



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, June 11, 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 May 14th Planning Commission Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for 316 Lake Hazeltine Drive/Beckman Coulter/PC #2025-09
7. Action Items
8. Other Business
 - 8.A. City Council Meeting Minutes 05/19/2025
9. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
MAY 14, 2025**

1. Call to Order

Chairperson Brass called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Aasen, Urbanski, Baswa, Purdy, Kerber, Campbell, Sailer, and Chairperson Brass.

Member absent: Commissioner Rostad.

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

3. Adopt the Agenda

Motion by Commissioner Brass, second by Commissioner Perdy, 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 April 9, 2025, Meeting Minutes

Motion by Commissioner Brass, second by Commissioner Aasen, to approve the minutes of the April 9, 2025 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning for EDCO/Pope Design Group/PC #2025-08
City Planner Hanson presented the item to the Commission and noted that it would come before the City Council on May 19, 2025.

Chairperson Brass opened the Public Hearing at 7:21 p.m.

There being no public comment, Chairperson Brass closed the Public Hearing at 7:22 p.m.

Commissioner Assen stated that this was a great use for the property.

Chair Brass asked about the timeframe for the proposed addition to the building.

The applicant stated that his best guess would be about ten years before they would move ahead with the expansion.

Chair Brass asked if the applicant had plans to be the 4880 property to connect the properties they own in the area.

The applicant stated that they had not entered into discussions about buying that property yet.

Chair Brass confirmed that the applicant did not have any questions about the recommendations that had been made by City staff. He stated that their building plans show a handful of dock doors and asked if they planned to add more or have blowout panels for future dock doors.

The applicant stated that there would be some blowout panels, but did not envision needing them until they did the expansion.

Commissioner Purdy stated that the aesthetics looked nice compared to the buildings that were out there now.

Commissioner Urbanski agreed and stated that he felt this would stand out nicely.

Chair Brass stated that the applicant was using the site well.

Motion by Commissioner Brass, second by Commissioner Purdy, to recommend to the City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for EDCO (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 carried.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend approval of the Rezoning from RR-2 to Planned Industrial District (PID-12), based on the draft ordinance.

Motion carried.

8. Other Business

A. City County Meeting Minutes of April 21, 2025

Community Development Director Kabat stated that CloudHQ was moving forward with demolition of the buildings on the site. He stated that as part of the permitting process, the City asked them to send out letters to the homes on the neighboring properties to notify them of this work. He noted that they will be taking access off of West Creek Lane, so there should not be any construction traffic coming through the neighborhood as a result of the demolition activity.

Chair Brass asked about the demolition happening on Jasper Circle.

Community Development Director Kabat stated that was another situation where it was just a demolition permit and they had not submitted anything related to the next step in the development process.

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Purdy, to adjourn the meeting at 7:31 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 6/11/2025

Subject: Beckman Coulter – 316 Lake Hazeltine Drive – Final Site & Building Plan

Applicant: Beckman Coulter and Clark, Richardson & Biskup Consulting Engineers (CRB)

Location: 316 Lake Hazeltine Drive

Case No.: P.C. No. 2025-09

Synopsis: The applicant is requesting Final Site & Building Plan approval for a two-story building addition totaling approximately 148,000 square feet

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Introduction

The property in question (316 Lake Hazeltine Drive) is located on the northeast 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

Neighborhood Meeting – October 22, 2024

The developer held a neighborhood meeting on Tuesday, October 22nd at 6:15pm. No one from the public attended the meeting.

Previous Approvals

At their July 16, 1984 meeting the City Council approved the site and building plan for the existing building at 316 Lake Hazeltine Drive. The site plan approvals contemplated a building totaling 53,700 square feet plus a potential northerly building addition which could double the size of the facility. The company that occupied the building at the time was Dataforms, Inc., which was a printing business. Beckman Coulter purchased this building in 2013.

At their November 18, 2024 meeting City Council approved the city's application to the Minnesota Department of Employment and Economic Development (DEED) on behalf of Beckman Coulter Inc. to the Minnesota Investment Fund program (MIF). The city received this request from Beckman Coulter to sponsor an application that would provide the company with a forgivable loan funded by DEED. This loan would help offset capital improvement costs associated with the building expansion project proposed.

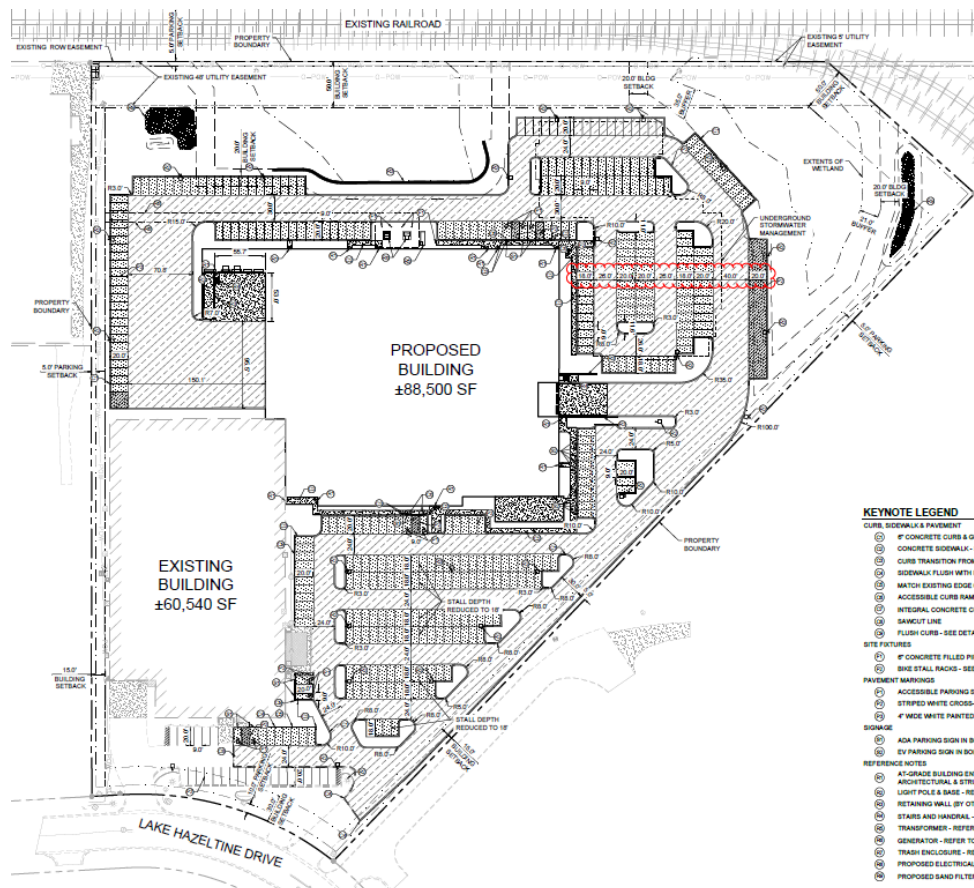


Figure 2: Preliminary Plan approved

At their December 16, 2024 meeting City Council approved the Concept Plan for Beckman Coulter's building addition. At their April 21st meeting the City Council approved the Preliminary Site & Building Plan (see Figure 2).

Final Plan

The applicant is requesting approval of a Final Site & Building Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The site, 316 Lake Hazeltine Drive, is comprised of 12.9 acres and is located west of Lyman Blvd (CR18), south of the Twin Cities & Western Railroad, and north of Lake Hazeltine. The property currently contains a one-story building totaling approximately 60,500 square feet and a surface parking on the south and east sides totaling 182 stalls. Access to the site comes directly off of Lake Hazeltine Drive from two driveway points. The topography is relatively level, but generally slopes from south to north, with two existing wetlands and wooded areas along the northern property line abutting the railroad tracks. Approximately 4.5 acres of the existing 12.90-acre site has been disturbed/developed with the existing building and parking areas with the remainder of the property being occupied by existing wetlands, trees/landscape areas, and stormwater management areas. An NSP electric easement exists on the north side of the property that is 48 feet wide.



Figure 3: Existing Conditions

- **Final Plan.** The final site & building plan contemplates a two-story building addition totaling 148,000 square feet. The building addition would expand the manufacturing footprint at 316 Lake Hazeltine Drive, and is proposed on the northeast corner of the existing building. The parking lot will also be expanded on the east and north sides of the site. The 316 Lake Hazeltine Drive building is an existing building responsible for the manufacturing process for multiple medical devices, namely diagnostic testing products. Beckman Coulter is proposing an expansion of this manufacturing building as they look to expand their capabilities for manufacturing/warehousing new products while also consolidating and moving some existing product lines from Beckman Coulter facilities in Miami to Chaska.

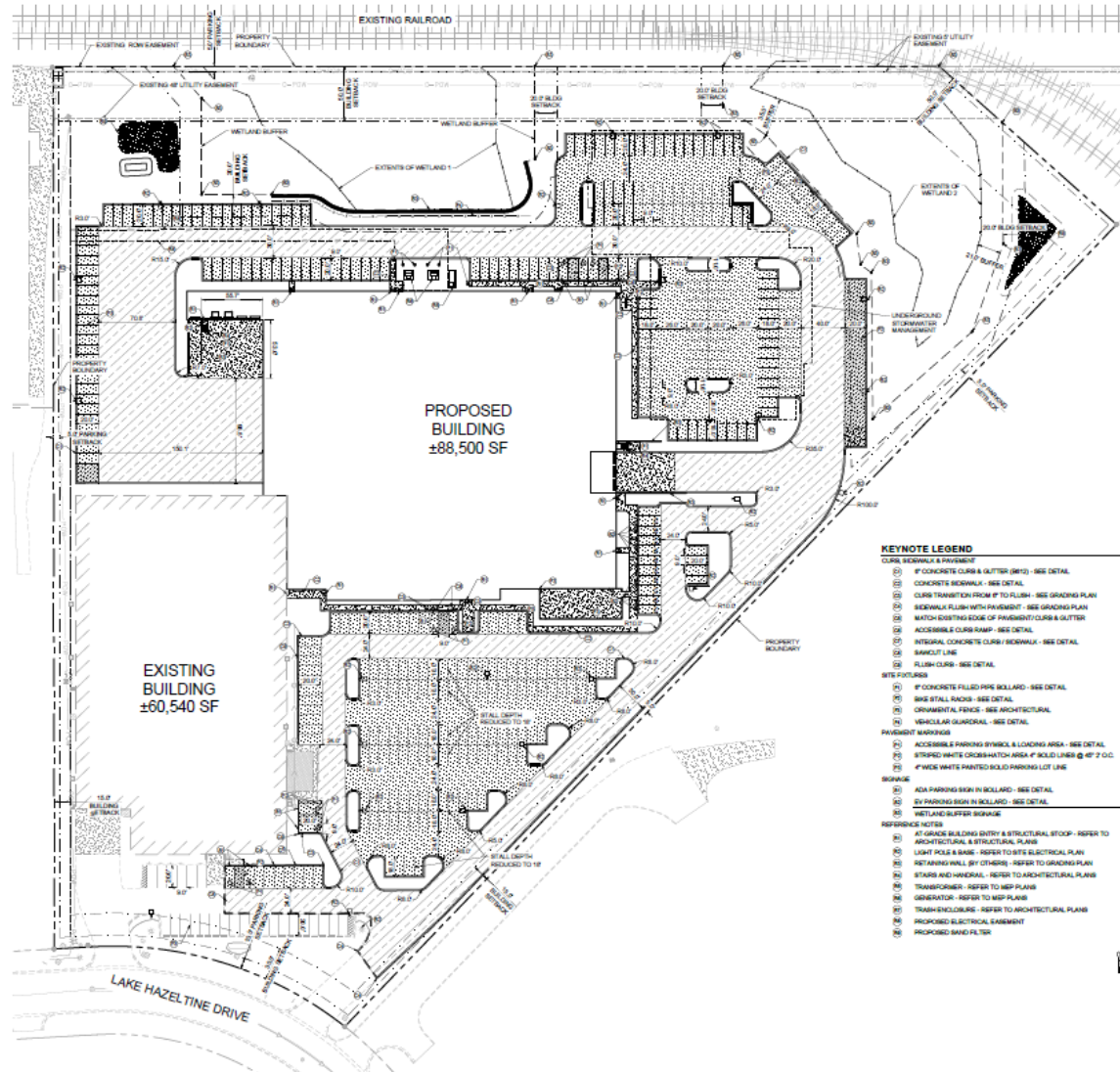


Figure 4: Proposed Final Plan

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

- Create optimal flow with new building addition
- Create flexibility by avoiding monuments within the building design
- Create collaboration across functions and spaces within the workplace
- Create employee wellbeing through sustainability and quality of design

Parking: 528 parking stalls will be provided for the site (127 shown as proof of parking). Included in the proposed parking count are 10 electric vehicle (EV) spaces. The EV spaces are located on the east side of the proposed building addition.

Building Design: The existing building is a concrete tip-up, one story building and totals approximately 60,500 square feet. The proposed building addition is two stories and totals approximately 148,000 square feet for both stories. The addition proposes to use

- **Comprehensive Plan**

The comprehensive plan guides the site as Industrial (purple). The proposed use is consistent with this.

Industrial

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



Figure 6: 2040 Comprehensive Plan

Land Use

Beckman Coulter currently owns 316 Lake Hazeltine Drive, along with 5 other buildings on Lake Hazeltine Drive. Beckman Coulter develops, manufactures, markets and sells products for biomedical testing, with a focus on making laboratories more efficient. Its diagnostic systems are found in hospitals and other critical care settings around the world and produce information used by physicians to diagnose disease, make treatment decisions, and monitor patients. Beckman is exploring options to grow its life sciences manufacturing functions at their 316 Lake Hazeltine Drive location, which would bring in approximately 300 more full-time employees to Beckman Coulter's buildings within the next 3 years.

The parcel of land that this development encompasses is currently zoned Planned Multi-Use District (PMD-1). Zoning regulates this site as industrial use, and refers to the city's standard Industrial (I) district for permitted uses and setbacks. The request to continue and expand the site's manufacturing use is consistent with the zoning.

- **Setbacks & Development Standards**

The following tables summarize the required setbacks for the site, and how the building addition meets them:

BUILDING SETBACKS		
Direction	Required Setback	Proposed Setback
South Property Line	30 feet	~342 feet
Interior Property Lines	15 feet	~98 feet
Railroad ROW (north)	50 feet from ROW	~203 feet
Wetlands	Varies based on wetland type	Varies

PARKING SETBACKS		
Direction	Required Setback	Proposed Setback
Street ROW	10 feet	10 feet

Interior Property Lines	5 feet	5 feet
Wetlands	Varies based on wetland type	Varies

The following table summarizes the development standards for the site, and how the building meets them:

DEVELOPMENT STANDARDS		
Item	Requirement	Proposed
FAR (floor to area ratio)	0.5	0.37
Building Coverage	50%	26.5%

- **Layout**

The proposed building addition will be connected to the northeast corner of the existing one-story building. New parking will be constructed on the north and east sides of the site. The proposed layout was selected to reduce the amount of impacts on the existing wetlands.

The site is accessed from Lake Hazeltine Drive at two access points. Both vehicle entrances provide access to the parking and loading dock areas.

- **Parking**

The site can accommodate a total of 528 parking spaces (401 initial construction and 127 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	49,446 sf	1ps/250 sf	198
Manufacturing	106,232 sf	1ps/350 sf	304
Warehousing	51,446 sf	1ps/2,000 sf	26
REQUIRED			528 parking spaces
PROVIDED			528 parking spaces

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

Beckman Coulter proposes to provide a total of 401 parking spaces with the construction of the building addition. The business is expected to employ a total of approximately 420 employees at this building, which includes a proportion of office, direct/shift employees, and office/management staff who support multiple buildings on campus and park at other buildings. The following information provides additional details of employee activity on site.

- a) Office employees: 120 employees (10 fully remote, 10 parked at other buildings)
- b) Direct shift employees: 300 employees
 - Day shift (07:00 am to 3:00 pm) – 225 employees
 - Evening / night shift (3:00 pm to 11:00 pm) – 75 employees
- c) Daily visitors / deliveries: 32 vehicles per day
 - Day shift (07:00 am to 3:00 pm) – 4 kitchen staff
 - Receiving dock – 16 visits per day
 - Shipping dock – 6 visits per day
 - Visitors – 6 visits per day

The project team has indicated that approximately 10 employees are expected to have fully remote positions and another 10 would be supporting B316 while parked at other campus buildings. Based on the above project details, the team has estimated that during the peak period on first shift, approximately 325 employees would be expected on site at any given time. Assuming a 1:1 employee to parking ratio, 401 spaces provide over 15% excess parking capacity, which supports winter/snow inefficiency, and variations in labor demands. Therefore, the proposed 401 parking spaces is expected to be sufficient to serve the proposed improvements.

Additionally, the applicant has provided two proof of parking concepts (Concepts 1 & 2) to show how the site can accommodate additional parking to meet parking requirements. Concept 1 shows the addition of 128 more parking spaces on site by performing simple restriping and expansion to the north of the proposed parking areas outside of the wetland areas. Parking expansion into the wooded and stormwater areas would require the current proposed stormwater facilities to be constructed below the expanded parking fields. The additional parking would extend into the existing NSP electrical easement, which is an allowed use within the easement area.

Concept 2 shows a schematic design of a single-level parking deck located south of the proposed building addition. The parking deck would also yield a net addition of 145 more parking spaces. This option is not the most desired option to explore per the applicant and the city as it is more costly, obstructs the view of the building addition, and eliminates the ability for parking lot landscaping. This option would also require the review and approval of a Conditional Use Permit should it be pursued (Section 15.28.280).

- **Truck Circulation**

The site is designed to accommodate semi-trailer trucks up to 73 feet in length to access the loading dock areas. The main truck access point is positioned on the east side of the site and is 30 feet wide. Landscaping shown on the east edge of the site will also be linear in profile so that as growth occurs there will be minimal overhang in to the truck access. All the dock areas are designed to allow trucks to back in and drive out while other dock bays are occupied. Trucks will exit the site at the same two access drives along Lake Hazeltine Drive. Additionally, fire truck movements have been studied to ensure adequate access to the building and 10 newly constructed hydrants.

- **Landscaping**

The table below indicates the landscaping requirements for this building addition:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	465 caliper inches (186 trees)	46 caliper inches existing + 419 caliper inches proposed = 465 caliper inches
Understory Trees	47	51
Shrubs	496	496
Planting Islands	10% of Parking	20%

The applicant is meeting the landscape ordinance (Section 15.28.070).

- **Building Design & Materials**

The proposed building addition will be two stories and constructed with precast panels and glass. The look of the building addition will use the same material (concrete) and general design as the existing building but have a different concrete finish (precast panels with reveals). The addition will be setback over 200 feet from the existing building so the visibility from the street will be minimal. In general, it appears the new will fit in well with the existing.

The building addition will be approximately 148,000 square feet for both stories and a total of 35.5 feet in height at it's tallest point. The footprint of the building addition will total approximately 88,000 square feet.

With a building addition, the intent is to design it seamless with the existing building. Based on what the applicant is proposing that appears to be the case. It is not necessary that the building addition meet the Industrial design standards as that was not applied back in 1984 when the building was originally approved. Implicating these regulations on the building addition would create an improper material balance between the existing and the proposed areas of the building.

- **Pedestrian Connections**

The building, 316 Lake Hazeltine Drive, is located within an industrial park of Chaska. Lake Hazeltine Drive currently does not have sidewalks on either side of the street. There is a striped walkway on the outer edge of the street for pedestrians to use. Beckman Coulter has a few internal pedestrian walkways between their buildings in the event that employees need to go to other buildings. The applicant states that the building addition proposed would not significantly impact how Beckman Coulter employees connect between the buildings. The proposed plan provides campus consolidation of the hardware instrument manufacturing into one building at 316 Lake Hazeltine Drive. Therefore, with the additional office seating and warehouse capacity it results in fewer instances of personnel needing to walk to other buildings.



Figure 7: Map of Beckman Coulter Owned/Leased Buildings and pedestrian walkways

- **Lighting**

Lighting is proposed in the form of pole lighting and wall packs. 30 foot high pole lighting is situated around the perimeter and within the planting islands of the parking lot. Wall packs are proposed on all sides of the building addition.

- **Utilities & Electric**

Utilities are able to serve the building addition. There is an existing trunk sewer and water line that runs north-south on the site.

Chaska electric utilities currently run along the west edge of the property. The existing 1200A electrical service served from an existing 1000KVA transformer located west of the existing building will remain existing. Two new 3000A electrical services are proposed for the new expansion which will be served from primary voltage power from a new Chaska Electric switch located on the northwest corner of the property line near the railway and 318 Lake Hazeltine Drive (QualiTech Building). A 10' easement is proposed to serve the new transformers located north of the proposed building addition. In addition to the new easement, voluntary and invasive trees and brush will be removed from all existing and proposed electrical easements. The project team is committed to providing a drivable access to the existing Chaska Electric transformer on the west side of the existing building. Final details of the access will be worked out with Chaska Electric as well as City Planning and Engineering staff.

- **Stormwater**

Stormwater management is shown as an above ground and underground system. The underground system is located on the northeast side of the site and under the parking lot. 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 north wetland, the applicant has conducted a wetland delineation report and mitigation/impact analysis. Any wetland impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP).

The applicant is proposing approximately 0.4 acres of impact to the existing northerly wetland to accommodate the proposed improvements. As noted above and in the applicant's narrative, other layouts were evaluated but not selected as it would result in significantly more impacts to the wetlands.

- **Tax Abatement**

On May 5, 2023, the City Council approved a Letter of Intent outlining the conditions associated with the planned abatement. A Public Hearing and approval of the associated Tax Abatement Agreement for the expansion will be held at the June 16th City Council meeting.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
May 6, 2025	July 5, 2025	September 3, 2025
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the Final 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 June 2, 2025
 - b. Lead Sheet, prepared by Kimley Horn, dated May 30, 2025
 - c. General Notes, prepared by Kimley Horn, dated May 30, 2025
 - d. ALTA Topographic Survey, prepared by Kimley Horn, dated May 30, 2025
 - e. ALTA Topographic Enlargement (pgs C11-02-C11-03), prepared by Kimley Horn, dated May 30, 2025
 - f. Site Demolition Plan, prepared by Kimley Horn, dated May 30, 2025
 - g. Erosion and Sediment Control Plan – Phases 1 & 2, prepared by Kimley Horn, dated May 30, 2025
 - h. Erosion and Sediment Control Details, prepared by Kimley Horn, dated May 30, 2025
 - i. Site Dimension Plan, prepared by Kimley Horn, dated May 30, 2025
 - j. Site Details, prepared by Kimley Horn, dated May 30, 2025
 - k. Grading and Drainage Plan, prepared by Kimley Horn, dated May 30, 2025
 - l. Storm Sewer Plan, prepared by Kimley Horn, dated May 30, 2025
 - m. Grading Plan Enlargements (pgs C42-01-C42-02), prepared by Kimley Horn, dated May 30, 2025

- n. Grading & Storm Sewer Details (pgs C43-01-C43-02), prepared by Kimley Horn, dated May 30, 2025
 - o. Utility Plan, prepared by Kimley Horn, dated May 30, 2025
 - p. Utility Details, prepared by Kimley Horn, dated May 30, 2025
 - q. Tree Inventory & Preservation Plan, prepared by Kimley Horn, dated May 30, 2025
 - r. Tree Inventory & Preservation Schedule, prepared by Kimley Horn, dated May 30, 2025
 - s. Landscape Plan, prepared by Kimley Horn, dated May 30, 2025
 - t. Landscape Details, prepared by Kimley Horn, dated May 30, 2025
 - u. Existing Conditions Photographs, prepared by CRB, dated May 6, 2025
 - v. Existing Site, prepared by CRB, dated May 6, 2025
 - w. Space Function Diagrams Level 1, prepared by CRB, dated May 6, 2025
 - x. Space Function Diagrams Level 2, prepared by CRB, dated May 6, 2025
 - y. Building Materials and Precedents, prepared by CRB, dated May 6, 2025
 - z. Renderings, prepared by CRB, dated May 6, 2025
 - aa. Elevations New Building Addition, prepared by CRB, dated May 6, 2025
 - bb. Electrical Site Plan, prepared by CRB, dated May 6, 2025
 - cc. Truck Turning Exhibit (pgs 1-3), prepared by Kimley Horn, dated April 30, 2025
 - dd. Firetruck Turning Exhibit, prepared by Kimley Horn, dated April 30, 2025
 - ee. Proof of Parking Concept 1, prepared by Kimley Horn, dated April 30, 2025
 - ff. Proof of Parking Concept 2, prepared by Kimley Horn, dated April 30, 2025
 - gg. Wetland Buffer Exhibit, prepared by Kimley Horn, dated April 30, 2025
2. Adherence to the City Engineer memo dated April 3, 2025.
 3. Compliance with City Code Sec. 15.28 (Special Regulations).
 4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Chaska electrical department on service requirements and providing a drivable access to the existing transformer and utilities on the west side of the existing building.
 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.
 10. Provision of a drivable access to the existing Chaska electric utilities and transformers on 316 Lake Hazeltine Drive's site to be reviewed and approved by the Chaska electric department prior to issuance of a building permit.

2 June 2025
City of Chaska Final Site Plan Review
316 Lake Hazeltine Drive, Chaska, Minnesota

PROJECT NARRATIVE

The Best Small Town in Minnesota

Beckman Coulter knows the value of living and working in Chaska. While already established in the neighborhood, the expansion of Building 316 will create additional job opportunities, fostering economic growth and enhancing the community. The new building expansion creates an opportunity for quality development along Lake Hazeltine Drive by expanding an environmentally friendly manufacturing process for diagnostic hardware instrumentation assembly. Site context strongly informs the external characteristics of the addition, creating a seamless transition from one property to the next. Beckman Coulter, part of Danaher, accelerates the power of science and technology to improve human health and save lives. Globally one million tests per hour are run on Beckman Coulter Diagnostics laboratory systems, impacting over a billion patients per year. This is the kind of business Chaska can be proud to call home.

Neighborhood Meeting & City Applications

A neighborhood meeting was held on October 22nd, 2024 to allow members of the community to ask questions regarding the design and construction of the proposed building addition. The Beckman Coulter and Design team introduced themselves and the project to those present. A quick overview of Beckman Coulter's company figures and statistics was presented along with an explanation for the manufacturing expansion needs of Building 316. The rendering was shared with the group, along with a list of benefits provided by this project including:

1. Access to Twin Cities educational institutions and its labor market
2. Positive economic impact and job creation for 2025-2027 and beyond
3. A sustainable and environmentally friendly manufacturing process
4. A consolidated location for Beckman Coulter

The Concept Site Plan Application was submitted November 05, 2024 and the Preliminary Site Plan Application on March 04, 2025. Both applications were reviewed by the City of Chaska who worked with the Beckman team to resolve minor comments and concerns. This Final Site Plan Application reflects the revisions from the two prior submissions.

Project Goals and Guiding Principles

The following guiding principles remain unchanged and represent Beckman Coulter's roadmap to optimal solutions for this project:

1. Flow
2. Flexibility
3. Collaboration (Gemba)
4. Cost
5. Attraction and Sustainability
6. Transition

The flow of the project focuses on both people and material flows on this site as well as within the existing and new building addition. Efficient flows are created with the two dock locations, creating a linear movement of

materials from receiving to assembled and tested instruments for shipping. Flexibility is maintained by avoiding monuments within the building design. Collaboration across functions and adjacencies of certain spaces facilitates collaboration and continuous improvement within the workplace. The cost of operations and capital expenses are important factors that will be considered for the design of the expansion. Employee wellbeing, sustainability, and quality of work environment are important considerations for Beckman Coulter and have informed the concept. Employee wellness elements have been programmed for the project from prayer and mother's rooms to a full-service cafeteria. Natural light is provided to interior spaces and impact to site wetland areas has been minimized to the largest extent possible. EV charging stations and considerations for solar arrays are included. Finally, transition focuses on the time and impact to current production. A full renovation to the existing building was considered but was ultimately found to not be a feasible solution for the need for expansion. Transition needs guided the project toward the new building addition concept.

Project Background

Beckman Coulter, Inc is looking to expand manufacturing capabilities at their Chaska, Minnesota location. Currently, Beckman Coulter operates out of multiple buildings on their Chaska site. Building 316 is an existing manufacturing building producing clinical diagnostic hardware instruments. It is the desire to expand this manufacturing footprint by approximately two times into one centralized Chaska campus location. Adding to Building 316 is the logical result of applying the project's guiding principles to site selection.

Understanding of Place and Site Forces

The 12.90-acre site in Carver County is located at 316 Lake Hazeltine Drive and is owned and operated by Beckman Coulter. Beckman Coulter also owns and operates on adjacent properties to the proposed development site (317 Lake Hazeltine Drive, 322 Lake Hazeltine Drive, 326 Lake Hazeltine Drive, and 1000 Lake Hazeltine Drive). Building 312 leases a large portion of its warehousing capabilities to Beckman Coulter as well. The 316 Lake Hazeltine Drive building is an existing building responsible for the manufacturing process for multiple medical devices, namely diagnostic testing products. Beckman Coulter is proposing an expansion of this manufacturing building as they look to expand their capabilities for manufacturing/warehousing new products while also consolidating and moving some existing product lines from Beckman Coulter facilities in Miami to Chaska. The proposed development site and the adjacent parcels are zoned PMD01 and Guided for Industrial in the City's 2040 Comprehensive Plan, which is consistent with the existing and future use of the expanded building.

The proposed site is relatively level, but generally slopes from south to north, with two existing wetlands and wooded areas along the northern property line abutting the railroad tracks. Approximately 4.5 acres of the existing 12.90-acre site has been disturbed/developed with the existing building and parking areas with the remainder of the property being occupied by existing wetlands, trees/landscape areas, and stormwater management areas. The proposed building expansion size and orientation was influenced by several factors including minimizing wetland impacts, preserving natural vegetative buffers to adjacent properties and existing wetlands to the extent practicable, manufacturing workflow and adjacencies to support the Beckman Coulter operations, and the need to maintain existing manufacturing operations while under construction. The sections to follow will provide greater context on how these factors influenced the project's building programming/adjacencies, parking, access/circulation, wetland avoidance/impact minimization, grading, stormwater, utilities, landscaping, and sustainability initiatives.

This final plan does not significantly impact how Beckman Coulter employees connect between the buildings along Lake Hazeltine Drive, nor would it significantly affect traffic volume.

The final plan provides a campus consolidation of the hardware instrument manufacturing into one building at the 316 Lake Hazeltine Drive address. Therefore, with the additional office seating and warehouse capacity it results

in fewer instances of personnel to travel to 316 Lake Hazeltine Drive from the other Beckman Coulter buildings. The proposed plan will reduce the truck traffic to and from 316 and other nearby buildings such as the leased warehouse space at 312 Lake Hazeltine Drive.

A level of reduced truck traffic between buildings is expected and the employee travel between buildings will remain by either personal vehicle or walking along Lake Hazeltine Drive. As indicated, this is not changing with the plans, only decreasing in instances.

The installation of public sidewalks along Lake Hazeltine Drive for the general safety of pedestrian traffic in the park can be considered by the City of Chaska and would be welcomed by Beckman Coulter.



Figure 1: Bird's Eye View of Lake Hazeltine Drive



Figure 2: Extents of 316 Lake Hazeltine Drive site with existing Building 316 and greenfield space for the building addition.

The PMD01 zoning district allows for a variety of complementary uses in a cohesive, rather intensely developed arrangement, but not necessarily geared predominately to either residential, commercial and public use. Any uses listed as Permitted Uses in the Planned Residential Development District, Planned Commercial Development District, and the Planned Industrial Development District are allowed. The proposed site use is a combination of office and lab space, manufacturing space, and warehouse space. Except for warehousing, all proposed uses are permitted under the PMD01 zoning district. The existing building on site is to remain and expand its footprint +/- 88,000 SF. Additional parking, drive aisles, utilities, and landscaping is to be included with the site improvements. Access to the site is proposed to remain as it exists today. There are two entry points along Lake Hazeltine Drive, one near the east property line and one near the west property line. Each access road is 30 feet wide.

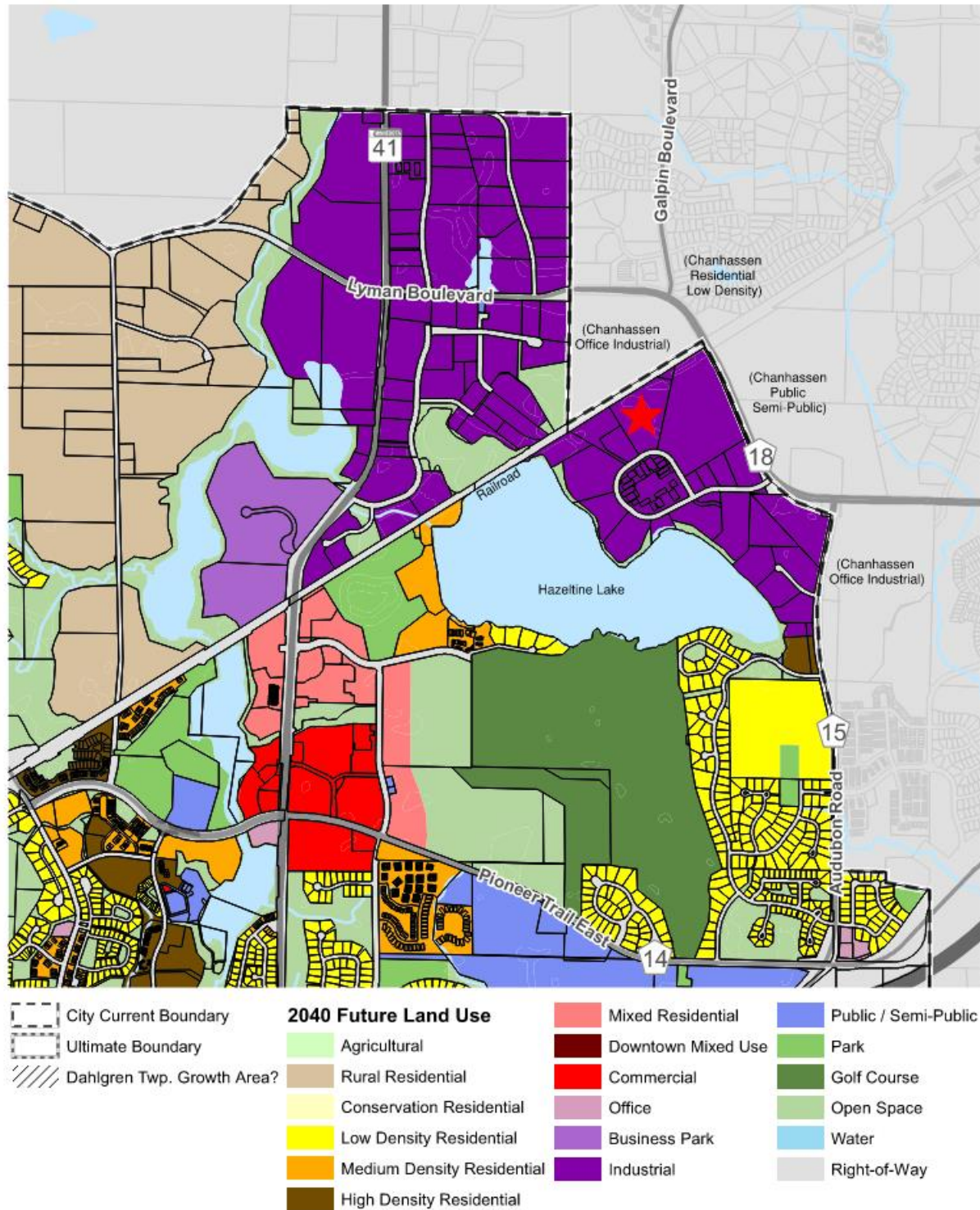


Figure 3: Chaska 2040 Future Land Use. 316 Lake Hazeltine Drive identified with a red star.

Programming and Design

The Beckman Coulter expansion project consists of an existing one-story building of approximately 60,500 square feet (SF) and a two-story greenfield expansion of approximately 88,000 square feet (SF). The existing building was originally constructed in 1984 with the latest renovation in 2014. The building is in good condition with renovation on the north side of the existing warehouse planned for new work functionality and connection to the new structure.

When CRB joined the project, the team visited Building 316 as well as the other Beckman Coulter Chaska sites along Lake Hazeltine Drive. CRB tasked each department lead to fill out a Pre-Read Kick-Off Questionnaire to gather information regarding function and organization, priorities, wish list items, mechanical, electrical, plumbing and architectural space requirements. Beckman Coulter and CRB then worked through the results and developed an overall program document, listing the SF, headcount, and room requirements. An Adjacency Matrix was also filled out as a group to illustrate the strong, medium, and weak adjacency requirements.

CRB assessed this information and created massing diagrams atop the site plan. The massing diagrams were beneficial for assessing how different iterations impacted the site.



Figure 4: Example of massing diagrams used to investigate expansion solutions.

Following the initial feedback gathered from the concept plan review, CRB and the design team have further advanced the site design by balancing parking requirements, landscaping and tree preservation, minimizing wetland impacts, and providing a comprehensive stormwater management plan. The resulting plan balances the infrastructure needs of the facility with the surrounding environment.

Wetlands

There are two wetland areas on the north and northeast of the property and efforts were made to avoid significantly impacting either by reducing the program and building footprint as much as possible. The overall focus of the massing diagram iteration exercise was to reduce the size of the expansion footprint while maintaining program functionality. This was accomplished by providing a second level for manufacturing and efficiently designing the flow and adjacencies of the functions within the expansion and connecting them with the existing building programs. As a result, we were able to protect the existing wetland in the northeast corner of the site which is hydraulically connected to the downstream discharge of the property beneath the railroad.

Efforts were made to reduce the impacts of the land locked wetland in the northern portion of the site by reducing the proposed building expansion footprint from over 120,000 square feet to approximately 88,000 square feet. Additionally, an approximate 7-foot-tall retaining wall would be constructed adjacent to the wetland area to further limit impacts.

The proposed site plan provides sufficient parking for the anticipated B316 operations and demonstrates the ability to construct additional proof-of-parking that will not further impact the wetlands if future demand for parking increases. By utilizing this approach, initial constructed parking has been reduced by approximately 25% to preserve upland vegetation and buffers, and provide for larger interior landscape islands.

The proposed plan minimizes disturbance and results in approximately 0.36 acres of impacts to the existing northerly wetland. During the design process, the team met with the local Wetland Conservation Act (WCA) administrator and the Technical Evaluation Panel (TEP) to discuss the project, understand priorities, and develop a plan prior to making a formal application. In addition to minimizing the wetland impacts on the site, the Beckman Coulter team is proposing to purchase replacement wetland bank credits at a 2:1 ratio to mitigate the on-site impacts. The formal WCA application was submitted on February 19th, 2025, and is currently under review by the TEP. A notice of decision from the WCA Administrator is expected any day now following the Chaska City Council approval of the consent item in council session May 5th, 2025. A copy of the full application and narrative is attached to this final plan submittal.

Community and Pedestrian Scale

The building design is thoughtfully planned to be welcoming to all, from the street to the front door. The two existing entrance drives are maintained, ensuring easy access, while additional accessible parking spaces are added near the new main entrance, improving convenience and inclusivity. Landscaping is carefully placed at the perimeter of the building and throughout the parking areas to provide a pedestrian scale to the building and surrounding improvements. The parking lot has been designed to safely funnel pedestrians to the building entries, while avoiding high traffic truck routes where possible. The addition introduces a front facade that creates an inviting entryway, leading into a spacious, open lobby that enhances the welcoming atmosphere for guests. Community gathering spaces are central to the design, with a vibrant cafe and town hall space with versatile seating arrangements that can accommodate a variety of events. An outdoor patio provides a relaxed area for dining or informal gatherings. Additionally, the first-floor kitchen serves a variety of food options, including coffee, hot meals, and grab-and-go cold food, ensuring that all guests have access to refreshments throughout the day. A second floor gathering area featuring a kitchenette, coffee and shared workspace are located above the central lobby to encourage connection and collaboration.

Building Materials

Lake Hazeltine Drive features a neighborhood context characterized by buildings with concrete facades, incorporating a mix of precast, tilt-up, and CMU block wall construction. A few structures also feature brick elements, typically in shades of brown or red. The majority of buildings are finished in a light concrete beige, with subtle color variations from the brick accents. Small fenestrations are commonly seen across the exterior, with a few structures showcasing distinctive storefront window corner designs. Notably, the Beckman Coulter headquarters at Building 326 highlights this corner window feature. Building 316 blends seamlessly into the surrounding neighborhood, while its new addition follows this established architectural language. The south-facing facade of the addition is made of precast concrete, matching the light beige concrete color of nearby buildings. This facade includes punched windows, along with full-height storefront windows at the center, marking the guest entrance and the southeast corner where the building's amenity space is located. The west, north, and east facades of the addition also feature precast concrete with punched windows, maintaining harmony with the surrounding architectural style.

Parking Analysis

Based on the proposed size and use of the existing building and addition, current City of Chaska code requires 528 parking stalls. Below is a breakdown of the required parking:

- Office and Lab: 1 space / 250 SF = 49,446 SF / 250 SF = 198 spaces
- Manufacturing: 1 space / 350 SF = 106,232 SF / 350 SF = 304 spaces
- Warehouse: 1 space / 2,000 SF = 51,446 SF / 2,000 SF = 26 spaces

With years of industry experience, employee projections, and expected site operations taken into consideration, the team is proposing a total of 401 parking spaces for the site. While this is less than current City Code requirements, a proof-of-parking allotment of an additional 127 parking spaces are shown on the attached exhibit that can be constructed and converted if future demand for parking exceeds current projections.

The business is expected to employ a total of approximately 420 employees, which includes a proportion of office, direct/shift employees, and office/management staff who support multiple buildings on campus and park at other buildings. The following information provides additional details of employee activity on site.

- a) Office employees: 120 employees (10 fully remote, 10 parked at other buildings)
- b) Direct shift employees: 300 employees
 - Day shift (07:00 am to 3:00 pm) – 225 employees
 - Evening / night shift (3:00 pm to 11:00 pm) – 75 employees
- c) Daily visitors / deliveries: 32 vehicles per day
 - Day shift (07:00 am to 3:00 pm) – 4 kitchen staff
 - Receiving dock – 16 visits per day
 - Shipping dock – 6 visits per day
 - Visitors – 6 visits per day

The project team has indicated that approximately 10 employees are expected to have fully remote positions and another 10 would be supporting B316 while parked at other campus buildings.

Based on the above project details, the team has estimated that during the peak period on first shift, approximately 325 employees would be expected on site at any given time. Assuming a 1:1 employee to parking ratio, 401 spaces provide over 15% excess parking capacity, which supports winter/snow inefficiency, and variations in labor demands. Therefore, the proposed 401 parking spaces is expected to be sufficient to serve the proposed improvements.

To further support the reduction of proposed parking, a list of opportunities is provided here to ensure the planned spaces are sufficient to support operations. The following actions at the site are taken by the development team (and can be adopted by any future tenants).

- 1) Carpool – promote carpooling as part of new employee welcome packets and commuter bulletin boards.
 - a. Carpool incentives – designate at least 10 preferred parking spaces for carpool use only. Depending upon the success and utilization of these spaces adjust the number to result in the maximum benefit

- 2) Promote bicycle commuting – provide storage for (10) bicycles via racks on site outside the building. Provide employee showers and lockers on-site.
- 3) Shift exchange times – to reduce impacts associated with shift change employees, shifts will not overlap except for a few key associates. The proposed development team will avoid having shift changes from 7:30-8:30 a.m. and 4:30-5:30 p.m. to help alleviate traffic congestion.
- 4) Overflow parking on campus – promote use of the existing / underutilized parking lots and spaces available at both B317 and B322 which are located within a short walk to B316
- 5) Demonstrate proof-of-parking – additional parking areas up to the code requirement have been identified to increase capacity if future demand warrants expansion.

Included in the proposed parking count are nine accessible spaces, all of which are van accessible. The accessible parking spaces are located at the building entries, three along the north side of the building, two along the south side of the existing building, two along the east side of the existing building, and two south of the proposed building expansion.

Included in the proposed parking count are 10 EV spaces. The EV spaces are located near the southeast corner of the proposed building expansion.

Truck Circulation

The site is designed for semi-trailer trucks up to 73 feet in length (WB-67) to access the loading dock areas. Trucks will access the site at the two existing access drives along Lake Hazeltine Drive, with the truck access lane located on the exterior of the property to minimize truck and passenger vehicle conflict points to the extent possible. The truck route drive aisles are 30 feet wide. All the dock areas are designed to allow trucks to back in and drive out while other dock bays are occupied. Trucks will exit the site at the same two access drives along Lake Hazeltine Drive. Additionally, fire truck movements have been studied to ensure access to the building and newly constructed hydrants. Exhibits showing the proposed truck and fire access movements have been provided for review.

Retaining Wall / Guard Rail / Fence

A +/-7-foot retaining wall is anticipated along the northern parking lot to minimize impacts to the wetland. This retaining wall is anticipated to be a large gravity block wall or small modular block retaining wall. A guard rail and fence are proposed along the top of the retaining wall for vehicular and pedestrian safety.

Setbacks / Other Constraints

The proposed site follows the City of Chaska requirements for building and parking setbacks. The building and parking setbacks along the lot frontage abutting Lake Hazeltine Drive are 30 feet and 10 feet, respectively. The interior lot lines have a 15-foot building setback and 5-foot parking setback. The northern property line abutting the existing railroad has a 50-foot building setback and 5-foot parking setback. Wetland buffers width varies, and all minimum and average buffer widths have been met.

Stormwater Infrastructure and Management

This site is subject to the stormwater design standards of the Carver County Watershed Management Organization (CCWMO) and the City of Chaska. The site is required to meet requirements specific to volume control, water quality, water quantity, and freeboard elevations. A comprehensive stormwater management report has been included with the final plan submittal.

