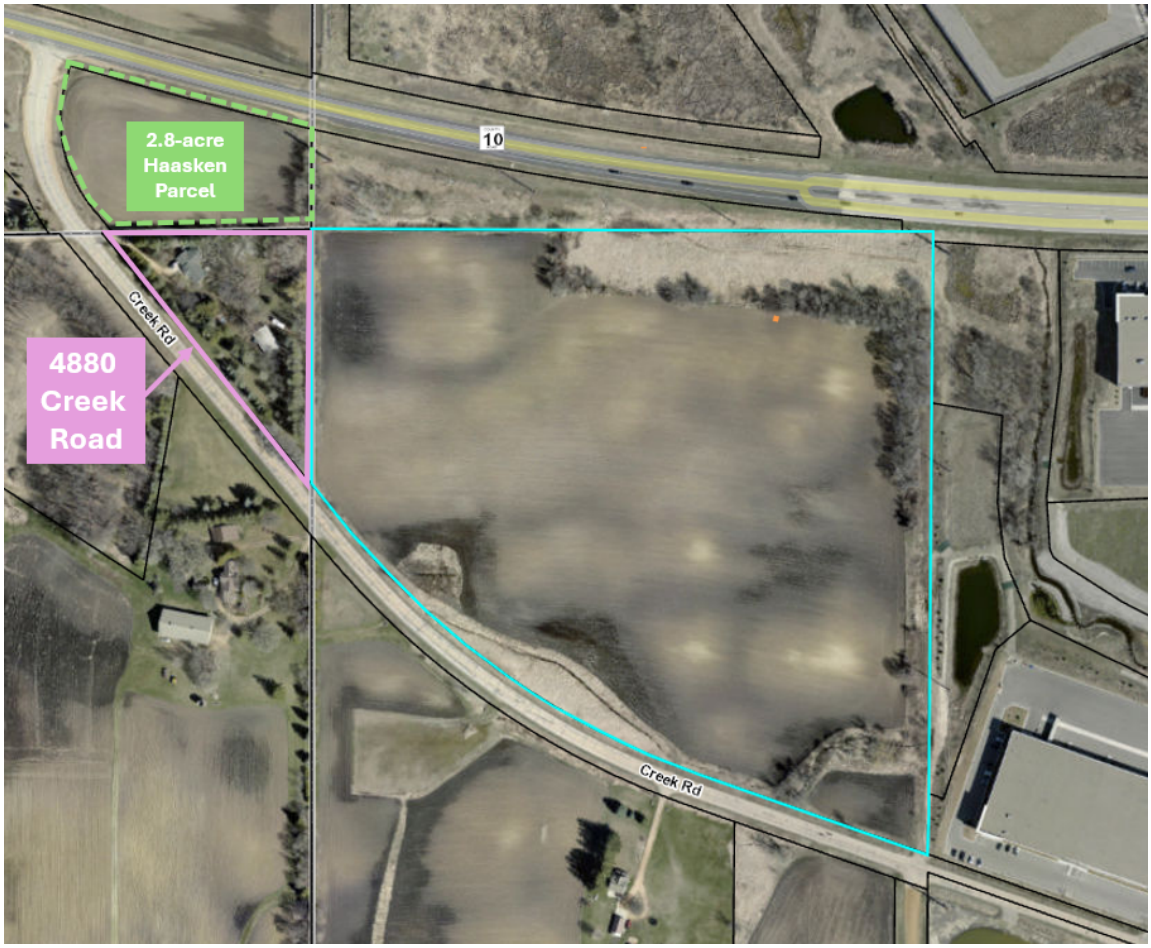


Figure 3: Existing Conditions

- **Preliminary Plan.** The preliminary plan contemplates a two-story building totaling 235,000 square feet for the business known as EDCO. A potential expansion area of approximately 120,000 square feet is shown east of the proposed building. The building would encompass office, manufacturing and warehouse functions for the business.

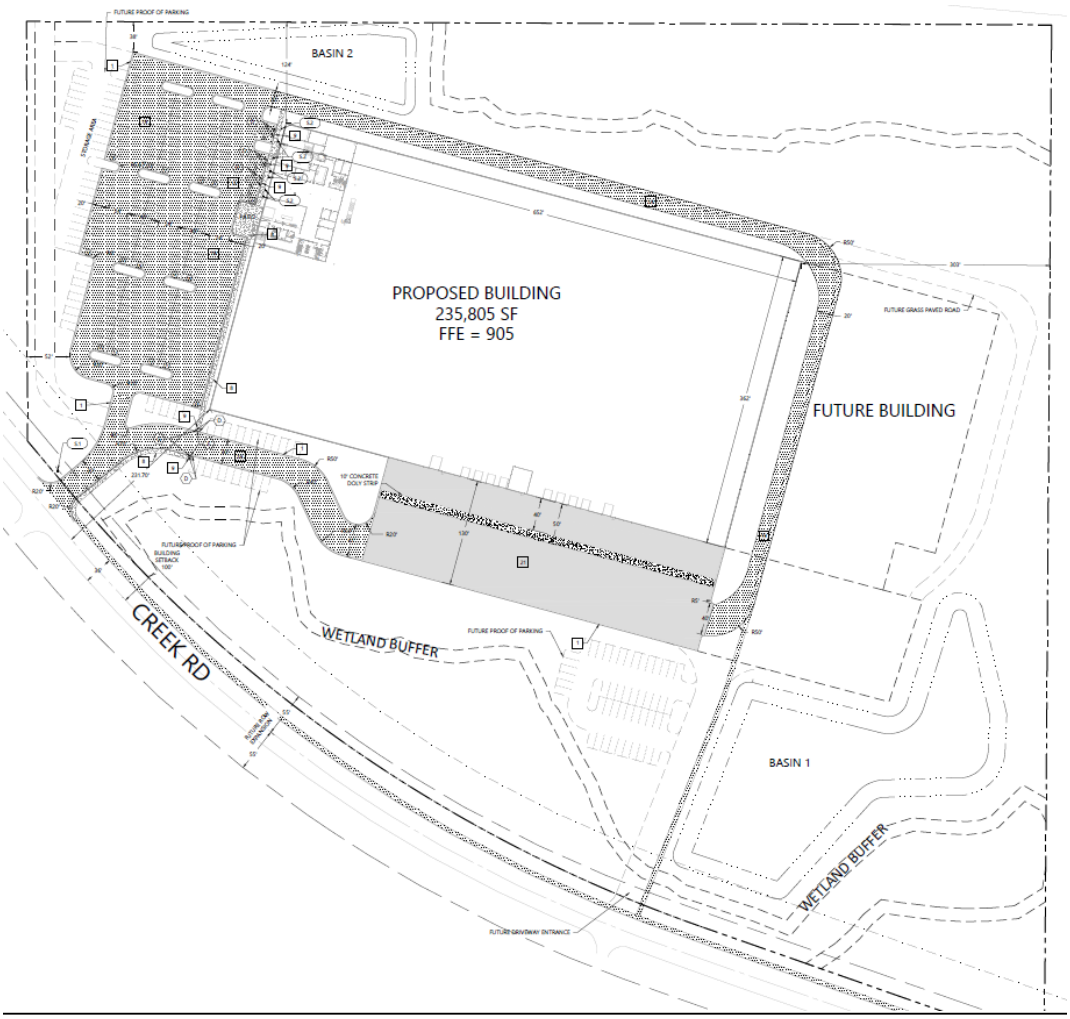


Figure 4: Proposed Preliminary Plan

EDCO: Started in 1946 in Hopkins, EDCO is one of the oldest and continuous running domestic metal fabricators, and is the largest manufacturer of prefinished metal siding products in the United States. Today, as the only true full-line manufacturer of exterior building materials, their product offering includes a comprehensive line of siding, roofing, soffit, fascia, and gutter systems.

EDCO currently has 2 sites in Hopkins. The south site on Excelsior Boulevard has 2 buildings that house the production portion of the business. This is the part that will be relocated to Chaska, along with warehouse space to accommodate build up of product during the winter months. The building at the intersection of Tyler and 2nd street is the distribution warehouse and will remain in Hopkins for this function.

Goals: The applicant has identified the following goals and guiding principles for the project:

- *Commitment to excellence* -
  - Proposed development creates a signature manufacturing facility in Chaska, while preserving key areas of open space on the site to maintain a rural feel.
- *Enhance Chaska's high quality of life*-
  - Providing trail connections, additional high-quality development, and manufacturing, warehousing, and office jobs to the community will enrich Chaska's already fantastic quality of life.
- *Maintain a sense of community and small town values* –
  - Planning for pedestrian connections and conservation of open space as an amenity will be guiding forces for the site as we move forward.

Parking: 312 parking stalls are provided on site – 192 stalls shown as initial construction and 120 parking stalls shown as proof of parking.

Building Design: The building is a rectangular, 34 foot high, 235,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story main entry, and colored metal accent panels. The site is also showing a potential expansion up to 120,000 square feet on the east side of the building.

Access: One point of access is proposed off of Creek Road. A second Creek Road access is proposed on the east side of the site, but would be installed after the building is occupied and as soon as wetland mitigation is approved.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout. These will be extended along Creek Road to the west access point into the site.

Stormwater facilities are proposed on the northwest and southeast sides of the site.

- Land Use & Rezoning: The property is currently zoned Rural Residential (RR-2). The 2040 Comprehensive Plan guides this site as Business Park (see below). The property is being rezoned to a Planned Industrial Development (PID).

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Plan for EDCO on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

- **Comprehensive Plan**
  The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

  Business Park
  Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs,



Figure 5: 2040 Comprehensive Plan

higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Land Use
EDCO is proposing to construct a new building on the property that would house their office, manufacturing and warehouse uses. The building is planned to accommodate one production shift (7:00am-3:00pm) consisting of 100 staff, one office shift (8:00am-4:30pm) consisting of 35 staff, and one distribution shift (3:30pm-11:00pm) consisting of 20 staff. A total of 155 employees.

The parcel of land that this development encompasses is currently zoned Rural Residential (RR-2). The property is being rezoned during this request to a Planned Industrial Development (PID) zoning district consistent with the Business Park guidance and proposed use.

- **Setbacks**
  The following tables summarize the required setbacks for the site:

BUILDING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
East Property Line	15 feet	303 feet
West Property Line	100 feet	225 feet
Engler Blvd Centerline	125 feet	Over 250 feet
Creek Road Centerline	100 feet	232 feet
Wetlands	Varies based on wetland type	Unknown

PARKING SETBACKS		
Direction	**Required Setback**	**Proposed Setback**
Street ROW/Residential	10 feet	52 feet
Interior Property Lines	5 feet	38 feet
Wetlands	Varies based on wetland type	Unknown

- **Layout**
  Access is proposed on the southwest edge of the property off of Creek Road. The proposed building will be located near the center of the site with parking on the west side of the building. A truck driveway is shown on the south side of the site which would provide access to the shipping yard oriented on the southeast side of the building

facing Creek Road. A second point of access is shown on the southeast side that would be installed after the building is occupied and the wetland mitigation is approved. An expansion area is anticipated on the east side of the building totaling approximately 120,000 square feet.

The proposed EDCO site is currently owned by the Haasken family. The Haasken family also owns a 2.8 acre property that touches the northwest corner of the property (see Figure 6 below). Being that this 2.8 acre property is located on a corner of a major county highway, there is a question on how access spacing will be achieved off of Creek Road. EDCO is planning to purchase this 2.8 acre property so that access to the 2.8-acre property from their site can be better understood and controlled. EDCO does not have any intentions to develop on the 2.8-acre property currently. The exhibit below shows a conceptual layout for how the 28-acre parcel can provide future access to the 2.8-acre property. Unfortunately, the properties do not directly abut so access cannot be achieved without participation from the neighboring property at 4880 Creek Road. The applicant will have to show in their final submittal how a conceptual access can be achieved to the 2.8-acre parcel through EDCO's site and 4880 Creek Road should both 4880 Creek Road and the 2.8-acre property be developed.

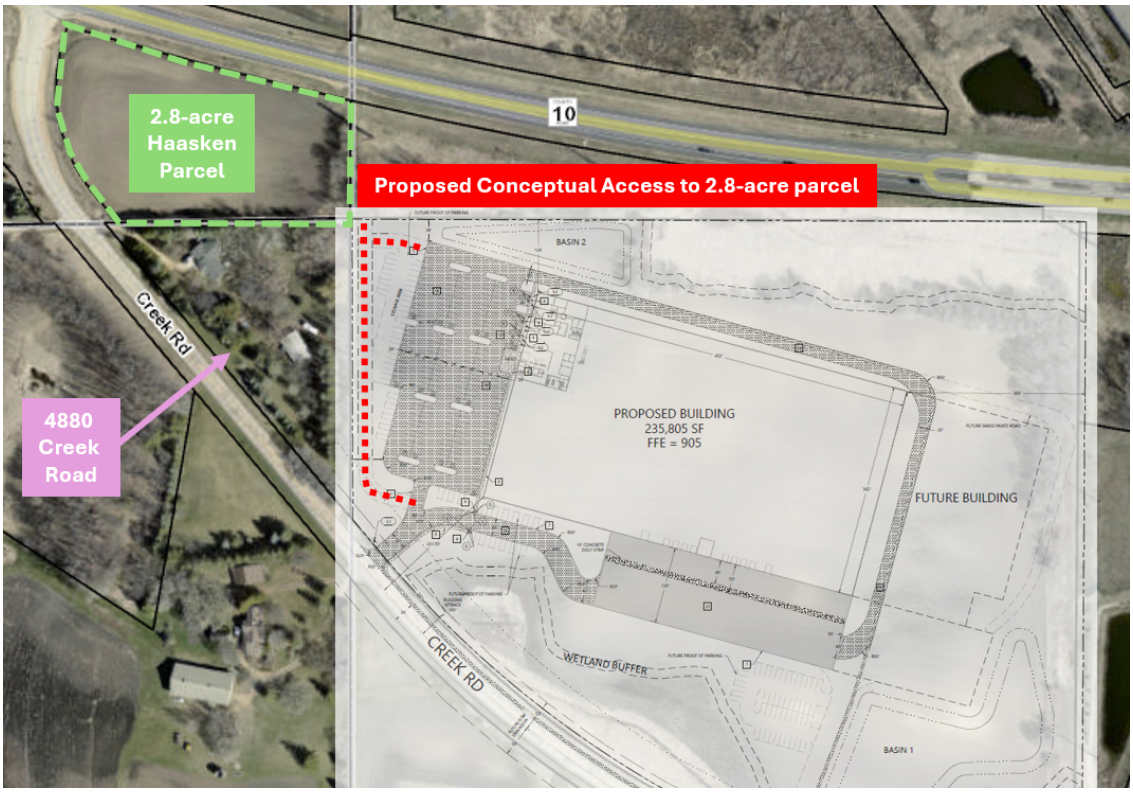


Figure 6: Exhibit showing conceptual access to 2.8-acre Haasken property

- **Parking, Circulation & Loading Docks**
  The site is proposing to incorporate 312 parking spaces - 192 stalls shown as initial construction and 120 parking stalls shown as proof of parking. The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	24,500 sf	1ps/250 sf	98 parking spaces
Manufacturing	30,000 sf	1ps/350 sf	86 parking spaces
Warehousing	192,500 sf	1ps/2,000 sf	97 parking spaces
Future Warehouse	*120,000 sf*	*1ps/2,000 sf*	*60 parking spaces*
		REQUIRED	**341 parking spaces**
		PROVIDED	**312 parking spaces**

According to the table above, the plan is meeting parking requirements for initial construction however not for the future warehouse expansion. The applicant will have to show in their final submittal how the site can accommodate 29 more stalls.

As noted above under Land Use, the building could have a maximum of 155 employees on site at one time if shifts overlap – it appears, the proposed parking will accommodate the proposed employee needs in overlapping situations.

The applicant states that they will have approximately 10-12 tractor/trailer visits per day. The loading docks are proposed on the southeast side of the building, which was directed by staff in the concept plan approval. Truck access can be achieved from the main western access point and via a drive aisle south of the proposed building. There is also a truck access loop around the entirety of the building that serves as a fire access loop. A second point of access is shown on the southeast side that would act as the main truck access into the site once constructed. This access point will be installed once the building is occupied and wetland mitigation has been approved.

As discussed above under Layout, the applicant will have to show in their final submittal how a conceptual access can be achieved through EDCO's site and 4880 Creek Road should 4880 and the 2.8-acre property be developed. Currently the site plan is showing a conceptual access on the west side of the site. The access is located at an intersection, which does not show alignment with the truck access (see figure 7 below). The applicant will have to further evaluate this alignment in their final submittal.

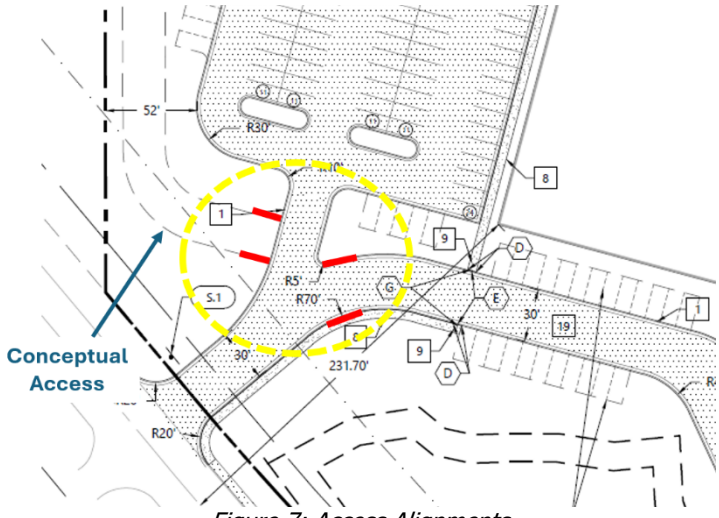


Figure 7: Access Alignments

- **Tree Preservation, Landscaping & Screening**
  210 trees were surveyed on site. 23 trees will be removed with the improvements proposed on the site. A total of 187 trees will be preserved. The main makeup of these preserved trees include American Elm, Ash, Spruce, and Boxelder trees. There is one significant Bur Oak tree (56") and three Linden trees (44" total) preserved that are located on the northeast side of the site. Staff believes these trees are acceptable species, size and location to count towards existing tree credit to offset overstory tree requirements for the site.

  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	737 caliper inches (~295 trees)	273 caliper inches (117 trees) + 100 caliper inches existing = **373 caliper inches**
Understory Trees	74	**29**
Shrubs	786	**641**
Planting Islands	10% of parking	**5.25%**

Based on the table above the applicant is insufficient in all landscaping categories required for the site. The applicant will have to show in their final submittal how they meet the landscape ordinance (Section 15.28.070) for all categories.

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The west neighbor is a residential use so it will be important that the west edge and parking lot of the site is properly screened via landscaping and berming. A healthy layer of mature trees straddle the lower, western property line which provide an existing screening effort. Additionally, the proposed grading plan shows the inclusion of an approximately 4-foot berm along the west side of the parking lot. The berm starts to taper down in height as it approaches north. The landscaping plan also shows a single layer of coniferous plantings on the west side (see figure 8). In sum, the northwest corner could use additional plantings and berming as it is within the direct line of sight of the adjacent home. Staff would advise the applicant to further evaluate the inclusion of a taller berm and additional layer of conifers in this area.

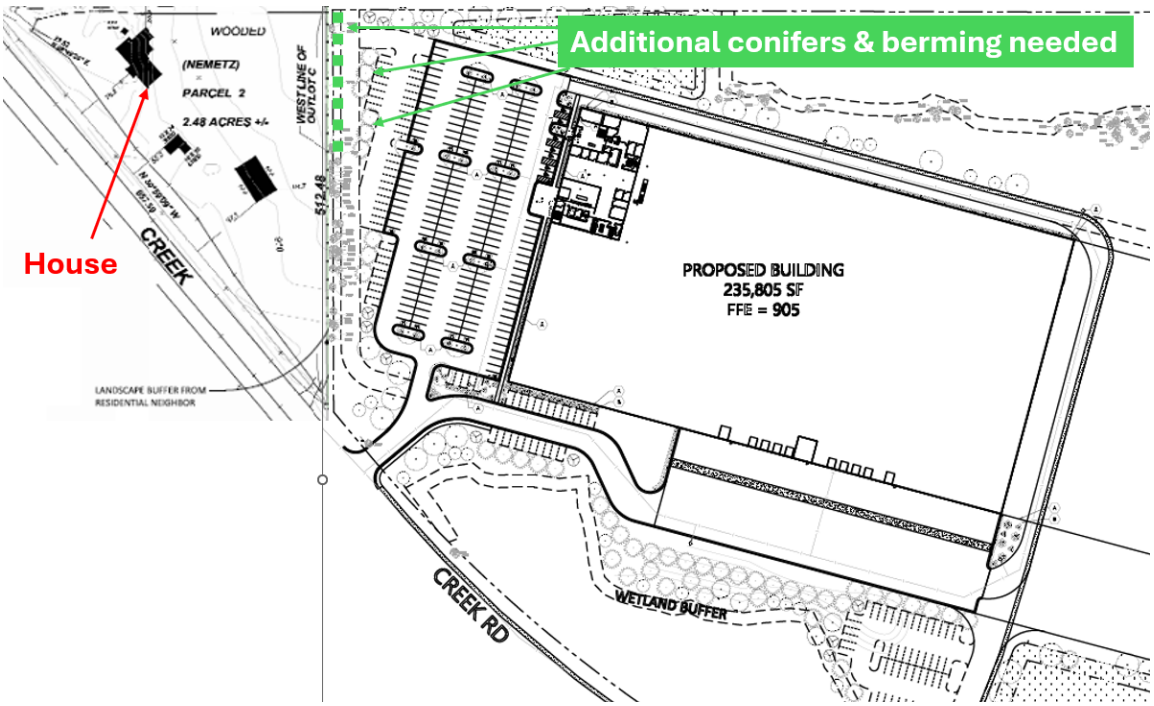


Figure 8: Proposed Landscape Plan and Screening Opportunities

The loading dock area is also an area that needs to be screened from Creek Road and neighboring residents. The grading plan shows the inclusion of an approximate 6-8 foot berm along the south side of the loading dock area with a multi-layer of plantings. Staff would advise the applicant to further evaluate extension of the berm east towards the proposed secondary truck access as a part of their final plan.

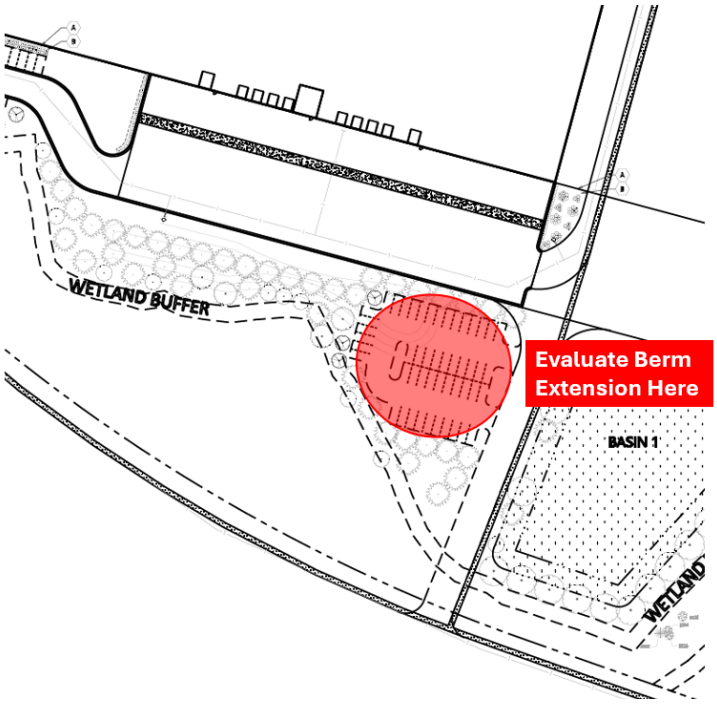


Figure 9: Proposed Landscape Plan and Berming Opportunities

- **Building Design & Materials**
  The building is a rectangular, 34 foot high, 235,000 square foot building, primarily one story with an office area that will be two-stories. The building proposes to use precast concrete panels with ribbed banding, a glazed two-story storefront, and colored metal accent panels. The site is also showing a potential expansion up to 120,000 square feet on the east side of the building.



Figure 10: Rendering of proposed building (northwest elevation)

The City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120). A portion of it is stated as follows:

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

Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	30% Total Glass and translucent panels (13%), Architectural Metal Paneling (17%)	30%; two different materials	Yes
Class II	Aggregate Precast Concrete (70%)	30%; one material	Yes
Class III	None	None	Yes

- **Lighting & Signage**
  Lighting is proposed in the form of pole lighting and wall packs. 25 foot high pole lighting is situated at the western access point and in the parking lot islands. 18 foot wall packs are situated around the perimeter of the building. The photometric plan shows foot candles at or nearing 0 at all property lines.

  The exterior elevations are showing three wall signs on the building – one on the north, west and south elevations. Because of the adjacent residential to the west staff would require that the west sign be non-internally illuminated. When the west residential property develops into Business Park the west sign can use internal illumination.

- **Pedestrian Connections & Gathering Areas**
  The site currently does not contain any pedestrian connections. The preliminary plan is showing nearby pedestrian connections and the extension of the trail on the north side of Creek Road that stubs at the intersection of Creek Road and Chaska Creek Boulevard today. This trail will be required to be installed up to the western development limits at the time of Creek Road's reconstruction.

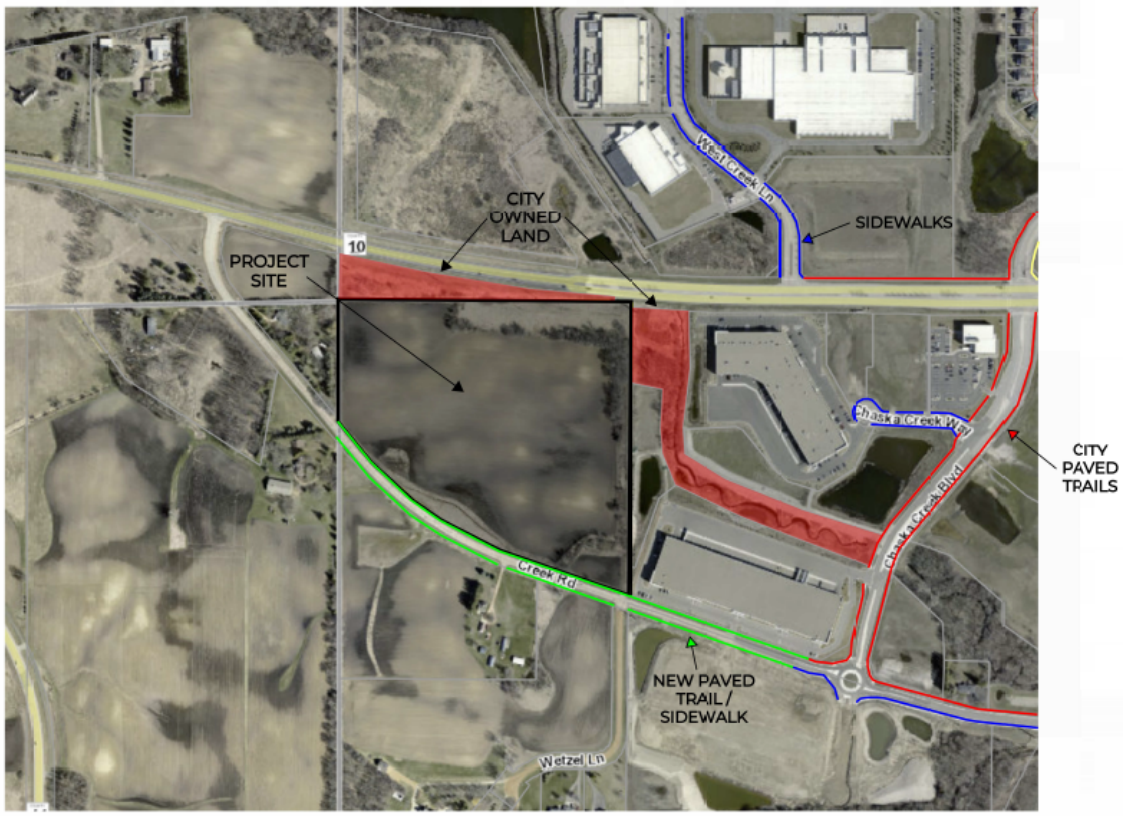


Figure 11: Exhibit showing pedestrian connections

The proposed building is located west of the business park known as Chaska Creek Business Center. At the concept plan approval of Chaska Creek Business Center, one of the main concepts that was approved was *the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site*. The business park's industrial site plans directly east of the subject site included outdoor picnic areas that were nestled into the landscaping of the site; one on the south

side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek.

EDCO's site proposes to include a patio space on the west side of the building next to the front entrance. Additionally, the site is including a pedestrian pathway that loops around the building and connects into the proposed trail/sidewalk on the north side of Creek Road (see figure 12). The applicant explored opportunities to connect into the natural amenities on site and with the neighboring Chaska Creek Business Center and concluded that it wouldn't be possible as it would entail a bridge and likely wetland impacts/mitigation. There is also concern about liability from connecting two private properties. EDCO is still considering a bench or possibly picnic table off the northeast corner of the building as this may provide the best natural view on the site towards the existing trees to the north and east.

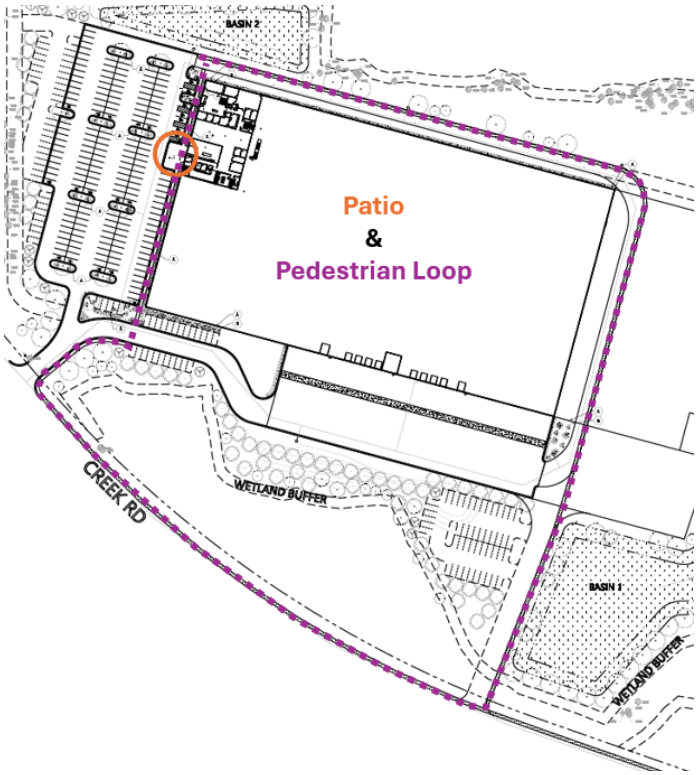


Figure 12: Proposed Pedestrian Gathering Places

- **Creek Road**
  The site plan currently shows access off Creek Road, which is designated as a city municipal state aid route. The road is intended to be reconstructed to an urban section road with curb and gutter. The city continues to refine the plan and timing for this road reconstruction. The applicant will be required to coordinate with the city engineering department on this item and participating in a cost-share agreement.

- **Utilities**
  Utilities are able to serve the building. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout. These utilities will be extended west to EDCO's main vehicular access. EDCO will be required to coordinate

with the city engineering department on this item and participating in a cost-share agreement.

