AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, June 10, 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 May 13th Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat, Rezoning and Comprehensive Plan Amendment for Big Woods Business Park (BWBP North)-Phase 1/Scannell Properties/PC #2026-08
8. Other Business
9. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
MAY 13, 2026

1. Call to Order

Vice Chairperson Purdy called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Aasen, Baswa, Sailer, Rostad, Michaletz, Rydberg, and Vice-Chair Purdy.

Members absent: Chairperson Urbanski and Commissioner Campbell.

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

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Rostad, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the April 8, 2026, Meeting Minutes

Motion by Commissioner Rostad, second by Commissioner Sailer, to approve the minutes of the April 8, 2026, Planning Commission meeting.
Motion carried.

6. Consent Agenda

Motion by Commissioner Rydberg, second by Commissioner Aasen, to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Plat for Firefly Acres/Jenn & Scott Schlauderaff/PC #2026-10.

Motion carried.

7. Action Items

a. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to PMD-21/Amcon/PC #2026-09

City Planner Hanson presented the item to the Commission.

Commissioner Baswa asked why there was a difference between the corner and middle units and asked what would happen if the next building came in and wanted to have 48 feet.

City Planner Hanson explained that it was based on the sign drawing that was put together by the applicant. She stated that they had to show how they could fit a sign panel in the area of the tenant spaces, which is where the metric for measurement came from. She stated that if the interior tenants wanted to do a bigger sign, there would not be a lot of options because of the doors and window placement. She noted that the applicant could speak to why they chose to move forward with the south elevation because it had more visibility, and also how they see the east and west tenant spaces functioning with the panel designs.

Commissioner Baswa explained the reasons for his line of questioning.

Vice-Chair Purdy opened the public hearing at 7:14 p.m.

Ed Flaherty, Lariat Companies, stated that they own a number of this kind of building and, because they are spec buildings, they don't really know who the tenants will be until the building is ready. He explained that all of their tenants are Chaska residents, except for two, who are from Carver and Chanhassen. He stated that the building is about 80% occupied and has about 6 other tenants that want these spaces, but has not gotten into discussions with them because he wanted the sign ordinance situation straightened out first. He explained that these businesses need identification, but do not have daily traffic from customers. He stated that many of them need a space for their inventory and tools, but don't spend time there during the day.

Commissioner Rydberg asked if the signs would allow for district logos or branding for the tenants.

Mr. Flaherty stated that they will allow the tenants to use their own logos.

Commissioner Baswa stated that when the Commission was recommending approval for the tech center, they considered parking needs and asked if they needed to reconsider parking in this situation.

City Planner Hanson stated that they did not need to reconsider parking because the zoning in place allows for retail usage.

Mr. Flaherty noted that in the Master Plan, there is still additional land available if they need to add more parking.

Vice-Chair Prudy closed the public hearing at 7:21 p.m.

Motion by Commissioner Purdy, second by Commissioner Rydberg, to recommend to the City Council approval of the Zoning Ordinance Amendment that would repeal and replace Ordinance No. 1017 (PMD-21) to read as the attached draft Ordinance.

Motion carried.

b. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to PCD-18/City of Chaska/PC #2026-11

City Planner Hanson presented the item to the Commission.

Vice-Chair Purdy asked if Crooked Pint had just not renewed their 10-year lease.

Community Development Director Kabat stated that when Crooked Pint had originally entered into the lease for the curling event center, it was a 10-year lease with two 5-year options to extend. He explained that they were at the end of the 10-year lease now and noted that Crooked Pint was under the same umbrella as Copperfield, the Green Mill Corporation. He briefly explained that differences in menu options between Copperfield and Crooked Pint, such as providing a breakfast opportunity. He stated that they had also given some thought to how the restaurant facility related to the curling facility, which he is hopeful will set things up to be able to work better together. He reiterated that it will be under the same umbrella company and can be thought of as more of a rebranding.

Commissioner Sailer asked about the ratio of space allocation to the curling and event center versus the restaurant and how it was determined.

Community Development Director Kabat stated that was a question that he was not fully able to answer because it has a lot to do with the negotiations that took place between the City and Copperfield.

Vice-Chair Purdy opened the public hearing at 7:33 p.m. There being no one present, he closed the Public Hearing at 7:34 p.m.

Commissioner Baswa encouraged the City to have conversations about having a visitor's sign that displays helpful information, for example, dates for the Taste of Chaska event or upcoming City meetings.

Motion by Commissioner Purdy, second by Commissioner Rostad, to recommend to the City Council approval of the Zoning Ordinance Amendment that would repeal and replace Ordinance No. 894 (PCD-18) to read as the attached draft Ordinance.
Motion carried.

8. Other Business

Community Development Director Kabat stated that he wanted to make the Planning Commission aware of the direction the City Council had given to staff regarding updating the Downtown Master Plan. He gave a brief overview of some of the projects included in the Downtown Master Plan that was adopted in 2012, which have been completed. He explained that the thought was that it was time to take a look at what the next version of the City's Downtown Master Plan should be. He stated that part of this process will be the formation of a task force to guide City staff and its consultant in the creation of the updated Master Plan. He explained that they were looking to have representation on the task force from the City Council, Park Board, Planning Commission, Historic Preservation Commission, the history center, Downtown Business Alliance, and would like to get applications from downtown residents and residents-at-large. He stated that Chair Urbanski had expressed interest in serving on the task force.

Commissioner Baswa asked if staff knew when the task force meetings would take place.

Community Development Director Kabat stated that they didn't have the meeting dates set up yet, but were hoping to hold the first meeting at the end of June or in early July.

Commissioner Baswa explained that he would be unavailable from the end of July through the end of August.

Commissioner Aasen expressed interest in serving on the task force.

Commissioner Rydberg stated that he would also be interested.

Community Development Director Kabat stated that they would be looking to have one representative from the Planning Commission on the task force. He suggested that they could have a primary and a secondary representative. He stated that they did not have to make the decision tonight, if the Commission wanted to talk about it and bring it back for their June meeting with an official recommendation for who would serve on the task force.

Commissioner Rostad asked if the Commission would be able to provide input behind the scenes that the spokesperson for the task force could bring forward to the meetings.

Community Development Director Kabat stated that was a good suggestion and was consistent with what had been done in the past for other task forces.

10. Adjourn

Motion by Commissioner Rostad, second by Commissioner Sailer, to adjourn the meeting at 7:50 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
06/10/2026

Subject: **Big Woods Business Park (BWBP North) – Phase 1 – Preliminary Site & Building Plan, Preliminary Plat, Rezoning and Comprehensive Plan Amendment**

Applicant: Scannell Properties

Location: East of Jonathan Carver Parkway (CR11), west of Highway 212, south of West Chaska Creek and north of Chaska Boulevard (CR61)

Case No.: 2026-08

Synopsis: Applicant seeks approval of a preliminary site & building plan, preliminary plat, rezoning and comprehensive plan amendment for a 218,000sf distribution center on ~44 acres of land in BWBP North

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

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

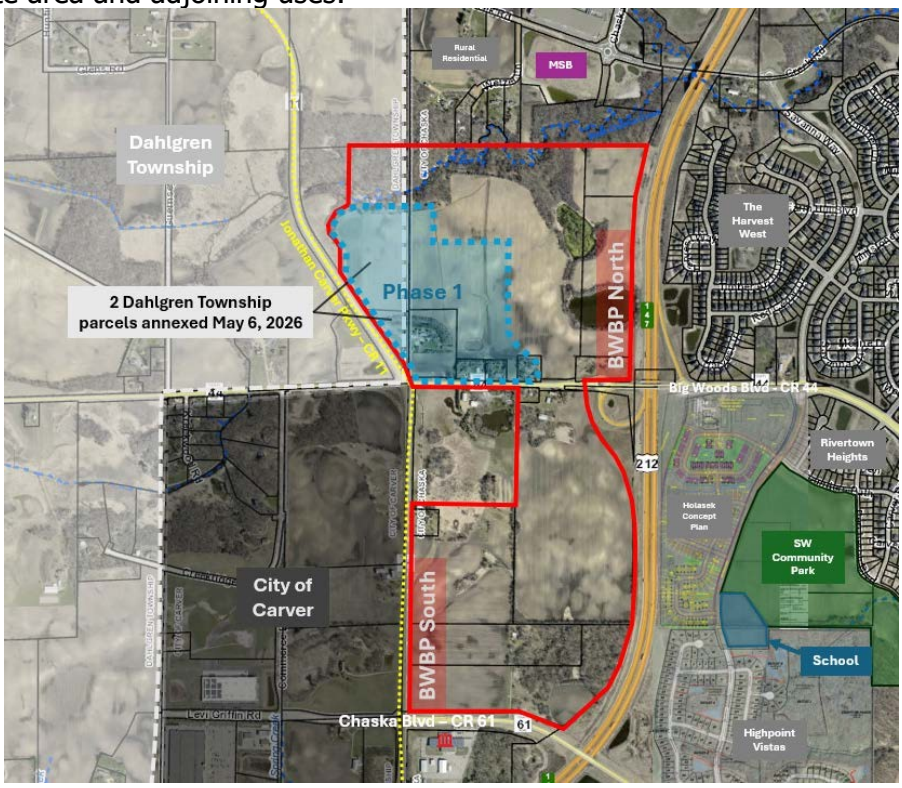


Figure 1: Existing Site & Adjoining Uses

Concept Plan Approval – February 2026

The Concept Plan for BWBP North and South was approved in February 2026. Figure 2 table and exhibits are intended to summarize the uses within BWBP North & South:

AREA		LAND USE			GREENBELT	
		Industrial	**Commercial**	**Other**	**Preserved**	**Impacted**
BWBP North	184 ac.	715,000 sf	55,000 sf	Water tower & Substation	30 ac.	9 ac.
BWBP South	154 ac.	1,200,000 sf	-	-	57 ac.	13.5 ac.
Total	**338 ac.**	**1,915,000 sf**	**55,000 sf**	**-**	**87 ac.**	**22.5 ac.**

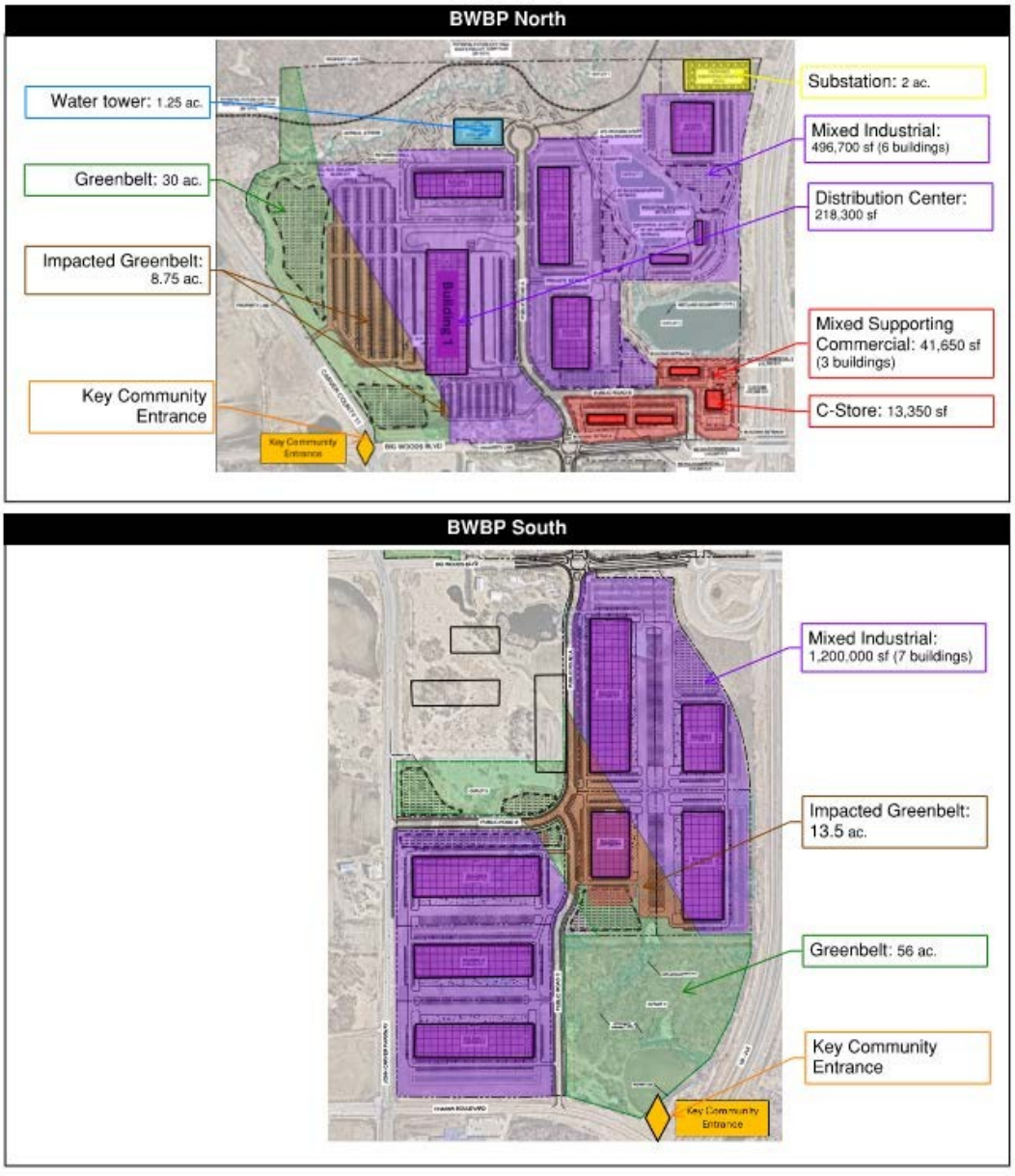


Figure 2: Approved Concept Plan

Dahlgren Township Annexation – May 6, 2026

The two parcels formerly located in Dahlgren Township were annexed into the city of Chaska on May 6, 2026. See Figure 1.

Neighborhood Meeting – November 25th, 2025

The applicant and city conducted a neighborhood meeting on Tuesday, November 25th at 6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Nine (9) people attended.

Alternative Urban Areawide Review (AUAR)

As the Responsible Governmental Unit (RGU), the City of Chaska determined that an environmental review was required per state statute[1] for the project 'Big Woods Business Park' (BWBP), as it exceeds 450,000 square feet for an industrial project. According to State Statute[2], an Alternative Urban Areawide Review (AUAR) is an allowed alternative to the required Environmental Impact Statement (EIS).

Unlike an EIS, an AUAR allows a site or project to be evaluated under multiple development scenarios (or alternatives) by identifying impacts of the most intensive and impactful development conditions. An AUAR also identifies and establishes mitigation measures to compensate for the anticipated impacts.

The AUAR for BWBP reviewed two different scenarios (*shown below in the table & Figure 3*). Scenario 1 represents a likely build scenario and Scenario 2 represents a maximum build scenario.

The following is intended to summarize the Big Woods Business Park AUAR timeline:

- Sept. 23, 2025: Draft AUAR Order & Scoping Document published for public comments
- Nov. 17, 2025: City Council approved AUAR Order & Scoping (Res. No. 2025-85)
- Nov. 25, 2025: Final AUAR Order and Scoping Document published for public comment
- Jan. 6, 2026: Draft AUAR Document published for public comment
- April 20, 2026: City Council adopted the Final AUAR Document

Component	Scenario 1	Scenario 2
Business Park Building Area (square feet)	1,800,000 square feet	2,700,000 square feet
Commercial Building Area (square feet)	200,000 square feet	300,000 square feet
Rural Residential / Greenbelt	76 acres	76 acres
Open Space (Acres)	39 acres	39 acres
Total (square feet)	2,000,000 square feet	3,000,000 square feet
Total Project Area	359 acres	359 acres

[1] Minnesota Rule 4410.4400, subpart 11A

[2] Minnesota Rule 4410.3600 allows for "alternative reviews" of Environmental Assessment Worksheets (EAW's) and Environmental Impact Statements (EIS's). The Alternative Urban Areawide Review (AUAR) process substitutes for any EAW or EIS required for specific qualifying projects, provided they comply with the review assumptions and mitigation measures.

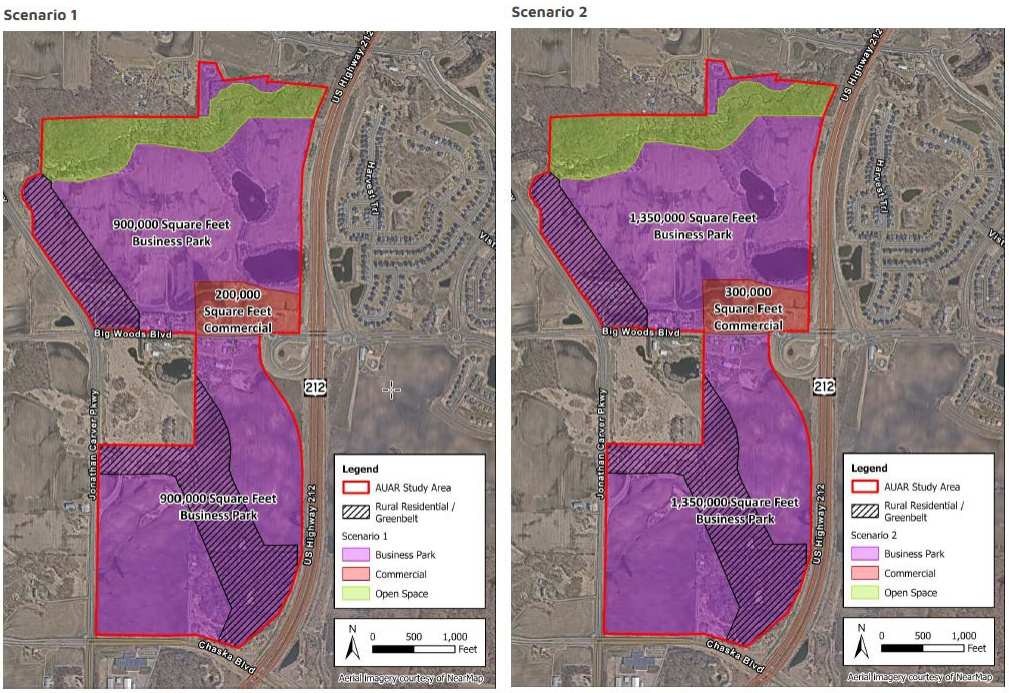


Figure 3: AUAR Development Scenarios

Preliminary Plan

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

- **Existing Conditions.** The overall property is approximately 338 acres in size, and spreads across 16 parcels of land owned by multiple property owners, including:
  - the Raser family (6 parcels),
  - the Kloos family (4 parcels),
  - the Deis family (2 parcels),
  - the Morschen family (1 parcel),
  - Traditions (2 parcels), and the
  - City of Chaska (1 parcel) – *see Figure 4 on the right*.

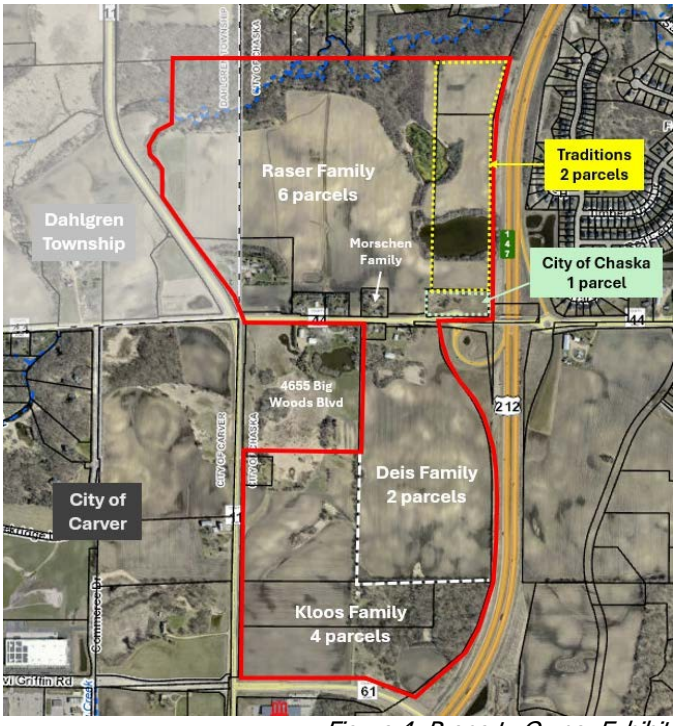


Figure 4: Property Owner Exhibit

Scannell Properties plans to develop approximately 304 acres of land within the project site, not including the Traditions or City's properties. ***Phase 1 includes developing ~44 acres for a distribution center in BWBP North on the Raser and Morschen properties.***

Most of the BWBP area is currently being used for agricultural purposes. Other areas consist of forest, grassland, and wetlands:

- Forested areas: Dense forested areas are located along the northern project boundary line and in the southeast corner of the proposed development (*see hatched areas in Figure 5).* The northern and the southeast forested areas are proposed to have minimal development impacts.
- Wetlands: 27 wetlands have been identified within the overall BWBP site. 16 wetlands are located in the southern portion, and 11 wetlands are in the northern portion. Phase 1 includes 2 wetlands.
- Creek: West Chaska Creek stretches across the northern border of the project area.

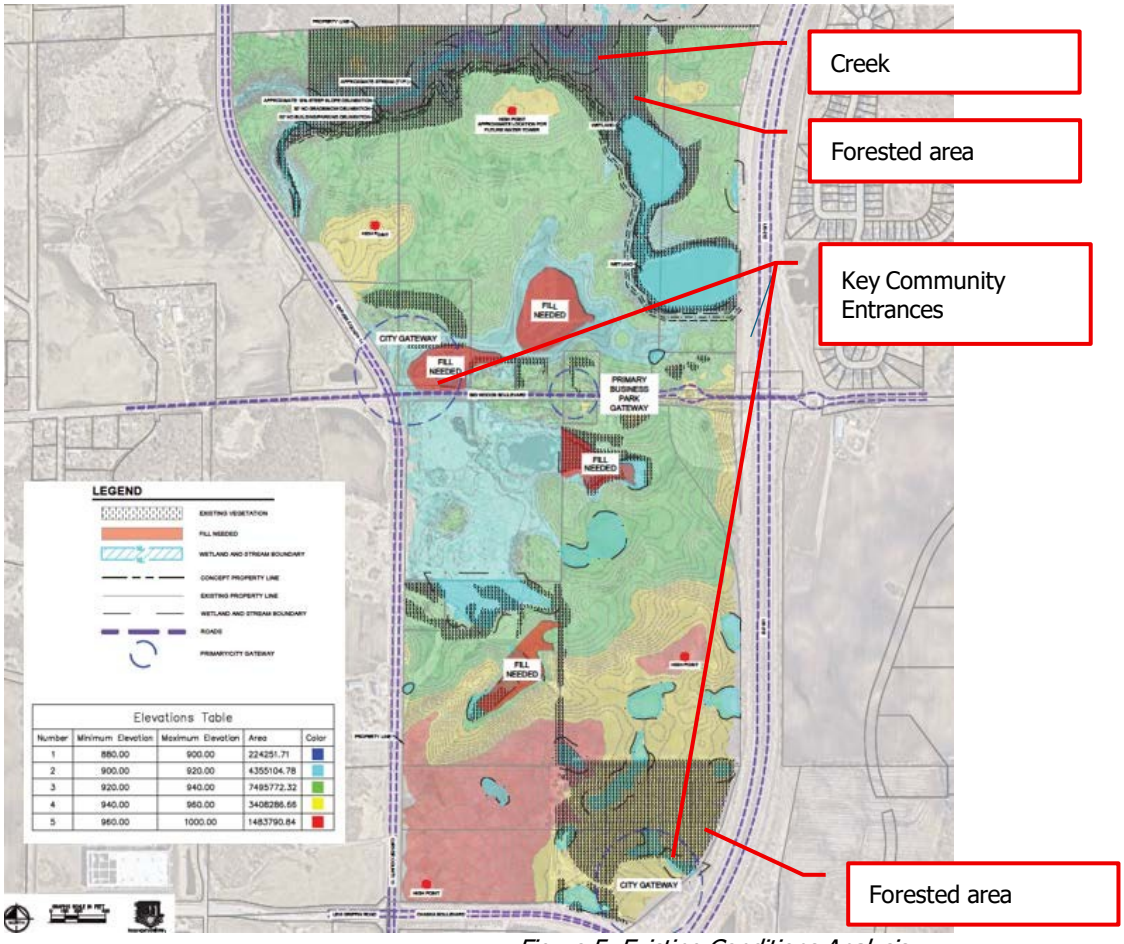


Figure 5: Existing Conditions Analysis

Two City Gateways ('key community entrances') are located in the project area as identified in the city's Comprehensive Plan; one at the intersection of Big Woods Boulevard (CR44) and Jonathan Carver Parkway (CR11), and one at the northwest corner of Chaska Boulevard (CR61) and Highway 212. More information on 'key community entrances' is addressed in the Comprehensive Plan section of this report.

- **Rezoning.** Phase 1 is currently zoned Rural Residential (RR-2). The two parcels formerly in Dahlgren Township do not have Chaska zoning districts. The site will be rezoned to PMD-24, Planned Multi-Use District No. 24.

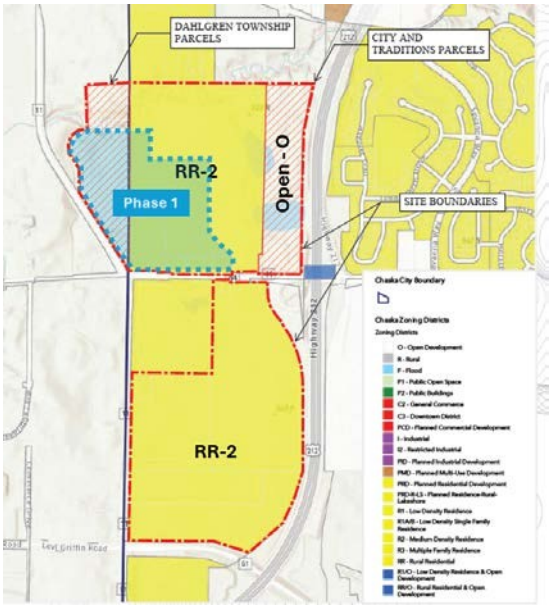


Figure 6: Existing Land Use Exhibit

- **Preliminary Site & Building Plan.** The plan proposes a new distribution center building totaling approximately 218,000 square feet on 44 acres of land.

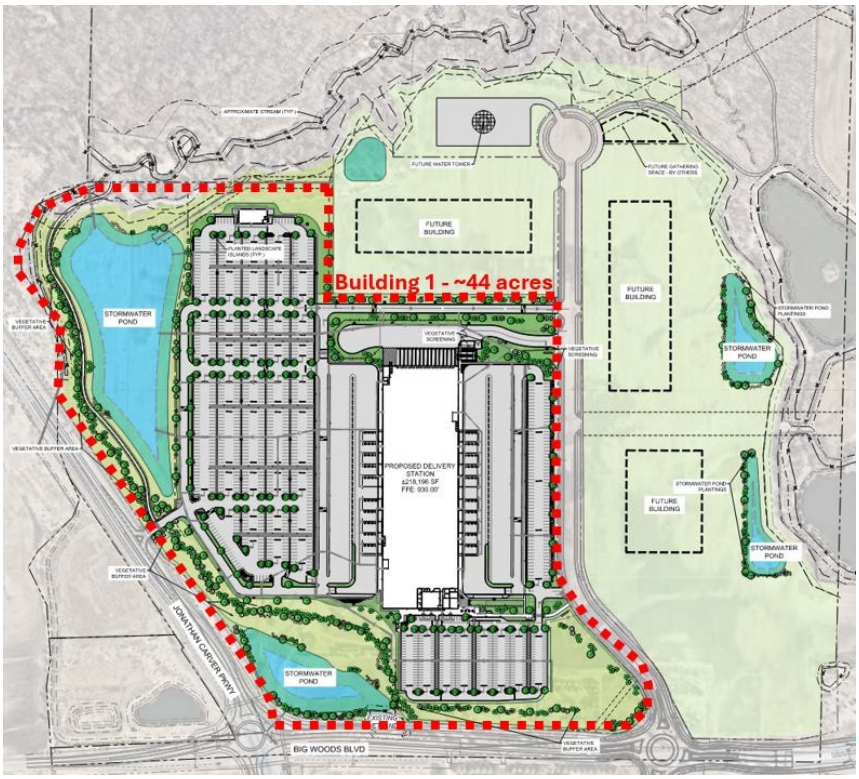


Figure 7: Proposed Preliminary Plan – Building 1

- **Preliminary Plat.** The request includes a preliminary plat for 2 lots and 7 outlots within BWBP North. One lot for Building 1; one lot for the future water tower.

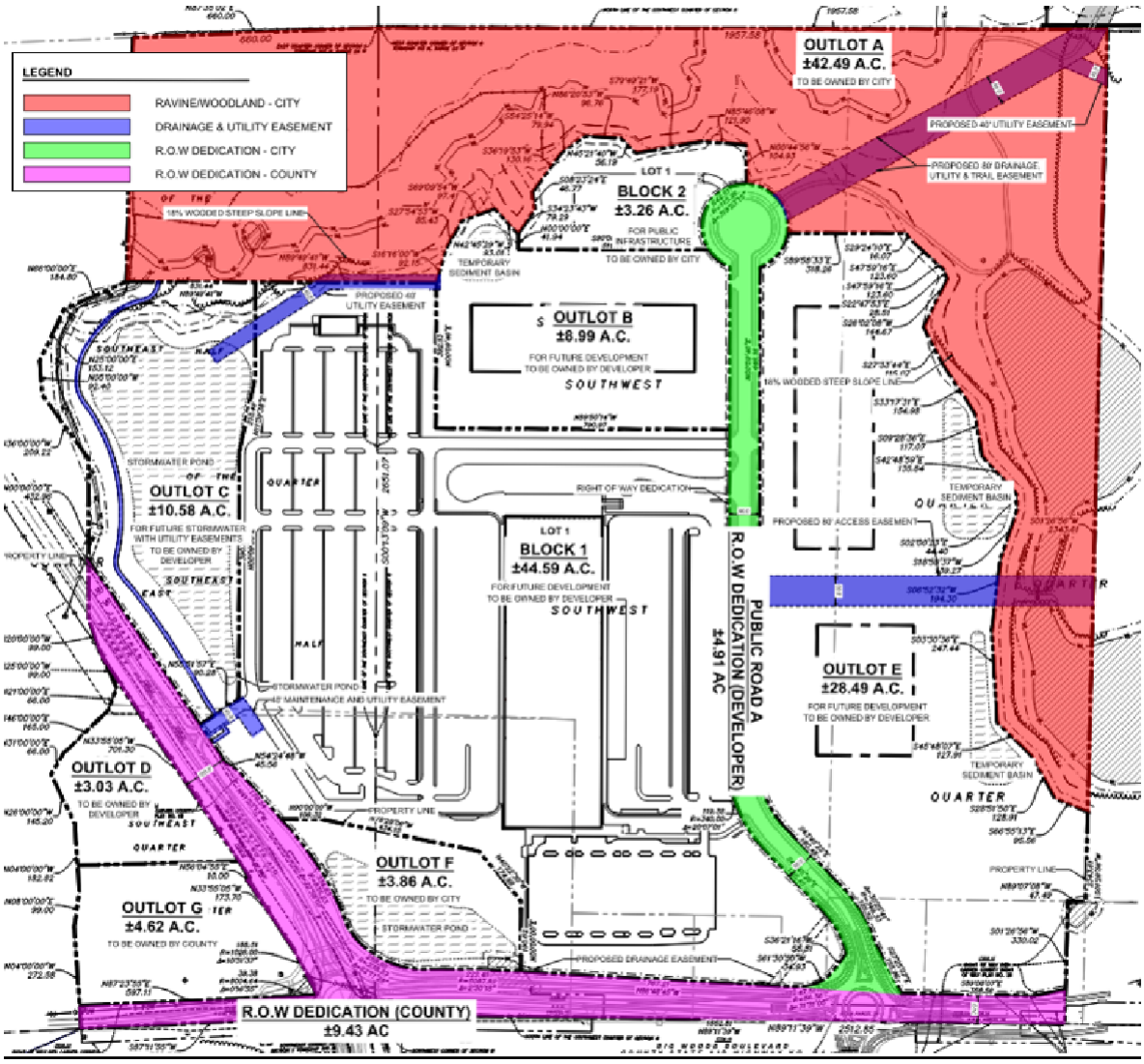


Figure 8: Proposed Preliminary Plat

- **<u>Comprehensive Plan Amendment.</u>** The request includes a comprehensive plan amendment to:
    - Allow for cluster development in the greenbelt
    - Expand the MUSA boundary
    - Establish land use guidance on the former Dahlgren Township parcels

<u>Preliminary Plan - Staff Analysis</u>

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

- **Comprehensive Plan and Comprehensive Plan Amendment.**
  The comprehensive plan guides the site as:

- **Business Park**
- **Open Space**
- **Rural Residential (*aka Greenbelt*)**
- **Dahlgren Township Growth Area**

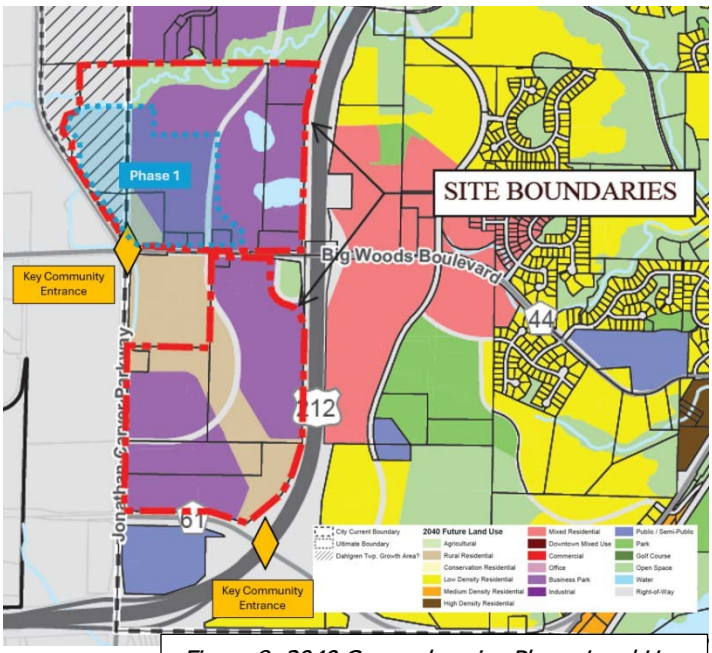


Figure 8: 2040 Comprehensive Plan – Land Use

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Open Space Preservation

Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

Rural Residential

*Lots or parcels of five (5) acres or more guided for rural single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). This land use category is intended to ensure preservation of land identified as part of **Chaska's Greenbelt**.*

Chaska Greenbelt

A permanent Chaska Greenbelt shall be established around the edges of the City to the extent possible to physically and visually separate Chaska from adjacent communities.
The primary purposes of such Greenbelt are:

- *To help preserve and strengthen Chaska's sense of community and identity as a freestanding community,*

- *To help achieve a wide variety of housing choices within the City including a rural lifestyle, and*
- *To preserve and protect valuable open space and natural resources.*

Additionally, an important land use strategy of the greenbelt concept is the ***protection of rural character at "key community entrances"****, which are those locations adjacent to an arterial road (planned or existing) entering/exiting the community.*

Dahlgren Township Growth Area

The northeast corner of Dahlgren Township abuts Chaska's western border, south of CSAH 10. In light of Carver County's recent completion of Jonathan Carver Parkway (CSAH 11) as a major north-south urban roadway between Hwy 5 and Hwy 212, and Chaska's planned annexation of Laketown Township westerly to CSAH 11, the CSAH 11 corridor is a logical western edge for the City of Chaska in the future. The City of Chaska is interested in expanding its western city border to Jonathan Carver Parkway (CSAH 11) and will consider pursuing an orderly annexation agreement with Dahlgren Township.

Dahlgren Township Policies

- ***Policy 4****: At such time that the subject part of Dahlgren Township is annexed by the City of Chaska, planned land uses should be based on the SW Chaska Growth and Development Plan.*

The City of Chaska and Dahlgren Township adopted an Orderly Annexation Agreement on September 8, 2025. This agreement only includes the two Dahlgren Township parcels within the project area, and outlines the terms and conditions for their annexation. In sum, the agreement gives the City of Chaska zoning and subdivision authority over these parcels. ***Annexation of the two parcels into the city of Chaska was formally approved on May 6, 2026.***

Comprehensive Plan Amendment – Analysis

The request includes a comprehensive plan amendment to:

- Allow for cluster development in the greenbelt
- Expand the MUSA boundary
- Establish land use guidance on the former Dahlgren Township parcels

Cluster Development in Greenbelt

Phase 1 includes 29.95 acres of Greenbelt. The proposed plan shows impervious impacts in the greenbelt area (*shown in red in Figure 9*). Impacts to the greenbelt *require an amendment to the 2040 Comprehensive Plan based on Policy #3*. The Comprehensive Plan states that this request can be made to allow for **'cluster development'** while generally meeting the 10 objectives stated below.

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±399,547 SF / ±9.17 AC / 30.63%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±904,986 SF / ±20.78 AC / 69.37%

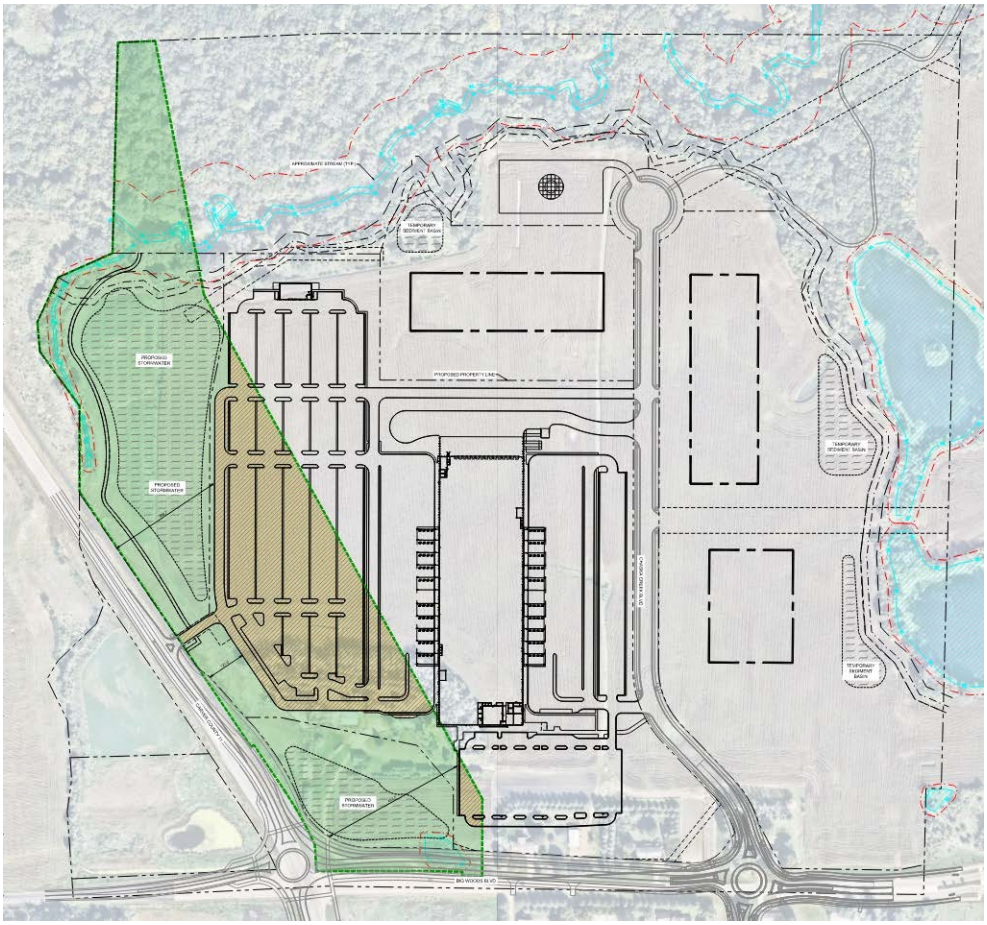


Figure 9: Greenbelt Exhibit – BWBP North & Phase 1

Policy #3 *- In lieu of Policy #1 projects in the Chaska Greenbelt can request a* ***comprehensive plan map amendment to allow for cluster development*** *(i.e., conservation development), if the project generally meets the following objectives. The proposal intends to meet the objectives as stated in red.*

1. *The development areas within the project can be **serviced by Chaska sanitary sewer and water.***
    a. *The development can be serviced by Chaska sanitary sewer and water.*
2. *A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.*
    a. *A concept plan was submitted and approved in February 2026.*
3. *A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).*
    a. *An AUAR was completed and adopted in April 2026, which reviewed potential impacts from the project.*

       Additionally, both the City Sanitary Sewer and Watermain Comprehensive Plans identify the need for both utilities to be extended south to serve development on the south side of the creek. The current layout shows the extension of both utilities, and the depth of the sanitary sewer is based on minimum grade.

       Because this project abuts two county roads, Carver County has been reviewing the roadway impacts and necessary improvements required.



Figure 10: 2040 Comp Plan: Environmental Features

4. *The **viewsheds at key community entrances are identified, prioritized, and protected**. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).*
    a. *The community entrance in the NE quadrant of the intersection of Jonathan Carver Parkway (JCP) and Big Woods Boulevard (BWB) has been identified and protected. This entrance is proposed to have ponding, berming and landscaping to help provide a natural feel to the area and screen the proposed building and parking areas along the greenbelt. Viewshed exhibits are provided on the county roads along with renderings. See Figures 11-13 below to see a few of the proposed exhibits.*
5. *The **open space and natural resources systems** of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7 of the Comp Plan and Fig. 10 of this document) as the basis for open space preservation. **Public access to these systems is required**.*
    a. *The environmental features identified within the area are the ravine on the northern portion of the site as well as the wooded steep slope. Both of these items have been identified and are proposed to remain undisturbed. Public access to these systems are provided by two proposed trails; one that connects the business park to the north ravine area up to the roundabout at the intersection of Creek Road and Chaska Creek Boulevard; and one trail that runs along the west edge of Phase 1's western stormwater pond.*

6. *The density of the project is approximately 1.0 dwelling units per gross acre.*
    a. *Not applicable.*
7. ***Development activity is limited to approximately 1/3 of the site**. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.*
    a. *Calculations show that development impacts less than 1/3 (33%) of the Greenbelt area – see table in Figure 9 above. Areas that are not proposed to have development will be utilized for stormwater facilities that are natural in feel with landscaping to bring it from agricultural use to a more native state.*
8. *Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).*
    a. *All regulated areas are being protected to the maximum extent possible. The remaining areas, currently used for agriculture, are proposed to be planted and restored to create a more natural feel. The low-quality wetland in the southwest corner is planned for disturbance. This is necessary to allow stormwater conveyance, support city and county roadway improvements, construct stormwater ponds, and establish cohesion at the key community entrance.*
9. ***Wildlife corridors**, based on those identified on the Environmental Features Map (FIGURE 3.7), **having a general width of 150 feet**.*
    a. *The widths vary throughout, with a majority over the 150-foot stated width. There is stretch of area that gets down to approximately 135 feet in width.*
10. *Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.*
    a. *The community entrance, larger northwest stormwater pond area, and the ravine and stream are proposed to be either dedicated to the City or have easements placed over them to allow access.*

The proposed plan includes stormwater ponds within greenbelt areas (*green areas in Figure 9*) and an identified 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt. The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view. See *Figures 11-13* below.

Staff Finding: Generally speaking, staff supports the comprehensive plan amendment to allow for cluster development. There are a couple areas that will need refinement in the final application to provide additional screening to preserve the rural viewshed – See *Figures 11* and *14-15*. Those areas are generally as follows:

1. Northwest edge of Phase 1's site
2. Vehicle entrance on Jonathan Carver Parkway



Figure 11: Landscaping 5 years old - bird's eye view looking east



Figure 12: Landscaping 5 years old - pedestrian view looking east on Jonathan Carver Parkway



Figure 13: Landscaping 5 years old - pedestrian view looking north on Big Woods Boulevard



Figure 14: NW corner needing additional screening



Figure 15: JCP vehicle entrance needing additional screening

Expand MUSA and Establish Land Use

Phase 1 proposes to expand the MUSA to the city's western boundary within the project area – see Figure 16. The MUSA expansion allows Chaska utilities to service the property. Phase 1 also includes 2 parcels formerly in Dahlgren Township. The Comprehensive Plan Amendment will establish land use guidance consistent with the Southwest Chaska Plan (Open Space and Business Park) and the proposed site plan– see Figure 17 below.

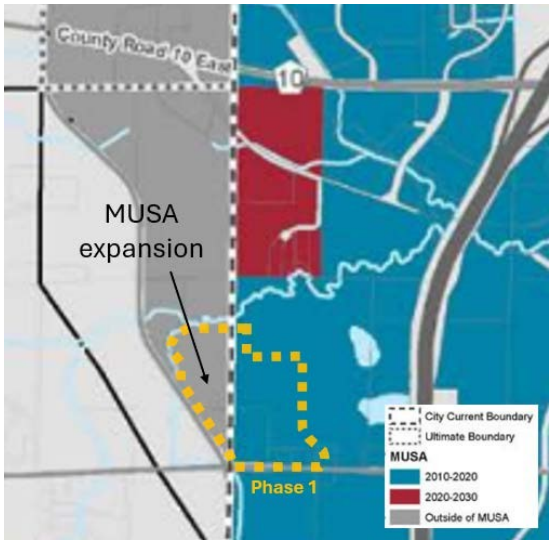


Figure 16: 2040 Comprehensive Plan – MUSA Staging – Proposed MUSA expansion

Staff Finding: staff supports the comprehensive plan amendment to expand the MUSA and establish Land Use designation.

Following the city council's review of the comprehensive plan amendment request, staff will collect comments from adjacent communities and applicable agencies before submitting the request to the Met Council for final review and approval. A more detailed outline of the comprehensive plan amendment process can be found here.

- **Southwest Chaska Plan.**
  The Southwest Chaska Plan was approved by the City Council in January 2013, encompasses approximately 2.8 square miles of land, and provides the City with a guide for future land use decision-making, public infrastructure investments, and the review of proposed development projects in the southwest growth area.

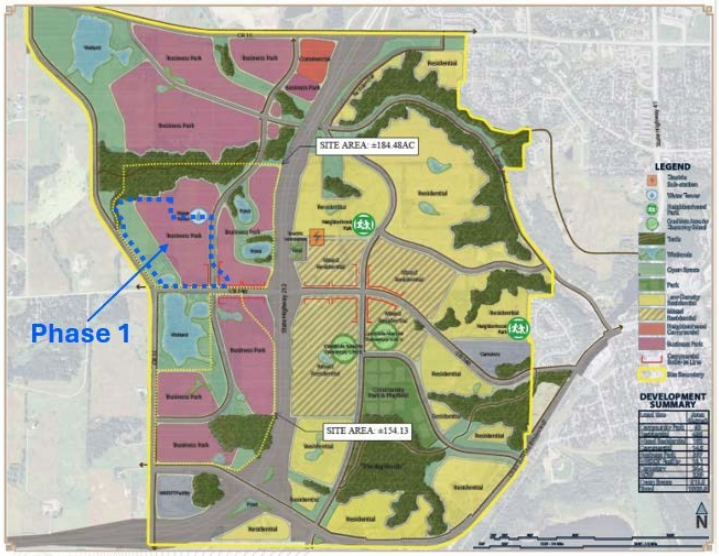


Figure 17: Southwest Chaska Plan

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

BUILDING SETBACKS	
Direction	**Setback**
Interior Property Lines	15 feet
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61 (Chaska Blvd)	150 feet from centerline
County Road 44 (BWB)	125 feet from centerline
County Road 11 (JCP)	150 feet from centerline
Collector Road (Public Road A)	100 feet from centerline
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge 30 feet no grade/no mow from edge

PARKING SETBACKS	
Direction	**Required Setback**
Interior Property Lines	10 feet
Street ROW	10 feet
Wetlands	Varies based on wetland type
Wooded Steep Slopes	50 feet from edge

- **Phasing.**
  Phase 1 of the development includes:

  - Building 1: construction of building and parking for a distribution center
  - Roads: Public improvements to Big Woods Blvd and construction of Public Road A in BWBP North.
  - Public Trail: construction of the public trail from the north cul de sac across the north ravine to connect to the trail stub adjacent to the Municipal Services Building.
  - Utilities: Extension of utilities across the ravine and down Public Road A
  - Grading: mass grading are proposed on the entirety of BWBP North to balance grading and to establish finish floor elevations for the remaining potential building locations.

  To support Phase 1, development will include all necessary public improvements to Big Woods Blvd (CR-44) and the construction of a new intersection for Public Road A. Existing utilities will also be extended from the north through Phase 1 and stubbed into BWBP South in preparation for future phases. During Phase 1, mass

grading efforts are proposed to be performed on the entirety of the BWBP North (*not including the Tradition or City parcels*) to balance grading and to establish finish floor elevations for the remaining potential building locations.

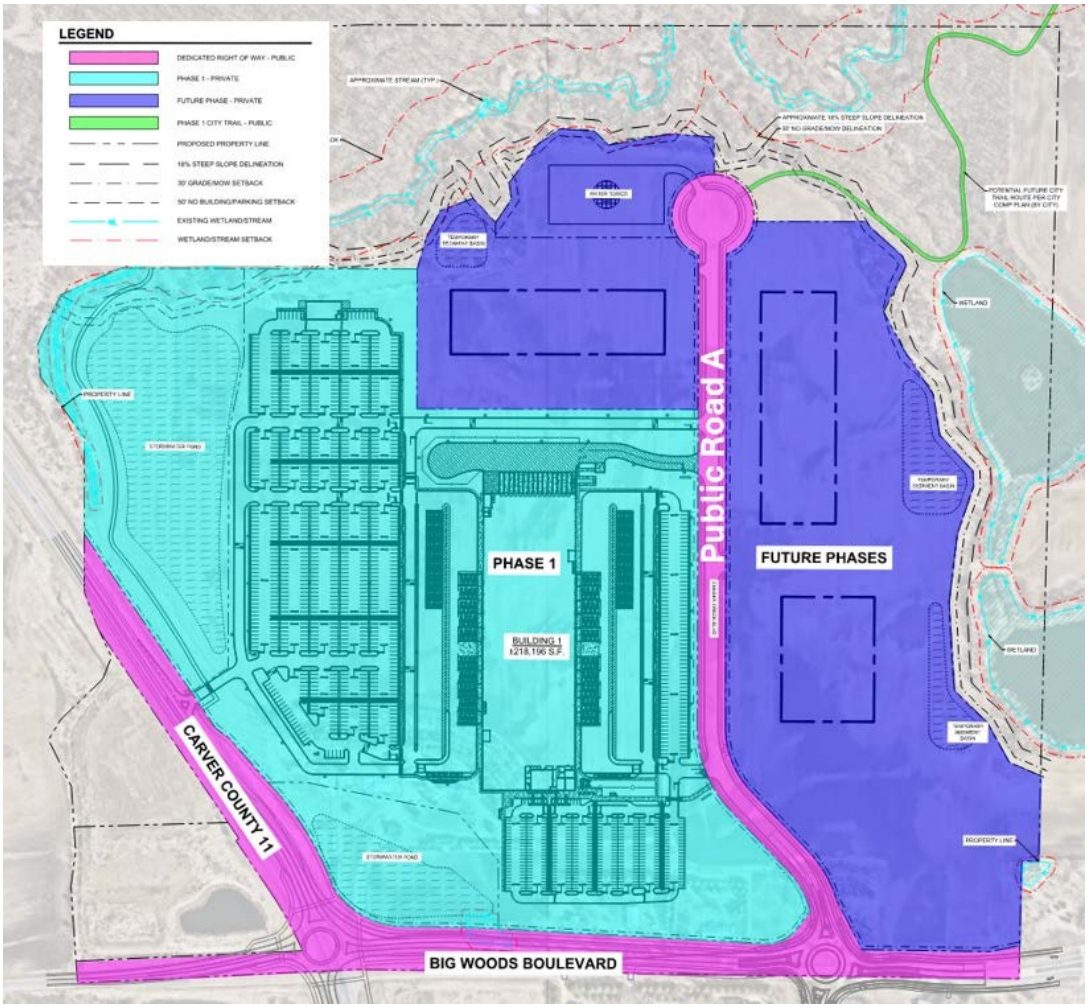


Figure 18: Proposed Phasing Plan - BWBP North (Raser & Morschen properties)

- **Access/ROW/Traffic.**
  As noted above, Public Road A will be constructed in the first phase of development, which will provide access to Building 1 and future phases. This road is classified as a collector and a Municipal State Aid (MSA) road in the city's Comprehensive Plan. Public Road A connects with Big Woods Blvd (CR44) – *denoted as Intersection B in Figure 19*. This intersection is proposed to be a single-lane roundabout, and will be the primary entrance into BWBP North.