Stormwater surface flow and roof drainage will be captured with storm drain inlets and conveyed via a private storm sewer network to a series of stormwater Best Management Practices (BMPs) before ultimately discharging to the onsite wetlands. To control the rate and volume of stormwater leaving the site, an underground stormwater detention system will be constructed consisting of an HDPE arch pipe gallery (ADS Stormtech or equal) surrounded in stone. The primary purpose of the underground system is to detain stormwater and release it below pre-development discharge rates. The underground system has an open bottom to promote infiltration and reduce the discharge volume leaving the site. After discharging from the underground system, stormwater is routed to iron enhanced sand filters where it is filtered to remove phosphorus and suspended solids before ultimately discharging to the adjacent wetlands.

A comprehensive stormwater management report is included as an appendix to the final plan application.

New Utilities

Additional utilities will be constructed with the site improvements. An existing water line runs northeast of the existing building and will be extended around the proposed building to new hydrants to provide fire coverage over the expanded building. A new sanitary sewer line will connect to the existing sanitary sewer service stub in the southern parking field adjacent to Lake Hazeltine Drive. There is very limited information available for the as-built locations of the existing water and sewer services. It is anticipated that potholing will be required to locate the exact locations and depths of the existing services.

The existing 1200A electrical service served from an existing 1000KVA transformer located west of the existing building will remain existing. Two new 3000A electrical services are proposed for the new expansion which will be served from primary voltage power from a new Chaska Electric switch located on the northwest corner of the property line near the railway and 318 Lake Hazeltine Drive (QualiTech Building). A 10' easement is proposed to serve the new transformers located north of the proposed the building. In addition to the new easement, voluntary and invasive trees and brush will be removed from all existing and proposed electrical easements. The project team is committed to providing a drivable access to the existing Chaska Electric transformer on the west side of the existing building. Final details of the access will be worked out with Chaska Electric as well as City Planning and Engineering staff.

Landscaping and Tree Preservation

The proposed landscaping for the site has been designed to meet and exceed the City's landscape code requirements for overstory/understory trees, shrubs, interior parking, and screening requirements. Based on the size of the building addition, City Code requires the planting of 465 inches of overstory trees, 117 inches of understory trees, and 496 shrubs.

City Code includes provisions to allow for a 1:1 credit (at the discretion of the City) for existing trees that are to be preserved on site. A tree survey was completed to identify the size and species of existing trees onsite. The tree survey identified 2,772 caliper inches of trees over 6 inches in diameter onsite. At the request of the City, and in addition to trees removed for the proposed improvements, additional trees are scheduled to be removed to provide clear access to electrical equipment, install additional stormwater quality features, and to remove invasive and disease prone species. Of the existing significant trees surveyed, 21 overstory trees totaling over 350 caliper inches are set to be preserved with the proposed plan. Of the 350 inches preserved, 3 trees totaling 46 inches are prominently located along Lake Hazeltine Drive and are currently credited against the required planting. To meet code requirements, an additional 419 caliper inches of overstory trees, 117 caliper inches of understory trees, and 496 shrubs are proposed to be planted. While the plan is code compliant, there is some concern that the density of plantings may prove to be difficult to maintain and flourish. The design team intends to keep working with City Staff on balancing the planting of new trees with those that are preserved.

A comprehensive tree preservation plan and landscape plan have been prepared to support the narrative.

Sustainability

Beckman Coulter has corporate sustainability goals to meet net zero carbon by 2050 and 100% green power. Chaska Electric offers renewable energy where 100% of its electricity supply from renewable sources such as wind, solar, bioenergy and hydropower. By participating in this program, a certificate and decal will be providing to show the business as being powered by 100% renewable energy.

Electric Vehicle Supply Equipment (EVSE)

(10) level 2 commercial EVSE's are included and are shown on the Civil Site Plan.

Solar (Photovoltaic Panels)

Solar power is being considered for this project and the current scope allows for a future PV-panel install. The electrical design includes a dedicated circuit breaker at one of the new switchboards for the future solar connection. The future photovoltaic system will require inverters and possible some battery storage units for energy storage. The roof structural framing has been designed to include a 5 psf load allowance to accommodate the future placement of photovoltaic solar panels.

Exterior Glazing

High-efficiency glazing can provide sustainable solutions for the project. Improved thermal insulation, reliance on artificial lighting, and reduced energy cost and carbon footprint are all benefits of high-efficiency glazing. Low-emissivity coatings and triple-pane designs can provide indoor comfort while maintaining the exterior aesthetic design.

Energy efficient equipment and energy recovery

The project is under 2024 Minnesota Energy Code for commercial building. Chapter 6 of the code addresses heating, ventilation and air conditioning systems

All roof top units will meet the required energy efficiency performance requirements. The equipment is configured to provide ability to modulate air, heating and cooling capacity to meet building load demand. In addition, the units are configured with energy recovery wheel to be able to recover latent and sensible heat from exhaust air.

The kitchen make-up air is decoupled from the main air conditioning system to reduce load on HVAC equipment and to reduce the energy used to condition make-up air provided to kitchen exhaust hoods.

Electrical

The project will be designed based on 2024 Minnesota Energy Code which is equivalent to 2021 International Energy Conservation Code (IECC) for commercial building. Section C405 of 2021 IECC covers the Electrical Power and Lighting System.

Lighting and Lighting Control

- LED fixtures will be specified for both interior and exterior lighting throughout the entire project.
- Occupant Sensors will be provided per code. Occupant sensors shall be set per the control function as listed in IECC – manual/auto on/off. Additional light reduction through diming is required for Warehouse, Open Offices and Corridors.

- Lighting reduction control (such as dimmers) is not required in areas where there are occupancy sensor controls. Provide dimmer capability in enclosed offices, conference rooms and training rooms to give user flexibility to adjust the brightness level and further reduce energy consumption.
- Daylight responsive control shall be provided to control the general lighting within daylight zones as described in the code. Daylight control is to be programmed to dim lights continuously from full light output to 15 percent of full light output or lower and will completely shut off all controlled lights when there is sufficient daylight.
- Exterior lighting is provided for parking area and building entrances/exits. Building mounted light fixtures have full cutoff optical for glare control. Pole light fixtures have precise optic and are Dark-Sky approved. Lighting is controlled with minimum light trespassing. Refer to the site lighting photometric plan for light distribution.
- Exterior lighting is controlled by a lighting control panel with a photocell sensor where the lights will be turned off when daylight is present and satisfies the lighting needs. The lighting is automatically reduced by not less than 50 percent from not later than one hour after business closing to not earlier than one hour before business opening per IECC C405.2.7.3.

Power

- At least 50% of 20A/1P. 120V receptacles in enclosed offices, conference rooms, rooms used primarily for copy/print functions, breakrooms, classrooms and open office requires automatic receptacle control as described in the code. Typically, these controlled receptacles are connected to occupant sensors that turn off the receptacles within 20 minutes of all occupants leaving the room.
- Energy Monitoring is required per 2021 IECC to provide measurement devices to collect energy consumption for each end-use category. Submetering will be segregated with the following categories per energy code: HVAC, interior lighting, exterior lighting, plug loads, process loads, and building operations / miscellaneous loads. EV chargers, kitchen equipment, and manufacturing power are circuited to designated panels which are equipped with submeters.

Preliminary Plan Conditions of Approval

The Beckman Coulter team worked diligently with City staff and stakeholders following Preliminary Plan approval to both advance design to the Final Plan stage, as well as address the conditions of approval from the Preliminary Plan Resolution. Below is a detailed response to the nine conditions of approval. Conditions are repeated for reference in *grey italics* with response to conditions in **red**.

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*
 - i. **Project narrative has been updated and expanded on incorporating the Preliminary Plan narrative requirements.**
- 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*
 - i. *(Response for conditions 1b-s) The full Civil and Landscape set was updated to reflect City and Carver County Preliminary Plan Comments. A separate comment response letter is attached with the Final Plan submittal.*
- t. *Existing Conditions Photographs, prepared by CRB, dated March 4, 2025*
 - i. *Existing Conditions Photographs are included in this application without changes.*
- u. *Existing Site, prepared by CRB, dated March 4, 2025*
 - i. *Existing Site view is included in this application with no updates.*
- v. *Space Function Diagrams Level 1, prepared by CRB, dated March 4, 2025*
 - i. *The Space Function Diagram Level 1 includes the revised Civil Site Plan and updated parking layout background. The interior space function blocks are otherwise unchanged from the previous Concept application.*
- w. *Space Function Diagrams Level 2, prepared by CRB, dated March 4, 2025*
 - i. *The Space Function Diagram Level 2 includes the revised Civil Site Plan and updated parking layout background. The interior space function block layout is unchanged but cleaned up graphically from the previous Concept application.*
- x. *Building Materials and Precedents, prepared by CRB, dated March 4, 2025*
 - i. *Building Materials and Precedents is included in this application with no updates.*
- y. *Renderings, prepared by CRB, dated March 4, 2025*
 - i. *Updated renderings are included in this application.*
- z. *Elevations New Building Addition, prepared by CRB, dated March 4, 2025*
 - i. *Updated Elevations are included in this application.*
- aa. *Electrical Site Plan, prepared by CRB, dated March 4, 2025*

- i. An updated Electrical Site Plan is included in this application.
- 2. *Adherence to the City Engineer memo dated April 3, 2025*
 - a. The Beckman Coulter Team has met with members of the City's Engineering Staff, Carver County Water Management Organization, and the WCA TEP to develop a stormwater management plan and wetland impact application to meet requirements of the applicable jurisdictions. A revised comprehensive stormwater management plan is attached to this Final Plan application. A separate comment response letter is also attached addressing the individual comments.
- 3. *Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:*
 - a. *Tree inventory and preservation plan;*
 - i. The tree inventory and preservation plans were updated with minor changes due to changes in the stormwater grading limits.
 - b. *Landscaping plans in conformance with City Code Sec. 15.28.070;*
 - i. The landscaping plan was updated with minor developments in the site plan and grading limits. The plan remains code compliant
 - c. *Grading plans;*
 - i. Grading plans were updated to address City and County comments from the Preliminary Plan review.
 - d. *Stormwater plan; and*
 - i. Stormwater plans were updated to address City and County comments from the Preliminary Plan review.
 - e. *Wetland Mitigation Plan*
 - i. An application for wetland impacts and proposed mitigation was submitted to the WCA LGU (City of Chaska) on February 19th. A notice of decision for the proposed impacts and mitigation was approved at the May 5th City Council meeting.
 - f. *Truck turning exhibit*
 - i. Truck turning exhibits are provided with minor updates to the site plan background.
 - g. *Fire truck turning exhibit*
 - i. A Fire Truck turning exhibits is provided with minor updates to the site plan background.
 - h. *Parking summary explaining parking need for the site/operation*

- i. The proof of parking exhibit was updated with minor updates to the site plan background. There were no changes in parking counts or proof of parking from the preliminary application.

4. *Coordination with:*

- a. *City Engineer regarding utilities, grading, access, and drainage.*
 - i. The Beckman Coulter team has coordinated regularly with City Engineering Staff during the development of the Final Plan Set and looks forward to continuing that coordination.
- b. *Electrical department on service requirements.*
 - i. The Beckman Coulter team has met with City Electrical Department Staff during the development of the Final Plan Set and looks forward to continuing that coordination. Minor changes to the routing are proposed from the Preliminary Plan. Service routing and additional easements are shown on the Final Plan set to reflect that coordination.

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*
- d. *Railroad ROW: 50 - feet*
- e. *Wetlands: Varies based on wetland type*
 - i. All setbacks are shown on the updated Preliminary Civil and Landscape Plans. A separate Wetland Buffer exhibit is also included within the Stormwater Management Plan.

6. *Development standards are as follows:*

- a. *Floor Area Ratio (FAR) maximum: 0.5*
 - i. The proposed Floor Area Ratio is 37.24% (209,310 gsf building / 561,924 sf parcel). A note is included on the Site Dimension Plan for reference.
- b. *Building Coverage maximum: 50%*
 - i. The Building Coverage is 26.52% (149,040 sf footprint / 561,924 sf parcel). A note has been added to the Site Dimension Plan for reference.

7. *Provision of a storm water management plan meeting City and Carver County WMO standards.*

- a. A revised storm water management plan addressing City and County Preliminary Comments is attached.

- 8. *Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.*
 - a. The wetland mitigation plan and application was approved at the May 5th City Council meeting. Purchase of the credits and registration with the Board of Water and Soil Resources is ongoing.

- 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.*
 - a. A draft maintenance agreement using the City's template has been provided for review and will be recorded prior to a grading permit being released.

SITE DEVELOPMENT PLANS
FOR
BECKMAN COULTER CHASKA HARDWARE EXPANSION

316 LAKE HAZELTINE DRIVE
CHASKA, CARVER COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.



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TELEPHONE: 651-645-4197
CONTACT: RYAN HYLLESTED

GEOTECHNICAL ENGINEER
BRAUN INTERTECT
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
TELEPHONE: (952) 995-2000
FAX: (952) 995-2020
CONTACT: IAN C. BECKET

OWNER / DEVELOPER
BECKMAN COULTER, INC.
1000 LAKE HAZELTINE DRIVE
CHASKA, MN 55318
TELEPHONE: (952) 448-4848

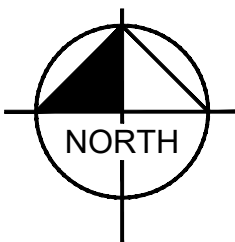
SURVEYOR
EGAN, FIELD & NOWAK, INC.
475 OLD HWY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC A. ROESER

ARCHITECT
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY,
SUITE 500
KANSAS CITY, MO 64116
TELEPHONE: 816-880-9800
FAX: 816-880-9898
CONTACT: STEVE MCKEE, P.E.



SITE

VICINITY
N.T.S.



NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 30x42 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C00-01	LEAD SHEET
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C11-02	ALTA TOPOGRAPHIC ENLARGEMENT
C11-03	ALTA TOPOGRAPHIC ENLARGEMENT
CD11-01	SITE DEMOLITION PLAN
C20-01	SWPPP NOTES
C21-01	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
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C23-01	EROSION AND SEDIMENT CONTROL DETAILS
C31-01	SITE DIMENSION PLAN
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C41-02	STORM SEWER PLAN
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C43-01	GRADING & STORM SEWER DETAILS
C43-02	GRADING & STORM SEWER DETAILS
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C43-04	GRADING & STORM SEWER DETAILS
C51-01	UTILITY PLAN
C53-01	UTILITY DETAILS
L11-01	TREE INVENTORY & PRESERVATION PLAN
L13-01	TREE INVENTORY & PRESERVATION SCHEDULE
L21-01	LANDSCAPE PLAN
L23-01	LANDSCAPE DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM #1 TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION
GEODETIC MONUMENT HAZE MNDT.
ELEVATION= 965.76 FT

SBM #2 TOP OF 5/8 INCH REBAR WITH CAP MARKED "EFN CONTORL".
ELEVATION= 947.23 FT



Know what's below.
Call before you dig.

ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER



2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
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CLIENT



CONSULTING ARCHITECT/ENGINEER



CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
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SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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

DAVID R. MODROW

DATE: 04-29-2025 MN LIC. NO. 47176

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PART WITHOUT THE PRIOR WRITTEN PERMISSION OF BECKMAN COULTER.

PROJ. NO.	240396	DESIGNED BY:	KLSC
SCALE:	AS SHOWN	CHECKED BY:	CGM
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

CIVIL
LEAD SHEET

DRAWING NUMBER

C00-01



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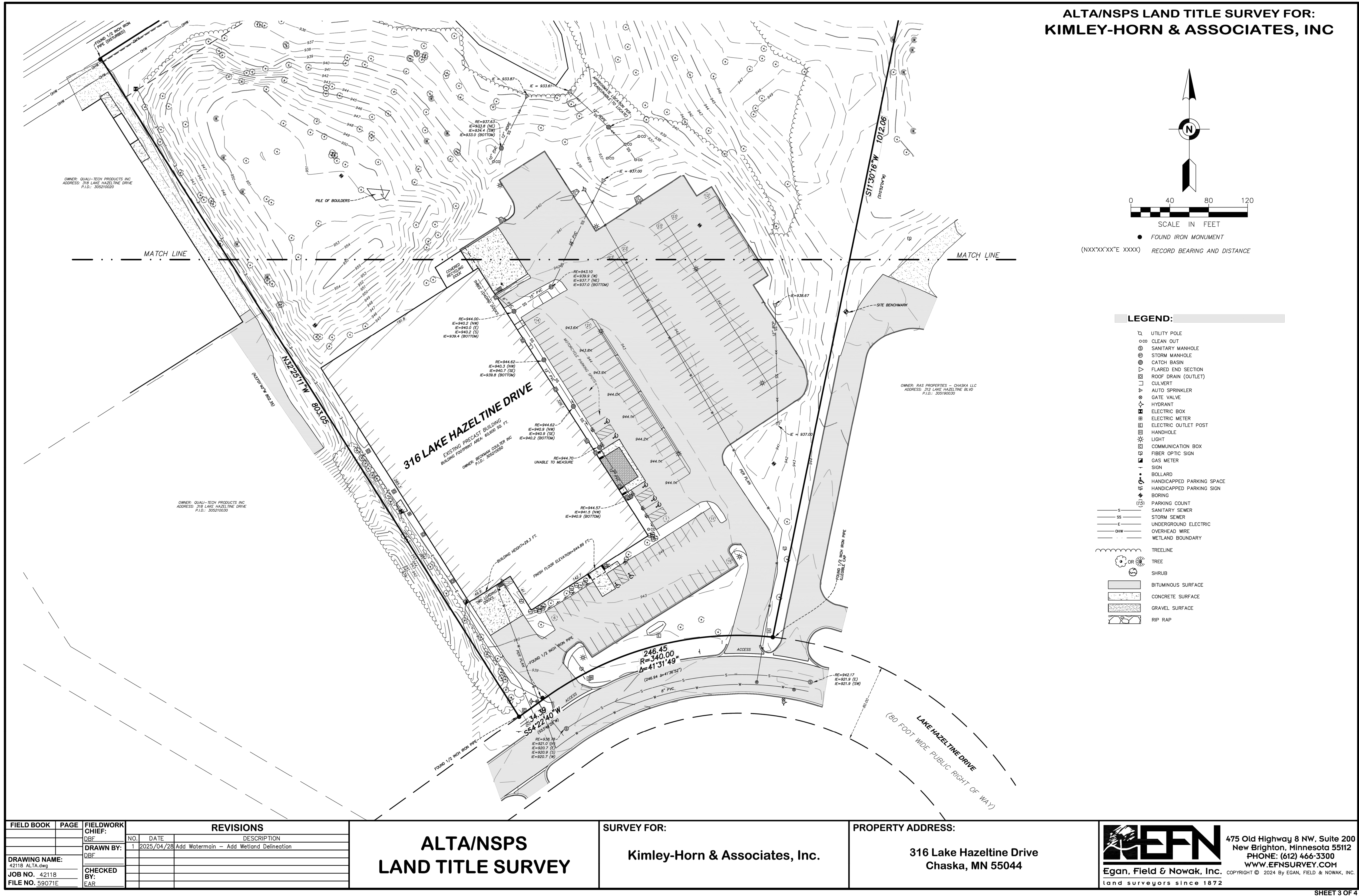
PROJ. NO. 240396	DESIGNED BY: KLSC
SCALE: AS SHOWN	CHECKED BY: CGM
SHEET SIZE: 30x42	APPROVED BY: DRM

DRAWING TITLE

CIVIL
ALTA TOPOGRAPHIC SURVEY

DRAWING NUMBER

C11-01



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PROJ. NO. 240396 DESIGNED BY: KLSC
SCALE: AS SHOWN CHECKED BY: CGM
SHEET SIZE: 30x42 APPROVED BY: DRM

DRAWING TITLE
CIVIL
ALTA TOPOGRAPHIC
ENLARGEMENT

DRAWING NUMBER
C11-03

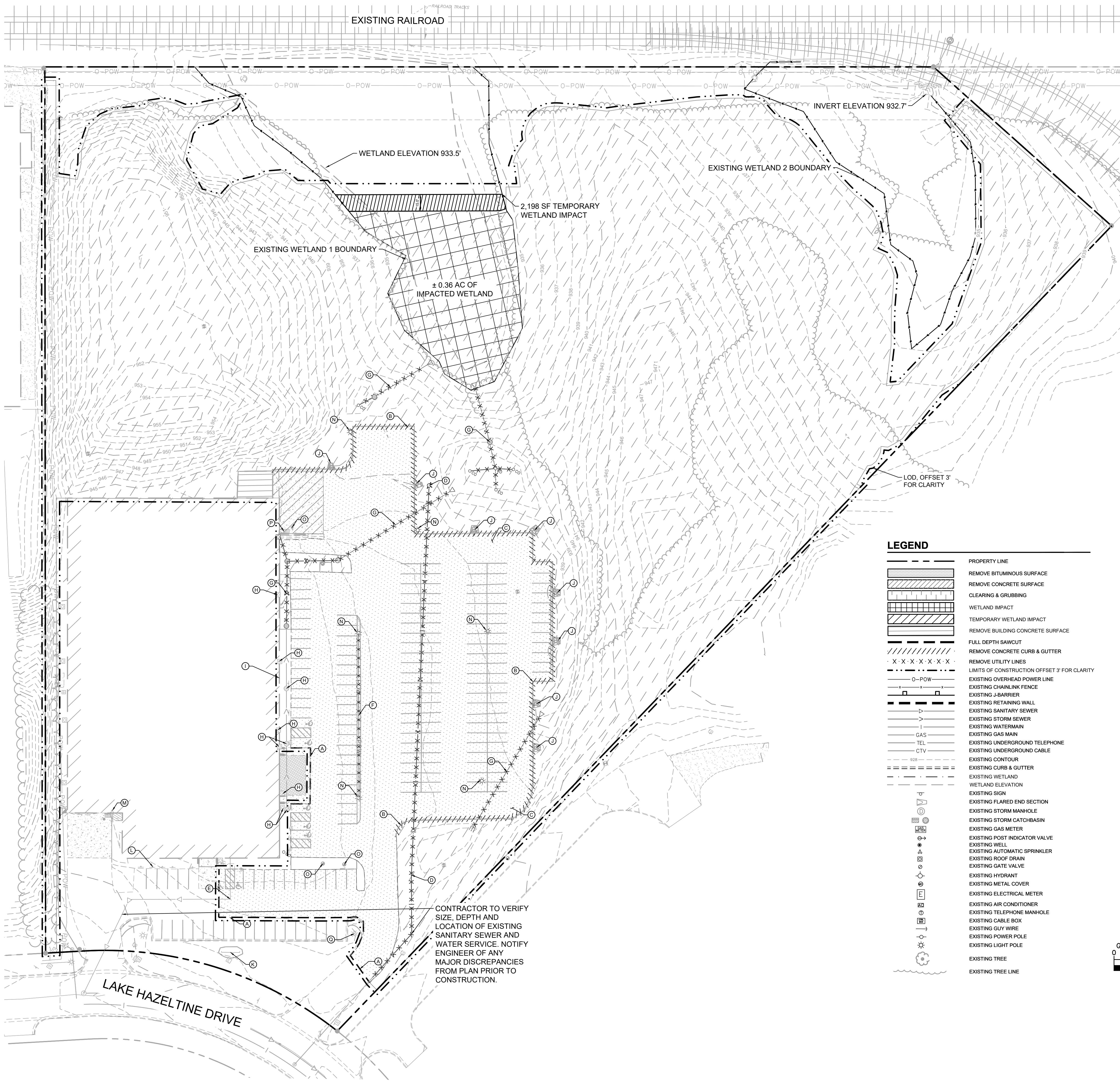
CIVIL ENGINEER
KimleyHorn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
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CLIENT
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KANSAS CITY, MO 64116
PHONE: 816-880-9800
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PROJECT TITLE
CHASKA HARDWARE EXPANSION

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0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
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DEMOLITION PLAN NOTES

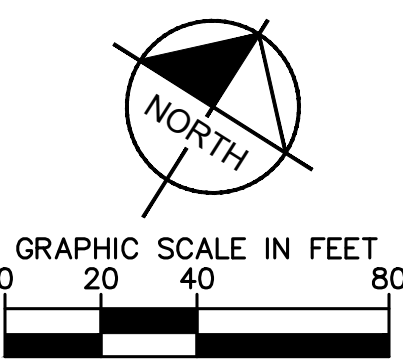
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINILE IS ENCOUNTERED ON SITE. ACTIVE DRAINILES SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.
17. CONTRACTOR TO WORK WITH OWNER ON PHASING AND STAGING OF DEMOLITION TO LIMIT DISRUPTION OF ACTIVE BUSINESS.

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- CLEARING & GRUBBING
- WETLAND IMPACT
- TEMPORARY WETLAND IMPACT
- REMOVE BUILDING CONCRETE SURFACE
- FULL DEPTH SAWCUT
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION OFFSET 3' FOR CLARITY
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING WETLAND
- WETLAND ELEVATION
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

KEYNOTE LEGEND

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING CURB
- (C) REMOVE EXISTING PAVEMENT
- (D) REMOVE EXISTING WATER LINE / HYDRANT / VALVE
- (E) PROTECT EXISTING SEWER LINE / STRUCTURE
- (F) REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
- (G) REMOVE EXISTING STORM LINE / STRUCTURE
- (H) PROTECT EXISTING STORM LINE / STRUCTURE
- (I) PROTECT EXISTING BUILDING / STRUCTURE
- (J) REMOVE EXISTING ROCK SPILLWAYS
- (K) PROTECT EXISTING MONUMENT IN PLACE
- (L) PROTECT EXISTING SIGNAGE IN PLACE
- (M) PROTECT EXISTING FIRE DEPARTMENT CONNECTION
- (N) REMOVE EXISTING LIGHTING
- (O) REMOVE EXISTING BOLLARD
- (P) REMOVE EXISTING STAIRS
- (Q) PROTECT EXISTING LIGHTING



CONTRACTOR TO VERIFY SIZE, DEPTH AND LOCATION OF EXISTING SANITARY SEWER AND WATER SERVICE. NOTIFY ENGINEER OF ANY MAJOR DISCREPANCIES FROM PLAN PRIOR TO CONSTRUCTION.

ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
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LICENSEE

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

David R. Moorow
DAVID R. MOOROW
DATE: 04-29-2025 MIN LIC. NO. 47176

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PROJ. NO.	240396	DESIGNED BY:	KLSC
SCALE:	AS SHOWN	CHECKED BY:	CGM
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

CIVIL
SITE DEMOLITION PLAN

DRAWING NUMBER

CD11-01

GENERAL NOTES

- A. **PROJECT DESCRIPTION**
THE PROPOSED PROPERTY IS LOCATED AT 316 LAKE HAZELTINE DRIVE, CHASKA, MN 55318. THE LOT HAS A TOTAL OF +/- 12.90 ACRES, AND IT IS PROPOSED THAT +/- 9.27 ACRES WILL BE DISTURBED. THE PROJECT WILL CONSIST OF A +/- 88,500 SQUARE FOOT BUILDING EXPANSION WITH ASSOCIATED PARKING, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES. THIS SITE IS LOCATED WITHIN THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION IN THE CITY OF CHASKA.
- B. **PROJECT OFFICE WALL SWPPP POSTINGS:**
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED REFS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- C. **PERMITTED PROJECT AREA:**
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE, HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE ENGINEER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE ENGINEER.

- D. **SPECIAL PROJECT AREAS:**
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.
- D.1. **NON-STORMWATER WATER DISCHARGES:**
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

- D.2. **POWER WASHING:**
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.
- E. **DISCHARGE POINTS:**
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADEMENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE, AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE)

- F. **CHAIN OF RESPONSIBILITY:**
TO BE DETERMINED
- LONG-TERM OPERATION AND MAINTENANCE OF THE STORM WATER TREATMENT SYSTEM TO BE DETERMINED
- E. **RECEIVING WATER:**
THE PROPOSED RUNOFF IS TO BE CAPTURED AND TREATED IN A COMBINATION OF UNDERGROUND DETENTION BASINS AND SURFACE IRON ENHANCED SAND FILTRATION BASINS WHICH DISCHARGE TO WETLANDS IN THE NORTHWEST PORTION OF THE SITE. ONE WETLAND IS LANDLOCKED, THE OTHER WETLAND DISCHARGES AND EVENTUALLY FLOWS TO LAKE HAZELTINE ABOUT +/- 0.50 MILES DOWNSTREAM.

EROSION AND SEDIMENT CONTROL NOTES

- A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENT GENERAL SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- E. ALL DENUDEDBARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. STEEP SLOPES OF 3:1 OR STEEPER MUST BE STABILIZED USING EROSION CONTROL BLANKETS. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
- H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS. ALL STORM DRAIN INLET PROTECTION MUST REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION.
- K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND BEFORE ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.
- L. SITE WILL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT THROUGHOUT THE CONSTRUCTION PROCESS. EACH INSPECTION MUST BE RECORDED WITHIN 24 HOURS OF BEING CONDUCTED.
- M. SUBCONTRACTOR WILL REMOVE SEDIMENT TRACK OUT INTO STREETS WITHIN 24 HOURS.
- N. STOCKPILES MUST BE LOCATED OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES. SILT FENCE OR OTHER EFFECTIVE PERIMETER CONTROLS AT DOWN GRADE BASE OF ALL STOCKPILES.
- O. ALL DEWATERING DISCHARGE MUST BE DISCHARGED USING APPROPRIATE DISSIPATION MEASURES. DEWATERING PROCESS MUST BE DONE IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS OR EROSION. APPROPRIATE BMPs TO PREVENT SEDIMENT LADEN WATER MUST BE USED TO PREVENT WATER FROM LEAVING THE PROJECT SITE.
- P. ALL SOLID WASTE MUST BE PROPERLY STORED AND DISPOSED OF.
- Q. DISTURBED SILT FENCE MUST BE REPAIRED/REPLACED/MAINTAINED WHEN THEY BECOME NON FUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
- R. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NON FUNCTIONAL BMPs MUST BE REPAIRED/REPLACED/MAINTAINED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED.
- S. IF DEWATERING IS TO OCCUR DURING THE PROJECT, THE DEWATERING PLAN MUST MEET ALL REQUIREMENTS OF THE NPDES PERMIT, SECTIONS 10, 11.9, AND 11.12.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	+/- 12.90 AC
TOTAL LOD AREA	+/- 9.27 AC
PRE-CONSTRUCTION IMP	+/- 3.74 AC (28.99%)
POST-CONSTRUCTION IMP	+/- 8.77 AC (67.98%)
PHASE 1 BMP QUANTITIES	
INLET PROTECTION	8 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	+/- 3,570 LF
BIOROLL	+/- 235 LF
DISTURBED AREA	+/- 9.27 AC
IMPERVIOUS AREA	+/- 3.74 AC
PHASE 2 BMP QUANTITIES	
INLET PROTECTION	25 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	+/- 3,255 LF
BIOROLL	+/- 730 LF
EROSION CONTROL BLANKET	+/- 28,490 SF
DISTURBED AREA	+/- 9.27 AC
IMPERVIOUS AREA	+/- 8.77 AC
EARTHWORK QUANTITIES	
SITE COMMON GRADING	+/- 15,000 CY
SITE EXPORT	+/- 15,000 CY

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES, AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0005)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH
- THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/ERG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE. WHERE APPLICABLE, HAZARDOUS MATERIALS AND WASTES NEED TO BE STORED WITH SECONDARY CONTAINMENT.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
 - a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT, AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
 - b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

TOPSOIL MANAGEMENT PLAN

SECTION 1- TOPSOIL STANDARD

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE # 10 [19 MM]	100%	ASTM D 422
MATERIAL PASSING THE NO. 40 [4.75 MM]	≥ 85%	-
CLAY	5% - 33%	ASTM D 422
SILT	5% - 35%	ASTM D 422
SAND	30% - 75%	ASTM D 422
ORGANIC MATTER	2.5% - 15%	ASTM D 2974
PH	6.1 - 8.0	ASTM G 51
COMPACTION	- 1,400 KILOPASCALS (KPA) / 200 POUNDS PER SQUARE INCH (PSI) IN THE UPPER 12 INCHES OF SOIL, OR - BULK DENSITY OF LESS THAN 1.4 GRAMS PER CUBIC CENTIMETER (G/CM ³) IN THE UPPER 12 INCHES OF SOIL	FIELD TEST

SECTION 2- TOPSOIL STRIPPING AND STOCKPILING METHODS

TOPSOIL STRIPPING
- STRIP TOPSOIL ONLY FROM AREAS THAT WILL BE DISTURBED BY CONSTRUCTION.
- REMOVE TOPSOIL TO ITS FULL DEPTH, AS IDENTIFIED IN THE GEOTECHNICAL REPORT.
- AVOID STRIPPING WET TOPSOIL TO PREVENT COMPACTION AND LOSS OF SOIL STRUCTURE.
- MINIMIZE EQUIPMENT TRAFFIC ON AREAS BEFORE TOPSOIL REMOVAL TO PREVENT COMPACTION.

TOPSOIL STOCKPILING
- LOCATE STOCKPILES IN FLAT, WELL-DRAINED AREAS, AWAY FROM WATERWAYS OR AREAS PRONE TO FLOODING.
- KEEP STOCKPILE HEIGHTS TO A MAXIMUM OF 10-15 FEET TO MINIMIZE COMPACTION.
- INSTALL SILT FENCES OR OTHER SEDIMENT BARRIERS AROUND THE BASE OF THE STOCKPILE. PLACE THE FENCES AND BARRIERS FAR ENOUGH AWAY FROM THE EDGE OF THE STOCKPILE TO LEAVE SPACE FOR WATER TO POND AND ROOM FOR EQUIPMENT TO MOVE.
- ESTABLISH TEMPORARY VEGETATIVE COVER USING SEED AND MULCH, FOLLOWING REQUIREMENTS FOR 7-DAY STABILIZATION.
- CLEARLY MARK STOCKPILE AREAS TO PREVENT DISTURBANCE OR CONTAMINATION

ESTIMATED QUANTITIES
- APPROXIMATE DEPTH OF TOPSOIL: 0.33' - 2'
- ESTIMATED QUANTITY OF AVAILABLE TOPSOIL: ±9,035 CY
- ESTIMATED QUANTITY OF TOPSOIL NEEDED: ±1,900 CY

SECTION 3- TOPSOIL STOCKPILE SAMPLING METHODS

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

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

SECTION 4- TOPSOIL RE-APPLICATION PROCEDURES

SUBSOIL PREPARATION METHODS
PERFORM SUBSOIL PREPARATION BEFORE PLACING TOPSOIL. PERFORM SUBSOIL PREPARATION IN ONE DIRECTION ON THE CONTOURS PERPENDICULAR TO THE FLOW OF WATER AND SLOPES FLATTER THAN 1:2 (V:H). SCARIFY LOOSEN THE SUBSOIL TO A DEPTH OF 6 INCHES. SUBSOIL AREAS SHALL BE LOOSENED TO LESS THAN 200 PSI (140 KPA). FOR SATURATED SOIL, DELAY SUBSOIL PREPARATION UNTIL SOIL DRIES TO AT LEAST FIELD CAPACITY.

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

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

IF TOPSOIL DOES NOT MEET THE CARVER COUNTY TOPSOIL STANDARD, TWO INCHES OF COMPOST MUST BE ADDED TO THE SOIL AND TILLED TO A DEPTH OF SIX INCHES. NO FURTHER AMENDMENT WILL BE REQUIRED.

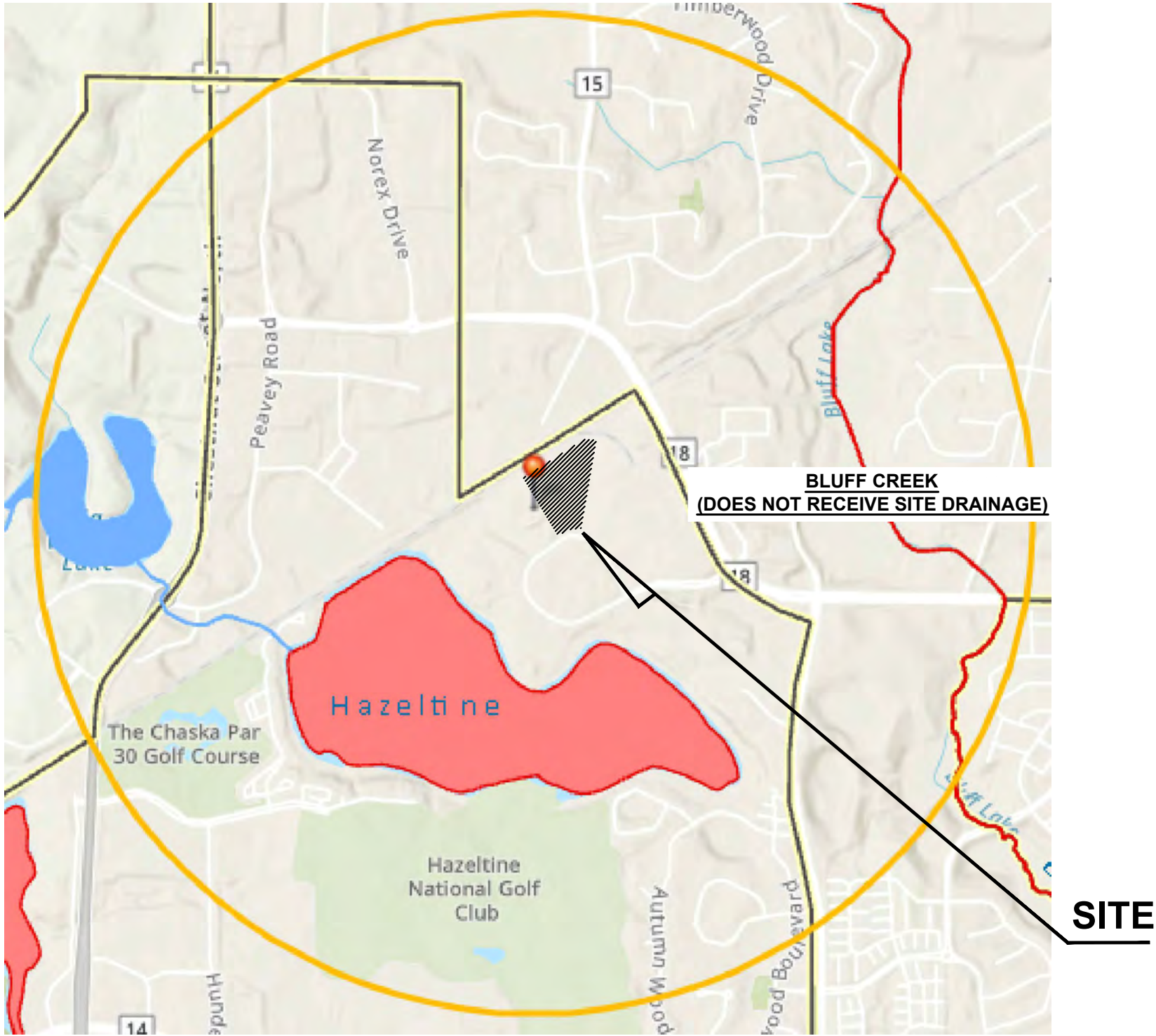
TOPSOIL MUST BE REAPPLIED AT A DEPTH OF 6 INCHES IN ALL LANDSCAPED AND DISTURBED AREAS AND MUST MEET THE SPECIFICATIONS OF SECTION 1.

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

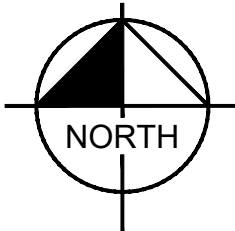
RUNOFF VALUES - PRIVATE DEVELOPMENT TOTAL			
	2-YEAR	10-YEAR	100-YEAR
PRE-DEVELOPMENT CONDITIONS	9.77 CFS	18.61 CFS	38.53 CFS
POST-DEVELOPMENT CONDITIONS	9.30 CFS	16.91 CFS	33.68 CFS

RECEIVING IMPAIRED WATERS WITHIN ONE-MILE	
IMPAIRED WATER	IMPAIRMENTS
HAZELTINE LAKE	NUTRIENTS

SWPPP DESIGNER:	INSTALLER CERTIFICATION	INSPECTOR CERTIFICATION
BRIAN M. WURDEMAN, P.E.	NAME:	NAME:
11995 SINGLETREE LANE, SUITE 225	ADDRESS:	ADDRESS:
EDEN PRAIRIE, MN 55344	SWPPP CERTIFICATION	SWPPP CERTIFICATION
CERTIFICATION EXPIRES 2025		
SIGNATURE:	SIGNATURE:	SIGNATURE:



IMPAIRED WATERS WITHIN 1-MILE OF SITE



ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

CLIENT

BECKMAN COULTER

CONSULTING ARCHITECT/ENGINEER

CRB

CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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

David R. Moorow

DAVID R. MOOROW
MN
DATE: 04-29-2025 LIC. NO. 47176

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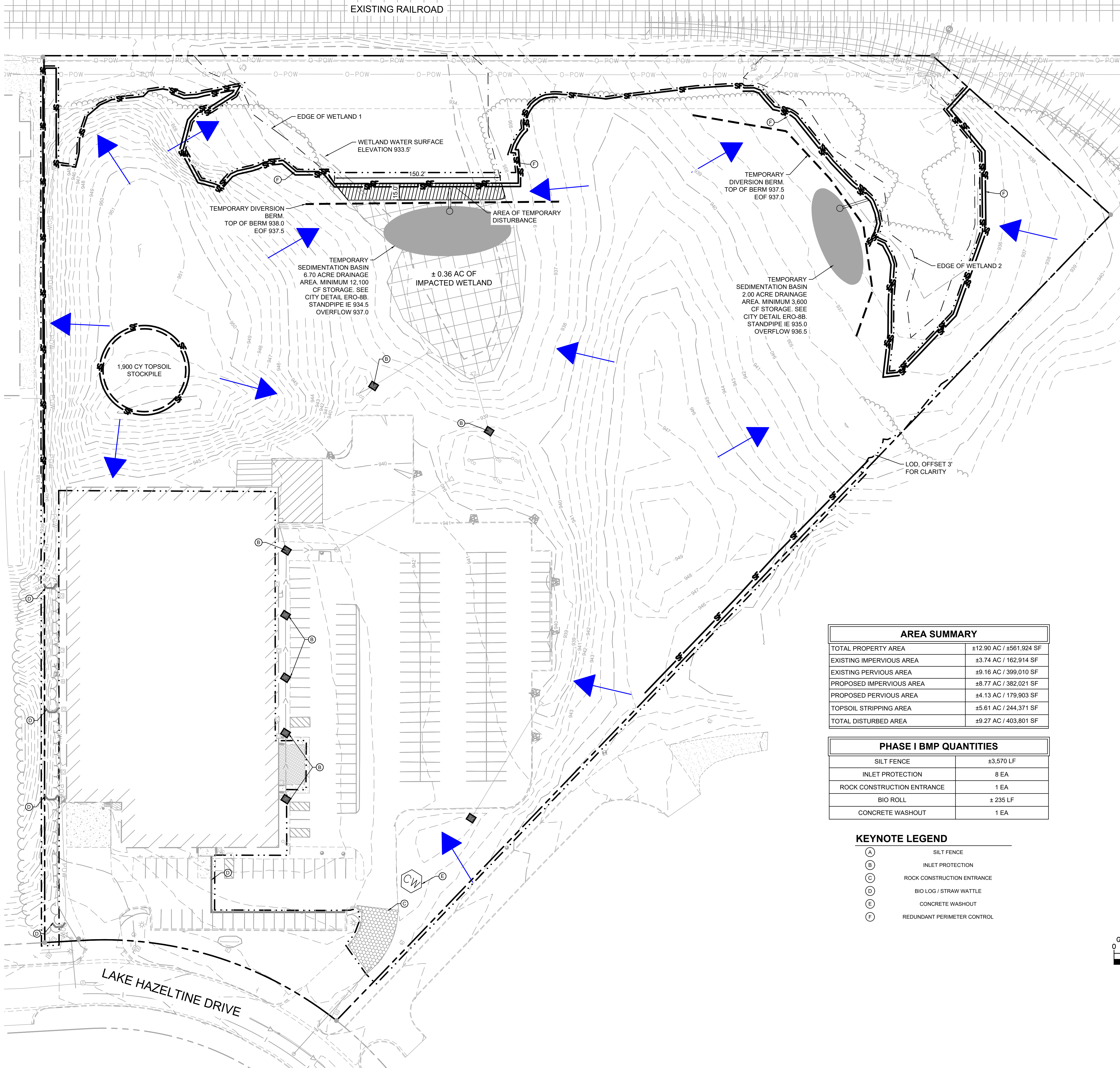
PROJ. NO.	240396	DESIGNED BY:	KLSC
SCALE:	AS SHOWN	CHECKED BY:	CGM
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

CIVIL
STORMWATER POLLUTION
PREVENTION PLAN

DRAWING NUMBER

C20-01



AREA SUMMARY	
TOTAL PROPERTY AREA	±12.90 AC / ±561,924 SF
EXISTING IMPERVIOUS AREA	±3.74 AC / 162,914 SF
EXISTING PERVIOUS AREA	±9.16 AC / 399,010 SF
PROPOSED IMPERVIOUS AREA	±8.77 AC / 382,021 SF
PROPOSED PERVIOUS AREA	±4.13 AC / 179,903 SF
TOPSOIL STRIPPING AREA	±5.61 AC / 244,371 SF
TOTAL DISTURBED AREA	±9.27 AC / 403,801 SF

PHASE I BMP QUANTITIES	
SILT FENCE	±3,570 LF
INLET PROTECTION	8 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO LOG / STRAW WATTLE	± 235 LF
CONCRETE WASHOUT	1 EA

KEYNOTE LEGEND	
(A)	SILT FENCE
(B)	INLET PROTECTION
(C)	ROCK CONSTRUCTION ENTRANCE
(D)	BIO LOG / STRAW WATTLE
(E)	CONCRETE WASHOUT
(F)	REDUNDANT PERIMETER CONTROL

LEGEND

	ROCK ENTRANCE
	EROSION CONTROL BLANKET
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE (OFFSET 3' FOR CLARITY)
	SAFETY FENCE
	BIO ROLL
	WETLAND LINE
	TEMPORARY DIVERSION BERM
	CONCRETE WASHOUT

EROSION CONTROL PLAN NOTES

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

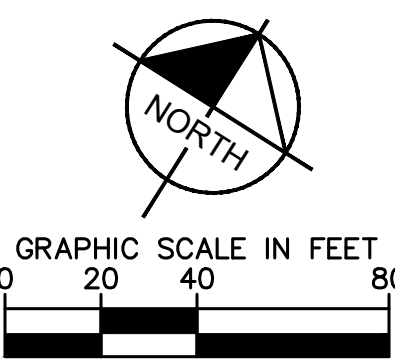
SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. STRIP AND STOCKPILE TOPSOIL.
7. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.



ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55434
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PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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

DAVID R. MOOROW
DATE: 04-29-2025 MIN. LIC. NO. 47176

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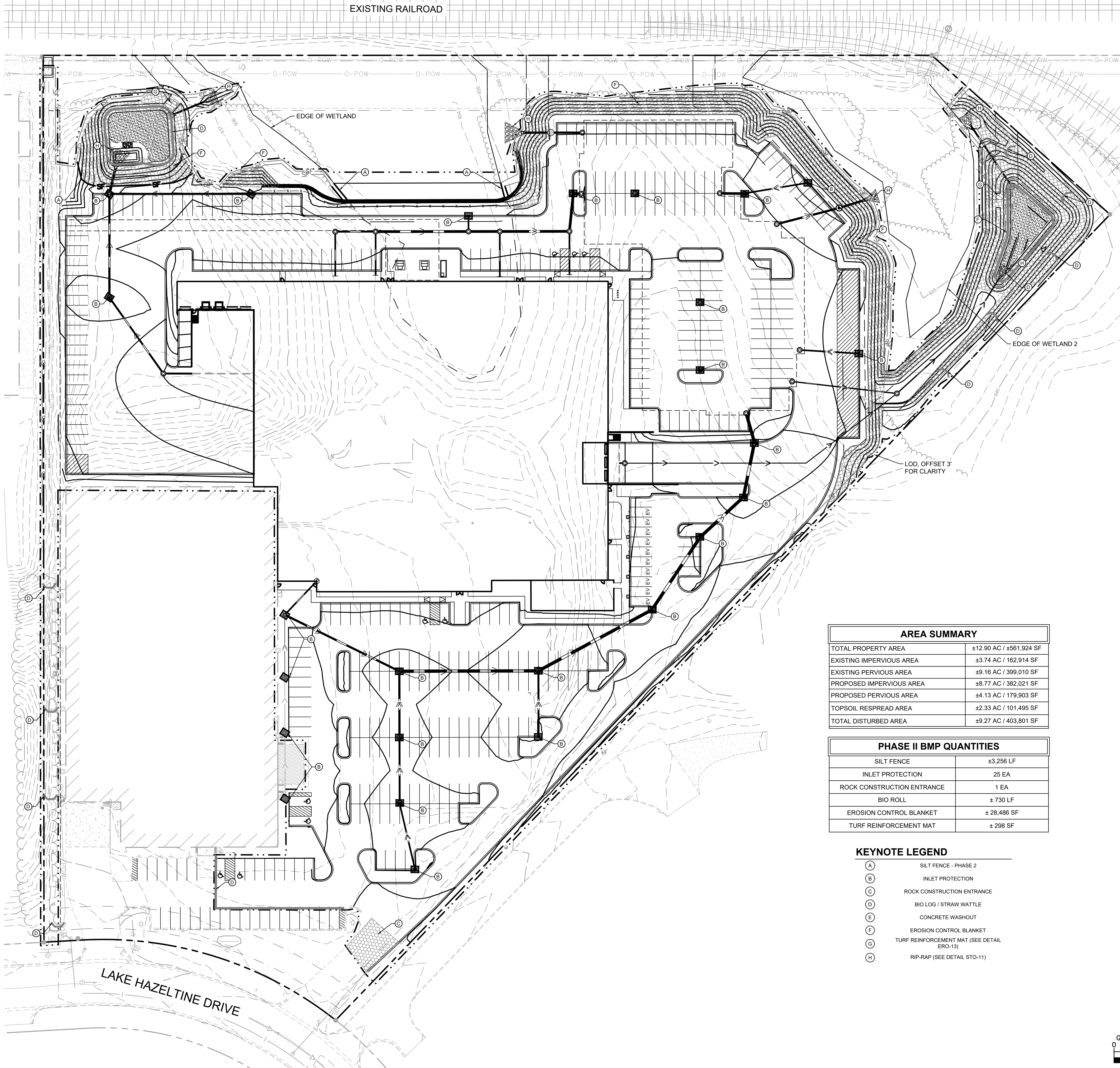
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DRAWING TITLE

CIVIL
**EROSION AND SEDIMENT
CONTROL PLAN - PHASE 1**

DRAWING NUMBER

C21-01



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- PROPOSED RIP-RAP SPILLWAY
- INLET PROTECTION
- SILT FENCE - PHASE 1
- SILT FENCE - PHASE 2
- LIMITS OF DISTURBANCE (OFFSET 3' FOR CLARITY)
- SAFETY FENCE
- BIOROLL
- WETLAND LINE

EROSION CONTROL PLAN NOTES

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

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENuded AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
- INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- RESPREAD MINIMUM 6" TOPSOIL AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE SITE FOR PAVING.
- PAVE SITE AND INSTALL STRIPING.
- INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED. THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

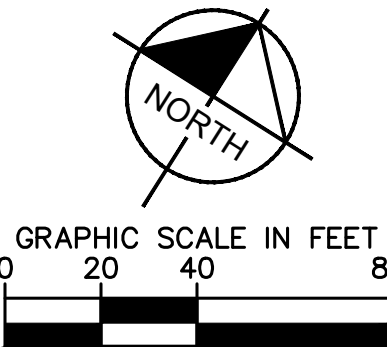
NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION, IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

AREA SUMMARY	
TOTAL PROPERTY AREA	±12.90 AC / ±561,924 SF
EXISTING IMPERVIOUS AREA	±3.74 AC / 162,914 SF
EXISTING PERVIOUS AREA	±9.16 AC / 399,010 SF
PROPOSED IMPERVIOUS AREA	±8.77 AC / 382,021 SF
PROPOSED PERVIOUS AREA	±4.13 AC / 179,903 SF
TOPSOIL RESPREAD AREA	±2.33 AC / 101,495 SF
TOTAL DISTURBED AREA	±9.27 AC / 403,801 SF

PHASE II BMP QUANTITIES	
SILT FENCE	±3,256 LF
INLET PROTECTION	25 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	± 730 LF
EROSION CONTROL BLANKET	± 28,486 SF
TURF REINFORCEMENT MAT	± 298 SF

KEYNOTE LEGEND

- (A) SILT FENCE - PHASE 2
- (B) INLET PROTECTION
- (C) ROCK CONSTRUCTION ENTRANCE
- (D) BIO LOG / STRAW WATTLE
- (E) CONCRETE WASHOUT
- (F) EROSION CONTROL BLANKET
- (G) TURF REINFORCEMENT MAT (SEE DETAIL ERO-13)
- (H) RIP-RAP (SEE DETAIL STO-11)



ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
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CLIENT

BECKMAN COULTER

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PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
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David R. Morow

DAVID R. MOROW
DATE: 04-29-2025 MIN. LIC. NO. 47176

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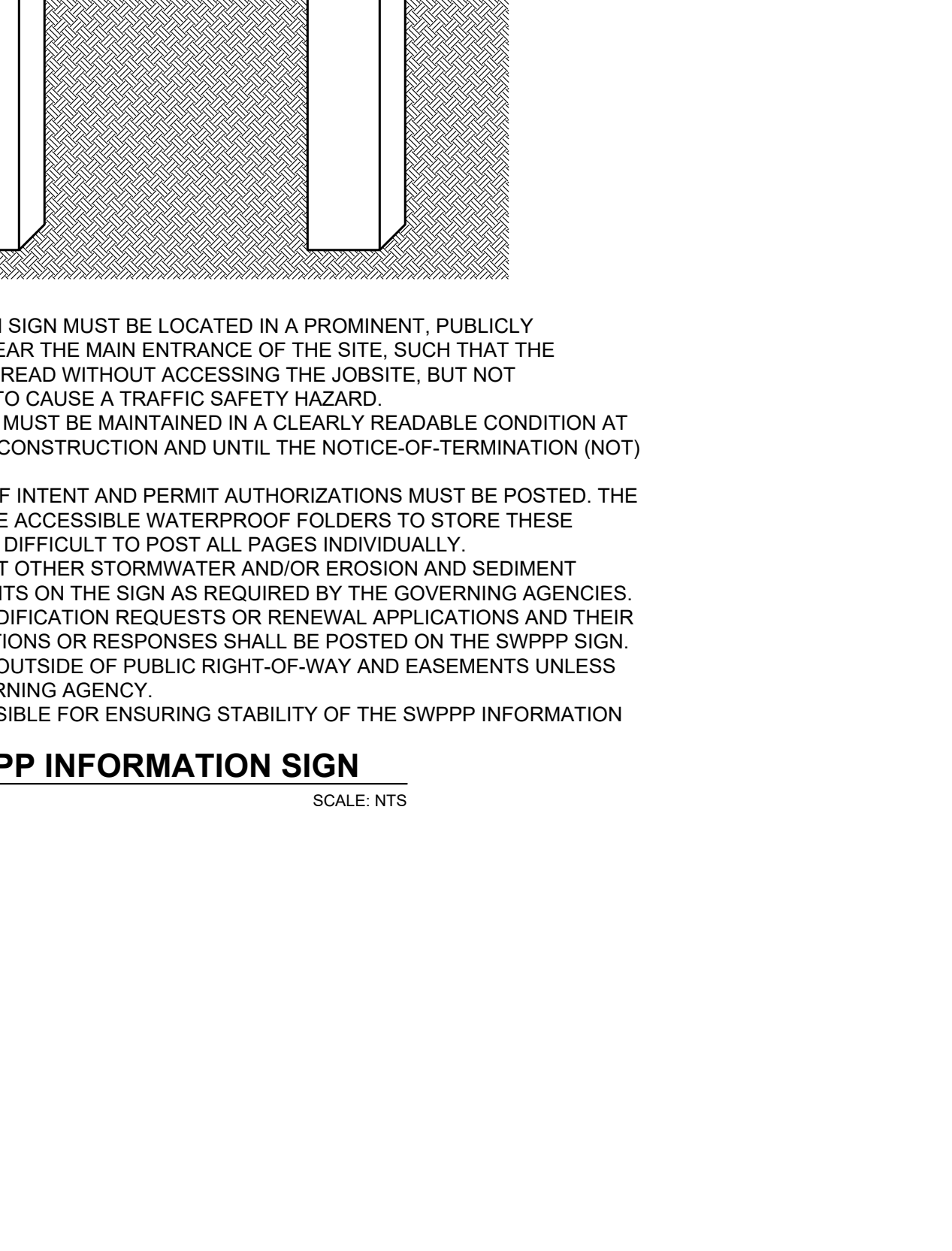
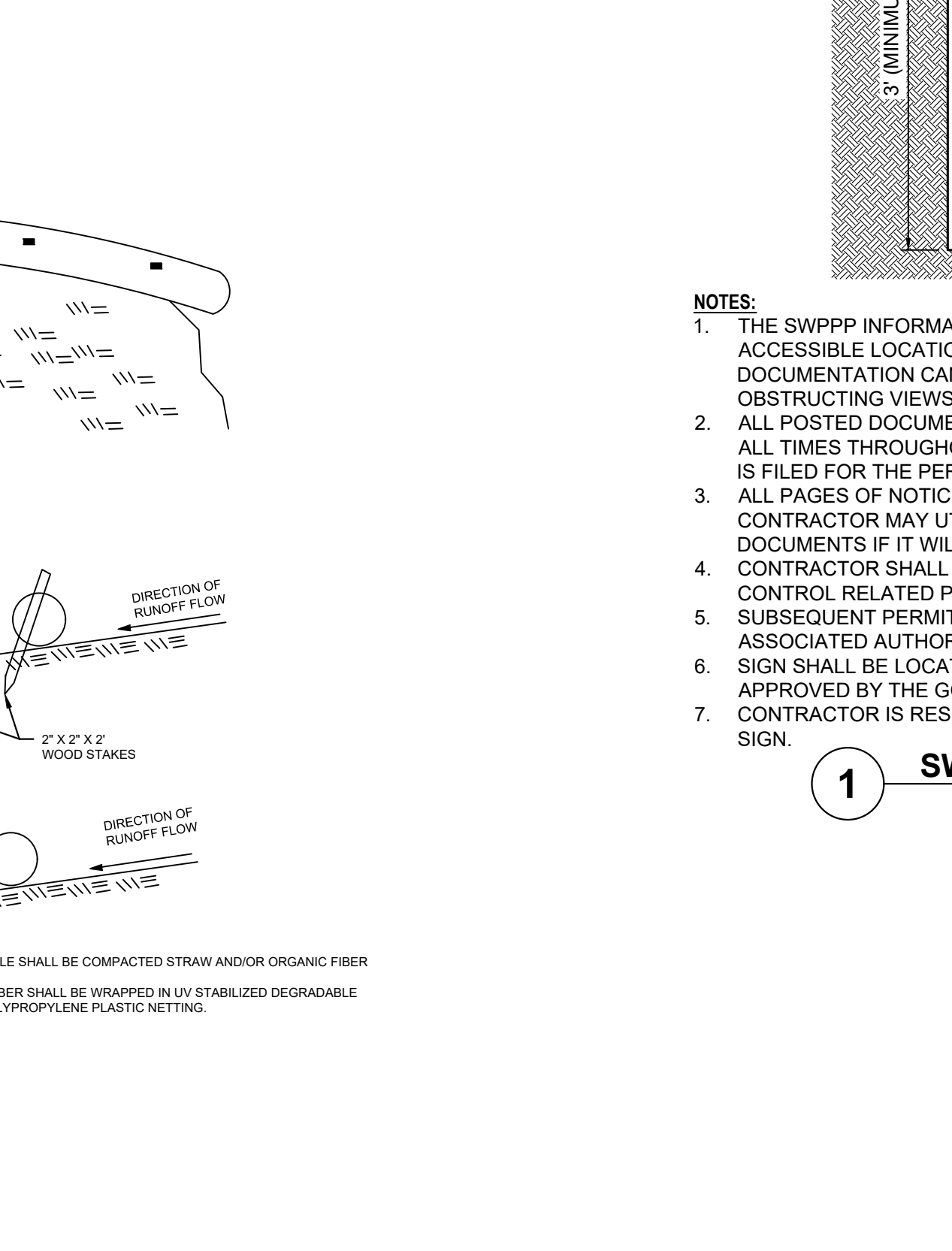
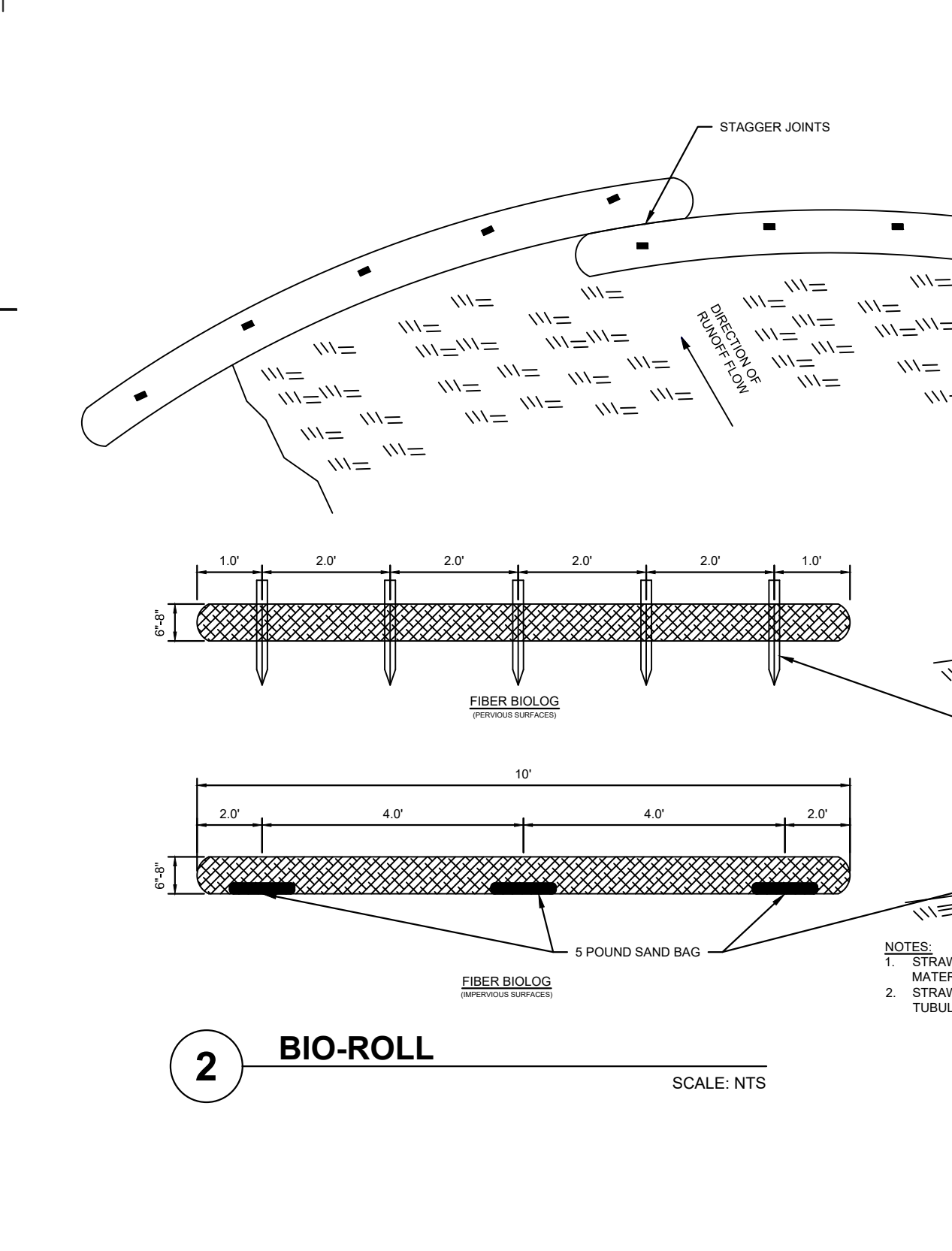
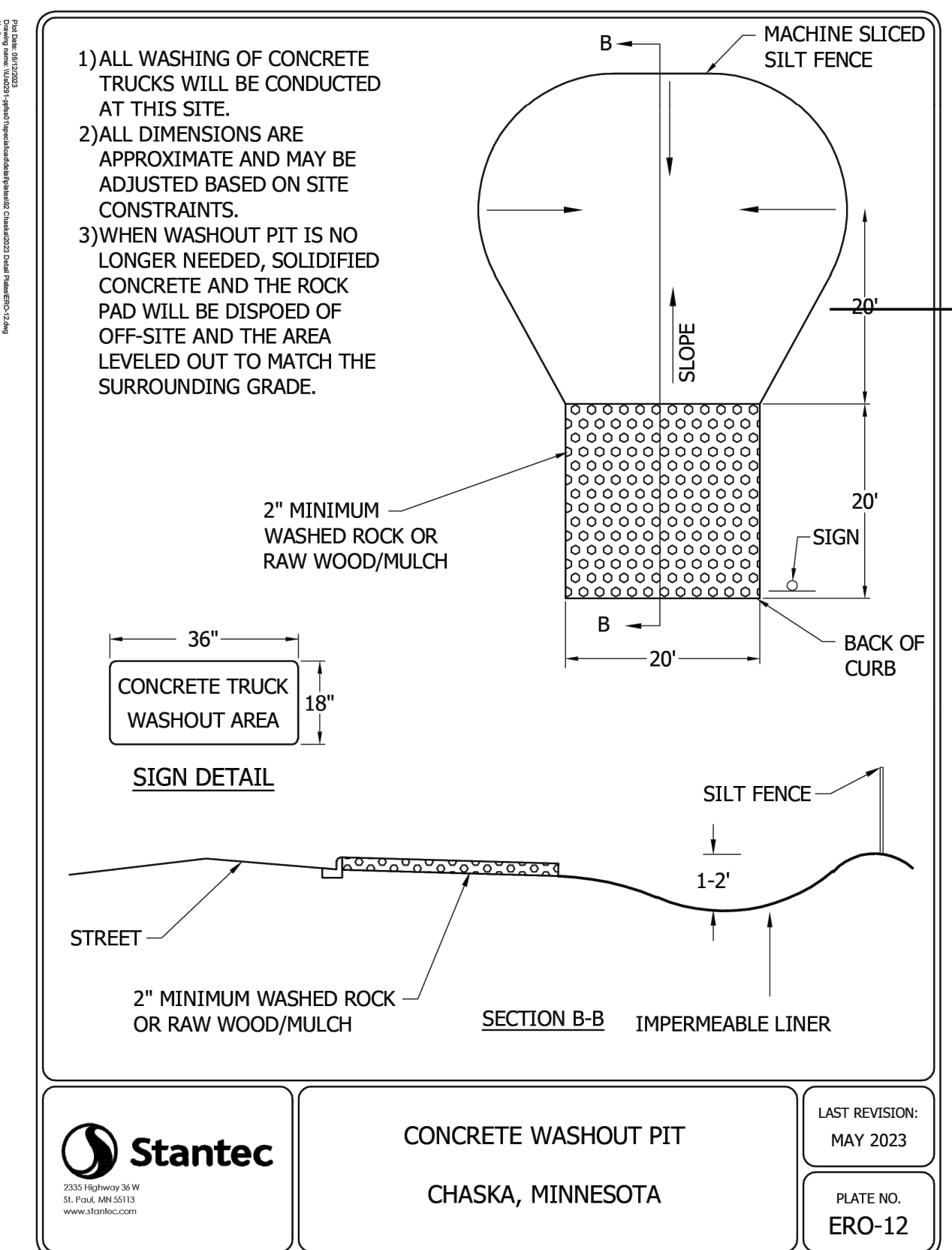
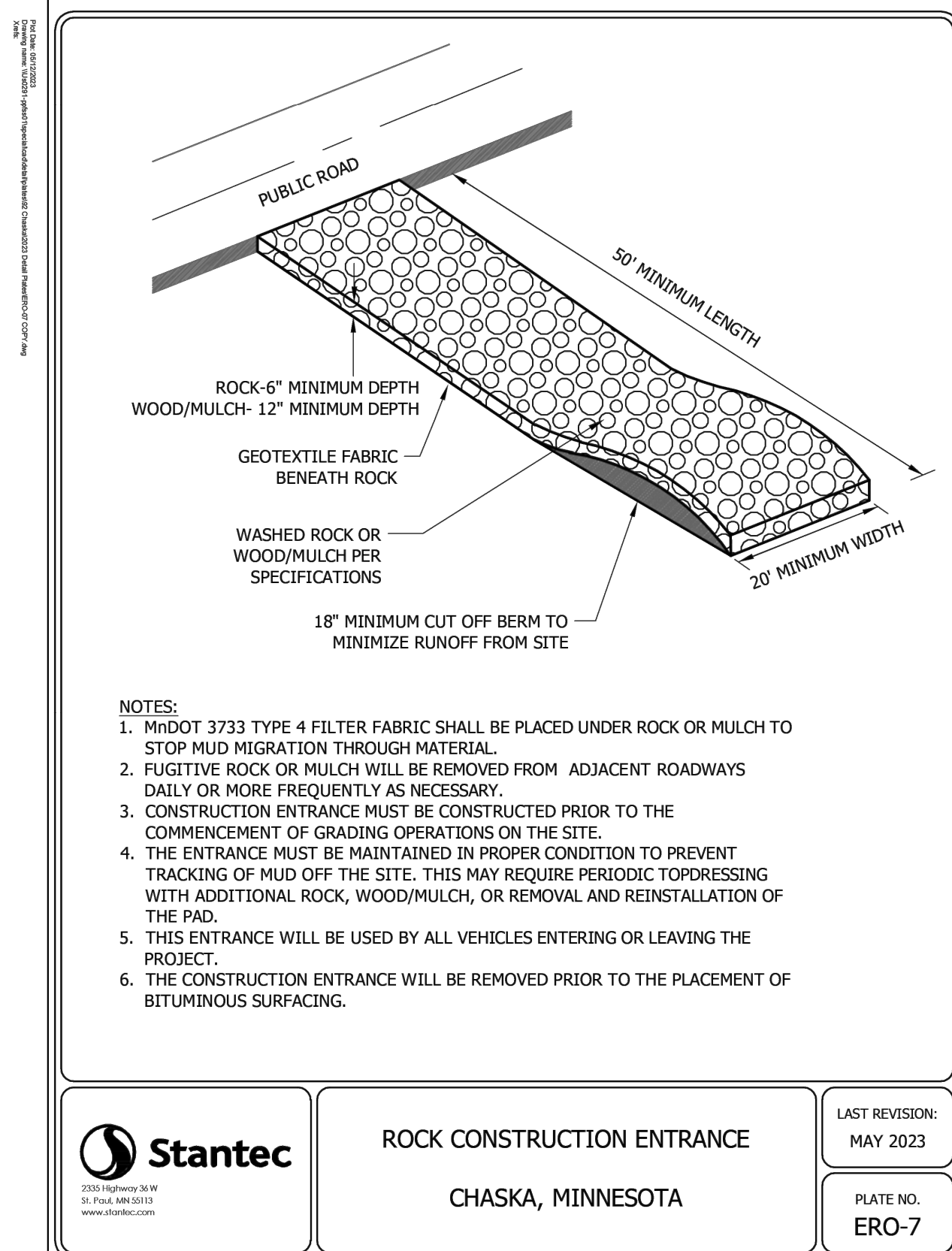
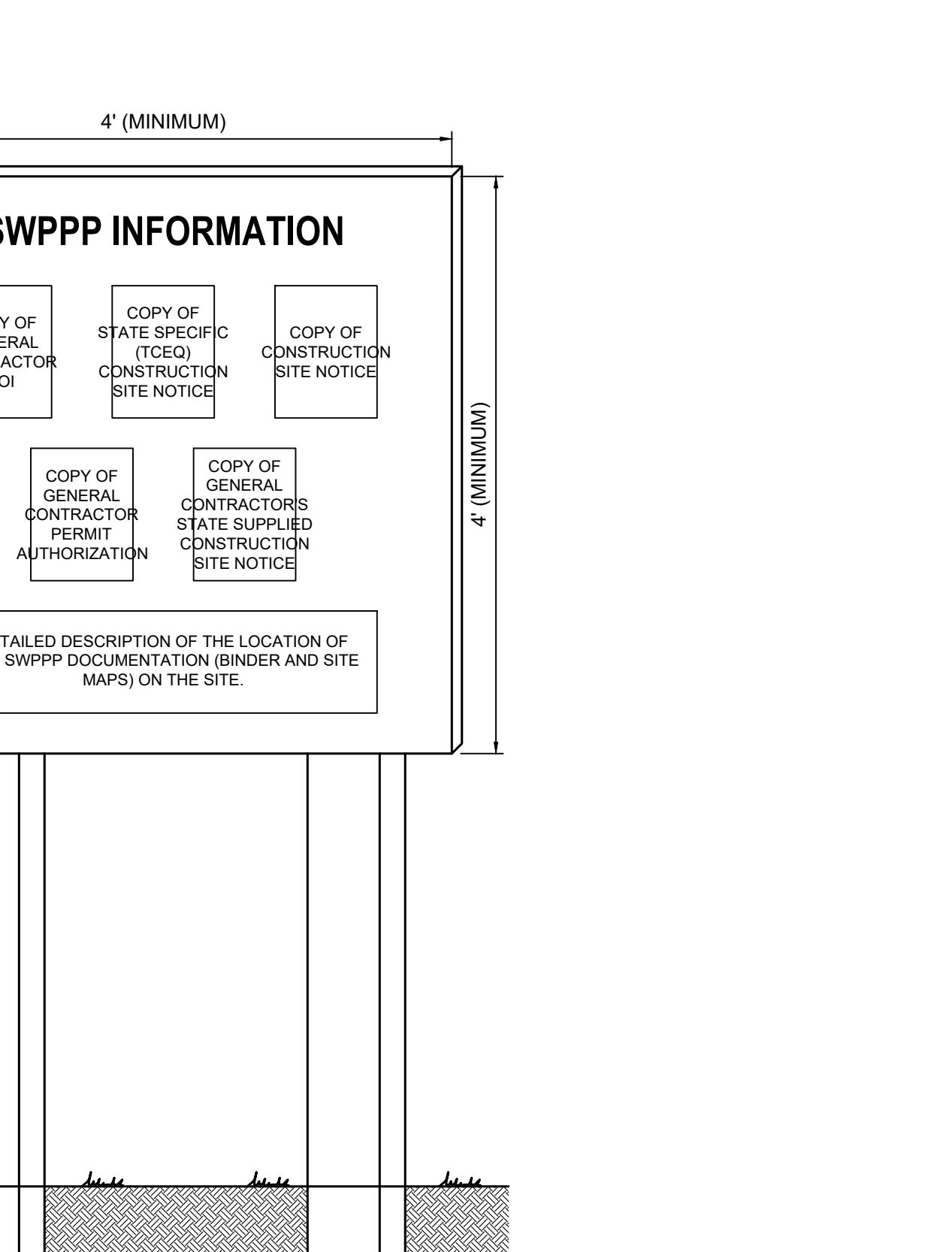
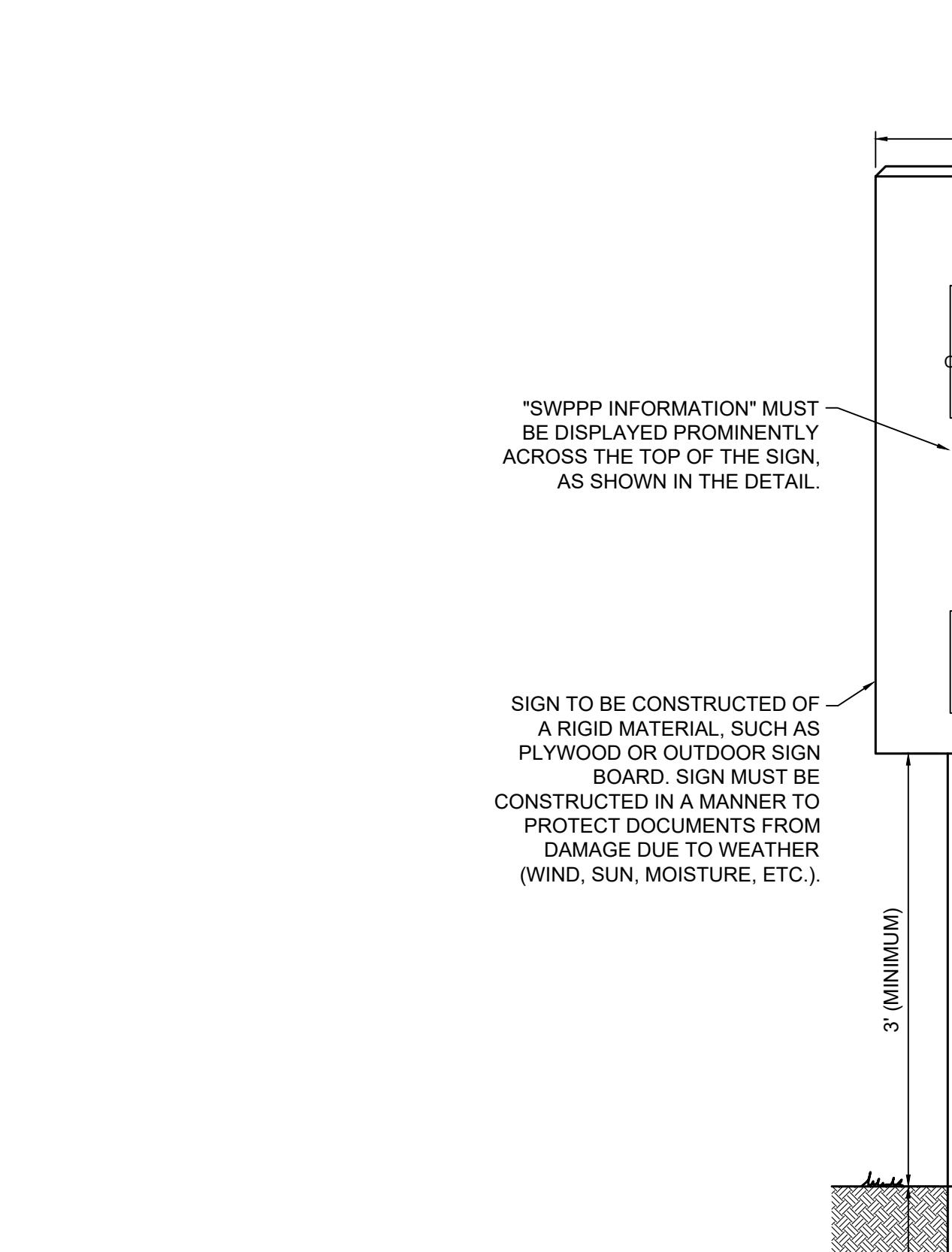
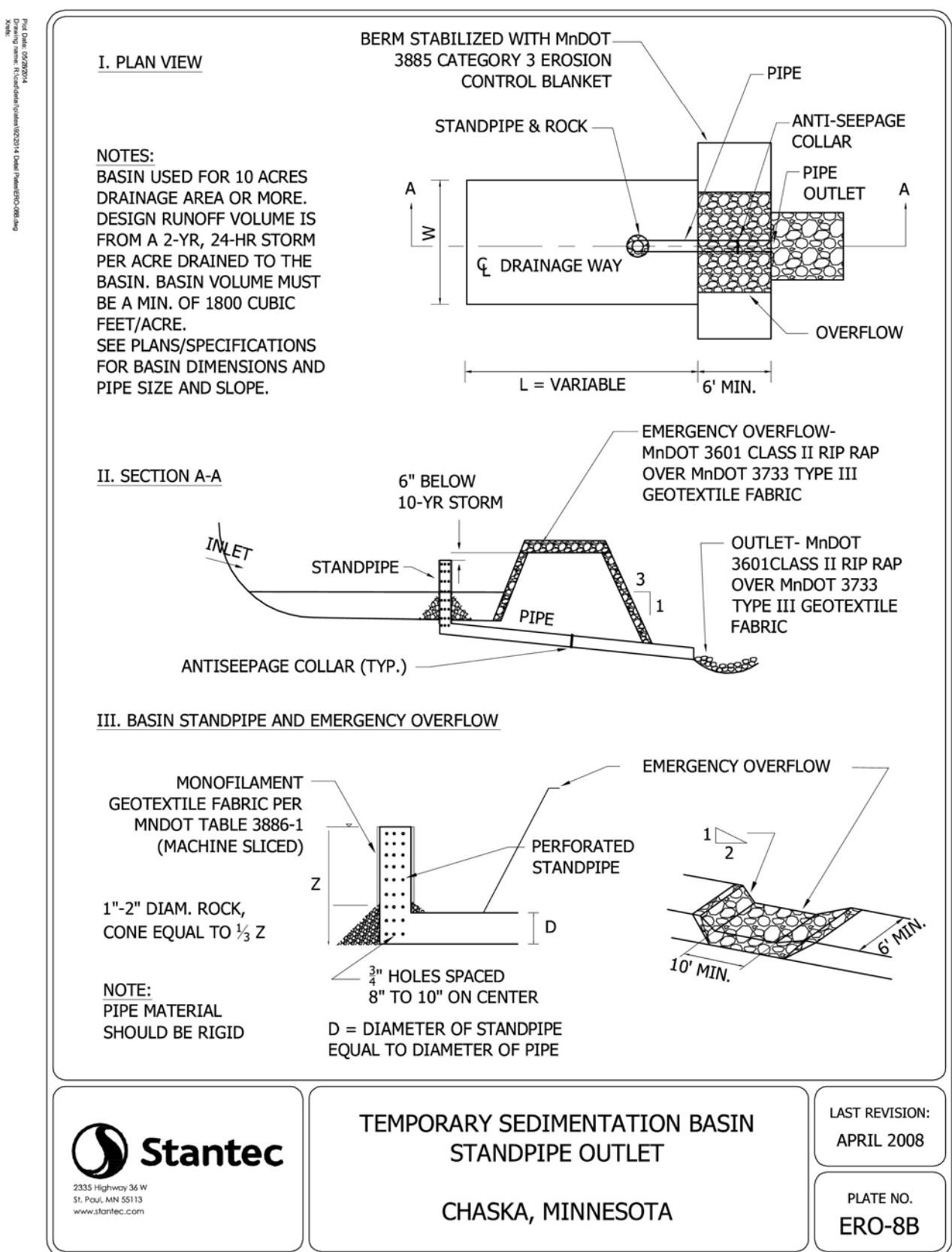
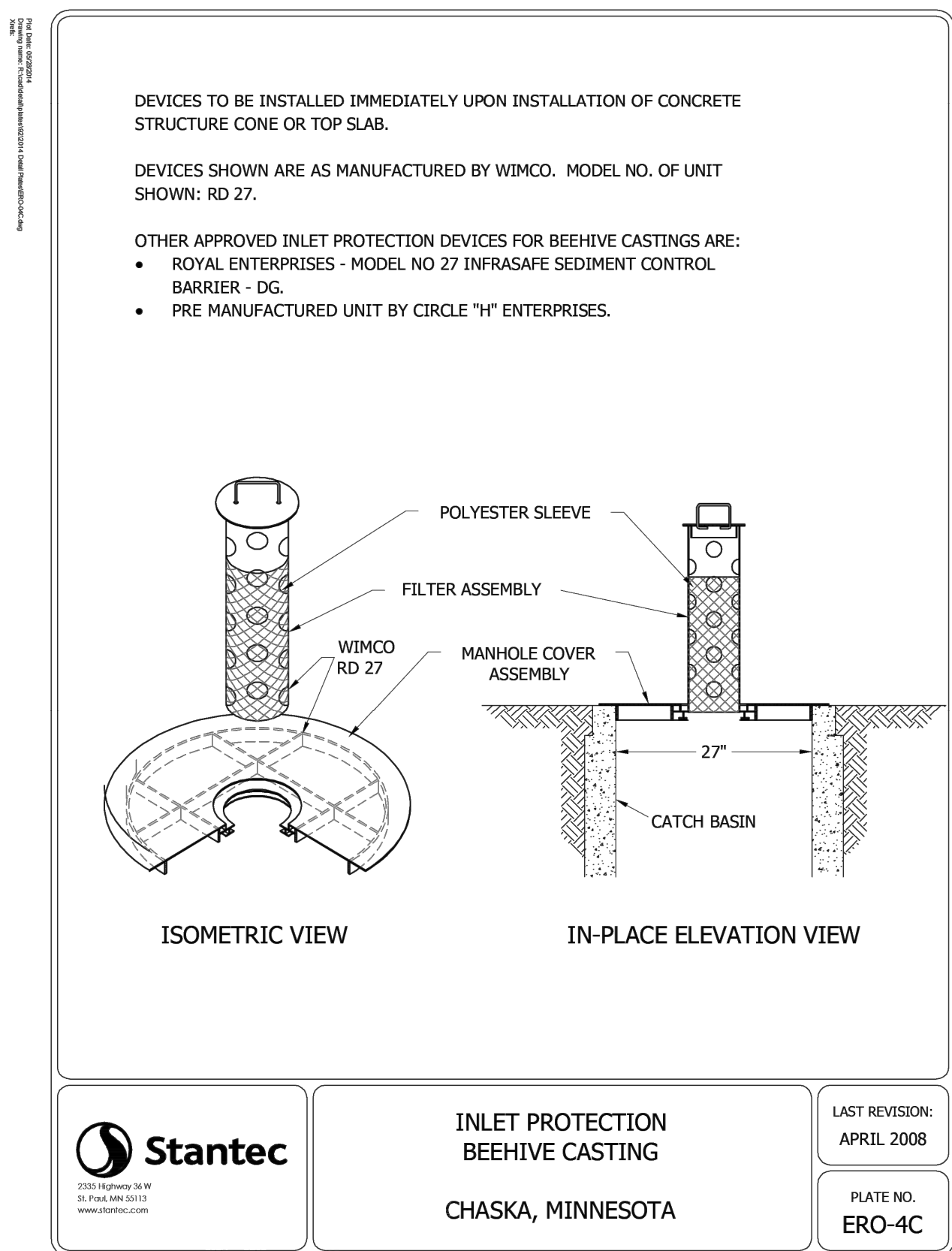
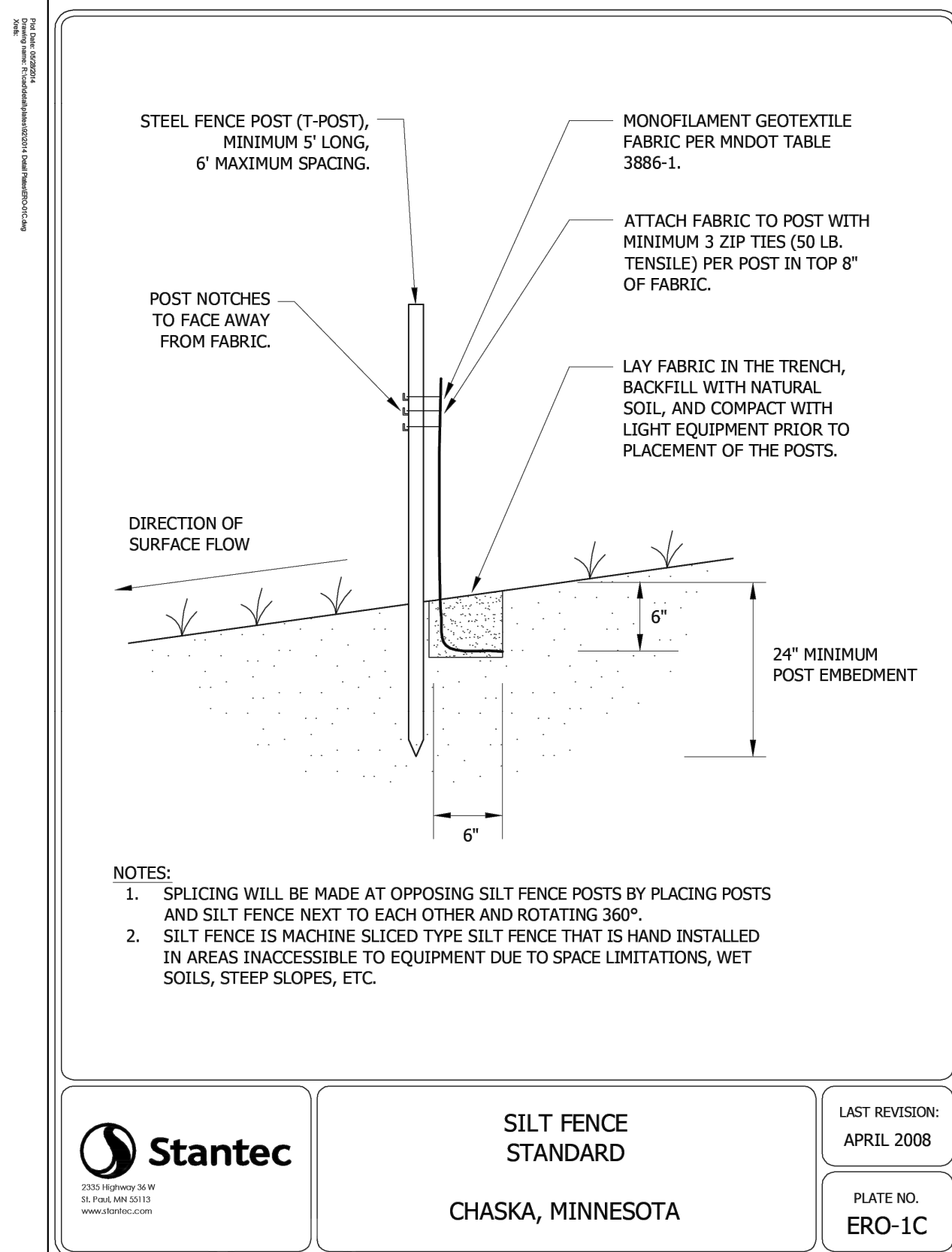
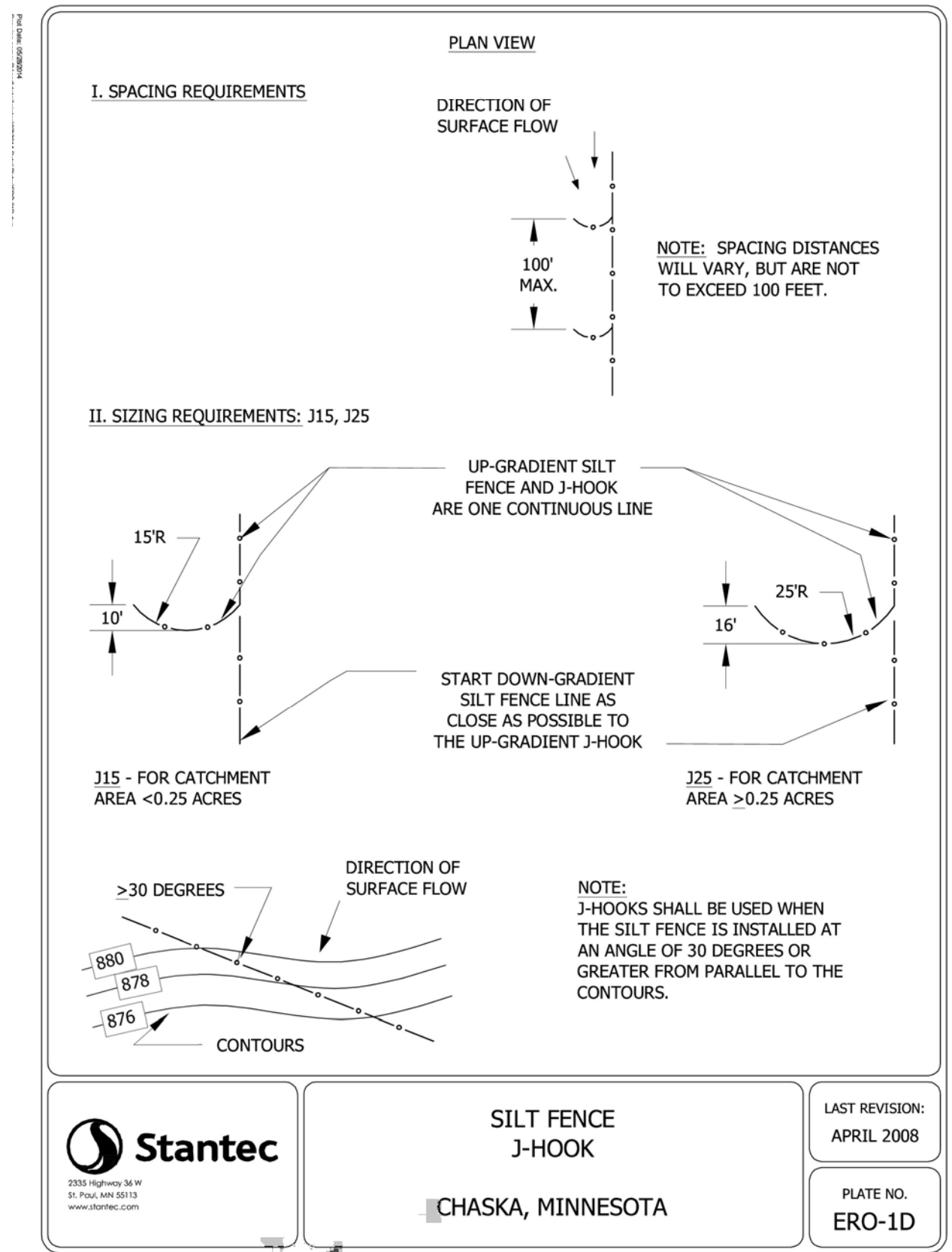
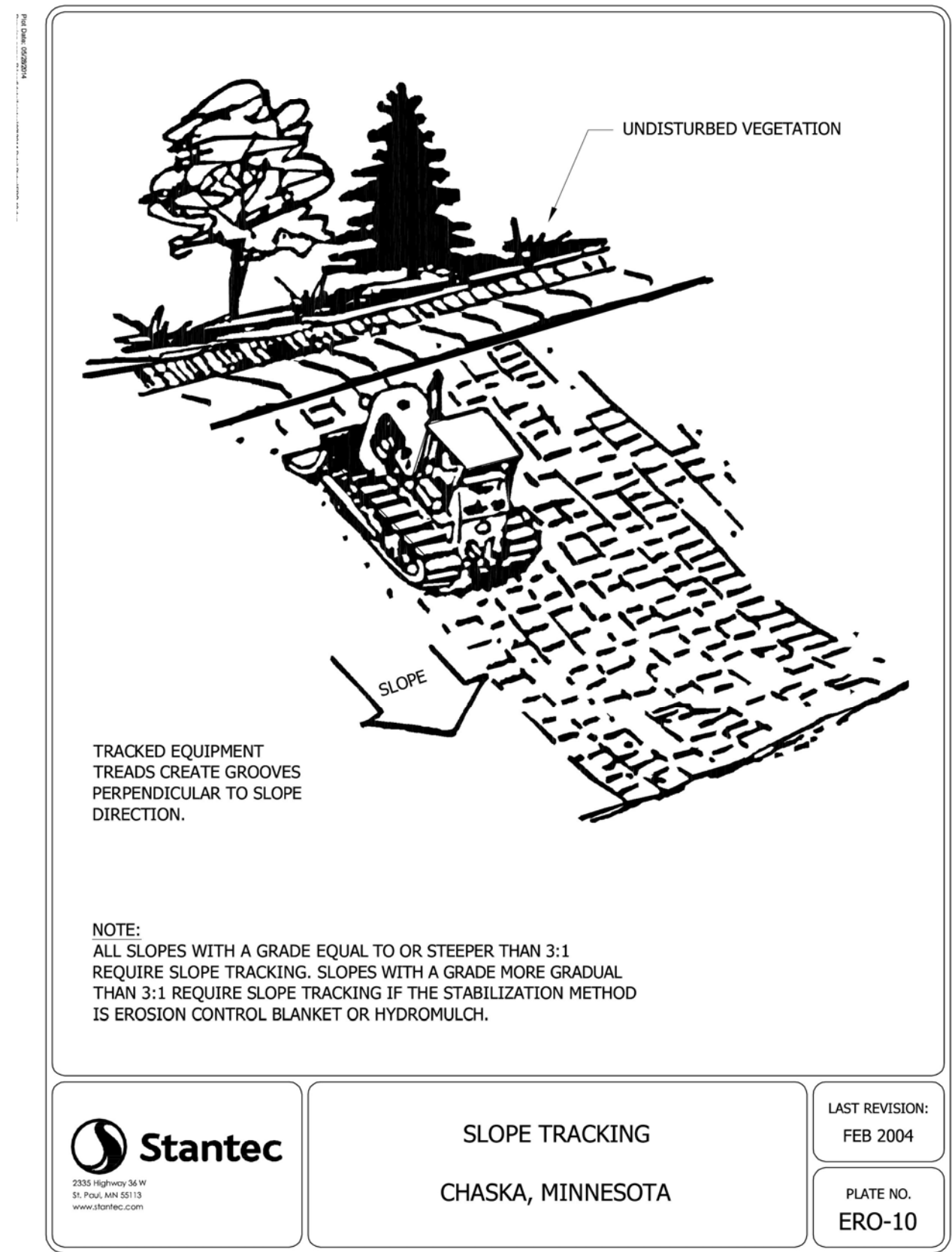
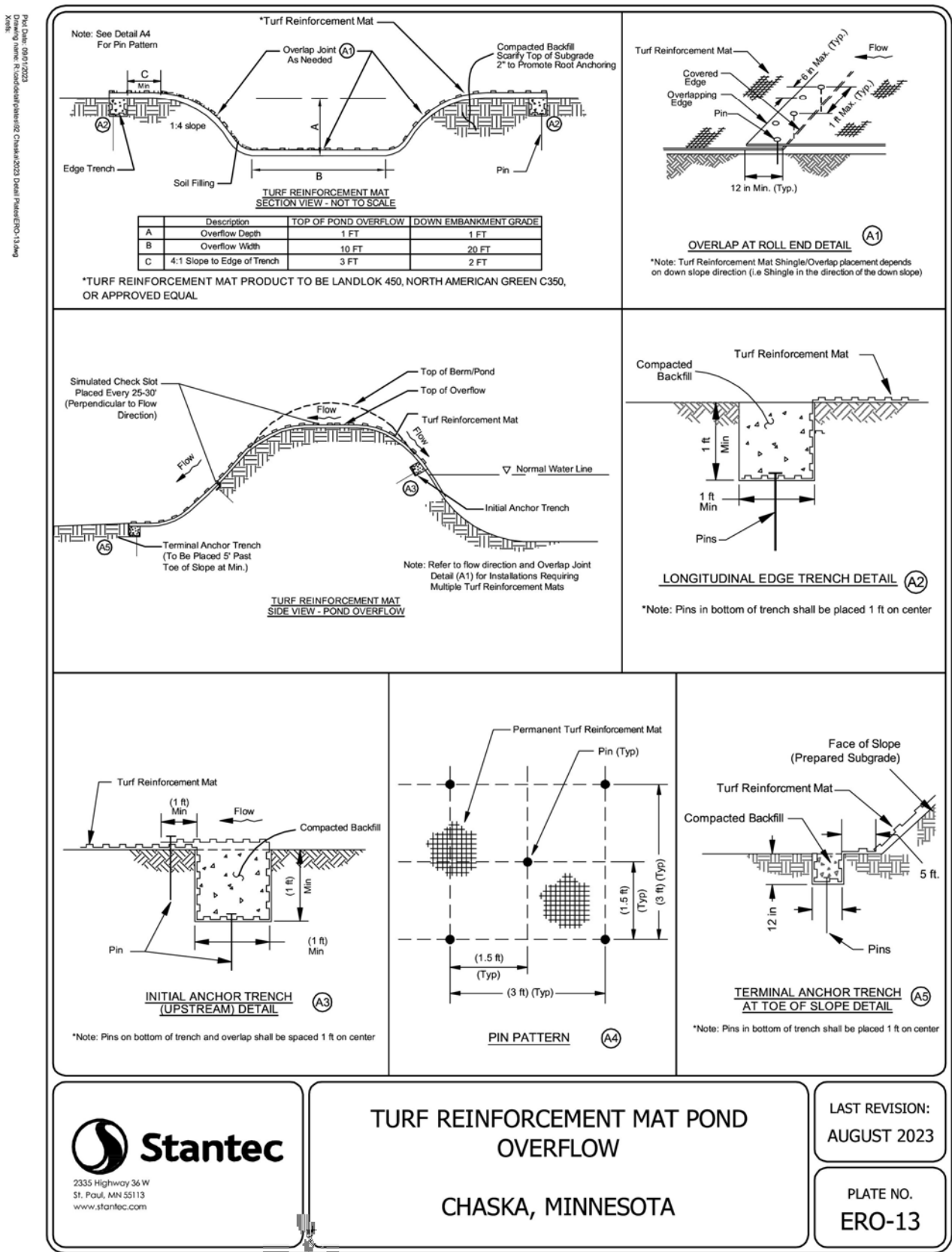
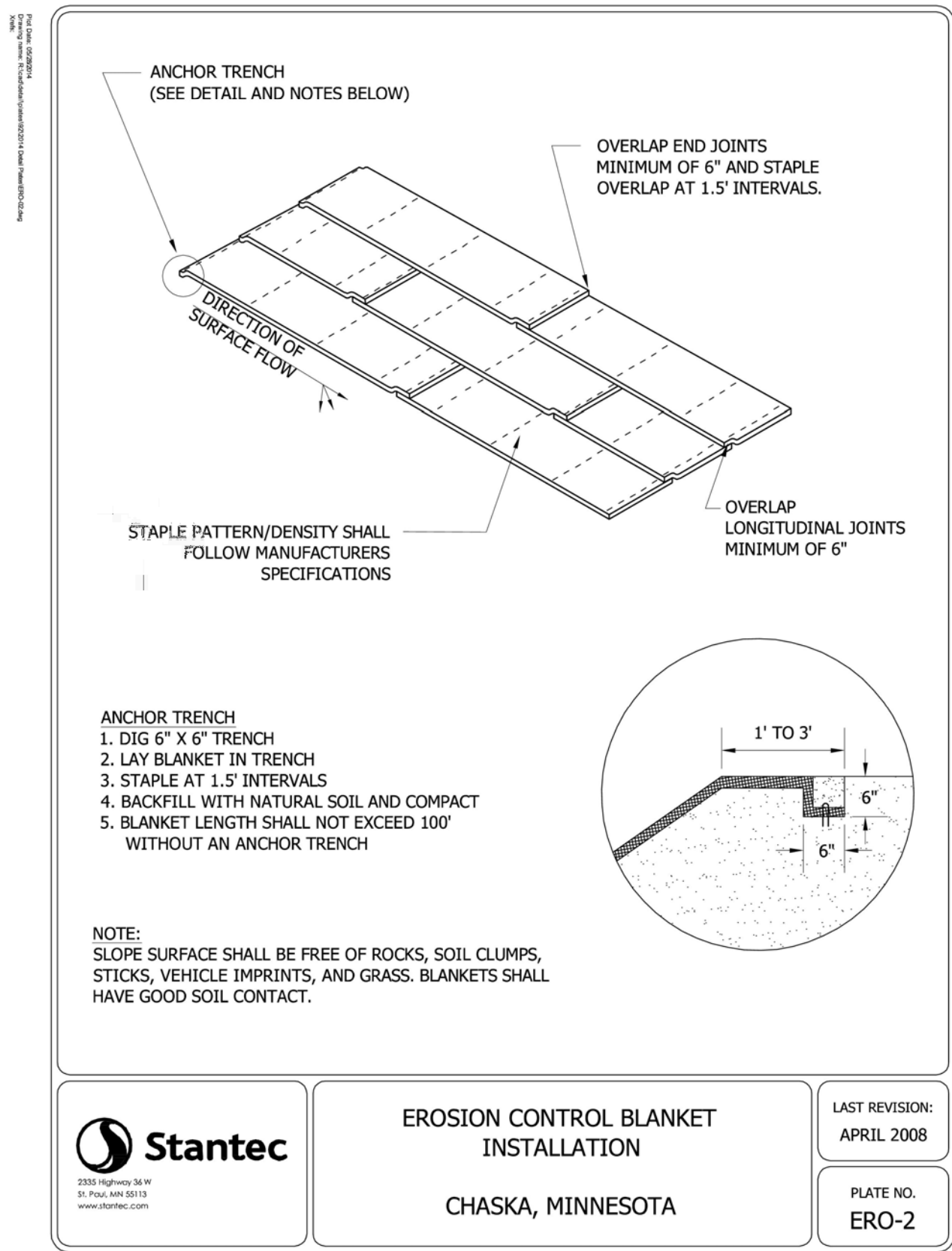
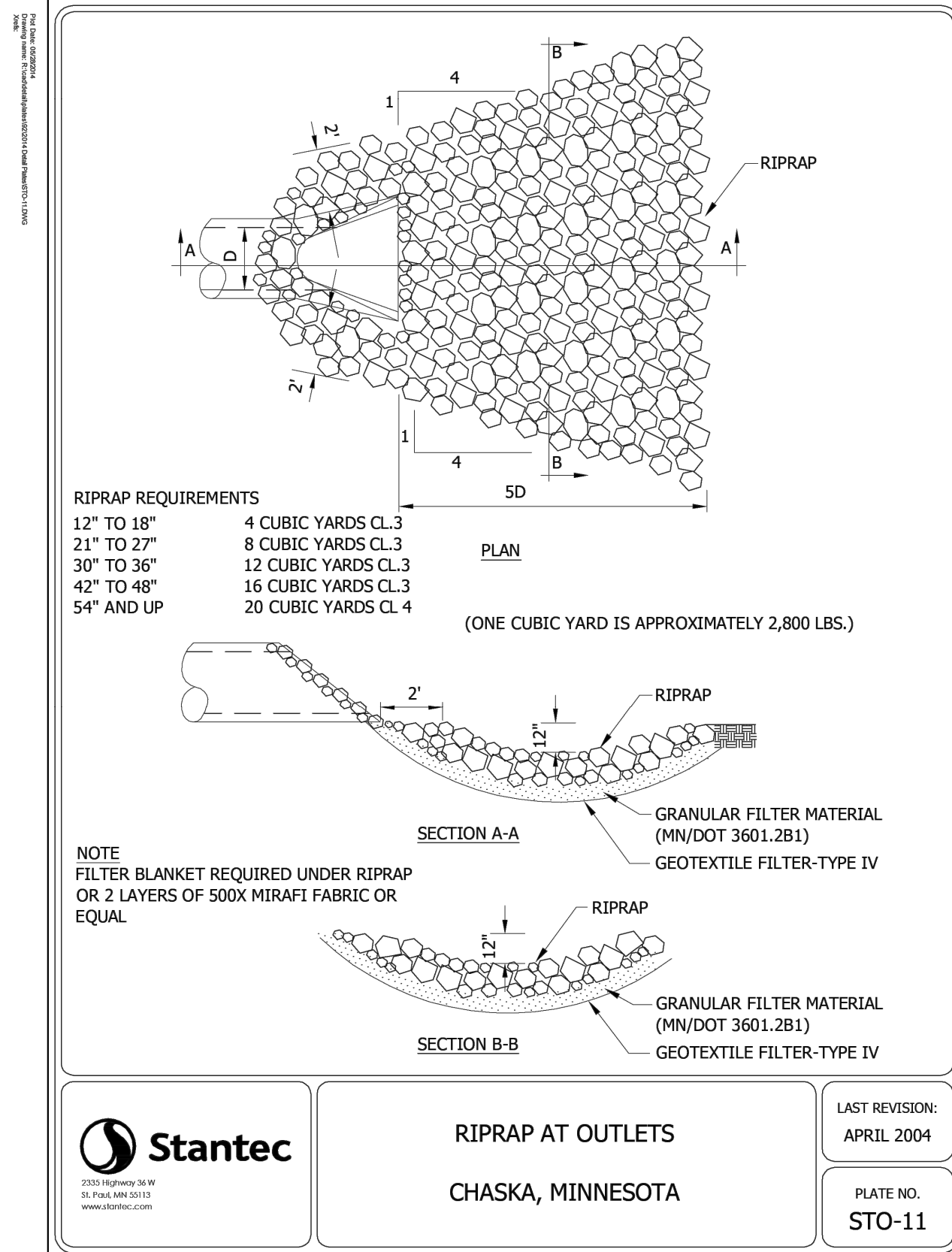
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DRAWING TITLE