- **Stormwater**
  Stormwater management is shown as above ground systems on the northeast and southeast sides of the site. Stormwater will need to meet City and County requirements.

- **Wetlands**
  Because there are known wetlands on site and a proposal to impact a portion of the south wetland with the secondary vehicle access, the applicant will have to conduct a wetland delineation report and mitigation/impact analysis for their final submittal. Any wetland impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP).

- **Preliminary Plat**
  The site is currently an outlot (Outlot C) from the previous plat known as Wetzels Woods. Because of this the site needs to be platted. A preliminary plat is provided which shows the site as Lot 1, Block 1. No outlots are proposed.

- **Rezoning**
  The site is being rezoned from Rural Residential (RR-2) to Planned Industrial Development (PID-12).

- **2.8-Acre Haasken Parcel**
  As noted earlier in this report, there is a 2.8-acre parcel currently owned by the Haasken family and located in the orderly annexation area of Laketown Township. The 2.8-acre parcel is a part of a larger, non-contiguous parcel that is over 100 acres in size. EDCO is planning to purchase the 2.8-acre parcel, but they do not have plans to develop it currently. The 2.8-acre parcel will need to be split from the larger 100-acre parcel with the plan to keep it in Laketown Township. Staff requires that when the parcel is ready for development, it will need to be annexed into the city of Chaska. Access to the 2.8-acre parcel will also need to reviewed and understood with 4880 Creek Road to align with City and Carver County access spacing policies.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
April 23, 2025	June 22, 2025	August 21, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period.		

Planning Commission Action Recommended:

Motion to recommend approval to the City Council approval of the preliminary site & building plan and preliminary plat for the EDCO building on Creek Road, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits unless modified by the conditions below:**
    a. **Narrative (pgs 1-), prepared by Pope Design Group, dated April 25, 2025**
    b. **Existing Conditions Plan, prepared by Westwood, dated April 25, 2025**
    c. **Tree Survey, prepared by Westwood, dated April 25, 2025**
    d. **Tree Inventory, prepared by Westwood, dated April 25, 2025**
    e. **Site Plan, prepared by Westwood, dated April 25, 2025**
    f. **Future Site Plan, prepared by Westwood, dated April 25, 2025**
    g. **Turning Plan, prepared by Westwood, dated April 25, 2025**
    h. **Grading Plan, prepared by Westwood, dated April 25, 2025**
    i. **Cross Sections, prepared by Westwood, dated April 25, 2025**
    j. **Erosion Control Plan, prepared by Westwood, dated April 25, 2025**
    k. **SWPPP Narrative, prepared by Westwood, dated April 25, 2025**
    l. **SWPPP Maps, prepared by Westwood, dated April 25, 2025**
    m. **Utility Plan, prepared by Westwood, dated April 25, 2025**
    n. **Site Details (pgs C600-C604), prepared by Westwood, dated April 25, 2025**
    o. **Overlay Plan, prepared by Westwood, dated April 25, 2025**
    p. **Preliminary Plat, prepared by Westwood, dated April 25, 2025**
    q. **Landscape Plan, prepared by Westwood, dated April 25, 2025**
    r. **Landscape Details, prepared by Westwood, dated April 25, 2025**
    s. **Site Photometric, prepared by Stinson Electric Inc, dated April 18, 2025**
    t. **Floor Plans, prepared by Pope Design Group, dated April 23, 2025**
    u. **Exterior Elevations, prepared by Pope Design Group, dated April 23, 2025**
    v. **Exterior Materials, prepared by Pope Design Group, dated April 23, 2025**
    w. **Rendering, prepared by Pope Design Group, dated February 4, 2025**
2. **Adherence to the City Engineer memo dated May 9, 2025.**
3. **Adherence to the Carver County memo dated March 12, 2025.**
4. **Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the final site plan application:**
    a. **Tree inventory and preservation plan;**
    b. **Landscaping plans in conformance with City Code Sec. 15.28.070, specifically providing:**
        i. **737 caliper inches in overstory trees, 74 understory trees, 786 shrubs, and 10% planting islands in the parking lot; and**
        ii. **Additional plantings on the northwest edge of the site to help screen the parking lot from adjacent residential**
    c. **Grading plans, including extension of the screening berms on the west and south sides of the site as directed in the staff report;**
    d. **Stormwater plan; and**
    e. **Wetland Mitigation Plan**
    f. **Lighting plans in conformance with City Code Sec. 15.28.250**
    g. **Parking plan meeting proposed and future needs of the site and in conformance with City Code Sec. 15.28.030, specifically showing 29 more parking spaces on site**

h. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, loading dock areas and building
i. 10 foot wide trail extension along Creek Road up to the western property limits
j. Final plat, including adequate right-of-way (ROW) needs for the Creek Road improvements, as determined by the City Engineer

5. Evaluation and provision of the following to be submitted at final submittal:
   a. Additional screening in the form of berming and landscaping on the northwest edge of the site outside of proof of parking areas.
   b. Access options to 2.8 acre Haasken property through 4880 Creek Road and EDCO's site
   c. Screening in the form of landscaping and berming from the proposed loading dock areas and to be high enough to screen the top of the dock doors
6. Coordination with:
   a. City Engineer regarding utilities, grading, drainage, access and access spacing, Creek Road right-of-way needs, and Creek Road reconstruction.
   b. Electrical agency Minnesota Valley on electric service requirements.
   c. Carver County Public Works on platting and right-of-way requirements along County Road 10
7. Building setbacks are as follows:
   a. Interior Property Lines: 15 – feet
   b. West Property Line: 100 - feet
   c. Engler Boulevard Centerline: 125 – feet
   d. Creek Road Centerline: 100 - feet
   e. Wetlands: Varies based on wetland type
8. Parking setbacks are as follows:
   a. Right-of-way or residential: 10 – feet
   b. Interior Property Lines: 5 – feet
   c. Wetlands: Varies based on wetland type
9. Provision of a storm water management plan meeting City and Carver County WMO standards for both proposed and future needs of the site.
10. Provision of a wetland report and mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
11. Cost participation agreement between the developer and city on the utility extensions and street reconstruction of Creek Road.
12. Provision that development and access to the 2.8-acre parcel in Laketown Township orderly annexation area be further evaluated with 4880 Creek Road when both parcels are ready for development.
13. Provision that the 2.8-acre parcel is annexed into the city of Chaska at the time of its development.
14. Provision of a utility and access easement at least 35 feet wide, or as determined by the City Engineer, on the western property line and to be shown on the final plat at final submittal.

Motion to recommend approval of the rezoning from Rural Residential (RR-2) to Planned Industrial Development (PID-12).

ORDINANCE NO.

MOTION BY COUNCILMEMBER ___ _, SECOND BY COUNCILMEMBER ____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Rural Residential (RR-2) and rezoned to Planned Industrial District No. 12 (PID-12) for all of:

Outlot C of Wetzels Woods

Section II. Exhibits. The Preliminary Plat and Preliminary Site/Building Plans for EDCO shall serve as the basis for guiding the development area. The Preliminary Plat and Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

a. Existing Conditions Plan, prepared by Westwood, dated April 25, 2025
b. Tree Survey, prepared by Westwood, dated April 25, 2025
c. Tree Inventory, prepared by Westwood, dated April 25, 2025
d. Site Plan, prepared by Westwood, dated April 25, 2025
e. Future Site Plan, prepared by Westwood, dated April 25, 2025
f. Turning Plan, prepared by Westwood, dated April 25, 2025
g. Grading Plan, prepared by Westwood, dated April 25, 2025
h. Cross Sections, prepared by Westwood, dated April 25, 2025
i. Erosion Control Plan, prepared by Westwood, dated April 25, 2025
j. SWPPP Narrative, prepared by Westwood, dated April 25, 2025
k. SWPPP Maps, prepared by Westwood, dated April 25, 2025
l. Utility Plan, prepared by Westwood, dated April 25, 2025
m. Site Details (pgs C600-C604), prepared by Westwood, dated April 25, 2025
n. Overlay Plan, prepared by Westwood, dated April 25, 2025
o. Preliminary Plat, prepared by Westwood, dated April 25, 2025
p. Landscape Plan, prepared by Westwood, dated April 25, 2025
q. Landscape Details, prepared by Westwood, dated April 25, 2025

r. Site Photometric, prepared by Stinson Electric Inc, dated April 18, 2025
s. Floor Plans, prepared by Pope Design Group, dated April 23, 2025
t. Exterior Elevations, prepared by Pope Design Group, dated April 23, 2025
u. Exterior Materials, prepared by Pope Design Group, dated April 23, 2025
v. Rendering, prepared by Pope Design Group, dated February 4, 2025

Section III. PID-12 District Regulations. Permitted uses and regulations applicable to the PID-12 District shall be as follows:

A. Intent. The intent of the PID-12 District is to provide for the development of high-quality businesses that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Architecture and design shall be high quality and complementary to 'Chaska'.

B. Permitted Uses.

1. Lot 1, Block 1: Office and manufacturing/warehousing facilities, not including distribution centers.

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

1. Off-street parking as regulated by Section 15.28.030 of the Zoning Ordinance;
2. Signs as regulated by Section 15.32 of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1:
        i. Wall signs cannot be internally illuminated on the west facade so long as there is adjacent residential at 4880 Creek Road.

D. Development Standards
1. Minimum building setbacks:
    a. Interior Property Lines: 15 – feet
    b. Property Lines Abutting Residential: 100 - feet
    c. Engler Boulevard Centerline: 125 – feet
    d. Creek Road Centerline: 100 - feet
2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way or Residential: 10 feet
3. Exterior storage of raw materials, supplies and finished and semi-finished products shall be prohibited
4. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance section 15.28.250, provided that:

a. All wall mounts are located no higher than 18 feet above grade.
b. All pole lights are located no higher than 25 feet above grade.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 19th day of May, 2025.

_____
Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

Supplemental Preliminary Site Plan Application Narrative

04/25/2025

Re: TCWG, LLC – New Industrial Development
Section 06 Township 115 Range 023
Parcel 30.6940070
Project No. 71830-25009

Subject: **Narrative on conditions of Concept Plan approval resolution 2025-21**

To: City of Chaska – Planning Department

From: Brock Martinson, Pope Design Group

Dear Planning Staff,

Per the comments dated 4-15-25, see responses below to the intention of the 2.5 acre site to the northwest and the conditions of approval from the Concept Plan's resolution 2025-21.

1. 2.5 acre site

The land was purchased with future growth and potential expansion in mind. At this time, there are no immediate development plans, and the property will remain as open field in the interim. Any potential use will be thoughtfully considered and discussed with the city as our plans evolve.

2. City Engineer Memo

Wetland delineation should be commencing very soon, to be completed by Westwood. The delineation and report will be submitted as soon as it is complete. It is our intention to not impact any wetlands in this phase of the work, so mitigation should not be required.

It is our intent to comply with all storm water requirements, and compliance will be shown on the Civil documents and submitted to the proper Agencies for approval.

It is understood that utilities must be extended to our site. Jon Theis od Savills will be leading the effort on coordination of the road improvements and utility extensions and negotiating the development cost participation agreement.

3. Carver County Memo

We will show a 110' Right-of-Way on sheet C200 Site Plan.

Review of the future County Highway 10 reconstruction did not elicit any concerns.

767 N. Eustis St., Ste 190
St. Paul, Minnesota 55114
651.642.9200

popedesign.com

The site access is located to avoid wetland impact. We called the County and their response was that Creek Road is a City Road so access locations are set by the City, they just added that comment for reference. Our request is to allow the site access to remain as shown on the current drawings to avoid wetland impacts.

We contacted the County, and it was determined that the increased traffic load will be under the threshold for an Impact Study, and a Memo would suffice. The memo is included in the re-submittal.

Stormwater calculations have been provided that show no increase of flow rates to the CSAH 10 right-of-way.

4. Compliance with City Code Sec. 15.28

a) A tree inventory and preservation plan is being produced and will be submitted when complete (we anticipate less than a week).
b) Landscaping plans are being updated to include credit for existing trees and will comply with City requirements.
c) Grading plans included. Berms are being added to South and West to screen docks and neighboring property.
d) Stormwater plan included.
e) Wetland mitigation is not anticipated, but if needed after the wetland delineation is completed we will produce a mitigation plan.
f) Truck turning will be shown for semi's.
g) Fire truck turning will be updated per the template provided. It will work in either direction - only one direction is shown or clarity.
h) Lighting plan have been updated per the comments, including cutsheets.
i) Shown on C201 Future Site Plan. Building areas have been added – there have been modifications as EDCO has refined the manufacturing and warehouse areas.
j) Cross sections have been added to the set. Berming added to south and west sides.
k) Trail is shown to continue to the West edge of the property. Exact configuration TBD based on road design.

5. Evaluation items

a) There will be a patio included on the West side of the building outside the main breakroom or employee gatherings. The fire lane will be paved based on requirements from the fire department. We propose not to use concrete curbs both to allow for more natural flow of rainwater and to use the fire lane as a walking path around the building (it will feel more natural without curbs). There will be a path breaking off the fire lane on the east side to connect down to the path along Creek Road.
    a. After review of the site, connecting to the neighboring Chaska Creek Business Center site does not appear feasible as it would entail a bridge and likely significant wetland impacts/mitigation. EDCO is also concerned about liability in connecting 2 private properties.
    b. The proposed infiltration basins are not intended to hold water. As these types of basins tend to be rather unattractive, at least for quite a number of years as they get fully established, gathering areas overlooking them would likely not be used. EDCO is considering a bench or possibly picnic table off the northeast corner of the building as this may provide the best natural view on the site towards the exiting trees to the north and east.
b) Dock has been reoriented as requested.
c) Additional berms and landscape screening is being added.
d) Access to the 2.5 acre site to the northwest is shown as dashed lines on C201 Future Site Plan.

6. Coordination

All these items are being worked on, led by Savills and Westwood

7. Building Setbacks

These will be added to C200 Site Plan.

8. Parking setbacks

These will be added to C200 Site Plan.

9. Storm Water

Stormwater plan is included and will continue to be developed as needed based on comments from City and County

10. Wetland mitigation

At this time we are designing to avoid the need for wetland mitigation. This will be revised if needed once the new wetland delineation is completed and approved.

11. Street reconstruction

Savills will be working on the behalf of EDCO to negotiate a cost participation agreement on Creek Road reconstruction and extension of utilities to EDCO's site.

Thank you for your review, and please don't hesitate to contact me with any questions or concerns.

Regards,

POPE DESIGN GROUP



Brock Martinson
Principal

G:/31626/25017/05 Approvals/01 City/2025-04-01 Prelim Site Plan/Supplemental Preliminary Site Plan Application Narrative.docx

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PRELIMINARY DEVELOPMENT PLANS

FOR

EDCO CHASKA
CHASKA, MN



Vicinity Map
(NOT TO SCALE)



PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114
CONTACT: BROCK MARTINSON
PHONE: 651-789-1641
EMAIL: BMARTINSON@POPEDESIGN.COM

PREPARED BY:
Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0060241
CONTACT: .

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
C001	COVER
C100	EXISTING CONDITIONS PLAN
L100	TREE SURVEY
L101	TREE INVENTORY
C200	SITE PLAN
C201	FUTURE SITE PLAN
C202	TURNING PLAN
C300	GRADING PLAN
C301	CROSS SECTIONS
C400	EROSION CONTROL PLAN
C401	SWPPP NARRATIVE
C402	SWPPP NOTES
C403	SWPPP MAPS
C500	UTILITY PLAN
C600	SITE DETAILS
C601	SITE DETAILS (2)
C602	SITE DETAILS (3)
C603	SITE DETAILS (4)
C604	SITE DETAILS (5)
C700	OVERLAY PLAN
C800	PRELIMINARY PLAT
L102	LANDSCAPE PLAN
L103	LANDSCAPE DETAILS

NO.	DATE	REVISION	SHEETS
1	04/25/25	RESPONSE TO CITY COMMENTS	
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PRELIMINARY DEVELOPMENT PLANS

FOR

EDCO CHASKA
CHASKA, MN

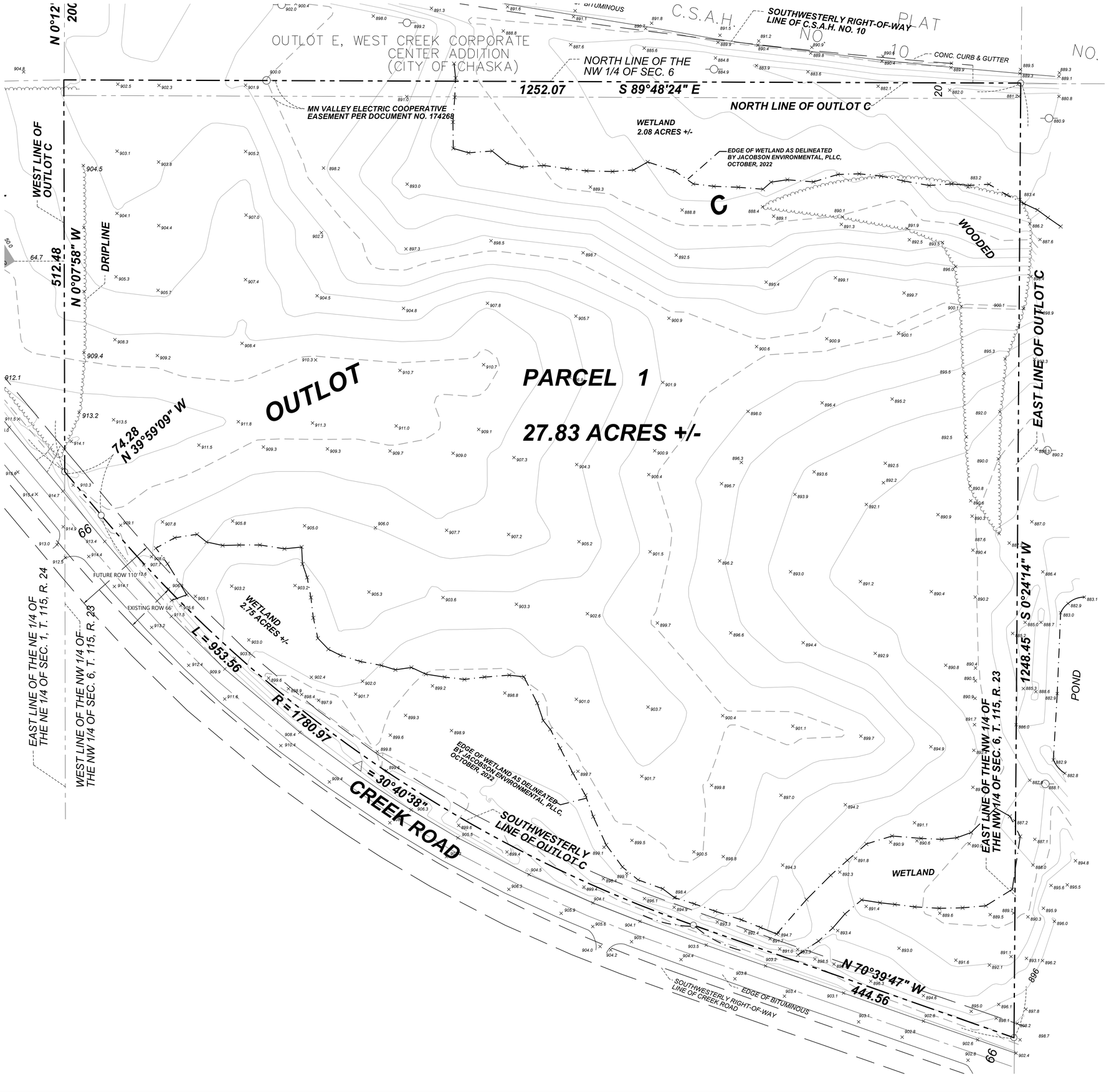
INITIAL SUBMITTAL DATE: 03/19/25 SHEET: C001 OF 20

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EDCO CHASKA

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Common Ground Alliance



REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
X		FENCE
CONCRETE		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-19		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. —

EDCO CHASKA
CHASKA, MN

EXISTING CONDITIONS PLAN

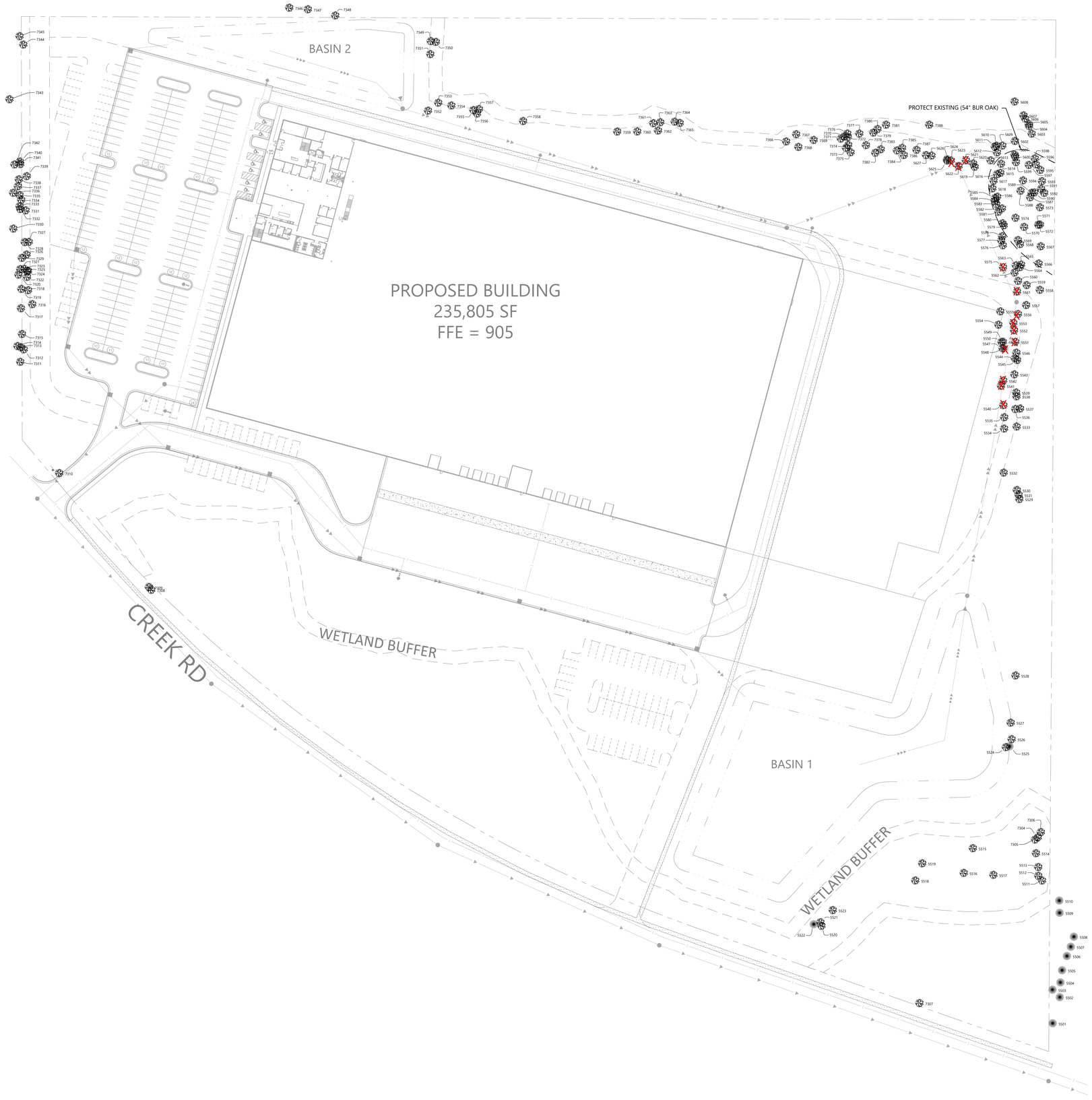
SHEET NUMBER:
C100
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

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1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

TREE SURVEY

SHEET NUMBER:
L100
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

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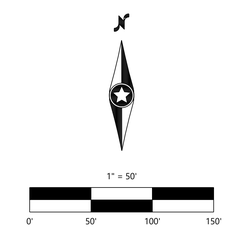
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811 or call811.com
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TREE INVENTORY

TagID	Species	Size (DBH/HT)	Remove	Significant	Exempt	Dead/Damaged (%)
5501	White Spruce	6'				
5502	White Spruce	8'				
5503	Colorado Spruce	6'				
5504	Eastern Red Cedar	6'				
5505	White Spruce	6'				
5506	Colorado Spruce	8'				
5507	Colorado Spruce	6'				
5508	Eastern Red Cedar	6'				
5509	Colorado Spruce	7'				
5510	Eastern Red Cedar	6'				
5511	Black Willow	7, 7				
5512	Green Ash	6			X	
5513	Boxelder	9, 6			X	
5514	Boxelder	13			X	
5515	Boxelder	9			X	
5516	Black Willow	37, 24				
5517	Black Willow	10, 6				
5518	Pussy Willow	10, 7				
5519	American Elm	12		X		
5520	Green Ash	11			X	
5521	Green Ash	10			X	
5522	Eastern Red Cedar	9'				
5523	Black Cherry	15				
5524	Common Hackberry	18, 15, 16		X		
5525	Eastern Red Cedar	15'		X		
5526	Boxelder	8			X	
5527	Black Cherry	16				60% BD
5528	Green Ash	7			X	
5529	Green Ash	25			X	25% BD, rot
5530	Common Hackberry	7				
5531	Green Ash	13			X	30% PD
5532	Green Ash	7			X	
5533	Green Ash	17			X	15% BD (EAB)
5534	Black Cherry	16, 9, 10				
5535	Boxelder	12, 9, 11			X	
5536	Green Ash	16			X	
5537	American Elm	8				
5538	Green Ash	19			X	10% BD (EAB)
5539	Green Ash	10			X	10% BD (EAB)
5540	American Elm	9	X			
5541	Black Cherry	19, 8	X			
5542	Boxelder	11	X		X	
5543	Green Ash	14			X	
5544	Green Ash	10			X	25% BD (EAB)
5545	Green Ash	11			X	25% BD (EAB)
5546	American Elm	15		X		
5547	Black Cherry	16, 14, 15				
5548	Eastern Red Cedar	15'	X	X		
5549	Boxelder	7			X	
5550	American Elm	12, 10		X		
5551	Green Ash	24	X		X	
5552	Green Ash	11, 6, 9	X		X	
5553	American Elm	8	X			
5554	Black Cherry	12, 6				
5555	Green Ash	9			X	50% BD (EAB)
5556	Green Ash	8	X		X	50% BD (EAB)
5557	American Elm	7				
5558	American Elm	13		X		
5559	Green Ash	13, 8			X	50% BD (EAB)
5560	American Elm	25		X		
5561	Green Ash	17	X		X	15% BD (EAB)
5562	American Elm	16		X		
5563	American Elm	12		X		
5564	American Elm	6	X			
5565	Green Ash	22	X		X	50% BD (EAB)
5566	Linden	11		X		
5567	Boxelder	7			X	
5568	American Elm	15		X		
5569	American Elm	15		X		
5570	Boxelder	9			X	
5571	American Elm	12		X		
5572	American Elm	16		X		
5573	American Elm	8				
5574	Linden	13		X		50% BD
5575	American Elm	15	X	X		
5576	American Elm	8				
5577	Black Cherry	9				
5578	American Elm	19		X		
5579	American Elm	10, 7		X		
5580	American Elm	6				
5581	American Elm	13		X		
5582	American Elm	9				
5583	Green Ash	19			X	25% BD (EAB)
5584	American Elm	16				
5585	Linden	14, 6		X		
5586	Black Cherry	8				
5587	Bur Oak	56		X		
5588	Green Ash	8			X	
5589	Green Ash	6	X		X	
5590	Green Ash	6	X		X	
5591	Boxelder	7			X	
5592	American Elm	8				
5593	Green Ash	7			X	30% BD (EAB)
5594	American Elm	7				
5595	Green Ash	13	X		X	40% BD (EAB)
5596	Green Ash	7	X		X	20% BD (EAB)
5597	Boxelder	13			X	
5598	Black Cherry	13				
5599	Green Ash	10			X	25% BD (EAB)
5600	Green Ash	7			X	25% BD (EAB)
5601	Green Ash	13			X	20% BD (EAB)
5602	Green Ash	18			X	40% BD (EAB)
5603	Boxelder	7			X	
5604	Boxelder	6			X	
5605	Boxelder	8			X	
5606	Boxelder	13			X	
5607	Boxelder	9			X	
5608	Boxelder	8, 7, 7, 7, 7, 7			X	
5609	Boxelder	6			X	
5610	Green Ash	12			X	10% BD (EAB)
5611	Green Ash	12			X	10% BD (EAB)
5612	Green Ash	8			X	10% BD (EAB)
5613	Green Ash	21			X	25% BD (EAB)
5614	Green Ash	7			X	25% BD (EAB)
5615	Green Ash	22			X	75% BD (EAB)
5616	Green Ash	16			X	75% BD (EAB)
5617	Boxelder	21			X	75% BD, rot
5618	American Elm	6				
5619	Green Ash	18			X	75% BD (EAB)
5620	Black Cherry	15				
5621	Boxelder	19	X		X	
5622	Boxelder	10	X		X	
5623	Boxelder	14, 13	X		X	
5624	Green Ash	15			X	75% BD (EAB)
5625	Green Ash	14			X	75% BD (EAB)
5626	Green Ash	17, 10, 14			X	75% BD (EAB)
5627	Green Ash	12			X	75% BD (EAB)
7304	Black Willow	18				
7305	Boxelder	7			X	
7306	Black Willow	17				
7307	American Elm	14, 11, 10		X		
7308	American Elm	7				
7309	American Elm	7, 7, 6				
7310	Siberian Elm	8, 7, 7			X	
7311	Siberian Elm	14, 12, 11, 10, 9, 7			X	
7312	Siberian Elm	17			X	
7313	Siberian Elm	12			X	
7314	Siberian Elm	20			X	
7315	Siberian Elm	15			X	
7316	Siberian Elm	7, 6			X	
7317	Black Walnut	6				
7318	Siberian Elm	13			X	
7319	Black Walnut	11				
7320	Siberian Elm	8			X	20% BD,dead branches
7321	Black Walnut	8				
7322	Siberian Elm	16			X	
7323	Siberian Elm	9			X	
7324	Siberian Elm	6			X	
7325	Siberian Elm	13			X	
7326	Black Walnut	7				
7327	Black Walnut	6				
7328	Black Walnut	7, 7				
7329	Fruit Tree	11				
7330	Fruit Tree	18				
7331	Black Walnut	6				
7332	Siberian Elm	16, 15			X	
7333	Siberian Elm	12			X	
7334	Siberian Elm	14			X	
7335	Siberian Elm	9			X	
7336	Siberian Elm	12, 10			X	
7337	Siberian Elm	15			X	
7338	Siberian Elm	10			X	
7339	Black Walnut	7				
7340	Black Walnut	7				
7341	Boxelder	25			X	
7342	American Elm	21		X		
7343	Weeping Willow	80				30% PD, broken trunk
7344	Boxelder	14, 13, 12, 10, 10, 8			X	
7345	American Elm	10		X		
7346	Boxelder	6			X	
7347	Siberian Elm	6			X	
7348	Boxelder	6			X	
7349	Black Walnut	7				
7350	Black Walnut	6				
7351	Boxelder	14			X	50% PD, broken branches
7352	Boxelder	15			X	
7353	Boxelder	16, 14, 14			X	
7354	Boxelder	19			X	30% PD, lrg. trunk wound
7355	Boxelder	13, 12			X	
7356	Boxelder	10			X	
7357	Boxelder	22			X	
7358	Boxelder	10, 8			X	
7359	Boxelder	8, 8			X	
7360	Boxelder	28, 22, 12, 10			X	10% PD, trunk wound
7361	Boxelder	12, 11			X	
7362	Boxelder	16			X	
7363	Boxelder	14, 12, 9, 8			X	20% BD
7364	Boxelder	18, 10			X	
7365	Boxelder	8			X	
7366	American Elm	23		X		
7367	Green Ash	7			X	
7368	Green Ash	11			X	
7369	Boxelder	28			X	
7370	Boxelder	6			X	40% BD
7371	Boxelder	8			X	40% BD
7372	Boxelder	13			X	
7373	Boxelder	14			X	
7374	Boxelder	8			X	
7375	Black Cherry	13, 12				
7376	Boxelder	8			X	
7377	Boxelder	24, 10			X	
7378	Boxelder	12, 11			X	
7379	Green Ash	8			X	
7380	Green Ash	7			X	
7381	Green Ash	6			X	
7382	Boxelder	11			X	
7383	Boxelder	10, 6			X	
7384	Green Ash	18, 9, 14, 13, 6			X	30% BD (EAB)
7385	Boxelder	6			X	
7386	Green Ash	24, 10			X	30% BD (EAB)
7387	Boxelder	23			X	
7388	Boxelder	22, 14, 10, 15			X	15% PD

