AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, January 14, 2026
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 December 10th Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan & Rezoning for 4200 Peavey Road/Shaw Construction/PC #2025-21
   - 7.B. Recommend Approval of the Concept Plan on the Holasek Property (4245 Big Woods Blvd)/Pulte Homes/PC #2025-22
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
DECEMBER 10, 2025

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Rostad.

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

3. Adopt the Agenda

Motion by Commissioner Brass, second by Commissioner Kerber, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation

No one appeared for the Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the November 12, 2025, Meeting Minutes

Motion by Commissioner Brass, second by Commissioner Aasen, to approve the minutes of the November 12, 2025, Planning Commission meeting.
Motion carried.

6. Consent Agenda

Commissioner Aasen asked if staff knew when the MSB project would be finished.

Community Development Director Kabat gave a brief review of the expected process and timeline for the bid process and when ground breaking was expected to take place.

Motion by Commissioner Brass, second by Commissioner Purdy, to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Site & Building Plan for MSB/City of Chaska/PC #2025-19.

Motion carried.

7. Action Items

a. Recommend the 2026 Chair and Vice-Chair for the Planning Commission

Motion by Commissioner Brass, second by Commissioner Purdy, to recommend that the City Council appoint Commissioner Urbanski as the Planning Commission Chair for 2026.

Motion carried.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend that the City Council appoint Commissioner Purdy as the Planning Commission Vice-Chair for 2026.

Motion carried.

8. Other Business

Commissioner Urbanski

- Expressed appreciation to Chair Brass for his 7 years of service on the Planning Commission

9. Adjourn

Motion by Commissioner Brass, second by Commissioner Aasen, to adjourn the meeting at 7:09 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
1/14/2026

Subject: **Peavey Business Center – Preliminary Site and Building Plans and Zoning Ordinance Amendment**

Applicant: Earl Gebauer, on behalf of Shaw Construction

Location: 4200 Peavey Rd

Case No.: P.C. No. 2025-21

Synopsis: The applicant is requesting approval of Preliminary Site and Building Plans and a Zoning Amendment for Peavey Business Center, a new 18,000 sq. ft. building with outdoor storage.

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

INTRODUCTION AND BACKGROUND

The subject property is located in the **northeast part of the city near the Chaska/ Chanhassen border.** The property has frontage along **Hwy 41**/ Chestnut St N and is **surrounded by industrially zoned** properties.

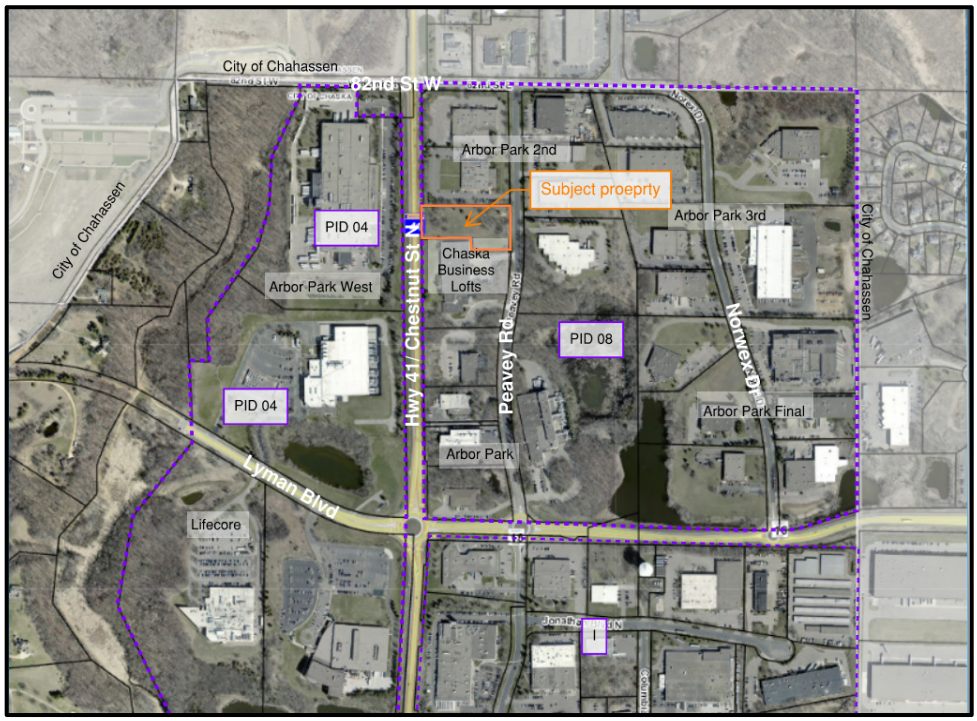


Figure 1: Site Context

- **Zoning History:**

  Before 2018, the property was zoned PID-2, a district established in 1986 by Resolution 86-42. The resolution defined the district's intent, permitted uses, development standards, and free-standing sign regulations. The resolution also **prohibited open, outdoor storage** on **properties along Highway 41.**

In 2018, all PID-2 properties were rezoned to PID-8. This rezoning **did not change existing standards or regulations – including those related to outdoor storage** along Highway 41 – but clarified updated industrial setbacks and standards and established setbacks to the adjacent residential uses to the east (within the City of Chanhassen).

- **Prior Approvals:**

In 2005, the city approved the final plat and site and building plans for **Chaska Business Lofts.** The approvals included **three buildings,** each approximately **6,000-8,000 square feet**, intended for a total of **15 office/warehouse tenants**.

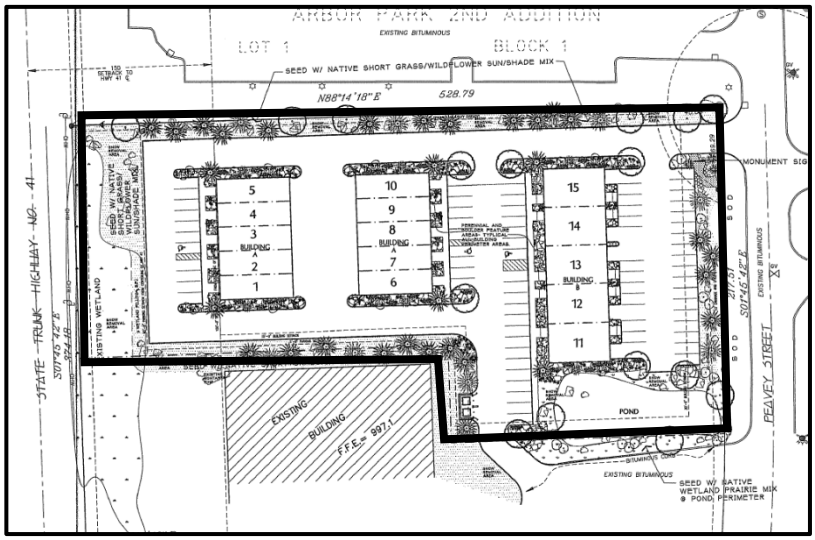


Figure 2: Chaska Business Lofts: Landscaping plan

The two eastern buildings were single-story. The westerly building was also single-story, with a walk out. All buildings were **approximately 20 feet tall**, with **brick facades.**

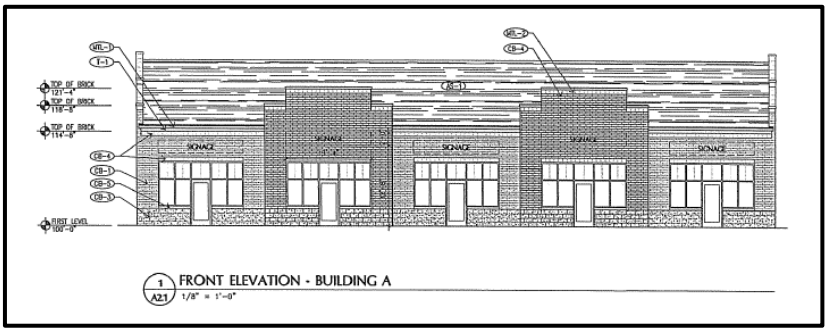


Figure 3: Chaska Business Lofts: Front building elevation (as viewed from Highway 41)

As part of the approval (Resolution No. 05-81), the following requirements were included:

1. **Enhanced screening along Highway 41,** with trees planted every 40 feet along the front property line.

2. A **cross-access agreement** to allow shared circulation and parking with the property to the south (4100 Peavey Rd).

3. **No outdoor storage** permitted.

Although these approvals were granted, the buildings **were never constructed**, and the property has **remained vacant.**

- **Concept Plan Review:**

A **neighborhood meeting** was held on August 21, 2025, but **no one appeared.**

On **October 8, 2025, the Planning Commission reviewed** the concept plan (P.C. No. 14) for a new 18,000 square foot industrial building, with outdoor storage. Staff generally supported the plans but noted increased setbacks and additional parking would be needed.

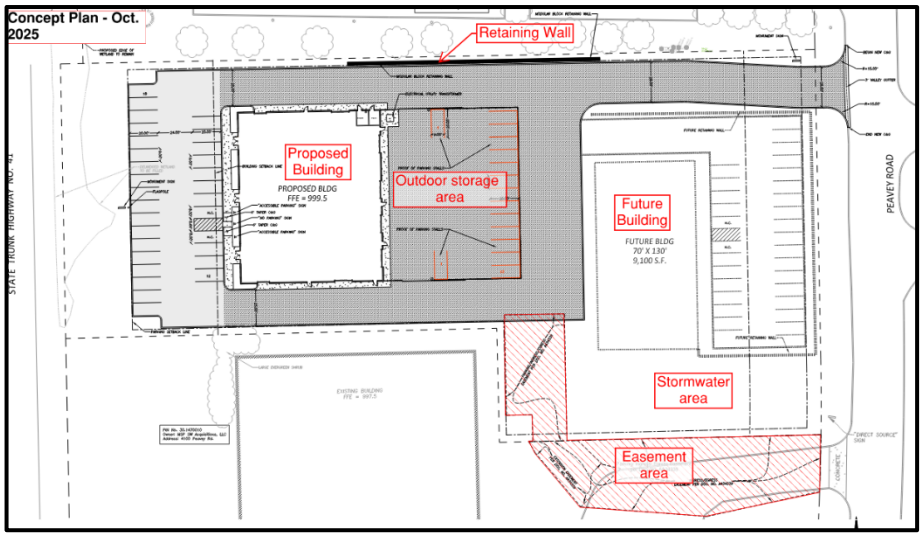


Figure 4: Approved Concept Plan (Oct. 2025)

While a formal public hearing was not held, the applicant (**Shaw Construction)** and future tenants (**Southwest Rental and Sales** and **Crimson Copper Plumbing**) attended and answered questions about construction timing, future development plans, site security, lighting, and overall business operations.

The Commission discussed the proposed outdoor storage area and related zoning considerations, noting that the discussion did not guarantee future approval. Overall, the **Commission expressed general support of the outdoor storage area**, noting that:

1. The outdoor storage area would be located **behind the building and screened from Highway 41** by building, landscaping, and fencing.
2. Stored **materials** and equipment should **not exceed the height of the fence.**
3. The future amendment review should: (1) include conditions to address material storage heights, (2) require enhanced landscaping; (3) be specific to the property to provide clarity and guidance to other similarly zoned properties and future requests.

The commission **unanimously recommended approval** (8-0). The agenda and minutes can be found here.

The **City Council** reviewed the concept plan on **October 20, 2025**. The applicant and future tenants were present and provided additional details regarding the outdoor storage area and timing of the second building. The Council emphasized the importance of screening the outdoor storage area and **approved the concept plan (5-0), subject to conditions.** The agenda and minutes can be found here.

CURRENT PROPOSAL

The applicant is requesting approval of the preliminary site and building plans and the zoning amendment. The following is intended to summarize the applicant's request:

- **Existing Conditions:**

The property is roughly **2.74 acres**. The property slopes downwards in all directions from the high point along the northern property line.

A **wetland** exists along the **western property line**.

The previously established **cross-access easement** extends across the **southern portion** of the site.

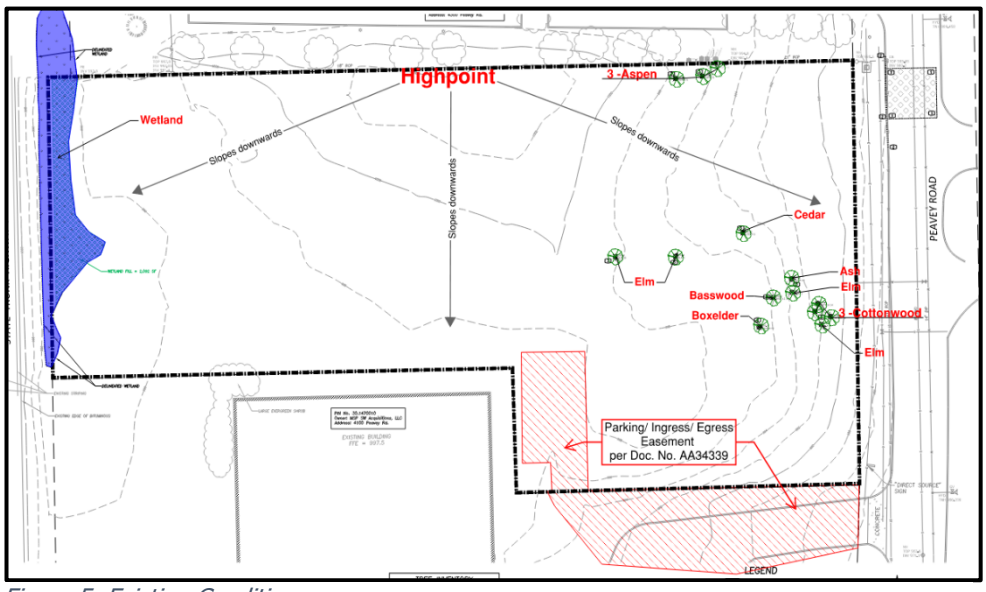


Figure 5: Existing Conditions

Historically, the property contained more vegetation. Aerial photography indicates that **interior tree clearing occurred between 2022 and 2023.** Currently, **14 trees** remain on the eastern portion of the property, consisting of elm (4), cottonwood (3), aspen (3), basswood (1), ash (1), and cedar (1).

- **Proposal**

The applicant proposes construction of a **new multi-tenant office/warehouse building** with an associated **outdoor storage area, parking,** and **stormwater facilities.** The proposal is generally consistent with the approved concept plan, However, the originally shown **the second building** has been **removed**.

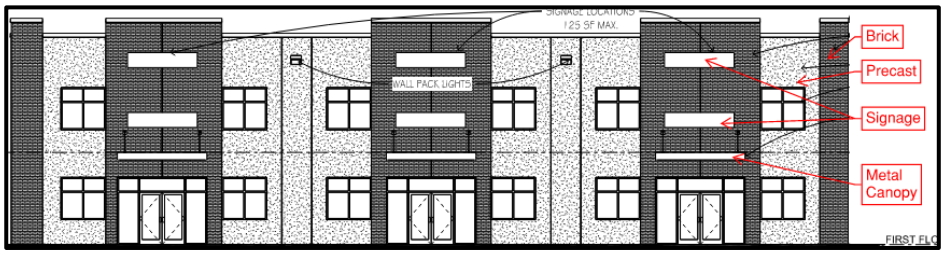


Figure 6: West elevation (as viewed from Hwy 41)

Building

The proposed building would have a roughly **16,810 square foot footprint** with a **5,600-square-foot mezzanine,** for a **total** of **22,400 square feet**. The building would generally be **28 feet in height**, with additional 2-foot parapet extending above. Exterior materials include **brick**

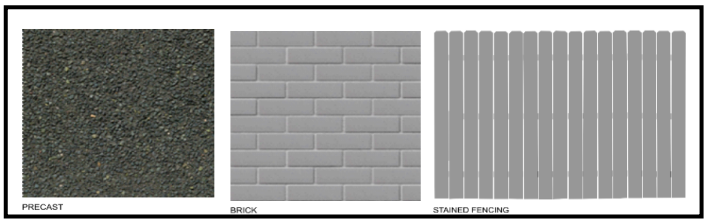


Figure 7: Façade Materials

and precast aggregate panels, with **glass and metal accents**. The second building shown on the approved concept plan is no longer proposed.

Signage

Six tenant wall signs are proposed on the west building façade facing Hwy 41. Each sign area is approximately **19 square feet, for a total of 114 square feet**. **Two monument signs** are proposed: one near the Peavey Road entrance and one along Hwy 41.

Outdoor storage area

The proposal includes a **10,600-square-foot outdoor storage area**, enclosed by an **8-foot fence**. This area would be "behind the building" as viewed from Hwy 41. Fence materials are intended to complement the building and would **predominately be wood**, with a 20-foot sliding **metal gate** and **brick end caps**.

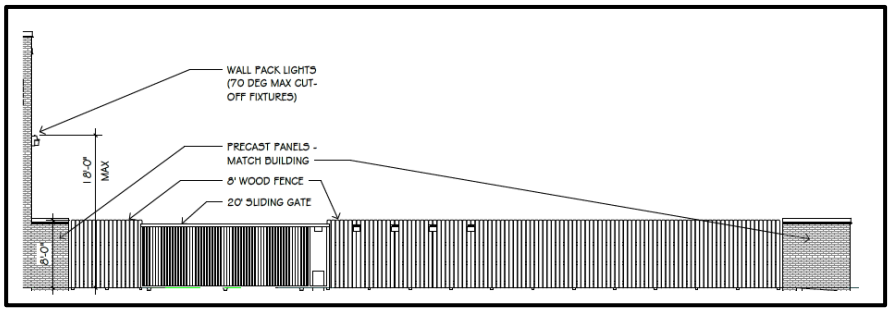


Figure 8: Fence Elevation

Stored **materials and equipment within the outdoor storage area would not exceed the height of the fence**. The outdoor storage area also contains the site's trash enclosure and proof-of-parking stalls.

Access and circulation

Site access is from **Peavey Road.** No access is proposed from Hwy 41.

Concrete pavement sidewalks are proposed around the perimeter of the building. **Bituminous pavement** surrounds the building to provide site circulation, parking and the outdoor storage area.

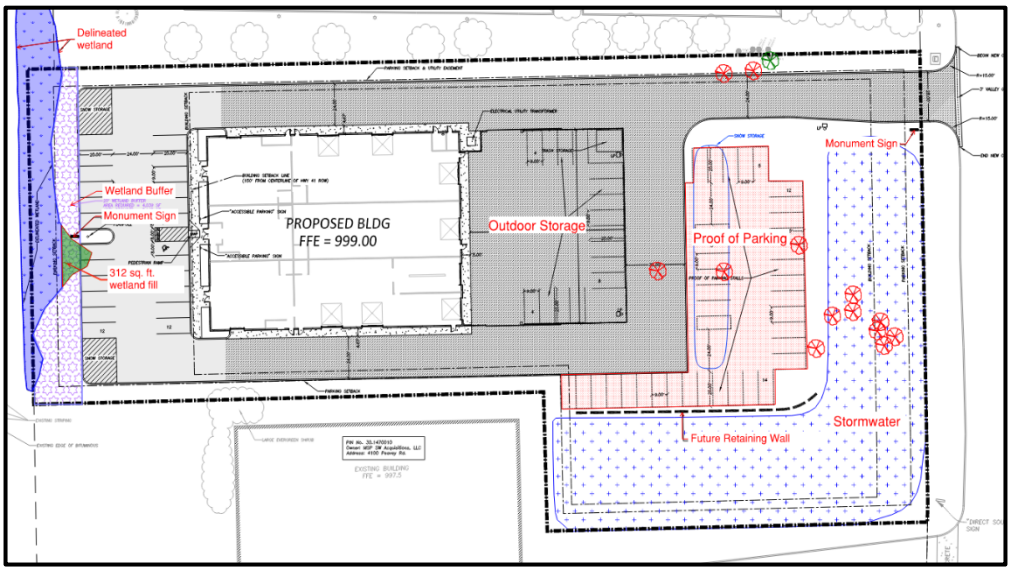


Figure 9: Proposed Site Plan

Parking

The plan includes a **total of 76 stalls** [**24 constructed stalls** on the west side of the

building and **52 proof-of-parking stalls**]. Sixteen of the proof-of-parking stalls are shown within the outdoor storage area and the remaining [36] stalls are within an expanding parking area east of the building. If this proof-of-parking lot expansion is constructed in the future, a retaining wall south of the lot is required and would be subject to future review.

Wetland:

The proposal includes **312 sq. ft. of wetland fill** and wetland restoration buffer.

Landscaping:

The proposal generally **removes all but one aspen** along the northern property line from the site. Black Hills spruce, swamp white oaks and crabapples trees are proposed along Hwy 41. A mix of perennials and shrubs are proposed along the front of the building and within the parking lot island.

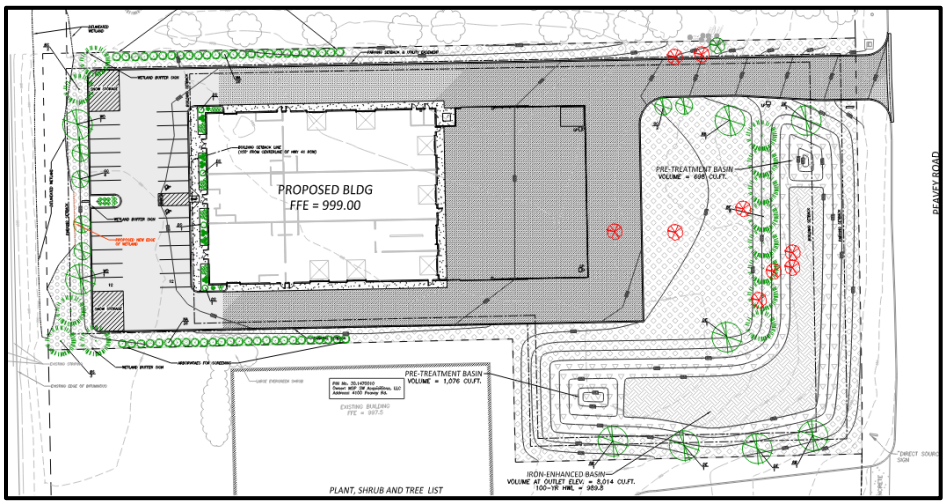


Figure 10: Landscaping Plan

North Pole **Arborvitaes** are proposed **along the north and south property lines** to provide additional **screening of the outdoor storage area from Hwy 41**. Screening from Peavey Road is provided with a mix of Discovery elms, river birch, crabapples, and balsam firs.

Utilities and stormwater:

Water and sanitary sewer services would be extended to the site from Peavey Road.

Stormwater would be collected onsite and directed to the stormwater basin in the southeast corner of the site.

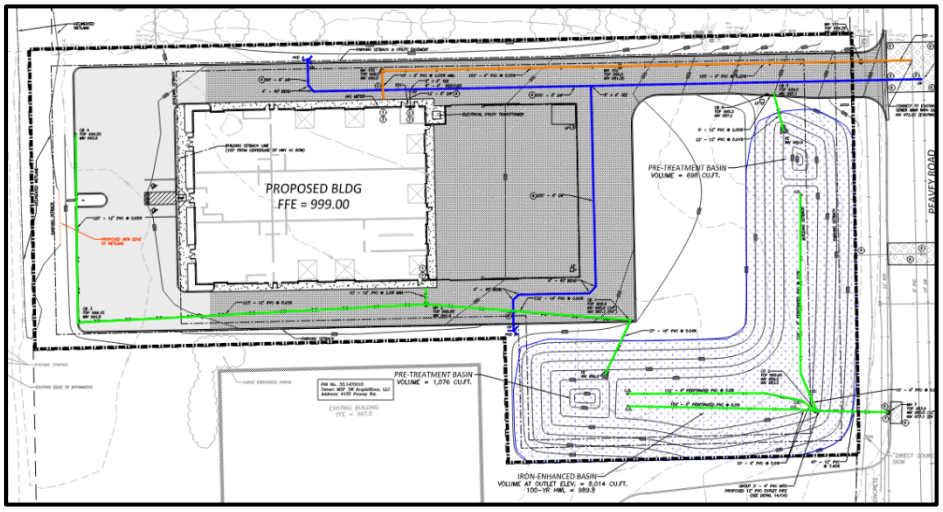


Figure 11: Utility Plan

Snow storage:
Two smaller snow storage areas are shown within the western parking lot. A larger snow storage area is in the eastern portion of the site, shown in the proof-of-parking area. This snow storage area would need to be relocated if the proof-of-parking area is constructed.

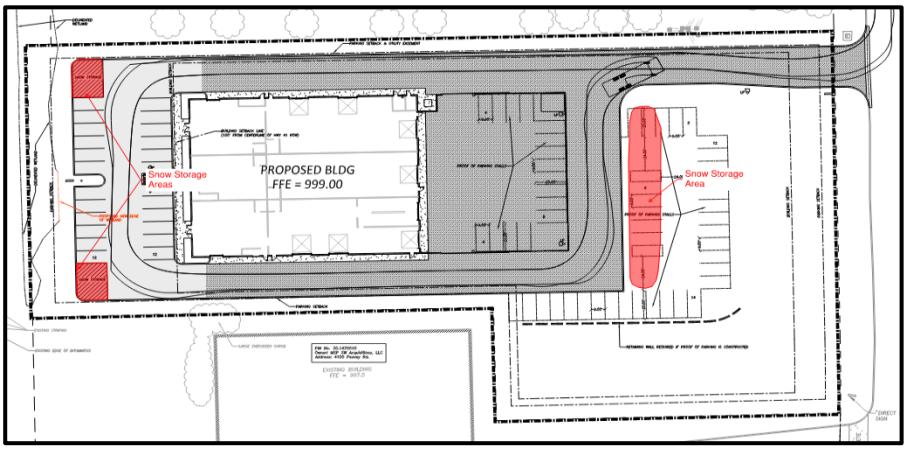


Figure 12: Snow Storage area

Land Use
The property is guided Industrial by the city's 2040 Comprehensive Plan and zoned Planned Industrial District No. 8 (PID-8). The proposal includes a zoning ordinance amendment to allow outdoor storage on the subject property, where it is currently prohibited.

CHANGES SINCE THE CONCEPT PLAN REVIEW

While the proposal is generally consistent with the recently approved concept plan, there were plan changes to address issues identified during the concept plan review or as plans became more refined:

Change/ Issue identification		Concept Plan	Proposed Prelim Plan	Summary change
Building items	*Number*	A second building was shown on the east side of the site	Second building removed.	The proposed building got larger to accommodate the needs of the proposed uses and eliminate the need for the second building (which has been removed from the plans indefinitely).
	Footprint	12,000 sq. ft.	16,810 sq. ft.	
	Total size	18,000 sq. ft.	22,400 sq. ft.	
Property Items	*Lot configuration*	The interior lot lines reflected the 2005 approval.	The property owner tax combined the properties with Carver County.	
Parking items	*North setback*	5 feet – Did not meet required setbacks	10 feet – meets setback	The proposed parking lot was reconfigured to generally meet minimum
	South setback		9 feet – minor adjustment is required	

	No. of stalls	45 stalls – did not meet minimum parking requirements	76 stalls	requirements and setbacks. A small adjustment is required to fully meet requirements.

STAFF REVIEW

The following is intended to summarize staff's analysis of the applicant's request:

✓ **Consistency with 2040 Comprehensive Plan:**
The proposal and proposed building uses are **consistent** with the 2040 Comprehensive Plan designation for **Industrial uses**.

✓ **Permitted Uses within the PID-8 District:**
With the exception of outdoor storage, the proposed uses are **permitted uses** within the PID-8 zoning district.

✓ **Zoning Ordinance Amendment – Outdoor Storage**
Under the current PID-8 zoning district regulations, **open outdoor storage is prohibited** on sites **along Hwy 41**[1] in order to maintain a **high-quality viewshed** along the corridor. The proposal includes a 10,600 square foot outdoor storage area, which requires approval of a **zoning ordinance amendment.**

The amendment would allow a **limited, well screened outdoor storage area** that **mitigates visual impacts** through building placement, fencing, and landscaping, while **preserving the character** of the Hwy 41 corridor.

Staff is supportive of the request as:

1. The subject property is guided and generally zoned for Industrial, where industrial uses are anticipated and generally supported.
2. The proposed outdoor storage area is behind the principal building and would not be visible from Hwy 41 due to building placement, fencing, and landscaping.
3. Stored materials and equipment **would not exceed the 8-foot height of the fence, further mitigating visual impacts.**
4. The proposed North Pole **Arborvitae** along the north and south property lines would **provide additional screening** of the outdoor storage area. This variety is exceptionally hardy, retains its dark green color, resists "winter burn" and tolerates temperatures down to -40 degrees.[2]

The outdoor storage will also be **reasonably screened from Peavey Road**:

1. The outdoor storage area will be enclosed and screened by the **8-foot fence**.

[1] Per the Ordinance 954, "*open storage shall not be permitted onsite along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by the principal building on each site.*"

[2] These have been added as a conditions of approval.

2. The outdoor storage area would be approximately **13 feet above the street level**.
3. Additional screening is provided through **proposed landscaping,** including eight (8) balsam firs, one (1) river birch, and one (1) elm **planted along the edge of the stormwater basin and the proof-of-parking area.**

✓ **Lot Configuration**

The original *Chaska Business Lofts* plat divided the property into multiple lots to allow for separate ownership of three buildings. To accommodate the currently proposed building and site improvements, the interior lot lines required reconfiguration. The **property owner has since combined the parcels into a single, contiguous lot.**

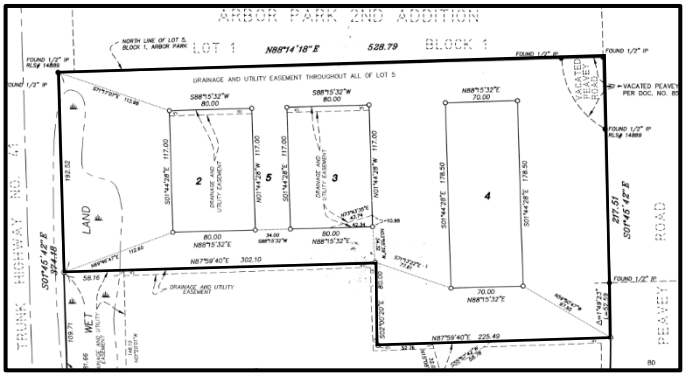


Figure 13: Chaska Business Lofts Plat

☐ **Easement Vacation will be Required**

Despite the combination, **existing platted drainage and utility easements remain** over the former Lot 5, which was intended to contain the shared amenities [parking lot, driveways, etc.] under the previous approvals. **These easements will need to be vacated, and a new 10-foot** (city's standard) perimeter drainage and utility **easement** must be **established prior to the issuance of a building permit[3].** The applicant has indicated they intend to have the vacation reviewed concurrently with the final site and building plans.

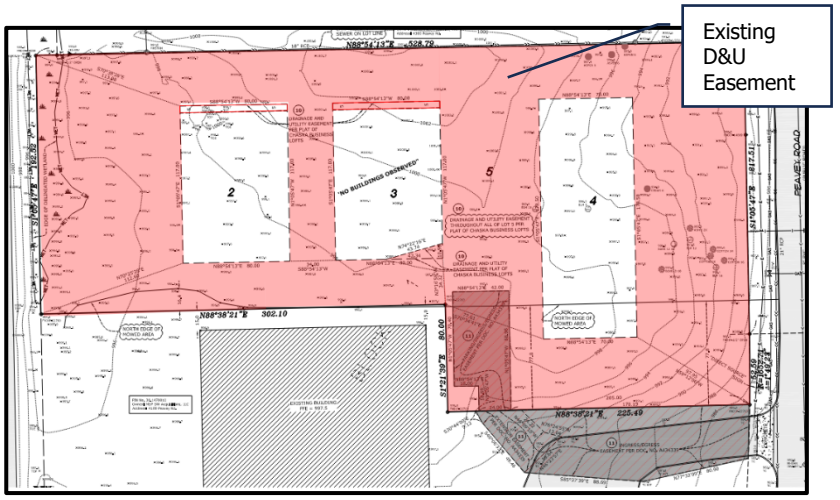


Figure 14: Easements

✓ **Building Setbacks and Materials**

The proposed **building meets** or exceeds the required zoning **setbacks** as shown below:

Requirement	Required	Concept Plan	Current Proposal
Highway 41 Centerpoint	150 ft	145 ft *	159 ft
Front yard	30 ft	123 ft	103 ft
Side yard – North	15 ft	36 ft	40 ft
Side yard – South	15 ft	35 ft	39 ft
Rear yard	20 ft	306 ft	273 ft
Building Coverage	Max: 40 percent	10 percent	14 percent
* The concept plan setback was measured to the roadway edge of Highway 41 rather than the centerline, consistent with a condition of approval.			

[3] This has been added as a condition of approval.

The proposal also remains **consistent with the approved concept plan and building design standards** outlined in City Code 15.28.120. Proposed façade materials meet the required mix and percentage requirements, as summarized below:

Material/ Class	Required	Concept Plan	Current Proposal
Class I (brick, stone, glass, metal)	Min. 2 materials	Brick, metal, and glass	Brick, metal, and glass
	Min. 30% of façade	42%	32%
*Class II (*cast stone, concrete, precast)	Min. 1 material	Aggregate precast	Aggregate precast
	Min. 30% of façade	50%	56%
*Class III (*smooth precast, wood)	No more than 40%	N/A	N/A
Exempt (Metal doors)	N/A	N/A	12%

✓ **Lighting**

The proposed **lighting plan** generally **complies** with the City's exterior **lighting standards** and consists of a series of wall-mounted fixtures and three light poles [two within the outdoor storage area and one near the site entrance from Peavey Road].

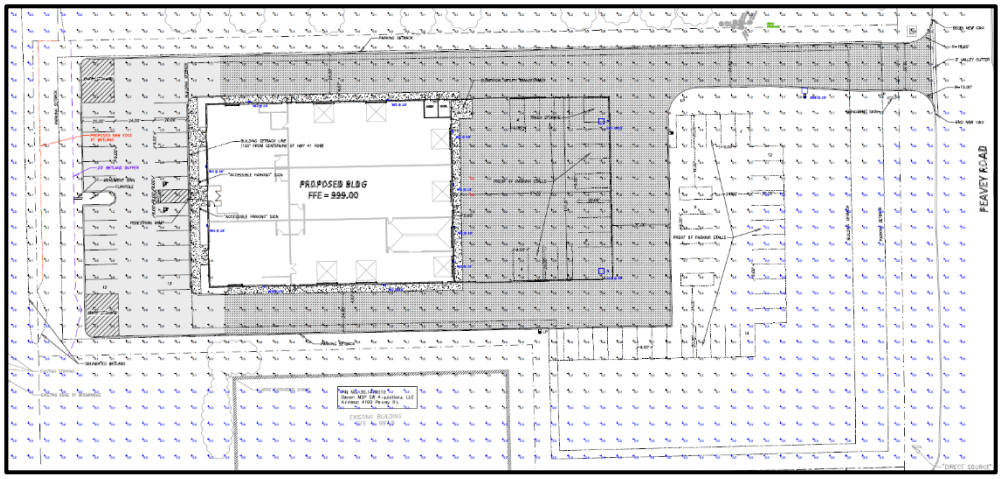


Figure 15: Illumination Plan

The revised fence elevation appears to include additional wall packs, which do not appear to be reflected in the illumination plan. Staff will continue to review the illumination plan during final site and building plan and future building permit review to ensure all lighting fixtures are accurately shown and fully compliant with ordinance requirements.

✓ **Signage**

The proposal conceptually complies with the City's signage regulations, as summarized on the following page:

	Regulation	Proposed
Wall signs	Max: 125 feet or 20% of façade area	114 sq. ft.; 2 percent of façade
Monument Signs	2 permitted	2 signs

Further review would occur concurrently with sign permit review.

✓ **Sufficient Parking**

City Code 15.28.030 establishes the **minimum parking setbacks** for the proposed office and warehouse uses. For warehouse uses, the code also requires a secondary parking calculation to ensure that adequate parking would be available if the area were to be converted into a more intensive use in the future.

The proposal **meets** the City's **parking requirements** through a combination of constructed and proof-of-parking stalls, as summarized below:

PARKING REQUIREMENTS				
Use	**Size**	**Calculation**	**Stalls**	**Total**
Office	9,220 sf	1 stall per 250 sf	37 stalls	44 stalls **(75 stalls) ***
Warehouse	13,155 sf	1 stall per 2,000 sf	7 stalls	
		1 stall per 350 sf *	38 stalls	
PROPOSED PARKING				
Constructed stalls			24 stalls	**76 stalls**
Proof-of-parking stalls			52 stalls	
* additional stalls required to show if the warehouse use is changed in the future				

The use of proof-of-parking allows the site to **meet** the site's **current anticipated parking demand**, while accommodating project phasing and potential future changes in use, **without constructing excess parking**. If observed parking demand exceeds the available parking supply in the future, **staff can require construction of the proof-of-parking stalls.**[4]

[4] This has been added as a condition of approval.

☐ **Parking setbacks**

The approved concept plan included encroachments into both the northern and southern parking setbacks.

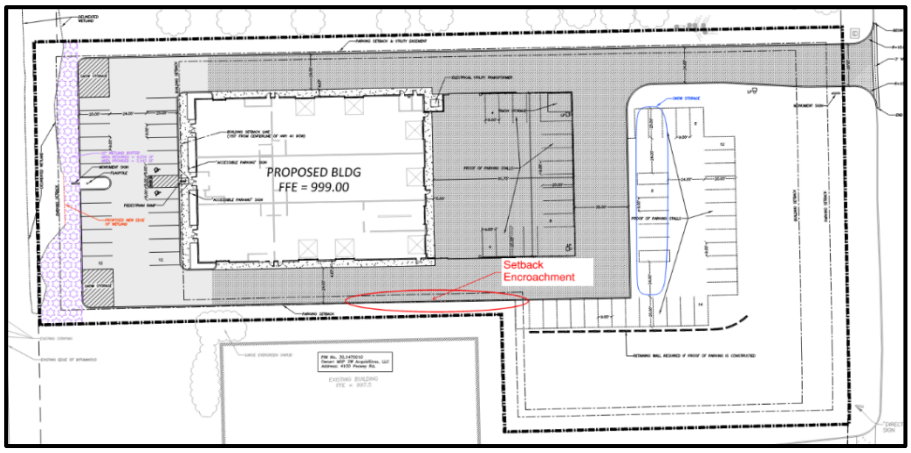


Figure 16: Parking Setback Encroachment

With the exception of a minor **one-foot encroachment into the parking setback** south of the outdoor storage area, the parking lot has been reconfigured to **generally meet the required setbacks**, as summarized below:

	PARKING LOT SETBACKS			
	REQUIRED *	**CONCEPT**	**PROPOSED**	
			Constructed	*Proof of parking*
Highway 41 ROW setback	15 feet	47 feet	29 feet	n/a
All other property lines	10 feet	North: 5 ft ** East: 165 ft South: 5 ft **	North: 10 feet East: 141 feet South: 9 feet ***	North: 52 feet East: 71 feet South: 69 feet west: 10 feet
* Requirements set by PID-8 ** Encroachments shown on the concept plan. *** Included as a condition of approval.				

☐ **Site Circulation and Easement**

During concept plan review, staff acknowledged that the proposed site circulation plan generally allowed city fire equipment access but noted that additional review would be required following parking setback increases.

Based on the revised plans**, site circulation** continues to appear to **be generally accessible**, however, continued coordination is recommended to address minor circulation refinements[5].

Previous approvals established the **cross-access easement** with the adjacent property owner to the south. The current proposal **does not include construction** of the improvements identified in that agreement. In addition, the proposed stormwater basin and proof-of-parking areas are shown to be located within the existing easement area.

[5] This has been added as a condition of approval.

The applicant has indicated the intent to **dissolve the private cross-access agreement;** however, this has not yet occurred. Staff will continue to evaluate the implications of the existing easement on the site plan, as well as the City's obligation and involvement. As such, a **Condition of approval** has been included **requiring the dissolution of the easement.**

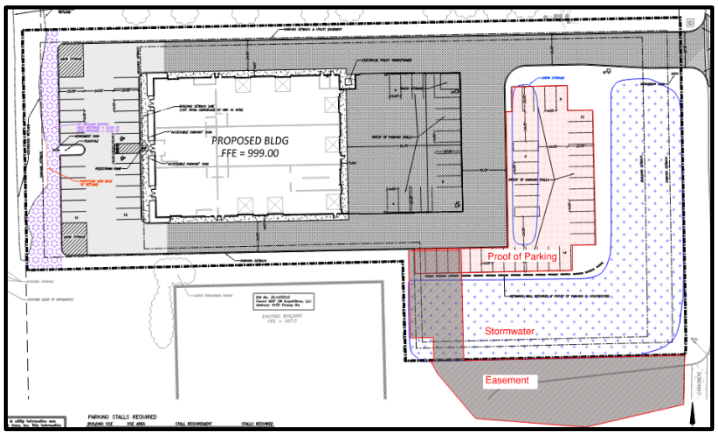


Figure 17: Easement Area

☐ **Landscaping Requirements**

All but one of the 14 remaining trees would be removed to accommodate the proposed building and site improvements. During concept plan review, staff identified a tree in the southeast corner of the site that may have warranted preservation. However, preservation is no longer considered a priority following further evaluation of the tree inventory and condition.

As currently proposed, the **submitted landscaping plan does not meet** the City's landscaping **requirements**, as summarized below:

LANDSCAPING REQUIREMENTS			
	Required	**Concept Plan**	**Current Plan**
Overstory Trees	56 inches (20 trees)	77 trees	52 inches (18 trees)
Understory Trees	5 trees		6 trees
Shrub	60 shrubs	62 shrubs	64 shrubs

The current **plan includes four** Discovery **Elms**. Per City Code 15.28.070 all species within the genus Ulmus (elm) are excluded from being counted as an overstory tree. **If** the **elms are swapped** for a different species, **the proposal would meet the requirements**.

Previous approvals called for enhanced screening along Hwy 41, including tree plantings at 40-feet intervals along the front property line. The proposal would exceed this requirement with most trees planted roughly 20 feet apart.

A **condition of approval** has been added requiring the final plans **to comply with the City's landscaping ordinance.**

Deadline for Agency Decisions

Application Received	**60-day review***	**120 – day**
Dec. 1, 2025	Jan. 30, 2026	March 31, 2026

* Pursuant to MN State Statutes the City must act on the request within 60 days. The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.

Planning Commission Action Requested:

- Motion to approval to the City Council of the preliminary plans and the zoning amendment to allow outdoor storage for the Peavey Business Center at 4200 Peavey Road, subject to the following conditions:
  1. Approvals shall be based on the following preliminary plans and exhibits unless modified by the conditions below:
     a. Site demolition, dated Dec. 29, 2025
     b. Site dimension plan, dated Dec. 29, 2025
     c. Fire Truck Exhibit, dated Dec. 29, 2025
     d. Grading, drainage & erosion control plan, dated Dec. 29, 2025
     e. Topsoil management plan, dated Dec. 29, 2025
     f. Utility plan and details, dated Dec. 29, 2025
     g. Landscaping plan and details, dated Dec. 29, 2025
     h. Building Elevations, dated Nov. 17, 2025
     i. Fence Elevations, dated Dec. 22, 2025
     j. Floor Plan, dated Nov. 17, 2025
  2. Continue coordination:
     a. City Engineer regarding utilities, access, grading, and drainage.
     b. City Electric department on service requirements.
     c. City Fire department regarding fire hydrant and site circulation needs.
  3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a final site and building plan application to be considered complete:
     a. Site plan, increasing the southern parking lot setback from 9-feet to 10-feet.
     b. Landscaping plan complying with overstory tree requirements.
     c. Utility plans, which include associated and necessary easements.
     d. Illumination plan, which includes all proposed lighting including those shown on elevations.
     e. Stormwater plan and associated report and modeling.
     f. Fire truck turning exhibit.
  4. In addition to adherence to the City Engineer memo when available, plans must meet Chaska stormwater management and engineering guidelines.
  5. Prior to the issuance of a permit or site work:
     a. Must obtain a CCWMO permit.
     b. The existing drainage and utility easements over Lot 5, Block 1 CHASKA BUSINESS LOFTS must be vacated.
     c. A new, 10-foot drainage and utility easement must be established around the perimeter of the property.
     d. Submit documentation demonstrating compliance with or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the city.
  6. Setbacks are established by the PID-8, Planned Industrial District.
  7. Sign permits are required for all signs. In addition:
     a. Two monument signs are permitted. Size requirements are established by City Code Sec. 15.32.
     b. Wall signage requirements are established by City Code Sec. 15.32.

8. The following applies to outdoor storage:
    a. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
    b. All outdoor storage must be enclosed within an 8-foot fenced enclosure and screened from the public rights-of-way and adjacent properties.
    c. Additional screening may be required if the outdoor storage area is not appropriately screened from the public rights-of-way of T.H. 41 and Peavey Road.
    d. Materials and equipment stored within the outdoor storage area cannot exceed the height of the fence.
9. The following applies to the proof-of-parking:
    a. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as observed and verified by City Staff.
    b. The conversion of the outdoor storage area to proof-of-parking does not constitute approval for storage of materials outside of the fence.
    c. A revised snow storage exhibit is required if the proof-of-parking lot is constructed.
10. The following applies to proposed fencing:
    a. A fence permit is required.
    b. Fences must comply with City Code Sec. 15.2.210(d).
    c. Fences cannot obstruct the flow of water and must have an opacity of at least 90 percent.
11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

- Motion to recommend approval of the zoning ordinance amendment to (ZOA) to the Planned Industrial District (PID-8) based on the draft ordinance.

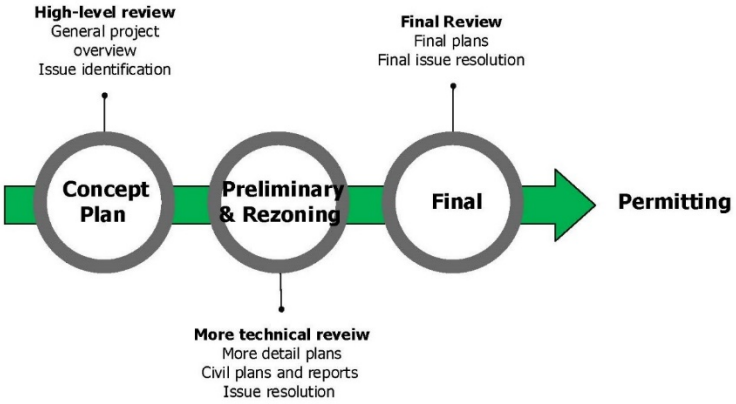
[Supporting Information on the following page]

Supporting Information

Chaska's Land Use Review Process

The City of Chaska reviews land use applications in three steps, with plans becoming more detailed at each stage. The concept plan review is a high-level review intended to identify any issues that need to be resolved.

Plans become more detailed as the project moves through the process. Staff's review of these plans also becomes more thorough to ensure previously identified issues are resolved and compliance with statutes, ordinances, and policies. At each stage, the planning commission makes a recommendation to the city council.
Nov.



Southwest Rental & Sales

Southwest Rental & Sales, also known as Southwest Power Equipment, has operated at 4355 Peavey Road since 2001. They rent a variety of tools and equipment to homeowners, businesses, and municipalities. Available tools and equipment include items at the household scale (drain snakes, sanders, carpet cleaners, tables/chairs, etc.) to commercial-sized equipment (skid loaders, lifts, grinders, mowers, chainsaws, etc.). Southwest Rental & Sales will relocate their business from their current location to the site.

City of Chaska
Memorandum

To: **Matt Clark, City Engineer**
From: **Alex Mollenkamp, Assistant City Engineer**
Brent Alcott, Water Resources Coordinator
Aaron Kuznia, Senior Engineering Technician
Date: **January 9, 2026**
Subject: **Peavey Business Center 4200 Peavey Road - Street and Utility Review**

The below street and utility comments are a combined review from Chaska Engineering and Municipal Services Departments for the development plans dated 12/29/2025. See also the plan page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

General:

1. Add all pertinent City Standard Details, see City website for most current standards.

Streets:

1) Follow STR-3 for commercial driveway entrance.
2) Pavement patches to be coordinated with Public Works. Generally, full lanes or full width patches are required. Existing pavement section to be matched with patching.

Stormwater Management Plan: See separate review memo.

Sanitary Sewer:

1) Plug/abandon existing service.
2) Connection to mainline to be installed per Water and Sewer Dept requirements.
3) Consider whether bypass pumping will be required (no change needed, construction item).
4) All sanitary sewer manholes must be bituminous coated, include standard plate (SAN-1).