CIVIL
**EROSION AND SEDIMENT
CONTROL PLAN - PHASE 2**

DRAWING NUMBER

C21-02



ISSUED FOR BID - NOT FOR CONSTRUCTION

2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 612-315-1272
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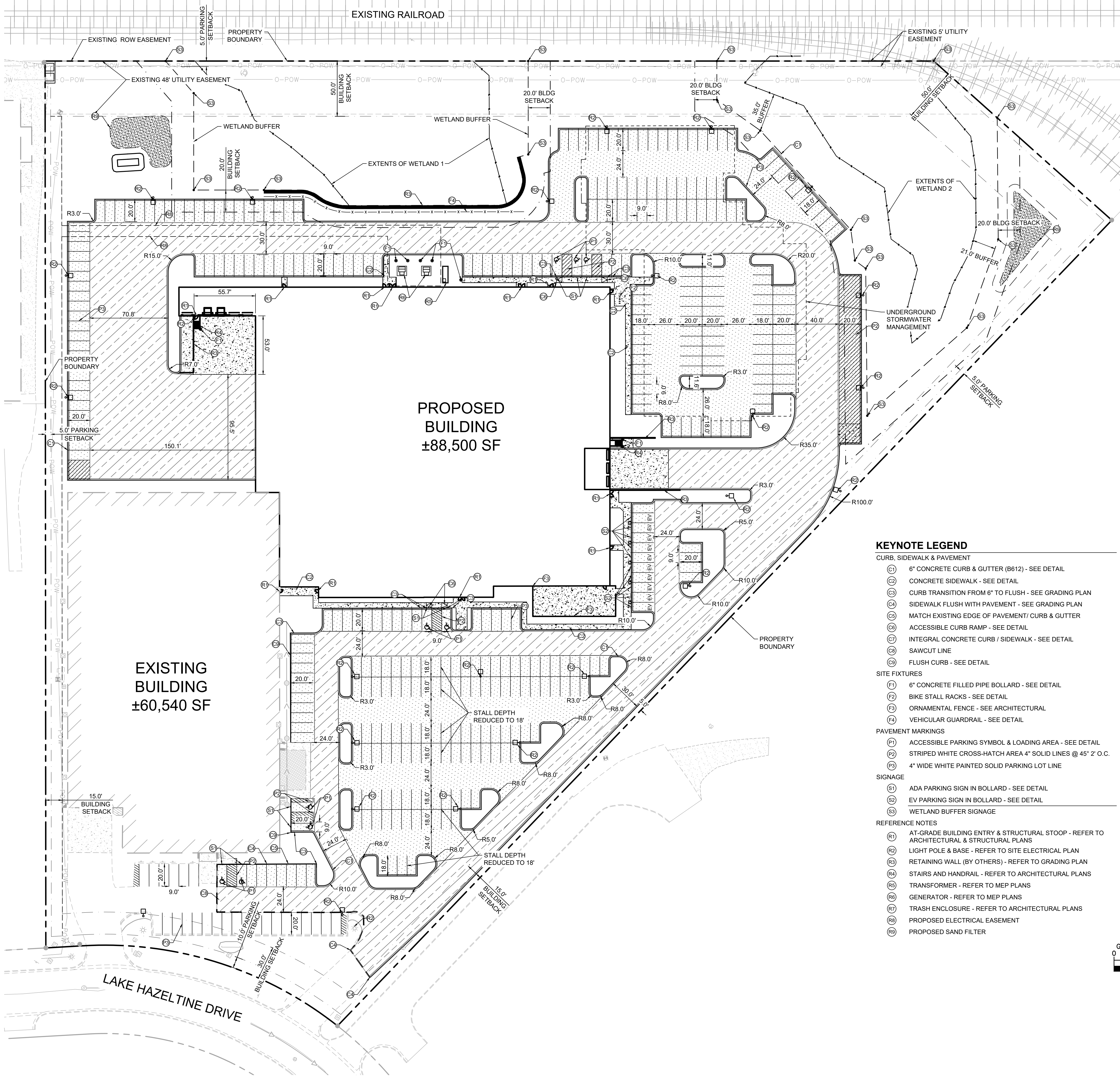
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DRAWING TITLE

CIVIL
EROSION AND SEDIMENT
CONTROL DETAILS

DRAWING NUMBER

C23-01



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED SAND FILTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	SAWCUT LINE
	WETLAND LINE
	WETLAND BUFFER
	UNDERGROUND STORMWATER MANAGEMENT

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±12.90 AC / ±561,924 SF
DISTURBED AREA	±9.27 AC / ±403,801 SF
EXISTING IMPERVIOUS AREA	±3.74 AC / ±162,914 SF
EXISTING PERVIOUS AREA	±9.16 AC / ±399,010 SF
PROPOSED IMPERVIOUS AREA	±8.77 AC / ±382,021 SF
PROPOSED PERVIOUS AREA	±4.13 AC / ±179,903 SF
NET INCREASE IN IMPERVIOUS AREA	±5.03 AC / ±219,107 SF
AREA OF WETLAND IMPACT	±0.36 AC / ±15,700 SF

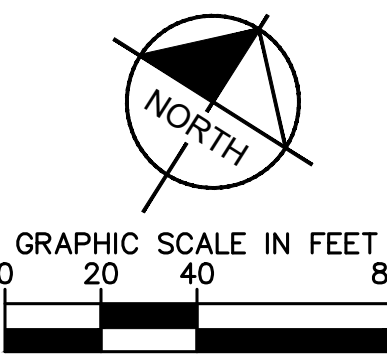
SITE DATA	
EXISTING ZONING	PMD (PLANNED MULTI-USE DEVELOPMENT)
PROPOSED LAND USE	INDUSTRIAL
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 30' SIDE = 15' REAR = 15' FROM RAILROAD = 50'

BUILDING DATA			
	EXISTING	PROPOSED	TOTAL
BUILDING FOOTPRINT	60,540	88,500	149,040
GROSS FLOOR AREA	60,540	148,770	209,310
BUILDING FOOTPRINT COVERAGE	10.77%	26.47%	--
FLOOR AREA RATIO (FAR)	10.77%	37.24%	--
MAXIMUM BUILDING HEIGHT PROPOSED	16'-0"	35'-6"	--
MAXIMUM BUILDING HEIGHT ALLOWED		150'-0"	

PARKING SUMMARY	
REQUIRED PARKING	
OFFICE (49,446 / 250 SF)	198 SPACES
MANUFACTURING (106,232 / 350 SF)	304 SPACES
WAREHOUSE (51,446 / 2,000 SF)	26 SPACES
TOTAL SPACES REQUIRED	528 SPACES
TOTAL PROPOSED PARKING	401 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
PROOF OF PARKING SHOWN ON SEPARATE EXHIBIT	

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9'-0" FEET IN WIDTH AND 20'-0" IN LENGTH UNLESS OTHERWISE INDICATED.
- MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.



KEYNOTE LEGEND

- CURB, SIDEWALK & PAVEMENT
- (C1) 6" CONCRETE CURB & GUTTER (B612) - SEE DETAIL
 - (C2) CONCRETE SIDEWALK - SEE DETAIL
 - (C3) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
 - (C4) SIDEWALK FLUSH WITH PAVEMENT - SEE GRADING PLAN
 - (C5) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
 - (C6) ACCESSIBLE CURB RAMP - SEE DETAIL
 - (C7) INTEGRAL CONCRETE CURB / SIDEWALK - SEE DETAIL
 - (C8) SAWCUT LINE
 - (C9) FLUSH CURB - SEE DETAIL
- SITE FIXTURES
- (F1) 6" CONCRETE FILLED PIPE BOLLARD - SEE DETAIL
 - (F2) BIKE STALL RACKS - SEE DETAIL
 - (F3) ORNAMENTAL FENCE - SEE ARCHITECTURAL
 - (F4) VEHICULAR GUARDRAIL - SEE DETAIL

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (P2) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- (P3) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE

SIGNAGE

- (S1) ADA PARKING SIGN IN BOLLARD - SEE DETAIL
- (S2) EV PARKING SIGN IN BOLLARD - SEE DETAIL
- (S3) WETLAND BUFFER SIGNAGE

REFERENCE NOTES

- (R1) AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - REFER TO ARCHITECTURAL & STRUCTURAL PLANS
- (R2) LIGHT POLE & BASE - REFER TO SITE ELECTRICAL PLAN
- (R3) RETAINING WALL (BY OTHERS) - REFER TO GRADING PLAN
- (R4) STAIRS AND HANDRAIL - REFER TO ARCHITECTURAL PLANS
- (R5) TRANSFORMER - REFER TO MEP PLANS
- (R6) GENERATOR - REFER TO MEP PLANS
- (R7) TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
- (R8) PROPOSED ELECTRICAL EASEMENT
- (R9) PROPOSED SAND FILTER

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CIVIL ENGINEER

Kimley»Horn

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COULTER**

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KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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MN
DATE: 04-29-2025 LIC. NO. 47176

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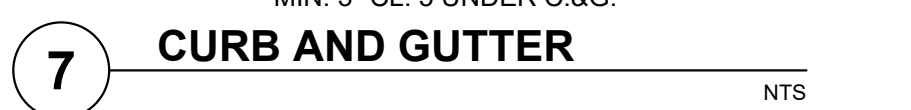
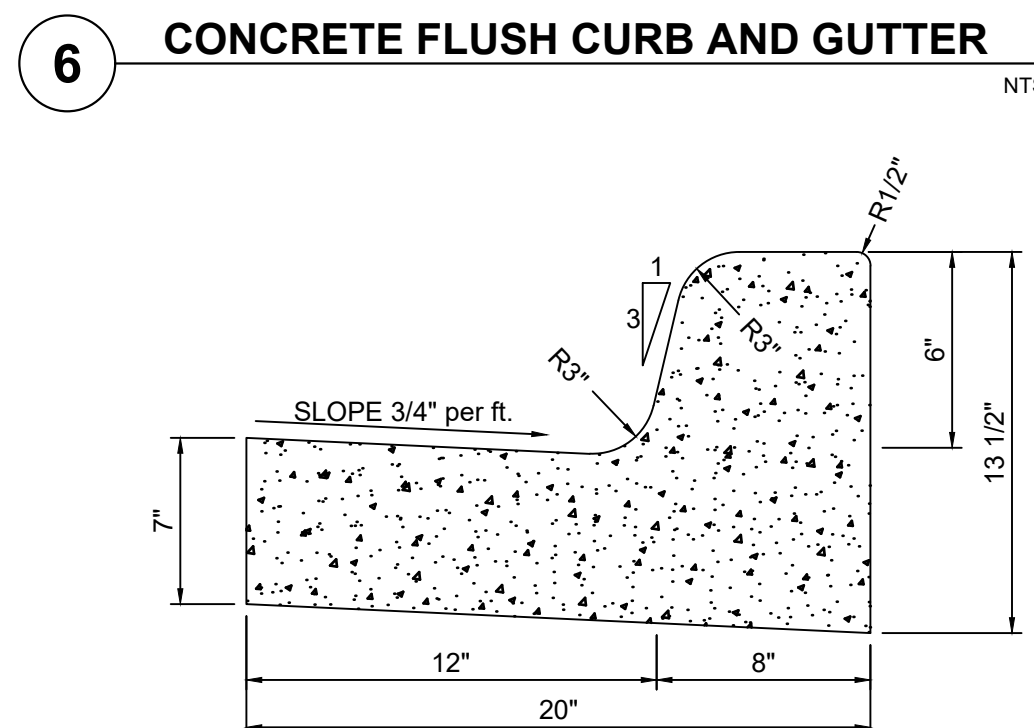
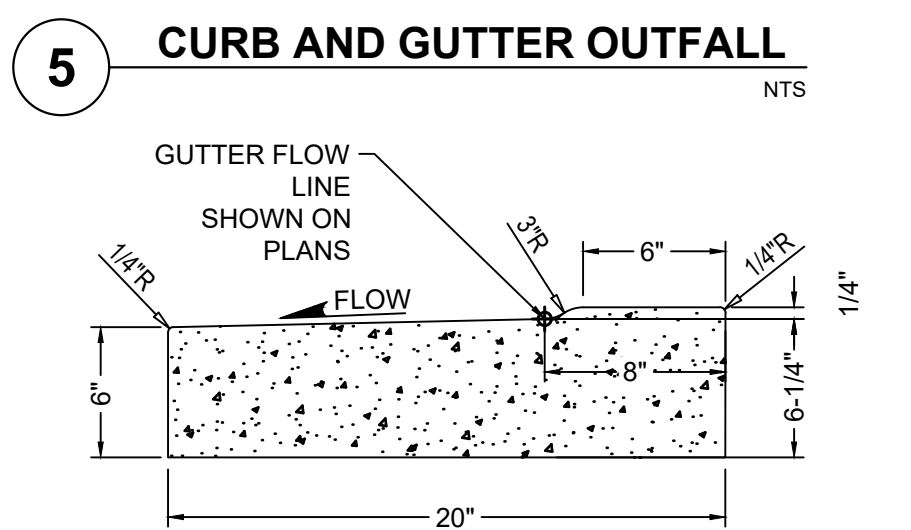
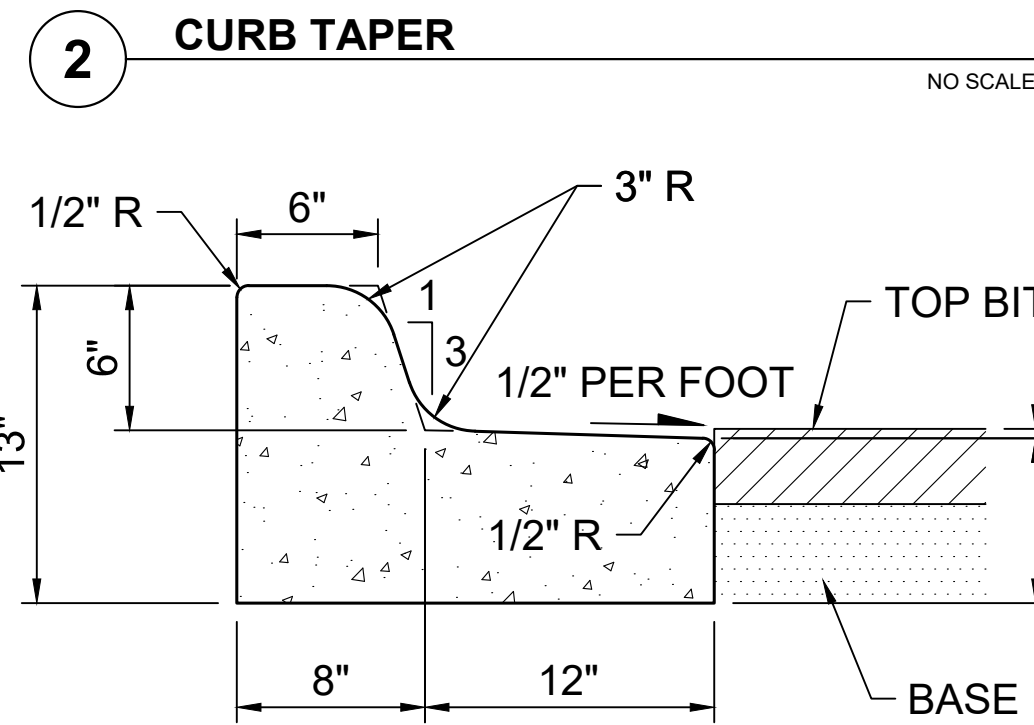
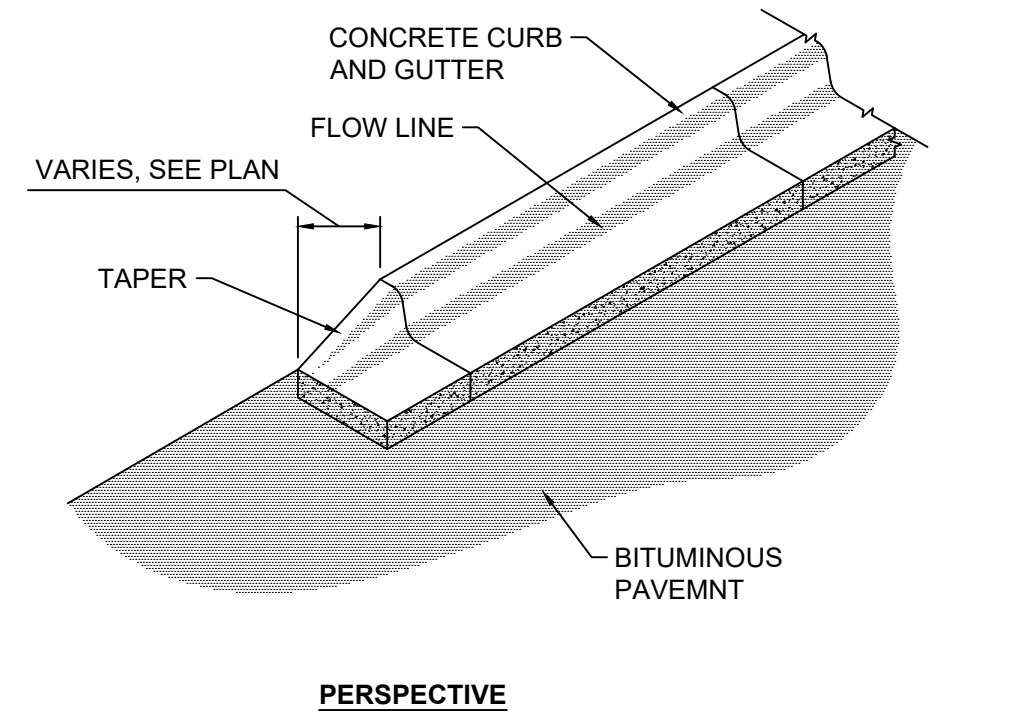
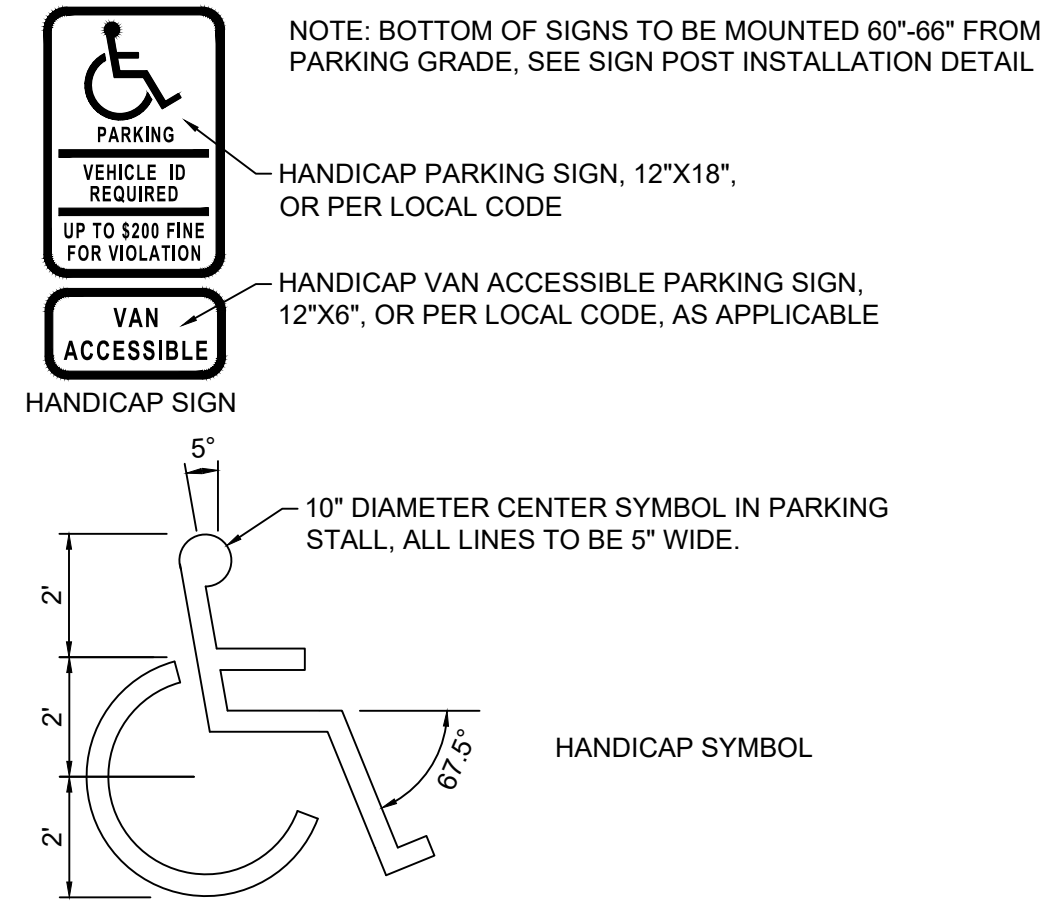
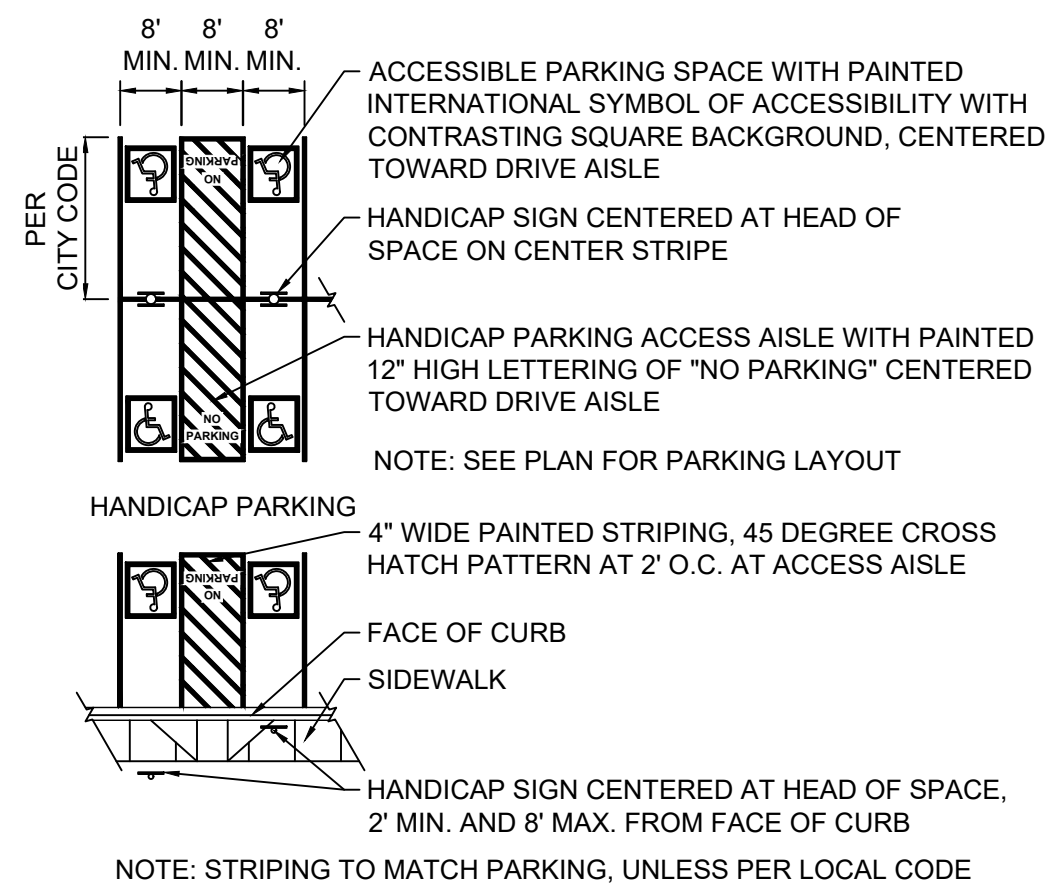
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SCALE:	AS SHOWN	CHECKED BY:	CGM
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

CIVIL
SITE DIMENSION PLAN

DRAWING NUMBER

C31-01



Submittal Sheet

CAPACITY 2 Bikes

MATERIALS Centerbeam: 2" schedule 40 pipe (2.375" OD)
Ring: 1.5" OD 11 gauge tube

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

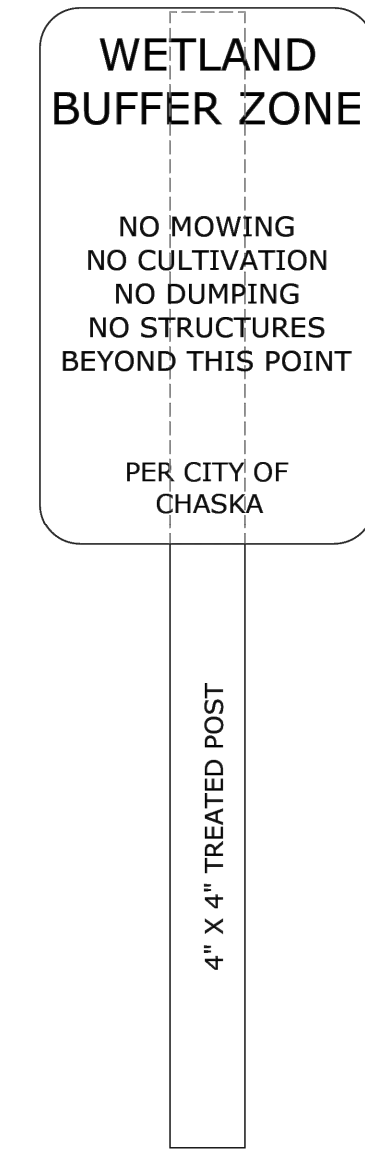
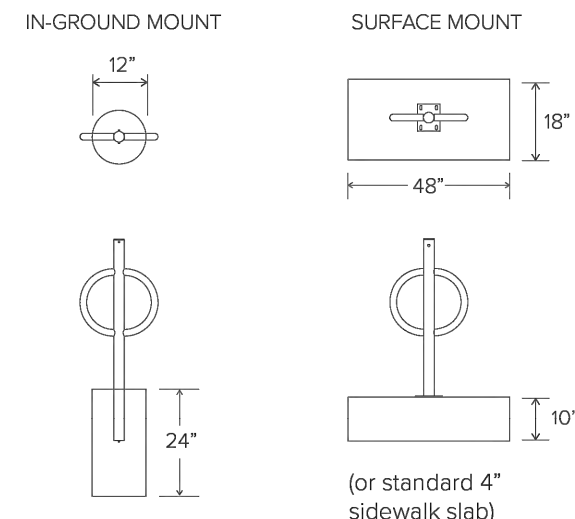
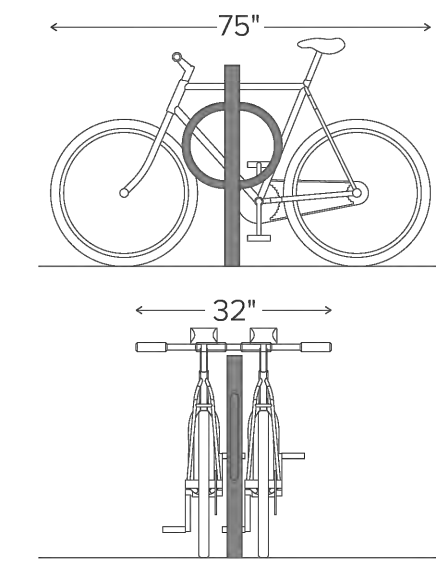
☒ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☒ **Surface**
Foot Mount has a 5" x 6" x .25" foot with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.



