AGENDA
CHASKA PLANNING COMMISSION
ZOOM
Wednesday, March 10, 2021
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 Draft January 13th, 2021 Planning Commission Meeting Minutes
6. Consent Items
    6.A. Recommend Approval of the Final Site & Building Plan and Final Plat for Chaska Creek Industrial (Chaska Creek Center 3rd Addition)/Oppidan/PC #2021-02
    6.B. Resolution Finding the Modification of Redevelopment Dist. 4 and Establishment of TIF Dist. 24 Conform with the Comprehensive Plan for Development and Redevelopment of the City
7. Action Items
8. Other Business
    8.A. Receive Other Meeting Minutes
        8.A.i. Receive the Draft February 22nd 2021 Chaska EDA Meeting Minutes.
        8.A.ii. Receive the December 14th 2020 Park Board Meeting Minutes

8.A.iii. Receive the January 4th, January 25th, and Feb 1st 2021 City Council Meeting Minutes

9. Adjourn

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CHASKA PLANNING COMMISSION
MINUTES
JANUARY 13, 2021

1. Call to Order
Chairperson Dahlke called the meeting to order at 7:00 pm.

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public could still be involved in the meeting and discussions.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Sailer, Urbanski and Chairperson Dahlke

Members absent: None

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

3. Adopt the Agenda
Motion by Commissioner Olson, second by Commissioner Brass to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation
There were none.

5. Minutes
Motion by Commissioner Lacey, second by Commissioner Sailer to approve the Minutes of the Dec 9th, 2020, Planning Commission meeting Minutes.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items: None

Action Items:
7.A. CONTINUED FROM DECEMBER 9, 2020: Approve the Preliminary Plat and Rezoning for Harvest West 3rd/Tradition Development/PC #2020-22

City Planner Liz Hanson presented item to the Commission including the changes since December 9, 2020.

Commissioner Sailer stated that he is very pleased with the changes that have been made since December 9, 2020. He asked if there were plans yet for where the sod line will be in the backyard.

DRAFT

City Planner Hanson stated that if they wanted to, they could put in fencing and sod up to the limit. She stated that the developer could comment on how they envision the longer lots and if their intent to fully sod them out.

Pat Rossi, stated that they are also very happy with how this turned out when they reduced the manor lots and noted that there are about 8 homes that will have tremendous views of the creek. He noted that there is a lot of elevation down that way and does not think it will be sodded the whole way because it would be difficult to mow. Their initial discussion was to seed that area with a native prairie mix that is a low maintenance type of turf.

Commissioner Urbanski stated that he has walked the property over the last month and could not really envision a 25-foot retaining wall. He stated that when he saw the changes that removed the retaining wall and the other changes they are proposing, he was very pleased. He expressed his appreciation to Traditions for making those changes and stated that he thinks the changes will help both the City and the development look nicer.

Commissioner Brass stated that he agrees and noted that he was more of an opponent last month with regard to the retaining wall because he felt it was both a safety and upkeep issue. He stated that he was extremely pleased to see the changes that are being proposed.

Commissioner Rylee thanked the developer for addressing the Commission's comments and input from December. He stated that he is impressed that they turned it around as quickly as they did especially over the holidays. He stated that he thinks the proposed plans will be a win/win and he would support it.

Chair Dahlke stated that he will echo what has already been said. He stated that he believes the developer did a great job and listened to the Commission and came back with a sensible alternative that he likes.

Mr. Rossi stated that it was a significant change but, in the end, he believes it has all worked out for the best.

Motion by Commissioner Urbanski, seconded by Commissioner Olson, to recommend the City Council approve The Harvest West North Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
    b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    c. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021

   f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021
   g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 4, 2021
   h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 4, 2021
   i. Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated January 4, 2021
   j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 4, 2021
   k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 4, 2021
   l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 4, 2021
   m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 4, 2021
   n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021
   o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021
2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
6. Compliance with the City's existing anti-monotony housing policy.
7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
8. Provision of a 60 feet Right of Way width for all local streets.
9. Adherence to the City's Boulevard Tree Policy and local street section design.
10. Provision of sidewalks on both sides of all local streets.
11. Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive, unless otherwise approved by the Public Works Director.
12. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
14. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
15. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.
17. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.

18. Provision that the easterly stormwater maintenance access is approved by the City Engineer, and to be revised on the final submittal.
19. Provision of obtaining all necessary wetland approvals at time of final plat approval.
20. Adherence to the following building setbacks:
    a. Cottage Lots:
        i. Front (house): 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Heritage and Tradition Lots:
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Side: 10 feet house/5 feet garage
        v. Side (corner): 23 feet
    c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
    d. Savanna Way: 100 feet from the centerline
    e. Wetlands: 30 feet
    f. Public Park (rear yard only): 40 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, seconded by Commissioner Sailer, to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-77).
Roll Call Vote: Ayes – all. Motion carried.

7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25

City Planner Liz Hanson presented item to the Commission.

Commissioner Rylee asked about the PMD 20-district and whether it limits the distribution center potential.

City Planner Hanson stated that it does limit that potential through the zoning. She explained that it allows for the typical office or manufacturing warehouse type industrial use with the exception of distribution centers.

Commissioner Rylee stated that parking was mentioned a few times for manufacturing usage and asked if during the development from preliminary to final that additional parking would be incorporated in both locations to cover the contingency in the future.

City Planner Hanson stated that is correct and the City wants them to be able to show how it could be accommodated if manufacturing were to go on the site.

Community Development Director Ringwald explained that typically what you would see is that there would be a bigger user and they would eliminate some of the dock doors and put parking in one of the rear portions of the building. He stated that the City wants to see it so there is a plan out there just to make sure that everybody knows what is expected.

Commissioner Sailer asked about roads and traffic and noted that right now, Chaska Creek Way is a smaller road. He stated that that there may be larger vehicles and trucks traversing to and from these buildings making the turn at Chaska Creek Way onto Chaska Creek Boulevard and across the street may be the heavy-user, Hy-Vee, if that goes through. He asked if the City had thought about how to manage the traffic or encourage going in one way and out another.

City Engineer Matt Clark stated that one thing to consider is that Chaska Creek Way and Chaska Creek Boulevard will be a signalized intersection, so they have looked at this as part of the traffic analysis. He stated that the short answer is yes, that will work, but they do need to go back and work at the truck turning movements and things specifically for this user to make sure it is squared away.

Chair Dahlke stated that it looks like there will be a roundabout at the southern end on Chaska Creek Road. He asked if there were plans to re-do Chaska Creek Road because it is a goat path right now.

City Engineer Clark explained that part of the discussion on Chaska Creek Road is that many of the things that will happen will be driven by sewer. He stated that they have been having many discussions with the City Council about what will happen to Chaska Creek Road and believes the decision will happen relatively soon, but agrees that it is in tough shape right now.

Commissioner Urbanski asked if Chaska Creek Boulevard at the roundabout will turn into Savanna Way.

City Engineer Clark stated that the extension that is shown is ghosted in more for transportation purposes. He stated that Chaska Creek Boulevard, as shown on the exhibit, extends from Engler down to the existing Chaska Creek Road with 212 just to the east and about 100 feet further east is another roundabout that they are planning for the connection at Savanna.

Commissioner Urbanski stated that there have been discussions about the landscaping requirements and knows that the City is trying to put more trees than will fit in this area. He stated that he would hate to plant trees and then have to cut them down in 5 years so other trees survive. He asked if there was a program out there similar to what developers do with wetland credits, where someone could take trees that should go into one project and put them elsewhere where they might be needed.

City Planner Hanson stated that they City has never had a program like that in the City. She stated that this proposal is definitely tough because they have to try to meet all the elements such as trees, ponding, and landscaping.

Community Development Director Ringwald stated that he agrees with City Planner Hanson and noted that buildings of this size are a bit tricky. He stated that this the City will have the

opportunity to revisit and think about it. He stated that they are trying to apply the code as it exists today and not try to put them behind a study to re-evaluate it. He stated that he agrees that the City does not want them to plant more trees than will survive, so they are trying to get to the balancing point of how much can be put in there.

Commissioner Rylee asked about the cul de sac on Lot 1, Block 1 and whether that would be the area where the truck movements were evaluated.

City Engineer Clark stated that when the daycare area was looked at, they did an access spacing review for how the industrial park would interact with the daycare and the trip movements for coming in and out. He stated that originally, they were lined up within the cul-de-sac. Since then, the plans shifted the access to the daycare and converts more of the northerly use so there are multiple access points for people to get out. He stated that they looked at all the turning movements for trucks and this access will work.

Commissioner Rylee stated that he feels it just looks awkward because everything for a building of that size is focused through a single entrance on the cul de sac and there is no circulation around the building. He stated that it just looks tight to him and asked if there would be an opportunity for right in/right out off of Engler.

City Engineer Clark stated that is a good point and noted that when they started the discussion on this development they worked closely with the applicant. He stated that the plans, up until today, have included access out onto Engler and more of an ancillary access for this corporate industrial area. He explained that the corridor study that the County is engaging in which notes that the future traffic volumes on Engler will not allow an additional access. He stated that Engler is kind of the new Highway 5 for the southwest suburbs. He stated that the County's policy does not allow it, so he believes the applicants have done their due diligence to make sure that at least truck movements and everything else works. He stated that he does not think that they would be moving forward with this site if they knew that operationally it would not work for them for this use.

Chair Dahlke opened the Public Hearing for comment at 8:11 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:12 p.m.

Commissioner Rylee stated that he is surprised that there are no members of the public at tonight's meeting. He noted that City Planner Hanson had addressed lighting and asked about noise considerations for the property.

City Planner Hanson stated that it is hard to comment on noise when the City does not currently have specific end users identified. She stated that once the end users are identified then the City can get more information from them in terms of the truck traffic amount and hours of operation.

Community Development Director Ringwald noted that the end users will need to meet the State regulations on noise like any other user on any other site. He stated that noise is regulated by the State and noted that the City has tried to address the issues that they can such as lighting, aesthetics, and landscaping without knowing the end user the best that they can.

Chair Dahlke noted that if this is zoned PMD-20, that will take a distribution center out of play, which vastly cuts down on traffic and noise.

Commissioner Brass stated that this is his specialty because he is an industrial broker. He explained that overall he thinks the development looks fairly good as far as the design, parking, and the overall look with multi-tenant purposes. He stated that regarding noise, the average warehouse user is actually kind of quiet. He stated that this is not really set up to be a manufacturing building with the clear height, so he doubts this will attract something like a metal stamper or someone who is making cabinets. He stated that he would suspect it would be some sort of warehousing user and those are relatively quiet.

Commissioner Rylee asked about the noise regulations and what it meant that it would be regulated by the State.

Community Development Director Ringwald stated if someone was concerned about noise, they would go out and do a noise test to see if they are above or below the noise standards. He explained that there are standards for daytime and standards for night time and noted that the City has done this type of testing with other businesses.

Motion by Commissioner Sailer, seconded by Commissioner Brass, to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020

m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
n. Architectural Renderings (pgs 1-5)
o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek,

dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10-foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Olson, seconded by Commissioner Urbanski, to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-20).
Roll Call Vote: Ayes – all. Motion carried.

7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Chaska Bluffs 2nd/DDK Construction/PC #2020-24

City Planner Liz Hanson presented item to the Commission.

Commissioner Urbanski stated that he is reviewing his notes from the last time the Commission discussed this project. He stated that there were a few neighboring properties that were concerned about the grading and asked if the developer had met with those people to address their concerns.

City Planner Hanson stated that the developer met with the homeowner on 4141 Painted Sky Trail to discuss some of their drainage concerns and have started some coordination on how the drainage problem can best be approached.

Commissioner Urbanski stated that in his notes he had a notation about a trail and asked if there was a proposed trail to go down to the Creek Road.

City Planner Hanson stated that in the concept plan she believes it was called out and explained that they had shown a longer extension of the maintenance access to go further into the ravine and wooded area but the City has opted against that in order to keep it more natural. He stated that the maintenance access will still exist but it will not be extended down to Creek Road.

Community Development Director Ringwald explained that the trail was intended, but it was not practical because of the rugged terrain in the area.

Chair Dahlke opened the Public Hearing for comment at 8:36 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:37 p.m.

Motion by Commissioner Lacey, seconded by Commissioner Rylee, to recommend to City Council approval of the Chaska Bluffs 2nd Preliminary Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020
    b. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    c. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
    d. Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    e. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    f. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    g. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    h. Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    i. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    j. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    k. City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

   l. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
   m. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
16. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
19. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of the rezoning from Open (O) to PRD-78.

Roll Call Vote: Ayes – all. Motion carried.

8.Other Business

8.A. Receive Other Meeting Minutes

8 A.i Receive the Nov 30th, Dec 7th, and Dec 21st City Council Meeting Minutes.

8 A.i.i. Receive the Minutes of the Oct 12th and Nov 9th Park Board Meetings.

8 A i.i.i. Receive the September 21st Draft EDA Meeting Minutes.

Chairperson Dahlke

- Expressed his appreciation to Commissioner Bowe for her work on the Commission. He also expressed his appreciation to Commissioner Cross and noted that she had spent many years working on various City items and stated that she is worthy of a lot of praise.

Commissioner Urbanski

- Gave kudos to staff on how quickly they worked on the railings along Big Woods Boulevard

Community Development Director Ringwald

- Noted that there are 2 openings on the Planning Commission
- There will be a City Council joint work session with all the Commissions that includes training on Social Media, hosted by the League of Minnesota Cities on February 22, 2021.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson, to adjourn the meeting at 8:45 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
03/10/2021

Subject: **Corporate and High Bay Industrial - Chaska Creek Business Park – Final Site & Building Plan and Final Plat (Chaska Creek Center 3rd Addition)**

Applicants: Oppidan

Location: Southwest corner of TH 212 and County Road 10 (Engler Boulevard), west of Chaska Creek Boulevard

Case No.: 2021-02

Synopsis: Applicant seeks to obtain approval of a Final Site & Building Plan and Final Plat for two industrial buildings in the Chaska Creek Business Park

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

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BACKGROUND

The concept plan for the Chaska Creek Business Center (~87-acre site) was approved in October of 2013. At this time the concept plan was defined by 5 distinct districts: ***Chaska Creek Retail District, Chaska Creek Professional Office District (Low Rise), Chaska Creek Professional Office District (Mid Rise), Chaska Creek Corporate Industrial District, and the Chaska Creek High-Bay Industrial District.*** Tonight we are looking at a proposal that is located within the two industrial districts noted; the Chaska Creek Corporate Industrial District and the Chaska Creek High-Bay Industrial District. Please see concept plan exhibit below for clarity.



In February 2017, the preliminary site plans, preliminary plat and rezoning were approved, and in May 2017 the final site plans and plat were approved for the Retail District for a Hy-Vee and for a portion of the Chaska Creek Professional Office District (Low Rise) for a new medical office building. The medical office building has been constructed. The Hy-Vee's site is currently vacant but still owned by the company.

In March 2018, a preliminary plat and concept plan amendment was approved for the professional office (low rise) district to include a medical office building and daycare building just west of the existing medical office building north of Chaska Creek Way. The final plat for Chaska Creek Center 2nd was approved in May 2018, which platted two lots for the future medical office building and daycare building.

In January 2021, the preliminary site and building plan, preliminary plat and rezoning (PMD-20) were approved for Chaska Creek Industrial (Chaska Creek Center 3rd Addition).

CHANGES SINCE PRELIMINARY APPROVALS

Landscaping

In the previous submittal (preliminary), it was determined that the project did not meet landscaping requirements. When a one-story building exceeds 24 feet in height, it is considered a two-story building and as such doubles the landscaping requirement. The applicant took a rigorous approach in the preliminary submittal to bolster the caliper inches and amount of trees both on the site and off the site to get to the required caliper inch requirement. Unfortunately, it still did not get them to the required amount. After preliminary approvals, staff looked at the landscaping requirements for this site and other industrial sites. It was determined that there was no precedence in similar industrial projects exceeding 24 feet in height that had to double their landscaping requirements much like this project. It has been done on commercial/retail sites, but it appears that the landscaping requirement on these sites could be achieved due to the larger parking lots required, which in turn, requires/provides more planting island space. These retail sites also do not typically require large loading dock space which takes up a lot of prime landscaping real estate. In sum, staff believes treating these industrial buildings as one-story buildings is the most appropriate based on precedence. The applicant is now showing landscape plans that meet the landscape requirements for one-story buildings.

Parking

The applicant was asked to show site plans and parking that meet the manufacturing parking requirement. This is necessary when warehouse portions are used for manufacturing operations, which typically generate more jobs/employees. The applicant is showing proof of parking exhibits for both sites that meet parking for the manufacturing use.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan guides the subject property being looked at tonight as Business Park and includes the subject property within the Metropolitan Urban Service Area (MUSA) so sanitary sewer is available to the site.

The Business Park designation in the Comprehensive Plan is designed to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and

jobs per acre, higher quality site and architectural design, and increased tax revenues. The Business Park designation also allows for commercial activities.

EXISTING CONDITIONS

The overall Chaska Creek Business Park area is nestled in approximately 87 acres along Chaska Creek; the area being looked at tonight is roughly 22 acres of such area. Located on the western edge of Chaska at a prominent intersection with Highway 212, this unique site presents ideal opportunities to fulfill the vision of the city for a broad range of office and light industrial uses; focused on increased variety and number of jobs per acre as proposed in the Comprehensive Plan.

Existing Use:	Vacant (farmed)
Comp Plan:	Business Park
Zoning:	Open (O)
Size:	~22 acres
Soils:	Primarily loam with clayey loams and some organics near Chaska Creek
Steep Slopes:	Not present in this location (mainly on the southeastern portion of the overall development area)
Vegetation:	Vegetation occurs along the creek on the west edge of the property
Floodplain:	Not applicable
Wetlands:	West edge of site
Shoreland:	75' either side of Chaska Creek
Utilities:	All utilities are available to service property
Road Access:	Chaska Creek Way, Chaska Creek Boulevard, County Road 10 (minor arterial) and Trunk Hwy 212 (regional arterial)
Truck Access:	County Road 10 and Trunk Highway 212
Rail Access:	Not available

Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North (across CR 10)	Open space, Residential, and Light Industrial	Open Space/Bus. Park	Open
East (across TH 212)	Farm	Neigh. Mxd. Use	Open
South	Farm, 6 homes - SW & SE	Bus. Park	Open
West	Farm	Rural	RR-2

Natural Topography

Topography of the site varies from a peak elevation of 930 in the northeastern portion of the site to one of the lower elevations near the northwestern portion of the site of 880. Chaska Creek intersects through the middle of the site providing the lowest elevation of 870, as well as wooded steep slopes that align some of its perimeter. There are also several small wetlands that are scattered across the site. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally occurs to the south and east, with about 25% of the site draining towards Highway 212.

CURRENT REQUEST

The request this evening is for Final Site & Building Plan and Final Plat for the construction of two new industrial buildings within the Chaska Creek Business Park. End users have not been

identified for either building, rather these will be spec buildings that will be built and then be marketed to appropriate users.

Projected and Targeted Users
Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single-use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed facilities are intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not bee available in the community. The buildings proposed *are not designed to be distribution centers*, which the City has discouraged in the concept plan review for this site. The applicant believes that given Chaska Creek's location and proximity to the Metro area, it is not considered a desirable location for distribution centers. The rezoning done in January also prohibits the use of distribution centers as well.

The applicant has stated that the best comparable project to the one proposed in this request is the Holasek Business Park located in Chanhassen on the Chaska/Chanhassen border off of the intersection of Lyman Boulevard and Galpin Boulevard. This project was composed of two industrial buildings; one was a build-to-suit for a company called Retail Tech, Inc. and the other building was a spec building, that has been recently leased to 100% capacity with the businesses Retail Tech, Inc., LifeCore Biomedical and MedSource. Retail Tech is a point of sale systems for the retail, grocery and hospitality industries. MedSource is a provider of quality medical products, specializing in high-quality products and equipment and innovative medical product development. The applicant believes both the buildings proposed will attract similar users to their project. Other users and similar projects have been provided in the applicant's Additional Items Response document dated December 30, 2020.

Office/Warehouse - Chaska Creek Corporate Industrial District (Lot 1, Block 1)

Use
Lot 1, Block 1 (9.5 acres), which is the northwesterly most lot of Chaska Creek Center, will be office, warehouse and flex/tech type use. The 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses (Hy-Vee ranged in height from 25-35 feet with their building; the existing Medical Office Building totals at approximately 30 feet high). Loading dock and service areas are oriented towards the creek concealing them from the primary view corridors on site.

Building Location/Design
The proposed Corporate Industrial building is located primarily in the center of Lot 1, Block 1. The building will be 133,000 square feet in size and 34-38 feet in height; clear height inside the building will be 28 feet which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented northerly and easterly towards Engler Boulevard and Chaska Creek Way, with the loading dock area oriented southerly towards the stormwater ponds and creek. Parking is situated on the north and east sides of the building. The shape of the building is bent so that it provides for more interest. The building is programmed to provide 20% office space (26,600 square feet) and 80% warehouse space (106,400 square feet).

The building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners.

Staff Recommendation/Analysis
The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (north and northeast sides). Clerestory windows are also proposed on the rear elevations (west and south sides) to help break up the massing.

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

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

Building Materials	
Class I	Glass and Architectural Metal Paneling (34%)
Class II	Aggregate Concrete Panels; two colors (62%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	34%; two different materials
CLASS II PROVIDED	62%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural diamond-metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development, specifically with the existing Medical Office Building. Warm buff colors and materials were chosen to provide a generally cohesive look and tie in with Chaska colors. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation
410 parking spaces are proposed as a part of Lot 1, Block 1's site plan; 224 stalls will be constructed with the building, 186 stalls are shown as proof of parking. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	26,600 sf	1ps/250sf	106 parking spaces
Warehouse	106,400 sf	1ps/2,000sf (1ps/350sf if used for manufacturing)	53 parking spaces (304 parking spaces for manufacturing)
		REQUIRED	**159 parking spaces (410 parking spaces for manufacturing use)**
		PROVIDED	**410 parking spaces (224 initial construction; 186 proof of parking)**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. The applicant is also showing a proof of parking exhibit that meets 1 parking stall per 350 square feet of manufacturing. This was requested during the preliminary application so that the site can sustain a manufacturing use if the warehouse portion is changed to such use.

A collector road, Chaska Creek Boulevard, currently exists off of Engler Boulevard (Co. Rd 10) to provide vehicular access to the northern half of the business park. Chaska Creek Way extends to the west of Chaska Creek Boulevard and terminates into a cul de sac to provide access to the existing medical office building, Chaska Creek 2nd, and the proposed Corporate Industrial building. The Corporate Industrial building's site provides a singular access off the cul de sac. No other accesses are shown for this site. Parking is shown on the north and east sides of the building. Loading dock access is shown on the south side.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is enough room for semi-trucks to maneuver in and out of the site.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening
Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	418 caliper inches (153 trees)	446 caliper inches (153 trees)
Understory Trees	38	77
Shrubs	443	385

According to the table above the applicant is sufficient in meeting the ordinance on this lot, and provided significant provisions with the understory trees. The applicant is deficient in the shrubs category, however, but with the added understory provision staff believes this is a fair trade-off.

Planting islands will also be incorporated in the parking lots; they appear to make up 37% of the total parking area, which exceeds the City's code requirement of 10%.

Screening

It was noted during the concept plan that a strong buffered edge needs to occur between the loading dock area and the open space/creek area. The landscape plan shows a layer of trees on the south edge of Lot 1, Block 1 at the edge of the loading dock area. These are primarily deciduous trees and coniferous trees, which provides a good mix of screening and shade to this large impervious area. Trees are also layered around the natural pedestrian walkway and picnic areas adjacent to the ponding. In sum, there is a good mix/balance of landscaping done on this site.

Pedestrian Gathering Places

One of the main concepts during the concept plan approval of this development was the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site. Pedestrian amenities include outdoor picnic areas that are nestled into the landscaping of the site; one on the south side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek. Several benches, or 'Repose' areas, are proposed along these same mowed pathways, offering people to sit and enjoy a more natural area overlooking the creek. The mowed pathway will provide access from the south side of Lot 1, Block 1's site and on the east side to connect into the paved pedestrian trail on Chaska Creek Boulevard. This will provide employees a natural escape if they wish to use it.

Lighting

The applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the southern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height on the lighting plan. It should be noted that wall mounts are limited to 18 feet in height on buildings. The building elevations were revised to include this change, however it will need to be done on the lighting plans too. Lighting levels will be lessened and near zero at property lines with the use of downcast fixtures.

Signs
The applicant has provided a site plan showing the incorporation of monument signs on this site; two shown on the north side of the site with visibility from Engler Boulevard. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

Office/Warehouse – Chaska Creek High Bay Industrial District (Lot 1, Block 2)
The building on Lot 1, Block 2 (12.6 acres) will be another office/warehouse building like the northerly site. Same with the northerly site, the 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses. The interior clear height will be between 28' to 32', which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented southerly towards Creek Road. The loading dock area is oriented on the north side facing the creek.

Use
The use is consistent with the Comprehensive Plan, SW Chaska Plan and previously approved Concept Plan.

Building Location/Design
The high-bay industrial site is at the southwest corner of the overall development abutting Creek Road. The building proposed is 168,000 square feet in size, rectangular in shape, and will be designed to provide a high level of flexibility for future tenants that require high level office environments adjacent to high-bay warehousing, manufacturing and value-added production, which the applicant believes is in short supply in the southwest region. The anticipated tenants in the market would not require a high volume of truck traffic as the building is not providing high density loading facilities. The applicant has stated that this will not be a distribution center or set up for this type of use.

Like the northerly building, the high-bay industrial building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners. The colors will differ slightly with this building compared to the northerly one, but still provide cohesiveness with the overall development.

Staff Recommendation/Analysis
The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (south, east and west sides). Clerestory windows are also proposed on the rear elevation (north side) to help break up the massing.

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

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

Building Materials	
Class I	Glass and Architectural Metal Paneling (30%)
Class II	Aggregate Concrete Panels; two colors (67%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	30%; two different materials
CLASS II PROVIDED	67%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development. Warm buff colors and materials were chosen to provide a generally cohesive look and tie into Chaska. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation

524 parking spaces are proposed as a part of Lot 1, Block 2's site plan; 203 stalls will be constructed with the building, 321 stalls are shown as proof of parking. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	33,600 sf	1ps/250sf	134 parking spaces
Warehouse	134,400 sf	1ps/2,000sf (1ps/350sf if used for manufacturing)	68 parking spaces (384 parking spaces for manufacturing)
		REQUIRED	**202 parking spaces (518 parking spaces for manufacturing**

		use)
	PROVIDED	**524 parking spaces (203 initial construction; 321 proof of parking)**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. It should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. The applicant is showing a proof of parking exhibit that meets 1 parking stall per 350 square feet of warehouse. This was requested during the preliminary application so that the site can sustain a manufacturing use if the warehouse portion is changed to such use.

Lot 1, Block 2 is showing two accesses into the site; one on the east side of the site to connect into the collector road, Chaska Creek Boulevard, and one on the south side of the site to connect into Creek Road. Truck traffic will primarily come in and out of the easterly access point as noted in the truck turning exhibit provided. Parking is mainly oriented on the south side but will also wrap around the building on the east and west sides. Circulation is achieved on all sides of the building. A drive aisle on the southeast portion of the site is shown to abut the southeasterly property line. Property lines abutting Right-of-Way (ROW) requires a 10 foot setback for parking and drive aisles. This area is requesting a 10 foot vacation from the public ROW that abuts the round-about to achieve the 10 foot setback requirement. The vacation will be processed at the City Council. If it is not approved then the site plan will need to be revised to show compliance with this setback.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is more than enough room for semi-trucks to maneuver in and out.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 2 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	527 caliper inches (193 trees)	555 caliper inches (194 trees)
Understory Trees	48	18
Shrubs	560	697

According to the table above the applicant is insufficient in meeting the ordinance in the understory requirement. However, the applicant has provided a surplus on Lot 1, Block 1's area in the pedestrian pathways, which to staff is an acceptable area being used by both lots. In addition, the applicant is providing a surplus in the shrubs category. The landscape plan also shows a healthy mix and balance of trees around the site.

Planting islands will also be incorporated in the parking lots; they appear to make up 32% of the total parking area, which exceeds the City's code requirement of 10%.

Screening

As noted in Lot 1, Block 1 the loading dock area is the pivotal area for screening. The same can be said for Lot 1, Block 2 on the north side of the site to screen the loading dock from the creek, pedestrian area just north of that, and from public ROW. The screening achieved on the north side of the site provides a lot of variation and coniferous plantings. The layer of landscaping appears sufficient and will grow in nicely as it ages. The plantings in the landscape island on the east side of the building next to the loading dock area provide an additional layer of 8 foot Black Hill Spruces, which will provide a more mature edge to that area.

Screening is also being provided on the southwest corner of the site via trees and along the south edge of the parking lot via shrubs to mitigate glare coming from the site to adjacent sites. There is a low-hanging overhead powerline on that south edge that limits the size and amount of trees along that stretch. In addition, the grading plan indicates that the parking lot will sit a couple feet lower than Creek Road near the Southwest portion of the site, which provides a topographical screen from adjacent properties.

Pedestrian Gathering Places

Pedestrian amenities include a couple picnic areas; one proposed on the north side to provide views of the creek area, and one proposed on the west side nestled into the landscaping. In addition to that, a mowed trail will extend off the northerly picnic area to provide access to a seating area that views the ponds and creek area.

Lighting

Like Lot 1, Block 1, the applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward, which is what is proposed. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the northern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height. It should be noted that wall mounts are limited to 18 feet in height on buildings. This was corrected on the building elevation drawings, but will also need to be corrected on the lighting plan. Lighting levels will be lessened to zero as you approach public ROW.

Signs

The applicant has provided a site plan showing the incorporation of monument signs on this site; one shown at each access point. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

Overall Project Site

Landscaping

Boulevard trees are being proposed in the area between the curbs and sidewalks along public ROW for the southern extent of Chaska Creek Boulevard and the full extent of Creek Road up to the westerly edge of the project area.

Traffic

The site has one principal access spine (Chaska Creek Boulevard) as it moves from Engler Boulevard (CR 10) south to Creek Road. The uses, proposed and future, are oriented to utilize this access. The proposal tonight would trigger the remaining construction of Chaska Creek Boulevard south of the Creek crossing to connect into Creek Road as was previously share and approved by City Council.

A roundabout is proposed at the southern end of Chaska Creek Boulevard as it connects into Creek Road. This roundabout will also be constructed as a part of this project. Utility improvements for the remaining stretch of Chaska Creek Boulevard will also occur.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Setbacks

Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Highway 212	225 feet from centerline or 50 feet from ROW, whichever greater
Engler Boulevard	125 feet from centerline
Chaska Creek Blvd	100 feet from centerline
Creek Road	100 feet from centerline
Interior Property Lines	10 feet
Wooded Steep Slope	50 feet from edge; 30 feet no grade/no mow
Wetlands	75 feet
Chaska Creek	75 feet from edge

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW	10 feet

Utilities
Utilities are available to service the project. A segment of trunk gravity sanitary sewer is necessary through Lot 1, Block 2. The final plat will require utility easements for City access and maintenance. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

The subject property *is not* located within the service territory of Chaska Electric, but of Minnesota Valley Electric Cooperative (MVEC).

Wooded Steep Slope
The applicants have indicated on their plans the presence of wooded steep slopes along the Chaska Creek ravine mainly south of the two office buildings east of Chaska Creek Boulevard. Although these areas are not in the vicinity of the proposed project area, it should be noted that a 50 foot building and 30 foot no grade/mow setback apply to the edges of these slopes. With that in mind, it may require tweeks on future building and stormwater pond locations to ensure those setbacks are adhered to. More information/guidance will be provided on this when those sites initiate development.

Pedestrian Sidewalks/Connections/Trails
The sites are proposing a network of trails and public & private sidewalks. The plan proposes a sidewalk on the north side of Creek Road to the westerly extent of the project site. The plan is also showing the extension of the regional trail along Chaska Creek Boulevard to Creek Road on the west side. The plan also includes a series of natural trails along the pond areas which connect the open spaces to the sidewalk system. These looped trails will provide a much needed walking environment for the future employees.

Development Costs (Infrastructure Improvements)
The area-wide development costs would include but not be limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final plat recording, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Final Plat
The request this evening involves final plat of the site (Chaska Creek Center 3rd Addition). Two lots are proposed; one 9.5 -acre lot for the corporate industrial building, and one 12.6-acre lot for the high-bay industrial building.

Disposition of Outlots

- Outlot A: stormwater ponding to be owned by the developer

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, February 2, 2021. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, April 3, 2021** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Wednesday, June 2, 2021*. The City may with the petitioners consent extend the review period beyond the Wednesday, June 2, 2021. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend to City Council approval of the Final Site & Building Plan and Final Plat (Chaska Creek Center 3rd Addition) for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Conditions of Approval Responses (pgs 1-5), submitted by Sambatek, dated February 2, 2021.
    b. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    d. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    e. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    f. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    h. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    k. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    l. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    m. Title Sheet (pg C1.01), submitted by Sambatek, dated February 1, 2021
    n. Preliminary Plat (pg C2.01), submitted by Sambatek, dated February 1, 2021
    o. Existing Conditions (pg C2.02), submitted by Sambatek, dated February 1, 2021
    p. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated February 1, 2021
    q. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated February 1, 2021
    r. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated February 1, 2021
    s. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated February 1, 2021
    t. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated February 1, 2021
    u. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated February 1, 2021
    v. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated February 1, 2021
    w. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated February 1, 2021

x. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated February 1, 2021
y. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated February 1, 2021
z. SWPPP Narrative (pg C5.04 and C5.05), submitted by Sambatek, dated February 1, 2021
aa. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated February 1, 2021
bb. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated February 1, 2021
cc. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated February 1, 2021
dd. Details (pg C9.01, C9.02, C9.03, and C9.04), submitted by Sambatek, dated February 1, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated February 1, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated February 1, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated February 1, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated February 1, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated February 1, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated February 1, 2021
mm. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated February 1, 2021
nn. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated February 1, 2021
oo. Chaska Creek Center 3rd Addition Final Plat

2. Adherence with the City Engineer's Memo dated March 4, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the lighting plan for building permit submittal.
10. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10 foot setback from property lines, and to be revised for building permit submittal.
11. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
12. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
13. Provision of a 60 feet Right of Way width for all local streets.
14. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.
15. Provision of As-Builts to be submitted to the City prior to issuance of a Final Certificate of Occupancy.

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **March 4, 2021**
Subject: **Chaska Creek Industrial – Final Plat**

The Chaska Creek Business Campus concept plan was reviewed by City Council in October of 2010. The proposed site plan intends to formalize the uses of Outlot A and Outlot E of the Chaska Creek Center Development plat to accommodate two new office and warehouse buildings. For the proposed development to occur, the final phase (Phase 2) of street and utility improvements that are planned for Chaska Creek Boulevard as shown on the attached exhibits are necessary. Timing of the public improvement project will be guided by the development and site grading that needs to occur in advance. The City's agreement with the master developer/owner requires council action to execute the final phase of street and utility improvements.

The Engineering comments on the proposed final site plan for Outlot A and Outlot E of Chaska Creek Center are as follows:

1. Utility Improvements
    a. Sanitary Sewer
        i. A segment of trunk gravity sanitary sewer is necessary through outlot E. The final plat will require utility easements for City access and maintenance.
    b. Process
        i. The proposed new building site will require an extension of the public street and utilities. Council action is needed to order the improvements and a development assessment agreement needs to occur prior to approval of the final site plan/plat for this development.
2. Grading/Wetlands
    a. Delineations have been completed with the original Chaska Creek Concept plan. Only one wetland is planned to be impacted over outlot E which will require agency review and approval.
    b. The site plan requires mass grading over both outlots and will require City and watershed agency requirements be met.
3. Traffic
    a. The development access planned for outlot E requires turn lane improvements to Creek Road. As a part of the City development agreement, the owner will be responsible for costs associated with the development portion of turn lane and storm sewer improvements.
    b. Intersection improvements to address turning movements at Chaska Creek Way are being addressed with amendments to the City and master developer/owner agreement. Timing of when these improvements occur will be guided by a building permit being issued for Outlot A or as required for future development.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

February 2, 2021

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

Re: Chaska Creek Industrial – Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek
Conditions of Approval Responses

Dear Ms. Hanson:

Please see below (in red) for responses to the **conditions of approval for Resolution No. 2021-5, dated 1/25/21.**

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated

December 1, 2020

m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
n. Architectural Renderings (pgs 1-5)
o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021 cc.
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7,2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 72021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
2435 E Randol Mill Road, Arlington, TX 76011 | 972.809.0898
sambatek.com

Response: Acknowledged, with the exception of the Landscape Plans. As of the date of this letter the applicant is working with the City to come to an agreement on the appropriate number of trees to be planted on the sites.

2. Adherence with the City Engineer's Memo dated January 13, 2021.
   Response: Acknowledged. See responses at the end of this document.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
   Response: Acknowledged
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
   Response: Acknowledged
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
   Response: Acknowledged
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
   Response: Acknowledged
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
   Response: Acknowledged
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
   Response: Acknowledged
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
   Response: Acknowledged. Revised building elevations included with this submittal reflect the updated mounting height.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
    Response: Acknowledged, Sheet C3.04 Site Plan – Proof of Parking has been added to the plan set demonstrating the required warehouse parking stalls.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
    Response: The applicant continues to work with City staff to agree on an appropriate level of landscaping for the proposed site. Final Landscape Plans will be submitted following discussions with staff.

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12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
    Response: The applicant continues to work with City staff to agree on an appropriate level of landscaping for the proposed site. Final Landscape Plans will be submitted following discussions with staff.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10 foot setback from property lines, and to be revised on the final submittal.
    Response: Sheet C3.03, Site Plan – Lot 1, Block 2 shows a separation of 10 feet from the proposed temporary lift station improvements and the back of curb of the southeasterly drive aisle.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
    Response: The applicant continues to work with City staff on landscaping and amenities. A final maintenance summary can be provided at a later date.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
    Response: A revised stormwater management plan and comment response letter has been included with the final submittal document.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
    Response: Acknowledged
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
    Response: The applicant continues to work with City staff to agree on an appropriate level of landscaping for the proposed site. Final Landscape Plans will be submitted following discussions with staff.
18. Provision of a 60 feet Right of Way width for all local streets.
    Response: Acknowledged
19. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.
    Response: Acknowledged
20. Provision that the final site plan and construction drawings will need to include the street improvements to Creek Road that ensure through traffic is not impacted.
    Response: It is the applicant's understanding that the City's consultant is evaluating traffic impacts at the Creek Road access location.