Watermain:

1) Remove existing watermain stub and tee by cutting mainline and installing sleeve.
2) Wet taps are not allowed, a water shut down will be required to install the watermain tee.
    a. Tee is a 14" which is not usually readily available. Recommend planning in advance.

Other:

Coordinate Electrical needs with Chaska Electric – Craig Schmieg cschmieg@chaskamn.gov

Coordinate fire coverage needs with Chaska Fire – Al Tarman at atarman@chaskamn.gov

Other applicable permits shall be obtained including but not limited to:

- Carver County Water Management Organization (watershed)
- MPCA NPDES Construction Stormwater Permit
- MN DNR Dewatering Permit, if necessary

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-9200/ FX: (952) 448-9300

Please note that additional comments may be provided upon review of revised plan submissions. Itemized responses of the review comments are encouraged to help expedite the review process. Feel free to contact us if you have any questions about the review comments.

Alex Mollenkamp | Assistant City Engineer
amollenkamp@chaskamn.gov
(952) 227-7537

Stantec

Memo

To:	Matt Clark City of Chaska	From:	Aaron Nemitz Stantec - Minneapolis
Project/File:	193805001	Date:	December 20, 2025

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

The following is our stormwater review of the Peavey Road Business Center (Southwest Rentals) stormwater submittal, including the Stormwater Management Report, dated 12/02/2025; and Civil Site Plans, dated 12/02/2025, prepared by Rehder & Associates.

Results

The Peavey Road Business Center (Southwest Rentals) development project proposes to construct a new building, parking lot, and site entrance on the project parcel. A stormwater management system consisting of storm sewer and an IESF filtration basin will be constructed to serve the site. All components of the proposed system will discharge into existing storm sewer in Peavey Road to the east via new storm pipe.

Below is a summary of the stormwater review of the submittal.

- City rate control requirements are not met. Design and modeling comments noted below need to be addressed.
- City water quality requirements may be met, subject to the comments below.
- City stormwater abstraction requirements may be met. Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.
- The proposed design may meet City wetland requirements, subject to the comments below.
- A number of additional comments need to be addressed and are noted below.

Discussion

This is the first formal stormwater submittal for the Peavey Road Business Center development; it is located in the northwestern portion of the City, within the Carver County WMO. The existing site drainage is generally split in half, discharging to an existing wetland to the west and Peavey Road storm sewer to the east. One onsite wetland is present at the west edge of the site and is proposed to be partially filled.

Rate Control and Modeling

The following are comments on the hydrologic modeling and rate control design. The City requires no increase in rates for the 2-, 10-, and 100-year, 24-hour rain events, using the MSE3 distribution and Atlas-

14 rainfall depths. In addition, the City requires the 100-year rate from the overall site to be controlled to 0.2 cfs/acre (with the area based on the entire site area). **City rate control requirements are not met.**

1. The City's 0.2 cfs/ac rate control requirement is not met.
2. The existing drainage map indicates the project site generally drains in two directions (two outfalls) – east and west. **Update the stormwater management report and modeling to summarize existing and proposed peak outflow rate to both site outfalls.**
3. **Update existing conditions HydroCAD time of concentration calculations using sheet and shallow concentrated flow components.**
4. The proposed conditions HydroCAD uses an exfiltration rate of 2.00 in/hr at 1P. **Revise HydroCAD modeling to use an exfiltration rate of 0.45 in/hr.**
5. **Revise HydroCAD modeling at 1P to include the basin overland EOF.**
6. Drainage maps indicate that proposed subcatchment 5S is comprised of two polygons that drain in different directions. **Revise modeling to model 5S as two separate subcatchments.**

Water Quality

The design proposes to meet City water quality requirements by constructing an IESF basin. The City requires a design that provides removal rates for total phosphorus (TP) and total suspended solids (TSS) greater than 60% and 80%, respectively. Additionally, calculations must be provided showing net decrease in TP and TSS annual loading from existing conditions. **City water quality requirements may be met subject to the comment below.**

7. **Provide water quality modeling (MIDS or P8) showing that the design meets City water quality requirements for TP and TSS removal.**

Stormwater Abstraction

The City requires that volume retained onside shall be equivalent to 1-inch of runoff from the impervious area. If infiltration is not feasible, alternative design shall follow the sequencing process outlined in the Surface Water Management Plan. The City is aware of Carver County standards for stormwater abstraction and accepts their permit as justification of Chaska standards being met. **Permit approval indicating the stormwater design meets CCWMO standards needs to be provided.**

Wetland Protection Standards

The development proposes to partially fill the wetland located along the west edge of the project area. This wetland has been classified by the City as slightly susceptible. **City wetland requirements may be met, subject to the following comments.**

8. Based on proposed grading plans, it is unclear what is causing the extent of wetland fill being reported (2,092 SF). Please clarify if this area is being filled or simply impacted due to the proposed parking lot proximity to 20' wetland buffer.

Reference: Stormwater Review of Peavey Road Business Center (Southwest Rentals)

9. Drainage maps indicate that the proposed site design will reduce hydrology to the onsite wetland by approximately 1-acre. Total drainage area to the onsite wetland is estimated to be approximately 5.6 acres. **Provide modeling of the onsite wetland for existing and proposed conditions to quantify potential impacts for City review.**

General

General comments related to stormwater basin grading, storm sewer, and site plans are provided below.

10. The proposed IESF basin top of berm elevation must be constructed at least 1.0 foot above the basin EOF elevation. **Provide spot elevations along the top of berm to show this requirement is being met and revise grading as needed to satisfy this requirement.**

11. **Revise site plans to include spot elevation(s) at the IESF basin pretreatment cell overflow to the main basin.**

12. **Revise the storm sewer FES invert coming into the proposed IESF basin to match the NWL of the pre-treatment cell.**

13. **Please note that other agency regulatory requirements must also be met**, including but not limited to:
    a. CCWMO (particularly for volume control requirements).

    b. MPCA NPDES construction stormwater permit requirements.

    c. Wetland Conservation Act. The proposed development needs to follow both City wetland protection standards and sequencing required by the Wetland Conservation Act. The City requires all wetland agency requirements to be met prior to releasing a grading permit or final plat approval.

Please contact me if you have questions or comments about the review. An itemized response to the review comments will expedite the review process.

Thank you,

Stantec Consulting Services Inc.

Aaron Nemitz EIT
Water Resources Engineer
Phone: (612) 712-2024
aaron.nemitz@stantec.com

cc: Alex Mollenkamp (Chaska), Brent Alcott (Chaska), Abigail Ernst (CCWMO), Tyler Johnson (Stantec), John Smyth (Stantec)

ORDINANCE NO. _____

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Industrial District (PID-2) zoning district and rezoned to Planned Industrial District (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, Carver County, Minnesota.

Section II. **PID-8 District regulations.** Permitted uses and regulations applicable to the PID-8 District is hereby amended to read as follows:

A. Intent

The purpose of PID-8 is to provide an area within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complimentary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID-8 but that complimentary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within PID-8 be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials.
2. Wholesaling, all commodities except live animals.
3. Scientific research, investigation, testing or experimentation.
4. Office and administrative facilities.
5. Retail commercial facilities providing goods and services for the day to day needs of PID-8 workers and visitors.
6. Warehousing within part of PID-8 which is not adjacent to T.H. 41.
7. Retail commercial facilities beyond those specified in (5) above provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the purpose of PID-8.
8. A state licensed day care facility.
9. Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of PID-8.

C. Accessory Uses

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

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured or warehoused.
4. Dish antennas subject to provisions of Section 9.17.2.
5. Radio transmitters, microwave and telecommunications towers.
6. Dwelling necessary for security and safety reasons in relation to a principal use.

D. Development Standards

Development standards applicable to the Industrial District (Section 3.1.10 of Chaska Zoning Ordinance) relative to open storage, screening, loading docks, building and parking/driving areas and landscaping shall apply to the PID-8 District. Additional requirements shall be as follows:

1. Open storage:
    a. Unless described below, outdoor ~~shall~~storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.
    b. Limited, well-screened outdoor storage is permitted at 4200 Peavey Road [Lot 2, Block 1 CHASKA BUSINESS LOFTS if the following is met:
        i. Visual impacts to the public rights of way and neighboring properties are mitigated through building placement, fencing, and landscaping.
        ii. The character of the T.H. 41 is maintained.
        ~~1.~~iii. Stored materials and equipment do not exceed the 8-foot height of the fence.
2. To the extent possible, existing natural features such as woodland and wetlands shall be preserved in their natural state, particularly within portions of sites not covered by buildings and parking/loading/driving areas.
3. There shall be no direct driveway access permitted from individual lots to T.H. 41 or C.R. 18 thereby protecting these important arterial roadways for their primary function of moving traffic as opposed to providing access to land.

E. Building Setbacks

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From centerline of Lyman Boulevard (CR 18): 125 feet
3. From Front Lot Lines: 30 feet
4. From Side Lot Lines: 15 feet
5. From Side (Corner) Lot Lines: 20 feet; and
6. From Rear Lot Lines: 20 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW) of Highway 41: 15 feet
2. From other Property Lines: 10 feet

F. Signs

In addition to the sign regulations contained in Section 10 of the Chaska Zoning ordinance, the following regulations shall apply to free-standing signs in the PID-8 District:

1. Two free-standing signs shall be permitted to identify the overall Arbor Park – one at T.H. 41 and 82nd Street and the other at T.H. 41 and C.R. 18. Maximum sign area shall be 200 square feet and maximum height shall be 24 feet above the grade of the roadway from which the sign gains its principal exposure. Minimum setback from street right-of-way shall be 25 feet. Signs for advertising lots in Arbor Park shall be on a temporary basis until such time a permanent identification sign is installed. At that time, if needed, the advertising sign shall become an attachment of the permanent structure.
2. Each lot along T.H. 41 shall be permitted two free-standing signs – one visible from T.H. 41 and the other from Peavey Road. Maximum size and heights above street grade shall be determined with final site plan review. Minimum setback from street right-of-way shall be 25 feet from T.H. 41 and 15 feet from Peavey Road.
3. Internal lots shall be permitted one free-standing sign per lot. Maximum height above street grade shall be 8 feet; maximum size shall be 100 square feet; and maximum setback from street right-of way shall be 15 feet.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 26th day of January, 2025.

_____
Taylor Hubbard, Mayor

Attest:_____
Deputy Clerk

Project Goal

The core business model for this project is to create a multi-tenant building facing Highway 41 that includes a plumbing business, rental retail and yard area, with additional space for manufacturing, production, warehousing, distribution operations, and/or office space. We intend to have a spring 2026 groundbreaking, with this submission placing our project on the January 14th, 2026, Planning Commission meeting and the January 26th, 2026, City Council meeting.

Neighborhood Meeting

A meeting to engage owners and users of the neighboring properties was held Thursday, August 21st from 6:00 to 7:00 pm at the Chaska Community Center. Invitations with an explanation of the project were mailed August 7th. Other than representatives from Shaw Construction, Southwest Rental, and Crimson Copper Plumbing, no one attended the meeting. Based on this response, it is reasonable that potential neighbors have no objections to the project.

Guiding Principles – Shaw Construction's Values

- **Service** – Provide a meaningful experience to those you serve and support
- **Teamwork** – Cooperate and collaborate with kindness
- **Communication** – Clear, concise, and respectful
- **Innovation** – Solve problems to add value within compromising quality
- **Integrity** – Make ethical choices and be accountable for your actions.

Understanding of Place

- Southwest Rentals & Sales and Crimson Copper Plumbing need to move to a new space by the end of 2026. They currently own the land for the proposed building.
- The existing 2.74-acre parcel is undeveloped, located between existing office/warehouse/industrial use businesses, Peavey Road, and Highway 41. This development will enhance the neighborhood, provide an additional tax base, and offer residents and small businesses a place to establish their small businesses or offices.

Contribution and Reinforcement of Chaska's Mission Statement

Southwest Rental

- Southwest Rental & Sales, also known as Southwest Power Equipment, has been in business on Peavey Road in Chaska for almost a quarter century since opening in 2001. It has been under current ownership and management for 12 years and is a veteran owned business. Southwest prides themselves on providing the best quality and safest equipment at a fair price, with unmatched instructions and customer service.

- With almost 20,000 active customers, Southwest Rental & Sales is an integral community member.
    - Municipalities
        - Four City of Chaska departments
        - Six Carver County departments
        - Seven other cities in Carver County
    - Churches
    - Clubs and Sports Organizations
    - Non-profits like MN Landscape Arboretum and Ridgeview Medical
    - Manufacturers
    - Building trades.
    - Local landscapers and lawn care companies
    - Golf courses, including Hazeltine National Golf Club and the Chaska Town Course.
- Southwest provides almost anything a homeowner or business needs and rarely owns.
    - Available tools range from drain snakes, carpet cleaners, dehumidifiers and pumps, to sanders, saws, nailers, and augers.
    - They assist in keeping local yards beautiful with aerators, dethatchers, sod cutters, and seeders.
    - Equipment they provide includes many sizes and styles of skid loaders, excavators, outdoor lifts, indoor scissor lifts, chippers, stump grinders, air compressors, and much more.
    - Chaska residents can celebrate comfortably with rented canopies, tables, and chairs at weddings, graduations, community events, company parties, and other outdoor events.
    - Penske trucks are offered for short-term business and residential rental.
    - Husqvarna mowers, tractors, trimmers, chainsaws, and more are available for sale.
    - Southwest Power Equipment is currently Chaska's primary equipment service provider.
- Southwest Rental & Sales currently employs four full-time and multiple seasonal employees. The proposed move and expansion will allow them to double in three years and employ more than twenty employees in ten years.
- With the approval of this building and outdoor storage, Southwest Rental & Sales can continue to provide the necessary rental and services to the surrounding community. Without approval, they will be forced to consider moving the business out of Chaska or closing all together.

Crimson Copper Plumbing

- This project will allow Crimson Copper Plumbing's move to Chaska. Providing personable plumbing service to the community and the surrounding area is where this team of local plumbers excels.
- Having Chaska as a home base allows Crimson Copper to better serve their customers by being right down the road from them. The new location will provide the efficiency of a shop centrally located in service area.
- Chaska graduates and Chaska residents on staff are particularly excited about this move and the opportunity to better serve their community.

Future Tenants

- Additional space will provide additional small businesses with the opportunity to establish and grow in the City of Chaska.
- Future tenants will be small businesses to serve Chaska and likely hire residents

Programming & Project Opportunity Development

Provision and Maintenance of Common Site Amenities - The building owners will include signage, landscaping, and lighting in the site development plans and intend to maintain these elements ongoing.

Building Fit – The design for this building blends Class 1 (brick, glass, metal awnings) with Class 2 (externally colored exposed aggregate precast) materials to blend into the fabric of the surrounding properties. The placement of the building is also in line with neighboring buildings.

- **Scale & Mass:** The initial building's footprint is anticipated to be 12,000sq ft. A 6,000 mezzanine will bring the building's total square footage to approximately 18,000.
- **Architectural/Site Detailing:** The accent brick around each entrance and building corners, and the wainscot will enhance the building's aesthetic.
- **Landscape Elements:** Plant selections will be made with consideration to the light and soil conditions for long-term health. Trees will be placed to screen the yard storage. Additional plantings will be placed around the building to enhance the visual appearance.

Site Features That Influence Design

- An existing wetland on the west side of the property has been identified. Shaw Construction and the owners are working with the wetland authority on a process to mitigate any potential issues. A new, additional retaining pond is proposed for the southeast corner of the property.
- The mature tree in the SE corner of the lot is a cottonwood in poor health and must be removed.

Building Materials

- The building design will incorporate precast concrete walls with complementary accent brick around each entrance.

PRECAST

ACCENT BRICK

- Bituminous pavement with perimeter concrete curb and gutter will support car parking, truck and trailer parking, truck maneuvering areas, and yard storage areas.
- An 8' high wooden screening and security fence with manual gates will surround the yard storage area. This area will be further screened by the building itself and the strategic placement of trees and other landscaping.

Environmental Considerations & Sustainable Initiatives

Avoiding Light Pollution

- Downcast LED parking lot lights will be utilized.
- Additional information available on the submitted Project Photometric Plan.

Minnesota Energy Codes and Standards Application

- Energy Usage/Square Foot for Building Use
- Building envelope design

Daylight will integrate into the building through windows on around the entire perimeter on all floors

Hard surfaces are reduced by not paving all parking stalls, unless required though proof of use.

Community Interaction and Views

LOOKING EAST

LOOKING SOUTHEAST

Car and Foot Traffic

- Vehicles will enter the property from Peavey Road
- No trails or sidewalks are currently or planned to be immediately accessible from the site.
- There are no potential traffic impacts, roadway improvements, etc. anticipated for this project.

Signage

- Tenant signage is planned to be on the building, above the west-facing entry doors.
- Monument signage is proposed at the drive entry along Peavey Road.

Site Development

- Grading will not dramatically alter the existing contours and blend into the surrounding property line grades. The site will be graded to slope and primarily drain to east and south-east towards storm retention ponds.
- Storm water drainage will be directed to ponds on the west and southeastern corner of the property and connect to the city storm water sewer outlet along Peavey Road.

LOOKING EAST-NORTHEAST

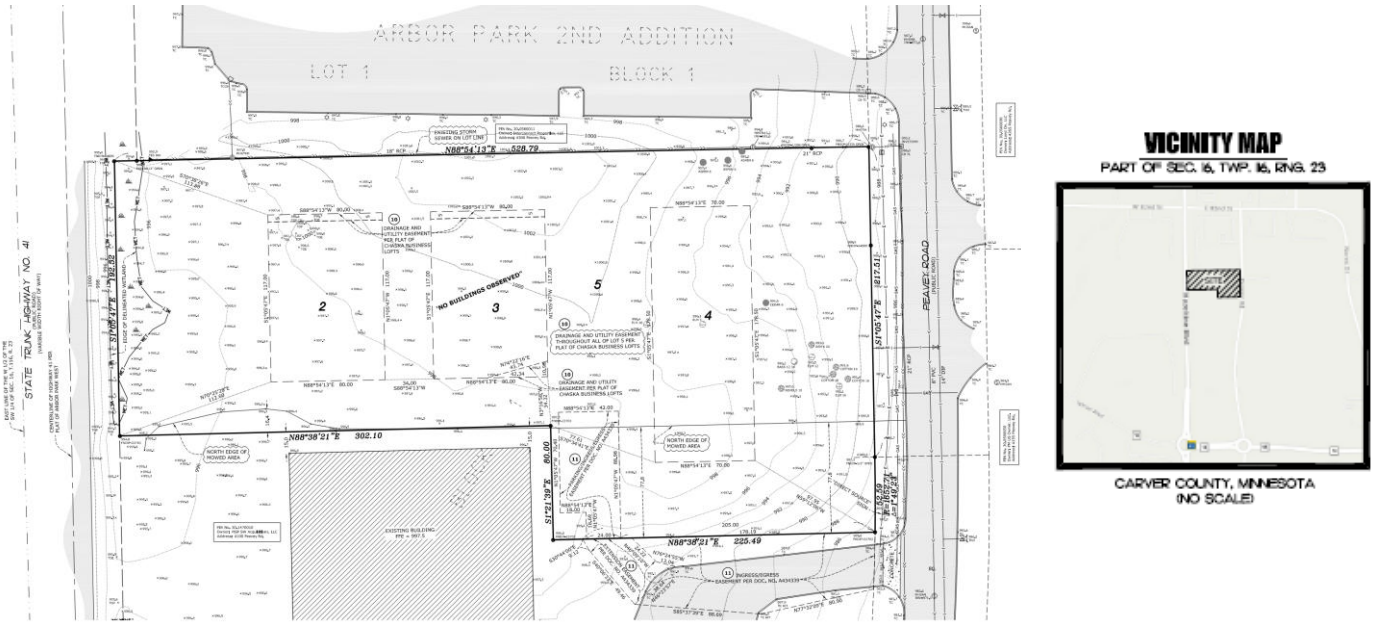
LOOKING NORTHEAST

Elevations of the Proposed Building

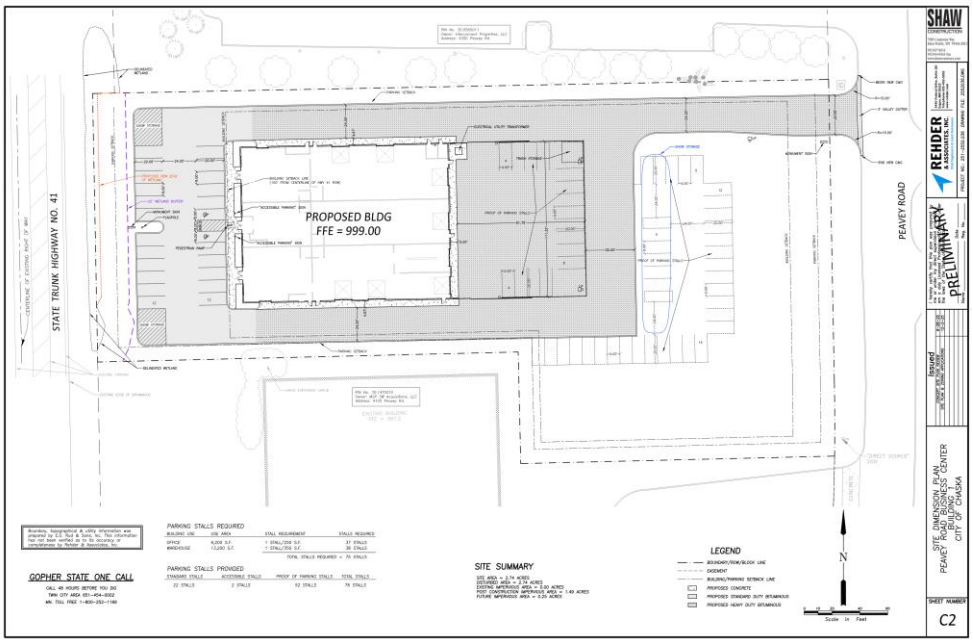
LOOKING EAST

LOOKING WEST

Existing Conditions



Building Placement Rationale



- The location of the building along the west side of the property facing Highway 41 aligns with neighboring buildings to the north and south.
- This placement allows screening of the secure storage yard by the building.
- Traffic and truck deliveries will enter and exit from Peavey Road.
- Site storm design has been revised with revised design of one larger building and no future buildings planned.

Concept Plan Conditions

☑ Continue coordination with the City Engineer regarding utilities, access, grading, stormwater, and drainage.

- Illustrated on the Civil plans C5

☑ Coordinate with the city's Electric Department on service requirements, additionally:

1. Review redlined plans.
- New plans are included with this submission.
2. Loading information of the proposed building to size the transformer correctly.
- We will work with the city's Electrical Department when placing the service order.
3. Related to the future building:
- No longer applicable; The updated design eliminates the future building.

☑ Provide additional information on the retaining wall to ensure it will not interfere with utilities (specifically, electric).

- Not Applicable – retaining wall has been removed from project, no longer required.

☑ Easements are required over all public utility lines, including electric.

- Understood, and plan to provide after plans are finalized and approved.

☑ The existing utility box in the NE corner of the site must be shown on all plans.

- This has been updated on all plans that illustrate this space

☑ Additional parking stalls are required to accommodate the conversion of the warehouse area to a more intensive use.

- Illustrated on the submitted C2 - Site Dimension Plan

☑ Building setbacks are:

- Centerline of Hwy 41: 150 feet
- Front yard setback: 30 feet
- Side yard setback (north and south): 15 feet
- Rear yard setback: 20 feet

- The building setback is now based on the center line of Hwy. 41. *See C2 - Site Dimension Plan*.

☑ Parking lot setbacks are:

- Highway 41 ROW setback: 15 feet
- All other property lines: 10 feet

- Acknowledged and illustrated on plans. See C2 - Site Dimension Plan

☑ City code 15.28.120 outlines façade materials for industrial buildings. Based on ordinance, the following applies to the building and fence façades (on all sides):

- See the table on the Building Elevation *(A2 – Building Elevations Plan)* that breaks out the material types by Class I & II materials, listing percentages per façade and the total amount.

☑ Include the centerline of Hwy 41 on the site plan to verify building and parking lot setbacks.

- See C2 - Site Dimension Plan

☑ Include trash enclosure(s) on site plan and include details.

- Trash receptacles will be placed in the northeastern corner inside the fenced storage area on C2 - Site Dimension Plan

☑ Submit a tree inventory and preserve the mature tree in the SE corner.
See Civil plans C1 - Unfortunately, the mature Cottonwood tree in the SE corner is in poor health and needs to be removed, as agreed upon previously.

☑ Off-street parking requirements are based on the proposed use of the property.

- Parking calculations are illustrated on the submitted C2 - Site Dimension Plan
- Additional parking will not be necessary as the future building has been removed from the design.

☑ Submit a truck turning exhibit to illustrate the city's fire truck can navigate the site:

- See C2.1 - plans

☑ Submit a landscaping plan meeting the requirements outlined in City Code 15.28.070. This plan must also include the size and species.

- See L1 & L2 - plans

☑ Submit a stormwater management plan.

- See Stormwater Management Report prepared by Rehder & Associates; 62 pages and C9 - SWPPP plan.

☑ Continue coordination with the city engineer regarding utilities, access, grading, and drainage.

- We intend to continue working with the city engineer in all relevant areas.

☑ Submit an exhibit to illustrate tree impacts with proposed and existing grades and site improvements.

- See L1 – Landscape Plan

☑ Wall signage requirements are established by City Code 15.32. Monument sign requirements are established by the PID-8 district.

- Proposed sign locations are shown on plans.
    - Building: see A2 – Building Elevations Plan

- Monument: see C2 - Site Dimension Plan

☐ Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement.

- This is in progress, along with consolidating the multiple parcels into one contiguous lot

☑ Fences must comply with City Code Sec. 15.2.210(d), unless approved by the council.

- The 8' brick and wood fence complies with the code referenced.

☑ Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

- The rooftop mechanical equipment will be screened by a parapet.
- The electrical transformer will be screened by the storage fence.

Additional Items

☐ Additional items related to electrical needs:

1. Electric service policy
2. New service application
3. Pad specs

- We intend to apply for the above, once site plan approvals are obtained.

☑ Consideration: How will the proof-of-parking stalls shown within the outdoor storage area be accessed if parking demand requires them to be utilized?

- These stalls will be accessible through a sliding gate.

☑ Condition of Approval: The construction of proof-of-parking will be required if the parking demand exceeds the available parking or a change in use or tenant occupancy increased the parking demand, as verified by staff.

- This condition is understood.

☑ Consideration: The property to the north is "higher" than the subject property. Consideration to screening as it relates to the height of the fence should be considered. They have expressed some concern about the "look of outdoor storage."

- The neighboring building has no windows facing our site.
- As noted above, no neighbors attended the available meeting to discuss our design.
- Materials inside the fence will not be taller than the 8' allowable height of the fence.

☑ Provide additional information on how the truck rental would work on the property. Where will the trucks be stored? How will they be screened?, etc.

- Trucks will typically be parked inside and screened by the 8' wood fence.

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

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N

0 15 30 60 90
Scale in Feet

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

AERIAL SITE EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C0

CERTIFICATE OF SURVEY

~for~ SHAW CONSTRUCTION
~of~ 4200 PEAVEY ROAD
CHASKA, MN 55318

PROPERTY DESCRIPTION

Lots 2, 3, 4 and 5, Block 1, CHASKA BUSINESS LOFTS, Carver County, Minnesota.

GENERAL NOTES

1. Fee ownership is vested in Peavey Properties, LLC, a Minnesota limited liability company.
   Parcel ID Numbers: 30.1470020 (Lot 2), 30.1470030 (Lot 3), 30.1470040 (Lot 4) and 30.1470050 (Lot 5).
2. Address of the surveyed premises: 4200 Peavey Road, Chaska, MN 55318.
3. Bearings shown hereon are based on the Carver County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 275234 Panel No. 0226 Suffix D by the Federal Emergency Management Agency, effective date December 21, 2018.
5. Boundary area of the surveyed premises: 119,265± sq. ft. (2.74 acres).
6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Chaska's website indicates that the surveyed premises shown on this survey is currently zoned PID 08 (Planned Industrial District). Under the applicable zoning regulations, the current setbacks are:

   Building: *These requirements may be waived where the tract is contiguous to an existing PID District or where the tract has an area of not less than ten (10) acres and is to be used as the site for a building or group of buildings all occupied by a single tenant.

   From rights-of-way of freeways or limited access expressways = 75 feet
   From other perimeter public streets = 50 feet
   From interior public streets = 30 feet
   From adjoining Chaska residential uses or residential zoning districts in Chaska = 100 feet

   Parking: Front = 10 feet
   Side = 5 feet
   Rear = 5 feet

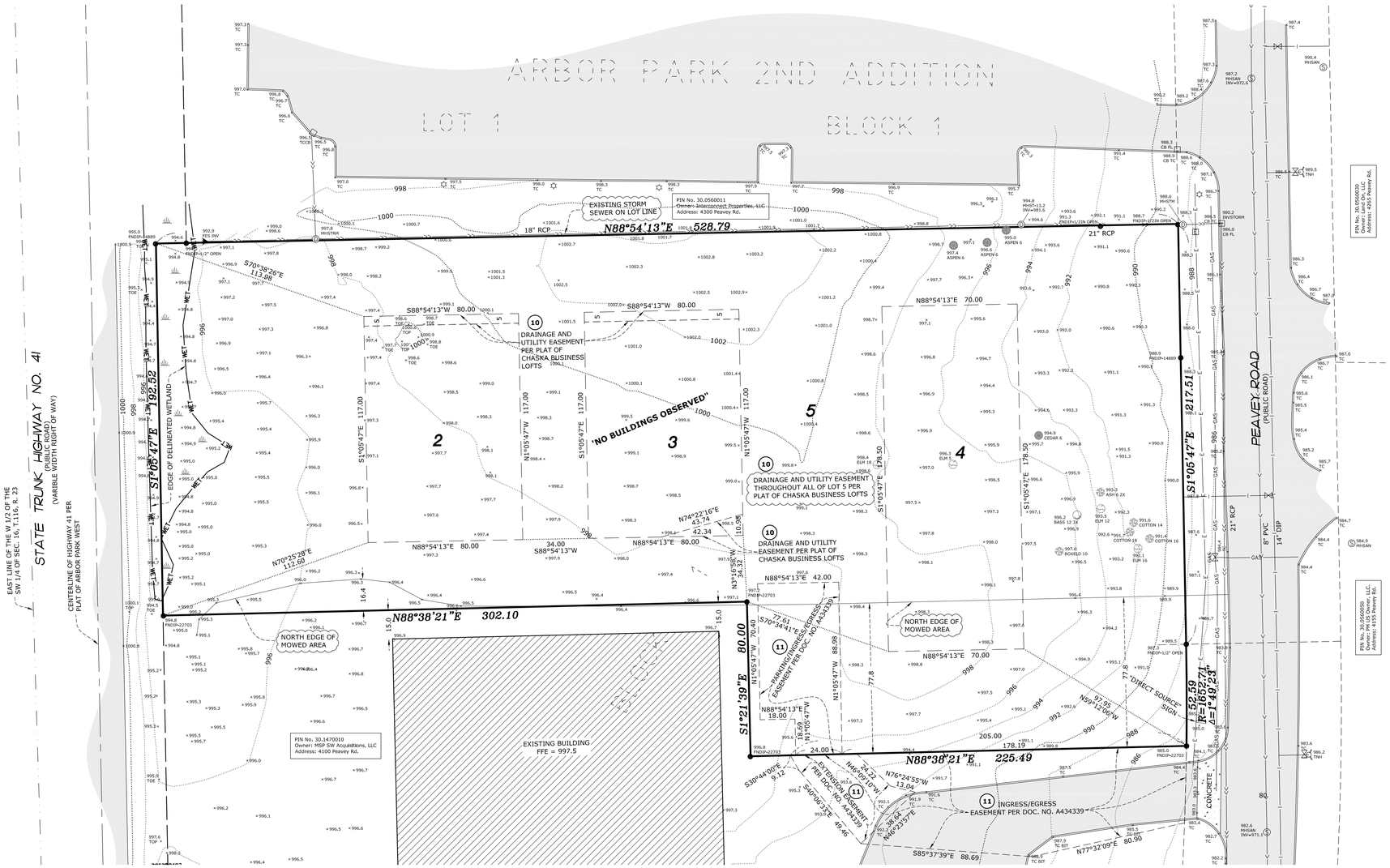
   For additional information contact the Community Development Department at the City of Chaska at (952) 448-9200.
7. There are no marked or striped parking areas onsite.
8. The surveyed premises adjoins State Trunk Highway No. 41 and Peavey Road, public streets. There are no existing physical access points visible.
9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 221601599.
   - Record drawings provided by the City of Chaska's engineering department.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. First American Title Insurance, Commitment No. 2218306, Schedule B-II Survey Related Exceptions:

    Item 5) Easements, or claims of easement, not shown by the Public Record. (Surveyor's note: The surveyor is unaware of any additional easements other than those shown on this survey.)

    Item 10) Utility and drainage easements as shown on the recorded plat of CHASKA BUSINESS LOFTS. (Surveyor's note: Easements are shown on the survey.)

    Item 11) Corrective Business Lofts Cross-Easement Agreement dated September 30, 2005, filed February 6, 2006 as Document No. A434339. (Surveyor's note: Easements are shown on the survey.)
12. Wetland delineation by Kjolhaug.



VICINITY MAP

PART OF SEC. 16, TWP. 116, RNG. 23

CARVER COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES ELECTRICAL BOX
- DENOTES LIGHT POLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER CARVER COUNTY TAX INFORMATION)
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

NORTH

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

BENCHMARK

MNDOT GEODETIC STATION NO. 3696
STATON NAME: EXCELSIOR AZ MK
ELEVATION: 1025.77 (NAVD 88)

DRAWN BY: BAB	JOB NO: 220671AB	DATE: 11/17/2025	
CHECK BY: JER	FIELD CREW: CS/SN - HUTCH		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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

JASON E. RUD

Date: 11/18/2025 License No. 41578

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

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TREE INVENTORY

POINT	SIZE	SPECIES	REMOVE	REMAIN
125	18	ELM	X	
128	3X12	BASSWOOD	X	
129	10	BOX ELDER	X	
130	12	ELM	X	
131	2X6	ASH	X	
132	18	COTTONWOOD	X	
133	14	COTTONWOOD	X	
134	16	COTTONWOOD	X	
135	16	ELM	X	
138	5	ELM	X	
143	6	CEDAR	X	
163	6	ASPEN	X	
166	6	ASPEN	X	
171	6	ASPEN		X

DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove curb & gutter
3 – Remove Tree(s)

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- T — EXISTING BURIED TELEPHONE LINE
- TV — EXISTING BURIED TELEVISION LINE
- 980 — EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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Eagan, MN 55122
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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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PRELIMINARY

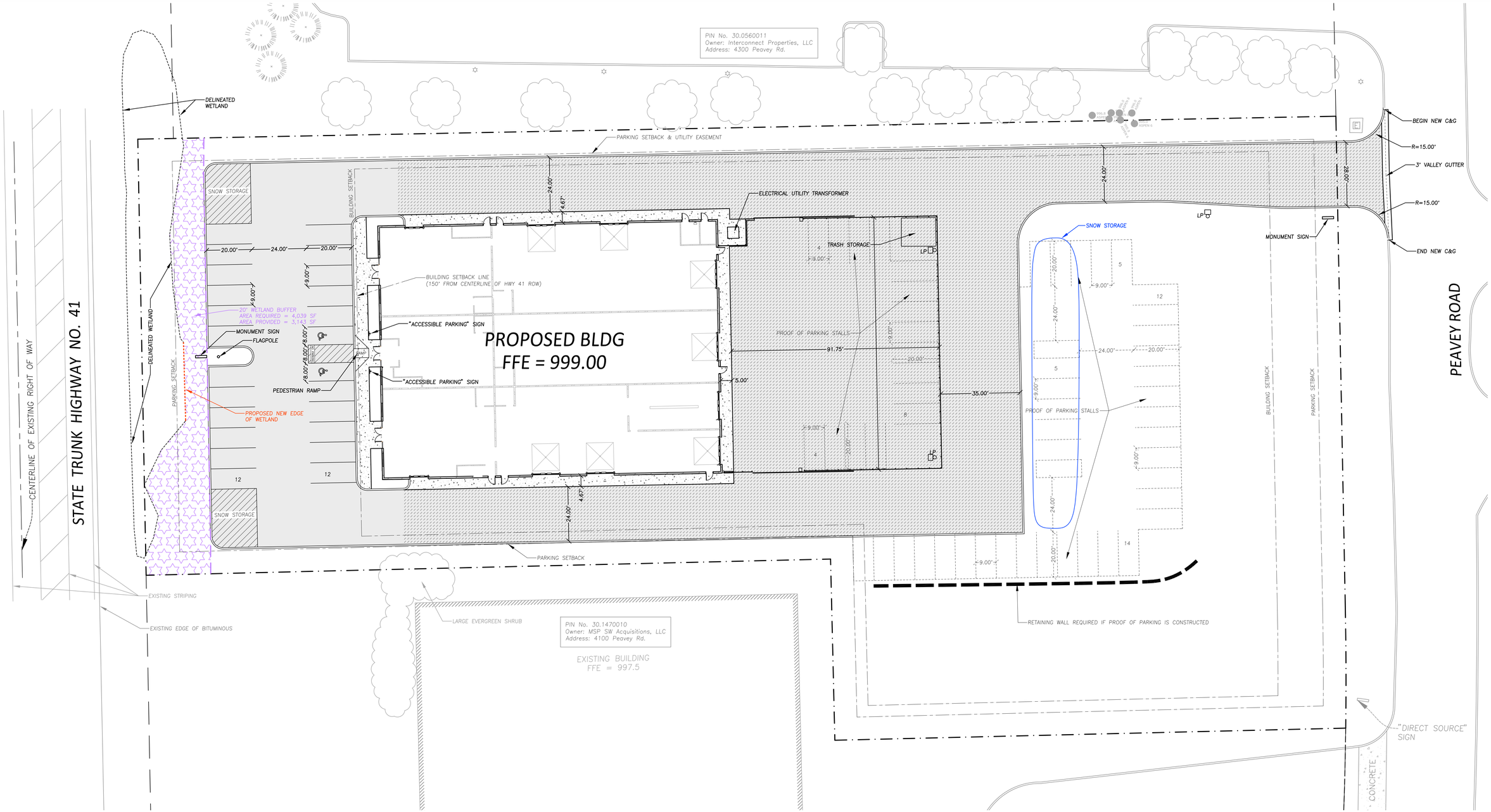
Name _____ Date _____ Reg. No. _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

SITE DEMOLITION PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C1



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PARKING STALLS REQUIRED

BUILDING USE	USE AREA	STALL REQUIREMENT	STALLS REQUIRED
OFFICE	9,200 S.F.	1 STALL/250 S.F.	37 STALLS
WAREHOUSE	13,200 S.F.	1 STALL/350 S.F.	38 STALLS
		TOTAL STALLS REQUIRED =	75 STALLS

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	PROOF OF PARKING STALLS	TOTAL STALLS
22 STALLS	2 STALLS	52 STALLS	76 STALLS

SITE SUMMARY

SITE AREA = 2.74 ACRES
DISTURBED AREA = 2.74 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 1.49 ACRES
FUTURE IMPERVIOUS AREA (PROOF OF PARKING) = 0.25 ACRES

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

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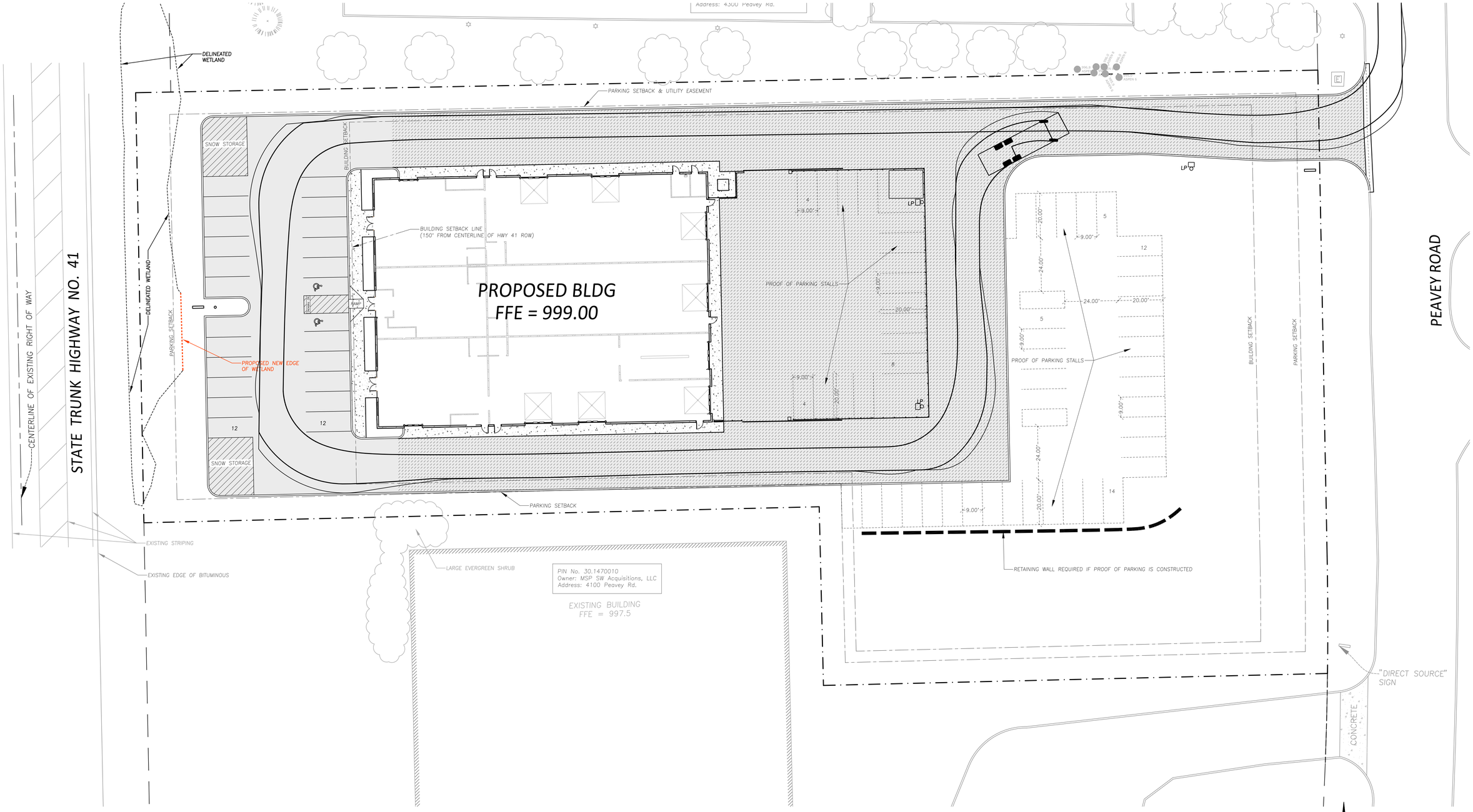
ADDRESS CITY COMMENTS	12-29-25

SITE DIMENSION PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C2



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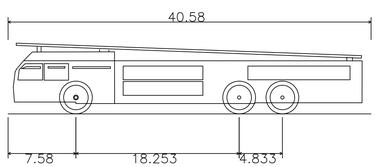

Chaska Ladder Truck	
Overall Length	40.580ft
Overall Width	10.500ft
Overall Body Height	7.908ft
Min Body Ground Clearance	1.158ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	36.00°

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

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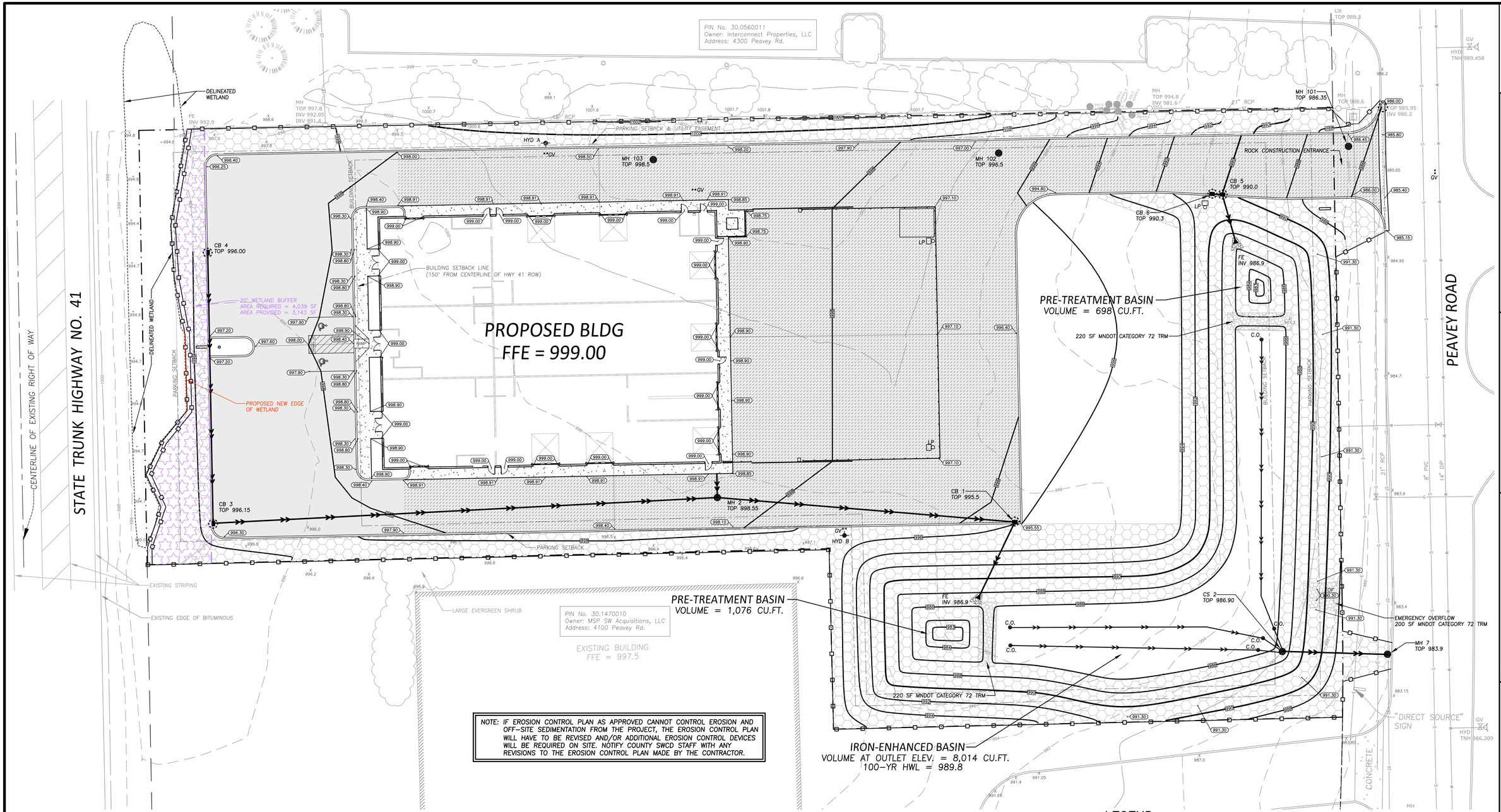
ADDRESS CITY COMMENTS	12-29-25

FIRE TRUCK TURNING EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C2.1



NOTE: IF EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. NOTIFY COUNTY SWCD STAFF WITH ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR.