TOTAL DBH=	3,349"
TOTAL SIGNIFICANT DBH=	439"
TOTAL EXEMPT DBH=	2,127"
DBH REMOVED=	41"
TOTAL SIGN. DBH REMOVED=	25"
TOTAL EXEMPT DBH REMOVED=	175"
REMAINING DBH=	758"
TOTAL CONIFERS=	13
TOTAL SIGN. CONIFERS=	2 (both 15')



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

TREE INVENTORY

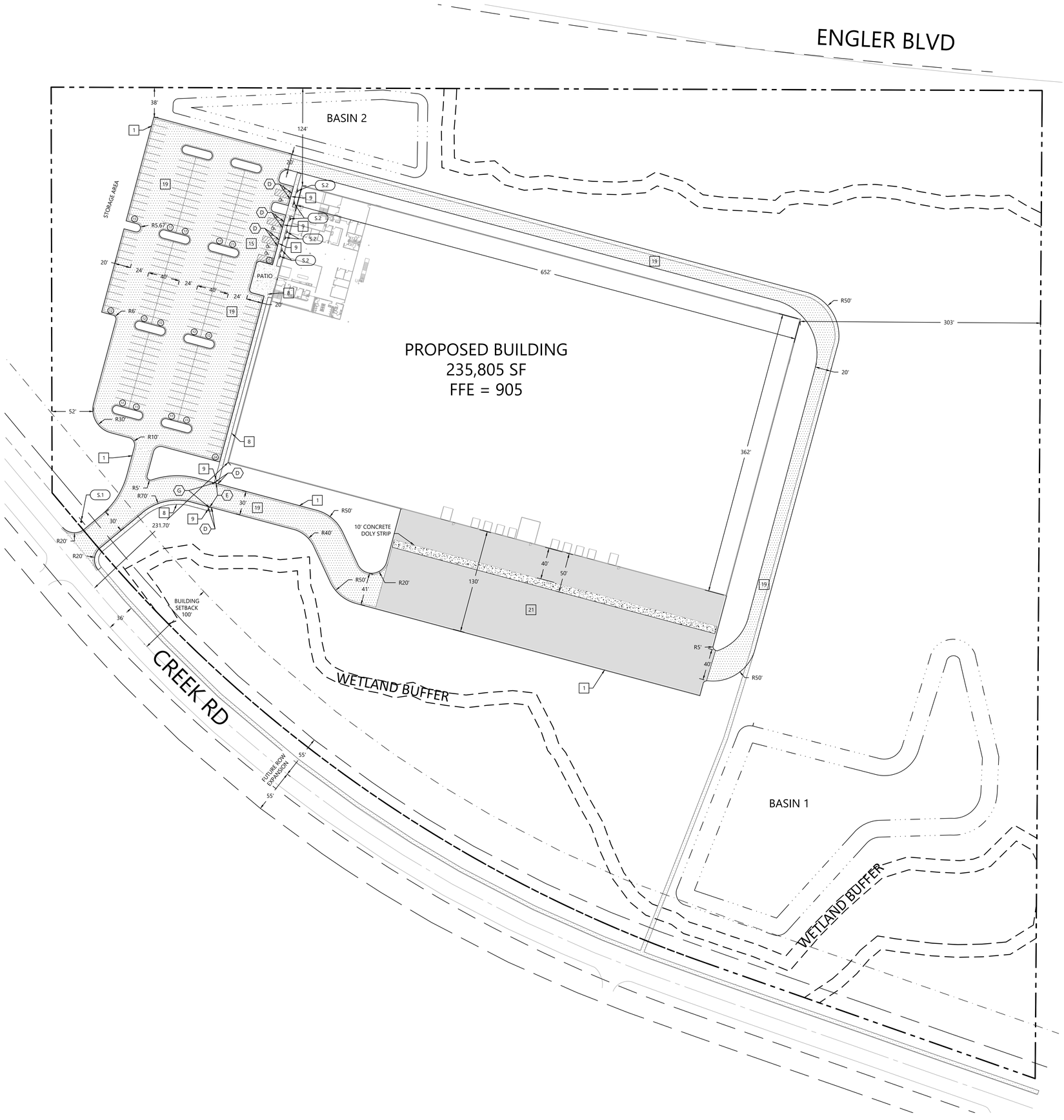
SHEET NUMBER:
L101
DATE: 03/19/25
EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241\00\DWG\CIVIL\0060241TP901.DWG

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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE ***B618*** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	***RR - RURAL RESIDENTIAL***
PROPOSED ZONING:	***I - INDUSTRIAL***
PARCEL DESCRIPTION:	***306940070***
• PROPERTY AREA:	***1,212,467 SF (27.83 AC)***
• EXISTING IMPERVIOUS SURFACE:	***0 SF (0%)***
• PROPOSED IMPERVIOUS SURFACE:	***390,817 SF (32.2%)***
• BUILDING GROSS SIZE:	***235,805 SF***
OFFICE	***24,500 SF***
MANUFACTURING	***30,000 SF***
WAREHOUSE	***192,500 SF***
FUTURE WAREHOUSE	***120,000 SF***
• FLOOR-AREA-RATIO(FAR):	***0.19***
• PARKING SETBACK:	***10'***=FRONT AND ROW ***5'***=SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	***9'*** WIDE X ***18'*** LONG, ***24'*** AISLE
• PARKING RATIO REQUIREMENT	***CITY OF CHASKA***
OFFICE	***1 SPACE / 250 SF = 98 SPACES***
MANUFACTURING:	***1 SPACE / 350 SF = 86 SPACES***
WAREHOUSE	***1 SPACE / 2,000 SF = 97 SPACES***
TOTAL SPACES REQUIRED:	***281 SPACES***
FUTURE WAREHOUSE	***1 SPACE / 2,000 SF = 60 SPACES***
TOTAL WITH EXPANSION	***341 SPACES***
• PARKING PROVIDED:	***194 SPACES***

SITE DETAILS (SI-0XX)

1	***B618*** CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	***PRIVATE*** PEDESTRIAN CURB RAMP
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE SECTION LOADING DOCK
36	SIGN POST WITH BOLLARD
40	MODULAR BLOCK RETAINING WALL

(S.10) SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	NO PARKING	12" X 12"	R8-3B

(A) SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
C	PAINT 4" WHITE DIAGONAL STRIPING
D	FLUSH CURB
E	TRANSITION CURB

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

SITE PLAN

SHEET NUMBER:
C200

DATE: 03/19/25

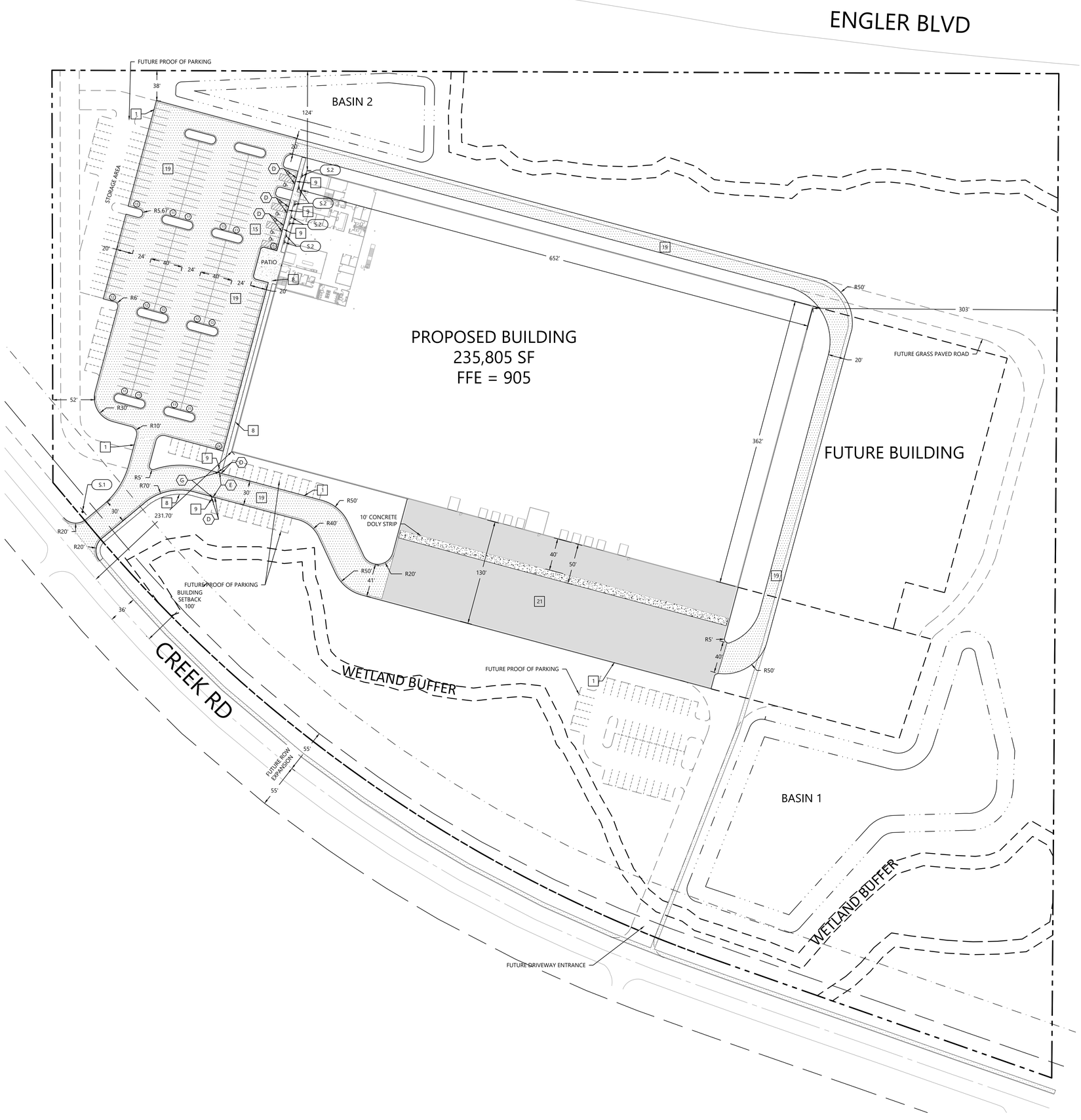
EDCO CHASKA

PROJECT NUMBER: 0060241

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Common Ground Alliance



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		GRASS PAVE
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
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4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	***RR - RURAL RESIDENTIAL***
PROPOSED ZONING:	***I - INDUSTRIAL***
PARCEL DESCRIPTION:	***306940070***
• PROPERTY AREA:	***1,212,467 SF (27.83 AC)***
• EXISTING IMPERVIOUS SURFACE:	***0 SF (0%)***
• PROPOSED IMPERVIOUS SURFACE:	***390,817 SF (32.2%)***
• BUILDING GROSS SIZE:	***235,805 SF***
OFFICE	***24,500 SF***
MANUFACTURING	***30,000 SF***
WAREHOUSE	***192,500 SF***
FUTURE WAREHOUSE	***120,000 SF***
• FLOOR-AREA-RATIO(FAR):	***0.19***
• PARKING SETBACK:	***10'*** =FRONT AND ROW ***5'*** =SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	***9'*** WIDE X ***18'*** LONG, ***24'*** AISLE
• PARKING RATIO REQUIREMENT	***CITY OF CHASKA***
OFFICE	***1 SPACE / 250 SF = 98 SPACES***
MANUFACTURING:	***1 SPACE / 350 SF = 86 SPACES***
WAREHOUSE	***1 SPACE / 2,000 SF = 97 SPACES***
TOTAL SPACES REQUIRED:	***281 SPACES***
FUTURE WAREHOUSE	***1 SPACE / 2,000 SF = 60 SPACES***
TOTAL WITH EXPANSION	***341 SPACES***
• PARKING PROVIDED (FUTURE):	***312 SPACES***

SITE DETAILS (SI-0XX)

1	***B612*** CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	***PRIVATE*** PEDESTRIAN CURB RAMP
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE SECTION LOADING DOCK
36	SIGN POST WITH BOLLARD
40	MODULAR BLOCK RETAINING WALL

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	NO PARKING	12" X 12"	R8-38

A SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
C	PAINT 4" WHITE DIAGONAL STRIPING
D	FLUSH CURB
E	TRANSITION CURB
F	GRASS PAVED ROAD

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

FUTURE SITE PLAN

SHEET NUMBER:
C201

DATE: 03/19/25

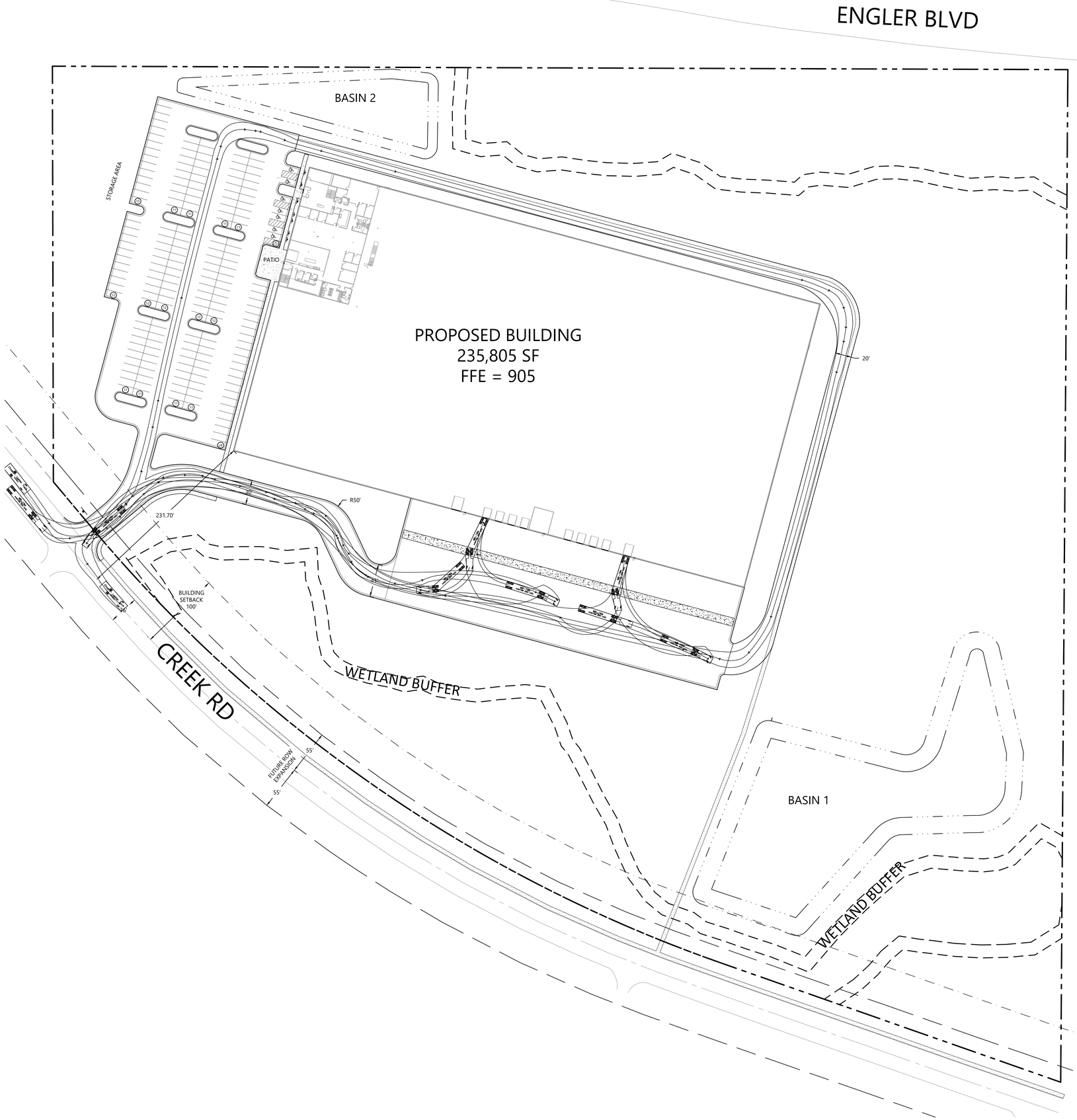
EDCO CHASKA

PROJECT NUMBER: 0060241

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SITE LEGEND

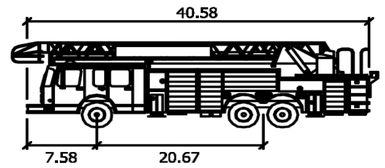
EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		GRASS PAVE
		NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ***WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN.***

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
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FIRE TRUCK DETAIL

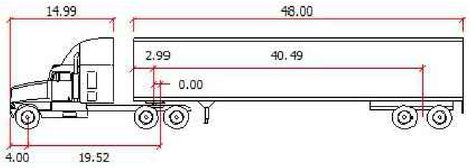


Chaska - Ladder Truck

Width	: 10.50
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

SEMI TRUCK DETAIL

Units: Feet



1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

TURNING PLAN

SHEET NUMBER:
C202

DATE: 03/19/25

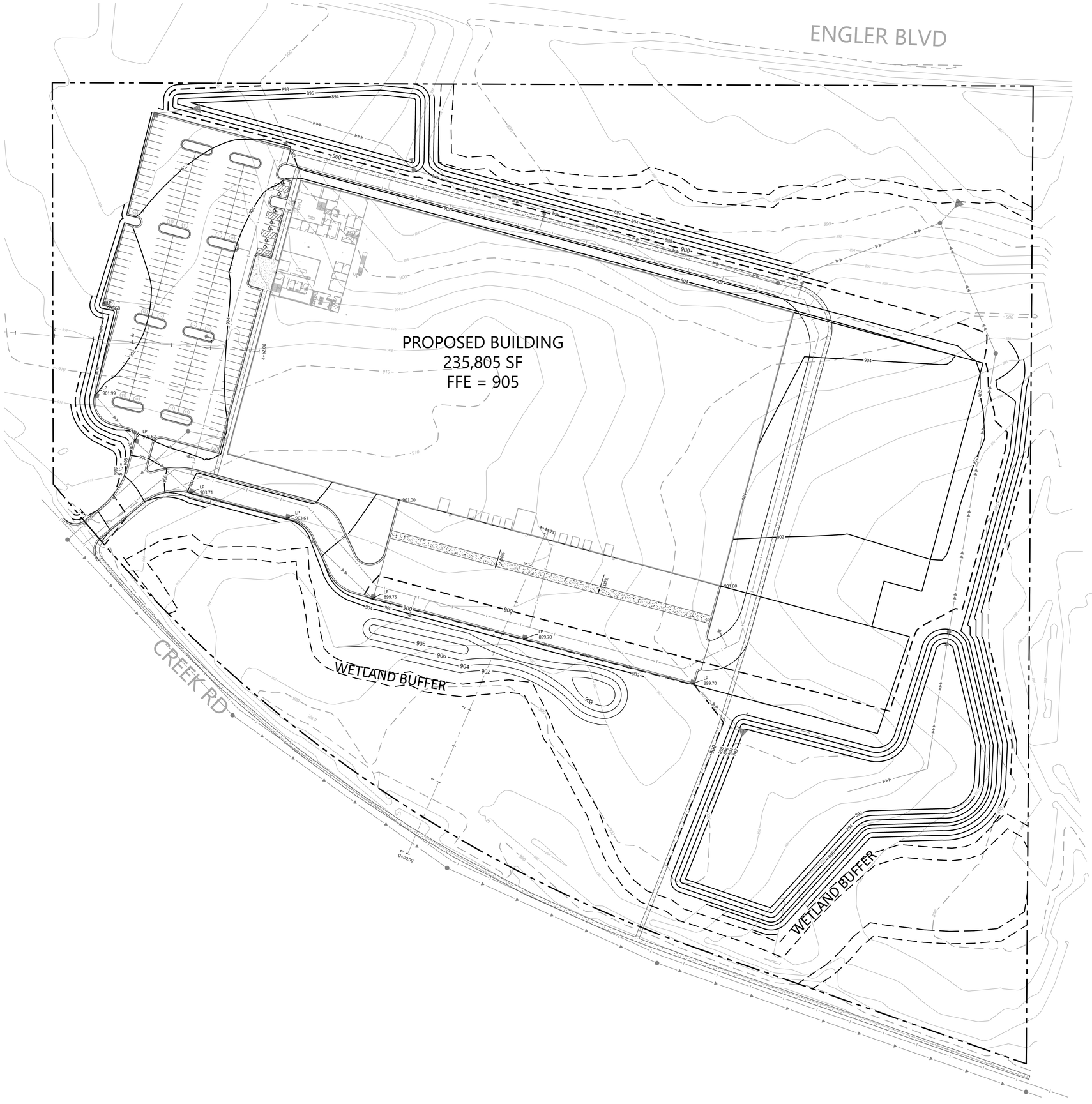
EDCO CHASKA

PROJECT NUMBER: 0060241

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
+ 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. —

EDCO CHASKA
CHASKA, MN

GRADING PLAN

SHEET NUMBER:
C300

DATE: 03/19/25

EDCO CHASKA

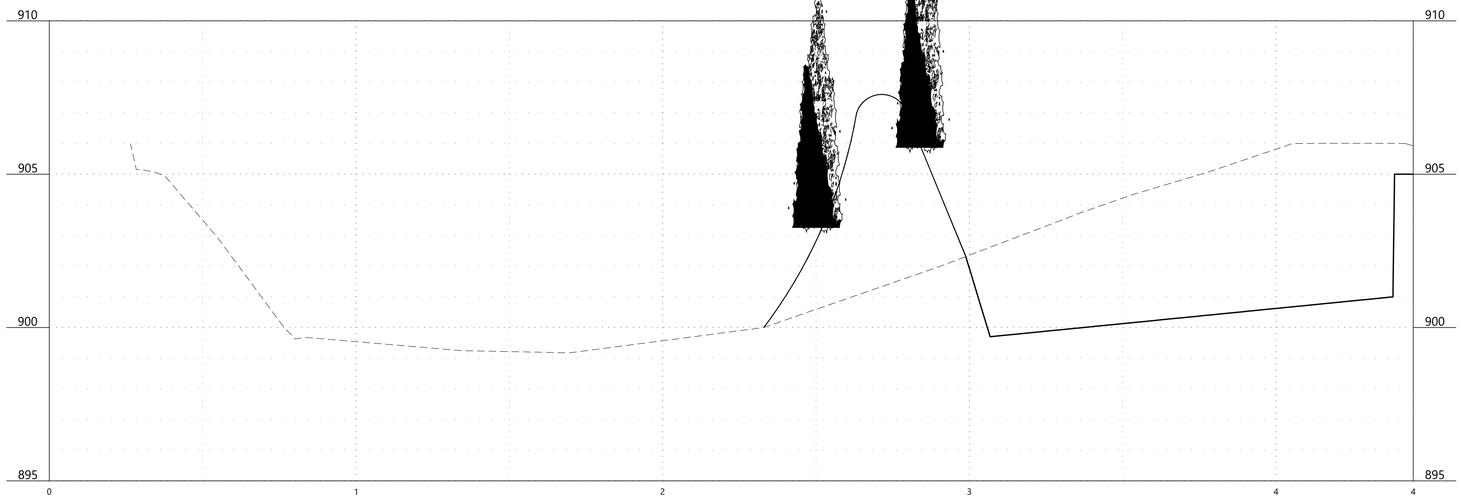
PROJECT NUMBER: 0060241

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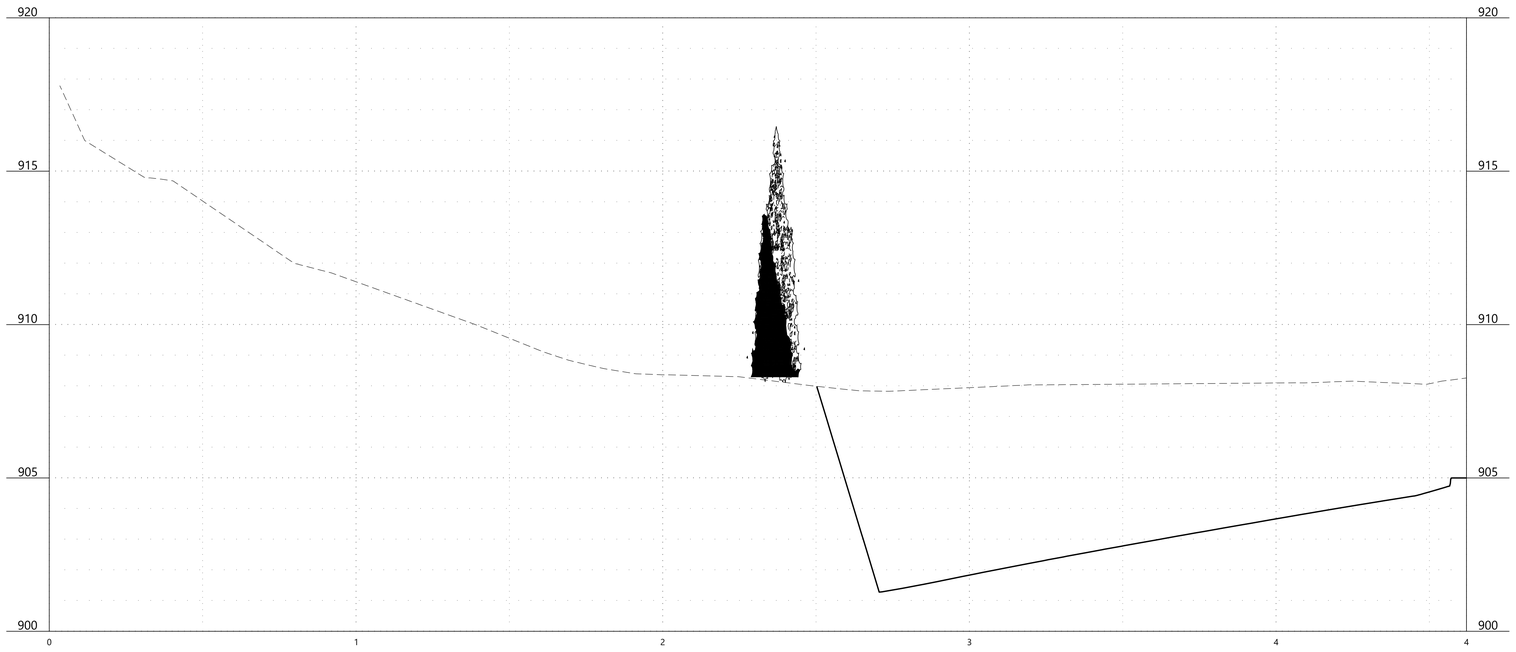
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NORTH-SOUTH



EAST-WEST



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INITIAL ISSUE 03/19/25
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DATE: 03/19/25 LICENSE NO. .

EDCO CHASKA
CHASKA, MN

CROSS SECTIONS

SHEET NUMBER:
C301

DATE: 03/19/25

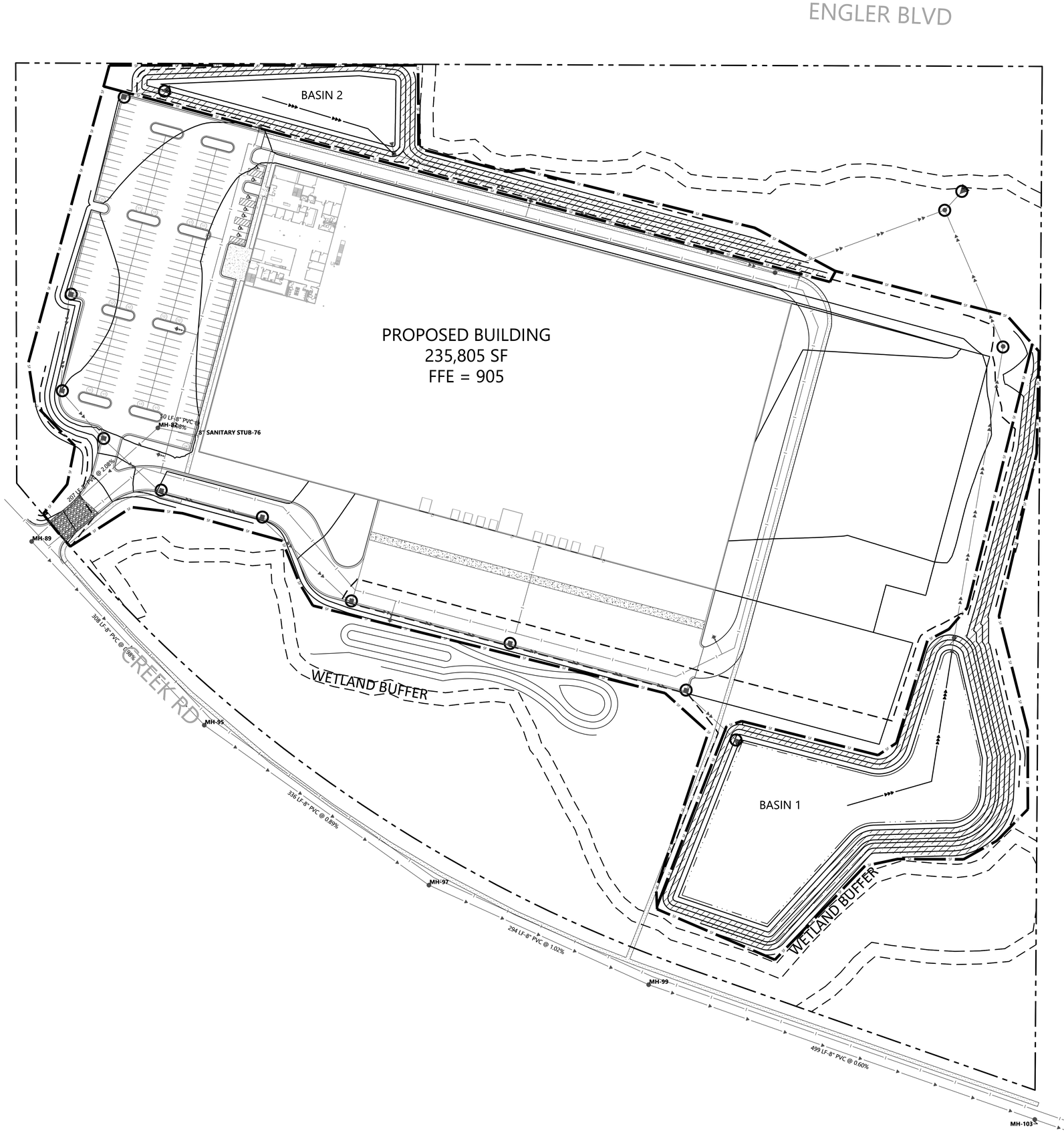
PROJECT NUMBER: 0060241

EDCO CHASKA

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EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS
. . .
. . .
. . .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. —

EDCO CHASKA
CHASKA, MN

EROSION CONTROL PLAN

SHEET NUMBER:
C400

DATE: 03/19/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT EDCO CHASKA . THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:

- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR EDCO CHASKA SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EDCO CHASKA IN CHASKA, MN. THE SITE IS LOCATED IN THE SOUTHEAST CORNER OF ENGLER BLVD & CREEK ROAD INTERSECTION.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER:	CONTRACTOR:
BROCK MARTINSON	CONTACT NAME
POPE ASSOCIATES	COMPANY NAME
767 N EUSTIS ST, SUITE 190	ADDRESS
ST PAUL, MN 55114	ADDRESS
651-789-1641	CONTACT NUMBER
BMARTINSON@POPEDESIGN.COM	CONTACT E-MAIL

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP DESIGNER:	SWPPP INSPECTION:	BMP INSTALLER:
CONTACT NAME		
COMPANY NAME		
ADDRESS		
ADDRESS		
CONTACT NUMBER		
CONTACT E-MAIL		
TRAINING COURSE/ENTITY		
EXPIRATION DATE		

OWNER/OPERATOR RESPONSIBILITIES
OWNER
-DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
-SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
-COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
-SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
-KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPETE
-SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
-IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
-DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
-IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR
-COMPLETION OF AN ACCURATE NOI WITH THE OWNER
-COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
-KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
-COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION
THE SITE IS APPROXIMATELY 27.83 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, A INDUSTRIAL BUILDING WITH A LOADING DOCK, PARKING LOT, UNDERGROUND UTILITIES, FILTRATION PONDS, AND LANDSCAPING.