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2430 E Randol Mill Road, Arlington, TX 76011 | 972.809.0898
sambatek.com

Please see below (in red) for responses to the **engineering comment letter, dated, January 13, 2021.**

1. Utility Improvements
    a. Sanitary Sewer
        i. A segment of trunk gravity sanitary sewer is necessary through outlot E. The final plat will require utility easements for City access and maintenance.

    Response: The submitted final plat includes the required easement.

    b. Process
        i. The proposed new building site will require an extension of the public street and utilities. Council action is needed to order the improvements and a development assessment agreement needs to occur prior to approval of the final site plan/plat for this development.

    Response: Acknowledged.
2. Grading/Wetlands
    a. delineations have been completed with the original Chaska Creek Concept plan. Only one wetland is planned to be impacted over outlot E which will require agency review and approval.

    Response: Acknowledged. Outlot E wetland impact application has been submitted.

    b. The site plan requires mass grading over both outlots and will require City and watershed agency requirements be met.

    Response: Acknowledged.
3. Traffic
    a. Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

    Response: Acknowledged.

    b. As was noted in the Concept plan, access to the industrial building from Creek road should either align with the Wetzel Lane or be shifted closer to the roundabout to accommodate a future combined access for future development of the property to the south of Creek Road.

    Response: The Creek Road access to Block 2 (Outlot E) high bay storage building has been shifted to the center of the site as requested.

    c. The site plan proposes a new access onto Creek Road. The final site plan and construction drawings will need to include the street improvements to Creek Road that ensure through traffic is not impacted.

    Response: It is the applicant's understanding that the City's consultant is evaluating traffic impacts at the Creek Road access location.

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2435 E Randol Mill Road, Arlington, TX 76011 | 972.809.0898
sambatek.com

KNOW ALL PERSONS BY THESE PRESENTS: That Wabash Chaska Farms LLC, a Minnesota limited liability company, Yerf Co. Limited Partnership, a Minnesota limited partnership, and Frey Crow Wing Limited Partnership, a Minnesota limited partnership, fee owners of the following described property situated in the County of Carver, State of Minnesota, to wit:

Outlot A, CHASKA CREEK CENTER 2ND ADDITION

AND

Outlot E, CHASKA CREEK CENTER.

Have caused the same to be surveyed and platted as CHASKA CREEK CENTER 3RD ADDITION, and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Wabash Chaska Farms LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____ .

Signed: Wabash Chaska Farms LLC
By: Wabash Capital Management Inc., a Minnesota corporation, its Managing Member

By: _____, its President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, President of Wabash Capital Management Inc., a Minnesota corporation, Managing Member of Wabash Chaska Farms LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

In witness whereof said Yerf Co. Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this _____ day of _____, 20____ .

Signed: Yerf Co. Limited Partnership

By: _____, as General Partner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as General Partner of Yerf Co. Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

In witness whereof said Frey Crow Wing Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this _____ day of _____, 20____ .

Signed: Frey Crow Wing Limited Partnership

By: _____, as General Partner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as General Partner of Frey Crow Wing Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

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

Dated this _____ day of _____, 20____ .

_____
Mark R. Salo, Licensed Land Surveyor, Minnesota License No.43933

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Mark R. Salo, a Licensed Land Surveyor.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CHASKA, MINNESOTA

This plat of CHASKA CREEK CENTER 3RD ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting held on the _____ day of _____, 20____ and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

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

_____, County Auditor/Treasurer

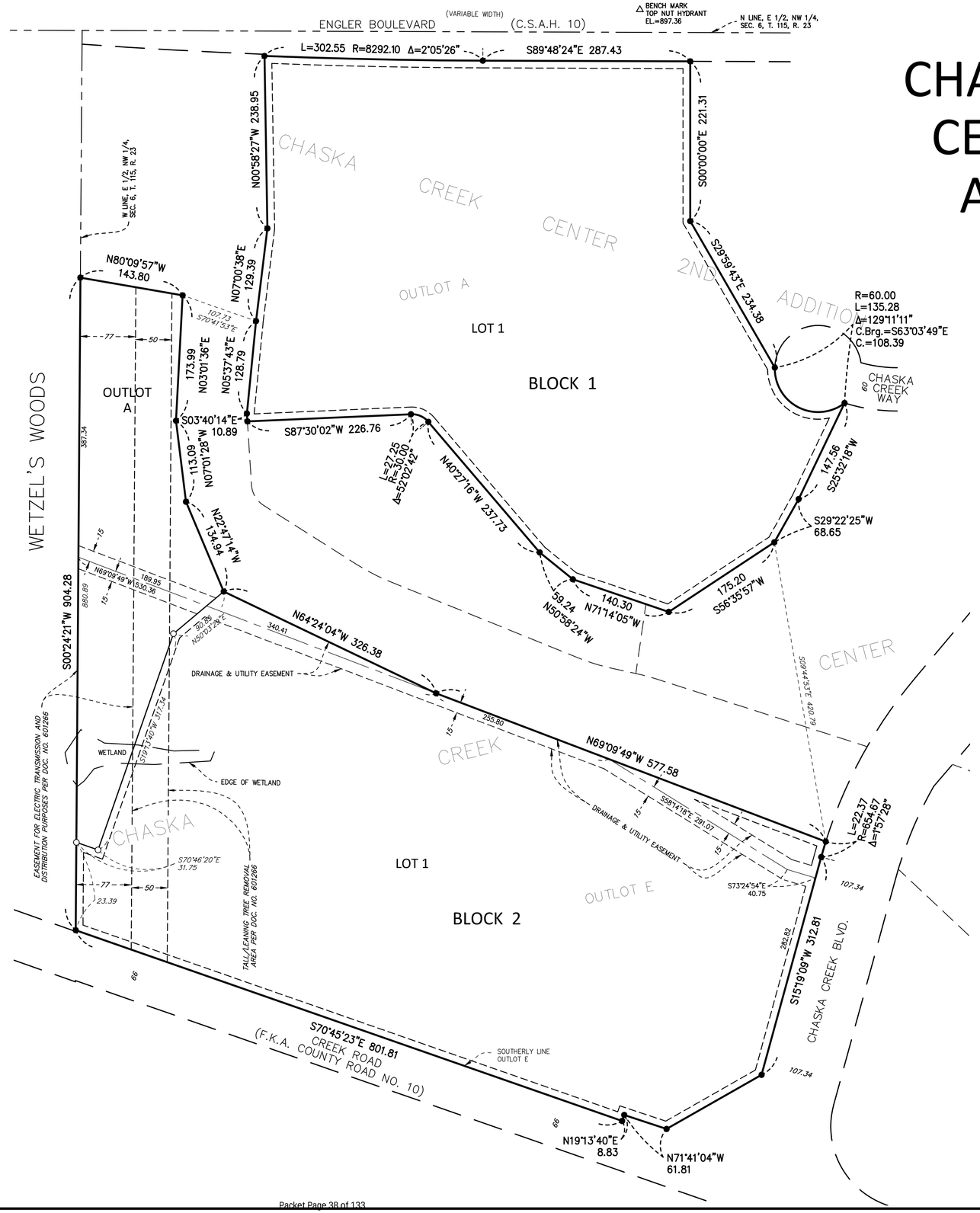
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of CHASKA CREEK CENTER 3RD ADDITION was filed this _____ day of _____, 20____, at _____ o'clock ____ .M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____



PLAT FILE NO.
C.R. DOC. NO.

CHASKA CREEK CENTER 3RD ADDITION

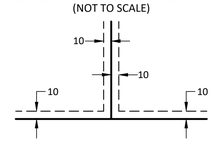
NORTH
0 80 160
SCALE IN FEET

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.

● DENOTES 1/2 INCH IRON MONUMENT MARKED BY LICENSE NO. 43933 FOUND.

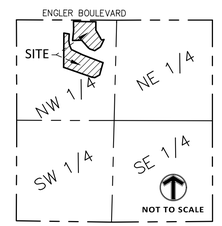
THE SOUTHERLY LINE OF OUTLOT E, CHASKA CREEK CENTER HAS A CARVER COUNTY BEARING OF SOUTH 70 DEGREES 45 MINUTES 23 SECONDS EAST (NAD 83 1986 ADJ.)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

VICINITY MAP



SECTION 06, TOWNSHIP 115N, RANGE 23W, CARVER COUNTY, MINNESOTA

SAMBATEK, INC.
ENGINEERING, PLANNING AND LAND SURVEYING

Preliminary Site Development Plans

for

Chaska Creek Industrial

Chaska, Minnesota

Presented by:

Oppidan

CONSULTANT CONTACT LIST:

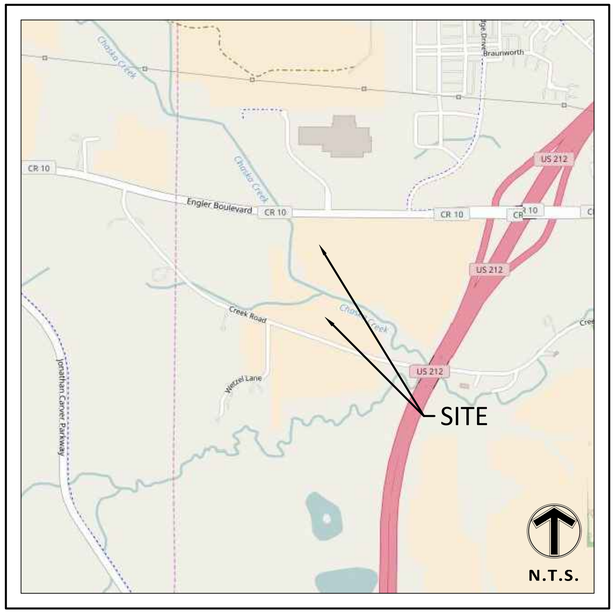
DEVELOPER/OWNER
OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
TEL 952-294-1246
JAY@OPPIDAN.COM
CONTACT: JAY MOORE

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

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA, MN 55391
TEL 952-426-7421
JKAPLAN@MOHAGENHANSEN.COM
CONTACT: JENNIFER KAPLAN

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
MSALO@SAMBATEK.COM
CONTACT: MARK SALO

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JMCKINNEY@SAMBATEK.COM
CONTACT: JOSH McKINNEY



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	PRELIMINARY PLAT
C2.02	EXISTING CONDITIONS
C2.03	TREE INVENTORY PLAN
C3.01	SITE PLAN - OVERALL
C3.02	SITE PLAN - LOT 1, BLOCK 1
C3.03	SITE PLAN - LOT 1, BLOCK 2
C3.04	SITE PLAN - PROOF OF PARKING
C4.01	GRADING PLAN - OVERALL
C4.02	GRADING PLAN - LOT 1, BLOCK 1
C4.03	GRADING PLAN - LOT 1, BLOCK 2
C5.01	EROSION CONTROL PLAN PHASE I
C5.02	EROSION CONTROL PLAN PHASE II
C5.03	EROSION CONTROL PLANS NOTES & DETAILS
C5.04	SWPPP NARRATIVE
C5.05	SWPPP NARRATIVE
C6.01	UTILITY PLAN - OVERALL
C6.02	UTILITY PLAN - LOT 1, BLOCK 1
C6.03	UTILITY PLAN - LOT 1, BLOCK 2
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
C9.04	DETAILS
LT1.01	PHOTOMETRIC PLAN - LOT 1, BLOCK 1
LT1.02	PHOTOMETRIC PLAN - LOT 1, BLOCK 2
EX 1.01	AERIAL SITE EXHIBIT
EX 3.01	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1
EX 3.02	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

GOVERNING SPECIFICATIONS

CITY OF CHASKA SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

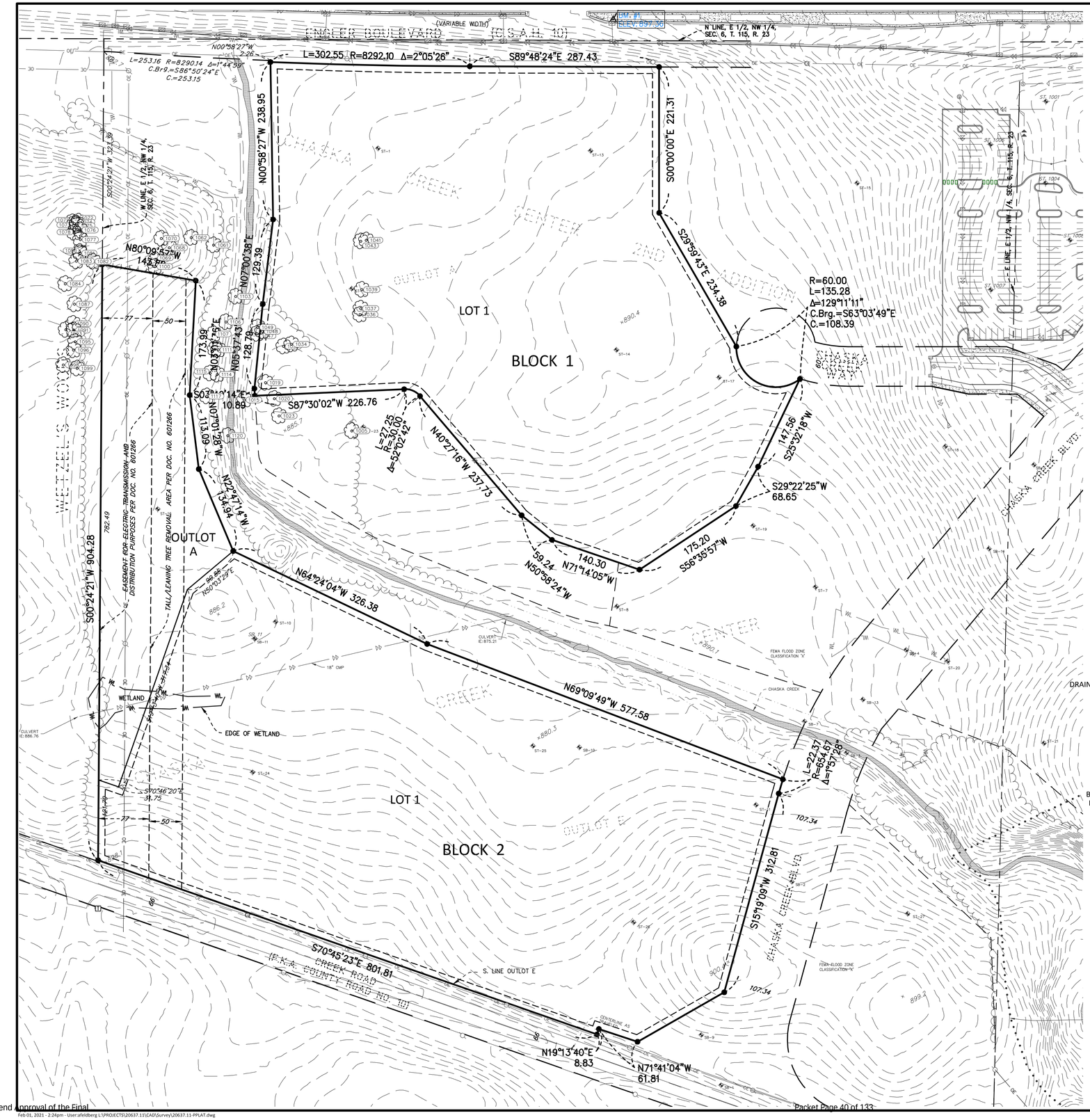
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 20637.11

Feb 01, 2021 - 2:23pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C1-TITLE.dwg



SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust) . With an assumed bearing of South 70 degrees 45 minutes 23 seconds East for the southerly line of Outlot E, CHASKA CREEK CENTER.
2. The vertical datum is based on NAVD88. The originating bench marks are MNDOT MORAVIAN, 1013BV and 1013BX, referenced from the MnDOT Geodetic Database.

   BENCHMARK #1
   Survey Control Point in median of Engler Blvd north of property.
   Elev.=897.36
3. Topography is per a combination of information received from Stantec, LiDAR data and Sambatek field data .
4. The property address is not assigned, the parcel identification numbers are 301840030 (Outlot A), 302040070 (Outlot E).
5. The subject property lies within Flood Plain Zone X – 'Area of minimal flood hazard' as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27019C0217D dated 12/21/2018.
6. The gross land area of the subject property is 22.0980 Acres or 962,589 Square Feet.
7. There are no buildings situated on the subject property.

SUBJECT PROPERTY

Outlot E, CHASKA CREEK CENTER, according to the recorded plat thereof, Carver County, Minnesota.

Outlot A, CHASKA CREEK CENTER 2ND ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

PROPOSED LOTS

Lot 1, Block 1	413,640 Square Feet	9.4959 Acres
Lot 1, Block 2	451,687 Square Feet	10.3693 Acres
Outlot A	97,262 Square Feet	2.2328 Acres
Total	962,589 Square Feet	22.0981 Acres

CONTACT INFORMATION

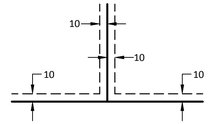
Engineer/Surveyor:

Sambatek, Inc.
12800 Whitewater Drive
Suite 300
Minnetonka, MN 55343
(763) 476-6010

NORTH

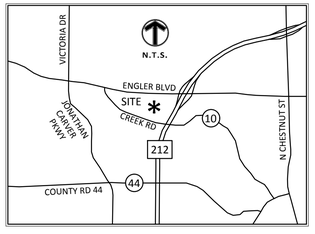
0 80 160
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

VICINITY MAP



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 21729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- TRAFFIC LIGHT
- GUY ANCHOR
- UTILITY POLE
- SIGN
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WET LAND
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP SURFACE
- LANDSCAPE MULCH SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- 902 CONTOUR
- TRAFFIC MARKERS
- (123.45) DEED DISTANCE
- ST–XX SOIL BORING

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Mark R. Salo
Registration No. 43933 Date: 11/23/2020

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: - Drawn: LC
Approved: MCL Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

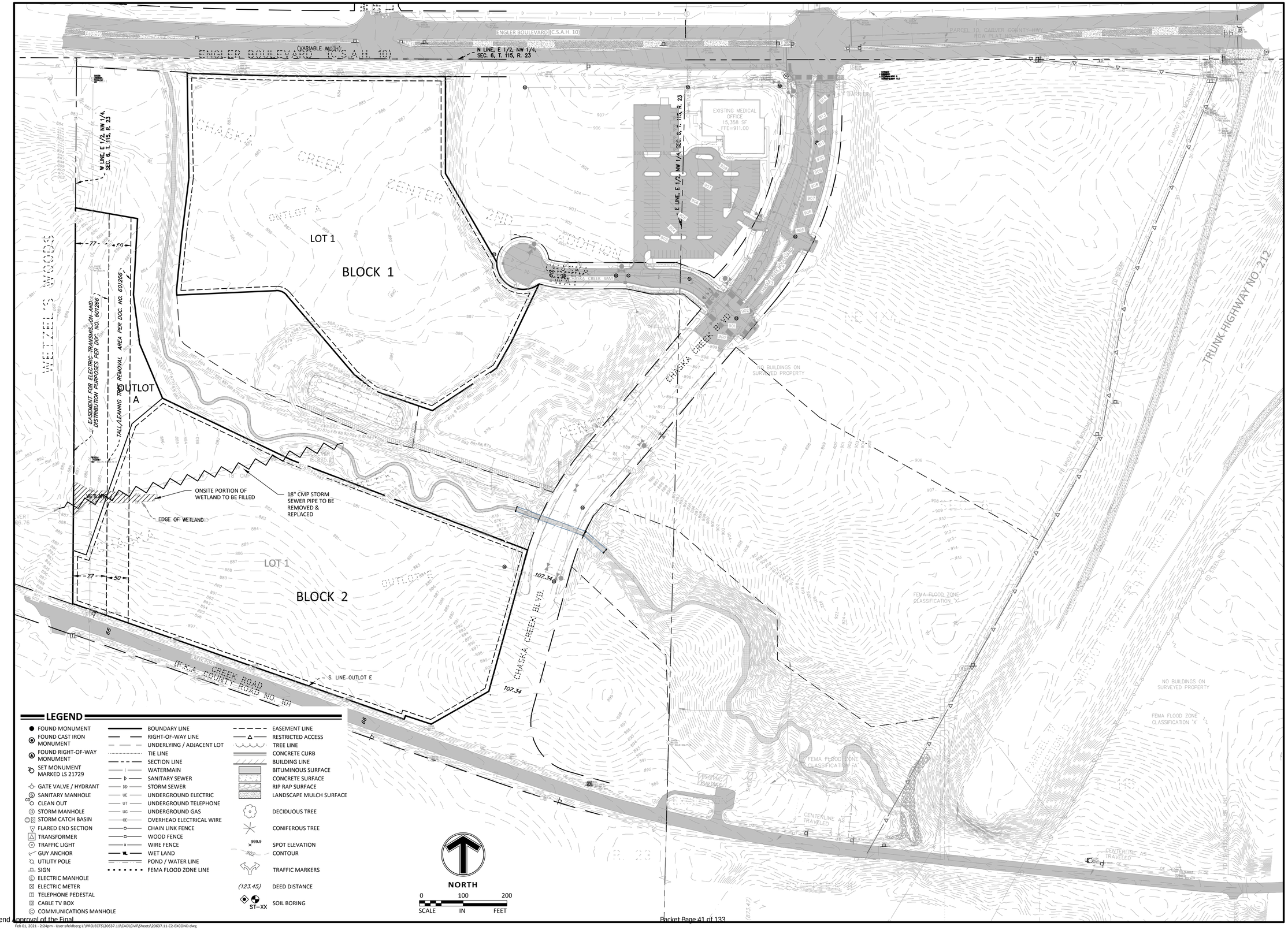
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.01

Project No. 20637.11



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 21729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- TRAFFIC LIGHT
- GUY ANCHOR
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- SIGN
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- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WET LAND
- POND / WATER LINE
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- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- 902 CONTOUR
- TRAFFIC MARKERS
- (123.45) DEED DISTANCE
- ST–XX SOIL BORING

NORTH

0 100 200

SCALE IN FEET

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

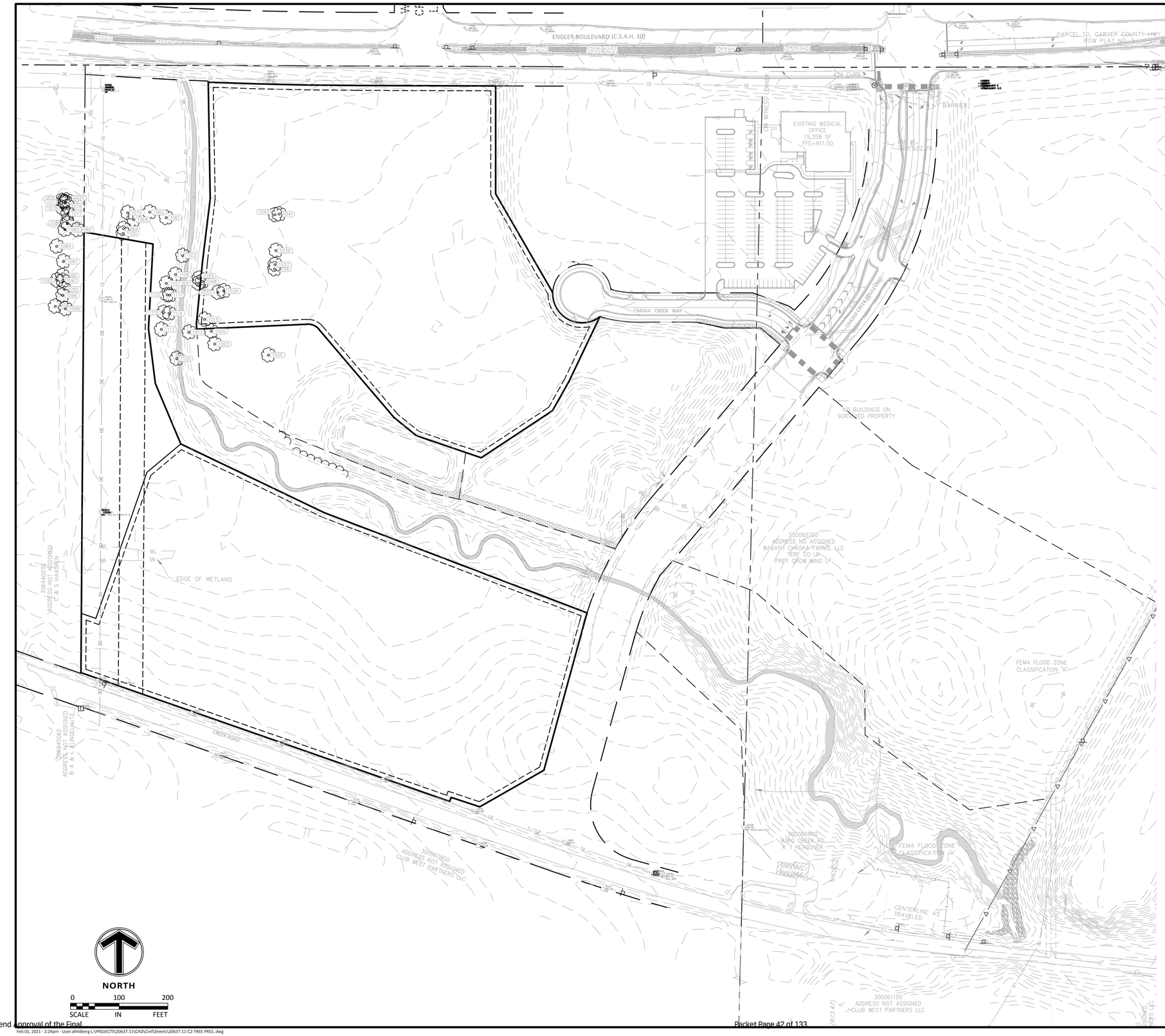
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.02

Project No. 20637.11

Feb 01, 2021 - 2:24pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C2-EXCOND.dwg



TREE INVENTORY

Tree Tag List		
Tree Number	**Size**	**Tree Name**
1005	25	Elm - American (Ulmus americana)
1015	15	Elm - American (Ulmus americana)
1019	12	Elm - American (Ulmus americana)
1020	14	Cherry - Black (Prunus serotina)
1023	12	Cherry - Black (Prunus serotina)
1033	17	Elm - American (Ulmus americana)
1034	13	Cherry - Black (Prunus serotina)
1036	19	Ash - Green (Fraxinus pennsylvanica)
1037	14	Ash - Green (Fraxinus pennsylvanica)
1039	23	Ash - Green (Fraxinus pennsylvanica)
1041	16	Cherry - Black (Prunus serotina)
1043	13	Elm - American (Ulmus americana)
1047	13	Elm - American (Ulmus americana)
1061	12	Elm - American (Ulmus americana)
1062	12	Hackberry (Celtis occidentalis)
1068	26	Oak - White (Quercus alba)
1069	15	Elm - American (Ulmus americana)
1070	29	Oak - White (Quercus alba)
1071	13	Elm - American (Ulmus americana)
1072	16	Elm - American (Ulmus americana)
1073	21	Ash - Green (Fraxinus pennsylvanica)
1074	20	Ash - Green (Fraxinus pennsylvanica)
1075	22	Ash - Green (Fraxinus pennsylvanica)
1076	25	Ash - Green (Fraxinus pennsylvanica)
1077	22	Ash - Green (Fraxinus pennsylvanica)
1078	19	Ash - Green (Fraxinus pennsylvanica)
1079	13	Elm - Siberian (Ulmus pumula)
1080	25	Elm - Siberian (Ulmus pumula)
1081	12	Ash - Green (Fraxinus pennsylvanica)
1082	12	Elm - American (Ulmus americana)
1083	12	Ash - Green (Fraxinus pennsylvanica)
1084	13	Cherry - Black (Prunus serotina)
1087	12	Ash - Green (Fraxinus pennsylvanica)
1088	14	Cherry - Black (Prunus serotina)
1090	13	Ash - Green (Fraxinus pennsylvanica)
1091	21	Ash - Green (Fraxinus pennsylvanica)
1093	15	Cherry - Black (Prunus serotina)
1095	13	Ash - Green (Fraxinus pennsylvanica)
1096	13	Ash - Green (Fraxinus pennsylvanica)
1098	14	Cherry - Black (Prunus serotina)
1099	13	Ash - Green (Fraxinus pennsylvanica)
1100	19	Elm - Siberian (Ulmus pumula)
1103	24	Elm - American (Ulmus americana)
1106	14	Ash - Green (Fraxinus pennsylvanica)
1107	14	Elm - American (Ulmus americana)
1110	12	Oak - White (Quercus alba)
1111	35	Oak - White (Quercus alba)
1114	12	Elm - American (Ulmus americana)
1115	13	Box Elder (Acer negundo)
1117	18	Ash - Green (Fraxinus pennsylvanica)
1120	12	Elm - American (Ulmus americana)

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Brady D. Bussenius
Registration No. 41579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

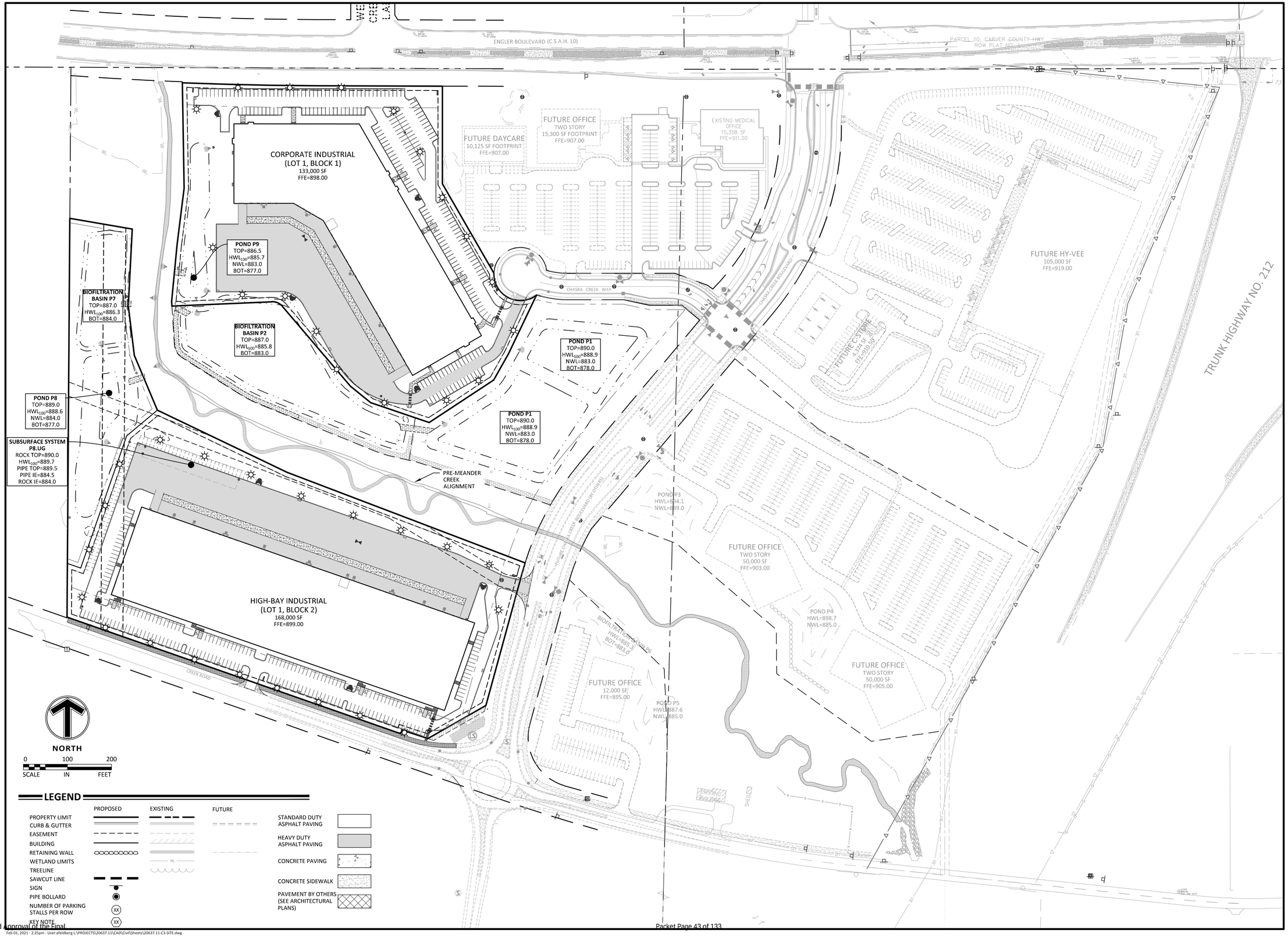
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
TREE INVENTORY PLAN

Sheet No. Revision
C2.03

Project No. 20637.11

Feb 01, 2021 - 2:24pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C2-TREE PRES..dwg



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Brady D. Busselman
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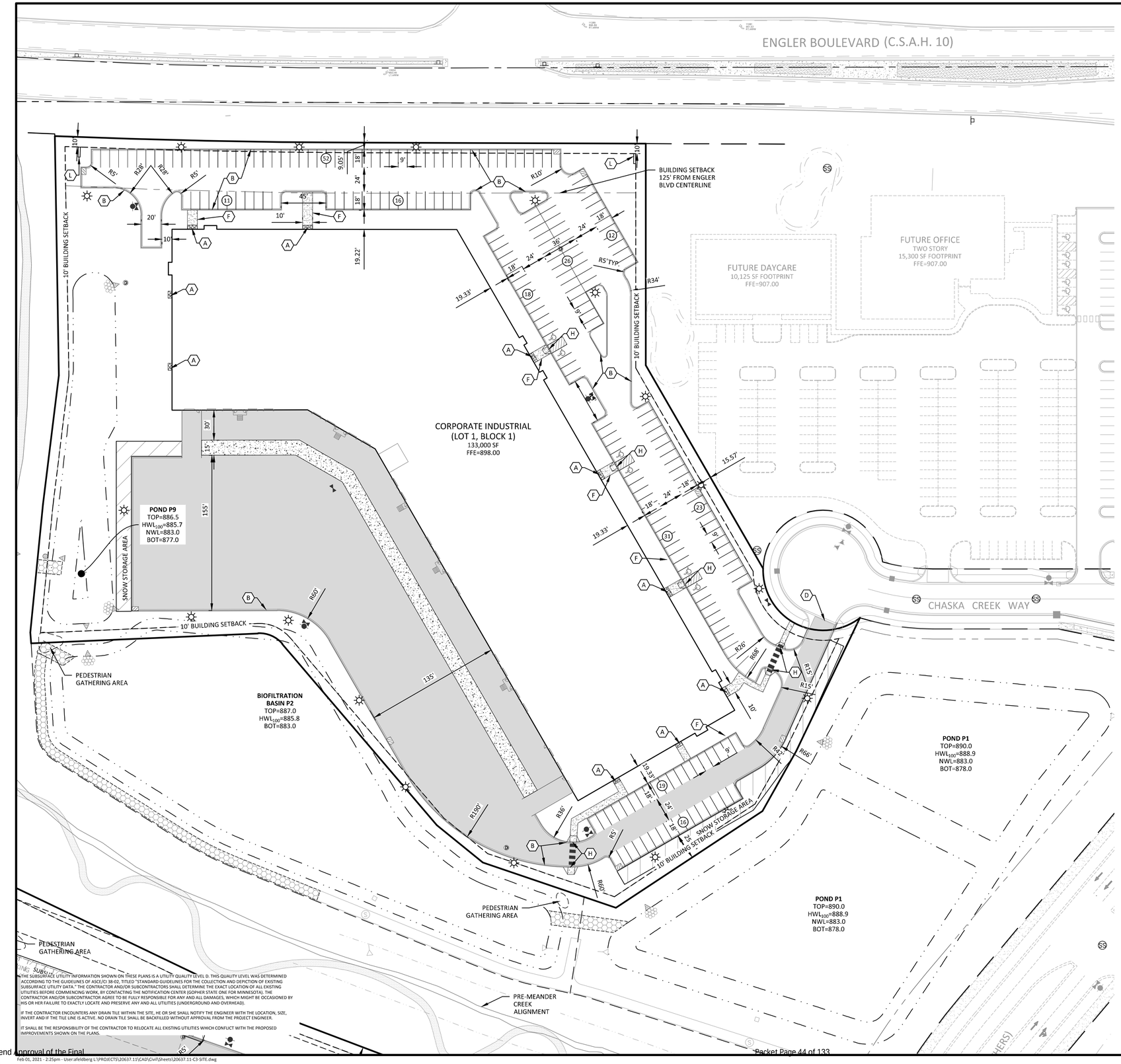
Summary
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No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
SITE PLAN - OVERALL

Sheet No. Revision
C3.01

Project No. 20637.11



LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		
TURF REINFORCEMENT MAT			

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- SNOW STORAGE
- BITUMINOUS TRAIL

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 1	413,640 SF 9.499 AC
BUILDING AREA	133,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	37%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	26,600 SF / 20%
WAREHOUSE SPACE	106,400 SF / 80%
TOTAL	133,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	106 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	53 STALLS
TOTAL REQUIRED	159 STALLS
STANDARD PARKING PROVIDED	218 STALLS
ADA PARKING PROVIDED	6 STALLS
TOTAL PARKING	224 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. MONUMENT SIGN

NORTH
0 50 100
SCALE IN FEET

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Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Brady D. Bussenius
Registration No. 43579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
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Revision History