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

NOTE: INSTALL INLET PROTECTION DEVICE IN NEAREST DOWNSTREAM CATCH BASIN OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

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EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- 1050 PROPOSED CONTOUR
- (1023.54) PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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PRELIMINARY

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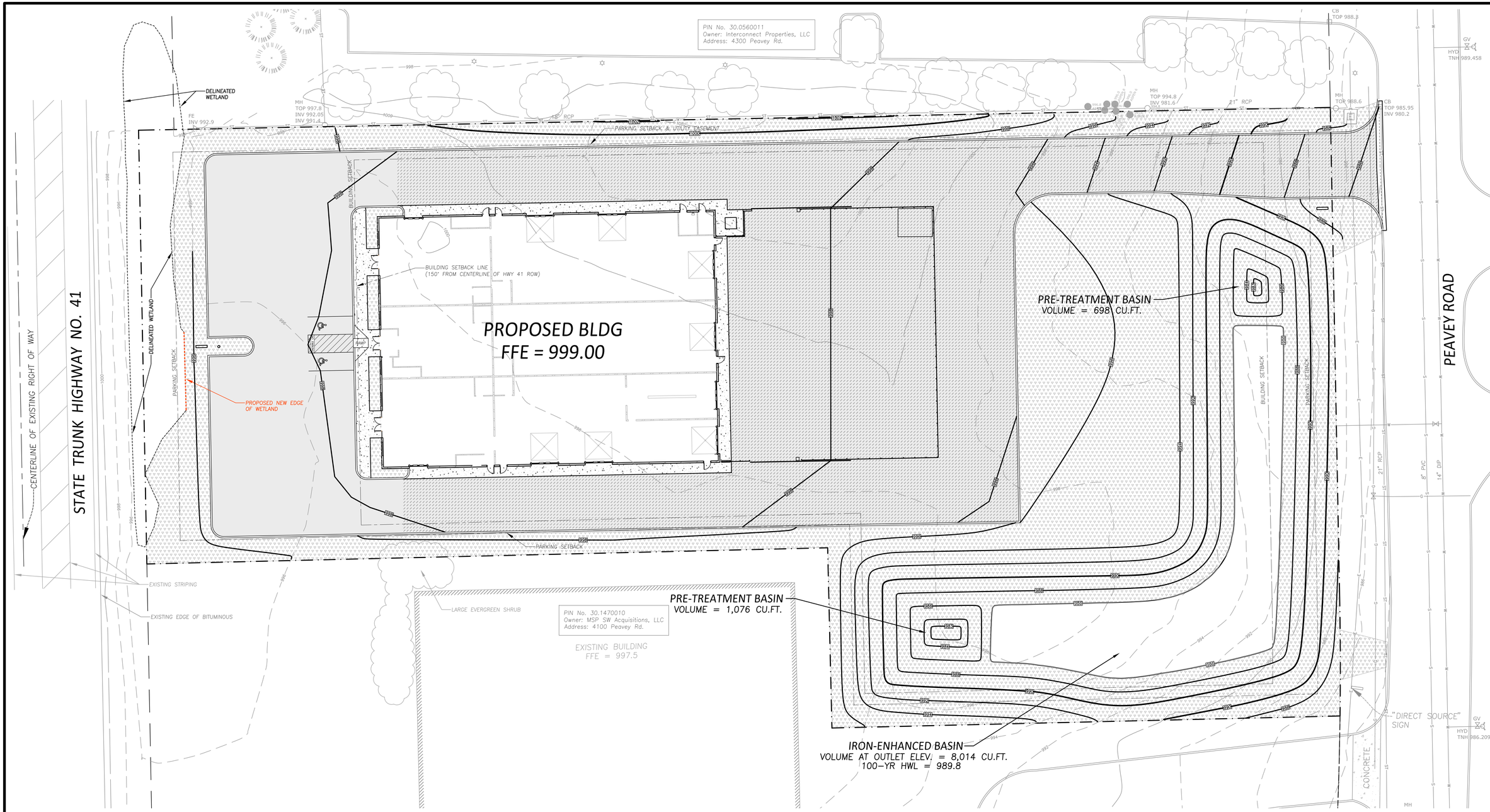
GRADING, DRAINAGE & EROSION CONTROL PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C3



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LOCATION OF TOPSOIL TO BE REAPPLIED

TOPSOIL MANAGEMENT NOTES

- Strip topsoil (Contractor to select equipment appropriate for the site conditions).
- Stockpile topsoil (Timing and location/size of stockpile to be Contractor dependent).
- Subsoil must be decompacted to a depth of 6" prior to placement of topsoil (Timing and decompaction method to be Contractor dependent).
- Place 6" of topsoil over all areas to be established with turf, seed or landscaping/plantings (Timing for placement of topsoil to be Contractor dependent).
- Topsoil shall meet the CCWMO Topsoil Standard. Topsoil does not need to be tested prior to grading, but the stockpile shall be tested prior to respreading to ensure there is no mixing of subsoil.

APPROXIMATE AMOUNT OF TOPSOIL AVAILABLE ON THE SITE = 4,300 C.Y.
AREA WHERE TOPSOIL WILL BE REAPPLIED = 45,820 SQ.FT.
VOLUME OF TOPSOIL REQUIRED = 45,820 SQ.FT. X 0.5 FT = 22,910 CU.FT. (849 C.Y.)

N

0 10 20 40 60
Scale in Feet

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TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4

H. Topsoil Management Standards

Related Ordinance Section(s): § 153.62

Purpose
The goal of Topsoil Management is to preserve the structure of undisturbed soils on site and/or maintain comparable to existing quality and permeability of disturbed soils once mass grading is completed and infrastructure is installed.

Carver County Topsoil Standard

Table 1. Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 33%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	30% - 75%	ASTM D 422
Organic matter	2.5% – 15%	ASTM D 2974
pH	6.1 – 8.0	ASTM G 51
Compaction	- 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or - bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

Matching Existing Soils
For sites that have not been previously graded, a site-specific topsoil standard can be developed using one of the methods described below.

Method 1 Soil Survey Data
A site-specific topsoil standard can be developed using information on physical soil properties from the Natural Resource Conservation Service's Web Soil Survey for Carver County. A site-specific standard shall be developed using a weighted average of the physical soil properties for the top 12 inches of soil map units identified within the project area.

Method 2 Onsite Testing

Non-linear Projects. One (1) sample shall be collected of the top 12 inches of soil from each soil map unit within the disturbed area of the project. Alternatively, a minimum of (2) samples can be collected per 5 acres disturbed, from locations that characterize the site overall or from which topsoil will be stripped and stockpiled. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter

content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Linear projects. One (1) composite sample shall be collected in select areas where grading and topsoil replacement are proposed, or at a density of approximately one sample per mile. Each composite sample will be comprised of eight individual samples collected of the top 12 inches of soil. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter content, and pH. A site-specific standard shall then be developed using a weighted average of the samples collected on site.

Site Specific Standard Guidance

Clay, Sand Silt Standards. To develop a site-specific topsoil standard for clay, sand, and silt:

i) (i) Calculate the weighted average for each parameter.
ii) (ii) Round to the nearest whole number.
iii) (iii) When the rounded average matches the lower end of the standard range, subtract 3% from the low end of the CCWMO standard range to establish the lower end of the site-specific standard.
iv) (iv) When the rounded average matches the upper end of the standard range, add 3% to the high end of the CCWMO standard range to establish the upper end of the site-specific standard.
v) (v) When the rounded average falls below the CCWMO standard range, subtract 3% from the rounded average and use that value as the lower end of the site-specific standard.
vi) (vi) When the rounded average falls above the CCWMO standard range, add 3% from the rounded average and use that value as the high end of the site-specific standard.
vii) (vii) If the weighted average falls within the CCWMO standard range, use the CCWMO standard range.

Organic Matter, pH, and Compaction Standards. All site-specific topsoil standards shall include the ranges described in the Carver County Topsoil Standard for organic matter, pH, and compaction. The ranges for organic matter, pH, and compaction may not be changed for the site-specific topsoil standard.

Previously Graded Sites. Non-linear sites that were mass-graded before 2016 are not eligible to create a site-specific topsoil standard. For these sites, if topsoil does not meet the Carver County topsoil standard, two inches of compost must be added to the soil and tilled to a depth of six inches. No further amendment will be required.

Stockpile Testing Requirements
One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

Stockpile Sampling Procedures

1. One sample shall be collected per 2,500 cubic meters of stockpile (a minimum of one sample shall be taken if stockpiles are less than 2,500 cubic meters).
2. The Contractor/Supplier shall form a face for the full height of the stockpile at four locations.
3. A loader bucket or similar equipment shall then be filled by channeling the full height of the stockpile face, from the bottom to the top, in one operation.
4. The bucket shall then be lowered and emptied by rotation to form a small pile at each sampling location.
5. The sampler shall place a shovel full of soil from each pile into a large container. The soil shall be thoroughly mixed and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
6. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
7. Additional topsoil shall not be added to the stockpile after sampling.
8. Sample results shall be submitted to the County for review. Test results are valid for 6 months.

In place (ungraded) Topsoil Sampling Procedures

1. The sampling procedure for in place (ungraded) topsoil shall consist of the preparation of one composite sample for each soil map unit within the project area.
2. Each composite sample shall represent full depth topsoil from not fewer than ten individual locations per soil map unit. If the full depth is unknown, a sample from the top 6 inches of soil shall be obtained at each location.
3. The sampler shall place a shovel full of soil from each area into a large container. The soil shall be thoroughly mixed, and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
4. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
5. Sample results shall be submitted to the County for review.

Subsoil Preparation Methods
Perform subsoil preparation before placing topsoil. Perform subsoil preparation in one direction on the contours perpendicular to the flow of water and slopes flatter than 1:2 (V:H). Scarify/loosen the subsoil to a depth of 6 inches. Subsoil areas shall be loosened to less than 200 psi [1400 kPa]. For saturated soil, delay subsoil preparation until soil dries to at least field capacity.

The following areas do not require subsoil preparation:
- Areas within the dripline of existing trees,
- Over utilities within 30 in of the surface,
- Where trenching or drainage lines are installed,
- Where compaction is required by design (abutments, footings, or inslopes), and
- Inaccessible slopes.

Soil Bed Preparation Methods
Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil. Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment. Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in [75 mm] high may remain in place for seeding operations. Soil clods, lumps and tillage ridges 1.5-inch (40 mm) high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements

Submittal Requirements
The Topsoil Management Plan shall include the following information:

(1) Topsoil Standard. This section will identify the topsoil standard being utilized for the project.

(2) Topsoil Stripping and Stockpiling Methods. This section shall include the following:
(a) Estimated quantity of topsoil available on the site.
(b) Quantity of topsoil needed to restore green space areas.
(c) Estimated depth of topsoil available on the site.
(d) Description of equipment used to strip topsoil.
(e) Temporary methods of erosion control for topsoil stockpile (silt fence or similar).
(f) Permanent methods of erosion control for topsoil stockpile (establishment of vegetation) if stockpile will remain in place for longer than 6 months.

(3) Topsoil Stockpile Sampling Methods. This section shall include a description of the number of samples to be collected and the process for collecting samples from the stockpile(s). One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

(4) Topsoil Re-application Procedures. This section shall include the following:
(a) Method for decompacting subsoil prior to reapplication of topsoil.
(b) Method for re-applying stockpiled topsoil prior.
(c) General description of method(s) for amending topsoil to meet specification provided in Table 2, if testing shows stockpiles do not meet specification.

(5) Construction Schedule and Phasing. Construction sequencing shall include:
(a) Timing for stockpiling topsoil.
(b) Timing for preparing subsoil and replacing topsoil in common areas.
(c) Timing for preparing subsoil and replacing topsoil on individual lots.

(6) Plan Sheet(s) showing:
(a) Quantity of topsoil needed.
(b) Total green space area including outlots, common areas, boulevards, residential front, rear, and side lots, etc. Green space area shall be shown on plan sheet and calculation of total area shall also be provided.
(c) Location and size of stockpile(s).

(d) Location(s) where topsoil is to be reapplied.
(e) Note that topsoil must be reapplied at a depth of 6 inches and must meet the specification in Table 2.
(f) Note that topsoil quality and depth must be verified by County or City staff prior to seeding or placement of sod.

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3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

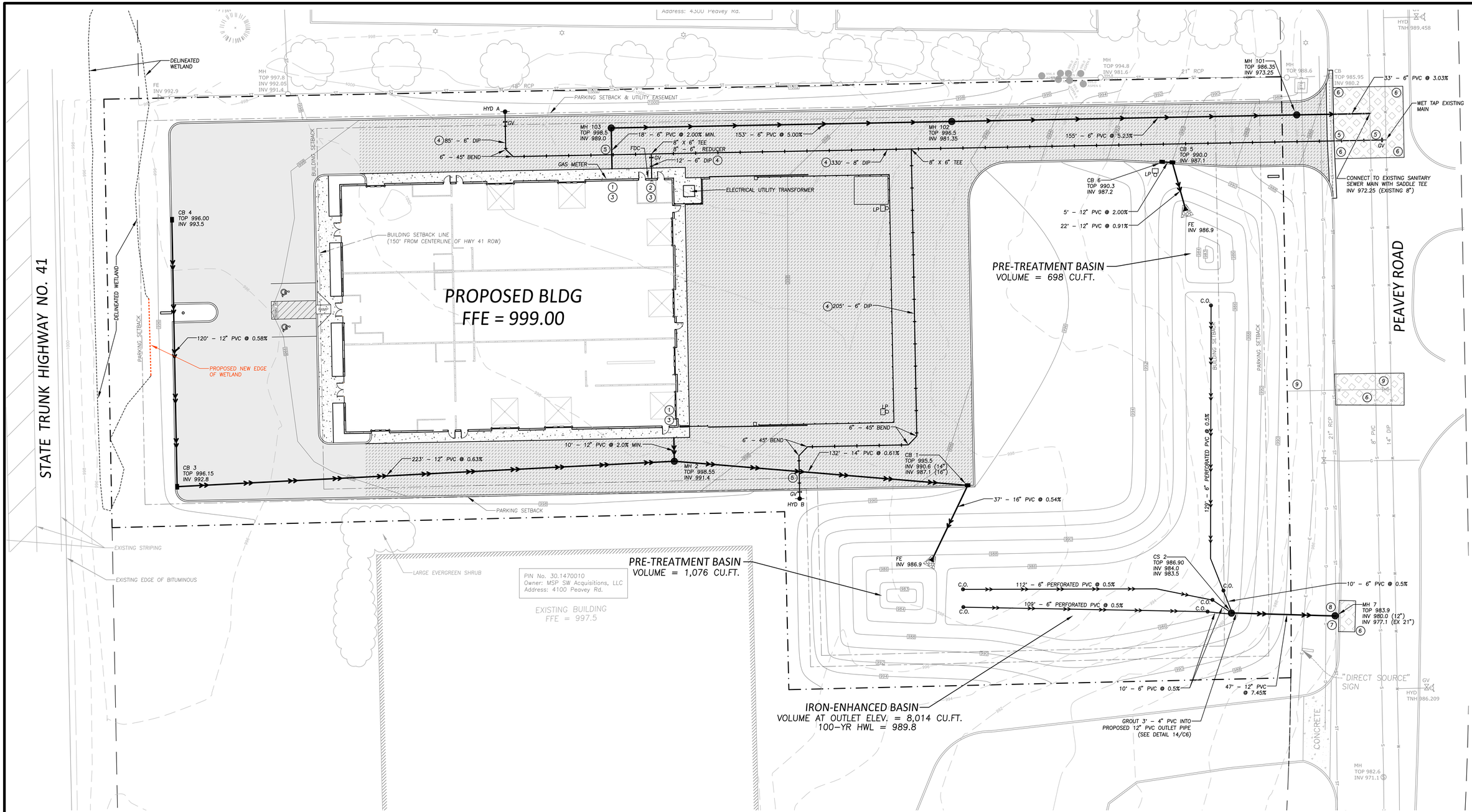
Name _____ Reg. No. _____ Date _____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

TOPSOIL MANAGEMENT PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C4.1



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

UTILITY NOTES

(1) – All sewer services to extend to a point 5' from proposed building.
(2) – Bring water main into proposed building and cap at the floor.
(3) – Verify all service locations and inverts with mechanical engineer before construction.
(4) – All watermain to have a minimum of 7.5' of cover.
(5) – Maintain a minimum of 18" vertical separation between water main & sewer.
(6) – Remove & replace bituminous pavement. Match existing pavement section.
(7) – Remove & replace concrete curb & gutter. Match existing pavement section.
(8) – Construct proposed manhole over existing storm sewer.
(9) – All unused existing utility stubs shall be removed per City requirements.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
MH 2	48"	R-1642B
CB 3	48"	R-3067V
CB 4	24" X 36"	R-3067V
CB 5	24" X 36"	R-3067V
CB 6	24" X 36"	R-3067V
MH 7	48"	R-1642B
CS 1	48"	SEE DETAIL 14/C6
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	999.2
HYD B	997.5

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE

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Name _____ Date _____ Reg. No. _____

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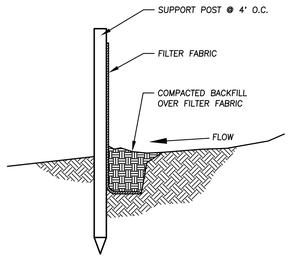
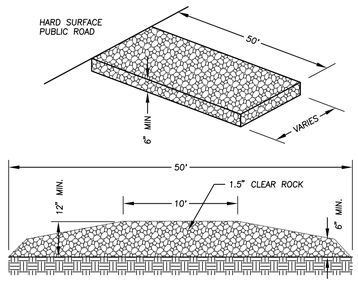
UTILITY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

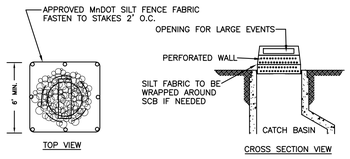
SHEET NUMBER
C5



1 C6 SILT FENCE
NO SCALE

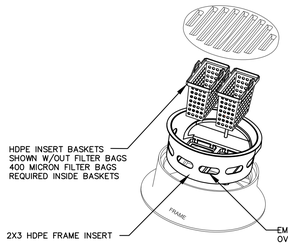


2 C6 ROCK CONSTRUCTION ENTRANCE
NO SCALE



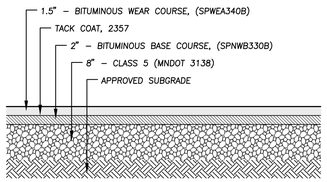
NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

3 C6 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



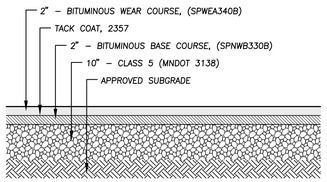
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

4 C6 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



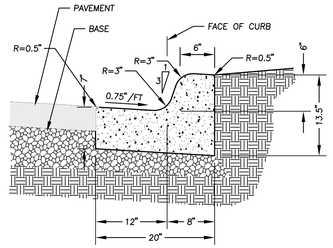
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

5 C6 STANDARD DUTY PAVEMENT SECTION
NO SCALE



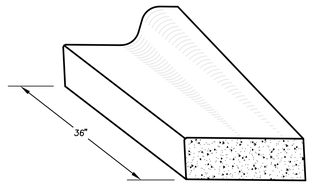
NOTE: PAVEMENT SECTION PROVIDED BY BRAUN INTERTEC, PROJECT NUMBER B2205342.

6 C6 HEAVY DUTY PAVEMENT SECTION
NO SCALE



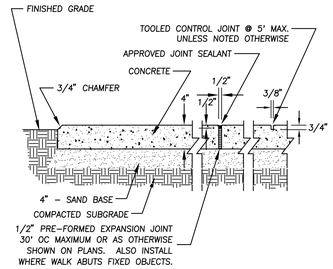
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

7 C6 B612 CONCRETE CURB & GUTTER
NO SCALE



Note: Curb type B612 shown; similar for other curb types.

8 C6 CURB & GUTTER BEAVERTAIL
NO SCALE

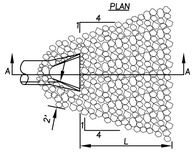


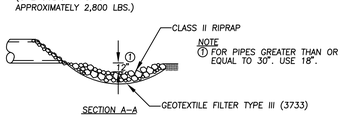
9 C6 CONCRETE SIDEWALK
NO SCALE

RIPRAP REQUIREMENTS

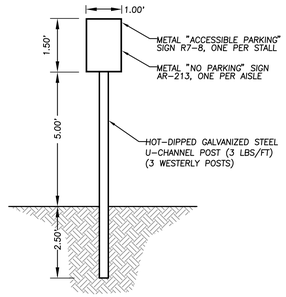
PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

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

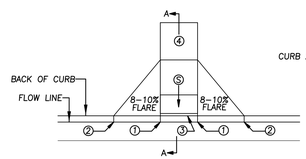




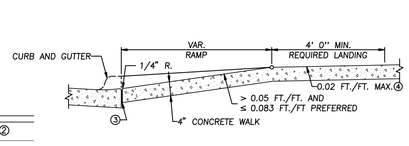
10 C6 RIPRAP DETAIL
NO SCALE



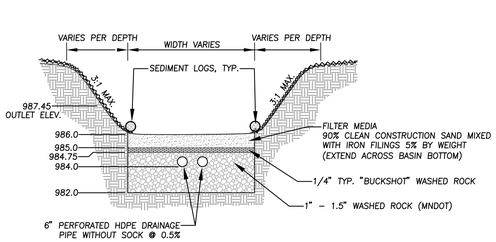
11 C6 ACCESSIBLE PARKING SIGN AND POST
NO SCALE



① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑤ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

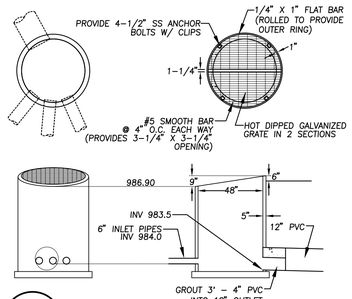


12 C6 PEDESTRIAN RAMP
NO SCALE

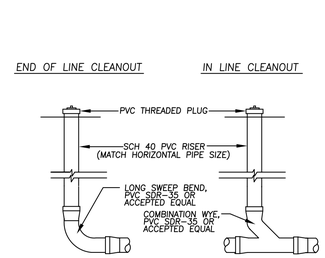


NOTE: SEE PLAN VIEW FOR EXACT LOCATION OF DRAINTILE

13 C6 IRON-ENHANCED BASIN CROSS SECTION
NO SCALE



14 C6 OUTLET CONTROL STRUCTURE
NO SCALE

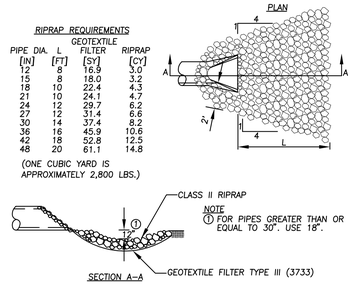


15 C6 STORM SEWER CLEANOUT
NO SCALE

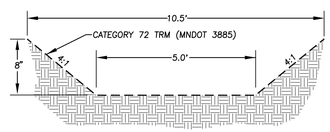
RIPRAP REQUIREMENTS

PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

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



16 C6 RIPRAP DETAIL
NO SCALE



17 C6 BASIN EMERGENCY OVERFLOW OUTLET
NO SCALE

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Phone: 651-452-5051
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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name ____ Date ____ Reg. No. ____

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
SITE PLAN & ZONING APPLICATIONS	12-2-25
ADDRESS CITY COMMENTS	12-29-25

DETAILS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C6

SPECIFICATIONS

GENERAL

I. GENERAL

A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. Soils report and pavement recommendation provided by Braun Intertec, Project Number B2205342.
H. Existing Topography, Boundary & Utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

SITE CLEARING

I. GENERAL

A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.

II. EXECUTION

A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL

A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).

II. PRODUCTS

A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.

III.EXECUTION

A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
B. Place 4-inches of topsoil over all areas to be re-established with turf.
C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
D. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
E. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

I. GENERAL

A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
B. Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.

II. PRODUCTS

A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
B. Provide a base and wear course as indicated on the plan unless otherwise specified.
C. Provide a tack coat as indicated on the plan unless otherwise specified.

III.EXECUTION

A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
B. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
E. Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent
F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

I. GENERAL

A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.

II. PRODUCTS

A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.

III. EXECUTION

A. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
B. Comply with requirements and with ACI 304R for measuring, mixing, transporting, and placing concrete.
C. Comply with the Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars" for placing and supporting reinforcement.
D. Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
E. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
F. Provide a medium to fine broom finish perpendicular to traffic flow.
G. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

I. GENERAL

A. Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Storm sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D1785, ASTM D2665, or ASTM F794 SCH 40, for solvent-cemented or gasket joints. Fittings shall be ASTM D2265, ASTM F794, or ASTM F1866.
B. Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
D. All flared end sections shall have standard duty trashguards.
E. Filter Fabric shall be Mirafi 500X or approved equal.
F. Riprap shall be random and Class II hand placed to a depth of one foot.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
C. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
D. PVC sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".
E. Storm sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4-feet out of the ground.

SANITARY SEWER

I. GENERAL

A. Sanitary sewer shall comply with all local regulations pertaining to sanitary sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Sanitary sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D 3034, SDR 35, for solvent-cemented or gasket joints.
B. Sanitary sewer manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Sanitary sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground sanitary sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
C. PVC sewer pipe shall be bedded in accordance with ASTM D 2321, "Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe".
D. Sanitary sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4 feet out of the ground.

WATER MAIN

I. GENERAL

A. Water main shall comply with all local regulations pertaining to water main systems including materials, installation, and testing. If no local regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.

II. PRODUCTS

A. Water main, indicated on the plan as DIP, shall be ductile iron pipe, Class 52, with push on joints and shall provide electrical conductivity across each joint.
B. All fittings shall be mechanical joint fittings.
C. Hydrants and valves shall meet all local and municipality requirements.
D. PE encasement for DIP shall be AWWA C105, PE film, 0.008-inch minimum thickness, tube or sheet.

III.EXECUTION

A. The plans indicate the general location and arrangement of underground water main systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated, to the extent practical.
B. Bury all water main with a depth of cover of at least 7.5-feet or with the top at least 12-inches below frost penetration, which ever is greater.
C. Water main shall be encased in PE film
D. All bends, stubs, and hydrants shall be rodded to the water main using 0.75-inch tie rods.
E. Tap water main with size and in location as indicated according to the requirements of the local water utility. The Contractor shall pay water utility fee.
F. Test all installed piping as required by the local water utility.

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
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952-934-9433 Fax
www.shawconstruct.com

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name _____ Reg. No. _____ Date _____

Issued

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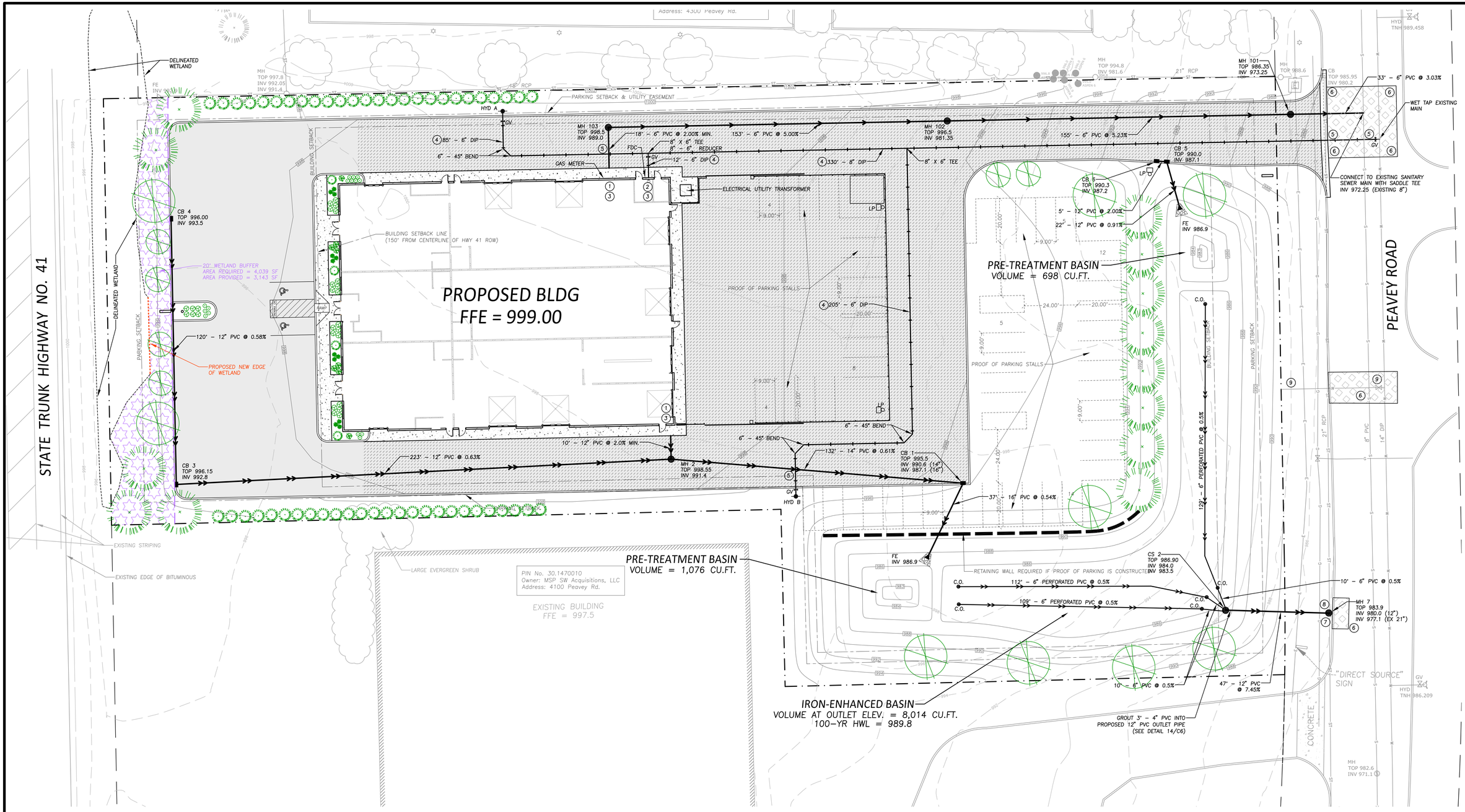
SPECIFICATIONS
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C7



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE

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PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY

Name Date
Reg. No.

Issued

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OVERLAY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C8

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW 12,000 SQUARE FOOT BUILDING, BITUMINOUS PARKING, FENCED IN OUTDOOR STORAGE AREA AND OTHER ASSOCIATED SITE IMPROVEMENTS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. CLEAR AND GRUB SITE.
   - 2.4. STRIP AND STOCKPILE TOPSOIL.
   - 2.5. REMOVE PAVEMENTS AND UTILITIES.
   - 2.6. ROUGH GRADE SITE.
   - 2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.8. INSTALL UTILITIES.
   - 2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 2.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.12. FINAL GRADE SITE.
   - 2.13. SEED AND MULCH.
   - 2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:
   - 3.1. SITE ADDRESS: 4200 PEAVEY ROAD, CHASKA, MN 55318
   - 3.2. SITE AREA: 2.74 ACRES
   - 3.3. AREA OF DISTURBANCE: 2.74 ACRES
   - 3.4. PRE-CONSTRUCTION IMPERVIOUS AREA: 0.00 ACRES
   - 3.5. POST-CONSTRUCTION IMPERVIOUS AREA: 1.49 ACRES
   - 3.6. PLANNED CONSTRUCTION START DATE: 4-3-26
   - 3.7. ESTIMATED CONSTRUCTION COMPLETION DATE: 12-4-26

   GENERAL SOIL TYPE: SANDY LEAN CLAYS (CL) PER SOIL BORINGS BY BRAUN INTERTEC, PROJECT B2205342.

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.

6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.

7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

14. NO ENGINE DEGREASING IS ALLOWED ON SITE.

15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

17. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

18. SWPPP AMENDMENTS AND SUBMITTALS:
   - 18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 18.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 18.1.2.3. FUELING PLANS
       - 18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 18.1.2.5. PROJECT PHASING
     - 18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

19. INSPECTION & MAINTENANCE
   - 19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 19.5. INSPECTIONS MUST INCLUDE:
     - 19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 19.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
   - 23.7. 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 PARTS 9.11-9.12 OF THE GENERAL STORMWATER PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTON 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

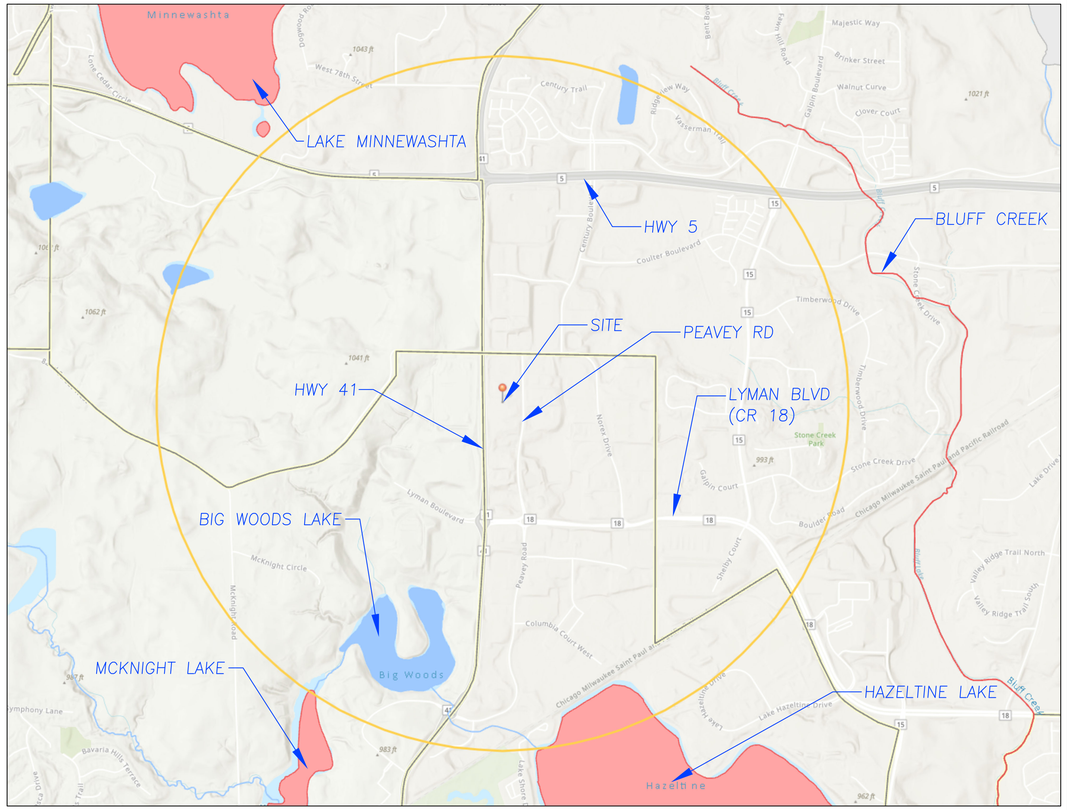
OWNER:
BY: XXXXXXXXXXX
NAME: XXXXXXXXXXX
TITLE: XXXXXXXXXXX
PHONE: XXXXXXXXXXX
EMAIL: XXXXXXXXXXX

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICHOLAS ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

CONTRACTOR:
BY: XXXXXXXXXXX
NAME: XXXXXXXXXXX
TITLE: XXXXXXXXXXX
PHONE: XXXXXXXXXXX
EMAIL: XXXXXXXXXXX

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
BIG WOODS LAKE	LAKE	NO	NO
HAZELTINE LAKE	LAKE	NO	YES

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	X
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	1,865	L.F.
INLET PROTECTION (PRE-CASTING)	5	EACH
INLET PROTECTION (POST-CASTING)	6	EACH
BIOROLLS/BIOLOGS	500	L.F.
EROSION CONTROL BLANKET (CATEGORY 20)	4,200	S.Y.

SITE STABILIZATION COMPLETION:
STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
651-452-5051
www.rehder.com

PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: PRELIMINARY Date: Reg. No.

Issued

CONCEPT SITE PLAN REVIEW	8-28-25
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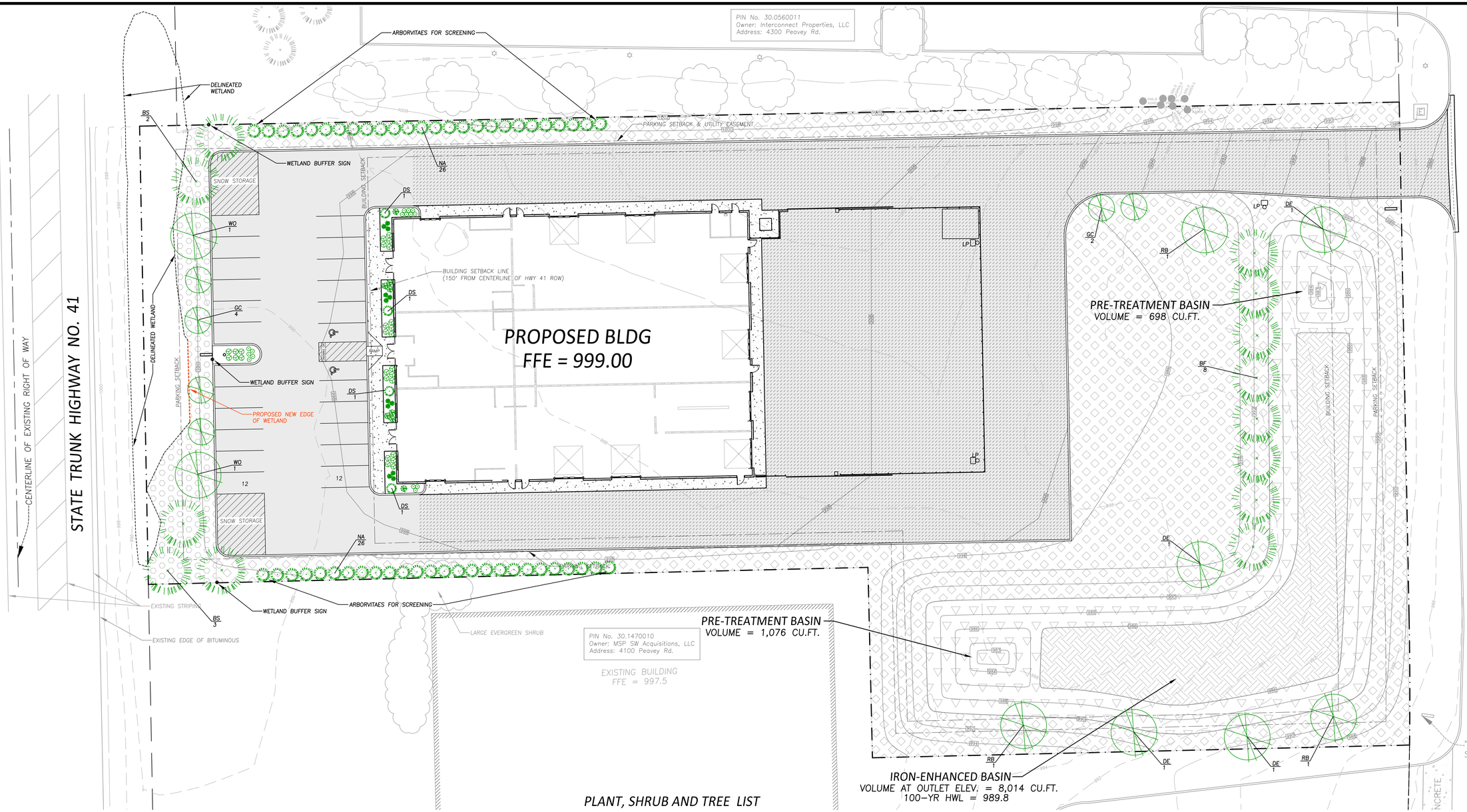
ADDRESS CITY COMMENTS	12-29-25

SWPPP
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
C9



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

LANDSCAPING CALCULATIONS

OVERSTORY TREES REQUIRED:
BUILDING AREA = 22,400 S.F. (2 STORIES)
CALIPER INCH REQUIRED = 22400/320 = 70 CALIPER INCHES
EXISTING TREES TO REMAIN = 1 - 6" ASPEN
CALIPER INCHES NEEDED = 70 - 6 = 64 CALIPER INCHES
OVERSTORY TREE BREAKDOWN:
60% - 2.5" TREES = 38.4" = 15 TREES @ 2.5"
10% - 3" TREES = 6.4" = 2 TREES @ 3"
10% - 3.5" TREES = 6.4" = 2 TREES @ 3.5"
10% - 4" TREES = 6.4" = 2 TREE @ 4"
10% - 4.5" TREES = 6.4" = 1 TREE @ 4.5"
TOTAL OVERSTORY TREES REQUIRED = 22 TREES
OVERSTORY TREES PROVIDED = 22 TREES

UNDERSTORY TREES REQUIRED:
25% OF OVERSTORY TREES = 22 X 0.25 = 6 TREES REQUIRED
UNDERSTORY TREES PROVIDED = 6 TREES

SHRUBS REQUIRED:
SITE PERIMETER (1 SHRUB/30LF) = 1599 L.F./30 = 53 SHRUBS
BUILDING FOOTPRINT (1 SHRUB/300 S.F.) = 16,800 S.F./300 = 56 SHRUBS
REQUIRED SHRUBS = 56 SHRUBS
SHRUBS PROVIDED = 65 SHRUBS

SCREENING PROVIDED:
52 ARBORVITAES PROVIDED

PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	26	Calamagrostis acutilora	Karl Foerster	2 Gallon
	12	Nepeta x faassenii 'Walker Low'	Walker's Low Catmint	1 Gallon
DS	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
	8	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	2 Gallon
	15	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
NA	52	Thuja occidentalis	North Pole Arborvitae	10 Gallon
TOTAL	117			

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
WO	2	Quercus bicolor	Swamp White Oak	3.5" B&B
DE	4	Ulmus davidiana var. japonica 'Discovery'	Discovery Elm	2.5" B&B
RB	1	Betula nigra	River Birch	4.5" B&B
RB	2	Betula nigra	River Birch	4" B&B
BF	8	Abies balsamea	Balsam Fir	6' B&B
GC	6	Malus x 'Hargozam'	Harvest Gold Crabapple	2" B&B
BS	2	Picea glauca var. dens	Black Hills Spruce	8' B&B
BS	3	Picea glauca var. dens	Black Hills Spruce	6' B&B
TOTAL	28			

LEGEND

- SOUTHERN BOULEVARD SB SEED MIX (MNDOT 3876)
- I.E. BASIN MIX/SECTION (SEE BASIN DETAIL 13/C6)
- WET DITCH WD SEED MIX (MNDOT 3876)
- WETLAND BUFFER SEED MIX 32-251 (SEE SHEET L3)
- PROPOSED SHRUB
- PROPOSED TREE
- EXISTING TREE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 10 20 40 60
Scale in Feet

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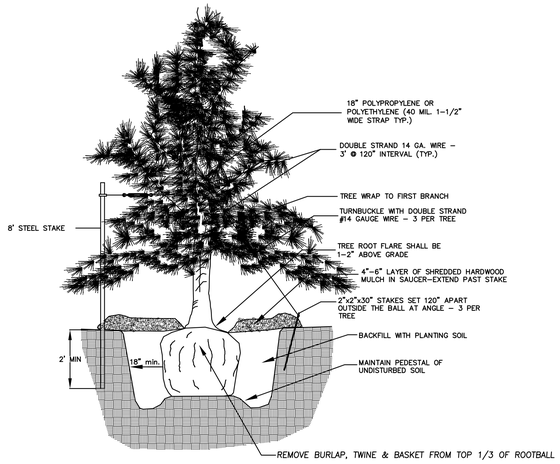
LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L1



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

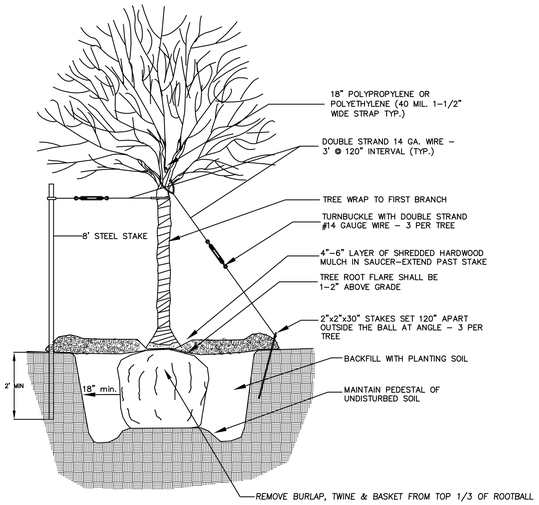
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



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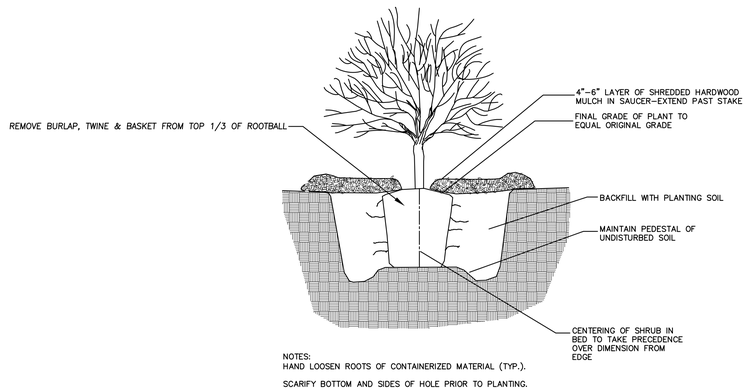
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

NO MULCH TO BE IN CONTACT WITH BASE OF TREE

DECIDUOUS TREE PLANTING DETAIL



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

GENERAL

Furnish all work required to complete as indicated by the contract documents and furnish all supplementary items necessary for completion of work specified.

REFERENCES – QUALITY ASSURANCE

Comply with all applicable federal, state, county and local regulations governing landscape materials and work.

Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to the owner.

All materials will be judged by the AAN American Standards for Nursery Stock, Latest Edition, American Joint Committee on Horticultural Nomenclature, Last Edition, State Highway Department Standard Specifications for Construction Seed/Sodding/Hydromulching, Last Publication and Hortus, Cornell University, Last Edition.

Coordinate planting with irrigation system installation and review continuously to insure complete coverage of plant materials.

Coordinate backfill and grading issues with general contractor so as unproductive work duplications or delays do not occur.

GUARANTEE – LIABILITY

Contractor assumes all liability and replacement requirements of materials which are damaged, stolen, or misplaced on the job site prior to acceptance of work.

Owner may request contractor to submit delivery tickets of bulk soil deliveries to confirm source and quantity of material.

All plants will be guaranteed for a period of one (1) year from the date of final acceptance. Owner will be responsible for proper maintenance of plants after final acceptance.

Contractor will replace plants which have partially died, thereby damaging shape, size, or symmetry. During guarantee period, dead and unsightly plant materials will be removed and replaced immediately. Guarantee excludes damages caused by vandalism, freeze, drought, insect infestation, or other acts of God. Special equipment required for replacement plants due to access problems are not to be included in the basic project costs. This is a negotiated item at time of replacement only.

MAINTENANCE – ACCEPTANCE

Contractor will maintain all plant materials including turf mowing until final acceptance. It is the owner's intention to accept the project as soon as the contractor has demonstrated a complete project is ready for final acceptance.

SOIL PREPARATION MATERIALS

Topsoil will be local in origin, clean friable, dark in color, free from lumps of clay, rocks, weeds, or other noxious materials.

Mulch will be aged, finely shredded bark mulch, brown in color run through a hammer mill and screened of undesireable material.

PLANTING

All trees will be planted in pockets twenty-four (24) inches greater in diameter than root ball and no deeper than depth of root ball. Prior to planting, fill pit one-half full of water to determine drainage at the end of twenty-four (24) hour period. If no poor drainage exists, backfill pit with existing soil. Form a 4 inch watering ring at base of tree and add a 2 inch layer of shredded mulch. Notify owner of any poor drainage issues.

Shrub plantings will be done in beds properly prepared using mulch and organic compost. Verify planting areas have been provided as indicated on the plan. Remove all surface rock or debris deposited by previous work operation or excavation performed to create specified bed. Excavate as necessary to provide for thorough blending of 50 percent existing soil and 50 percent compost tilled 4 inches into existing soil to create a fine, loose condition, suitable for good plant growth. Notify owner if existing soil is undesirable. Contractor will insure positive drainage exists in all areas. Specified bed preparation will only be done in shrub group areas, not over general areas where rock is indicated.

FINAL GRADING

Loosen and fine rake areas to break up lumps and produce a smooth, even gradient free of unsightly variations, ridges or depressions. Ponding of water in finished areas will not be permitted. Remove from site all stones, rock, and debris one (1) inch or larger. Final grading is subject to critical owner review only after repeated watering or rains to insure settlement has not adversely affected drainage patterns.

LAWN TURF

Hydroseed disturbed areas with a mix of seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogenous slurry suitable for hydraulic application. Mix slurry with nonasphaltic tackifier and apply slurry uniformly to all areas to be seeded in a 1-step process. Apply mulch at the minimum rate of 1500 lb per acre (16.5 kg per 100 sq. m) dry weight but not less than the rate required to obtain specified seed-sowing rate.

Contractor will maintain turf by fertilizing, weeding and mowing until final acceptance.

Contractor will establish a dense lawn turf of permanent grass prior to final acceptance.