PROJECT AREA = 27.83 ACRES
DISTURBED AREA = 21.40 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 8.67 ACRES

PRE-DEVELOPMENT SITE CONDITIONS
(DESCRIBE THE EXISTING SITE VEGETATION AND SOILS, EXISTING DRAINAGE AREAS, STORM WATER MANAGEMENT SYSTEM AND ULTIMATE STORM WATER DISCHARGE LOCATION/WATER BODY, AND DESCRIBE ANY EXISTING SOURCES OF CONTAMINATION / POTENTIAL STORMWATER POLLUTANTS FOUND PREDEVELOPMENT SUCH AS CONTAMINATED SOILS, MATERIALS, ETC. AND MITIGATION NEEDED.)

SOIL TYPES
THE SITE CONTAINS
(DESCRIBE EXISTING SOIL TYPES) (DOES THE SITE CONTAIN ERODIBLE SOILS?) REFER TO GEOTECHNICAL REPORT DATED XX/XX/XXXX COMPLETED BY XXXXXXXX.

POST-DEVELOPMENT SITE CONDITIONS
(DESCRIBE PROPOSED SITE DEVELOPMENT/IMPROVEMENTS, SITE VEGETATION AND SOILS, PROPOSED DRAINAGE AREAS, PERMANENT STORM WATER MANAGEMENT SYSTEM AND ULTIMATE STORM WATER DISCHARGE LOCATION/WATER BODY)

STORM WATER MANAGEMENT PLAN
THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF
(DESCRIBE TEMPORARY BASIN LOCATION, CALCULATIONS, REQUIRED STORAGE, STORAGE PROVIDED AND MAXIMUM DISCHARGE RATE. ANY DEWATERING AND PUMPED DISCHARGES WHICH MAY BE NEEDED AND HOW PRETREATMENT AND DISCHARGE CONTROLS WILL BE IMPLEMENTED)

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF (DESCRIBE THE PERMANENT STORM WATER MANAGEMENT PLAN (I.E. WET SEDIMENTATION BASIN, INFILTRATION/FILTRATION, GRASS SWALES, REGIONAL PONDS) AND IDENTIFY THE PERSON OR PARTY RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM / INCLUDE CONTACT INFORMATION)

REFER TO THE EDCO CHASKA STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE

NAME	TYPE	IMPAIRED (Y/N)	SPECIAL (Y/N)	DISTANCE/ DIRECTION FROM SITE

*LAKE XXX IS IMPAIRED FOR NUTRIENTS, ...

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

- DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **7 OR 14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-111, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **7 OR 14 DAYS**.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE

EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE
- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:
1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE.TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING. SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. 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 BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{3}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE
THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
   - 3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
   - 3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
   - 3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
   - 3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING FOR NOT, GROUND OR AERIAL PHOTOGRAPHS MUST BE SUBMITTED SHOWING PERMANENT/VEGETATIVE COVER REQUIREMENTS HAVE BEEN MET.

SWPPP BMP QUANTITIES

SILT FENCE	6,050 LF
INLET PROTECTION	9 EACH
CULVERT PROTECTION	4 EACH
TEMPORARY SEED MIX (22-111)	250 LBS
EROSION CONTROL BLANKET	52,221 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

SWPPP NARRATIVE

SHEET NUMBER:
C401

DATE: 03/19/25

EDCO CHASKA

PROJECT NUMBER: 0060241

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SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
   - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
   - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.

2. IMPORTANT VEGETATION
   - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
   - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

3. BLUFF PROTECTION
   - TREES SHALL BE SELECTIVELY TRIMMED ALONG BLUFFS OR CLEARED TO ALLOW EQUIPMENT TO OPERATE ONLY WITHIN CONSTRUCTION LIMITS SHOWN ON THE PLAN.
   - GRUBBING OF ROOTS SHALL BE AVOIDED EXCEPT WHERE NECESSARY TO COMPLETE WORK.
   - MACHINE SLICED SILT FENCE OR BIO-ROLLS SHALL BE PLACED AROUND STOCKPILES ON SLOPES NOT ALREADY CONTAINED BY SILT FENCES, AND NO STOCKPILES SHALL BE PLACED WITHIN 30 FEET OF BLUFF EDGE. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - RUNOFF FROM THE TOP OF BLUFFS MAY BE DIRECTED DOWN LONG OR STEEP SLOPES THROUGH SLOPE DRAINS.
   - PLASTIC SHEETING MAY BE USED TO PROTECT SMALL, STEEP AREAS OF EXPOSED SOIL.
   - FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET ACCORDING TO AND AS INDICATED ON THE PLAN.

4. DITCH PROTECTION (TEMPORARY OR PERMANENT)
   - THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
   - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIPRAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
   - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
   - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.

5. WORK NEXT TO STREAMS
   - NO DISTURBANCE SHALL OCCUR IN IMPAIRED STREAMS OR PROTECTED WATERS. THIS WILL BE ACCOMPLISHED USING TEMPORARY BRIDGING TO SPAN STREAMS FOR ACCESS DURING BRIDGE OR ROADWAY CONSTRUCTION. ALSO, PIERS AND PILING WILL NOT BE PLACED IN THE STREAM.
   - CONSTRUCTION ACTIVITIES NEXT TO STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS AREA ANTICIPATED TO BE LOW.
   - GRUBBING OF ROOTS SHALL BE KEPT TO A MINIMUM.
   - A 4-FOOT WIDE BUFFER OF VEGETATION SHALL BE LEFT ON STREAM BANKS.
   - THE PRIMARY BMP SHALL BE MACHINE SLICED SILT FENCE AND HAY BALES PLACED ALONG THE BUFFER. AS A REDUNDANT BMP, A FLOATING SILT CURTAIN MAY LINE THE CHANNEL BANKS DURING PERIODS OF FLOWING WATER. THE FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS A STREAM.
   - SHOULD THE PREVIOUS BMPS PROVE UNSUCCESSFUL, THE SILT FENCE/HAY BALES WILL BE REPLACED BY SANDBAGS, PLYWOOD BARRIERS OR SHEETPILE CUTOFFS AS DIRECTED BY THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.

6. WORK IN STREAMS
   - CONSTRUCTION ACTIVITIES IN STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS ARE ANTICIPATED TO BE AT A MINIMUM.
   - FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS STREAMS.
   - TEMPORARY LOW FLOW DRAINAGE CROSSINGS (FORDS) SHALL BE CONSTRUCTED OF CLEAN STABILIZING MATERIAL SUCH AS ROCK. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - UPON COMPLETION OF WORK THE CROSSING WILL BE REMOVED AND THE STREAM BANKS STABILIZED. STABILIZATION ACTIVITIES WILL COMMENCE WITHIN 24 HOURS OF THE CROSSING BEING REMOVED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - LARGE CULVERTS SHALL BE CONSTRUCTED UNDER DRY CONDITIONS.
   - IF THERE IS FLOWING WATER DURING CONSTRUCTION THE FLOW MAY BE DIVERTED AROUND THE WORK SITE IN A STABLE MANNER USING SANDBAGS AND PLASTIC SHEETING, PLYWOOD, OR SIMILAR METHODS.
   - IF A BYPASS CHANNEL IS NECESSARY, IT WILL BE STABILIZED WITH RIPRAP OR PLASTIC SHEETING BEFORE DIVERTING THE STREAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - IF DEWATERING OF CONTAMINATED WATER FROM EXCAVATION IS NEEDED, THE CONTAMINATED WATER SHALL BE PUMPED TO A TEMPORARY SEDIMENT BASIN.

7. WORK NEXT TO WETLANDS
   - PRESERVE A **50' (100' FROM SPECIAL WATERS)** NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRADIENT AREAS.
   - FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.

8. WORK IN WETLANDS
   - WORKPADS AND PATHS MADE OF WOOD CHIPS, LOG MATS, MUD MATS, OR GEOTEXTILE AND CRUSHED ROCK MAY BE USED.
   - HEAVY DUTY SILT FENCES WITH HAY BALES MAY BE USED FOR PERIMETER CONTROL TO LIMIT THE SIZE OF THE CONSTRUCTION SITE AS INDICATED ON THE GRADING PLANS. IN THE CASE OF OPEN WATER WETLANDS, FLOATING SILT CURTAINS SHALL BE INCORPORATED AS WELL AS INDICATED ON THE GRADING PLANS.
   - SOIL STOCKPILES SHALL NOT BE PLACED IN EXISTING WETLANDS.
   - TOPSOIL IMPORTED TO RESTORE WETLANDS SHOULD NOT CONTAIN THE FIRST 12 INCHES OF INPLACE SOIL. TOPSOIL THAT MAY CONTAIN PURPLE LOOSESTRIFE OR OTHER NOXIOUS WEEDS SHOULD NOT BE IMPORTED TO WETLANDS.

9. LONG-STEEP CUT/FILL SLOPES
   - THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS
   - PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
   - LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
   - THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

10. CULVERT INLET/OUTLET PROTECTION
    - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
    - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
    - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

11. STORM SEWER INLET PROTECTION
    - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
    - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
    - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
    - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

12. STORM WATER POND OUTLETS
    - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
    - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
    - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

13. TEMPORARY SEDIMENT BASINS
    - TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR 5 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
    - SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
    - THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
    - TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
    - THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.
    - WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES ½ FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
    - TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

14. DEEP UTILITIES: WATER AND SANITARY/GAS LINE
    - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
    - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
    - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDED WITH A TEMPORARY
    - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

15. STOCKPILES (TEMPORARY AND PERMANENT)
    - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
    - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
    - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
    - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
    - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

16. CONSTRUCTION DEWATERING
    - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
      - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
      - USE A PORTABLE SEDIMENT TRAP SYSTEM.
      - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
      - USE A FILTER BAG SYSTEM
      - PUMP TO A TEMPORARY SEDIMENT BASIN.
    - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
    - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
    - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
    - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
    - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
    - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

17. CONSTRUCTION ENTRANCES
    - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
    - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
    - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
    - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
    - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
    - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
    - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
    - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

18. CONCRETE TRUCK WASHOUT
    - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
    - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
    - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
    - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
    - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
    - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL
    - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
    - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

19. VEHICLE MAINTENANCE
    - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
    - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
    - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
    - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

20. FUELING
    - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
    - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

21. HAZARDOUS MATERIALS
    - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
    - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
    - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
    - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
    - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
    - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

22. CHEMICAL CONTAINMENT
    - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
    - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
    - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
    - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
    - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
    - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
    - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
    - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
    - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

23. SOLID WASTE
    - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
    - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
    - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
    - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

24. DUST CONTROL
    - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
      - A. RAPID STABILIZATION METHODS ON SLOPES
      - B. WATER ON ROADWAYS AND GRADED AREAS
      - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
    - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

25. WINTER STABILIZATION
    - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
    - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
    - ALL EXPOSED SOILS TO BE SEEDED WITH MNDOT SEED MIX 21-112ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
    - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
    - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
    - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
    - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
    - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

26. NON-STORMWATER DEWATERING
    - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
    - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
    - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

27. WORK NEAR SPECIAL WATERS
    - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
    - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
    - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
    - MAINTAIN AT ALL TIMES, 100 FT UNDISTURBED BUFFER AROUND SPECIAL WATERS.
    - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "SPECIAL WATERS"
    - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

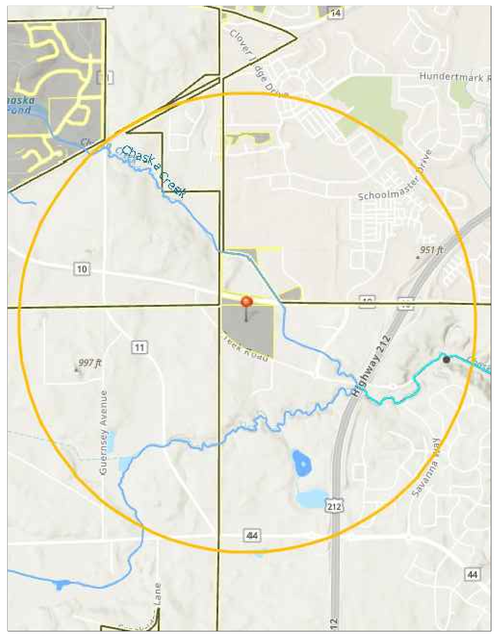
28. WORK NEAR OR IN IMPAIRED WATERS
    - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
    - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
    - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
    - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "IMPAIRED WATERS"
    - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

29. WORK IN KARST AREAS
    - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

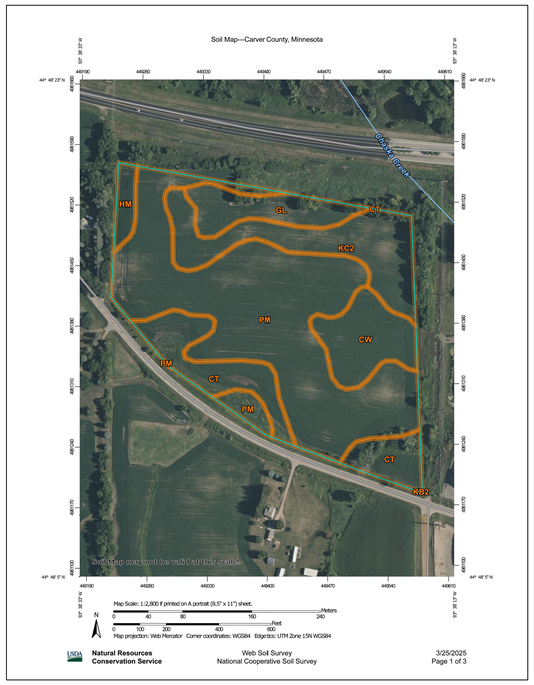
30. INFILTRATION/FILTRATION AREAS
    - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
    - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
    - DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
    - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
    - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
    - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIG

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VICINITY MAP/IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP

INFEASIBILITY DETERMINATION (ITEMS 5.13, 5.14 AND 5.15)
TEMPORARY SEDIMENT BASIN
IF PERMITTEE DETERMINES A TEMPORARY SEDIMENT BASIN TO MEET SECTION 14 IS INFEASIBLE, DOCUMENT THIS DETERMINATION; PERMITTEES TO CONSIDER PUBLIC SAFETY, SITE FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE.

BUFFER ZONE AS DESCRIBED IN PERMIT ITEMS 9.17 AND 23.11

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CT	Canisteo clay loam, 0 to 2 percent slopes	3.1	13.5%
CW	Cordova-Webster complex	2.2	9.3%
GL	Glencoe clay loam, 0 to 1 percent slopes	1.7	7.5%
HM	Hamel loam, 0 to 2 percent slopes	0.5	2.1%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.0	0.0%
KC2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	3.7	15.8%
PM	Klossner muck, 0 to 1 percent slopes	12.0	51.8%
Totals for Area of Interest		**23.2**	**100.0%**

SOIL MAP UNIT SYMBOL LEGEND

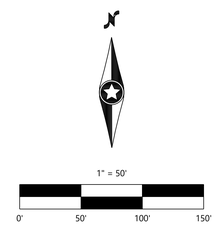
SWPPP AMENDMENTS
THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IS DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS.
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R1000011 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (i.e. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING NET FOR TMDL OR OTHER WATER QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS:THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' of 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. ____

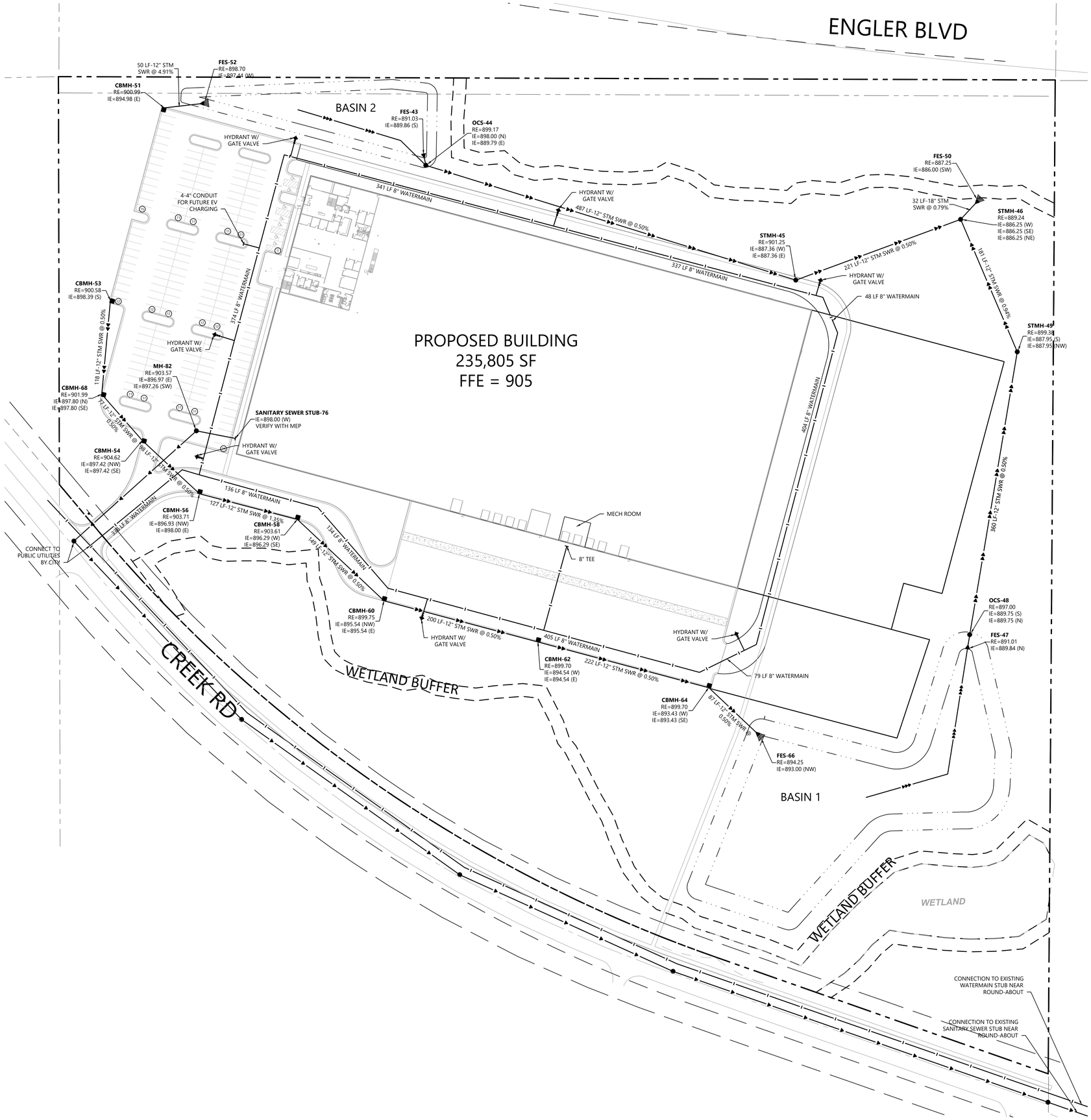
EDCO CHASKA
CHASKA, MN

SWPPP MAPS

SHEET NUMBER:
C403
DATE: 03/19/25
EDCO CHASKA
PROJECT NUMBER: 0060241

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UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TCH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 8' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR .
    - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
    - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

UTILITY PLAN

SHEET NUMBER:
C500

DATE: 03/19/25

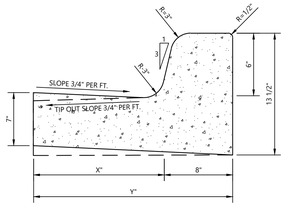
EDCO CHASKA

PROJECT NUMBER: 0060241

N:\0060241.000\DWG\CIVIL\00602411UT01.DWG

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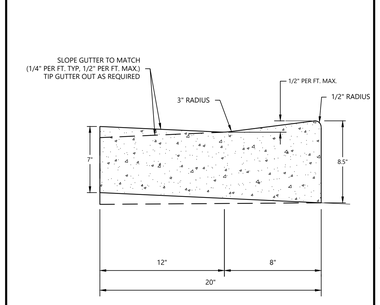
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



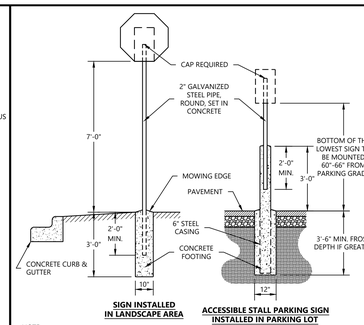
Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 01/09/20 | SI01



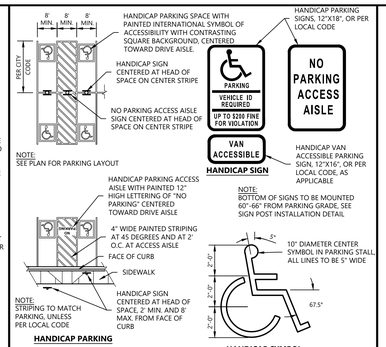
Westwood | FLUSH CURB AND GUTTER | LAST REVISED: 11/5/18 | SI02-D



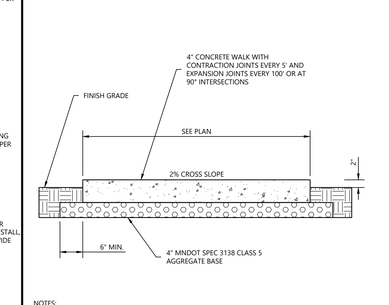
SIGN INSTALLED IN LANDSCAPE AREA | **ACCESSIBLE STALL PARKING SIGN INSTALLED IN PARKING LOT**

NOTE:
1. SIGN TO BE 2-SIDED WHERE ACCESSIBLE PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood | SIGN POST INSTALLATION | LAST REVISED: 11/16/2023 | SI14

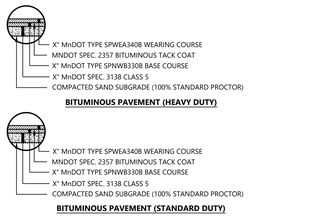


Westwood | ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 11/15/23 | SI15



NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE CONCRETE SIDEWALK | LAST REVISED: 08/15/17 | SI08

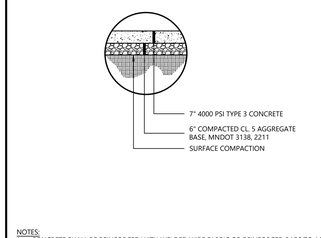


BITUMINOUS PAVEMENT (HEAVY DUTY)

BITUMINOUS PAVEMENT (STANDARD DUTY)

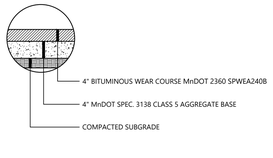
PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

Westwood | PAVEMENT SECTIONS | LAST REVISED: 08/15/17 | SI19A

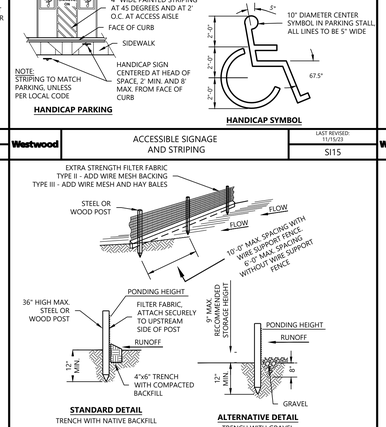


NOTES:
1. CONCRETE SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCED BARS TO ASSIST IN CONTROLLING CRACKING FROM DRYING SHRINKAGE AND THERMAL CHANGES.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET). CONTRACTOR SHALL PREPARE JOINTING PATTERN AND SUBMIT TO ENGINEER PRIOR TO CONSTRUCTION.
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.
4. DOWELS SHALL BE UTILIZED AT FORMED AND/OR COLD JOINTS. DOWELS SHALL BE 30" LONG 1/2" DIAMETER SMOOTH AND GREASED TIE BARS AT 30" SPACING, MINIMUM 18" FROM PAVEMENT EDGE.

Westwood | HEAVY DUTY CONCRETE SECTION LOADING DOCK | LAST REVISED: 08/15/17 | SI21



Westwood | CLASS V TRAIL | LAST REVISED: 08/15/17 | SI20

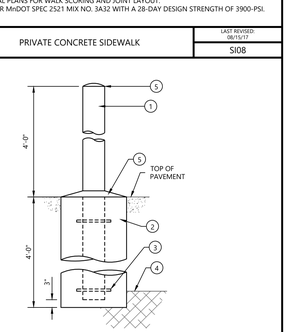


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATIVE DETAIL
TRENCH WITH GRAVEL

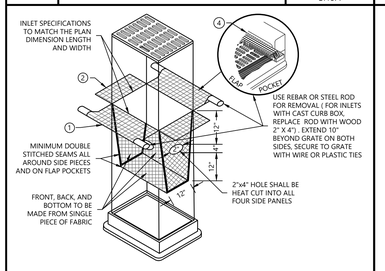
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

Westwood | SILT FENCE | LAST REVISED: 08/15/17 | GD02



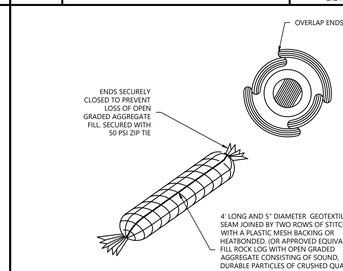
NOTES:
1. 6" DIAMETER STD. STL. PIPE CONCRETE FILLED. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW. SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

Westwood | BOLLARD | LAST REVISED: 07/10/24 | SI18



NOTES:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, (MEETING MnDOT SPEC. 3733 GEOTEXTILES)
2. FINISHED SIZE (INCLUDING POCKETS) SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30". THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG (USING PLASTIC ZIP TIES) TO ACHIEVE THE 3" CLEARANCE.

Westwood | STORM DRAIN FILTER BAG INSERT | LAST REVISED: 08/15/17 | GD10



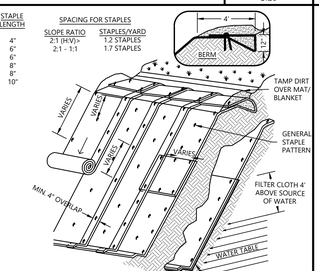
NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. (MEETING SPEC. 3733 (TYPE 1) GEOTEXTILES, PROPOSED 2005 EDITION)

Westwood | INLET PROTECTION WITH ROCK LOG | LAST REVISED: 08/15/17 | GD11

CATEGORY OF BLANKET	STAPLE LENGTH
15	4"
20	6"
25	6"
30	8"
35	8"
45	10"

SPACING FOR STAPLES

SLOPE RATIO	STAPLES/YARD
2:1 (H:V)>	1.2 STAPLES
2:1 - 1:1	1.7 STAPLES

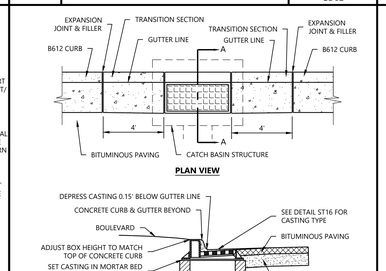


TYPICAL SLOPE SOIL STABILIZATION ISOMETRIC VIEW

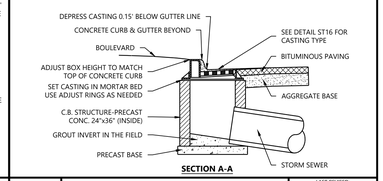
WET SLOPE LINING

NOTES:
1. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. DO NOT STRETCH.

Westwood | TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES | LAST REVISED: 04/20/21 | GD21



PLAN VIEW



SECTION A-A

Westwood | RECTANGULAR CATCH BASIN | LAST REVISED: 08/15/17 | ST01

GRASS PAVEMENT EDGE WITH SIDEWALK

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE:	03/19/25
REVISIONS:	RESPONSE TO CITY COMMENTS
04/25/25	

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. ———

EDCO CHASKA
CHASKA, MN

SITE DETAILS

SHEET NUMBER:
C600
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241DT01.DWG

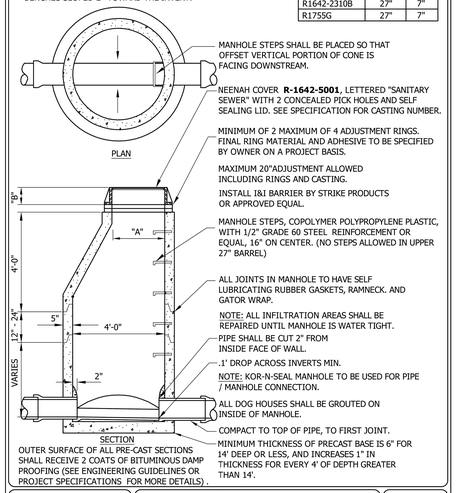
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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

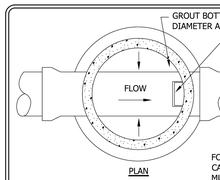
FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



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2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

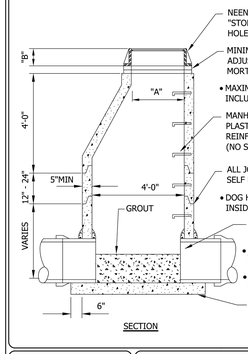
SANITARY SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023
PLATE NO. SAN-1



FRAME	A	B
R1642-2310B	27"	7"

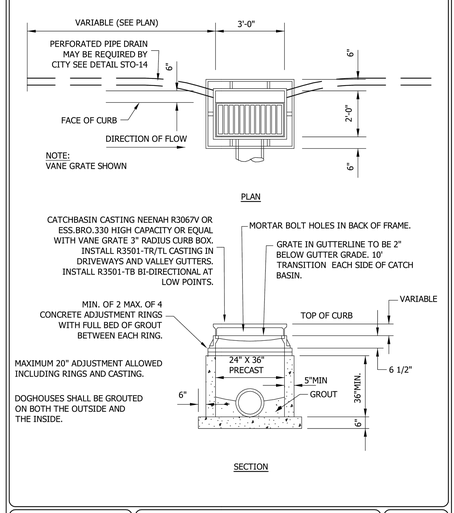
FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER". COVERS MUST BE SECURED TO PREVENT REMOVAL.