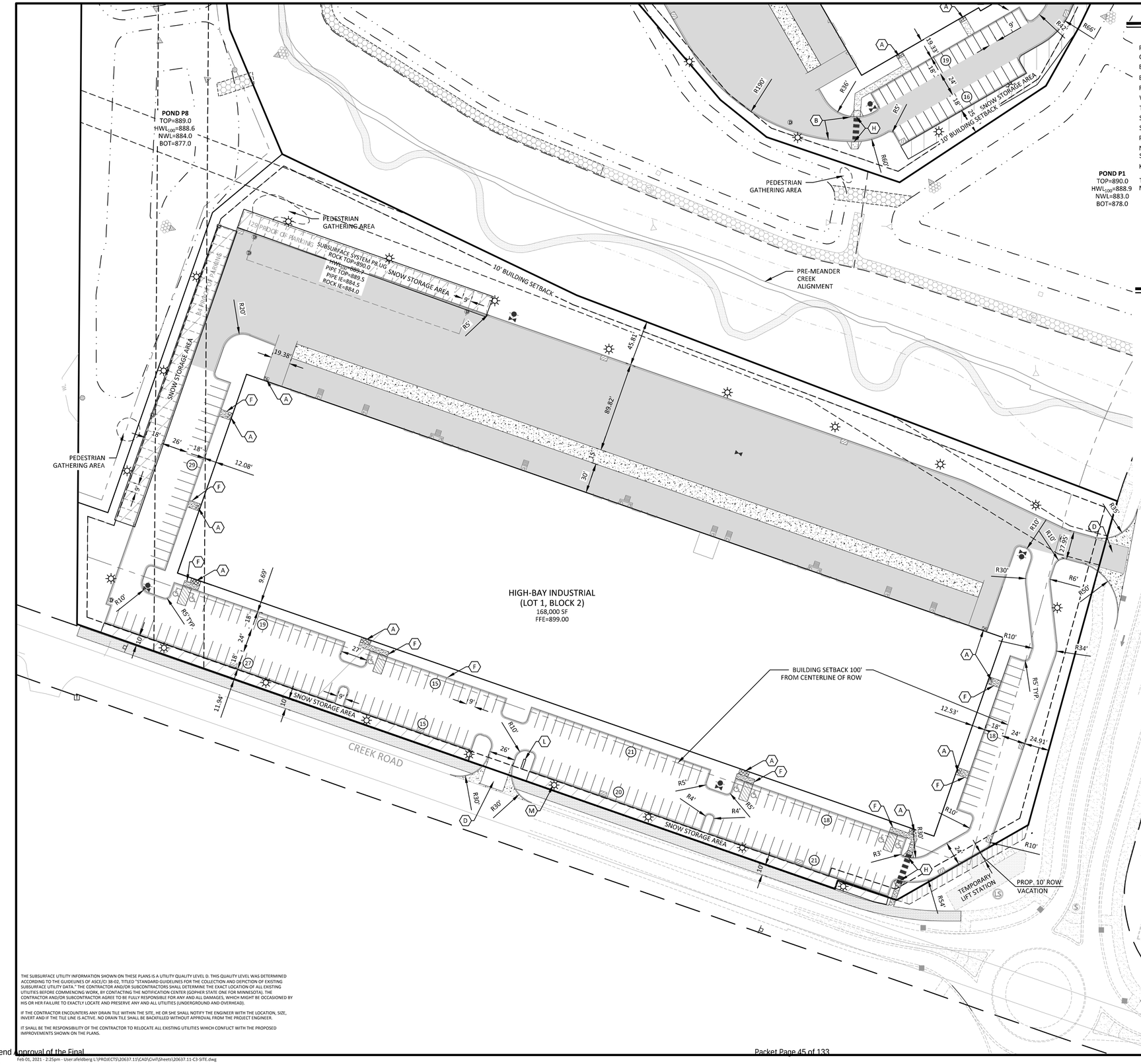
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
SITE PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C3.02

Project No. 20637.11

Feb 01, 2021 - 2:25pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C3-SITE.dwg



LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		
TURF REINFORCEMENT MAT			

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- SNOW STORAGE
- BITUMINOUS TRAIL

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 2	548,949 SF 12.60 AC
BUILDING AREA	168,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	32%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	33,600 SF / 20%
WAREHOUSE SPACE	134,400 SF / 80%
TOTAL	168,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	134 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	68 STALLS
TOTAL REQUIRED	202 STALLS
STANDARD PARKING PROVIDED	196 STALLS
ADA PARKING PROVIDED	7 STALLS
TOTAL	203 STALLS
PROOF OF PARKING	63 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. MONUMENT SIGN

NORTH
0 50 100
SCALE IN FEET

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

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

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

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Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Bussen
Registration No. 45579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
SITE PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C3.03

Project No. 20637.11

LEGEND

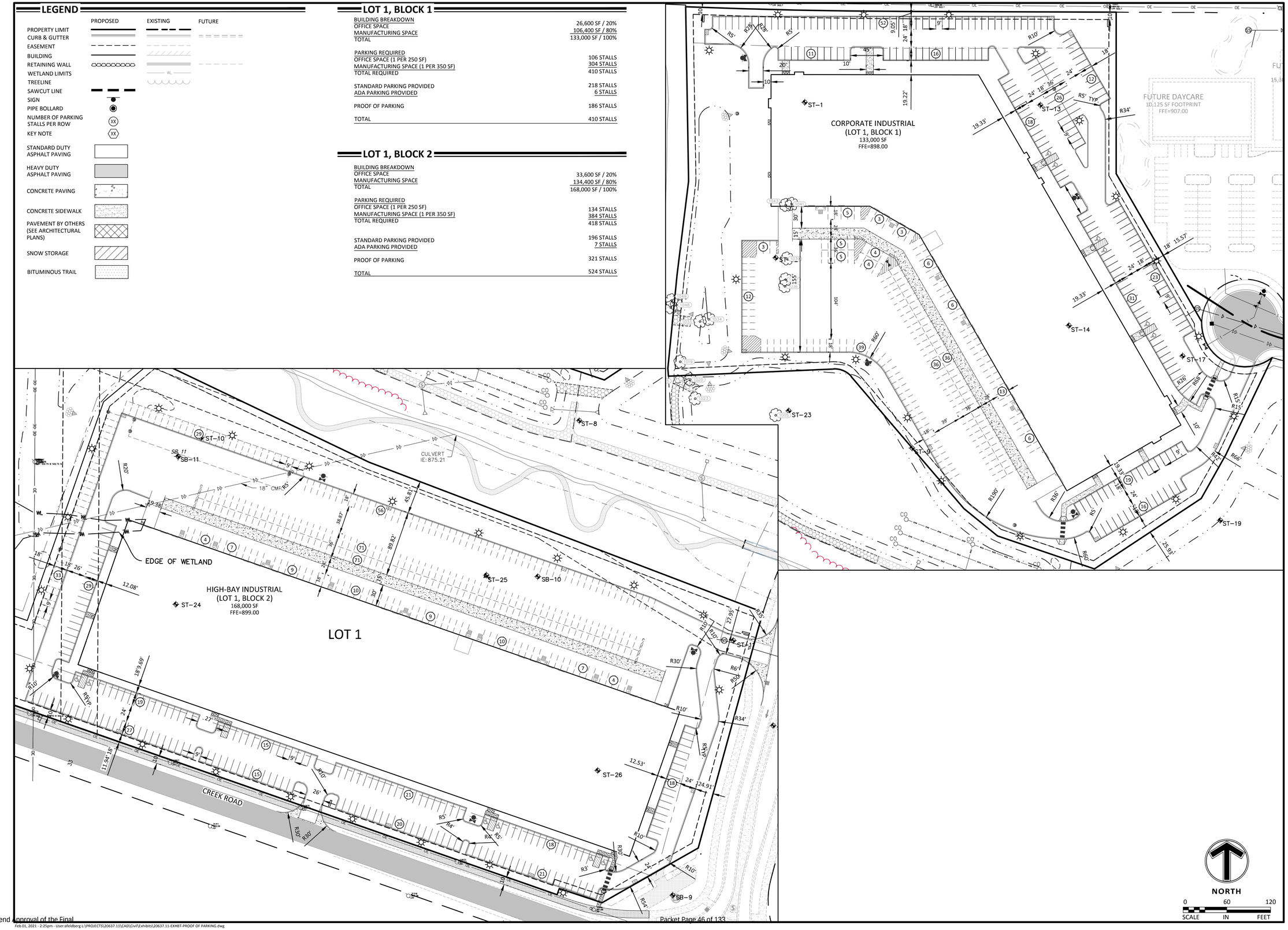
	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		
STANDARD DUTY ASPHALT PAVING			
HEAVY DUTY ASPHALT PAVING			
CONCRETE PAVING			
CONCRETE SIDEWALK			
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)			
SNOW STORAGE			
BITUMINOUS TRAIL			

LOT 1, BLOCK 1

BUILDING BREAKDOWN	
OFFICE SPACE	26,600 SF / 20%
MANUFACTURING SPACE	106,400 SF / 80%
TOTAL	133,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	106 STALLS
MANUFACTURING SPACE (1 PER 350 SF)	304 STALLS
TOTAL REQUIRED	410 STALLS
STANDARD PARKING PROVIDED	218 STALLS
ADA PARKING PROVIDED	6 STALLS
PROOF OF PARKING	186 STALLS
TOTAL	410 STALLS

LOT 1, BLOCK 2

BUILDING BREAKDOWN	
OFFICE SPACE	33,600 SF / 20%
MANUFACTURING SPACE	134,400 SF / 80%
TOTAL	168,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	134 STALLS
MANUFACTURING SPACE (1 PER 350 SF)	384 STALLS
TOTAL REQUIRED	418 STALLS
STANDARD PARKING PROVIDED	196 STALLS
ADA PARKING PROVIDED	7 STALLS
PROOF OF PARKING	321 STALLS
TOTAL	524 STALLS



NORTH

SCALE 0 60 120 IN FEET

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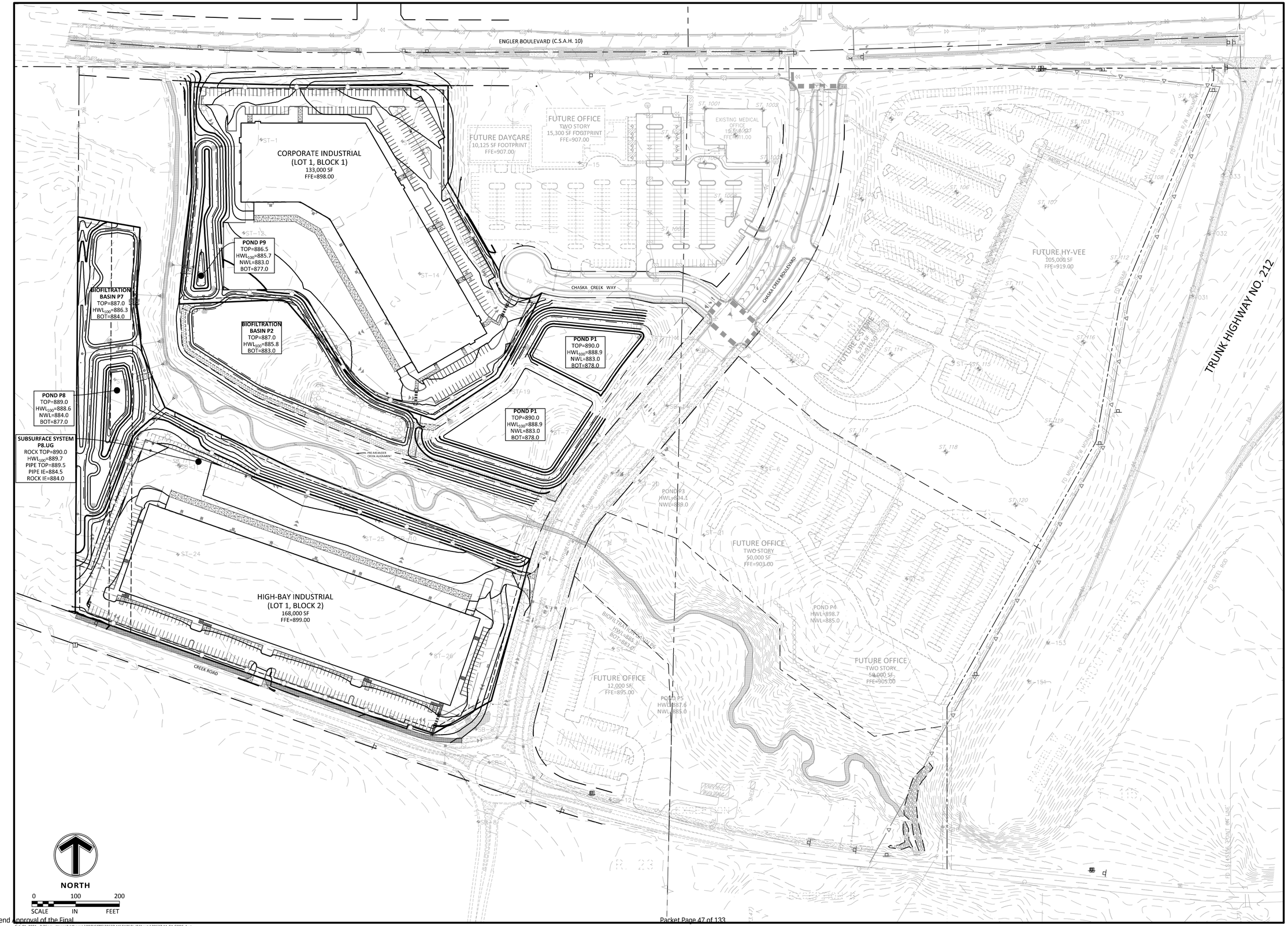
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
SITE PLAN - PROOF OF PARKING

Sheet No. Revision
C3.04

Project No. 20637.11

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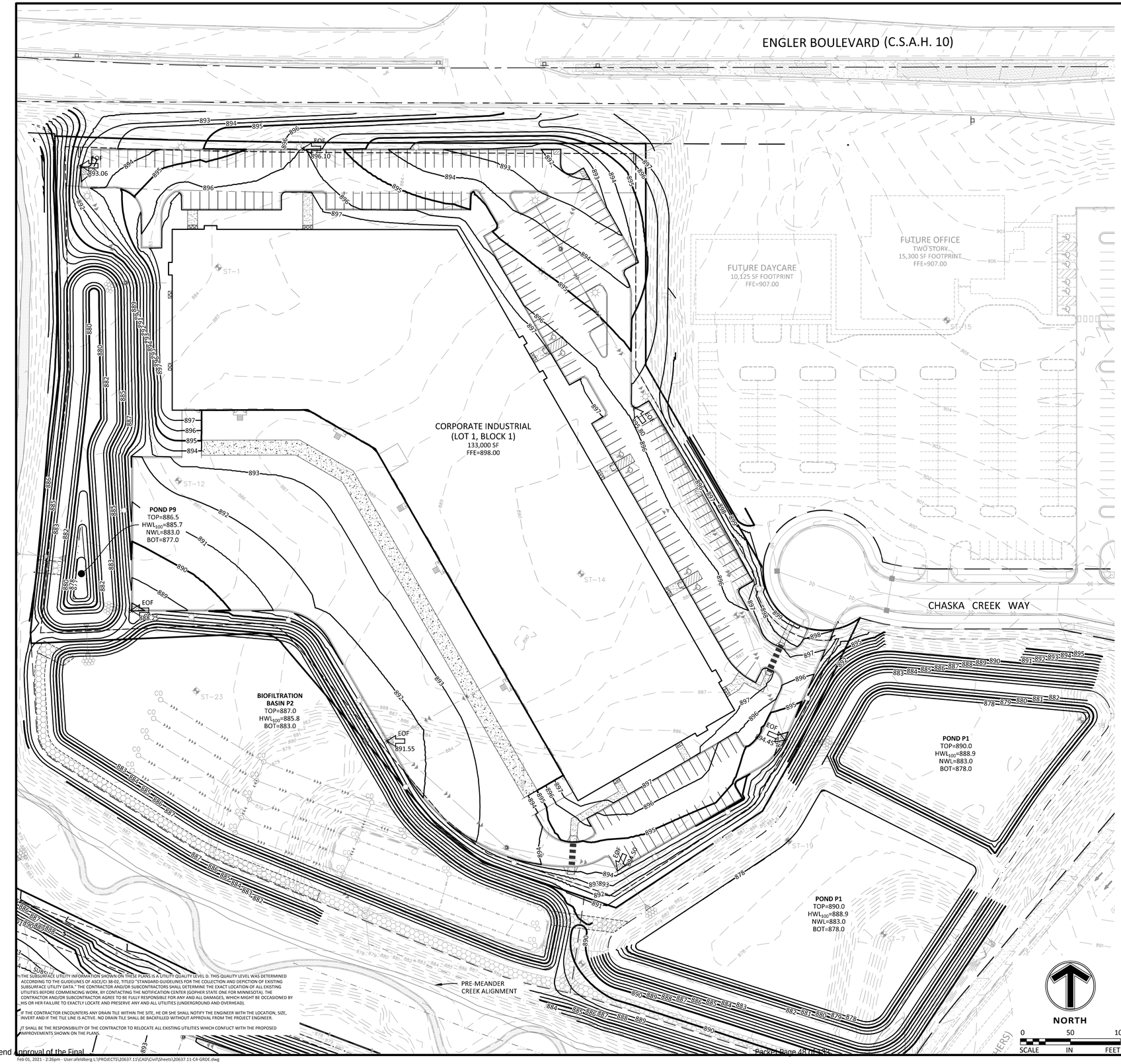
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
GRADING PLAN - OVERALL

Sheet No. Revision
C4.01

Project No. 20637.11

Feb 01, 2021 - 2:26pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C4-GRDE.dwg



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

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

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

LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER			
DRAINTILE			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR	902	902	
RIP RAP			
OVERFLOW ELEV.	EOF 902.5	ST_5 902.5	
SOIL BORINGS			
TURF REINFORCEMENT MAT			

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATED: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
12. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. TOLERANCES
    - 14.a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 14.e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

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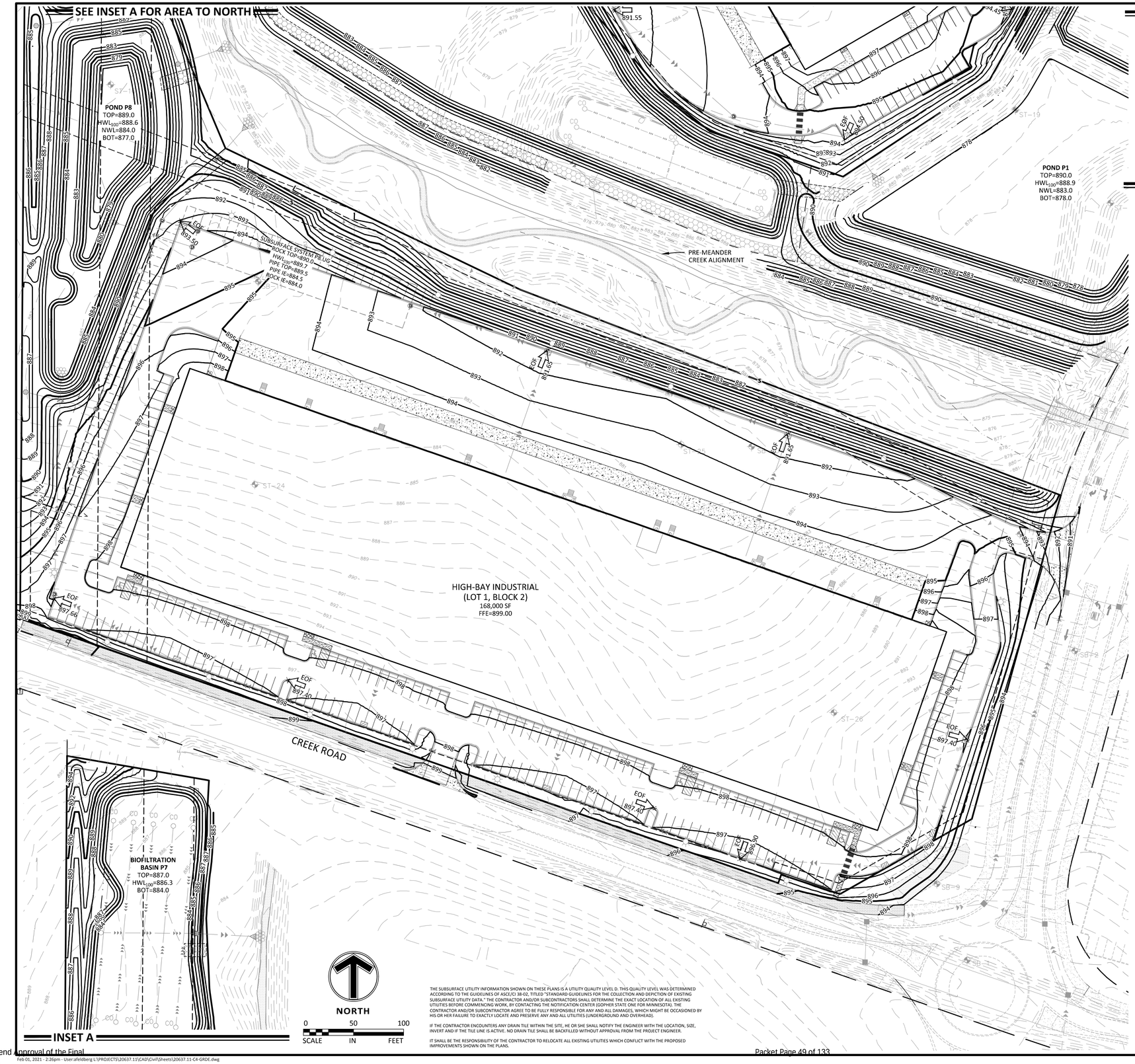
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Sheet Title
GRADING PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C4.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER			
DRAINTILE			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR			
RIP RAP			
OVERFLOW ELEV.	EOF 902.5	ST 5 902.5	
SOIL BORINGS			
TURF REINFORCEMENT MAT			

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4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
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9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
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11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
12. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
14. TOLERANCES
    - 14.a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 14.e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

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

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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busse
Registration No. 49579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

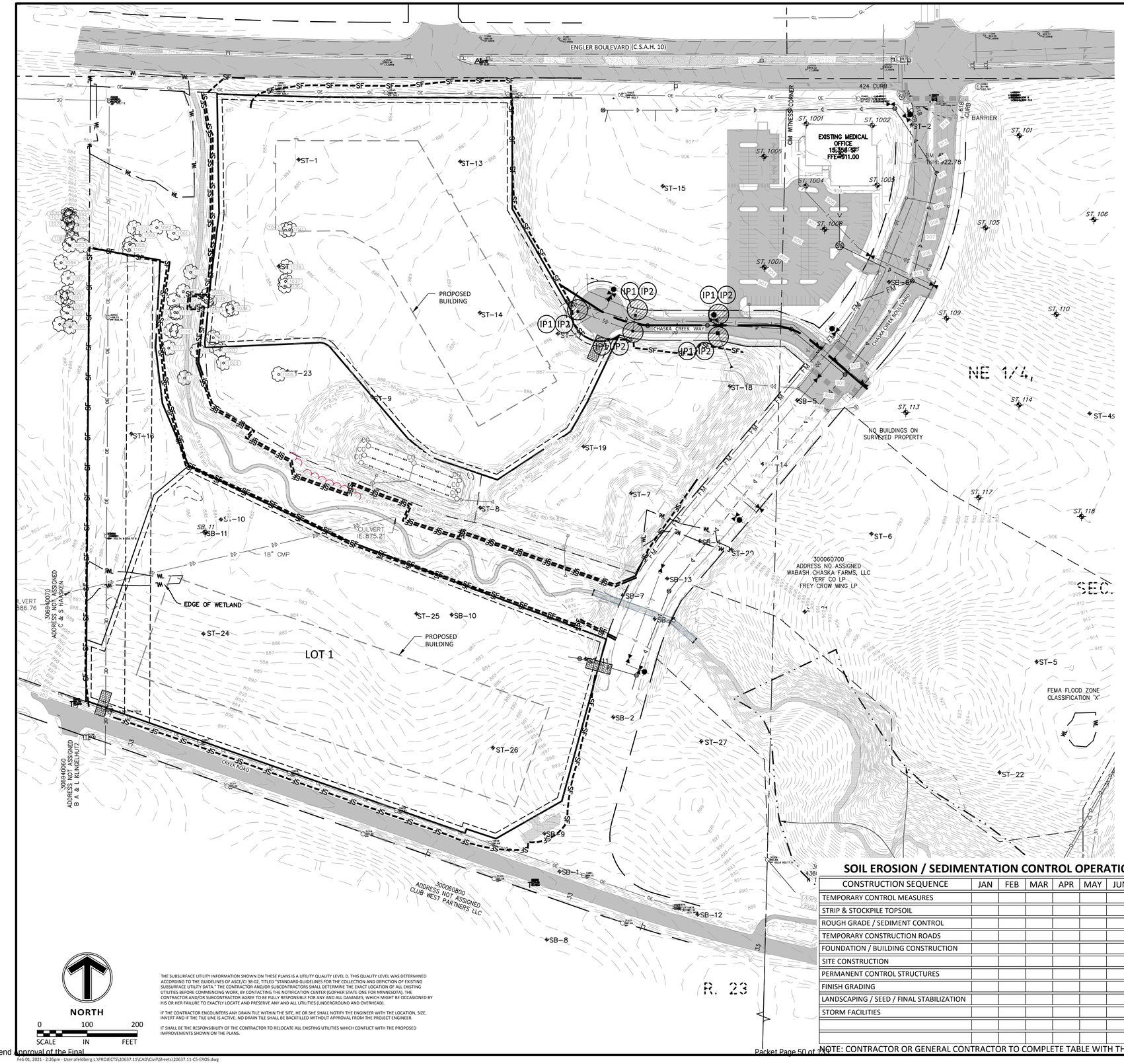
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
GRADING PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C4.03

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER	D	
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST_5 902.5
TURF REINFORCEMENT MAT		
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
BIO ROLL		
LIMITS OF DRAINAGE SUB-BASIN		
INLET PROTECTION DEVICE	IPX	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

NOTE TO CONTRACTOR

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

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

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Project
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Location
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Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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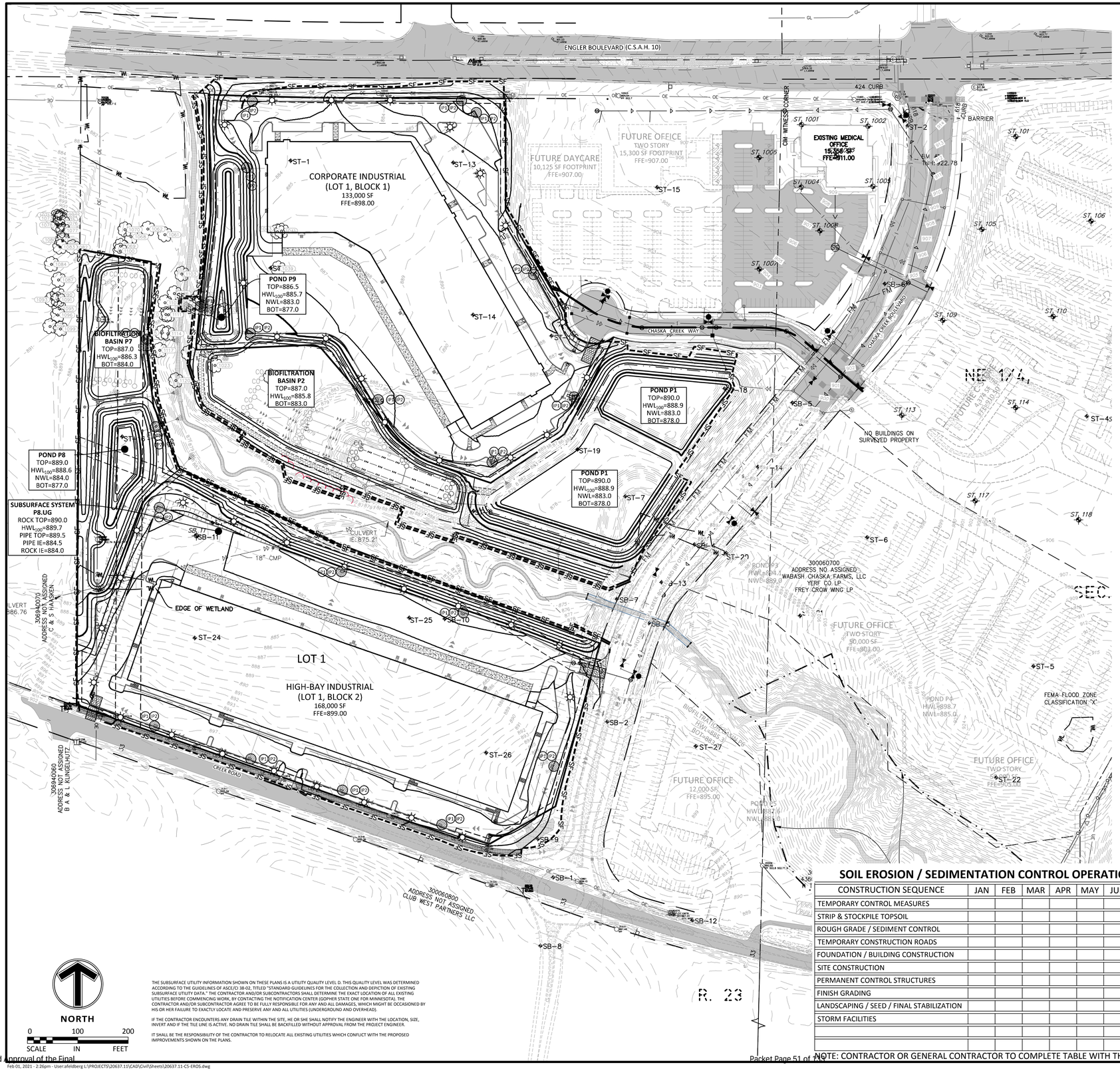
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Sheet Title
EROSION CONTROL PLAN PHASE I

Sheet No. Revision
C5.01

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER	D	
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
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LIMITS OF DISTURBANCE		
SOIL BORINGS		ST_5 902.5
TURF REINFORCEMENT MAT		
DIRECTION OF OVERLAND FLOW		
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LIMITS OF DRAINAGE SUB-BASIN		
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Location
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Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

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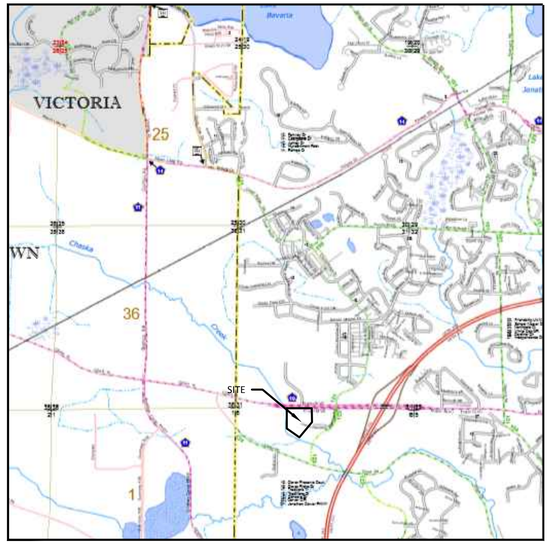
Sheet Title
EROSION CONTROL PLAN PHASE II

Sheet No. Revision
C5.02

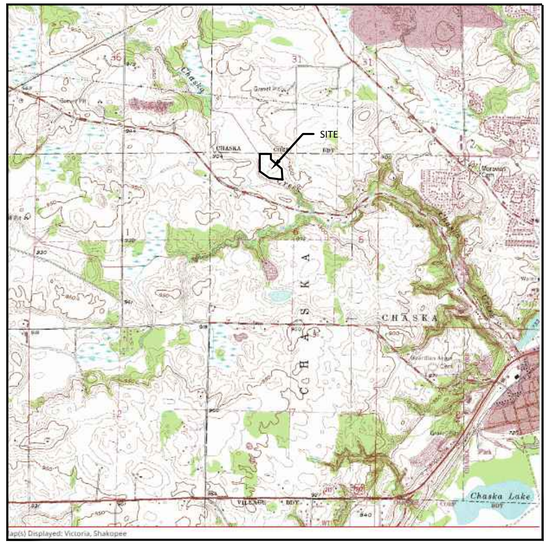
Project No. 20637.11

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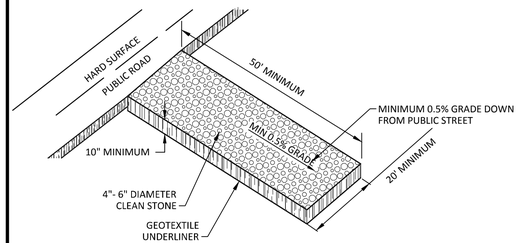
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



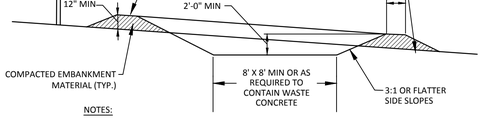
SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE



TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



NOTES:

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

CONCRETE WASHOUT AREA
NOT TO SCALE

AREA SUMMARY IN ACRES

PAVEMENT AREA	8.63 AC±
BUILDING AREA	6.91 AC±
SEEDED AREA	13.02 AC±
TOTAL DISTURBED	28.56 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	15.54 AC±

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN 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.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

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

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

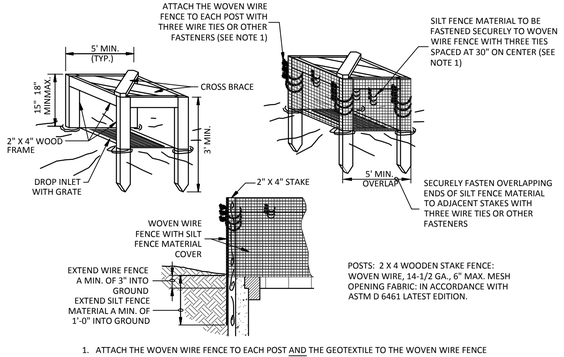
SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

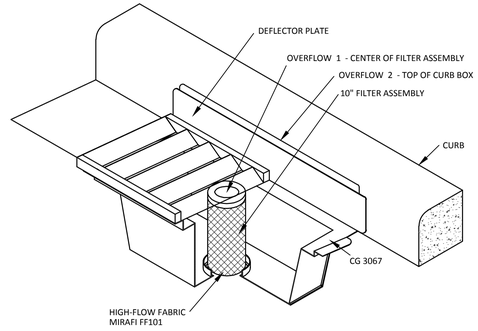
PHASE II:

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



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

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILTY

- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

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

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 49579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
EROSION CONTROL PLANS NOTES & DETAILS

Sheet No. Revision
C5.03

Project No. 20637.11

Feb 01, 2021 - 2:27pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C5-EROS.dwg

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

CHASKA CREEK INDUSTRIAL
OUTLOT A, CHASKA CREEK CENTER 2ND ADDITION
OUTLOT E, CHASKA CREEK CENTER
CITY: CHASKA
STATE: MN
ZIP CODE: 55318
COUNTY: CARVER

THIS SWPPP ADDRESSES THE STORMWATER MANAGEMENT FOR THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS, AS WELL AS, SURROUNDING DETENTION AND BIOFILTRATION PONDS. CHASKA CREEK INDUSTRIAL LOCATED SOUTH OF ENGLER BLVD ALONG CHASKA CREEK BLVD.

NPDES PERMIT NUMBER:_____

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: OPPIDAN
CONTACT NAME: JAY MOORE
ADDRESS: 400 WATER STREET, SUITE 200
CITY, STATE, ZIP CODE: EXCELSIOR, MN 55331
TELEPHONE NUMBER: 952-294-1246
FAX/EMAIL: JAY@OPPIDAN.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):

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

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

THE "APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R100001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

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

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

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

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

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

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

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

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

GROUND DISTURBING SUBCONTRACTOR(S):

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

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

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK, INC.
CONTACT NAME: AARON FELDBERG
ADDRESS: 12800 WHITEWATER DRIVE, SUITE 300
CITY, STATE, ZIP CODE: MINNETONKA, MN 55343
TELEPHONE NUMBER: 763-476-6010
FAX/EMAIL: AFELDBERG@SAMBATEK.COM

SWPPP DESIGNER CERTIFICATION CARD:

UNIVERSITY OF MINNESOTA

Aaron Feldberg

Design of Construction SWPPP (May 31 2023)

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS ALONG WITH SURROUNDING DETENTION AND BIOFILTRATION PONDS SOUTH OF ENGLER BLVD ALONG CHASKA CREEK BLVD IN CHASKA, MINNESOTA. SITE LIGHTING, LANDSCAPING, AND UTILITY WORK WILL ALSO BE PERFORMED.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: XX/XX/XX
ESTIMATED PROJECT COMPLETION DATE: XX/XX/XX

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

BASED UPON THE SOIL BORINGS CONDUCTED BY BRAUN INTERTEC, THE SOILS THE LOCAL SUBGRADE CONDITIONS INCLUDE ORGANIC CLAYS (TOPSOIL), CLAYEY SAND, LEAN CLAY, POORLY GRADED SAND WITH SILT, SANDY LEAN CLAY, AND SILTY SAND. GROUND WATER WAS OBSERVED AT VARIOUS DEPTHS BETWEEN 9-20'.

SLOPES:

EXISTING SLOPES ON SITE VARY. SLOPES RANGE FROM 1.5% UP TO 15%. THE PROPOSED SLOPES IN PAVEMENT AREAS ARE UP TO 3.5% AND UP TO 33.3% IN GREEN SPACE.

DRAINAGE PATTERNS:

UNDER EXISTING CONDITIONS, RUNOFF DRAINS TO CHASKA CREEK THAT RUNS IN-BETWEEN THE TWO INDUSTRIAL BUILDING LOTS.

VEGETATION:

PROPOSED DEVELOPMENT WILL REQUIRE CLEARING AND GRUBBING OF THE EXISTING VEGETATION DUE TO ALTERING GRADES.

RAINFALL INFORMATION:

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

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:

TOTAL PROJECT AREA: ?? ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 28.56 ACRES

IMPERVIOUS AREAS:

IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 0.00
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 15.5

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

STORMWATER RUNOFF WILL BE CAPTURED AND ROUTED TO EITHER AN UNDERGROUND SYSTEM OR A SURROUNDING DETENTION POND. WHEN RUNOFF EXCEEDS THE NWL IN THE PONDS, IT IS THE ROUTED TO A BIOFILTRATION BASIN WHICH IS THEN ROUTED TO CHASKA CREEK.

DESCRIPTION OF RECEIVING WATERS:

THE PROJECT DRAINS INTO CHASKA CREEK, WHICH A MINNESOTA IMPAIRED WATER. RUNOFF WILL BE ROUTED TO DETENTION PONDS, UNDERGROUND SYSTEMS, AND BIOFILTRATION BASINS BEFORE BEING DISCHARGED INTO THE CREEK.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

THERE ARE NO KNOWN SENSITIVE AREAS ON OR NEAR THE CONSTRUCTION SITE.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

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

1.9 ENDANGERED/THREATENED SPECIES

NO KNOWN THREATENED OR ENDANGERED SPECIES ARE PRESENT ON SITE.