PRUNING

Pruning will be limited to the minimum necessary to remove dead wood, suckers, broken twigs or branches and to compensate for loss of roots during transplanting. In no case will pruning exceed one fourth the branching structure of the plant. Pruning will preserve the natural character and structure of the plant. All pruning operations will be performed in accordance with standard arbor culturalist practices.

FERTILIZATION

All trees, shrubs, ground cover and lawn turf will be fertilized in a one time application of an approved fertilizer based on the contractors observations of site conditions and experience in the area.

MULCHING

After work of planting has been complete, topdress all planting areas and islands with a four (4) inch layer of shredded bark mulch.

CLEAN UP

Remove all debris generated by work operations from the site daily.

All paved areas will be cleaned daily by washing and sweeping. Remove tire markings from all concrete surfaces.

Leave entire planting areas in a raked condition free of debris and paved surfaces in a broom clean condition ready for final acceptance by owner.

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LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L2

Mid Diversity Moist Buffer South & West 32-251

Updated: 2023
This riparian buffer mix has been designed for southern and western Minnesota areas with moist soils and full sun for at least 70% of the day where there are goals for providing wildlife habitat, soil stabilization and water quality benefits.

Partners also include collaboration among Non-profits, Seed vendors, SWCD, Tribal Governments, Consultants, County and Cities. (See partner list on website)

32-251 Mid Diversity Moist Buffer South & West Mix

Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
andger	Big Bluestem	Andropogon gerardii	2.45	7.56%	9.00	10.00%
calcan	Bluejoint Grass	Calamagrostis canadensis	0.04	0.12%	4.11	4.57%
elyvir	Virginia Wild Rye	Elymus virginicus	3.24	10.00%	5.00	5.55%
glygra	American Manna Grass	Glyceria grandis	0.25	0.77%	6.43	7.14%
leeory	Rice Cut Grass	Leersia oryzoides	0.17	0.52%	2.12	2.36%
poapal	Fowl Bluegrass	Poa palustris	0.29	0.90%	13.85	15.38%
spapec	Prairie Cord Grass	Spartina pectinata	0.21	0.65%	0.51	0.57%
		Grasses Subtotal	**6.65**	**20.52%**	**41.02**	**45.57%**
carsti	Common Fox Sedge	Carex stipata	0.23	0.71%	2.87	3.19%
carvul	Brown Fox Sedge	Carex vulpinoidea	0.14	0.43%	5.14	5.71%
sciatr	Dark Green Bulrush	Scirpus atrovirens	0.08	0.25%	13.52	15.02%
		Sedges & Rushes Subtotal	**0.45**	**1.39%**	**21.53**	**23.92%**
ascinc	Swamp Milkweed	Asclepias incarnata	0.04	0.12%	0.07	0.08%
bidcer	Nodding Bur Marigold	Bidens cernua	0.04	0.12%	0.31	0.34%
doeumb	Flat-topped Aster	Doellingeria umbellata	0.01	0.03%	0.25	0.27%
eupper	Boneset	Eupatorium perfoliatum	0.01	0.03%	0.59	0.65%
eutgra	Grass-leaved Goldenrod	Euthamia gramnifolia	0.01	0.03%	1.29	1.43%
eutmac	Joe Pye Weed	Eutrochium maculatum	0.01	0.03%	0.35	0.39%
helaut	Sneezeweed	Helenium autumnale	0.02	0.06%	0.96	1.06%
helgro	Sawtooth Sunflower	Helianthus grosseserratus	0.01	0.03%	0.06	0.06%
lobsip	Great Blue Lobelia	Lobelia siphilitica	0.01	0.03%	1.84	2.04%
mimrin	Monkey Flower	Mimulus ringens	0.01	0.03%	8.45	9.39%
pycvir	Virginia Mountain Mint	Pycnanthemum virginianum	0.01	0.03%	0.81	0.90%
silper	Cup Plant	Silphium perfoliatum	0.04	0.12%	0.02	0.02%
symlan	Panicled Aster	Symphyotrichum lanceolatum	0.01	0.03%	0.57	0.64%
symnov	New England Aster	Symphyotrichum novae-angliae	0.01	0.03%	0.24	0.27%
verhas	Blue Vervain	Verbena hastata	0.01	0.03%	0.34	0.38%
zizaur	Golden Alexanders	Zizia aurea	0.05	0.15%	0.20	0.22%
		Forbs Subtotal	**0.30**	**0.93%**	**16.33**	**18.14%**
cover	Oats/Winter Wheat	Avena sativa/Triticum aestivum	25.00	77.16%	11.14	12.37%
		Cover Crop Subtotal	**25.00**	**77.16%**	**11.14**	**12.37%**
		Total	**32.40**	**100.00%**	**90.02**	**100.00%**

Seed Mix Enhancements or Substitutions

List of Additional Species to Add Diversity or for Substitutions

Grasses:

Scientific Name	Common Name
Bromus ciliatus	Fringed Brome
Bromus pubescens	Hairy Wood Chess
Elymus riparius	Riverbank Wild Rye
Elymus villosus	Downy Wild Rye
Glyceria striata	Fowl Manna Grass
Leersia virginica	White Grass
Panicum virgatum	Switchgrass
Sorghastrum nutans	Indian Grass

Forbs:

Scientific Name	Common Name
Chelone glabra	White Turtlehead
Cicuta maculate	Spotted Water Hemlock
Doellingeria umbellate	Flat-topped Aster
Gentiana andrewsii	Bottle Gentian
Helianthus giganteus	Giant Sunflower
Lobelia cardinalis	Cardinal Flower
Lobelia spicata	Rough-spiked Lobelia
Lysimachia ciliate	Fringed Loosestrife
Phlox Pilosa	Prairie Phlox
Ranunculus fasciculatis	Early Buttercup
Sisyrinchium montanum	Mountain Blue-eyed Grass
Symphyotrichum puniceum	Red-stemmed Aster
Teucrium canadense	Germander
Vernonia fasciculata	Bunched Ironweed
Zizia aptera	Heart-leaved Alexanders

Sedges:

Scientific Name	Common Name
Carex bebbii	Bebb's Sedge
Carex scoparia	Lance-fruited Oval sedge
Juncus dudleyi	Dudley's Rush
Scirpus cyperinus	Woolgrass

Mid Diversity Moist Buffer South & West Seed Mix Guidance

(MIX IMAGE)

Seed mix name: Mid Diversity Moist Buffer South & West 32-251
Geographic area: Minnesota, South and West
Year of development: 2023
Year/s of update: 2023
Status (*Standard or Pilot mix*): Standard
Primary and Secondary Functions:
Primary – Water quality benefits, soil stabilization and wildlife habitat
Secondary – Carbon Sequestration, emission reductions, pollinator habitat (potential, depending on placement), songbird and other non-game wildlife habitat
Similar State Mixes: Mid-Diversity Mesic to Dry Buffer South & West, Mid-Diversity Mesic to Dry Buffer South & West South & West, Mid-Diversity Moist Buffer NE, Native Forage Buffer South & West, Low Diversity Floodplain Mix
Compatible NRCS Practice Standards: 393
Compatible Minnesota CRP Practices: CP21

Suitable Site Conditions: Areas with moist soils adjacent to a stream, wetland or lake is being converted from other uses such as agriculture or non-native grasses to a native prairie reconstruction.

How to Modify for Site Conditions and Goals: This mix includes a list of additional species that can be considered to add species diversity. Site conditions such as sunlight, soils, hydrology, and existing vegetation along with functional goals for the project such as carbon sequestration, pollinator habitat, and benefit to grassland bird species can all have an influence on species selection and the modification of seed mixes.

Site Preparation: Primary goals for site preparation tend to focus on controlling weed species and providing ideal growing conditions for seed or plants to be installed. Site preparation methods vary depending on past uses of the site that can contribute to soil condition and the amount and type of problematic weed species present. The protection of microorganism populations and native seedbanks, preventing soil erosion, and managing weed establishment are all considerations during the site preparation process. In most cases, non-herbicide methods are preferred over methods that include repeated, intensive herbicide methods to protect aquatic organisms and soil microfauna, but on large acreages herbicides may be the most efficient method of controlling some invasive perennial species. It is common for many conservation plantings to transition from corn or soybean production. Fields that have been in agricultural production will need a chemical history in order to know if there will be herbicide carry-over that may prevent growth or harm vegetation establishment. Another consideration is that several chemicals being used for weed control, including Glyphosate act as pre-emergents or post-emergents (designed to inhibit germination) and can be a problem for native vegetation establishment from seed. Investigate prior chemical use and labels to help define probability of having chemical carryover that could/should be addressed by using temporary cover crops to allow time for chemicals to break down. If a site is dominated by problematic perennial weeds such as smooth brome, quack grass, or bluegrass, it will need to have a longer site prep time prior to planting. One way to do this is to use 1-2 seasons of agricultural row-crops or densely seeded temporary covers. Temporary covers both act to smother problematic weeds and improve overall soil structure and function. For sites in agricultural production, herbicide application is often recommended, as tilling alone may re-suspend the rhizomes, allowing them to continue growing.

Seeding Dates: Native seed mixes can be installed in the spring or fall. Spring seedings should be done on or around May 1-July 1 when soil temperatures are at least 60 degrees Fahrenheit or higher. Fall seeding should occur when soil temperatures fall below 50 degrees Fahrenheit for a consistent period of time (usually around October 15 in the northern half of the state and November 1 in the southern half of the state). Fall dormant seedings can help reduce weed pressure during the first year of growth because cool-season grasses and forbs germinate earlier and start competing with weed species right away. For wet sites or sites prone to flooding, a fall seeding may be ideal to avoid wet conditions that are more common in the spring than in the fall. Frost seedings are also an option if the snow cover is not too deep. For a frost seeding, seeding rates may need to be increased by 25 percent due to lower germination rates and loss of seed that is consumed by wildlife over the winter months. In general, grasses are most successful with a spring/early summer seeding while forbs are most successful with a fall dormant seeding, as most forbs require a winter to break their seed dormancy before they can start growing. Planting dates will vary depending on the weather in a particular year and where the planting site is located (e.g., northern Minnesota versus southern Minnesota). Consult with native seed suppliers to determine the best planting dates for that year.

Seedbed preparation: Methods that are used to prepare a seedbed can vary depending on the type of seeding equipment to be used. If a traditional native seed drill will be used, a smooth, firm seedbed is required. Soybean fields generally are sufficiently prepared for a native seed drill, but sites that were recently tilled will require additional soil treatment such as harrowing and rolling to prepare an adequate seedbed and prevent seed from being buried too deep. Broadcast seeding can be conducted on soybean or corn fields, or fields that have been disked, as long as the soil is allowed to settle before seeding. Some practitioners have found that broadcast seeding on a smooth surface (not tilled or disked) leads to the establishment of higher diversity. It is important that the soil surface is not too hard packed, so cultipacking or light harrowing of crop fields before broadcast seeding may be needed. Seed can be lost on smooth surfaces, so it is recommended to seed into temporary cover crops or to roll sites after seeding.

Temporary Cover Crops and Mulch: The use of short-lived temporary cover crops help stabilize project sites and minimize the need for additional mulch in preparation of planting native seed mixes. They can also provide time to observe weed problems, and to allow for proper weed control before fall seeding. Temporary cover crops such as oats or winter wheat (the two species most commonly used) should be mowed to 10-12 inches before seeds mature (or harvested upon maturity) to prevent re-seeding. Other cover crops typically used in agricultural fields, such as buckwheat, pennycress, and radishes, can help stabilize soil, build soil quality, or provide weed competition as part of restoration projects. Also see NRCS Agronomy Technical Note 31. If you are seeding into a temporary cover, it is recommended to use a native grass drill to maximize seed to soil contact. When using a broadcast seeder, it is recommended to increase seeding rates to maximize the seed to soil contact.

Seeding Methods: A variety of seeding equipment is used for upland prairie seeding including broadcast seeders, traditional native seed drills, no-till drills, Brillion seeders and Trillion seeders. Specialized native seed drills can handle a wide variety of seed (fluffy, smooth, large and small) and low seeding rates. Since no-till drilling can plant directly into a light stubble layer, this method reduces erosion on the newly seeded site. Conventional grain drills are not capable of handling diverse seed sizes and are unlikely to provide satisfactory results. While no-till native seed drills can plant through light stubble, success is still likely to be greatest when most excess residue is removed. For broadcast seeding equipment should be used that is designed to spread mixes with different sized seeds (e.g., Vicon Seeders).

Management Methods

Integrated Pest Management – Land managers and seed mix practitioners should utilize Integrated Pest Management in their efforts to establish and manage plantings. Integrated Pest Management, or IPM, is an environmentally sensitive approach to pest management that relies on the use of a combination of practices (conservation grazing, haying, prescribed burning, etc.) to successfully establish and manage native vegetation while minimizing the use of chemicals and accomplishing goals such as the protection and restoration of pollinators and other beneficial insects. Ultimately, using a variety of practices is the most effective, sustainable, and culturally appropriate way to achieve project goals.

Establishment Mowing – Mowing can be an important step in the establishment of upland prairie restoration sites that have high pressure from annual weeds. Mowing at least twice the first season and once the second season with a flail mower or stalk chopper (to prevent smothering plants) may be needed to decrease competition and to provide sufficient sunlight for seedlings. Haying is another method to remove mowed vegetation that prevents smothering of the new seeding. Mowing should be conducted before weeds mature and seed out and it is important that mowed vegetation does not smother the planting. Problematic weeds should be mowed to between five and eight inches before seed is allowed to set (usually as weeds reach 12-14 inches). Mowing height should be raised as native plants establish. Mowing too short can be detrimental to the outcomes of a successful planting. The timing and frequency of mowing should be planned to allow sufficient light to reach native plant seedlings and to prevent weed seed production. Some grassland managers see success without mowing but the need will vary depending on site conditions (such as soil productivity) and weed pressure.

Prescribed Burning – Prescribed burning is beneficial to remove thatch, control invading woody and invasive plants in prairies, fertilize the soil with ashes, stimulate seed germination and new plant growth, and increase diversity in plantings. Burning is typically initiated after the third or fourth years of establishment, after native vegetation is reaching maturity. Uplands benefit from burning every three to five years. The timing of a burn helps with management goals. Late spring burns are used to combat cool-season non-native species such as brome and reed canary grass. Burning a portion of the property each spring instead of an "all at once" burn will leave undisturbed nesting cover for ground nesting birds. Fall and spring burns should be alternated periodically to simulate natural variation. Burn plans are needed to define the details of how the burn will be conducted, who will be involved and for contingency planning. In many cases, permits are also required. It is recommended to only burn one-half or less of a project site at a time if they are large (over 50 acres), or don't have any adjacent refuge such as other conservation lands adjacent to the site for wildlife species. Partial burns and burns that are patchy may also benefit pollinator populations if timed correctly (when pollinators are not actively foraging or pollinators have pupated and are mobile).

Spot Mowing – After vegetation has established it may be beneficial to spot mow areas with invasive or noxious plants. Spot-mowing can slow some of the aggressive and fast-growing invasive plants while allowing the native species to become established. Spot-mowing should be done at a raised height between 4-6 inches in order to target the invasive plants and to not damage the native species. Spot-mowing for control of invasive or noxious weeds can be done every year to ensure planting health, even during 10 establishment years. Care should be taken to avoid mowing the planting too frequently or too aggressively, such as weekly or shorter than the recommended height as this can damage the native vegetation and cause the planting to fail. A list of noxious/invasive weed species that should be eradicated can be viewed at the Minnesota Department of Agriculture's website

Spot Management of Weeds – Problematic perennial weeds that cannot be managed effectively with other methods may require digging, pulling, smothering or spot treatment with herbicide for sufficient control. Examples include reed canary grass, smooth brome, quack grass, purple loosestrife, Canada thistle, Kentucky bluegrass, crown vetch, and birds-foot trefoil. These methods often are not conducted during the first year of establishment due to potential impact to native plant seedlings, but it may be important to control some weeds before they have a chance to spread. If herbicides will be used it is important that monitoring indicates that they are needed, and treatments are made with the goal of removing only the target plant or plants. Herbicides should be selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment. For example, they should only be used when pollinators and other insects are not active (A common approach is to mow or grazing invasive weeds in the summer followed by herbicide application in the fall). Minimize herbicide first year/spot spray year 2. Unless significant problem weeds show up.

What to Expect in Year 1: During year one of growth many native grasses and flowers will remain about one to three inches tall. The mowing will play an important role to keep weeds managed so the native plant seedlings receive sufficient water and sunlight. The planting may have a somewhat weedy appearance this first year (see establishment mowing paragraph above).
(IMAGE)

What to Expect in Year 2: During year two the native grasses and flowers may reach their mature height and some of them may flower. Mowing may still play a key role in managing weeds and allowing seedlings to grow.
(IMAGE)

What to Expect in Year 3 and Beyond: By the end of year three most of the native plants will be nearing maturity and should flower. There may be some species that are slow to establish and may not show up for several years.

(IMAGE)

Problem Solving

Poor Establishment After Year 1 – It is often difficult to determine if a seeding is successful during the first year as establishment may vary depending on weather conditions and some species may be slow to establish. It is typically best to wait until the second year to conduct any corrective actions. Looks for species such as Black-Eyed Susan flowering in year 1 for confirmation the seeding was a success.

Poor Establishment After Year 2 – If native plant seedlings are not establishing about every one to two feet it may be necessary to inter-seed some species into the planting. If this is a concern it is recommended to inspect the site during the growing season to recommend what species could be supplemented.

High Annual and Biennial Weed Competition – Typically, annual and biennial weed competition is not a big problem in prairie plantings as they are short lived and as long as mowing is conducted before seed is set they should not add additional seed into the planting.

High Perennial Weed Competition – Dense establishment of perennial species can be a problem as it can prevent the establishment of forbs. Prescribed burning, prescribed grazing, and/or herbicide application may be needed to manage perennial weeds.

Low Forb Diversity After Year 3 – If grasses and sedges are establishing successfully but there is a lack of forbs it is recommended to conduct inter-seeding of additional forbs in late fall or after a prescribed fire in spring or fall. See the Xerces Society guide for additional information about inter-seeding wildflowers.

WETLAND ESTABLISHMENT NOTES:

YEAR 1–
ESTABLISHMENT (SPRING SEEDING):
1. *Prepare site – Late April–May.*
2. *Seed – May 1st – July 1st (When soils reach 60°F or higher)*
MAINTENANCE:
1. *Mow (6–8 inches) – every 30 days after planting until September 30th.*
2. *Weed Control – mowing should help control annual weeds. Spot spray thistles etc.*

ESTABLISHMENT (FALL SEEDING):
1. *Prepare site – Late August to October.*
2. *Seed – Mid October to mid November (When soils fall below 50°F).*
MAINTENANCE (FOLLOWING SEASON):
1. *Mow (6–8 inches) – Once in May, June, and July.*
2. *Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.*

EVALUATION:
1. *Cover crop growing within 2 weeks of planting (except dormant plantings).*
2. *Seedlings spaced 1–6 inches apart in drill rows.*
3. *Native grass seedlings may only be 4–6 inches tall.*
4. *If there is a flush of growth from foxtail etc., mow as necessary.*

YEAR 2–
MAINTENANCE:
1. *Mow during the spring of the second year as close to the ground as possible. Cuttings shall be raked and disposed of.*
2. *Mow (at approximately 12 inches) one time between June 1st – August 15th before weeds set seed.*
3. *Weed Control – Mowing should keep annual weeds down. Spot spray thistles etc.*
3. *Some sites may not require much maintenance the second year.*

EVALUATION:
1. *Cover crop will be gone unless winter wheat was used in fall plating.*
2. *Grasses forming clumps 1–6 inches apart in drill rows, but still short.*
3. *Some flowers should be blooming.*
4. *If there is a flush of growth from foxtail etc., mow site.*

YEAR 3–
MAINTENANCE:
1. *Mow only if necessary.*
2. *Weed Control – Spot spray thistles etc.*
3. *Sites usually do not require much maintenance the third year.*

EVALUATION:
1. *Planting should begin looking like a prairie – tall grasses, flowers etc.*

LONG TERM–
MAINTENANCE:
1. *Weed Control – Spot spray thistles etc.*
2. *Burning (3–5 year rotation) alternate spring and fall if possible.*
3. *Haying (3–5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).*
4. *Burning two years in a row will really "clean up" rough–looking sites.*

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PROJECT NO.: 251–2552.036 DRAWING FILE: 2552036.DWG

Issued
ADDRESS CITY COMMENTS 12-29-25

LANDSCAPE PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER
L3

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	AA1	0	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium		1	13968	0.9	102.17
	BB1	1	DSX1 LED P3 40K 70CRI T2M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	13605	0.9	102.17
	CC1	2	DSX1 LED P3 40K 70CRI TSM	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type S Medium		1	14372	0.9	102.17
	W1	6	DSXW2 P7 40K TFTM	14000 4000K 70CRI Forward Throw Medium		1	14565	0.9	103.84
	W2	4	DSXW2 P4 40K T2M	7000 4000K 70CRI Type 2 Medium		1	7399	0.9	49.2

Statistics

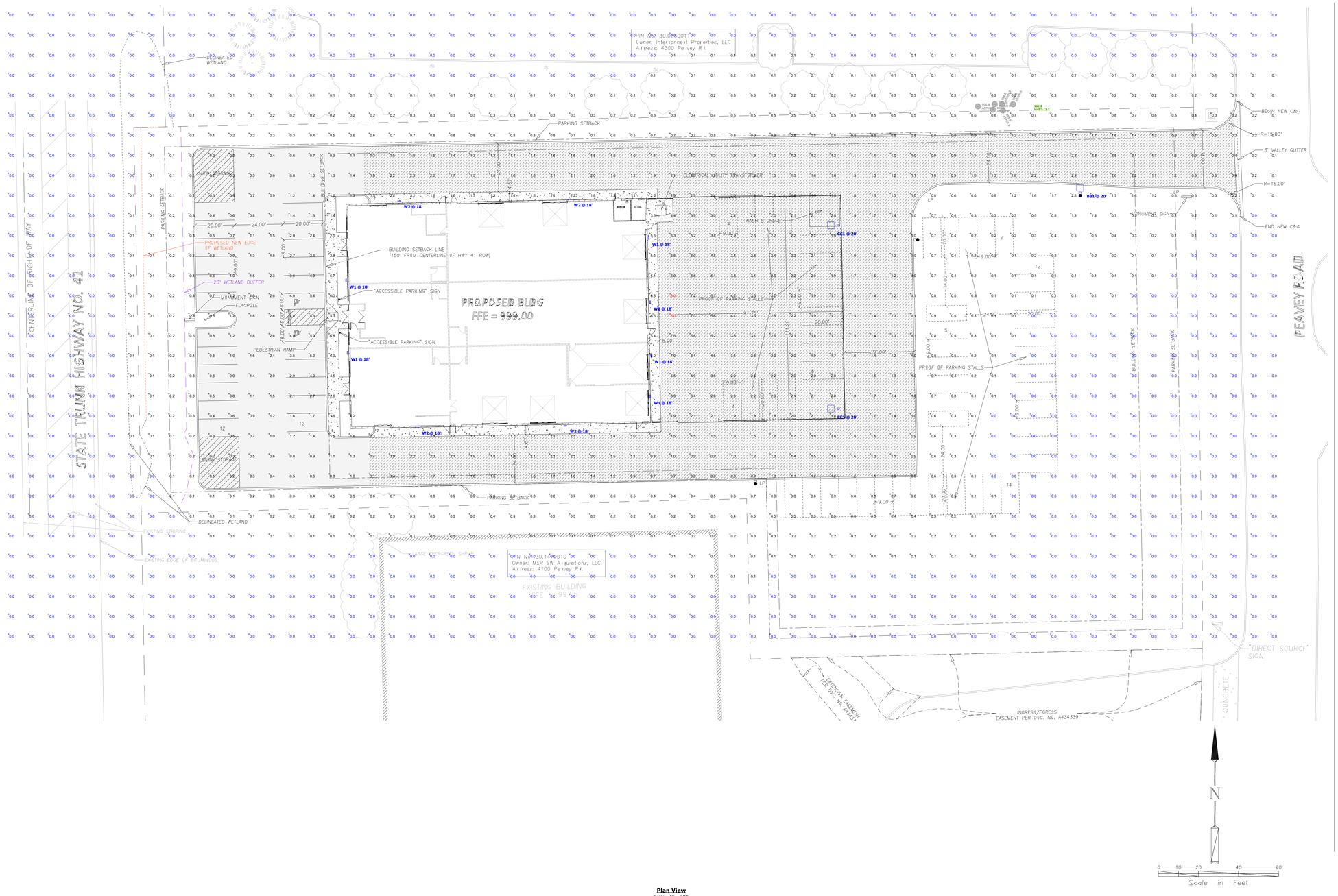
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Calculated @ grade.	+	0.6 fc	8.0 fc	0.0 fc	N/A	N/A

Note

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

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

SHAW CONSTRUCTION
7685 Corporate Way
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DAVIS

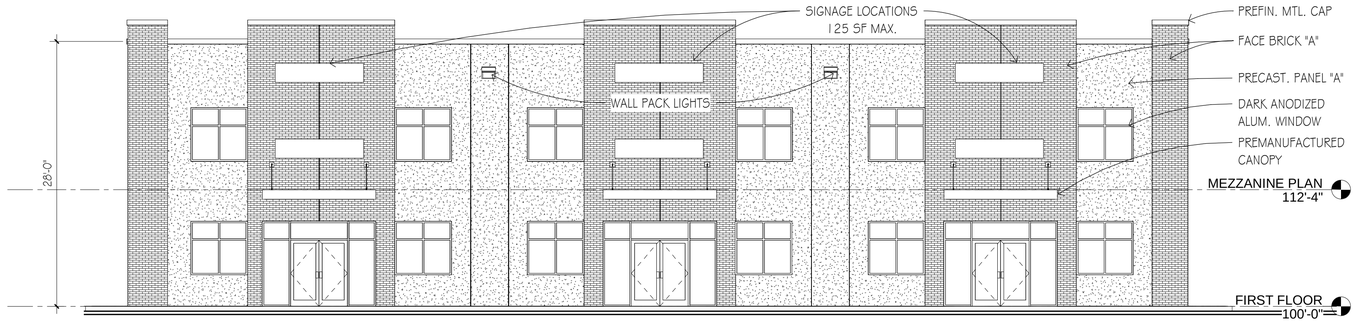
PEAVEY ROAD SMALL BUSINESS CENTER BUILDING -1
4200 PEAVEY ROAD
CHASKA, MN 55318

Designer
AM
Date
12/21/2025
Scale
As Noted
Drawing No.

Summary

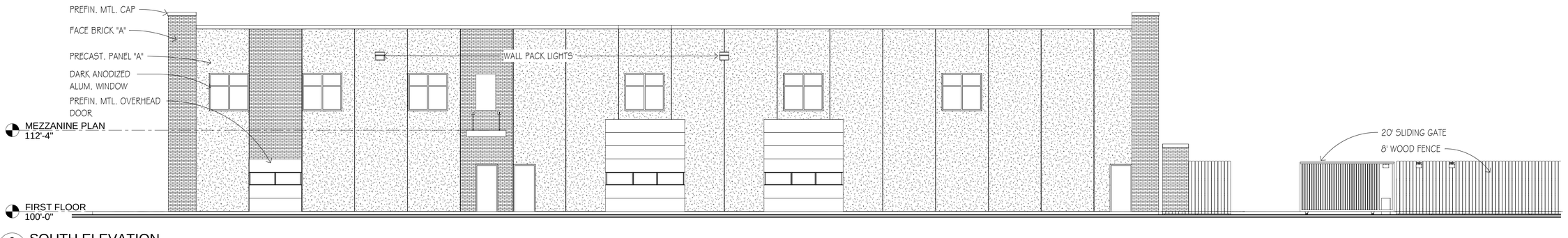
1 of 1

MATERIALS:
CLASS 1 - 31%
CLASS 2 - 69%

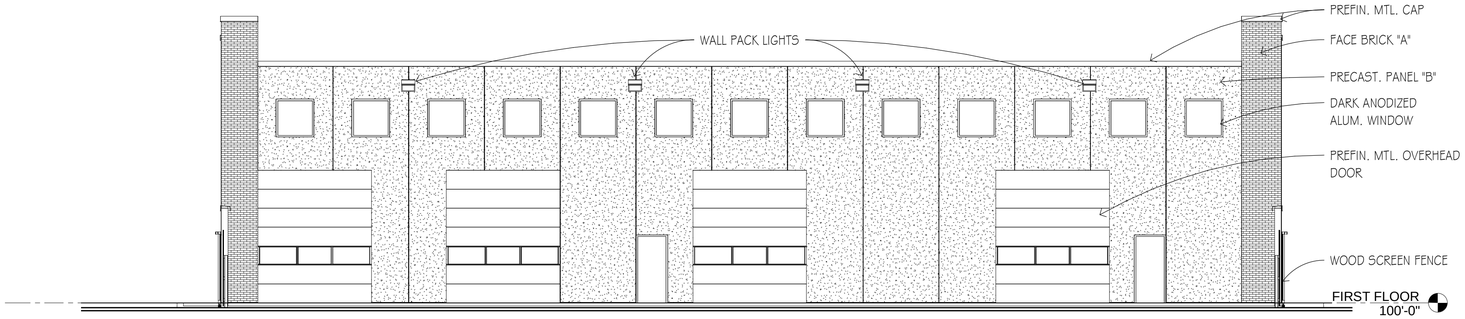


5 A2 3D View 2

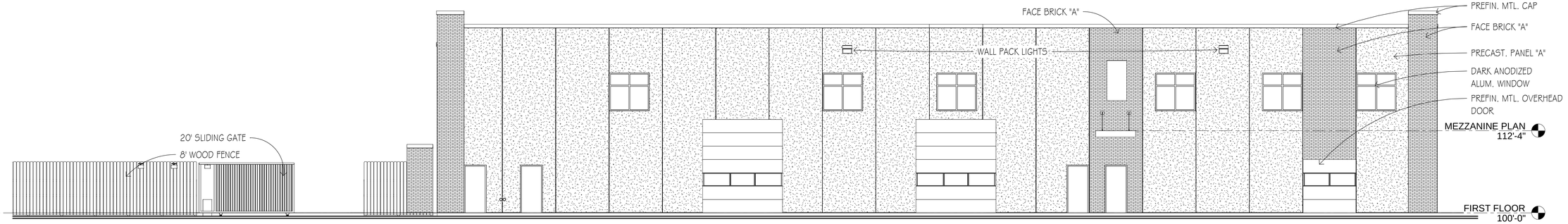
1 A2 WEST ELEVATION
1/8" = 1'-0"



2 A2 SOUTH ELEVATION
1/8" = 1'-0"



3 A2 EAST ELEVATION
1/8" = 1'-0"



4 A2 NORTH ELEVATION
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
424 Chestnut Street North
Chaska, MN 55318
PHONE: (952) 368-4455

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PRELIMINARY

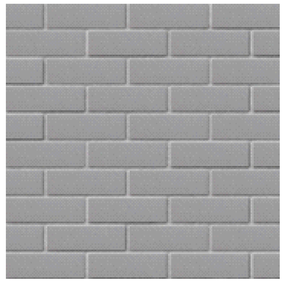
PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

ELEVATIONS

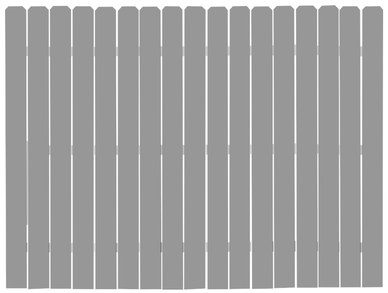
Revisions
Drawn: JDZ
Checked: LM
Date: 11/17/2025
Job Number: 2539
SHEET: A2

DIGITAL MATERIAL BOARD

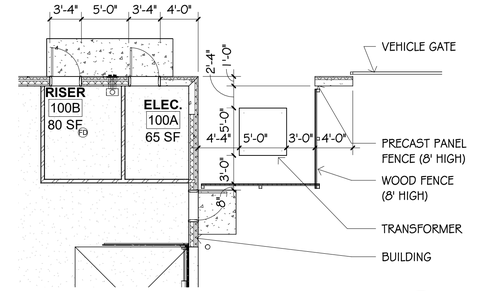
PRECAST



BRICK

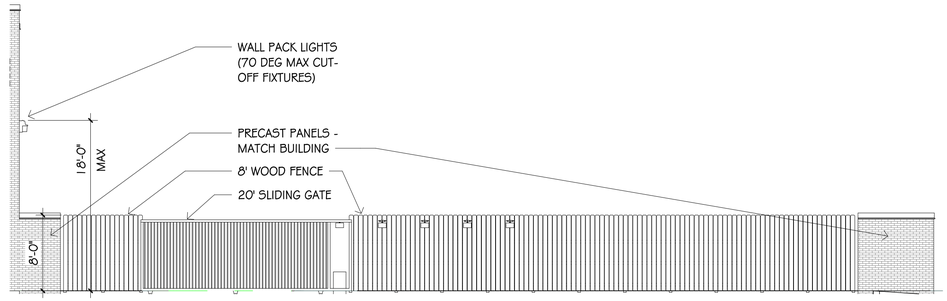


STAINED FENCING

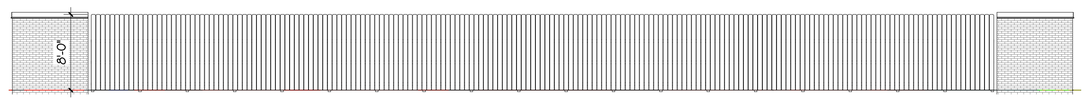


1 A2.1 PARTIAL PLAN AT TRANSFORMER FENCE
1/8" = 1'-0"

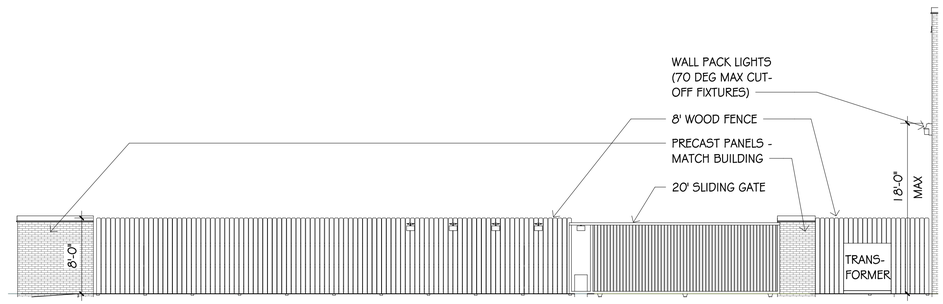
PROJECT NORTH



2 A2.1 SOUTH ELEVATION FENCE
1/8" = 1'-0"



3 A2.1 EAST ELEV FENCE
1/8" = 1'-0"



4 A2.1 NORTH ELEVATION FENCE
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
424 Chestnut Street North
Chaska, MN 55318
PHONE: (952) 368-4455

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

PRICING SET

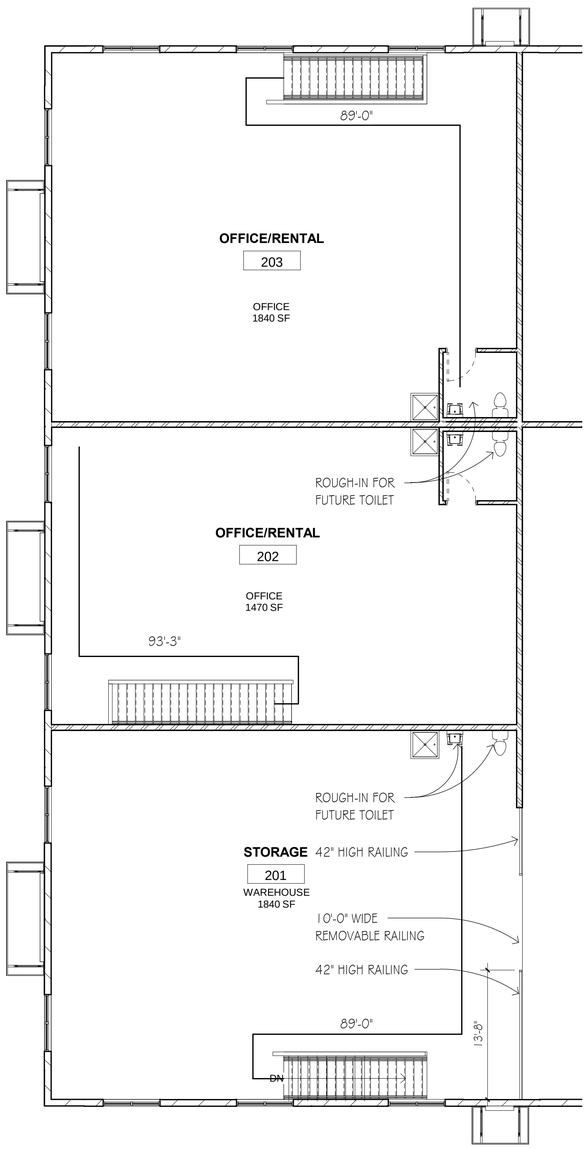
PEAVEY ROAD SMALL BUSINESS CENTER - NEW BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

FENCE ELEVS, PARTIAL PLAN & EXTERIOR MATERIALS

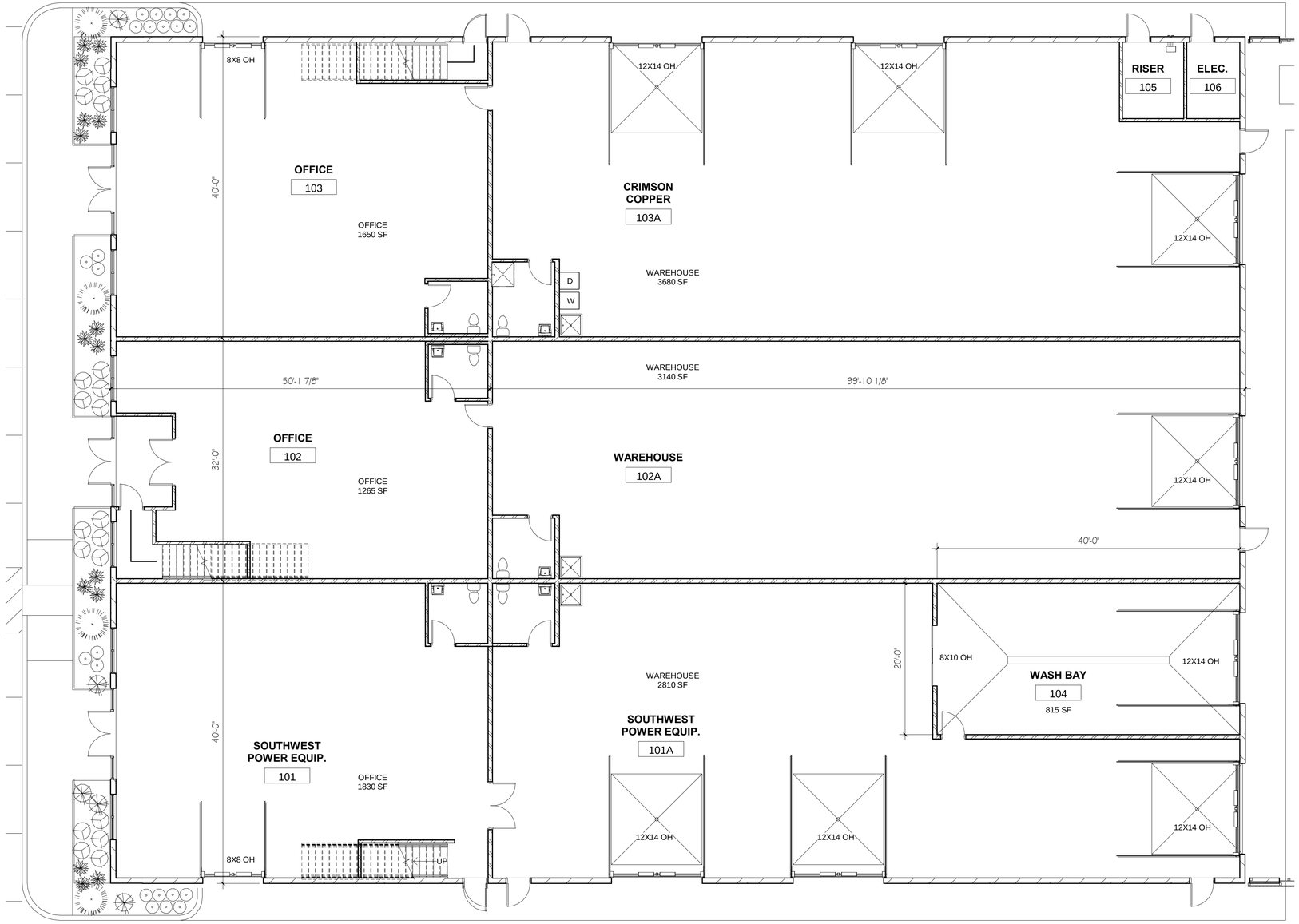
Revisions	
Drawn	LSF
Checked	LM
Date	12/22/2025
Job Number	2539 (2543)
SHEET	A2.1

GROSS AREA CALCULATIONS

MAIN LEVEL			MEZZANINE LEVEL		
OFFICE	-	5,600 SF	OFFICE	-	3,600 SF
WAREHOUSE	-	11,200 SF	STORAGE	-	2,000 SF
TOTAL MAIN LEVEL	-	16,800 SF	TOTAL MEZZ LEVEL	-	5,600 SF



2 A1 MEZZANINE PLAN
1/8" = 1'-0"



1 A1 FIRST FLOOR
1/8" = 1'-0"

LINNER-MORSCHEN ARCHITECTS
424 Chestnut Street North
Chaska, MN 55318
PHONE: (952) 368-4455

SHAW CONSTRUCTION
7685 Corporate Way
Eden Prairie, MN 55344-2021
952-937-8214
952-934-9433 Fax
www.shawconstruct.com

PRELIMINARY

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
4200 PEAVEY ROAD
CHASKA, MN 55318

FLOOR PLANS

Revisions
Drawn: JDZ
Checked: LM
Date: 11/17/2025
Job Number: 2539
SHEET: A1

Carver County Water Management Organization
Planning and Water Mgmt Dept
Government Center – Administration Building
600 East 4th Street
Chaska, Minnesota 55318
Phone: (952)361·1820
Fax: (952)361·1828
www.co.carver.mn.us/water

Memo

To: **Craig Jongerias, SW Peavey Real Estate LLC**
From: Abigail Ernst, Carver County Water Management
Date: December 12, 2025
Re: **Peavey Road Business Center – CCWMO Comments**
File: WP20250054

cc:
Nick Adam, Rehder & Associates, Inc.
Earl Gebauer, Shaw Construction
Tim Sundby, CCWMO
Tom Genelin, Carver SWCD
Todd Shoemaker, AE2S
Ben Otto, Stantec

Enclosures:

Carver County Water Management Organization received an application submittal for water rules compliance for the proposed Peavey Road Business Center in the City of Chaska on December 3, 2025. The following comments include review of the information and plans by the County & the Carver SWCD.

- 4200 PEAVEY RD CERT (11-18-25)
- 2552036_Peavey.hcp
- CIVIL SITE PLAN APPLICATIONS SET_12-2-25
- STORMWATER MANAGEMENT REPORT_12-2-25
- Stormwater permit application for CCWMO – PEAVEY ROAD BUSINESS CENTER-Signed_12.2.25
- 4200 Peavey Road Chaska Delineation Report_opt 7-9-2025 KES
- 4200 Peavey Road Chaska Wetland Sketch
- Figure 2 TEP REVISED Existing Conditions (landscape) 2025
- Wetland Delineation NOD^4200 Peavy Rd

Project Overview

1. **Project Description.** The project involves the creation of commercial building and associated parking. A total of 1.49 acres of impervious are proposed. In the future, an additional total of 0.25 acres of impervious will be added for a total of 1.74 acres.

2. **Water Quality Requirement.** 1.74 acres of impervious surface requires 8,418 cubic-feet of water quality treatment. One iron-enhanced sand filtration basin is proposed to provide treatment. At this time, the site meets the 90% treatment requirement.

3. **Volume Control Requirement.** 1.74 acres of impervious surface requires 8,418 cubic-feet of volume control. One iron-enhanced sand filtration basin is proposed to provide treatment. At this time, the site appears to meet volume control requirements.

4. **Rates.** Overall rate control is being deferred to the City of Chaska.

5. **Offsite Impacts**. At this time, there do not appear to be adverse offsite impacts.

Items to Address Prior to Approval

This section lists comments that must be addressed prior to Carver County Water Management issuing approval for compliance with the County's Water Management Rules. The following comments are provided as general feedback on the types of issues that will need to be addressed prior to approval.

General

6. **Financial Assurance.** Provide financial assurance of $14,000. This is required prior to the start of construction and full stormwater approval.
7. **Maintenance Declaration.** Submit a draft maintenance declaration for long-term maintenance and operation of the iron-enhanced stormwater basin.
8. **Additional Comments.** Please note that future submittals will require additional review and comments by the CCWMO.

Erosion and Sediment Control

1. Provide quantity (cy) of soil to be removed, placed, stored, or moved on site.
2. Document that CSW permit has been applied for/obtained.
3. Update SWPPP to include construction exit maintenance, including street sweeping schedule or other vehicle tracking BMPs
4. Update plans to include the following note- "If erosion control plan as approved cannot control erosion and off-site sedimentation from the project, the erosion control plan will have to be revised and/or additional erosion control devices will be required on site. Notify County SWCD staff with any revisions to the erosion control plan made by the contractor."
5. Topsoil Management Plan
    a. Update the plan to include the following:
        i. Estimated quantity of topsoil available on site
        ii. Description of equipment used to strip topsoil or note contractor dependent
        iii. Method for decompacting subsoil prior to reapplication of topsoil or note contractor dependent
        iv. Method for re-applying stockpiled topsoil prior or note contractor dependent
        v. Construction schedule
            1. Timing for stockpiling topsoil or note contractor dependent
            2. Timing for preparing subsoil and replacing topsoil or note contractor dependent
            3. Location and size of stockpile(s) or note contractor dependent

Stormwater Treatment

1. **General.**

a. The CCWMO will defer to Chaska for overall rate control. Application must show Chaska rates are met OR provide communication from Chaska if flexibility is granted.

2. Construction Plans/Details

a. The future parking area is impacting the IESF basin slopes. Slopes must be graded at 3:1 ratio and a retaining wall would need to be added to accommodate the parking. Treatment volume will most likely be impacted by those requirements. Either remove parking in this area or revise plans so that side slopes and retaining wall are added and revise basin volume accordingly.

b. IESF Basin and OCS Detail

i. Update detail to clarify if sand media will cover basin bottom or will be placed over trenches. If over trenches, include note of trench width (minimum 3 feet wide)

ii. Last 10ft of non-perforated pipe shall be Schedule 40 or equivalent

iii. Daylight outlet pipe shall have rodent or trash guard

iv. Draintile outlet invert must be a minimum of 0.5 feet from bottom of OCS

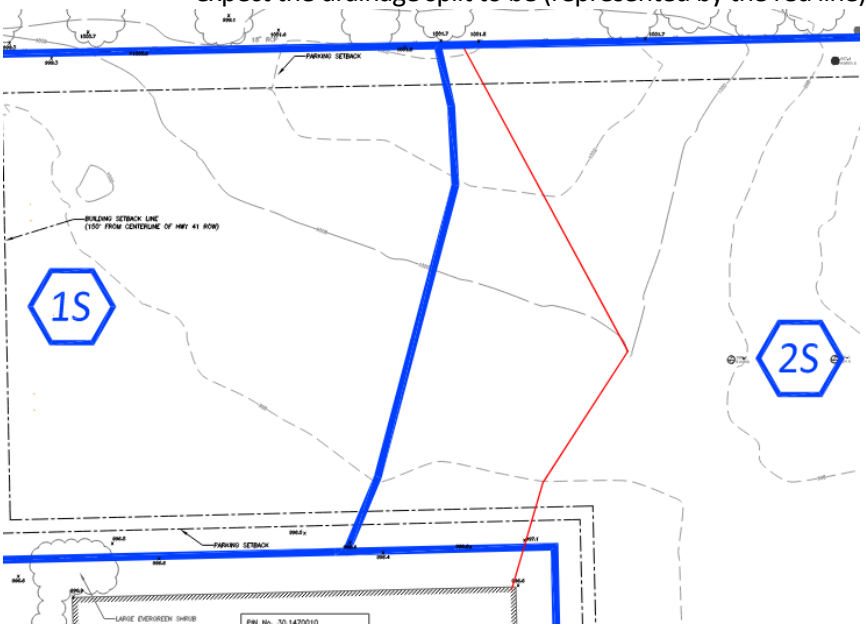
v. Draintile outlet controls structure must be a minimum of 0.5 feet from outlet pipe invert

vi. Revise OCS design so that draintiles connect into a singular pipe before entering the OCS structure

3. Model

a. Revise time of concentrations. Current TCs do not seem appropriate for type of land use and length. Existing time of concentrations are 7 minutes. Update existing sub catchments to use sheet and shallow concentrated.

b. The drainage split appears to be located at the high point (997.1) at the northeast concern of the adjacent building. Verify that current split is accurate. The below image shows where we expect the drainage split to be (represented by the red line).