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STORM SEWER MANHOLE
CHASKA, MINNESOTA

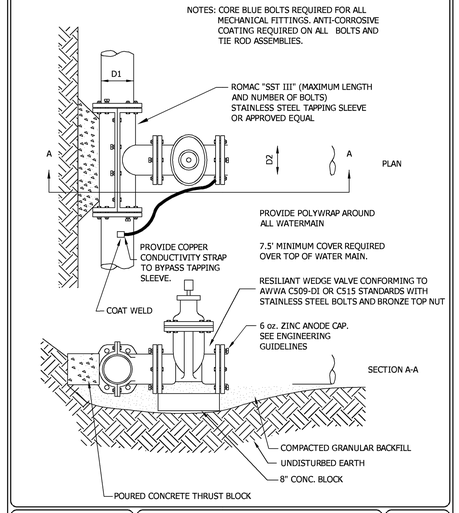
LAST REVISION: MARCH 2018
PLATE NO. STO-1



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TYPE II CATCHBASIN
CHASKA, MINNESOTA

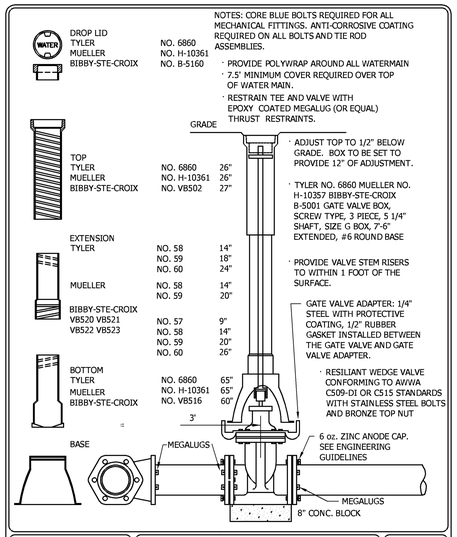
LAST REVISION: MARCH 2023
PLATE NO. STO-6



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WATER MAIN WET TAP
CHASKA, MINNESOTA

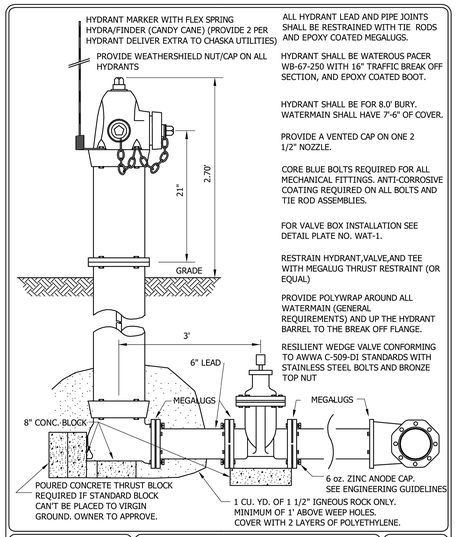
LAST REVISION: MARCH 2019
PLATE NO. WAT-5



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www.stantec.com

GATE VALVE AND BOX INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: MARCH 2019
PLATE NO. WAT-1



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

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

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

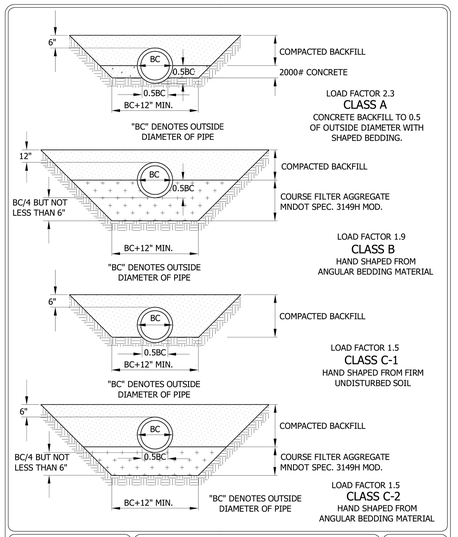
PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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WATEROUS PACER HYDRANT AND VALVE INSTALLATION
CHASKA, MINNESOTA

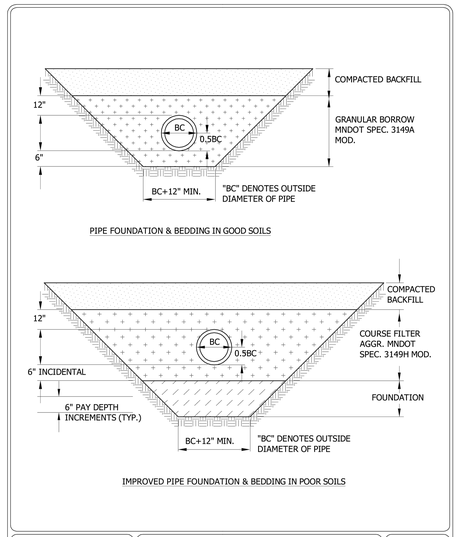
LAST REVISION: AUGUST 2023
PLATE NO. WAT-2



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BEDDING METHODS FOR RCP OR DIP
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001
PLATE NO. GEN-6



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BEDDING METHODS FOR PVC
CHASKA, MINNESOTA

LAST REVISION: MARCH 2008
PLATE NO. GEN-7

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST. SUITE 190
ST PAUL, MN 55114

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

SITE DETAILS (2)

SHEET NUMBER:
C601
DATE: 03/19/25

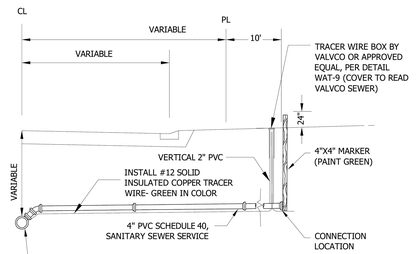
EDCO CHASKA

PROJECT NUMBER: 0060241

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

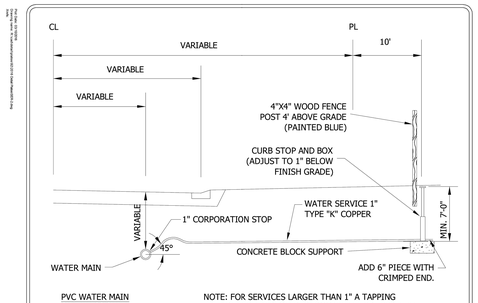


NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. SER-1



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

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

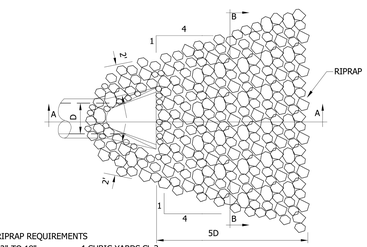
CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

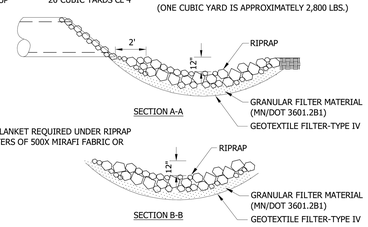
LAST REVISION: MARCH 2016
PLATE NO. SER-2



RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

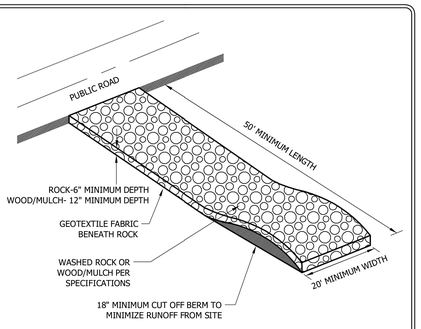
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



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RIPRAP AT OUTLETS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004
PLATE NO. STO-11

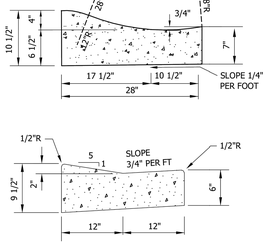


NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

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ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

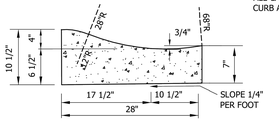
LAST REVISION: MAY 2023
PLATE NO. ERO-7



CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT

MNDOT B618

CURB REINFORCEMENT REQUIREMENTS:
2 - NO. 4 REINFORCING RODS, 20 FEET LONG, SHALL BE PLACED IN THE LOWER PORTION OF THE CURB CROSSING ALL SEWER AND WATER SERVICE TRENCHES, FIRE HYDRANT LEADS, STORM SEWER TRENCHES AND OTHER EXCAVATIONS OR TRENCHES. 2 - NO. 4 REINFORCING RODS SHALL ALSO BE PLACED ON EACH SIDE OF ALL CATCH BASINS LOCATED WITHIN THE CURB AND GUTTER.



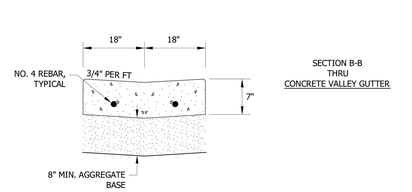
SURMOUNTABLE

DRIVEWAY SURMOUNTABLE

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CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION: APRIL 2023
PLATE NO. STR-1



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COMMERCIAL DRIVEWAY
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. STR-3

NOTE: WATER MAIN BURIED LESS THAN 7.5' TO BE APPROVED BY OWNER



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

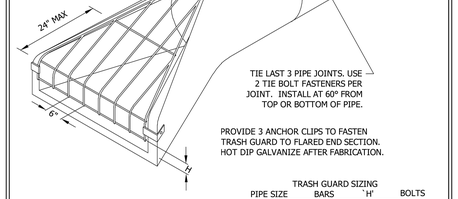
COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

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INSULATION DETAIL
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. GEN-8

SEE CITY PLATE NO. STO-11 FOR RIPRAP PLACEMENT.



TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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FLARED END SECTION AND TRASH GUARD
CHASKA, MINNESOTA

LAST REVISION: MAY 2023
PLATE NO. STO-10

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 . . .
3 . . .
4 . . .
5 . . .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST. SUITE 190
ST PAUL, MN 55114

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

. LICENSE NO. .

DATE: 03/19/25

EDCO CHASKA
CHASKA, MN

SITE DETAILS (3)

SHEET NUMBER:
C602

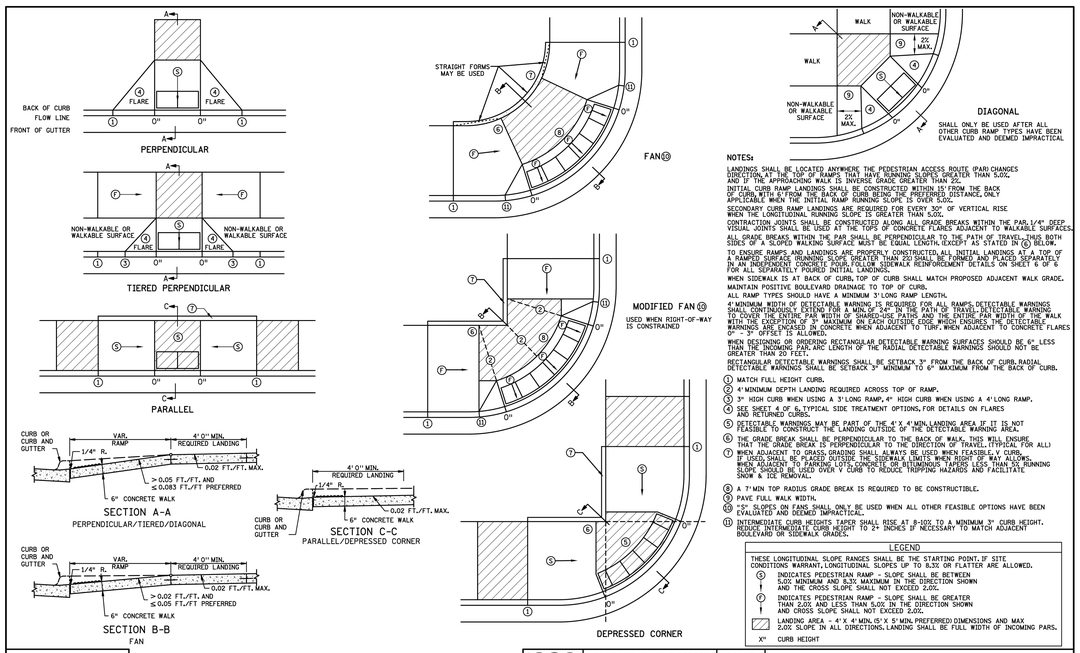
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

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NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN ⑨ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP(S) SURFACE RUNNING SLOPE GREATER THAN 2.00 SHALL BE FORMED AND PLACED SEPARATELY FROM THE ADJACENT SIDEWALK. SEE SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE, WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6', LESS THAN THE INCOMING PAR, ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3'LONG RAMP, 4" HIGH CURB WHEN USING A 4'LONG RAMP.
④ SEE SHEET 4 OF 6 TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES AND RETURNED CURBS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING, CONCRETE OR BITUMINOUS TAPERS LESS THAN 3% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 5% SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPERS SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

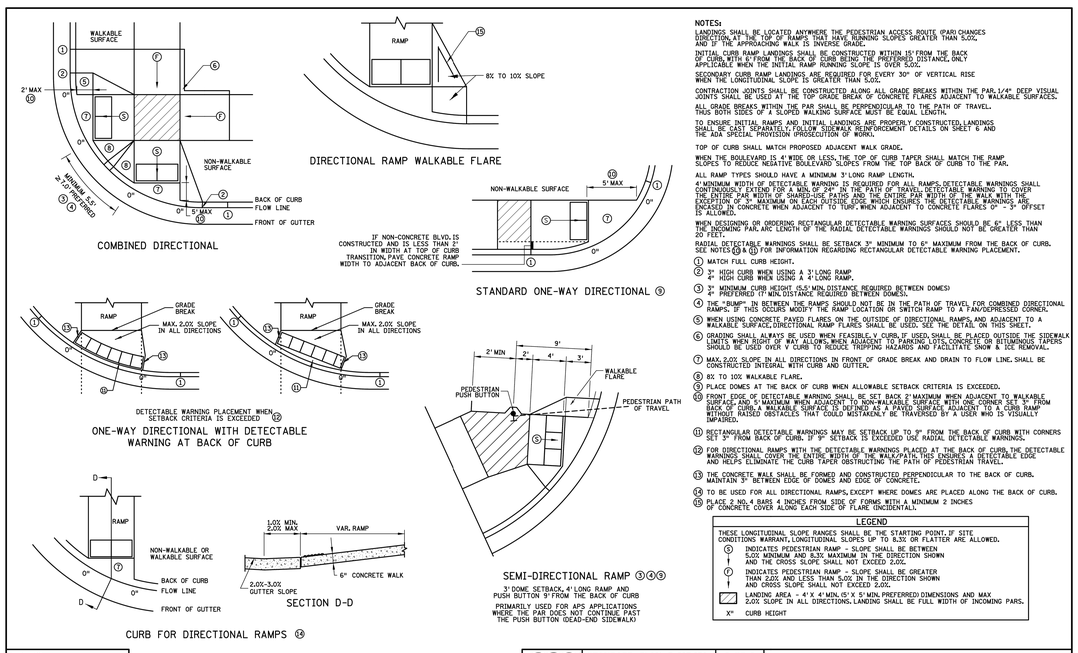
LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- ⑤ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:	
APPROVED: 11-04-2021	Jeffrey S. Peil, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 11-04-2021	REVISED:	
	THOMAS K. FITZPATRICK STATE DESIGN ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE, WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6', LESS THAN THE INCOMING PAR, ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑫ & ⑬ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3'LONG RAMP.
③ 4" HIGH CURB WHEN USING A 4'LONG RAMP.
④ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES) 4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
⑤ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS IS UNAVOIDABLE, MODIFY THE RAMP LOCATION OR SWITCH PART TO A TAN/DEPRESSED CORNER.
⑥ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
⑦ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING, TYPICAL CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑨ 8% TO 10% WALKABLE FLARE.
⑩ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑪ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE, WITH ONE CORNER SET 3" FROM BACK OF CURB. A MINIMUM DISTANCE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑫ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 3" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 3" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑬ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑭ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE WALK.
⑮ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
⑯ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

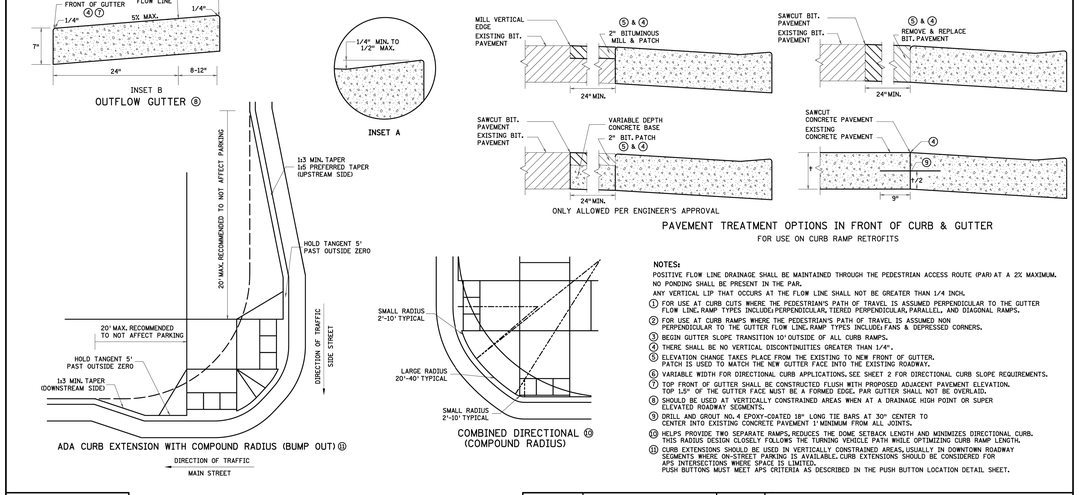
LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- ⑤ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:	
APPROVED: 11-04-2021	Jeffrey S. Peil, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 11-04-2021	REVISED:	
	THOMAS K. FITZPATRICK STATE DESIGN ENGINEER	STATE PROJ. NO. (T.H.)	SHEET NO. OF SHEETS



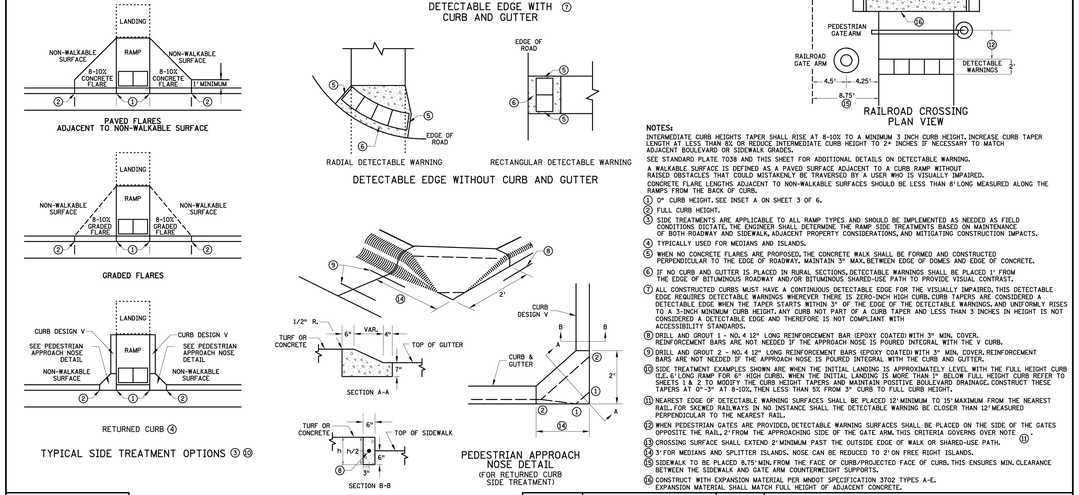
NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER, PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:	
APPROVED: 11-04-2021	Jeffrey S. Peil, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	3 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 11-04-2021	REVISED:	
	THOMAS K. FITZPATRICK STATE DESIGN ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS



NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8'LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑧ DRILL AND GROUT 1 – NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑨ DRILL AND GROUT 2 – NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"–3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPEC#3720 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:	
APPROVED: 11-04-2021	Jeffrey S. Peil, P.E. OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	4 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 11-04-2021	REVISED:	
	THOMAS K. FITZPATRICK STATE DESIGN ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### or ###

INITIAL ISSUE:	03/19/25
REVISIONS:	
04/25/25	RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. ---

EDCO CHASKA
CHASKA, MN

SITE DETAILS (4)

SHEET NUMBER:
C603

DATE: 03/19/25

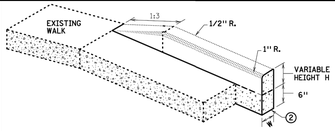
EDCO CHASKA

PROJECT NUMBER: 0060241

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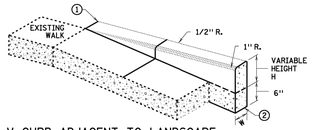


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

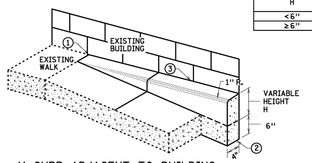


V CURB INTERSECTION

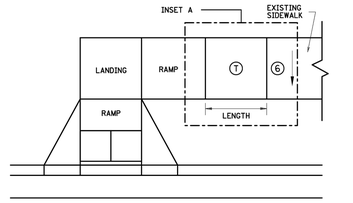
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



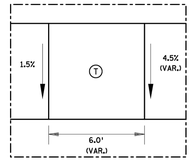
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



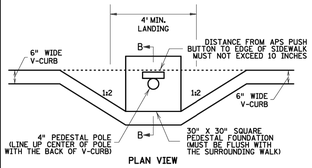
V CURB ADJACENT TO BUILDING OR BARRIER



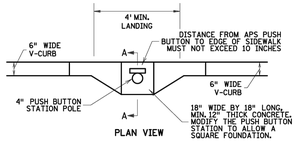
TRANSITION PANEL ④⑤



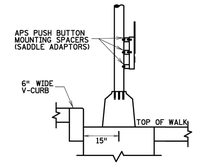
INSET A



PLAN VIEW

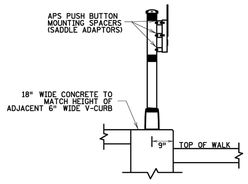


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- Ⓣ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11-04-2021
DIRECTOR OF OPERATIONS
OPERATIONS DIVISION

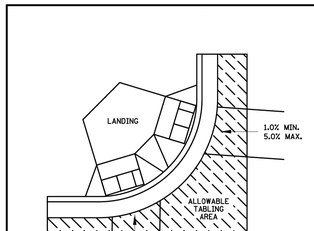
MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 5 OF 6

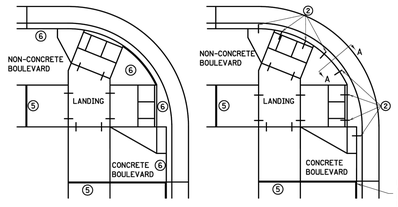
APPROVED: 11-04-2021
REVISED:
THOMAS ERNWEIN
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

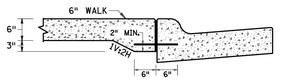


CURB LINE AND ROAD CROSSING ADJUSTMENTS

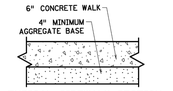


EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADWAYS

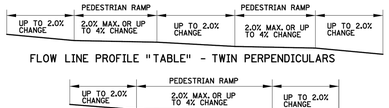
CURB LINE REINFORCEMENT ④ PLACEMENT ON BITUMINOUS ROADWAYS



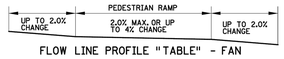
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES



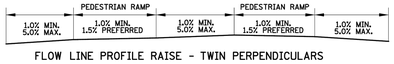
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER



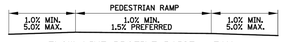
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



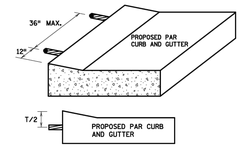
FLOW LINE PROFILE "TABLE" - FAN



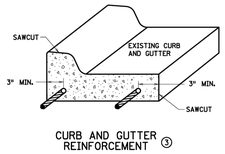
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



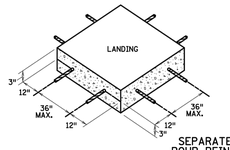
FLOW LINE PROFILE RAISE - FAN

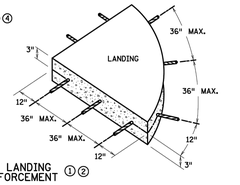


CURB RAMP REINFORCEMENT DETAILS ②④



CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK. IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.
③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11-04-2021
DIRECTOR OF OPERATIONS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 11-04-2021
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STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE 03/19/25
REVISIONS:
04/25/25 RESPONSE TO CITY COMMENTS

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DATE: 03/19/25 LICENSE NO. ———

EDCO CHASKA
CHASKA, MN

SITE DETAILS (5)

SHEET NUMBER:
C604

DATE: 03/19/25

EDCO CHASKA

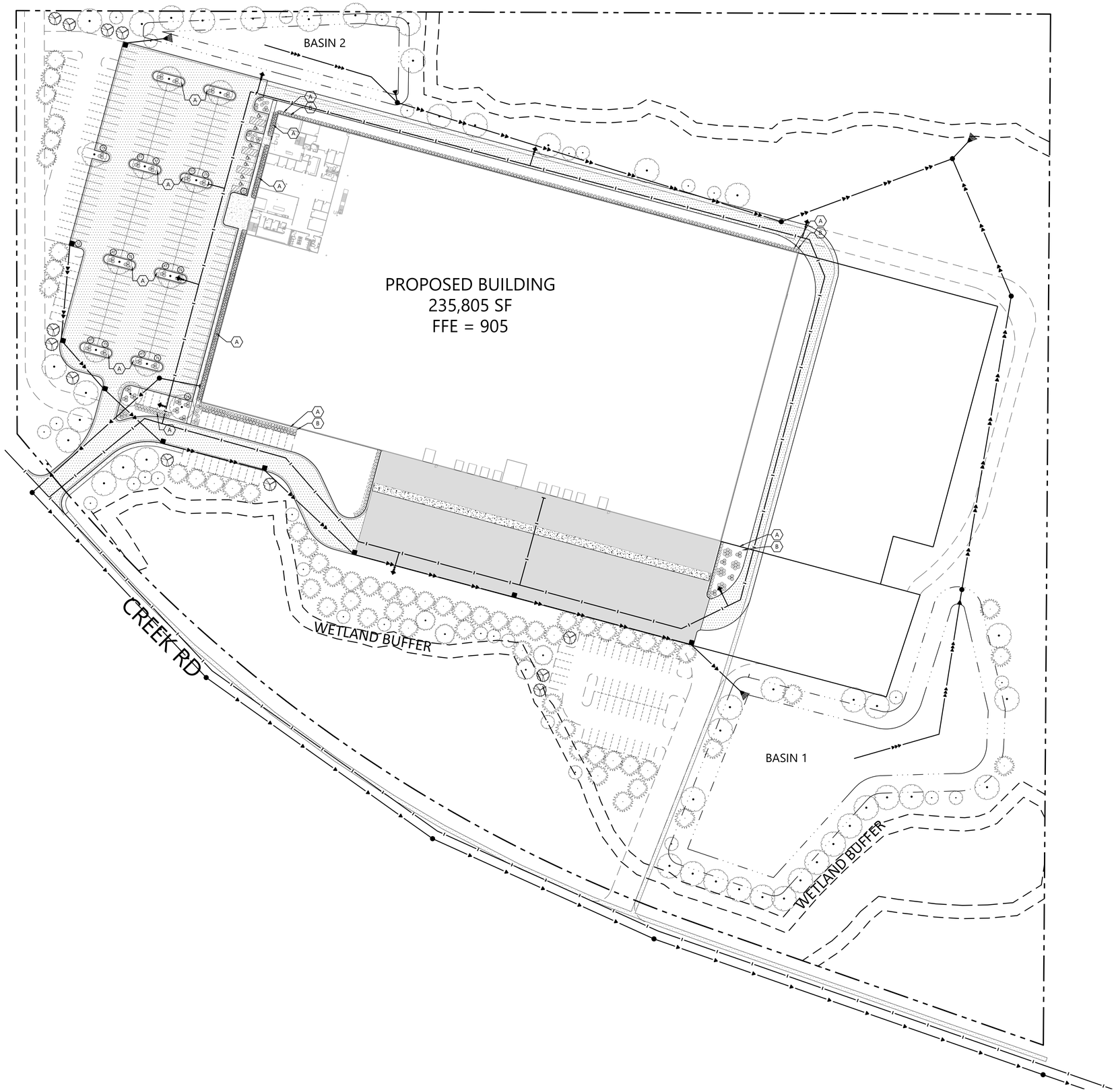
PROJECT NUMBER: 0060241

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

ENGLER BLVD



1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' of 3"

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

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

MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. —

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

EDCO CHASKA
CHASKA, MN

OVERLAY PLAN

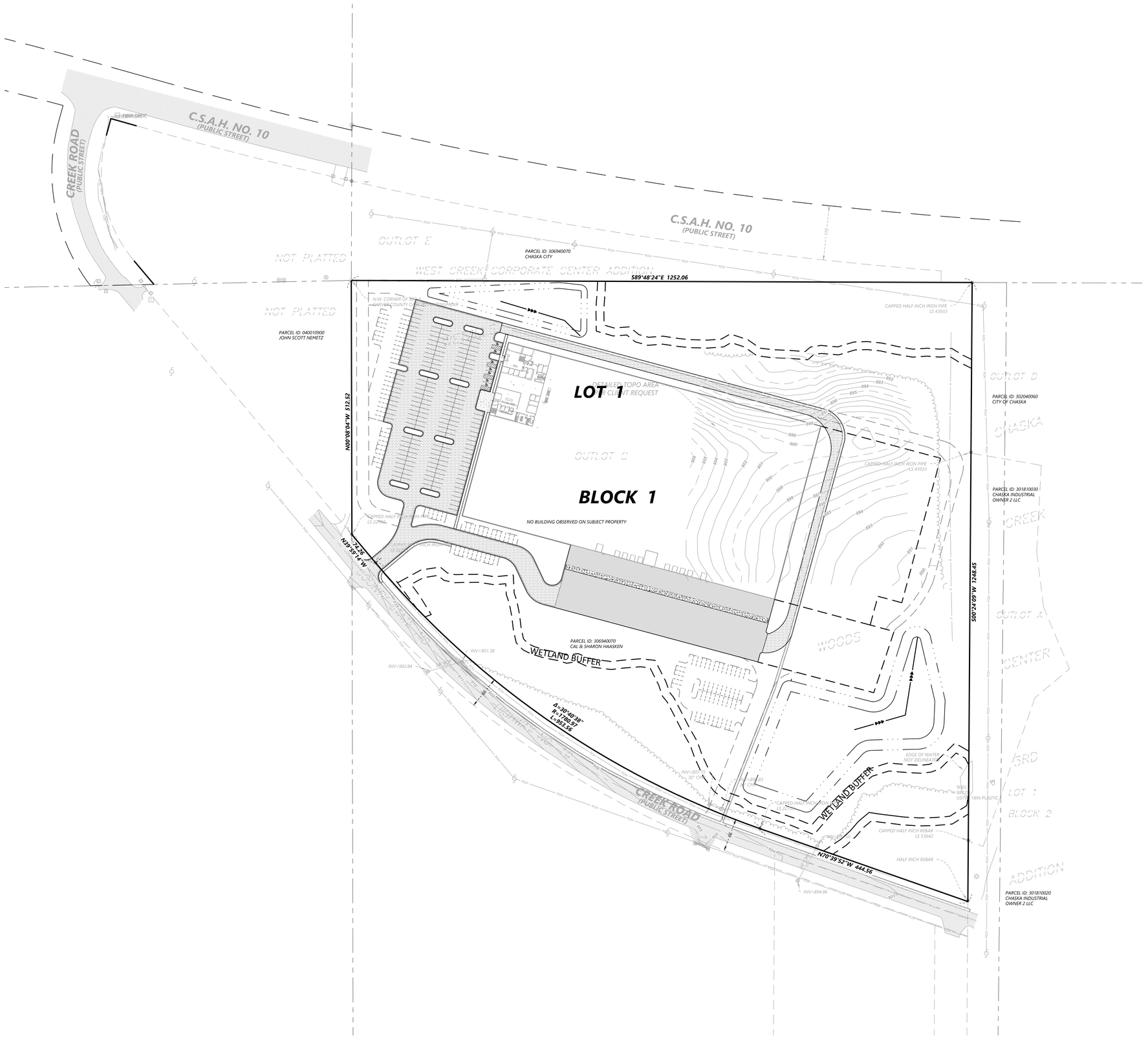
SHEET NUMBER:
C700
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