MONUMENT

1. CONSISTS OF A POST AND A SIGN

WETLAND BUFFER SIGNS

1. MOUNTED FLUSH WITH TOP OF POST
2. FASTED WITH NON-REMOVABLE SCREWS OR RIVETS
3. SIZE: 12" H x 8" W ALUMINUM SHALL BE 5052-H38 R 6061-TG ALLOY
4. GAUGE SHALL BE 0.080

POST MATERIALS

1. 4" x 4" SQUARE
2. TREATED WOOD OR OTHER CITY-APPROVED MATERIAL

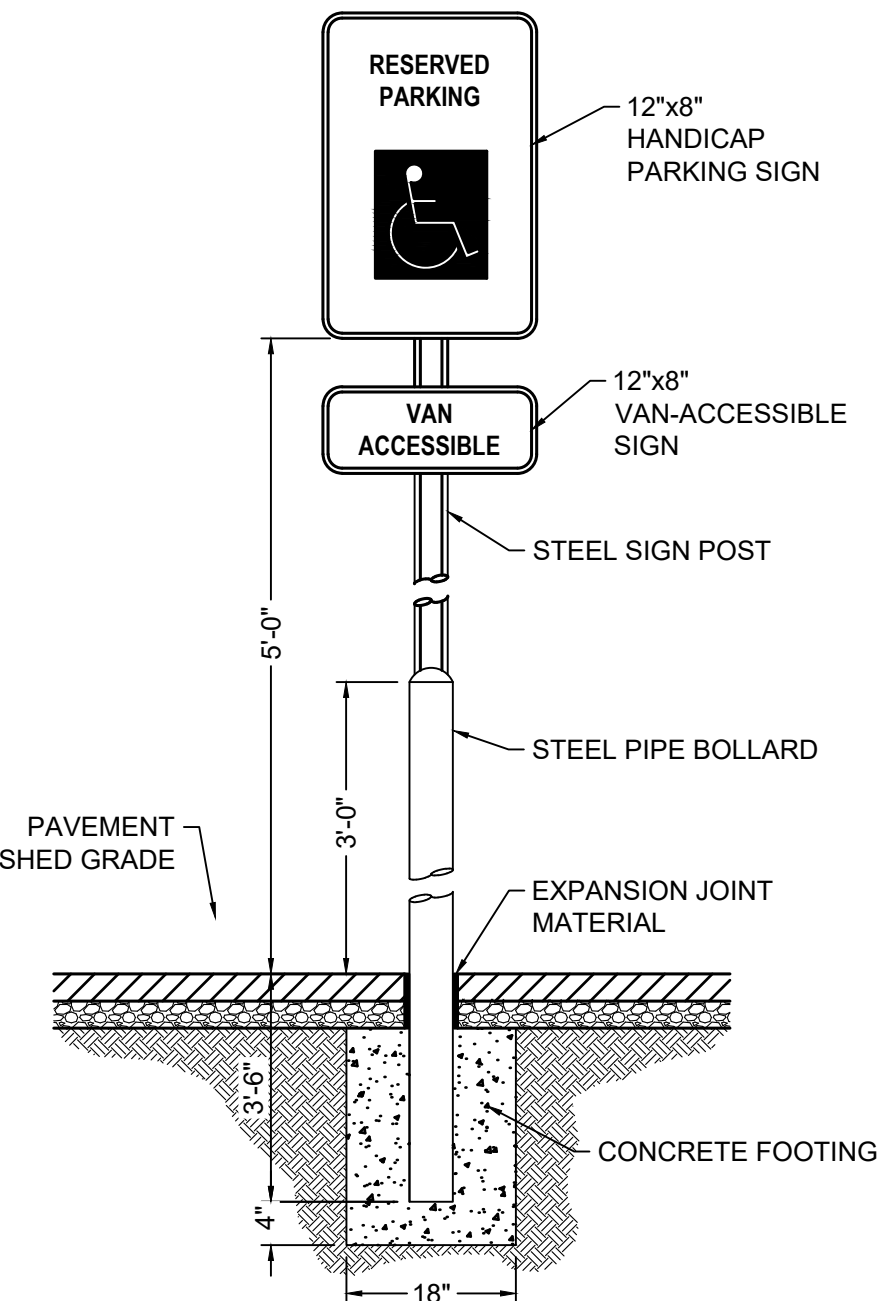
COLOR

1. SHALL BE GREEN LETTERS ON WHITE BACKGROUND

POST INSTALLATION

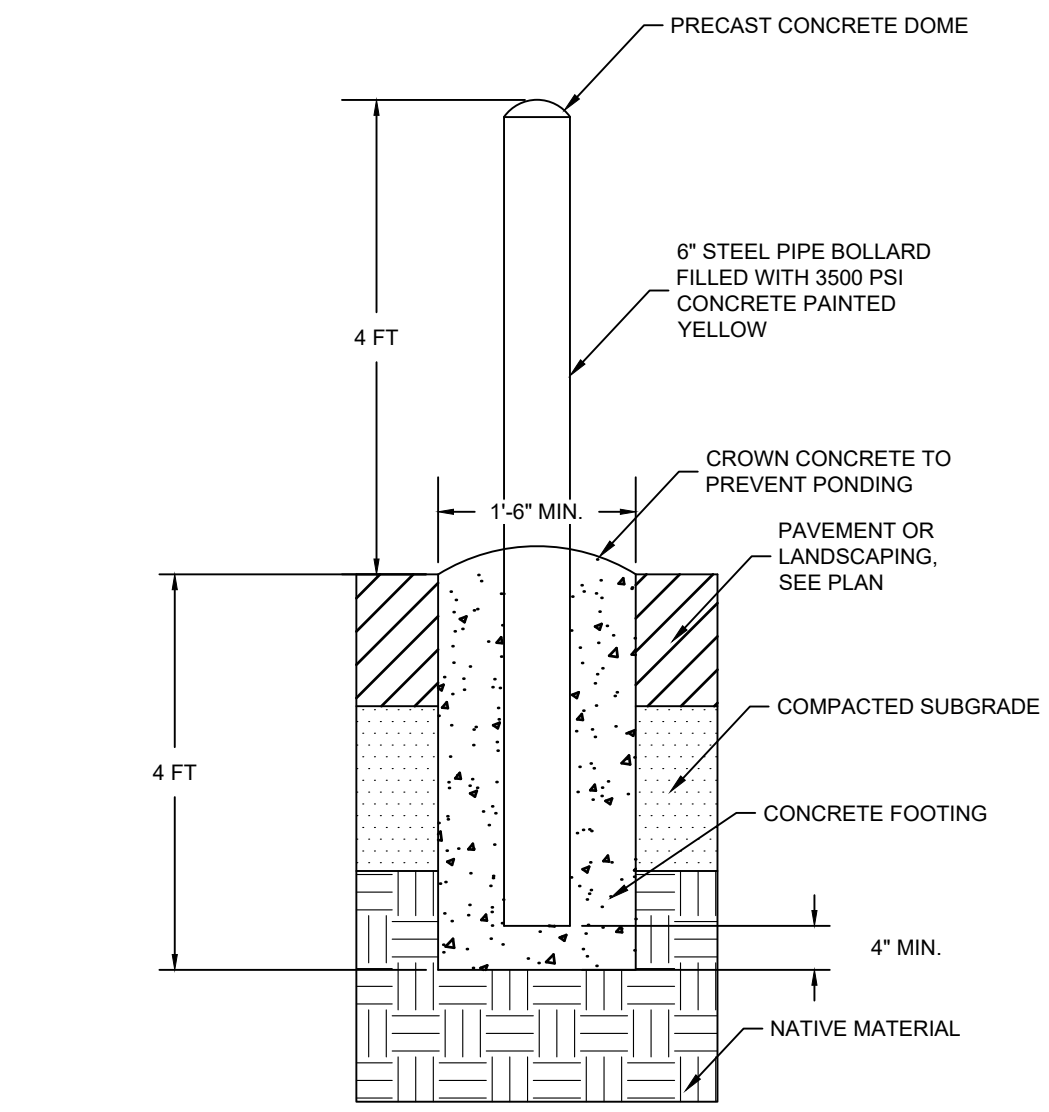
1. MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE
2. SET AT LEAST 42 INCHES INTO GROUND
3. INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER WITH A MAXIMUM SPACING OF 200 FEET BETWEEN SIGNS
4. PLACE ADDITIONAL POSTS/SIGNS AS NECESSARY TO FOLLOW BUFFER

SIGNAGE TO INCLUDE THE ABOVE RESTRICTIONS AT A MINIMUM



NOTES:

1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE
2. POST SHALL BE 3"x3" 11-GAUGE GALVANIZED SQUARE STEEL
3. BOLLARD SHALL BE 6"Ø SCH-40 STEEL PIPE FILLED WITH CONCRETE & PAINTED YELLOW
4. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

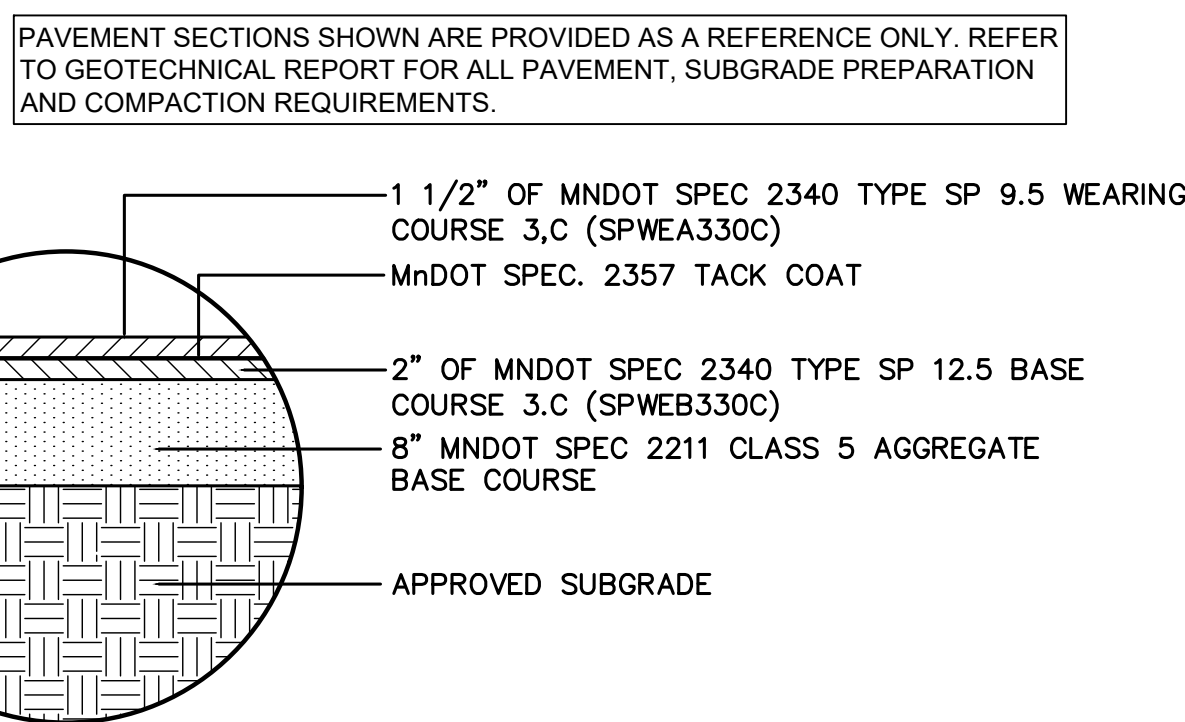


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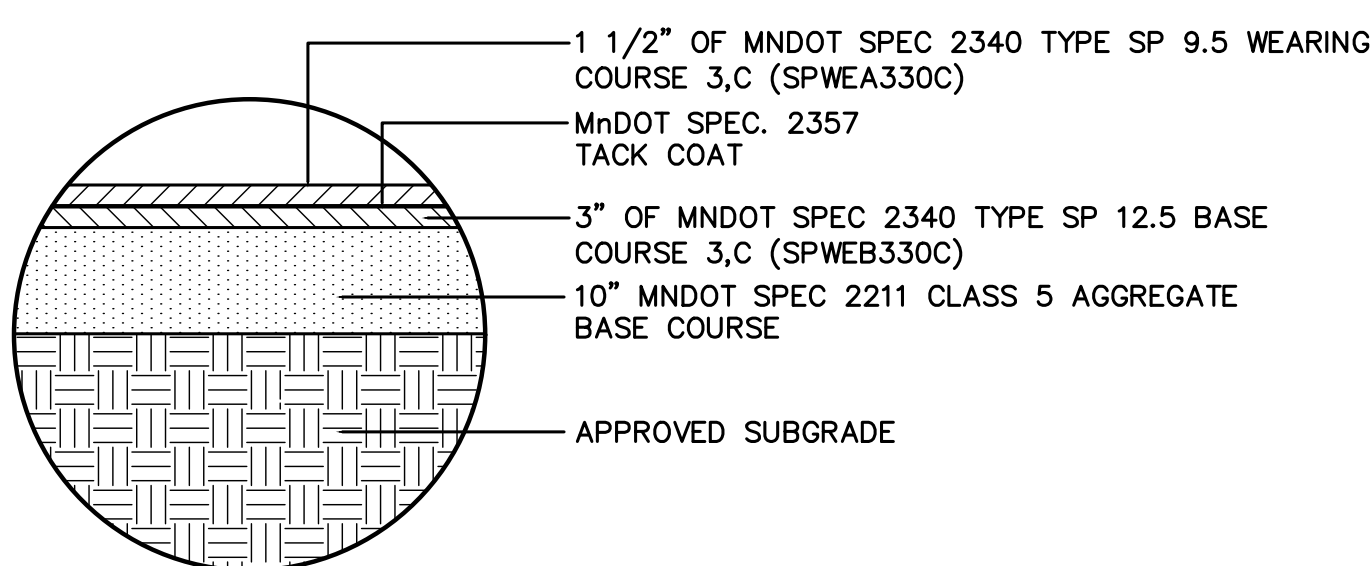
1. ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE
2. SATIN FINISH ACRYLIC POLYURETHANE ENAMEL OR TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA
3. REFER TO GEOTECHNICAL REPORT AND/OR STRUCTURAL PLANS FOR SITE-SPECIFIC RECOMMENDATIONS

ACCESSIBLE PARKING SIGN IN BOLLARD

STEEL PIPE BOLLARD DETAIL

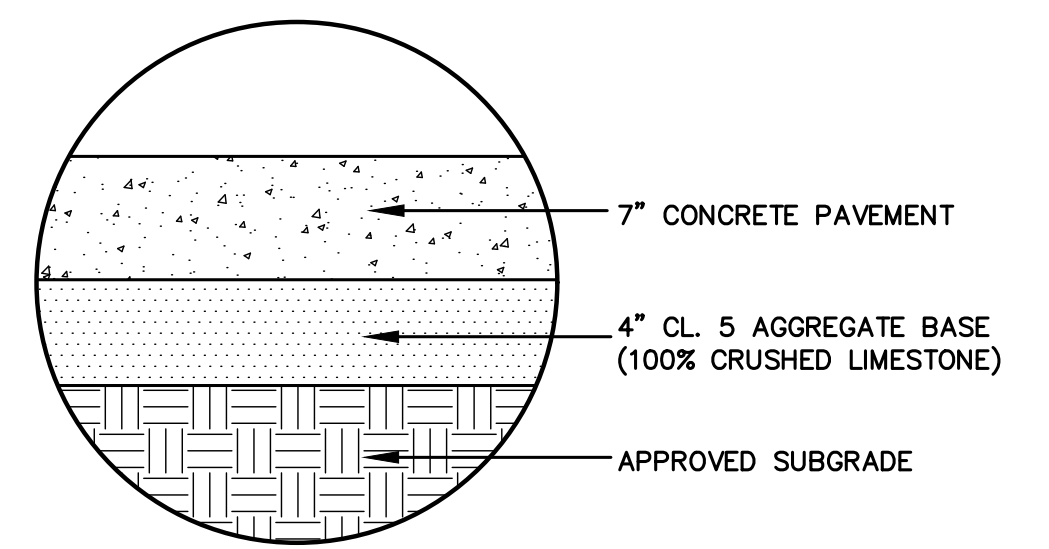


DETAIL 8 LIGHT DUTY BITUMINOUS

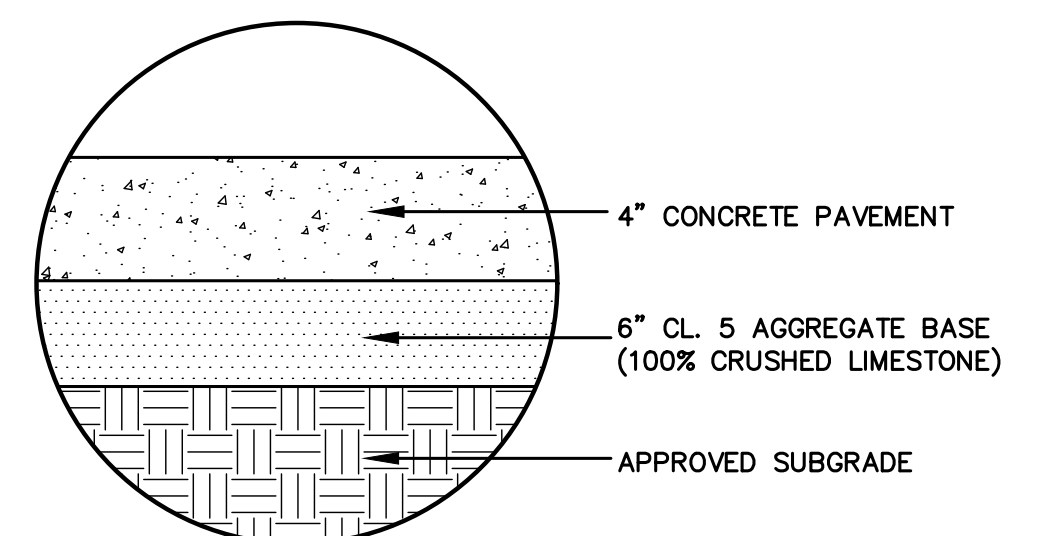


DETAIL 9 HEAVY DUTY BITUMINOUS

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



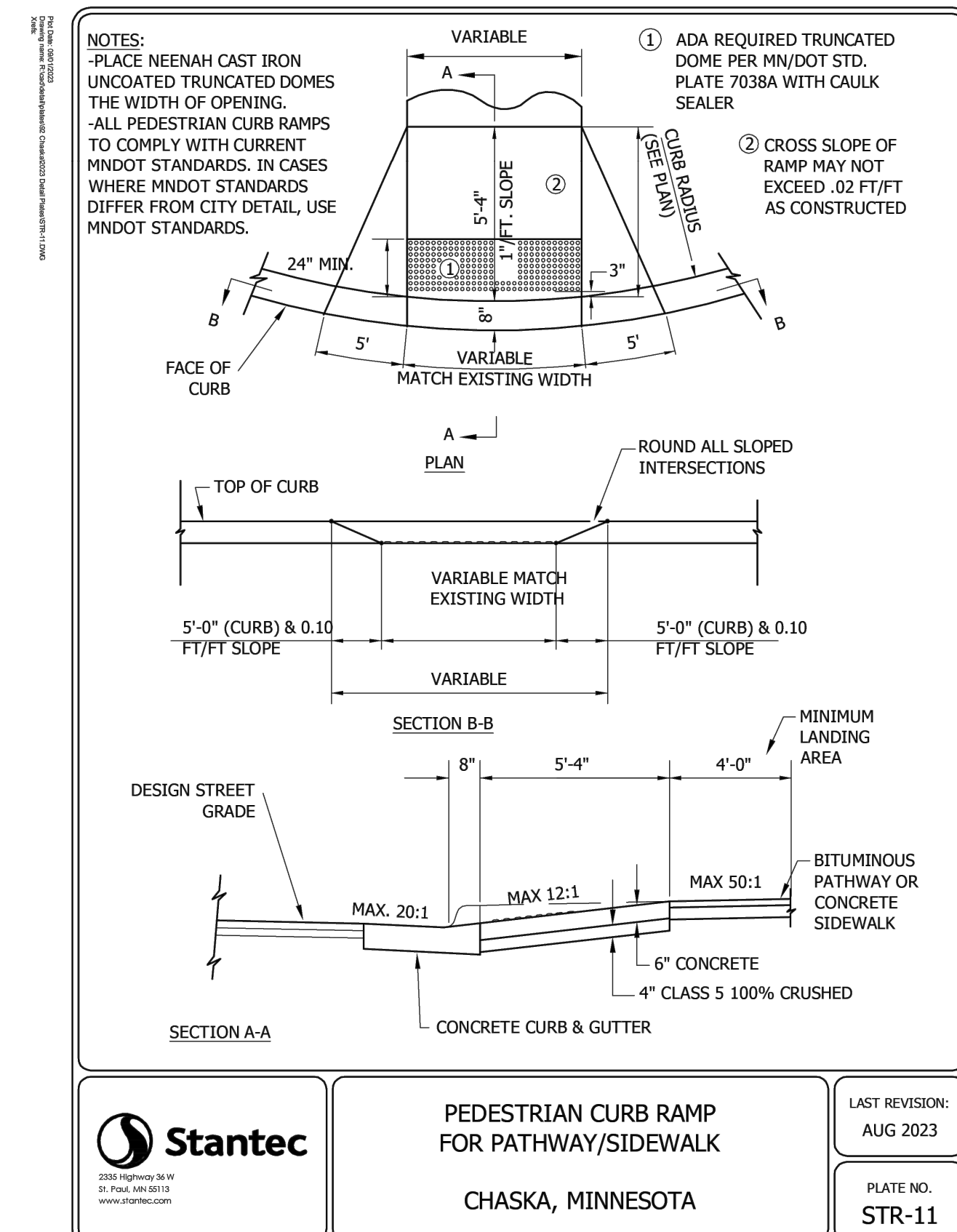
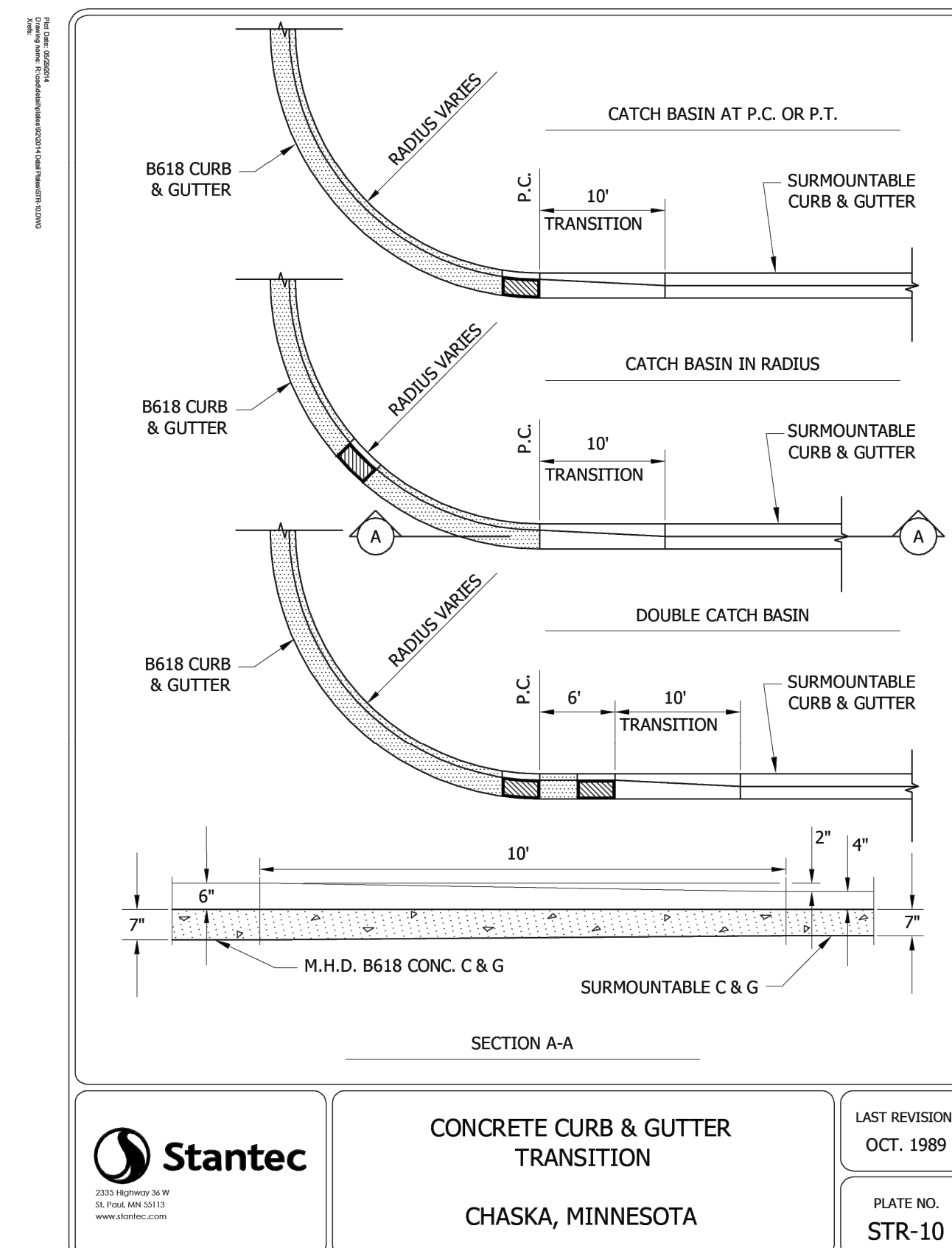
DETAIL 10 CONCRETE VEHICULAR PAVEMENT



DETAIL 11 CONCRETE SIDEWALK PAVEMENT

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

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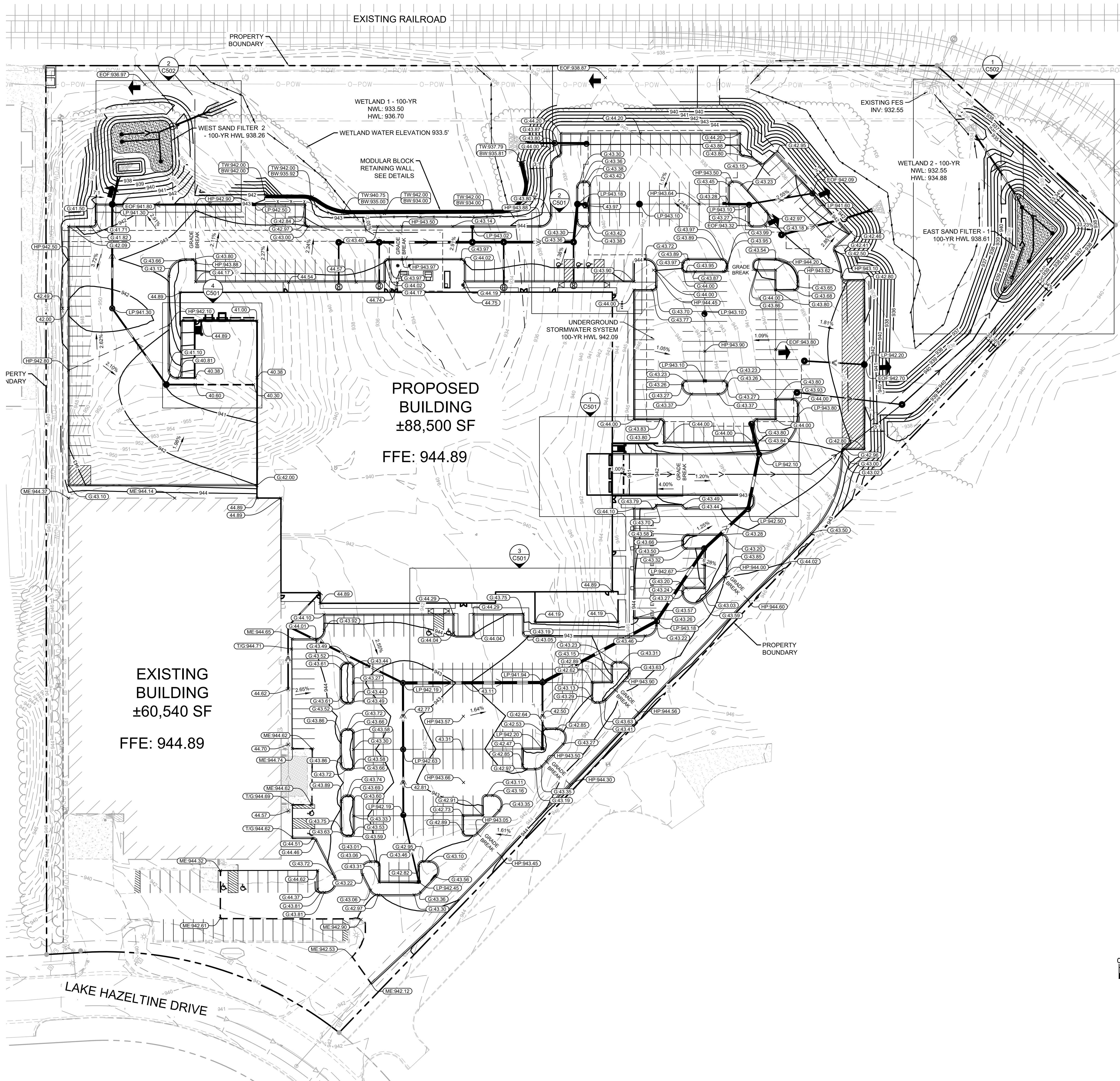
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DRAWING TITLE

CIVIL SITE DETAILS

DRAWING NUMBER

C33-01



LEGEND

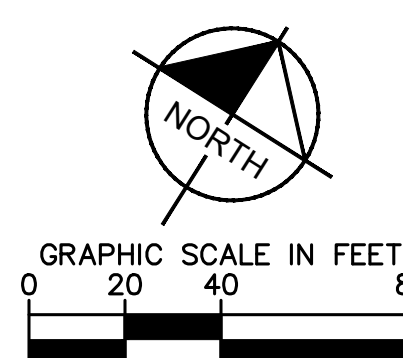
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- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
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- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL BEFORE YOU DO LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
- MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
- INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
- GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:
ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
- UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6-INCHES OF TOPSOIL.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

RETAINING WALL NOTES

- RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
- RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
- RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
- RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
- RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.



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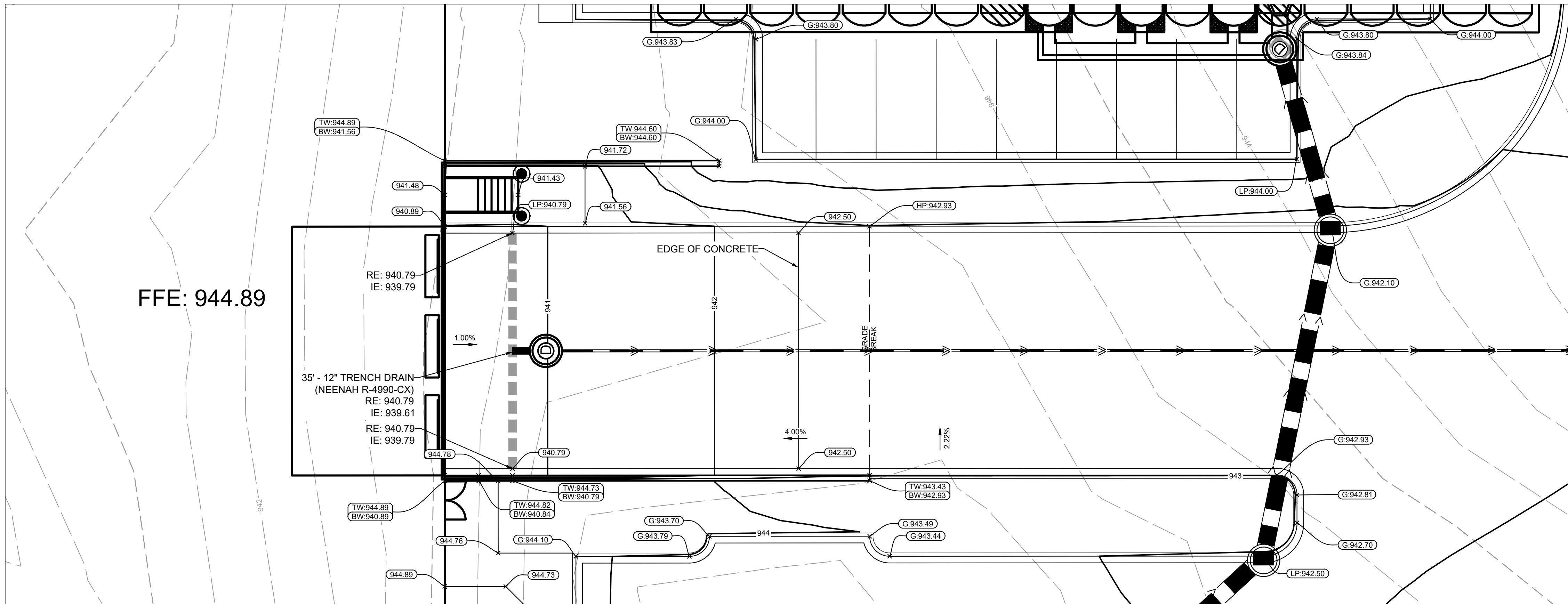
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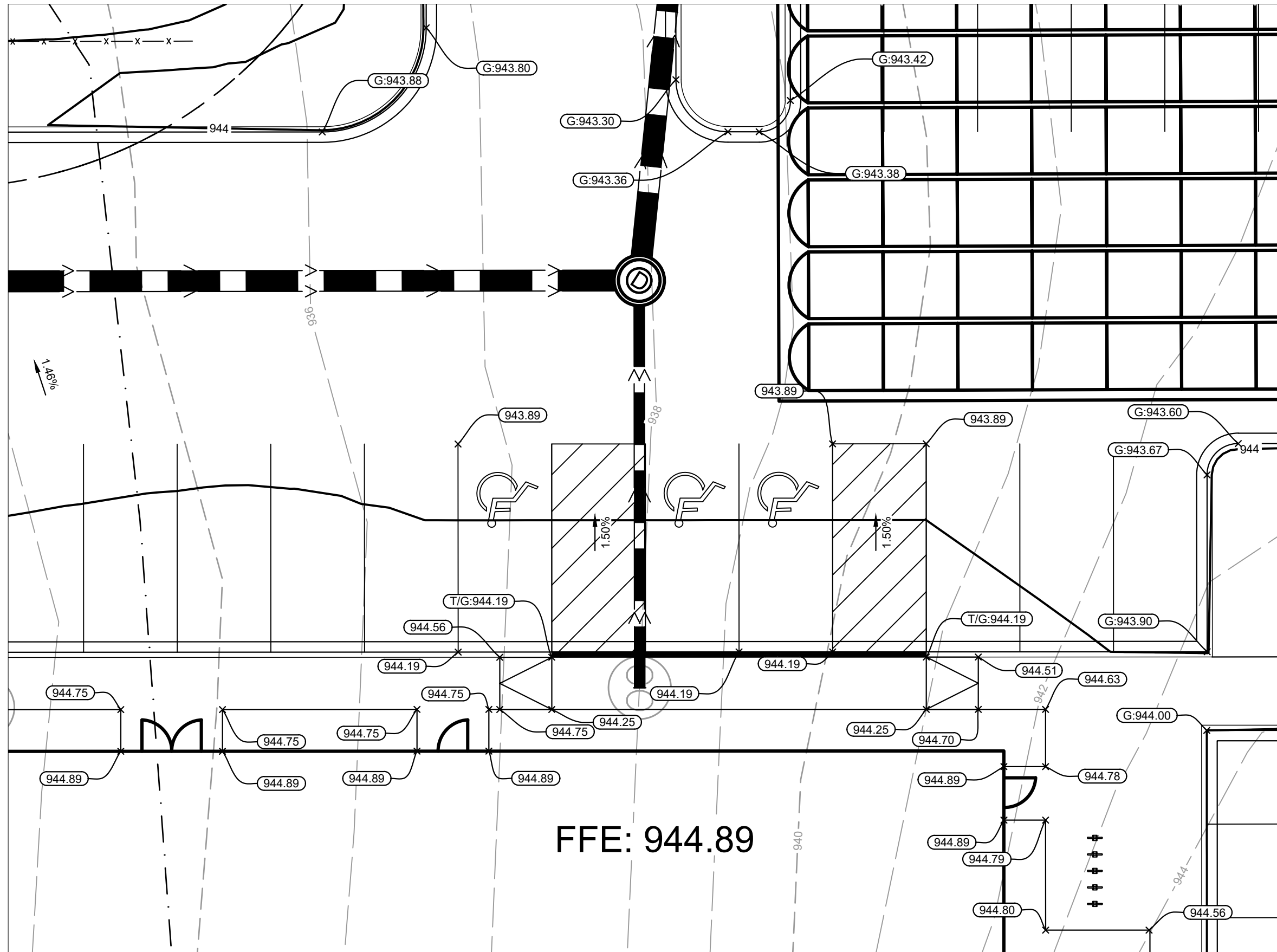
CIVIL
GRADING AND DRAINAGE
PLAN

DRAWING NUMBER

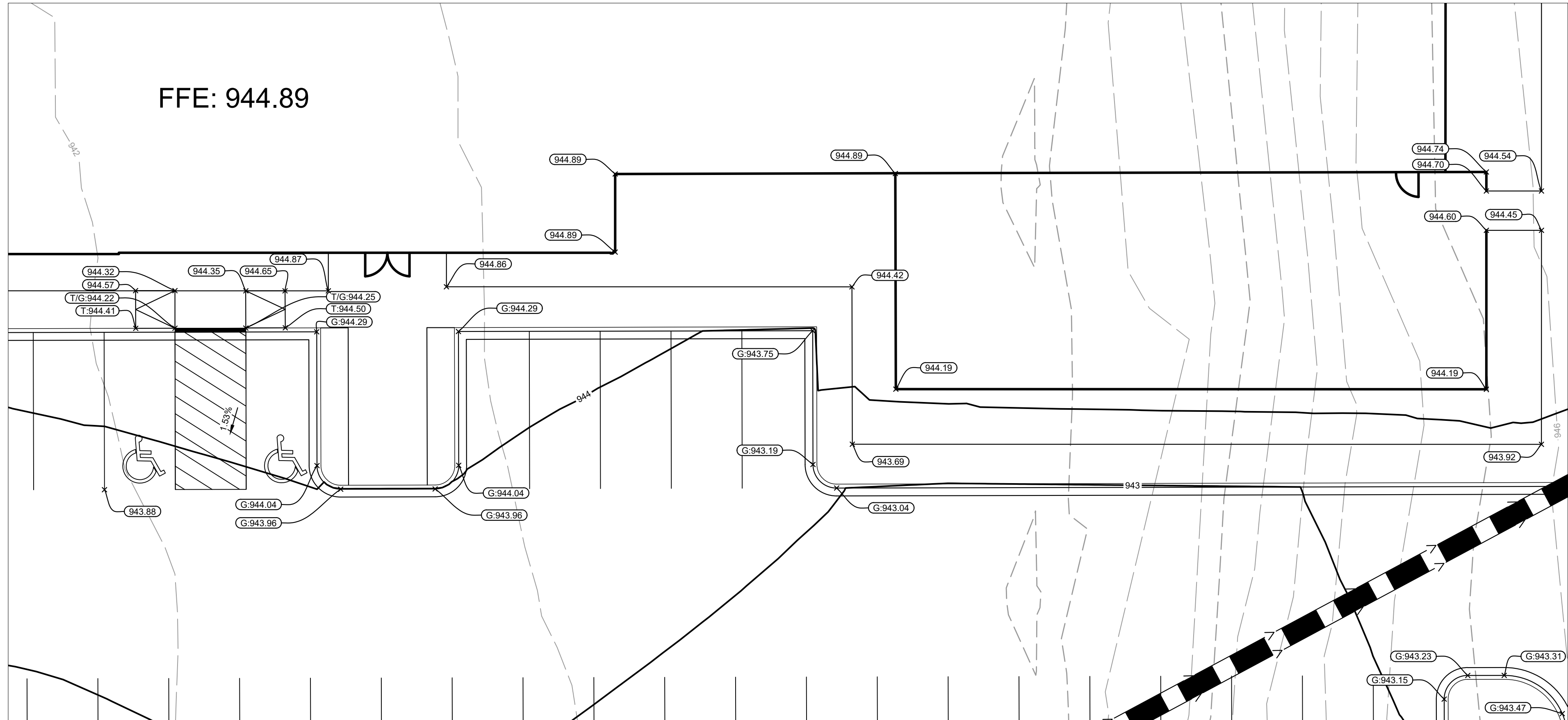
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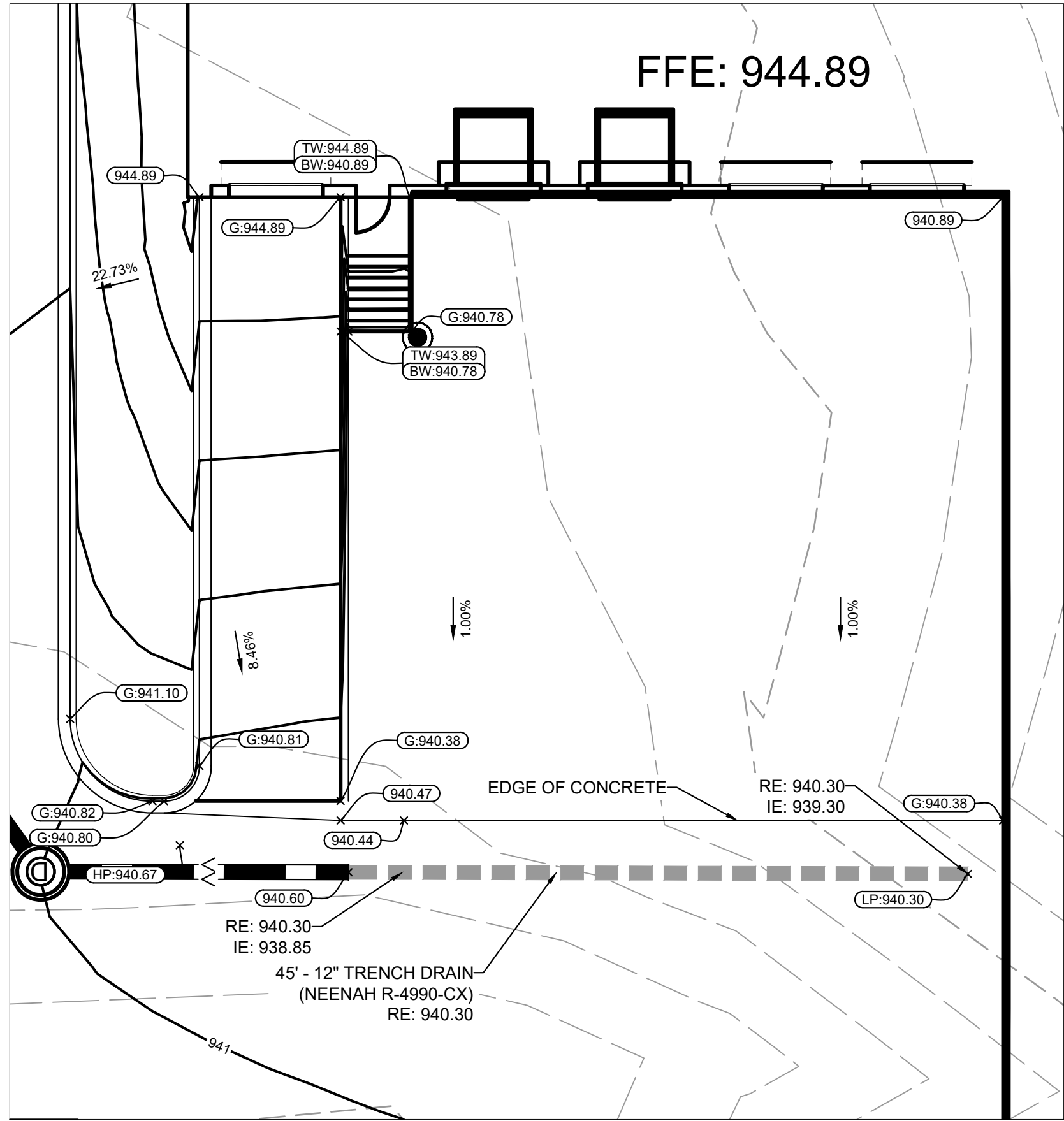
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Scale: 1"=10'