Surface Water Protection

1. Wetland decisions

a. Provide NOD for wetland impacts

b. Add one additional wetland buffer sign on midway point of buffer between two property edges
c. Provide total square footage of buffer provided
d. Model the existing and proposed wetland bounce for a 1" event based on updated contours and volumes.

If you have any questions, please feel free to get in touch with me or contact the individuals copied on this letter.

Abigail Ernst

Abigail Ernst
952.405.1807
aernst@co.carver.mn.us

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/15/2026

Subject: **Holasek Property – Concept Plan**

Applicant: Pulte Homes, Inc.

Location: East of Highway 212 and south of County Road 44 (Big Woods Boulevard)

Case No.: 2025-22

Synopsis: Applicant seeks to obtain approval of a 207-lot residential development on 41.5 acres of land on the Holasek property at 4245 Big Woods Boulevard

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres) immediately east of the project site, while Eastern Carver County Schools owns the future elementary school acreage (~6). The City also owns the ROW that will connect the collector road to Chaska Boulevard through Highpoints Vistas.

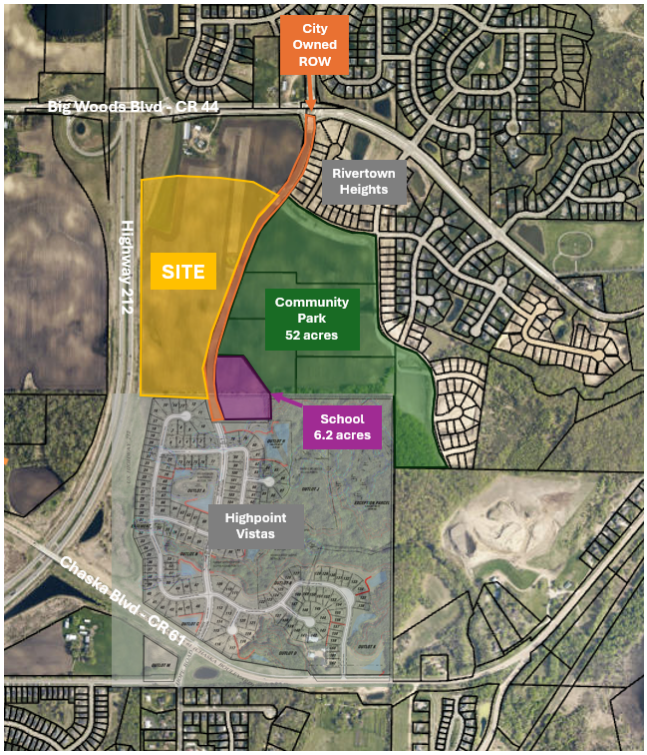


Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – November 24, 2025

The developer held a neighborhood meeting on Monday, November 24th at 5:30pm at the Chaska Community Center. No one attended the meeting.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Existing Conditions.** The overall property is 54.44 acres in size, and owned by the Holasek family. The development area will encompass 41.58 acres of the site with the northern 12.86 acres being retained by the Holasek family. The northern portion includes an existing farmstead made up of a residential home and two outbuildings; the southern portion proposed for development is agricultural land. A wetland delineation of the site concluded there are 2 wetlands present on site – one in the development area.

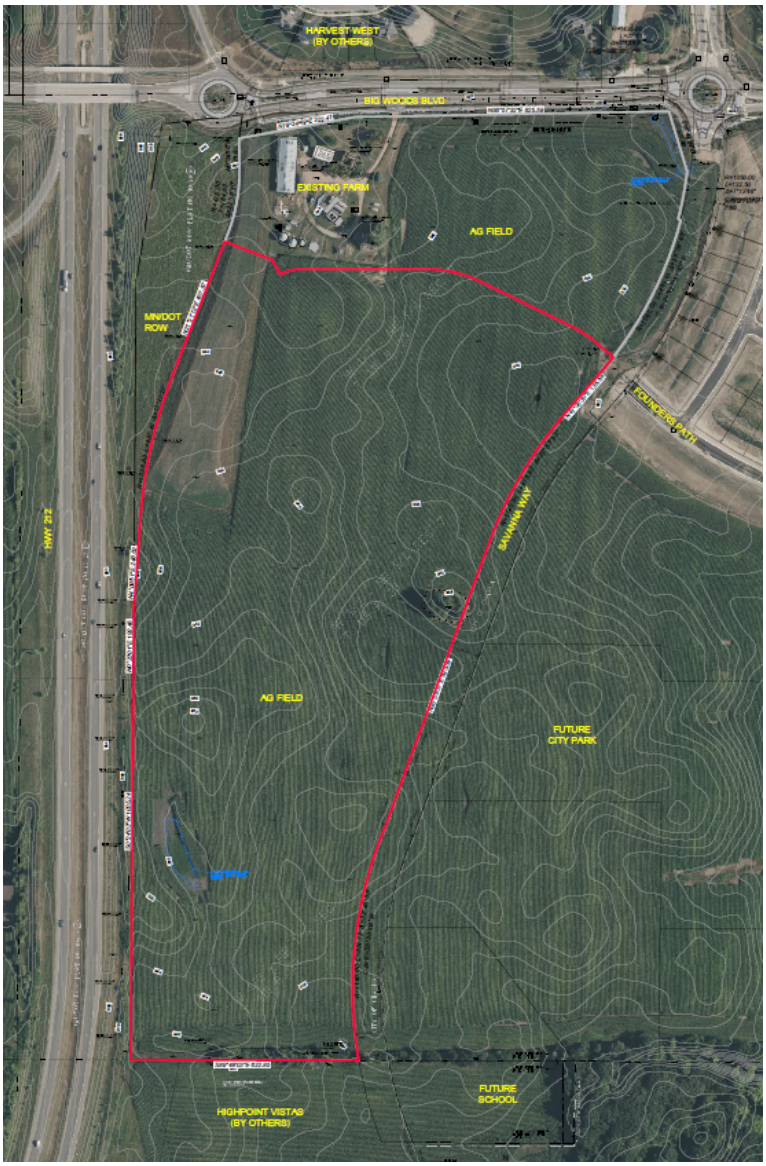


Figure 2: Existing Conditions

- **Concept Plan.** The concept plan proposes a total of 207 residential units, consisting of a mix of townhomes (98 units), detached single-family homes (63 units), and twinhomes (46 units). All units are proposed to be owner-occupied.

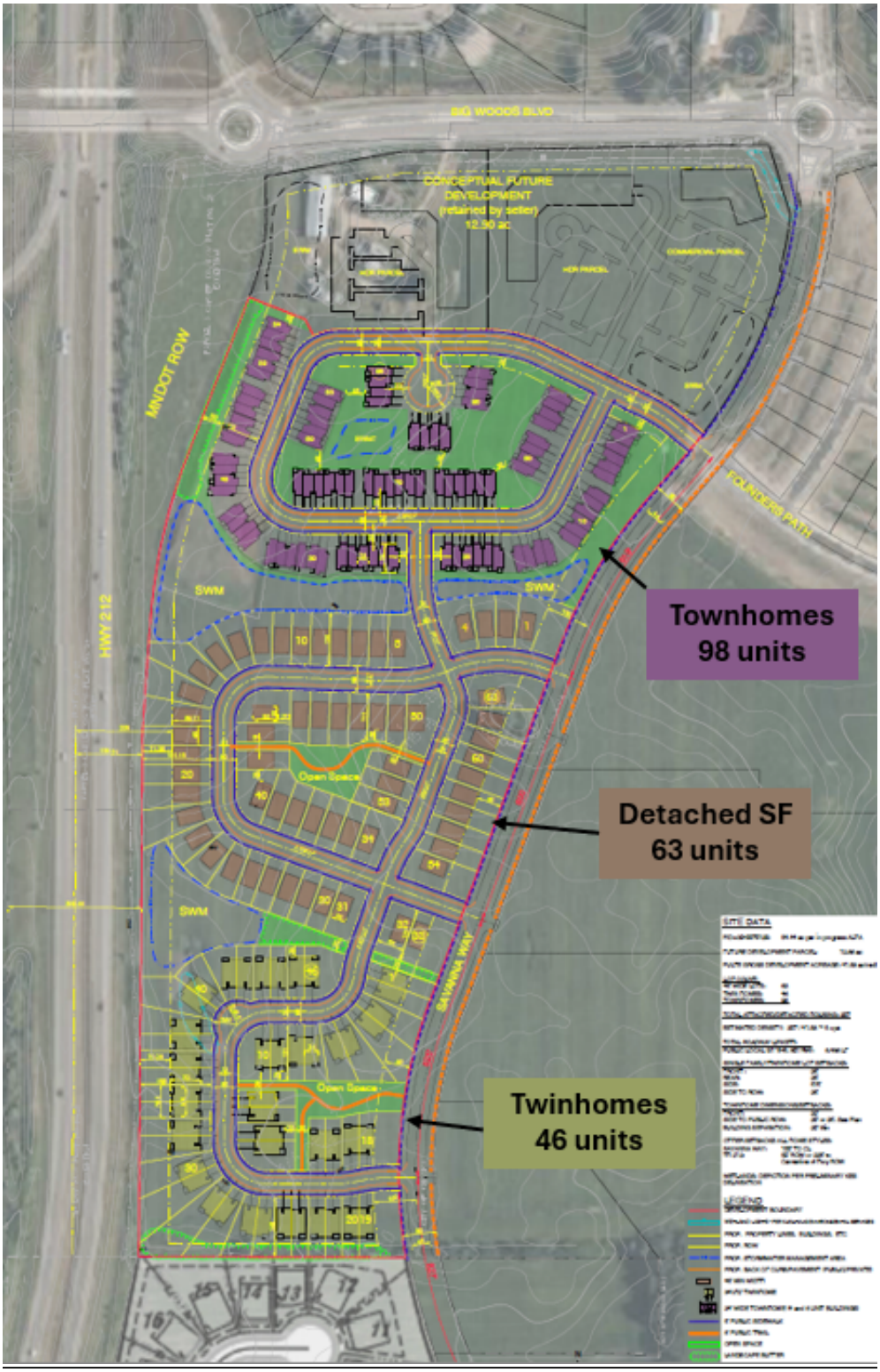


Figure 3: Proposed Concept Plan

Goals: The applicant has identified the following goals for the project:

- Building various life-cycle attainable homes adjacent to freeway access.
- Address the desperate need for additional single level homes.
- Provide a strong cost-benefit in terms of tax generation and impact charges vs public expenditures.
- Add a variety of homeowners who will support local businesses and add vibrancy to downtown Chaska.
- Create a sense of place where residents can know and interact with each other.
- Provide high-quality and aesthetically pleasing homes with desirable floor plans.

Lot Design & Setbacks:

Townhome Lots & Setbacks;
Lots for each unit would average 24 feet in width.

Setbacks proposed are 22 foot front setback, 20-25 foot corner setback, and 20 foot building separation.

Detached SF/Twinhome Lots & Setbacks;
Lots for each unit would average 45 feet in width.

Setbacks proposed are 25 foot front setback, 5 foot side setback, 25 foot corner setback, and 25 foot rear setback.

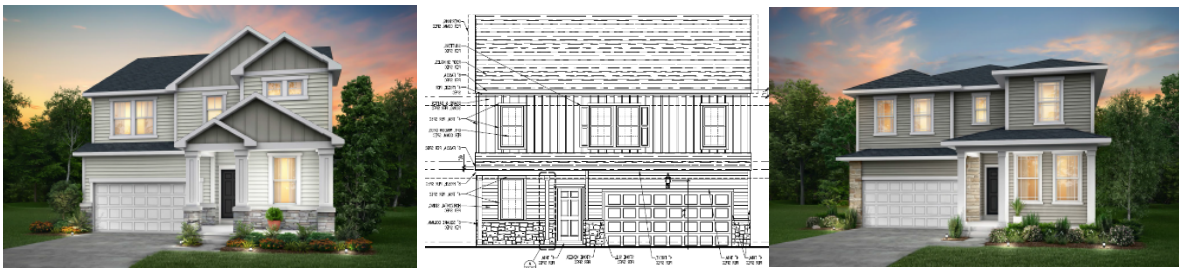
Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of townhomes, detached single-family and twinhomes. All homes will be owner-occupied, and have a Homeowner's Association (HOA) on common areas. The HOAs will also provide exterior maintenance for the Townhomes and Twinhomes.

TOWNHOMES:

Townhome Lots – Home Specifications (high $300ks to the low $400k's)

- Slab-on-grade
- Square footage: 1,883 - 2020
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

DETACHED SINGLE-FAMILY:



45' Lots – Home Specifications (mid $400k's to the high $400k's)

- Slab-on-grade
- Square footage: 1,565 – 2,515
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

TWINHOMES:

Twin Home Lots – Home Specifications (mid $400k's)

- Slab-on-grade
- Square footage: 1,724
- Bedrooms: 2
- Bathrooms: 2
- Two car garages
- Single level

All new homes within the development would be subject to the city's architecture and anti-monotony ordinances[1]. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

[1] By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

Outlots: The plan includes at least 5 outlots. These outlots are proposing to hold the stormwater ponds and open space areas. The open space areas are proposed to be HOA-owned.

Access: The plan contemplates the extension of Savanna Way from Big Woods Boulevard, which would provide connection to four proposed development access points.

Utilities and stormwater: Utility connections are available at Founders Path. The applicant has provided a conceptual utility connection exhibit shown below. Utilities are proposed to extend from Founders Path, down a portion of Savanna Way and along the internal roads to service the development.

Stormwater would be directed to the newly constructed stormwater ponds that are positioned between the housing units.

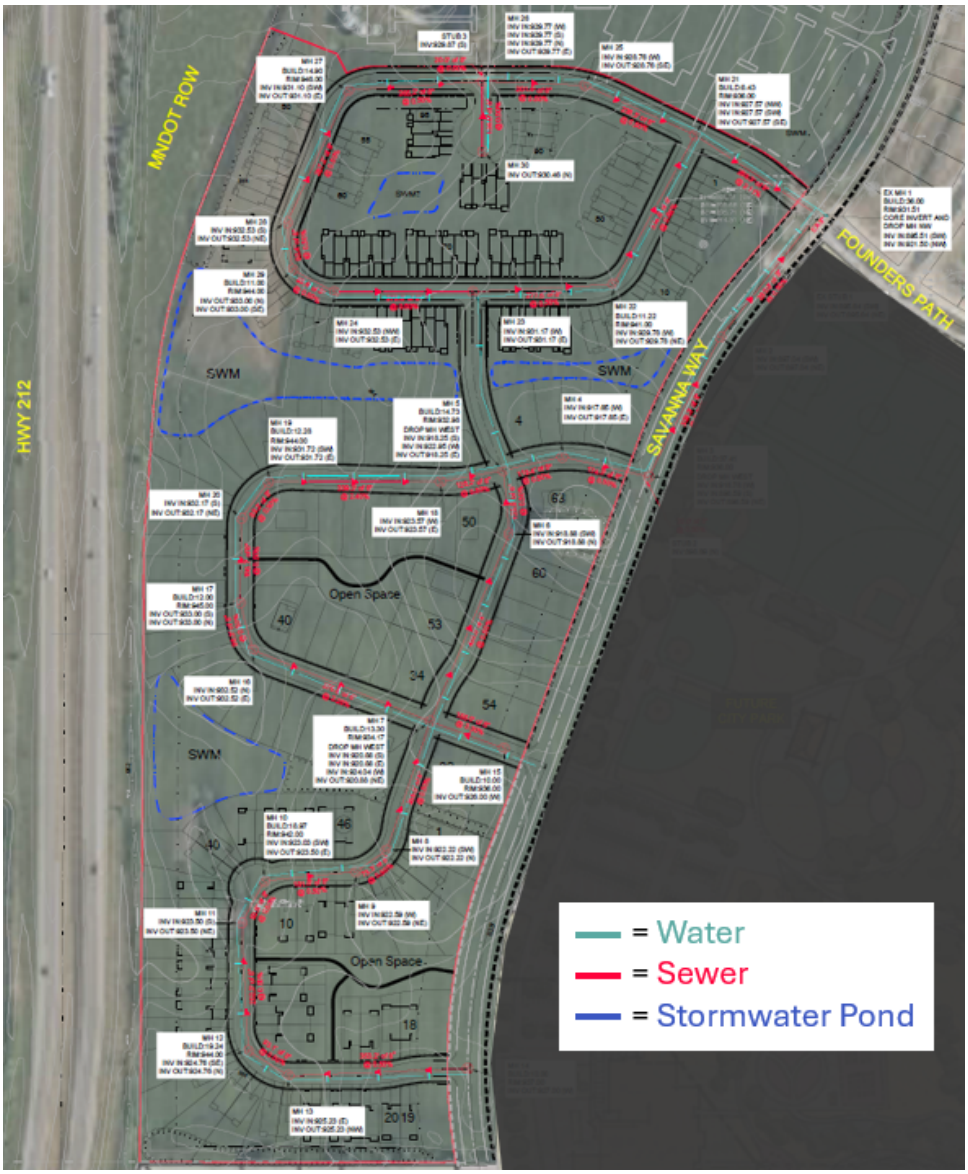


Figure 4: Conceptual Utility/SW Plan

- **Land Use.** The property is currently zoned O, Open Development[2]. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding southwest Chaska developments.

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

2040 Future Land Use – Mixed Residential

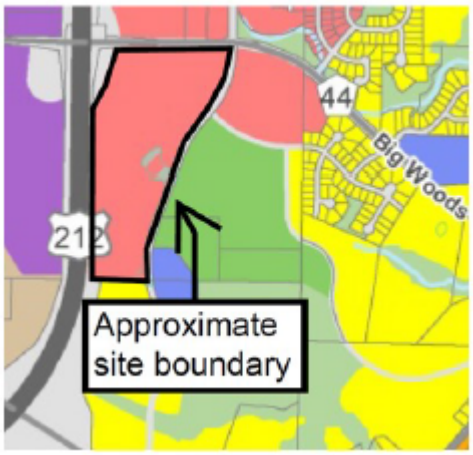


Figure 5: Chaska's 2040 Land Use Plan

- **Comprehensive Plan.**
  The comprehensive plan guides the site as mixed residential (pink).

  Mixed Residential (Ch. 4)
  Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, City of Chaska - 2040 Comprehensive Plan Chapter 4 - Land Use 4-13 prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.

	Comp Plan	**Proposal**
Density (per net acre)	3-40 units	~5 units

[2] By City Code Sec. 15.12.190, the intent of the O – Open Development district is to provide a "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the "O" District will be rezoned to the appropriate zoning district.

Housing Diversity (Ch. 5)
The comprehensive plan's housing chapter states the following goal: "*Provision of a diversity of housing opportunities to meet the needs of a diverse population in terms of age, lifecycle, household size, culture, ethnicity, race, income, and socio-economic situation*." Additionally, there are a total of 10 policies that reinforce that goal. Policy #9 states:

"Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public."

The concept plan includes 98 units of townhomes. With this policy in mind, the townhome product would need to provide more than one housing style to establish more housing diversity in the development. This is typically done by providing a mix of exterior designs between the townhome buildings, or by providing varying layouts with a broad range of price points. *The applicant will need to address and show how they meet this policy in their preliminary submittal.*

- **Land Use.** The almost 42-acre property proposes 207 residential lots. The density proposed is approximately 5 dwelling units per net acre. The surrounding uses primarily contain detached single-family lots. The applicant's proposal includes three different housing products, which will provide diversity and variety in the Southwest Chaska area.

  The townhomes will appeal to first-time home buyers, like singles and young couples. The single-family homes will appeal to families, and the twinhomes will appeal to empty-nesters seeking single-level living and homeowners association (HOA) snow and mow maintenance.

  The parcel of land that this development encompasses is currently zoned Open (O). The area in question will be rezoned to a Planned Residential Development (PRD) during the preliminary plat stage.

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

BUILDING SETBACKS	
Direction	**Setback**
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 44	125 feet from centerline
Savanna Way	100 feet from centerline
Wetlands	Varies based on wetland type

The applicant will have to show in their preliminary submittal if they meet these setbacks. In addition to the above, the applicant is proposing the following setbacks within the development:

	Townhomes	Detached SF	Twinhomes
Front	22 ft	25 ft	25 ft
Side *interior* *corner*	 0 ft 20-25 ft	 5 ft 25 ft	 5 ft 25 ft
Rear	20 ft b'w bldgs	25 ft	25 ft

For comparison, the nearest developments in Chaska have the following setbacks:

Rivertown Heights (SF)	Highpoint Vistas (SF)
Front: 25 ft Side, int: 7.5 ft Side, corner: 20 ft Rear: 20 ft	Front: 20 ft Side, int: 5 ft Side, corner: 20 ft Rear: 25 ft

- **Phasing.**
The applicant would like to start site development by Summer 2026, and have a model home open by late 2026. Full build out is anticipated to occur by late 2030. The applicant is also proposing two phases for development; the first phase would include the eastern portion of the project site with all housing types, and the second phase would be the remaining western and southern portions.

Figure 6: Proposed Phasing Plan

<u>12-Acre Holasek Property</u>
The 12-acre property that will be retained by the Holasek family is not part of this concept plan review. Pulte has put together a rudimentary layout to show possible access alignments and uses. *The property will have to go through a separate concept plan review process and subsequent steps when it is ready to develop.*

It will be important that when the property does develop that access points are aligned with the townhome site.

- **Access/ROW/Traffic.**
  The layout of the development will come from four access points on Savanna Way. 98 townhome units will access off the northern-most access point that will align with Founders Path to the east. An internal road will connect all the housing types within the development. Three additional accesses are proposed to connect to Savanna Way; two through the detached single-family area, and one through the twinhome area.
  City ordinance requires 600 feet of separation between access points on collector roads. The proposed concept plan shows access points meeting this separation requirement.

  Access points will need to be aligned with other access points along Savanna Way. The Southwest Community Park east of the development is currently being designed, and access points are being planned which include the school property (the latest park & school access plan is shown in Figure 7). It will be important that this residential project and the park project align access points. *This will need to be further coordinated, refined and addressed prior to preliminary plat submittal.*

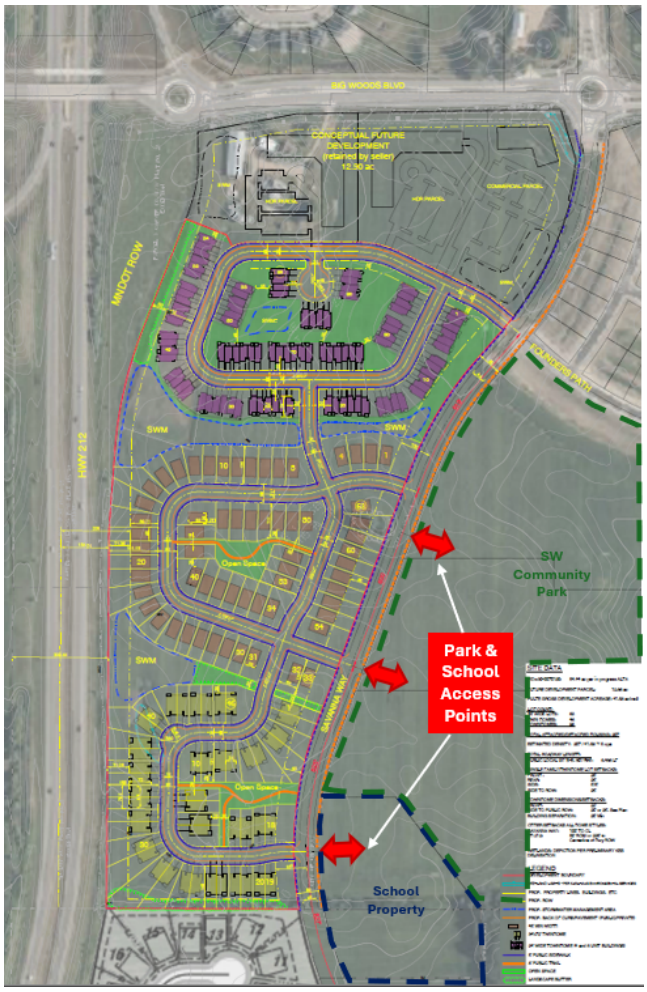
  

  Figure 7: Latest Park & School Access Points

  All roads in the development will be public roads. The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide. *It will be important the preliminary and final plats show this ROW on the plans.*

  ROW has already been acquired for the future extension of Savanna Way. Savanna Way's design and construction will be led by the city of Chaska. Savanna Way will be built as warranted to accommodate development and the community park. *The applicant will need to petition for improvements to initiate the design and construction of Savanna Way.* Additionally, *the applicant will have to coordinate with city staff to determine if additional ROW will be needed for Savanna Way.*

  Additionally, the applicant has not indicated their routing plans for construction traffic. *It will be important in the preliminary submittal that the applicant provide their plans for this.*

- **Utilities & Stormwater.**
  Sewer and water utilities are currently available on Founders Path east of the site, which will be extended into the development. A watermain easement will be needed on the west edge of the development adjacent to the Highway 212 ROW (see figure 8). This watermain connection is needed to serve surrounding development in the southwest growth area. *It will be important that an easement area is planned for and secured as a part of this development.*

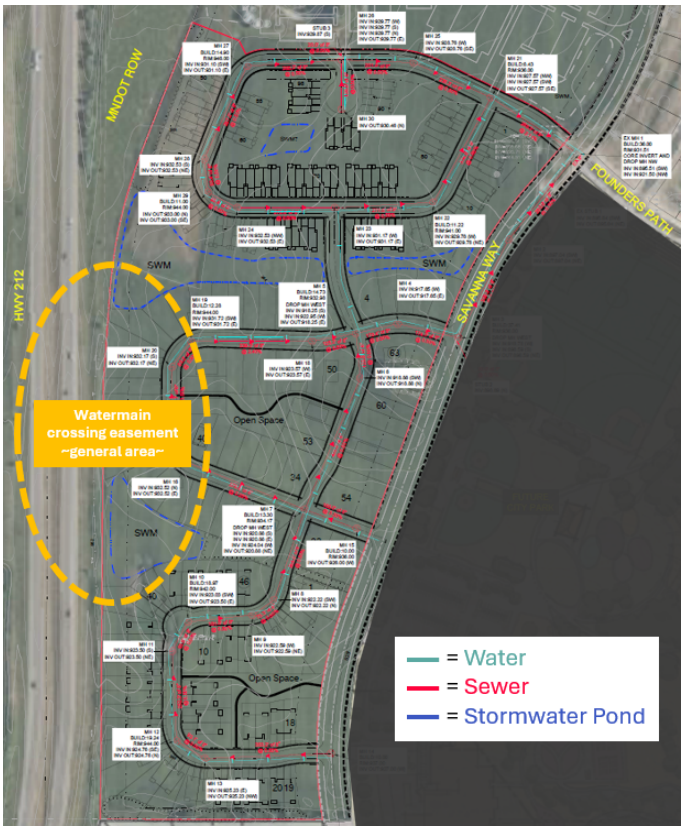


Figure 8: Watermain Easement Crossing – General Area

There are four areas planned for stormwater ponding. The stormwater ponds within this development need to be designed and provide capacity for drainage and ponding requirements on the 12-acre parcel that will be retained by the Holasek family. *The stormwater report and plan required at preliminary will need to account for this and meet all city and Carver County Water Management Organization (CCWMO) requirements*.

- **Trails & Sidewalks.**
  The City's Comprehensive Plan shows the inclusion of a trail on the east side of Savanna Way. *It will be important for the applicant to show how the development can connect safely into existing and proposed trails.*

  The concept plan is showing sidewalks on one side of the street up to the bulbs of cul de sacs. City policy requires that sidewalks are provided on both sides of the street. *The applicant will have to show this on their preliminary plans.*

- **Parkland Dedication & Common Open Space.**
  A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area *park dedication fees will be required*.

  Per Section 15.16.020 (PRD – Planned Residential Development District), 'Common Open Space' is required based on the below:

  1. *Common open space shall be provided within each PRD according to the following schedule:*
     1. *1,000 square feet of land per single family attached unit, (townhouses, quads, twin homes, etc.)*
     2. *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.)*

     In addition, 10 percent of the gross residential land within the PRD shall be dedicated for public use as parks or playgrounds or a cash equivalent as determined by the City Council.
  2. *The City Council shall not approve a PRD unless it meets the following standards applicable to common open space:*
     1. *The location, shape, size and character of the common space shall be provided in a manner to meet the needs of the PRD and shall be consistent with the City's proposed parks and open space standards.*
     2. *Common open space shall be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings to be provided.*
     3. *Common open space must be suitably improved for its intended use, but common open space containing natural features, existing trees and ground cover worthy of preservation may be left unimproved.*
  3. *All land shown on the Final Plan as common open space shall be conveyed to an organization for the ownership and maintenance of the common open space.*

USABLE OPEN SPACE		
Type	**Requirement**	**Proposal**
Townhome (98 units) 1,000sf/unit	98,000 sf	171,106 sf
Detached SF (63 units)	None	23,248 sf
Twinhome (46 units) 1,000sf/unit	46,000 sf	38,963 sf

The twinhome area does not provide sufficient open space area based on the units provided, however, the townhomes and detached single-family areas provide a surplus. The applicant envisions these open space areas to be passive with private trails and landscaping. All common open space areas are proposed to be HOA-owned and maintained. *The applicant will be required to show how they meet the common open space requirement in their preliminary submittal in terms of area and programming.*

- **Screening & Landscaping.**
  This development abuts Trunk Highway 212 and Savanna Way, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant has provided conceptual cross-sections to show how these development edges will be treated. A few of those are included in figure 9. The edge along Highway 212 proposes a five foot berm and landscaping while the edge along Savanna Way proposes a three foot berm and landscaping. Additionally, it will be important that the development's edge is treated appropriately as it relates to noise mitigation from Highway 212. Given the close proximity of Highway 212, there are questions on if the five foot berm and landscaping will be sufficient for noise mitigation. A noise study completed for the preliminary submittal will help provide further analysis. *The applicant will have to show in their preliminary plan how they plan to buffer the development from these roadways.*

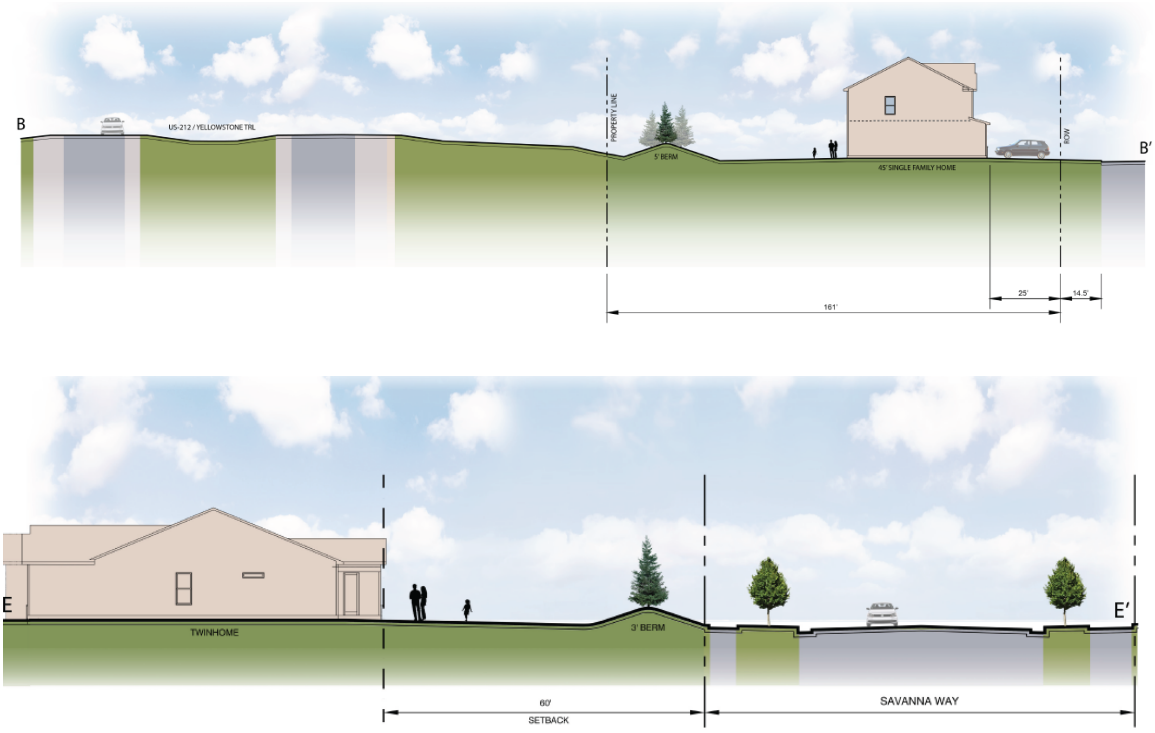


Figure 9: Proposed Cross-Sections Highway 212 (top) & Savanna Way (bottom)

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. *The applicant will have to provide a landscape plan in their preliminary submittal that addresses this.*

- **Signage.**
  The applicant proposes monument signs to identify the development along Savanna Way. Some example designs and locations are included in figure 10. *Any signage proposed will need to be placed in HOA-owned outlots and shown on the preliminary and final plats.*

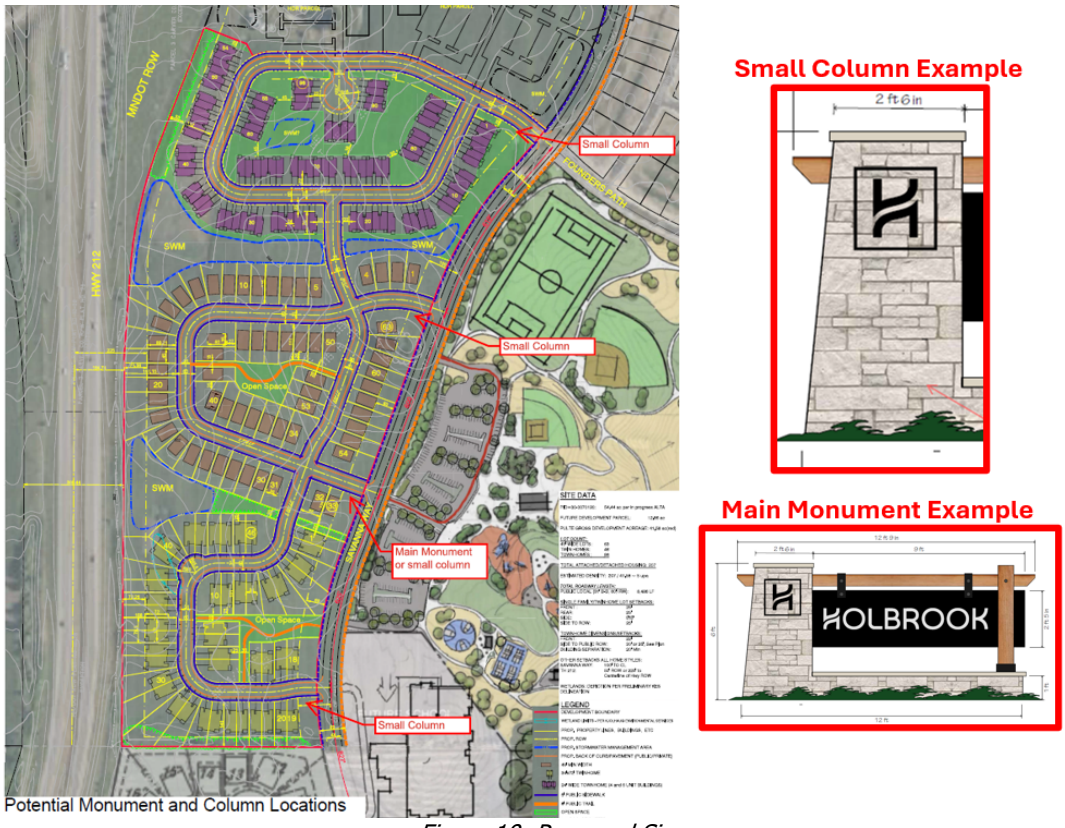


Figure 10: Proposed Signage

- **House Designs & Anti Monotony.**
  The applicant has stated in their narrative that they can comply with most of the anti-monotony design requirements listed in section 15.28.290 (Anti Monotony and Design Requirements in Detached Single-Family Residential Developments). The design items they are seeking more analysis on are the porch depth requirements (6 feet minimum) to be 5 feet, and LP smartside on the front elevations. *Staff has advised the applicant to provide a justification in their preliminary submittal that explains the reasons for exception and how their proposed detached single-family product will be equal or superior to these requirements.* For comparison, the Del Webb development (Adelwood) in Chaska proposed an alternative to the LP Smartside requirement on front elevations. The alternative included the following:

  "The fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding (lap, sakes, or board&batten) in lieu of using LP Smartside."

  Staff is open to analysis of alternatives if quality is maintained or enhanced.

- **Noise Study.**
  A noise study will be required for preliminary submittal. MnDOT and the city will review this study when it is available and provide additional suggestions to help mitigate noise from the neighboring highways.

- **Wetlands.**
  2 wetlands have been delineated on the 54-acre Holasek property. One of which is in the development area, and is proposed to be impacted. *A wetland mitigation plan will need to be completed and approved prior to preliminary plat approval.*

- **Development Costs (Infrastructure Improvements).**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
  - Arterial Road Network
  - Collector Roads
  - Storm Sewer
  - Trails
  - Parks

  Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
December 1, 2025	January 30, 2026	March 31, 2026
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the concept plan for the Holasek property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Narrative (pgs 1-9), prepared by Pulte Homes, dated December 2, 2025
   b. Regional Context Exhibit, prepared by Pulte Homes, dated October 27, 2025
   c. Existing Conditions Exhibit, prepared by Pulte Homes, dated October 27, 2025
   d. Site Forces Exhibit, prepared by Pulte Homes, dated October 27, 2025
   e. Concept Plan, prepared by Pulte Homes, dated December 30, 2025
   f. Conceptual Utility Plan, prepared by Pulte Homes, dated November 12, 2025
   g. Phasing Plan, prepared by Pulte Homes, dated December 22, 2025
   h. Open Space Exhibit, prepared by Pulte Homes, dated December 30, 2025
   i. Potential Monument and Column Locations, prepared by Pulte Homes, dated December 22, 2025
   j. Cross Section Exhibits (pgs 1-4), prepared by Pulte Homes, dated December 30, 2025
2. Adherence to:
   a. City Engineer memo dated January 5, 2026;

b. Carver County Public Works comments dated December 18, 2025; and
c. City's Boulevard Tree Policy and local street section design.

3. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
    a. Townhome housing styles adhering to the Comprehensive Plan's Chapter 5 'Housing Diversity' Goal and Policies, *and* specifically Policy #9
    b. Narrative and exhibits explaining alternatives to Anti-Monotony Design Requirements (Section 15.28.290) for detached single-family product
    c. Tree inventory and preservation plan;
    d. Grading plans;
    e. Landscaping plans in conformance with City Code Sec. 15.28.070;
    f. Common open space exhibits with programming and design details;
    g. Noise study of the adjacent highways and how the proposed development plan mitigates noise adhering to state noise standards;
    h. Stormwater Management Plan, including:
        i. Design and capacity for 12-acre parcel retained by the Holasek family; and
    i. Petition for public improvements regarding Savanna Way.
4. Preliminary Plans to include/show:
    a. Access alignment on Savanna Way with Southwest Community Park and school.
    b. A construction management plan addressing work hours, construction access and parking, and overall site maintenance compliance. An approved plan will be required prior to the release of a permit for any construction [site or building].
    c. Provision of sidewalks on both sides of all local streets.
    d. Provision of pedestrian connections that safely connect into the proposed Southwest Community Park adjacent to the development.
    e. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets.
    f. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties.
    g. Provision of adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and Savanna Way.
    h. HOA-owned outlots for proposed monument signs.
    i. Watermain crossing easement on west side of property up to Highway 212 ROW.
5. Coordination with:
    a. City Engineer regarding ROW, utilities, easements, grading, Savanna Way access, and drainage.
    b. MnDOT regarding noise mitigation plans.
    c. Electrical department on service locations.
    d. Southwest Community Park and school on Savanna Way access alignment, prior to preliminary plat approval
6. Compliance with City Ordinances, including:
    a. Sec. 15.28.290, Anti-monotony and Design requirements: including 4-inch window trim on all windows.
    b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Setbacks are as follows:
    a. <u>Townhomes:</u>
        i. Front yard setback: 22 - feet

ii. Side yard setbacks:
    1. Interior: 0 – feet
       Corner: 20 – feet
iii. Setback between buildings: 20 – feet

b. Detached Single-Family:
    i. Front yard setback: 25 - feet
    ii. Side yard setbacks:
        1. Interior: 5 – feet
           Corner: 25 – feet
    iii. Rear yard setback: 25 – feet

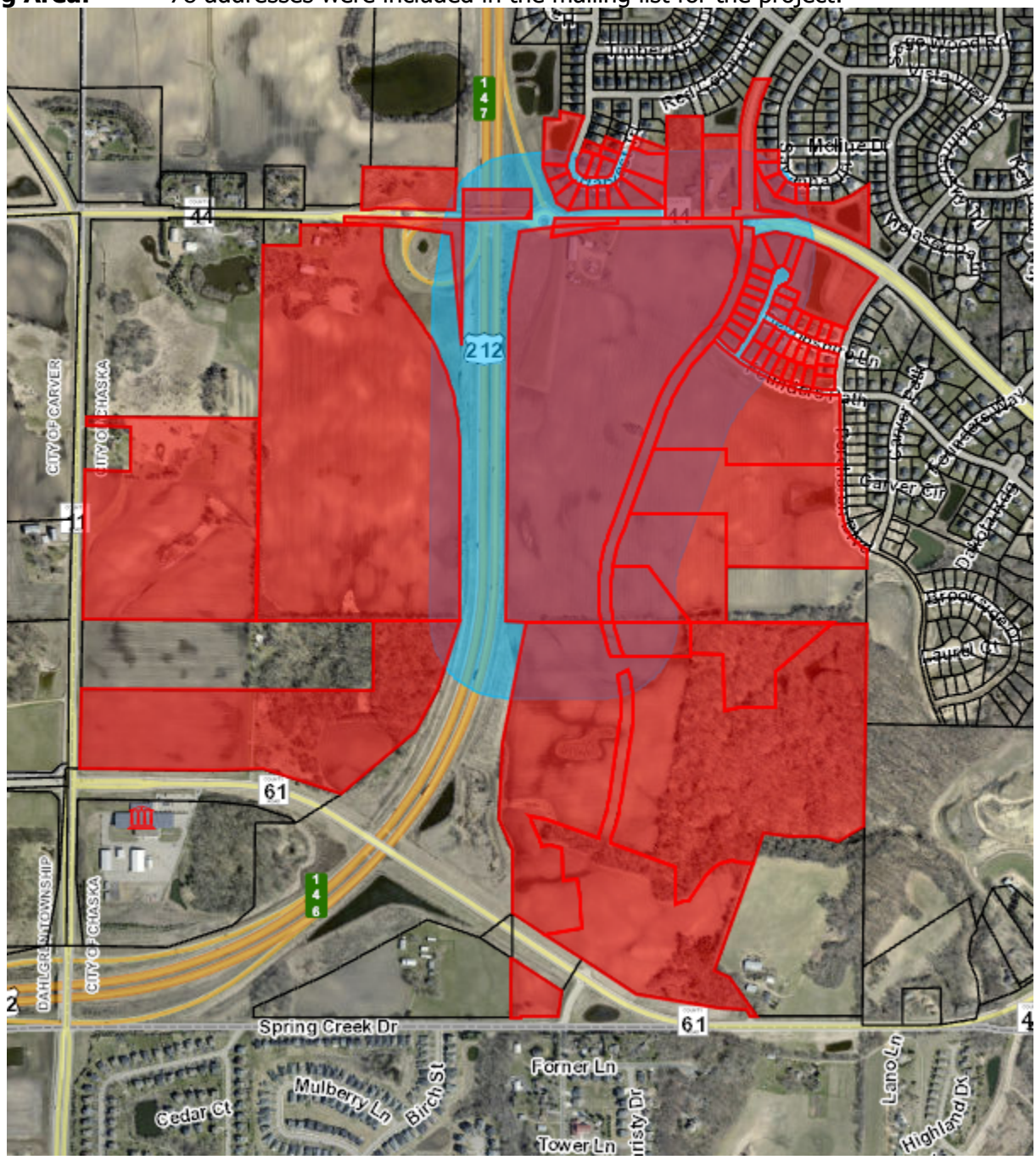
c. Twinhomes:
    i. Front yard setback: 25 - feet
    ii. Side yard setbacks:
        1. Interior: 5 – feet
           Corner: 25 – feet
    iii. Rear yard setback: 25 – feet

d. Wetlands: Varies based on wetland type
e. Savanna Way: 100 feet from centerline
f. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater

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, including but not limited to park dedication fees.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
11. Provision of a wetland mitigation plan to be completed and approved prior to preliminary plat approval.
12. Separate planning review processes (i.e. Concept Plan, Preliminary, and Final) will be required for the northern 12 acres of land when it is ready to develop.

SUPPORTING INFORMATION

Mailing Area: 78 addresses were included in the mailing list for the project:



City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 5, 2026**
Subject: **Holasek Property 4245 Big Woods Blvd – Engineering Review**

The Holasek property, located in the southwest area, is approximately 54.42 acres total and currently agricultural. Pulte is proposing a new residential housing development on approximately 41.5 acres. The property owner will retain 12.9 acres for future neighborhood commercial and high-density residential development. Gravity sewer is located at the end of Founders Path. Trunk water main is located within the future collector road extension of Savanna Way. Both are available with capacity to service the development.

The existing drainage patterns for the site are split with a larger northern portion flowing west to east and the remaining flows traveling south and east towards the existing ravine. The grading plan and routing of storm water for the site will be an important aspect of the preliminary planning process. The grading plan must create storm water systems to serve the development independent from the future collector road and community park.

Runoff from the city's future collector road and community park are planned as independent systems to maximize usable park space. Like the collector road and park property, the development will need to evaluate options for storm water that can be routed to the downstream ravines. Further, the surface water plan and design must anticipate and provide capacity for storm water management needs for the undeveloped property.

The project is adjacent to a planned collector roadway, Savanna Way. The developer will need to petition for improvements to initiate the design and construction of Savanna Way. Savanna Way will be built as warranted to accommodate development and the community park. Access points along Savanna Way will need to be coordinated with City's community park.

The applicant has initiated the Wetland Conservation Act process with the City as the authority. Early analysis shows agricultural wetlands exists and will need to be further evaluated. Any wetlands that are proposed to be impacted will need to be approved prior to preliminary plat.

Elizabeth Hanson

From: Elizabeth Hanson
Sent: Friday, December 19, 2025 9:41 AM
To: Haley Daily-Sievers
Cc: Nate Kabat; Ashley Cauley; Alex Mollenkamp; Matt Clark
Subject: FW: [EXTERNAL]Holasek and Big Woods Business Park Concept Plan Comments

Hi Haley,

Please see below comments from Carver County PW on the Holasek concept plan application. Any questions should be directed to Justin/Drew.

Thank you,

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Justin Broughman <jbroughman@carvercountymn.gov>
Sent: Thursday, December 18, 2025 3:22 PM
To: Elizabeth Hanson <EHanson@chaskamn.gov>
Cc: Drew Pflaumer <dpflaumer@carvercountymn.gov>
Subject: [EXTERNAL]Holasek and Big Woods Business Park Concept Plan Comments

Hello Liz,

Our team has discussed the concept plans for the Holasek and Big Woods developments and has the below comments:

Holasek:

- Please have the developer verify that the site grading will be compatible with the future interchange ramp grading, so that no encroachment will need to occur with the future interchange project.
- We recommend noise walls for this development.

Thanks,

Justin Broughman | Transportation Planner
Carver County Public Works
11360 Highway 212, Suite 1, Cologne, MN 55322
C :734.787.6993
Email: jbroughman@carvercountymn.gov
Web: www.co.carver.mn.us

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Chaska – Holasek

APPLICATION FOR:
Planned Unit Development Concept Plan

Chaska, Minnesota
December 2, 2025

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is **"*Building Incredible Places Where People Can Live Their Dreams*."** We currently operate under three distinct brands of homebuilding: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build roughly 600 homes in the Twin Cities in 2025 under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is Haley Daily-Sievers, Manager of Land Planning & Entitlement. Haley's contact information was provided to City Staff.