1.10 HISTORIC PRESERVATION

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

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

THE LGU FOR STORMWATER MANAGEMENT IS THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION (CCWMO). CCWMO REQUIRES RATE CONTROL, WATER QUALITY CONTROL, AND VOLUME REDUCTION. THESE REGULATIONS HAVE BEEN MET BY THE DESIGNED SYSTEMS.

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

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

C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.03 - EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
C-5.04 - SWPPP NARRATIVE
C-5.05 - SWPPP NARRATIVE

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:

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

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

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

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

SEDIMENT CONTROL BMPS:

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

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

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

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

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

PHASING OF GROUND DISTURBANCE SHALL BE IN ACCORDANCE WITH THE FINAL GRADING AND EROSION CONTROL PLANS.

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS.

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

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

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

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

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

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

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

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 7 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.

2. **PERMANENT STABILIZATION** - ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6. (DESCRIBE THE PERMANENT STABILIZATION).

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.5 PROTECT SLOPES

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

BMP DESCRIPTION: EROSION CONTROL BLANKET

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

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.

INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.6 PROTECT STORM DRAIN INLETS

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

BMP DESCRIPTION: SILT FENCE INLET PROTECTION

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INLET PROTECTION (INLET INSERT DEVICE)

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT INLET PROTECTION EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE CAPACITY OF THE DEVICE, OR, IF MORE STRINGENT, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

ALL STRUCTURAL SEDIMENT CONTROLS INTENDED TO RECEIVE AND TREAT CONSTRUCTION RUNOFF MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND ALTERATION CAN BEGIN AND MUST STAY IN OPERATION UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: INSTALL SILT FENCE AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: BIOLOGS

INSTALLATION SCHEDULE: INSTALL BIOLOGS AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT BIOLOGS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE BIOLOG. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.8 RETAIN SEDIMENT ON-SITE

ANY OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.

[FILL OUT THE FOLLOWING IF SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED - REMINDER, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED BY THE GENERAL PERMIT WHERE DISTURBED AREAS OF 10 ACRES OR MORE DRAIN TO A COMMON LOCATION (SECTION 14); FOR DISCHARGES TO SOME SPECIAL WATERS AND IMPAIRED WATERS, TEMPORARY SEDIMENTATION BASINS ARE REQUIRED WHERE DISTURBED AREAS OF 5 ACRES OR MORE DRAIN TO A COMMON LOCATION (SECTION 23.10) IF A TEMPORARY SEDIMENTATION BASIN IS REQUIRED BUT UNFEASIBLE, A NOT MUST BE ADDED TO THE DOCUMENT STATING SUCH.] TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED DURING CONSTRUCTION TO CAPTURE AND TREAT SEDIMENT LADEN RUN OFF. THE TEMPORARY SEDIMENTATION BASINS HAVE BEEN DESIGNED TO [RETAIN THE RUNOFF FROM A 2 YEAR, 24 HOUR STORM EVENT, EXCEPT THAT IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1,800 CUBIC FEET OF LIVE STORAGE] OR [PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN]. THE OUTLET STRUCTURE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE IN ACCORDANCE WITH SECTION 14.5 AND 14.6 OF THE GENERAL PERMIT. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER A CONNECTION TO A SURFACE WATER (SECTION 14.7 OF THE GENERAL PERMIT)(MODIFY TO BE IN ACCORDANCE WITH SECTION 23 OF THE PERMIT IF APPLICABLE)

BMP DESCRIPTION: TEMPORARY SEDIMENTATION BASIN

INSTALLATION SCHEDULE: INSTALL TEMPORARY SEDIMENTATION BASIN PRIOR TO BEGINNING UPSLOPE LAND DISTURBING ACTIVITIES. IF THIS IS NOT POSSIBLE DUE TO EXISTING TOPOGRAPHY, LIMIT DISTURBANCE TO ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENTATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT TEMPORARY SEDIMENTATION BASINS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE VOLUME OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. THIS MAINTENANCE MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF CONDITIONS DO NOT ALLOW MAINTENANCE TO BE PERFORMED WITHIN 72 HOURS, DOCUMENT THE CAUSE OF DELAY ON THE MAINTENANCE FORM. REFER TO SECTION 3.1 OF THIS SWPPP FOR BASIN DRAINING GUIDELINES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.9 ESTABLISH VEHICLE TRACKING PADS

VEHICLE TRACKING PADS HAVE BEEN DESIGNED TO PREVENT SEDIMENT TRACK OFF. IF THERE IS EVIDENCE OF SEDIMENT TRACKING FROM VEHICLES IN PAVED AREAS, THE SEDIMENT MUST BE REMOVED BY STREET SWEEPING OR OTHER METHOD AS SOON AS FEASIBLY POSSIBLE, BUT NO LONGER THAN 24 HO

2.10 CONTROL STORMWATER DISCHARGE POINTS

1. PIPE OR OTHER TEMPORARY OR PERMANENT OUTLETS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
2. STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN 200 FEET OF THE PROPERTY EDGE WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF CONNECTION.

BMP DESCRIPTION: RIPRAP

INSTALLATION SCHEDULE: INSTALL RIPRAP AS SHOWN ON SWPPP PLANS AND/OR GRADING PLANS. INSTALLATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT OUTLETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING RIPRAP ENERGY DISSIPATION WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST. ANY OFF SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN MANNER AND AT A FREQUENCY TO MINIMIZE OFF-SITE IMPACTS.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.11 CHEMICAL EROSION AND SEDIMENT CONTROL BMPS

POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE APPLIED AFTER CONVENTIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. CONSIDERATION MUST BE GIVEN WHEN SELECTING CHEMICALS TO THE EXPECTED SOIL TYPES TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, THEY MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.13 ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS

(DESCRIBE ANY ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS OR DELETE THIS SECTION)

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 3: DEWATERING & BASIN DRAINING

3.1 DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MINNESOTA DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR. (PROJECT SPECIFIC DEWATERING PROCESS MUST BE DEFINED)

SECTION 4: GOOD HOUSEKEEPING BMPS

4.1 MATERIAL HANDLING AND WASTE MANAGEMENT

1. **SOLID WASTE DISPOSAL** - NO SOLID MATERIALS, INCLUDING CONSTRUCTION AND DEMOLITION MATERIALS, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, SHALL BE ALLOWED TO BE CARRIED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. DISPOSAL OF SOLID WASTES MUST COMPLY WITH MPCA REQUIREMENTS.
2. **GROUNDWATER PROTECTION** - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
3. **SANITARY FACILITIES** - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE WHERE REQUIRED BY STATE OR LOCAL REGULATIONS. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND BE SERVICED BY A COMMERCIAL OPERATOR.

4.2 ESTABLISH PROPER STORAGE, HANDLING & DISPOSAL PRACTICES

HAZARDOUS MATERIALS & TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN WATERPROOF CONTAINERS WITH SECONDARY CONTAINMENT, AND THEIR LOCATION(S) MUST BE NOTED ON THE SWPPP MAP. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES IN ACCORDANCE WITH SECTION 12.4 OF THE GENERAL PERMIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE UNDER COVER BY PLASTIC SHEETING OR TEMPORARY ROOFS TO PREVENT DISCHARGE, OR PROTECTED BY SIMILAR EFFECTIVE MEANS TO PREVENT CONTACT WITH STORMWATER.

4.3 DESIGNATE WASHOUT AREAS

THE CONTRACTOR SHALL DESIGNATE AREAS FOR CONCRETE AND OTHER (STUCCO, PAINT, FOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY) WASHOUTS, AND NOTE THE LOCATIONS ON THE SITE MAP. ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LAYER. A COMPACTED CLAY LINER IS NOT AN ACCEPTABLE IMPERMEABLE LAYER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM SITE WORKERS TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

BMP DESCRIPTION: CONCRETE WASHOUT

INSTALLATION SCHEDULE: PRIOR TO CONCRETE WORK.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT CONCRETE WASHOUTS FOR EVIDENCE OF DISCHARGE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING CONCRETE WASHOUTS WITHIN 3 DAYS OR BY THE NEXT USE, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

4.4 ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL DESIGNATE AREAS FOR EQUIPMENT FUELING, CLEANING, MAINTENANCE AND REPAIR, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAPS. RUNOFF MUST BE CONTAINED WITHIN THE DESIGNATED AREAS (I.E. THROUGH USE OF A TEMPORARY BERM). THE AREAS MUST NOT BE LOCATED IN ANY SURFACE WATER. SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4.5 CONTROL EQUIPMENT/VEHICLE WASHING

THE CONTRACTOR SHALL DESIGNATE LOCATION(S) FOR VEHICLE WASHING, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAP. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS AND SOLVENTS. ENGINE DEGREASING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS ALSO PROHIBITED.

4.6 SPILL PREVENTION AND CONTROL PLAN

1. **ACCIDENTAL SPILL** - DISCHARGE OF OIL OR OTHER HAZARDOUS SUBSTANCES IS SUBJECT TO REPORTING AND CLEAN UP REQUIREMENTS. IN CASE OF AN ACCIDENTAL SPILL, THE MINNESOTA POLLUTION CONTROL AGENCY IS TO BE NOTIFIED AT THEIR **24-HOUR TELEPHONE NUMBER: 651-649-5451**. REFER TO SECTION 12 OF THE GENERAL PERMIT.
2. **GROUNDWATER PROTECTION** - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

4.7 ANY ADDITIONAL BMPS

[DESCRIBE ANY ADDITIONAL GOOD HOUSEKEEPING BMPS OR DELETE THIS SECTION]

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 5: POST-CONSTRUCTION BMPS

[DESCRIBE PERMANENT STORM WATER SYSTEM, AND INCLUDE REFERENCE TO DESIGN CALCULATIONS. REFER TO SECTION 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT, AS WELL AS LGU REQUIREMENTS. NOTE: THE 2018 GENERAL PERMIT REQUIRES INFILTRATION OF THE WATER QUALITY VOLUME (1" OVER THE NEW IMPERVIOUS)]

BMP DESCRIPTION: UNDERGROUND INFILTRATION BASIN

INSTALLATION SCHEDULE: DURING GRADING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED SEMI-ANNUALLY TO ENSURE THE DRAWDOWN TIME OF 48-HOURS IS MAINTAINED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSPECTION AND MAINTENANCE.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: SUMP MANHOLE

INSTALLATION SCHEDULE: ALONG WITH STORM SEWER NETWORK

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED (AND CLEANED OUT IF DEEMED NECESSARY) SEMI-ANNUALLY TO ENSURE THAT SEDIMENT IS NOT BEGINNING TO WASH OUT DURING STORM EVENTS. DEVICES SHOULD BE CLEANED OUT AT LEAST ONCE PER YEAR OR AS NEEDED.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INFILTRATION BASIN

INSTALLATION SCHEDULE: AFTER SITE IS STABILIZED

MAINTENANCE AND INSPECTION REQUIREMENTS: NO HEAVY EQUIPMENT TO BE PLACED IN THESE AREAS, MINIMIZING THE COMPACTION. PERIODIC CHECK OF FLOW CONDITIONS TO TRACK DRAWDOWN OF THE WATER IN THE BASIN.

THE DEVICE WILL BE INSPECTED AND CLEARED OF SEDIMENT BUILD UP TWICE PER YEAR AND AS NEEDED. PLANTED VEGETATION ALSO NEEDS TO BE INSPECTED PERIODICALLY AND REPLACED AS NECESSARY. INSPECTION WILL ALSO INCLUDE CHECKING FOR ANY PROBLEMATIC EROSION TAKING PLACE ON THE SLOPES OF THE BASIN. EROSION ISSUES WILL BE REPAIRED AS THEY ARE FOUND.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: FILTRATION BASIN

INSTALLATION SCHEDULE: THE FILTRATION BASIN WILL BE INSTALLED DURING THE INITIAL GRADING FOR THE SITE. THE STORM SEWER SYSTEM WILL THEN BE CONNECTED INTO THE FILTRATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: ONCE CONSTRUCTION IS COMPLETE, THE BASIN WILL BE INSPECTED AND CLEARED OF ANY SEDIMENT BUILD-UP TWICE PER YEAR AND AS NEEDED. INSPECTION WILL ALSO INCLUDE CHECKING FOR EROSION ISSUES ALONG THE SLOPES OF THE BASIN AND CLEANING ANY DEBRIS FROM THE INLET PIPES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: (ADD BMPS OR DELETE THIS SECTION)

INSTALLATION SCHEDULE:

MAINTENANCE AND INSPECTION REQUIREMENTS:

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 6: INSPECTIONS

6.1 INSPECTIONS

1. **INSPECTION FREQUENCY AND RESPONSIBILITY**

[OPTION 1 - CONTRACTOR RESPONSIBLE FOR INSPECTIONS]

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

[OPTION 2 - OWNER RESPONSIBLE FOR INSPECTIONS]

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE OWNER'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

2. **INSPECTION PROCEDURES** - EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

A. PRE-INSPECTION PREPARATION:

1. INSPECTORS SHOULD BE FAMILIAR WITH THE SWPPP, INCLUDING THE EROSION AND SEDIMENT CONTROL PLANS, PAST INSPECTION REPORTS, AND MAINTENANCE LOGS.
2. [DELETE THIS NOTE IF THE SITE DOES NOT HAVE SPECIAL DISCHARGE REQUIREMENTS] PAY SPECIAL ATTENTION TO STORM WATER DISCHARGE TO SPECIAL/IMPAIRED WATERS AND WETLANDS; DISCHARGES TO SPECIAL/IMPAIRED WATERS AND WETLANDS HAVE ADDITIONAL REQUIREMENTS THAT ARE DESCRIBED IN SECTION 23 OF THE GENERAL PERMIT, AND ADDRESSED IN THIS SWPPP.

B. SITE ENTRY:

1. BEFORE ENTERING THE SITE, OBSERVE THE SURROUNDINGS AND VARIOUS STAGES OF CONSTRUCTION. NOTE AREAS FOR IN-DEPTH REVIEW AND ANY POTENTIAL ISSUES.
2. THIS IS A GOOD TIME TO VIEW CONSTRUCTION SITE VEHICLE TRACKING PAD LOCATIONS AND PERIMETER CONTROLS.

C. RECORDS REVIEW:

1. VERIFY THAT A COPY OF THE SWPPP AND APPLICATION FOR THE NPDES STORM WATER PERMIT, AND COPIES OF ALL CONSTRUCTION SITE INSPECTIONS ARE ON SITE.
2. VERIFY THAT THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AS WELL AS CONSTRUCTION PHASING, IS GENERALLY BEING FOLLOWED.
3. SWPPPS ARE INTENDED TO BE DYNAMIC DOCUMENTS, VERIFY THAT AMENDMENTS OR CHANGES TO THE SWPPP ARE BEING MADE WHEN:
   A. A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVE A SIGNIFICANT EFFECT ON STORM WATER DISCHARGES
   B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE
   C. THE SWPPP IS NOT CONSISTENT WITH THE TERMS OF THE GENERAL PERMIT

D. SITE INSPECTION (NOTE TIMELINES FOR MAINTENANCE INCLUDED IN INSPECTION/MAINTENANCE REPORT)

1. INSPECT DISCHARGE POINTS DOWNSTREAM AND OFF-SITE AREAS FOR SIGNS OF IMPACT.
2. INSPECT PERIMETER CONTROLS:
   A. HAVE PERIMETER CONTROLS BEEN PROPERLY INSTALLED AND MAINTAINED?
   B. ARE VEHICLE TRACKING PADS FUNCTIONING PROPERLY? ARE ADDITIONAL ENTRANCES/EXITS BEING USED THAT ARE NOT STABILIZED?
   C. ALL STORM DRAINS MUST BE PROTECTED AND TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROLS INSTALLED.
   D. ALL EXPOSED SOILS MUST HAVE TEMPORARY OR PERMANENT EROSION PROTECTION WITHIN 7 DAYS OF INACTIVITY.
3. COMPARE BMPS IN THE SWPPP WITH CONSTRUCTION SITE CONDITIONS: ARE REQUIRED BMPS IN PLACE; ARE ADDITIONAL BMPS NEEDED; ARE BMPS IN PLACE PROPERLY INSTALLED AND MAINTAINED?
4. INSPECT AREAS THAT HAVE BEEN DISTURBED AND ARE NOT CURRENTLY BEING WORKED. ANY UNSEEDED OR UNMULCHED BARE AREAS THAT HAVE BEEN IDLE FOR 7 DAYS SHOULD BE NOTED.
5. INSPECT AREAS WITH FINAL STABILIZATION. IN ORDER FOR FINAL STABILIZATION TO BE ACHIEVED, AREAS MUST HAVE A UNIFORM COVER WITH A DENSITY OF 70% OVER ENTIRE AREA. TEMPORARY BMPS SHOULD BE REMOVED AND AREAS DISTURBED BY REMOVAL SEEDED AS NECESSARY.

E. EXIT INTERVIEW:

1. DEBRIEF THE PERSON IN CHARGE. EXPLAIN THE IDENTIFIED DEFICIENCIES AND ANY AREAS OF CONCERN.

F. A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE SWPPP ON SITE.

THE INSPECTION REPORT USED SHOULD INCLUDE, AT A MINIMUM, THE FOLLOWING:

- DATE & TIME OF INSPECTION
- NAME OF INSPECTOR(S)
- FINDINGS OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES AND NAMES OF PARTY COMPLETING MAINTENANCE
- DATE & AMOUNT OF RAINFALL
- RECORD OF ALL POINTS OF DISCHARGE FROM THE PROPERTY AND DESCRIPTION OF DISCHARGE
- NOTE TO UPDATE THE SWPPP

6.2 DELEGATION OF AUTHORITY

DULY AUTHORIZED REPRESENTATIVE(S) OR POSITION(S):

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

6.3 CORRECTIVE ACTION LOG

THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, INCORPORATES BOTH INSPECTION AND MAINTENANCE REPORTING INTO A SINGLE FORM. THIS FORM ALSO SPECIFIES THE TIME ALLOWED FOR CORRECTIONS TO BE PERFORMED. IF THE PARTY PERFORMING INSPECTIONS CHOOSES TO USE ANOTHER INSPECTION FORM, A SEPARATE CORRECTIVE ACTION LOG MUST BE PROVIDED.

SECTION 7: RECORD KEEPING AND TRAINING

7.1 RECORDKEEPING

RECORD RETENTION - THE OWNER MUST KEEP THE SWPPP INCLUDING ALL CHANGES MADE TO IT DURING CONSTRUCTION (SEE SECTION 7.2 OF THIS SWPPP), ALONG WITH THE FOLLOWING ADDITIONAL RECORDS ON FILE FOR THREE YEARS AFTER COMPLETION OF THE CONSTRUCTION PROJECT (FINAL STABILIZATION AND NOTICE OF TERMINATION):

1. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT
2. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS

7.2 AMENDMENTS

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN EXAMPLE OF A SWPPP UPDATE LOG FORM CAN BE PROVIDED UPON REQUEST.

MODIFICATIONS TO THE SWPPP - THIS SWPPP INTENDS TO CONTROL WATER-BORNE AND LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE SWPPP IN ORDER TO ACCOMPLISH THE INTENDED GOALS. THIS SWPPP MUST BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AT THE SITE. AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, AND/OR REVISED DRAWINGS. THIS SWPPP MUST BE UPDATED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

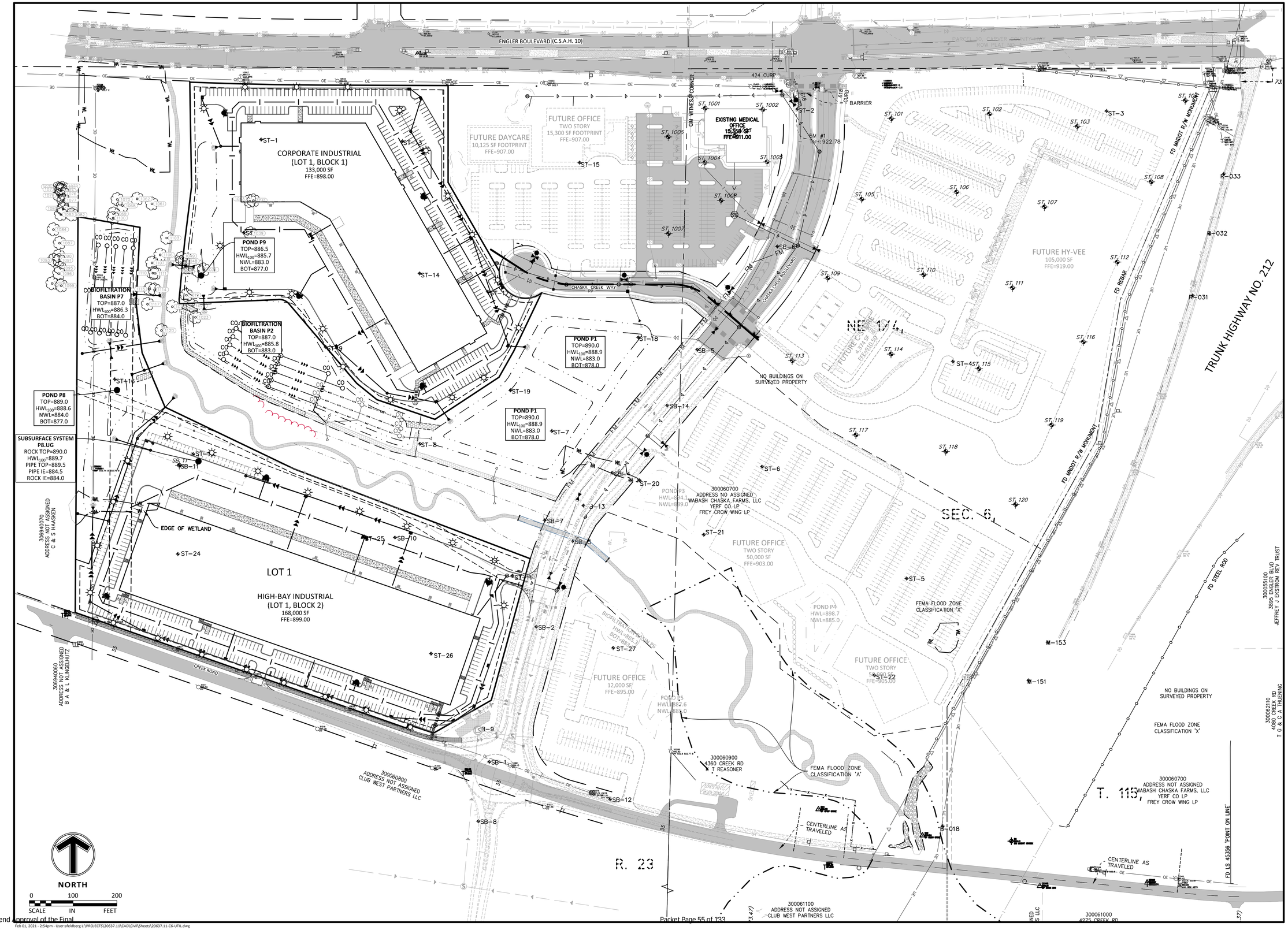
1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS.
2. INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE GENERAL PERMIT.
4. THE MPCA HAS DETERMINED THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN. IN THIS CASE, THE SWPPP MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IDENTIFIED CONCERNS.

7.3 TRAINING

THE PERMITTEE(S) MUST FULFILL TRAINING REQUIREMENTS AND INCLUDE RECORDS OF TRAINING IN THE SWPPP. REFRESHER TRAINING MUST BE ATTENDED EVERY THREE YEARS STARTING THREE YEARS, FROM THE ISSUANCE OF THE 2018 GENERAL PERMIT (ISSUED 8/1/18). INDIVIDUALS REQUIRED TO BE TRAINED INCLUDE:

1. INDIVIDUALS PREPARING THE SWPPP
2. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
3. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIV



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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Bussenius
Registration No. 45579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

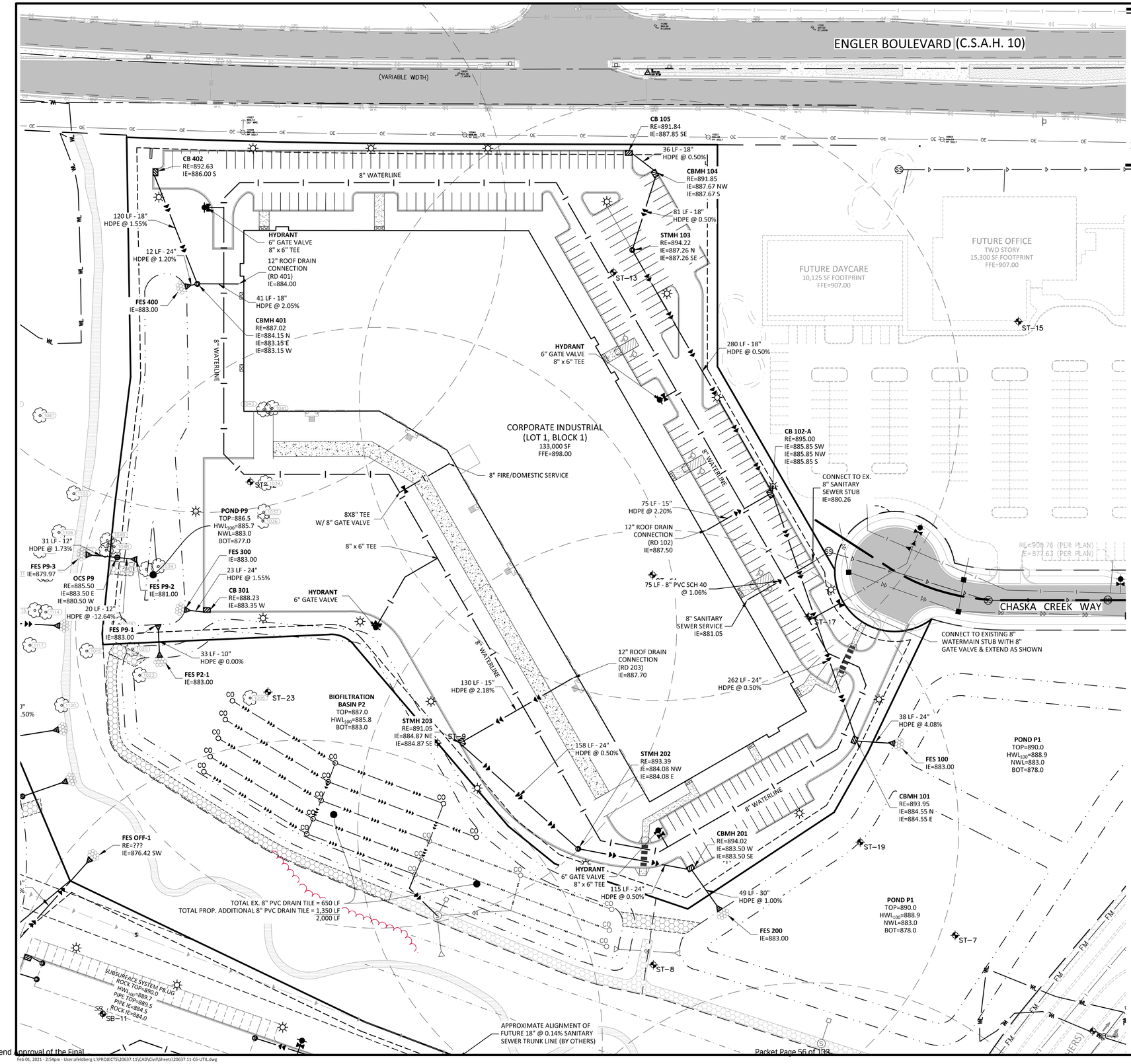
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
UTILITY PLAN - OVERALL

Sheet No. Revision
C6.01

Project No. 20637.11



LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN	W	W	
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
TELEPHONE	UT	UT	
300' FIRE HYDRANT COVERAGE			

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   - 2.2. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
     - 2.2.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
     - 2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
     - 2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   - 2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
     - 2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.5. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATED: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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

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

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

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763.476.8532 facsimile
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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

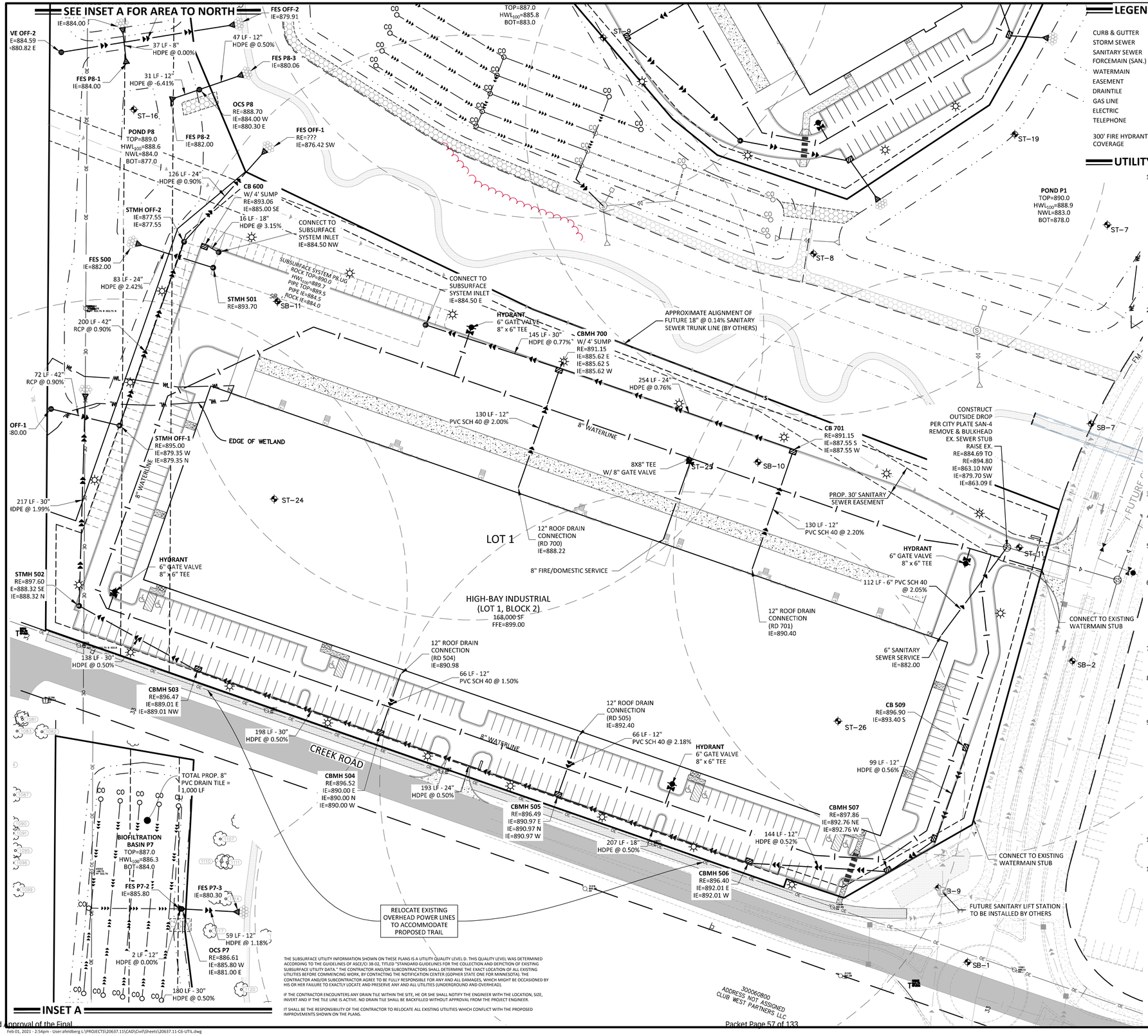
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
UTILITY PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C6.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN	W	W	
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
TELEPHONE	UT	UT	
300' FIRE HYDRANT COVERAGE			

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   - 2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
     - 2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
     - 2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   - 2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
     - 2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 2.5. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATED: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO _____. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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

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

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

NORTH

SCALE 0 50 100 IN FEET

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Buss, PE
Registration No. 44579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

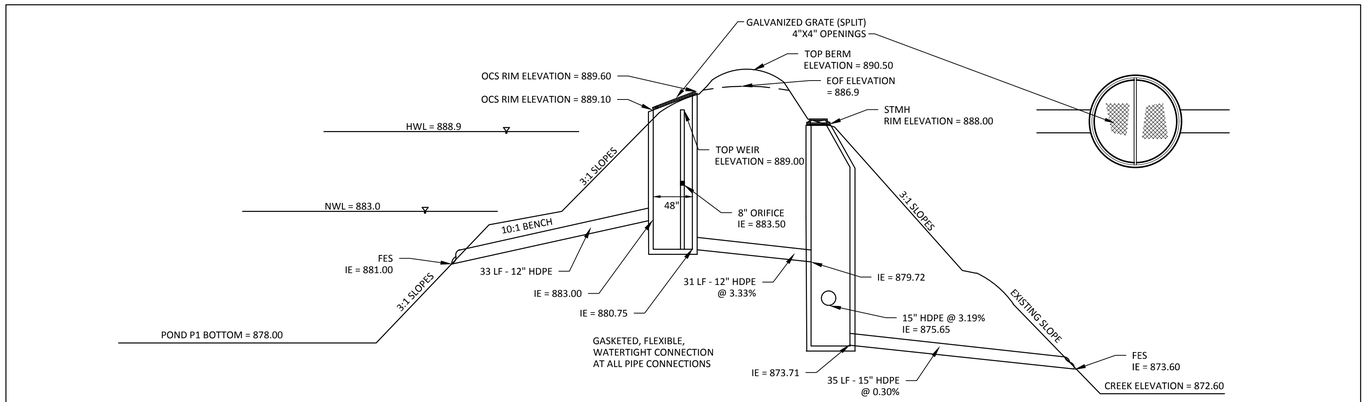
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
UTILITY PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C6.03

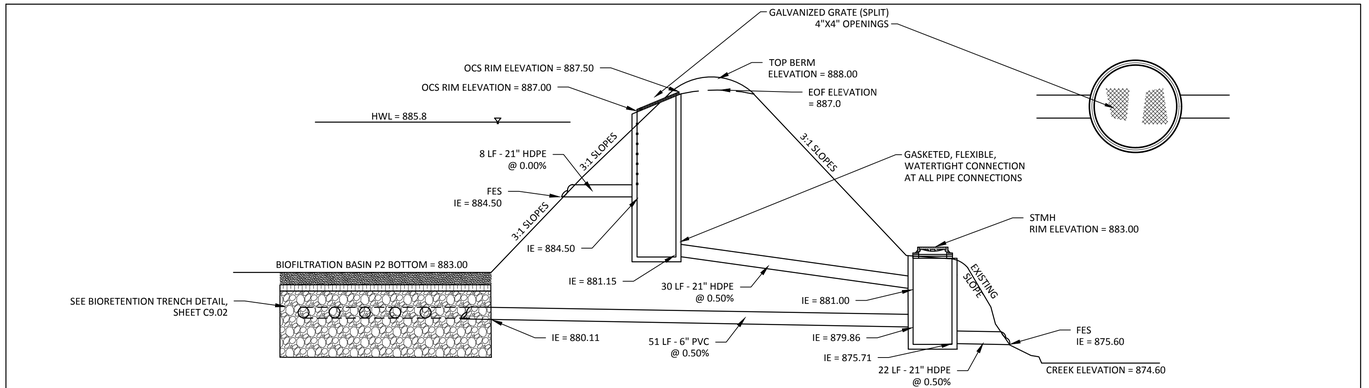
Project No. 20637.11

Feb 01, 2021 - 2:54pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C6-UTIL.dwg



POND P1 OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION

N.T.S.



BASIN P2 OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION

N.T.S.

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Location
CHASKA, MN

Certification
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PRELIMINARY

Printed Name: Brad Klatt
Registration No. 49329 Date: 12/01/2020

It is a violation of state statutes for any person to alter this plan in any way. If altered, the altering engineer must sign, stamp and date the plan and specifically describe the alteration. A reproducible copy of this plan is available upon request at Sambatek, Minnetonka, MN office.