3 NORTH ADA RAMPS
Scale: 1"=10'



4 SOUTH ADA RAMPS
Scale: 1"=10'



2 WEST LOADING DOCK
Scale: 1"=10'

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED RIDGE LINE
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 - PROPOSED STORM MANHOLE (SOLID CASTING)
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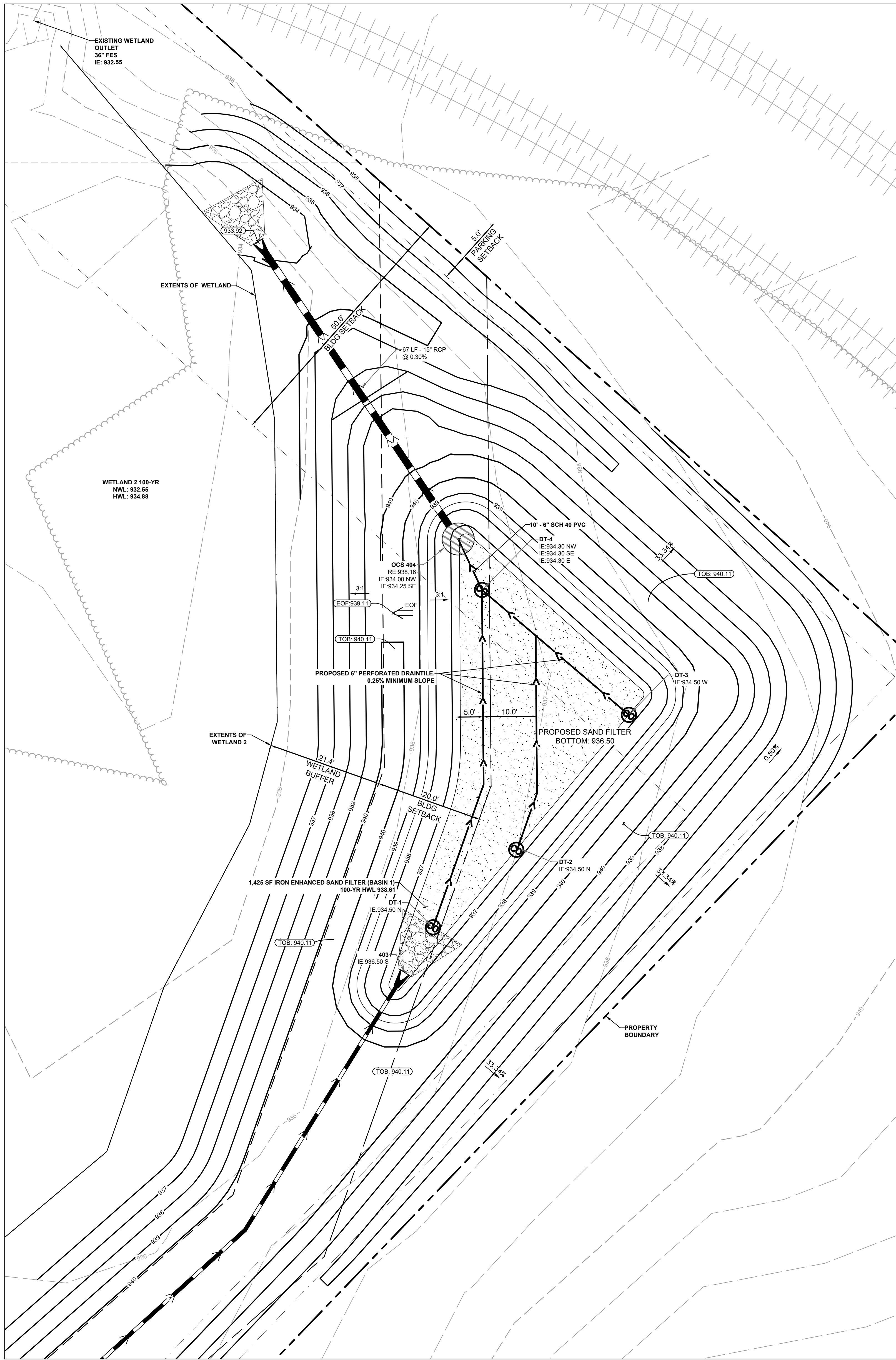
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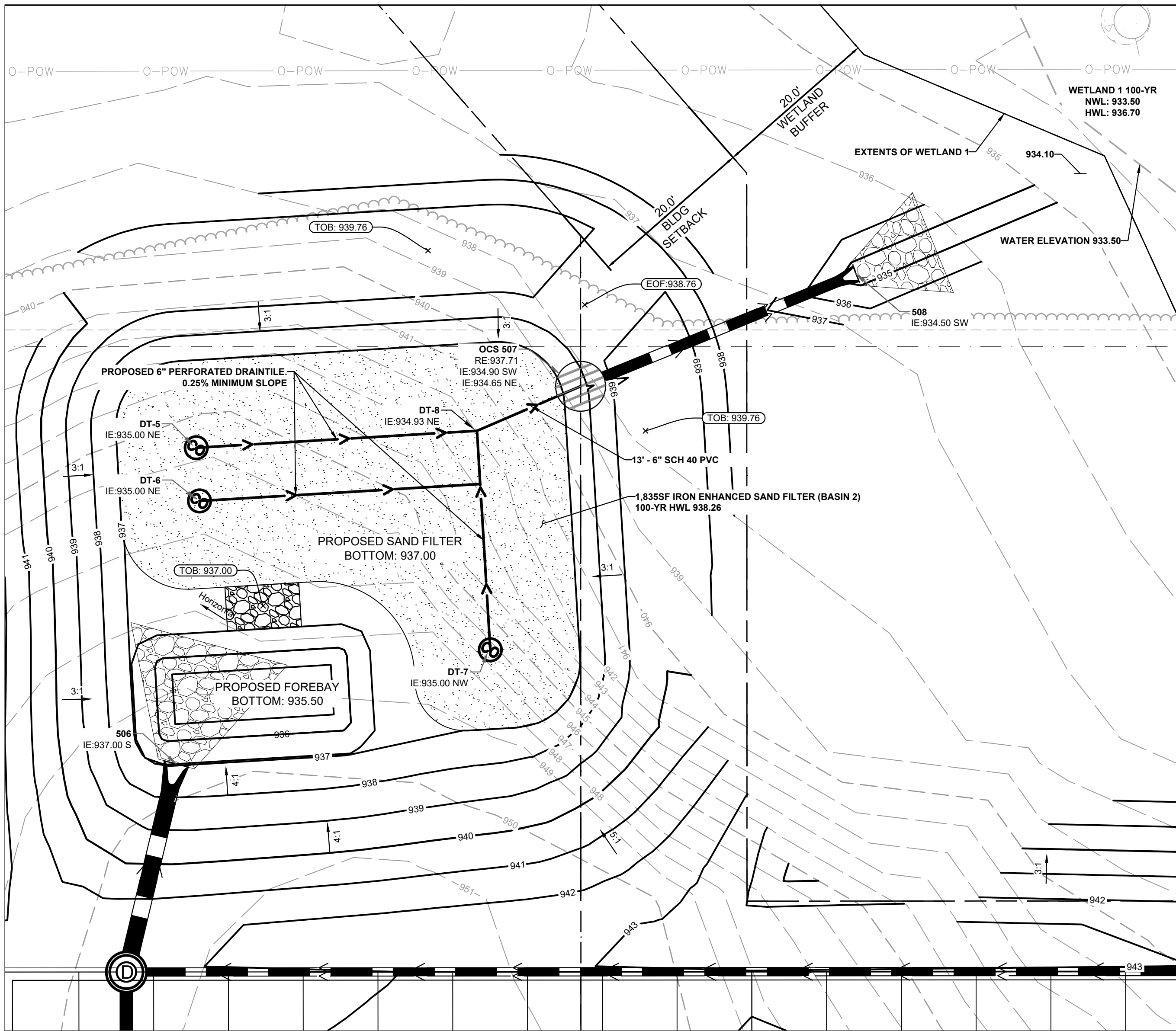
CIVIL GRADING PLAN ENLARGEMENTS

DRAWING NUMBER

C42-01



1 EAST IRON ENHANCED SAND FILTER 1
Scale: 1"=10'



2 WEST IRON ENHANCED SAND FILTER 2
Scale: 1"=10'

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP OF BERM ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION
	PROPOSED RIPRAP SPILLWAY

CIVIL ENGINEER

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

CLIENT

**BECKMAN
COULTER**

CONSULTING ARCHITECT/ENGINEER

**CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.**

1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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DAVID R. MOOROW
MN
DATE: 04-29-2025 LIC. NO. 47176

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PROJ. NO.	240396	DESIGNED BY:	KLSC
SCALE:	AS SHOWN	CHECKED BY:	CGM
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

CIVIL
GRADING PLAN
ENLARGEMENTS

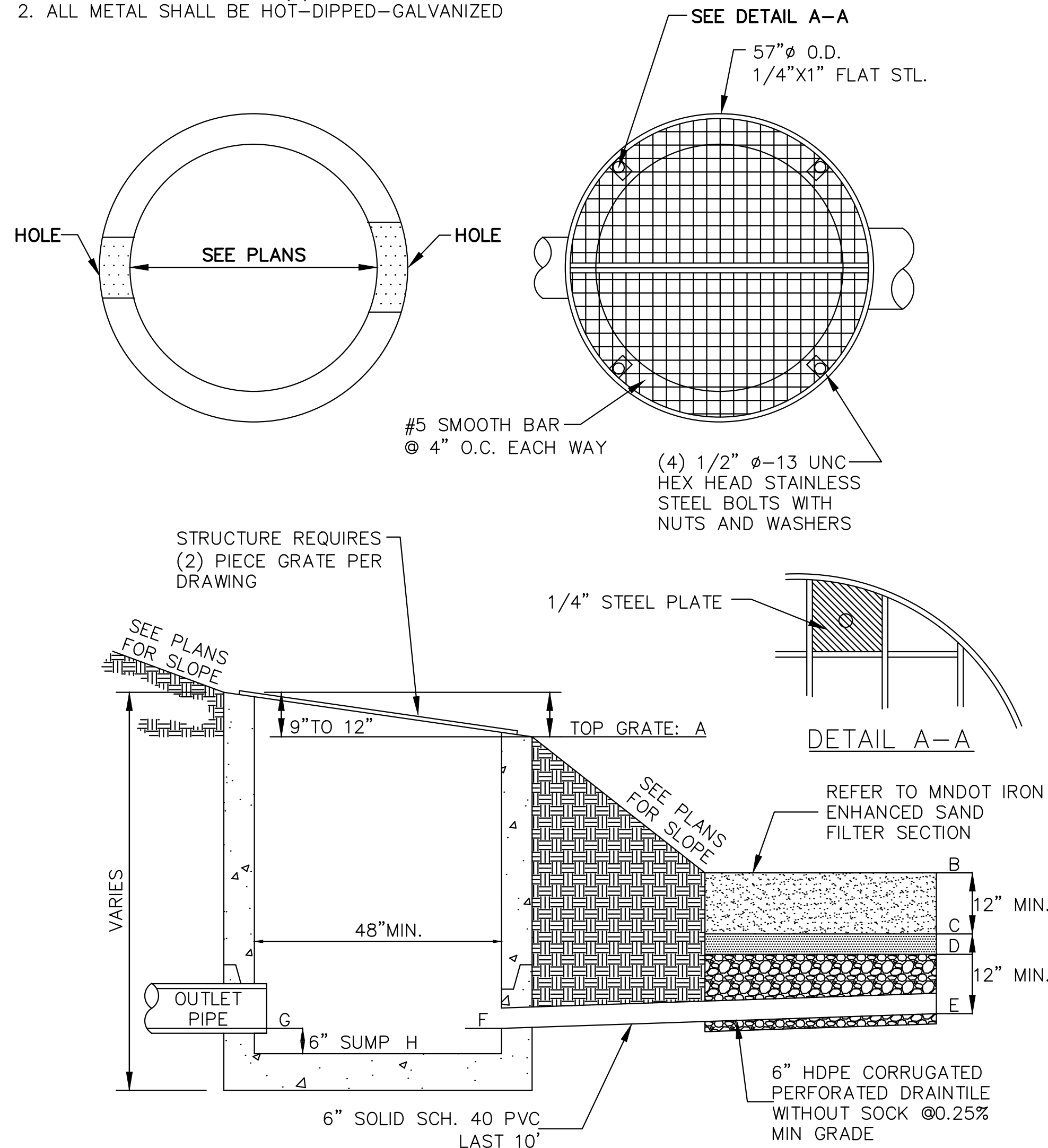
DRAWING NUMBER

C42-02

ISSUED FOR BID - NOT FOR CONSTRUCTION

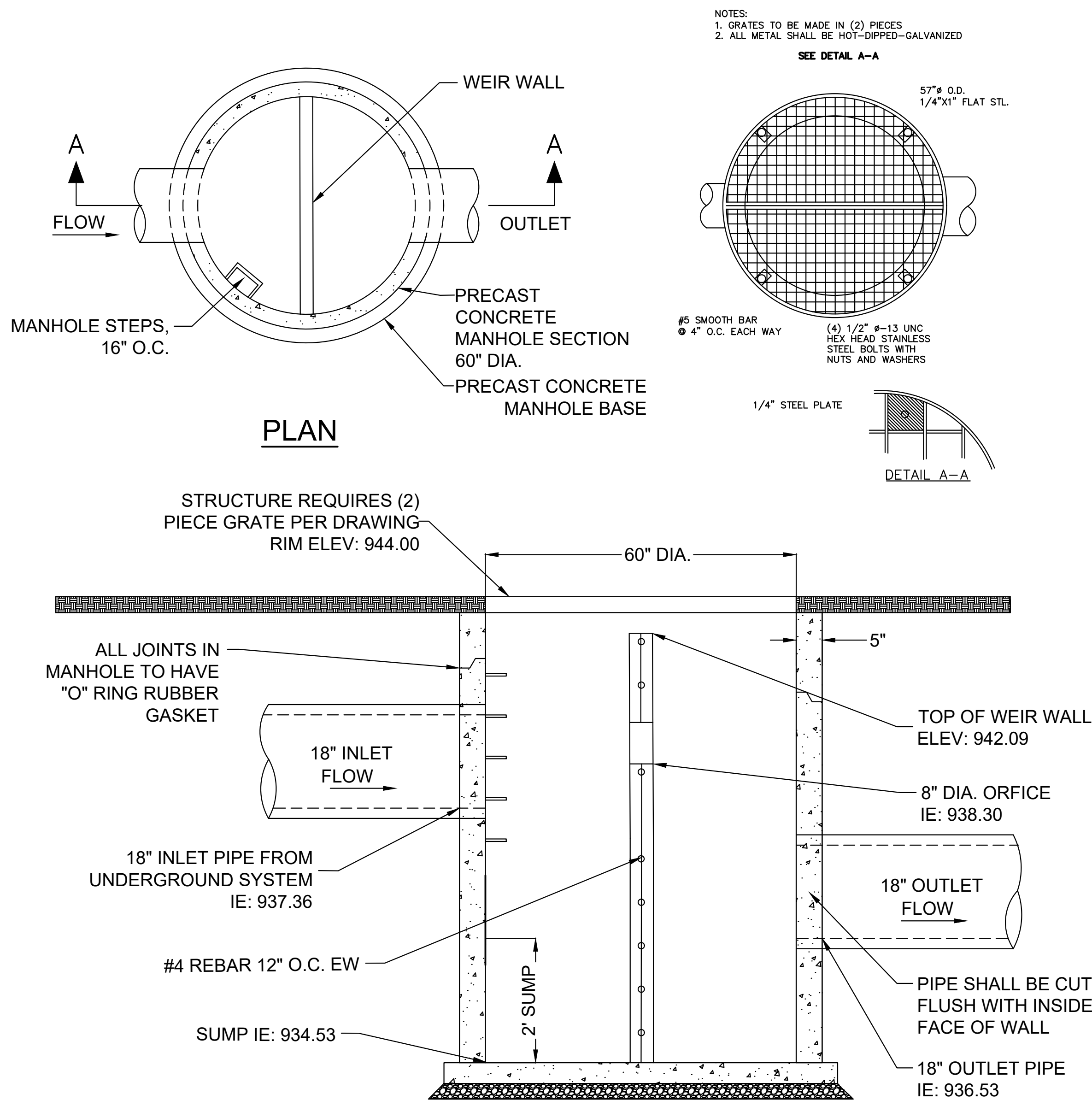


- NOTES:
1. GRATES TO BE MADE IN (2) PIECES
2. ALL METAL SHALL BE HOT-DIPPED-GALVANIZED



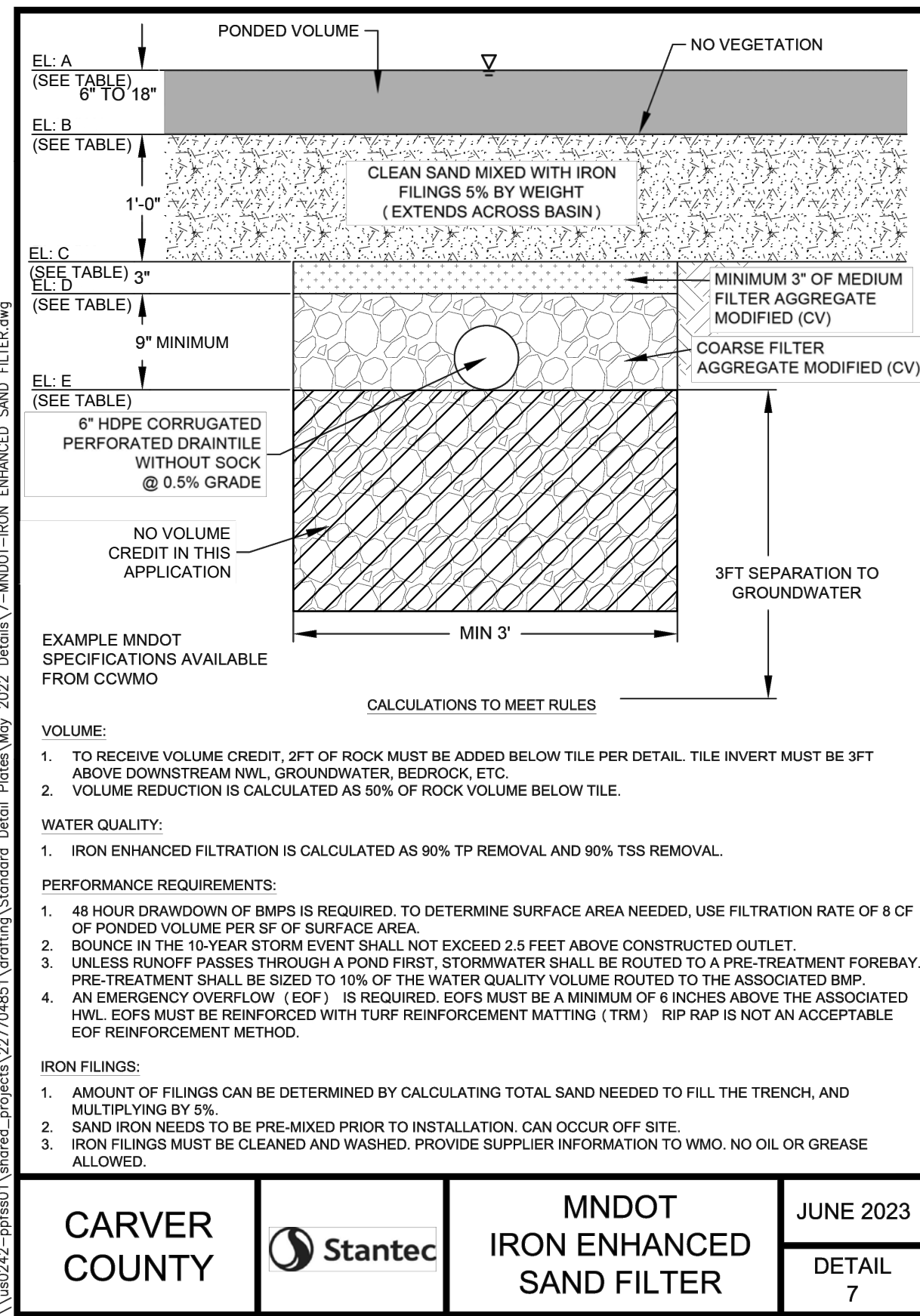
- NOTES:
1. STANDARD PIPE BEDDING REQUIRED ON BOTH INLET & OUTLET PIPES.
2. TIE THE LAST THREE JOINTS. USE TWO TIE BOLT FASTENERS PER JOINT.

1 BASIN 1 & 2 - OCS
NO SCALE

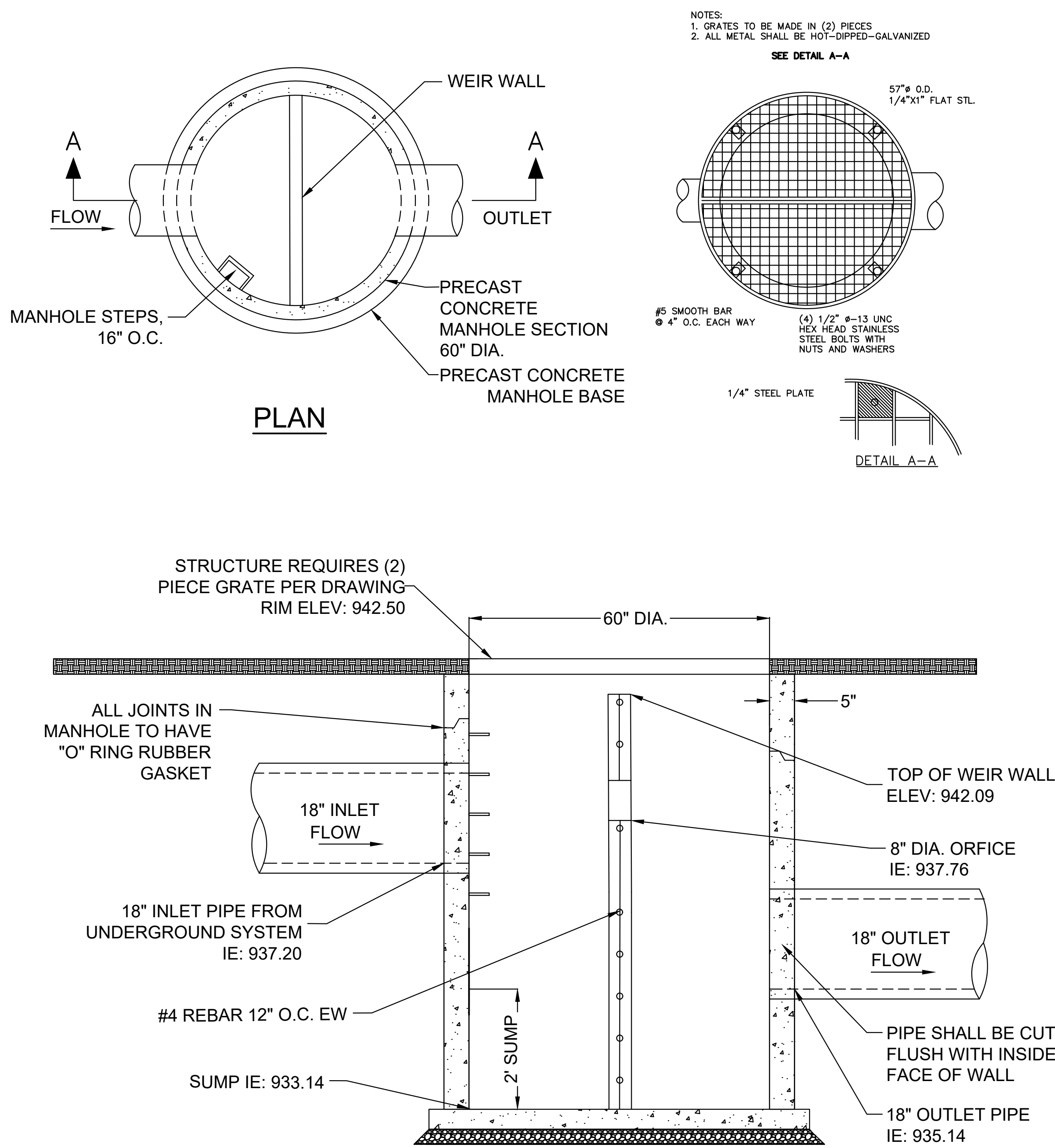


SECTION A-A

2 UNDERGROUND DETENTION - OCS 218
NO SCALE

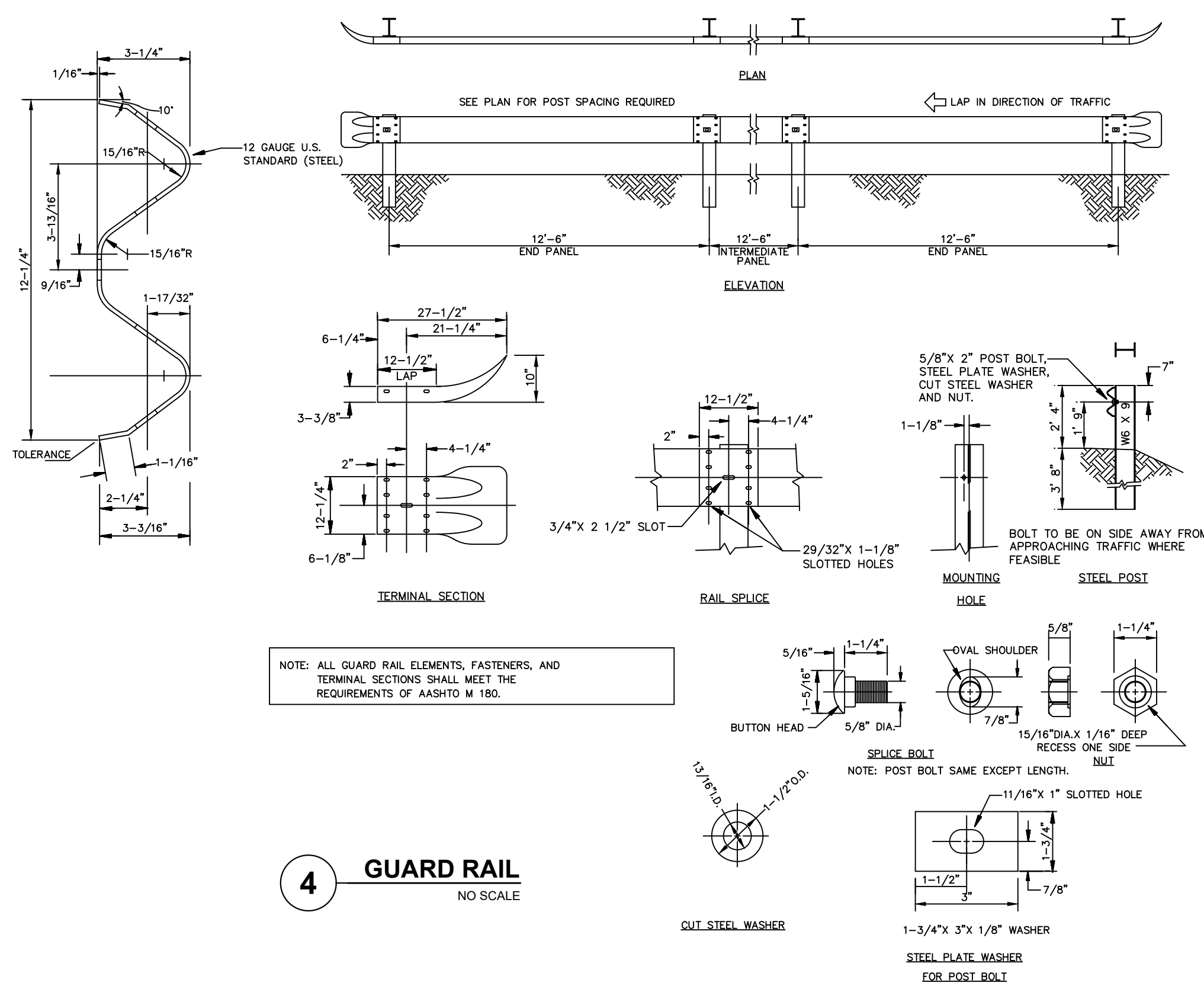


MNDOT IRON ENHANCED SAND FILTER DATA		
	EAST BASIN 1	WEST BASIN 2
A	938.16	937.71
B	936.50	937.00
C	935.50	936.00
D	935.25	935.75
E	934.50	935.00
F	934.25	934.90
G	934.00	934.65
H	933.50	934.15



3 UNDERGROUND DETENTION - OCS 302
NO SCALE

SECTION A-A



4 GUARD RAIL
NO SCALE

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SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE
**CIVIL
GRADING & STORM SEWER
DETAILS**

DRAWING NUMBER
C43-01

153.22'

147.08'

112.17'

110.17'

L
F
H
G
J
K

E
O
B
D
M
A
C
I
N

SEE SHEET C41-02
FOR MANIFOLD
SYSTEM CONNECTION

ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.5% OF AOSPLUS125 WOVEN GEOTEXTILE OVER BEDDING
STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL
CHAMBER INLET ROWS

BED LIMITS

NOTES

THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET

NOT FOR CONSTRUCTION THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

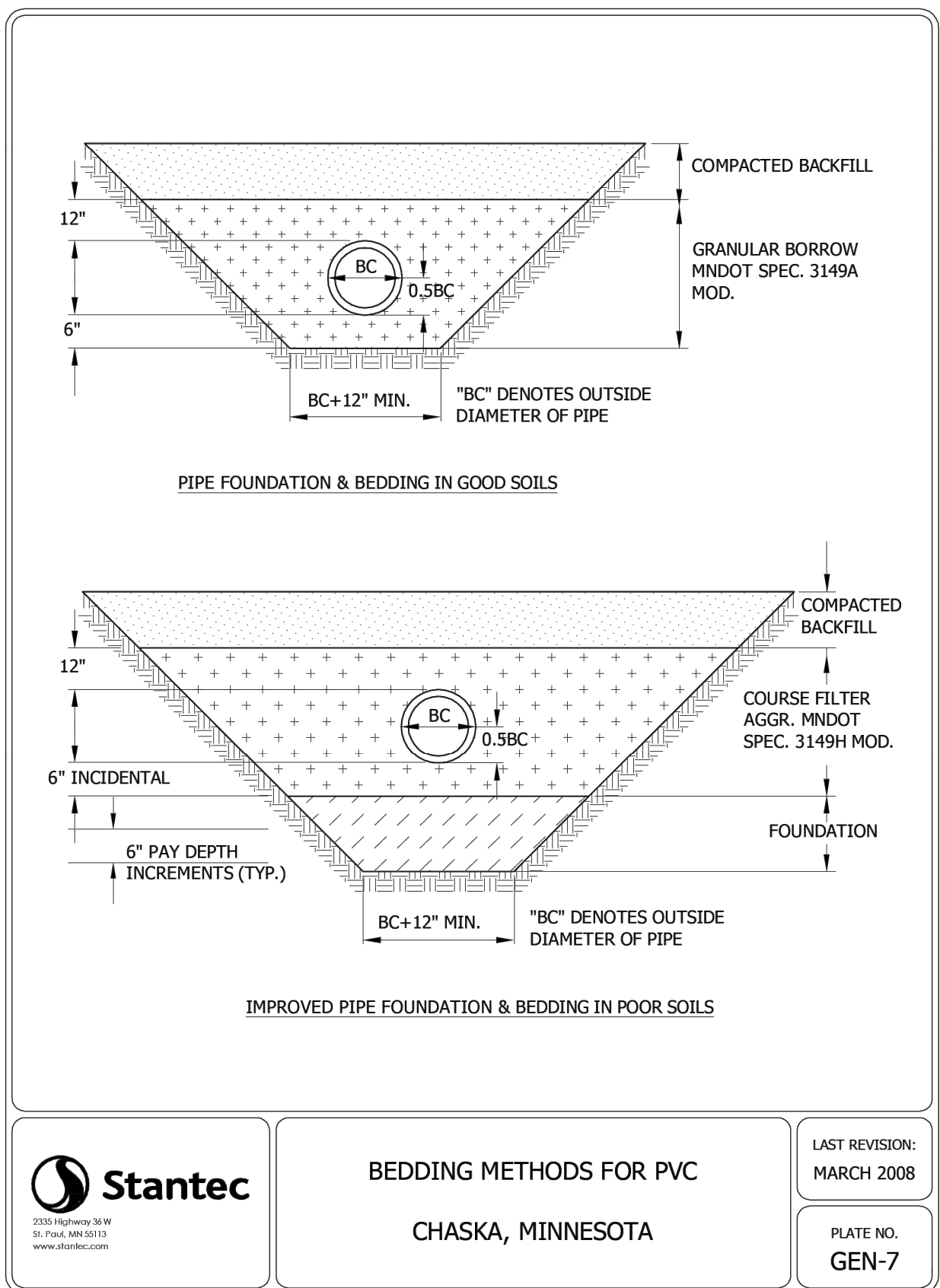
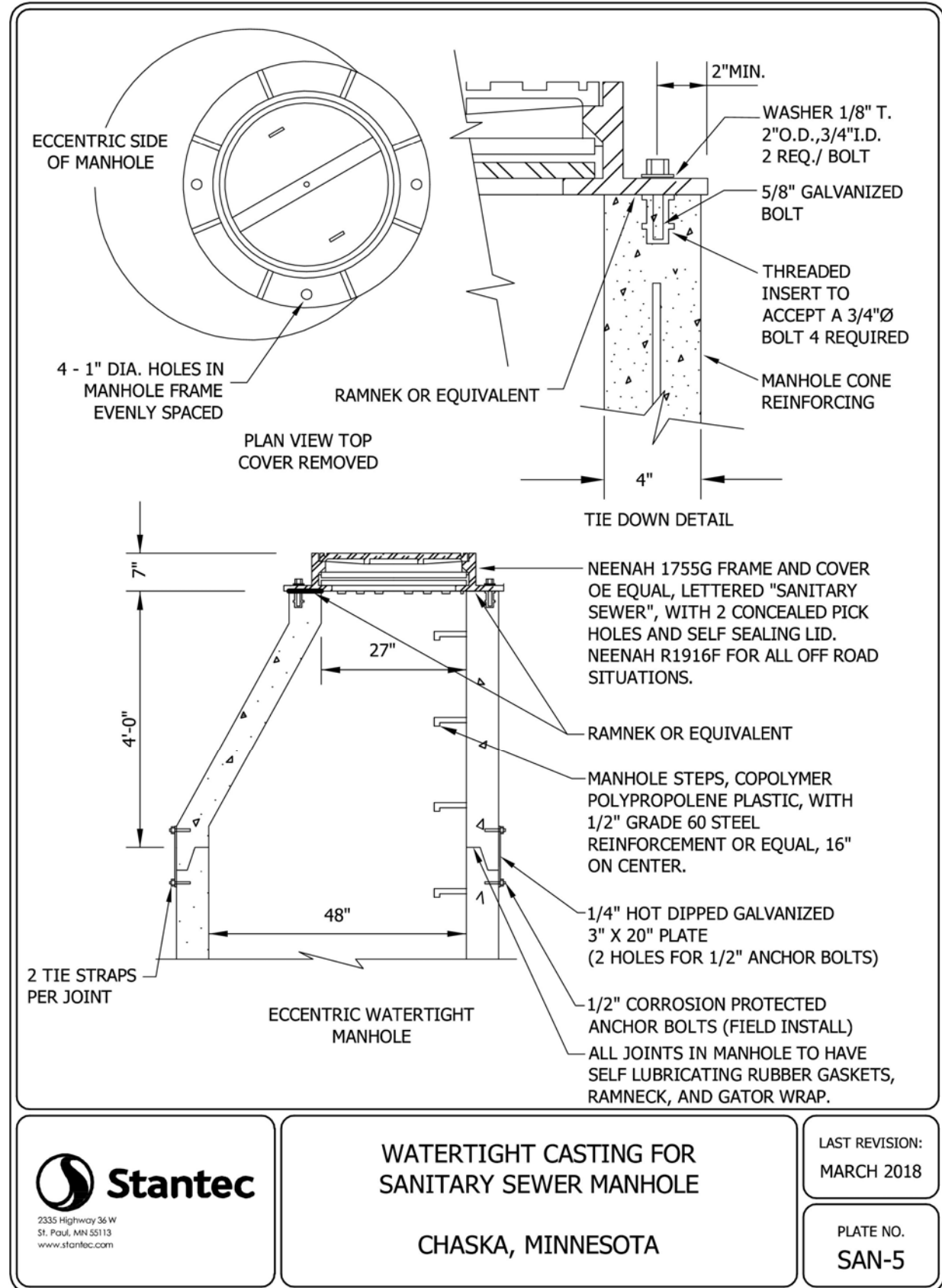
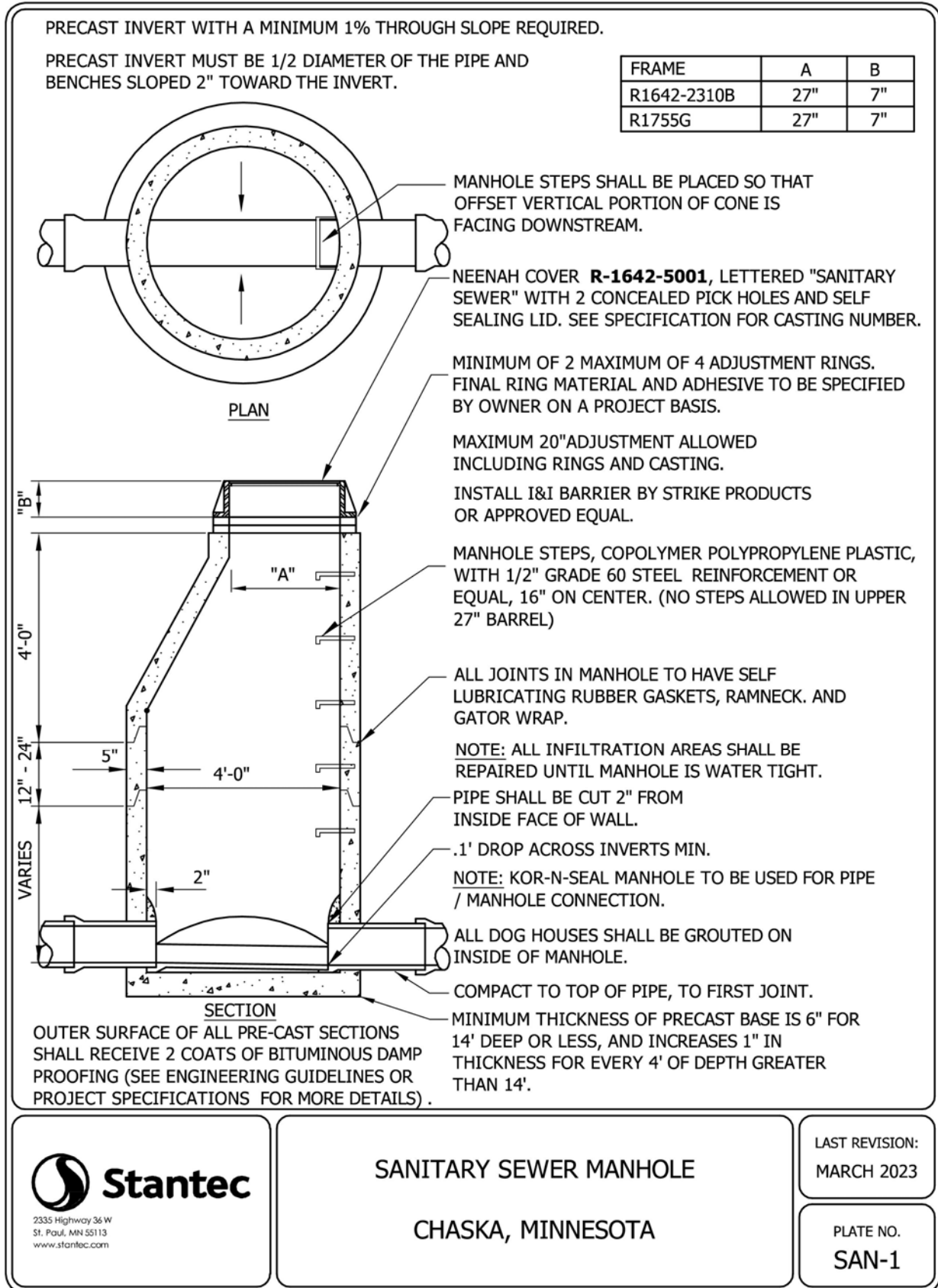
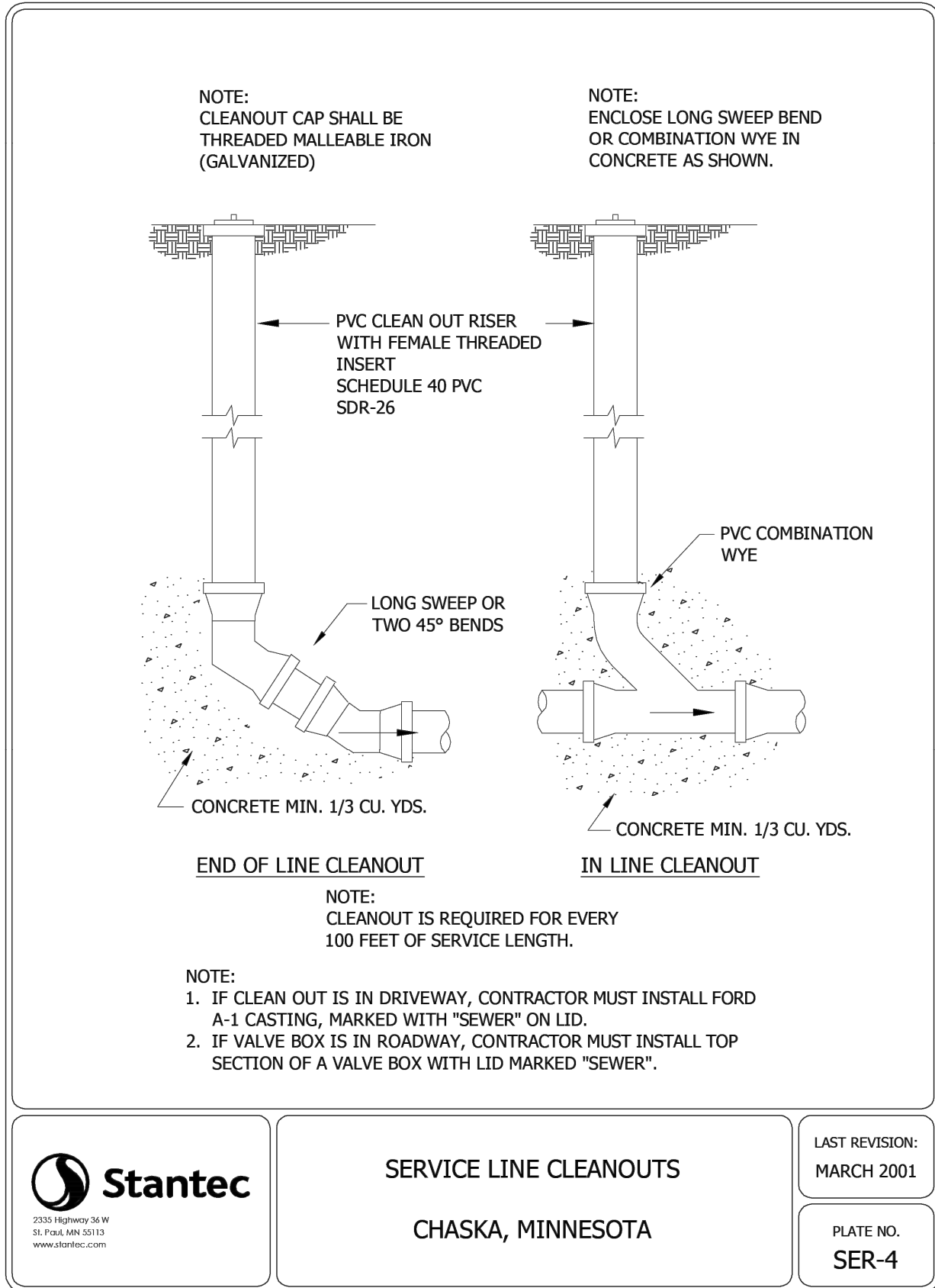
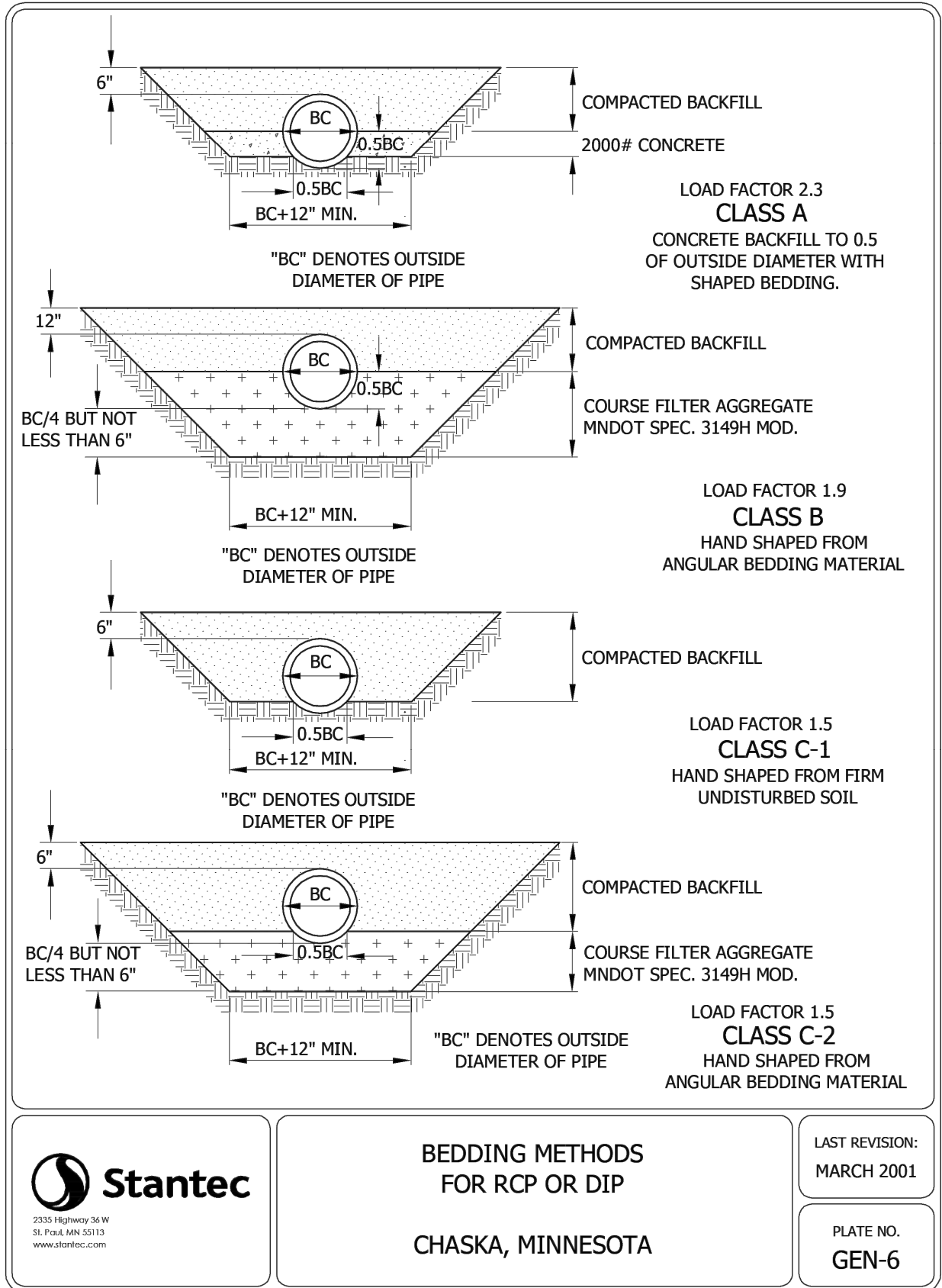
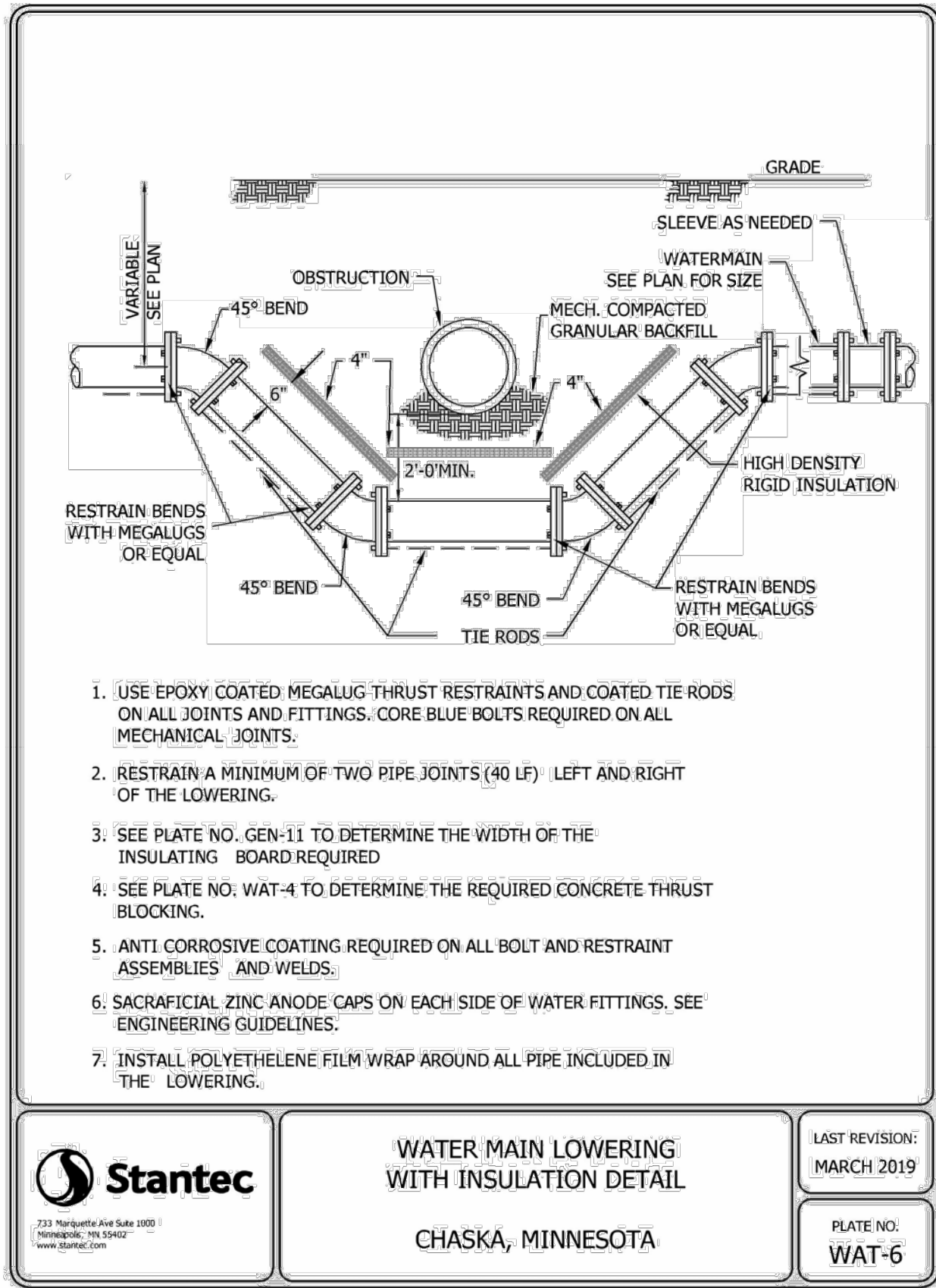
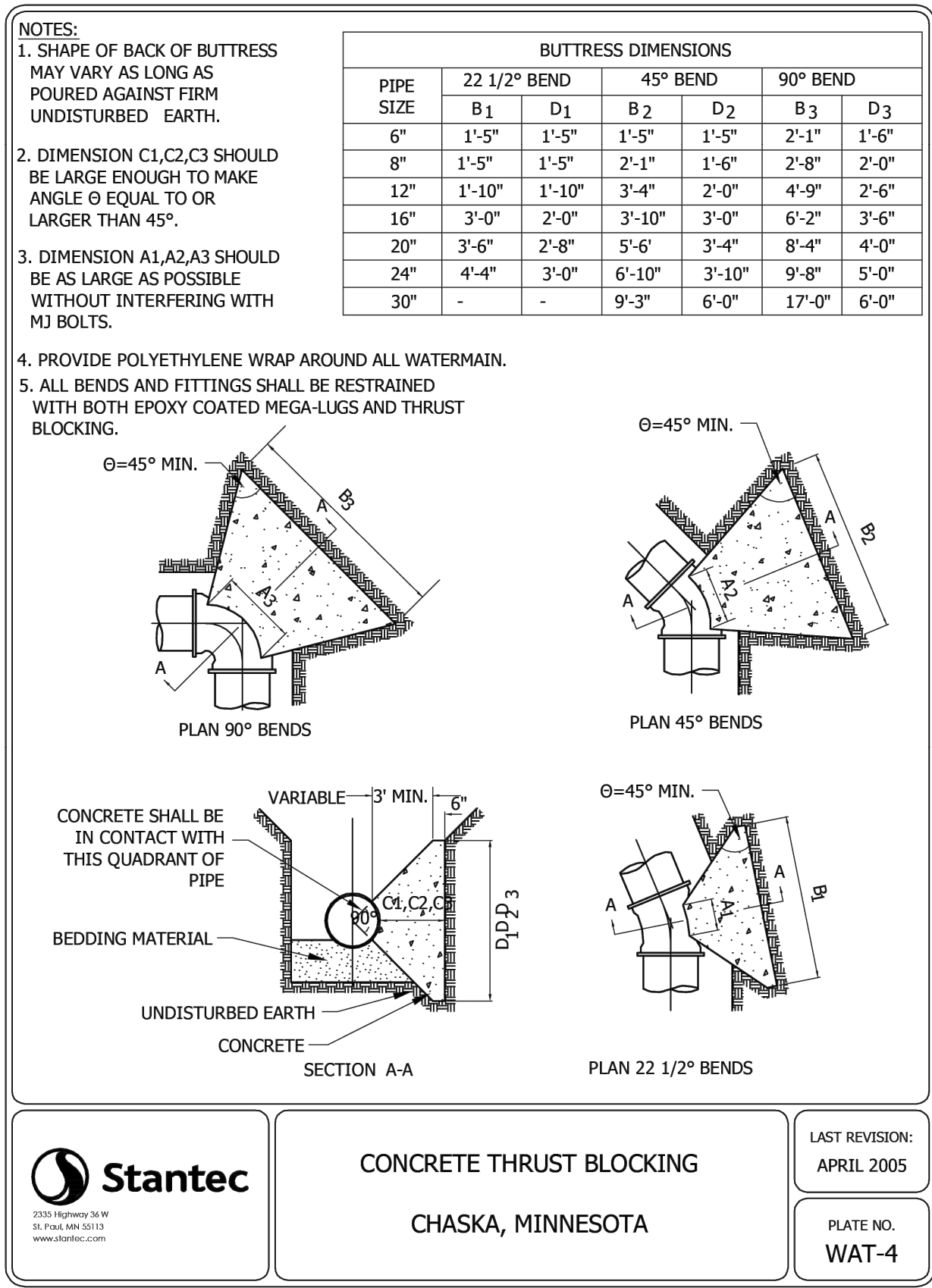
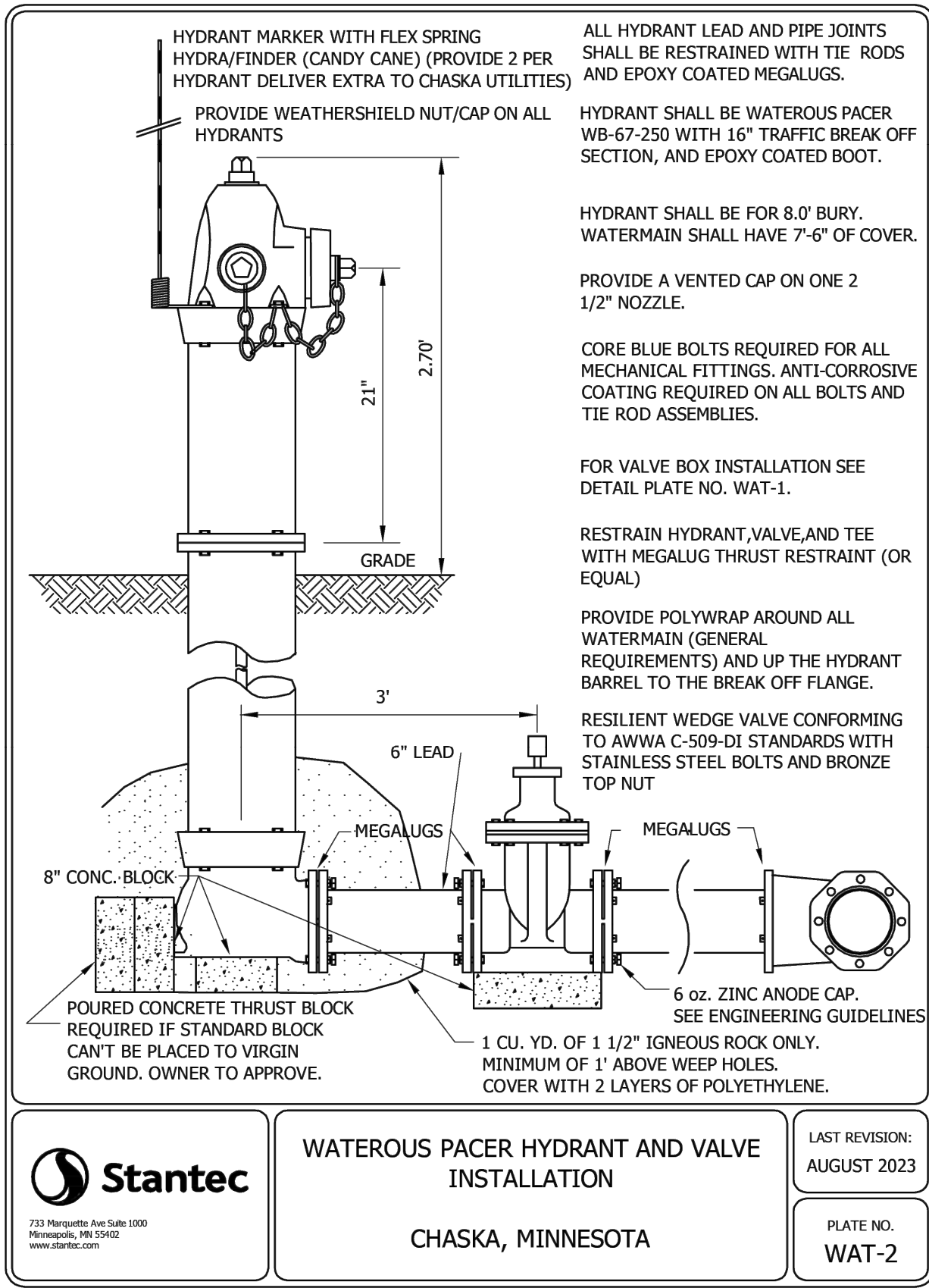
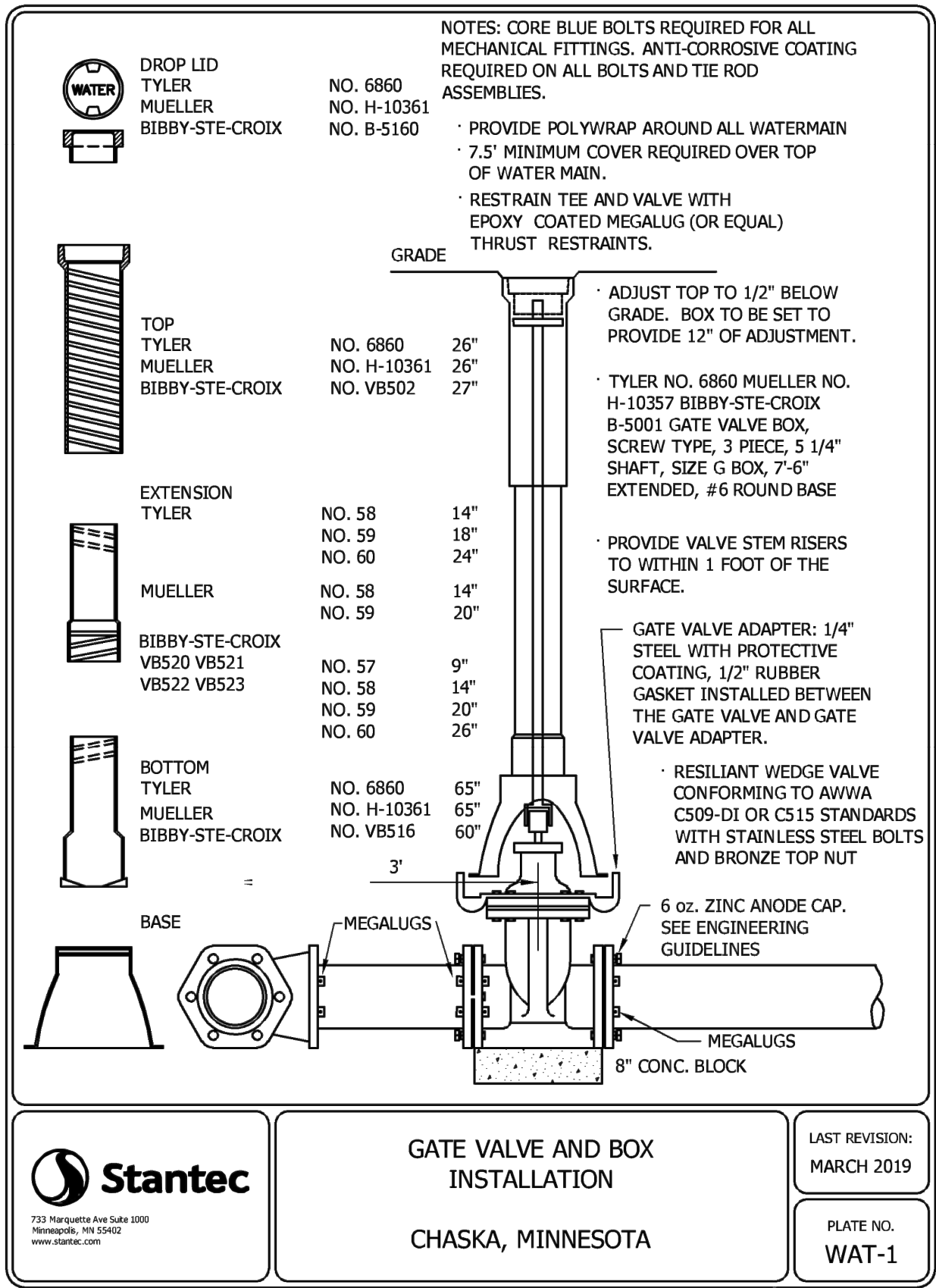
4	4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)	5	MC-SERIES END CAP INSERTION DETAIL
---	--	---	------------------------------------