There is one owner of the property:

Holasek Land Management, INC
Attn: Jim Holasek

The land planner, surveyor, civil engineer, and landscape architect are:

Alliant Engineering, Inc.
Attn: Mark Rausch
733 Marquette Ave, Suite 700
Minneapolis, MN 55402

The Property

Legal Description:

Please see the attached survey.

Property Identification Number (PIN):

The PIN is 30-0070120. Please note that this application includes 41.58 acres of this property. The remaining 12.86 acres of property within this PIN is not part of this application and will be retained by the land seller for future development.

Key Facts

- Existing zoning — O – Open Development
- Guided Land Use — Mixed Residential
- Proposed zoning — Planned Res Development District
- Proposed use — 207 Total Residential Units
  - 98 townhomes
  - 63 detached homes
  - 46 twin homes
- Net calculations:
  - Entire parcel gross area — 54.44 acres
  - Seller retained parcel — +/- 12.86 acres
  - Pulte gross area — +/- 41.58 acres
  - Pulte gross density — 4.98 units/acres
  - Wetland — 0.18 acre
  - Net area — +/- 41.40 net acres
  - Net density — 5.00 units/net acre
  - Required net density — 3 to 40 units/net acre
- Townhome Dimensions/Setbacks
  - Front setback — 22 feet (driveway length)
  - Side to road setback — 20 or 25 feet minimum
  - Building separation — 20 feet minimum
  - Minimum setback from Savanna Way — 100 feet from centerline
  - Highway 212 — 225 feet from centerline
- 45’ Lots and Twin Home Dimensions/Setbacks
  - Front setback — 25 feet
  - Rear setback — 25 feet
  - Side setback — 5 feet and 5 feet; 10 feet total
  - Side to road setback — 25 feet
  - Minimum setback from Savanna Way — 100 feet from centerline
  - Highway 212 — 225 feet from centerline

Existing Conditions

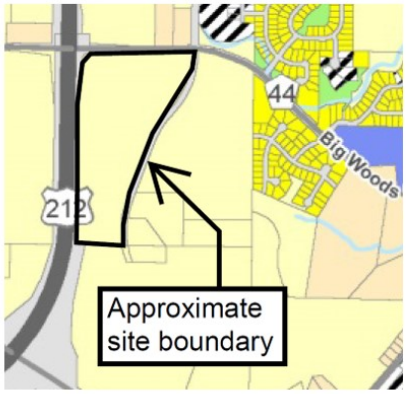
The parcel is located directly east of Highway 212 and south of Big Woods Boulevard. The site is west of the city's future southwest park and north of the future Highpoint Vista development. Currently, the property is used for agricultural purposes and is flat, with slight topographical variations. The total parcel is 54.44 acres. The land included in this application (41.58 acres) is directly south of the seller-retained 12.86 mixed residential acres.

There are multiple agricultural accessory buildings that are within the boundaries of the seller's retained parcel. No buildings exist on the property included in this application.

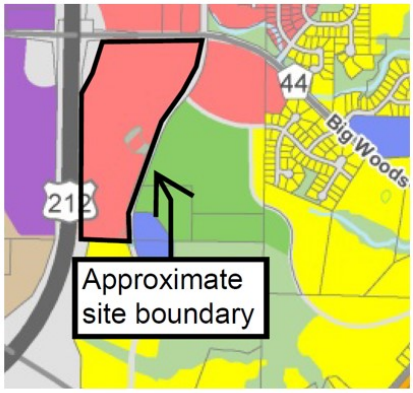
Land Use and Proposed Zoning

The existing land use for this application as well as the retained parcel is Agricultural. The 2040 Comprehensive Plan guides both properties as Mixed Residential at a density between 3 and 40 dwelling units per net acre. This application will have a net density of 5 units/acre. The Comprehensive Plan indicates that residential uses should account for a minimum of 75 percent of the overall mixed residential area, rather than each property or development site. This application is entirely residential and consists of 76% of the entire property being residential, thereby aligning with the Comprehensive Plan and providing flexibility for land uses within the retained parcel. The retained property will be rezoned in the future, once market conditions allow for that property to be developed.

Chaska Existing Land Use – Agricultural



2040 Future Land Use – Mixed Residential



Proposed Concept Plan

This concept plan application creates a new Chaska neighborhood with a variety of different product types that will appeal to a variety of demographic groups and are in high demand. The Comprehensive Plan and Southwest Chaska Growth and Development Plan express a strong goal of targeting different buyer groups with varying price points. This application directly addresses these goals by proposing 207 total units, consisting of a mix of townhomes, detached single-family homes, and twin homes. All residential units within the subdivision will be for sale by Pulte Homes and owner occupied. The townhomes will appeal to first time home buyers, which are often singles and young couples. The single-family homes will appeal to families. The twin homes will appeal to empty nesters seeking single-level living and homeowners association (HOA) "snow and mow" maintenance. Townhomes will also have an HOA to maintain the exteriors of buildings in addition to the typical "snow and mow." The townhomes will be fire sprinkled as well.

We intentionally designed each housing area to have a buffer (ponds and open space) between them to provide a sense of identity, security, and beauty. We have also used a public street on the north side of the townhome area as a buffer from the retained mixed residential area to the north. The open space and landscape buffer areas design will be detailed in the preliminary plat stage.

The seller retained property will be developed in the future after a separate application. The evolving retail, office, and multifamily markets will play a strong role in determining what type of land use occurs on

the retained property. Please note that the shown underlying “ghost plat” for the retained property is an example for high-level planning purposes. The actual site plan will be generated in the future when an application is submitted for that property.

We have carefully planned for this neighborhood to fit within the surrounding areas in the following ways:

- We coordinated access locations on Savanna Way to match the future park and future school entrances. This maximizes traffic safety, and our plan meets or exceeds the 600’ spacing requirements.
- We have also incorporated access for the Mixed Residential property retained by the seller.
- We have designed a public street as a buffer between the townhomes and the Mixed Residential property to the north.
- The timing of this application is roughly concurrent with development to the south and building of the public park across the street. All these land uses will work synergistically with each other.
- MnDOT has plans to add a northbound exit ramp to Big Woods Boulevard at some time in the future. We have incorporated this land and associated setbacks into our concept plan. The interchange design has not been finalized, but the ROW has been determined. During the preliminary plat application, we will determine how best to design a landscaped buffer in this area.
- Regarding 212 traffic noise, during the preliminary plat application process we will complete and submit a sound study. To complete a sound study, we will need a grading plan first, which is why the sound study will be completed in the future. At that time, we will determine our approach to ensure we are meeting sound standards, as required.
- We may choose to introduce branding of the neighborhood via entrance monumentation placed at Savanna Way access points. The monument locations and designs will be finalized after the concept plan stage. However, we have included an attachment to show a few recent monuments that we have built throughout the Twin Cities to give a general sense of what the monument could look like.

Public Infrastructure

Sewer and water are readily available on Founders Path to the east.

All streets within the proposed development will be public roads and designed to the City of Chaska standards.

It is our understanding that the city will lead the design and construction of Savanna Way. We have coordinated closely with city staff to accommodate functional intersection spacing. All access points that we have proposed meet or exceed the 600’ spacing requirements. It’s our understanding that the necessary ROW for Savanna Way has been previously dedicated to the City, which will include the future boulevard trees and landscaping as needed in the existing ROW.

The transportation network serving the new neighborhood has been fully planned and substantially built. If for some reason a traffic study is of use, we will complete it for the preliminary plat application.

The property will be mass graded. Due to modern regulations regarding maximum street grades, minimum yard grades, and home flood protection, there is little flexibility regarding mass grading of the property. Ponds will satisfy storm water regulatory requirements.

Parks, Trails, & Open Space

Park dedication will be satisfied via park dedication fees. We understand that the Big Woods, directly to the southeast, is being preserved and dedicated to the city as part of the Highpoint Vista community. This will enable future residents to have easy access to a unique natural resource. We further understand that a large, active city park is currently being planned on the east side of Savanna Way, that will be directly across from our future proposed development. While the design of the park is still on-going and the final layout of the park can change, we also realize that the city park may contain potential field lights and it will be important for us to disclose this to future residents. In the past, we have created homeowner

disclosures that notify buyers of being adjacent to city parks that are yet to be built. By creating a disclosure, we are properly notifying future homeowners of the adjacent park and potential uses. We will work closely with staff in the best way to address this as the application progresses.

Planned Residential Development open space requirements are satisfied (see Open Space exhibit).

We have created usable private open space within the new neighborhood that will be managed by the future Homeowner's Association. Due to the proximity of the large city park across Savanna Way, we envision these open spaces to be more passive with the inclusion of private trails to create additional connectivity within the subdivision. We also anticipate adding some landscaping within the open spaces for residents to enjoy and create buffering and screening within these areas. These open spaces and specific landscaping areas will be "designed" later as part of the preliminary plat application. During the preliminary plat stage, we will include plans for the open space areas and landscaping, which will be reviewed by staff.

Public streets will have sidewalks connecting into the city trail system via future Savanna Way, which will have both a public trail and a public sidewalk.

Southwest Chaska Growth and Development Plan

In addition to reviewing the 2040 Comprehensive Plan, we also reviewed the Southwest Chaska Growth and Development Plan to help guide the design of the concept plan to ensure we were meeting the broader goals of the city as identified in these plans. The subject parcel is guided as Mixed Residential, and there are key elements identified in the SW Growth and Development Plan for this type of use. Below we further explain how we believe we are meeting the key elements.

Key Elements per the SW Growth and Development Plan:

- *Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment.*
    - Our proposed site plan roads are curvature in nature. Additionally, we propose sidewalks on both sides of the street and private trails throughout open spaces to further interconnect the community and create a walkable neighborhood. Additionally, our internal sidewalks will connect to the future trail along Savanna Way, allowing even greater access to the wider expanse of city trails.
- *Broad mix of housing types with higher density housing located closest to neighborhood center amenities, including neighborhood commercial, civic facilities, parks, and potentially a school and transit services, that provide good lifecycle and affordable housing options.*
    - Our proposed concept plan addresses this goal by proposing 207 total units, consisting of a mix of townhomes, detached single-family homes, and twin homes. These homes will target people in different life cycles to allow future and existing residents who are at different stages in their life in the community. Additionally, the neighborhood is directly across the street from the large city park that the city is currently planning as well as the beautiful Big Woods that are being preserved.
- *Neighborhood commercial uses primarily serve adjacent neighborhoods and contain businesses/buildings supportive of a neighborhood commercial center in scale and character.*
    - Our application does not include the seller retained parcel. However, that area remains guided for mixed use. Depending on market conditions, there can be a variety of uses, but our proposed development will not limit those uses and accommodate future access to the seller-retained parcel.
- *Potential school adjacent to community park and within neighborhood center.*
    - We understand that there is a school planned in the future that will be adjacent to our future proposed development. This will allow easy access for future homeowners to the school and community park. We will continue to work with city staff on possible connections to ensure easy and safe access to the areas.
- *Minimum residential net density is 3 dwelling units/acre for all housing types.*

    - Our proposed development has an approximate net density of 5 units/acre, which aligns with both the 2040 Comprehensive Plan and SW Growth and Development Plan.
- *Streets designed to balance walking, biking and driving needs.*
    - Our proposed plan has public streets with sidewalks on both sides of the street. We are also proposing additional trail connections to increase the internal connectivity of the neighborhood. Additionally, we will work with city staff on potential locations to cross Savanna Way to allow future homeowners safe and convenient access to the future park and school. Lastly, our roads will be public streets and designed to the city of Chaska standards.

A few other ways that we are meeting the Design Guidelines as identified in the SW Growth and Development Plan are as follows:

- Abiding by city's landscaping requirements by installing boulevard trees and additional screening, along with berming adjacent to Savanna Way.
- Abiding by the city structure setback standards
- Providing sidewalks on both sides of the street
- Incorporating passive open spaces throughout the development to increase connectivity and add additional landscaping
- Connecting internal sidewalks to the larger transportation network via Savanna Way. Additionally, we will work with city staff on the potential needs for any pedestrian crossings to safely connect the future residents to the large city park and future street located directly across the street.
- Providing a variety of housing choices, types, and costs

Neighborhood Meeting

We held a neighborhood meeting at the Chaska Community Center on November 24, 2025, starting at 5:30 p.m. No residents attended the meeting, nor have we received any emails or phone calls relating to the project.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can click on this link to learn more about Pulte's homebuilding process https://www.pulte.com/design/life-tested. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in **"*Building Incredible Places Where People Can Live Their Dreams*."**

In striving to be in lockstep with the home-buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home-buying public through the process described above. For the single-family homes, we will offer various floor plan options, each with numerous front-facing elevation options for the buyer. For twin homes and townhomes, exterior options must be more limited, but they include multiple floor plan options.

In addition to the multiple floor plans and varying front-facing elevations, Pulte offers over 30 unique color packages, ultimately increasing the neighborhood's diversity. Hence, no two houses in the same vicinity can look the same. All homes will comply with both Pulte's and the city's anti-monotony standards. We have included various graphics within this application showing the homes.

45' Lots – Home Specifications (mid $400k's to the high $400k's)

- Slab-on-grade
- Square footage: 1,565 – 2,515
- Bedrooms: 3 to 4

- Bathrooms: 2.5
- Two car garages
- Two stories

Twin Home Lots – Home Specifications (mid $400k's)

- Slab-on-grade
- Square footage: 1,724
- Bedrooms: 2
- Bathrooms: 2
- Two car garages
- Single level
- Many design features catering to empty nesters: wider doorways, more lighting, zero entry showers, etc.

Townhome Lots – Home Specifications (high $300ks to the low $400k's)

- Slab-on-grade
- Square footage: 1,883 - 2020
- Bedrooms: 3 to 4
- Bathrooms: 2.5
- Two car garages
- Two stories

Energy Efficiency and Sustainability

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Architecture

This neighborhood will be located directly adjacent to 212. This is an ideal location to provide attainable housing. In our effort to keep the prices of these homes attainable, we anticipate that our preliminary plat application will seek flexibility on some minor architectural requirements.

There are a handful of city requirements regarding home architecture that pertain to this application. The goal of this section is to outline our preliminary findings on compliance. A more detailed analysis will be provided in the preliminary plat application.

1. Garage less than 65% of the façade – We can comply.
2. Anti-monotony – We can comply and have our own stringent requirements.
3. 4" window trim – We can comply.
4. More than 75 townhomes lead to greater architectural/color variation – We can comply.
5. Garage protrusion – We can comply with most homes but will seek deviations for the Macalester floor plans (single family).
6. Porch depths – It is our understanding that the porch depths must be 6 feet or greater. We will seek a deviation to 5 feet.
7. LP on all front elevations – This is a difficult requirement to comply with on attainable housing. However, we are incorporating a more practical approach that includes two different types of siding and stone on all single-family homes in lieu of including LP siding on the front elevations.

We have included many graphics of our homes in this application to give you a strong feeling for how the homes look.

Phasing & Schedule

We are envisioning the following schedule for this application:

Concept plan review	early 2026
Preliminary plat	spring 2026
Site development starts	summer 2026
Model home opens	late 2026
Full build of homes	late 2030

Chaska's Mission Statement

This section identifies how our proposed neighborhood contributes to and reinforces the Chaska Mission Statement, "to be the Best Small Town in Minnesota," through its Core Strategies.

High Quality of Life Enhanced

- Provides quality housing that is desperately needed, allowing residents to live and work within the community. Empty nester homes continue to be in strong need in the Twin Cities area.
- Increases the vitality of downtown areas and supports local businesses, churches, schools, and public amenities by adding residents to the community.
- Due to the location, future residents will have easy access to adjacent highways to travel within the city, the region, and access the cosmopolitan offerings of the Twin Cities.

Taxpayers Perceive They Are Getting Cost-Effective Service

- New residents bring in additional tax revenue for the city.
- The city is not installing trunk infrastructure to serve the proposed development. We will be paying the required impact fees, which will pay for past expenditures or increase infrastructure fund reserves. We are also paying a large amount of park dedication fees that will assist the city in paying for past land purchases in the area.
- The new neighborhood will generate children to attend the planned school across the street.
- A school, public park, public open space, new homes, and potential commercial uses will all be near each other. This convenient synergy is efficient and leads to cost effective public services.

Well-Planned and Orderly Community Development is a Priority

- The 2040 Comprehensive Plan guides the site as Mixed Residential, and our proposal meets this guidance.
- The concept plan carefully coordinated access locations to match the future park and future school entrances. This maximizes traffic safety.
- Utilities are immediately adjacent to the property.
- The life-cycle housing offered with this neighborhood matches the goals of the Comprehensive Plan.
- The timing of this development is roughly concurrent with development to the south, building of the school across the street, and building of the public park across the street.

A Sense of Community and Small-Town Values are Maintained

- The broader area consists of multiple types of residential housing, potential commercial or multifamily, a school, a park, and open space, all within a limited area. The convenience of having all these land uses in close proximity is very synergistic and valuable.
- Growth continues to help maintain a vibrant downtown Chaska.
- The private open spaces allocated within the neighborhood will encourage interactions and the building of community at a small scale.

A Commitment to Excellence

- Pulte Homes is known for our superior floor plans, our integrity, being easy to work with, and our stringent home construction requirements.
- Pulte Homes constantly seeks feedback from our home buyers to ensure an elevated level of quality and customer service.
- Our company mission statement is "*Building Incredible Places Where People Can Live Their Dreams,*" and we uphold this mission statement in every neighborhood.

Neighborhood Goals

The identified goals in creating this new neighborhood include the following:

- Building various life-cycle attainable homes adjacent to freeway access.
- Address the desperate need for additional single level homes.
- Provide a strong cost-benefit in terms of tax generation and impact charges vs public expenditures.
- Add a variety of homeowners who will support local businesses and add vibrancy to downtown Chaska.
- Create a sense of place where residents can know and interact with each other.
- Provide high-quality and aesthetically pleasing homes with desirable floor plans.

Attached documents:

1. Application
2. Application fee
3. Narrative
4. Regional context
5. Existing conditions
6. Site forces
7. Concept plan
8. Conceptual utility plan
9. Open space
10. Cross section views
11. Home elevations

HOLASEK PROPERTY - REGIONAL CONTEXT

CHASKA, MINNESOTA

N

0 250 500 1"

Date: 2025-10-27
Drawn By: ELL
Scale: As shown

Pulte HOMES

ALLIANT
www.alliant-inc.com

File Location: X:\4000830-00\001\30 Exhibits\Regional Context.dwg Plotted By: Ed Little on October 22, 2025 at 11:02:11 AM

HOLASEK PROPERTY - EXISTING CONDITIONS

CHASKA, MINNESOTA

File Location: X:\4000830-00\001\30 Exhibits\Existing Conditions.dwg Plotted By: Ed Little on October 22, 2025 at 11:03:48 AM

N

1"
0 50 100

Date: 2025-10-27
Drawn By: ELL
Scale: As shown

Pulte HOMES

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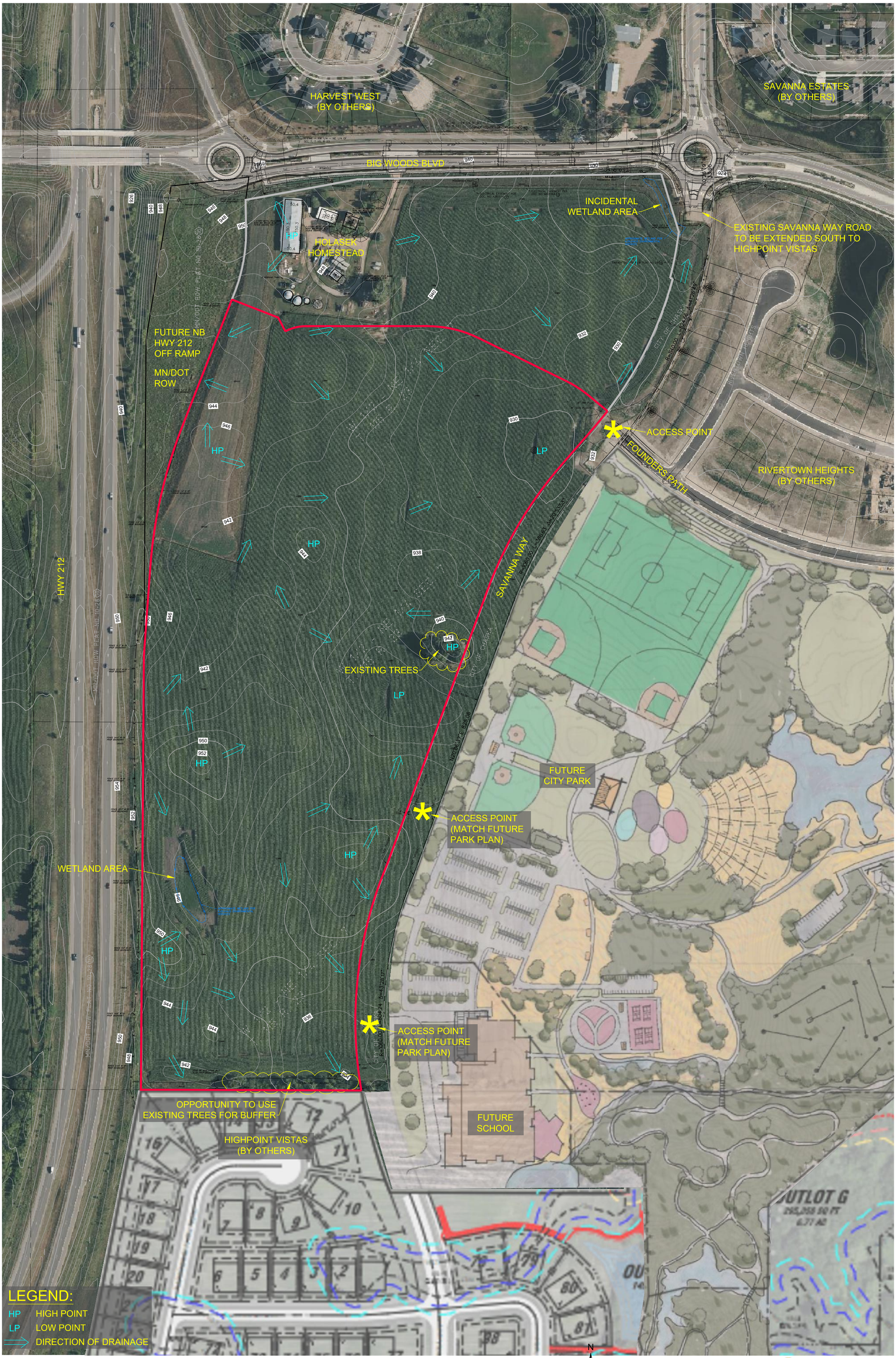

HOLASEK PROPERTY - SITE FORCES

CHASKA, MINNESOTA

N

0 60 120 1"

Date: 2025-10-27
Drawn By: ELL
Scale: As shown

Pulte HOMES

ALLIANT
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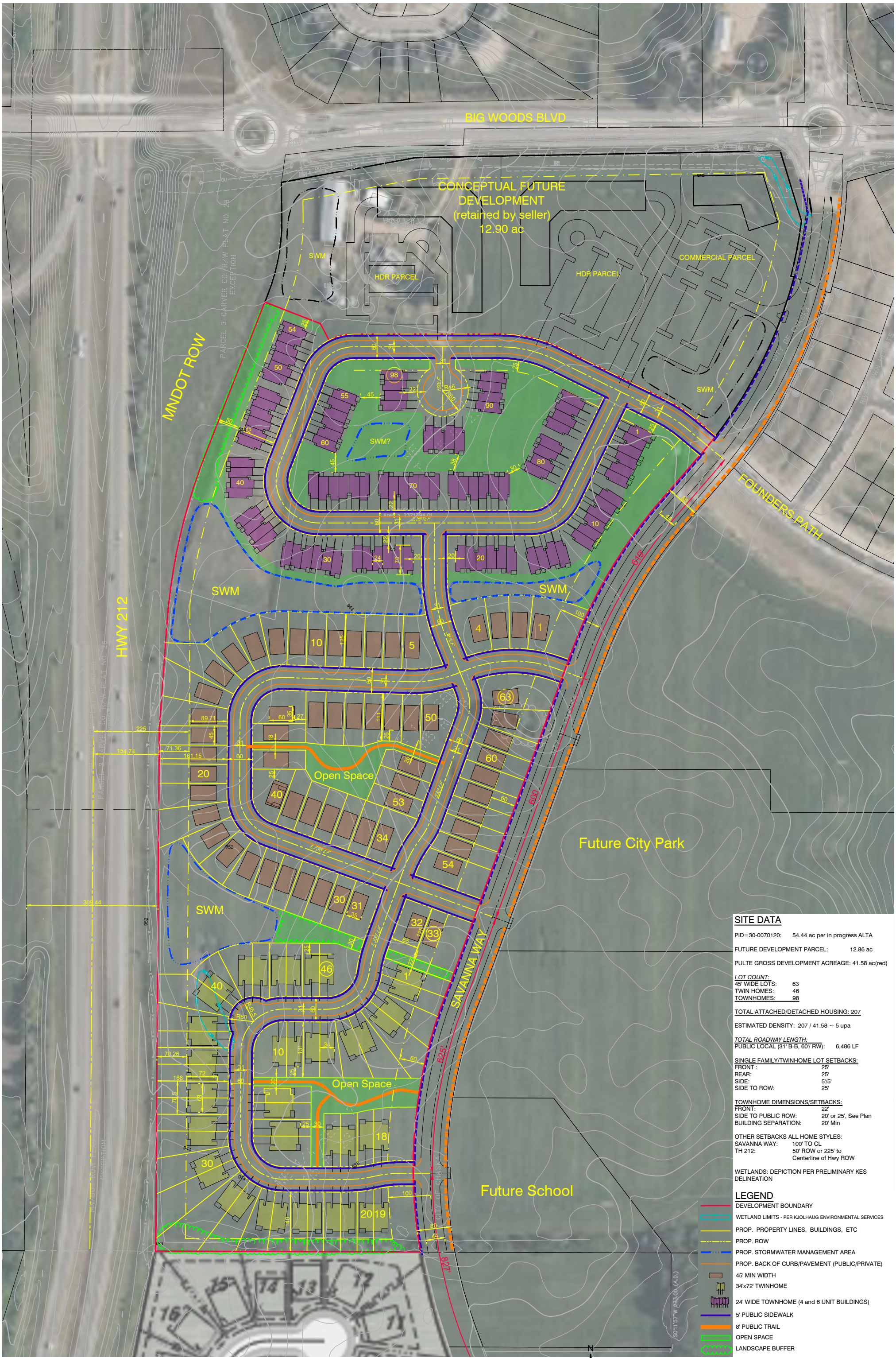
File Location: X:\4000830-001\001\30 Exhibits\Existing Conditions.dwg Plotted By: Ed Little on October 22, 2025 at 11:04:56 AM



HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA

Date: 12-30-25

File Location: X:\4000830-00\001\20 Concepts\Holasek Property - Concept H.dwg Plotted By: Mark Rausch on December 30, 2025 at 11:12:49 AM

HARVEST WEST
(BY OTHERS)

BIG WOODS BLVD

CONCEPTUAL FUTURE
DEVELOPMENT
(retained by seller)
12.90 ac

SWM

HDR PARCEL

HDR PARCEL

COMMERCIAL PARCEL

MNDOT ROW

HWY 212

SWM

SWM?

SWM

SWM

Open Space

Open Space

FOUNDERS PATH

SAVANNA WAY

FUTURE
CITY PARK

FUTURE
SCHOOL

HIGHPOINT VISTAS
(BY OTHERS)

MH 26
INV IN:929.77 (W)
INV IN:929.77 (S)
INV IN:929.77 (N)
INV OUT:929.77 (E)

STUB 3
INV:929.87 (S)

MH 25
INV IN:928.76 (W)
INV OUT:928.76 (SE)

MH 27
BUILD:14.90
RIM:946.00
INV IN:931.10 (SW)
INV OUT:931.10 (E)

MH 21
BUILD:8.43
RIM:936.00
INV IN:927.57 (NW)
INV IN:927.57 (SW)
INV OUT:927.57 (SE)

MH 30
INV OUT:930.46 (N)

MH 28
INV IN:932.53 (S)
INV OUT:932.53 (NE)

MH 29
BUILD:11.00
RIM:944.00
INV OUT:933.00 (N)
INV OUT:933.00 (SE)

MH 24
INV IN:932.53 (NW)
INV OUT:932.53 (E)

MH 23
INV IN:931.17 (W)
INV OUT:931.17 (E)

MH 22
BUILD:11.22
RIM:941.00
INV IN:929.78 (W)
INV OUT:929.78 (NE)

EX MH 1
BUILD:36.00
RIM:931.51
CORE INVERT AND
DROP MH NW
INV IN:895.51 (SW)
INV IN:921.50 (NW)

EX STUB 1
INV IN:895.64 (SW)
INV OUT:895.64 (NE)

MH 2
INV IN:897.04 (SW)
INV OUT:897.04 (NE)

MH 3
BUILD:37.41
RIM:936.00
DROP MH WEST
INV IN:916.78 (W)
INV IN:898.59 (S)
INV OUT:898.59 (NE)

STUB 2
INV:898.69 (N)

MH 4
INV IN:917.65 (W)
INV OUT:917.65 (E)

MH 5
BUILD:14.73
RIM:932.98
DROP MH WEST
INV IN:918.25 (S)
INV IN:922.95 (W)
INV OUT:918.25 (E)

MH 19
BUILD:12.28
RIM:944.00
INV IN:931.72 (SW)
INV OUT:931.72 (E)

MH 20
INV IN:932.17 (S)
INV OUT:932.17 (NE)

MH 18
INV IN:923.57 (W)
INV OUT:923.57 (E)

MH 6
INV IN:918.88 (SW)
INV OUT:918.88 (N)

MH 17
BUILD:12.00
RIM:945.00
INV OUT:933.00 (S)
INV OUT:933.00 (N)

MH 16
INV IN:932.52 (N)
INV OUT:932.52 (E)

MH 7
BUILD:13.30
RIM:934.17
DROP MH WEST
INV IN:920.88 (S)
INV IN:920.88 (E)
INV IN:924.04 (W)
INV OUT:920.88 (NE)

MH 15
BUILD:10.00
RIM:936.00
INV OUT:926.00 (W)

MH 10
BUILD:18.97
RIM:942.00
INV IN:923.03 (SW)
INV OUT:923.50 (E)

MH 8
INV IN:922.22 (SW)
INV OUT:922.22 (N)

MH 11
INV IN:923.50 (S)
INV OUT:923.50 (NE)

MH 9
INV IN:922.59 (W)
INV OUT:922.59 (NE)

MH 12
BUILD:19.24
RIM:944.00
INV IN:924.76 (SE)
INV OUT:924.76 (N)

MH 13
INV IN:925.23 (E)
INV OUT:925.23 (NW)

MH 14
BUILD:10.00
RIM:937.00
INV OUT:927.00 (W)

LEGEND:
8" SANITARY SEWER
8" WATERMAIN

N

1" = 0 50 100

Date: 2025-11-12
Drawn By: ELL
Scale: As shown

HOLASEK PROPERTY - CONCEPTUAL UTILITY PLAN

CHASKA, MINNESOTA

File Location: X:\4000830-00\001\40 Design\000 Source - Design\SAN.dwg Plotted By: Ed Little on November 12, 2025 at 7:55:27 AM

Pulte HOMES

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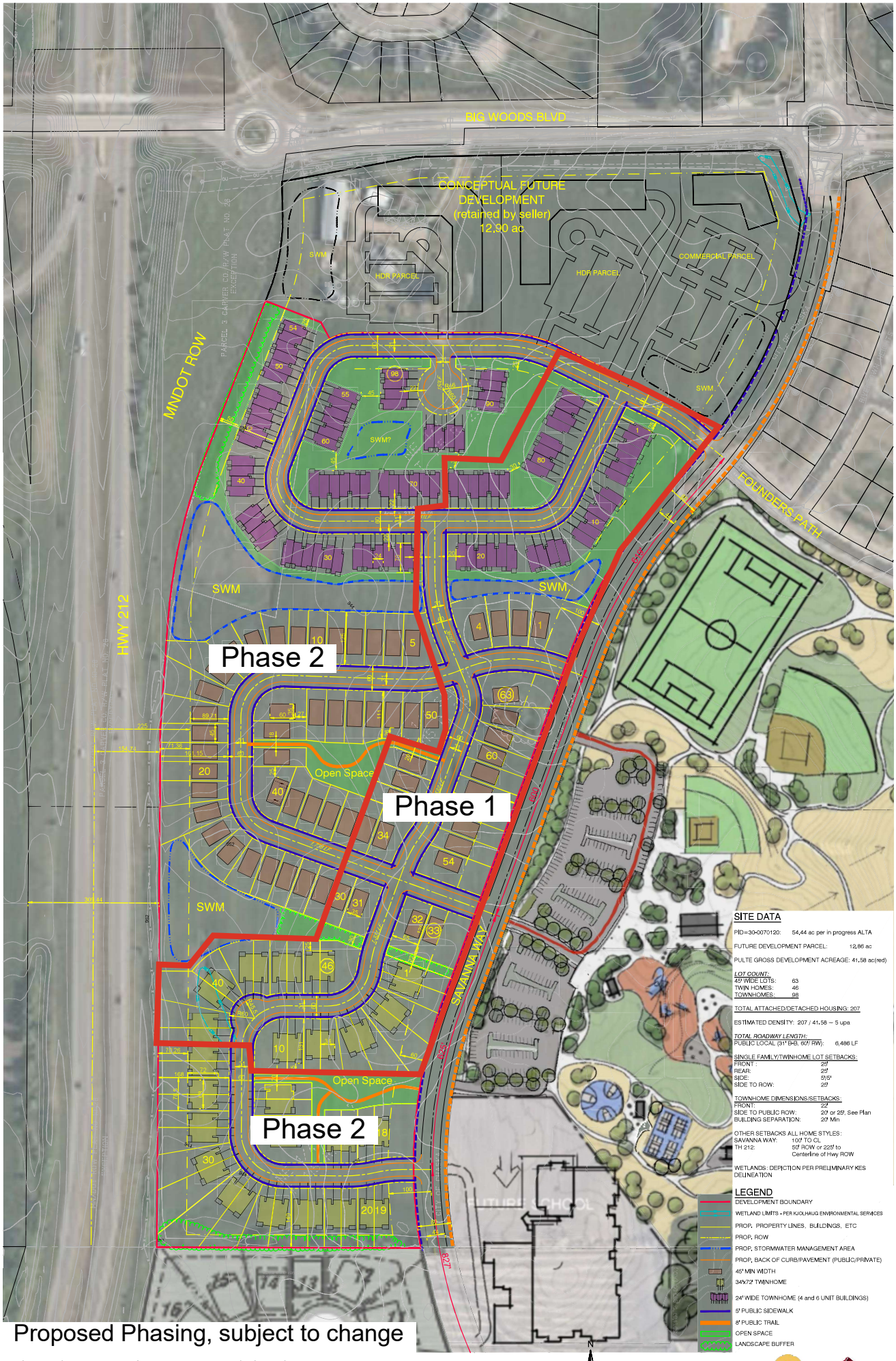


Proposed Phasing, subject to change

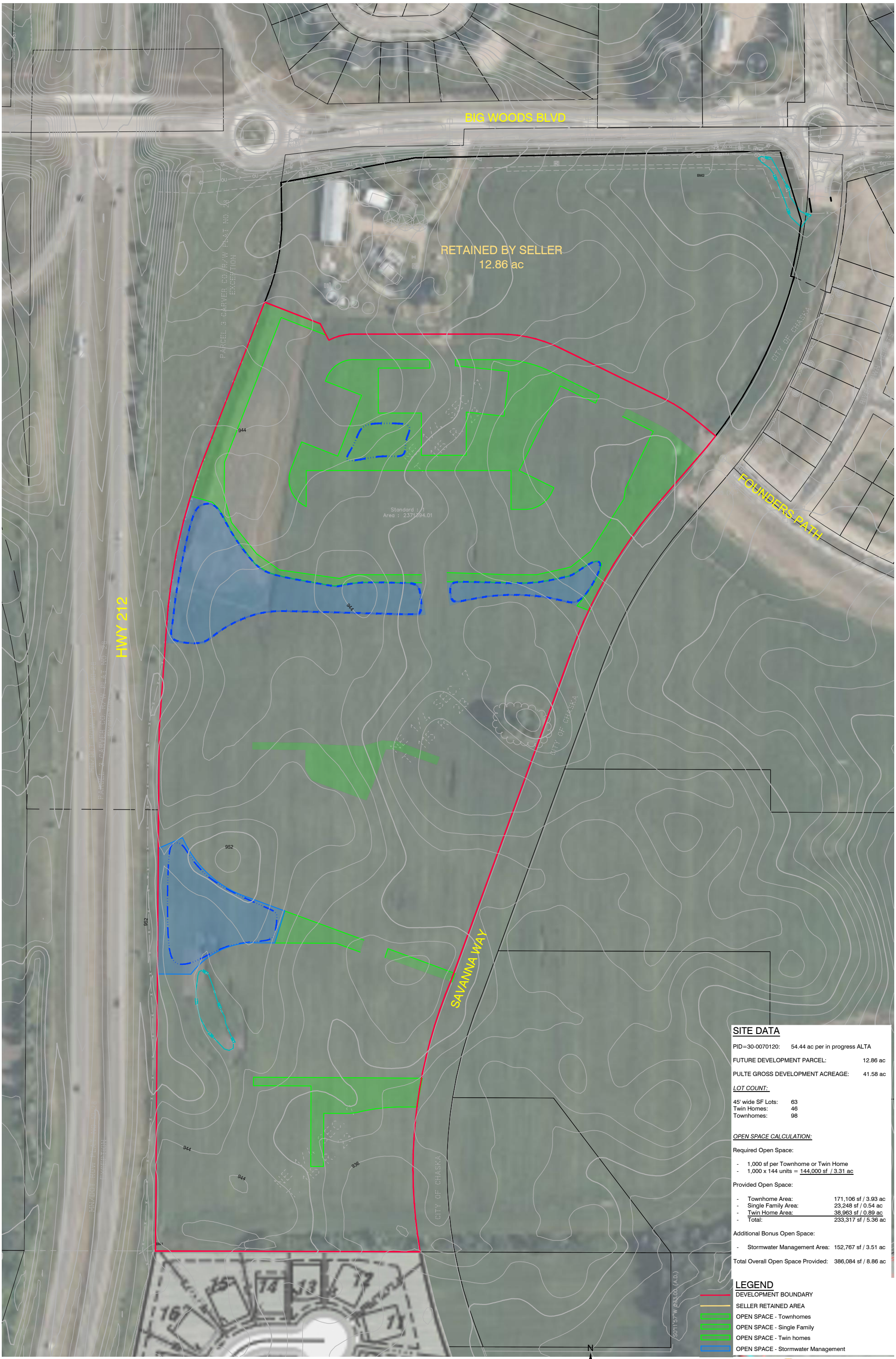
HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA

N

0 50 100

Date: 12-22-25
Drawn By: MPR



HOLASEK PROPERTY - OPEN SPACE

CHASKA, MINNESOTA

Date: 12-30-25

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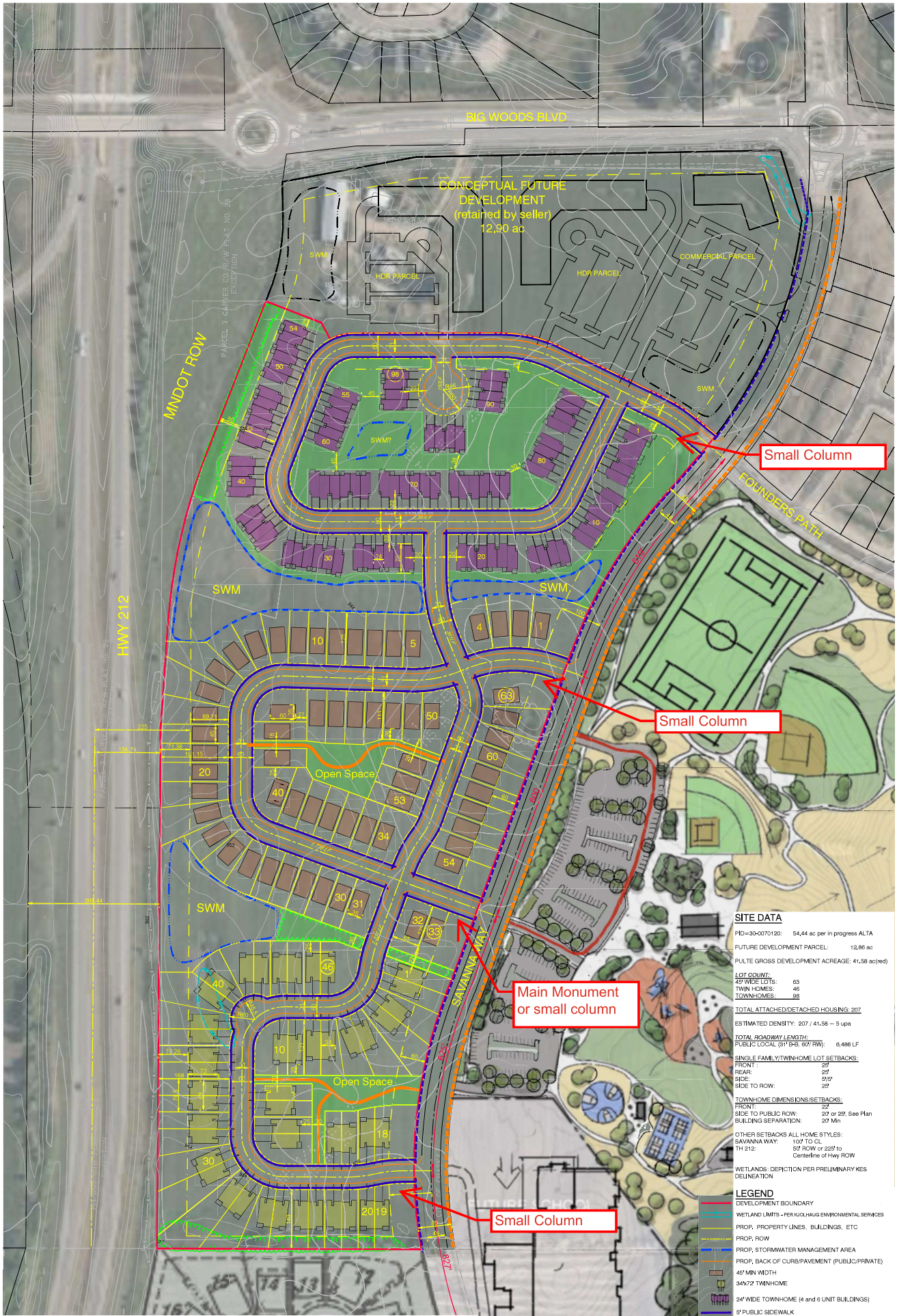


Potential Monument and Column Locations

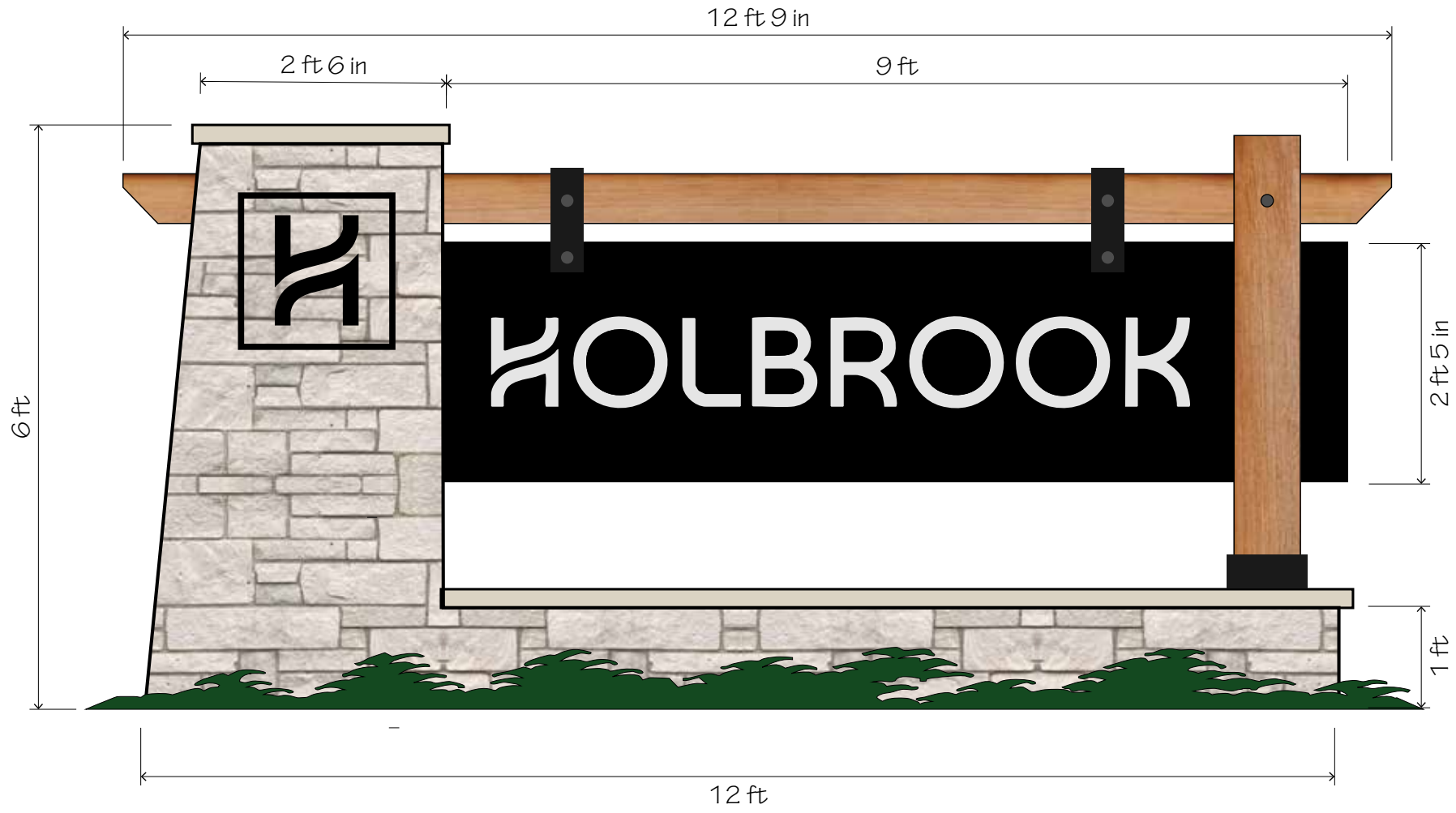
HOLASEK PROPERTY - CONCEPT PLAN

CHASKA, MINNESOTA

PROPOSED FINAL

EXAMPLE MONUMENTATION

**Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.*



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REVISED: _____ _____ _____

T# OF PROPOSAL: _____

SIGNED APPROVAL: _____

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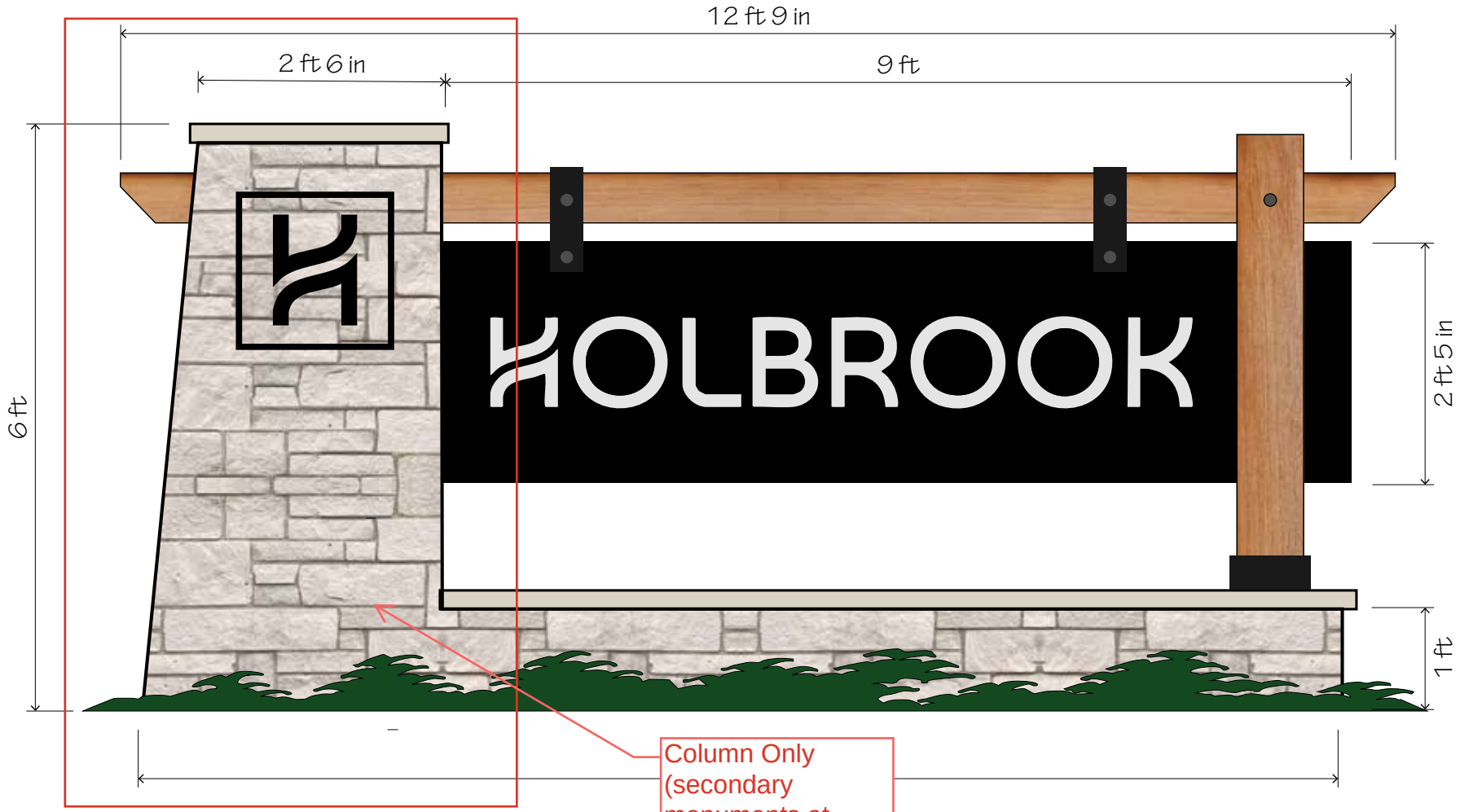
PROPOSED FINAL

EXAMPLE COLUMN

*Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.