  A right-in/right-out access is proposed onto Jonathan Carver Parkway – *denoted as Intersection A*. This right-in/right-out access is for Building 1's site only.

  Building 1's site proposes 3 access points on Public Road A; one shared access for van and employee parking; one access for the truck loading dock; and one for additional van parking.

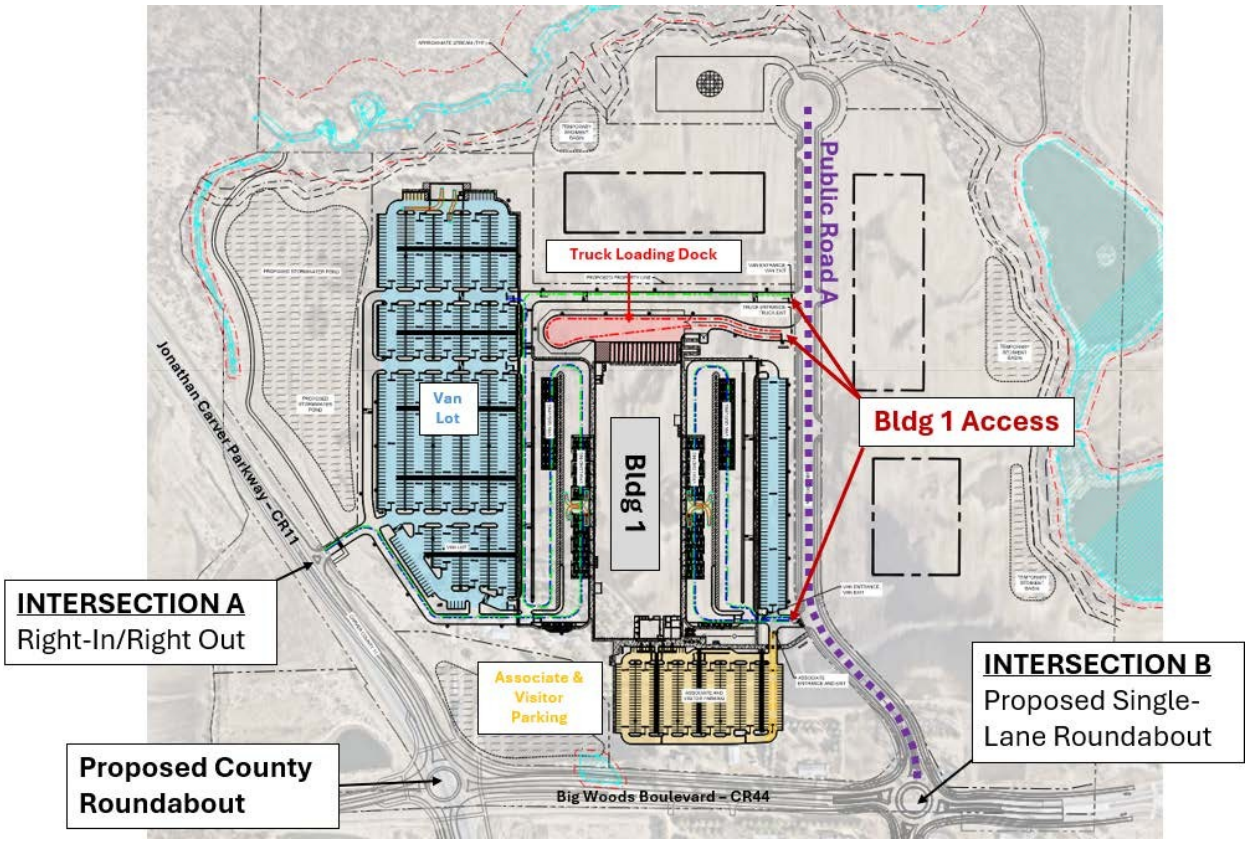


Figure 19: Site Access Plan – Phase 1

Access & ROW Comments to be addressed (preliminary application analysis):

- *At **Building 1** Preliminary submittal:*
  - Intersection A revisions:
    - Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025)
      - Moving the access 0.25 miles north would require crossing the wetland and property not owned or controlled by Scannell.
      - RIRO access meets the County's spacing guidelines requiring 1/8 mile (660') from other access/intersections
        - Access is 776' from JCP/BWB intersection
    - Coordination with City of Carver on anticipated access and plans west of JCP
      - City of Carver have been informed of RIRO access. Carver County has also indicated that type and location of access on JCP will not preclude city of Carver's full access opportunities on JCP.
    - Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans
      - Shown.
    - Further evaluation on public versus private access here, with an emphasis on making this access public

        - Evaluated. Determined that private access makes sense. The comprehensive plan does not guide this area to have a public road.
    - Public Road A revisions:
        - Access on a collector road (Public Road A) requires 600 feet of separation between access points
            - Not met. The access points serving the truck loading dock and van lot are ~100 feet from each other – see *Figure 19*. ***The applicant will have to revise this in their final submittal to meet the spacing requirements.***
        - Collector roads require 80 feet of ROW
            - 80 feet ROW shown on preliminary plat.
    - Other:
        - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo)
            - Met. Showing ~635' of separation from Intersection B for Building 1's nearest access point.
        - Public roads require 60 feet of ROW
            - No other public roads are proposed at this time.
        - Carver County needs to review and approve all new access points, access design, and access spacing on County roads
            - They are reviewing.
        - Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate
            - Truck turning analysis provided for semi-trucks and fire trucks.

Traffic

A Traffic Impact Analysis (TIA) was completed as part of the AUAR due to the anticipated trip generation exceeding the 250-trip peak hour vehicle[3] threshold. The TIA concludes that the surrounding transportation network can support the proposed development with appropriate mitigations. The TIA evaluated whether the new public road should connect to Chaska Creek Blvd at Creek Rd and was determined that the connection is not needed from a traffic capacity standpoint.

Public Road A through the middle of the northern half of Big Woods Business Park is projected to have roughly 7,000 daily trips with up to 10% trucks. For context, Jonathan Carver Parkway between Chaska Boulevard and Engler Boulevard has a daily traffic count just under 6,000 presently.

Completion of the Big Woods Blvd (CR-44) & TH 212 interchange is an important regional access improvement to support future growth. However, based on the

[3] Mn Statute rule.4410.4300.22: For construction of a road on a new location over one mile in length that will function as a collector roadway, the DOT or local governmental unit is the RGU. MnDOT recommends a TIS for developments exceeding 250 peak-hour vehicle trips or 2,500 new daily trips, and is often studied as part of an EAW or Alternative Urban Area-wide Review (AUAR).

traffic volume projected distributions, it is not recommended as a required improvement for the Big Woods Business Park development.

In addition, the applicant provided an updated TIA in the preliminary submittal to address access options at Intersection B and traffic generation for Building 1. The TIA concluded that all access options can work. The overall roadway network has the capacity to accommodate the proposed development.

A full access intersection at Big Woods Blvd (CR-44) (intersection B) does not meet Carver County's full access spacing guidelines. However, the TIA recommends full access at this location to accommodate the increased traffic and maintain acceptable operations at adjacent intersections. *Ongoing coordination with the City and Carver County will be required to determine final intersection design at the site access points.*

Building 1 - Traffic

The end user for Building 1 is a distribution user and is expected to generate roughly 3,000 daily vehicle trips – see *Figure 20*. The distribution center operates 24/7 with most of the sortation activity being done in the middle of the night when the trucks arrive at the site. This results in a shift of 180 people working inside the facility from around 1:00AM to 2:00 PM. The delivery drivers arrive after the AM peak hour between 9:00 AM and 11:00 AM. Once in the vans, delivery drivers will queue on both sides of the building and be released in groups of 40 vans. Van delivery routes generally take 9 hours and vans return to the site between 8:00 PM and 10:00PM. There are various other smaller shifts throughout the day to support operations on site.

	Autos			Trucks			Vans			Total		
Time	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
00:00	0	0	0	3	3	6	0	0	0	3	3	6
01:00	180	0	180	3	3	6	0	0	0	183	3	186
02:00	0	0	0	3	3	6	0	0	0	3	3	6
03:00	0	0	0	3	3	6	0	0	0	3	3	6
04:00	0	0	0	3	3	7	0	0	0	3	3	7
05:00	0	0	0	3	3	7	0	0	0	3	3	7
06:00	0	0	0	3	3	6	0	0	0	3	3	6
07:00	0	0	0	1	3	5	0	0	0	1	3	5
07:30	0	0	0	1	0	1	0	0	0	1	0	1
08:00	12	0	12	1	3	3	0	0	0	13	3	15
08:30	0	0	0	1	0	1	0	0	0	1	0	1
09:00	180	0	180	1	3	4	0	0	0	181	3	184
10:00	270	38	308	1	1	2	0	180	180	271	219	490
11:00	4	0	4	1	1	2	0	270	270	5	271	276
12:00	0	0	0	1	1	1	0	4	4	1	5	5
13:00	25	0	25	1	1	1	0	0	0	26	1	26
14:00	0	180	180	1	1	1	0	0	0	1	181	181
15:00	6	0	6	1	1	1	0	0	0	7	1	7
16:00	0	0	0	0	1	1	0	0	0	0	1	1
16:30	45	12	57	0	1	1	0	0	0	45	13	58
17:00	82	45	127	0	0	1	0	0	0	82	45	128
17:30	0	82	82	0	0	1	0	0	0	0	82	83
18:00	0	25	25	1	0	2	0	0	0	1	25	27
19:00	0	0	0	1	0	2	0	0	0	1	0	2
20:00	0	180	180	2	1	3	180	0	180	182	181	363
21:00	3	273	276	2	1	3	270	0	270	275	274	549
22:00	0	10	10	3	2	4	4	0	4	7	12	18
23:00	38	0	38	3	2	4	0	0	0	41	2	42
Total	845	845	1690	44	44	88	454	454	908	1343	1343	2686

Peak Time

Peak Time

Autos Trucks Vans Overall

Figure 20: Distribution center traffic generation

Traffic Comments to be addressed:

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - An updated Traffic Impact Analysis is required, to include:
    - Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025)
      - Included in BWBR AUAR TIA.
    - Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo)
      - Carver County is currently analyzing. Carver County will determine the final design for Intersection B. ***This determination needs to be completed prior to final application submittal.***
    - Traffic impacts from Building 1's proposed use (i.e. distribution center)
      - Included in updated TIA.
    - Highway 212 full interchange
      - Included in BWBR AUAR TIA.
    - Evaluation of need of Intersection A, and looked as a public access/road as opposed to private
      - Evaluated. Determined that private access makes sense. The comprehensive plan does not guide this area to have a public road.
    - Spacing of Public Road B's connection to Public Road A relative to Intersection B
      - Public Road B not proposed in Phase 1.
  - A construction access and routing plan is needed
    - Provided (*see Figure 21*) – ***needs to be evaluated and approved by Carver County and City of Chaska prior to construction start***

- **Utilities.**
  Sewer and water utilities are currently available at the Chaska Creek Boulevard and Creek Road roundabout north of the site. With the construction of the new MSB building, these utilities will be extended up to the north side of the wooded ravine. The proposed plan shows the extension of these utilities across the ravine and servicing the development. Extending the utilities will require access through some portion of Traditions property; obtaining ROW and/or easement will be necessary to accommodate the extension. The applicant is showing a 40 foot wide utility easement on the northeast corner of their property abutting Traditions' property. This easement will allow utilities to extend up to the property limits and eventually serve Traditions.

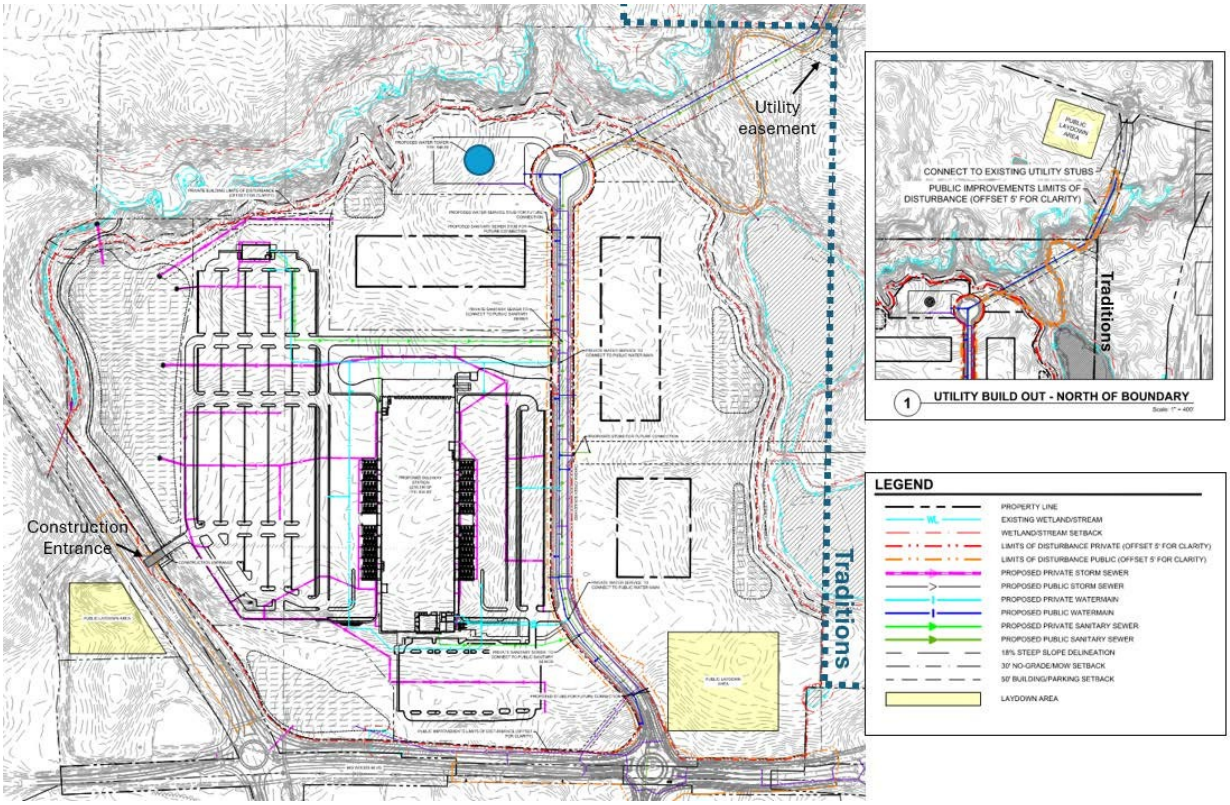


Figure 21: Proposed Utility and Construction Management Plan

The Southwest Chaska Plan and Comprehensive Plan identifies the need for a new city water tower in the project area (*see blue dot on Figure 21*). The location of the proposed water tower is on the north edge of the project area and on a high point, which is ideal for water tower placement. Timing for constructing of the water tower has not been determined, however, it is not required with Phase 1. *The applicant will need to coordinate with the Water & Sewer Director to determine timing, location, and area for the water tower.*

The proposed plan is currently in Minnesota Valley Electric Coop's (MVEC) service territory. The city of Chaska's electric territory is expected to extend to this location within the next 15 years. As such, ongoing coordination between the applicant, the City and MVEC is necessary.

Utility Comments to be addressed:

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - Evaluation of where utility extensions need to come from to serve the development
    - Utilities will be stubbed on the northern side of the ravine with the MSB project. Utilities are proposed to be extended across the ravine and down Public Road A.
  - Coordination with Water & Sewer Director on timing, location, and size of water tower site
    - Not needed in Phase 1. Will need continued coordination with Water & Sewer Director as more development on future phases occurs.

- **Stormwater.**
  Stormwater would be directed to newly constructed stormwater ponds; 2 ponds are shown on Building 1's site, and 2 temporary ponds are shown on the east side of Raser's property.

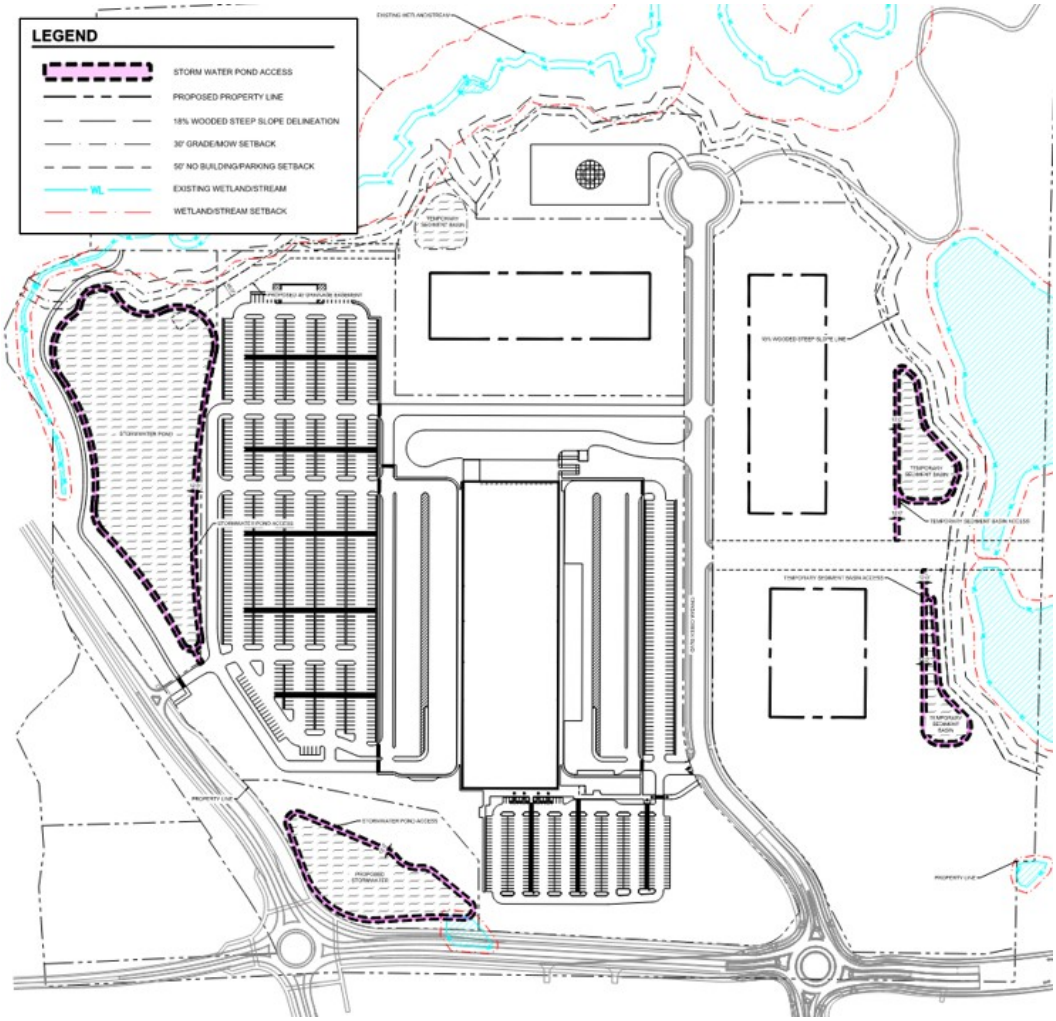


Figure 22: Proposed Stormwater Plan

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.

As noted in the Greenbelt section of this report, stormwater ponds are proposed in the greenbelt areas and near one 'key community entrance'. Staff has advised that stormwater ponds may be acceptable if they preserve the natural, rural character and aesthetically enhance the viewshed (i.e. standing water with vegetation and wildlife habitat). An example of this approach can be found along Grand Chevalle Parkway in the Chevalle neighborhood. Dry ponds or designs with exposed infrastructure or equipment would not be acceptable within the greenbelt. The applicant has provided a visual example of a stormwater pond they propose in these areas (*see Figure 23*).



Figure 23: Stormwater pond example

<u>Stormwater Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal (<u>preliminary application analysis</u>):*
  - SW report and plan meeting all City and CCWMO requirements
    - Plan provided. A stormwater review has been completed – revisions to the plans will be needed. A grading permit cannot be issued until all requirements are met.
  - Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives
    - Provided (see Figure 23). The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view.

- **Trails & Sidewalks.**
  The proposed plan shows the inclusion of sidewalks on the west side of the proposed public streets, as well as a trail on the east side. There is an extension of the trail proposed across the ravine to connect into the trail system at the Creek Road roundabout. Also connected to that city trail is a 'future city trail' along the northern wooded ravine.

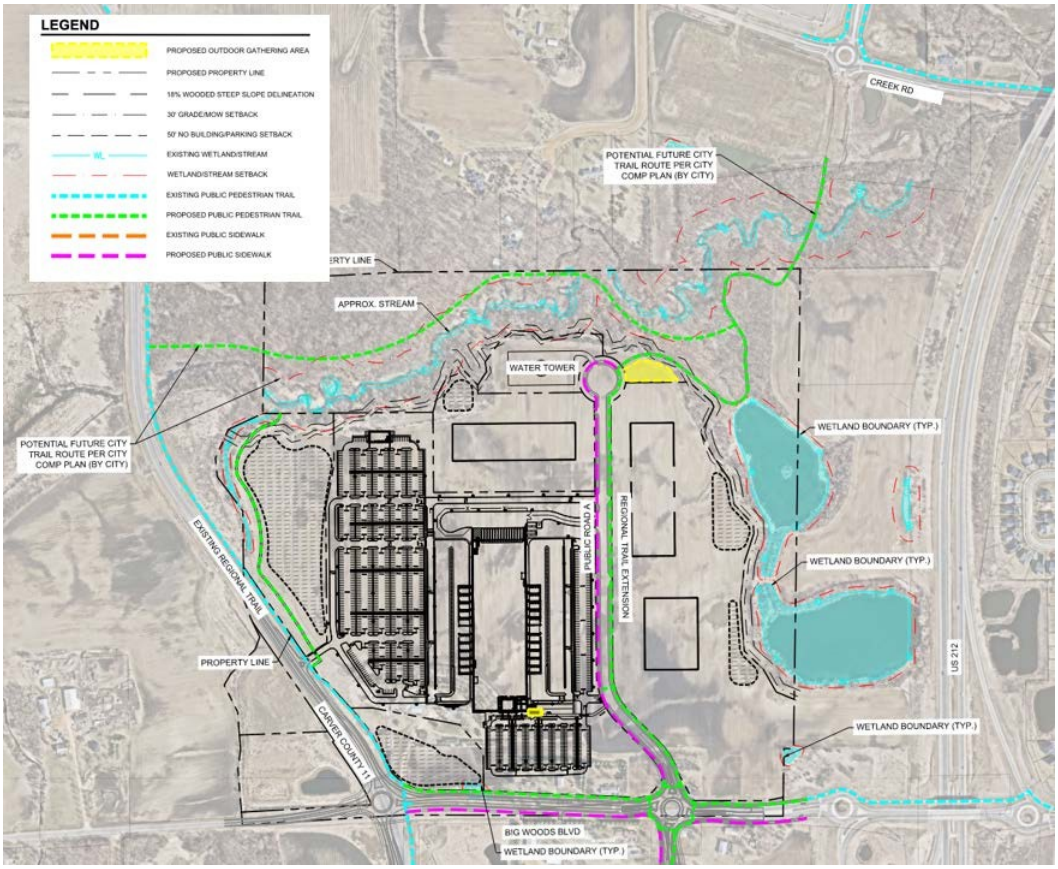


Figure 24: Proposed Pedestrian Trail - Sidewalk Exhibit

Trail & Sidewalk Comments to be addressed:

- *At **Building 1** Preliminary submittal (preliminary application analysis):*
  - Sidewalk (west side) and trail (east side) included on both sides of public streets
    - Shown.
  - Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11)
    - Shown.
  - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
    - Public Road A
      - 10 foot trail shown.
    - Big Woods Boulevard
      - 10 foot trail shown.
  - Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities.
    - Shown – see *Figure 25*.
  - Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed
    - Shown – see *Figures 24 and 25*.

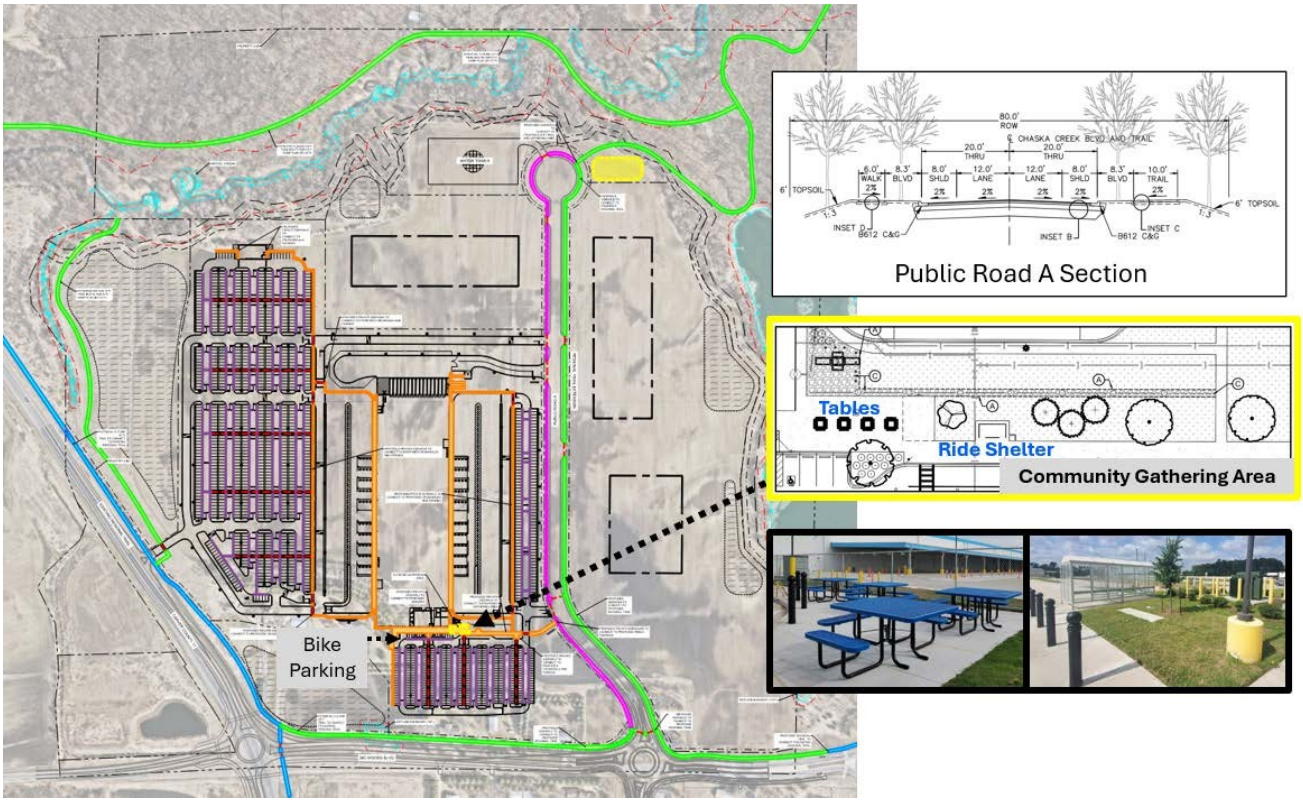


Figure 25: Proposed Pedestrian Trail – Sidewalk Exhibit – Enlargement

- **Parkland Dedication & Outdoor Gathering Spaces.**
  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*.

  Outdoor Gathering Spaces Comments to be addressed:
  - *At **Building 1** Preliminary submittal (preliminary application analysis):*
    - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1' site for employees; locate these spaces so they can connect into internal and external pathways and natural amenities relevant to each specific site;
      - Shown – see *Figure 25* above (yellow). The outdoor gathering area could use enhancement to create a desirable place to rest. ***Landscaping and trees surrounding the tables and seating areas should be considered and shown in the final plans.***
    - Include small outdoor, gathering space in wooded area on north side of BWBP North
      - Shown – see *Figure 24 and 25* (yellow)

- **Screening, Landscaping & Tree Preservation.**
  Phase 1 of this development abuts Big Woods Boulevard and Jonathan Carver Parkway which are major roadways. Additionally, the project is in the greenbelt and is identified as a 'community entrance' at the intersection of Jonathan Carver Parkway and Big Woods Boulevard. Because of this, viewsheds along major roadways need to be preserved as natural, rural views to show a visual separation from adjacent communities.

The use of berms and landscaping are often the best methods to help buffer views from adjacent roads and provide natural viewsheds. The applicant has provided cross-sections to show how these development edges will be treated. All cross sections are included in *Figures 26-27*.

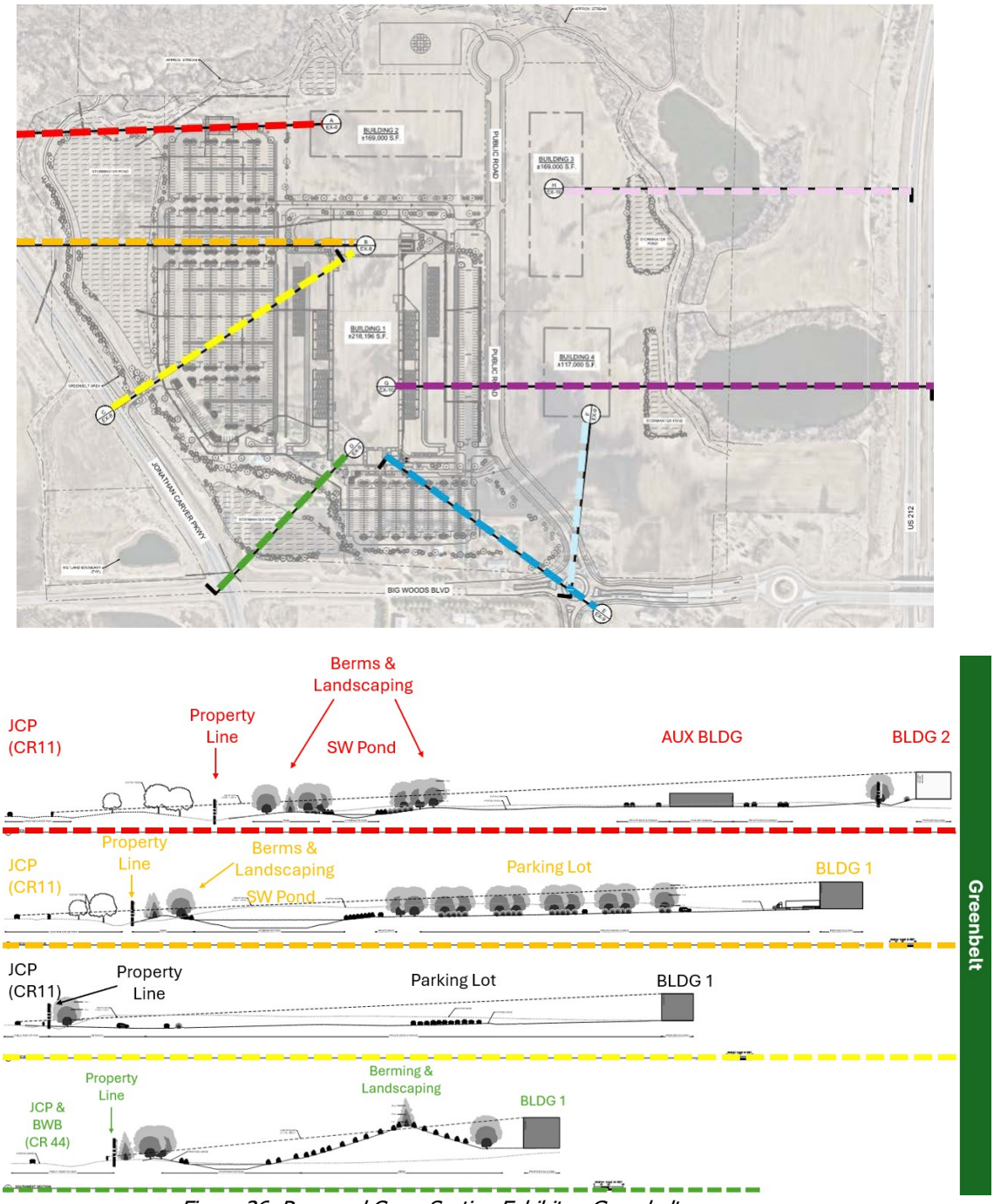


Figure 26: Proposed Cross Section Exhibits - Greenbelt

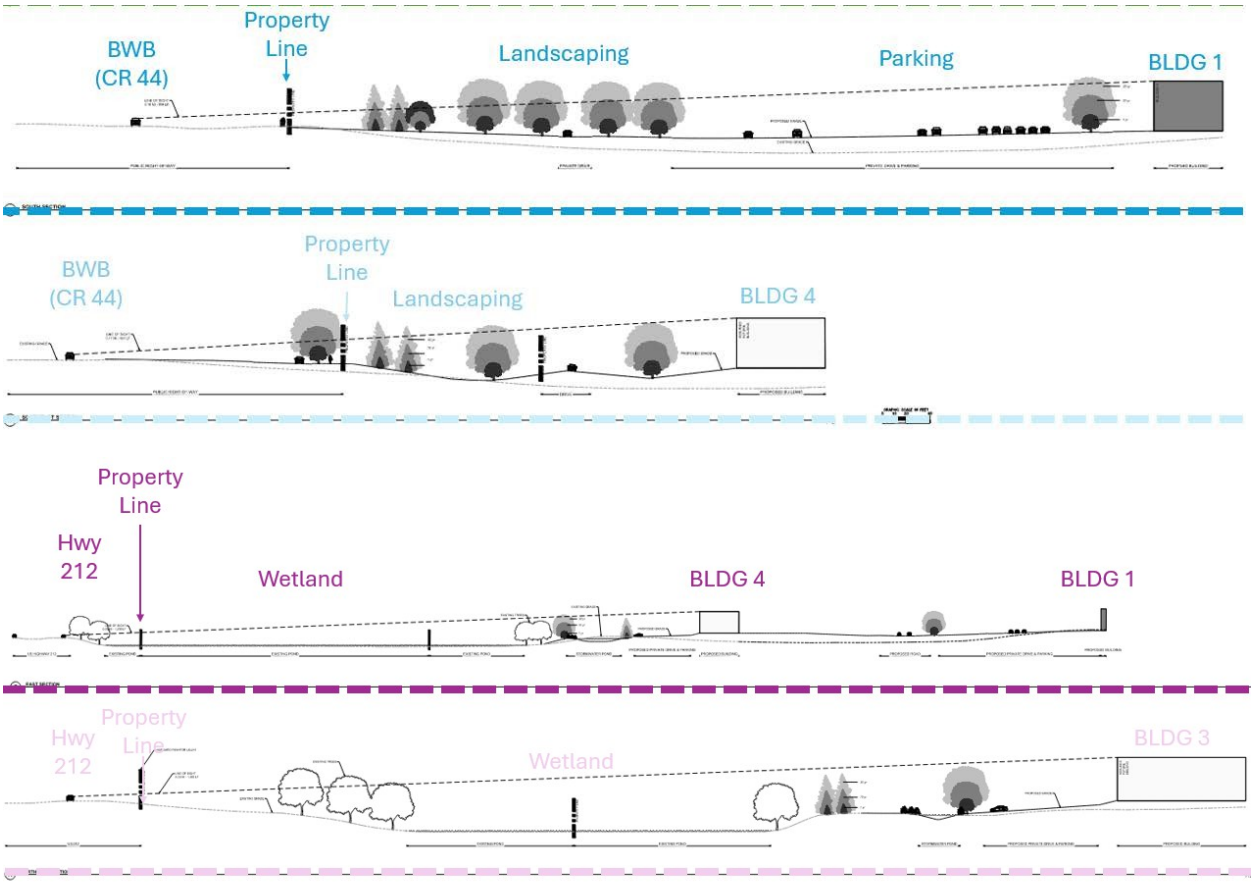


Figure 27: Proposed Cross Section Exhibits – Non-Greenbelt

In addition to screening requirements, each site will be required to meet the city's landscape ordinance (Section 15.28.070) as it pertains to quantities, planting islands, etc. Boulevard trees will also be required along all public and county streets for every 50 feet.

Tree preservation will also be important for this area. Wooded steep slopes of 18% grade or more are protected by ordinance (Section 15.28.100C). Additionally, it will be important to show other areas not protected by ordinance that can be preserved. Clusters of significant sized oak or maple trees should be preserved where possible.

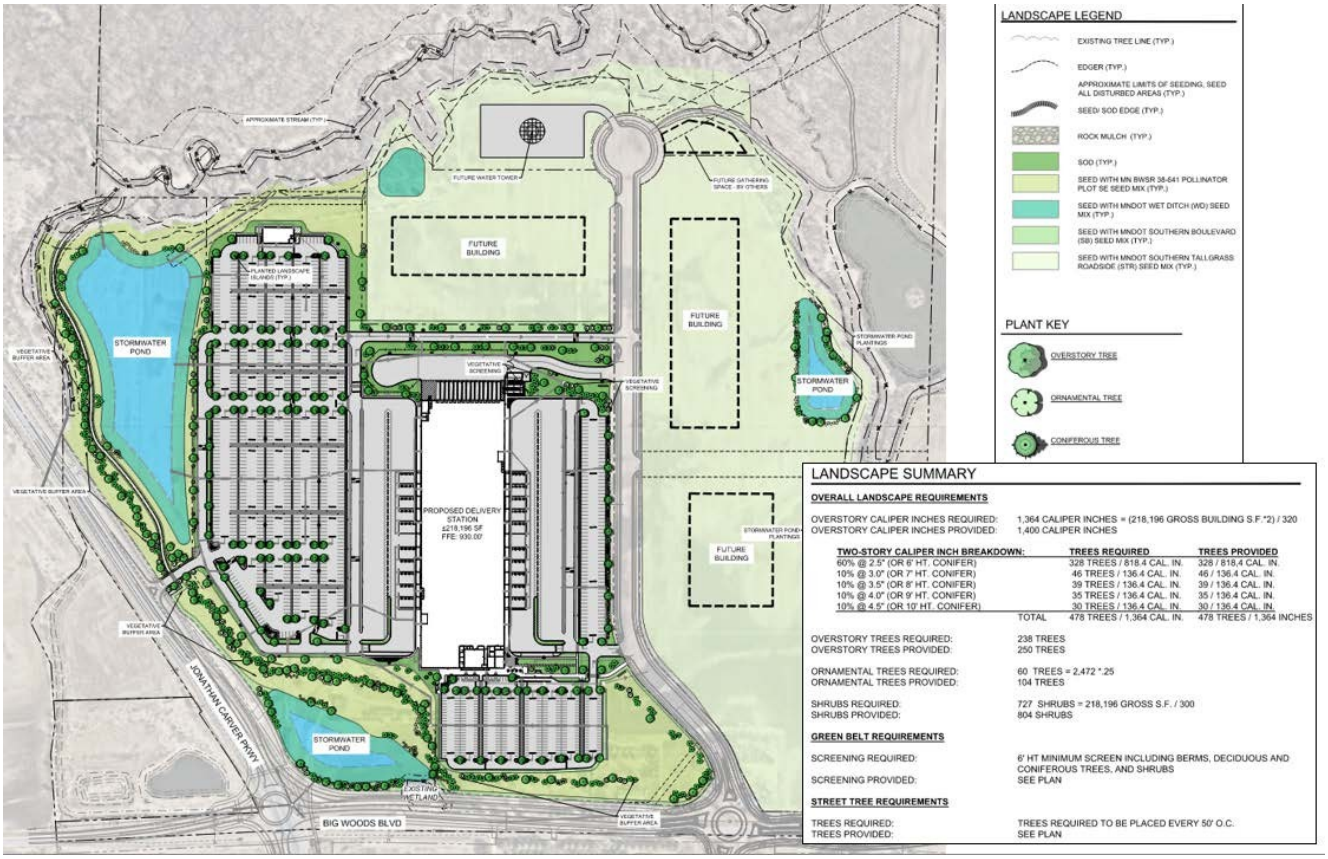


Figure 27: Proposed Landscape Plan

<u>Screening, Landscaping & Tree Preservation Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal (<u>preliminary application analysis</u>)::*
  - Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically:
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings
      - Generally accomplished. There are a couple areas that will need refinement in the final application to provide additional screening to preserve the rural viewshed. Those areas are generally as follows:
        1. Northwest edge of Phase 1's site
        2. Vehicle entrance on Jonathan Carver Parkway
    - The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening
      - Berming has been increased in height and adequate layering of screening provided.
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment

        - Provided (see *Figure 23*). The applicant has provided renderings and a landscape plan that show these ponding areas to be standing water areas with native grass and plantings. Additionally, the ponding areas will be surrounded by berms so a majority of the ponding won't be seen from public view.
    - Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails
        - Noted.
    - Significant level quality designed landscaping will be needed along high visible areas
        - Shown.
    - All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc
        - Met – see Figure 27 above.
    - Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy
        - Not shown. ***Needs to be shown in the final submittal.***
    - Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed
        - Provided.
    - Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field
        - Completed.
    - Clusters of significant sized oak and maple trees shall be preserved
        - 185 maples and oaks identified in the project area mainly on the north edge of the property; 36 will be removed, 149 saved. ***It will be important that all trees within wooded steep slope and 30 foot no grade/ no mow setback shall be preserved.***

- **Building/Parking Design – Building 1.**
  Building 1 sits on a 44 acre site and is proposed to be used for warehousing and distribution, with a building footprint of approximately 218,196 SF. The building is proposed to be rectangular and approximately 40 feet tall. The front entrance of the building is on the south side facing the associate parking lot. The materials proposed are concrete paneling (smooth & form liner applications), metal accent, and glass. An example photo of the form liner proposed is shown in *Figure 28*.



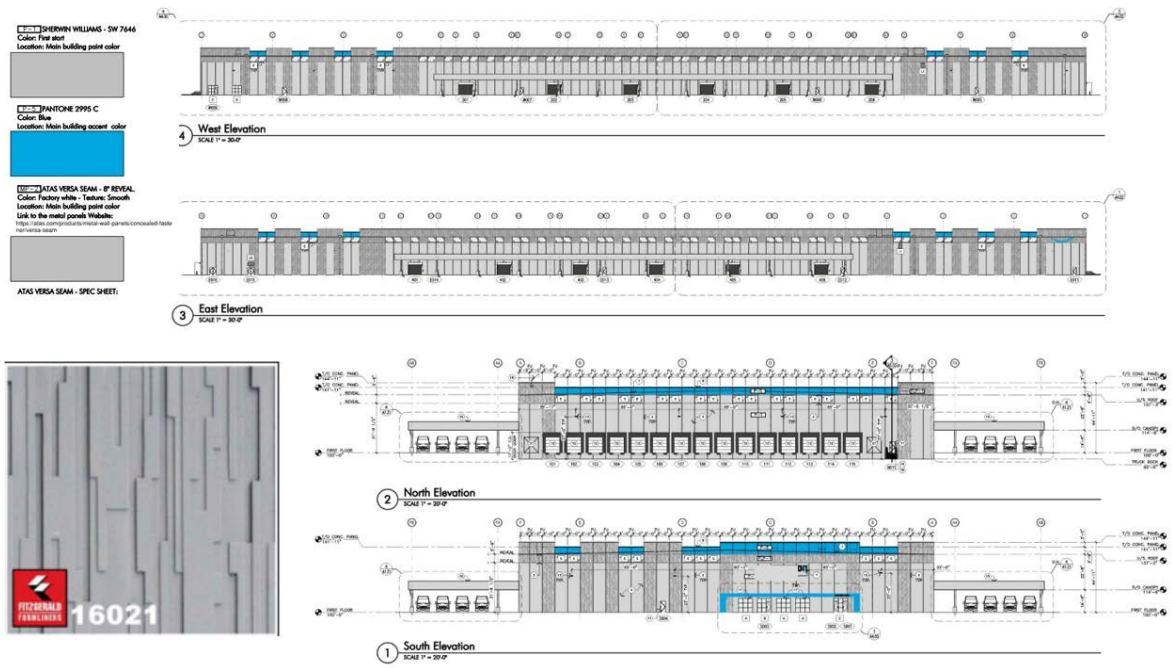


Figure 28: Building 1 Elevations

The City of Chaska has certain building design and material requirements for ***industrial buildings*** (Section 15.28.120.D.2b). A portion of it is stated as follows:

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

PRIMARY BUILDING			
Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	**37.5% Total (2 materials)** 1. Form liner – random depth (31%) 2. Glass (6.5%)	30%; two different materials	Yes
Class II	**61% Total** 1. Precast concrete panel - smooth (61%)	30%; one material	Yes
Class III	None	None	Yes

Accessory Building

There is one accessory building proposed on the northwest side of the site. The northwest building (~5,000sf) is planned to be a service center to provide maintenance for the delivery trucks. The materials proposed are stone (2 different colors), stucco, and a metal roof. See *Figure 29*.

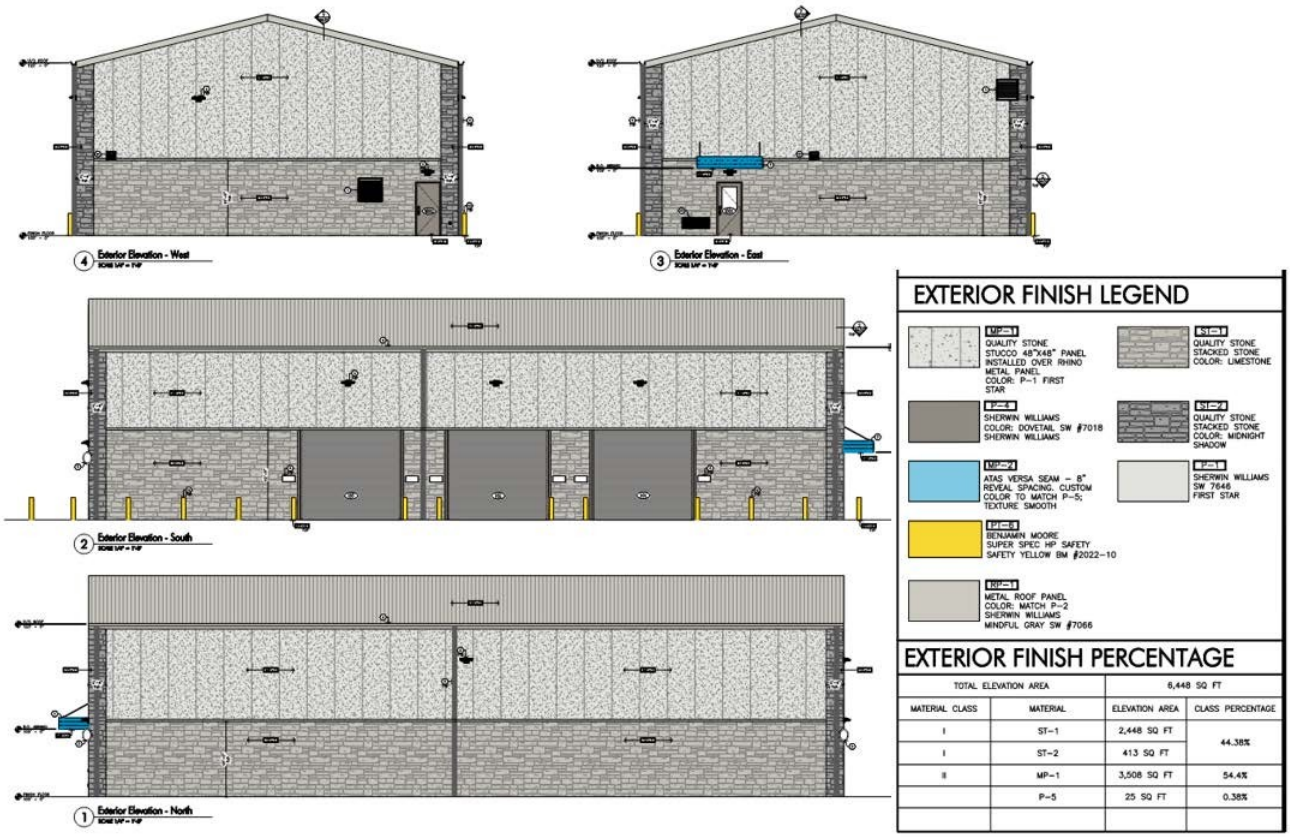


Figure 29: Proposed Accessory Building

ACCESSORY BUILDING			
Building Materials	**Provided**	**Required**	**Meets Ordinance**
Class I	**44% Total (2 materials)** 1. Stone - Limestone (38%) 2. Stone - Shadow (6%)	30%; two different materials	Yes
Class II	**54% Total** 1. Stucco (54%)	30%; one material	Yes
Class III	None	None	Yes

Parking & EV Charging

Building 1's site proposes to install 2,627 parking stalls. This is *more than triple* the city's parking requirement (623 stalls) for a manufacturing/warehouse user of this size. The user is a distribution user which requires employee and delivery truck parking. Parking is located on the east, south and northwest sides of the property. A truck loading area is located on the north side of the building. A breakdown of the parking provisions and how the site meets parking code are shown in *Figure 30* and the table below it.

In addition, the site will be providing Electric Vehicle (EV) charging stations as some of the delivery vans will be electric. Those provisions are also provided in *Figure 30*, along with a visual of what and where these charging areas will be.