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VICINITY MAP

(NOT TO SCALE)



PROPERTY DESCRIPTION

OUTLOT C, WETZELS WOODS ACCORDING TO THE RECORDED PLAT THEREOF, CARVER COUNTY, MINNESOTA

GENERAL NOTES

1. *This survey was prepared without the benefit of a Title Commitment.*
2. *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher State One Call ticket number: 250690714)*
3. *Bearings of property lines shown hereon are based on the Carver County coordinate system, (NAD 83 - 2011 Control Adjustment).*
4. *Lengths of lines and distances between features are measured in US Survey Feet.*

AREA TABULATION

PROPOSED LOT 1, BLOCK 1 = 1,212,484 Square Feet /27.835 Acres

LEGEND

- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- STO — STORM SEWER
- TUG — TELEPHONE UNDERGROUND
- x — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE

1" = 80'
0' 80' 160' 240'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' or 8'

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
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4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

MATHEW J WELINSKI
DATE: 03/19/25 LICENSE NO. 53596

EDCO CHASKA
CHASKA, MN

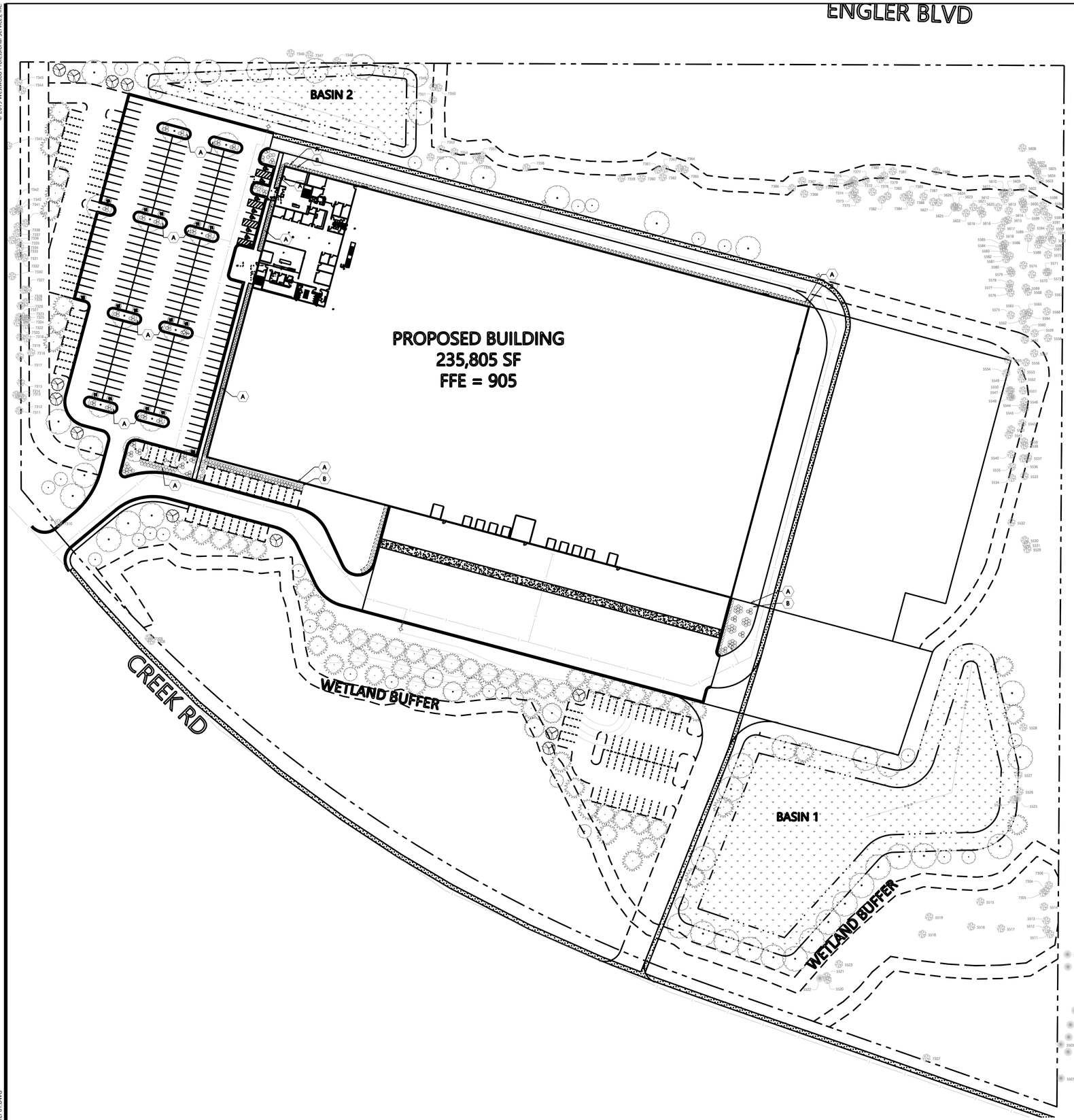
PRELIMINARY PLAT

SHEET NUMBER:
C800
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES				
WHF	ABIES CONCOLOR / WHITE FIR	6` HT B&B	AS SHOWN	H 40` W 65`
BHS	PICEA GLAUCA DENSATA / BLACK HILLS SPRUCE	6` HT B&B	AS SHOWN	H 25` - 40` W 15 - 25`
AUP	PINUS NIGRA / AUSTRIAN PINE	6` HT B&B	AS SHOWN	H 40` - 65` W 25` - 40`
DECIDUOUS TREES				
AGI	ACER GINNALA / AMUR MAPLE	#5 CONT.	AS SHOWN	H 15-20` W15-20`
SGM	ACER X FREEMANII 'SIENNA' / SIENNA GLEN MAPLE	2.5" CAL B&B	AS SHOWN	H 35-45` W 20-25`
BNT	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	#5 CONT.	AS SHOWN	H 40` - 70` W 40` - 60`
COH	CELTIS OCCIDENTALIS / HACKBERRY	2.5" CAL B&B	B&B	AS SHOWN
SKH	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE HONEY LOCUST	2.5" CAL B&B	B&B	AS SHOWN
REO	QUERCUS RUBRA / RED OAK	2.5" CAL B&B	B&B	AS SHOWN
FYL	TILIA AMERICANA 'BAILYARD' / FRONTYARD LINDEN	2.5" CAL B&B	AS SHOWN	H 35-45` W 20-25`
ORNAMENTAL TREES				
PRC	MALUS IOENSIS / PRAIRIE CRABAPPLE	1.75" CAL B&B	AS SHOWN	H 20-25` W 15-20`
MSN	MALUS X 'SNOWDRIFT' / SNOWDRIFT CRABAPPLE	#5 CONT.	AS SHOWN	H 15-20` W15-20`
CONIFEROUS SHRUBS				
SMP	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	#5 CONT.		
TAY	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	#5 CONT.		
HMA	THUJA OCCIDENTALIS 'HETZ MIDGET' / HETZ MIDGET ARBORVITAE	#5 CONT.		
DECIDUOUS SHRUBS				
SER	AMELANCHIER ALNIFOLIA / SERVICEBERRY	#5 CONT.		
ABA	BERBERIS THUNBERGII 'ADMIRATION' / ADMIRATION JAPANESE BARBERRY	#5 CONT.		
RTD	CORNUS SERICEA / RED TWIG DOGWOOD	#5 CONT.		
AJN	PHYSOCARPUS OPULIFOLIUS 'JEFAM' / FIRST EDITIONS® AMBER JUBILEE® NINEBARK	#5 CONT.		
GRASSES				
LIB	ANDROPOGON SCOPARIUS / LITTLE BLUESTEM	#1 CONT.		
CFG	CALAMAGROSTIS X 'CHEJU-DO' / CHEJU-DO FEATHER REED GRASS	#1 CONT.		
PERENNIALS				
BLS	LIATRIS GRACILIS / BLAZING STAR	#1 CONT.		
RUS	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	#1 CONT.		
AGC	RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH CONEFLOWER	#1 CONT.		
AFS	SEDUM X 'AUTUMN FIRE' / AUTUMN FIRE SEDUM	#1 CONT.		

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER QTY.= QUANTITY
CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND

DECIDUOUS TREE
CONIFEROUS TREE
WETLAND SEED MIX
UNDERSTORY TREE
ORNAMENTAL TREE
SHRUBS
PERENNIALS
EDGER

LANDSCAPE KEYNOTES

A ROCK MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D WETLAND SEED MIX

SEEDING NOTES

WETLAND SEED MIX

MN DOT WET DITCH (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)

SEED MIX TO BE APPLIED AT A RATE OF 20 LBS/ACRE

MESIC SEED MIX

MN DOT MESIC INSLOPE (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)

SEED MIX TO BE APPLIED AT A RATE OF 65 LBS/ACRE

SEED MIX TO BE APPLIED DURING RECOMMENDED PLANTING SEASON, AND USING AN APPROVED METHOD, AS FOUND IN THE MN-DOT SEEDING MANUAL.

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

OVERSTORY TREES:
GROSS SQ FT OF ALL FLOORS OF BUILDING DIVIDED BY 320= TOTAL CALIPER IN REQUIRED. 60% OF OVERSTORY TREES SHALL BE 2.5 CALIPER INCHES.

CALIPER INCHES REQUIRED:	737 IN (235,805/320 = 736.891
EXISTING TREE CREDIT:	464
PROPOSED CALIPER INCHES:	273 IN (273*2.5 = 110)
TOTAL CALIPER INCHES PROVIDED:	273 IN

UNDERSTORY TREES:
NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.

OVERSTORY TREES PROVIDED:	117
UNDERSTORY TREES REQUIRED:	29
UNDERSTORY TREES PROVIDED:	**29**

SHRUBS:
THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SHRUBS REQUIRED:	786
SHRUBS PROVIDED:	**641**

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' or 5'

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PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. —

EDCO CHASKA
CHASKA, MN

LANDSCAPE PLAN

SHEET NUMBER:
L102
DATE: 03/19/25

EDCO CHASKA
PROJECT NUMBER: 0060241

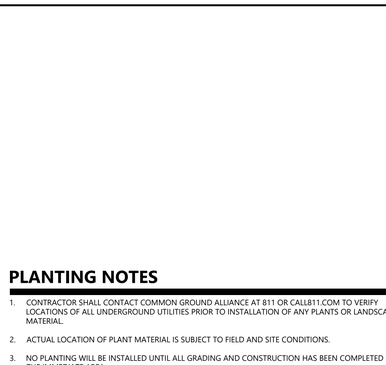
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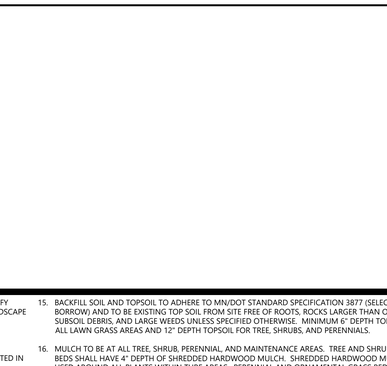
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811 or call811.com
Common Ground Alliance

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
15. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
16. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
17. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREES TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
19. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



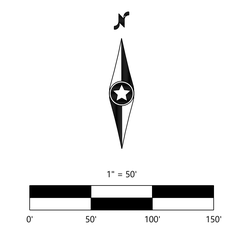
Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



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MATTHEW J. WELINSKI
DATE: 03/19/25 LICENSE NO. -

EDCO CHASKA
CHASKA, MN

LANDSCAPE DETAILS

SHEET NUMBER:
L103
L103

DATE: 03/19/25

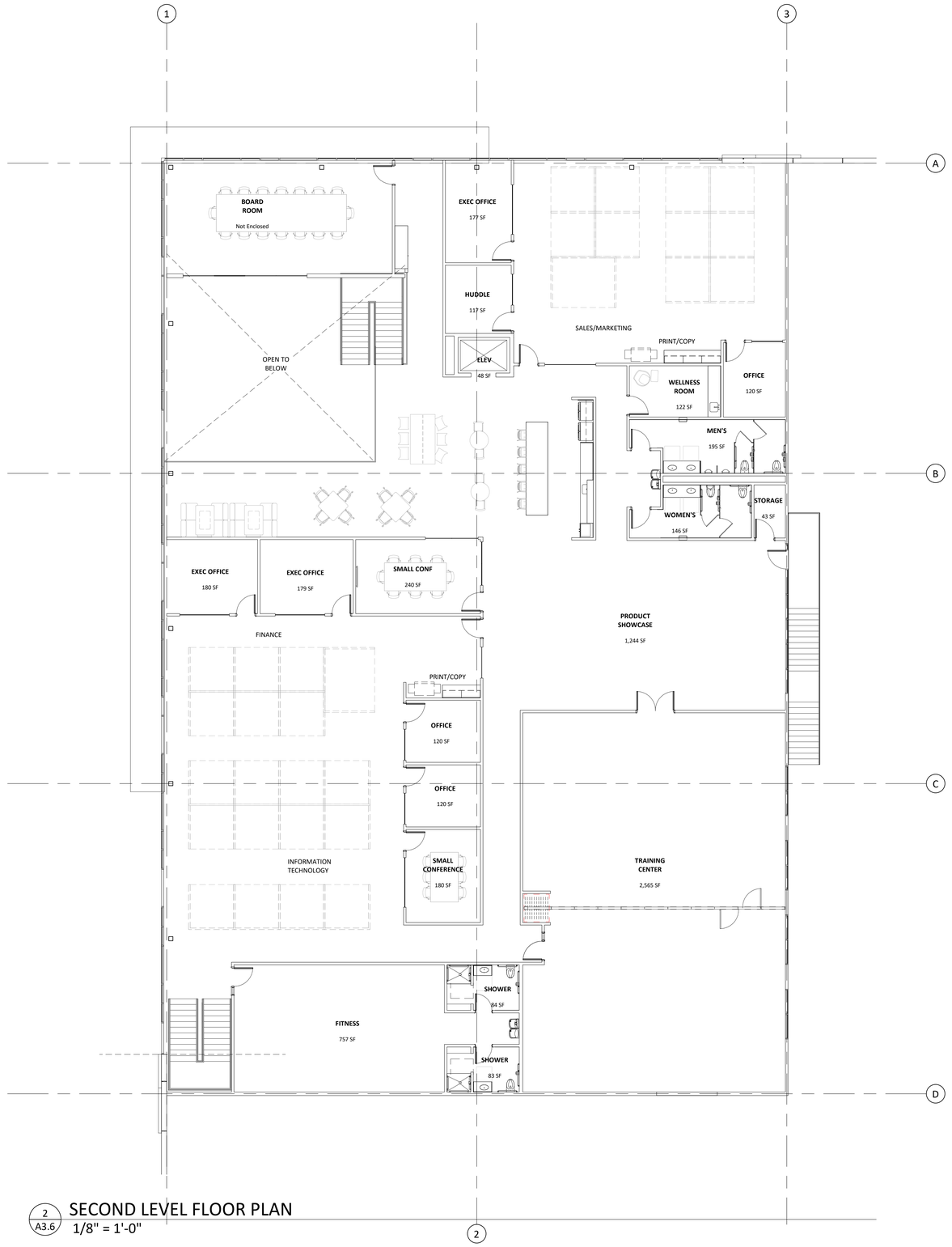
EDCO CHASKA

PROJECT NUMBER: 0060241

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1 A3.6 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"



2 A3.6 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

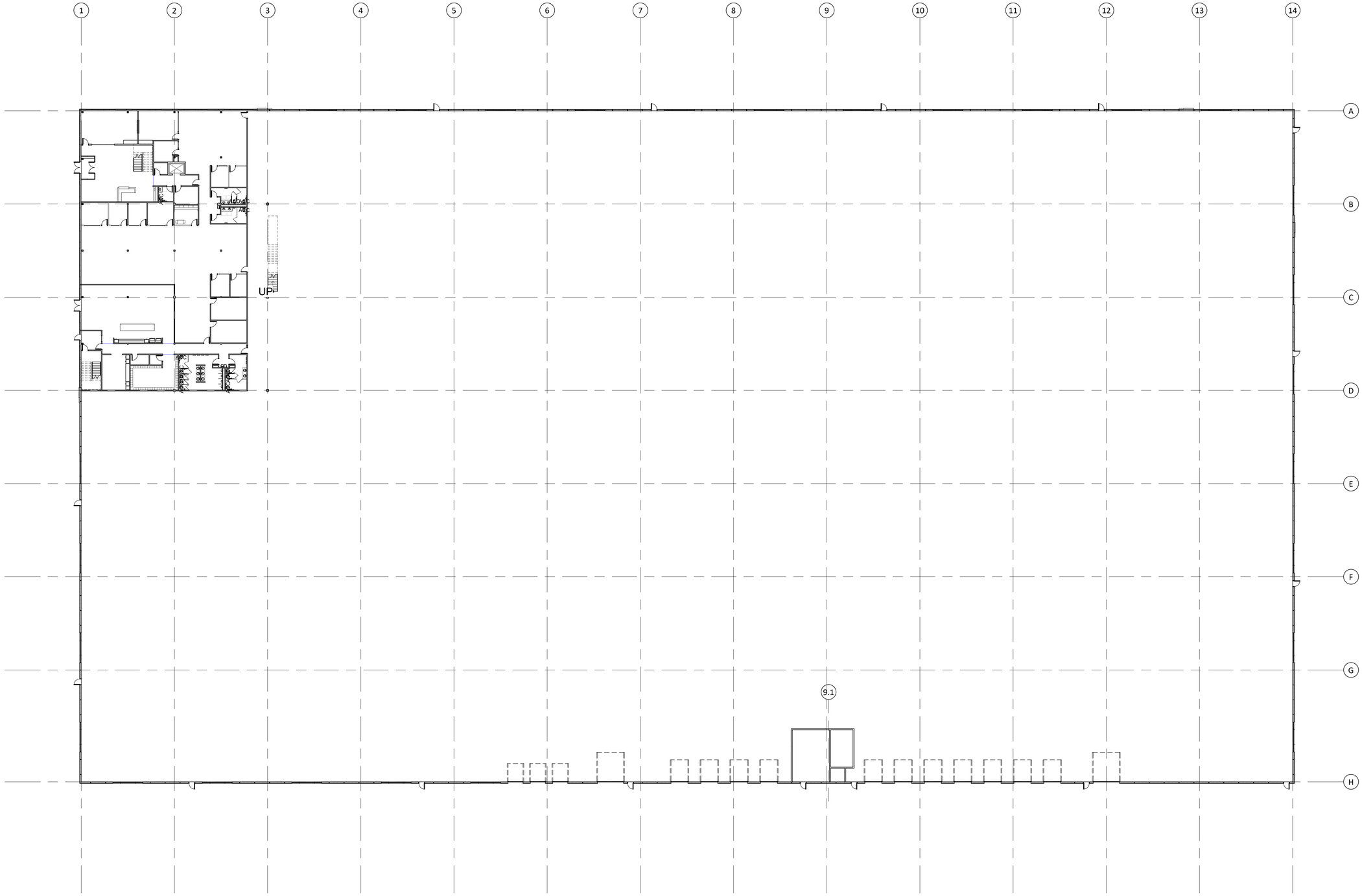
pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | OFFICE AREA FLOOR PLANS

CHASKA, MN | 04/23/2025 | 31626-25017

EDCO

Autodesk Docs://23158-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt



OVERALL FLOOR PLAN

3/64" = 1'-0"

pope DESIGN GROUP

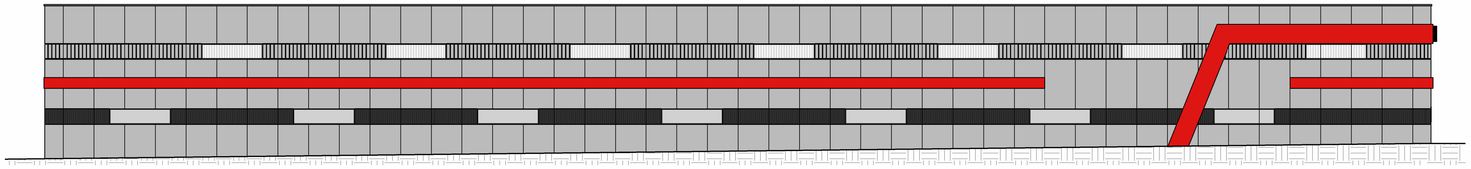
EDCO PRODUCTS - NEW FACILITY | OVERALL FLOOR PLAN

CHASKA, MN | 04/23/25 | 31626-25017

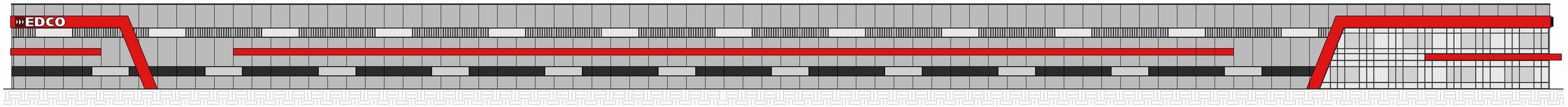
EDCO

Autodesk Docs://22156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R22.rvt

EAST
WALL AREA: 12,963.64 SF
GLASS & TRANSLUCENT PANELS: 896 SF
METAL PANELS: 2,312.41 SF
CLASS 1 MATERIALS: 3,208.41 SF

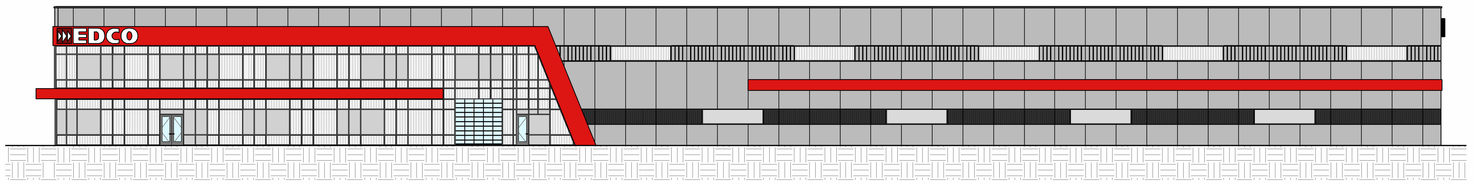


EAST ELEVATION
1/16" = 1'-0"



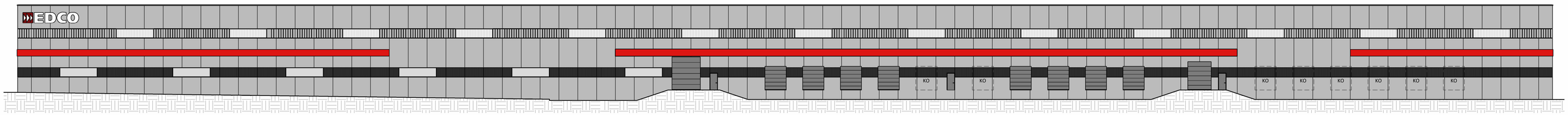
NORTH ELEVATION
1/16" = 1'-0"

NORTH
WALL AREA: 22,176.42 SF
GLASS & TRANSLUCENT PANELS: 3,735.3 SF
METAL PANELS: 3,999.76 SF
CLASS 1 MATERIALS: 7,735.06 SF



WEST
WALL AREA: 12,315.56 SF
GLASS & TRANSLUCENT PANELS: 3,701.43 SF
METAL PANELS: 2,271.86 SF
CLASS 1 MATERIALS: 5,973.29 SF

WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

SOUTH
WALL AREA: 24,167.05 SF
GLASS & TRANSLUCENT PANELS: 1,216 SF
METAL PANELS: 3,356.26 SF
CLASS 1 MATERIALS: 4,572.26 SF

TOTALS
WALL AREA: 71,622.67 SF
GLASS & TRANSLUCENT PANELS: 9,548.73 SF
METAL PANELS: 11,940.29 SF
CLASS 1 MATERIALS: 21,489.02 SF = 30% OF TOTAL WALL AREA

pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | EXTERIOR ELEVATIONS

CHASKA, MN | 04/01/25 | 31626-25017

EDCO

Autodesk Docs://22156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt

COMPOSITE METAL PANELS

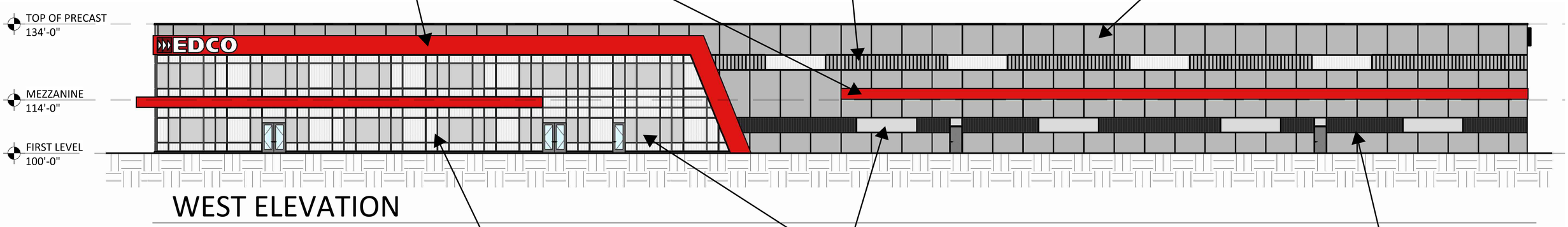


RIBBED BAND



TOP SIDE EXPOSED
AGGREGATE FINISH



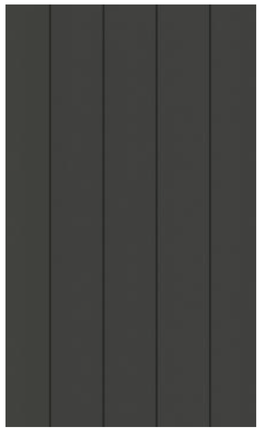


WEST ELEVATION

VISION GLAZING



KALWALL GLAZING SYSTEM



EDCO STEEL
SHIPLAP SIDING

pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | EXTERIOR MATERIALS

CHASKA, MN | 04/23/25 | 31626-25017

EDCO

Autodesk Docs://23156-24140_EDCO New Facility/31626-25017_EDCO New Facility_R23.rvt



pope DESIGN GROUP

EDCO PRODUCTS - NEW FACILITY | RENDERING

CHASKA, MN | 02/04/25 | 22156-24140

EDCO

1252.07 S 89°48'24" E

512.48 N 0°07'58" W

652'-0"

362'-0"

130'-0"

WETLAND BUFFER

FIXTURE SCHEDULE						
Qty	Type	Manufacturer	Description	Part No.	Wattage	CCT
12	WW	Lithonia	Wall pack	DSXW2 LED P7 70CRI 40K TFTM MVOLT SRM PIR DDBXD	104	4K
7	WW3	Lithonia	Wall pack	DSXW2 LED P7 70CRI 40K T3M MVOLT SRM PIR DDBXD	104	4K
1	AA	Lithonia	Wall pack	RSX1 LED P4 40K R4 MVOLT SPA NLTAIR2 PIRHN DDBXD	133W	4K
8	CC	Lithonia	Wall pack	RSX1 LED P4 40K R5 MVOLT SPA NLTAIR2 PIRHN DDBXD	133W	4K

1 E5.0 SITE LIGHTING
1/32"= 1'-0"

STINSON electric inc
Quality • Integrity • Service
www.stinsonelectricinc.com

EDCO PRODUCTS

XXXX CHASKA CREEK WAY
CHASKA, MN 55318

DATE: 04-18-2025

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 MASTER ELECTRICIAN UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT ARCHAMBAULT
REGISTRATION NO: AM692332

STINSON electric inc.
612.424.8461
755 4th St. NW
New Brighton, MN 55112

DATE: 04-18-2025

DESIGN DEVELOPMENT

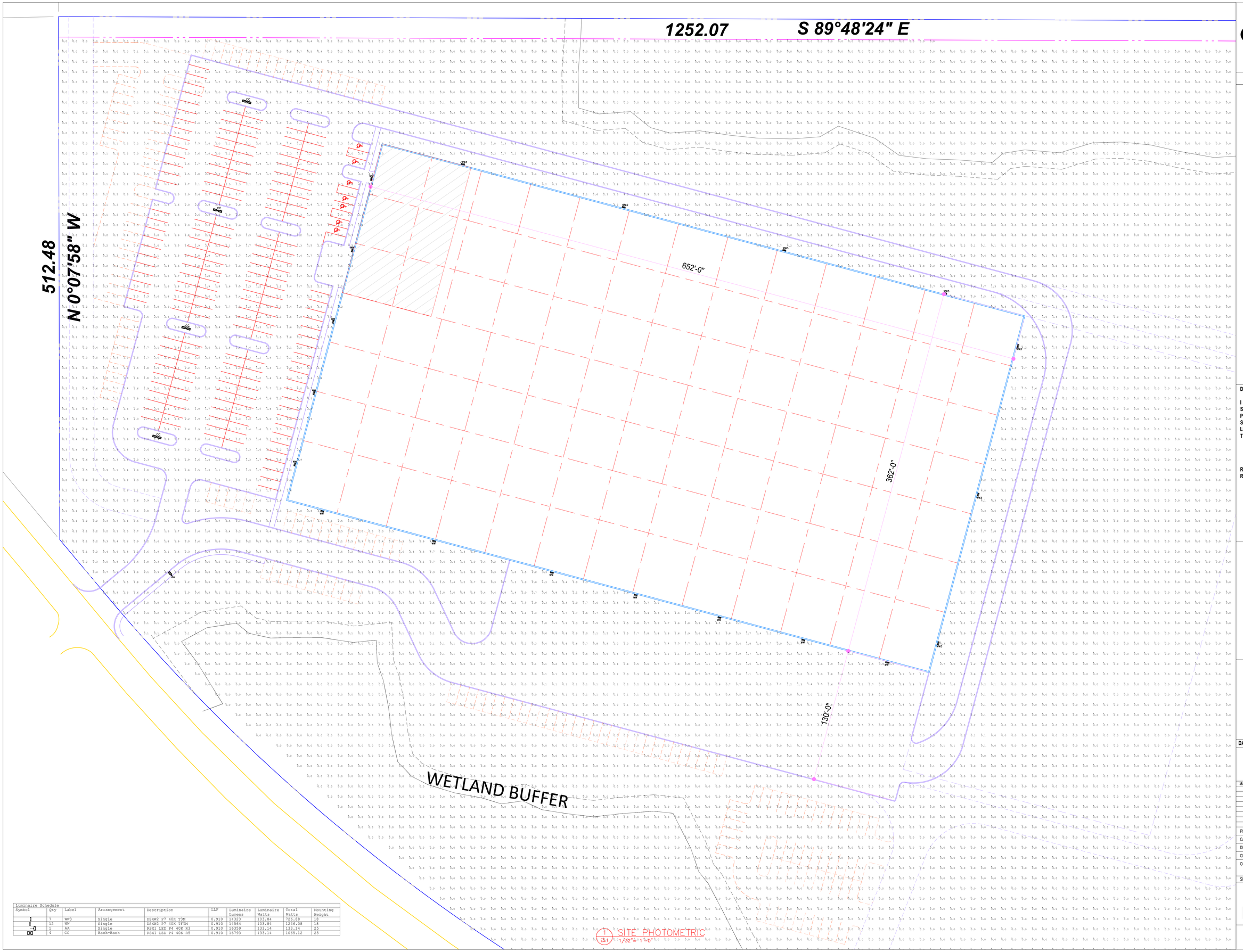
MARK	DATE	DESCRIPTION
	04/18/2025	Issue for Permit

PROJECT NO: C2xxxx
CAD DWG FILE:
DRAWN BY: CW
CHK'D BY: BA
COPYRIGHT:

SHEET TITLE

SITE LIGHTING

E5.0



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	WW3	Single	DSXW2 P7 40K T3M	0.910	14323	103.84	726.88	18
	12	WW	Single	DSXW2 P7 40K TFTM	0.910	14564	103.84	1246.08	18
	1	AA	Single	RSX1 LED P4 40K R3	0.910	16359	133.14	133.14	25
	4	CC	Back-Back	RSX1 LED P4 40K R5	0.910	16793	133.14	1065.12	25

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CAD DWG FILE:
DRAWN BY: CW
CHK'D BY: BA
COPYRIGHT:

SHEET TITLE

SITE PHOTOMETRIC

E5.1

EDCO Lighting Submittal

Apr 21 2025

Rev. 1

- Prepared By -

Cassie Shetka - Stinson Electric Inc.
612-788-0244
cassie@stinsonelectricinc.com
8888 Xylite Street NE, Suite 100
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- Addressed To -

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jose.chavez@gardner-builders.com
730 Second Avenue South
Minneapolis, MN 55402, USA

EDCO Lighting Submittal

Table of Contents

Datasheets

Type	Qty	Manufacturer	Model Number	Pg.
WW	12	LITHONIA	DSXW2 LED P7 70CRI 40K TFTM MVOLT SRM PIR DDBXD	2
WW3	7	LITHONIA	DSXW2 LED P7 70CRI 40K T3M MVOLT SRM PIR DDBXD	6
AA	1	LITHONIA	RSX1 LED P4 40K R4 MVOLT SPA NLTAIR2 PIRHN DDBXD	10
CC	8	LITHONIA	RSX1 LED P4 40K R5 MVOLT SPA NLTAIR2 PIRHN DDBXD	19
		LITHONIA	SSS 22 4C DM28AS	28



EDCO Lighting Submittal

Datasheets

Exterior Lighting



d"series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

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

Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

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



A+ Capable options indicated by this color background.