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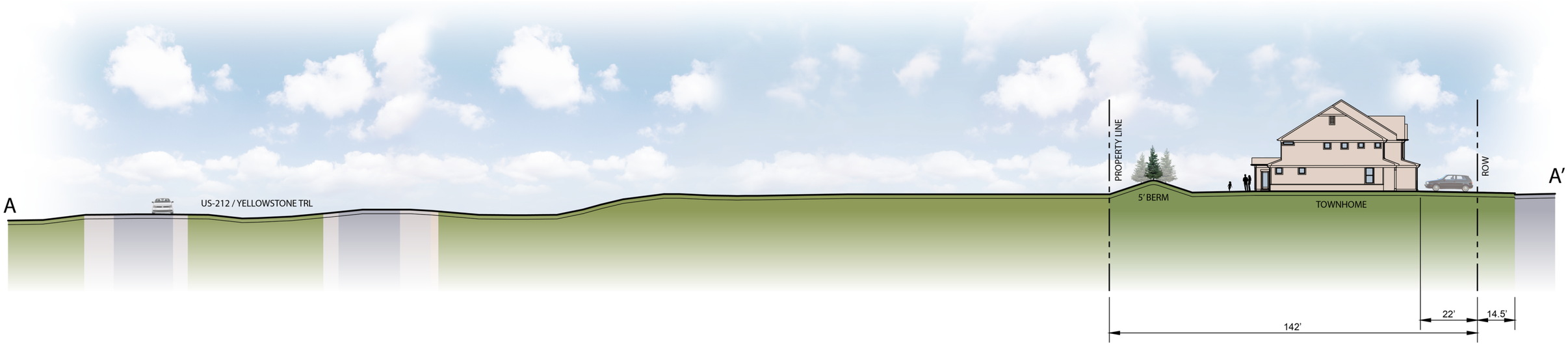
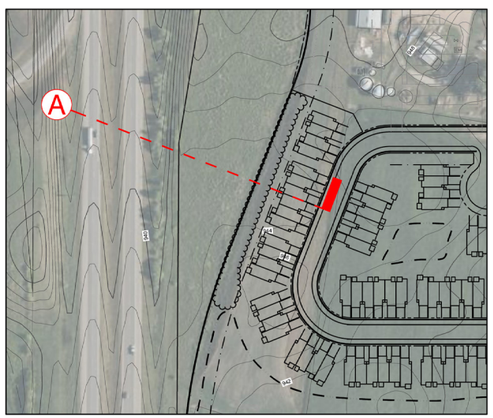


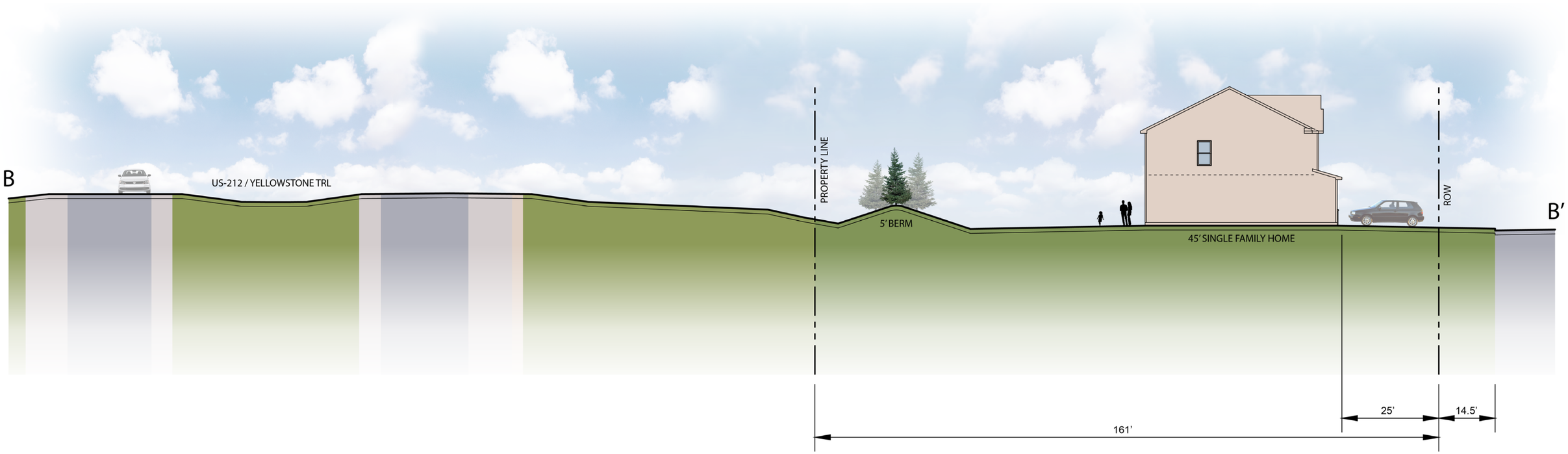


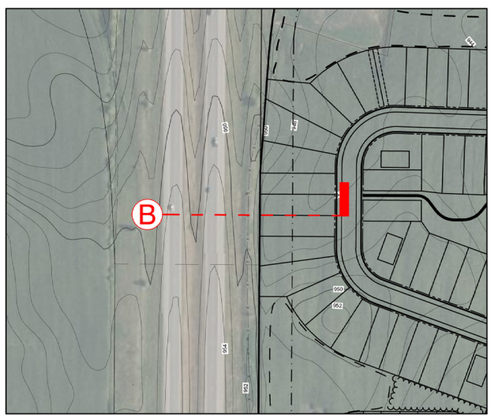
CONTEXT MAP

HOLASEK - SECTION A

CHASKA, MN

12-30-25





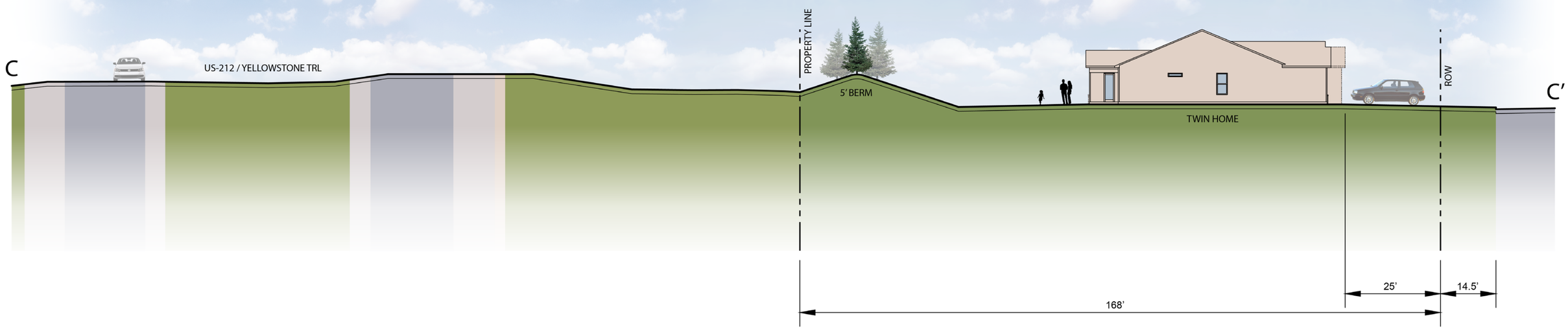
CONTEXT MAP

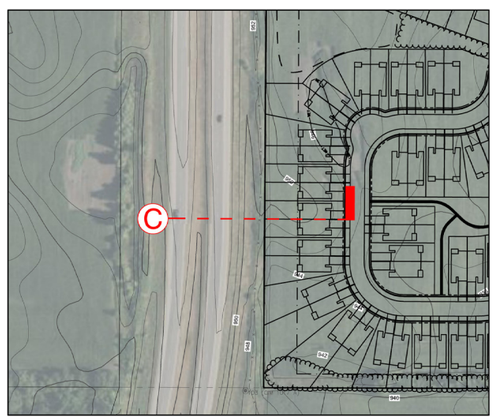
HOLASEK - SECTION B

CHASKA , MN

ALLIANT

12-30-25

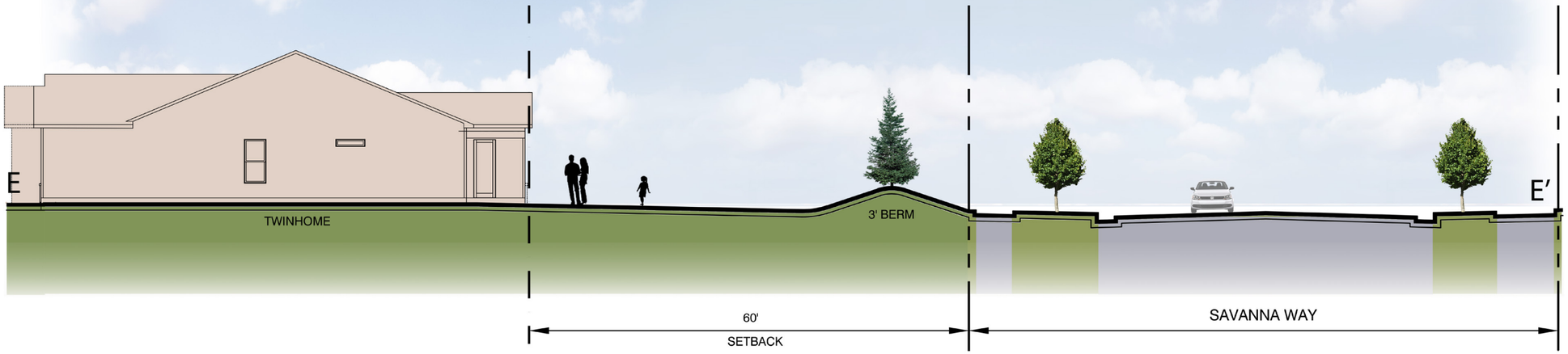


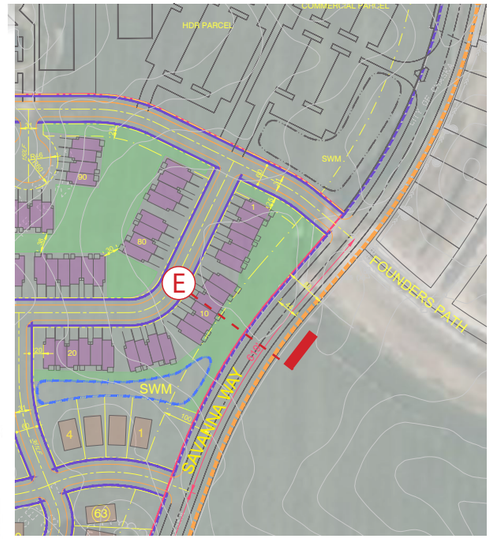


CONTEXT MAP

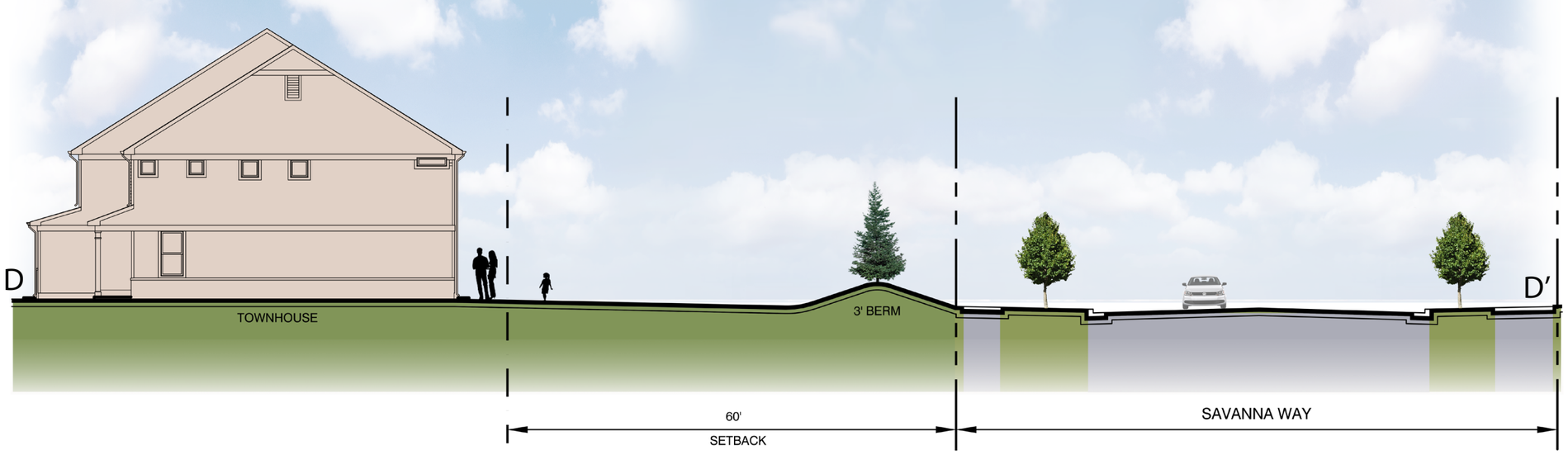
HOLASEK - SECTION C

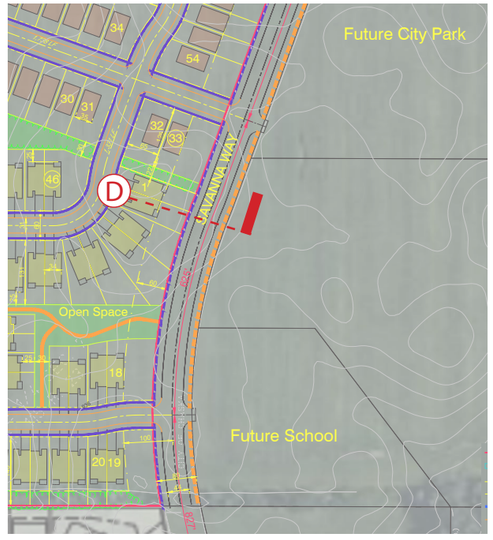
CHASKA , MN





SECTION E CONTEXT MAP





SECTION D CONTEXT MAP

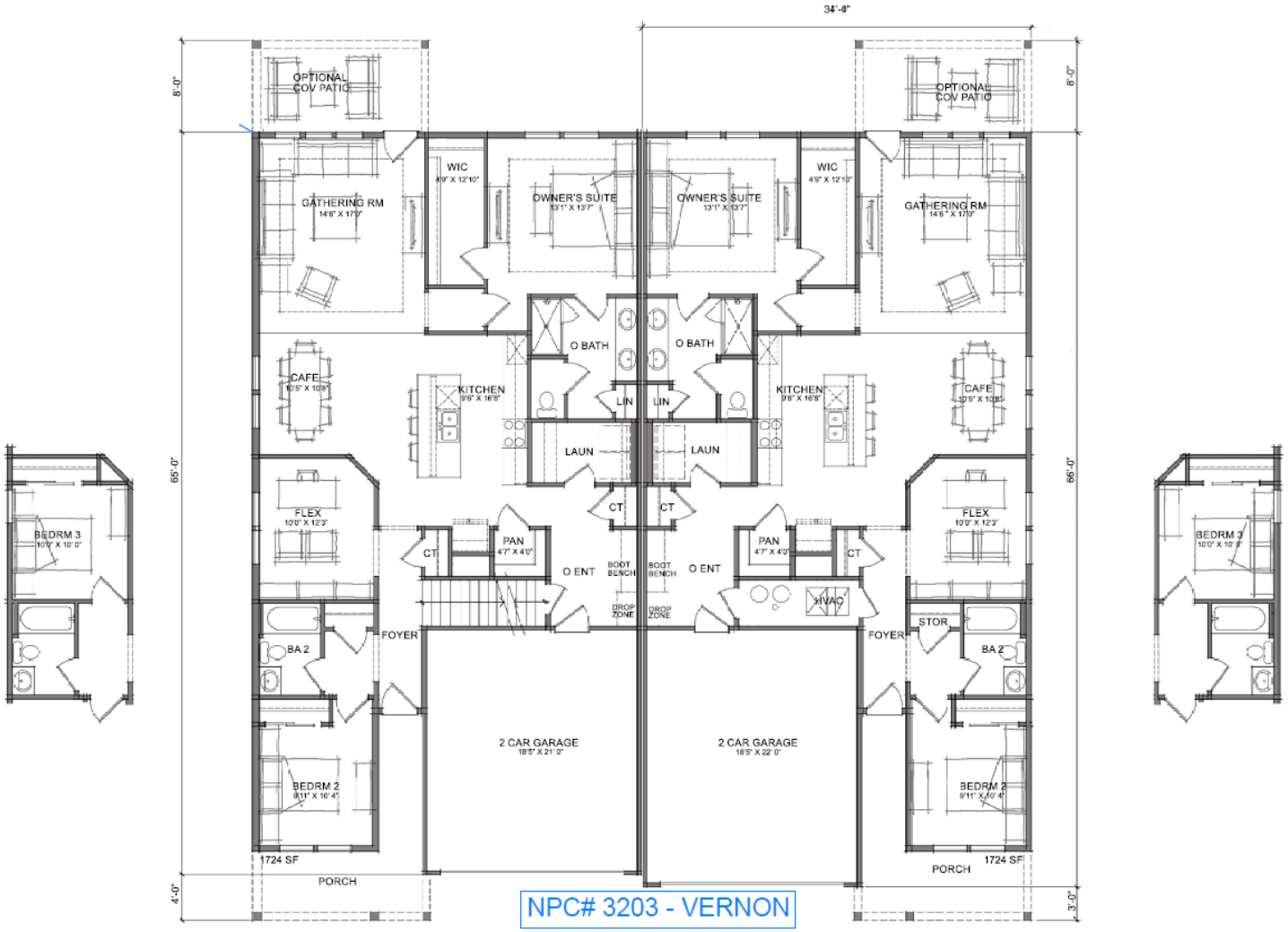
HOLASEK - SECTIONS D&E

CHASKA , MN

ALLIANT

12-30-25

Twin Homes



Subject to change based on market conditions

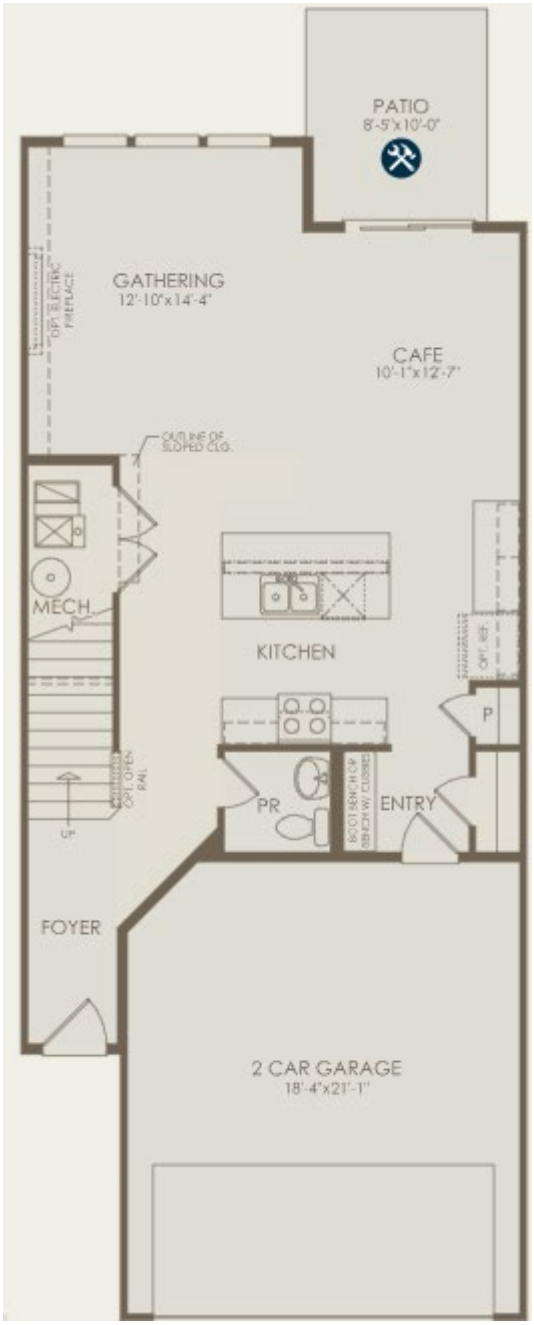
WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Townhomes

Subject to change based on market conditions

WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

Ashton

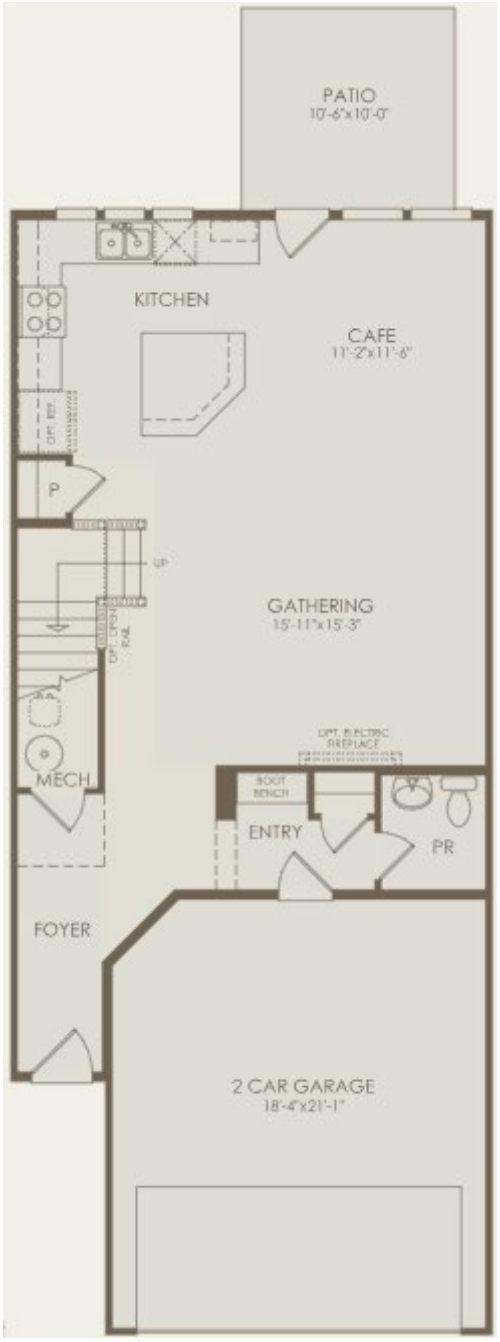


Floor 1

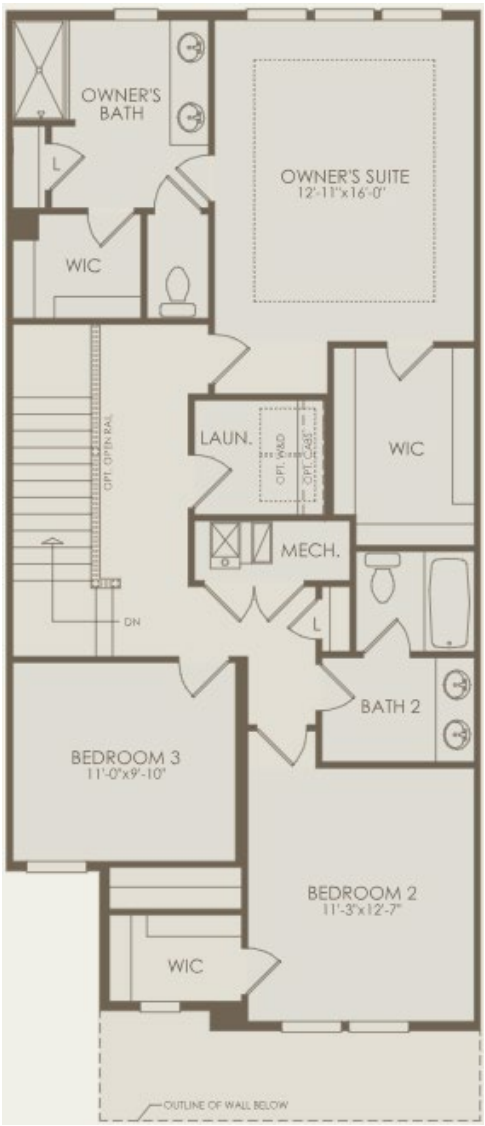
Floor 2

Subject to change based on market conditions

Duncan



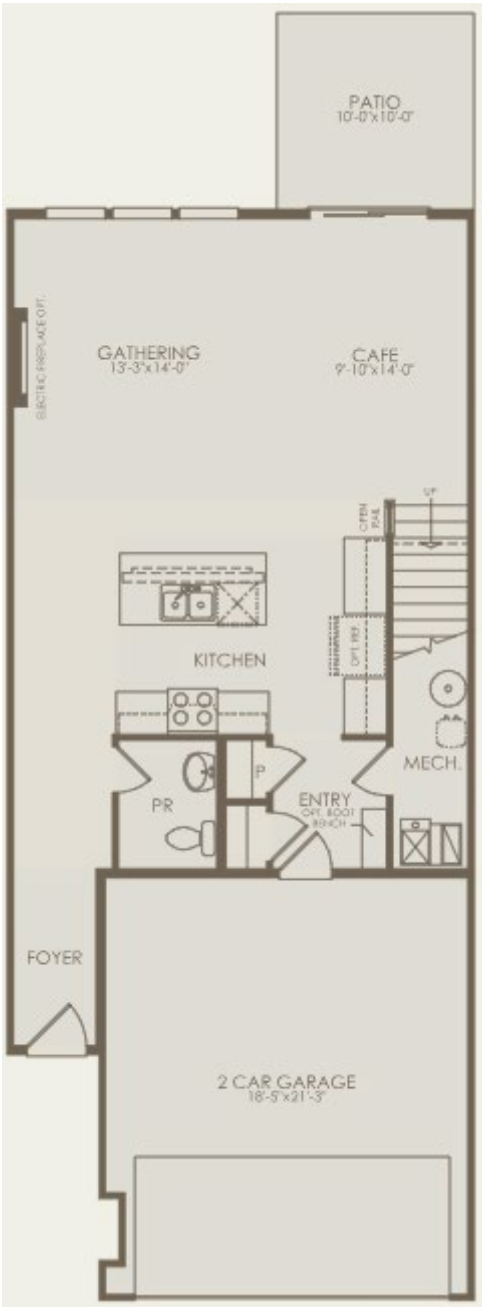
Floor 1



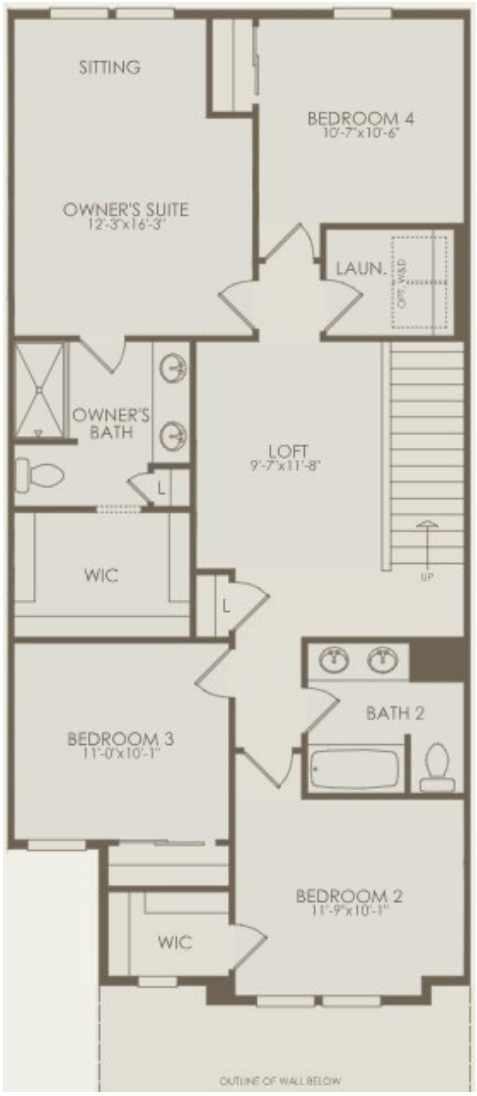
Floor 2

Subject to change based on market conditions

Hadley



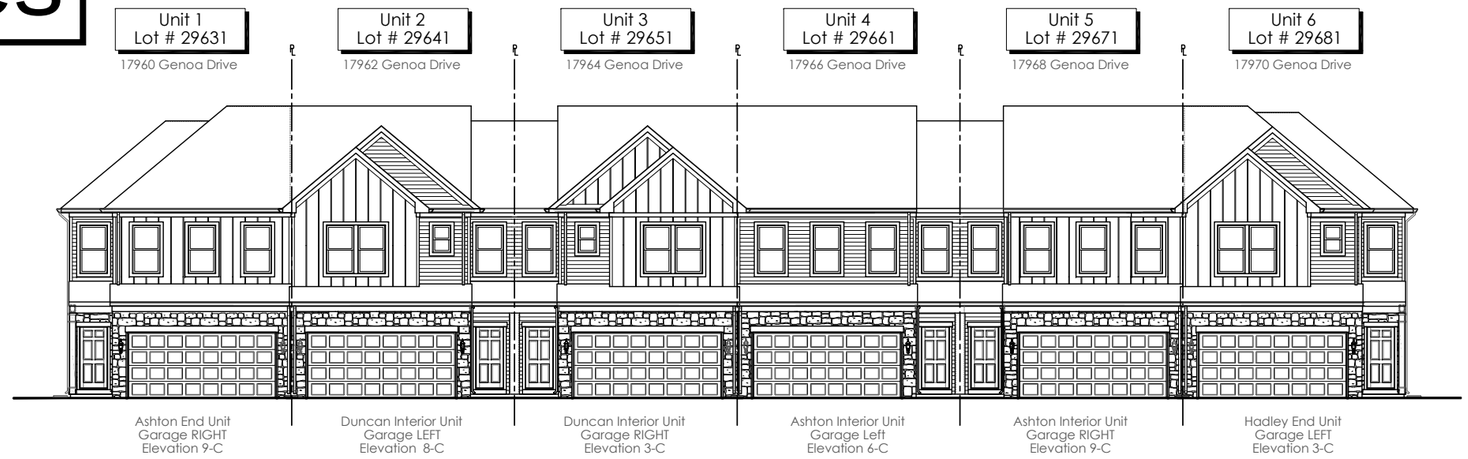
Floor 1



Floor 2

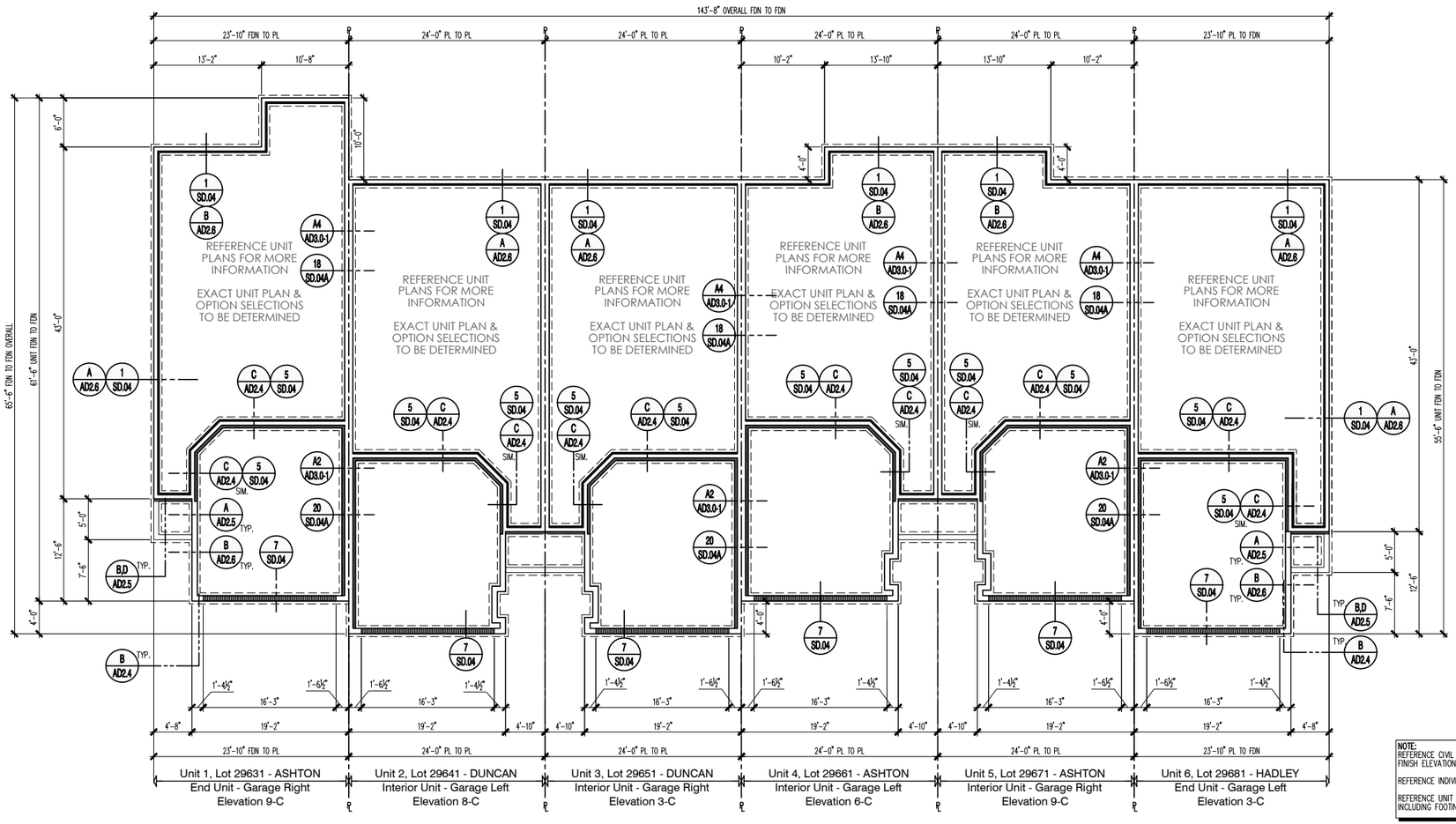
Subject to change based on market conditions

Townhomes



FRONT ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - SIX (6) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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Minnesota Division
1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

FRONT ELEVATION & SLAB FOUNDATION PLAN
BUILDING 29

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
06/05/2024
CURRENT RELEASE DATE:
04/04/2025

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

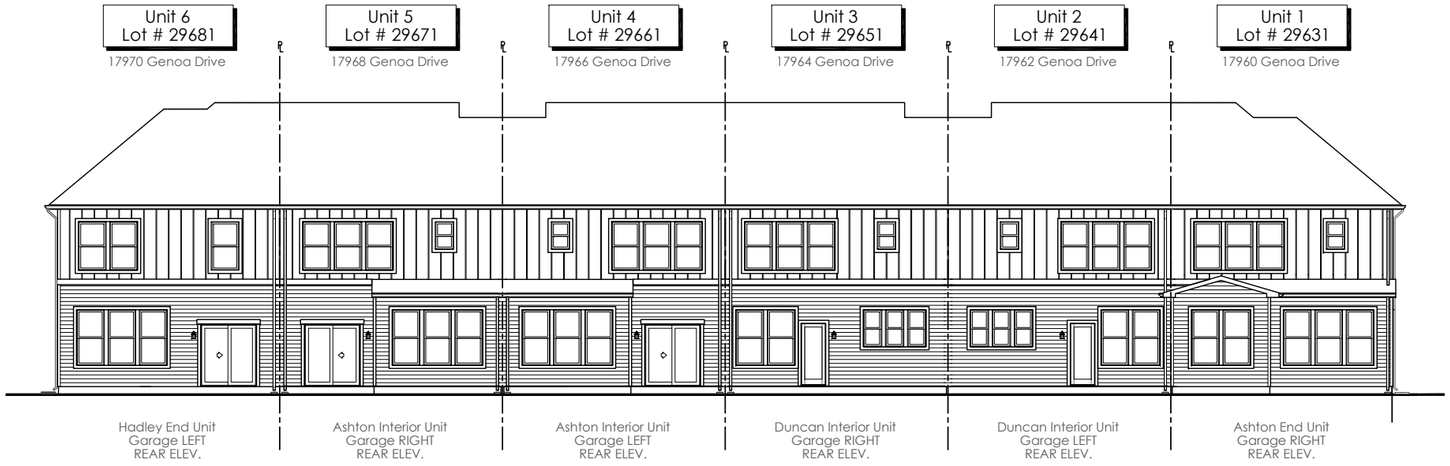
PLAN NAME

NPC PLAN NUMBER
2467, 2837, 3136

SHEET
CP
1.0

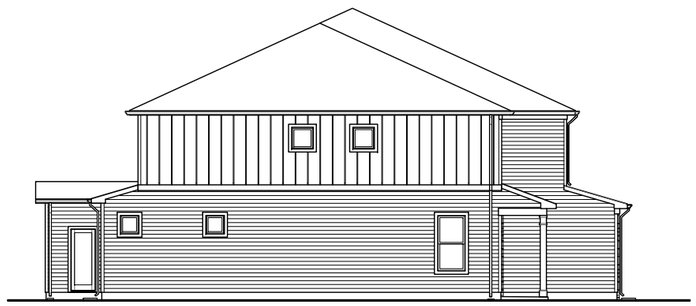
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 3, 2025 / Rajeev Kumar / MN-CORDELIA II-6-UNIT BLDG-SLAB-B29.DWG



REAR ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"



Ashton
Elevation 9-C
LEFT END UNIT ELEVATION

LEFT SIDE ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"

Hadley
Elevation 3-C
RIGHT END UNIT ELEVATION

RIGHT SIDE ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"

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Minnesota Division
1650 W 82nd Street, Suite 300
Bloomington, Minnesota 55341

PulteGroup

REAR & SIDE ELEVATIONS
BUILDING 29

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
06/05/2024
CURRENT RELEASE DATE:
04/04/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLAN NAME

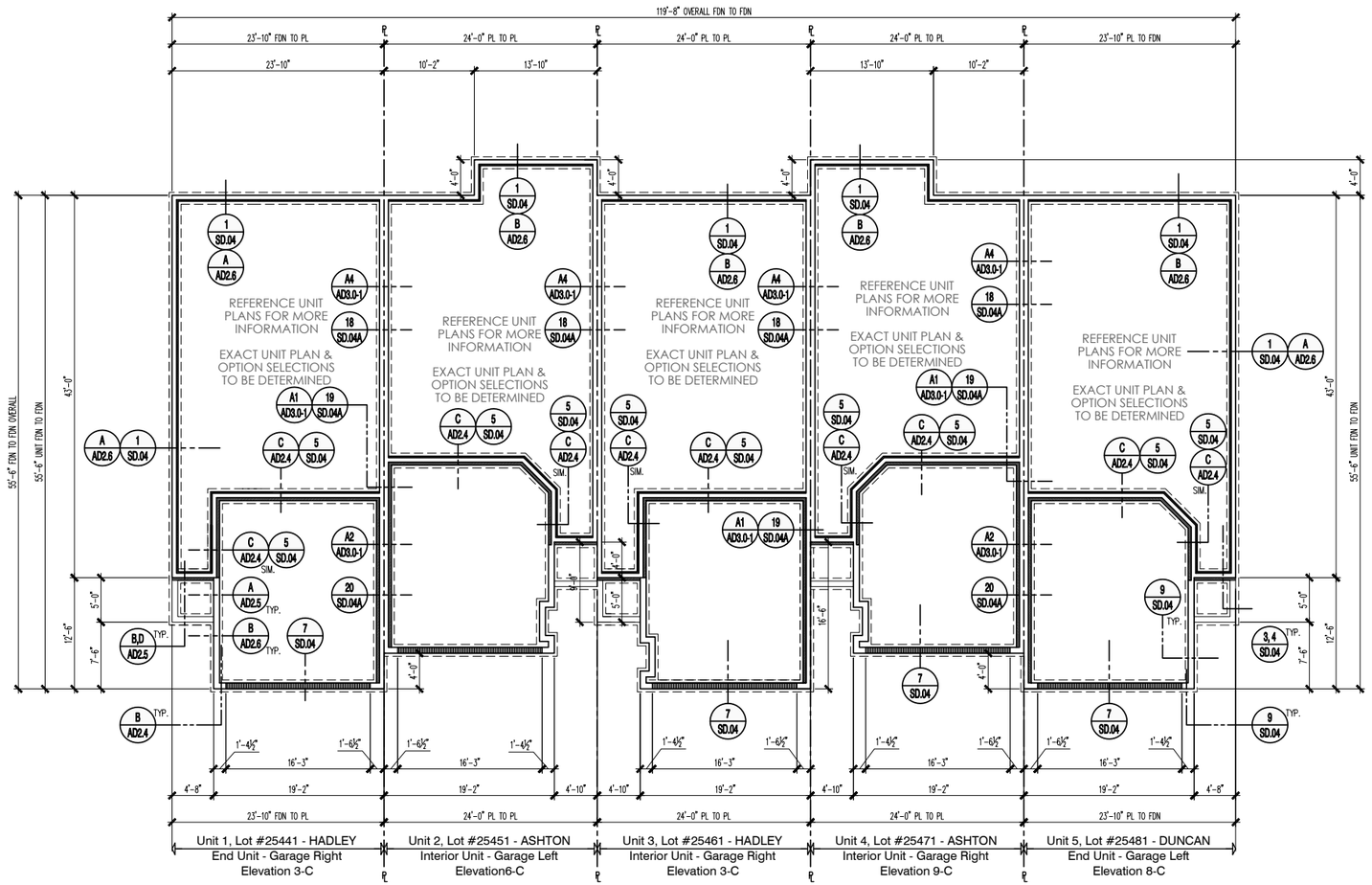
NPC PLAN NUMBER
2467, 2837, 3136

SHEET
CP
3.0

PLOTTED: April 3, 2025 / Rajeev Kumar / MN-CORDELIA II-6-UNIT BLDG-SLAB-B29.DWG

FRONT ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - FIVE (5) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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PulteGroup

FRONT ELEVATION & SLAB FOUNDATION PLAN
Building 25

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
08-26-2024

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

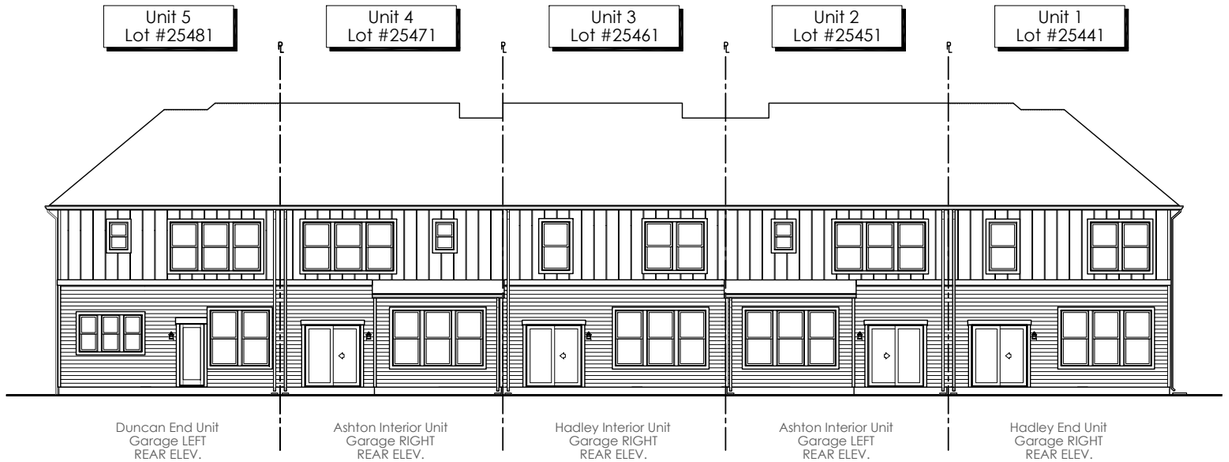
PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
1.0

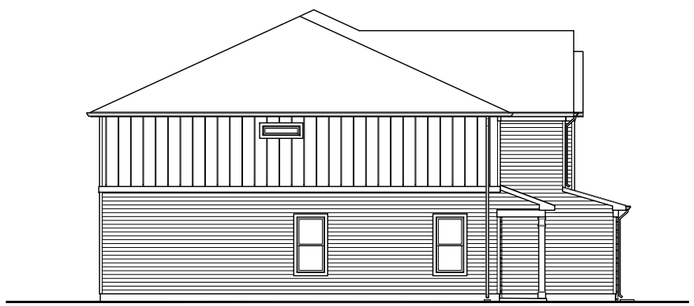
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: November 25, 2024 / James Lazo / MN-CORDELIA-5-UNIT BLDG-SLAB.DWG



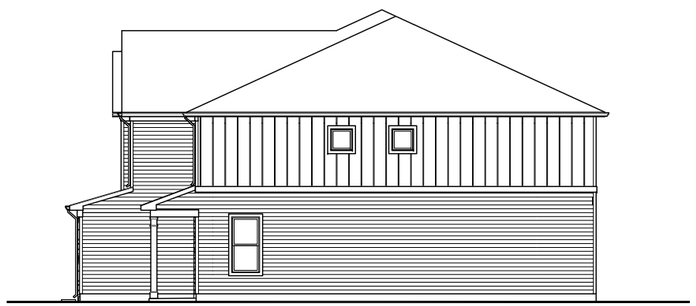
REAR ELEVATION - SIX (6) UNIT BUILDING

1/8"=1'-0"



LEFT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



RIGHT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"

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Bloomington, Minnesota 55341

PulteGroup

REAR & SIDE ELEVATIONS
Building 25

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
08-26-2024

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

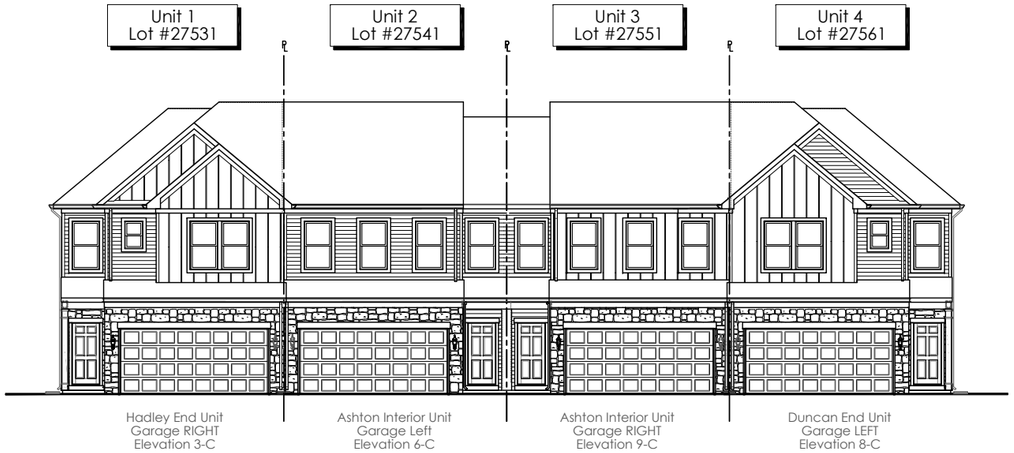
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

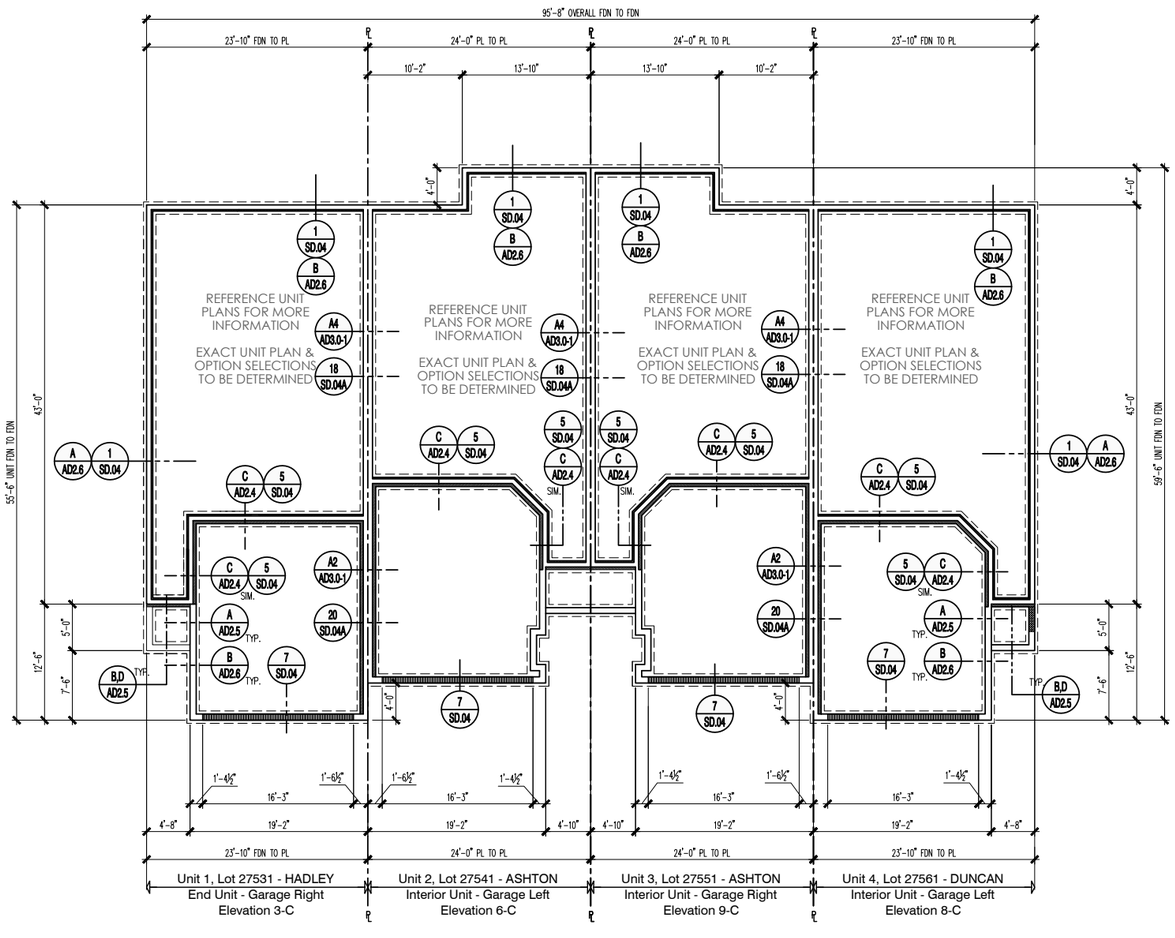
SHEET
CP
3.0

PLOTTED: November 25, 2024 / James Lazo / MN-CORDELIA-5-UNIT BLDG-SLAB.DWG



FRONT ELEVATION - FOUR (4) UNIT BUILDING

1/8"=1'-0"



SLAB FOUNDATION PLAN - FOUR(4) UNIT BUILDING

1/8"=1'-0"

NOTE:
PROVIDE 1-HR. RATED CONSTRUCTION AT EXTERIOR WALLS WITHIN 5 FT. OF PROPERTY LINE, REFER TO DETAIL

NOTE:
REFERENCE CIVIL PLANS & LATEST PLOT PLAN FOR EACH UNIT PLAN FINISH ELEVATIONS ALONG WITH VERTICAL & HORIZONTAL OFFSETS.