Summary
Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

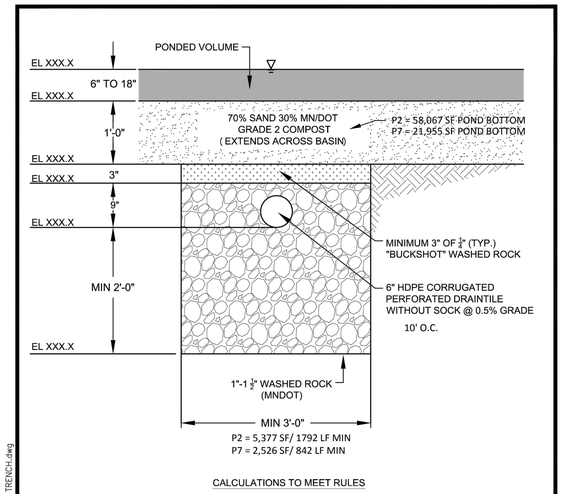
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
DETAILS

Sheet No. Revision
C9.01

Project No. 20637.11

Feb 01, 2021 - 2:28pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C9-DETAILS.dwg



CALCULATIONS TO MEET RULES

VOLUME:

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

WATER QUALITY:

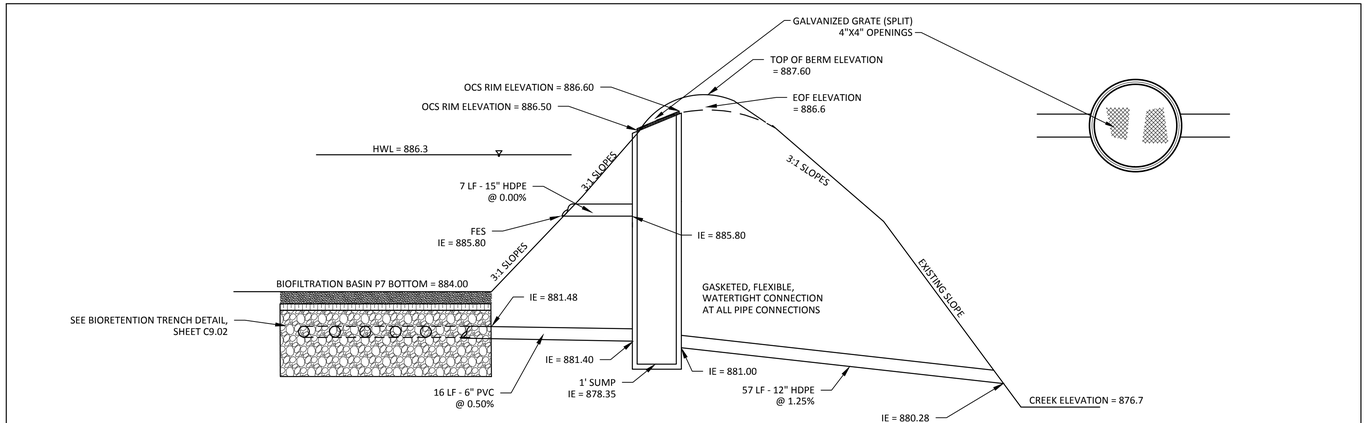
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. ~~TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR~~ 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

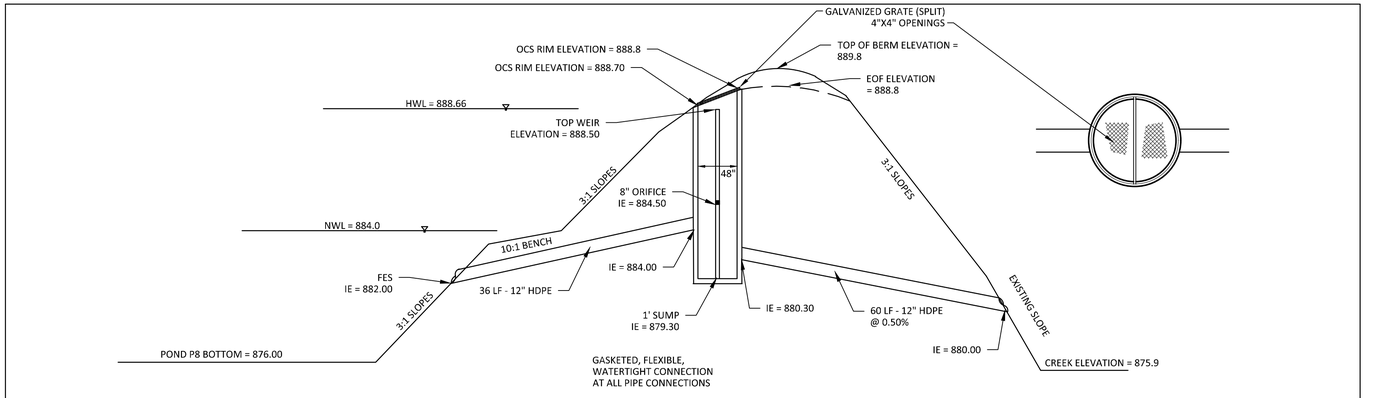
CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	BIORETENTION TRENCH	DEC 2016
			DETAIL 1

M:\1097\GENERAL DETAILS\December 2016 Details\1-BIORETENTION TRENCH.dwg



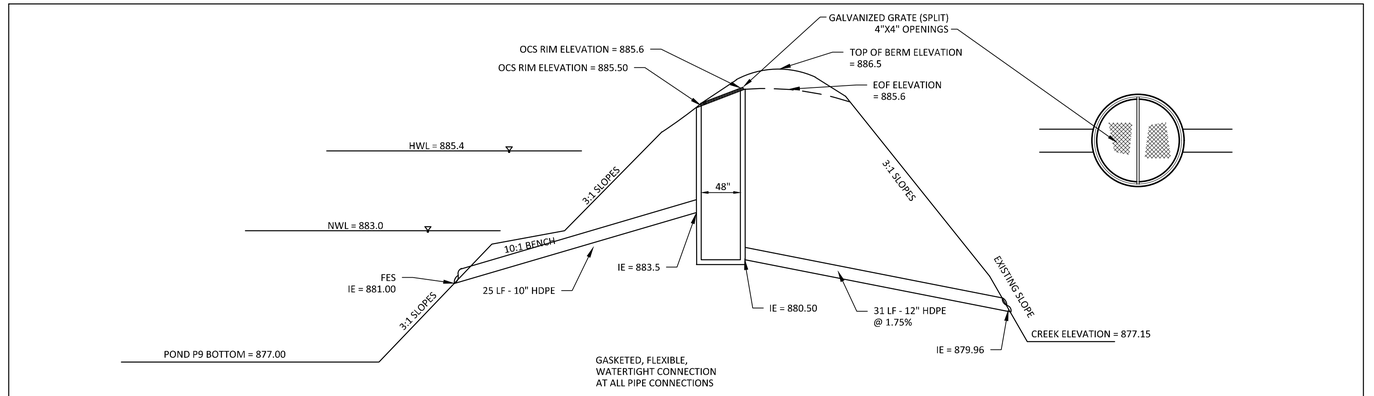
BASIN P7 OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION

N.T.S.



POND P8 OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION

N.T.S.



POND P9 OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION

N.T.S.

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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Bradley D. McKenney
Registration No. 49239 Date: 12/01/2020

Plans, specifications, reports, or documents prepared by the Engineer are instruments of service for use solely with respect to this project. They are not to be used by the Owner or others on extensions of this project or on any other project. Any reuse without written verification or adaptation by the Engineer for the specific purpose intended will be at the Owner's sole risk and without liability or legal exposure to the Engineer. All such unauthorized reuse shall indemnify and hold harmless the Engineer from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle the Engineer to further compensation at rates to be agreed upon by the Owner and Engineer.

Summary

Designed: AKF
Drawn: JGP
Approved: BDB
Book / Page:
Phase: PRELIMINARY
Initial Issue: 12/01/2020

Revision History

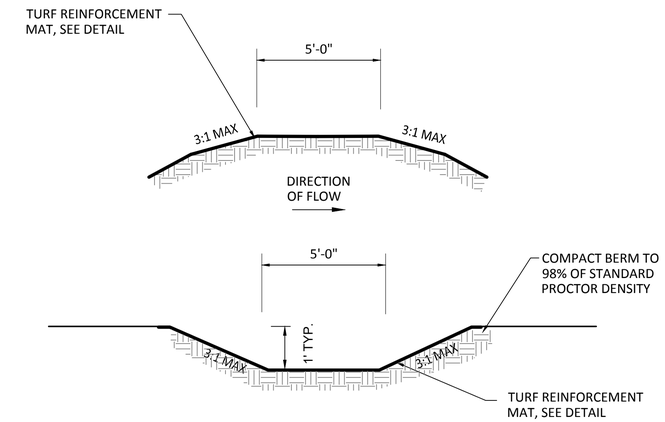
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
DETAILS

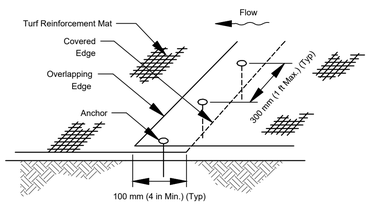
Sheet No. Revision
C9.02

Project No. 20637.11

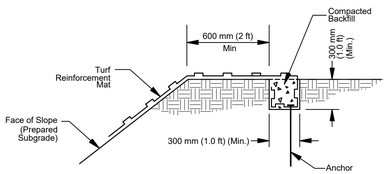
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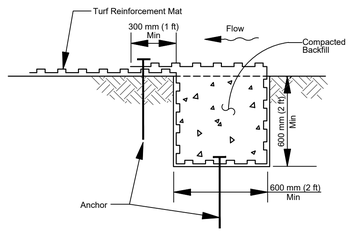
TYPICAL BASIN OVERFLOW



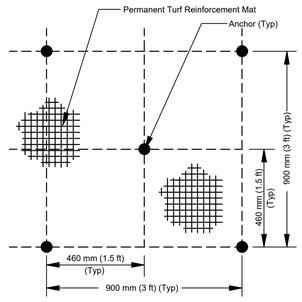
TURF REINFORCEMENT MAT OVERLAP JOINT (A1)



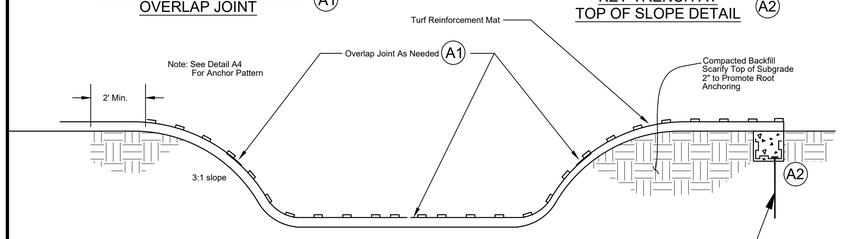
KEY TRENCH AT TOP OF SLOPE DETAIL (A2)



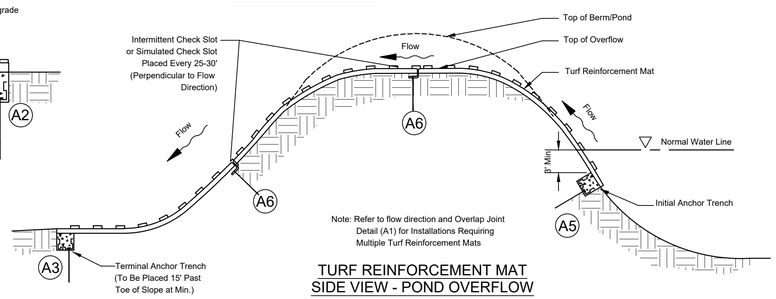
TERMINAL ANCHOR TRENCH (UPSTREAM) DETAIL (A3)



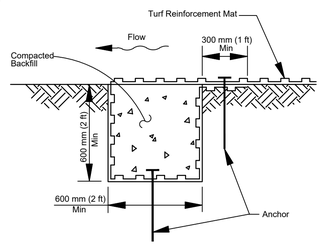
ANCHOR PATTERN (A4)



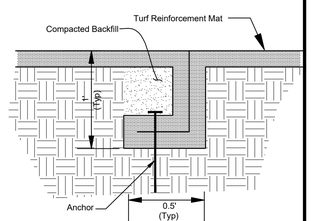
TURF REINFORCEMENT MAT SECTION VIEW - TOP OF POND OVERFLOW



TURF REINFORCEMENT MAT SIDE VIEW - POND OVERFLOW



INITIAL ANCHOR TRENCH (DOWNSTREAM) DETAIL (A5)



INTERMITTENT CHECK SLOT (A6)

TURF REINFORCEMENT MAT (TRM)

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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Brady L. McKenney
Registration No. 49239 Date: 12/01/2020

It is unlawful for any person to alter this plan, specification or report unless acting under the direction of the licensed professional who prepared it. If this plan, specification or report is altered, the altering professional shall stamp the plan, specification or report and include a description of the alteration. Reproducible copies of this survey are available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

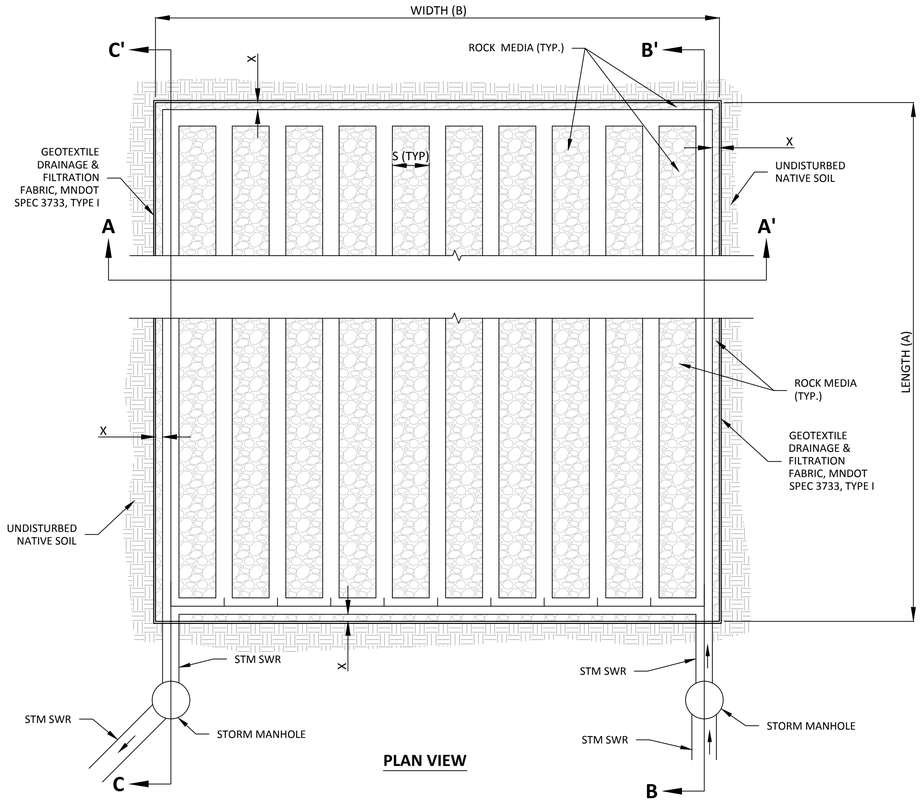
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
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Sheet Title
DETAILS

Sheet No. Revision
C9.03

Project No. 20637.11

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PLAN VIEW

NOTES:

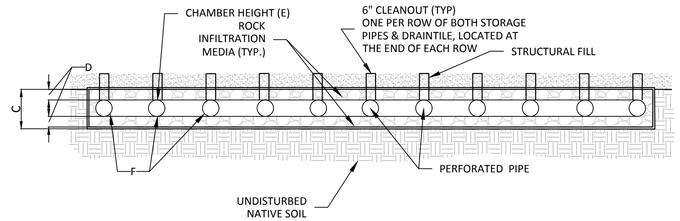
1. ROCK INFILTRATION MEDIA SHALL CONSIST OF AN OPEN GRADED ASTM NO. 2 CRUSHED STONE. LIMESTONE WILL NOT BE ACCEPTED

2. SHOP DRAWING SUBMITTALS FOR SUBSURFACE SYSTEMS SHALL INCLUDE INSTALLATION METHODS PER PIPE MANUFACTURER TO MAINTAIN STRUCTURAL CAPACITY OF PIPES. THE MATERIAL ON WHICH THE PIPE IS BEDDED SHALL BE SHAPED AND COMPACTED TO CONFORM TO THE BOTTOM OF THE PIPE, UP TO THE SPRINGLINE. (SEE NOTE #12 ON SHEET C6.01).

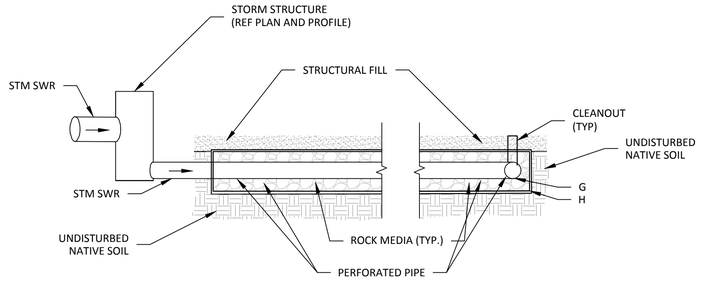
SUBSURFACE SYSTEMS

BMP	TYPE OF SYSTEM	LENGTH, FT (A)	WIDTH, FT (B)	SYSTEM DEPTH, FT (C)	PIPE COVER, IN (D)	PIPE SIZE, IN (E)	ROWS (F)	PIPE INVERT (G)	BOTTOM OF ROCK (H)	EDGE SPACING, IN (X)	PIPE SPACING, IN (S)	TOTAL STORAGE (CF)
P8.UG	PERF. CMP PIPE	232.00	44.50	6.00	6.0	60	6	884.50	884.00	12.0	30.0	41330.0

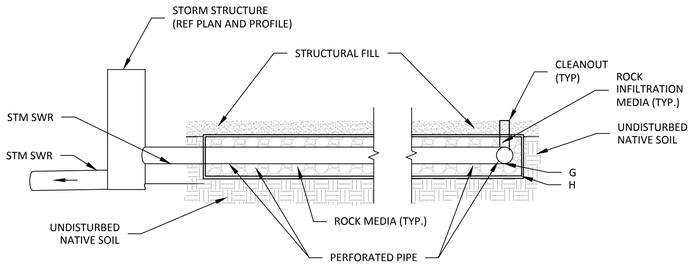
SUBSURFACE SYSTEMS



SECTION A - A'



SECTION B - B'



SECTION C - C'

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Project
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Location
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PRELIMINARY
Not for Construction

Bradley D. McKenney
Registration No. 43239 Date: 12/01/2020

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Summary
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Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

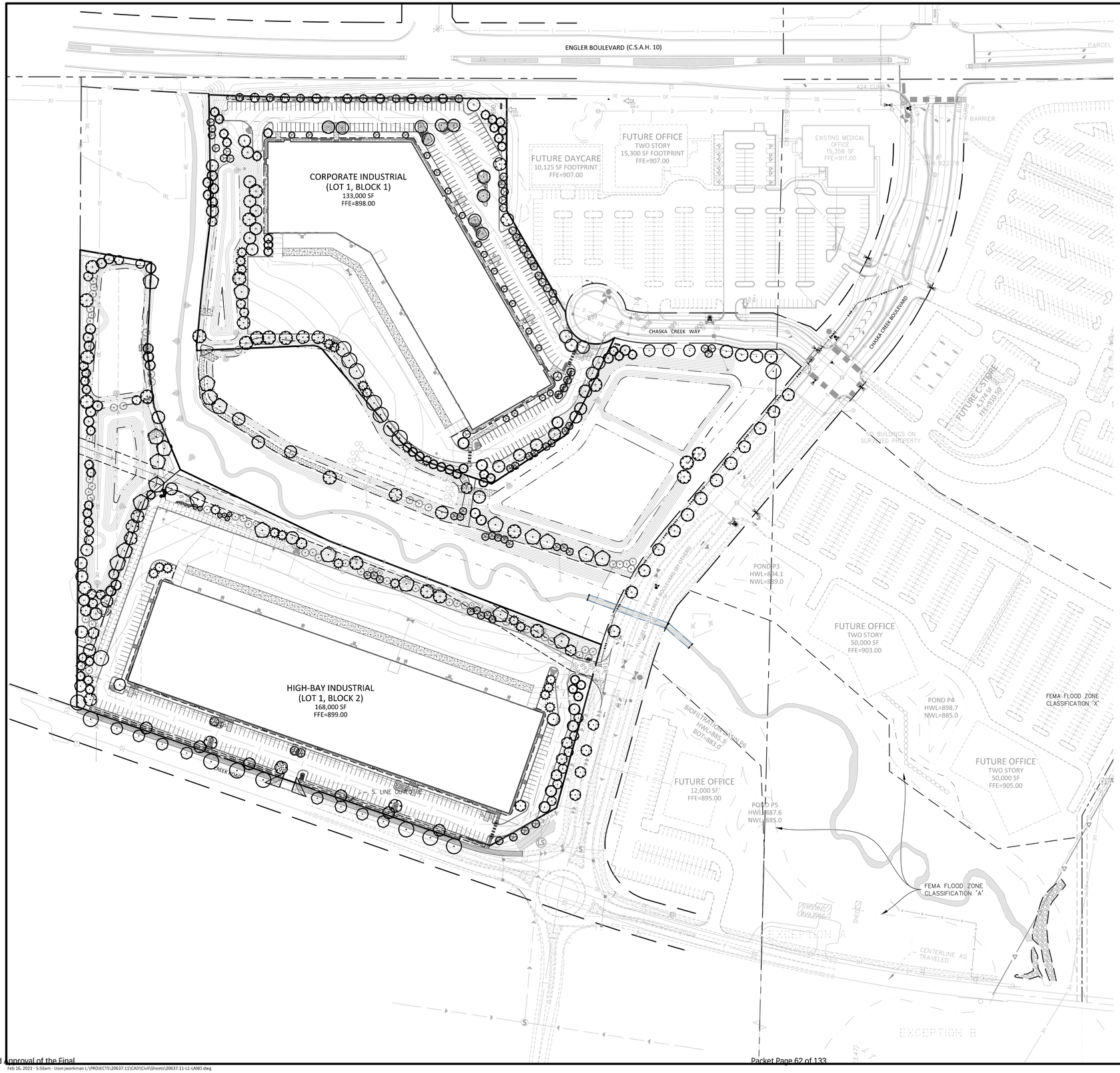
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
DETAILS

Sheet No. Revision
C9.04

Project No. 20637.11

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LEGEND

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

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

NORTH

0 100 200

SCALE IN FEET

CHASKA LANDSCAPE CODE

TREE SUMMARY :LOT1 BLOCK1	2.5"	3.0"	3.5"	4.0"	TOTALS
REQUIRED (CAL. IN):	292"	42"	42"	42"	418"
REQUIRED (TREES):	116	14	12	11	153
LOT1, BLOCK1 PROPOSED (CAL. IN):	170"	171"	49"	56"	**446"**
LOT1, BLOCK1 PROPOSED (TREES):	68	57	14	14	**153**

TREE SUMMARY :LOT1 BLOCK2	2.5"	3.0"	3.5"	4.0"	TOTALS
REQUIRED (CAL. IN):	368"	53"	53"	53"	527"
REQUIRED (TREE):	147	18	15	13	193
LOT1, BLOCK2 PROPOSED (CAL. IN):	288"	96"	119"	52"	**555"**
LOT1, BLOCK2PROPOSED (TREES):	115	32	34	13	**194**

ADDITIONAL REQUIREMENTS	L1B1 REQ.	L1B1 PROP.	L1B2 REQ.	L1B2 PROP
ORNAMENTAL TREES:	38	77	48	18
SHRUBS/PERENNIALS:	443	385	560	697
TOTALS REQUIRED/PROPOSED:	ORNAMENTAL TREES: 86/95		SHRUBS: 1,003/1,082	

TREE SCHEDULE

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	2.5"Cal		17
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		8
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		23
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		24
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10'	4
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		13
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		15
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		22
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		13
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		26
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		23
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		25
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		13
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6'	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6'	51
	NS	Picea abies / Norway Spruce	B & B		7'	33
	BS	Picea glauca densata / Black Hills Spruce	B & B		8'	25
	WP	Pinus strobus / White Pine	B & B		7'	14
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		15
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		31
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. McKinley
Registration No. 52234 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
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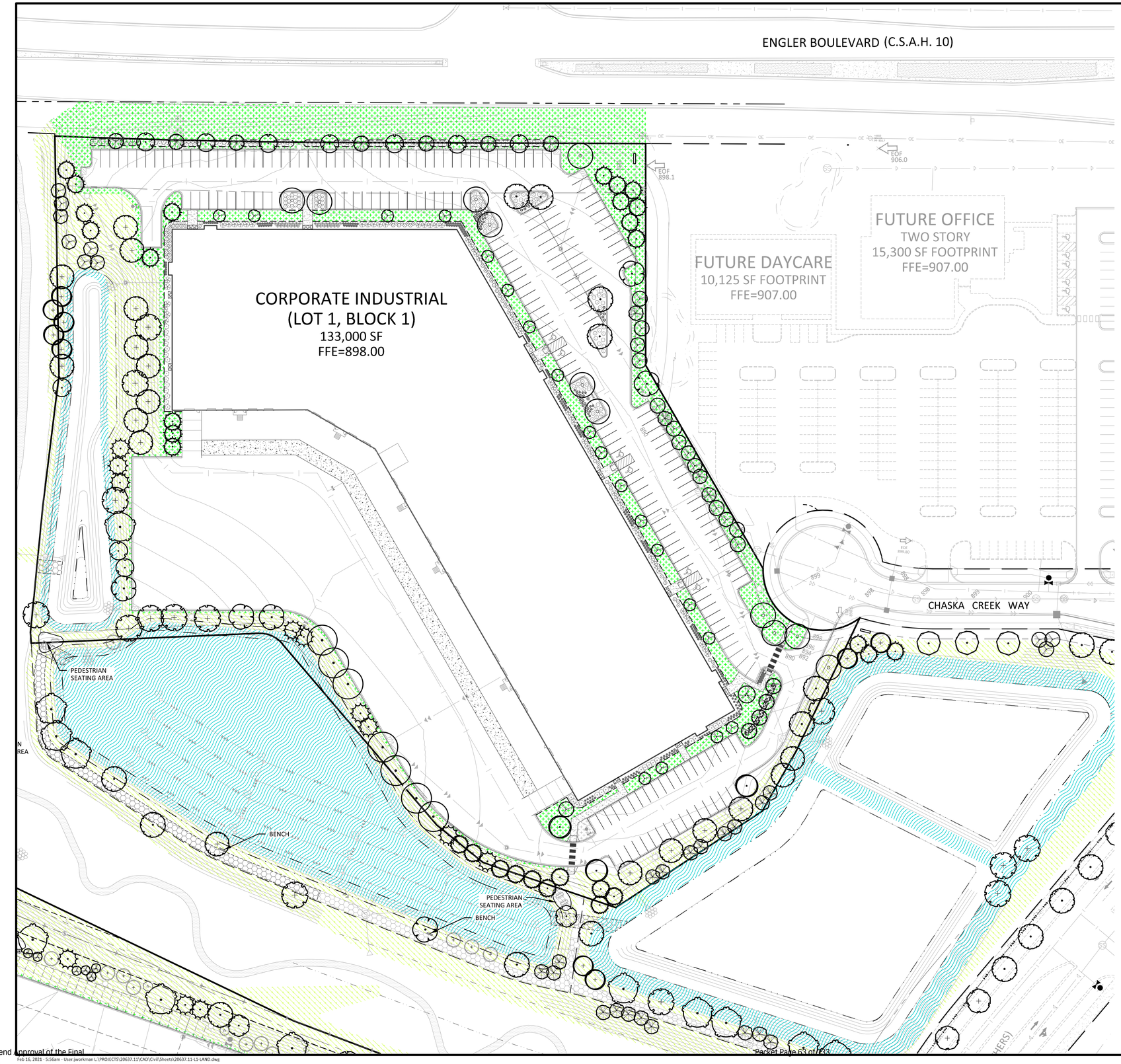
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
LANDSCAPE PLAN - OVERALL

Sheet No. Revision
L1.01

Project No. 20637.11

Feb 16, 2021 - 5:56am - User:jworkman L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS FM	
WATERMAIN		
YARDDRAIN		
SIGN		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

NORTH

0 50 100

SCALE IN FEET

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT A

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	2.5"Cal		8
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		3
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		9
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		9
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10`	1
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		6
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		14
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		1
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		10
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		14
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		17
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		3
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6`	9
	NS	Picea abies / Norway Spruce	B & B		7`	19
	BS	Picea glauca densata / Black Hills Spruce	B & B		8`	9
	WP	Pinus strobus / White Pine	B & B		7`	10
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		11
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		23
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			14
	CAM	Cornus alba `Minbat` TM / Baton Rouge Dogwood	5 gal			59
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			30
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal			18
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			87
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			74
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal			63
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			40
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			158
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			46
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal			37
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	MSY	Achillea millefolium `Moonshine` / Yarrow	1 gal			26
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			28
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			28

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. McKinney
Registration No. 51234 Date: 12/01/2020

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Summary

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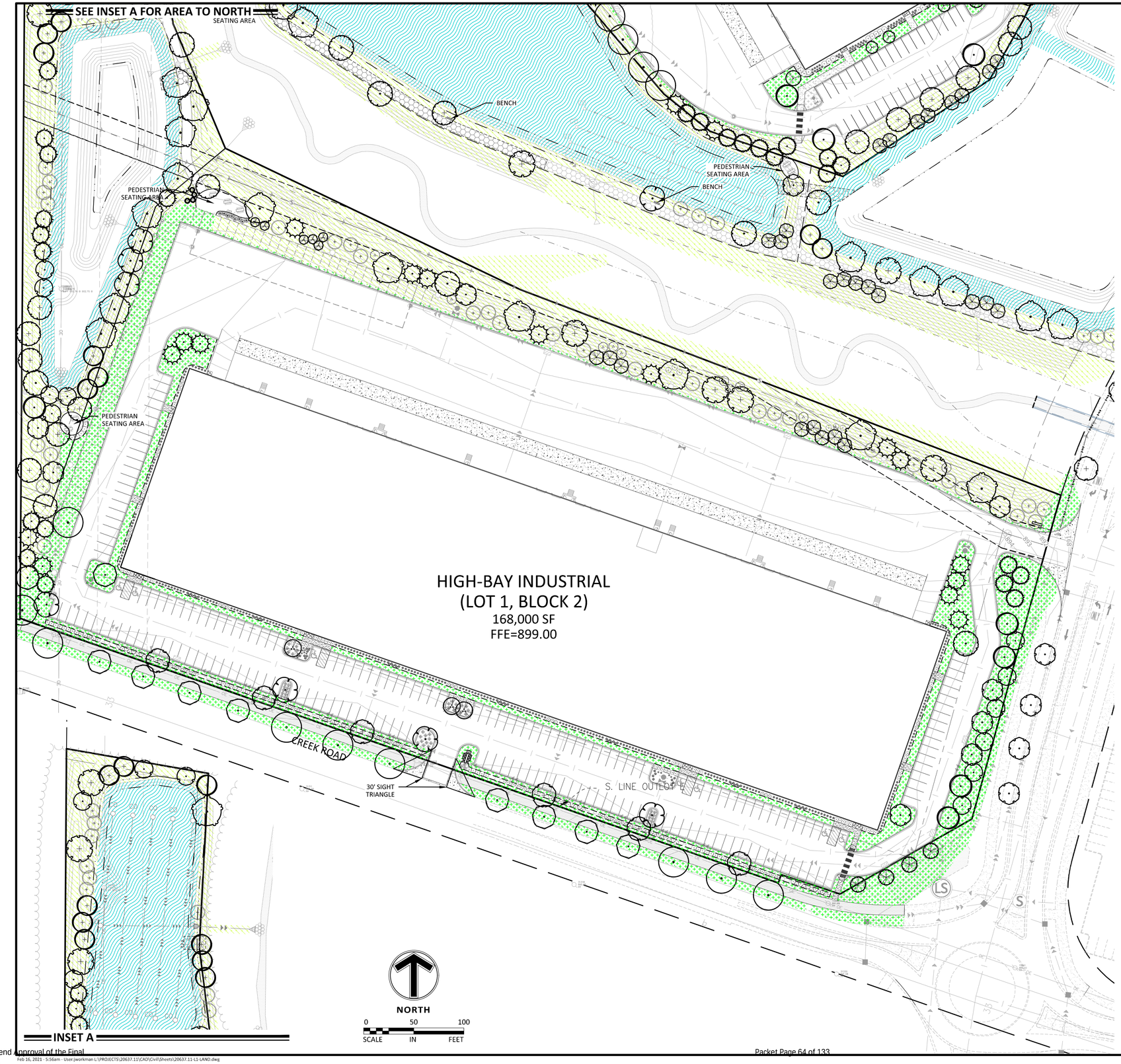
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
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Sheet Title
LANDSCAPE PLAN - LOT 1 BLOCK 1

Sheet No. Revision
L1.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			CONCRETE PAVING	
BUILDING				
RETAINING WALL			CONCRETE SIDEWALK	
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER	D	D		
SANITARY SEWER	S	S		
FORCEMAIN (SAN.)	LS FM	S		
WATERMAIN				
SIGN				
RIPRAP				

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT E

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	2.5"Cal		9
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		5
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		14
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		15
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10'	3
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		6
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		4
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		8
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		16
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		9
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		8
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		10
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6'	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6'	42
	NS	Picea abies / Norway Spruce	B & B		7'	14
	BS	Picea glauca densata / Black Hills Spruce	B & B		8'	16
	WP	Pinus strobus / White Pine	B & B		7'	4
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		4
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		8
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			52
	CD	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal			78
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			51
	FNG	Forsythia x `Northern Gold` / Northern Gold Forsythia	5 gal			17
	HAV	Hamamelis virginiana / Common Witch Hazel	5 gal			10
	JCM	Juniperus chinensis `Maneyi` / Maney Juniper	5 gal			8
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			24
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal			73
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			45
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	SWG	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal			14
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			243
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			66
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			16

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400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Joshua J. McKinney
Registration No. 43234 Date: 12/01/2020

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Summary

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Sheet Title
LANDSCAPE PLAN - LOT 1 BLOCK 2

Sheet No. Revision
L1.03

Project No. 20637.11

Feb 16, 2021 - 5:56am - User:jworkman L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



LEGEND

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

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

GROUNDCOVER SCHEDULE

GROUNDCOVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

NORTH

0 80 160

SCALE IN FEET

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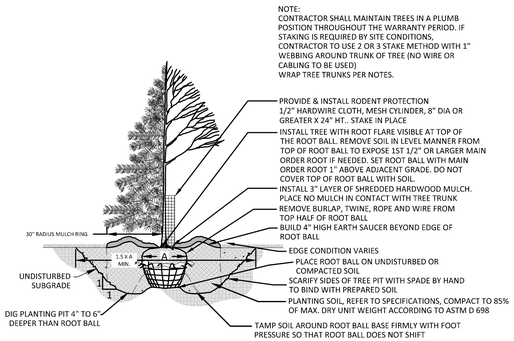
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
GROUNDCOVER PLAN

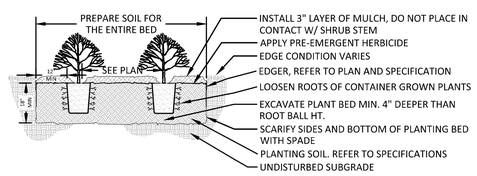
Sheet No. Revision
L1.04

Project No. 20637.11

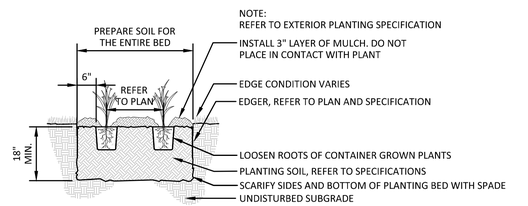
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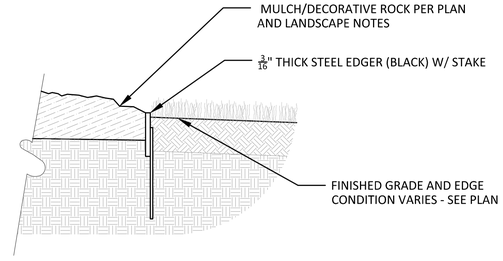
1 L1.05 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



2 L1.05 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.05 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.05 STEEL EDGER
1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

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

PLANTING NOTES:

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

TURF NOTES:

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

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.35-221 WILL BE PLACED AT THE RATE OF 36.5 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

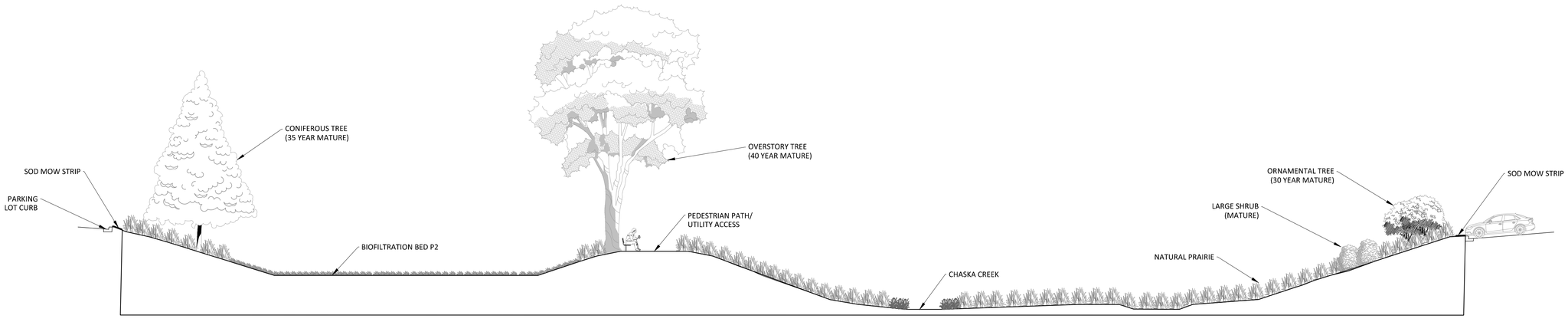
1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.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

IRRIGATION NOTES:

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

LOW MAINTENANCE FESCUE NOTES:

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



5 L1.05 SCREENING SECTION - CREEK
1" = 1'-0" P-CH-01

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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

PRELIMINARY

Joshua J. McKinley
Registration No. 43234 Date: 12/01/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
LANDSCAPE DETAILS & NOTES

Sheet No. Revision
L1.05

Project No. 20637.11

Feb 16, 2021 - 5:56am - User:jworkman L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	AA2	BACK-BACK	0.900	RAYON T322LEDB-300-UNI12-40-T5 MOUNT ON 25FT POLE WITH 3FT BASE	599.8	39738
	11	BB	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T3-HS MOUNT ON 25FT POLE WITH 3FT BASE	298.3	28979
	5	CC	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T4-HS MOUNT ON 25FT POLE WITH 3FT BASE	306.2	27876
	26	DD	SINGLE	0.900	RAYON T631LED-119-XXX-40-T4_0 WALL MOUNT AT APPROX 20FT	119.58	11980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.29	14.5	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	4.60	14.0	1.0	4.60	14.00
NORTH PARKING	Illuminance	Fc	4.45	12.0	1.0	4.45	12.00
SOUTH PARKING	Illuminance	Fc	4.72	11.4	2.4	1.97	4.75