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS				
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEERS PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M43 ² A-1, A-2.4, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE	AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE	AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

1	MC-3500 CROSS SECTION DETAIL
---	------------------------------

DRAWING NUMBER

C43-04



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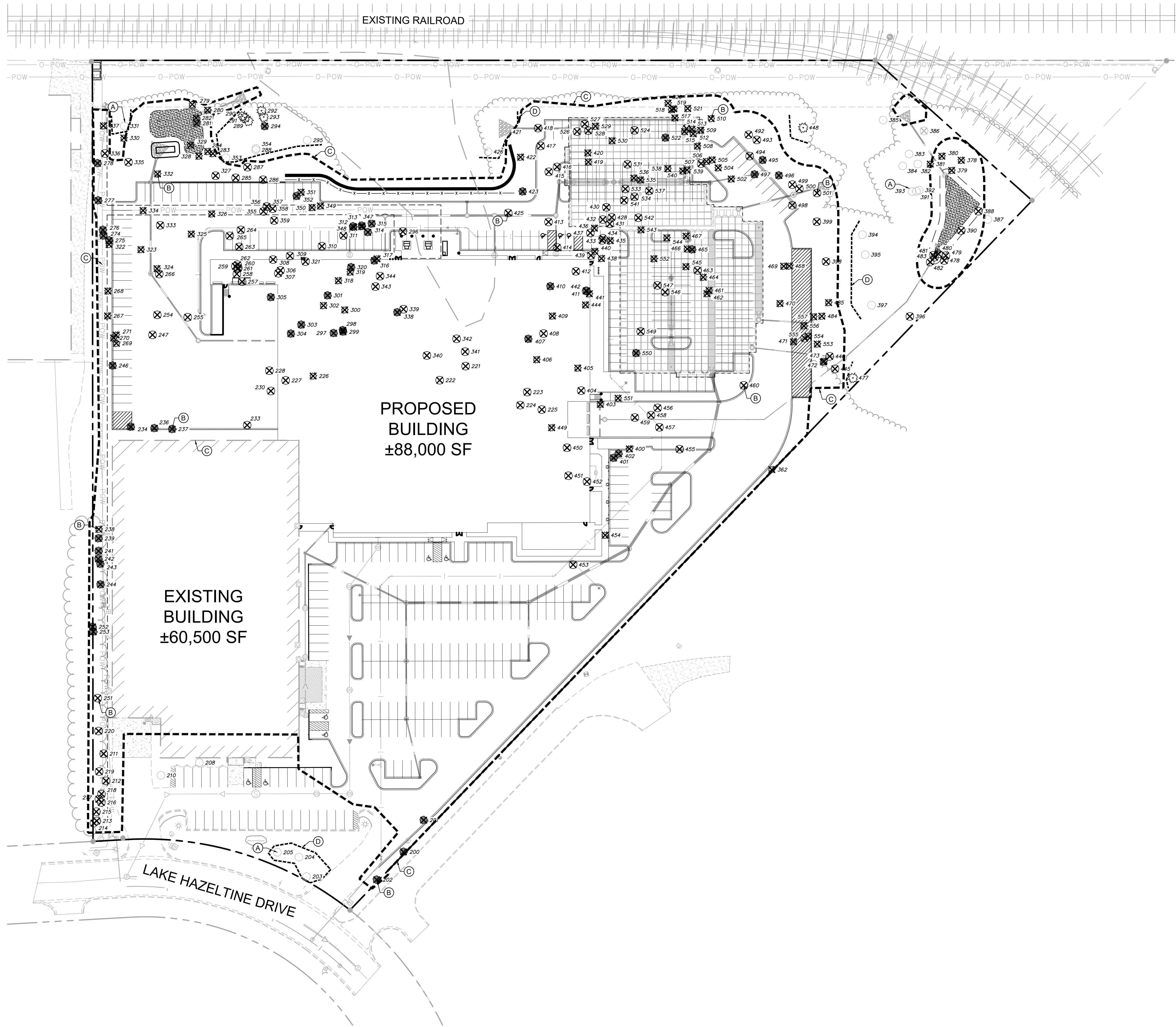
PROJ. NO. 240396 DESIGNED BY: KLSC
SCALE: AS SHOWN CHECKED BY: CGM
SHEET SIZE: 30x42 APPROVED BY: DRM

DRAWING TITLE

CIVIL
UTILITY DETAILS

DRAWING NUMBER

C53-01



LANDSCAPE LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION (TYP.)
- TREE PROTECTION FENCE
- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE NOT COUNTED - POOR HEALTH, INSIGNIFICANT, INFECTED WITH EAB OR OFFSITE
- OAK/MAPLE (DRIPLINE SHOWN)

KEYNOTE LEGEND

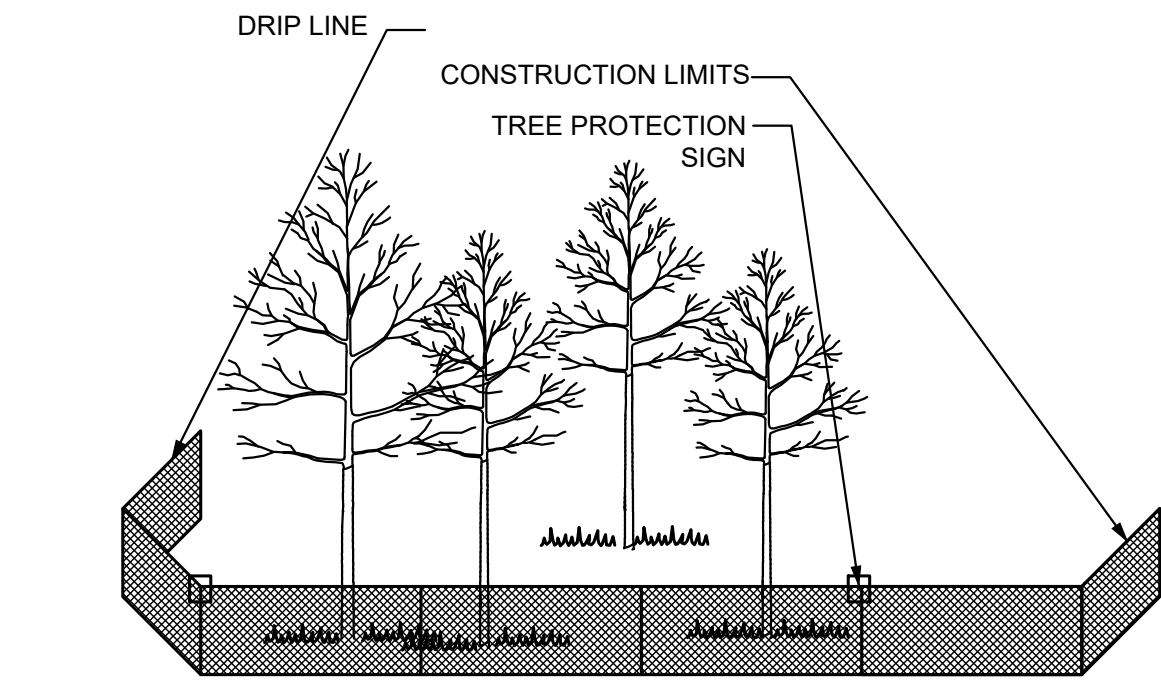
- EXISTING TREE TO BE SAVED (TYP.)
- EXISTING TREE TO BE REMOVED (TYP.)
- LIMITS OF CONSTRUCTION (TYP.)
- TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

TREE SURVEY SUMMARY

TOTAL TREES SURVEYED	358 TREES	3,514 CALIPER INCHES
OFFSITE TREES NOT COUNTED (NOT ON PLAN)	27 TREES	224 CALIPER INCHES
TREES UNDER 6" NOT COUNTED (NOT ON PLAN)	29 TREES	119 CALIPER INCHES
EXEMPT TREES NOT COUNTED (ASH TREES SHOWN ON PLAN)	47 TREES	400 CALIPER INCHES
TOTAL TREES COUNTED	255 TREES	2,772 CALIPER INCHES
PRESERVED SIGNIFICANT OVERSTORY TREES	21 TREES	350 CALIPER INCHES
PRESERVED SIGNIFICANT UNDERSTORY TREES	1 TREES	6 CALIPER INCHES
PRESERVED OVERSTORY TREES	10 TREES	78 CALIPER INCHES
REMOVED SIGNIFICANT OVERSTORY TREES	115 TREES	1,610 CALIPER INCHES
REMOVED SIGNIFICANT UNDERSTORY TREES	1 TREES	20 CALIPER INCHES
REMOVED OVERSTORY TREES	109 TREES	756 CALIPER INCHES

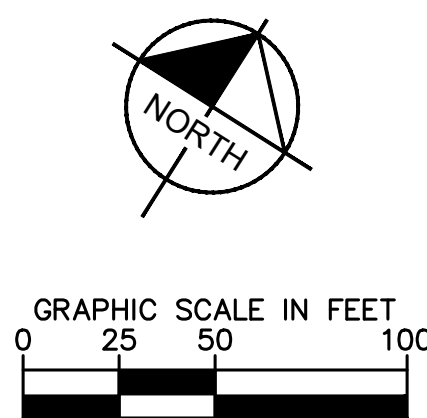
TREE PROTECTION NOTES

- PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
- NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
- SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.
- EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
- TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIPLINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
SCALE: N.T.S. L11-01



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DATE: 04-29-2025 LIC. NO. 47176

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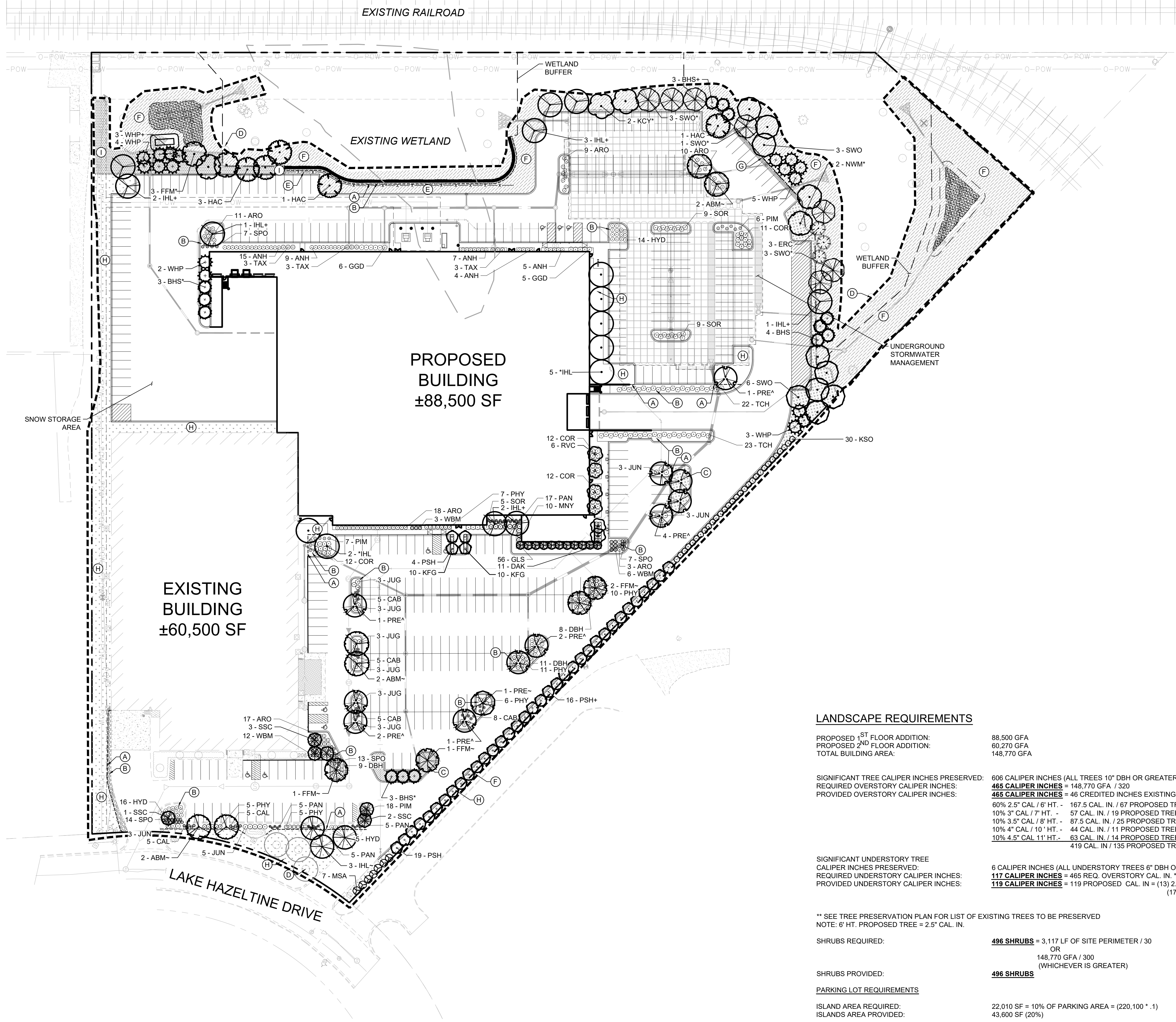
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SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

LANDSCAPE
TREE INVENTORY &
PRESERVATION PLAN

DRAWING NUMBER

L11-01



- LANDSCAPE LEGEND**
- EXISTING TREE TO REMAIN (TYP.)
 - EXISTING SHRUBS / PERENNIALS TO REMAIN (TYP.)
 - EDGER (TYP.)
 - APPROXIMATE LIMITS OF IRRIGATION (TYP.)
 - SEED EDGE, SEED ALL DISTURBED AREAS (TYP.)
 - ROCK MULCH, MATCH EXISTING (TYP.)
 - SEED WITH MNDOT SOUTHERN BOULEVARD SEED MIX (TYP.)
 - SEED WITH MNDOT SOUTHERN SHORTGRASS ROADSIDE (SSR) SEED MIX (TYP.)
 - SEED WITH BWSR MN WETLAND REHABILITATION SEED MIX (TYP.)
 - SOD (TYP.)

- LANDSCAPE KEYNOTES**
- EDGER (TYP.)
 - ROCK MULCH, MATCH EXISTING (TYP.)
 - SEED WITH MNDOT SOUTHERN BOULEVARD SEED MIX (TYP.)
 - EXISTING TREE TO REMAIN (TYP.)
 - NO TREE PLANTINGS - PROPOSED RETAINING WALL GEOGRID (TYP.)
 - SEED WITH BWSR MN WETLAND REHABILITATION SEED MIX (TYP.)
 - MAINTENANCE STRIP (TYP.)
 - SOD (TYP.)
 - SEED WITH MNDOT SOUTHERN SHORTGRASS ROADSIDE (SSR) SEED MIX (TYP.)

PLANT KEY		
SYMBOL	CODE	COMMON NAME
UNDERSTORY TREE		
	DAK	DAKOTA PINNACLE BIRCH
	MSA	MOUNTAIN SENTINEL® ASPEN
	RVC	RIVER BIRCH MULTI-TRUNK
	SSC	SPRING SNOW CRAB APPLE
CONIFEROUS TREE		
	BHS	BLACK HILLS SPRUCE
	BHS	BLACK HILLS SPRUCE
	BHS	BLACK HILLS SPRUCE
	ERC	EASTERN RED CEDAR
	WHP	WHITE PINE
	WHP	WHITE PINE
OVERSTORY TREE		
	IHL	IMPERIAL HONEYLOCUST
	ABM	AUTUMN BLAZE MAPLE
	FFM	FALL FIESTA MAPLE
	FFM	FALL FIESTA MAPLE
	HAC	COMMON HACKBERRY
	IHL	IMPERIAL® HONEY LOCUST
	IHL	IMPERIAL HONEYLOCUST
	KCY	ESPRESSO KENTUCKY COFFEETREE
	KSO	KINORED SPIRIT® OAK
	NWM	NORTHWOOD MAPLE
	PRE	PRINCETON ELM
	PRE	PRINCETON ELM
	PSH	PRAIRIE SENTINEL® HACKBERRY
	PSH	PRAIRIE SENTINEL® HACKBERRY
	SWO	SWAMP WHITE OAK
	SWO	SWAMP WHITE OAK
CONIFEROUS SHRUBS		
	JUG	GOLD LACE JUNIPER
	JUN	SEA GREEN JUNIPER
	MNY	MANEY JUNIPER
	PIM	VALLEY CUSHION MUGO PINE
	TAX	TAUNTON YEW
	TCH	TECHNY ARBORVITAE
	WBM	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS		
	ANH	ANNABELLE HYDRANGEA
	ARO	IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	COR	FIREDANCE™ RED TWIG DOGWOOD
	DBH	DWARF BUSH HONEYSUCKLE
	GGD	GARDEN GLOW DOGWOOD
	GLS	GRO-LOW FRAGRANT SUMAC
	HYD	LITTLE LIME® PANICLE HYDRANGEA
	PHY	LITTLE DEVIL™ DWARF NINEBARK
	SOR	SEM FINE SPIRAEA
ORNAMENTAL GRASSES		
	CAB	KOREAN FEATHER REED GRASS
	CAL	KARL FOERSTER FEATHER REED GRASS
	PAN	HEAVY METAL SWITCH GRASS
	SPO	PRAIRIE DROPSOED
PERENNIALS		
	KFG	KARL FOERSTER FEATHER REED GRASS

LANDSCAPE REQUIREMENTS

PROPOSED 1ST FLOOR ADDITION: 88,500 GFA
PROPOSED 2ND FLOOR ADDITION: 60,270 GFA
TOTAL BUILDING AREA: 148,770 GFA

SIGNIFICANT TREE CALIPER INCHES PRESERVED: 606 CALIPER INCHES (ALL TREES 10" DBH OR GREATER)**
REQUIRED OVERSTORY CALIPER INCHES: 465 CALIPER INCHES = 148,770 GFA / 320
PROVIDED OVERSTORY CALIPER INCHES: 465 CALIPER INCHES = 46 CREDITED INCHES EXISTING + 419 CAL INCHES PROPOSED
60% 2.5" CAL / 6' HT. - 167.5 CAL IN. / 67 PROPOSED TREES
10% 3" CAL / 7' HT. - 57 CAL IN. / 19 PROPOSED TREES
10% 3.5" CAL / 8' HT. - 87.5 CAL IN. / 25 PROPOSED TREES
10% 4" CAL / 10' HT. - 44 CAL IN. / 11 PROPOSED TREES
10% 4.5" CAL / 11' HT. - 63 CAL IN. / 14 PROPOSED TREES
419 CAL IN. / 135 PROPOSED TREES

SIGNIFICANT UNDERSTORY TREE CALIPER INCHES PRESERVED: 6 CALIPER INCHES (ALL UNDERSTORY TREES 6" DBH OR GREATER)**
REQUIRED UNDERSTORY CALIPER INCHES: 117 CALIPER INCHES = 465 REQ. OVERSTORY CAL IN. * 0.25
PROVIDED UNDERSTORY CALIPER INCHES: 119 CALIPER INCHES = 119 PROPOSED CAL IN. = (13) 2.5" CAL. / 6' HT. UNDERSTORY TREES + (17) 2" CAL UNDERSTORY TREES + (21) 6" HT. CONIFEROUS TREE

** SEE TREE PRESERVATION PLAN FOR LIST OF EXISTING TREES TO BE PRESERVED
NOTE: 6' HT. PROPOSED TREE = 2.5" CAL. IN.

SHRUBS REQUIRED: 496 SHRUBS = 3,117 LF OF SITE PERIMETER / 30 OR 148,770 GFA / 300 (WHICHEVER IS GREATER)
SHRUBS PROVIDED: 496 SHRUBS

PARKING LOT REQUIREMENTS

ISLAND AREA REQUIRED: 22,010 SF = 10% OF PARKING AREA = (220,100 * .1)
ISLANDS AREA PROVIDED: 43,600 SF (20%)

SCREENING REQUIRED: 4' HT SCREENING AT 75% OPACITY FROM LAKE HAZELTINE DRIVE
SCREENING PROVIDED: SEE PLAN

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LICENSEE

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

RYAN A. HYLLESTED, PLA
MN
DATE: 04-29-2025 LIC. NO. 53828

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PROJ. NO.	240396	DESIGNED BY:	CFK
SCALE:	AS SHOWN	CHECKED BY:	RAH
SHEET SIZE:	30x42	APPROVED BY:	DRM

DRAWING TITLE

LANDSCAPE PLAN

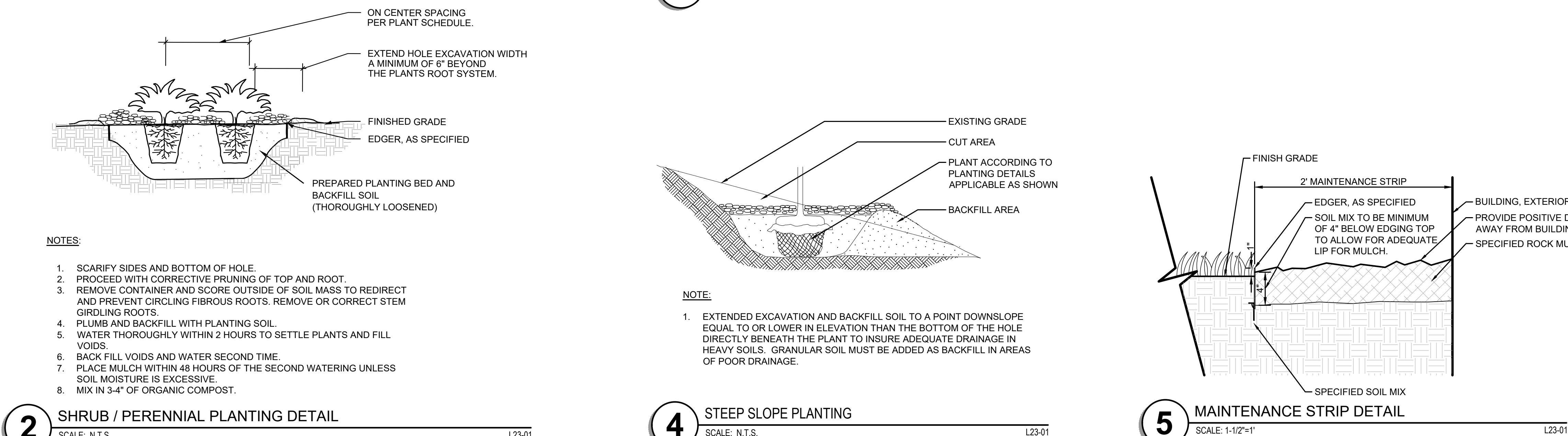
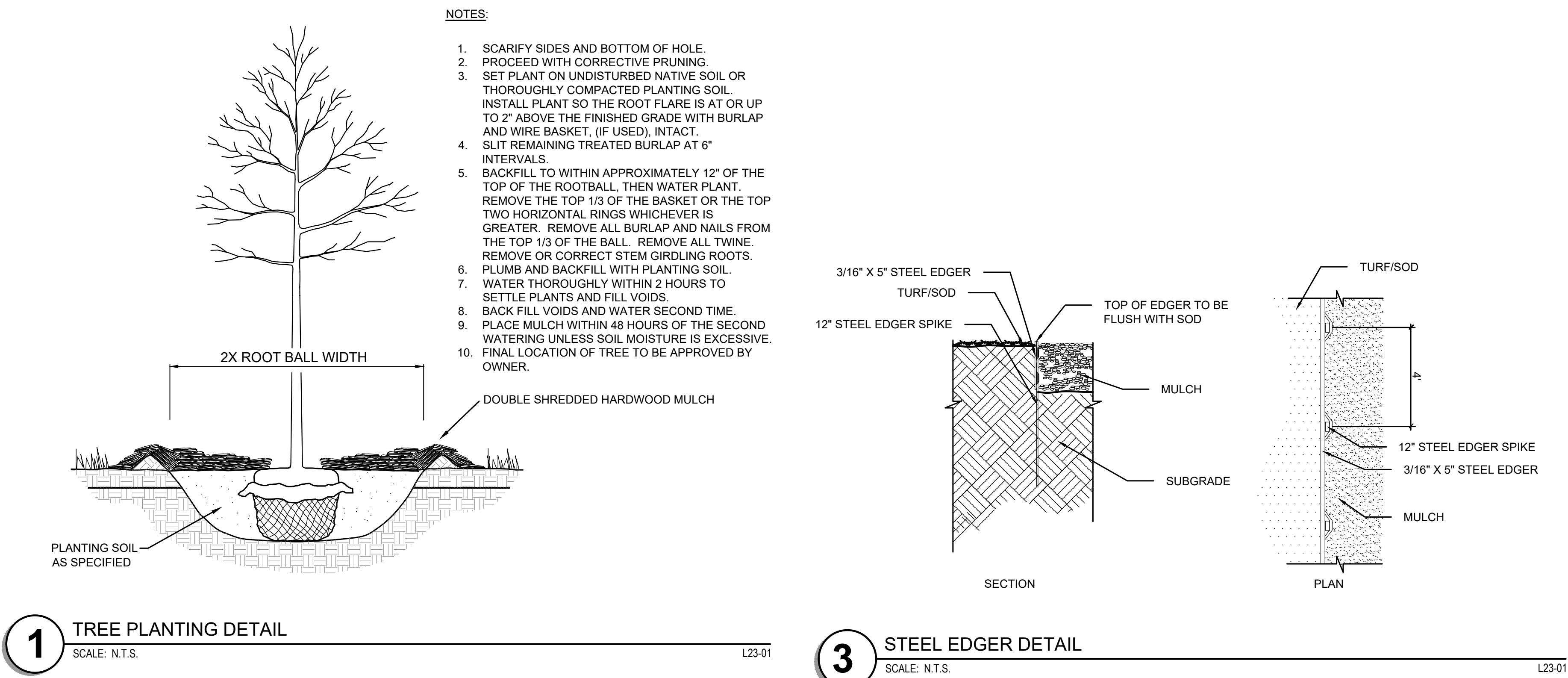
DRAWING NUMBER

L21-01

GRAPHIC SCALE IN FEET
0 25 50 100

811

Know what's below.
Call before you dig.