PARKING DATA		
PARKING STALL VAN DIMENSIONS	11' X 24'	1,875 STALLS
PARKING STALL CAR DIMENSIONS	9' X 18'	752 STALLS
TRUCK PARKING DIMENSIONS	13.5' X 60'	15 STALLS
EV PARKING DATA		
DC-DOC 40KW CHARGERS	N/A	67 CHARGERS
DC-DOC 40KW STALLS	N/A	266 STALLS



Figure 30: Proposed parking and EV charging provisions

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing/Warehouse	218,196 sf	1ps/350 sf	623
		REQUIRED	**623 parking spaces**
		PROVIDED	**2,627 parking spaces**

This facility would provide approximately 250 jobs and operate 24/7. Deliveries out of the facility will occur during standard business hours, while deliveries into the facility and internal sorting would occur outside standard business hours and through the night in preparation for the following day. The largest shift, 180 people, would work from 1am-2pm. Building 1 is expected to generate around 3,000 daily vehicle trips.

Because of the large expanse of parking and driving areas needed to accommodate a distribution user, *staff would not support an additional distribution center in the Big Woods Business Park area.*

- Landscaping & Screening

  Landscaping and screening will be important for this site. Based on the size of the building the following landscape provisions are required:

LANDSCAPING REQUIREMENTS & PROPOSED			
	Required	**Proposed**	**Meets Ordinance**
Overstory Trees	1,364 caliper inches (~545 trees)	1,400 CI 478 trees	Yes
Understory	136	104	**No**
Shrubs	1/300 sf of bldg. = 727 shrubs	804	Yes
Planting Islands	10% of parking	10%	Yes

In addition to the screening efforts analyzed in the Greenbelt section of this report, it is important that other edges of the site are properly screened. The east edge of the site abuts the collector road (Public Road A), where one of the van lots and truck loading dock will be visible. Staff is advising the applicant to enhance this edge for landscaping/berming to screen these uses from the road – see *Figure 31*.

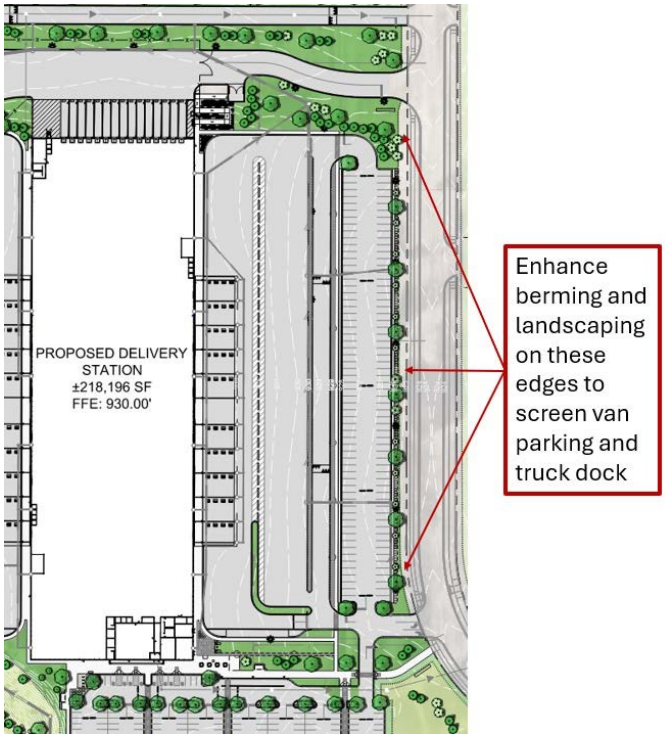


Figure 31: Screening needs on east edge of Building 1's site

<u>Building & Parking Design Comments to be addressed:</u>

- *At **Building 1** Preliminary submittal:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings
    - Met.
  - An architectural theme shall cross over all buildings in the Big Woods Business Park
    - Noted.
  - Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining
    - Outdoor gathering space provided on south side of building.
  - Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A
    - Completed.
  - Building 1 shall be broken up to provide for variation in massing and scale
    - Completed. Variation in parapet and materials.
  - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings
    - Completed – see *Figure 25*.
  - Parking for each site that meets the city's ordinance (Section 15.28.030)
    - Met.
  - At least 10% of parking lot areas shall be planting islands with trees and shrubs
    - Met.

- **Lighting**
  Lighting is proposed in the form of pole lights 35 feet tall and wall packs installed 23 feet high on the building. *The wall packs will need to be revised at 18 feet in height to meet city code.*

- **Wetlands.**
  27 wetlands were identified on or near the property. Full wetland delineation and approvals have been conducted on most of the Raser and Kloos properties. Wetland delineations have not been completed on the Traditions or city properties. Phase 1 proposes to impact 2 wetlands – identified as #17 and #20 in *Figure 32*.

  Proposed wetland impacts will need to follow the Wetland Conservation Act process to avoid, minimize, and mitigate for any unavoidable impacts. *A wetland mitigation plan will need to be completed and approved prior to final plat submittal.*

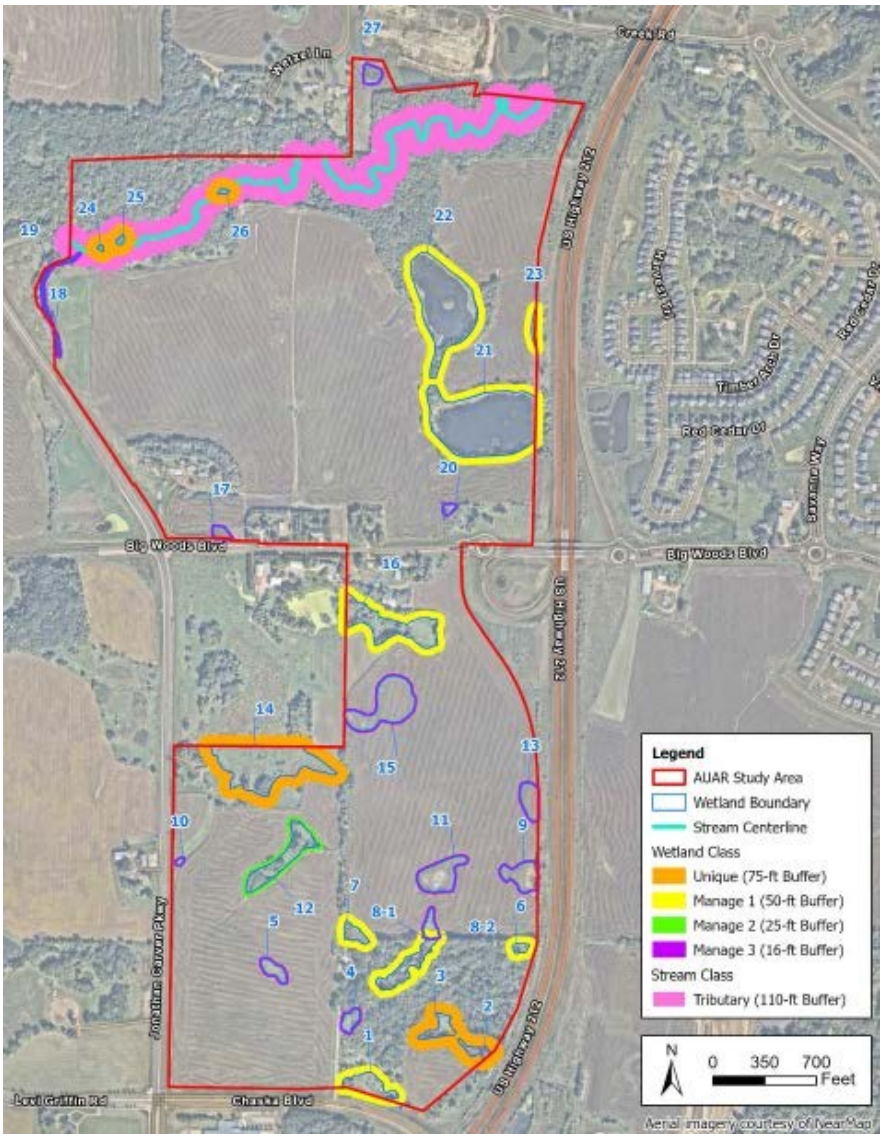


Figure 32: Wetland Inventory Exhibit

- **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 enter into a development agreement 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 **
May 27, 2026	July 26, 2026	September 24, 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 preliminary site & building plan and preliminary plat for Big Woods Business Park (BWBP North) – Building 1, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
   a. Preliminary Plat Narrative (pgs 1-7), submitted by Kimley Horn, dated March 3, 2026
   b. Traffic Memo (pgs 1-12), submitted by Kimley Horn, dated April 21, 2026
   c. ALTA Survey (pgs 1-7), submitted by Egan Field & Nowak, undated
   d. Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026
   e. ROW Disposition, submitted by Kimley Horn, dated May 27, 2026
   f. Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026
   g. Civil Plan Set (pgs 1-74), submitted by Kimley Horn, dated May 27, 2026
   h. Tree Preservation Plan (pgs 1-13), submitted by Kimley Horn, dated April 29, 2026
   i. Aerial Site Exhibit, submitted by Kimley Horn, dated March 3, 2026
   j. Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026
   k. Site Plan Photometric, submitted by pdms, dated February 9, 2026
   l. Snow Storage Exhibit, submitted by Kimley Horn, dated March 3, 2026
   m. Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026
   n. Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026
   o. Pedestrian Trail-Sidewalk Exhibit - Enlargement, submitted by Kimley Horn, dated May 27, 2026
   p. Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026
   q. Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026
   r. Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
   s. WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026
   t. Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026
   u. Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026

v. Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026
w. Landscape Plan (pgs 1-13), submitted by Kimley Horn, dated May 27, 2026
x. Landscape Section Plan – North (pgs 1-4), submitted by Kimley Horn, dated May 29, 2026
y. Illustrative Exhibits (pgs 1-3), submitted by Kimley Horn, dated May 27, 2026
z. Exterior Elevations – Main Building, submitted by pdms, dated March 23, 2026
aa. Overall Floor Plan, submitted by pdms, dated March 23, 2026
bb. Main Building – Digital Sample Board, submitted by pdms, undated
cc. Exterior Elevation – Accessory Building, submitted by pdms, undated

2. Adherence to:
    a. Southwest Chaska Plan adopted January 2013, and specifically:
        i. Chapter 5 Preferred Growth and Development Plan
        ii. Chapter 6 Design Guidelines
    b. City Engineer memo dated May 21, 2026;
    c. Carver County Public Works comments dated December 18, 2025;
    d. Orderly Annexation Agreement dated September 8, 2025;
    e. City's Boulevard Tree Policy and local street section design;
    f. Greenbelt Policy #3, Chapter 4, pg. 29 of the 2040 Comprehensive Plan; and
    g. Big Woods Business Park Concept Plan RFA Comments (pgs 1-7), dated February 20, 2026.
3. In addition to the items required by City Code Sec. 15.36.050, the following must occur and/or be submitted for a final plat application to be complete:
    a. MetCouncil approval of the comprehensive plan amendment;
    b. Tree inventory and preservation plan, including preservation of all trees within wooded steep slope and 30 foot no grade/no mow setback;
    c. Grading plans;
    d. Landscaping plans in conformance with City Code Sec. 15.28.070;
    e. Stormwater Management Plan;
    f. Petition for the City to authorize a feasibility study of public improvements to serve area Development. Improvements include but not limited to transportation and the extension of trunk utilities;
    g. Site Assessment Agreement;
    h. Development Agreement;
    i. Petition for the City to authorize a traffic impact analysis for local and regional transportation system improvements to serve area development;
    j. Carver County Approved Traffic Impact Analysis;
    k. Dedication area for regional ponding for storm water treatment satisfying transportation improvements and combined area development both proposed and future;
    l. Wetland Impact Assessment for Development and Public Infrastructure;
    m. Agency Approved Wetland Mitigation Plan for Development and Public Infrastructure;
    n. Carver County Permitting Approval for Public and Private Transportation Improvements on the County roads;
    o. Final plat showing right of way dedication for transportation and utility extensions including but not limited to gravity sewer, trunk water main;
    p. Future Outlot(s) for electric distribution and City water tower facilities;
    q. Easement Dedication for Public Infrastructure;

r. Access layout meeting 600' spacing on collector road (Public Road A) for **all** access points; and
s. Photometric plan, including:
    i. Fixture cut sheets.
    ii. Wall pack heights revised to 18 feet from grade

4. Final Plans to include/show:
    a. Stormwater pond details for all ponds proposed in the greenbelt areas demonstrating adherence to the greenbelt's intent to provide a natural edge to the city;
    b. Comprehensive Overall Area Development Grading and Drainage Plan and Surface Water Management Report for proposed and future area development;
    c. Project Phasing Plan for Private and Public Improvements;
    d. Agency Approved construction plan incorporating public and private development infrastructure coordinated with Engineering Department;
    e. 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];
    f. Provision of sidewalks or trails as applicable per long range plans and city policies on both sides of all local streets, and specifically:
        i. 10 foot trail on the east side of the collector road and north side of Big Woods Boulevard;
    g. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets. The boulevard is the area in the ROW between the street curb and sidewalk/trail;
    h. Provision of adequate maintenance accesses for the stormwater ponds, be placed in outlots and not private properties;
    i. Provision of adequate landscaping, berming, and buffering along the development edges abutting Big Woods Boulevard, Jonathan Carver Parkway and Public Road A, including:
        i. Additional landscaping/berming on NW corner and at vehicular entrance on CR11 to screen the proposed building and parking areas.
        ii. Additional landscaping/berming on east edge of site between Public Road A and van lot/loading dock;
    j. Provision of additional landscaping and site enhancements within the outdoor gathering area for Building 1 to create a desirable place to rest;
    k. Greenbelt implementation strategy to include defined outlots, long-term outlot disposition and timeline to achieve any ownership transfers, defined long-term maintenance plan, definition of any necessary preservation easements, and any other required actions to achieve the outcome defined in the Comprehensive Plan;
    l. Right-of-way defined and acquisition agreements secured to achieve necessary sewer extension from its current terminus at approximately Creek Road and Chaska Creek Blvd;
    m. Provision of a 10 foot trail generally following the sewer extension route beginning at the intersection of Creek Road and Chaska Creek Rd. located

north of the ravine and continuing across the ravine to connect with the collector road serving the proposed development;
   n. Access layout meeting 600' spacing on the collector road (Public Road A) for **all** access points;
   o. Carver County approved access design at Intersection B;
   p. Horizontal and vertical curve information for the collector road design, and meeting Subdivision standards;
   q. Turning movement diagrams for collector road cul de sac and all street intersections;
   r. Detailed engineer drawings, including utility overlay, with curve information and contours for the proposed trail along collector road; and
   s. Detailed engineer drawings for trail crossing over creek.
5. Coordination with:
   a. City Engineer regarding ROW, utilities, easements, grading, access, and drainage.
   b. Water and Sewer Director to define and secure an approved location for a water tower.
   c. MVEC and Chaska Electrical department on service locations and future substation.
   d. Carver County on access, access spacing and road improvements on county roads.
   e. City of Carver on access alignment on County Road 11.
   f. City of Chaska and Traditions on commercial area layout on the southeast corner of BWBP North.
   g. Traditions on vehicular access and utility stubs to their property.
   h. City of Chaska and MnDOT on design and construction plans for collector road (Public Road A).
   i. City of Chaska, WMO and State on trail crossing over creek.
   j. MetCouncil on Comprehensive Plan Amendment review and approval.
6. Compliance with City Ordinances, including:
   a. Sec. 15.28, Special Regulations
   b. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
7. Building setbacks are as follows:
   a. Interior Property Lines: 15 feet
   b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
   c. County Road 61 (Chaska Blvd): 150 feet from centerline
   d. County Road 44 (Big Woods Blvd): 125 feet from centerline
   e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
   f. Public Road A: 100 feet from centerline
   g. Wetlands: Varies based on wetland type
   h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge
8. Parking setbacks are as follows:
   a. Interior Property Lines: 5 feet
   b. Property Lines abutting ROW: 10 feet
   c. Wooded Steep Slopes: 50 feet from edge

9. Prior to final plat release:
    a. 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.
    b. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities.
    c. City and MnDOT approvals of the collector road (Public Road A) design, construction plans, and stormwater design.
    d. Carver County approvals of ROW needs and intersection designs on county roads.
10. Prior to grading permit approval:
    a. Provision of an approved wetland mitigation plan by all agencies
    b. Provision of a storm water management plan meeting City and Carver County WMO standards.
    c. Provision of a construction grading plan meeting City and Carver County WMO standards.
    d. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
    e. NPDES construction stormwater permit

Motion to recommend approval of the rezoning from Rural Residential (RR-2) to Planned Multi-Use District (PMD-24) based on the draft ordinance.

Motion to recommend approval of the comprehensive plan amendment to allow cluster development, guide the former Dahlgren Township parcels to be Open Space and Business Park, and expand the Metropolitan Urban Service Area (MUSA).

Comprehensive Plan Amendment Process

Before submitting a comprehensive plan amendment to the Metropolitan Council for review, the following steps must be completed:

1. The City (as the local planning body) must provide a recommendation.
2. The City Council (as the local governing body) must authorize the submission of the amendment to the Metropolitan Council for review.
3. Surrounding communities and the affected school district must be given 60 days to review and comment on the request.

The following items are required to be submitted with the request:

1. Color Maps showing the general site location, current and proposed land use and sewer staging changes;
2. Staff report to the planning commission or local governing body;
3. Other relevant information including: (1) impacts to regional transportation, wastewater, and regional park systems; (2) plans to manage stormwater; (3) changes to project water use; etc.
4. Comments from affected and adjacent jurisdictional reviews; and
5. Copy of adopted and signed local resolution, authorizing the amendment to be submitted for review.

The following is intended to summarize the timeline for review of a comprehensive plan amendment:

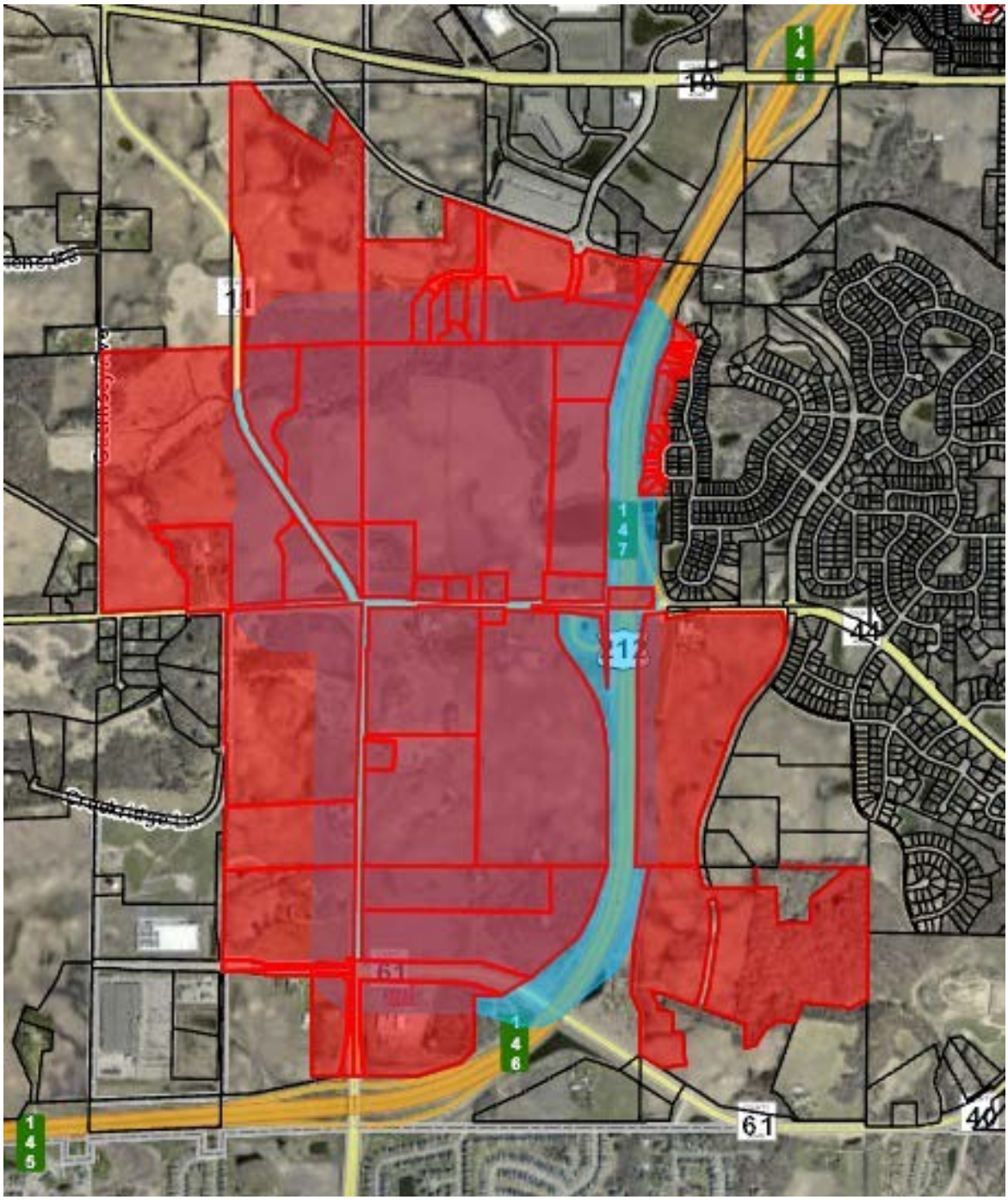
		Review Period
Pre-submittal	Adjacent and affected jurisdictions review and comment	60-days
Metropolitan Council	Review for completeness and determination if the request qualifies for Administrative Review	15 business days from submittal
	Review for conformance, consistency, and compatibility	60 days from submittal *

* The Metropolitan Council may extend the review period for an additional 60 days if needed. The City must agree to extend the approval beyond 120 days.

Click here to go back to report

SUPPORTING INFORMATION

Mailing Area: 40 addresses were included in the mailing list for the project:



ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Rural Residential (RR-2) zoning district and rezoned to Planned Multi-Use District No. 24 (PMD-24) for all of:

Blocks 1-2, Big Woods Business Park, Carver County, Minnesota

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

1. **ALTA Survey (pgs 1-7), submitted by Egan Field & Nowak, undated**
2. **Preliminary Plat, submitted by Kimley Horn, dated May 27, 2026**
3. **ROW Disposition, submitted by Kimley Horn, dated May 27, 2026**
4. **Outlot Disposition, submitted by Kimley Horn, dated May 27, 2026**
5. **Civil Plan Set (pgs 1-74), submitted by Kimley Horn, dated May 27, 2026**
6. **Tree Preservation Plan (pgs 1-13), submitted by Kimley Horn, dated April 29, 2026**
7. **Aerial Site Exhibit, submitted by Kimley Horn, dated March 3, 2026**
8. **Phase Exhibit, submitted by Kimley Horn, dated May 27, 2026**
9. **Site Plan Photometric, submitted by pdms, dated February 9, 2026**
10. **Snow Storage Exhibit, submitted by Kimley Horn, dated March 3, 2026**
11. **Greenbelt Exhibit, submitted by Kimley Horn, dated May 27, 2026**
12. **Pedestrian Trail-Sidewalk Exhibit, submitted by Kimley Horn, dated May 27, 2026**
13. **Pedestrian Trail-Sidewalk Exhibit - Enlargement, submitted by Kimley Horn, dated May 27, 2026**
14. **Stormwater Access Exhibit, submitted by Kimley Horn, dated May 27, 2026**
15. **Utility Build Out Exhibit, submitted by Kimley Horn, dated May 27, 2026**
16. **Fire Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026**

17. **WB-67 Truck Turn Exhibit, submitted by Kimley Horn, dated May 27, 2026**
18. **Site Access 1 Exhibit, submitted by Kimley Horn, dated May 27, 2026**
19. **Site Access 2 Exhibit, submitted by Kimley Horn, dated May 27, 2026**
20. **Site Traffic Flow Plan Exhibit, submitted by Kimley Horn, dated May 27, 2026**
21. **Landscape Plan (pgs 1-13), submitted by Kimley Horn, dated May 27, 2026**
22. **Landscape Section Plan – North (pgs 1-4), submitted by Kimley Horn, dated May 29, 2026**
23. **Illustrative Exhibits (pgs 1-3), submitted by Kimley Horn, dated May 27, 2026**
24. **Exterior Elevations – Main Building, submitted by pdms, dated March 23, 2026**
25. **Overall Floor Plan, submitted by pdms, dated March 23, 2026**
26. **Main Building – Digital Sample Board, submitted by pdms, undated**
27. **Exterior Elevation – Accessory Building, submitted by pdms, undated**

Section III. PMD-24 District Regulations. Permitted uses and regulations applicable to the PMD-24 District shall be as follows:

A. Intent. The intent of the PMD-24 District is to provide for offices, "clean and quiet" business park uses, and a limited amount of neighborhood-supported commercial that can be developed and operated in a high-quality physical environment. Natural amenities, like Chaska Creek, shall be preserved. The greenbelt area and its viewsheds shall be preserved or enhanced to prioritize the rural character at the city's edge.

It is intended that development within PMD-24 be characterized by relatively high employment levels, high quality jobs, which all support the objectives of increasing employment opportunities with the city and near downtown for the purpose of strengthening the city's non-residential tax base.

B. Permitted Uses.

1. Lot 1, Block 1:
    a. Distribution center with fleet service building
    b. Offices and administrative facilities

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

1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the Zoning Ordinance
2. Signs as regulated by Section 15.32 of the Zoning Ordinance

D. Development Standards

1. A maximum of one distribution center is permitted within the Big Woods Business Park (BWBP North and South)

2. Minimum building setbacks:
    a. Interior Property Lines: 15 feet
    b. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
    c. County Road 61 (Chaska Blvd): 150 feet from centerline
    d. County Road 44 (Big Woods Blvd): 125 feet from centerline
    e. County Road 11 (Jonathan Carver Pkwy): 150 feet from centerline
    f. Collector Road: 100 feet from centerline
    g. Wetlands: Varies based on wetland type
    h. Wooded Steep Slopes (18% or more): 50 feet from edge and 30 feet no grade/no mow from edge

3. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines abutting ROW: 10 feet
    c. Wooded Steep Slopes: 50 feet from edge

4. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance Section 15.28.250.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of June, 2026.

_____
Taylor Hubbard, Mayor

Attest: _____
Deputy Clerk

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: May 21, 2026
Subject: Big Woods Business Park Preliminary Plat - 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 04/29/2026. See also the attached page comments. Plan page comments are not necessarily repeated in this memo. Refer to both the memo and plan comments for a complete list.

City Local/Collector Road Streets:

1. The collector road access spacing standard requires 600-foot spacing. The current plan does not meet City code.
2. The collector road is a designated Municipal State Aid route requiring City and State approvals prior to the release of the final plat.
    a. The collector design and construction plans will need to be coordinated and approved by the City engineer and MnDOT State Aid Office.
3. The storm water design for the collector road requires both City and State approval prior to the final plat approval.
4. Horizontal and vertical curve information to be shown. Vertical curves shall meet subdivision ordinance standards.

c. Vertical Curves: Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of these curves shall be 20 times the algebraic difference in the percent of grade of the two (2) adjacent slopes, but not less than 50 feet.

5. Provide turning movement diagram for cul de sac and at all public street intersections.
6. Lighting standards for local streets follow the access spacing requirements. The City does not require lighting along public trails.
    a. The standard for local streets is to provide lighting only at local street intersections. Coordinate light fixtures within public right of way with City of Chaska Electric Director.
    b. Coordinate with Carver County and City of Chaska on highway lighting standards.

Trail:

1. Provide detailed engineering drawings with curve information and contours for the trail. Include proposed utilities on the drawing for reference.
2. Provide a detailed engineered plan for trail crossing over creek. The crossing will need to be coordinated with City, WMO, and state.

Grading & Storm Sewer Construction Plans: The overall plans are incomplete, however general guidance for construction plan standards are below.

1. To help with the City's review please provide a comprehensive overall grading plan sheet showing both existing and proposed contours including storm sewer piping.

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

2. Coordinate storm sewer design to minimize pipe conflicts with road design section. Where feasible allow for 4' cover over pipe.
3. Further discussion is needed on how the ravine west of the water tower gets graded and tied into. Site visit may be needed.
4. All ponds to show reinforced EOF - see city detail.
5. Call out EOFs around entire site.
6. See stormwater design standards for EOF freeboard and flow depth requirements LSWMP 5.3.2.4 part 18).
7. Review and document existing conditions of pond/wetland outlets and infrastructure.
8. Add note to the plans that the location and alignment for outlet/discharge to ravines or creeks shall be reviewed and approved in the field by City of Chaska.

Stormwater Management Plan: See separate review memo in addition to below comments.

1. Between the County highway, collector road, local street, City property, proposed private development, and future development, the surface water management plan needs to clearly identify what improvements are being requested for review and approval.
    a. The modeling and narrative in the surface water plan and storm water modeling need to provide breakouts separating out development, transportation, future development, etc.
    b. The design must account for stormwater management needs for the county highway improvements.
    c. The storm water model needs to provide information for improvements that have been designed and approved by appropriate agency.

2. Site grading approval requires:
    a. City/County/WMO Storm Water Management Plan approval
    b. City/County/WMO Construction Grading Plan approval
    c. Carver County approval of the corridor layout and stormwater management plan for the County highway improvements
    d. NPDES Construction Stormwater Permit

3. The proposed condition modeling is incorrect. The stormwater modeling does not align with the development grading plan.

4. The existing condition modeling does not accurately represent current stormwater routing, particular for DA 6 and DA 7 that appear to currently flow to the wetland south of Big Woods Blvd.

5. Areas that are proposed to be mass graded but not seeking design/approval, must be identified separately in the storm water model and shown correctly in the proposed grading plan.

6. If an interim grading condition is proposed within the overall development, both the storm water model and construction plans will need to accommodate and show how the City/WMO standards are being met.

Wetland Conservation Act:

1. Separate from storm water, the City is the LGU for administering the Wetland Conservation Act. The City planning process for preliminary Plat Application requires a Wetland Mitigation Plan Application.

2. Prior to final plat approval any wetlands being impacted require a fully executed and agency approved Mitigation Plan.

Trunk Water Main and Sanitary Sewer Construction Plans:

1) Provide an overall plan and profile sheet for City review and comment showing trunk and lateral utility extensions planned with the development.
2) Site plan needs to identify and show future extension of sewer and water.
3) Each parcel shall have a maximum of one sewer connection.
4) For sewer material depth zones, see below
    i. 0-16' SDR35
    ii. 16-22' SDR26
    iii. 22'+ C900
5) Continue coordination of trunk watermain and tower design with City Engineer.
6) If irrigation reuse is proposed city does not allow potable water irrigation to be intermixed with reuse irrigation. Systems must be separate.
7) Valves to be butterfly valves when larger than 12".

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)
- MN Department of Health for watermain extension
- Metropolitan Council Environmental Services (thru MPCA) for sanitary sewer extension
- MPCA NPDES Construction Stormwater Permit
- Carver County Public Works
- MN DNR Dewatering Permit, if necessary

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

Kimley»Horn

MEMORANDUM

To:	Elizabeth Hanson, AICP, City Planner
From:	Brian Wurdeman, P.E.
	Kimley-Horn and Associates, Inc.
Date:	March 3, 2026
Subject:	Preliminary Plat Narrative Scannell – Big Woods Business Park

Background and Project Understanding

Scannell understands the value of living and working in the Twin Cities Metropolitan Area. With a proven track record in developing industrial buildings and parks in surrounding cities, Scannell believes this new Business Park presents an opportunity for high-quality development, aligning with Chaska's long-term vision for growth.

The efficiency of the overall project focuses on both the businesses and surrounding infrastructure. In ensures accessibility and navigability while seamlessly integrating with new and existing surroundings. This project is designed to be adaptable to the needs of businesses within the park, as well as supporting commercial and retail establishments.

The Big Woods Business Park Concept Plan was previously recommended for approval by the City of Chaska Planning Commission on February 11, 2026, followed by the approval from City Council on February 23, 2026. The Concept Plan consisted of approximately 304 acres of land at the northeast and southeast corners of Jonathan Carver Parkway (CSAH 11) and Big Woods Blvd (CSAH 44). The preliminary plat includes approximately 164 acres on the north side of Big Woods Blvd, between Jonathan Carver Parkway and Hwy 212. The current Site Plan is for Building 1, which consists of a warehouse/distribution center and its associated parking and infrastructure, along with additional mass grading activities north of Big Woods Boulevard to set up the remaining area for future users.

Public Infrastructure

This first phase of development (Building 1) will require the construction of a new public roadway and utilities to access and serve the site, the construction of a new intersection on Big Woods Blvd, and the extension of both trunk sanitary sewer and watermain south to the site from Creek Road. The applicant will need to coordinate with the City of Chaska for the construction of the public roadway, new intersection, and the extension of trunk utilities down to Big Woods Blvd.

Grading

Approximately 101 acres of the total property boundary is proposed to be mass graded for future phases to balance grading, manage stormwater as development occurs during current and future phases, and to establish finish floor elevations for Building 1 as well as for the remaining potential building locations. The areas proposed to remain undisturbed consist of the northwest corner of Jonathan Carver Pkwy and Big Woods Blvd, the northern ravine and wooded area, and the existing Jonathan Carver Pkwy and Big Woods Blvd Right-Of-Way.

Amenities

Development amenities for Building 1 include an outdoor patio area for employee use and is connected to the site's overall sidewalk along the proposed public roadway. An outdoor smoking shelter and rideshare shelter has also been provided. 160 Electric Vehicle (EV) charging stations will be provided in the western parking lot for fleet vehicles, with the capability to expand for additional stations in the future if needed.

Development Setbacks

The proposed site is required to follow City Zoning code requirements including but not limited to building and parking setbacks. Proposed building setbacks are as follows:

-100' from the centerline of the collector road

-125' from the centerline of Bid Woods Blvd

-150' from Jonathan Carver Parkway

-225' from the centerline or 50' from the ROW of Hwy 212, whichever is greater

In addition to these setbacks, Building 1 must also adhere to the City's requirements for setbacks from steep wooden slopes. Following the establishment of the line for slopes 18% or greater, a building/parking setback of 50', and a "no grade/mow" setback of 30' is required. This requirement applies to Building 1 along the ravine.

Greenbelt

The Concept Plan featured the City-defined Greenbelt, which is a natural buffer that bisects the site from north to south. Based in the 2040 Comprehensive Plan, development activity is limited to approximately one-third of the Greenbelt area, while the remaining two-thirds must remain undeveloped or retain its natural character. The City has indicated that stormwater features within the designated Greenbelt do not count towards development, provided they maintain a natural appearance. The approved Concept Plan proposes impacts that will necessitate an amendment to the existing 2040 Comprehensive Plan. The Building 1 property has approximately 8.76 acres of Greenbelt.

Stormwater

The project site is divided into eastern and western area, which are divided by a proposed public roadway. On the western side, two stormwater ponds will be constructed along with the first phase of development (Building 1). The east side of the public roadway includes ponding sized for the public roadway.

The following summary provides response to the City of Chaska's Big Woods Business Park Concept Plan RFA Comments, dated February 6, 2026:

Concept Plan RFA Comments/Responses in **RED**.

Access & ROW Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Intersection A revisions:
    - Access needs to move approximately 0.25 miles north (per Carver County PW memo dated December 18, 2025). **We have reviewed this request and determined that relocation north 0.25 miles will move the access through a property that Scannell does not have control over. Additionally, this would require a creek crossing north of Jonathan Carver Parkway along the western property line, making a site access in that location less desirable.**
    - Coordination with City of Carver on anticipated access and plans west of JCP. **Noted.**
    - Proposed County roundabout at CR44 & JCP intersection needs to be depicted on plans. **Noted. During preliminary discussions with the County, the County did not wish to share their linework for the proposed future roundabout at CR44 & JCP, however, KH can place some preliminary linework depicting a future roundabout as planned for that intersection.**
    - Further evaluation on public versus private access here, with an emphasis on making this access public **Noted. Developer prefers this to be private because it only accesses the parking lot for Building 1. Changing this access to public and providing connection through this lot to Public Road A would result in pushing this roadway south of Building 1, creating additional pedestrian conflict areas and may cause spacing issues with other accesses on Public Road A and with Public Road B. The proposed private access is proposed to the private owner that will be generating the most trips of any development north of Big Woods Boulevard.**

- Public Road A revisions:
  - Access on a collector road (Public Road A) requires 600 feet of separation between access points **For Building 1, separation is not met due to applicants request to keep employee/truck/van traffic separate. With the very limited vehicles that would be on this segment of roadway, we do not anticipate there to be a vehicle conflict.**

- Collector roads require 80 feet of ROW **Noted.100 ft ROW currently provided on Public Road A per City's request.**

- Other:
  - Internal access points need to be 160 feet from County Road intersections or outside of designated turn lane lengths, whichever is greater (per Carver County PW memo) **Noted, Public Road B is approximately 380 ft from Big Woods Blvd.**
  - Public roads require 60 feet of ROW **Noted – Public Road A has 100ft ROW per City's request.**
  - Carver County needs to review and approve all new access points, access design, and access spacing on County roads. **Noted.**
  - Truck turning analyses and traffic volumes into Building 1's site for all proposed trucks to determine roadway designs, access spacing, ROW widths are adequate **Noted.**

Traffic Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - An updated Traffic Impact Analysis is required, to include:
    - Traffic impacts from Public Road A connecting north to Creek Road (per Carver County memo dated December 18, 2025) **Original concept plan showed the road connecting at Creek Rd. City indicated that a City TIA was completed and confirmed the connection was not needed. Additionally, KH completed a model which verified the connection was not needed. This analysis was included in the AUAR.**
    - Intersection B to be analyzed as every potential intersection type (right-in/right-out, ¾, full, etc), and with and without Public Road A's connection to Creek Road (per Carver County PW memo) **Noted. Analysis to be complete.**
    - Traffic impacts from Building 1's proposed use (i.e. distribution center). **AUAR determined any necessary roadway improvements for the development should be complete during Phase 1 of the development (as part of Building 1 development).**
    - Highway 212 full interchange **Discussed in Concept Plan narrative, 212 is not needed in full buildout for traffic volumes, however the development and the city benefit from the interchange due to access improvement and proximity to the Business Park.**
    - Evaluation of need of Intersection A, and looked as a public access/road as opposed to private **See above regarding private vs public access to site.**
    - Spacing of Public Road B's connection to Public Road A relative to Intersection B **Location of this intersection was directed by City Staff.**
  - A construction access and routing plan is needed **Noted. Preliminary construction access is depicted on current plans and is open for discussion. Final location and routing plans to be provided with final plans**

Utility Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Evaluation of where utility extensions need to come from to serve the development **Noted. Currently assuming utilities will be extended to site from south of Creek Road.**
  - Coordination with Water & Sewer Director on location and size of water tower site **Noted. Now that concept plan has been approved, we are requesting the City allows engineering to begin this coordination.**

Stormwater Comments to be addressed:

- *At **Building 1*** Preliminary submittal:
  - SW report and plan meeting all City and CCWMO requirements **Preliminary stormwater report included. City and CCWMO requirements were stated in the concept plan narrative and a stormwater report has been provided that follows these guidelines.**
  - Design details of stormwater ponds proposed in the greenbelt areas meeting intent of greenbelt and 'key community entrance' objectives **Noted. The concept plan narrative provided description and examples, we would like City feedback on information provided.**

Trail & Sidewalk Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Sidewalk (west side) and trail (east side) included on both sides of public streets **Noted. Provided on concept plan.**
  - Show future trail on north sides of Big Woods Boulevard (CR44) up to existing trail on Jonathan Carver Parkway (CR11) **Noted. Concept plan provides trail around Intersection B RAB. Future coordination is needed with County to determine how trail will be extended and incorporated into their RAB.**
  - Show inclusions of shared bike/walking pathways along the following roadways consistent with the Chaska Pedestrian and Bike Master Plan:
    - Public Road A **Noted. Shown on concept plan.**
    - Big Woods Boulevard **Noted. See response above for extension west. Extension to existing trail to east provided on concept plan.**
  - Trail/sidewalk inclusions within the interior of Business 1's site that connect to gathering areas and external pedestrian facilities, and around natural amenities like: **Noted. Shown on site plan.**
  - Trail extension in the wooded area on north side of BWBP North, including an implementation plan of where and how this trail can be installed **Noted. Trail shown "by others" on concept plan.**

Outdoor Gathering Spaces Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Include small outdoor gathering spaces, pedestrian connections, and bicycle infrastructure on Building 1's site for employees; locate these spaces so they can

connect into internal and external pathways and natural amenities relevant to each specific site; **Noted. Included in current site plan**

- Include small outdoor, gathering space in wooded area on north side of BWBP North **The Developer has prioritized the inclusion of a gathering/outdoors space immediately adjacent to Building 1. There is space that will be dedicated for Public ROW or dedicated to the City that could be available for future construction of a public amenity and gathering space, however it would be the developers understanding that this would be publicly owned/maintained.**

Screening, Landscaping & Tree Preservation Comments to be addressed:

- At Building 1 Preliminary submittal:
  - Key community entrances and greenbelt areas should be prioritized and views should be protected or enhanced creating a natural, rural aesthetic, and more specifically: **Noted. Applicant is developing renderings.**
    - Significant berming and landscaping that screens parking lots, loading docks/areas, and tops of buildings **See grading plan for berm grading.**
    - The berming on the northeast corner of Jonathan Carver Parkway and Big Woods Boulevard needs to be increased in height and provide an adequate layering of screening **Currently shown 6 ft above FFE, and over 20 ft higher than the roadway.**
  - Stormwater ponds in greenbelt areas shall be an aesthetic enhancement to the viewshed (i.e. standing water with vegetation and natural wildlife habitat) in order to be classified as undeveloped area in the greenbelt, and shall not consist of dry ponds or visible stormwater equipment **Noted. Description and examples were given during concept planning. Seeking additional city feedback on approach.**
  - Outside of community entrances and greenbelt areas, berming and landscaping will be needed along edges abutting Highway 212, Big Woods Boulevard, Chaska Boulevard and Jonathan Carver Parkway to screen parking lots and loading areas from the major roadways and existing/proposed trails **Noted.**
  - Significant level quality designed landscaping will be needed along high visible areas **Noted.**
  - All buildings/sites must meet the city's landscape ordinance (Section 15.28.070) pertaining to quantities, species, planting islands, etc **Noted.**
  - Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy **Noted. It is still unclear who will be designing the pubic roadway plans.**

- Renderings showing realistic views of the proposed berming & landscaping from pedestrian and car vantage points at community entrances and along major roadways and trails will be needed **Noted. Applicant is developing renderings.**
- Wooded steep slopes of 18% slope or more shall be delineated and verified by city staff in the field **Noted. City meeting on 3/3/26.**
- Clusters of significant sized oak and maple trees shall be preserved **Noted. Tree survey is to be completed to identify these trees. Tree preservation plan is to be completed once survey is finished.**

Building & Parking Design Comments to be addressed:

- *At **Building 1** Preliminary submittal:*
  - Adherence with Building Design/Materials ordinance (Section 15.28.120) for industrial buildings **Noted.**
  - An architectural theme shall cross over all buildings in the Big Woods Business Park **Noted.**
  - Buildings shall be placed that create opportunities for plazas, courtyards, patios or outdoor dining **Noted.**
  - Building 1 should be designed to have high quality design when visible from major roads like JCP, BWB and Public Road A **Noted.**
  - Building 1 shall be broken up to provide for variation in massing and scale **Noted.**
  - Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, outdoor gathering spaces, and other buildings **Noted.**
  - Parking for each site that meets the city's ordinance (Section 15.28.030) **Noted.**
  - At least 10% of parking lot areas shall be planting islands with trees and shrubs **Noted.**

Kimley»Horn

MEMORANDUM

To: City of Chaska

Date: April 21, 2026

Subject: Big Woods Business Park – Site Access Traffic Operations

INTRODUCTION

The proposed Big Woods Business Park development is located between County State Aid Highway (CSAH) 11 / Jonathan Carver Parkway and US Highway 212 in Chaska, MN. A Traffic Impact Analysis (TIA) was completed for the development as the site undergoes the Alternative Urban Areawide Review process. The site is divided into a north and south campus, divided by CSAH 44 (Big Woods Boulevard). It is anticipated that development will be completed over three (3) distinct phases, outlined as follows:

- North Campus Distribution Center (estimated completion date of 2027)
- Remainder of North Campus (estimated completion date of 2031)
- South Campus (estimated completion date of 2036)

There are five proposed access points. Based on the findings of the Big Woods Business Park TIA, the proposed access configuration for the site is as follows:

- Access A – Along CSAH 11 (Jonathan Carver Parkway) north of CSAH 44 (Big Woods Boulevard). Proposed full-movement access that would exclusively serve the distribution center within the north campus.
- Access B – Along CSAH 44 (Big Woods Boulevard) west of the US Highway 212 interchange. Potential roundabout or right-in/right-out access. Serves the north and south campuses.
- Access C – Along CSAH 11 (Jonathan Carver Parkway) north of CSAH 61 (Chaska Boulevard). Proposed full-movement access serving the south campus.
- Access D – Along CSAH 61 (Chaska Boulevard) east of CSAH 11 (Jonathan Carver Parkway). Proposed full-movement access serving the south campus.
- Access E – Future north leg of the CSAH 44 & US 212 Westbound Exit Ramp roundabout. Serves the north campus.

A roundabout is proposed as the long term traffic control for the intersection of CSAH 44 & Access B to serve the anticipated site traffic at this access. Per the findings of the Big Woods Business Park TIS, a single lane roundabout would operate acceptably at Access B under all build scenarios. However, the TIS assumed right-in/right-out access at Access A and did not assume Access E along the north side of the CSAH 44 & US 212 Westbound roundabout.

In order to compare the impacts of a right-in/right-out (RIRO) and a roundabout at Access B, analysis was conducted on the following scenarios:

- Distribution Center Build (2027) with Roundabout at Access B
- Distribution Center Build (2027) with RIRO at Access B

- North Campus Build (2031) with Roundabout
- North Campus Build (2031) with RIRO
- Full Campus Build (2036) with Roundabout
- Full Campus Build (2036) with RIRO

The current development plan generally coincides with Scenario 1 from the Big Woods Business Park AUAR (2,000,000 square feet business park, with 90% being industrial and 10% retail).

EXISTING TRAFFIC VOLUMES

Turning Movement Count (TMC) data was collected at nearby intersections in Tuesday, October 21, 2025, for the Big Woods Business Park TIA. The adjacent street network has an AM peak hour of 7:15 AM to 8:15 AM and a PM peak hour of 4:00 PM to 5:00 PM.

BACKGROUND TRAFFIC VOLUMES

The background traffic volume development is outlined in the Big Woods Business Park TIS. MnDOT's ESAL worksheet was used to model the historical AADT growth along the major study area roadways. Based on the historical AADT counts along US Highway 212, Engler Boulevard, and Jonathan Carver Parkway, the model gives demographically adjusted growth rates of 1.9%, 1.9%, and 3.7%, respectively, which averages to 2.5% annual growth. Therefore, a 2.5% annual growth rate was applied to the study area intersections. This level of growth aligns with the background growth assumed in recent traffic studies for the area.

Additionally, background traffic for a proposed residential development located south of US Highway 212 was included in the analysis of year 2036. This development includes 509 single-family residences, including both attached townhomes and detached houses.

FUTURE ROADWAY GEOMETRY

A roundabout is planned at the intersection of CSAH 11 (Jonathan Carver Parkway) & CSAH 44 (Big Woods Boulevard) in the near future as part of ongoing improvement projects in the area which are intended to prepare the roadway network for future development west of US Highway 212. This project would include the reconstruction of Big Woods Boulevard west of the US Highway 212 interchange. It is anticipated that the completion of this project would likely coincide with intersection treatment at the proposed Access B. Therefore, all analysis scenarios assumed a single-lane roundabout would be in place at the intersection of CSAH 11 & CSAH 44.

PROPOSED DEVELOPMENT TRIP GENERATION

Three build scenarios were included in the analysis. The 2027 Build scenario includes only the proposed distribution center. Site specific trip generation data for this facility provided by the end-user. The 2031 Build scenario includes the distribution center and the remainder of the north campus. The 2036 Build scenario includes the distribution center, the remainder of the north campus, and the south campus. The north and south campuses were assumed to develop similarly to Scenario 1 included in the AUAR.

The distribution center operates 24/7 with most of the sortation activity being done in the middle of the night when the trucks arrive at the site. This results in a shift of 180 people working inside the facility from around 1:00AM to 2:00 PM. The delivery drivers arrive after the AM peak hour between 9:00 AM and 11:00 AM. Once in the vans, delivery drivers will queue on both sides of the building and be

released in groups of 40 vans. Van delivery routes generally take 9 hours and vans return to the site between 8:00 PM and 10:00PM. There are various other smaller shifts throughout the day to support operations on site. A full breakdown of the distribution center site trips throughout the day is attached.

Trip Generation for the north (excluding the distribution center) and south campuses were calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The industrial portion of the development was represented by LUC 130 – Industrial Park, and the retail portion within the north campus by LUC 820 – Shopping Center. The proposed development trip generation is shown in **Table 1**.

Table 1 – Trip Generation by Scenario

Development	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Distribution Center Build (2027)	2,686	13	3	16	82	127	209
Remaining North Campus	*+7,004*	*+249*	*+110*	*+358*	*+295*	*+355*	*+650*
Full North Campus Build (2031)	9,690	262	113	374	377	482	859
South Campus	*+2,412*	*+153*	*+46*	*+198*	*+58*	*+149*	*+207*
Full Build (2036)	12,102	415	159	572	435	631	1,066

TRAFFIC DISTRIBUTION

Traffic distributions were developed based on the existing traffic volumes, roadway characteristics, and professional judgement. Separate distributions were developed for the distribution center development, the remainder of the north campus, and the south campus. Further modifications to distributions were applied based on the access scenario (right-in/right-out or roundabout at Access B). Note that distribution center will generally serve an area within a 45-minute drive of the site. It is anticipated that the distribution pattern would be similar to the existing traffic distribution in the area. The following global distribution was estimated for the distribution center and north campus site trips:

- 50% to/from the east on U.S. Highway 212 (via CSAH 44)
- 25% to/from the south on CSAH 11 (including US 212 via CSAH 11)
- 15% to/from the north on CSAH 11
- 10% to/from the east on CSAH 44

The distribution for site trips to the south campus is anticipated to differ slightly, with trips favoring the CSAH 11 interchange more comparatively. The distribution for these trips was determined as follows:

- 50% to/from the south on CSAH 11 (including US 212 via CSAH 11)
- 30% to/from the east on U.S. Highway 212 (via CSAH 44)
- 10% to/from the north on CSAH 11
- 5% to/from the east on CSAH 61
- 5% to/from the east on CSAH 44

The overall global distribution assumptions are unchanged from the Big Woods Business Park TIA. The traffic volume for each Scenario is shown in **Exhibits 1-6** at the end of the report.

TRAFFIC ANALYSIS

Capacity analysis was conducted on the network using HCM 7th Two-Way Stop Control methodologies within Synchro 12 for unsignalized intersections and analysis software Rodel for roundabouts. Roundabouts were analyzed using the standard 50% confidence level (median).

Results of the capacity analysis are summarized in **Table 2**. The analysis indicates that the study intersections and site access points will operate at an overall LOS A or B in all scenarios, with all individual movements/approaches operating at LOS D or better. Differences between the roundabout and RIRO scenarios at Access B are minor, with slightly lower overall delays at Access B itself under the RIRO configuration, while adjacent intersections experience comparable or marginally higher delays. It should be noted that while the overall delay at Access B is lower with a right-in/right-out than with a roundabout, this does not account for the additional travel time that is required as a result of the access restrictions.