A+ Capable Luminaire

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

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

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

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

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens P6 10000 Lumens P7 14300 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[2]	70CRI 70CRI 80CRI 80CRI[3] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	**Shipped included** SRM Surface mounting bracket **Shipped separately**[15] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor,<15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options			Finish *(required)*					
Shipped installed		**Shipped separately**[15]	DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V)[5]	BSW Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V)[5]	VG Vandal guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield		DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection[13]							

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Ordering Information

Accessories

Ordered and shipped separately.

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

For more control options, visit DTL and ROAM online.

NOTES

1 AMBPC only available with AMCRI
2 AMBLW only available in P1 and P6 Packages and AMBCRI
3 Not available with 57K
4 Not available with HS Option
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 Option
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.
15 Also available as a separate accessory; see Accessories information.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	27	4,030	150	4,305	160	4,365	163
	T3M	27	3,913	146	4,180	156	4,238	158
	T4M	27	3,990	149	4,262	159	4,322	161
	TFTM	27	3,978	148	4,250	158	4,309	161
	BLC4	27	3,028	113	3,234	121	3,279	122
P2	T2M	35	5,090	146	5,438	156	5,513	158
	T3M	35	4,942	142	5,279	152	5,352	154
	T4M	35	5,040	145	5,384	155	5,458	157
	TFTM	35	5,024	144	5,367	154	5,442	156
	BLC4	35	3,824	110	4,085	117	4,142	119
P3	T2M	41	5892	143	6,294	153	6,381	155
	T3M	41	5720	139	6,110	148	6,195	150
	T4M	41	5833	142	6,231	151	6,318	153
	TFTM	41	5816	141	6,212	151	6,299	153
	BLC4	41	4426	107	4,728	115	4,794	116
P4	T2M	49	6,932	141	7,405	151	7,508	153
	T3M	49	6,730	137	7,189	146	7,289	148
	T4M	49	6,863	139	7,331	149	7,433	151
	TFTM	49	6,842	139	7,309	149	7,411	151
	BLC4	49	5,207	106	5,563	113	5,640	115
P5	T2M	57	7,882	138	8,420	148	8,536	150
	T3M	57	7,652	134	8,174	143	8,288	145
	T4M	57	7,803	137	8,336	146	8,452	148
	TFTM	57	7,780	136	8,311	146	8,426	148
	BLC4	57	5,921	104	6,325	111	6,413	112
P6	T2M	71	9,697	137	10,359	146	10,503	148
	T3M	71	9,415	133	10,057	142	10,197	144
	T4M	71	9,601	135	10,256	145	10,399	147
	TFTM	71	9,572	135	10,225	144	10,367	146
	BLC4	71	7,285	103	7,782	110	7,890	111
P7	T2M	104	13,812	133	14,755	142	14,960	144
	T3M	104	13,410	129	14,325	138	14,524	140
	T4M	104	13,675	132	14,608	141	14,811	143
	TFTM	104	13,634	131	14,565	140	14,767	142
	BLC4	104	10,376	100	11,084	107	11,238	108

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

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Electrical Load

				Current (A)					
Performance Package	LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
DSXW2 P1	20	425	27	0.22	0.13	0.11	0.09	-	-
DSXW2 P2	20	550	35	0.29	0.17	0.14	0.12	0.10	0.07
DSXW2 P3	20	650	41	0.34	0.20	0.17	0.15	0.12	0.09
DSXW2 P4	20	775	49	0.41	0.24	0.21	0.18	0.14	0.10
DSXW2 P5	20	900	57	0.47	0.27	0.24	0.20	0.16	0.12
DSXW2 P6	30	725	71	0.56	0.33	0.29	0.25	0.19	0.14
DSXW2 P7	30	1100	104	0.86	0.49	0.42	0.37	0.30	0.22

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

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

*For use when motion sensor is used as dusk to dawn control

PER Table

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

✓ Recommended
⊘ Will not work
⚠ Alternate

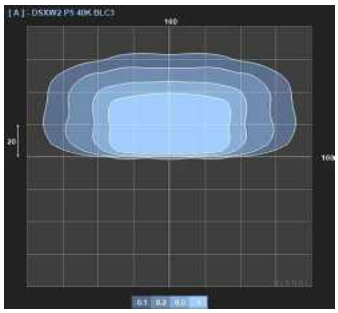
*Futureproof means: Ability to change controls in the future.

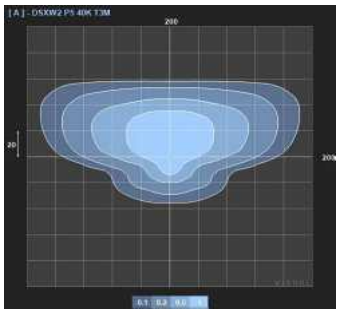
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED P5 40K. Distances are in units of mounting height (20').





FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

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

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

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

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

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

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

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d"series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

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

Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

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



A+ Capable options indicated by this color background.

A+ Capable Luminaire

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

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

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

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

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens P6 10000 Lumens P7 14300 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[2]	70CRI 70CRI 80CRI 80CRI[3] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	**Shipped included** SRM Surface mounting bracket **Shipped separately**[15] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor,<15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options

Shipped installed
- SF Single fuse (120, 277, 347V)[5]
- DF Double fuse (208, 240, 480V)[5]
- HS House-side shield
- SPD Separate surge protection[13]

Shipped separately[15]
- BSW Bird-deterrent spikes
- VG Vandal guard

Finish *(required)*

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

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Ordering Information

Accessories

Ordered and shipped separately.

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

For more control options, visit DTL and ROAM online.

NOTES

1 AMBPC only available with AMCRI
2 AMBLW only available in P1 and P6 Packages and AMBCRI
3 Not available with 57K
4 Not available with HS Option
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 Option
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.
15 Also available as a separate accessory; see Accessories information.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	27	4,030	150	4,305	160	4,365	163
	T3M	27	3,913	146	4,180	156	4,238	158
	T4M	27	3,990	149	4,262	159	4,322	161
	TFTM	27	3,978	148	4,250	158	4,309	161
	BLC4	27	3,028	113	3,234	121	3,279	122
P2	T2M	35	5,090	146	5,438	156	5,513	158
	T3M	35	4,942	142	5,279	152	5,352	154
	T4M	35	5,040	145	5,384	155	5,458	157
	TFTM	35	5,024	144	5,367	154	5,442	156
	BLC4	35	3,824	110	4,085	117	4,142	119
P3	T2M	41	5892	143	6,294	153	6,381	155
	T3M	41	5720	139	6,110	148	6,195	150
	T4M	41	5833	142	6,231	151	6,318	153
	TFTM	41	5816	141	6,212	151	6,299	153
	BLC4	41	4426	107	4,728	115	4,794	116
P4	T2M	49	6,932	141	7,405	151	7,508	153
	T3M	49	6,730	137	7,189	146	7,289	148
	T4M	49	6,863	139	7,331	149	7,433	151
	TFTM	49	6,842	139	7,309	149	7,411	151
	BLC4	49	5,207	106	5,563	113	5,640	115
P5	T2M	57	7,882	138	8,420	148	8,536	150
	T3M	57	7,652	134	8,174	143	8,288	145
	T4M	57	7,803	137	8,336	146	8,452	148
	TFTM	57	7,780	136	8,311	146	8,426	148
	BLC4	57	5,921	104	6,325	111	6,413	112
P6	T2M	71	9,697	137	10,359	146	10,503	148
	T3M	71	9,415	133	10,057	142	10,197	144
	T4M	71	9,601	135	10,256	145	10,399	147
	TFTM	71	9,572	135	10,225	144	10,367	146
	BLC4	71	7,285	103	7,782	110	7,890	111
P7	T2M	104	13,812	133	14,755	142	14,960	144
	T3M	104	13,410	129	14,325	138	14,524	140
	T4M	104	13,675	132	14,608	141	14,811	143
	TFTM	104	13,634	131	14,565	140	14,767	142
	BLC4	104	10,376	100	11,084	107	11,238	108

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

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Electrical Load

				Current (A)					
Performance Package	LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
DSXW2 P1	20	425	27	0.22	0.13	0.11	0.09	-	-
DSXW2 P2	20	550	35	0.29	0.17	0.14	0.12	0.10	0.07
DSXW2 P3	20	650	41	0.34	0.20	0.17	0.15	0.12	0.09
DSXW2 P4	20	775	49	0.41	0.24	0.21	0.18	0.14	0.10
DSXW2 P5	20	900	57	0.47	0.27	0.24	0.20	0.16	0.12
DSXW2 P6	30	725	71	0.56	0.33	0.29	0.25	0.19	0.14
DSXW2 P7	30	1100	104	0.86	0.49	0.42	0.37	0.30	0.22

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

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

*For use when motion sensor is used as dusk to dawn control

PER Table

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

✓ Recommended
⊘ Will not work
⚠ Alternate

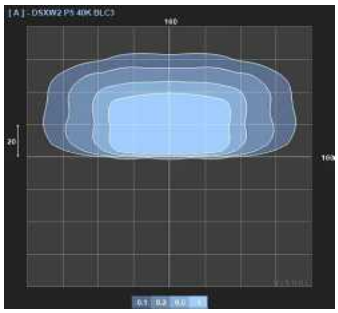
*Futureproof means: Ability to change controls in the future.

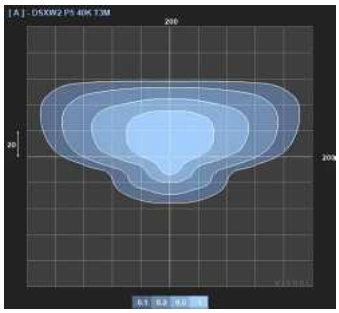
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED P5 40K. Distances are in units of mounting height (20').





FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

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

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

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

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

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

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

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RSX1 LED
Area Luminaire

Catalog Number

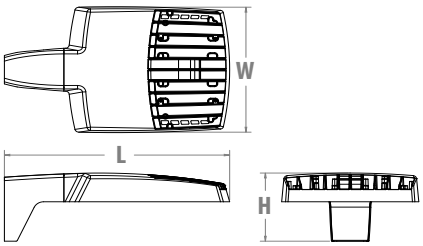
Notes

Type

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

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: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
			R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9,12,13,14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES

1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Must be ordered with PIRHN.
13 Requires MVOLT or HVOLT.
14 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

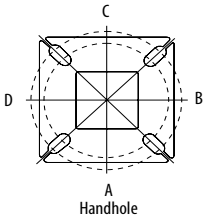


External 360 Full Visor

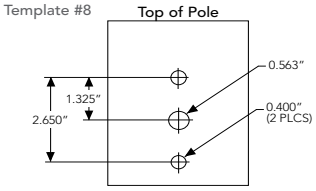
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

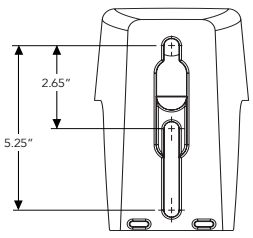
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

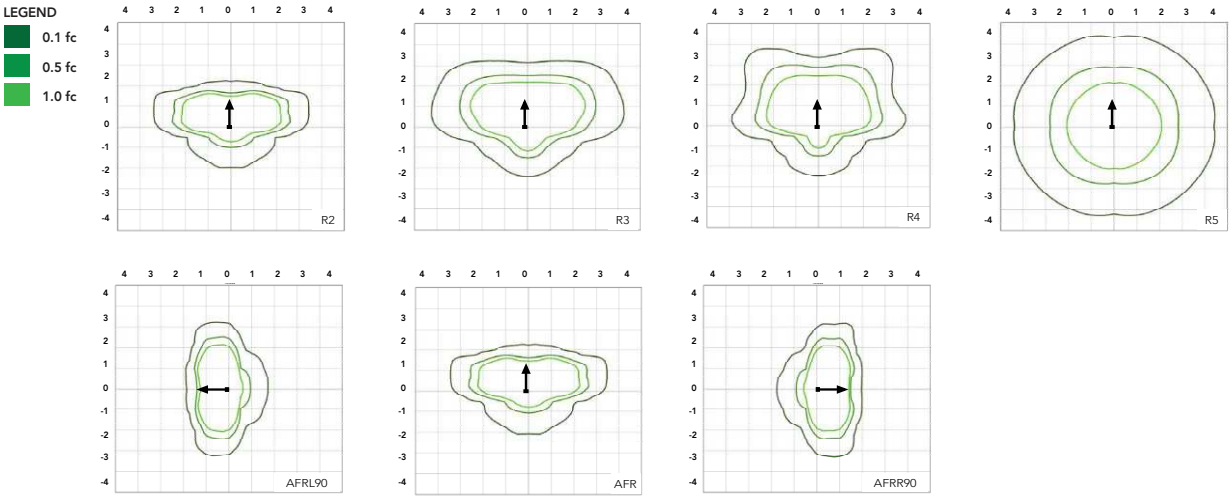
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

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

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

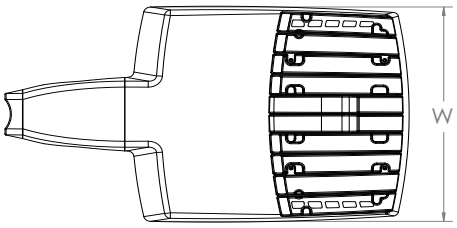
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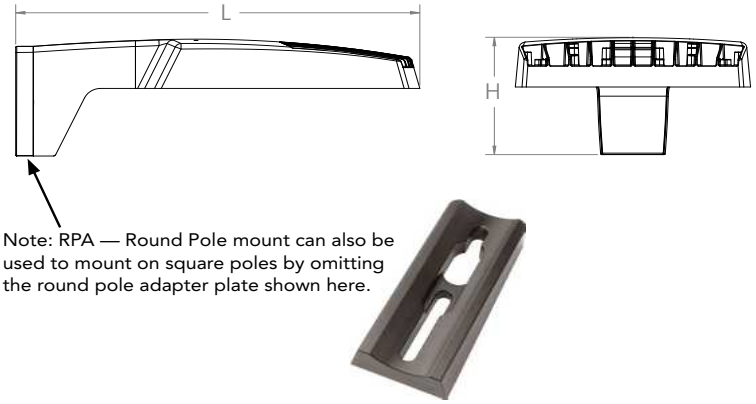
Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)

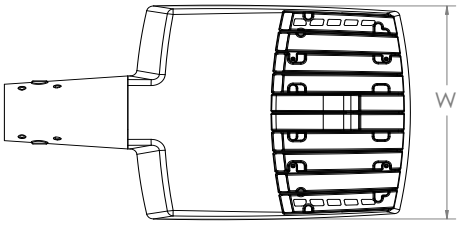


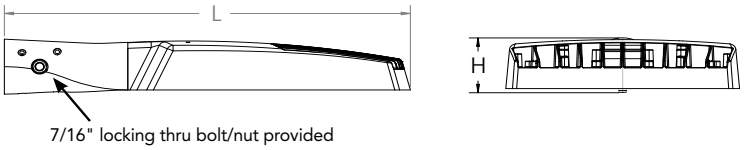


Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

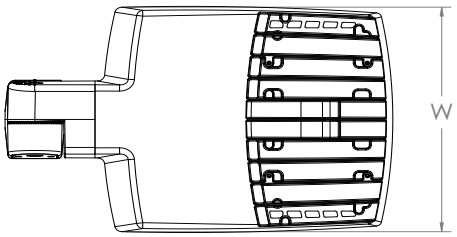
RSX1 with Mast Arm Adapter (MA)





Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)



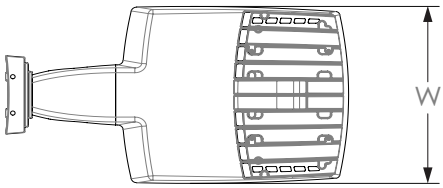


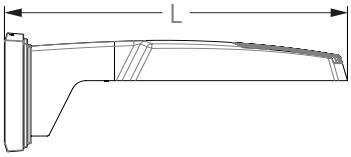
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

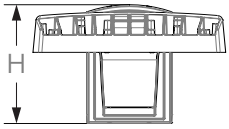
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Dimensions

RSX1 with Wall Bracket (WBA)

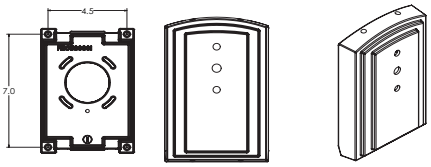




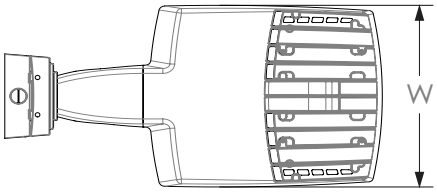


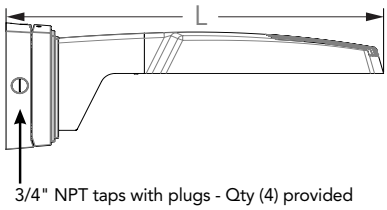
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

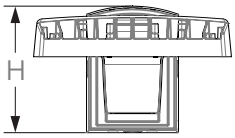


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



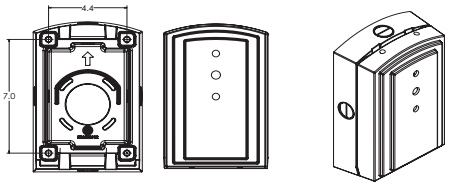


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

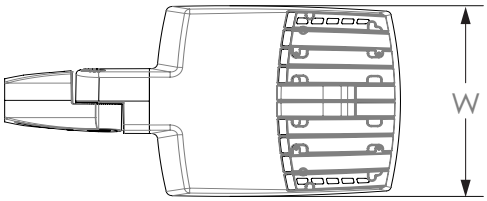
Surface Conduit Box (SCB) Mounting Detail

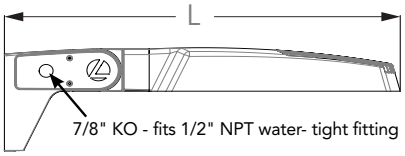


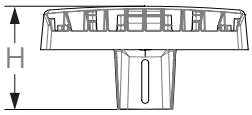
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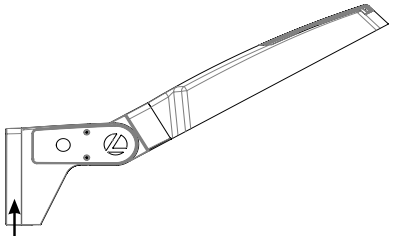
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









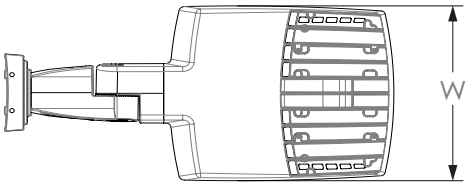
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

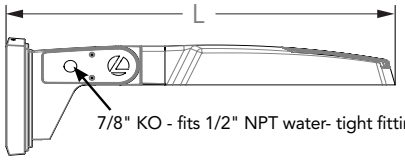
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

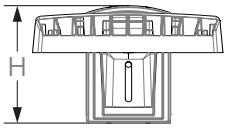


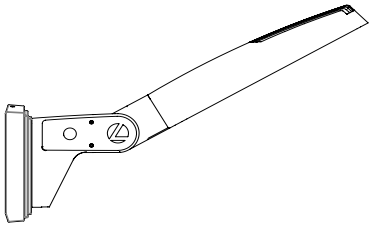
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)

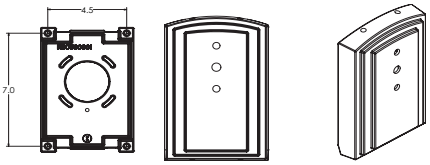








Wall Bracket (WBA) Mounting Detail

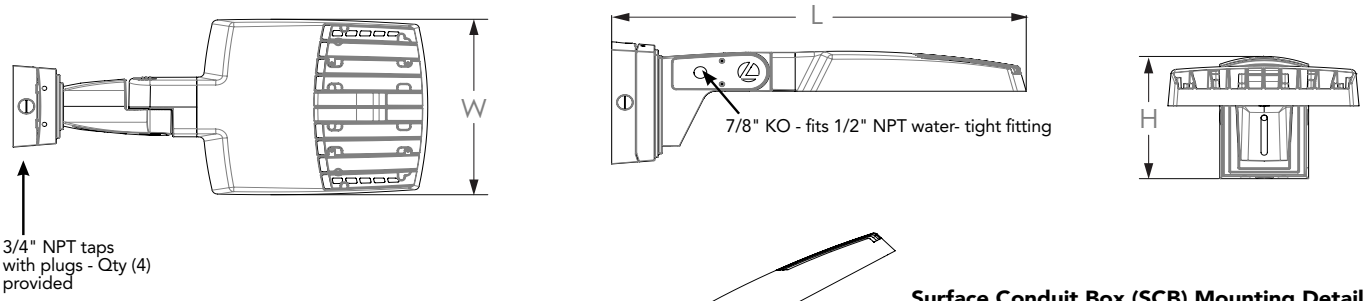


Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

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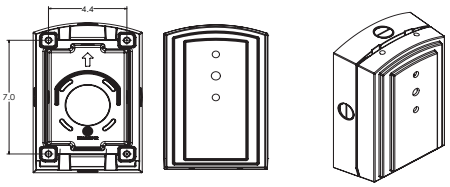
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

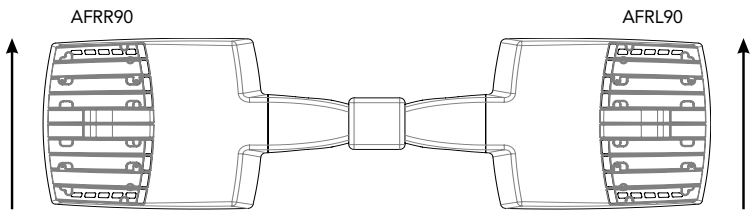


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)

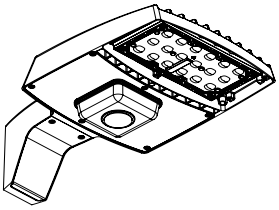


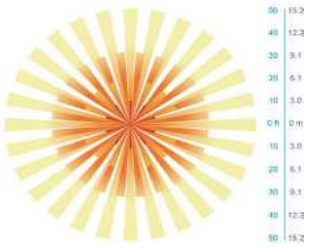
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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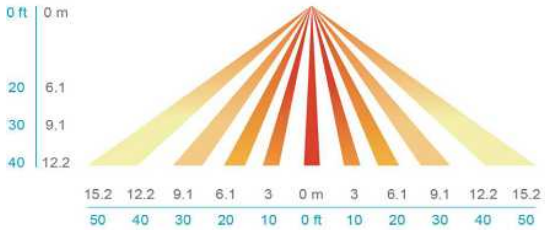
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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

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RSX1 LED
Area Luminaire

Catalog Number

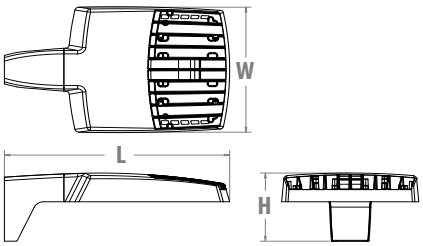
Notes

Type

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

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: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
			R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9,12,13,14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES
1. Any Type 5 distribution, is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

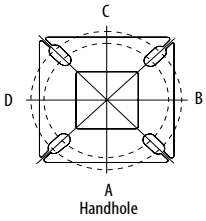


External 360 Full Visor

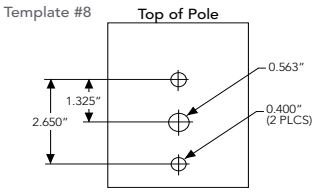
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

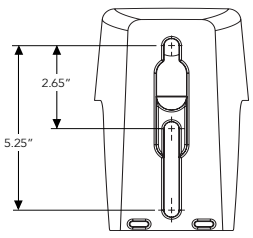
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

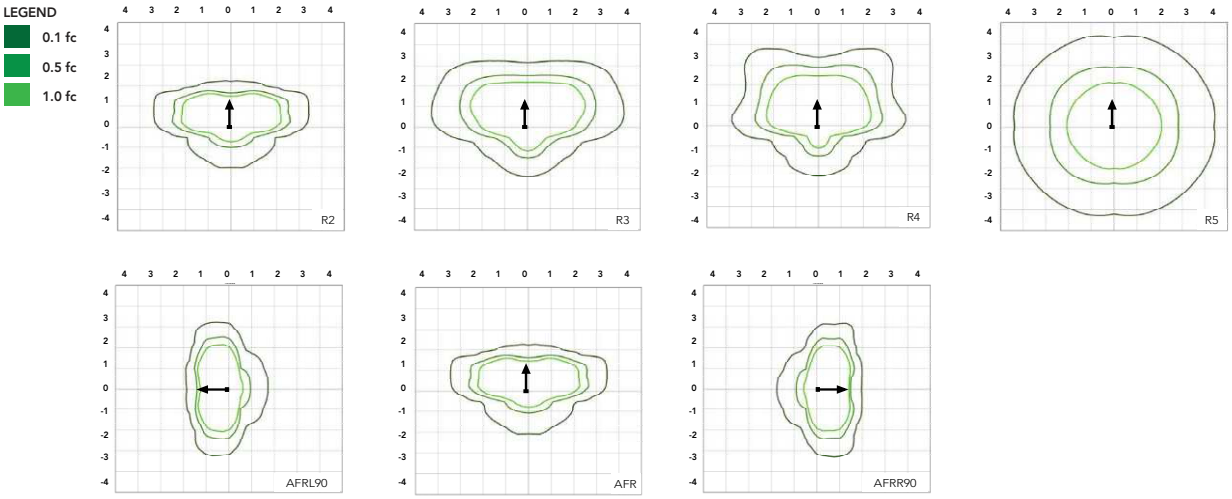
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

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

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

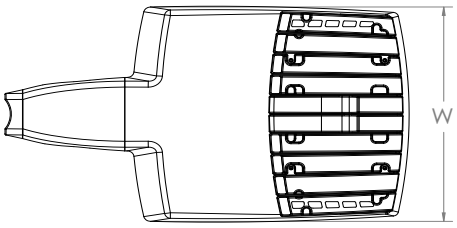
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Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



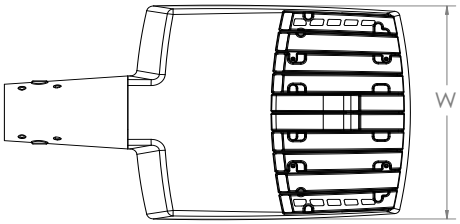


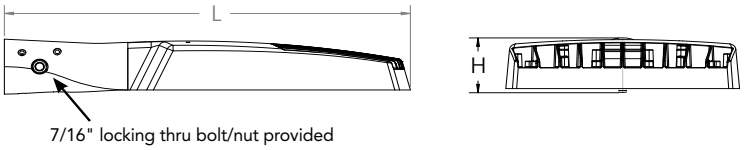
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

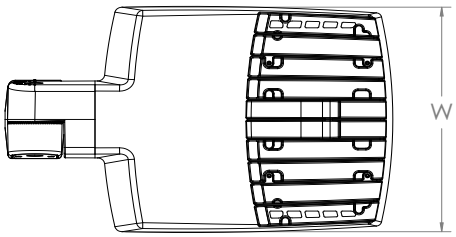




7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)





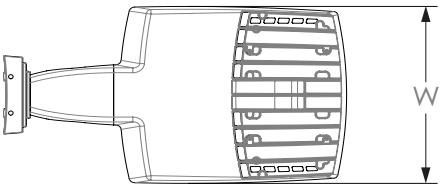
7/8" KO - fits 1/2" NPT water- tight fitting

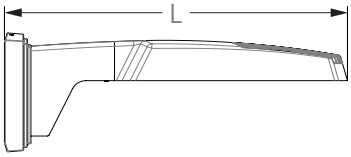
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

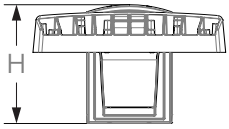
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Dimensions

RSX1 with Wall Bracket (WBA)

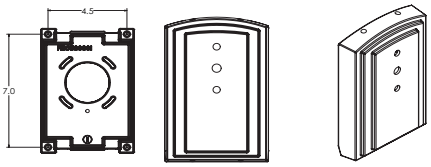




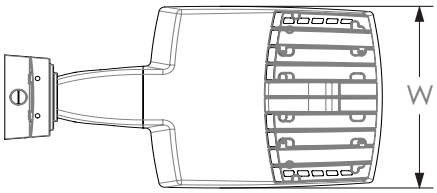


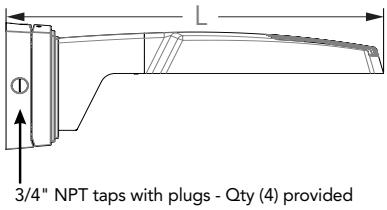
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