TYPE AA2, BB & CC



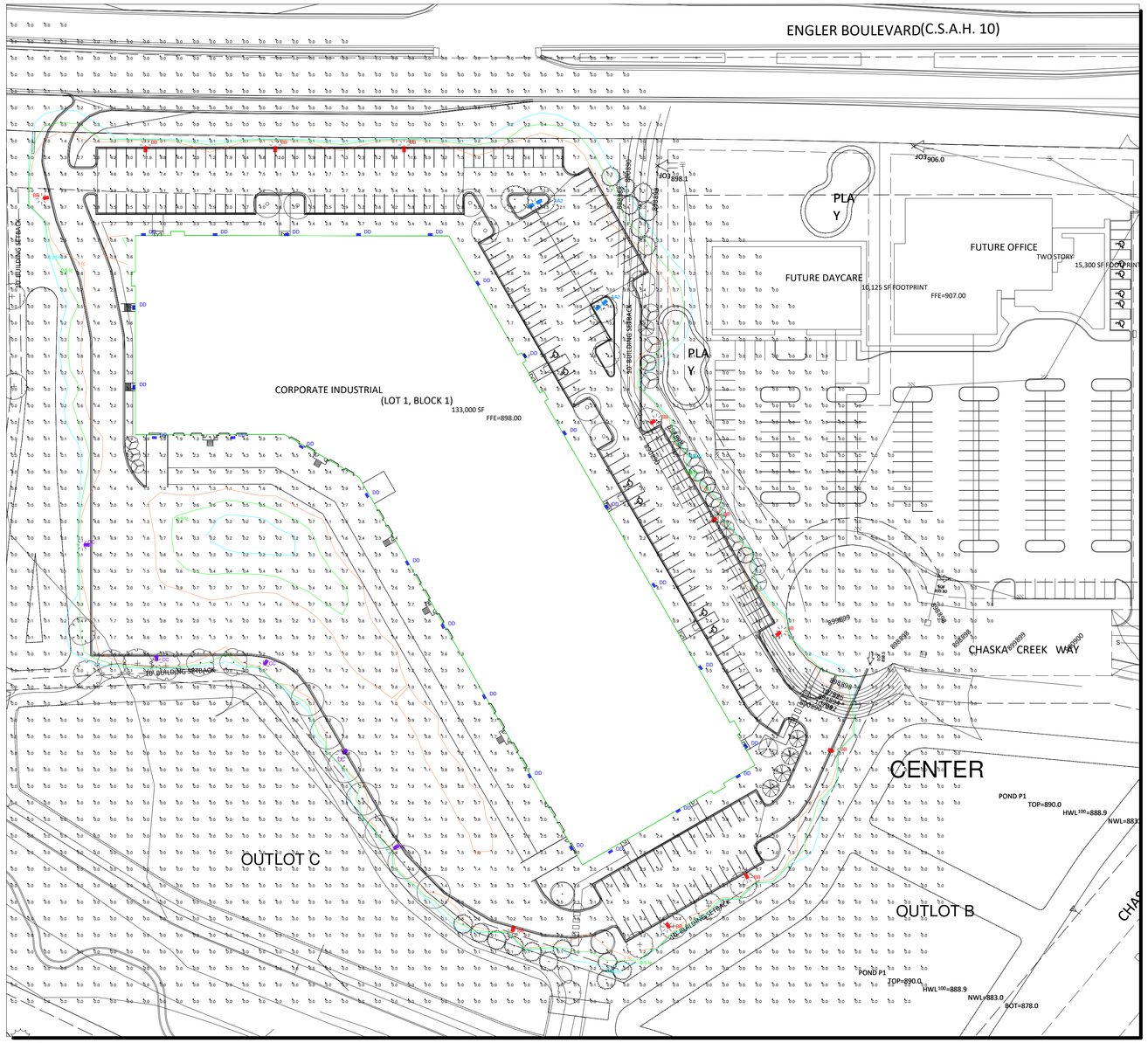
TYPE DD

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

#	Date	Comments
Revisions		

Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK
LOT 1 BLOCK 1

PAGE 1 OF 1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
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	8	CC	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T4-HS MOUNT ON 25FT POLE WITH 3FT BASE	306.2	27876
	28	DD	SINGLE	0.900	RAYON T631LED-119-XXX-40-T4_0 WALL MOUNT AT APPROX 20FT	119.58	11980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.31	12.6	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.07	3.3	1.6	1.29	2.06
NORTH PARKING	Illuminance	Fc	4.85	11.2	1.6	3.03	7.00
SOUTH PARKING	Illuminance	Fc	4.93	12.6	1.8	2.74	7.00
WEST PARKING	Illuminance	Fc	4.97	11.8	2.2	2.26	5.36



TYPE AA2, BB & CC



TYPE DD

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Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

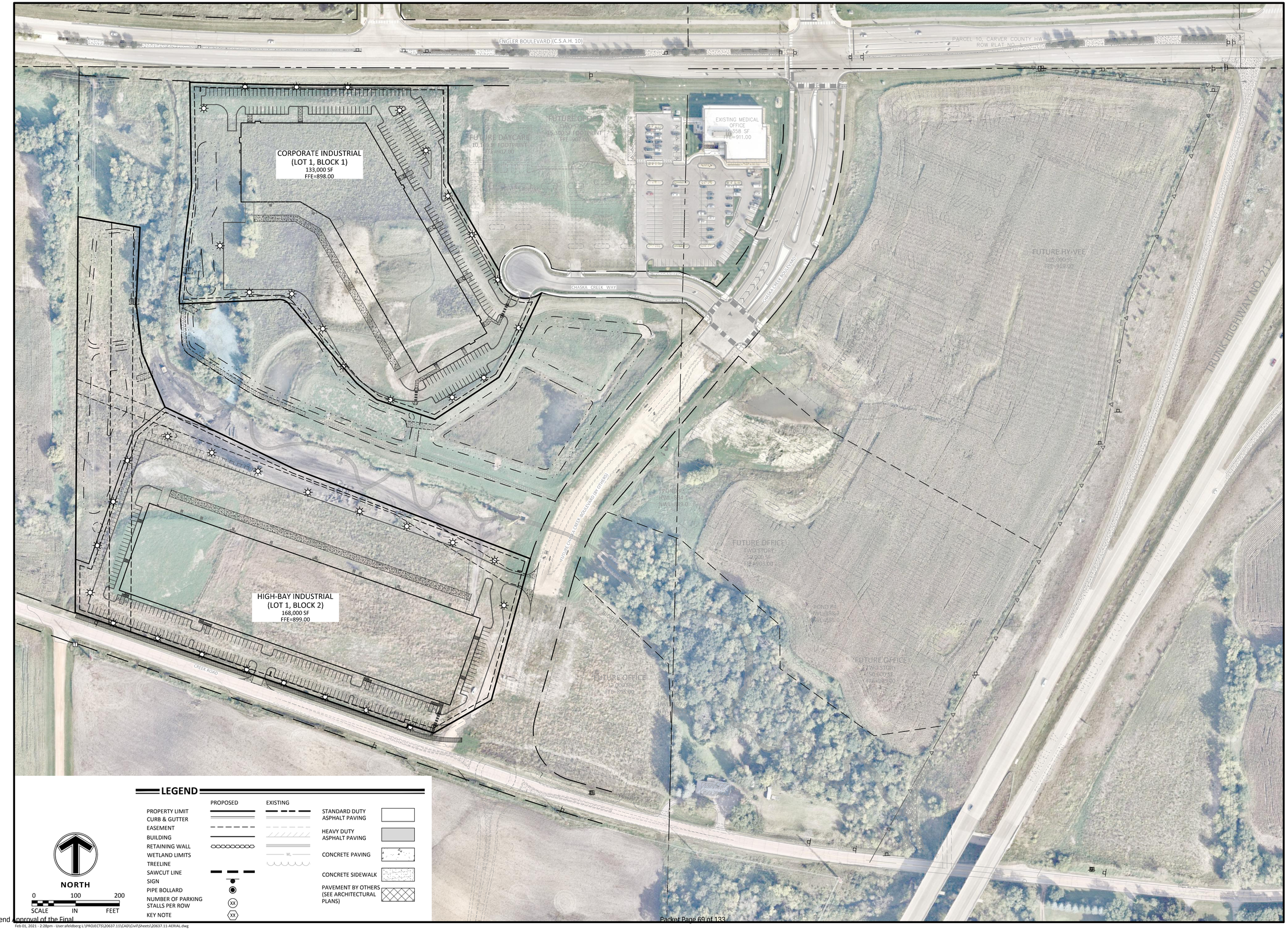
#	Date	Comments
Revisions		

Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK

LOT 1 BLOCK 2

PAGE 1 OF 1



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
SAWCUT LINE		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW	XX	
KEY NOTE	XX	

STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

PRELIMINARY

Brady D. Busse
Registration No. 49579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

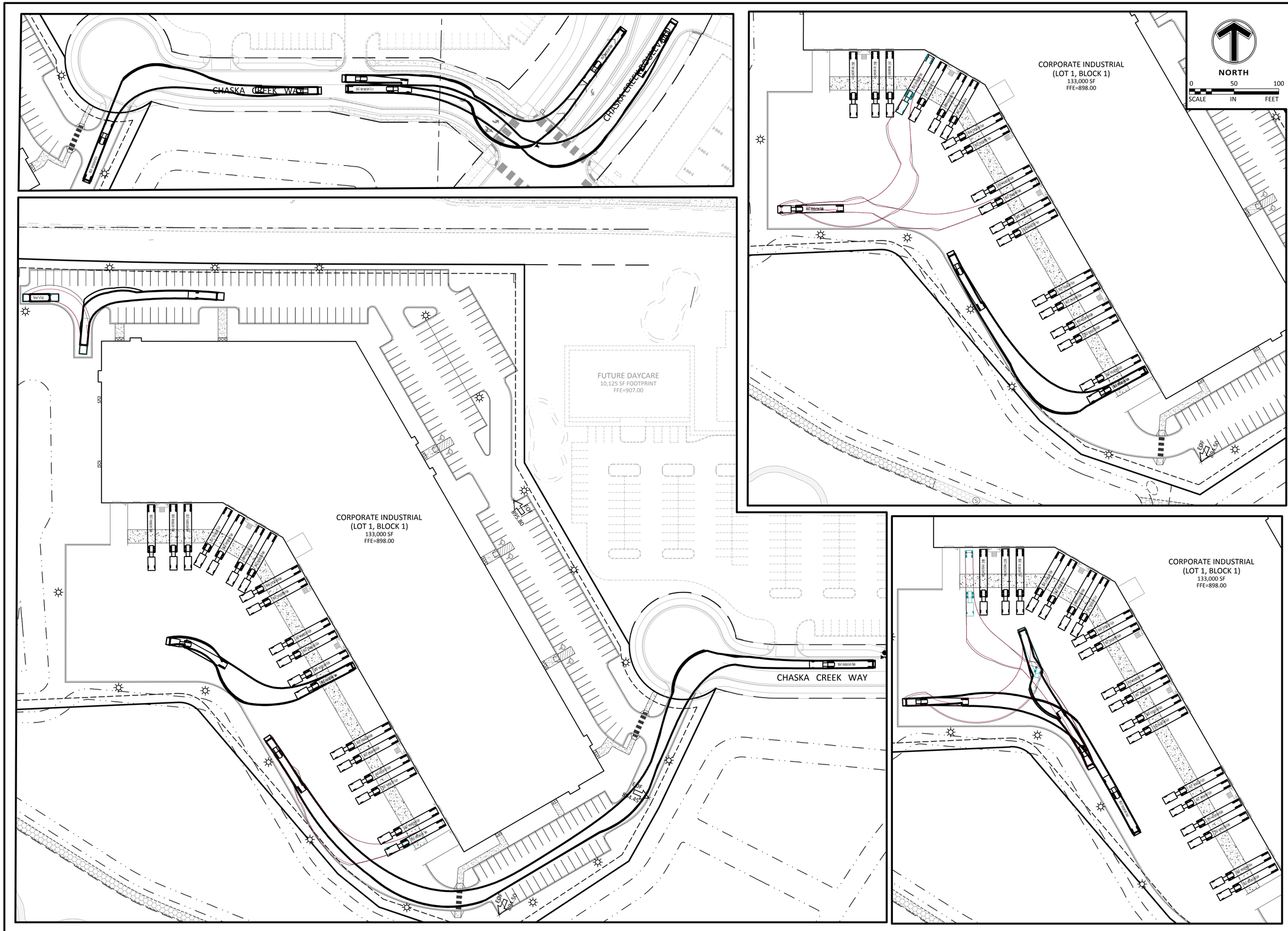
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
AERIAL SITE EXHIBIT

Sheet No. Revision
EX 1.01

Project No. 20637.11

Feb 01, 2021 - 2:28pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-AERIAL.dwg



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Brady D. Bussenius
Registration No. 44579 Date: 12/01/2020

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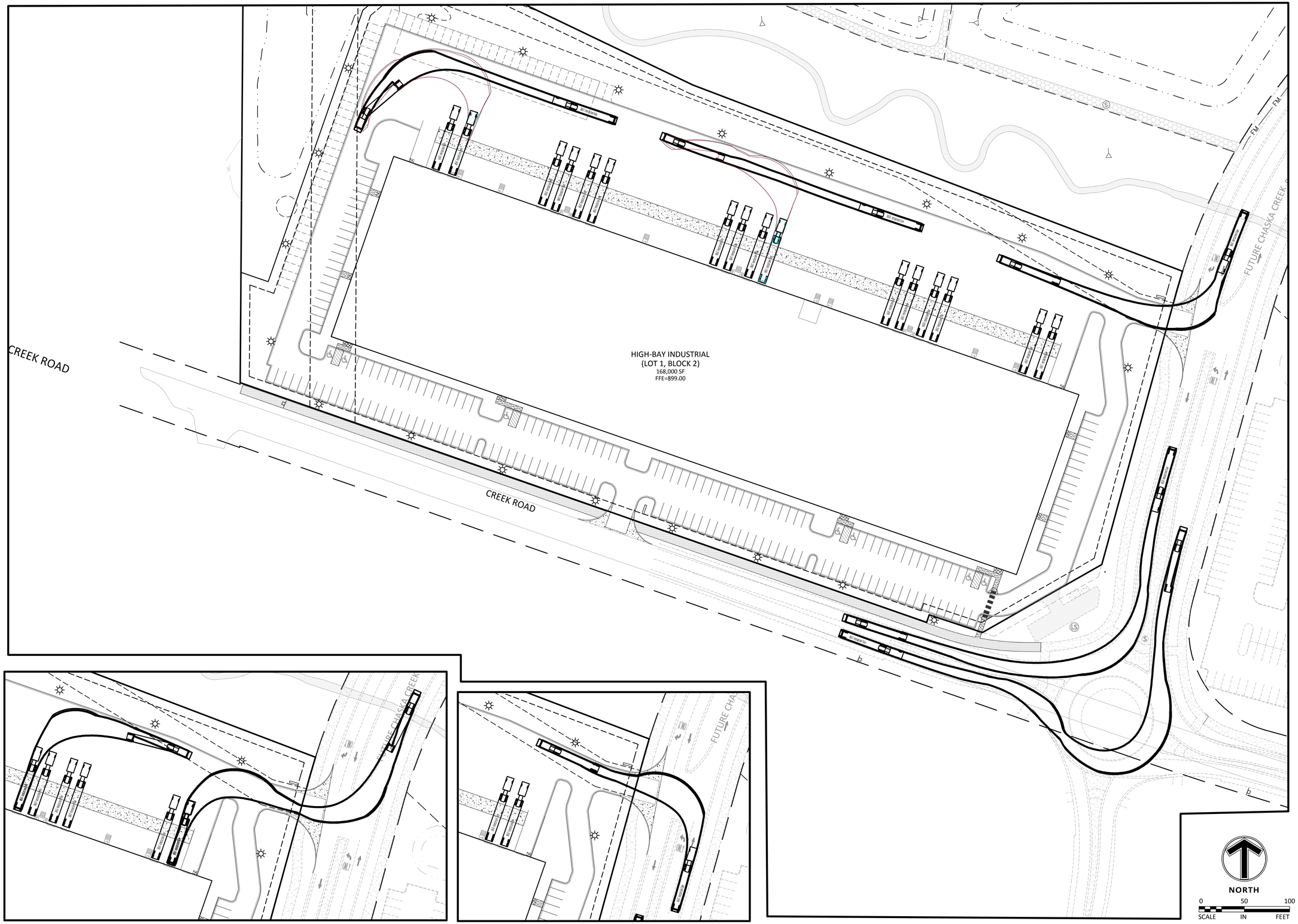
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1

Sheet No. Revision
EX 3.01

Project No. 20637.11

Feb 01, 2021 - 2:29pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Exhibits\Vehicle Tracking\20637.11-Outlot A & E Vehicle Tracking.dwg



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PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

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Summary

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Revision History

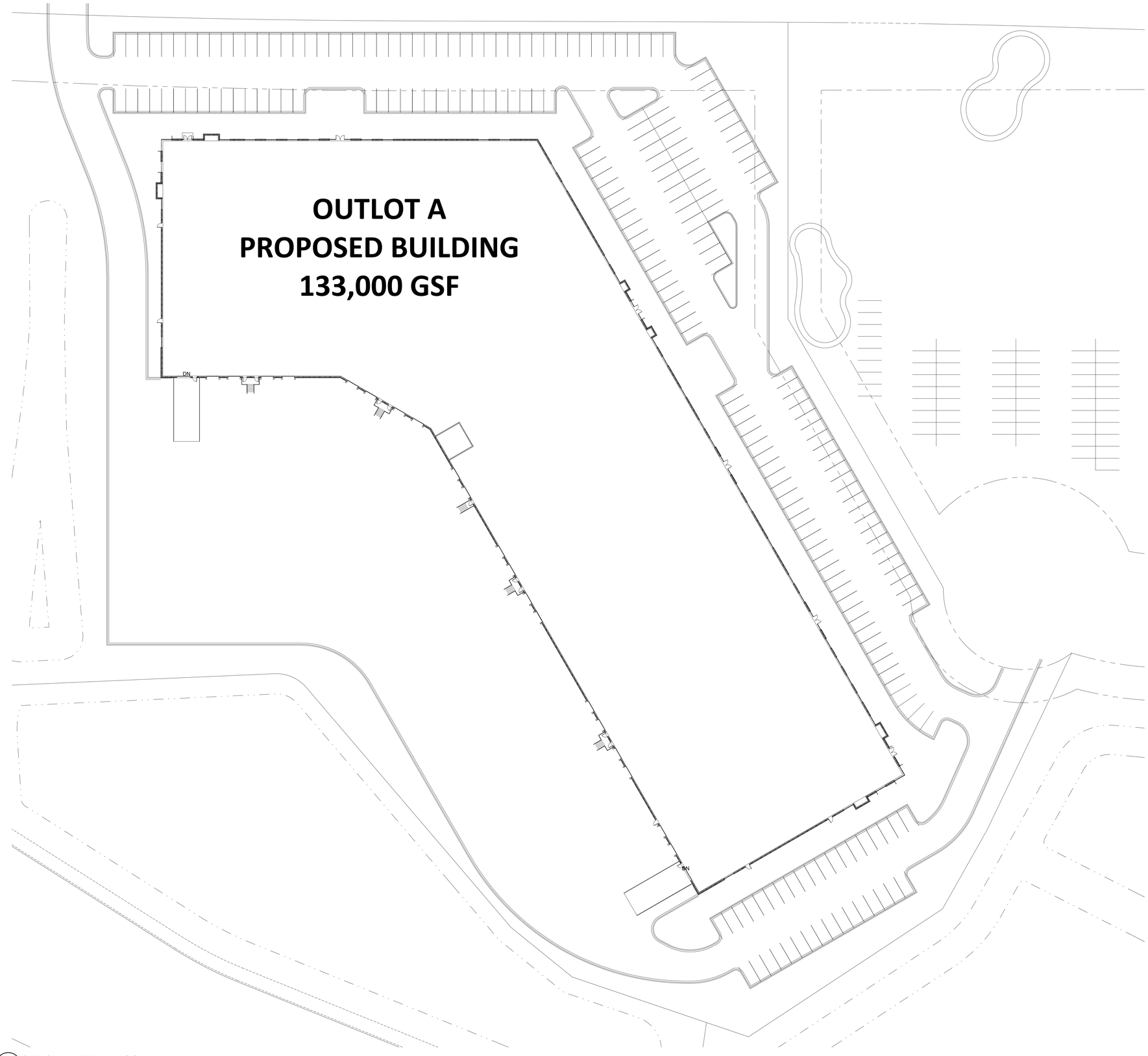
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS
	02/01/21	AF	FINAL PLAT/PDD

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

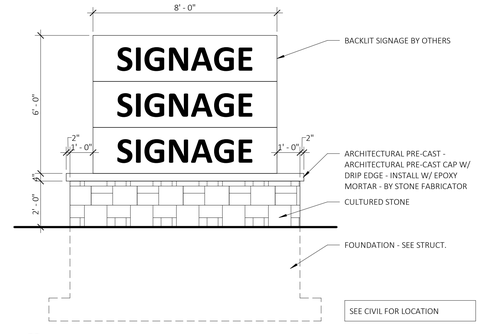
Sheet No. Revision
EX 3.02

Project No. 20637.11

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1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

N

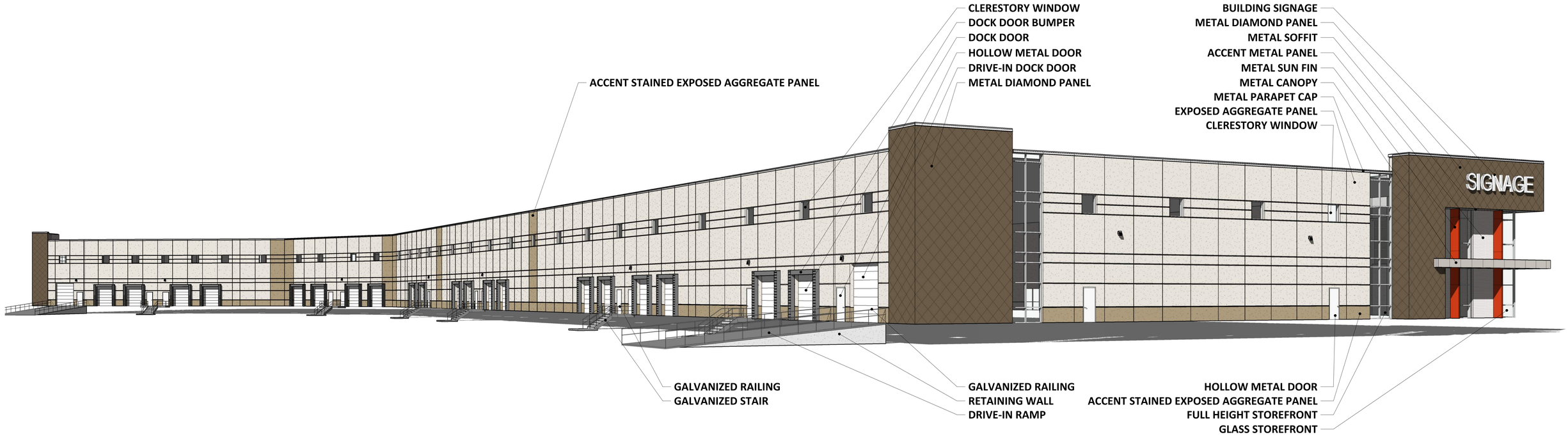
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN
Architecture | Interiors



1 P002 ENTRY CORNER

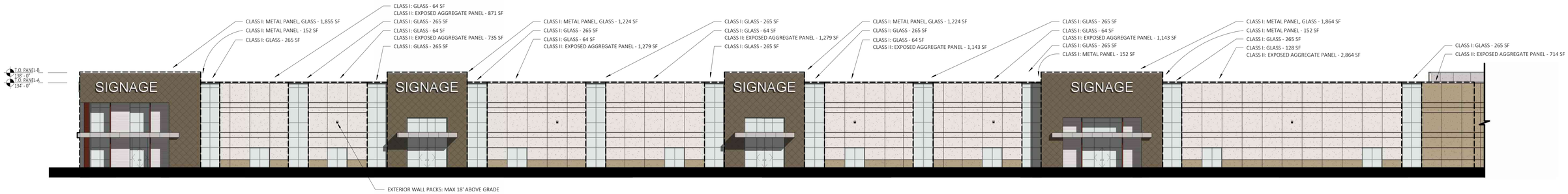


2 P002 DOCK CORNER

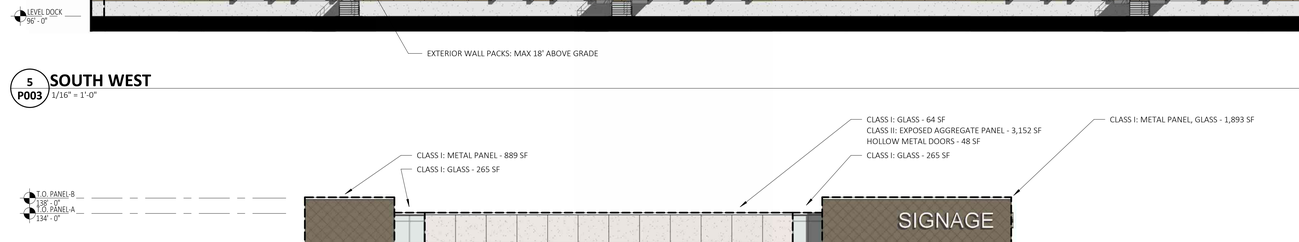
CITY SUBMITTAL - CONCEPTUAL 3D IMAGES
CHASKA, MN
NOT USED

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN
Architecture | Interiors



7 P003 CITY SUBMITTAL - NORTH EAST
1/16" = 1'-0"



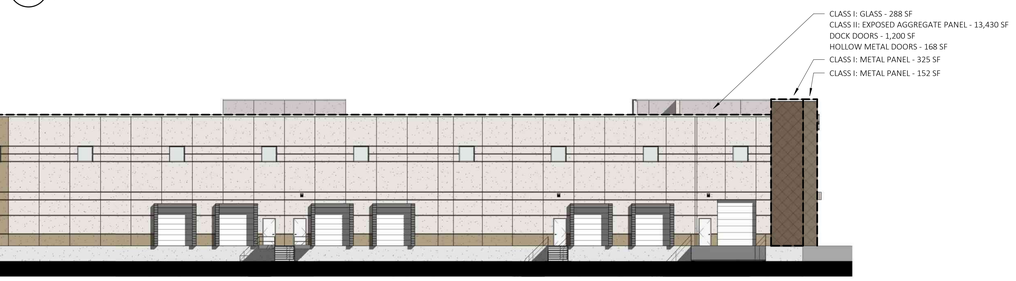


1 P003 CITY SUBMITTAL - NORTH
1/16" = 1'-0"

2 P003 CITY SUBMITTAL - WEST
1/16" = 1'-0"

3 P003 CITY SUBMITTAL - SOUTH
1/16" = 1'-0"

4 P003 CITY SUBMITTAL - SOUTH WEST CENTER
1/16" = 1'-0"



5 P003 SOUTH WEST
1/16" = 1'-0"

6 P003 SOUTH EAST
1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

1855+152+265+64+265+64+265+1224+265+64+265+64+265+1224+265+64+265+64+265+152+
1864+152+265+128+265+265+128+265+1224+265+64+265+64+265+1855+1893+265+64+265+
889+152+325+112+64+288+325+152+889+265+64+265+1893

=22,880 / 67,176 SF
=34%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

871+735+1279+1279+1143+1143+2864+714+714+3136+735+871+3152+4162+2492+13430+
3152

=41,872 / 67,176 SF
=62%

DOCK DOORS AND HOLLOW METAL DOORS:

48+480+72+360+48+1200+168+48

=2,424 / 67,176 SF
=4%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS
CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

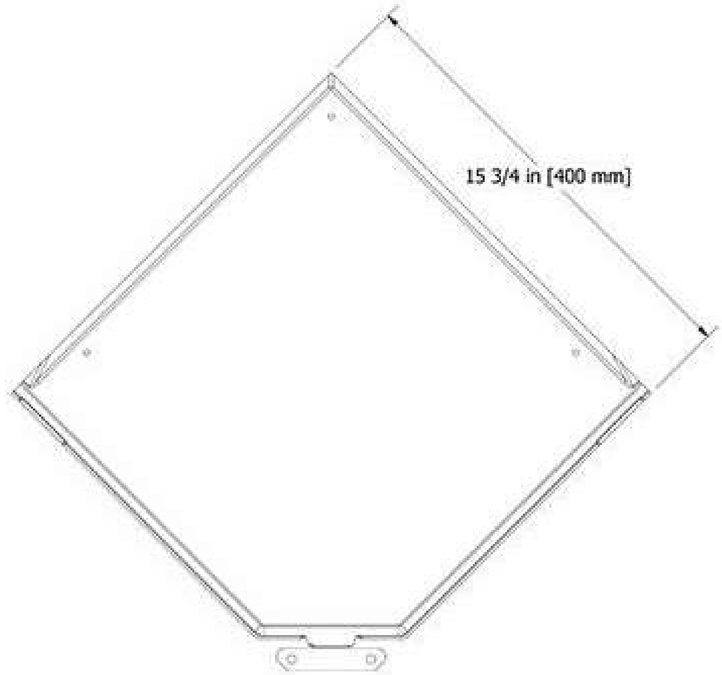
MOHAGEN HANSEN Architecture / Interiors


WARM OFF-WHITE RIBBED ACCENT METAL PANEL
RED METAL SUN FIN
BUFF EXPOSED AGGREGATE PANEL
WARM OFF-WHITE SOFFIT AND PARAPET CAP
MEDIUM BRONZE METAL DIAMOND PANEL
WAM OFF-WHITE METAL CANOPY
WARM GREY DOOR PAINT
CLEAR ANODIZED MULLION





MEDIUM BRONZE
DIAMOND METAL
PANEL







1 P006 **NORTH STREET LINE**
1" = 40'-0"

ENGLER BLVD

PROPOSED BUILDING:
132,983 GSF

DN

FUTURE GROWTH

FUTURE GROWTH

EXISTING BUILDING

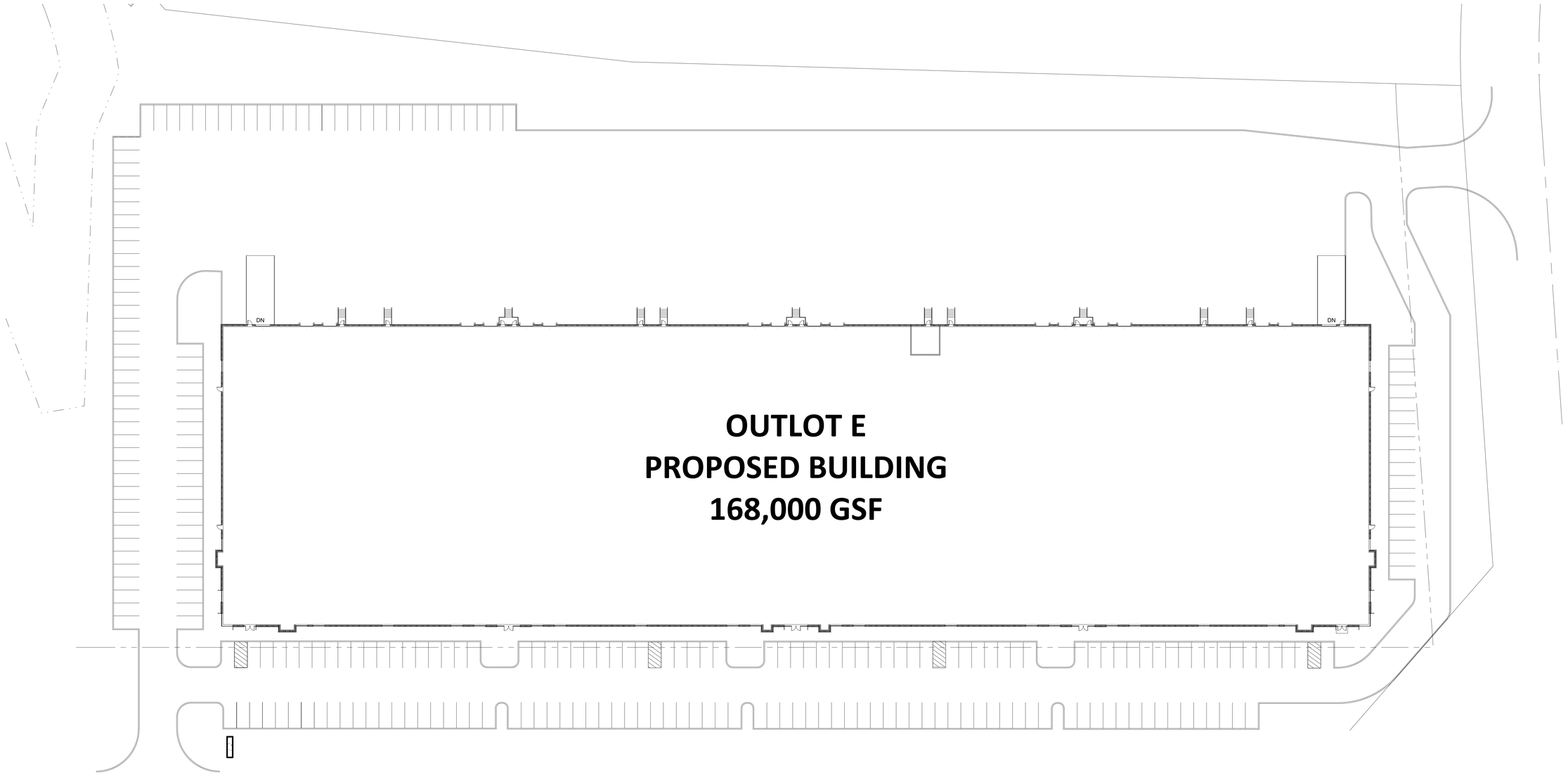
CHASKA CREEK WAY

2 P006 **PRESENTATION ARCHITECTURAL SITE PLAN**
1" = 40'-0"

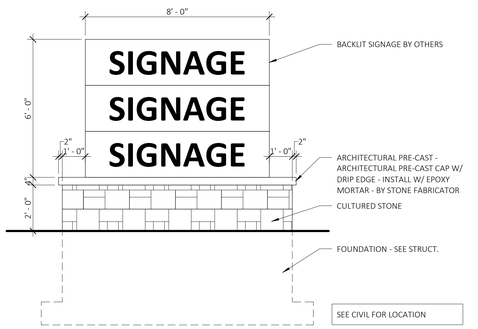
CITY SUBMITTAL - STREET LINE
CHASKA, MN
11/30/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN
Architecture | Interiors



1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



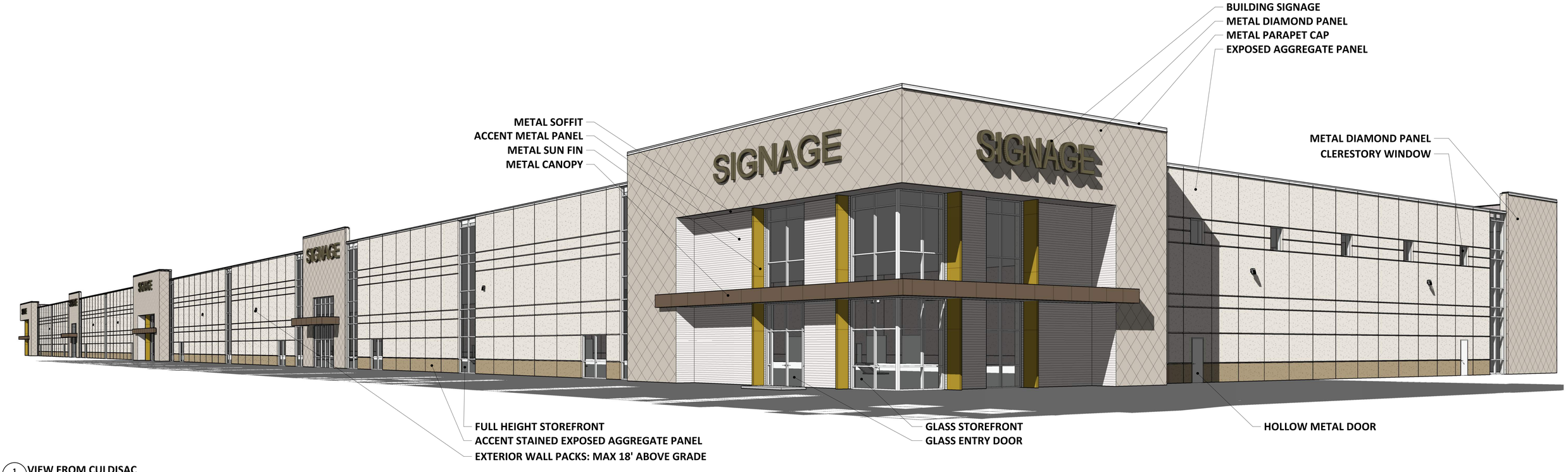
2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

N

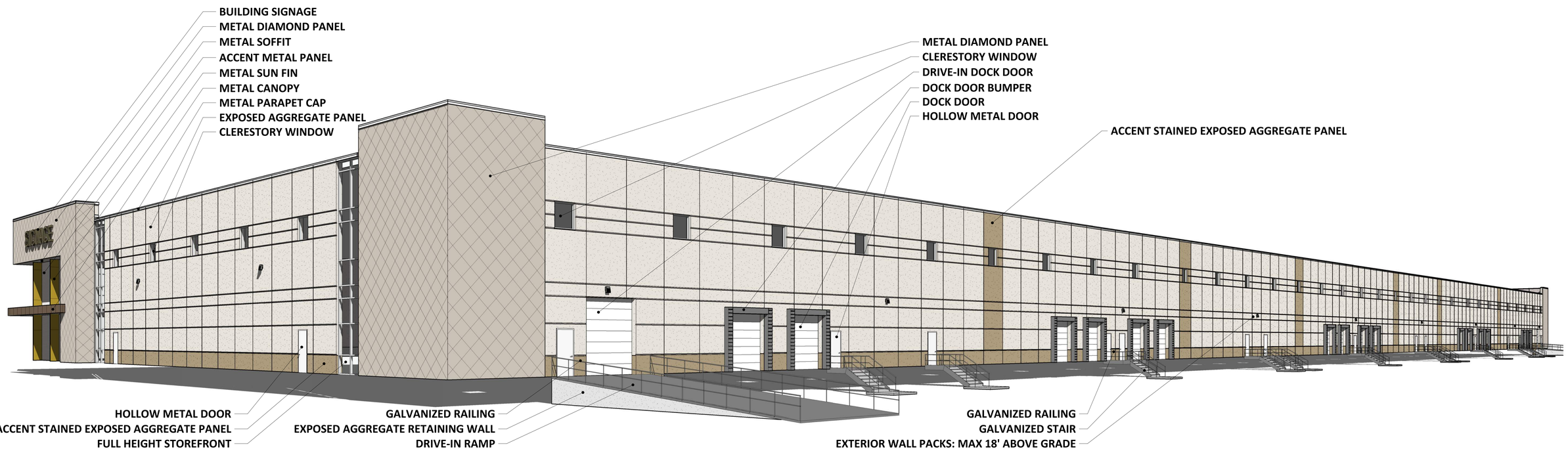
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