Queueing analysis indicates that the CSAH 44 & Access B intersection is projected to experience 95th percentile queues of up to 2.56 vehicles under the 2036 Build PM peak hour, equivalent to approximately 65 feet. Queues of this length would not impact the CSAH 44 & US 212 Westbound Ramps roundabout. The Eastbound approach at the CSAH 44 & US 212 Westbound Ramps intersection is anticipated to experience 95th percentile queues of 2.46 vehicles under 2036 Build PM peak hour, equivalent to approximately 60 feet. Queues of this length would not impact the roundabout at Access B. Overall, the proposed Access B location is considered operationally acceptable.

Access B does not meet Carver County's standard access spacing requirements for full access; however, it is crucial for providing reasonable access to parcels located both north and south of CSAH 44. Additionally, full access at Access B aligns with the city of Chaska's planned future roadway network for the area. The roundabout at Access B is expected to function acceptably and helps separate industrial and retail traffic within the site north of CSAH 44, enhancing overall functionality.

PROPOSED SITE ACCESS PLAN

The modeling for a proposed right in/right out at Access B does not indicate significant operational impacts when considering how the entire roadway network operates; however, there are several factors to consider should Access B be limited to a RIRO:

- All access points to the southern parcel would be through RIRO or side street stop.
- Direct access to CSAH 44 from the north is primarily from a single full access at Access E. Adding full access at B provides benefit by splitting industrial traffic from retail traffic.
- Drive distance increases by approximately ½ mile to 1 mile for vehicles bound for the south parcel.

The following access plan is anticipated to provide the best operating conditions and functionality for the development site access points:

- Access A – Full-movement access with side street stop control to provide access to the distribution center and future development on the west side of CSAH 11.
- Access B – Single-lane roundabout on CSAH 44 to provide full access for the north and south parcels.
- Access C – Full-movement access with side street stop control.
- Access D – Full-movement access with side street stop control.
- Access E – Access to the CSAH 44 & US 212 Westbound Exit Ramp roundabout.

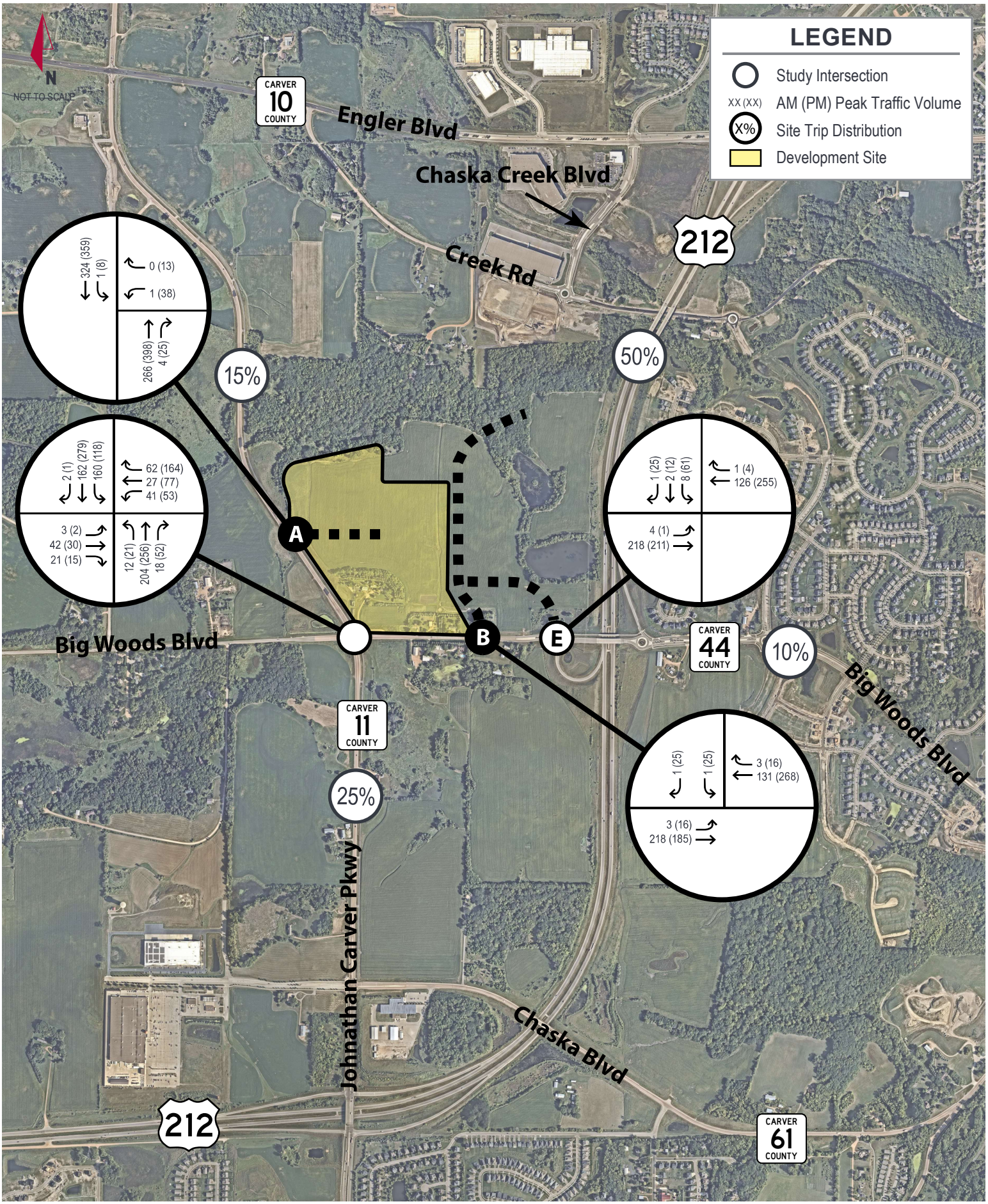
Kimley»Horn

Table 2: Capacity Analysis Results Summary[2]

Scenario	Intersection	Control[1]	Roundabout at Access B				RIRO at Access B			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
			Overall	Worst	Overall	Worst	Overall	Worst	Overall	Worst
2027 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (4)	A (6)	A (4)	A (6)	A (4)	A (6)	A (4)	A (6)
	CSAH 44 & CSAH 11	RAB	A (6)	A (8)	A (7)	A (9)	A (6)	A (8)	A (7)	A (9)
	CSAH 11 & Access A	MLSC	A (<1)	B (13)	A (1)	C (16)	A (<1)	B (13)	A (<1)	C (16)
	CSAH 44 & Access B	RAB/MLSC	A (4)	A (6)	A (5)	A (6)	A (<1)	A (9)	A (1)	B (10)
2031 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (5)	A (7)	A (6)	A (8)	A (6)	A (7)	A (6)	A (9)
	CSAH 44 & CSAH 11	RAB	A (7)	A (10)	A (10)	B (12)	A (7)	A (10)	A (10)	B (12)
	CSAH 11 & Access A	MLSC	A (<1)	C (15)	A (1)	C (22)	A (<1)	C (15)	A (1)	C (22)
	CSAH 44 & Access B	RAB/MLSC	A (5)	A (7)	A (7)	A (8)	A (<1)	A (10)	A (1)	B (13)
2036 Build	CSAH 44 & US 212 Westbound Ramp	RAB	A (5)	A (7)	A (6)	A (9)	A (6)	A (8)	A (7)	A (9)
	CSAH 44 & CSAH 11	RAB	A (8)	B (11)	B (11)	B (14)	A (8)	B (11)	B (11)	B (14)
	CSAH 11 & Access A	MLSC	A (<1)	C (17)	A (1)	D (26)	A (<1)	C (17)	A (1)	D (26)
	CSAH 44 & Access B	RAB/MLSC	A (6)	A (8)	A (8)	A (9)	A (1)	B (11)	A (2)	B (14)
	CSAH 11 & Access C	MLSC	A (1)	C (16)	A (1)	D (26)	A (1)	C (17)	A (2)	D (30)
	CSAH 63 & Access D	MLSC	A (<1)	B (13)	A (1)	B (15)	A (1)	B (13)	A (1)	B (15)

[1]MLSC = Minor Leg Stop Control; RAB = Roundabout

[2]Overall = Overall average delay per vehicle (s) at an intersection; Worst = Highest delay per vehicle (s) for any movement or approach at an intersection.

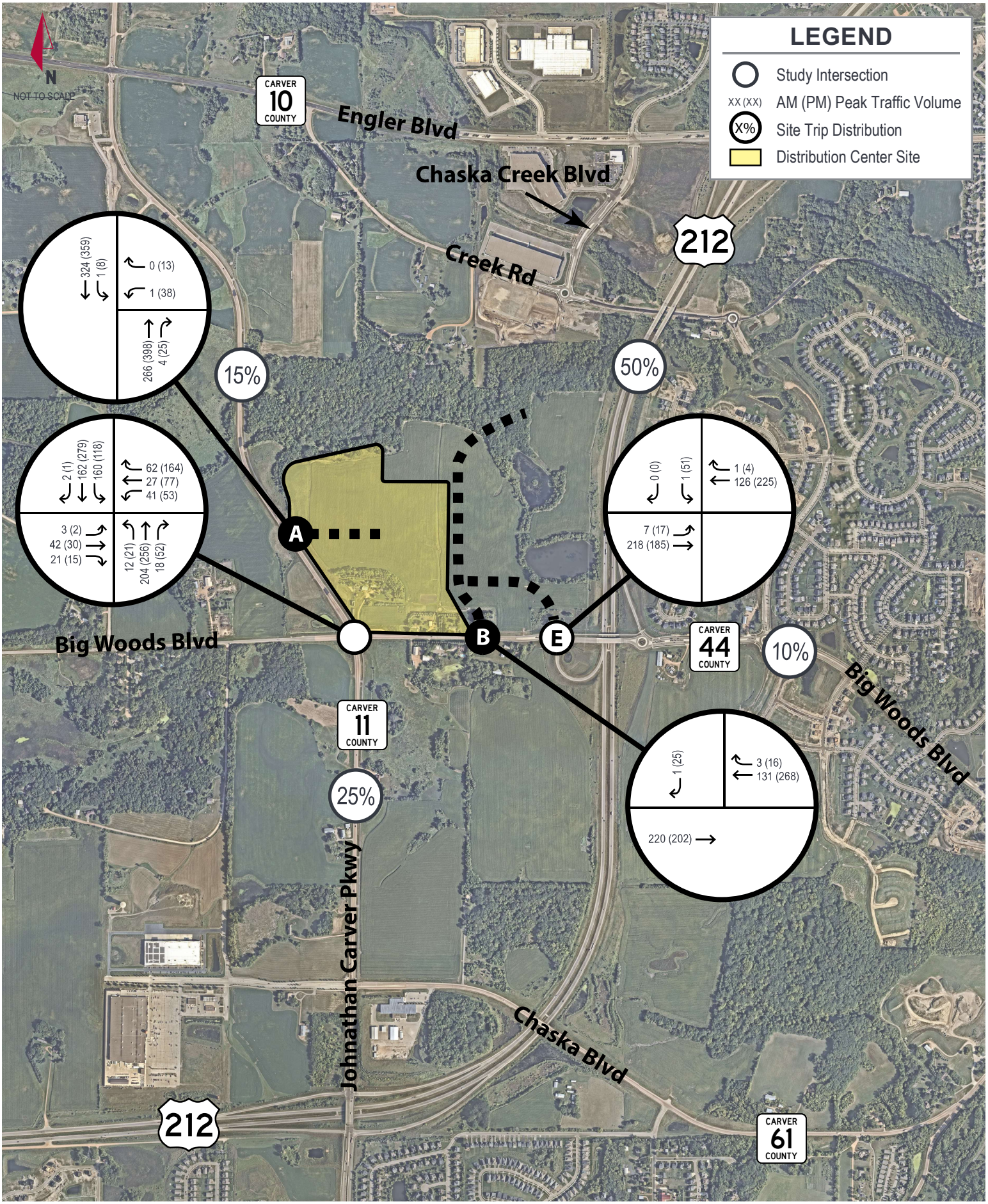


Kimley»Horn

EXHIBIT 1

2027 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN

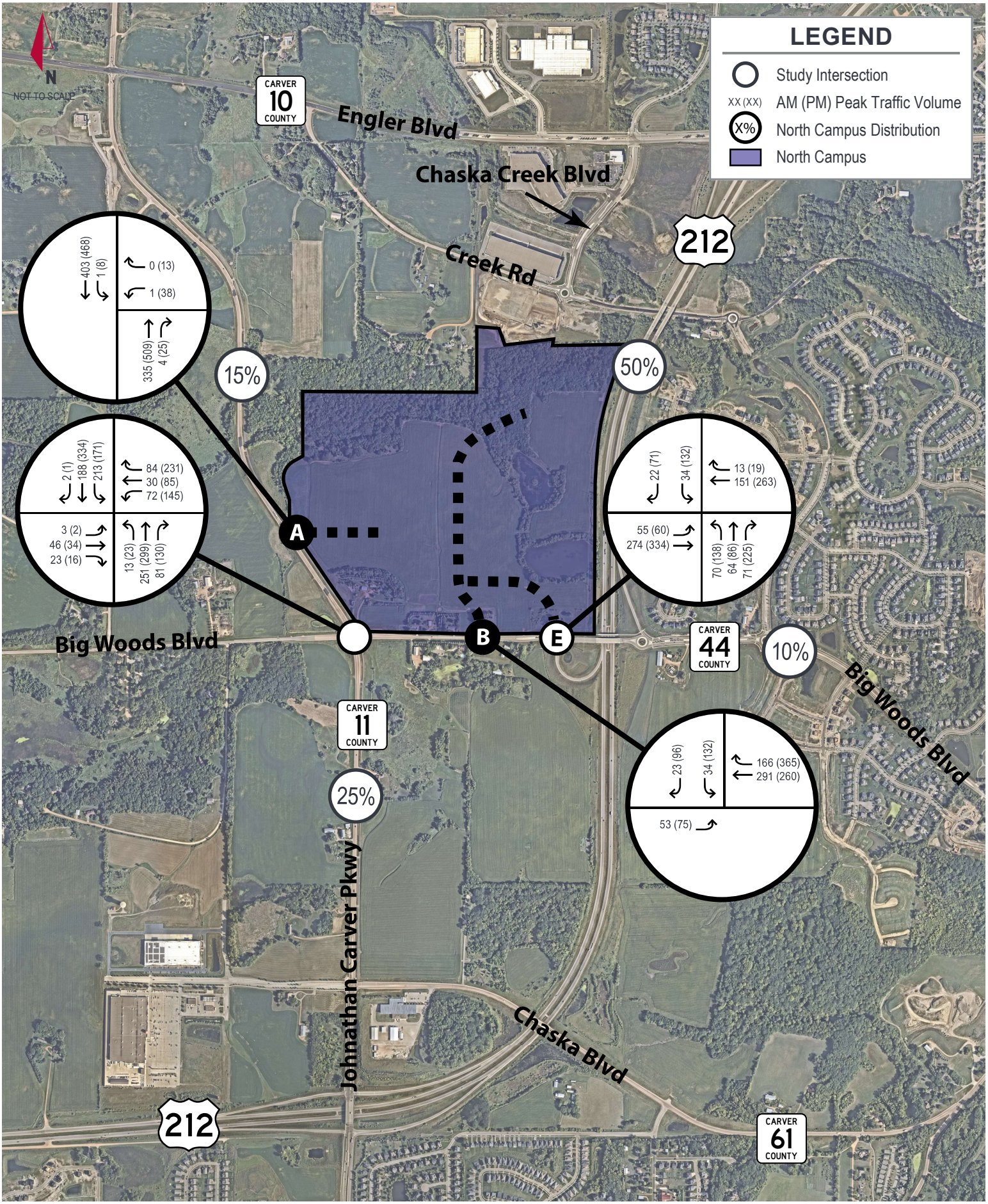


Kimley»Horn

EXHIBIT 2

2027 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

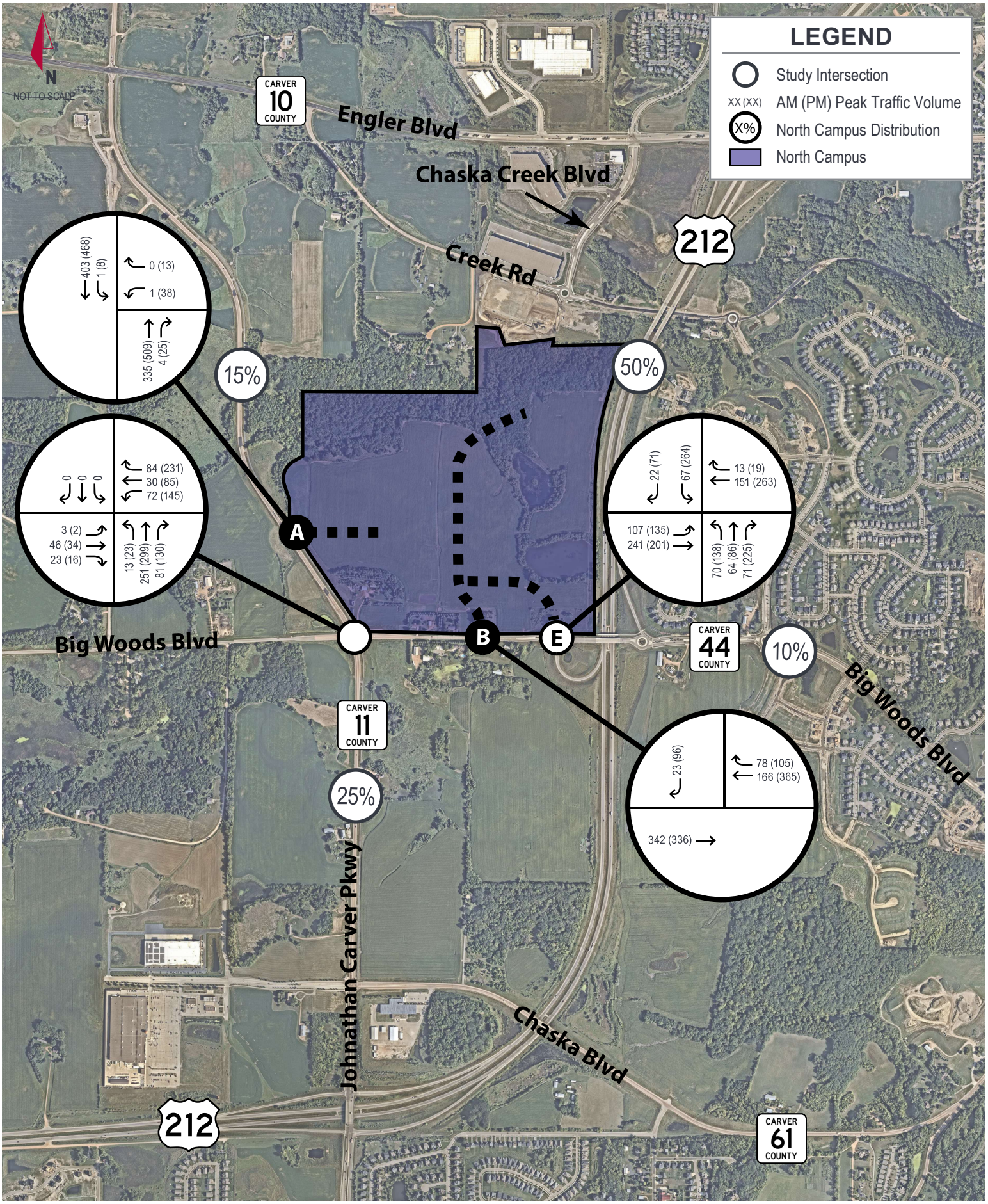


Kimley»Horn

EXHIBIT 3

2031 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN

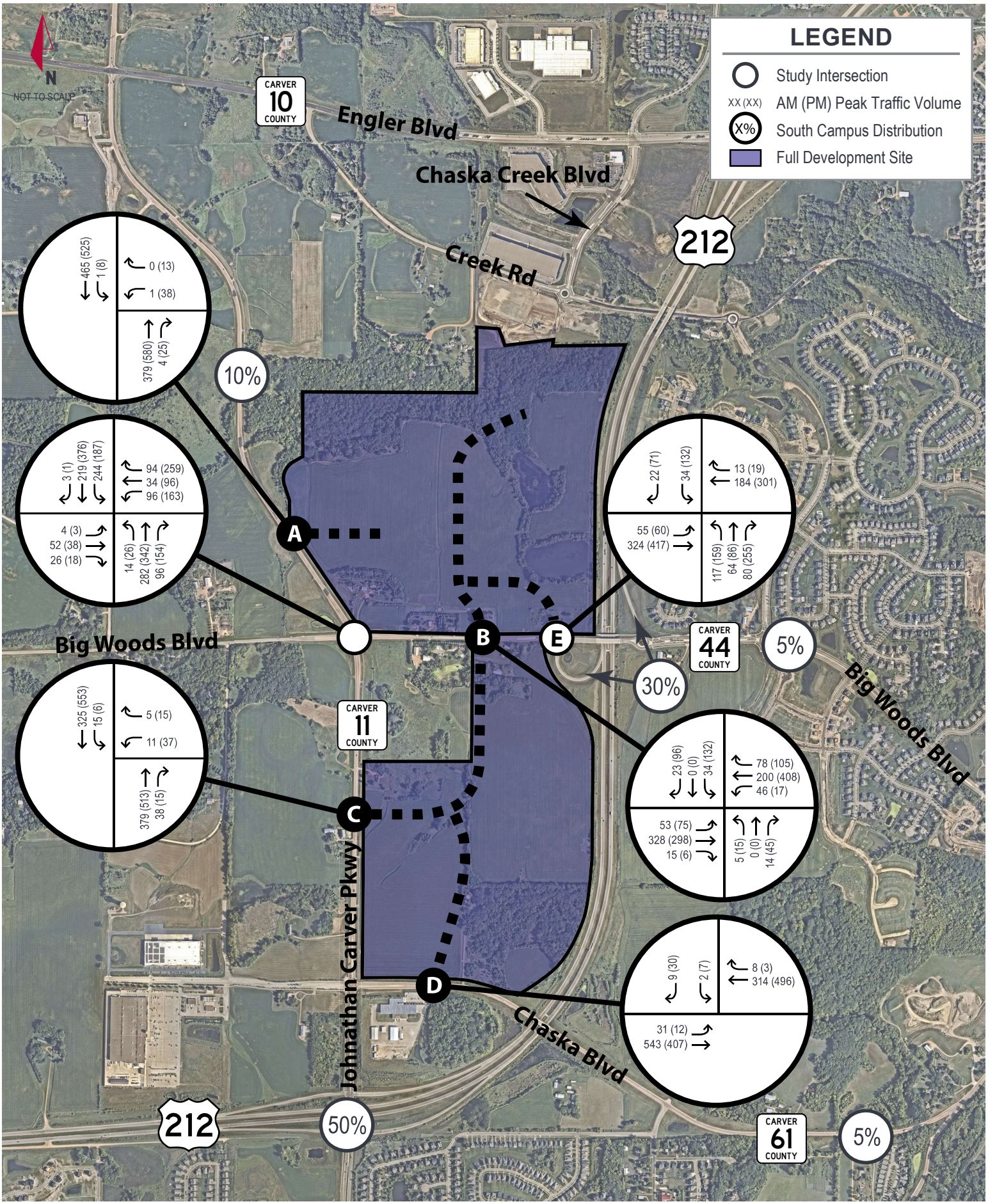


Kimley»Horn

EXHIBIT 4

2031 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

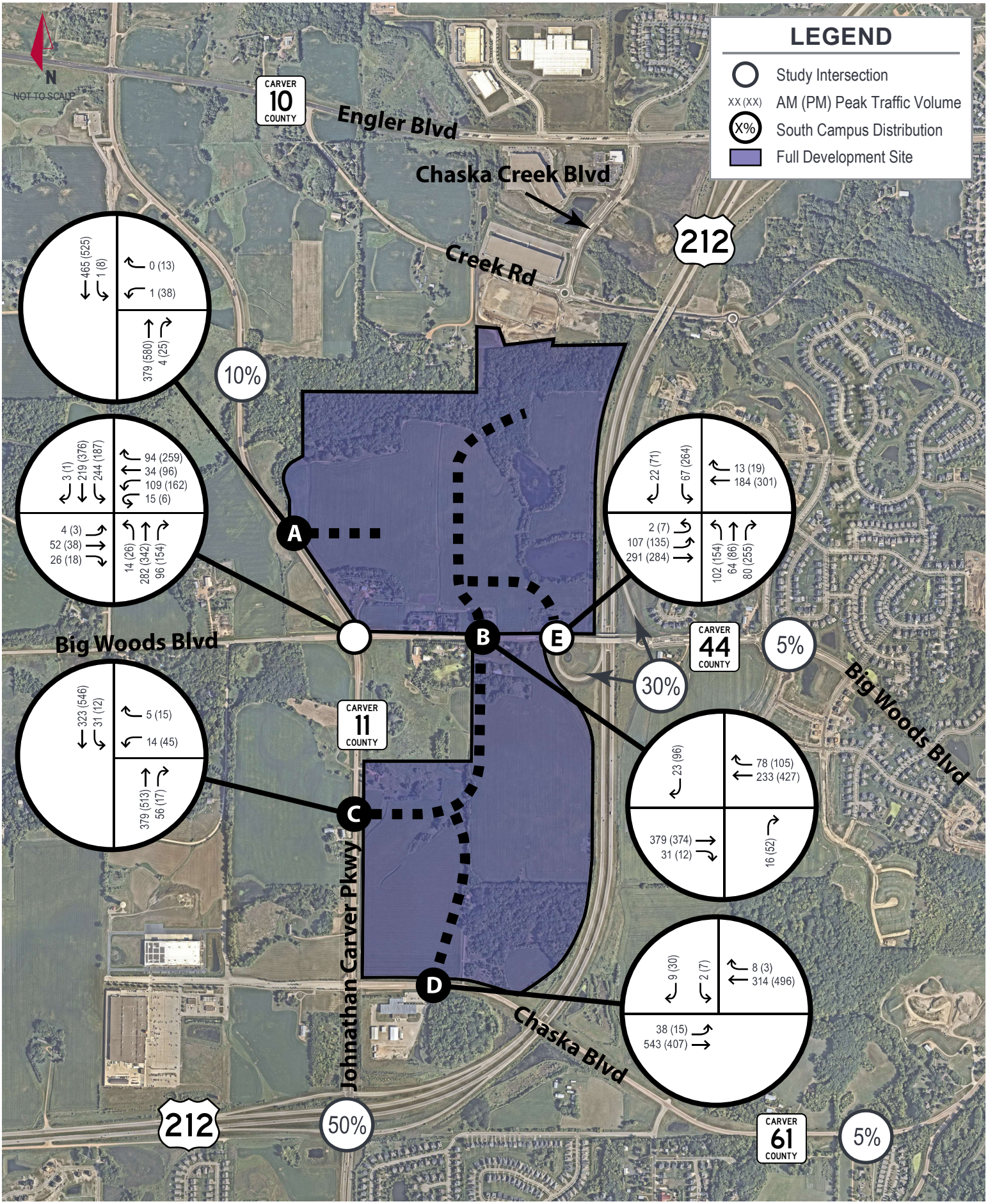


Kimley»Horn

EXHIBIT 5

2036 BUILD TRAFFIC VOLUMES

BIG WOODS BUSINESS PARK — CHASKA, MN



Kimley»Horn

EXHIBIT 6

2036 BUILD TRAFFIC VOLUMES WITH RIRO

BIG WOODS BUSINESS PARK — CHASKA, MN

	Autos			Trucks			Vans			Total		
Time	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
00:00	0	0	0	3	3	6	0	0	0	3	3	6
01:00	180	0	180	3	3	6	0	0	0	183	3	186
02:00	0	0	0	3	3	6	0	0	0	3	3	6
03:00	0	0	0	3	3	6	0	0	0	3	3	6
04:00	0	0	0	3	3	7	0	0	0	3	3	7
05:00	0	0	0	3	3	7	0	0	0	3	3	7
06:00	0	0	0	3	3	6	0	0	0	3	3	6
07:00	0	0	0	1	3	5	0	0	0	1	3	5
07:30	0	0	0	1	0	1	0	0	0	1	0	1
08:00	12	0	12	1	3	3	0	0	0	13	3	15
08:30	0	0	0	1	0	1	0	0	0	1	0	1
09:00	180	0	180	1	3	4	0	0	0	181	3	184
10:00	270	38	308	1	1	2	0	180	180	271	219	490
11:00	4	0	4	1	1	2	0	270	270	5	271	276
12:00	0	0	0	1	1	1	0	4	4	1	5	5
13:00	25	0	25	1	1	1	0	0	0	26	1	26
14:00	0	180	180	1	1	1	0	0	0	1	181	181
15:00	6	0	6	1	1	1	0	0	0	7	1	7
16:00	0	0	0	0	1	1	0	0	0	0	1	1
16:30	45	12	57	0	1	1	0	0	0	45	13	58
17:00	82	45	127	0	0	1	0	0	0	82	45	128
17:30	0	82	82	0	0	1	0	0	0	0	82	83
18:00	0	25	25	1	0	2	0	0	0	1	25	27
19:00	0	0	0	1	0	2	0	0	0	1	0	2
20:00	0	180	180	2	1	3	180	0	180	182	181	363
21:00	3	273	276	2	1	3	270	0	270	275	274	549
22:00	0	10	10	3	2	4	4	0	4	7	12	18
23:00	38	0	38	3	2	4	0	0	0	41	2	42
Total	845	845	1690	44	44	88	454	454	908	1343	1343	2686

ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

LEGAL DESCRIPTION:

Parcel 04.0010600:

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County,Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061400:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 04.0010610:

That part of the East Half of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, that lies Easterly of a line described as follows:

Commencing at the Southeast corner of said East Half of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said East Half of the Southeast Quarter a distance of 788.70 feet to the point of beginning of the line to be described; thence North 04 degrees 00 minutes 00 seconds West a distance 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 25 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 20 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.96 feet; thence North 36 degrees 00 minutes 00 seconds West, a distance of 209.22 feet; thence North 05 degrees 00 minutes 00 seconds West, a distance of 92.40 feet; thence North 25 degrees 00 minute 00 seconds East, a distance of 153.12 feet; thence North 66 degrees 00 minutes 00 seconds East, a distance of 184.80 feet; thence North 01 degrees 29 minutes 04 seconds East, a distance of 655.39 feet to the North line of said East Half of the Southeast Quarter and said line there terminating.

EXCEPTING THEREFROM that part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning. (Parcel 04.0010600)

Carver County, Minnesota
Abstract Property

Parcel 30.0061500:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061700:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061600:

That part of the East 80.00 acres of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Westerly of the West line of the East 612.51 feet of said Southwest Quarter and which lies Northerly of the North line of the South 330.00 feet of said Southwest Quarter. (The West line of said East 80 acres is parallel with East line of said Southwest Quarter and distant 1303.69 feet West of said East line as measured at a right angle thereto.)

AND

That part of the South 330.00 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the East line of the West 264.00 feet of the East 80.00 acres of said Southwest Quarter and which lies Westerly of the West line of the East 660.00 feet of said Southwest Quarter.

AND

The Southwest Quarter of Section 6, Township 115 North of Range 23 West, excepting the East 80 acres thereof, EXCEPTING THEREFROM the following 3 tracts:

(1) Parcel 30.0061700: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

(2) Parcel 30.0061500: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

(3) Parcel 30.0061400: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061300:

The South 330.00 feet of the West 264.00 feet of the East 1303.69 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian.

Carver County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Carver County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. CP76088 dated October 16, 2025 at 7:00 am.
3. The surveyed property has direct access to Big Woods Boulevard, a public right of way.
4. This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The addresses of the property described hereon are:

   4570 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061300)
   4650 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061700)
   4760 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061500)
   4780 Big Woods Boulevard, Chaska Minnesota 55318 (Carver County Tax PID 30.0061400)
   Address Un–Assigned, Chaska Minnesota 55318 (Carver County Tax PID 30.0061600)
   Address Un–Assigned, Chaska (Dahlgren Township) Minnesota 55318 (Carver County Tax PID 04.0010610)
   Address Un–Assigned, Chaska (Dahlgren Township) Minnesota 55318 (Carver County Tax PID 04.0010600)

3. The property described hereon lies within Flood Zone A (No Base Flood Elevations determined) and Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27019 C 0217 D, dated December 21, 2018. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.
4. The total area of the property described hereon is 7,140,224 square feet or 163.91699 acres. The area of the property hereon described less areas used for right–of–way purposes is 6,824,104 square feet or 156.65987 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "WAUK"
   Elevation = 923.49 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253161607, 253161608 & 253161666. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

14. The intersection of Jonathan Carver Parkway & Big Woods Boulevard is located at the southwest corner of the surveyed property.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 9: Rights of the public and others entitled to the use of that portion of the land lying within the bounds of any street, highway, road and/or alley, as laid out.

Said right of ways affect the surveyed property and are depicted hereon.

ITEM 10: Rights of owners of land bordering on the Creeks in respect to the water and use of the surface of said body of water. (Parcels 04.0010600, 04.0010610 and 30.0061600)

Said unnamed creek affects the surveyed property and is depicted hereon.

ITEM 11: Any adverse claim based upon the assertion that: a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created. b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of the Creeks or has been formed by accretion to any such portion. (Parcels 04.0010600, 04.0010610 and 30.0061600)

Said unnamed creek affects the surveyed property and is depicted hereon.

ITEM 12: Rights, if any, of the United States of America, the State of Minnesota, the municipality and the public in and to so much of the land, if any, as may have been formed by means other than natural accretions or may be covered by the waters of the lakes on the East side of Parcel 30.0061600.

Said unnamed creek and ponds affect the surveyed property and are depicted hereon.

ITEM 14: Permanent Right of Way Easements and Permanent Drainage Easements set forth in Final Certificate dated March 23, 2015, recorded April 22, 2015, as Document No. A608878, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcel 04.0010610)

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 15: Permanent Right of Way Easements set forth in Final Certificate dated August 31, 2015, recorded October 2, 2015, as Document No. A617496, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcel 30.0061500)

Said documents affect the surveyed property and the right of way easement is depicted hereon.

ITEM 16: Permanent Right of Way Easements and Permanent Drainage Easements set forth in Final Certificate dated November 2, 2015, recorded December 16, 2015, as Document No. A620844, depicted on Carver County Right of Way Plat No. 18 recorded March 27, 2012, as Document No. A552064. (Parcels 30.0061400 and 04.0010600)

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 17: Highway Easement in favor of Carver County dated November 29, 2018, recorded February 7, 2019, as Document No. A673387, and depicted on Carver County Right of Way Plat No. 28 recorded November 15, 2018, as Document No. A670190, corrected by Land Surveyor's Certificate of Plat Correction dated January 11, 2019, recorded January 11, 2019, as Document No. A672509.

Said documents affect the surveyed property and the right of way easements and permanent drainage easements are depicted hereon.

ITEM 18: Right of access regarding Parcel 13 set forth in Partial Final Certificate dated April 23, 2008, recorded May 9, 2008, as Document No. A483158.

Said documents do not affect the surveyed property. The right of way of per Minnesota Department of Transportation Right of Way Plat No. 10–28 is depicted hereon.

Note: There is a portion of the surveyed property depicted on said Right of Way plat that is not included in the parcel table and was not included in said Final Certificate.

SURVEYOR'S NOTE:

There are variations in the legal descriptions used in conveying title of portions of the surveyed property.

These variations result in a triangular tract of land which appears to still be vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998.

The following is a timeline narrative per the deeds provided to Egan, Field & Nowak, Inc.:

August 17, 1992
A Contract for Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, (Seller) and TIMOTHY W. RASER and ANN M. RASER using a legal description herein after referred to as "Contract for Deed Legal Description" per Document No. 138915, recorded August 24, 1992.

Note: Contract for does not transfer title ownership.

April 18, 1998
A Quit Claim Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, (Grantor) and WALTER E. RASER or ROSETTE L. RASER, trustees, or successor trustee(s) of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 per Document No. A229452, recorded June 17, 1998 using a legal description which included that portion of land described in "Contract for Deed Legal Description".

October 16, 2004
A Trustee's Deed was executed between WALTER E. RASER or ROSETTE L. RASER, as trustees of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 (Grantor) to WALTER E. RASER and ROSETTE L. RASER, husband and wife, as joint tenants per Document No. A408640, recorded February 28, 2005, using a legal description that excepted portion of land described in "Contract for Deed Legal Description" leaving that portion still vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 herein after referred to as "Trust Exception Legal Description".

December 8, 2004
A Warranty Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife, as joint tenants (Grantors) and The Water & Rosette Limited Partnership per Document No. A408643, recorded February 28, 2005, using a legal description that excepted portion of land described in "Contract for Deed Legal Description"

September 17, 2012
A Warranty Deed was executed between WALTER E. RASER and ROSETTE L. RASER, husband and wife (Grantors) to TIMOTHY W. RASER and ANN M. RASER, husband and wife, per Document No. A562102, recoded September 17, 2012, using a legal description that differs from the portion of land described in "Contract for Deed Legal Description".

NOTE: The tract of land described in "Contract for Deed Legal Description" was vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 at the time the document was executed.

May 19, 2014
A Trustee's Deed was executed between WALTER E. RASER or ROSETTE L. RASER, as trustees of the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998 (Grantor) to TIMOTHY W. RASER and ANN M. RASER per Document No. A594803, recorded June 4, 2014, using a legal description, herein after referred to as "TIMOTHY W. RASER and ANN M. RASER Legal Description", that differs from the portion of land described in "Contract for Deed Legal Description" and differs from the "Trust Exception Legal Description"

These differences in legal descriptions create a triangular tract of land which lies southerly of the northerly line of the "Trust Exception Legal Description" and which lies northerly of the "TIMOTHY W. RASER and ANN M. RASER Legal Description" which appears to be still vested in the WALTER E. AND ROSETTE L. RASER TRUST DATED APRIL 18, 1998.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
CITY OF CHASKA ELECTRIC
CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

CERTIFICATION:

To Amazon.com Services LLC, Scannell Properties, LLC, an Indiana limited liability company, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on January 9, 2026.

Date of Plat or Map: January 19, 2026.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

SHEET LAYOUT INDEX:

SHEET 1 OF 7	Legal Description, Table A Items, Schedule BII Items, Certification
SHEET 2 OF 7	Section and Vicinity Map of Surveyed Property
SHEET 3 OF 7	Boundary Detail of Surveyed Property
SHEET 4 OF 7	Existing Site Conditions Detail of Southerly Portion of Surveyed Property
SHEET 5 OF 7	Existing Site Conditions Detail of Northerly Portion of Surveyed Property
SHEET 6 OF 7	Existing Site Conditions Detail of Buildings Located on 4780 Big Woods Boulevard
SHEET 7 OF 7	Existing Site Conditions Detail of Buildings Located on 4570, 4650 & 4760 Big Woods Boulevard

FIELD BOOK	PAGE

DRAWING NAME: 43073 Scannell ALTA.dwg
JOB NO. 43073
FILE NO. 3104

FIELDWORK CHIEF: MULTIPLE
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Scannell Properties, LLC

PROPERTY ADDRESSES:
4570, 4650, 4760 & 4780 Big Woods Boulevard
Chaska, Minnesota 55318
Carver County Tax PID 30.0061300, 30.0061400, 30.0061500
30.0061600, 30.0061700, 04.0010600 & 04.0010610

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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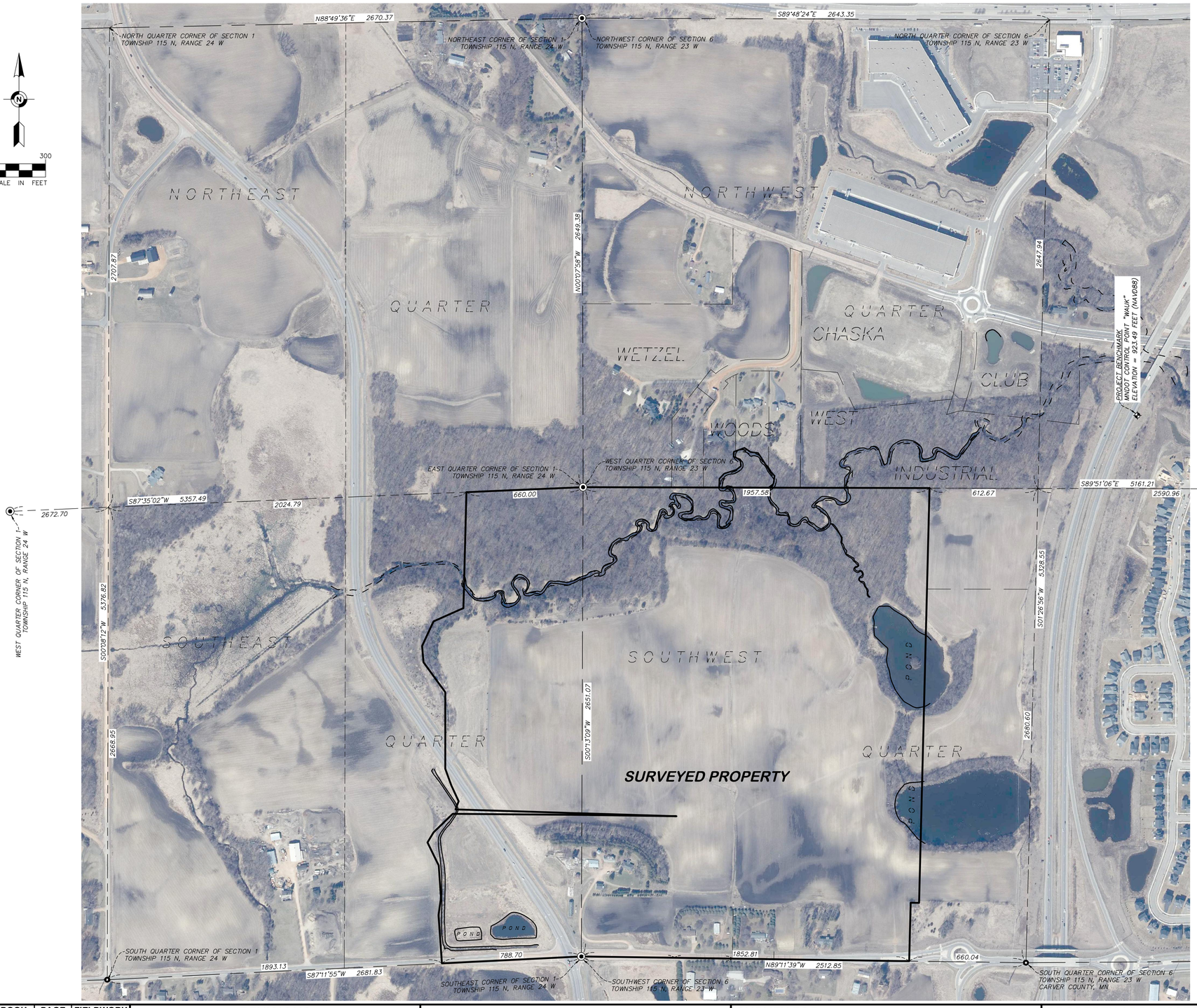

ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

LEGAL DESCRIPTION:

Parcel 04.0010600:

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County,Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061400:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 04.0010610:

That part of the East Half of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, that lies Easterly of a line described as follows:

Commencing at the Southwest corner of said East Half of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said East Half of the Southeast Quarter a distance of 788.70 feet to the point of beginning of the line to be described; thence North 04 degrees 00 minutes 00 seconds West a distance 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 25 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 20 degrees 00 minutes 00 seconds West, a distance of 99.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.96 feet; thence North 36 degrees 00 minutes 00 seconds West, a distance of 209.22 feet; thence North 05 degrees 00 minutes 00 seconds West, a distance of 92.40 feet; thence North 25 degrees 00 minute 00 seconds East, a distance of 153.12 feet; thence North 66 degrees 00 minutes 00 seconds East, a distance of 184.80 feet; thence North 01 degrees 29 minutes 04 seconds East, a distance of 655.39 feet to the North line of said East Half of the Southeast Quarter and said line there terminating.

EXCEPTING THEREFROM that part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 115, Range 24, Carver County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 87 degrees 11 minutes 55 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 788.70 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 272.58 feet; thence North 08 degrees 00 minutes 00 seconds East, a distance of 99.00 feet; thence North 04 degrees 00 minutes 00 seconds West, a distance of 182.82 feet; thence North 26 degrees 00 minutes 00 seconds West, a distance of 145.20 feet; thence North 31 degrees 00 minutes 00 seconds East, a distance of 66.00 feet; thence North 46 degrees 00 minutes 00 seconds East, a distance of 151.17 feet; thence Easterly to a point on the East line of said Southeast Quarter of the Southeast Quarter distant 800.00 feet, as measured along said line, North of the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence South along said East line to the point of beginning. (Parcel 04.0010600)

Carver County, Minnesota
Abstract Property

Parcel 30.0061500:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061700:

That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061600:

That part of the East 80.00 acres of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Westerly of the West line of the East 612.51 feet of said Southwest Quarter and which lies Northerly of the North line of the South 330.00 feet of said Southwest Quarter. (The West line of said East 80 acres is parallel with East line of said Southwest Quarter and distant 1303.69 feet West of said East line as measured at a right angle thereto.)

AND

That part of the South 330.00 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the East line of the West 264.00 feet of the East 80.00 acres of said Southwest Quarter and which lies Westerly of the West line of the East 660.00 feet of said Southwest Quarter.

The Southwest Quarter of Section 6, Township 115 North of Range 23 West, excepting the East 80 acres thereof,
EXCEPTING THEREFROM the following 3 tracts:

(1) Parcel 30.0061700: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of East a distance of 234.12 feet; thence on a bearing of South a distance of 279.09 feet, to said South line; thence on a bearing of West, along said South line, a distance of 234.12 feet to the point of beginning.

(2) Parcel 30.0061500: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence on an assumed bearing of East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 854.07 feet to the point of beginning of the land to be described; thence on a bearing of North a distance of 279.09 feet; thence on a bearing of West a distance of 327.76 feet; thence on a bearing of South a distance of 279.09 feet to said South line; thence on a bearing of East along said South line, a distance of 327.76 feet to the point of beginning.

(3) Parcel 30.0061400: That part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 526.32 feet; thence North 800.00 feet; thence West to the West line of said Southwest Quarter of the Southwest Quarter; thence South along said West line to the point of beginning.

Carver County, Minnesota
Abstract Property

Parcel 30.0061300:

The South 330.00 feet of the West 264.00 feet of the East 1303.69 feet of the Southwest Quarter of Section 6, Township 115 North, Range 23 West of the 5th Principal Meridian.