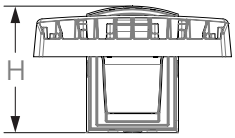


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



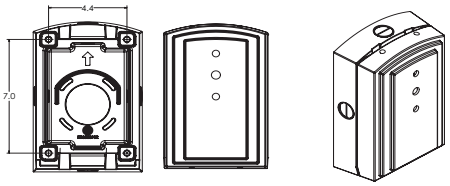


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

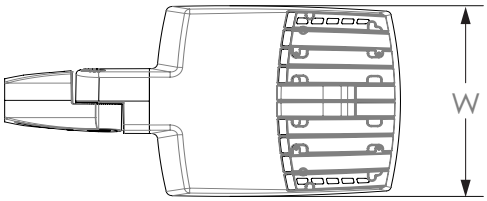
Surface Conduit Box (SCB) Mounting Detail

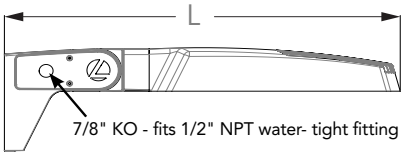


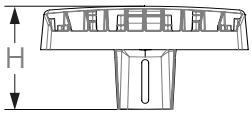
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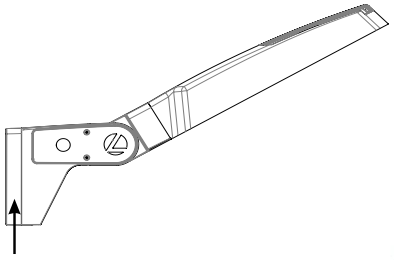
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









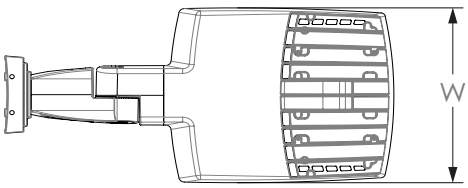
Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

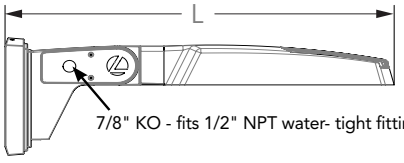
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

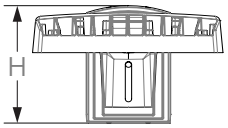


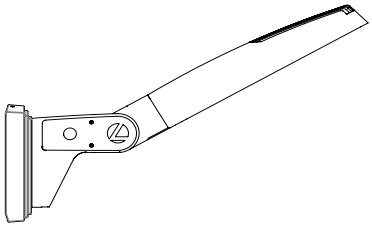
Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



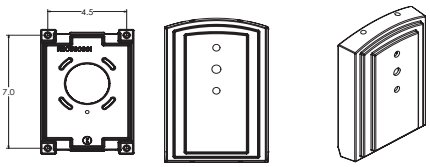






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

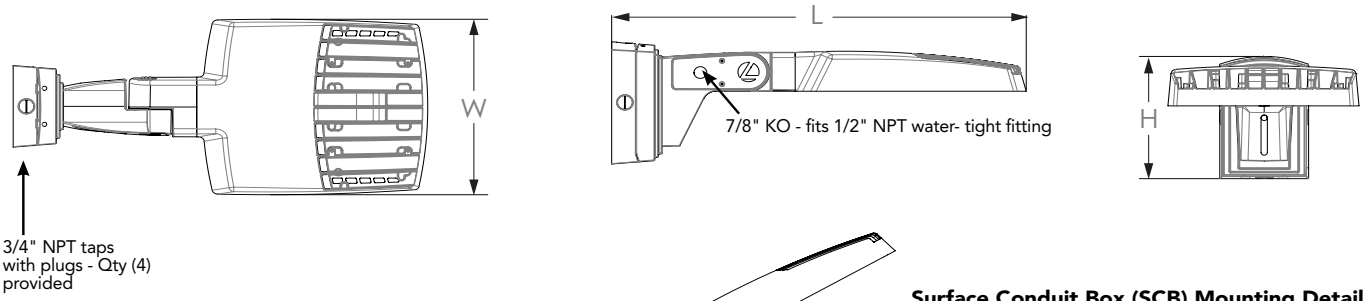
Wall Bracket (WBA) Mounting Detail



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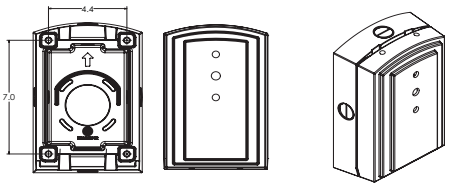
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

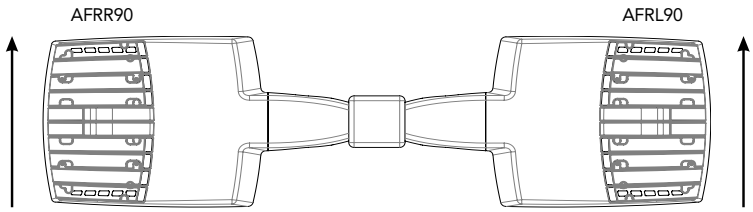


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)

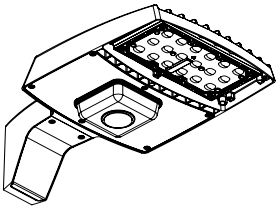


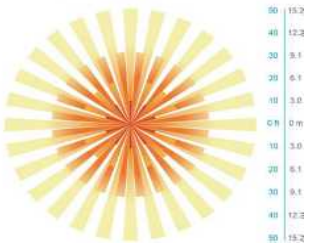
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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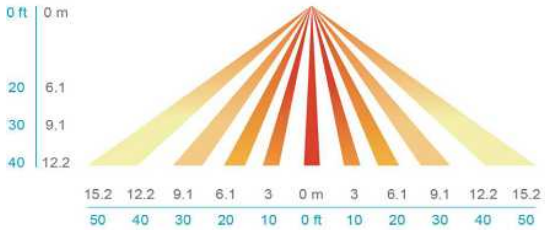
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

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

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM28AS DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) 22' (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DSX/RSX/OMERO™ Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° Arm drill mounting To be added as series + drill orientations **EX:** SMAC19 for SMAC arm drilling 1 at 90°	Shipped installed VD Vibration damper[4] JHxy J-Hook for cable strain relief[5] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] FDLGFCIxy Festoon with GFCI outlet and in-use cover[5,8] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,9] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[10] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[10] IC Interior coating[11] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[12] VM/original order# Match pole to prior order or project[13]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[14] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
9. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
10. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
11. N/A with GALV.
12. Use when mill certifications are required.
13. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example: VM/010-36784*
14. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

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SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in.)	Gauge	EPA (ft²) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft.)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

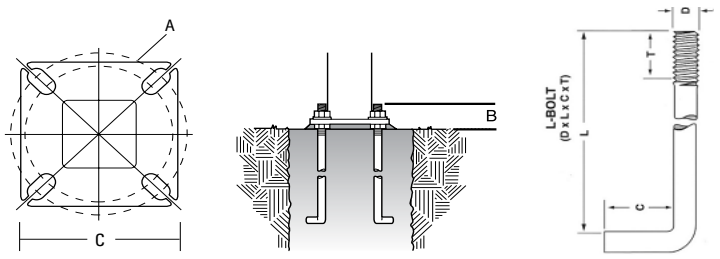
NOTE: AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) TechSupport-Lighting@Acuitybrands.com www.lithonia.com
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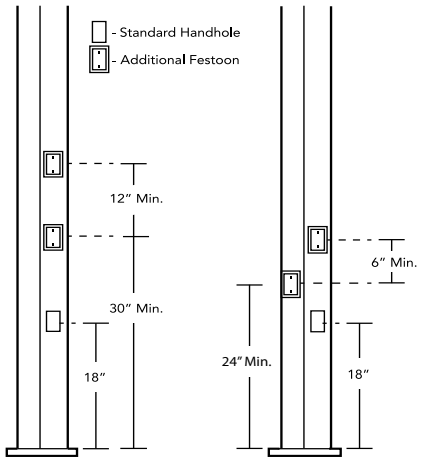
SSS Square Straight Steel Poles

ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in.) D x L x C	Anchor bolt/ Template Combo
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

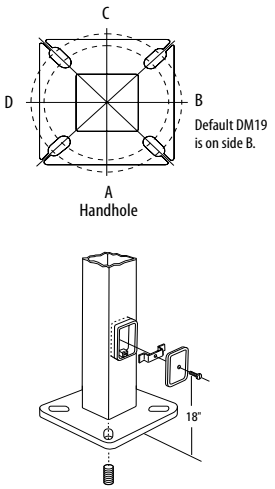
BASE & BOLT DETAIL



SQUARE STEEL HANDHOLE AND FESTOON - PLACEMENT RULES



HANDHOLE DETAIL



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

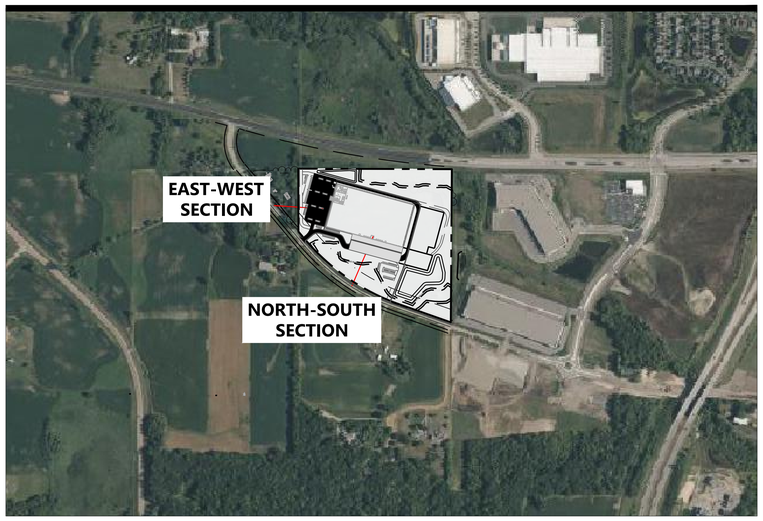
CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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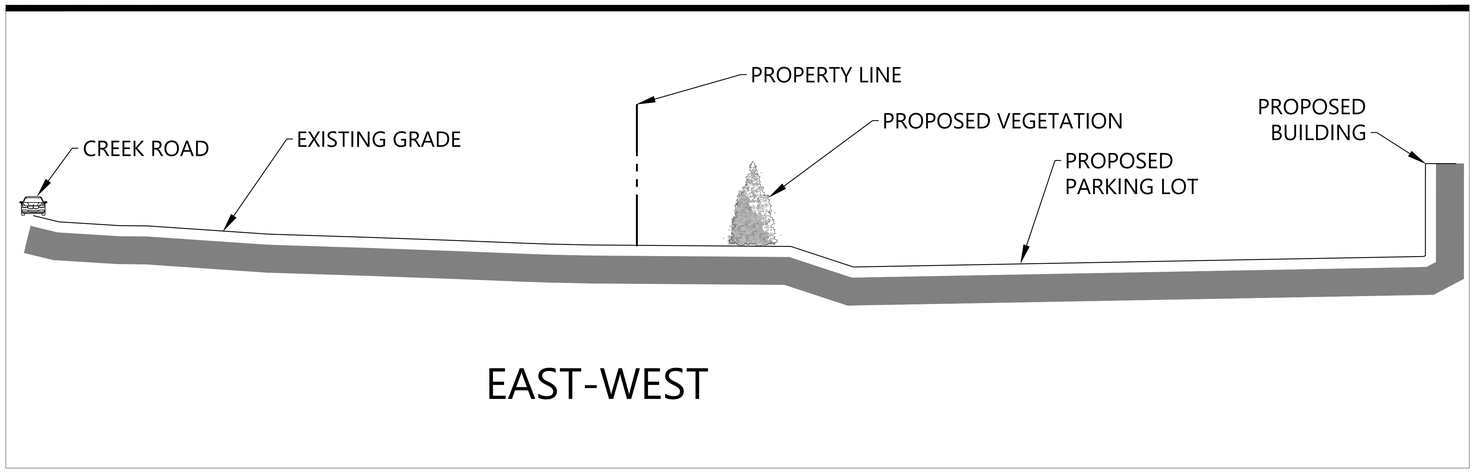
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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

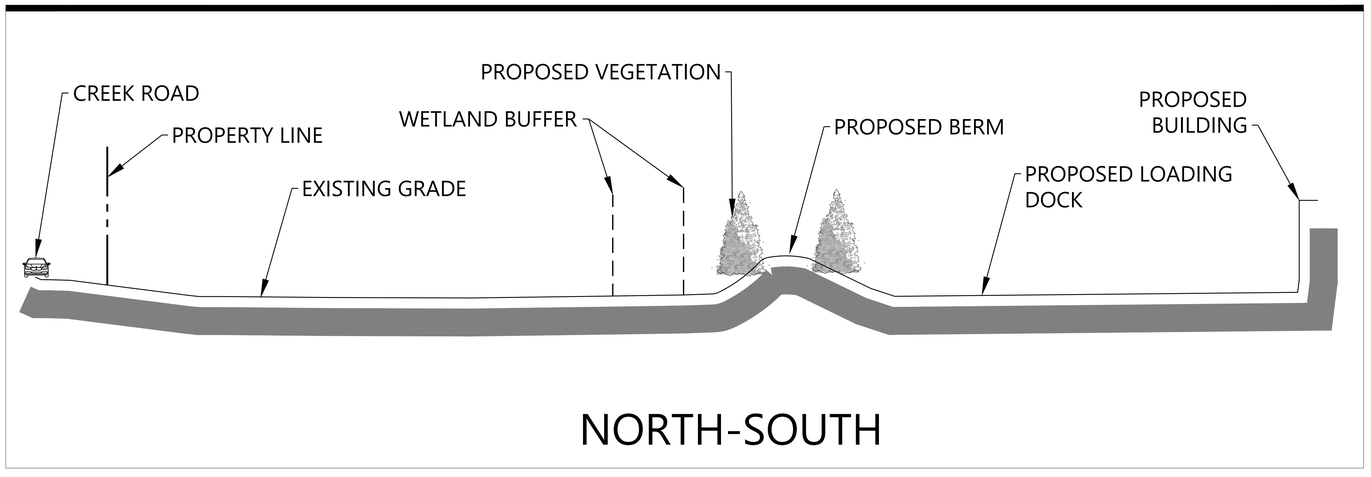
SECTION LOCATIONS (1:500)

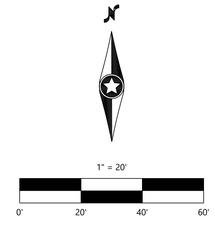


EAST-WEST SECTION



NORTH-SOUTH SECTION





NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE 03/19/25
REVISIONS:
1 04/25/25 RESPONSE TO CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
POPE ASSOCIATES
767 N EUSTIS ST, SUITE 190
ST PAUL, MN 55114

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

DAVID BADE
DATE: 04/25/25 LICENSE NO. 40409

EDCO CHASKA
CHASKA, MN

CROSS SECTIONS

SHEET NUMBER:
C301
DATE: 04/25/25

EDCO CHASKA
PROJECT NUMBER: 0060241

N:\0060241.00\DWG\CIVIL\0060241GD01.DWG

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
Date: **May 9, 2025**
Subject: **Edco / Haasken Preliminary Plan – Engineer's Memo**

The Haasken property being considered for development is located within the city's southwest development area between Creek Road and Engler Boulevard (County Highway 10). The project proposes a new industrial building that requires extension of City utilities along with new access(s) along Creek Road.

The site contains several wetlands areas requiring agency review and acceptance prior to final City approvals. Any wetland areas proposed to be impacted must be approved prior to a grading permit being issued. The wetlands located near the SE corner of the property is prioritized in the City's surface water plan for potential restoration. The City's policy in terms of wetlands would be to ensure high priority wetlands are protected with the intent for opportunities to enhance or restore the areas back to previous conditions.

For final plan approval, the project requires all agency storm water standards are met. The City's stormwater standards are outlined in the surface water management plan. For a grading permit for the site to be considered, all the wetland and storm water agency approvals must be secured.

In terms of city utilities, the site requires extensions of trunk water main and gravity sewer. The previous industrial park projects along Chaska Creek Boulevard combined with the extension of trunk sewer along Creek Road have provided trunk utilities with adequate capacity to support the new building site. Both trunk water and sewer stubs are located east of the property near the roundabout at Chaska Creek Boulevard and Creek Road.

The site plan currently shows access off Creek Road, which is a designated City municipal state aid route. Both the utility extension and street reconstruction require a development cost participation agreement between the City and Developer.

- MINUTES -
CHASKA CITY COUNCIL
APRIL 21, 2025

1. Call to Order
The meeting was called to order by Mayor Hubbard at 7 p.m.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Hubbard and Councilmembers Benesh, Grau, Hatfield, and Sheveland.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Benesh to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
5.A. Southwest Community Park Master Plan Update
City Administrator Podhradsky introduced the item to the Council and Parks and Recreation Director Grange provided a presentation on it.

Parks and Recreation Director Marshall Grange explained the first phase included community engagement through a carnival, project website, focus group meetings, and a market study. The online survey received more than 1,400 responses, which is a very high response rate. He detailed the demographics of respondents.

Mr. Grange stated the top requests were for nature trails, splash pads, and enhanced food service options. Within a park shelter building, there were requests for year-round restrooms, covered open-air spaces, and a winter warming house. There was interest in the winter activities of sledding and ice skating. Overall, the highest priorities for the park were for play and nature.

Mr. Grange pointed out the idea board was a place for folks to submit unique ideas; there was a variety of interest.

Mr. Grange noted focus group meetings included athletic associations, active older adults, Chaska Rotary and Lions, school district leadership, folks with disabilities, Staff, and nearby residents. Each group ranked themes differently.

Mr. Grange stated a market study was completed for the 15-minute service area. The numbers are still being fleshed out. They hoped to find a gap in park systems to incorporate into the new park. The only offering that was slightly lacking in the area was rectangular sports fields.

Mr. Grange summarized the next steps of the process. The three concepts will be refined and made available online.

Councilmember Hatfield expressed the community's excitement for the park.

Councilmember Grau pointed out Maple Grove has a new park with fields. There is a destination park in Des Moines which is a notable regional event. He added turf baseball fields would be a great attraction.

Councilmember Sheveland stated Centennial Park offers paddle boats and putting green. She encouraged the park planner to check out French Regional in Plymouth. It has multiple levels similar to Hyland Park in Bloomington.

Mayor Hubbard noted the community engagement rate is exciting.

Mr. Grange added Chaska must consider the long-term maintenance cost.

5.B. Communications Update

City Administrator Podhradsky introduced the item to the Council and Communication Director Kevin Wright provided a presentation on it.

Mr. Wright explained the 2025 communications goals include a website refresh, a podcast, consistency in communications, a resident guide, neighborhood ambassadors, a resident academy, and a communications plan. *Chaska Today* will be revived in 2025 as well with a mailing every other month. Chaska has been leaning into more video content in recent years. Staff has been working with the Police Department to develop a FIVE-O trailer for community engagement. The model is based on an effort in Aurora, Colorado, and is intended to be a mobile block party.

Councilmember Sheveland stated a park tour with the trolley would be a fun opportunity to highlight the parks.

Mayor Hubbard noted the newsletter will be a great communication tool for the community. She thanked Staff for their work.

Councilmember Sheveland requested Staff highlights be included in future communications.

6. Approve Previous Meeting Minutes

6.A. Approve the March 17, 2025, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the March 17, 2025, City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Hatfield noted the upcoming summer events are exciting.

City Administrator Podhradsky pointed out the overlay project came in extremely under budget. They are looking to expand the scope of the project.

Motion by Councilmember Benesh, second by Councilmember Sheveland to approve the Consent Agenda Items A through K:

A. Transient Accommodation License - Prime Hotels Inc. DBA Super 8 Chaska

Motion to approve the 2025-2026 transient accommodation license keep as a Level I effective May 1, 2025, through April 30, 2026, for Prime Hotels Inc. DBA Super 8 Chaska.

B. Approve Temporary On-Sale Intoxicating License For Chaska Rotary - River City Days

Motion to approve Temporary On-Sale Intoxicating License TW 25.02 for the Chaska Rotary, that allows them to serve intoxicating beverages at Chaska City River Days, on July 25th – 27th, 2025 providing permit upon payment of a fee.

C. Approve Temporary On-Sale Intoxicating License for Chaska Rotary - Music Festival

Motion to approve Temporary On-Sale Intoxicating License TW 25.03 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska Cares Music Festival, on Saturday, September 20, 2025, providing permit upon payment of a fee.

D. Approval of revised Chaska Fire Department Relief Association Bylaws

Motion to approve revised Chaska Fire Department Relief Association Bylaws effective as of April 21, 2025.

E. Approval of 2024 Interfund Transfers

Motion to approve 2024 interfund transfers to be reported as Other Financing Sources and Uses in the 2024 Annual Comprehensive Financial Report.

F. Approve Tobacco License Applications for NorthStar Regional, Inc

Motion to approve licenses to sell tobacco-related products for NorthStar Outpatient Program (Sugar Creek) located at 1055 Stoughton Ave. Chaska and NorthStar Regional Women's Residential Treatment Center located at 320 Walnut St. Chaska

G. Adopt Resolution 2025-23 Approving the 2025 Municipal Services Building Roof Replacement

Motion to approve Resolution 2025-23 awarding the bid for the 2025 Municipal Services Building Roof Replacement to Hoffman Weber Construction in the low bid amount of $336,753.00.

H. Adopt Resolution 2025-24 Approving 2025 Chaska Overlay Program

Motion to approve Resolution 2025-24 awarding the bid for the 2025 Chaska Overlay Program to Northwest Asphalt in the low bid amount of $629,807.04.

I. Adopt Resolution 2025-25 Approve 2025 Chaska Town Course Parking Lot Overlay Program

Motion to approve Resolution 2025-25 awarding the bid for the 2025 Chaska Town Course Parking Lot Overlay Program to Northwest Asphalt in the low bid amount of $91,440.10.

J. Adopt Resolution No. 2025-26 Approving the Lot Split for the Eitel House (2532 Eitel Road)/Peter Isabell/PC #2025-06

Motion to adopt Resolution No. 2025-26 approving the lot split for the Eitel House (2532 Eitel Road), subject to the following conditions:
1. Approvals shall be based on the following exhibits:
a. Site Plan (pg C2.0), prepared by Civil Site Group, dated April 7, 2025;
b. Utility Plan (pg C4.0), prepared by Civil Site Group, dated April 7, 2025
2. Future construction of a detached garage shall require approval of a site alteration permit by the Heritage Preservation Commission (HPC), prior to issuance of a building permit.
3. Future construction of a detached garage on the Eitel House lot will require that the size, scale, materials, and overall design fit in appropriately with the Eitel House as directed and approved by the HPC.
4. Driveways shall be set back a minimum of five (5) feet from interior side lot lines.
5. Provision that Jonathan Association approve the relocation of the mail cluster on Eitel Road prior to issuance of a building permit on Parcel A.
6. Provision that the existing utilities that serve Parcel B (Eitel House) to be abandoned, and new utility services be provided for each lot to be approved by the Water and Sewer Department prior to issuance of a building permit for Parcel A.
7. Provision to obtain Certificate of Occupancy and building permit completion for Eitel House prior to issuance of a building permit on Parcel A.
8. Provision to install a paved driveway on Parcel B (Eitel House) prior to issuance of a building permit on Parcel A.
9. Provision to coordinate with Chaska Electric on the relocation of the existing electric line, and to be completed prior to issuance of a building permit on Parcel A.
10. Provision to coordinate with Chaska engineering on the roadway patch and curb replacement limits for each lot's driveways.
11. Provision to coordinate with Chaska Fire on the placement/installation of the new fire hydrant prior to issuance of a building permit on Parcel A.

K. Adopt Ordinance 2025-1058 to Amend CMCO 7.28.100 Alternate Metering System

Motion to adopt Ordinance No. 2025-1058 Alternate Metering System for Electric Meters.
Motion carried.

8. Action Items

8.A. TABLED from 3/17/2025: Adopt Resolution No. 2025-14 and Ordinance No. 1055 Approving the Preliminary Plat and Rezoning for Fultonwood/Pulte Homes/PC #2024-21

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

Haley Daily, representative of Pulte Homes, also provided a presentation. She explained the background of Pulte and its connection to Del Webb. Pulte added an access point on the west side of the project. She showed a cross-section image depicting the view from the proposed homes' backyards. Additional landscaping and buffers were added.

Ms. Daily noted the original proposal was for two-story homes. They hope to offer six floor plans with a variety of bedroom and garage stall numbers. The plan has been revised to

incorporate two single-floor plans. Overall, the plan includes 52 single-family homes, a tot lot, and various home styles.

Mayor Hubbard asked if certain lots are designated for one- or two-story homes. Ms. Daly stated the potential homeowner would be allowed to choose their lot and the type of home.

Councilmember Hatfield expressed her appreciation for the increased safety with the addition of another access point and the tot lot.

Councilmember Sheveland stated the one-story home option will be attractive to potential buyers.

Councilmember Grau thanked Pulte for their flexibility and responsiveness.

Councilmember Benesh noted his appreciation for the additional access point.

Mayor Hubbard pointed out that the Council has considered the needs of the neighboring community although it is outside of Chaska. The Council, Staff, and Pulte have worked together to create the best possible product.

Motion by Councilmember Benesh, second by Councilmember Grau to adopt Resolution No. 2025-14 approving the preliminary plat for Fultonwood (PC #2024-21).
Motion carried.

8.A.i. Ordinance No. 1055
Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Ordinance No. 1055 approving the rezoning from Open (O) to Planned Residential District No. 88 (PRD-88) for Fultonwood.
Motion carried.

8.B. Adopt Resolution No. 2025-22 Approving the Preliminary Site & Building Plan for Beckman Coulter at 316 Lake Hazeltine Drive/CRB/PC #2025-05
City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Amy Salisbury, representative of Beckman Coulter, noted they are excited to offer more jobs in Chaska.

Mayor Hubbard noted the building is beautiful. She thanked Beckman Coulter for their investment in Chaska.

Motion by Councilmember Benesh, second by Councilmember Hatfield to adopt Resolution No. 2025-22 approving the Preliminary Site & Building Plan for the building addition at 316 Lake Hazeltine Drive (PC #2025-05).
Motion carried.

8.C. Transient Accommodation License - Chaska Lodging Management LLC - DBA TownSquare Place

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

Councilmember Sheveland asked if the City wants to continue issuing a transient accommodation license to TownSquare Place and if the City should require some exterior updates.

City Administrator Podhradsky explained there is a licensing process in place. If a business doesn't follow the licensing process, then the City may intervene. However, TownSquare Place has been making progress.

City Attorney Christophe Morschen stated TownSquare Place is eligible for the license according to the ordinance. If the exterior of the building isn't meeting City Code, then Staff could move forward with code enforcement. The City Council has more discretion in zoning.

Councilmember Grau stated the City must consider how long a business may stay at level III. City Administrator Podhradsky stated Staff would make the argument to intervene if TownSquare Place wasn't moving in the right direction.

Councilmember Hatfield added the building is more attractive to potential buyers if it continues to act as a hotel. She noted TownSquare should have had representation at the meeting.

Mayor Hubbard asked how many individuals are long-term residents of TownSquare. City Administrator Podhradsky stated most residents are month-to-month renters.

Mayor Hubbard asked if there is a limit on how long an individual may stay at a hotel. Community Development Director Nate Kabat explained a hotel is defined as a maximum of 29 days. However, it is difficult to enforce any violations of the time limit.

Mayor Hubbard pointed out that the lack of police calls is encouraging. She stated she would have liked representatives of TownSquare Place to be present to continue the conversation. The Council's intention for TownSquare Place is for short-term stays, and it is unclear if they offer that service. TownSquare Place has new management, but that isn't evident in the community. Their lack of success falls on the Council.

Councilmember Sheveland noted she had someone visit that left halfway through their stay at TownSquare because it was so bad. The business isn't in line with the Council's vision for Chaska.

Councilmember Grau asked what changed since August because there were several calls before then. Councilmember Hatfield stated the management changed in May 2024. Councilmember Grau noted it may be unsustainable.

City Administrator Podhradsky added the business is motivated to leave Level III because it is a financial burden.

Motion by Councilmember Grau, second by Councilmember Sheveland to approve the 2025-2026 transient accommodation license keep at a Level III for TownSquare Place effective May 1, 2025, through April 30, 2026 for Chaska Lodging Management LLC DBA TownSquare Place.
Motion carried.

8.D. Public Hearing: Adopt Ordinance 2025-1059 Amending Chapter 5, Article 5.44 Sections 5.44.010 and 5.44.020 Alcoholic Beverages
City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Hatfield stated the change is reasonable. Councilmember Benesh added Chaska has more affordable rates than the surrounding communities.

Mayor Hubbard opened the public hearing at 9:00 p.m.

No one wished to address the Council.

Mayor Hubbard closed the public hearing at 9:01 p.m.

Motion by Councilmember Benesh, second by Councilmember Hatfield to adopt Ordinance 2025-1059 Amending Chapter 5, Article 5.44, Sections 5.44.010 and 5.44.020, increasing the license fee for new and renewal on-sale intoxicating, on-sale wine, taproom and off-sale intoxicating, off-sale 3.2 percent malt liquor, and brewery off-sale liquor licenses, and investigation fees for the City of Chaska, Minnesota.
Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 21-4-2025
The Council requested further information about WAFTA dues and MetroNet.

City Administrator Podhradsky provided further information.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 21-4-2025

Councilmember Grau:

- Pointed out that serving on SouthWest Transit Board has been interesting in light of Federal funding changes.
- Noted D-BAT has been active in the local sports community.

Councilmember Sheveland:
- Stated the Community Center is busy in the evenings, which is encouraging. Her children are attending gymnastics there.
- Added the road work progress is nice to see.
- Met with the Catholic school's Cub Scouts, and they may visit a Council meeting.
- Encouraged folks to attend the Catholic schools' Spring Gala.

Councilmember Hatfield:
- Noted Coffee with a Cop is April 23, 2025.
- Stated Taste of Chaska is May 14, 2025.
- Pointed out the signage is downtown looks amazing.
- Encouraged community members to visit The Loop.
- Added SouthWest Transit has new bus wraps and a new route.
- Requested the new Councilmembers be trained on potential transit changes.

Councilmember Benesh:
- Explained five years ago his paramedic partner completed suicide. He encouraged first responders to reach out for help.

City Administrator Podhradsky
- Provided an update on cannabis licenses at the State level.
- Pointed out many trees are being planted around Chaska.

Mayor Hubbard:
- Noted construction is ongoing throughout Chaska and recommended folks pay attention to signage.
- Stated Chaska received a bond hearing regarding City Square West.
- Attended the American Society of Civil Engineering banquette.
- Added the work on City Square Park is underway.
- Pointed out May 3, 2025, is the Spring Yard Cleanup.
- Stated Chaska Friends of the Library is having a book sale on April 25, 2025.
- Noted the First Responder Luncheon is April 30, 2025.
- Explained she signed up to walk or run 100 miles in May.
- Stated El Dia del Nino is on April 26, 2025.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Benesh to adjourn the meeting at 9:30 p.m.
Motion carried.