MOHAGEN HANSEN
Architecture | Interiors



1 P002 VIEW FROM CULDISAC

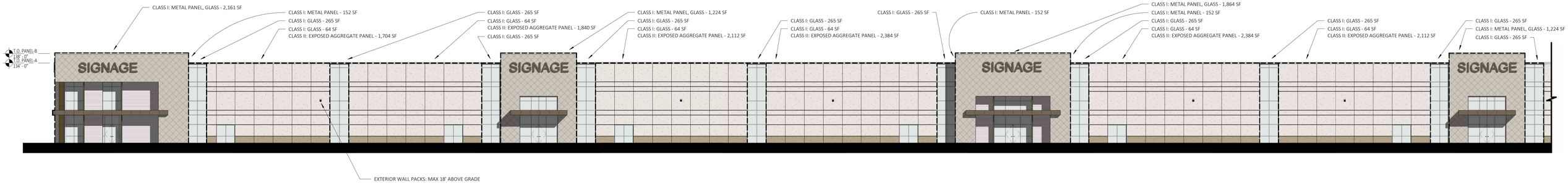


2 P002 VIEW FROM TRUCK ENTRY

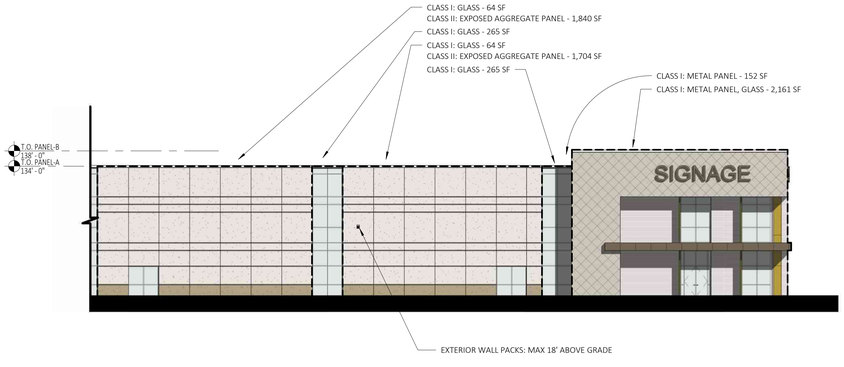
CITY SUBMITTAL - CONCEPTUAL 3D IMAGES
CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

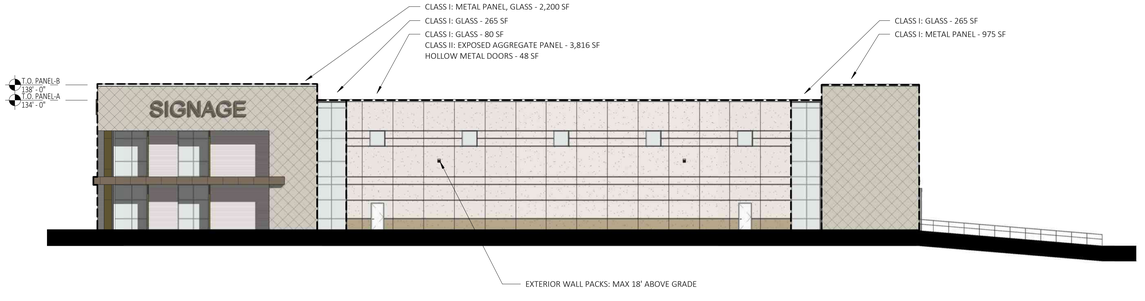
MOHAGEN HANSEN
Architecture | Interiors



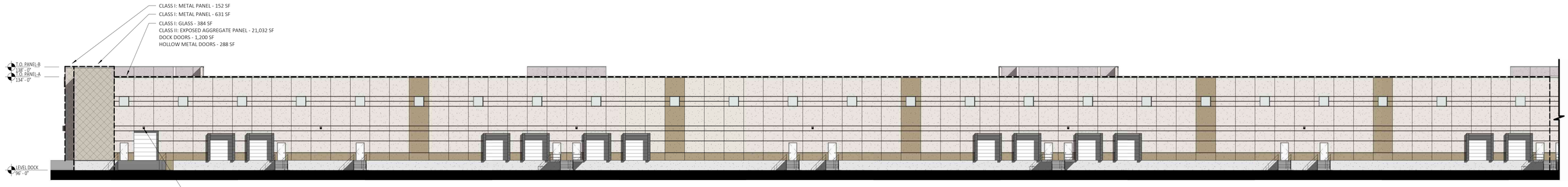
1 P003 **CITY SUBMITTAL - SOUTH ELEVATION**
1/16" = 1'-0"



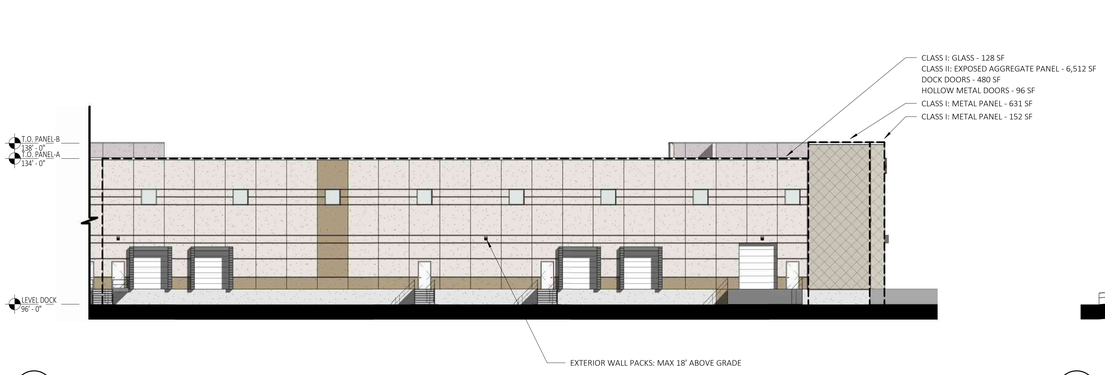
6 P003 **CITY SUBMITTAL - SOUTH ELEVATION PART 2**
1/16" = 1'-0"



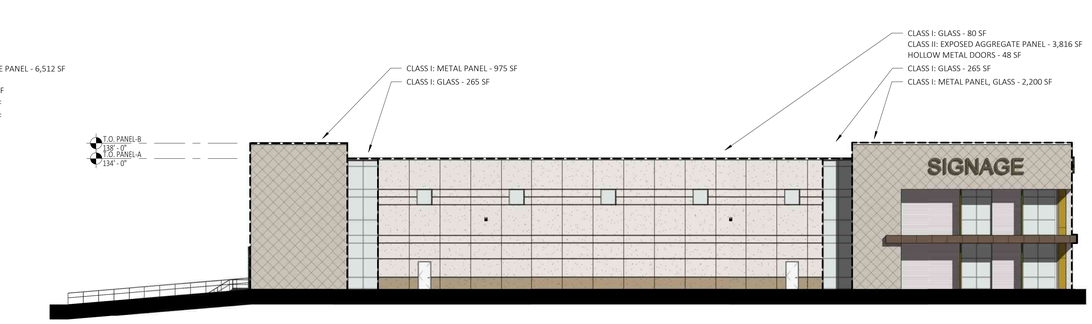
2 P003 **CITY SUBMITTAL - EAST ELEVATION**
1/16" = 1'-0"



4 P003 **CITY SUBMITTAL - NORTH ELEVATION**
1/16" = 1'-0"



5 P003 **CITY SUBMITTAL - NORTH ELEVATION PART 2**
1/16" = 1'-0"



3 P003 **CITY SUBMITTAL - WEST ELEVATION**
1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

2161+152+265+64+265+64+265+1224+265+64+265+64+265+152+1864+152+265+64+265+64+265+1224+265+64+265+64+265+152+2161+2200+265+80+265+975+152+631+384+128+631+152+975+265+80+265+2200

=22,582 / 75,998 SF
=30%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

1704+1840+2112+2384+2384+2112+1840+1704+3816+21032+6512+3816

=51,256 / 75,998 SF
=67%

DOCK DOORS AND HOLLOW METAL DOORS:

48+1200+288+480+96+48

=2,160 / 75,998 SF
=3%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS

CHASKA, MN

NOT USED

CHASKA SPEC INDUSTRIAL - OUTLOT E

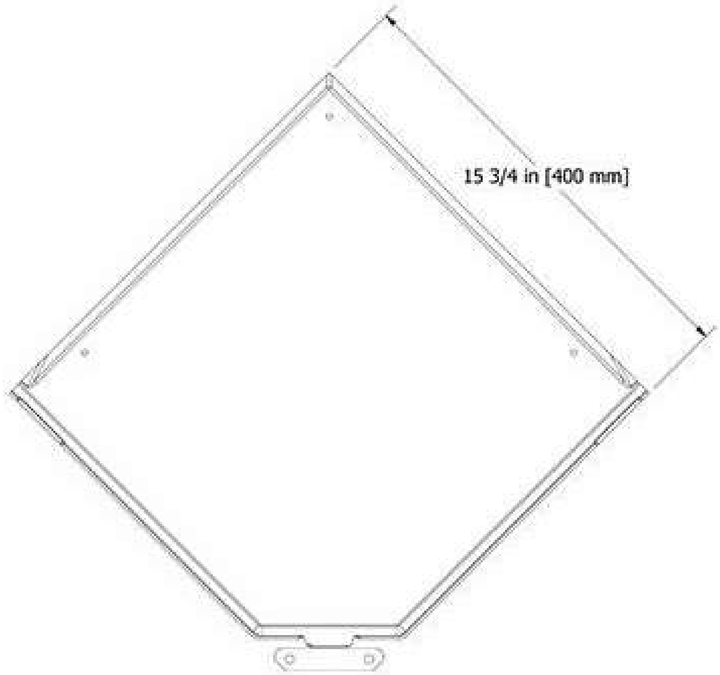
MOHAGEN HANSEN
Architecture | Interiors


WARM OFF-WHITE RIBBED
ACCENT METAL PANEL
MUSTARD METAL SUN FIN
WARM OFF-WHITE EXPOSED
AGGREGATE PANEL
CLEAR ANODIZED
MULLION
WARM OFF-WHITE
SOFFIT AND
PARAPET CAP
WARM LIGHT GREY
METAL DIAMOND PANEL
MEDIUM BRONZE
METAL CANOPY
WARM GREY
DOOR PAINT





WARM LIGHT GREY DIAMOND METAL PANEL





REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
March 10, 2021

Subject: **Resolution Finding the Modification of Redevelopment Dist. 4 and Establishment of TIF Dist. 24 Conform with the Comprehensive Plan for Development and Redevelopment of the City**

Prepared By: Nate Kabat, Assistant City Administrator

Background
On January 25, 2021, the City Council approved the preliminary plans for the Oppidan industrial project in the Chaska Creek Business Park. The Planning Commission is considering staff recommendation for approval of the final plans this evening.

The project proposes to develop two industrial buildings. Talking with the developer, Oppidan expects the first building to be built at 168,000 square feet beginning this year on Outlot E and the second building to be built on Outlot A at 133,000 square feet later, currently looking towards 2022. Both buildings will serve industrial users and are designed to accommodate multiple tenants. Per City and EDA policy, industrial projects of this nature are eligible for Tax Increment Financing (TIF) assistance.

On February 22, the Chaska EDA approved a letter of intent defining the general terms with Oppidan for TIF assistance. That same evening, the Chaska City Council called for a public hearing to be held on April 5, 2021 on the establishment of TIF District No. 24.

Analysis
For the Chaska EDA and City Council to have authority to establish a TIF District and enter into a development agreement with the developer for that assistance, a Development District or Redevelopment District must be established for the TIF District to be located within. The City of Chaska has placed all its TIF Districts for the past few decades within Redevelopment District No. 4. The Redevelopment District establishes general goals and policies that guide the creation and use of TIF Districts that get created within.

At the time the Redevelopment District No. 4 was created, it generally followed the City boundary – this was before Southwest Chaska was annexed into the City. As a result, the area proposed for TIF District No. 24 is outside of the current boundary of Redevelopment District No. 4. The goals and policies established by the district are still consistent with the City's approach to economic development. A significant portion of Southwest Chaska is guided for business/industrial development, and the Oppidan project is the first TIF eligible project in the area. As a result, staff recommends amending Redevelopment District No. 4 to follow the current City boundary thereby incorporating the Southwest Chaska area and setting the stage

to support future economic development in this area of the City. A map of the modified Redevelopment District No. 4 is attached to this memo.

In addition to amending the Redevelopment District No. 4 boundary, and as the Planning Commission has experienced in the past, one of the requirements for establishing a TIF District is for the Planning Commission to determine whether development plans for the site are consistent with the current Comprehensive Plan. In the 2040 Comprehensive Plan, the area of the planned TIF District No. 24 is designated for business park development, which is consistent with the use of the proposed development. Furthermore, the City Council and Planning Commission's findings leading to planning approval to this point for this project demonstrate consistency with Comprehensive Plan implementation. A map of the proposed TIF District No. 24 is attached to this memo.

Recommendation
Given that the planned development is in line with the Comprehensive Plan's guidance for the site and advances stated economic development goals for the City of Chaska, Staff recommends approval of the resolution finding that the proposed amendment to the Redevelopment District No. 4 map, and the program and plan for TIF District No. 24 conform to the Comprehensive Plan for the development and redevelopment of the City as a whole.

PLANNING COMMISSION ACTION REQUESTED
Motion to approve Resolution finding that a modification to the redevelopment program for Redevelopment District No. 4 and a tax increment financing plan for Tax Increment Financing District No. 24 conform to the general plans for the development and redevelopment of the City.

PLANNING COMMISSION
CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 03/10/2021 RESOLUTION NO.

MOTION BY COMMISSIONER SECOND BY COMMISSIONER

A RESOLUTION FINDING THAT A MODIFICATION TO THE REDEVELOPMENT PROGRAM FOR REDEVELOPMENT DISTRICT NO. 4 AND A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 24 CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.

WHEREAS, the City of Chaska (the "City") has proposed to adopt a Modification to the Redevelopment Program for Redevelopment District No. 4 (the "Redevelopment Program Modification") and a Tax Increment Financing Plan for Tax Increment Financing (Economic Development) District No. 24 (the "TIF Plan") (the Redevelopment Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan") and has submitted the Program and Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Program and Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City, and

WHEREAS, the Commission is in agreement with the Program and Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Chaska, Minnesota, that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 10th day of March 2021.

Mark Windschitl, Mayor

Attest:

Chaska Deputy Clerk

Tax Increment Financing Plan

for

Tax Increment Financing (Economic Development) District No. 24

within

Redevelopment Project Area No. 4

(Chaska Creek Industrial Project)

City of Chaska, Minnesota

Prepared by

Baker Tilly Municipal Advisors, LLC

Draft Dated: March 3, 2021

Anticipated Public Hearing: April 5, 2021
Anticipated Approval by City Council: April 5, 2021

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Map of the Tax Increment Financing District	EXHIBIT I
Assumptions Report	EXHIBIT II
Projected Tax Increment Report	EXHIBIT III
Estimated Impact on Other Taxing Jurisdictions Report	EXHIBIT IV
Market Value Analysis Report	EXHIBIT V

SECTION I – MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4

Foreword

The following text represents a Modification to the Redevelopment Plan for Redevelopment Project No. 4. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Redevelopment Project No. 4. The changes include a change to the geographic boundaries of the Project Area and the establishment of Tax Increment Financing (Economic Development) District No. 24.

For further information, a review of the Redevelopment Plan for Redevelopment Project No. 4 is recommended. It is available from the City Administrator at the City of Chaska. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Redevelopment Project No. 4.

SECTION II – ESTABLISHMENT OF THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 24

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of Chaska, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City.

"County" means Carver County, Minnesota.

"Redevelopment Project" means Redevelopment Project Area No.4 in the City, which is described in the corresponding Redevelopment Plan.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project Area.

"Project Area" means the geographic area of the Redevelopment Project Area.

"School District" means Independent School District No. 112, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Economic Development) District No. 24.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

Minnesota Statutes, Sections 469.001-469.047, as amended (Housing and Redevelopment Authority Act) grants the authority to designate redevelopment areas within the boundaries of the municipality. Within

these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project consists of a redevelopment project as defined in Section 469.002, Subdivision 14.

Section C Statement of Need and Public Purpose

The Authority has determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the Authority in the private development process. The Authority has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

Section D Statement of Objectives

The Authority, through implementation of this plan, seeks to achieve the following objectives:
1. Redevelopment of underutilized property.
2. Funding of eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

Section E Designation of Tax Increment Financing District as an Economic Development District

Economic development districts are a type of tax increment financing district which consist of any project, or portions of a project, which the City finds to be in the public interest because:

(1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;

(2) it will result in increased employment in the state; or

(3) it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section I) meets the criteria listed above in (2) and (3). Without establishment of the TIF District, the proposed development would not occur within the City. The proposed development will also result in increased employment and enhancement of the tax base in both the City and the State.

Tax increments from an economic development district must be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or other assistance in which at least 85% of the square footage of the facilities to be constructed are used for any of the following purposes:

(1) manufacturing, production, or processing of tangible personal property;

(2) warehousing, storage and distribution of tangible personal property, excluding retail sales;

(3) research and development related to the activities listed in (1) or (2) above;

(4) telemarketing if that activity is the exclusive use of the property;

(5) tourism facilities (see M.S. Section 469.174, Subd. 22);

(6) space necessary for and related to the activities listed in (1) through (5) above;

(7) a workforce housing project that satisfies the requirements of paragraph (d).

Tax increments from the TIF District will be used to provide financial assistance to the proposed development (see Section I), in which over 85% of the square footage of the facilities to be constructed will be used for warehousing, storage and distribution of tangible property, excluding retail sales, or other purposes as listed in (1) through (7) above.

Section F Duration of the TIF District

Economic development districts may remain in existence 8 years from the date of receipt by the City of the first tax increment. The Authority anticipates that the TIF District will remain in existence the maximum duration allowed by law (projected to be through the year 2031, due to anticipated receipt of first increment in 2023). Modifications of this plan (see Section AA) shall not extend these limitations.

Section G Property to be Included in the TIF District

The TIF District is an area of land comprising of the parcels listed below that are located within the Project Area. A map showing the boundaries of the TIF District is shown in Exhibit I.

Parcel ID Number	Legal Description
30.1840030	OUTLOT A CHASKA CREEK CENTER 2ND ADDITION
30.2040050	OUTLOT C CHASKA CREEK CENTER
30.2040060	OUTLOT D CHASKA CREEK CENTER
30.2040070	OUTLOT E CHASKA CREEK CENTER
30.2040090	OUTLOT G CHASKA CREEK CENTER
30.0060900	SECTION 06 TOWNSHIP 115 RANGE 023 P/O SW 1/4 NE 1/4 DESC AS: COMM AT NW CORN NE 1/4 OF SECT 6 TH S 1523' ON W LINE TO PT OF BEG THE DEFL LEFT 90* 197' TH S PARALLEL TO W LINE NE 1/4 236' +OR- TO CENTERLINE OF CO RD 10 TH WLY ALONG CENTERLINE TO W LINE NE 1/4 TH NLY 206' TO PT OF BEG ANNEXED FO
30.2040080	OUTLOT F CHASKA CREEK CENTER
30.0060800	SECTION 06 TOWNSHIP 115 RANGE 023 P/O E 1/2 NW 1/4 & W 1/2 NE 1/4 DESC AS: COMM AT SE CORN W 1/2 NE 1/4 TH WLY ON S LINE 1069' TO PT OF BEG TH CONT WLY ON S W 1/2 NE 1/4 & S LINE E 1/2 NW 1/4 1569.42' TO SW CORN E 1/2 NW 1/4 TH NLY ON W LINE E 1/2 NW 1/4 1329.48' TO S LINE CO RD 10 TH SELY & ELY LONG

The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the properties described above.

Section H Property to be Acquired in the TIF District

The Authority may acquire and sell any or all of the property located within the TIF District. It will not be acquiring any property at this time but will be selling the property to the developer to facilitate development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project is anticipated to consist of the acquisition and development of approximately 77.81 acres consisting of the area generally located south of Engler Boulevard, West of Highway 212, North of West Chaska Creek, and east of Wetzel Lane in the City of Chaska by Oppidan (the "Developer"). The Developer is planning to construct three large industrial multi-tenant buildings on the site with proposed square footages of 130,000, 189,000, and 221,000. The proposed uses of the buildings will be industrial, manufacturing, and/or warehousing. The square footage of the completed buildings will comply with the requirements of an economic development district with at least 85% being used for a qualifying purpose and less than 15% will be office space.

It is anticipated that the Authority will use the tax increment to finance a portion of the extraordinary acquisition and infrastructure improvement costs that are necessary for this project to proceed. In addition, the Authority may use tax increment for related administrative expenses, and any other eligible expenditures associated with development of the site that may include additional necessary public improvements.

Construction of the project is expected to commence in 2021. The 130,000 square foot building is expected to be 100% assessed and on the tax rolls as of January 2, 2022 for taxes payable in 2023. The 189,000 and 221,000 square foot buildings are expected to be fully constructed by December 31, 2022 and be 100% assessed and on the tax rolls as of January 2, 2023 for taxes payable in 2024.

At the time this document was prepared there were no signed construction contracts with regards to the above described development.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as an economic development district;

See Section E of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed development consists of the construction of three new multi-tenant buildings with square footages of 130,000, 189,000, and 221,000. The new facilities will be used primarily for light industrial. The Developer has requested financial assistance to write down a portion of the acquisition and site improvement costs associated with development of the site. There are also extraordinary costs related to the installation of public infrastructure. The City intends to use a portion of the tax increment to financing the public infrastructure including stormwater connection The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

Therefore, the City has determined that the proposed development would not occur but for the financial assistance provided in this TIF Plan because of the increased costs related to development within the TIF District. The location and condition of the property requires expenditures related to development of the site, including site development, soils correction, public improvements, and stormwater and sewer connection lines, which currently do not allow development on the property.

No higher market value expected:

The land located within TIF District No. 24 requires site improvements including site preparation, grading, and landscaping, as well as stormwater and sewer connection lines. To commence construction of the new business facility, assistance with financing a portion of those costs will be necessary. The financial assistance provided under this TIF Plan will help offset the costs of these improvements. Given the nature of this property, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the City has concluded that substantial development at this particular site--and hence any significant increase in market value--is not reasonably expected to occur unless the City provides tax increment assistance as described in this Tax Increment Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $52,390,506 (See Exhibit II).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be 6,032,930 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $46,357,576 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis: The proposed development is the construction of a new business in the Project Area that is expected to create new jobs in the City and State, plus create new tax base for the City and the state. The development meets the City's economic development goals in terms of land use, job retention, and wage levels.

(4) The TIF Plan conforms to general plans for development of the City as a whole.

Factual basis: The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

(5) The City elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Estimated Public Costs	Estimated Amount
Land/Building acquisition	$
Site Improvements/Preparation costs	$704,000
Utilities	$0
Other public improvements	$6,737,720
Construction of affordable housing	$0
Administrative expenses	$391,669
Total Estimated Public Costs	$7,833,387
Interest expenses	$0
Total Costs	$7,833,387

The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public costs ($7,833,387) do not increase. The Authority also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Estimated Sources of Revenue	Estimated Amount
Tax Increment revenue	$7,833,387
Interest on invested funds	
Total	$7,833,387

The Authority anticipates providing financial assistance to the proposed development through a combination of pay-as-you-go and upfront financing in which the Authority will provide funding to the Developer to offset a portion of the project costs and collect annual increments to pay the Developer obligation and Authority obligation. As tax increments are collected from the TIF District in future years, a portion will be retained by the Authority and the remaining funds will be provided as reimbursement for certain identified costs as necessary within the TIF District to assist with financing the public costs incurred (see Section K).

The Authority reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The Authority also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income. The projected tax increment report is included as Exhibit III.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $7,833,387. The Authority currently plans to finance the improvement costs through pay-as-you-go financing. The Authority reserves the right to issue an interfund loan or issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 2, 2020, for taxes payable in 2021, is $6,613,500. Upon establishment of the TIF District, it is estimated that the original net tax capacity of the TIF District will be $115,504.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

It is anticipated the request for certification of the District will occur after June 30, 2020 and the local tax rates for taxes levied in 2020 and payable in 2021 will apply. The sum of the local tax rates for taxes levied in 2020 and payable in 2021 of 101.897% are shown below:

Taxing Jurisdiction	2020/2021 Local Tax Rate
City of Chaska	28.429%
Carver County	35.179%
ISD 112	33.006%
Other	5.282%
Total	101.897%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The Authority anticipates that the construction of the first industrial building will be completed by December 31, 2021 creating a total tax capacity for TIF District No. 24 of $228,588 as of January 2, 2022. The captured tax capacity as of that date is estimated to be $71,813 and the first full year of tax increment is estimated to be $73,175 payable in 2023. The Authority anticipates that the construction of the second and third industrial buildings will be completed by December 31, 2022 creating a total tax capacity for TIF District No. 24 of $958,763 as of January 2, 2023. The captured tax capacity as of that date is estimated to be $843,259 and the full-year tax increment for 2024 is estimated to increase to $859,252 payable in 2024. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume that commercial class rates remain at 1.50% of the estimated market value up to $150,000 and 2.0% of the estimated market value over $150,000; and assume 3% annual increase in market values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The Authority elects method (a), or M.S. Section 469.177, Subdivision 3(a). Residential homestead classification not subject to fiscal disparities calculation.

The County Auditor shall certify to the C\Aity the amount of captured net tax capacity each year. The Authority may choose to retain any or all of this amount. It is the Authority's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The Authority has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the Authority.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less then fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the Authority shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 20% of the tax increments may be spent on costs outside of the

TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that a portion of the tax increments may be spent outside of the TIF District (including allowable administrative expenses); and the Authority reserves the right to allow for tax increment pooling from the TIF District in the future.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;

(3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;

(4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or

(5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation of property or other site preparation, including qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $7,861,689.

2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The Authority anticipates issuing revenue bonds to finance the public infrastructure improvements in conjunction with this project and reserves to finance project costs as necessary to facilitate development.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $2,546,570.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $2,714,218.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The Authority shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing an economic development district, more than 10% of the acreage of the property to be acquired by the Authority is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority should the development not be completed.

The Authority anticipates entering into an agreement with the Developer relating to the project but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The Authority may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The Authority anticipates entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; determination to capitalize interest on the debt if it was not part of original plan; increase in that portion of the captured net tax capacity to be retained by the Authority; increase in the total estimated public costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the Authority

agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority shall submit a copy of such plan to the Minnesota Department of Revenue. The Authority shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

(a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

(b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

(c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The Authority will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The Authority will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of
Tax Increment Financing (Economic Development) District No. 24

Assumptions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Draft TIF Revenues: 540,000 SF 3 Buildings

Type of Tax Increment Financing District	Economic Development
Maximum Duration of TIF District	8 years from 1st increment
Projected Certification Request Date	06/30/21
Decertification Date	12/31/31 (9 Years of Increment)

	2020/2021
Base Estimated Market Value *	$6,613,500

Parcels:
301840030
302040050
302040060
302040070
302040090
302040080
300060900
300060800

Original Net Tax Capacity * $115,504

	Assessment/Collection Year			
	2021/2022	2022/2023	2023/2024	2024/2025
Base Estimated Market Value	$6,613,500	$6,613,500	$6,613,500	$6,613,500
Increase in Estimated Market Value	0	4,853,379	41,362,156	42,801,426
Total Estimated Market Value	6,613,500	11,466,879	47,975,656	49,414,926
Total Net Tax Capacity	$115,504	$228,588	$958,763	$987,549

City of Chaska	28.429%	
Carver County	35.179%	
ISD 112	33.006%	
Other (TAG 3001)	5.282%	
Local Tax Capacity Rate	101.897%	2019/2020
Fiscal Disparities Contribution From TIF District	36.4956%	
Administrative Retainage Percent (maximum = 10%)	5.00%	
Pooling Percent	0.00%	

Bonds		Note	
Bonds Dated	TBD	Note Dated	06/30/21
Bond Issue @ 0.00% (NIC)	TBD	Note Rate	4.00%
Eligible Project Costs	TBD	Note Amount	$647,000
Present Value Date & Rate	06/30/21	4.00% Present Value Amount	$5,178,227

Notes
Assumptions assume no change to future tax rates, class rates, and a 3% annual MV inflator is assumed
Calculations include payable 2021 final tax capacity rates
Total EMV upon completion based on City estimate for new development - preliminary
* Base EMV based on assumptions for existing land values

Projected Tax Increment Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Draft TIF Revenues: 540,000 SF 3 Buildings
Fiscal Disparities Contribution Not Included

Annual Period Ending (1)	Total Estimated Market Value [1] (2)	Total Net Tax Capacity [2] (3)	Less: Original Net Tax Capacity [3] (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate [4] (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: Admin. Retainage 5.00% (11)	Less: Developer Share PayGO (12)	Annual Net Revenue (13)	P.V. Annual Net Rev. To 06/30/21 4.00%
12/31/21	6,613,500	115,504	115,504	0	0	101.897%	0	0	0	0		0	0
12/31/22	6,613,500	115,504	115,504	0	0	101.897%	0	0	0	0		0	0
12/31/23	11,466,879	228,588	115,504	0	113,084	101.897%	115,228	415	114,813	5,741	78,222	109,072	99,848
12/31/24	47,975,656	958,763	115,504	0	843,259	101.897%	859,252	3,093	856,159	42,808	78,222	735,129	647,080
12/31/25	49,414,926	987,549	115,504	0	872,045	101.897%	888,583	3,199	885,384	44,269	78,222	762,893	645,691
12/31/26	50,897,374	1,017,197	115,504	0	901,693	101.897%	918,794	3,308	915,486	45,774	78,222	791,490	644,129
12/31/27	52,424,295	1,047,736	115,504	0	932,232	101.897%	949,912	3,420	946,492	47,325	78,222	820,945	642,404
12/31/28	53,997,024	1,079,190	115,504	0	963,686	101.897%	981,963	3,535	978,428	48,921	78,222	851,285	640,525
12/31/29	55,616,935	1,111,589	115,504	0	996,085	101.897%	1,014,976	3,654	1,011,322	50,566	78,222	882,534	638,497
12/31/30	57,285,443	1,144,959	115,504	0	1,029,455	101.897%	1,048,979	3,776	1,045,203	52,260	78,222	914,721	636,331
12/31/31	59,004,006	1,179,330	115,504	0	1,063,826	101.897%	1,084,002	3,902	1,080,100	54,005	78,222	947,873	634,032
							$7,861,689	$28,302	$7,833,387	$391,669	$704,000	$6,815,942	$5,228,537

[1] *taxable value based on estimates provided by City staff and future buildout assumptions for development of the project site*
[2] *tax capacity based on rcommercial-industrial class rate of 1.5% for value up to $150,000 and 2% for value above $150,000*
[3] *original net tax capacity will be based on existing buiilding value upon sale to private developer*
[4] *combined local tax capacity rate of City of Chaska, School District, and Carver County for payable 2021*

Estimated Impact on Other Taxing Jurisdictions Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Draft TIF Revenues: 540,000 SF 3 Buildings

	Without Project or TIF District		With Project and TIF District						
Taxing Jurisdiction	2019/2020 Taxable Net Tax Capacity (1)	2019/2020 Local Tax Rate	2019/2020 Taxable Net Tax Capacity (1)	+ Projected Retained Captured Net Tax Capacity	= New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Chaska	32,190,551	28.429%	32,190,551	$675,576	32,866,127	27.844%	0.584%	188,111
Carver County	153,059,897	35.179%	153,059,897	675,576	153,735,473	35.025%	0.155%	236,619
ISD 112	89,592,584	33.006%	89,592,584	675,576	90,268,160	32.759%	0.247%	221,315
Other (2)	---	5.282%	---	675,576	---	5.282%	---	---
Totals		101.897%				100.911%	0.986%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.986% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 5.18% of the total tax rate.

Market Value Analysis Report

City of Chaska, Minnesota
Tax Increment Financing (Economic Development) District No. 24
Proposed Chaska Creek Industrial Project
Draft TIF Revenues: 540,000 SF 3 Buildings

Assumptions	
Present Value Date	06/30/21
P.V. Rate - Gross T.I.	4.00%

Increase in EMV With TIF District	$52,390,506
Less: P.V of Gross Tax Increment	6,032,930
Subtotal	$46,357,576
Less: Increase in EMV Without TIF	0
Difference	$46,357,576

	Year	Annual Gross Tax Increment	Present Value @ 4.00%
1	2023	115,228	105,484
2	2024	859,252	756,336
3	2025	888,583	752,071
4	2026	918,794	747,732
5	2027	949,912	743,323
6	2028	981,963	738,850
7	2029	1,014,976	734,317
8	2030	1,048,979	729,728
9	2031	1,084,002	725,089
		$7,861,689	$6,032,930

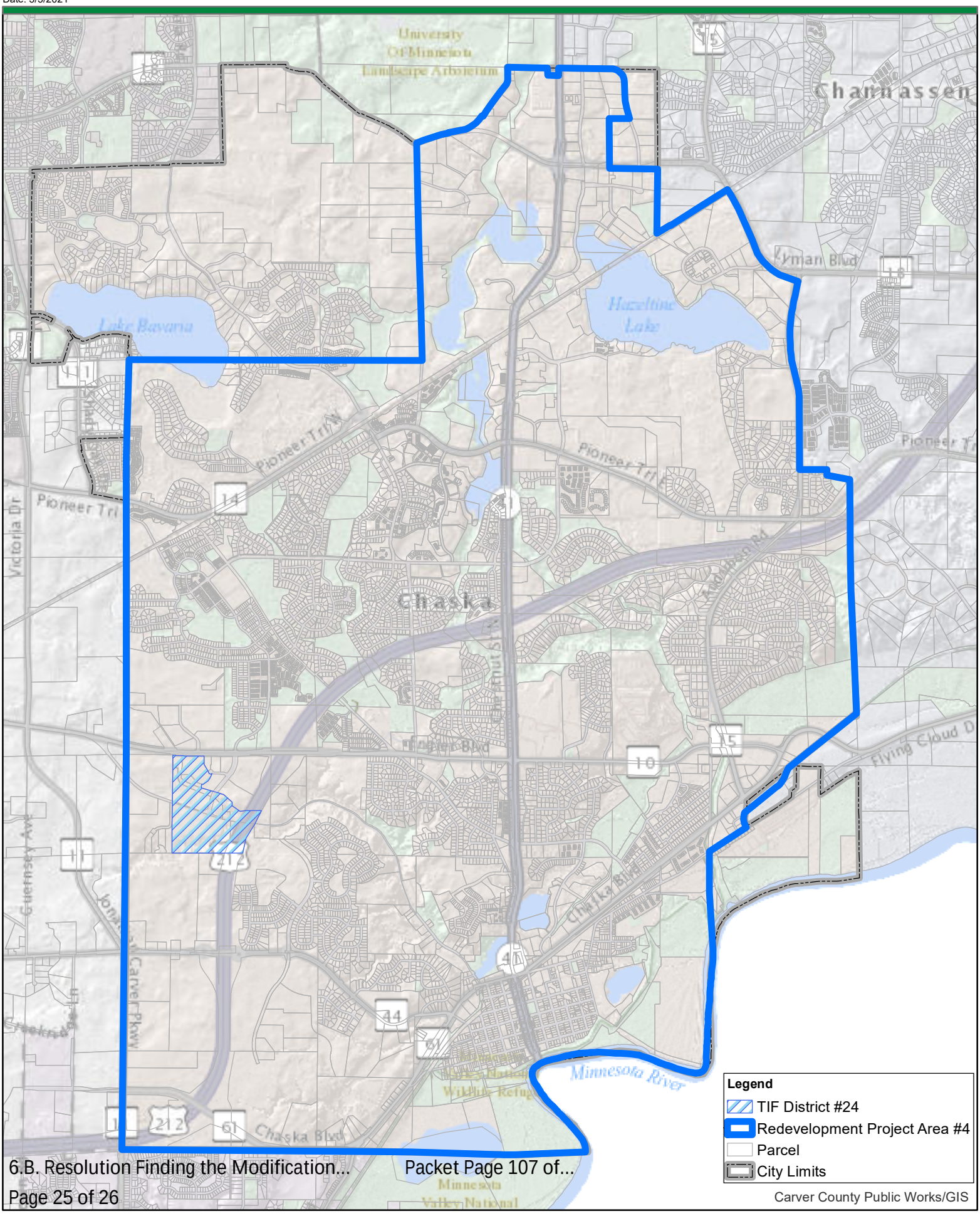
CITY OF CHASKA

TIF District #24

Date: 3/3/2021

0 1,450 2,900 5,800 8,700 11,600 Feet

N



Carver County Public Works/GIS

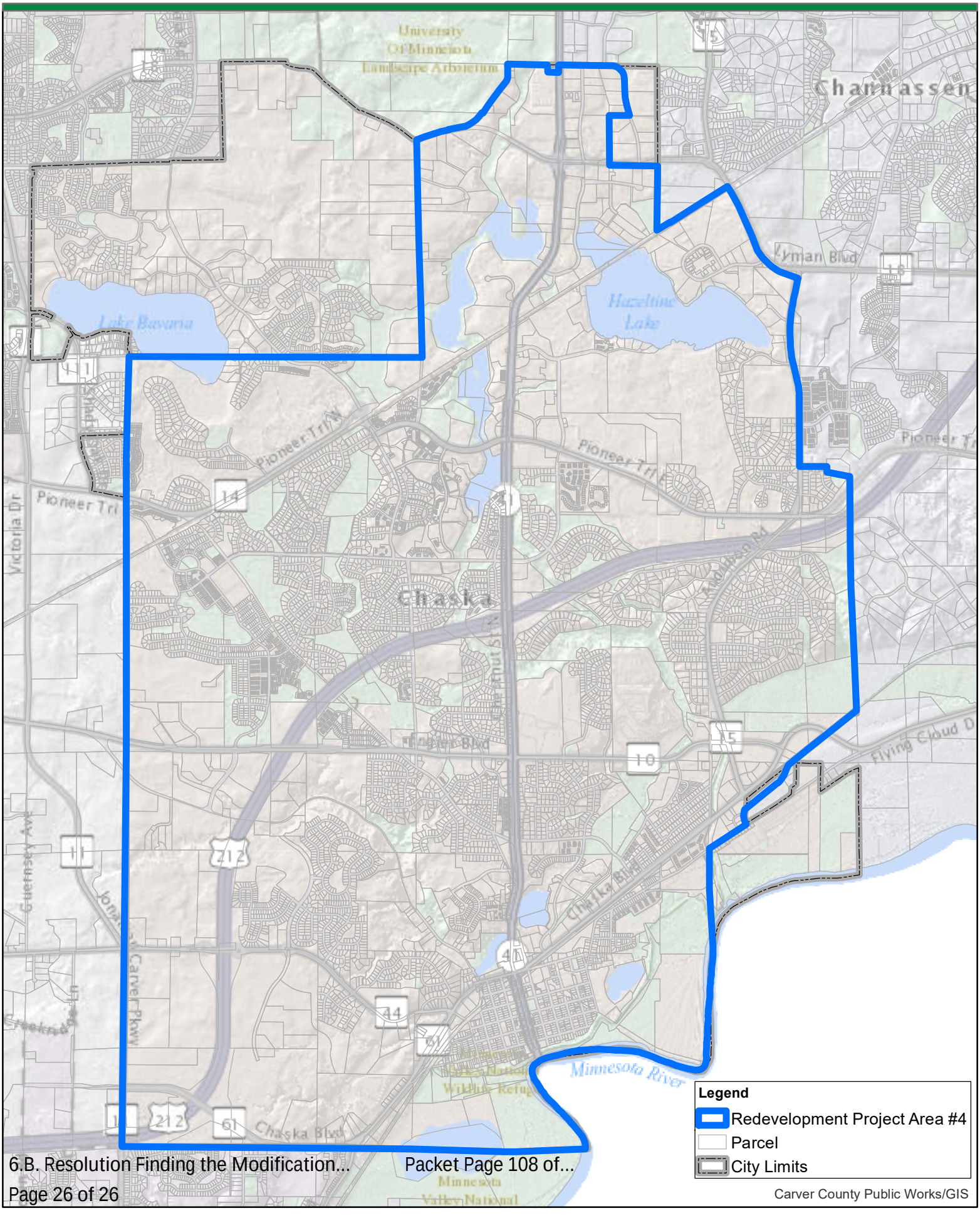
CITY OF CHASKA

TIF Districts - Redevelopment Area

Date: 3/3/2021

0 1,450 2,900 5,800 8,700 11,600 Feet

N



Carver County Public Works/GIS

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
FEBRUARY 22, 2021

DRAFT

1. Call to Order
President Windschitl called the meeting to order at 9:14 pm.

2. Roll Call
Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau, Huang, and President Windschitl.
Absent: None.

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

3. Agenda
Motion by Commissioner Hatfield, second by Commissioner Grau to adopt the agenda as presented. Motion carried.

4. Minutes
Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the minutes of the December 21, 2020 EDA meeting. Motion carried.