Carver County, Minnesota
Abstract Property

SHEET LAYOUT INDEX:

SHEET 1 OF 7	Legal Description, Table A Items, Schedule BII Items, Certification
SHEET 2 OF 7	Section and Vicinity Map of Surveyed Property
SHEET 3 OF 7	Boundary Detail of Surveyed Property
SHEET 4 OF 7	Existing Site Conditions Detail of Southerly Portion of Surveyed Property
SHEET 5 OF 7	Existing Site Conditions Detail of Northerly Portion of Surveyed Property
SHEET 6 OF 7	Existing Site Conditions Detail of Buildings Located on 4780 Big Woods Boulevard
SHEET 7 OF 7	Existing Site Conditions Detail of Buildings Located on 4570, 4650 & 4760 Big Woods Boulevard

FIELD BOOK	PAGE

DRAWING NAME: 43073 Scannell ALTA.dwg
JOB NO. 43073
FILE NO. 3104

FIELDWORK CHIEF: MULTIPLE
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Scannell Properties, LLC

PROPERTY ADDRESSES:
4570, 4650, 4760 & 4780 Big Woods Boulevard
Chaska, Minnesota 55318
Carver County Tax PID 30.0061300, 30.0061400, 30.0061500
30.0061600, 30.0061700, 04.0010600 & 04.0010610

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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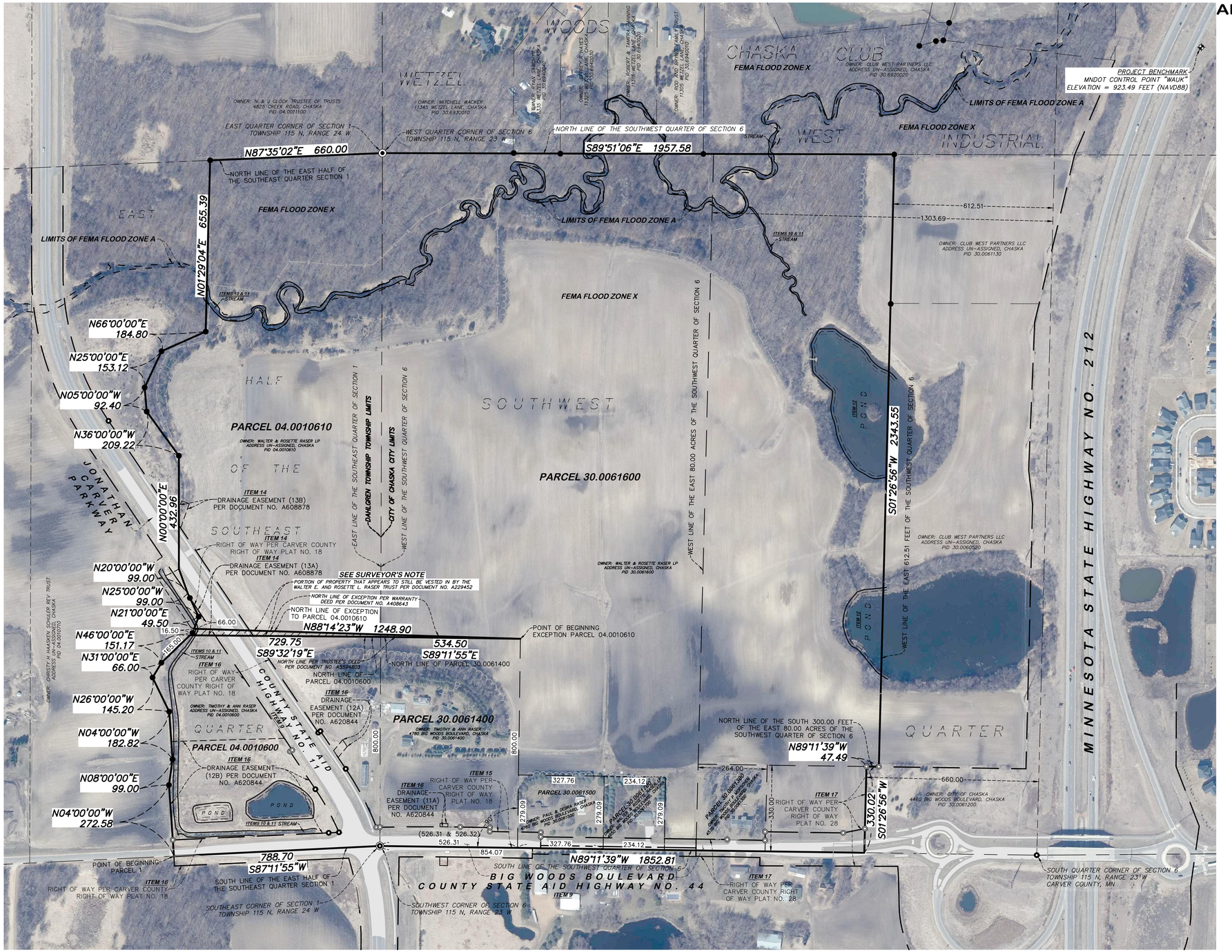
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC



LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND DISC
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- BENCHMARK
- (XXX.XX) RECORD DISTANCE

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
CITY OF CHASKA ELECTRIC
CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

SEE SHEET 4 & SHEET 5 FOR DETAIL OF EXISTING SITE CONDITIONS OVER THE SURVEYED PROPERTY

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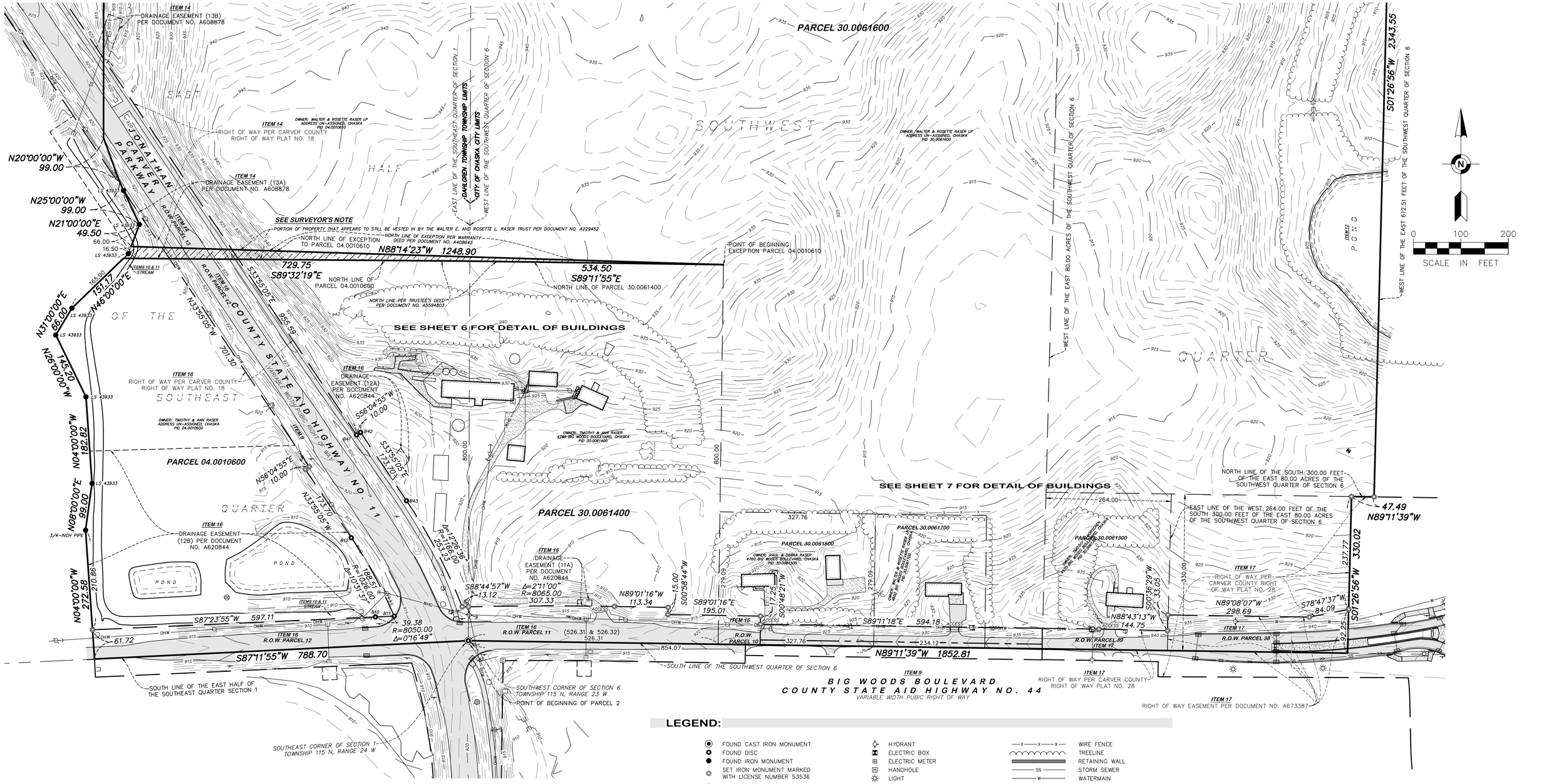
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

SEE SHEET 5 FOR DETAIL OF EXISTING SITE CONDITIONS OVER NORTHERLY PORTION OF SURVEYED PROPERTY



LEGEND:

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- MANHOLE
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- CATCH BASIN
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- CULVERT
- HYDRANT
- ELECTRIC BOX
- ELECTRIC METER
- HANDHOLE
- LIGHT
- UTILITY POLE
- GUY WIRE
- POWER POLE WITH LIGHT
- COMMUNICATION BOX
- FIBER OPTIC SIGN
- GAS SIGN
- SIGN
- WIRE FENCE
- TREELINE
- RETAINING WALL
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- WATERMAIN
- OVERHEAD WIRE
- 920 EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
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GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

JAGUAR COMMUNICATIONS
CITY OF CHASKA ELECTRIC
CITY OF CHASKA WATER/SEWER
COMCAST
CENTURYLINK – CTLQL
HARVEST
METRO FIBERNET, LLC
CENTER POINT ENERGY
MNDOT
MINNESOTA VALLEY ELECTRIC

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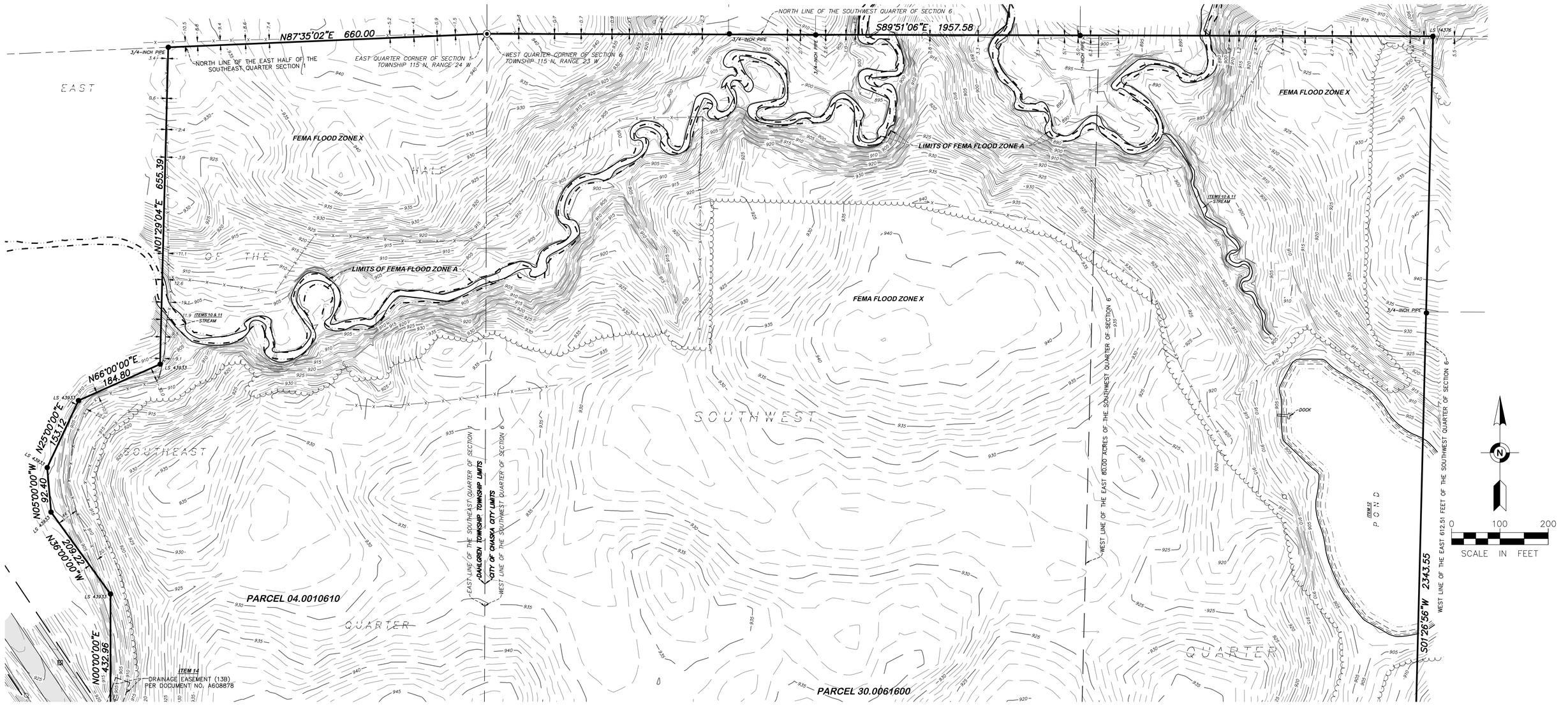

SEE SHEET 4 FOR DETAIL OF EXISTING SITE CONDITIONS OVER SOUTHERLY PORTION OF SURVEYED PROPERTY

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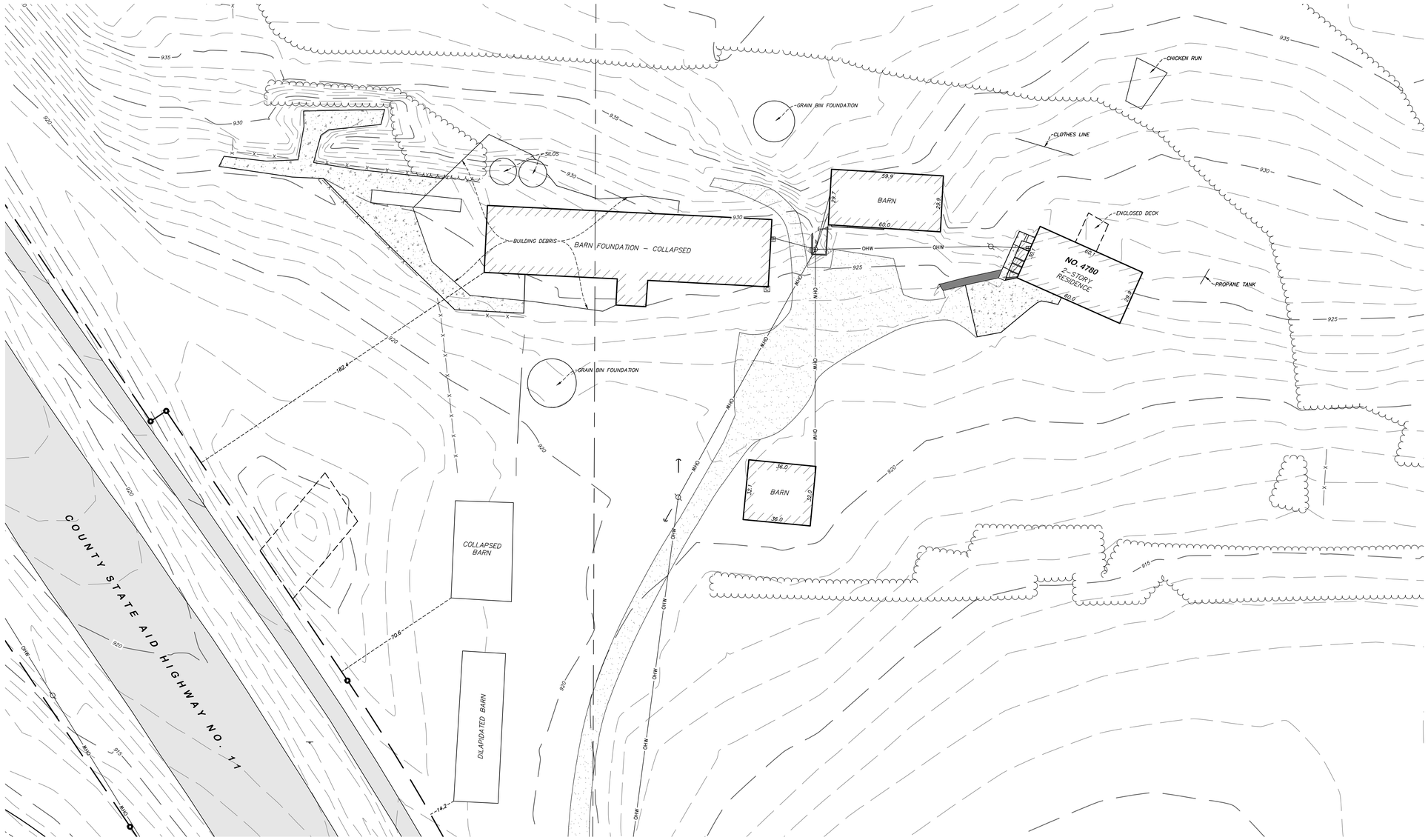
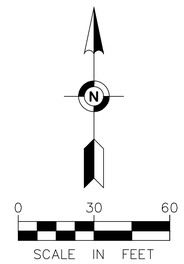
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

DETAIL OF EXISTING SITE CONDITIONS OF BUILDINGS LOCATED ON 4780 BIG WOODS BOULEVARD





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- CITY OF CHASKA WATER/SEWER
- COMCAST
- CENTURYLINK – CTLQL
- HARVEST
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- CENTER POINT ENERGY
- MNDOT
- MINNESOTA VALLEY ELECTRIC

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SURVEY FOR:
Scannell Properties, LLC

PROPERTY ADDRESSES:
4570, 4650, 4760 & 4780 Big Woods Boulevard
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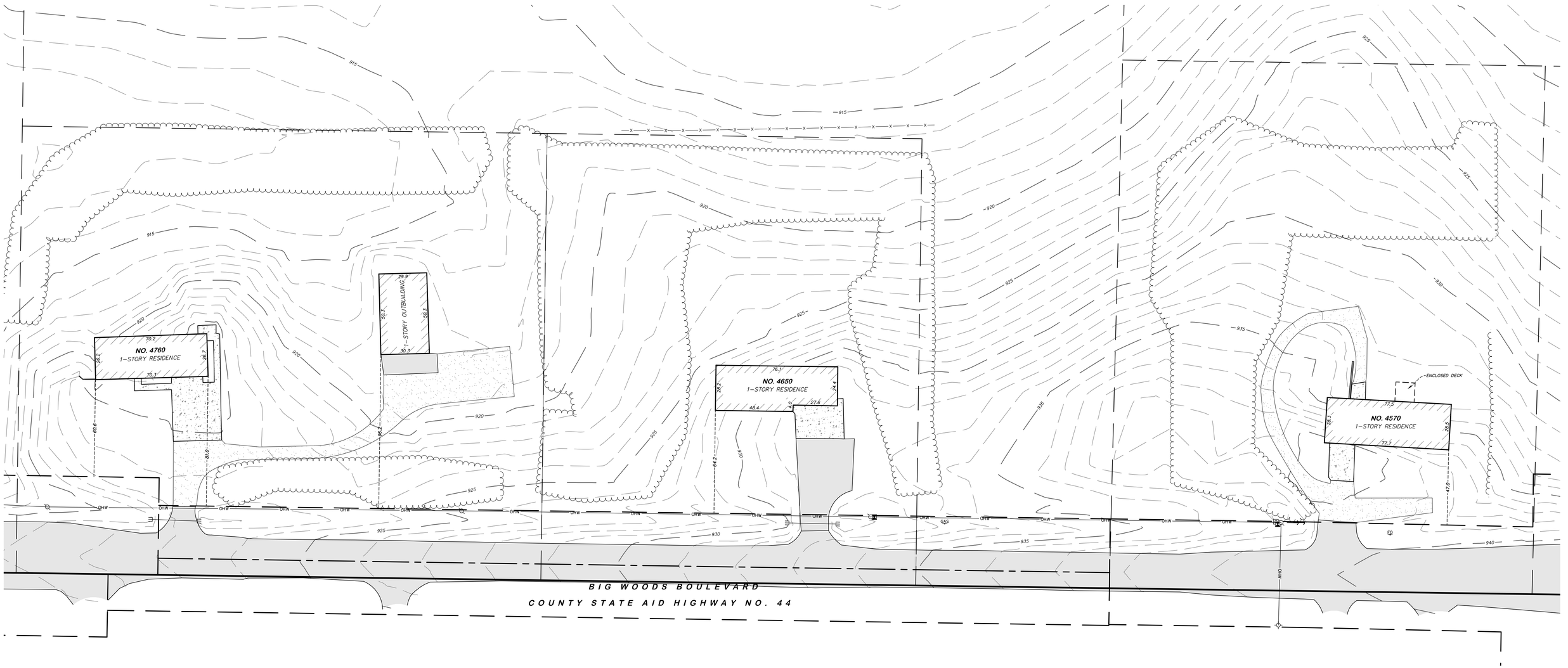
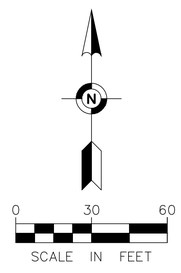
ALTA/NSPS LAND TITLE SURVEY FOR:
Scannell Properties, LLC

DETAIL OF EXISTING SITE CONDITIONS OF BUILDINGS LOCATED ON 4570, 4650 & 4760 BIG WOODS BOULEVARD





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GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 253161607, 253161608 & 253161666.

- JAGUAR COMMUNICATIONS
- CITY OF CHASKA ELECTRIC
- CITY OF CHASKA WATER/SEWER
- COMCAST
- CENTURYLINK – CTLQL
- HARVEST
- METRO FIBERNET, LLC
- CENTER POINT ENERGY
- MNDOT
- MINNESOTA VALLEY ELECTRIC

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PROPERTY ADDRESSES:
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Chaska, Minnesota 55318
Carver County Tax PID 30.0061300, 30.0061400, 30.0061500
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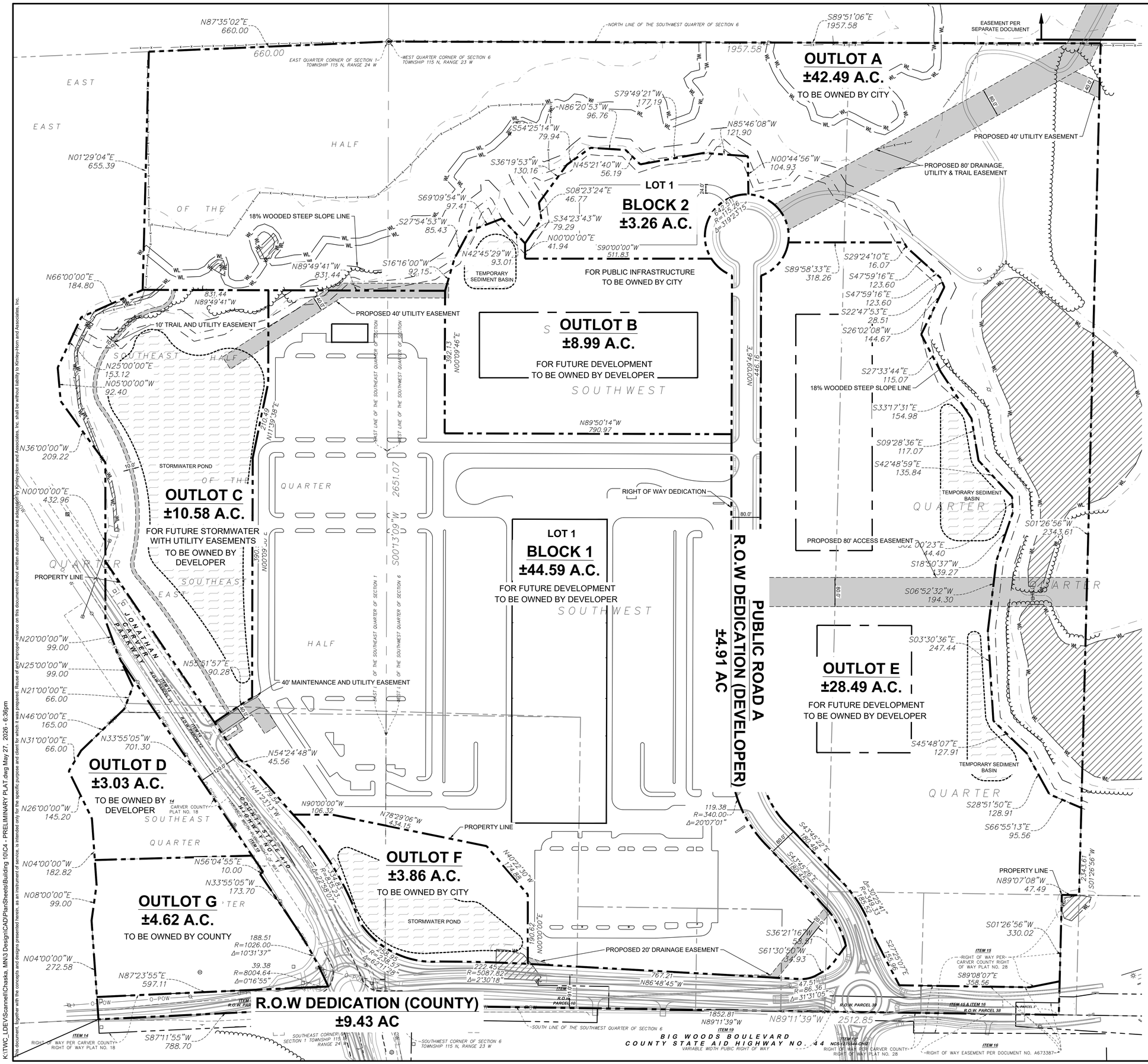


ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

PREPARED BY: BRIAN M. WURDEMAN, P.E.
11995 SINGLETREE LN, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE: (612) 315-1272

OWNER / DEVELOPER
SCANNELL PROPERTIES

SCANNELL PROPERTIES

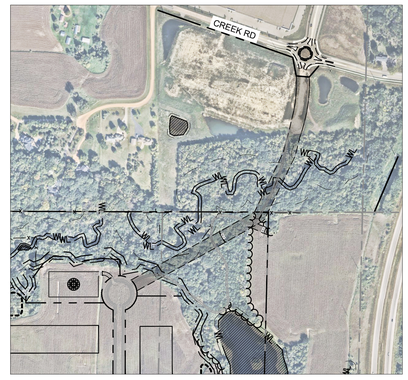
294 GROVE LANE E, SUITE 140
WAYZATA, MN 55391
TELEPHONE: (763) 331-8850

SURVEYOR
EGAN, FIELD & NOWAK, INC. (EFN INC.)
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: CHRIS TERWDO, P.L.S.

PROPERTY SUMMARY	
ZONING	
EXISTING ZONING	RURAL RESIDENTIAL
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PROPERTY SUMMARY	
OUTLOT A	±42.49 AC
OUTLOT B	±8.99 AC
OUTLOT C	±10.58 AC
OUTLOT D	±3.03 AC
OUTLOT E	±28.49 AC
OUTLOT F	±3.86 AC
OUTLOT G	±4.62 AC
LOT 1 BLOCK 1	±44.59 AC
LOT 1 BLOCK 2	±3.26 AC
R.O.W DEDICATION	±14.34 AC
TOTAL PROPERTY	±164.25 AC

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- UTILITY/DRAINAGE EASEMENT
- 18% WOODED STEEP SLOPE SETBACK
- 30' NO-GRADE/NO-MOW SETBACK
- 50' NO BUILDING/ NO PARKING SETBACK



1 UTILITY EASEMENT - NORTH OF BOUNDARY
Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-1

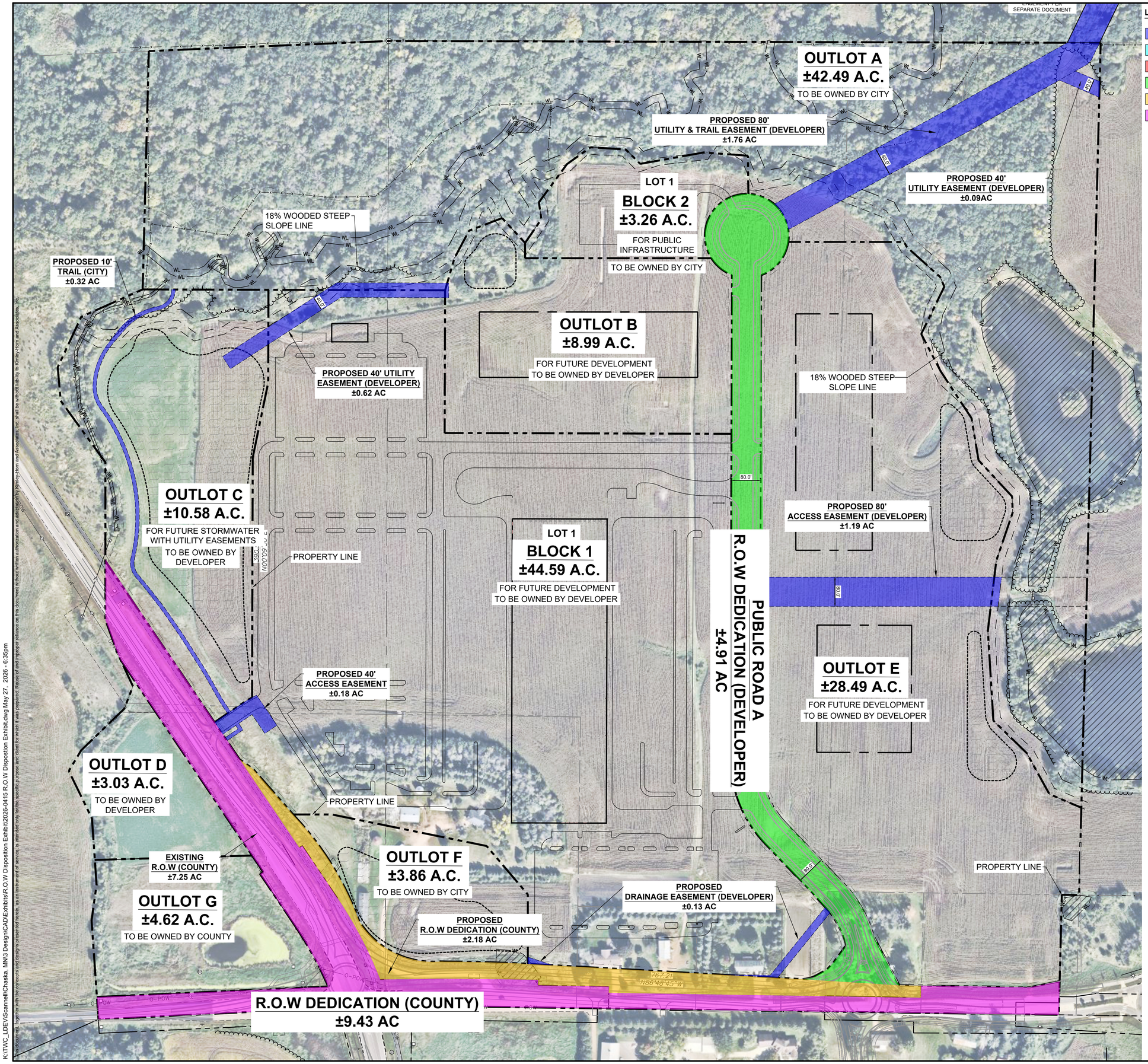
No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY JDE

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - PRELIMINARY PLAT.dwg May 27, 2026 - 6:36pm

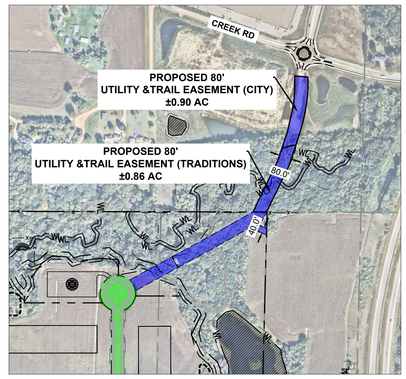
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- DRAINAGE, UTILITY, & ACCESS EASEMENTS
- PROPOSED R.O.W DEDICATION - TRADITIONS
- PROPOSED R.O.W DEDICATION - CITY
- PROPOSED R.O.W DEDICATION - DEVELOPER
- PROPOSED R.O.W DEDICATION - COUNTY
- EXISTING R.O.W EASEMENT - COUNTY

PROPERTY SUMMARY	
OUTLOT A	±42.49 AC
OUTLOT B	±8.99 AC
OUTLOT C	±10.58 AC
OUTLOT D	±3.03 AC
OUTLOT E	±28.49 AC
OUTLOT F	±3.86 AC
OUTLOT G	±4.62 AC
LOT 1 BLOCK 1	±44.59 AC
LOT 1 BLOCK 2	±3.26 AC
PUBLIC ROAD (A) R.O.W DEDICATION	±4.91 AC
EXISTING COUNTY R.O.W EASEMENT	±7.25 AC
PROPOSED COUNTY R.O.W DEDICATION	±2.18 AC
TOTAL PROPERTY	±164.25 AC



1 UTILITY EASEMENT - NORTH OF BOUNDARY
Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY JDE

R.O.W DISPOSITION EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-13

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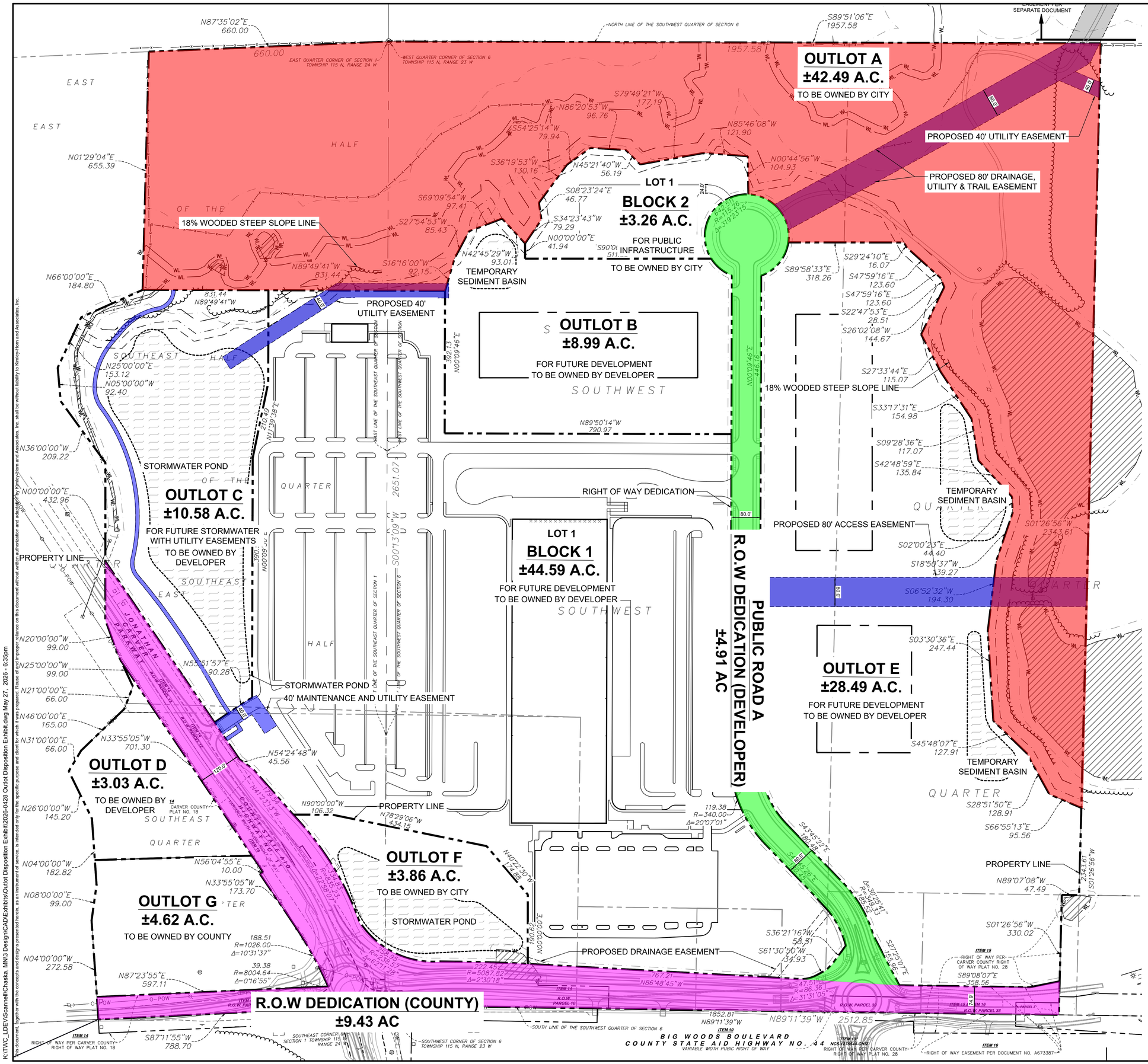

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

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OWNER / DEVELOPER
SCANNELL PROPERTIES

SCANNELL PROPERTIES

294 GROVE LANE E, SUITE 140
WAYZATA, MN 55391
TELEPHONE: (763) 331-8850

SURVEYOR
EGAN, FIELD & NOWAK, INC. (EFN INC.)
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: CHRIS TERWDO, P.L.S.

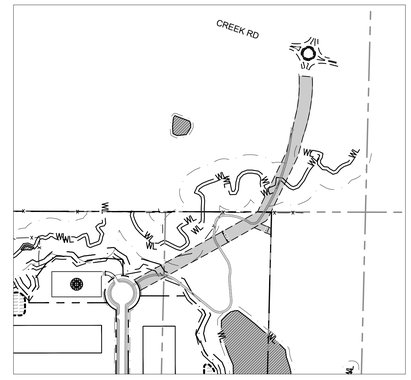
UN-DEVELOPABLE PROPERTY SUMMARY	
RAVINE/WOODLAND - CITY	±42.59 AC
R.O.W DEDICATION - CITY	±4.91 AC
R.O.W DEDICATION - COUNTY	±9.43 AC
TOTAL UN-DEVELOPABLE PROPERTY	±56.93 AC

NET VS GROSS ACREAGE	
NET DEVELOPABLE ACREAGE	±107.35 AC
GROSS ACREAGE	±164.25 AC

LEGEND

- RAVINE/WOODLAND - CITY
- DRAINAGE & UTILITY EASEMENT
- R.O.W DEDICATION - CITY
- R.O.W DEDICATION - COUNTY

EASEMENT (OFF-SITE) SUMMARY	
UTILITY EASEMENT (TRADITIONS)	±0.86 AC
UTILITY EASEMENT (CITY)	±0.90 AC
TOTAL OFF-SITE UTILITY EASEMENT	±1.76 AC



1 UTILITY EASEMENT - NORTH OF BOUNDARY
Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY JDE

OUTLOT DISPOSITION EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-12

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Exhibits\Outlot Disposition Exhibit\2026-0428 Outlot Disposition Exhibit.dwg May 27, 2026 - 6:35pm
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LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

PLANT KEY

- OVERSTORY TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

EX-15

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ILLUSTRATIVE EXHIBIT - LANDSCAPE

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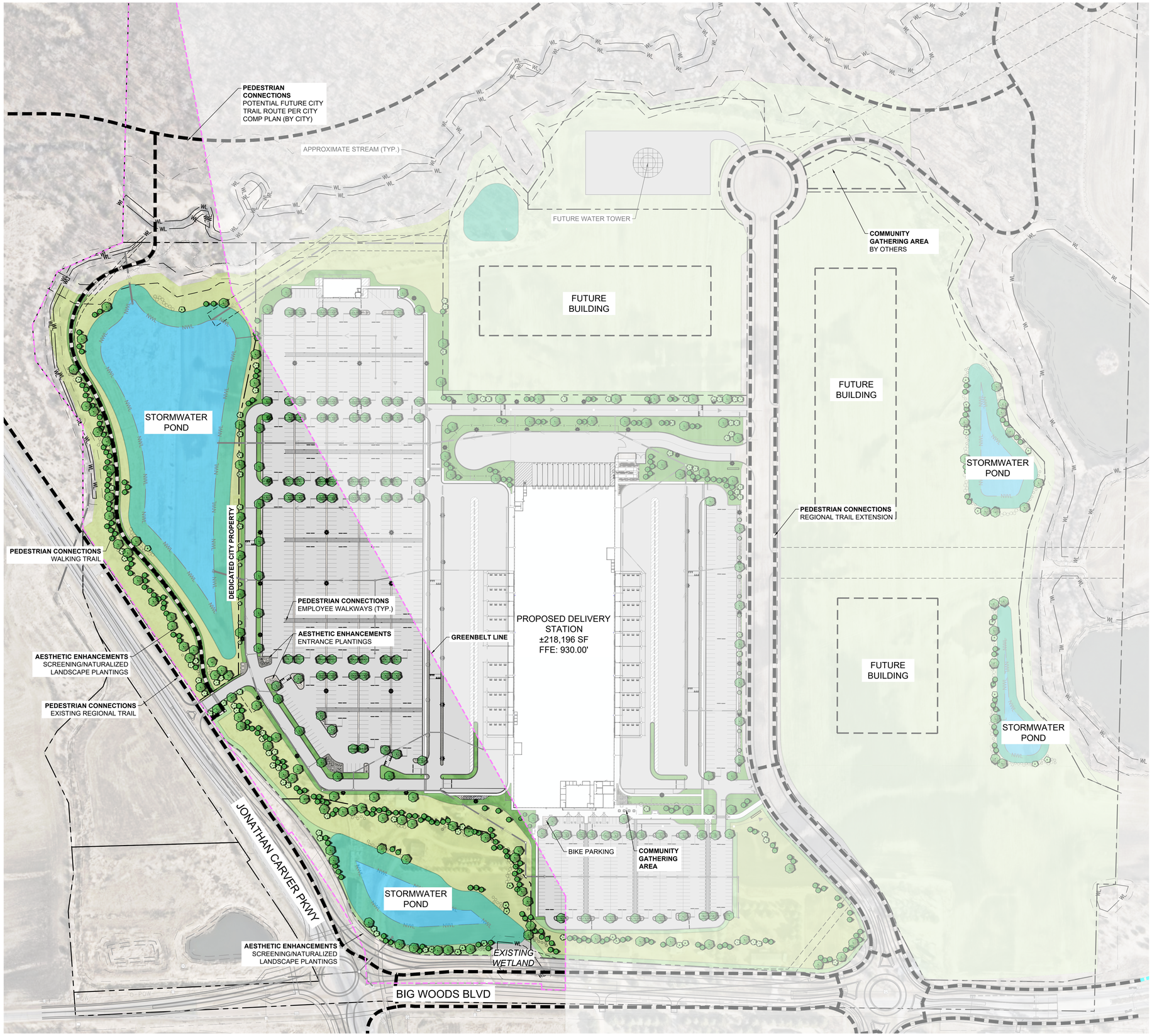

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)
- GREENBELT BOUNDARY LINE

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±396,456 SF / ±9.10 AC / 30.39%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±908,077 SF / ±20.85 AC

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

ILLUSTRATIVE EXHIBIT - AMENITIES

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SHEET NUMBER	60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN	ILLUSTRATIVE EXHIBIT - GRADING		
EX-17					

Kimley»Horn
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PHONE: 612-315-1272
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No.	REVISIONS	DATE	BY

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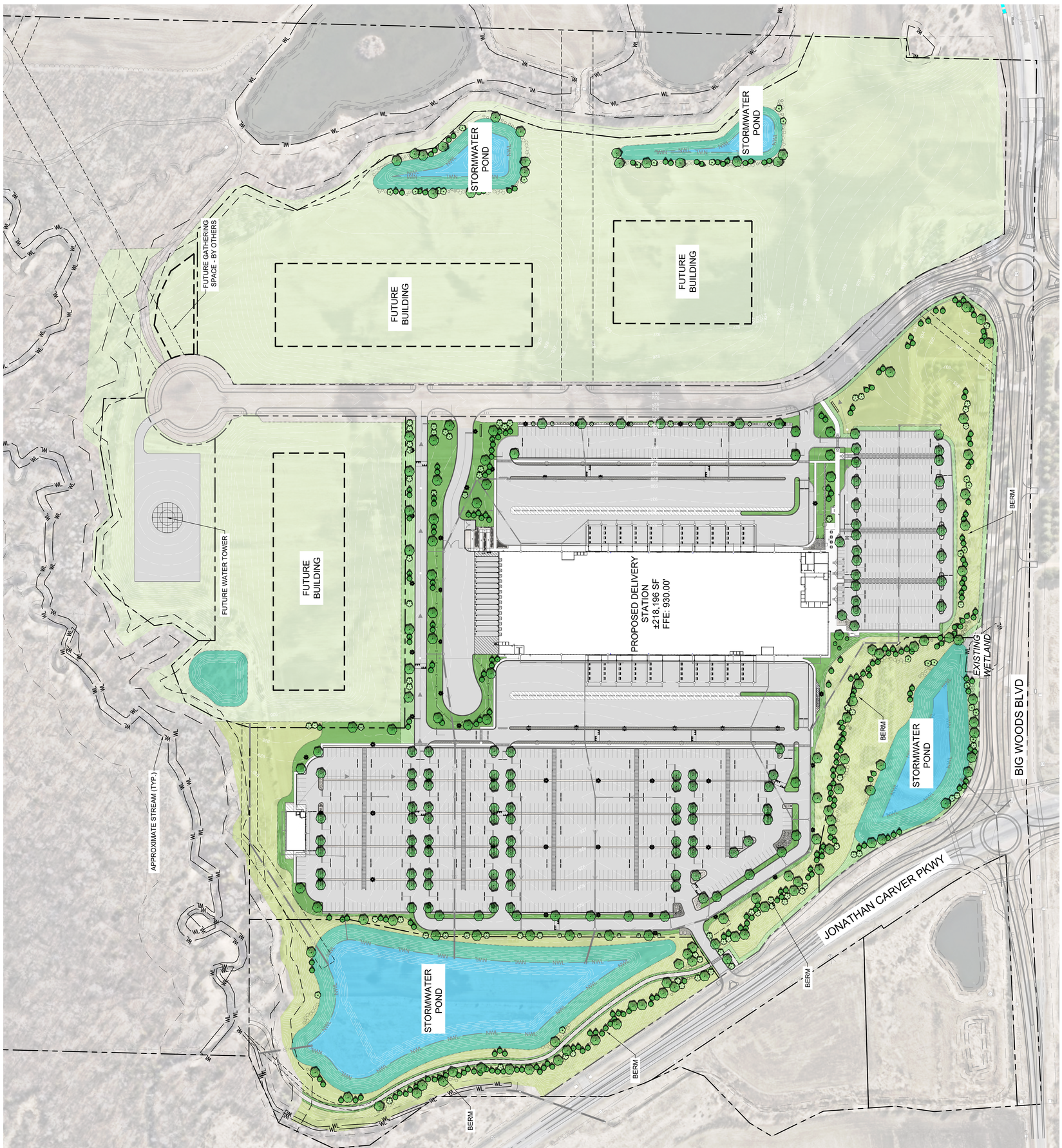
NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING. SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)



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SITE DEVELOPMENT PLANS
FOR
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
SECTION 6, TOWNSHIP 115 N, RANGE 23 W
CHASKA, CARVER COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

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LANDSCAPE ARCHITECT
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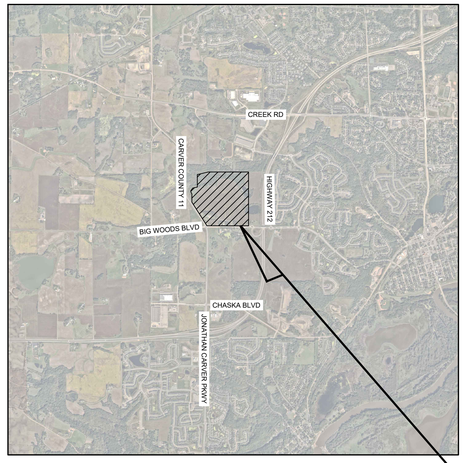
TELEPHONE: (612) 466-3300
CONTACT: CHRIS TERWDO, P.L.S.

GEOTECHNICAL ENGINEER
BRAUN INTERTEC
11001 HAMPSHIRE AVE. S
BLOOMINGTON, MN 55438
TELEPHONE: (952) 995-2000
CONTACT: BRANDON ROUNSVILLE, P.E.



SITE

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ARCH FULL BLEED E1 (42.00 X 30.00 INCHES) SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	SITE DEMOLITION PLAN
C201	SITE DEMOLITION ENLARGEMENT
C202	SITE DEMOLITION ENLARGEMENT
C203	SITE DEMOLITION ENLARGEMENT
C204	SITE DEMOLITION ENLARGEMENT
C205	SITE DEMOLITION ENLARGEMENT
C206	SITE DEMOLITION ENLARGEMENT
C207	SITE DEMOLITION ENLARGEMENT
C208	SITE DEMOLITION ENLARGEMENT
C209	SITE DEMOLITION ENLARGEMENT
C210	SITE DEMOLITION ENLARGEMENT
C211	TREE PRESERVATION PLAN
C212	TREE PRESERVATION ENLARGEMENT
C213	TREE PRESERVATION ENLARGEMENT
C214	TREE PRESERVATION ENLARGEMENT
C215	TREE PRESERVATION ENLARGEMENT
C216	TREE PRESERVATION ENLARGEMENT
C217	TREE PRESERVATION ENLARGEMENT
C218	TREE PRESERVATION ENLARGEMENT
C219	TREE PRESERVATION ENLARGEMENT
C220	TREE PRESERVATION ENLARGEMENT
C221	TREE PRESERVATION ENLARGEMENT
C222	TREE INVENTORY TABLE
C223	TREE INVENTORY TABLE
C300	SWPPP NOTES
C301	EROSION CONTROL PLAN - PHASE 1
C400	EROSION CONTROL PLAN - PHASE 2
C401	EROSION CONTROL PHASE 2 ENLARGEMENT
C402	EROSION CONTROL PHASE 2 ENLARGEMENT
C403	EROSION CONTROL PHASE 2 ENLARGEMENT
C404	EROSION CONTROL PHASE 2 ENLARGEMENT
C405	EROSION CONTROL PHASE 2 ENLARGEMENT
C406	EROSION CONTROL PHASE 2 ENLARGEMENT
C407	EROSION CONTROL PHASE 2 ENLARGEMENT
C408	EROSION CONTROL PHASE 2 ENLARGEMENT
C409	EROSION CONTROL PHASE 2 ENLARGEMENT
C410	EROSION CONTROL PHASE 2 ENLARGEMENT
C420	EROSION CONTROL DETAILS
C421	EROSION CONTROL DETAILS
C500	SITE PLAN
C501	SITE PLAN ENLARGEMENT
C502	SITE PLAN ENLARGEMENT
C503	SITE PLAN ENLARGEMENT
C504	SITE PLAN ENLARGEMENT
C505	SITE PLAN ENLARGEMENT
C506	SITE PLAN ENLARGEMENT
C507	SITE PLAN ENLARGEMENT
C508	SITE PLAN ENLARGEMENT
C509	SITE PLAN ENLARGEMENT
C510	SITE PLAN ENLARGEMENT
C520	SITE DETAILS
C521	SITE DETAILS
C600	GRADING PLAN
C601	GRADING PLAN ENLARGEMENT
C602	GRADING PLAN ENLARGEMENT
C603	GRADING PLAN ENLARGEMENT
C604	GRADING PLAN ENLARGEMENT
C605	GRADING PLAN ENLARGEMENT
C606	GRADING PLAN ENLARGEMENT
C607	GRADING PLAN ENLARGEMENT
C608	GRADING PLAN ENLARGEMENT
C609	GRADING PLAN ENLARGEMENT
C610	GRADING PLAN ENLARGEMENT
C700	STORM SEWER PLAN
C701	STORM SEWER PLAN ENLARGEMENT
C702	STORM SEWER PLAN ENLARGEMENT
C703	STORM SEWER PLAN ENLARGEMENT
C704	STORM SEWER PLAN ENLARGEMENT
C705	STORM SEWER PLAN ENLARGEMENT
C706	STORM SEWER PLAN ENLARGEMENT
C707	STORM SEWER PLAN ENLARGEMENT
C708	STORM SEWER PLAN ENLARGEMENT
C709	STORM SEWER PLAN ENLARGEMENT
C720	GRADING AND STORM SEWER DETAILS
C721	GRADING AND STORM SEWER DETAILS
C722	STORM SEWER STRUCTURE SCHEDULE
C723	STORM SEWER PIPE SCHEDULE
C800	UTILITY PLAN
C801	UTILITY PLAN ENLARGEMENT
C802	UTILITY PLAN ENLARGEMENT
C803	UTILITY PLAN ENLARGEMENT
C804	UTILITY PLAN ENLARGEMENT
C805	UTILITY PLAN ENLARGEMENT
C806	UTILITY PLAN ENLARGEMENT
C807	UTILITY PLAN ENLARGEMENT
C808	UTILITY PLAN ENLARGEMENT
C820	UTILITY DETAILS
C821	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENT
L102	LANDSCAPE PLAN ENLARGEMENT
L103	LANDSCAPE PLAN ENLARGEMENT
L104	LANDSCAPE PLAN ENLARGEMENT
L105	LANDSCAPE PLAN ENLARGEMENT
L106	LANDSCAPE PLAN ENLARGEMENT
L107	LANDSCAPE PLAN ENLARGEMENT
L108	LANDSCAPE PLAN ENLARGEMENT
L109	LANDSCAPE PLAN ENLARGEMENT
L120	LANDSCAPE DETAILS
L121	LANDSCAPE NOTES
L122	LANDSCAPE SCHEDULE

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

BRIAN M. WURDEMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 160156080
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
MN
CHASKA

SHEET NUMBER
C000

COVER SHEET

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

17. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PREPARE AND SUBMIT A CONSTRUCTION MANAGEMENT PLAN TO THE CITY OF CHASKA FOR REVIEW AND APPROVAL. THE PLAN SHALL ADDRESS WORKING HOURS, CONSTRUCTION ACCESS, PARKING, STAGING AND LAYDOWN AREAS, AND OVERALL SITE MAINTENANCE COMPLIANCE REQUIREMENTS. NO CONSTRUCTION ACTIVITIES SHALL COMMENCE UNTIL THE PLAN HAS BEEN APPROVED BY THE CITY OF CHASKA..