REFERENCE INDIVIDUAL UNIT ARCHITECTURAL PLANS FOR MORE INFORMATION.

REFERENCE UNIT STRUCTURAL PLANS FOR ADDITIONAL INFORMATION INCLUDING FOOTING SIZES, CONCRETE REINFORCEMENT, DETAILS & NOTES.

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PulteGroup

FRONT ELEVATION & SLAB FOUNDATION PLAN
Building 27

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
02/14/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

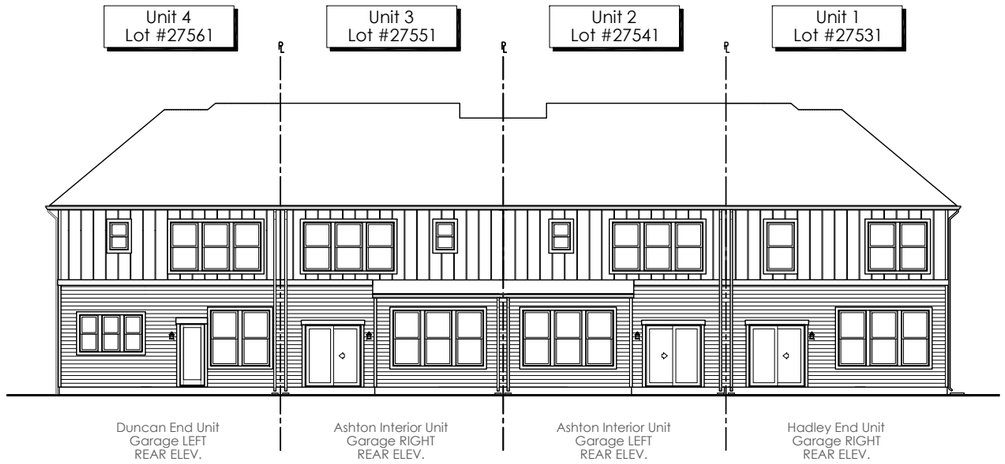
PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
1.0

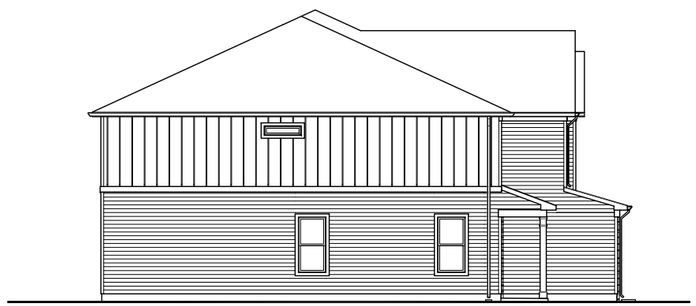
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 4, 2025 / Prem Kumar / MN-CORDELIA-4-UNIT BLDG-SLAB.DWG



REAR ELEVATION - SIX (6) UNIT BUILDING

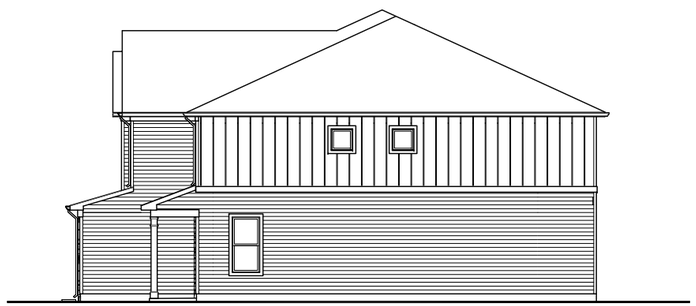
1/8"=1'-0"



Hadley
Elevation 3-C
LEFT END UNIT ELEVATION

LEFT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"



Duncan
Elevation 8-C
RIGHT END UNIT ELEVATION

RIGHT SIDE ELEVATION - FIVE (5) UNIT BUILDING

1/8"=1'-0"

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REAR & SIDE ELEVATIONS
Building 27

PRODUCTION MANAGER
JL
INITIAL RELEASE DATE:
01-10-2024
CURRENT RELEASE DATE:
02/14/2025

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

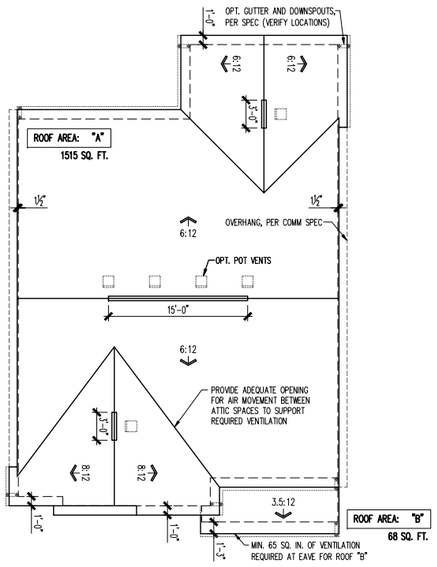
PLAN NAME

NPC PLAN NUMBER
2467, 2819 & 2837

SHEET
CP
3.0

PLOTTED: February 4, 2025 / Prem Kumar / MN-CORDELIA-4-UNIT BLDG-SLAB.DWG

Single Family Homes



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - FH201

SCALE: 1/4" = 1'-0"

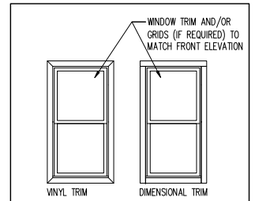
ATTIC VENT SCHEDULE

FH201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	-
ATTIC AREA (SF)	1515			
TOTAL NET FREE VENTED AREA REQ.	727 IN^2			
LOW - REQUIRED (*)	364 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	364 IN^2 13 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	370 IN^2 37 LINEAR FEET			
HIGH - REQUIRED (*)	364 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	378 IN^2 21 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

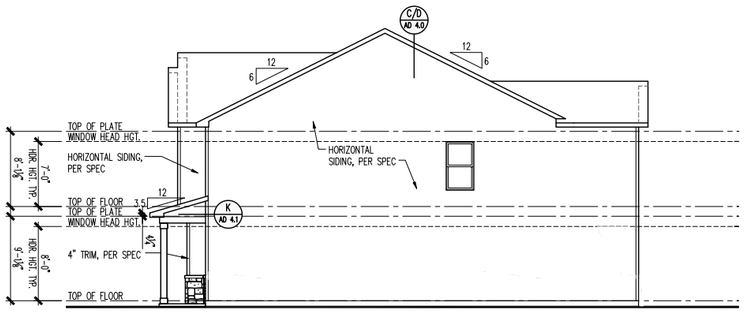
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



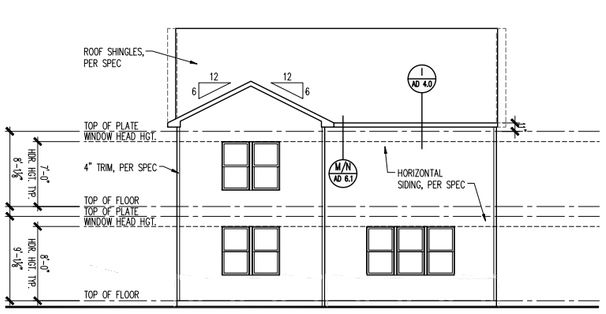
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



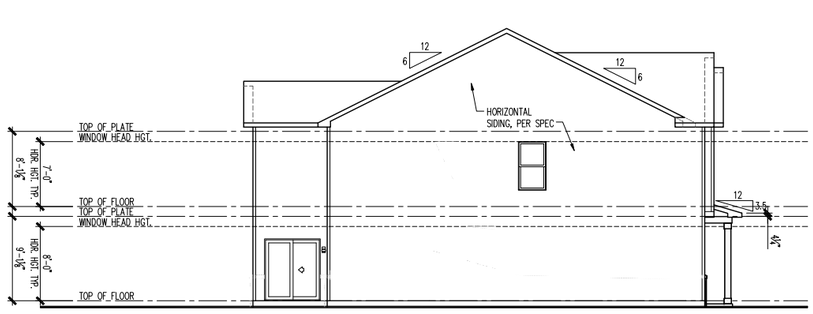
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
12/20/2024
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	03/28/2025 PCR REVISIONS

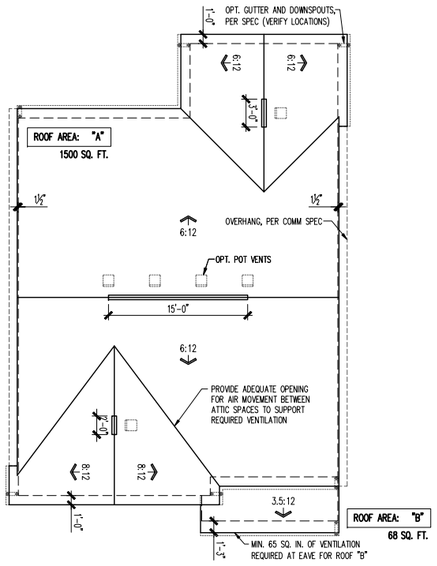
GARAGE HANDING
LEFT

PLAN NAME
QUINCY
NPC PLAN NUMBER
3163.300
LAWSON PLAN ID
31631

SHEET
A3-FH201
2FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 20, 2025 / Tiffany Yost / A3-FH201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - HR201

SCALE: 1/4" = 1'-0"

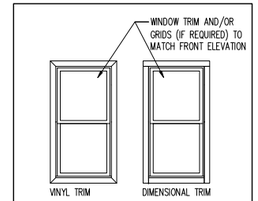
ATTIC VENT SCHEDULE

HR201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	-
ATTIC AREA (SF)	1500			
TOTAL NET FREE VENTED AREA REQ.	720 IN^2			
LOW - REQUIRED (*)	360 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	364 IN^2 13 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	360 IN^2 36 LINEAR FEET			
HIGH - REQUIRED (*)	360 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	360 IN^2 20 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

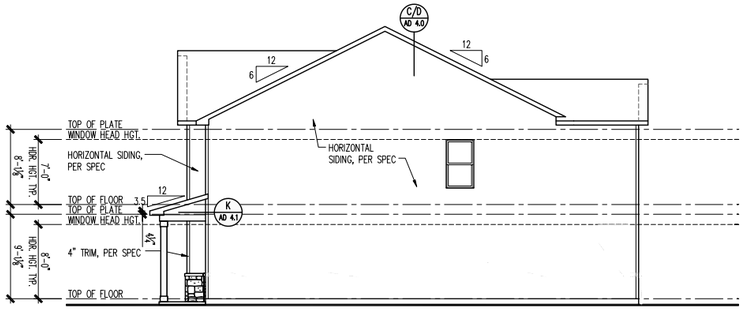
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



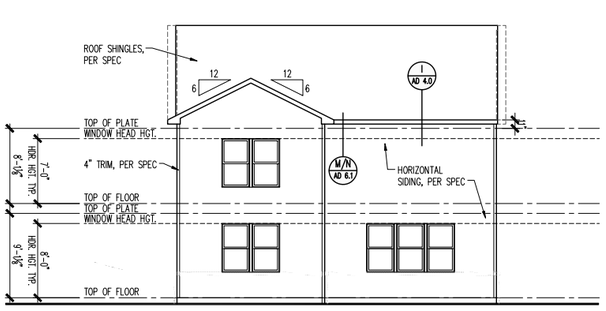
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



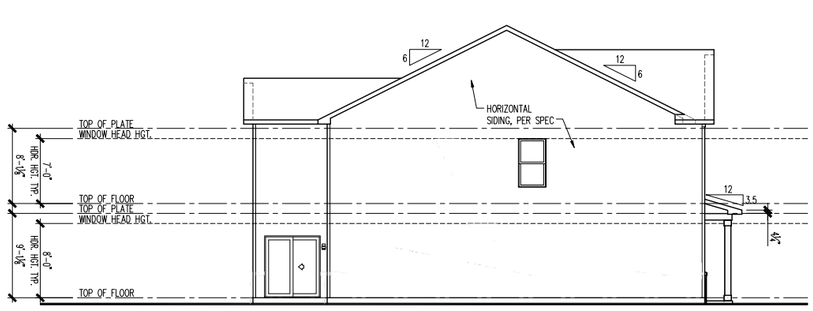
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Heartland 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
12/20/2024
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	03/28/2025 PCR REVISIONS

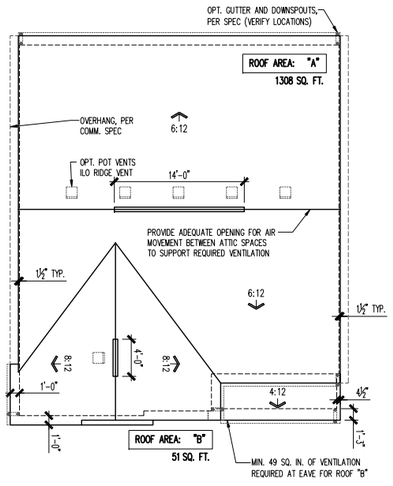
GARAGE HANDING
LEFT

PLAN NAME
QUINCY
NPC PLAN NUMBER
3163.300
LAWSON PLAN ID
31631

SHEET
A3-HR201
2FS.1

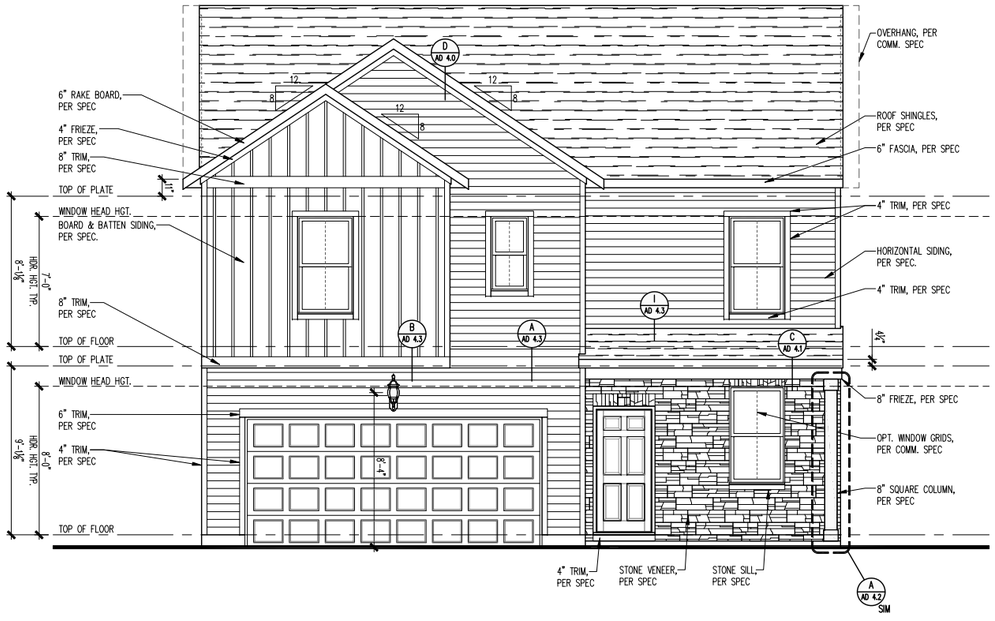
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 20, 2025 / Tiffany Yost / A3-HR201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

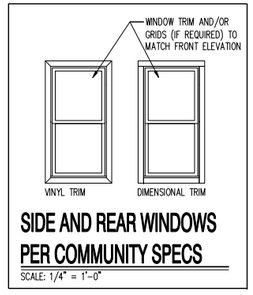
SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**	**ROOF AREA 'C'**	-
ATTIC AREA (SF)	1308			
TOTAL NET FREE VENTED AREA REQ.	628 IN^2			
LOW - REQUIRED (*)	314 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET			
HIGH - REQUIRED (*)	314 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 EAVE VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

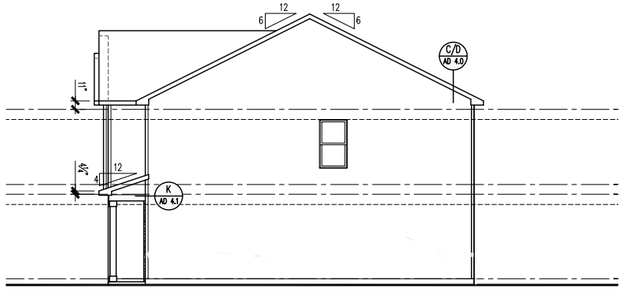
** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



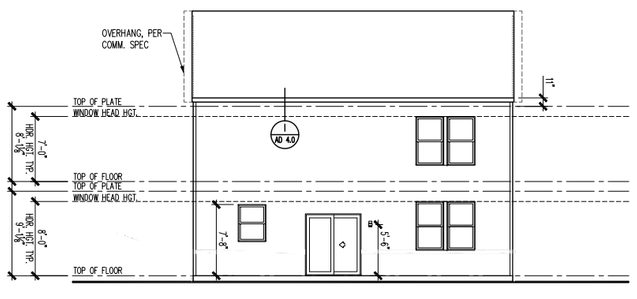
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



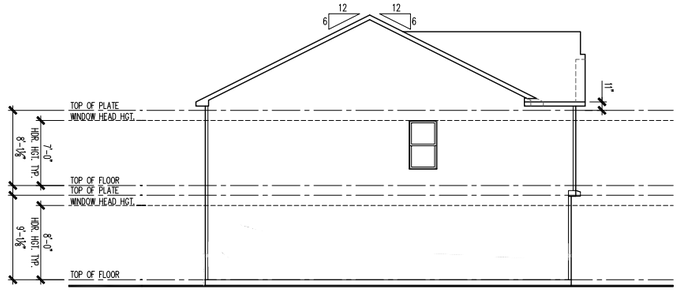
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

PLOTTED: March 21, 2025 / Dave Sheridan / A3-FH201 2FS1.DWG

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

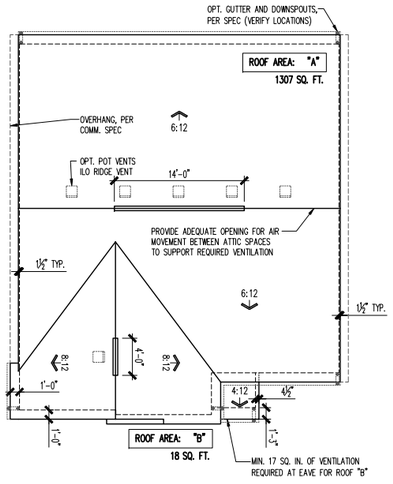
PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
1	08/09/2024 PLAN REVISIONS
2	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LOWRY
NPC PLAN NUMBER
2775.300
LAWSON PLAN ID
51012

SHEET
A3-FH201
2FS.1



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE

HR201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'	ROOF AREA 'C'	-
ATTIC AREA (SF)	1307			
TOTAL NET FREE VENTED AREA REQ.	627 IN^2			
LOW - REQUIRED (*)	314 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	336 IN^2 12 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	320 IN^2 32 LINEAR FEET			
HIGH - REQUIRED (*)	314 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	366 IN^2 6 EAVE VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	324 IN^2 18 LINEAR FEET			

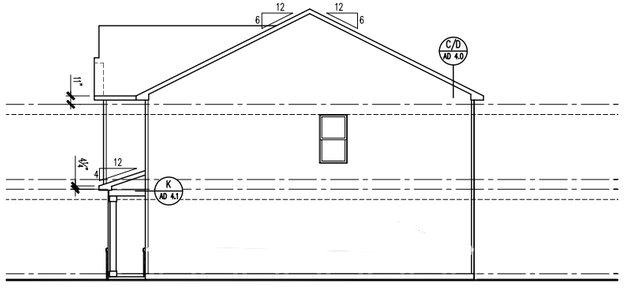
* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT

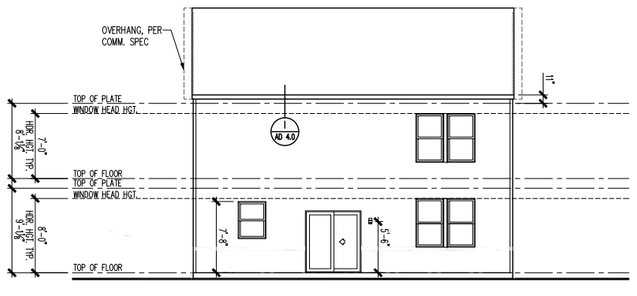
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



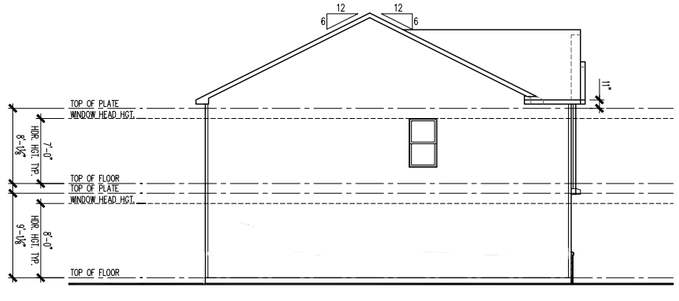
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
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Schaumburg, Illinois 60173

PULTE GROUP

Heartland 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

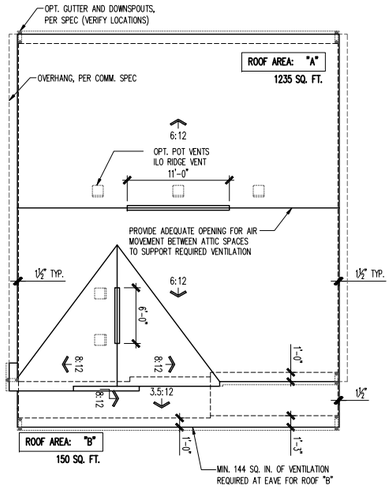
REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
LOWRY
NPC PLAN NUMBER
2775.300
LAWSON PLAN ID
51012

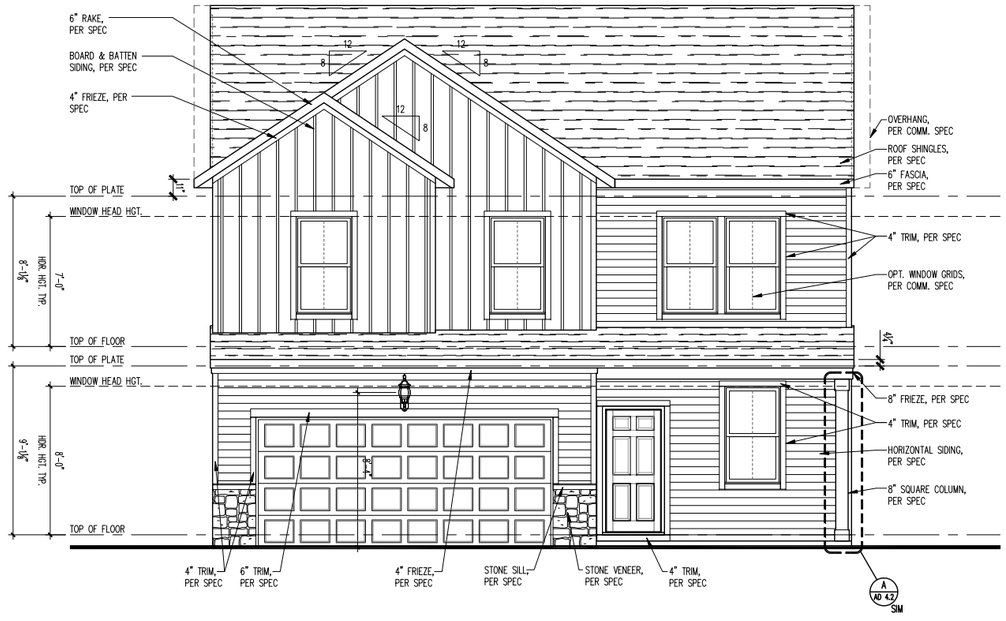
SHEET
A3-HR201
2FS.1

PLOTTED: March 21, 2025 / Dave Sheridan / A3-HR201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	-	-	-
ATTIC AREA (SF)	1235			
TOTAL NET FREE VENTED AREA REQ.	593 IN^2			
LOW - REQUIRED (*)	296 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	308 IN^2 11 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	300 IN^2 30 LINEAR FEET			
HIGH - REQUIRED (*)	296 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	305 IN^2 5 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	306 IN^2 17 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

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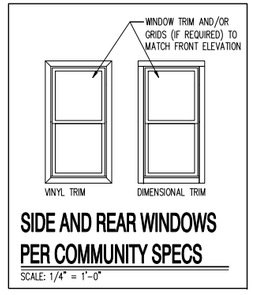
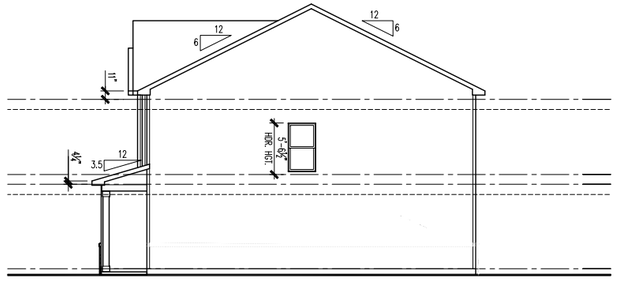
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT



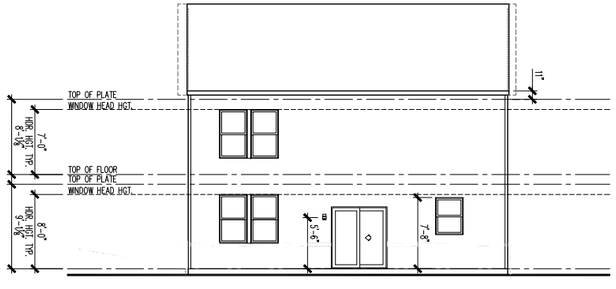
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



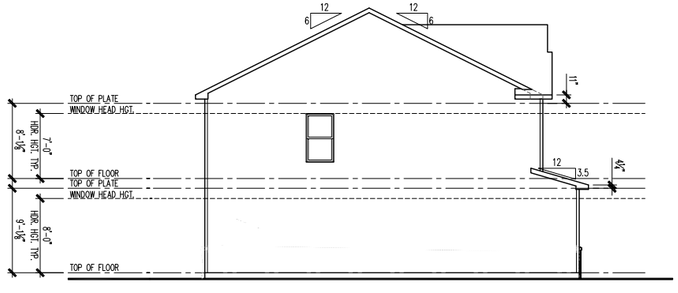
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173

PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE: 07/15/2022
CURRENT RELEASE DATE: 08/09/2024

REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

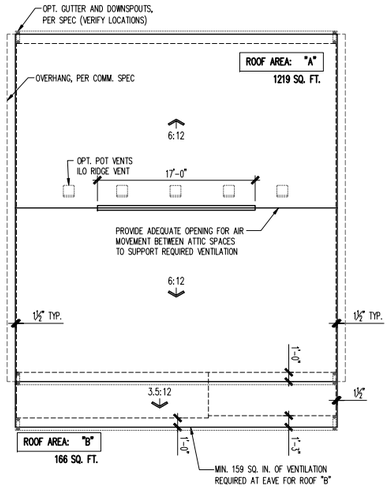
GARAGE HANDING
GARAGE LEFT

PLAN NAME
DAYTON
MFG. PLAN NUMBER
2774.300
LAWSON PLAN ID
51011

SHEET
A3-FH201
2FS.1

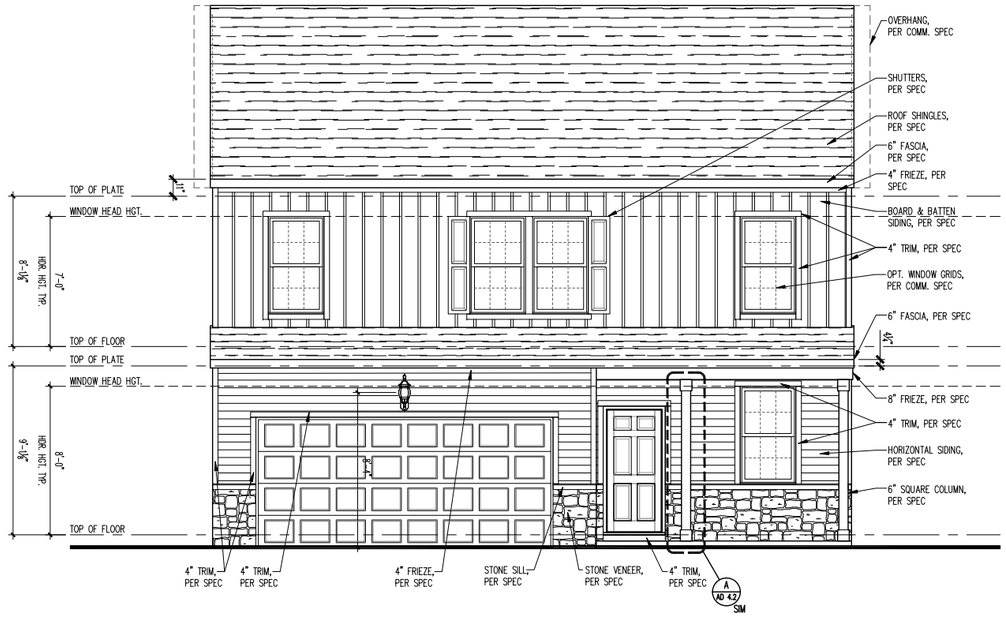
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 19, 2025 / Annie Lee / A3-FH201 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE

HR103 2-CAR FRONT ENTRY	ROOF AREA 'A'	-	-	-
ATTIC AREA (SF)	1219			
TOTAL NET FREE VENTED AREA REQ.	585 IN^2			
LOW - REQUIRED (*)	293 IN^2			
LOW - ACTUAL w/ EAVE VENTS (**)	308 IN^2 11 EAVE VENTS			
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	300 IN^2 30 LINEAR FEET			
HIGH - REQUIRED (*)	293 IN^2			
HIGH - ACTUAL w/ POT VENTS (***)	305 IN^2 5 VENTS			
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	306 IN^2 17 LINEAR FEET			

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

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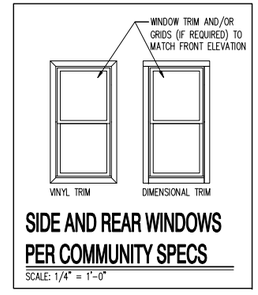
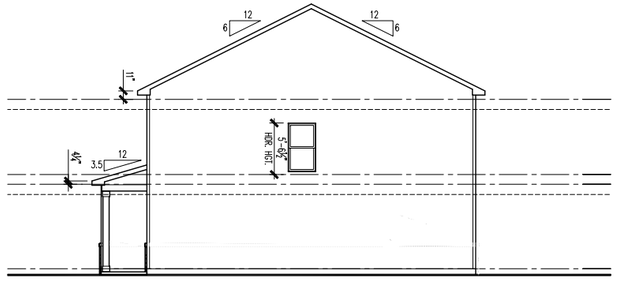


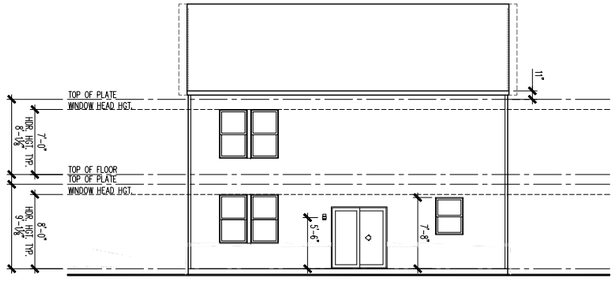
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



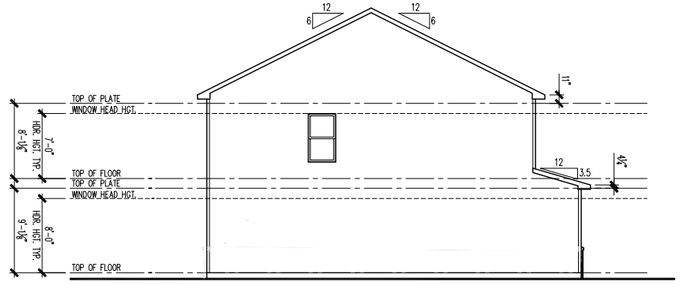
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173

PULTE GROUP

Heartland 103
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
08/09/2024

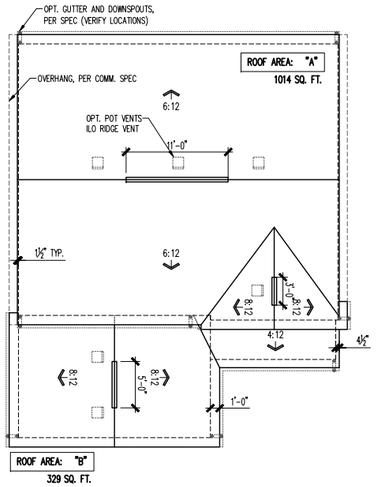
REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
DAYTON
MFC PLAN NUMBER
2774.300
LAWSON PLAN ID
51011

SHEET
A3-HR103
2FS.1

PLOTTED: March 19, 2025 / Annie Lee / A3-HR103 2FS.1.DWG



ROOF PLAN

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ATTIC VENT SCHEDULE				
ELEV FH201 2-CAR FRONT ENTRY	**ROOF AREA 'A'**	**ROOF AREA 'B'**		
ATTIC AREA (SF)	1014	329		
TOTAL NET FREE VENTED AREA REQ.	487 IN^2	158 IN^2		
LOW - REQUIRED (*)	243 IN^2	79 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	252 IN^2 9 EAVE VENTS	84 IN^2 3 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	250 IN^2 25 LINEAR FEET	90 IN^2 9 LINEAR FEET		
HIGH - REQUIRED (*)	243 IN^2	79 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	244 IN^2 4 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	252 IN^2 14 LF	90 IN^2 5 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

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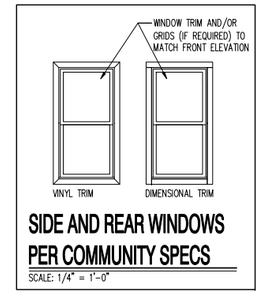
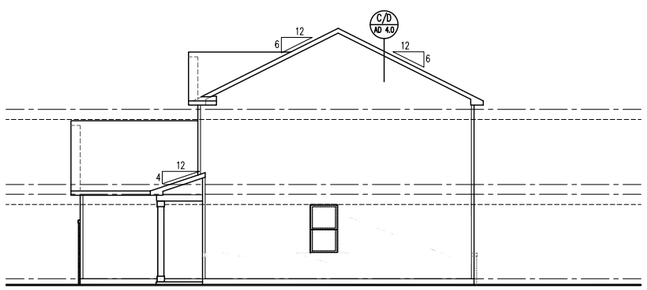


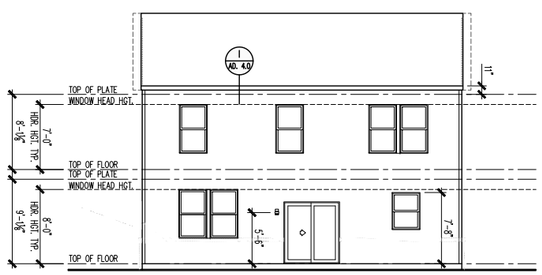
SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"



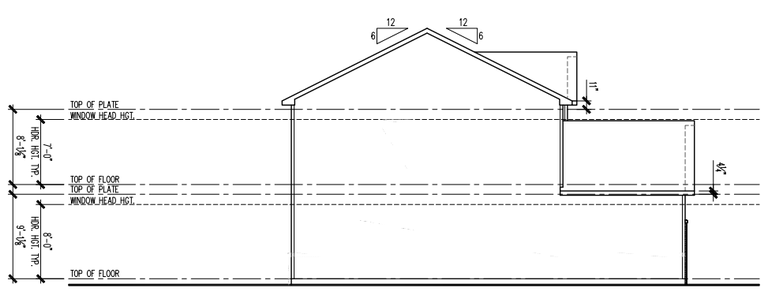
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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PULTE GROUP

Farmhouse 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
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2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

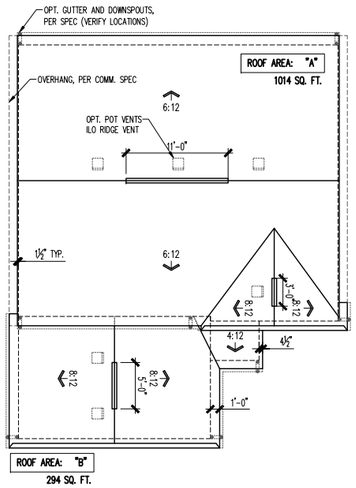
GARAGE HANDING
GARAGE LEFT

PLAN NAME
MACALESTER
NPC PLAN NUMBER
2773.300
LAWSON PLAN ID
51010

SHEET
A3-FH201
2FS.1

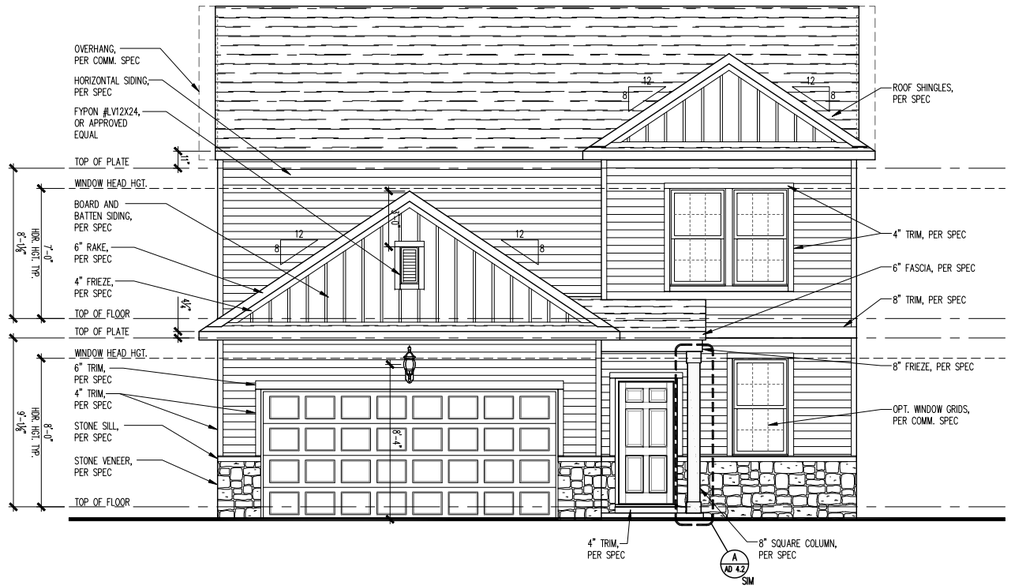
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 1, 2025 / San Nguyễn / A3-FH201 2FS.1.DWG



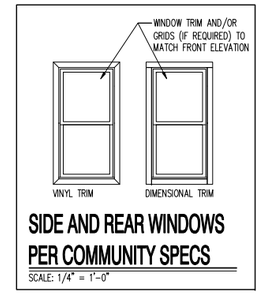
ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE AND REAR WINDOWS PER COMMUNITY SPECS

SCALE: 1/4" = 1'-0"

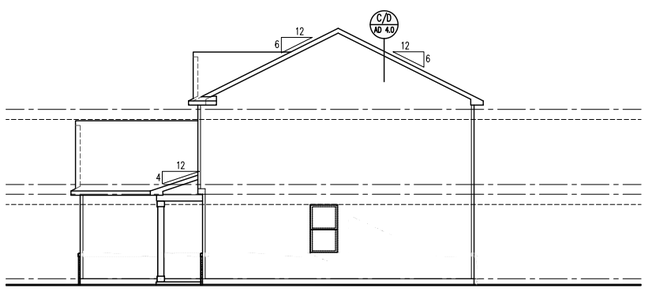
ATTIC VENT SCHEDULE

ELEV HR201 2-CAR FRONT ENTRY	ROOF AREA 'A'	ROOF AREA 'B'		
ATTIC AREA (SF)	1014	329		
TOTAL NET FREE VENTED AREA REQ.	487 IN^2	158 IN^2		
LOW - REQUIRED (*)	243 IN^2	79 IN^2		
LOW - ACTUAL w/ EAVE VENTS (**)	252 IN^2 9 EAVE VENTS	84 IN^2 3 EAVE VENTS		
LOW - ACTUAL w/ CONTINUOUS VENTED SOFFITS (**)	250 IN^2 25 LINEAR FEET	90 IN^2 9 LINEAR FEET		
HIGH - REQUIRED (*)	243 IN^2	79 IN^2		
HIGH - ACTUAL w/ POT VENTS (***)	244 IN^2 4 VENTS	122 IN^2 2 VENTS		
HIGH - ACTUAL w/ CONT. RIDGE VENTS (***)	252 IN^2 14 LF	90 IN^2 5 LF		

* REQUIRED NET FREE VENTED AREA IS CALCULATED BY MULTIPLYING THE ATTIC AREA (FT^2) BY 1/300 AND THEN MULTIPLYING BY 144 (CONVERTING FT^2 TO IN^2). 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED NEAR THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN BOTH (HIGH) & (LOW) ARENT PROVIDED, THE REQ'D NET FREE AREA IS 1/150 OF THE ACTUAL AREA INSTEAD.

** ACTUAL NET FREE VENTED SOFFIT AREA IS CALCULATED BY DIVIDING THE REQUIRED (LOW) AREA BY THE MFRS STATED ACTUAL VENTED NET FREE AREA PER VENT:
LOW OPT 1: EAVE VENTS = 28.0 IN^2/VENT (OR)
LOW OPT 2: CONT. VENTED SOFFITS = 10.0 IN^2/LINEAR FT

*** ACTUAL NET FREE VENTED RIDGE AREA IS CALCULATED BY DIVIDING THE REQUIRED (HIGH) AREA BY THE MFRS STATED ACTUAL VENTED NET AREA PER VENT:
HIGH OPT 1: POT ROOF VENTS = 61.0 IN^2/VENT (OR)
HIGH OPT 2: CONT. RIDGE VENTS = 18.0 IN^2/LINEAR FT

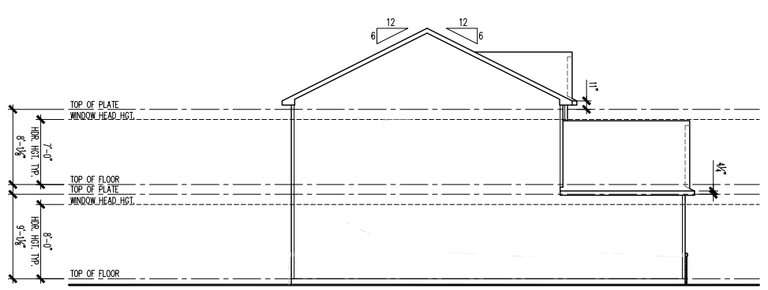


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173

PULTE GROUP

Heartland 201
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Starkey
INITIAL RELEASE DATE:
07/15/2022
CURRENT RELEASE DATE:
03/28/2025

REV #	DATE / DESCRIPTION
1	02/01/2024 FIRST BUILD WALK
2	08/09/2024 PLAN REVISIONS
3	03/28/2025 PCR REVISIONS

GARAGE HANDING
GARAGE LEFT

PLAN NAME
MACALESTER
NPC PLAN NUMBER
2773.300
LAWSON PLAN ID
51010

SHEET
A3-HR201
2FS.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: April 1, 2025 / San Nguyễn / A3-HR201 2FS1.DWG