5. Authorize Letter of Intent for TIF Assistance to Proposed Oppidan Industrial Project
Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Hatfield, second by Commissioner Hubbard to authorize the EDA Director to execute the Letter of Intent for TIF assistance to the proposed Oppidan industrial project. Motion carried.

6. Other Business
There was no other business.

7. Adjourn
Motion by Commissioner Huang, second by Commissioner Hubbard to adjourn the meeting at 9:21 pm.
Motion carried.

Chaska Park Board
Meeting Minutes
December 14th, 2020
Zoom

1. Call to Order

The December 14th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm via Zoom.

2. Roll Call

Zoom attendance: Dave Roan, Jason Branch, David Downs, Matt Udermann, Liz Wyveen, Georgiann Keyport, Zac Saueressig

Absent: Joshua Ives, Ernesto Ruiz Gutierrez

Staff: Marshall Grange, Mary Monteith, Mike Tudor-IS assistance

3. Adopt Agenda

Motion by Udermann, second by Keyport to adopt the December 14th, 2020 meeting agenda.

Roll call for approval, Motion Carried

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Downs, second by Udermann to approve the Chaska Park Board meeting minutes of November 9th, 2020.

Roll call for approval, Motion Carried

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes November 2nd

6B. Council Minutes November 13th

6C. Council Minutes November 16th

No Planning Commission Minutes

7. Action Items

Grange recognized those finishing their terms of office.

Matt Udermann will now be representing residents of Carver County District 3 as their new County Commissioner. Congratulations Matt.

Josh Ives was recognized for finishing up his nine-year term on the Park Board. Grange mentioned that Ives was very welcoming to him when he first came on at Parks and Recreation. Thank you for your years of service.

Jason Branch is finishing his first 3-year term as well as Dave Downs finishing his 6th year term, both are up for reappointment with the Council in January.

Board Chair Dave Roan is finishing up to at least 20 years serving on the Park Board. An incredible amount of service to Chaska. We enjoyed meeting with Dave last week and going down memory lane on the various partnerships and projects he was a part of. Thank you, Dave, for your commitment to the Park Board.

The City Council will be recognizing these individuals for their commitments at a Council meeting in February. We will let you know that date once established.

We also tonight need to make a recommendation to the Council for both the 2021 Park Board Chair position as well as the Vice Chair position.

7A. Nomination for 2021 Park Board Chair

Roan asked for nominations for the 2021 Park Board Chair

Branch made a motion to nominate David Downs for the 2021 Chair position.
A second was made by Udermann. Downs Accepted.

Roll Call for approval-Motion Carried

7B. Nomination for 2021 Park Board Vice Chair

Roan asked for nominations for the 2021 Park Board Vice Chair

Roan made a motion to nominate Jason Branch for the 2021 Vice Chair position.
A second was made by Downs. Branch Accepted.

Roll Call for approval-Motion Carried

These board nominations will go before the Council for approval at their December 21st meeting.

8. Discussion Items

8A. Arts Consortium of Carver County (ACCC) Update

Grange updated the Board on where things are at. The Council approved the Letter of Intent at their November 16th meeting. Staff have been working on the details of the lease specific to the use of the cafeteria/storage areas, as well as the art gallery space. Also addressed was additional use of the P/R conference room for monthly ACCC board meetings. The lease also recognizes that the City reserves up to 12 weeks per year of gallery use.

The Memorandum of Understanding has been submitted to the City attorney for review, as well the ACCC board, if no issues, it will go to the Council for final approval on Monday, the 21st. Then we would start the lease agreement Jan 1st, 2021.

Roan asked if the retail shop has been open, and what the hours are. Currently they are open M-F, 11am-6 pm and Saturdays 11am-4pm. Grange encouraged the board to stop by and shop.

Downs, I was there last week, I was impressed, they have some very nice things. Are they open to the public? Yes, they are. Downs was concerned maybe people think they are closed since the CCC is not open. Grange, we have been talking with them on some marketing ideas to help get the word out, we inquired about a video walk through of the store. More foot traffic in the building would be good!

8B. Facilities and Operations Update

Grange gave an update on where things are at with the Community Center. Shortly after our last board meeting, we were required by the Governor's Order to close the facility again. We paused our memberships and furloughed most of our part time staff, we still have need for some evening/weekend staff. This Wednesday the Governor is to have an update on things. All FT staff have been doing facility training during this time, as once we re-open, FT staff will be working some of the facility operations. With not offering the typical programming, and mindful of where the budget is at, we need to offset some of our operating costs. We will maintain a couple fitness instructors and lifeguards. Saueressig, any indication of what the message is going to be from Walz? Grange, not really. I have heard a couple different thoughts, 1) Re-Open on the 19th, 2) Open on January 4th, 3) Open Jan. 18th. Not sure on this one. Saueressig shared the school district will stay with distance learning moving into mid-January. Grange, we really have learned to be flexible around here!

The Community Center and Curling and Event Center budgets were reviewed at Council work sessions these last couple months. They will now be on the Council's agenda for formal approval at this Monday's meeting, I encourage you if you have time, to watch the meeting.

An update to 2021 CCC membership rates, with your feedback at last months meeting, staff discussion, and shutting down the facility once again, we ended up recommending to Council to not raise 2021 rates. The information I shared last month was part of a 5-year plan that normally we would have followed. After further talk, we recognized it is just not the right time to be raising rates on our members. We plan to hold tight for the year.

Staff talked quite a bit with Council on the upcoming Community Center 30-year anniversary. It was recognized what a primary asset the CCC has been to the City as well as the value it brings to the community. Discussion was also had on identifying a masterplan for moving us forward to ensure that we keep the Community Center as sustainable long-term as we can. More to come as things are better defined, we will be seeking community engagement and creating a task force as well. We are excited for the process. Saueressig, questions on timing, and how many people for the task force? Grange, we still need to define all of that yet. Will discuss in January or February. We will look for a representative from our membership base, District 112, the business community, various sports association as well as a park board representative. There will be plenty of opportunities to help shape things within this plan.

Grange shared that we have had to address a couple capital improvement projects that we were not expecting, one is a new ice resurfacer. The current one has surpassed its life expectancy; we need something more reliable. We are working with our electric department on an opportunity that may be available via a rebate program for an electric Zamboni. This potentially could help fund it. Staff are working through the details on that.

The second issue is the pool, when we painted the bottom of the pool this past spring/summer, we did not resurface the interior lining of the pool due to the budget. Since then, it has become evident that the current underlining (Diamond Brite) is chipping down to the concrete, and that has created algae growth, which is a health concern. We will address this while we are shut down, staff have already started this week with draining the pool. Disinfection of the pool will occur, as well as relining again of the pool with Diamond Brite. At the same time, we will be converting back to chlorine. Chlorine kills germs better and is more cost effective than Bromine. It also will help with the water clarity. With newer technology on filters, they can knock down that chlorine smell and irritation. The pool should be open again mid-January.

Udermann, questions on the Zamboni, can you do some sort of sponsorship program with the boards to help bring in some revenue? Yes, staff are already looking into this.

The Curling and Event Center has also had to close per the Governors ordinance. We were in the middle of Winter 1 leagues. Upon closing, we surveyed the members and got good feedback on moving forward. We will probably forgo W1 and start W2 as scheduled. We do still have our USA high-performance athletes practicing.

8C. Recreation Programming Update

Recreation Programming-this has been so difficult to plan with all the uncertainty. We currently are doing one month at a time as things change so quickly. There is some optimism with the vaccine, so thinking we can plan further out, to maybe spring. For now, we have continued with smaller programming ideas. I have challenged staff to start thinking ahead to Fire and Ice and what more we can offer with that event. People are going to want to be out next summer having fun!

Grange shared some of the recent events that have been happening: A virtual fitness challenge, a winter walking program, the introduction of Snowflake the elf, who is making his way around the building and sharing his location via social media. Staff held a Gingerbread decorating

contest, and last week we hosted a drive through holiday party for AOA's. Santa came and helped hand out gift bags to AOA's as they came through the parking lot, a super festive mood. There also is currently a New Year's Eve party pack available for families, which includes games and crafts. Staff have gotten real creative with ideas to help provide area families with some fun!

This staff will also be a part of assisting at the front desk of the Community Center upon reopen.

8D. Lake Grace Trail Update

Grange shared an update on the trail connection to the Highway 41 underpass. The bid opening for the bridge component was this past week. Per the city engineer, 8/9 bids came in, the lowest one came in at $300,000, which is where we were estimating. Staff will take information to Council for approval next week and then award the bid. It will be about an 8-to-10-week project, we are hoping work will take place over the next couple months, weather and road restriction dependent. We are looking for a June completion. Brian Jung from Public Works has been working with a contractor on property access to move forward with tree removal. Things seem to be coming along.

8E. Chaska Cares Update

Grange recognized some of the great things the group has been doing throughout the pandemic. The group consists of Erin Link, Joan Seedorf, Julie Janke, Kevin Wright, Sarah Anderson, and Grange. The goal has been to attempt to reach out and help those who are the most vulnerable in the community and to lift spirits. Recently, various staff on Thanksgiving Day partnered with St. John's Lutheran church and delivered 200 meals to seniors living in Chaska. We also assisted with a winter clothing drive, which had a great response for families in need. The Toys for Tots drive also was a huge success working with Santa and the VFW, which was set up as a store for parents to come and shop.

Last weekend, Chaska PD and Target held their annual Heroes and Helpers event. Officers shopped with list in hand for 29 families and multiple volunteers helped with the wrapping.

This Thursday is another food distribution event at Gedney. Staff will again be on hand to deliver food to Chaska homebound seniors who have signed up ahead of time.

285 goody bags will also be handed out to AOA's at a senior parade in front of the Lodge this week. We currently are looking for puzzles, books, hot coco, etc. for the bags.

The holiday season will be capped off this year with a Santa parade happening on Dec. 23rd, this will be like the Easter and graduation parade held last spring. The parade will start at 4:30 on the 23rd and will make its way throughout Chaska with Santa in the lead, and police and fire following. Hoping for good weather! There will be a trackable GPS on social media so you can check where Santa is.

9. Other Business

9A. Board Reports

Wyveen-I just want to say to Marshall and his team, great job on planning for the future, and coming up with events, I commend all the planning. I would also like to encourage residents to get out to the downtown Chaska stores. Right now, there is a fun program going on, 5 for $25, there are lots of fun things to see and great gift ideas, as well as a Santa and Frosty picture opportunity at the Gazebo.

Downs-I want to thank Dave Roan for his service as board chair, I appreciate all you have done. I look forward to doing this job, glad you have the confidence in me. I am looking forward to the Arts Consortium partnership and helping to make it successful.

Branch-Dave, thank you for everything. Your service is admirable and inspiring, thanks to Marshall and Mary and staff for everything you continue to do. I have no doubt Chaska Parks and the Community Center are going to come out of this like a fireball.

Keyport-I also would like to encourage people to go downtown to see all the beautiful lights, we recently walked around Firemen's Park, where we saw the big tree, there also are several trees decorated, a great opportunity to get out and enjoy the beautiful downtown that we have. I am volunteering Thursday at the food drive; I am looking forward to that, as have not done before. Thank you, Dave, for your remarkable service to our community. We really do appreciate it.

Udermann-I frequently ask, who does it well? Chaska gets it right a lot. He mentioned the many things Parks and Recreation have accomplished the past couple years. These are the many reasons to get involved. This is one of the most diverse boards I have served on. The benefits of Parks and Recreation are more than just a place to go work out, but they are also about the mental health and community connections. It is the people, a lot of the types of things Dave and Marshall have been a part of, even some of the things when Tom was here. Thanks for believing in me as I move on.

Saueressig-I am impressed with Dave's leadership and ability to run well conducted meetings. I am bummed to not be able to work with you anymore. To Marshall, great job getting through this year, being inventive and creative. A crazy year, I am really excited about what next year brings.

Roan-Start with my final sendoff, an advertisement, I encourage all you out there to apply for this commission or any of the other commissions out there. It is a very rewarding experience. Just do it! Thanks to everybody I have worked with, that is current and former leadership of the Parks department, with their can-do attitude and capabilities, it made things easy. We would dream, they made it happen, including the park staff. This has been a pleasure for me, the friendships I have formed. I will miss the monthly planning meetings with Marshall and Mary. I also will be staying on the bike friendly community commission. Lastly, one of the greatest pleasures when serving on this commission, is that we get to dream, we have our conversation by starting out with, "wouldn't it be nice if Chaska had this". I am comforted by the fact that I can hand the gravel over to Dave Downs and Jason Branch, they know with which the spirit in which this commission needs to operate. Continue to dream and never forget, dreams area free.

Grange-In light of all we have gone through this year, and it is the holiday season, I thew out to staff the challenge of coming up with a holiday song parody. Erin Link took the challenge on with her family. We had a full-on rally of the entire department. With the help of Mike Tudor, from communications, we were able to put this together. Here is a sneak peek of our song. 😊

10. Adjourn Meeting

Motion to adjourn the December meeting by Udermann, Second by Saueressig.

Roll Call by Roan-Motion Carried

- MINUTES -
CHASKA CITY COUNCIL
January 4, 2021

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

2.Pledge of Allegiance

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

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

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

5. Swearing In of Elected Officials
City Attorney Melchert conducted the oath of office for Mayor Windschitl, Councilmember Hubbard, and Councilmember Huang.

6. Visitor Presentation
None.

7. Minutes
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the December 21, 2020 City Council meeting. Motion carried.

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

A. Approve the Chaska Herald as the Cities Official Newspaper
   Motion to appoint the "Chaska Herald" as the official newspaper of the City of Chaska for 2021.
B. Appointment of City Trustees to the Chaska Fire Department Relief Association (CFDRA)
   Motion to appoint Mark Windschitl as an Elected-Official Trustee and Noel Graczyk as a City Trustee to the 2021 Chaska Fire Relief Board.
C. Annual Designation of City Depositories, Investment Institutions, and Authorized Signatories

Motion to designate the following official depositories, financial institutions, and authorized account signatories:

Depositories

Bank Vista; Charter Bank; Old National Bank; Security Bank; USBank; Wells Fargo Bank; and Wings Financial Credit Union

Financial Institutions

League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc.; RBC Capital Markets, Inc.; Oppenheimer & Co.; Inc.; Piper Sandler Companies; Public Financial Management (PFM); USBank Investment Services, Inc.; and Wells Fargo Investments

Authorized Account Signatories

Mayor.....Mark Windschitl
City Administrator .....Matt Podhradsky
Treasurer .....Noel J. Graczyk

Motion carried.

9. Action Items

9.A. Appoint Acting Pro Tem Mayor for Calendar Year 2021
City Administrator Podhradsky presented the item to the Council.

The Council discussed when the shift occurred to cycle turns for Mayor Pro Tem.

Motion by Councilmember Huang, second by Councilmember Grau to appoint Council Member McKayla Hatfield as Acting Mayor for the City of Chaska for calendar year 2021. Motion carried.

10. Bills
9.A. Accounts Payable Council Roster 1-4-2021.

The Council requested further information about bills on pages 1 and 17.

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report
11.B. Bi-Weekly 1-4-2021
11.C. Blue Ribbon Commission's Final Report on Met Council
https://mcamm.memberclicks.net/assets/docs/NewsletterDocuments/2020/BlueRibbonPanelReport.pdf

Councilmember Grau:

- Wished everyone a Happy New Year.

Councilmember Huang:

- Wished everyone a Happy New Year.
- Noted there is another food distribution event at the old Gedney factory on Thursday, January 14 mid-day and volunteers are needed.
- Provided a summary on the result of the Blue Ribbon Commission's report regarding regional transit and an update on recent meetings with representatives regarding SouthWest Transit.
- Inquired if Attorney Melchert's role has changed. Mayor Windschitl clarified that Attorney Melchert will be representing the Council at Council meetings but is no longer the City Attorney.
- Mayor Windschitl offered him condolences on the passing of his father.

Councilmember Hubbard:

- Noted the Emergency Support Business Support Program through Carver County CDA has reopened and application information is on their website.

Councilmember Hatfield:

- Inquired if there is still a virtual event happening for Martin Luther King Jr. Day and if that information will be posted soon. Assistant Administrator Kabat provided details on the event and stated advertisement for it will be out soon.
- Congratulated the Councilmember who were sworn in tonight.
- Reminded residents information regarding snow removal is on the City website and encouraged folks to seek out that information. City Administrator Podhradsky spoke further about conversations the City has with residents who are not moving their cars per the City schedule. Mayor Windschitl also weighed in on difficulties with snow removal and parking schedules. Councilmember Huang inquired what the protocol is for homes that are on the same side of the street with sequential address numbers. City Administrator Podhradsky stated he believed that this issue has been clarified for those residents.

City Administrator Podhradsky:

- Wished everyone a Happy New Year.
- Stated the vaccination program began for City employees last week and updated the Council on the plan for the next group that will be eligible.

Mayor Windschitl:

- Noted he is grateful for the first shipment of vaccines for public staff and is looking forward to the next shipment coming in.
- Thanked outgoing elected official Senator Jensen and suggested Staff reach out to incoming Senator Coleman to invite her to come to a future Council meeting. He also noted that the local area did well with Met Council funding this year.
- Noted he had a few messages indicating the Governor will may an announcement on Wednesday about loosening restrictions. He noted there will be a phase-in for bringing

public school children back into in-person learning. City Administrator Podhradsky detailed that phasing schedule.

- Reported that the Santa parade was a fantastic event and that it was a great idea to move it to miss the storm. City Administrator Podhradsky recognized GIS Technician Allison Campbell who developed the parade tracker.
- Wished everyone a Happy New Year.
- Noted there is still time for folks to sign up for Commissions and to contact Assistant Administrator Kabat if interested. Councilmember Huang inquired if they could submit applications thought the website. City Administrator Podhradsky stated they could but to also follow up with Assistant Administrator Kabat. The Council talked about how beneficial it has been having someone in the student commission position and that they hope it will be filled again.
- Noted the next Council meeting is January 25, 2021.

12. Adjourn:

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 8:13 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
January 25, 2021

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

2.Pledge of Allegiance

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

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

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

5. Minutes
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the January 4, 2021 City Council meeting. Motion carried.

6. Consent Agenda
Mayor Windschitl inquired if 6.A. pertains to people who have solar inputs.

City Administrator Podhradsky confirmed it does.

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

A. Adopt Resolution 2021-01, Cogeneration and Small Power Production Tariff for City Electric Utility
   Motion to adopt Resolution No 2021-1 for Cogeneration and Small Production Tariff.
B. Adopt Resolution 2021-2, Accepting Gifts and Donations
   Motion to adopt Resolution No. 2021-2 acknowledging and accepting gifts to the City of Chaska received during the period October 1, 2020 through December 31, 2020.
C. Adopt Resolution 2021-4, Resolution of Support for Application to the CDA Community Growth Partnership Initiative Community Development Grant to Support the Ernst House Redevelopment
   Motion to approve Resolution No. 2021-4 of Support for Application to the CDA Community Growth Partnership Initiative Community Development Grant to Support the Ernst House Redevelopment.

D. Approval of Carver County 2021 SHIP Grant Agreement for a Pedestrian and Bicycle Master Plan and Staff Authorization to Seek RFQ

Motion to approve the 2021 Project Grant Agreement Between the City of Chaska and Carver County for a Pedestrian and Bicycle Master Plan and Authorization for Staff to Submit RFQ to Consultants.

Motion carried.

7. Action Items

7.A. Adopt Ordinance 985, Adoption of a Chicken Article to Animal and Fowl Chapter

Assistant Administrator Kabat presented the item to the Council.

Councilmember Hubbard relayed a suggestion from residents regarding explicit language directing residents to check any homeowner associations prior to applying.

City Administrator Podhradsky and Community Development Director Ringwald stated this is typically added to the application and they will ensure it is there.

Councilmember Hubbard commented that the $100 application fee per year seems excessive.

City Administrator Podhradsky provided further detail regarding the cost per service and why Staff suggests the $100 fee per year and explained it is up to the Council.

Councilmember Grau looked to clarify Councilmember Hubbard's suggestion for April renewals.

Councilmember Hubbard provided further explanation regarding her thought around streamlining the process with April renewals.

City Administrator Podhradsky stated the fee would be pro-rated.

Attorney Melchert suggested reworking the Ordinance language regarding issuance and renewal.

Councilmember Grau asked for more information regarding impoundment for chickens.

City Administrator Podhradsky provided further information regarding that process.

Councilmember Hubbard inquired if neighboring cities that have passed a similar ordinance have had to impound any chickens.

Assistant Administrator Kabat and City Administrator Podhradsky stated they were not aware if that has happened.

Councilmember Huang asked what happens to impounded chickens that are not reclaimed.

Assistant Administrator Kabat and City Administrator Podhradsky stated they were unsure but the details of that would be explored.

City Administrator Podhradsky suggested the Council clarify the fee.

The Council and Staff discussed possible fee models.

Councilmember Huang asked what the process will be for those residents illegally raising chickens if this ordinance is passed.

City Administrator Podhradsky provided further detail regarding compliance and the permit process.

John Pronz, resident, summarized his concern regarding the allowance of chickens in residential areas.

City Administrator Podhradsky explained that HOA covenants take precedent over City ordinance and explained the City has not typically enforced private covenants. He also spoke further regarding due process and the difficulty of the City enforcing private covenants.

Councilmember Grau commended the City and Council on following due diligence with this topic.

The Council shared their thoughts on this item.

Kristin Bartley, resident, shared her support for this ordinance passing and explained that she has heard great feedback and support for this item from other residents.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt Ordinance MC 2021-985, A Chicken Article to the Animal and Fowl Chapter.

The Council shared that this is a difficult issue as there is support for both sides.

Attorney Melchert noted that the ordinance on the table is as written and this would be the time to adjust any language if desired.

City Administrator Podhradsky suggested that any details that need refining and amending could be brought back to the Council.

With Councilmembers Hatfield and Hubbard voting aye and Councilmembers Grau, Huang, and Mayor Windschitl voting nay, the motion failed 3:2.

Mayor Windschitl asked if anyone was present for visitor presentation. There was no one present.

7.B. Adopt Resolution 2021-3 and Ordinance 986, Approving the Preliminary Plat & Rezoning
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl looked to clarify if this is the cul-de-sac that parallels Savanna Way.

City Planner Hanson detailed the location using the site exhibit and noted the redesign was due to the building cost and maintenance cost of the retaining wall that was proposed with the initial design. She then continued her presentation of the item.

Councilmember Grau asked for more detail regarding park access.

City Planner Hanson went over the possible access points and continued her presentation of the item.

Councilmember Huang inquired if there are plans to build trails on the northern end of the site.

City Planner Hanson stated there are bituminous trails planned up to the edges of the development and that future connections will be made once details with the plan are finalized.

City Administrator Podhradsky noted that this is the neighborhood park and most who come will be within walking distance of the park. He also clarified that although labeled "city park" in the plan, it is a neighborhood park, and the neighbors will be the ones notified for the public input portion of this project.

Councilmember Huang noted this development has an HOA.

Councilmember Hubbard asked if there will be parking for the park.

City Administrator Podhradsky stated there is not parking for neighborhood parks.

Community Development Director Ringwald commented that there is plenty of room to accommodate a typical neighborhood park.

City Planner Hanson continued with her presentation of the item.

Councilmember Huang inquired when Savanna Way will connect up with Creek Road in the north if this item passes.

City Administrator Podhradsky stated that it is not driven by this neighborhood but by the traffic needs.

Community Development Director Ringwald reiterated that the building blocks for that connection are there and when traffic dictates the need, the connection will be made.

Councilmember Hubbard asked what that connection would look like through this neighborhood when completed.

City Administrator Podhradsky described the layout for that, noting the height of the proposed lot locations in regard to the collector road.

The Council noted the importance of the developer and realtors sharing the future plans for this area to any potential buyers.

City Engineer Clark noted the location of that road was graded in when Savanna Way was graded but that a sign noting future plans would not hurt.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2021-03 approving the Preliminary Plat for Harvest West 3rd (PC #2020-22). Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Ordinance No. 986 approving the Rezoning from Open (O) to Planned Residential District (PRD-77). Motion carried.

Patrick Wrase, applicant, thanked the Council and briefly summarized the change made to the project and stated he looks forward to working with the City.

7.C. Adopt Resolution 2021-5 and Ordinance 987, Approving the Preliminary Plat, Preliminary Site & Building Plan, and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if someone could rent the whole building.

City Planner Hanson stated that the way zoning is drafted does not allow for a distribution center use. She then continued her presentation of the item.

Mayor Windschitl inquired what the concern was for Wetzel Lane.

City Planner Hanson explained there was concern for how the edge of the plan relates to the residences to the South where Wetzel Lane stubs out.

Councilmember Huang inquired what the parcel to the south is zoned and if the owner of that parcel has intent to develop in the near future.

City Planner Hanson stated it is zoned commercial industrial and that the owner has been looking at something. City Administrator Podhradsky noted he will address this when he talks about Creek Road sewer.

Councilmember Huang referred to the agenda packet and asked if there are plans for creek alterations within the basin.

Community Development Director Ringwald stated the westerly portion will be re-meandered.

Councilmember Hubbard asked if bike paths will be built in this location.

City Administrator Podhradsky stated that there are paths up Chaska Creek Boulevard, which turns down Creek Road with a trail into downtown.

Councilmember Huang inquired if there is language in the ordinance that prohibits use as a distribution center.

City Planner Hanson explained that is stated in the draft ordinance.

Mayor Windschitl asked if work on this will begin this year.

City Administrator Podhradsky explained that discussions with the developer regarding their approach to development. He provided further detail into that plan and presented information regarding the sewer utilities on Creek Road.

City Engineer Clark reiterated that a feasibility study for Creek Road will come before the Council.

Mayor Windschitl commented that he did not believe the surface of Creek Road lasting much longer. He also stated he thought it was a two-year process for this project due to permits.

City Administrator Podhradsky stated the timing is right, and that it is an 18-month project.

City Engineer Clark provided further detail regarding the necessity of the 18-month timeline.

Mayor Windschitl inquired what the project timeline is for the current item.

City Administrator Podhradsky estimated that if started this summer, it could be completed six months after that.

Mayor Windschitl asked how this will work if the Creek Road project is 18 months.

City Administrator Podhradsky explained that this project would be phased, and the north section of the sewer would be put in first and used for storage.

Mayor Windschitl inquired after the size of the trunk line.

City Engineer Clark stated it will be 18-inch.

Councilmember Huang asked if Met Council gave any reasons why they denied aid for this sewer project.

City Engineer Clark summarized the difficulties of the project that lead to them denying aid.

Jay Moore, applicant, spoke in further detail about the tentative project timeline.

Councilmember Huang asked Mr. Moore what the price per square foot is for this type of product.

Mr. Moore stated they consider themselves at market rate and that they will do their best to attract business to the City.

Councilmember Huang inquired what the going rate is for an industrial product of this type.

Mr. Moore summarized the estimates for that.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2021-05 approving the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial (PC #2020-25). Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Ordinance No. 987 approving the Rezoning from Open (O) to Planned Multi-Use District (PMD-20). Motion carried.

7.D. Adopt Resolution 2021-6 and Ordinance 988, Approving the Preliminary Plat and Rezoning for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-24
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the trail to the pond will be paved.

City Planner Hanson confirmed that it will be a bituminous trail and continued her presentation of the item.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2021-6 approving the Preliminary Plat for Chaska Bluffs 2nd Addition (PC #2020-24).

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Ordinance No. 988 approving the Rezoning from Open (O) to Planned Residential District (PRD-78). Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 1-25-2021

The Council requested further information about bills on pages 18, 20, and 29.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business
9.A. City Administrator's Report
9.B. Bi-Weekly Report Day-Month-2021
9.C. Other Reports
    9.C.i. Financial Reports – November 2020
9.D. Other Meeting Minutes
    9.D.i. Draft Minutes of the Dec.17, 2020 Human Rights Commission Meeting
    9.D.ii. Receive the Jan 13, 2021 draft minutes of the Planning Commission Meeting

Councilmember Grau:
- Noted the fencing on Big Woods Boulevard is up and looks great.
- Noted the carving for the Downtown Business Alliance Ice Gardens begins at 1:30 on Sunday.
- Commented that there is a need for more kindness in the world and challenged residents to purposely do something kind for someone.

Councilmember Huang:
- Noted the MLK breakfast last Monday was well done and congratulated the recipient of the Human Rights Award Winner.
- Noted there will be two more food distribution events, one on February 11 and one on March 11.
- Updated the Council on a trial service SouthWest Transit is offering for grocery shopping.
- Updated the Council on a presentation he gave to legislators regarding suburban transit.
- Inquired what the plans are for downtown road construction this summer. City Administrator Podhradsky provided the details regarding downtown road construction this summer.
- Asked for an update regarding Hy-Vee. City Administrator Podhradsky stated Chaska is not on their list of stores to look at this summer.

Councilmember Hatfield:
- Noted that January 19 was the national day of racial healing and reported there is a free online event on Tuesday, January 26 at 10am regarding racial healing.
- Reported this Sunday the ice sculptures will be located at Fireman's Park for viewing and at 1pm there will be live carving.

Councilmember Hubbard:
- Noted the MLK video was well done.
- Reported she attended Coffee with a Cop this past weekend and encouraged others to make sure to sign up to do this.
- Noted the CDA sent an email that the landlord and tenant assistance applications are out on their website.

- Noted the business grant assistance funding from the CDA is still available.
- Reported that the Concerned Citizens group that she sits on is doing great work and provided a brief update on their current work.
- Commented that the state pilot program for the COVID-19 vaccination sounds great.

Mayor Windschitl:

- Noted all those in police and fire department that wanted vaccination have now received it.
- Noted City Administrator Podhradsky had a successful meeting with Twin City Western Railroad.
- Requested an update on the opening of City Hall next week. City Administrator Podhradsky provided details regarding the opening.
- Noted Fire Department Fishing Contest is cancelled for this year and the Guardian Angels is not having their Winter Dinner this year.
- Congratulated the Human Rights Award winner, LeAnn Winters.
- Congratulated the Human Rights Commission for a successful MLK event.
- Reported the next Council meeting is February 1, 2021 and then again on February 22, 2021. He noted in March meetings resume on the 1st, 3rd, and 5th Mondays.

10. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 10:58 pm. Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
February 1, 2021

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

2.Pledge of Allegiance

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

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

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

5. Visitor Presentation

5.A. Senator Julia Coleman
Senator Coleman introduced herself and provided an update on what work she has going at the Capital.

Mayor Windschitl inquired if there have been any discussions at the State level regarding loss revenues for cities.

Senator Coleman noted that she has heard conversations regarding this but has not seen any legislation at this point. She encouraged cities to reach out to their legislative leaders.

Councilmember Huang thanked Senator Coleman for attending the SouthWest Transit meeting in December and noted that having her support in transportation will be beneficial.

City Administrator Podhradsky referred to the proposed improvements on 82nd Street and Highway 5 and noted he will send her information regarding discussions from the work sessions and other updates with this corridor work.

Councilmember Hubbard asked if the goal of not having applicants pay taxes on the PVP loans will be realized with the new round.

Senator Coleman stated that would be the end goal.

6. Minutes
Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the January 25, 2021 City Council meeting. Motion carried.

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

A. Adopt Ordinance 989, Adopt Amendment to Transient Accommodations Ordinance
   Motion to adopt Ordinance 2021-989 to amend Chapter 5.20 Transient Accommodations.
B. Massage Therapy Registration
   Motion to approve Massage Therapy Registration No. MTL 21-04 to allow Jamie Reinbold to practice Therapeutic Thai Massage out of Natural Point Wellness at 546 Bavaria Lane, Chaska.
C. Adopt Ordinance 990, Establish and Amend Ordinance 984 2021 Utility Rates
   Motion to adopt Ordinance No. 2021-990 establishing 2021 Electric Utility Rates, Motion to adopt an amendment to Ordinance No. 2020-984 establishing 2021 Water and Sewer Utility Rates.
D. Adopt Ordinance 991, Convenience Fee for Governmental Fees and Charges Paid at City Hall
   Motion to adopt Ordinance 2021-991 to establish a Convince Fee on all Debit and Credit Merchant Card payments for governmental fees and charges at Chaska City Hall.

Motion carried.

8. Action Items

8.A. Commissioner Appointments
Motion by Councilmember Hubbard, second by Councilmember Grau to appoint Jason Branch, Dave Downs, and Jalen Destin (youth member) to the Park and Rec Board for the term February 1, 2021 to December 31, 2023. Motion carried.

Councilmember Hubbard noted she would abstain from voting for the Human Rights Commission. She noted that she did not find out her husband was applying to the Commission until the application was submitted.

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint Celine Haga, Sarah Carlson, Eder Castillo, Martin Hubbard, Hanna Sandison, Lisa White (Alternate 1), and Dante Hughes (Alternate 2) to the Human Rights Commission for the term February 1, 2021 to December 31, 2023.

Mayor Windschitl noted he forgot to add Sienna White to the list as the youth member.

City Administrator Podhradsky noted that Staff will bring back language for adding the youth position to the Human Rights Commission to the ordinance.

Motion by Councilmember Huang, second by Councilmember Hatfield to amend the main motion to add Sienna White (youth member) to the list of appointees. With all members voting in favor and Councilmember Hubbard abstaining, the motion carried.

Councilmember Grau noted that representation matters and that this is one of the more diverse groups that has stepped forward to serve in commissions.

Councilmember Huang inquired where the two openings for Planning Commission came from.

City Administrator Podhradsky stated it was Susan Cross and Misty Bowe.

The Council and Staff briefly discussed the process for approving the Vice Chair for Planning Commission.

Mayor Windschitl also thanked everyone who came forward and applied for these commission positions.

9. Bills
9.A. Accounts Payable Council Roster 02-01-2021

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

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report 02-01-2021
10.B. Other Reports
10.B.i. 4th-Qtr. 2020 Investment Report dated February 1, 2021

Councilmember Huang:

- Noted the Stuff the Bus Drive is cancelled.
- Noted there are food distribution events on February 11 and March 11 from 12-1:30 at the old Gedney factory.
- Inquired what is going on with the KFC building. City Administrator Podhradsky gave a brief update on that site.

Councilmember Grau:

- Noted the Ice Gardens event was awesome and encouraged residents to get out to see it. Councilmember Huang inquired if these will be lit at night. Assistant Administrator Kabat stated that there will be.

- Inquired after the timing for filling the police officer position and for the recruitment strategy. City Administrator Podhradsky clarified that there are two upcoming positions and detailed that timeline and noted Staff are having recruitment strategy discussions. He noted he will discuss with Staff the short- and long-term strategies with this.
- Wished his son Happy Birthday this coming Saturday.

Councilmember Hubbard:

- Thanked the Parks and Recreation Board for what is provided for residents even in the winter.

Councilmember Hatfield:

- Recognized the Downtown Business Alliance's role in putting together the Ice Gardens.
- Noted it is Black History Month and stated she looks forward to seeing inclusion grow in the community and encouraged residents to seek out sources to learn more about black history.

Mayor Windschitl:

- Noted the next Council Meeting is February 22, 2021 and the meeting will be live, in-person at the Community Center.
- Thanked Staff for all their work in putting on ZOOM meetings over the past couple of months. The Council and Staff commented on the benefits of ZOOM meetings.
- Commented that the Ice Garden event was amazing and well done. He thanked everyone who was involved in putting this event on and preparing the park.
- Noted the sign on Stoughton Avenue was removed.
- Reported there will be a "Find the Gnome" event put on by Parks and Recreation and encouraged residents to participate in that.
- Noted the use of Fireman's Clayhole for skating has be incredible this winter. City Administrator Podhradsky briefly spoke about ideas for a future warming house and for ice skate rentals.
- Thanked Chris Goodman, a resident that lives near Lion's Park, who has offered to go turn the lights on the hockey rink on and off each night.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:10 pm.
Motion carried.