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK, INC. (EFN INC.)
   ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN 55112
   PHONE: (612) 466-3300
   DATED: 01/16/2026

2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF CHASKA AND MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn

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

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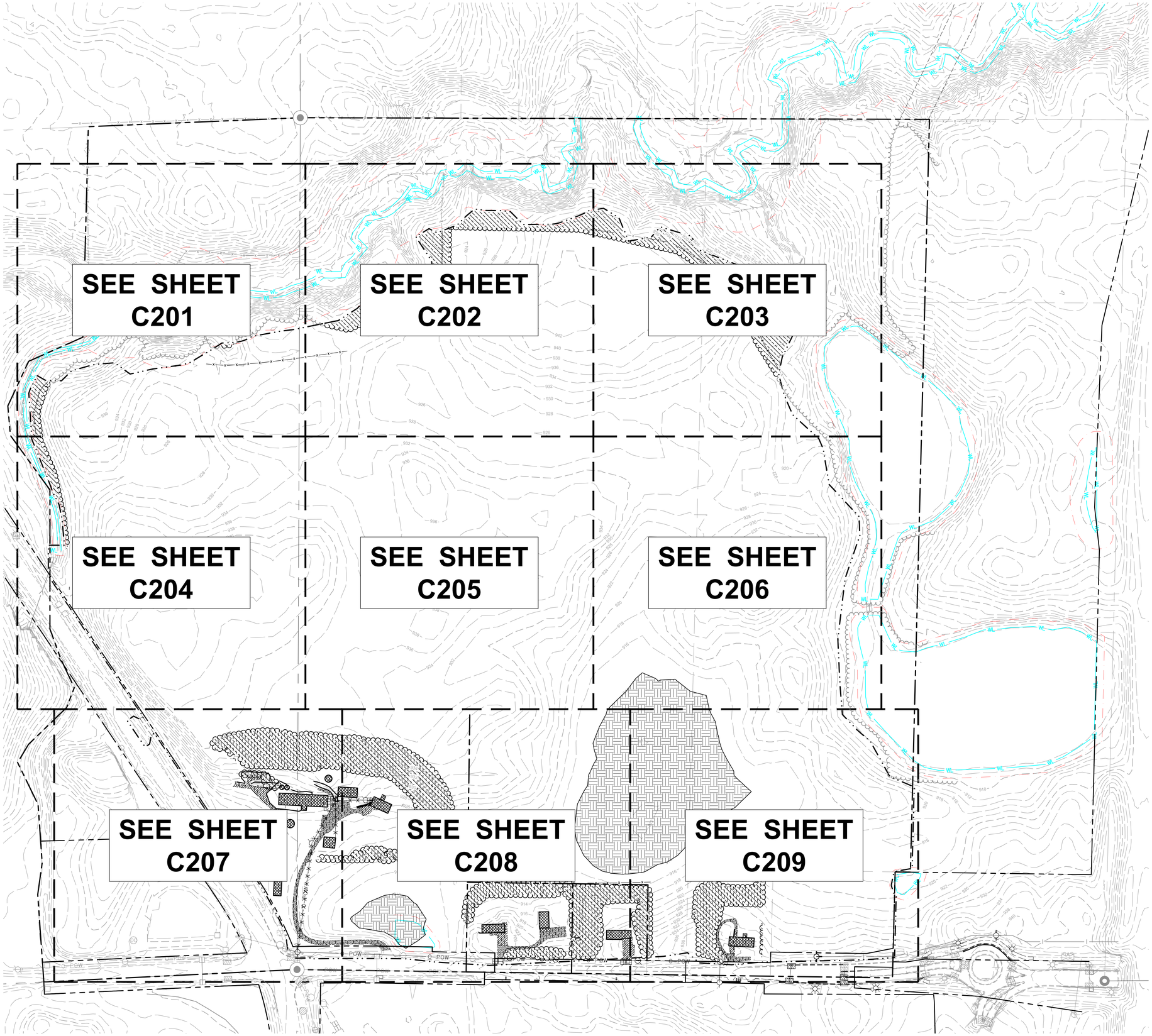
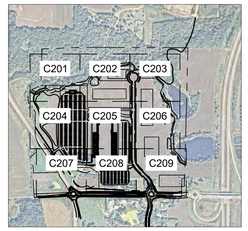


LEGEND

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

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



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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NO.	REVISIONS	DATE	BY

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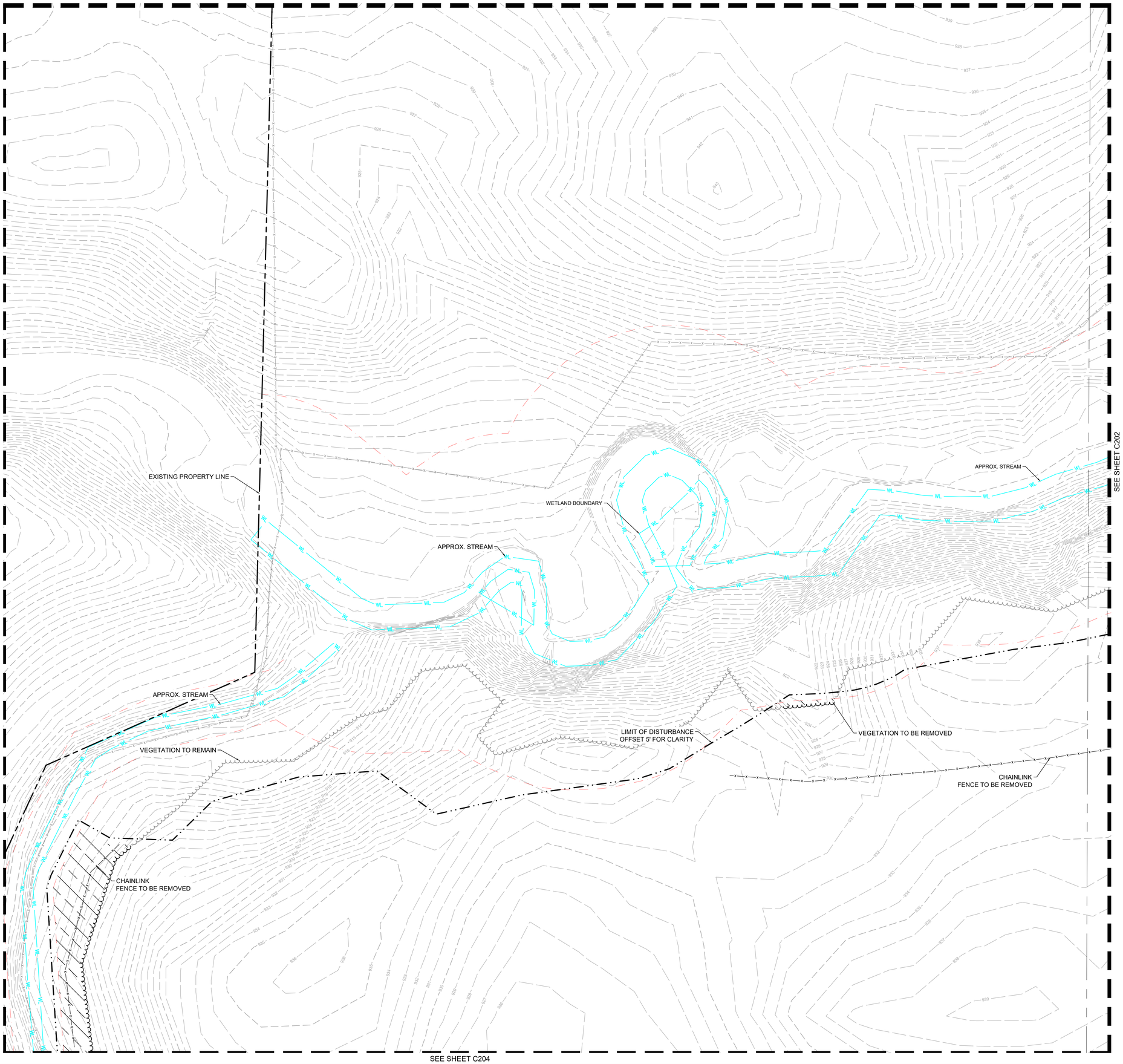
BRIAN M. WIRZKALA, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA, MN

SITE DEMOLITION PLAN

SHEET NUMBER
C200



LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA
- UNSUITABLE MATERIAL
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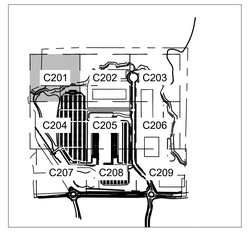

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C201

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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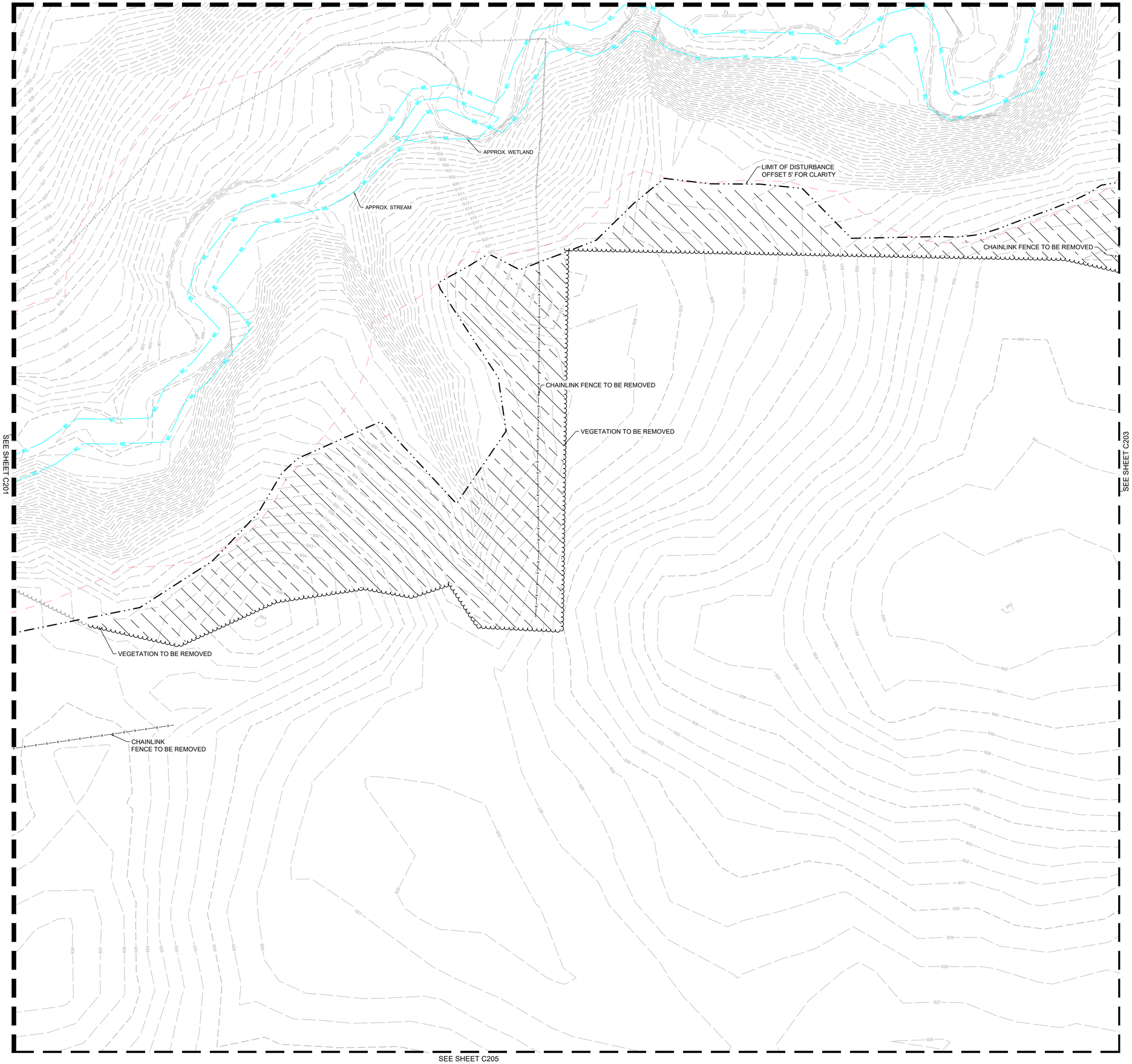

LEGEND

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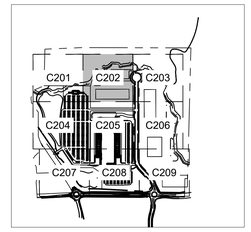

LEGEND

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C202

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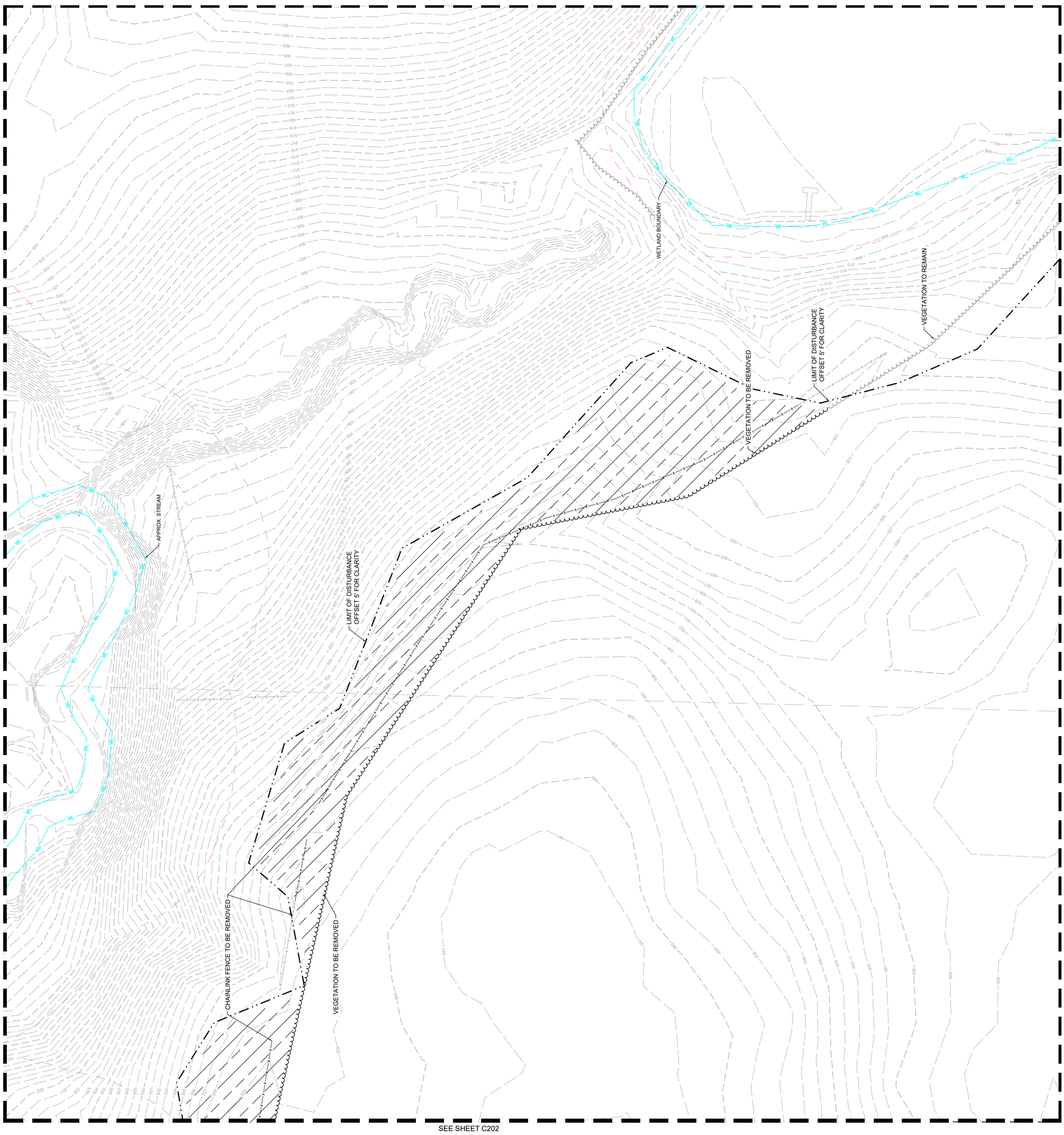

SITE DEMOLITION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER C203

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
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LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
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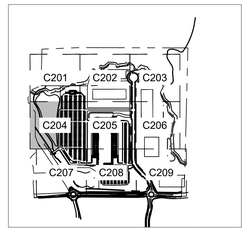

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C204

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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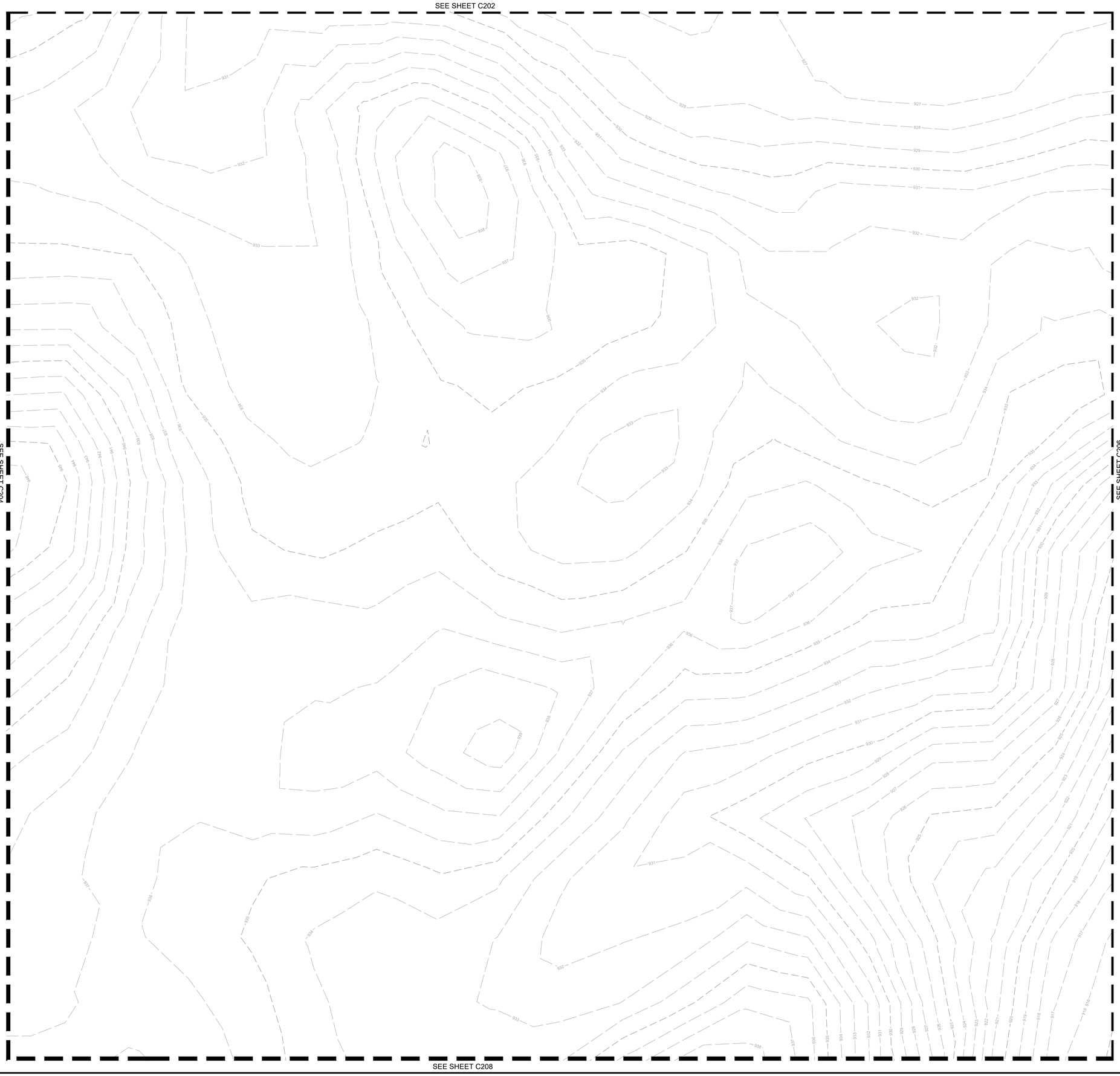

LEGEND

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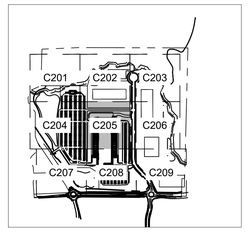

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C205

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MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

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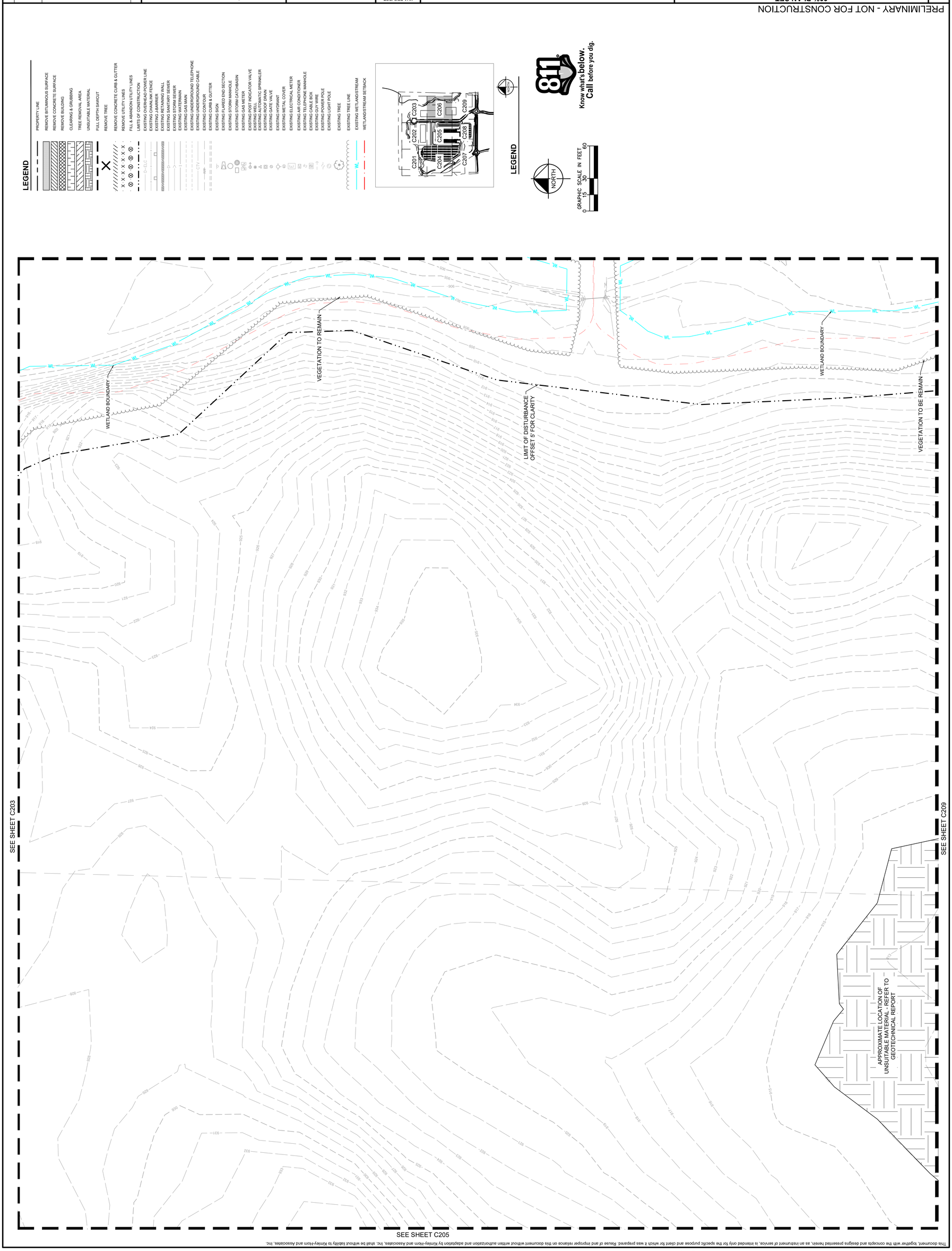

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DATE: 04/29/2026 LIC. NO. MN 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER C206

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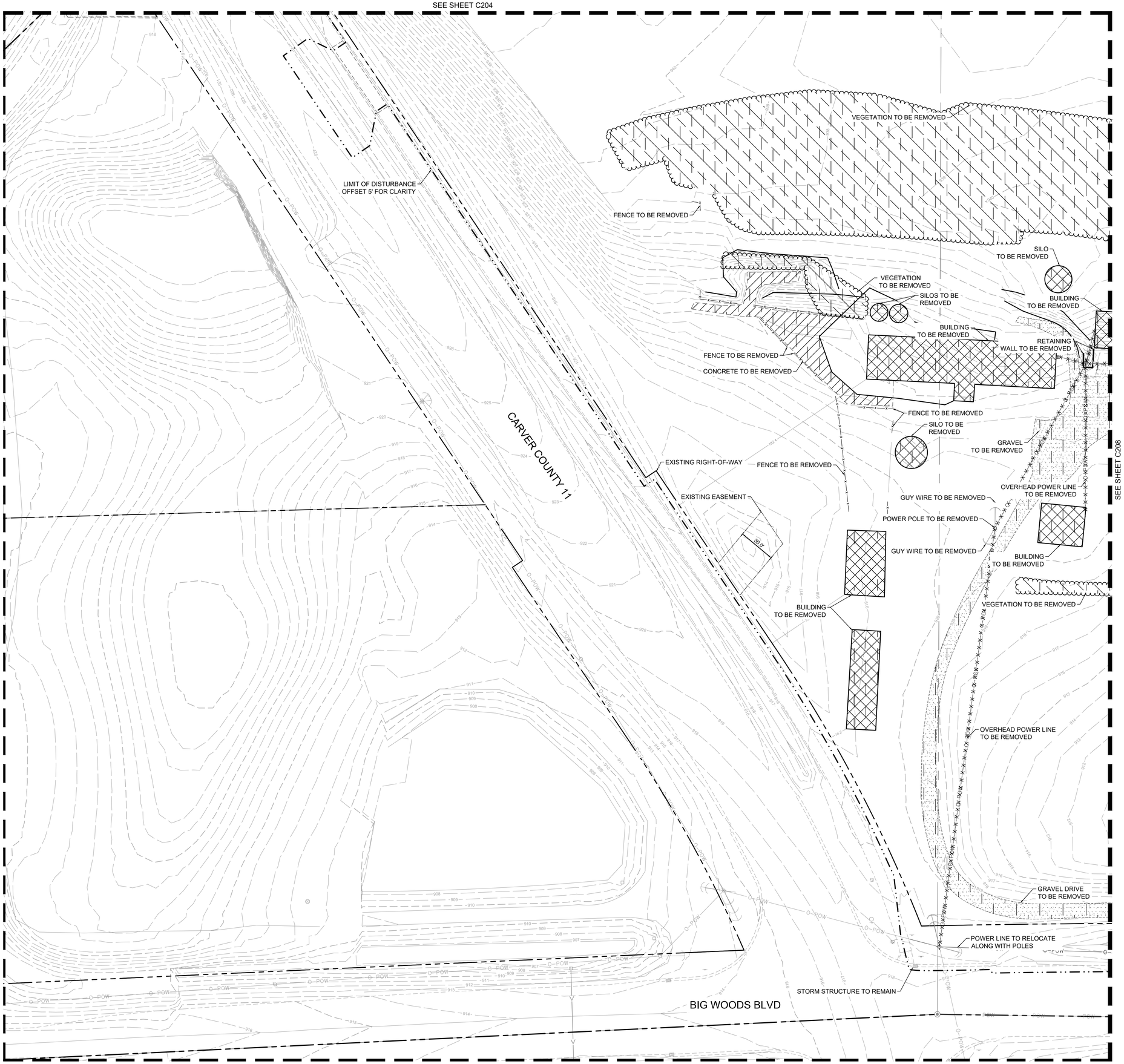

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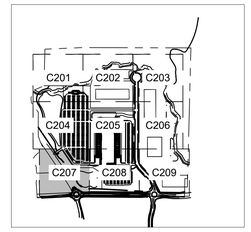
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK



LEGEND

NORTH

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PHONE: 612-315-1272
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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SITE DEMOLITION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C207

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SEE SHEET C205

SEE SHEET C207

SEE SHEET C209

EXISTING PROPERTY LINE

BUILDING TO BE REMOVED

OVERHEAD POWER LINE TO BE REMOVED

POWER POLE TO BE REMOVED

BUILDING TO BE REMOVED

PROPANE TANK TO BE REMOVED

RETAINING WALLS TO BE REMOVED

CONCRETE TO BE REMOVED

GRAVEL TO BE REMOVED

VEGETATION TO BE REMOVED

CHAINLINK FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

APPROXIMATE LOCATION OF UNSUITABLE MATERIAL - REFER TO GEOTECHNICAL REPORT

APPROXIMATE LOCATION OF UNSUITABLE MATERIAL - REFER TO GEOTECHNICAL REPORT

EXISTING PROPERTY LINE

FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

VEGETATION TO BE REMOVED

FENCE TO BE REMOVED

VEGETATION TO BE REMOVED

BUILDING TO BE REMOVED

BUILDING TO BE REMOVED

RETAINING WALL TO BE REMOVED

CONCRETE TO BE REMOVED

BUILDING TO BE REMOVED

GRAVEL TO BE REMOVED

CONCRETE TO BE REMOVED

GRAVEL DRIVE TO BE REMOVED

30.0'

WETLAND BOUNDARY

EXISTING DRAINAGE EASEMENT

RIGHT-OF-WAY

EXISTING POWER LINE TO REMAIN

STORM STRUCTURE TO REMAIN

POWER POLE TO REMAIN

POWER POLE TO REMAIN

POWER POLE TO BE RELOCATED

EXISTING POWER LINE TO REMAIN

STORMWATER STRUCTURE TO BE REMOVED

STORMWATER STRUCTURE AND PIPE TO BE REMOVED

LIMIT OF DISTURBANCE OFFSET 5' FOR CLARITY

BIG WOODS BLVD

DEMO AND CONSTRUCTION TO BE DONE BY OTHERS

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA
- UNSUITABLE MATERIAL
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
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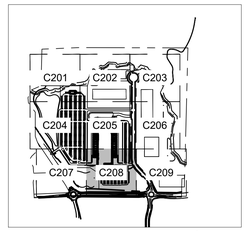

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BRIAN M. WIRZKMAN, P.E.
DATE: 05/27/2026
LIC. NO. 53113
MN

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DEMOLITION ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA

SHEET NUMBER
C208

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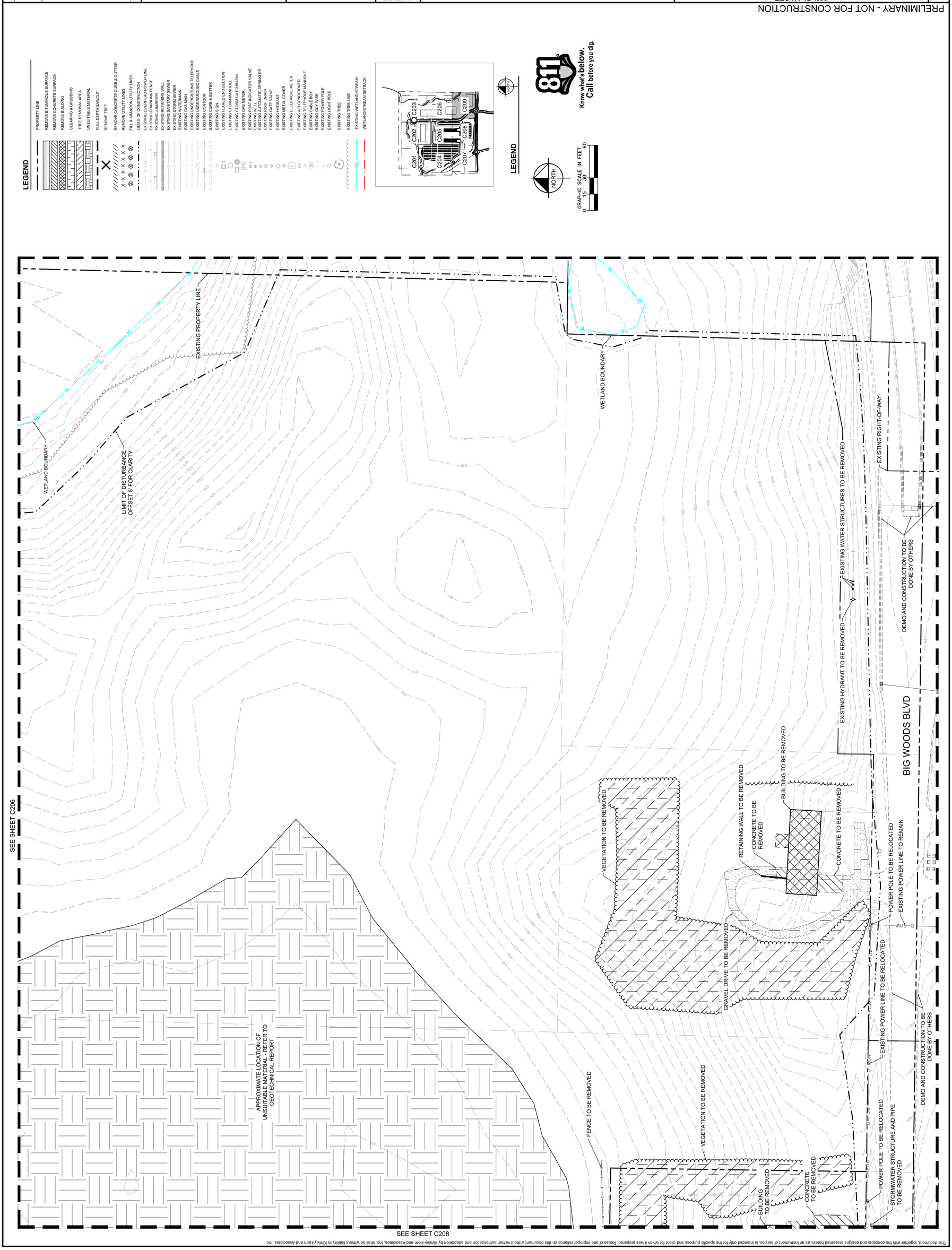

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BRIAN M. MURDEMAN, P.E.
DATE: 05/26/2026 LIC. NO. 53113

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SITE DEMOLITION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER C209

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GENERAL NOTES

A. PROJECT DESCRIPTION
THE SITE ADDRESSED IN THIS REPORT IS SITUATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF COUNTY ROAD 11 (JONATHAN CARVER PARKWAY) AND COUNTY ROAD 44 (BIG WOODS BOULEVARD) IN CHASKA, MN. CURRENTLY, THE PROPERTY SERVES AS AN AGRICULTURAL FIELD AND CONTAINS TWO FARMSTEADS AS WELL AS TWO SINGLE FAMILY HOMES. THE PROPOSED PROJECT INVOLVES DEVELOPING ±115.01 ACRES OF LAND INTO A NEW INDUSTRIAL AREA WITH ACCESS TO BIG WOODS BLVD. PLANNED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF NEW CITY STREETS NORTH OF BIG WOODS BLVD, AND SITE ACCESS FROM JONATHAN CARVER PKWY. THE PRIVATE INDUSTRIAL DEVELOPMENT WILL FEATURE INDUSTRIAL BUILDINGS, STORMWATER MANAGEMENT FACILITIES, RETAINING WALLS, AND ASSOCIATED PARKING AREAS. EROSION CONTROL BMP DETAILS CAN BE SHOWN HERE:

A.1: EROSION CONTROL PHASE 1, SEE SHEET C301
A.2: EROSION CONTROL PHASE 2, SEE SHEET C400-C410
A.3: EROSION CONTROL DETAILS, SEE SHEET C420-C421

B. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

C. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

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

D. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

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

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

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

E. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE)

F. CHAIN OF RESPONSIBILITY:
JAKE KURTH
SCANNELL PROPERTIES
294 GROVE LANE E, SUITE 140, WAYZATA, MN 55391
(763) 331-8850

E. RECEIVING WATER:
THE PROPOSED RUNOFF IS TO BE CAPTURED AND TREATED IN MULTIPLE STROMWATER FILTRATION BASINS WITH FIVE DISCHARGE POINTS AROUND THE SITE (REFER TO PROPOSED DRAINAGE FIGURE FOR CORRESPONDING LABELS). DISCHARGE POINT 1 IS LOCATED AT AN EXISTING STREAM ON THE NORTHWEST PORTION OF THE PROPERTY. THE STREAM FLOWS INTO A TRIBUTARY OF CHASKA CREEK, REFERRED TO AS "THE RAVINE," AND COMBINES WITH DISCHARGE POINT 2. DISCHARGE POINT 1 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-1 , ENCOMPASSING APPROXIMATELY 17.80 ACRES. DISCHARGE POINT 2 IS LOCATED IN THE NORTHERN PORTION OF THE PROPERTY; IT FLOWS DIRECTLY INTO THE RAVINE. THIS RAVINE FEATURES A NARROWLY DEFINED FLOODPLAIN AS MAPPED BY FEMA, WHICH REMAINS FULLY CONTAINED WITHIN THE BANKS DURING FLOOD EVENTS. DISCHARGE POINT 2 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-2, ENCOMPASSING APPROXIMATELY 31.47 ACRES. DISCHARGE POINT 3 IS LOCATED AT AN EXISTING WETLAND ON THE NORTHEAST SIDE OF THE PROPERTY. THIS WETLAND IS NAMED SCC 22.2.1 IN THE CITY OF CHASKA LOCAL SURFACE WATER MANAGEMENT PLAN (LSWMP). IT FLOWS TO THE RAVINE AND COMBINES WITH DISCHARGE POINT 1 AND 2. DISCHARGE POINT 3 RECEIVES DIRECT STORMWATER RUNOFF FROM DA-3, WHICH INCLUDES A TOTAL OF APPROXIMATELY 23.91 ACRES, MADE UP OF 6.13 ACRES ONSITE AND 17.78 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 4 IS LOCATED AT AN EXISTING WETLAND ON THE SOUTHEAST SIDE OF THE PROPERTY. THIS WETLAND IS NAMED SCC 22.2.2 IN THE LSWMP. IT FLOWS THROUGH SCC 22.2.1 AND THEN TO THE RAVINE AND COMBINES WITH DISCHARGE POINT 1, 2, AND 3. DISCHARGE POINT 4 RECEIVES DIRECT STORMWATER RUNOFF DA-4, WHICH INCLUDES A TOTAL OF APPROXIMATELY 20.54 ACRES, MADE UP OF 2.49 ACRES ONSITE AND 18.05 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 4 ALSO RECEIVED DRAINAGE FROM DA-5. DA-5 FLOWS TO AN ONSITE LOCAL DEPRESSION BEFORE OVERFLOWING INTO SCC 22.2.2. THIS LOCAL DEPRESSION IS NAMED SCC 22.2.3 IN THE LSWMP. DA-5 INCLUDES A TOTAL OF APPROXIMATELY 6.84 ACRES, MADE UP OF 4.01 ACRES ONSITE AND 2.83 ACRES FROM OFFSITE AREAS. DISCHARGE POINT 5 IS LOCATED AT THE SOUTHWEST SIDE OF THE PROPERTY NEAR THE INTERSECTION OF JONATHAN CARVER PKWY AND BIG WOODS BLVD. IT IS ASSUMED THAT THE ULTIMATE OUTLET IS TO THE WEST, TO AN EXISTING WETLAND ON THE NORTH SIDE OF BIG WOODS BLVD AND WEST OF JONATHAN CARVER PKWY. THIS WETLAND APPEARS TO HAVE A DEFINED OVERFLOW THAT FLOWS TO THE RAVINE AND COMBINES WITH THE OTHER DISCHARGE POINTS (OUTLET CONFIGURATION WILL BE CONFIRMED WITH UPDATED SURVEY). DISCHARGE POINT 5 RECEIVES RUNOFF FROM THE DA-7, WHICH FLOWS THROUGH AN ONSITE LOCAL DEPRESSION, AND DIRECT STORMWATER RUNOFF FROM DA-6. THIS LOCAL DEPRESSION IS NAMED SCC-13 IN THE LSWMP. THE TOTAL DRAINAGE AREA TO DISCHARGE POINT 5 IS APPROXIMATELY 45.29 ACRES. 10.28 ACRES ONSITE FROM DA-6, 2.96 ACRES OFFSITE FROM DA-6, AND 32.05 ACRES ONSITE FROM DA-7.

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

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. STEEP SLOPES OF 3:1 OR STEEPER MUST BE STABILIZED USING EROSION CONTROL BLANKETS. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS. ALL STORM DRAIN INLET PROTECTION MUST REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. SITE WILL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT THROUGHOUT THE CONSTRUCTION PROCESS. EACH INSPECTION MUST BE RECORDED WITHIN 24 HOURS OF BEING CONDUCTED.

M. SUBCONTRACTOR WILL REMOVE SEDIMENT TRACK UT INTO STREETS WITHIN 24 HOURS.

N. STOCKPILES MUST BE LOCATED OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES. SILT FENCE OR OTHER EFFECTIVE PERIMETER CONTROLS AT DOWN GRADE BASE OF ALL STOCKPILES.

O. ALL DEWATERING DISCHARGE MUST BE DISCHARGED USING APPROPRIATE DISSIPATION MEASURES. DEWATERING PROCESS MUST BE DONE IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS OR EROSION. APPROPRIATE BMP'S TO PREVENT SEDIMENT LADEN WATER MUST BE USED TO PREVENT WATER FROM LEAVING THE PROJECT SITE.

P. ALL SOLID WASTE MUST BE PROPERLY STORED AND DISPOSED OF.

Q. DISTURBED SILT FENCE MUST BE REPAIRED/REPLACED/MAINTAINED WHEN THEY BECOME NON FUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.

R. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NON FUNCTIONAL BMPS MUST BE REPAIRED/REPLACED/MAINTAINED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED.

S. IF DEWATERING IS TO OCCUR DURING THE PROJECT, THE DEWATERING PLAN MUST MEET ALL REQUIREMENTS OF THE NPDES PERMIT, SECTIONS 10, 11.9, AND 11.12.

T. THE EROSION CONTROL CONTRACTOR SHALL IDENTIFY ANY ADDITIONAL POTENTIAL AREAS FOR EROSION CONTROL WITHIN THE SITE. THE CONTRACTOR SHALL ESTABLISH AND IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY. ALL SUPPLEMENTARY BMPS MUST BE DETAILED ON THE EROSION CONTROL PHASE 1 AND PHASE 2 SHEETS AND DOCUMENTED WITHIN THE SWPPP LOG.

U. ALL TEMPORARY AND PERMANENT ENERGY DISSIPATION MEASURES AT PIPE OUTLETS SHALL BE IMPLEMENTED WITHIN 24 HOURS OF THE CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

V. TEMPORARY SEDIMENTATION BASIN MUST BE DRAINED AND REMOVED OF SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY.

W. ALL DISTURBED AREAS SHALL BE SEEDED AS REQUIRED, UTILIZING THE FOLLOWING SEED MIXTURES:
W.A. FOR TEMPORARY SEEDING THROUGHOUT CONSTRUCTION: 2024 SHORT GRASS PRAIRIE MIX.
W.B. FOR AREAS WITHIN ONE WEEK (7 DAYS) OF SITE GRADING: MNDOT WET DITCH (WD) SEED MIX.

X. DURING EACH INSPECTION, INSPECT ADJACENT AREAS AND SURFACE WATERS (EXCLUDING CURB AND GUTTER SYSTEMS) FOR EROSION AND SEDIMENT DEPOSITION. REMOVE ALL DELTAS AND SEDIMENT FROM ADJACENT AREAS, SURFACE WATERS, AND DRAINAGE SYSTEMS (INCLUDING DRAINAGE DITCHES AND CATCH BASINS) AND RESTABILIZE EXPOSED SOIL AREAS WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY. IF ACCESS IS LEGALLY, REGULATORILY, OR PHYSICALLY CONSTRAINED, USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS AND COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. ENSURE ALL NECESSARY PERMITS FROM LOCAL, REGIONAL, STATE, AND FEDERAL AUTHORITIES ARE OBTAINED BEFORE CONDUCTING WORK IN SURFACE WATERS.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

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

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

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

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

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

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

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

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

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

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

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

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE. WHERE APPLICABLE, HAZARDOUS MATERIALS AND WASTES NEED TO BE STORED WITH SECONDARY CONTAINMENT.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

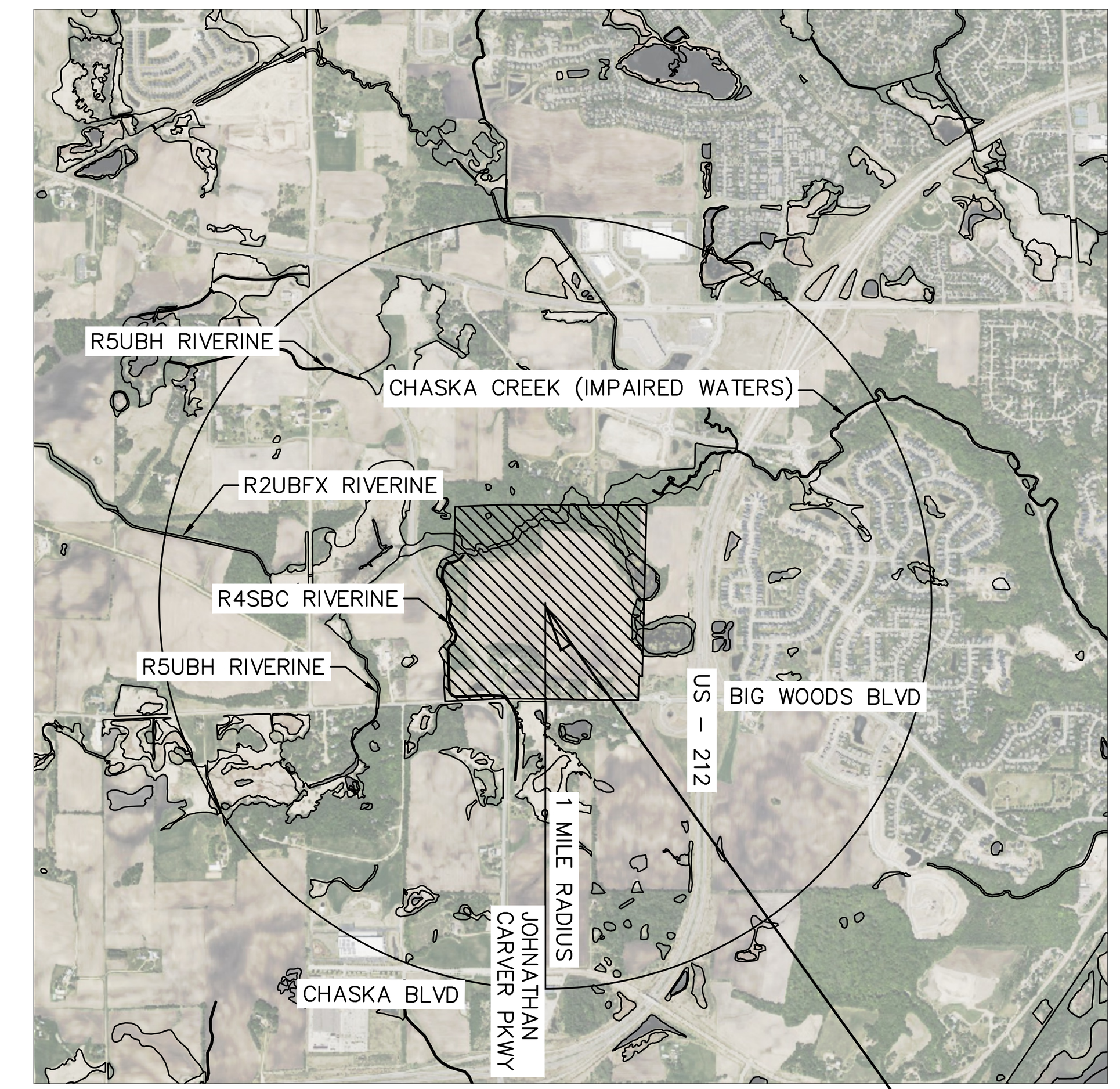
3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

IMPAIRED WATERS	
CHASKA CREEK	BENTHIC MACROINVERTEBRATE BIOASSESSMENTS
	FISH BIOASSESSMENTS



VICINITY
N.T.S.

NORTH

SITE

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	±164.26 AC
TOTAL LOD AREA	± 115.01 AC
PRE-CONSTRUCTION IMP	± 5.20 AC (3.2 %)
POST-CONSTRUCTION IMP	± 31.18 AC (19.0%)

PHASE 1 BMP QUANTITIES	
INLET PROTECTION	33 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	± 16,364 LF
CHECK DAM	34 EA
DIVERSION SWALE	± 3,911 LF
TEMPORARY SED BASIN 1	± 310,273 CF
TEMPORARY SED BASIN 2	± 56,737 CF
TEMPORARY SED BASIN 3	± 72,084 CF
TEMPORARY SED BASIN 4	± 126,129 CF
TEMPORARY SED BASIN 5	± 66,233 CF
DISTURBED AREA	± 115.01 AC
IMPERVIOUS AREA	± 0 AC

PHASE 2 BMP QUANTITIES	
INLET PROTECTION	75 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
SILT FENCE	± 16,364 LF
CHECK DAM	40 EA
DIVERSION SWALE	± 4,335 LF
DISTURBED AREA	± 115.01 AC
IMPERVIOUS AREA	± 31.18 AC

RUNOFF VALUES - PRIVATE DEVELOPMENT TOTAL			
	2-YEAR	10-YEAR	100-YEAR
PRE-DEVELOPMENT CONDITIONS	21.03 CFS	63.77 CFS	201.17 CFS
POST-DEVELOPMENT CONDITIONS	12.35 CFS	16.90 CFS	24.41 CFS

SEE SHEETS C420 - C421 FOR ALL EROSION CONTROL DETIALS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

SWPPP NOTES

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C300

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\SWPPP NOTES.dwg May 27, 2026 - 5:43pm
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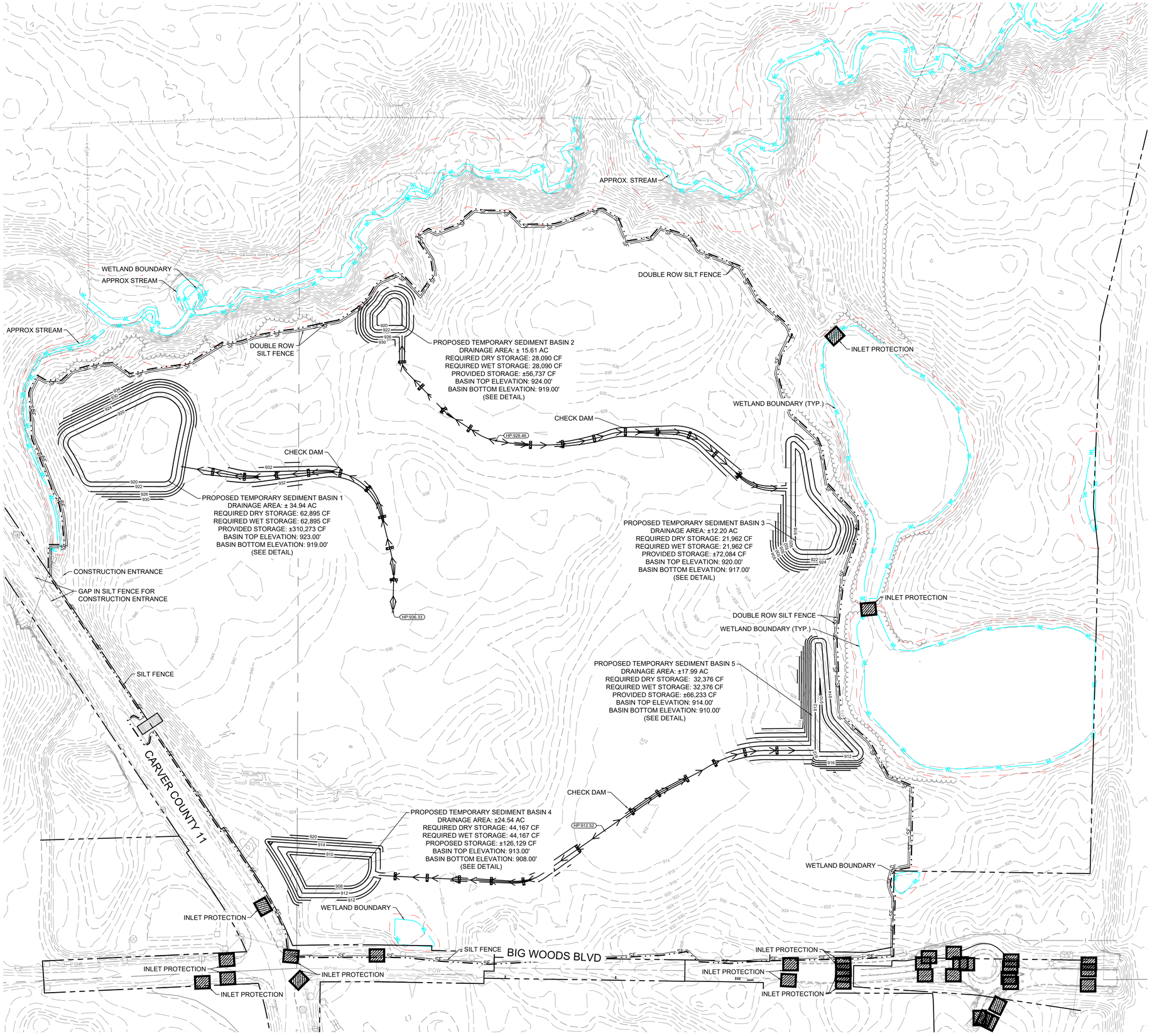

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIVERSION SWALE
- LIMITS OF DISTURBANCE
- CHECK DAM
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF CHASKA ENGINEERING DIVISION.
17. IF THE 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. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.
18. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS.