LANDSCAPE NOTES

- PLANTING**
1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.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. 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 NOTICIBLE GAPS, HOLES, OR DEFOLIATION.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
 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 MIMLA & ANSI STANDARD PLANTING PRACTICES.
 9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
 10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY, TEMPORARY ONLY.
 11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE 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 FLARE. WHEN THE Balled & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
 12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART HEAT POTS.
 13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
 14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
 15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- SOIL**
16. 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.
 17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 387T (LOAM 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 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH**
18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND AND PLANTS WITHIN TURF AREAS. CONIFEROUS TREES SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO MATCH EXISTING ROCK MULCH, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRECONCENTRATED HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PRESH OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING**
19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING, 3/16" THICK X 9" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIRES NO GREATER THAN 4 FEET ON CENTER WITH TOP OF EDGER AT GRADE. FOR ROWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL, OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR BURN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- SEEDING**
20. ALL DISTURBED AREAS TO BE SOODED OR SEEDDED, UNLESS OTHERWISE NOTED. 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. BLOPS OF 3" OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- IRRIGATION**
21. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OR 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. SYSTEM SHALL INCLUDE A RAIN FREEZE SENSOR, FLOW SENSOR, MASTER VALVE, EPA WATERSENSE APPROVED CONTROLLER, AND PRESSURE REGULATED HEADS. SHRUBS / PERENNIAL BEDS TO USE DRIP IRRIGATION. PROVIDE TEMPORARY IRRIGATION TO NATIVE SEEDBED AREAS ON SEPARATE ZONE FOR ESTABLISHMENT.
- ESTABLISHMENT**
22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- WARRANTY**
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
 24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
 25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPERLENSE MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIETES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

F Wetland Rehabilitation Mix						
Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
becsy	American Sloughgrass	Beckmannia syzigachne	0.27	7.30%	4.96	2.50%
calcan	Bluejoint Grass	Calamagrostis canadensis	0.04	1.08%	4.11	2.08%
elyvir	Virginia Wild Rye	Elymus virginicus	1.94	52.43%	2.99	1.51%
glystr	Fowl Manna Grass	Glyceria striata	0.24	6.49%	7.93	4.01%
poapal	Fowl Bluegrass	Poa palustris	0.46	12.43%	21.97	11.09%
Grasses Subtotal			2.95	79.73%	41.96	21.19%
carvul	Brown Fox Sedge	Carex vulpinoidea	0.22	5.95%	8.08	4.08%
jundud	Dudley's Rush	Juncus dudleyi	0.03	0.81%	35.26	17.81%
sciatr	Dark Green Bulrush	Scirpus atrovirens	0.24	6.49%	40.55	20.48%
scicyp	Woolgrass	Scirpus cyperinus	0.06	1.62%	37.47	18.92%
Sedges & Rushes Subtotal			0.55	14.86%	121.36	61.29%
bicder	Nodding Bur Marigold	Bidens cernua	0.09	2.43%	0.69	0.35%
lobsip	Great Blue Lobelia	Lobelia siphilitica	0.02	0.54%	3.67	1.85%
lycame	Water Horehound	Lycopus americanus	0.05	1.35%	3.47	1.75%
menarv	Wild Mint	Mentha arvensis	0.01	0.27%	1.51	0.76%
mimrin	Monkey Flower	Mimulus ringens	0.03	0.81%	25.34	12.80%
Forbs Subtotal			0.20	5.41%	34.69	17.52%
Total			3.70	100.00%	198.01	100.00%

MAINTENANCE REQUIREMENTS - NATIVE GRASS AND FORB MIXTURES

- YEAR 1 ESTABLISHMENT (SPRING SEEDING)**
- 1) PREPARE SITE - LATE APRIL - MAY.
 - 2) SEED - MAY 1 - JUNE 1.
- MAINTENANCE**
- 1) MOW (6-8 INCHES) - EVERY 30 DAYS AFTER PLANTING UNTIL SEPTEMBER 30.
 - 2) WEED CONTROL - MOWING SHOULD HELP CONTROL ANNUAL WEEDS. SPOT SPRAY THISTLES ETC.
- ESTABLISHMENT (FALL SEEDING)**
- 1) PREPARE SITE - LATE AUGUST - EARLY SEPTEMBER.
 - 2) SEED - LATE SEPTEMBER TO FREEZING.
- MAINTENANCE (FOLLOWING SEASON)**
- 1) MOW (6-8 INCHES) - ONCE IN MAY, JUNE AND JULY.
 - 2) WEED CONTROL - MOWING SHOULD KEEP ANNUAL WEEDS DOWN. SPOT SPRAY THISTLES ETC.
- EVALUATION**
- 1) COVER CROP GROWING WITHIN 2 WEEKS OF PLANTING (EXCEPT DORMANT PLANTINGS).
 - 2) SEEDLINGS SPACED 1-6 INCHES APART IN DRILL ROWS.
 - 3) SOME FLOWERS SHOULD BE BLOOMING (BLACK-EYED SUSANS, BERGAMOT ETC.).
 - 4) IF THERE IS A FLUSH OF GROWTH FROM FORTAL ETC., MOW AS NECESSARY.
- YEAR 2 MAINTENANCE**
- 1) MOW (6-8 INCHES) ONE TIME BETWEEN JUNE 1 - AUGUST 15 BEFORE WEEDS SET SEED.
 - 2) WEED CONTROL - MOWING SHOULD KEEP ANNUAL WEEDS DOWN. SPOT SPRAY THISTLES ETC.
 - 3) SOME SITES MAY NOT REQUIRE MUCH MAINTENANCE THE SECOND YEAR.
- EVALUATION**
- 1) COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING.
 - 2) GRASSES FORMING CLUMPS 1-6 INCHES APART IN DRILL ROWS, BUT STILL SHORT.
 - 3) SOME FLOWERS SHOULD BE BLOOMING (BLACK-EYED SUSANS, BERGAMOT ETC.).
 - 4) IF THERE IS A FLUSH OF GROWTH FROM FORTAL ETC., MOW SITE.
- RECOMMENDED MAINTENANCE - NATIVE GRASS AND FORB MIXTURES YEARS**
- MAINTENANCE**
- 1) MOW ONLY IF NECESSARY.
 - 2) WEED CONTROL - SPOT SPRAY THISTLES, ETC.
 - 3) SITES USUALLY DO NOT REQUIRE MUCH MAINTENANCE THE THIRD YEAR.
- EVALUATION**
- 1) PLANTING SHOULD BEGIN LOOKING LIKE A PRAIRIE - TALL GRASSES, FLOWERS ETC.
- LONG-TERM MAINTENANCE**
- 1) WEED CONTROL - SPOT SPRAY THISTLES ETC.
 - 2) HAYING (3-5 YEAR ROTATION) LATE SUMMER OR EARLY FALL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL
UNDERSTORY TREE						
DAK	11	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B & B	6' HT.	
MISA	7	MOUNTAIN SENTINEL® ASPEN	POPULUS TREMULOIDES 'JFS-COLUMN'	B & B	2.5' CAL.	
RVC	6	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B & B	6' HT. MULTI-STEM	
SSC	6	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B & B	6' HT.	
CONIFEROUS TREE						
BHS	4	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B & B	6' HT.	
BHS*	6	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B & B	10' HT.	
BHS+	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B & B	8' HT.	
ERC	3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6' HT.	
WHP	14	WHITE PINE	PINUS STROBUS	B & B	6' HT.	
WHP+	3	WHITE PINE	PINUS STROBUS	B & B	11' HT.	
OVERSTORY TREE						
IHL	7	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	B & B	3.5' CAL.	
ABM-	6	AUTUMN BLAZE MAPLE	ACER X FREEMANNI 'AUTUMN BLAZE'	B & B	4.5' CAL.	
FFM*	3	FALL FIESTA MAPLE	ACER SACCHARUM 'FALL FIESTA'	B & B	3.5' CAL.	
FFM-	4	FALL FIESTA MAPLE	ACER SACCHARUM 'FALL FIESTA'	B & B	4.5' CAL.	
HAC	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5' CAL.	
IHL+	9	IMPERIAL® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	B & B	3' CAL.	
IHL-	3	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	B & B	4.5' CAL.	
KCY*	2	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	3.5' CAL.	
KSO	30	KINDRED SPIRIT® OAK	QUERCUS ROBUR X BICOLOR 'NADLER'	B & B	2.5' CAL.	
NWM*	2	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	B & B	3.5' CAL.	
PRE*	11	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	B & B	4' CAL.	
PRE-	1	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	B & B	4.5' CAL.	
PSH	23	PRAIRIE SENTINEL® HACKBERRY	CELTIS OCCIDENTALIS 'JFS-KSU1'	B & B	2.5' CAL.	
PSH+	16	PRAIRIE SENTINEL® HACKBERRY	CELTIS OCCIDENTALIS 'JFS-KSU1'	B & B	3' CAL.	
SWO	9	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5' CAL.	
SWO*	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	3.5' CAL.	
DECIDUOUS SHRUBS						
ANH	40	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5 CONT.	4' O.C.	
ARO	68	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	#5 CONT.	4' O.C.	
COR	47	FIREDANCE™ RED TWIG DOGWOOD	CORNUS SERICEA 'BAILADELINE'	#5 CONT.	5' O.C.	
DBH	28	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	4' O.C.	
GGD	11	GARDEN GLOW DOGWOOD	CORNUS HESSEI 'GARDEN GLOW'	#5 CONT.	5' O.C.	
GLS	56	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	4' O.C.	
HYD	35	LITTLE LIME® PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#5 CONT.	4' O.C.	
PHY	44	LITTLE DEVIL™ DWARF NINEBARK	PHYSCARPUS OPULOFOLIUS 'LITTLE DEVIL'	#5 CONT.	4' O.C.	
SOR	23	SEM FALSE SPIRAEA	SORBARIA SORBIFOLIA 'SEM'	#5 CONT.	5' O.C.	
ORNAMENTAL GRASSES						
CAB	23	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.	3' O.C.	
CAL	10	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	3' O.C.	
PAN	32	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	2' O.C.	
SPO	41	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	3' O.C.	
PERENNIALS						
KFG	20	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30' O.C.	
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONTNR SPACING						

ISSUED FOR BID - NOT FOR CONSTRUCTION

CIVIL ENGINEER

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

CLIENT

BECKMAN COULTER

CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE

CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
0		20MAR2025	ISSUED FOR BID - EARLY PACKAGE
1		29MAR2025	SUBMITTAL FOR COWMO
2		29APR2025	ISSUED FOR REVISIONS
3		30MAY2025	ISSUED FOR REVISIONS

LICENSEE

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

RYAN A. HYLLESTED, PLA
MIN
DATE: 04-29-2025 LIC. NO. 53828

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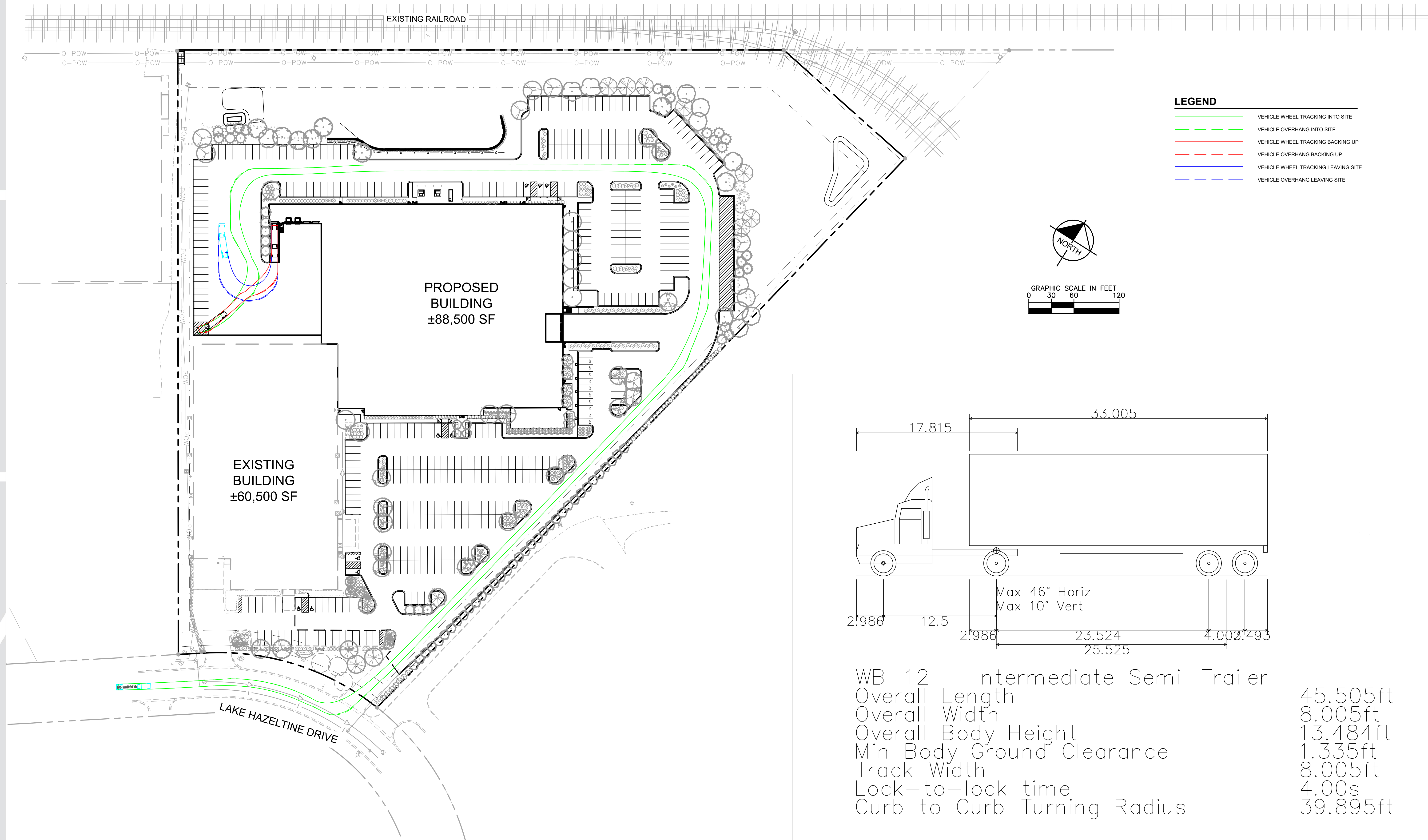
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LANDSCAPE DETAILS

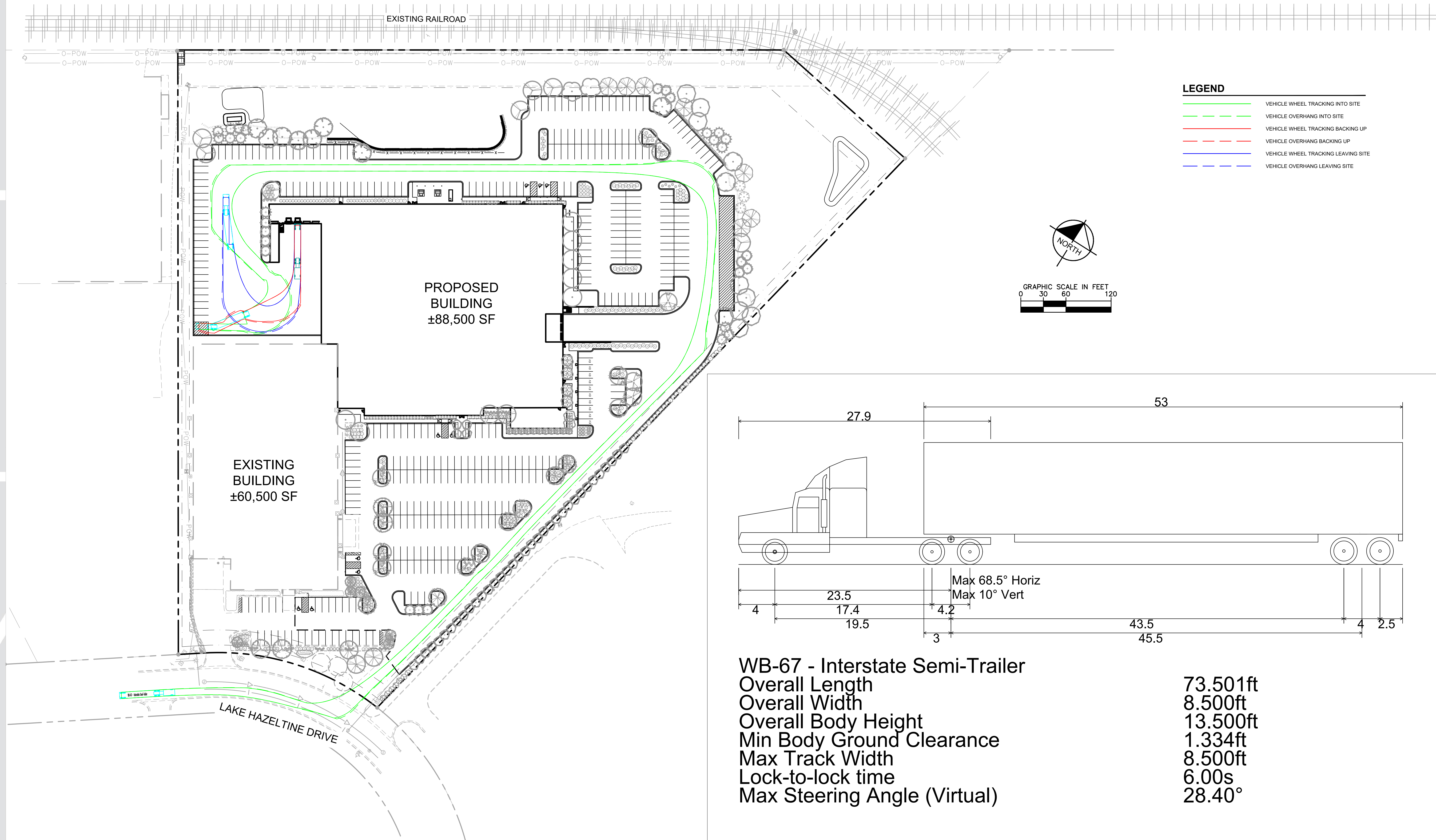
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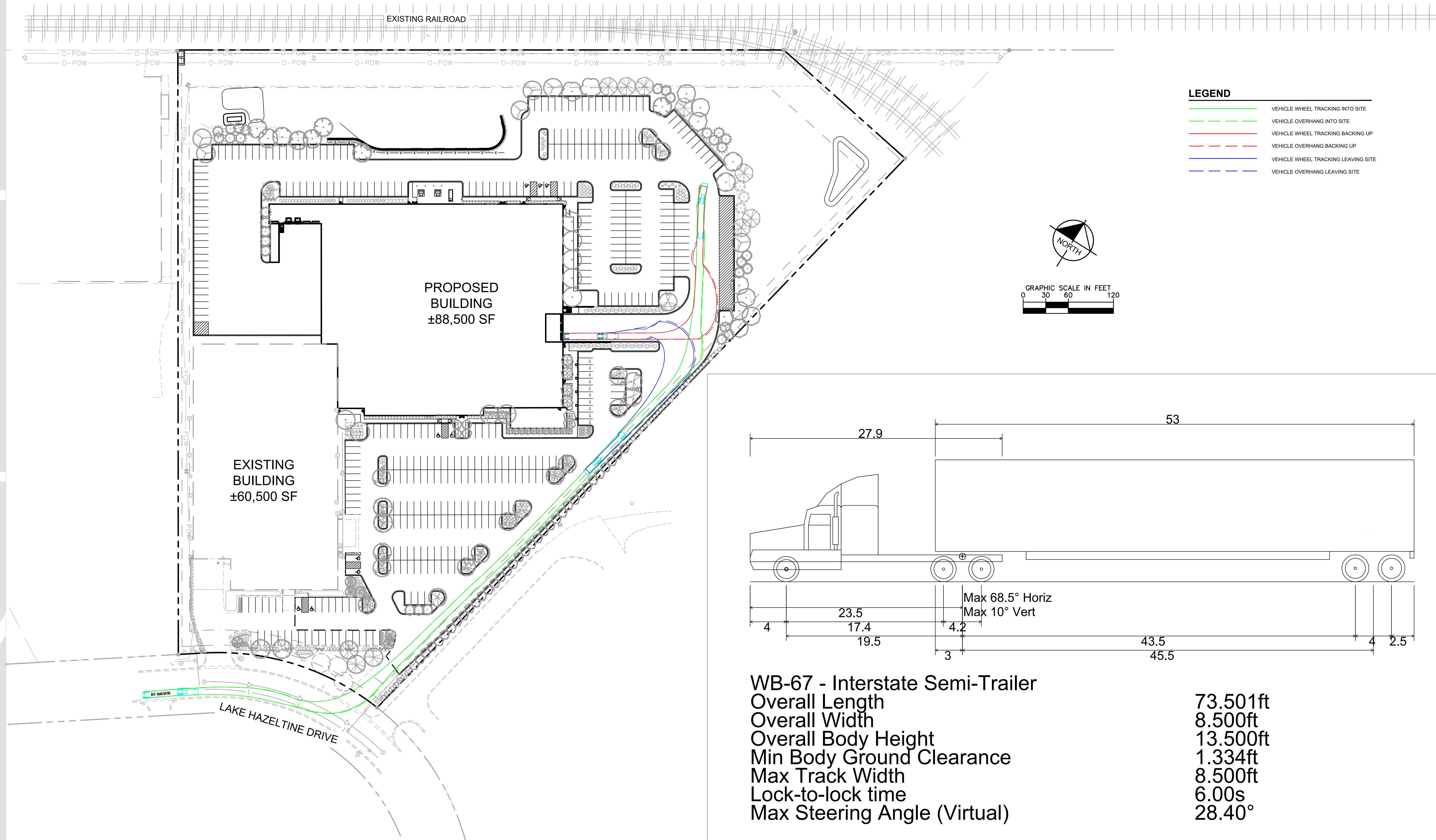
Beckman Coulter Expansion Chaska | *Truck Turning Exhibit*

Chaska, MN
Project # 161254000 April 30, 2025



Beckman Coulter Expansion Chaska | *Truck Turning Exhibit*

Chaska, MN
Project # 161254000 April 30, 2025



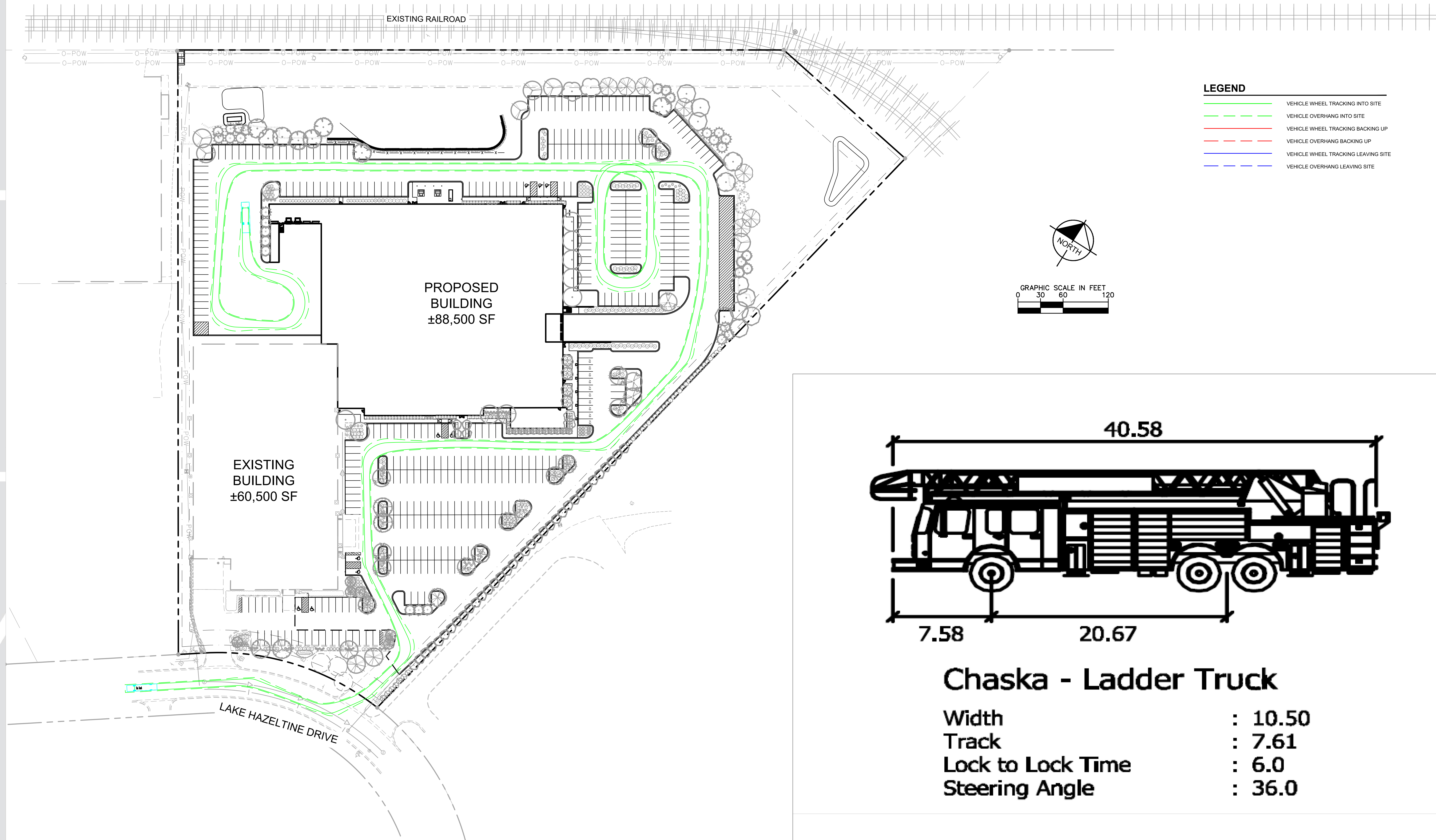
Beckman Coulter Expansion Chaska | *Truck Turning Exhibit*

Chaska, MN

Project # 161254000 April 30, 2025

Kimley»Horn

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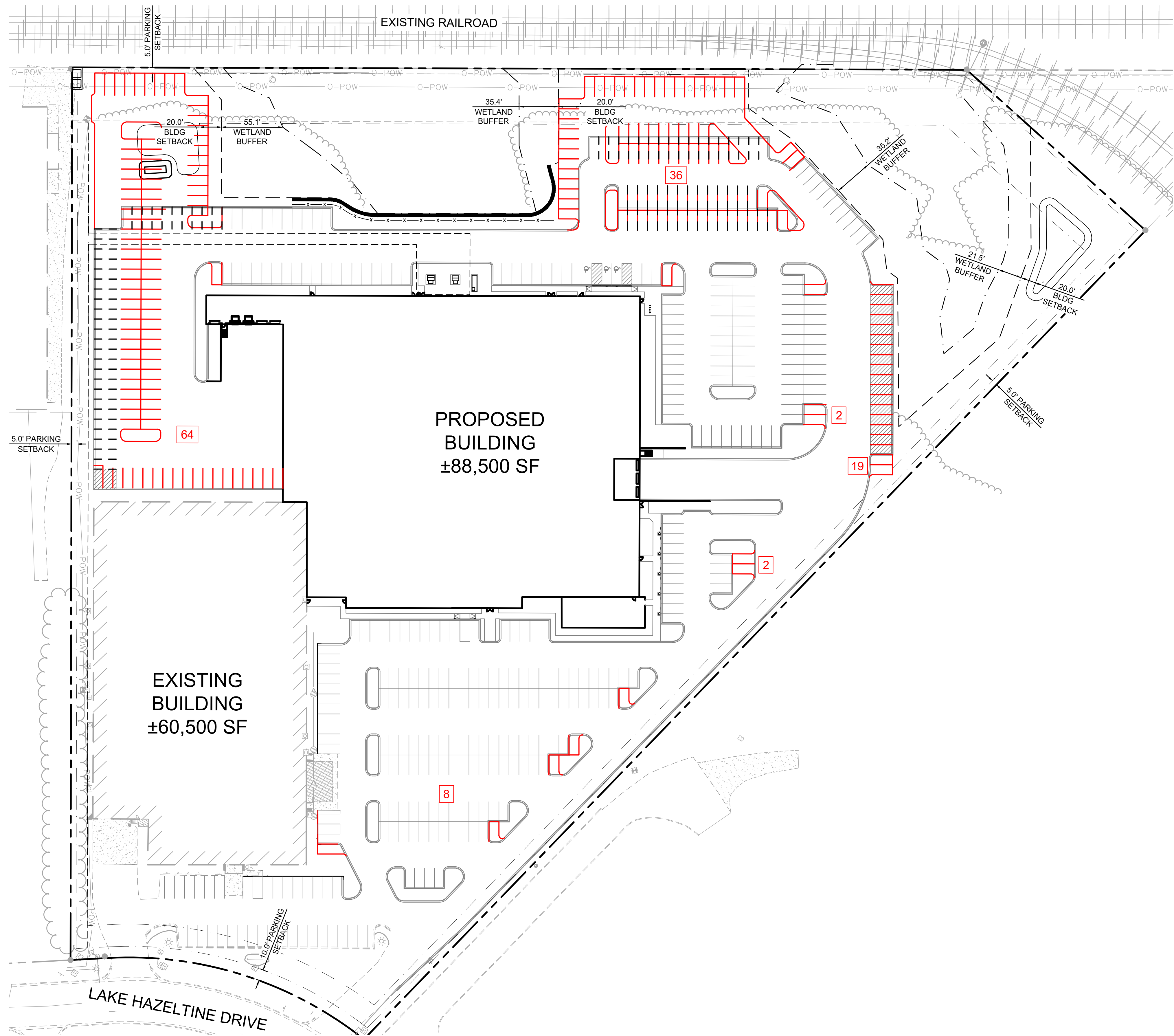
Beckman Coulter Expansion Chaska | Firetruck Turning Exhibit

Chaska, MN

Project # 161254000 April 30, 2025

Kimley»Horn

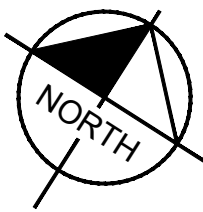
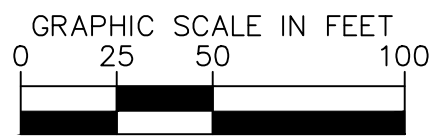
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LEGEND

PROOF OF PARKING

PARKING SUMMARY	
REQUIRED PARKING	
OFFICE (49,446 / 250 SF)	198 SPACES
MANUFACTURING (106,232 / 350 SF)	304 SPACES
WAREHOUSE (51,446 / 2,000 SF)	26 SPACES
TOTAL SPACES REQUIRED	528 SPACES
TOTAL PROPOSED PARKING	401 SPACES
PROOF OF PARKING (NET ADDITION)	128 SPACES
TOTAL PROOF OF PARKING	528 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES



Beckman Coulter Expansion Chaska | *Proof of Parking Concept 1*

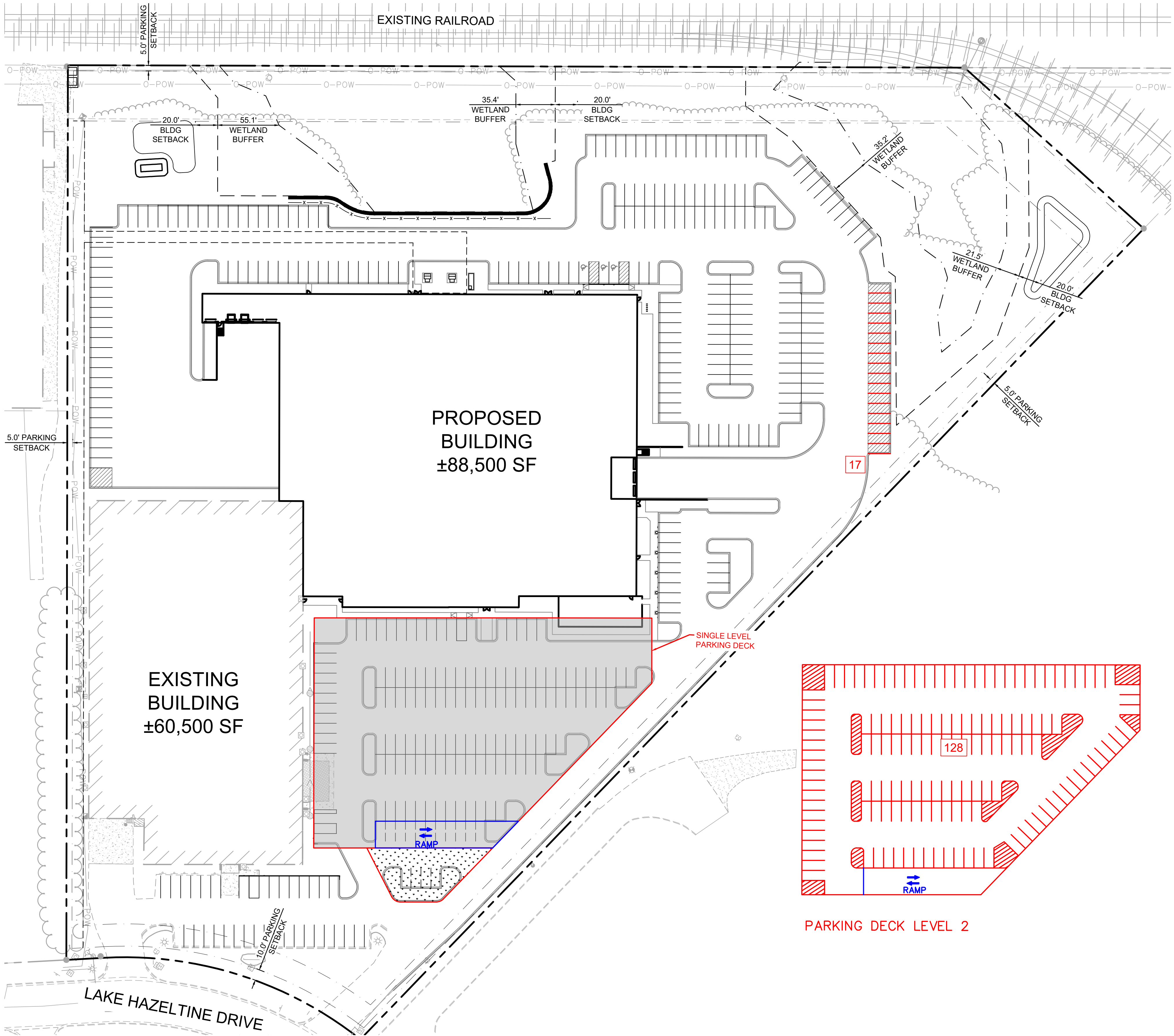
Chaska, MN

Project # 161288000

April 30, 2025

Kimley»Horn

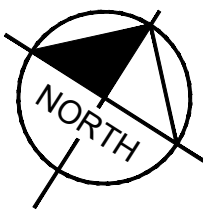
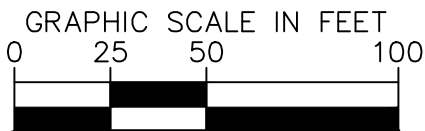
2025 KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

PROOF OF PARKING

PARKING SUMMARY	
REQUIRED PARKING	
OFFICE (49,446 / 250 SF)	198 SPACES
MANUFACTURING (106,232 / 350 SF)	304 SPACES
WAREHOUSE (51,446 / 2,000 SF)	26 SPACES
TOTAL SPACES REQUIRED	528 SPACES
TOTAL PROPOSED PARKING	401 SPACES
PROOF OF PARKING (NET ADDITION)	145 SPACES
TOTAL PROOF OF PARKING	546 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES



Beckman Coulter Expansion Chaska | *Proof of Parking Concept 2*

Chaska, MN

Project # 161288000

April 30, 2025

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.



1. VIEW FROM LAKE HAZELTINE DRIVE, LOOKING NORTHWEST



2. VIEW FROM SE CORNER OF SITE, LOOKING NORTHWEST



3. VIEW NORTH OF BUILDING 316, LOOKING NORTHWEST AT WETLAND #1



4. VIEW FROM NORTHEAST OF BUILDING 316, LOOKING NORTHEAST AT WETLAND #2

KEY PLAN:



CONSULTING ARCHITECT/ENGINEER
CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
SUITE 500
KANSAS CITY, MO 64116
PHONE: 816-880-9800
FAX: 816-880-9898

PROJECT TITLE
CHASKA HARDWARE EXPANSION

REV	BY	DATE	DESCRIPTION
A	EEA	06NOV2024	CONCEPT SITE PLAN REVIEW
B	EEA	04MAR2025	PRELIMINARY SITE PLAN REVIEW
C	EEA	06MAY2025	FINAL SITE PLAN REVIEW

LICENSEE
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PROJ. NO.	240396	DESIGNED BY:	Designer
SCALE:		CHECKED BY:	Checker
SHEET SIZE:	30x42	APPROVED BY:	Approver

DRAWING TITLE
EXISTING CONDITIONS
PHOTOGRAPHS

DRAWING NUMBER
A0-00



EXISTING
BUILDING
318

EXISTING
BUILDING
316

EXISTING
BUILDING
312



CONSULTING ARCHITECT/ENGINEER
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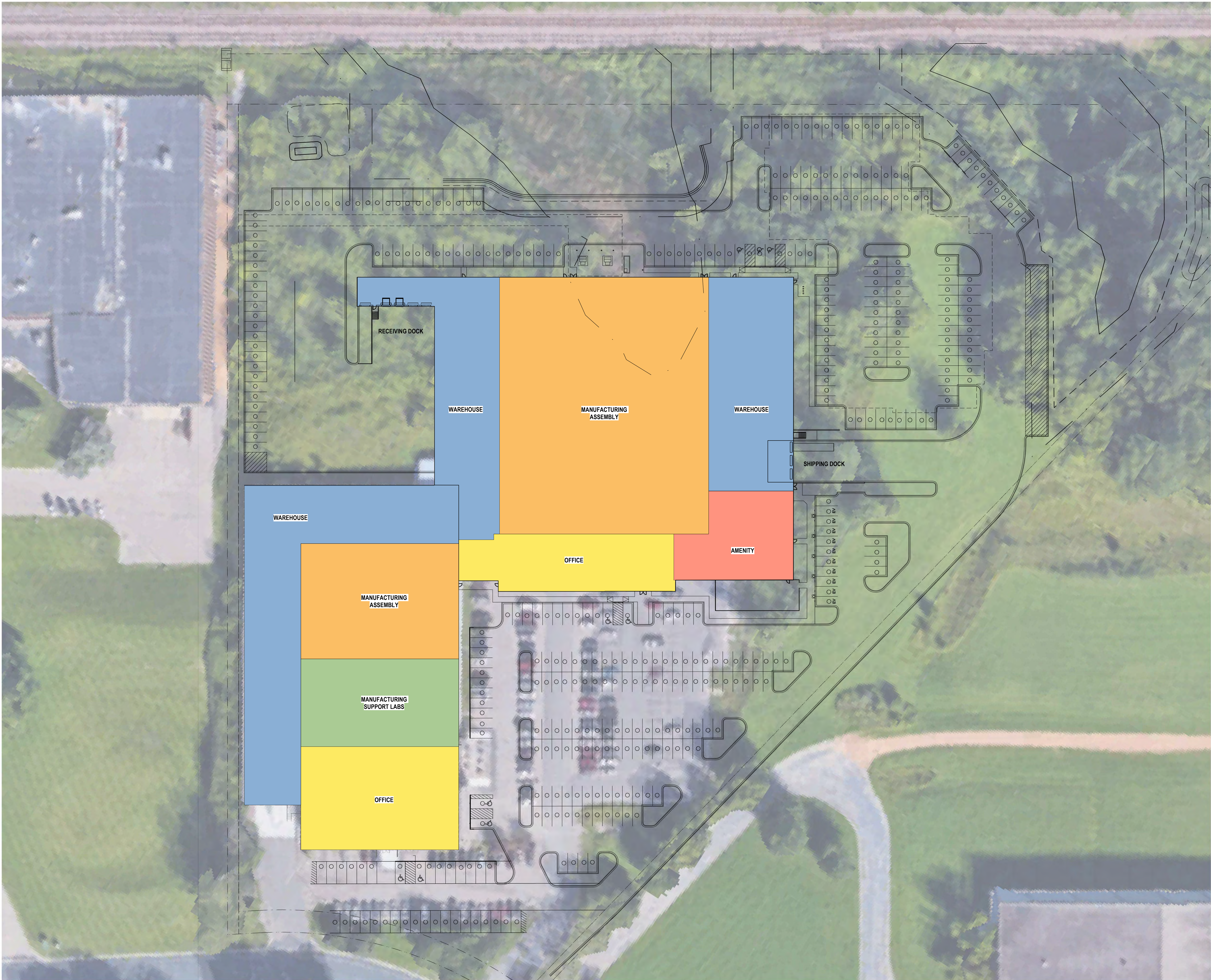
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DRAWING TITLE
EXISTING SITE

DRAWING NUMBER
A1-00



SPACE FUNCTION LEGEND

- OFFICE
- MANUFACTURING ASSEMBLY
- WAREHOUSE
- AMENITY
- MANUFACTURING SUPPORT LABS
- BUILDING SERVICES
- SHELL
- ROOF BELOW



CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
1251 NW BRIARCLIFF PARKWAY
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KANSAS CITY, MO 64116
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CHASKA HARDWARE EXPANSION

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SPACE FUNCTION DIAGRAMS
LEVEL 1

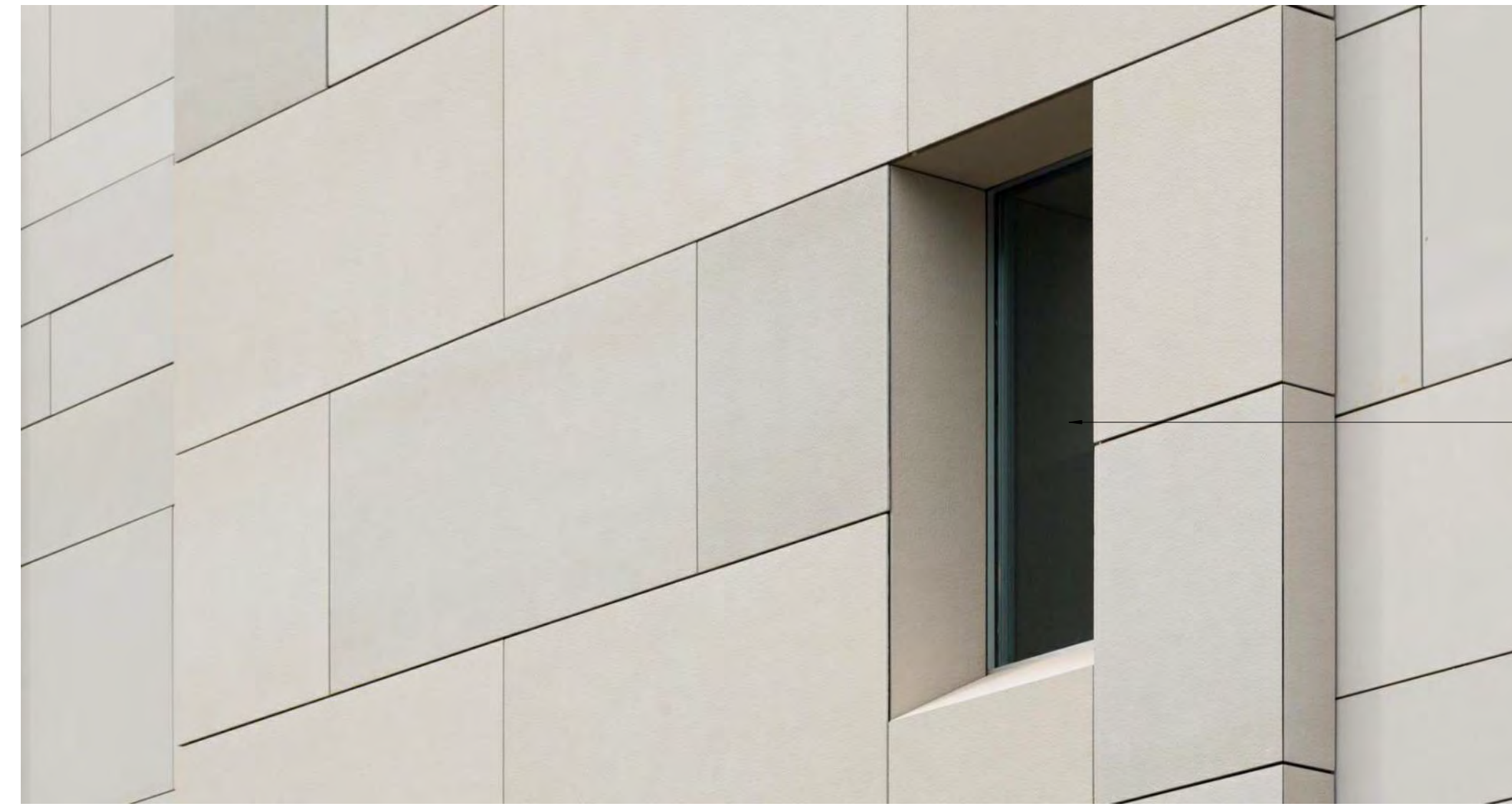
A1-01

A photograph of a modern building with a facade of vertical wood slats and a dark, flat roof. The building has several narrow, vertical windows. In the foreground, there is a gravel landscaping bed with some green shrubs. To the right, a paved area with yellow parking lines contains picnic tables and a green patio umbrella. The sky is blue with scattered white clouds.



TILT-UP AND PRECAST CONCRETE FAÇADE

PUNCHED OPENINGS



DRAWING NUMBER

A1-03

EXISTING WITH BUILDING ADDITION, STREET VIEW



BUILDING ADDITION, PERSPECTIVE VIEW



CLIENT

**BECKMAN
COULTER**

CONSULTING ARCHITECT/ENGINEER



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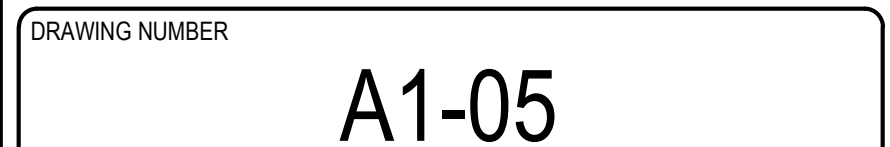
PROJ. NO.	240396	DESIGNED BY:	Designer
SCALE:	NONE	CHECKED BY:	Checker
SHEET SIZE:	30x42	APPROVED BY:	Approver

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A1-04



**- MINUTES -
CHASKA CITY COUNCIL
MAY 19, 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; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; 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

No one wished to present to the Council.

6. Approve Previous Meeting Minutes

6.A. Approve the May 5, 2025, City Council Meeting Minutes

Motion by Councilmember Benesh, second by Councilmember Hatfield to approve the minutes of the May 5, 2025, City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield asked if the licenses were approved with the listed contingencies. City Administrator Podhradsky confirmed that this is correct. It is the City's method to better align with the State's calendar.

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

A. Approve Tobacco License for Cy's Bar & Grill

Motion to approve license to sell tobacco-related products for Cy's Bar & Grill, located at 500 N. Pine St., Chaska.

B. Approve On-Sale, Off-Sale Intoxicating and Sunday Liquor Sales - Cy's Bar & Grill

Motion to approve an Off-Sale Intoxicating Liquor License and Sunday Sale license for Kramp Restaurant Group LLC, DBA Cy's Bar & Grill, located at 500 N. Pine Street #100, Chaska.

C. Approve Liquor License Renewals

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2025, through June 30, 2026, with contingencies as noted.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2025-27 and Ordinance No. 1060 Approving the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning for EDCO/Pope Design Group/PC #2025-08

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

Councilmember Sheveland arrived at 7:20 p.m.

Mayor Hubbard asked if the road improvements would coincide with the building process. City Administrator Podhradsky confirmed the road improvements will be at the same time as the building process. The Municipal Services Building will be underway as well.

Mayor Hubbard asked if the building would be active all day. John Lewis, CEO of EDCO, stated they have an evening shift for a few employees, but most of the employees will operate during regular work hours.

Councilmember Hatfield thanked EDCO for choosing Chaska. Mr. Lewis noted that EDCO is excited to be in Chaska.

Councilmember Grau and Mayor Hubbard expressed their appreciation for the coming improvements.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt resolution no. 2025-27 approving the preliminary site & building plan and preliminary plat for EDCO (Creek Road) (PC#2025-08).

Motion carried.

8.A.i. Ordinance No. 1060

Motion by Councilmember Benesh, second by Councilmember Sheveland to adopt Ordinance No. 1060 approving the rezoning from Rural Residential (RR-2) to Planned Industrial Development (PID-12).

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster Day-Month-2025

Motion by Councilmember Hatfield, 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 19-5-2025

Councilmember Grau:

- Pointed out that the new roundabout still needs another layer.
- Stated that Park-a-Palooza was a neat event. City Administrator Podhradsky provided more information on the new park.
- Asked about the Memorial Day events. City Administrator Podhradsky stated the Veterans go to cemeteries in the morning. The ceremony is at 10:00 a.m.
- Encouraged people to make good decisions during the holiday weekend.

Councilmember Sheveland:

- Noted her friends and family attended Taste of Chaska which was a successful event.

Councilmember Benesh:

- Encouraged people to make good decisions during the holiday weekend.
- Pointed out it is EMS Week.

Councilmember Hatfield:

- Expressed her appreciation of Staff's involvement in Park-a-Palooza and the park planning efforts.
- Noted Cop on a Rooftop was a great event, though she couldn't attend.
- Stated the summer concert lineup has been posted.
- Explained SouthWest Transit provides transportation to multiple summer concerts, festivals, sports games, and events.
- Stated the Chaska Cubs game is scheduled for that week.
- Added the University of Minnesota student presentations to the Downtown Business Alliance were well done.

City Administrator Podhradsky:

- Asked if Council was open to rearranging the late June/July meeting schedule to avoid a July 7 meeting.
- Councilmember Sheveland stated that Hwy 41 is backed up during school pickup and drop-off times. She suggested opening a different lane to help with the traffic. City Administrator Podhradsky pointed out that the area will be closed for further construction in two weeks.

Mayor Hubbard:

- Encouraged cars to be more mindful of their surroundings. She noted she had to jump out of the way of a car while crossing the street.
- Pointed out there will be new road construction projects starting in the coming weeks.
- Agreed that Taste of Chaska was a well-attended and well-done event.
- Stated a Chaska resident received an award for assisting in the Fleet Farm incident.
- Thanked the veterans for their service.

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 7:58 p.m.

Motion carried.