SWPPP UPDATES & AMENDMENTS

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

PHASE 1 SEQUENCE OF CONSTRUCTION

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

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

AREA SUMMARY	
TOTAL PROPERTY AREA	±7,154,933 SF / ±164.26 AC
EXISTING IMPERVIOUS AREA	±226,300 SF / ±5.20 AC
EXISTING PERVIOUS AREA	±6,928,633 SF / ±159.06 AC
PROPOSED IMPERVIOUS AREA	±1,357,765 SF / ±31.18 AC
PROPOSED PERVIOUS AREA	±5,797,168 SF / ±133.08 AC
TOTAL DISTURBED AREA	±5,009,826 SF / ±115.01 AC

PHASE I BMP QUANTITIES	
SILT FENCE	±15,105 LF
DIVERSION SWALE	±3,911 LF
INLET PROTECTION	33 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
CHECK DAM	34 EA

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

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

BRIAN M. WIROKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	163410040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

EROSION CONTROL PLAN - PHASE 1

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA, MN

SHEET NUMBER C301

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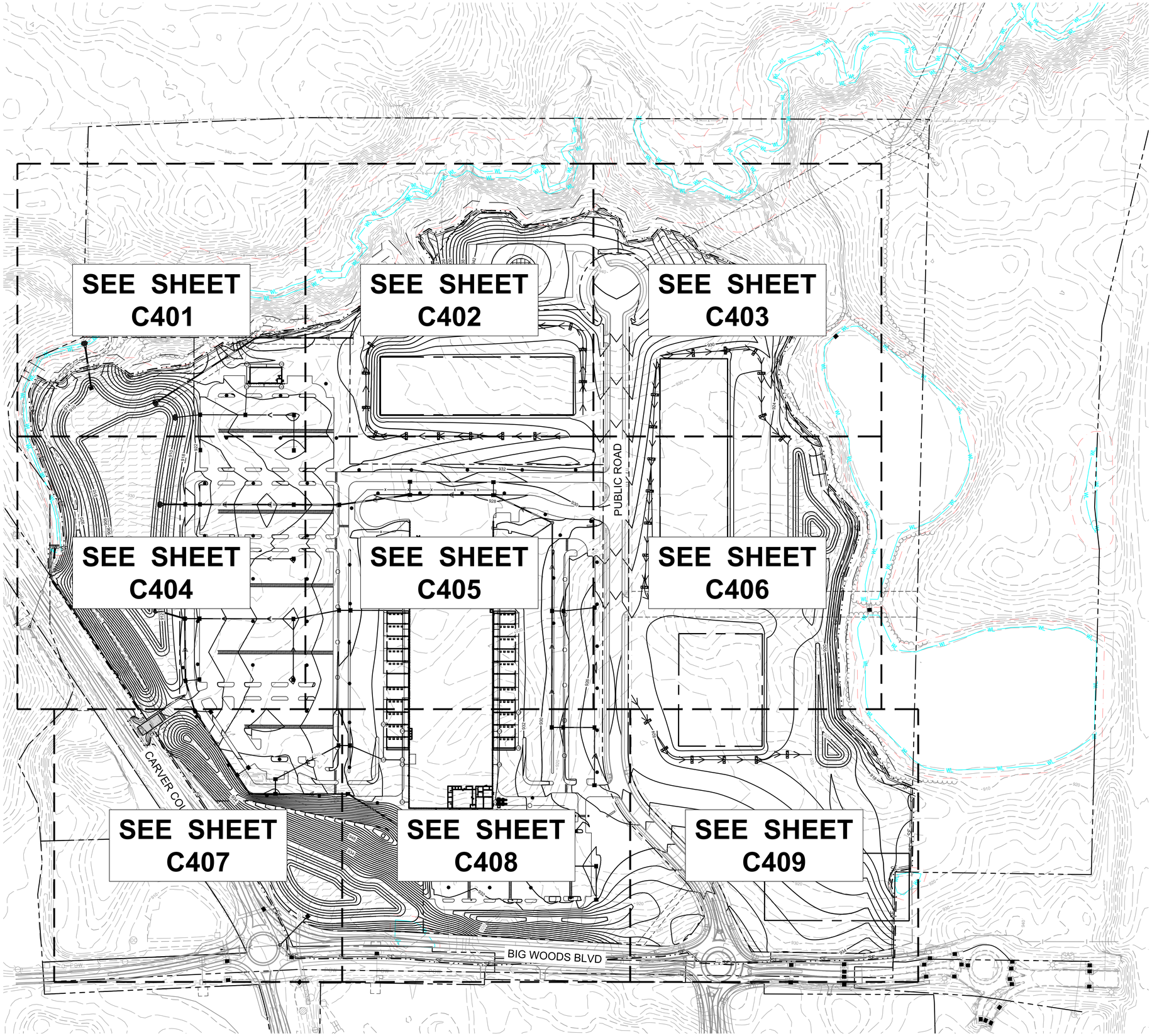


LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION

EROSION CONTROL PLAN NOTES

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

SWPPP UPDATES & AMENDMENTS

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

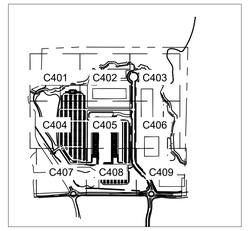
PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

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

AREA SUMMARY	
TOTAL PROPERTY AREA	±7,154,933 SF / ±164.26 AC
EXISTING IMPERVIOUS AREA	±226,300 SF / ±5.20 AC
EXISTING PERVIOUS AREA	±6,928,633 SF / ±159.06 AC
PROPOSED IMPERVIOUS AREA	±1,357,765 SF / ±31.18 AC
PROPOSED PERVIOUS AREA	±5,797,168 SF / ±133.08 AC
TOTAL DISTURBED AREA	±5,009,823 SF / ±115.01 AC

PHASE II BMP QUANTITIES	
SILT FENCE	±15,105 LF
DIVERSION SWALE	±4,335 LF
INLET PROTECTION	75 EA
CHECK DAM	40 EA
ROCK CONSTRUCTION ENTRANCE	1 EA



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER C400

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 651-645-0227
WWW.KIMLEY-HORN.COM

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BRIAN M. WIRDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT 163436040
05/27/2026
SCALE: AS SHOWN
DESIGNED BY: CGM
DRAWN BY: RGW
CHECKED BY: BMW

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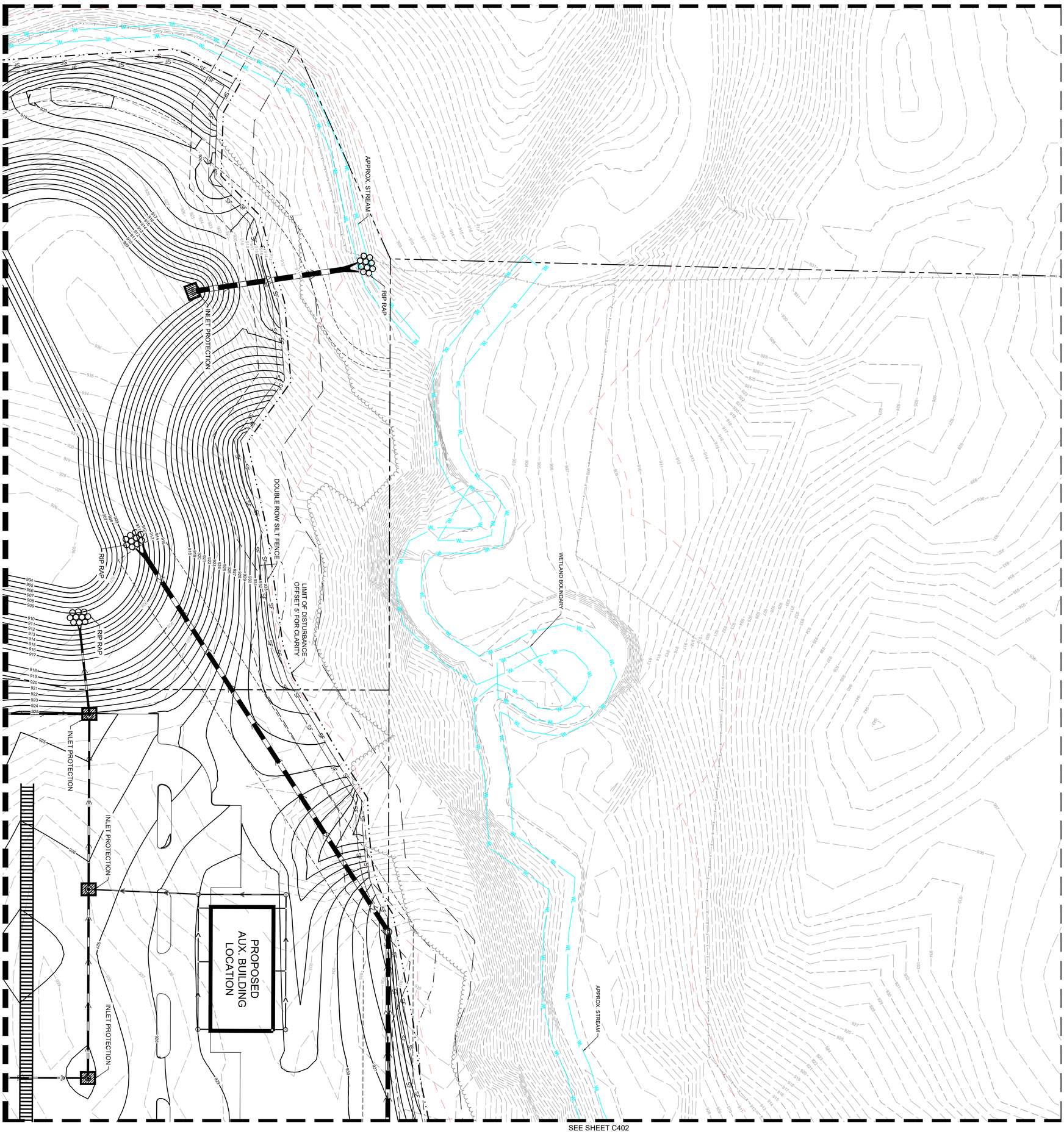

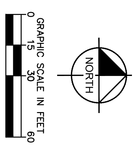

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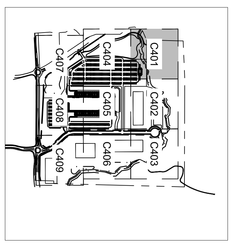

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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
- CHECK DAM
- FES PROTECTION
- INLET PROTECTION

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C401

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

EROSION CONTROL PHASE 2 ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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BRIAN M. WURDEMAN, P.E.

DATE: 05/27/2026 MN LIC. NO. 53113

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PHONE: 612-315-1272
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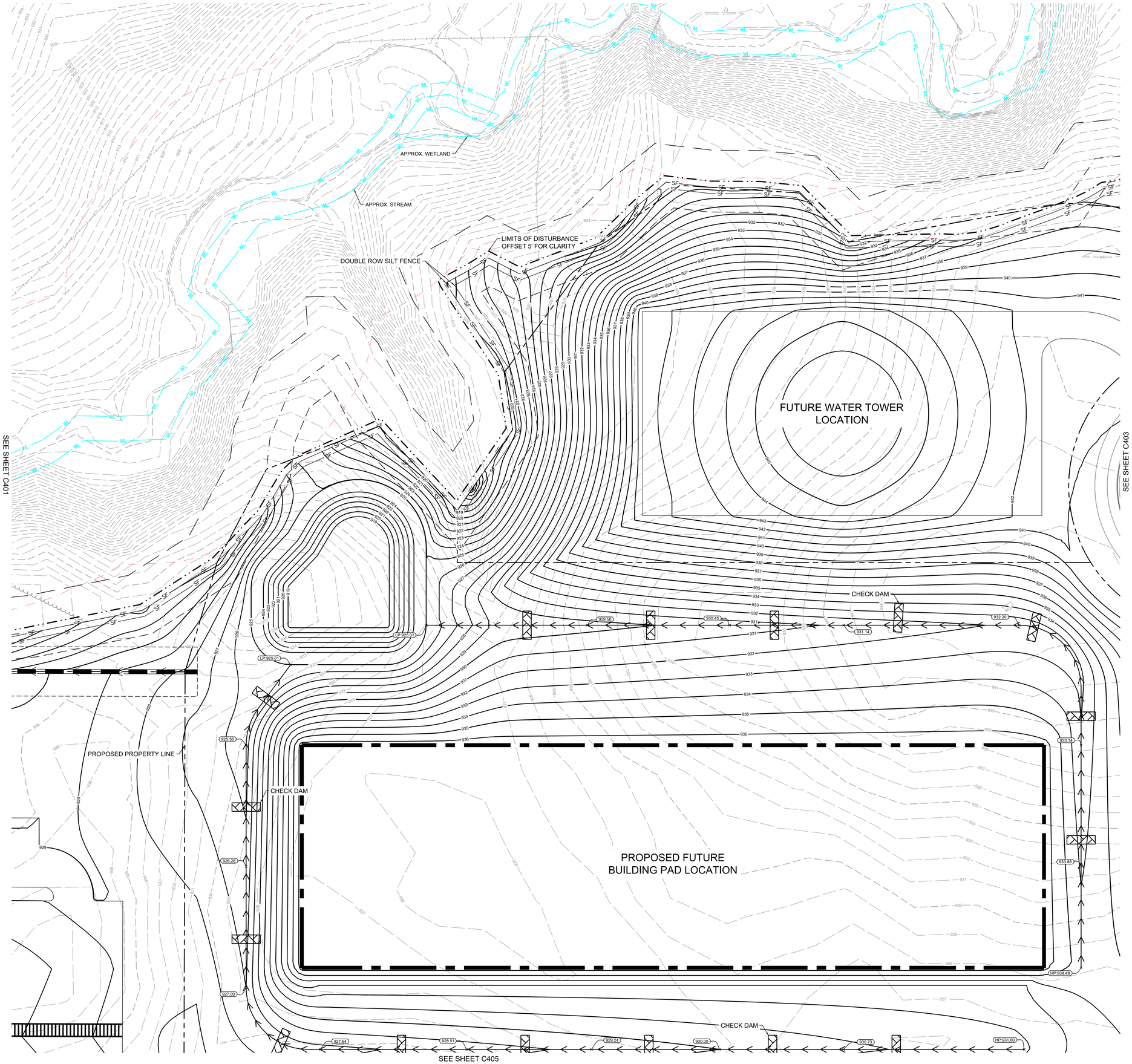

LEGEND

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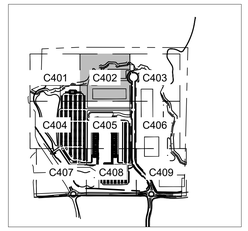

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DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C402

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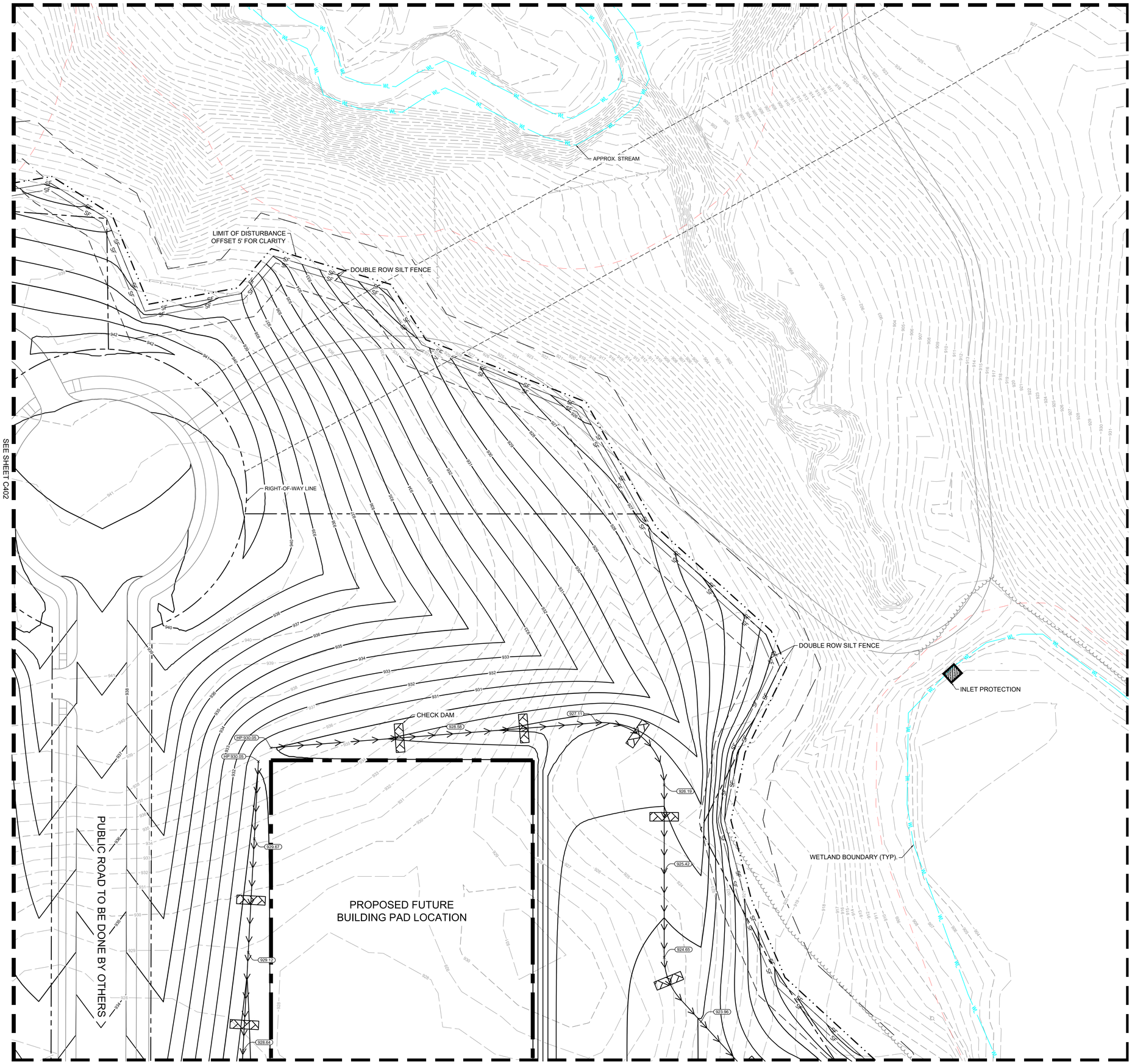

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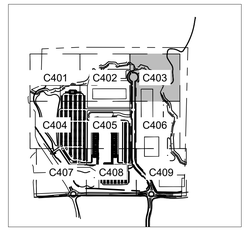

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GRAPHIC SCALE IN FEET
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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C403

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MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

EROSION CONTROL PHASE 2 ENLARGEMENT

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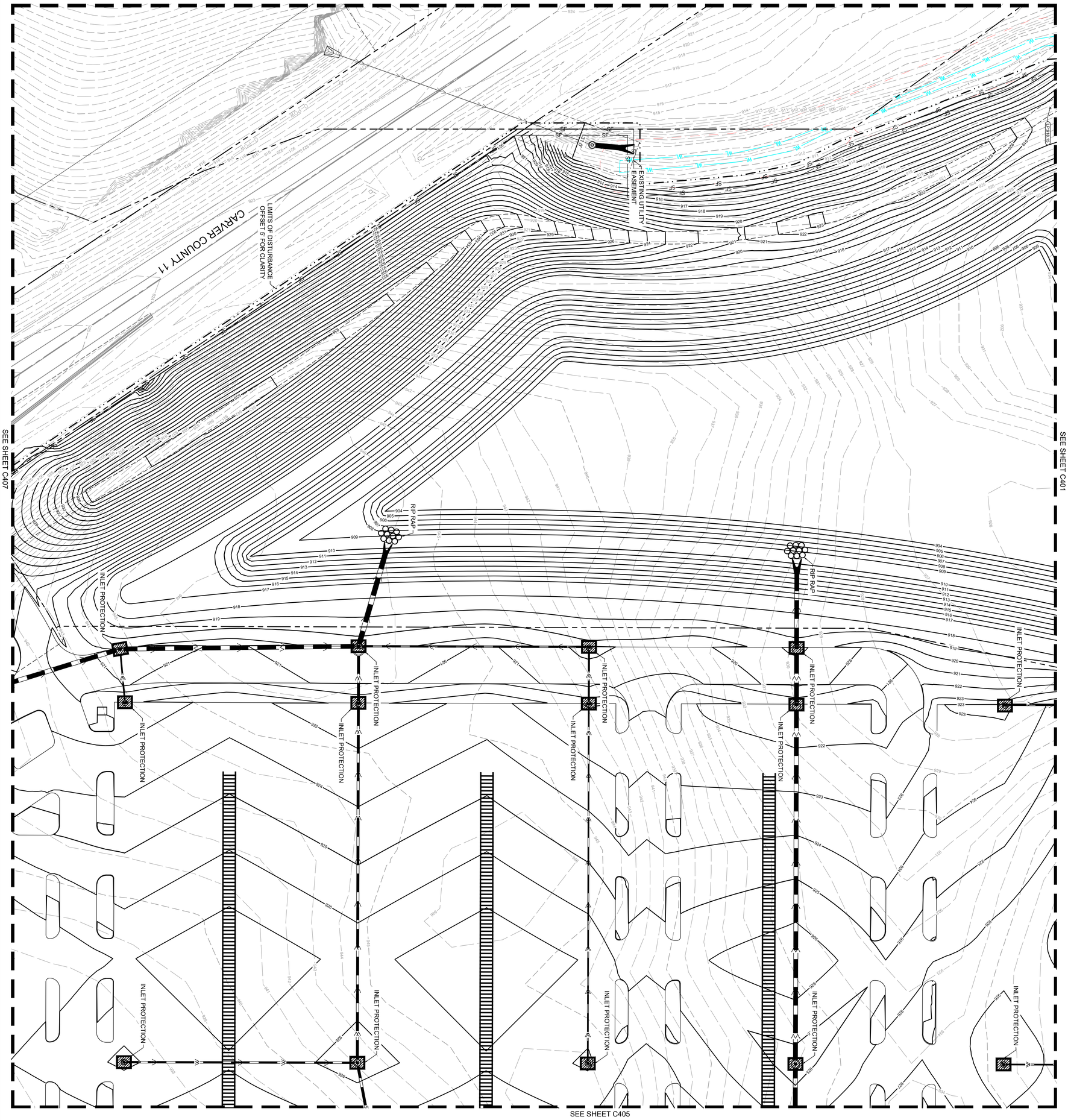

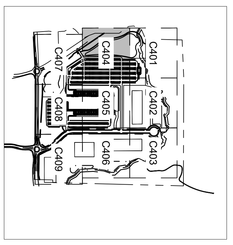

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND

ROCK ENTRANCE
EROSION CONTROL BLANKET
WETLANDS/STREAM SETBACK
EXISTING WETLAND/STREAM
SILT FENCE
LIMITS OF DISTURBANCE
DIVERSION SWALE
CHECK DAM
FES PROTECTION
INLET PROTECTION

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER C404

EROSION CONTROL PHASE 2 ENLARGEMENT

KHA PROJECT	160946040
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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
60% PLAN SET
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SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER **C405**

EROSION CONTROL PHASE 2 ENLARGEMENT

KHA PROJECT	160846060
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DESIGNED BY	CGM
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- EROSION CONTROL BLANKET
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION SWALE
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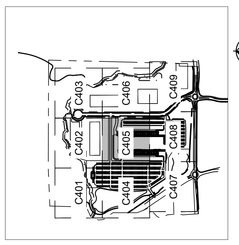

LEGEND

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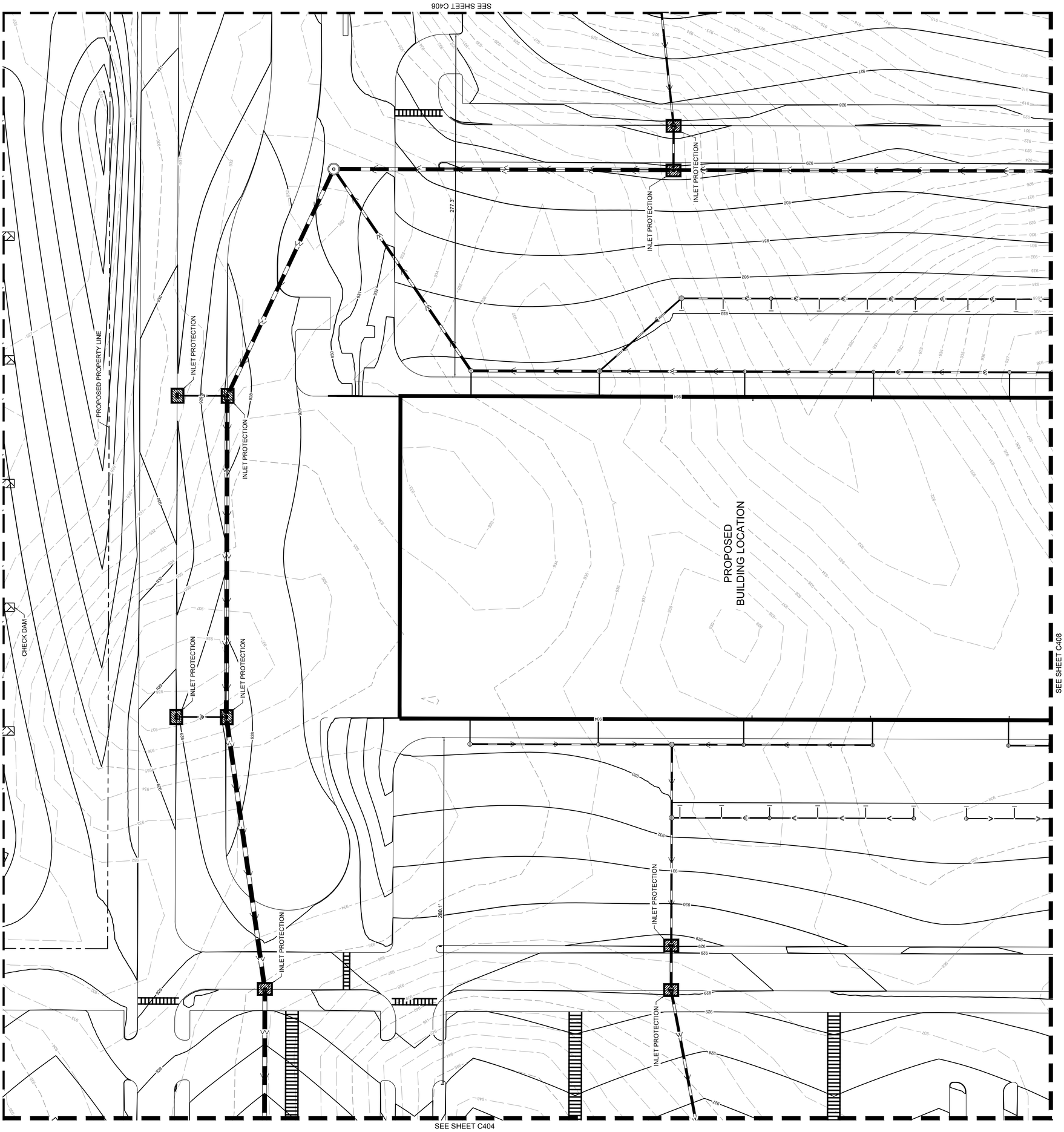

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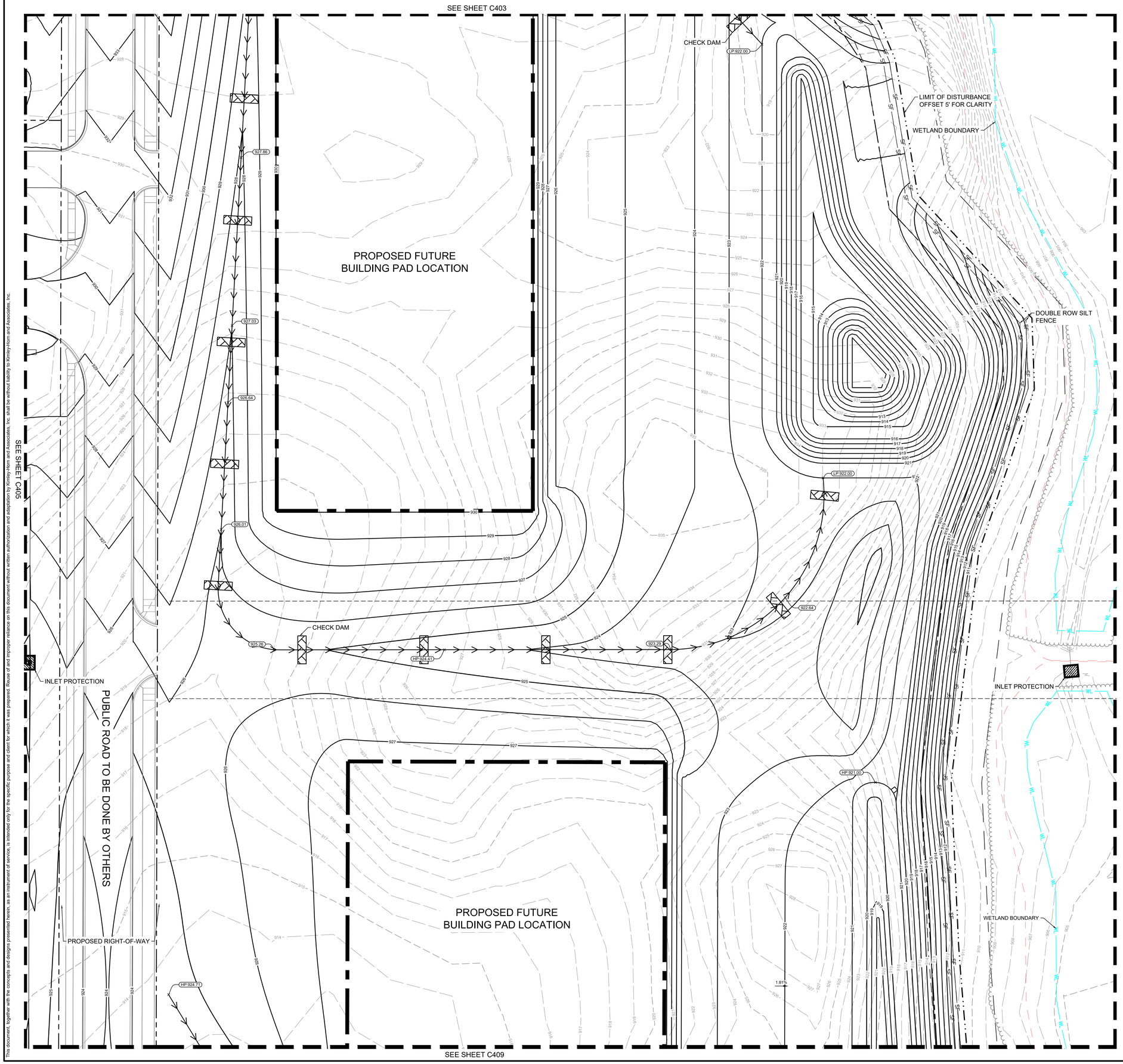

LEGEND

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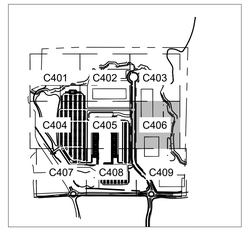

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

EROSION CONTROL PHASE 2 ENLARGEMENT

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DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

SHEET NUMBER
C406

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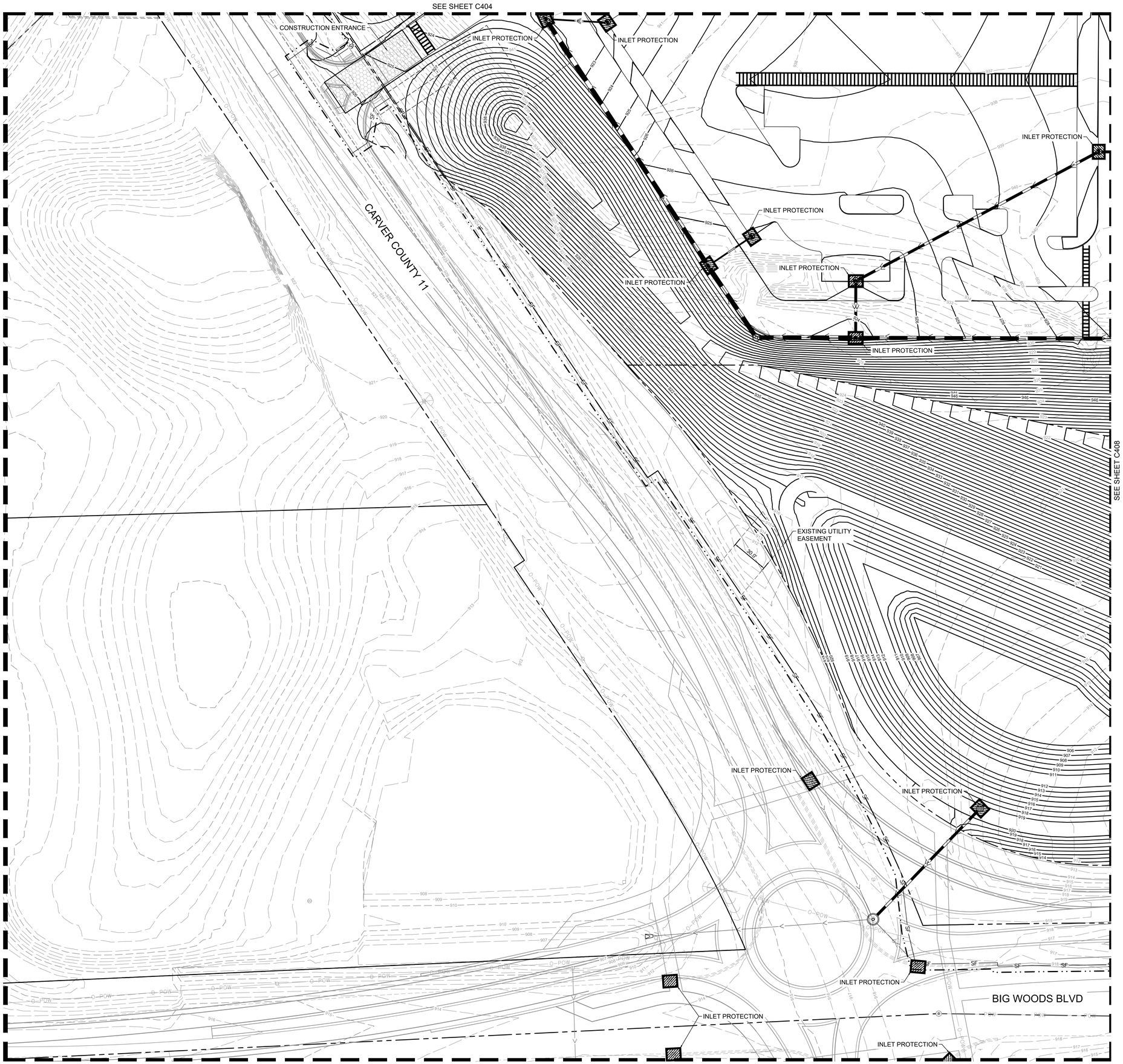

LEGEND

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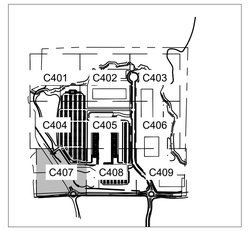

LEGEND

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PREPARED FOR
SCANNELL PROPERTIES

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EROSION CONTROL PHASE 2 ENLARGEMENT

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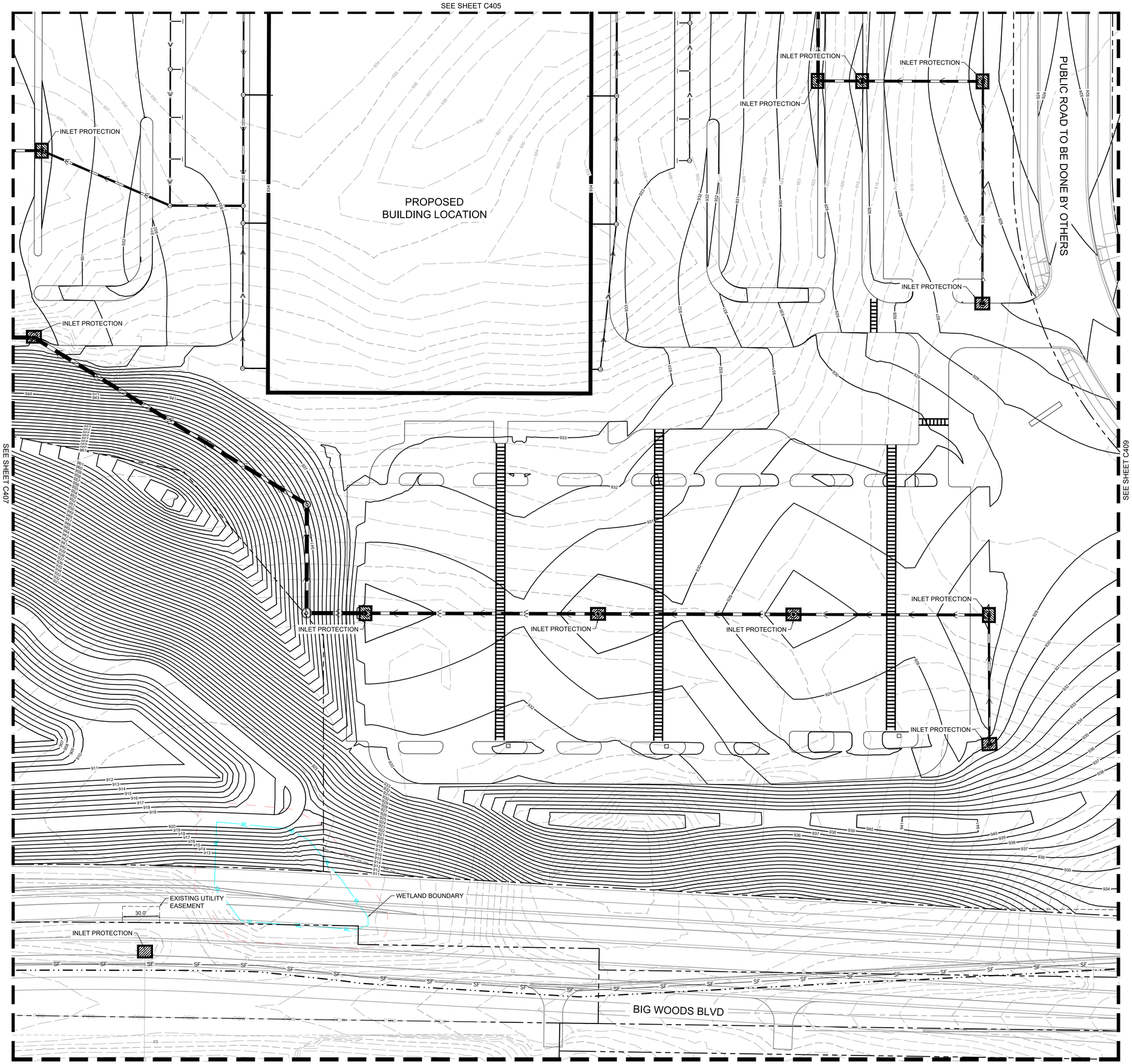

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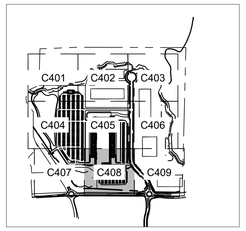

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EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
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PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
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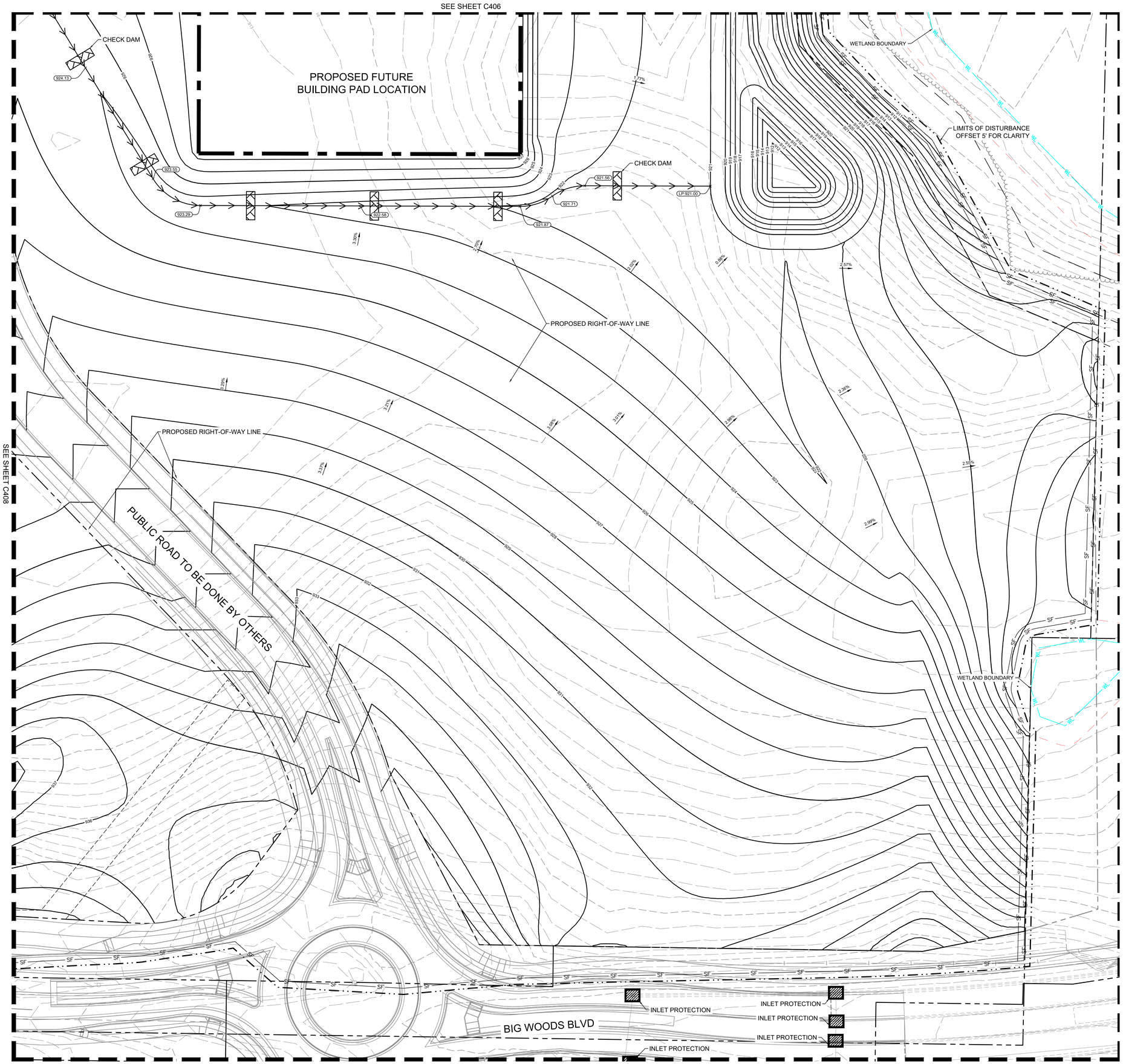

LEGEND

- ROCK ENTRANCE
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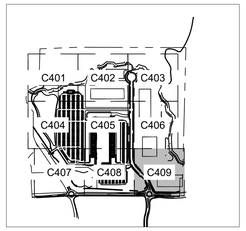
- FES PROTECTION
- INLET PROTECTION



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
Know what's below.
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

EROSION CONTROL PHASE 2 ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C409

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C4 - EROS PH2 ENLARGEMENT.dwg May 27, 2026 - 5:44pm
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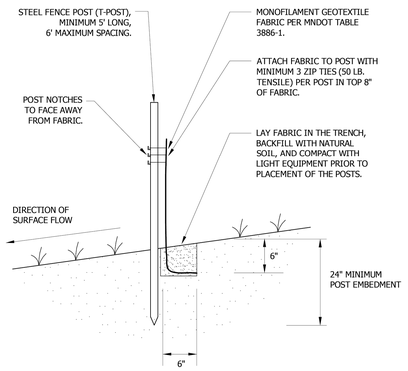

NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

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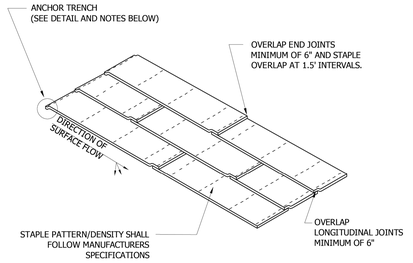
SILT FENCE
STANDARD

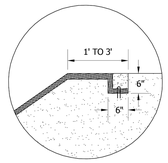
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1C



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

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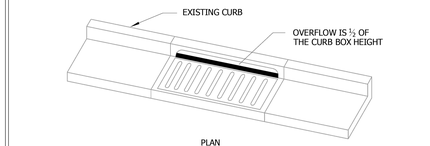
EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

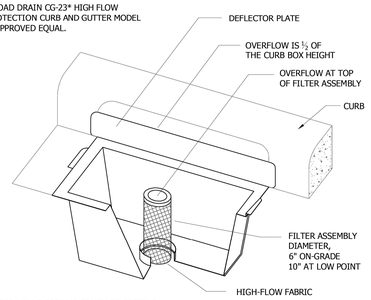
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



PLAN

WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

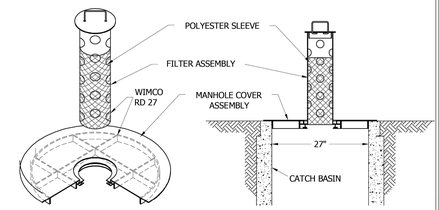
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONE OR TOP SLAB.

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 INFRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "H" ENTERPRISES.



ISOMETRIC VIEW

IN-PLACE ELEVATION VIEW

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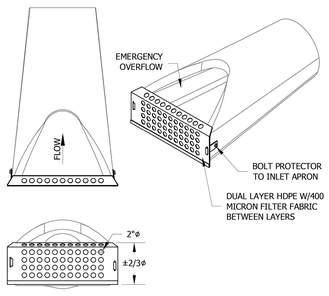
INLET PROTECTION
BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

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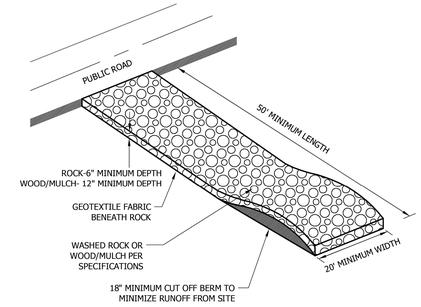
FLARED END
EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6



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

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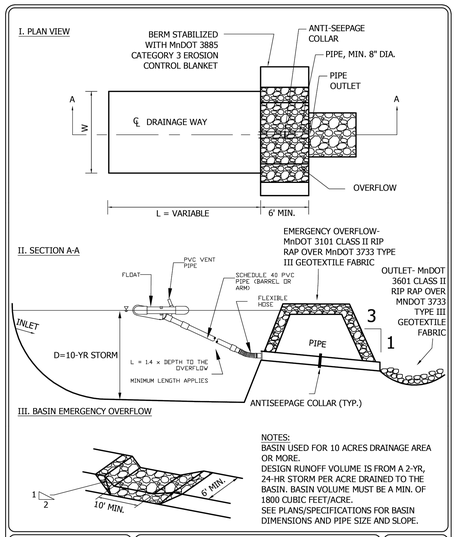
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-7



NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE.
DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

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TEMPORARY SEDIMENTATION BASIN
SKIMMER OUTLET

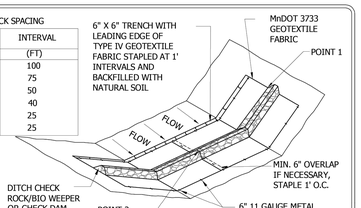
CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. ERO-8A

DITCH CHECK SPACING

DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

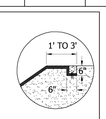


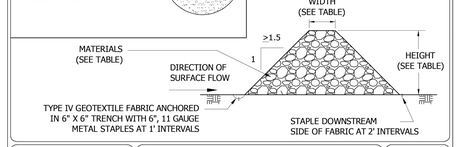
NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK ROCK/BIO WEEPER OR CHECK DAM

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MnDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MnDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)

ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT





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DITCH CHECK / WEEPER
SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-5

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KHA PROJECT 180430040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

EROSION CONTROL DETAILS

SHEET NUMBER
C420

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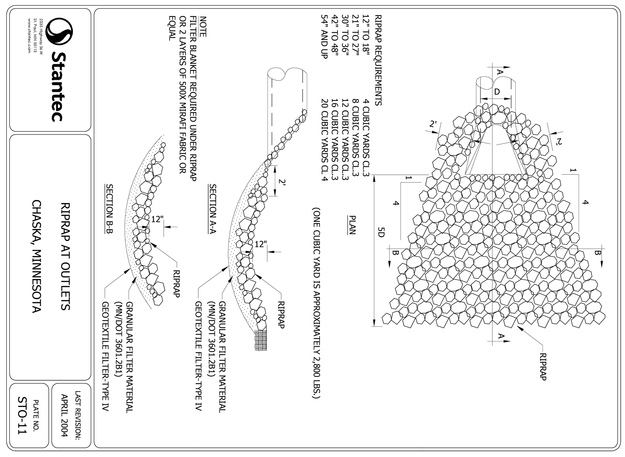

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RIPRAP AT OUTLETS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004
PLATE NO. STO-11

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER C421

EROSION CONTROL DETAILS

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
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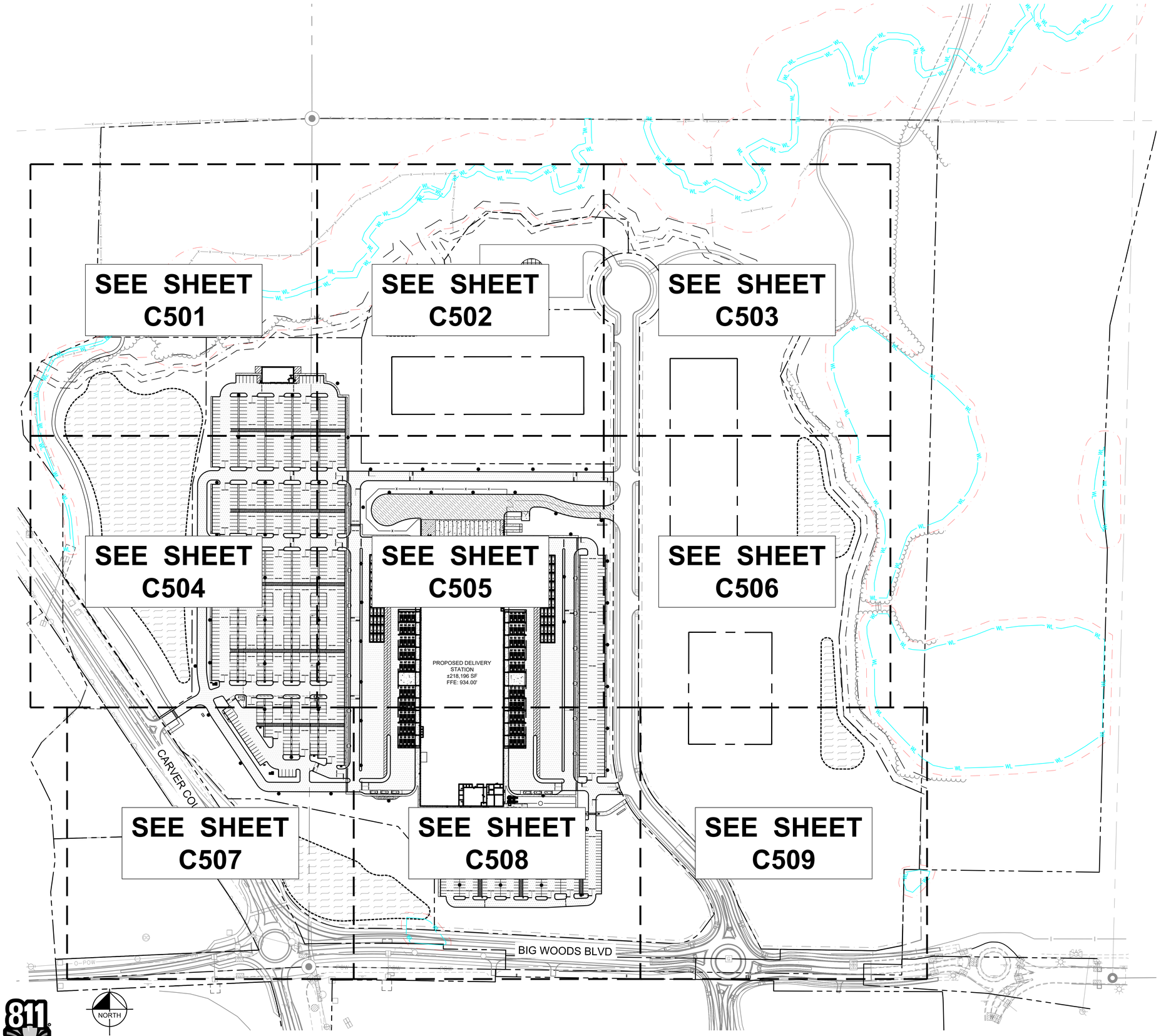


LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY (BUILDING 1)	
TOTAL PROPERTY AREA	±43.71 AC
EXISTING IMPERVIOUS AREA	±1.38 AC / 3.17%
EXISTING PERVIOUS AREA	±42.21 AC / 96.83%
PROPOSED IMPERVIOUS AREA	±31.17 AC / 71.48%
PROPOSED PERVIOUS AREA	±12.43 AC / 28.52%
NET INCREASE IN IMPERVIOUS AREA	±29.79 AC
LANDSCAPE ISLAND PERCENTAGE	±10.27%

TOTAL PROPERTY SUMMARY (RASER)	
TOTAL PROPERTY AREA	±164.25 AC
EXISTING IMPERVIOUS AREA	±5.20 AC / 3.17%
EXISTING PERVIOUS AREA	±159.06 AC / 96.83%
PROPOSED IMPERVIOUS AREA	±38.40 AC / 23.38%
PROPOSED PERVIOUS AREA	±125.86 AC / 76.62%
NET INCREASE IN IMPERVIOUS AREA	±33.20 AC

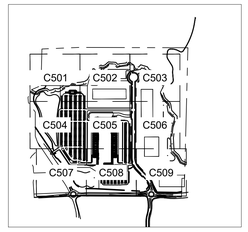
SITE DATA	
EXISTING ZONING	RURAL RESIDENTIAL
PROPOSED LAND USE	BUSINESS PARK
PARKING SETBACKS	FRONT = 10' SIDE/REAR = 5' RIGHT OF WAY = 25'
BUILDING SETBACKS	FRONT = 20' SIDE INTERIOR= 20' SIDE CORNER = 20' REAR = 15'

PARKING DATA		
PARKING STALL VAN DIMENSIONS	11' X 24'	1,875 STALLS
PARKING STALL CAR DIMENSIONS	9' X 18'	752 STALLS
TRUCK PARKING DIMENSIONS	13.5' X 60'	15 STALLS

EV PARKING DATA		
DC-DOC 40KW CHARGERS	N/A	67 CHARGERS
DC-DOC 40KW STALLS	N/A	266 STALLS
EMBEDDED BOLLARDS	N/A	57
BOLT DOWN BOLLARDS	N/A	266

BUILDING DATA	
TOTAL BUILDING AREA	±218,196 SF
PERCENT OF TOTAL PROPERTY AREA	8.40%

TOTAL GREENBELT SUMMARY	
TOTAL EXISTING GREENBELT AREA - WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±405,693 SF / ±9.31 AC / 31.10%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±898,840 SF / ±20.64 AC / 68.90%



LEGEND

No.	REVISIONS	DATE	BY

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PHONE: 612-851-5900
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BRIAN M. WIROKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 04/29/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

SITE PLAN

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C500

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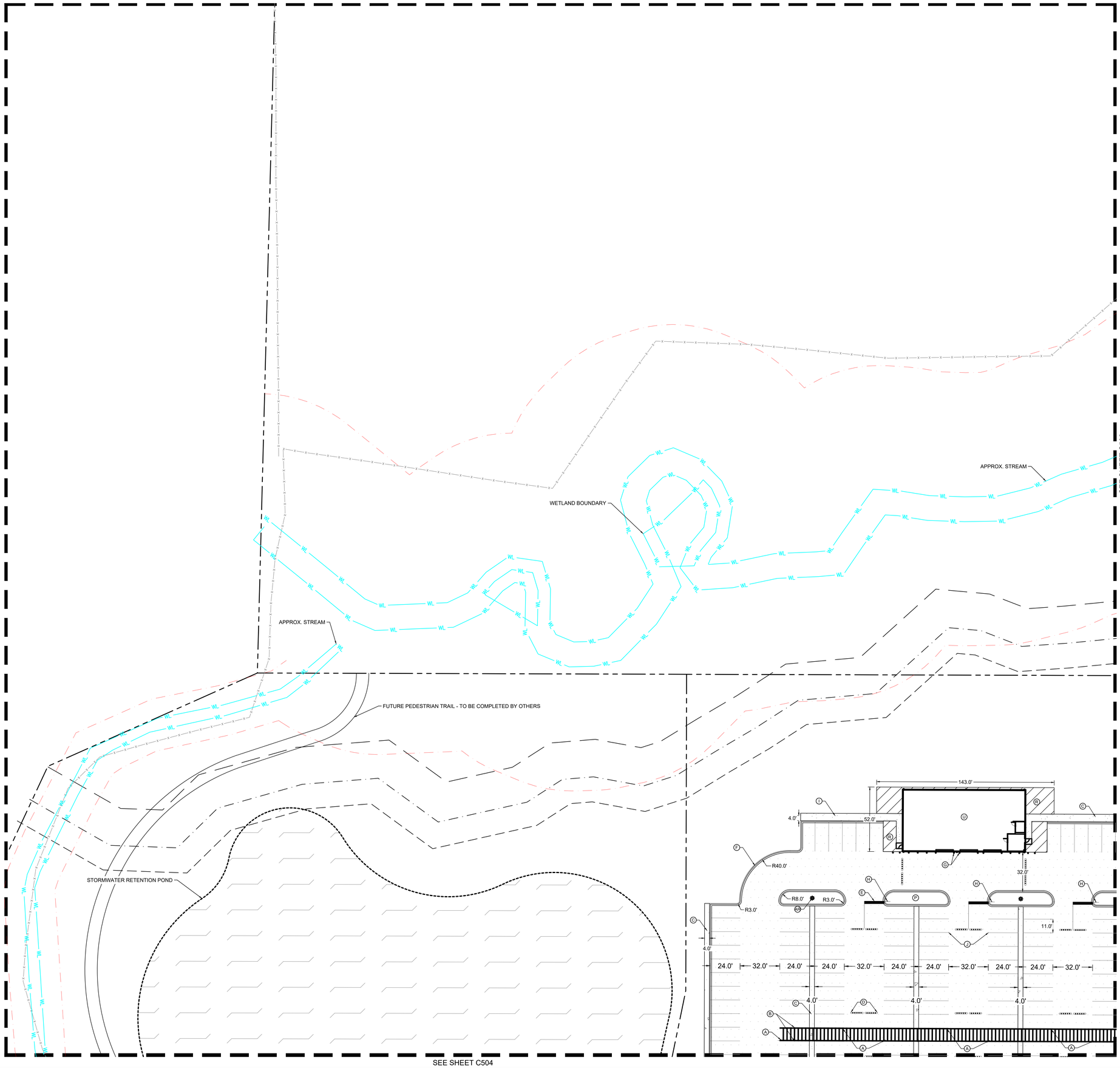

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
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- WETLAND/STREAM SETBACK
- WL — EXISTING WETLAND/STREAM
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- RETAINING WALL
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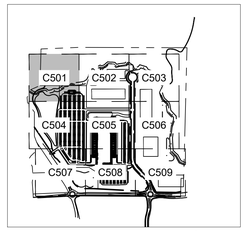
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
N	PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)	AQ	ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
P	LANDSCAPING AREA	AS	STAIRCASE TO BUILDING SIDE DOOR
Q	SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN	AT	TRUCK PARKING EQUIPMENT
R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
U	F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN	AX	BUILDING SERVICE SWITCHGEAR
V	CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN	AY	EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
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Kimley»Horn
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PHONE: 612-424-5700
WWW.KIMLEY-HORN.COM

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BRIAN M. WIRZKMAN, P.E. — MN — LIC. NO. 53113 — DATE 05/27/2026

KHA PROJECT	180436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	COM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

SHEET NUMBER

C501

APPROX. WETLAND

APPROX. STREAM

SEE SHEET C501

SEE SHEET C503

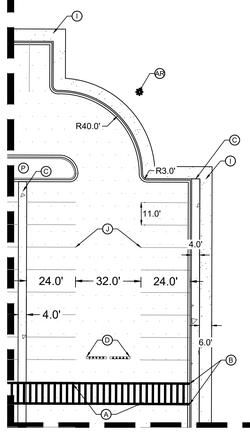
RIGHT-OF-WAY LINE

FUTURE WATER TOWER
LOCATION
FFE: 946.54'

PROPOSED FUTURE
BUILDING PAD LOCATION
±108,000 SF
FFE: 936.55'

10 FT PARKING SETBACK

SEE SHEET C505



LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
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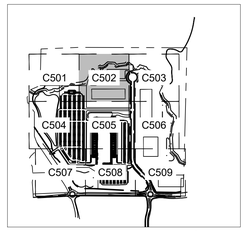

LEGEND

NORTH

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BRIAN M. WIRSKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	
193436040	
DATE	
05/27/2026	
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER

C502

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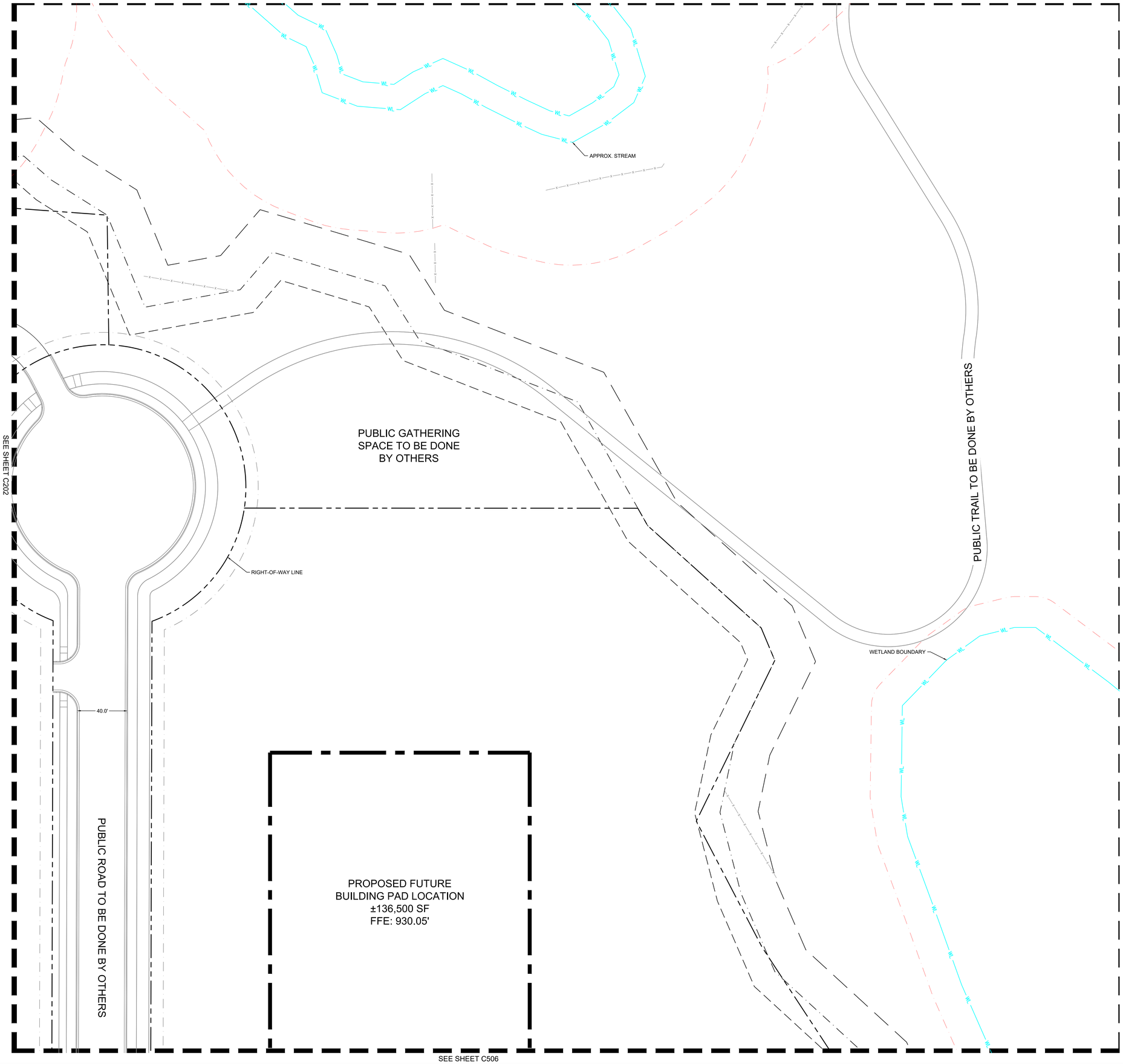
K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm



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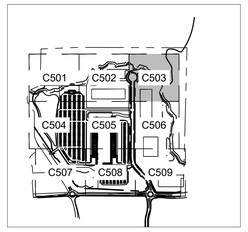

LEGEND

NORTH

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BRIAN M. WIROKMAN, P.E. — MN LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 180436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY RCW
CHECKED BY BMW

SITE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C503

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

SEE SHEET C501

SEE SHEET C505

SEE SHEET C507

STORMWATER RETENTION POND

EXISTING UTILITY EASEMENT

10 FT PARKING SETBACK

STORMWATER RETENTION POND

FUTURE PEDESTRIAN TRAIL - TO BE COMPLETED BY OTHERS

CARVER COUNTY 11

24.0' 32.0' 24.0' 24.0' 32.0' 24.0' 24.0' 32.0' 24.0' 24.0' 32.0'

4.0'

11.0'

R3.0'

R8.0'

R45.0'

30.0'

32.0'

R25.0'

566.2'

29.0'

8 EV CHARGERS

5 EV CHARGERS

7 EV CHARGERS

R6.0'

R8.0'

LEGEND

- PROPERTY LINE
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- WL — EXISTING WETLAND/STREAM
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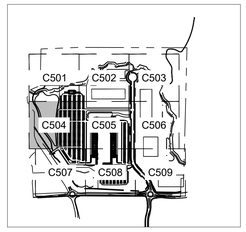

LEGEND

NORTH

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KHA PROJECT	193436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER

C504

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SEE SHEET C502

SEE SHEET C504

SEE SHEET C506

SEE SHEET C508

PROPERTY LINE

10 FT PARKING SETBACK

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

LEGEND

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S	RETAINING WALL - REFER TO GRADING PLAN	AV	ROAD MARKING FOR DIRECTIONAL TRAVEL
T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
U	F.S.C. BUILDING - REFER TO ARCHITECTURAL PLAN	AX	BUILDING SERVICE SWITCHGEAR
V	CONCRETE BARRIER - REFER TO ARCHITECTURAL PLAN	AY	EV TRANSFORMER 1 - REFER TO ELECTRICAL PLAN
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		

C501 C502 C503
C504 C505 C506
C507 C508 C509

GRAPHIC SCALE IN FEET
0 15 30 60

Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER C505

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 2325, EDEN PRAIRIE, MN 55344
PHONE: 763-541-4800
WWW.KIMLEY-HORN.COM

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BRIAN M. WIROKMAN, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT	180840040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

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K:\ITWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

SEE SHEET C503

PROPOSED FUTURE
BUILDING PAD LOCATION
±136,500 SF
FFE: 930.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

10' PARKING SETBACK

RIGHT-OF-WAY LINE

SEE SHEET C505

PUBLIC ROAD TO BE DONE BY OTHERS

40.0'

PROPOSED FUTURE
BUILDING PAD LOCATION
±91,000 SF
FFE: 927.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

SEE SHEET C509

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
I	CONCRETE WALKWAY	AL	PROTECTED SEATING AREA - REFER TO ARCHITECTURAL PLAN
J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
K	SPEED HUMP - REFER TO ARCHITECTURAL PLANS	AN	ADA PARKING GROUND MARKING (SEE DETAIL SHEET C521)
L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
N	PEDESTRIAN BARRIER FENCING (SEE DETAIL SHEET C520)	AQ	ADA PARKING SIGN (TYP.) (SEE DETAIL SHEET C521)
O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
P	LANDSCAPING AREA	AS	STAIRCASE TO BUILDING SIDE DOOR
Q	SPILL KIT SHED - REFER TO ARCHITECTURAL PLAN	AT	TRUCK PARKING EQUIPMENT
R	AREA STRIPPED WITH 4" WHITE SOLID LINES @ 45° 2' O.C.	AU	"RIDE SHARE SHELTER" SIGNAGE
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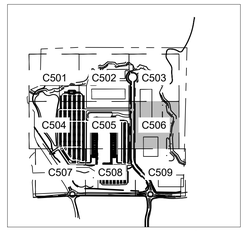

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C506

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-424-5700
WWW.KIMLEY-HORN.COM

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BRIAN M. WIRSKMAN, P.E. | MN | LIC. NO. 53113 | DATE 05/27/2026

KHA PROJECT	
163436040	
DATE	
05/27/2026	
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RCW
CHECKED BY	BMW

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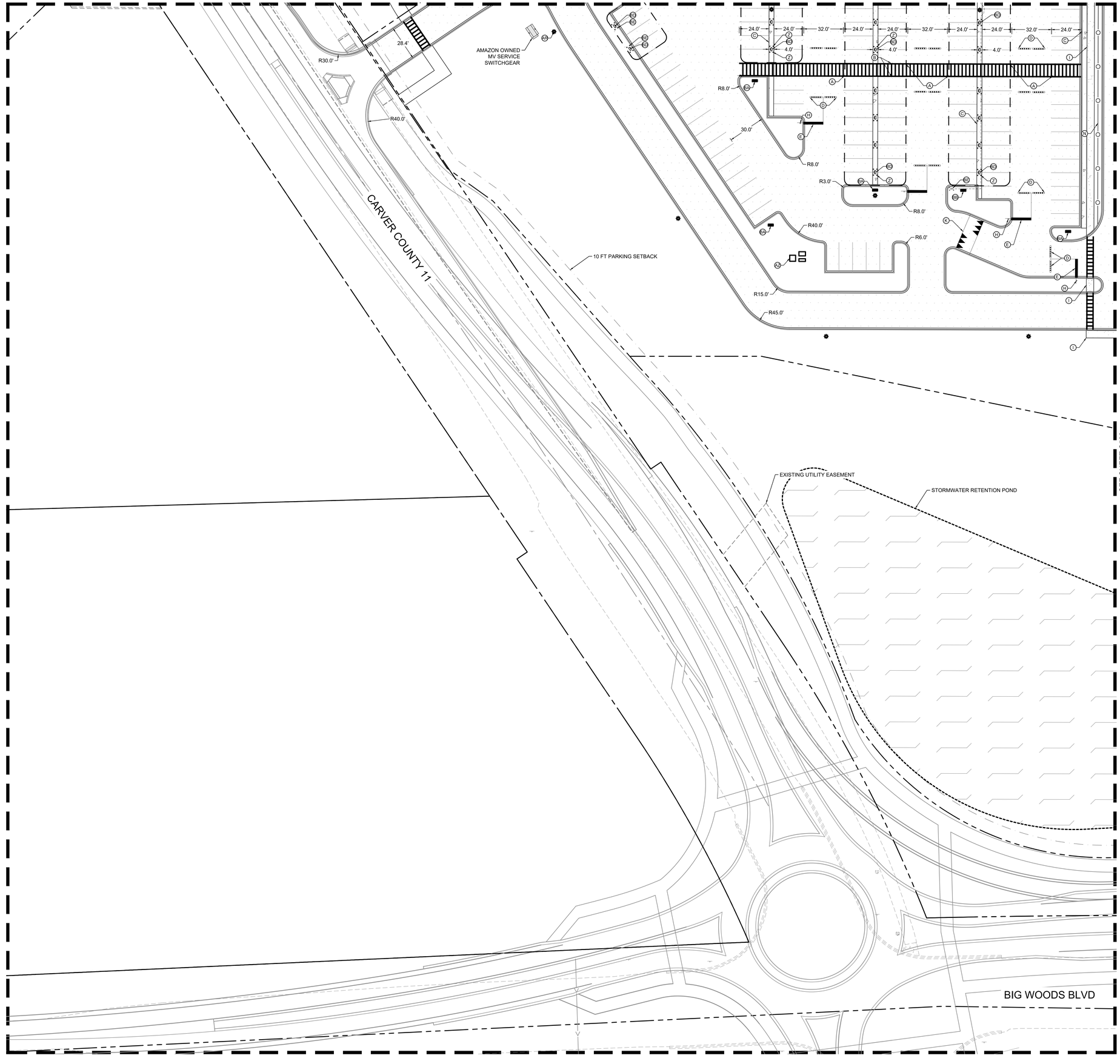

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
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F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
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T	"DO NOT ENTER" AND STOP BAR GROUND SIGNAGE (SEE DETAIL SHEET C521)	AW	PRIMARY UTILITY METERING CABINET
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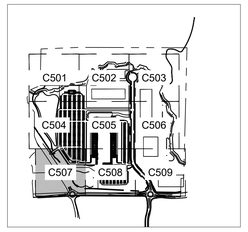

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's **below.** **Call** before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER C507

SITE PLAN ENLARGEMENT

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-424-5700
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BRIAN M. WIROKMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	193470040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

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SEE SHEET C505

SEE SHEET C507

SEE SHEET C509

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

PUBLIC ROAD TO BE DONE BY OTHERS

STORMWATER RETENTION POND

WETLAND BOUNDARY

10 FT PARKING SETBACK

EXISTING UTILITY EASEMENT

PUBLIC ROAD TO BE DONE BY OTHERS

BIG WOODS BLVD

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' NO GRADE/MOW DELINEATION
- 50' NO BUILDING/PARKING DELINEATION
- WETLAND/STREAM SETBACK
- EXISTING WETLAND/STREAM
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
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- PROPOSED CURB AND GUTTER
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE WALKWAY
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

KEYNOTE LEGEND

A	PEDESTRIAN SIGN	AD	BICYCLE PARKING AREA - REFER TO ARCHITECTURAL PLAN
B	CROSSWALK (SEE DETAIL SHEET C521)	AE	BENCH - REFER TO ARCHITECTURAL PLAN
C	EV CHARGING OVERHANG	AF	TRANSFORMER PAD - REFER TO ARCHITECTURAL PLAN
D	SPEEDBUMP - REFER TO ARCHITECTURAL PLANS (TYP.)	AG	VAN OVERFLOW PARKING - REFER TO ARCHITECTURAL PLAN
E	STOP BAR (SEE DETAIL SHEET C521)	AH	TRASH BIN - REFER TO ARCHITECTURAL PLAN
F	B612 CONCRETE CURB & GUTTER (TYP.) SEE DETAIL SHEET C520	AI	RIDESHARE SHELTER - REFER TO ARCHITECTURAL PLAN
G	6" PIPE BOLLARD - REFER TO ARCHITECTURAL PLANS	AJ	SMOKING SHELTER - REFER TO ARCHITECTURAL PLAN
H	STOP SIGN (SEE DETAIL SHEET C521)	AK	CONCRETE WHEEL STOP (SEE DETAIL SHEET C521)
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J	4" WIDE PAINTED WHITE SOLID LINE (TYP.)	AM	RIDE SHARE GROUND MARKING - REFER TO ARCHITECTURAL PLAN
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L	TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS	AO	CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN AND DETAIL SHEET C521)
M	SECURITY FENCE (SEE DETAIL SHEET C520)	AP	FLUSH CURB AND WALK
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O	"STOP & DO NOT ENTER" SIGNAGE	AR	LIGHT POLE - REFER TO ELECTRICAL PLAN
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C501 C502 C503
C504 C505 C506
C507 C508 C509

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

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BRIAN M. WIRZKMAN, P.E. | DATE: 05/27/2026 | LIC. NO. 53113 | MN

KHA PROJECT 160430040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C508

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SEE SHEET C506

PROPOSED FUTURE
BUILDING PAD LOCATION
±91,000 SF
FFE: 927.50'

STORMWATER RETENTION POND

WETLAND BOUNDARY

WETLAND BOUNDARY

40.0'

SEE SHEET C508

PUBLIC ROAD TO BE DONE BY OTHERS

PUBLIC ROAD TO BE DONE BY OTHERS

BIG WOODS BLVD

PUBLIC ROAD TO BE DONE BY OTHERS

LEGEND

- PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
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- 50' NO BUILDING/PARKING DELINEATION
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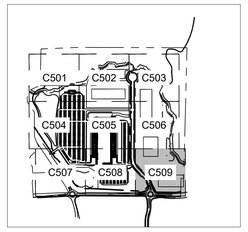
W	"DO NOT ENTER" SIGN (SEE DETAIL SHEET C521)	AZ	EV TRANSFORMER 2 - REFER TO ELECTRICAL PLAN
X	REINFORCED CONCRETE AREA	BA	EV UTILITY EQUIPMENT - REFER TO ELECTRICAL PLAN
Y	TRUCK PARKING STALL	BB	GROUND STRIPPING
Z	BOLT DOWN BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)	BC	EMERGENCY ROLL-UP GENERATOR AREA
AA	VAN LOADING AREA - REFER TO ARCHITECTURAL PLAN	BD	EV CHARGING STATION
AB	DIRECTIONAL SIGNING - REFER TO ARCHITECTURAL PLAN	BE	EMBEDDED BOLLARD - (SEE DETAIL SHEET C4.0 OF ELECTRICAL PLANS)
AC	VAN QUEUING LOCATION - REFER TO ARCHITECTURAL PLAN		



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

	BY	DATE	REVISIONS	No.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-851-5900
WWW.KIMLEY-HORN.COM

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

BRIAN M. WIROKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT	180436040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RCW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE PLAN ENLARGEMENT

SHEET NUMBER
C509

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\C4 - SITE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:45pm

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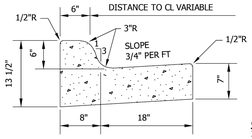
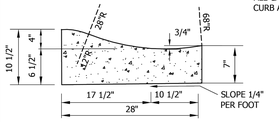
K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C5-SITE DETAILS.dwg May 27, 2026 - 5:45pm

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

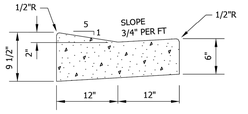


MNDOT B618

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



SURMOUNTABLE



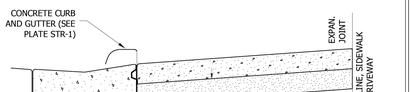
DRIVEWAY
SURMOUNTABLE

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

CURB AND GUTTER

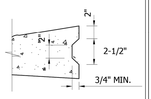
CHASKA, MINNESOTA

LAST REVISION: APRIL 2023
PLATE NO. STR-1

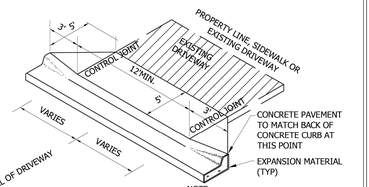


DRIVEWAY SECTION
NO SCALE

1. PANEL WIDTH SHALL NOT EXCEED 8' FEET WITHOUT A CONTRACTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT.
3. 6" THICK FOR RESIDENTIAL DRIVE, 8" THICK FOR COMMERCIAL DRIVE AND ALLEY OR SPECIFIED.
4. KEYWAY TO BE INSTALLED ON NEW CURB TO DRIVEWAY CONSTRUCTION. NO.4 DOWEL BARS 1 FT. LONG SPACED 2 FT. O.C. MAY BE SUBSTITUTED FOR KEYWAY.
5. MAXIMUM DRIVEWAY WIDTH = 24'.
6. MINIMUM DISTANCE FROM LOT LINE = 5'.
7. CASTING REQUIRED ON CURBSTOPS LOCATED IN DRIVEWAYS.



KEYWAY DETAIL
NO SCALE



DRIVEWAY ISOMETRIC
NO SCALE

NOTE:
CONTROL JOINTS IN CONCRETE CURB NOT TO EXCEED 8' SPACING THROUGH DRIVEWAY SECTION.

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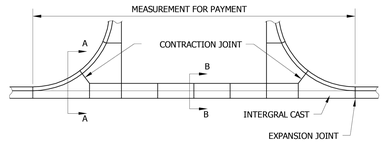
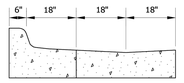
CONCRETE DRIVEWAY APRON

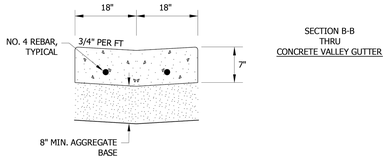
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. STR-2





SECTION A-A
THRU B618 C&G



SECTION B-B
THRU
CONCRETE VALLEY GUTTER

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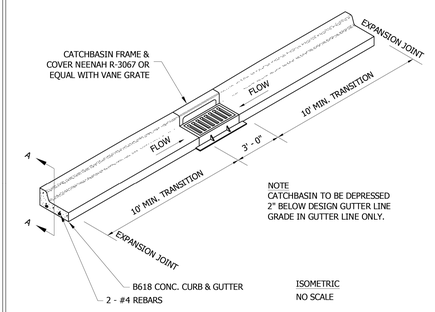
COMMERCIAL DRIVEWAY

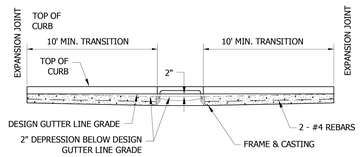
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. STR-3



NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

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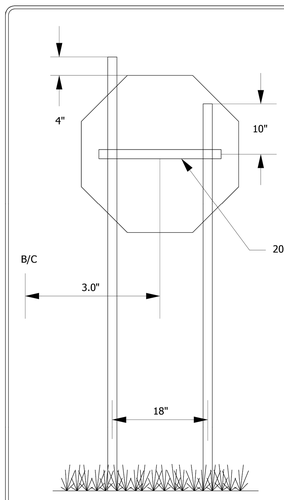
B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008
PLATE NO. STR-4



NOTES:
STOP SIGNS SHOULD BE INSTALLED 3' BEHIND B/C

ALL STOP SIGNS SHALL BE INSTALLED WITH TWO POSTS UNLESS APPROVED BY OWNER

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2335 Highway 36 W
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www.stantec.com

STOP SIGN INSTALLATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: JUNE 2012
PLATE NO. STR-15

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-351-1177
WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT 180430040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

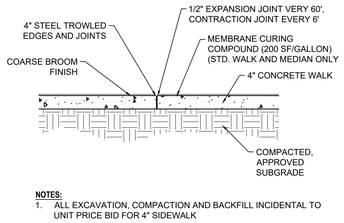
PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE DETAILS

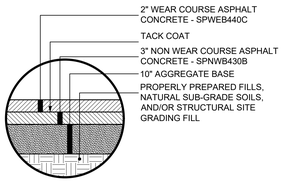
SHEET NUMBER
C520



NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

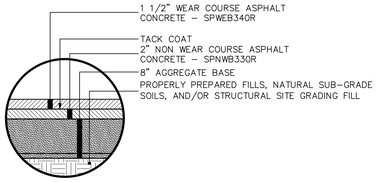
1 CONCRETE SIDEWALK
NO SCALE

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



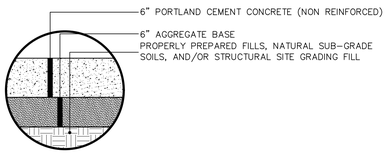
2 HEAVY DUTY ASPHALT PAVMENT SECTION
NO SCALE

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

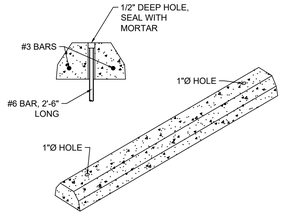


3 STANDARD DUTY ASPHALT PAVMENT SECTION
NO SCALE

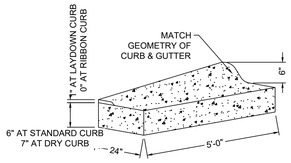
PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



4 HEAVY DUTY CONCRETE PAVMENT SECTION
NO SCALE



5 PRECAST WHEEL STOP
NO SCALE



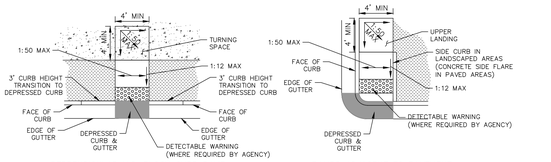
NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

6 CURB TAPER
NO SCALE

GENERAL NOTES:

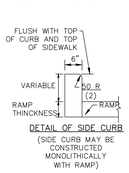
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

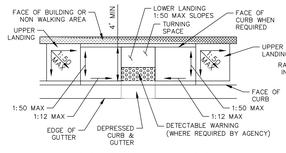


PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)

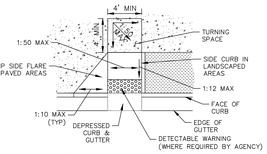
RAMPS ADJACENT TO PAVEMENT



DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



PARALLEL MID-BLOCK CURB RAMP

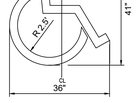


PERPENDICULAR MID-BLOCK CURB RAMP

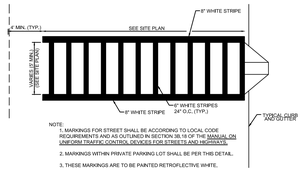
7 CURB RAMP DETAILS
NO SCALE



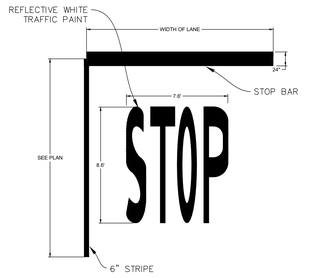
8 ACCESSIBLE PARKING SIGNAGE DETAIL
NO SCALE



9 ACCESSIBLE PARKING STRIP
NO SCALE



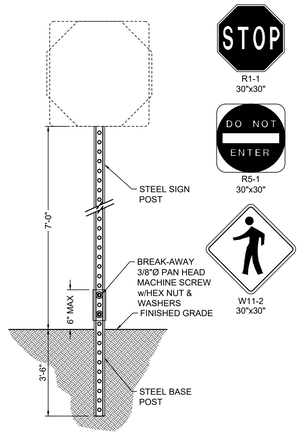
10 CROSSWALK DETAIL
NO SCALE



11 STOP BAR
NO SCALE



12 STOP SIGN DETAIL
NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL
2. POSTS SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

13 TRAFFIC SIGN POST
NO SCALE

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C5-SITE DETAILS.dwg May 27, 2026 - 5:46pm

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 763-541-4800 FAX: 763-541-1700
WWW.KIMLEY-HORN.COM

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

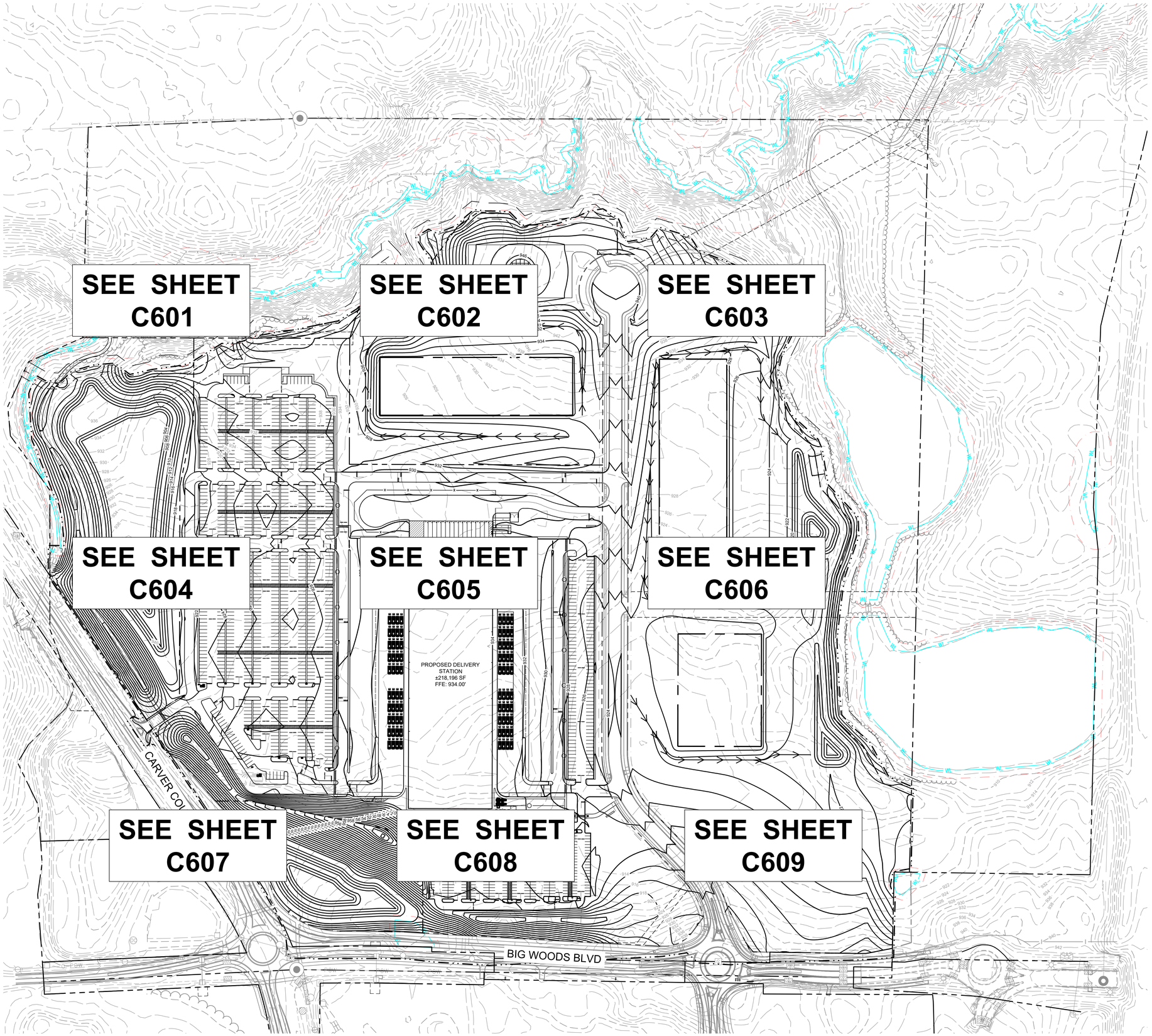
BRIAN M. WURDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C521

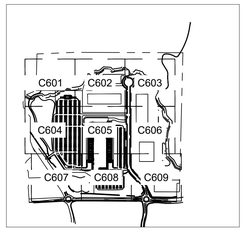


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHASKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0"- 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 8' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <934.00> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.
23. ALL CONTOURS SHOWN ON THIS SHEET ARE AT 2' AND 10' INTERVALS. ALL CONTOURS SHOWN ON THE GRADING PLAN ENLARGEMENTS ARE AT 1' AND 5' INTERVALS.



LEGEND

NORTH

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0 60 120 240

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BRIAN M. WIROKMAN, P.E. — MN — LIC. NO. 53113 — DATE: 05/27/2026

KHA PROJECT 180438040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN

SHEET NUMBER
C600

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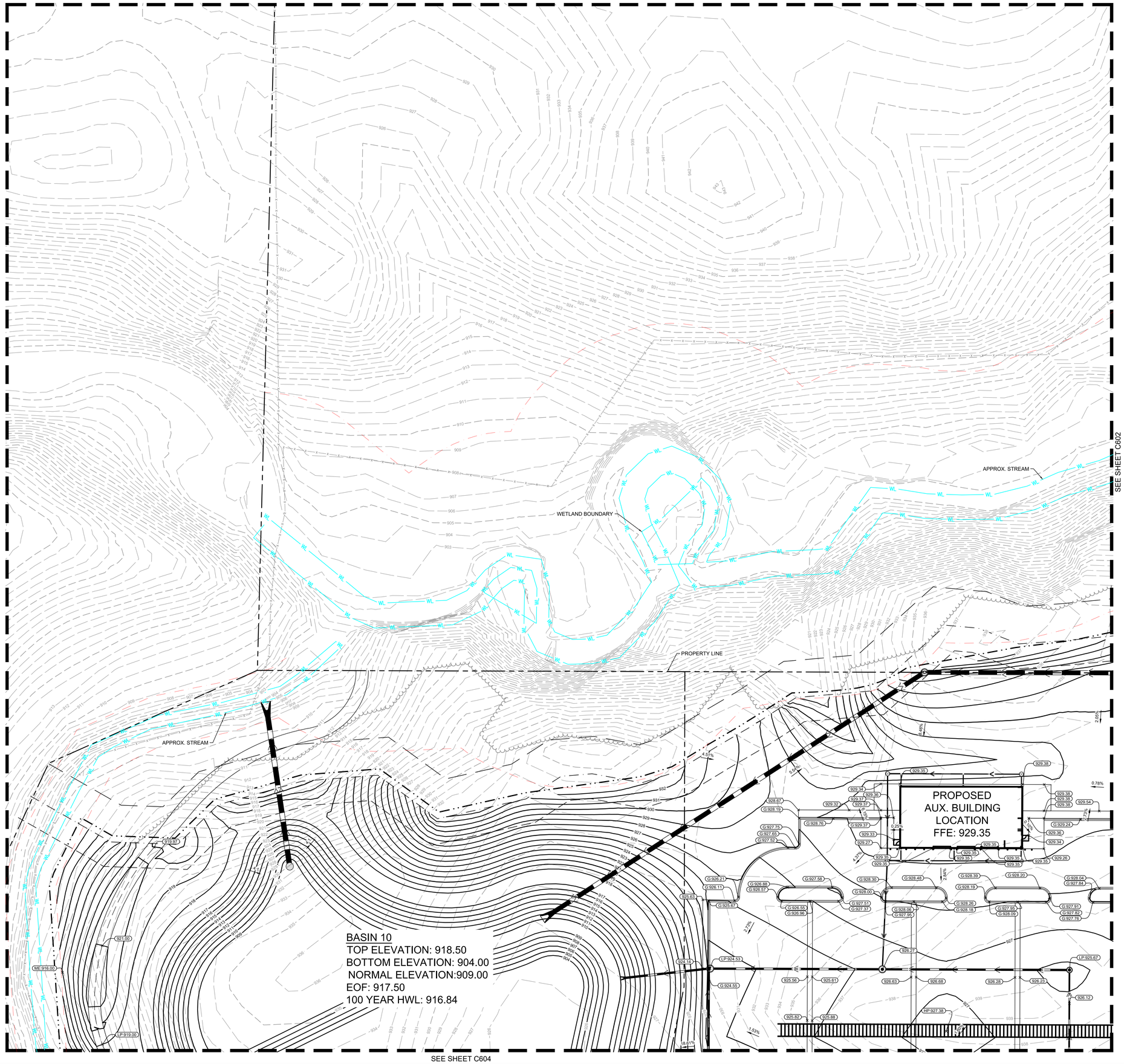

LEGEND

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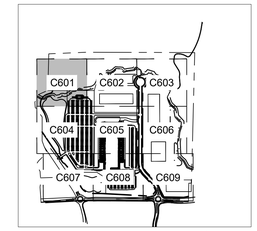

LEGEND

NORTH

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C601

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
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DRAWN BY RCW
CHECKED BY BMW

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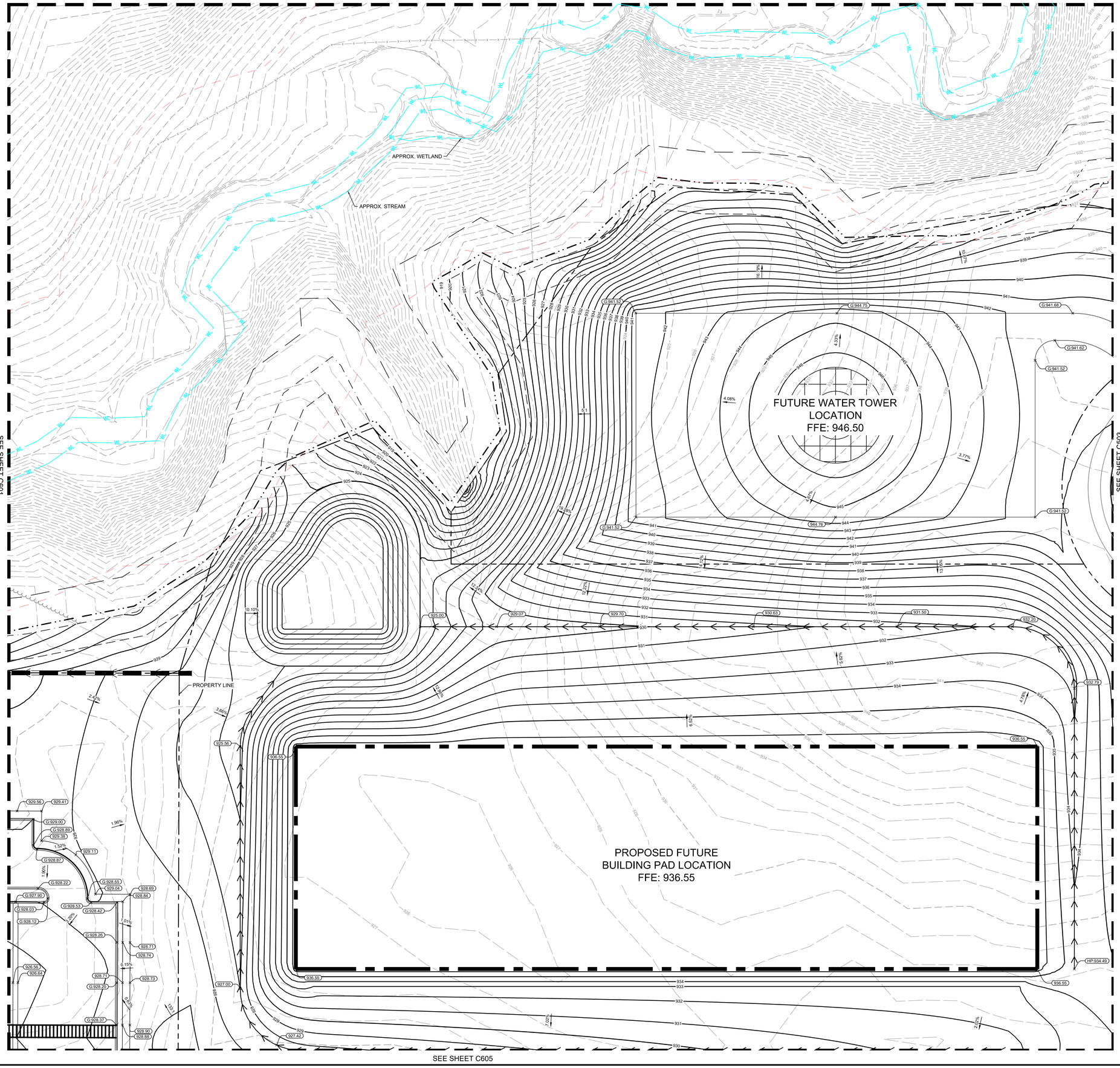

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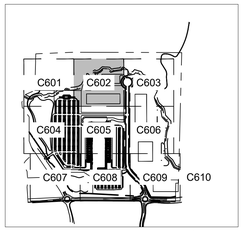

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C602

No.	REVISIONS	DATE	BY

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
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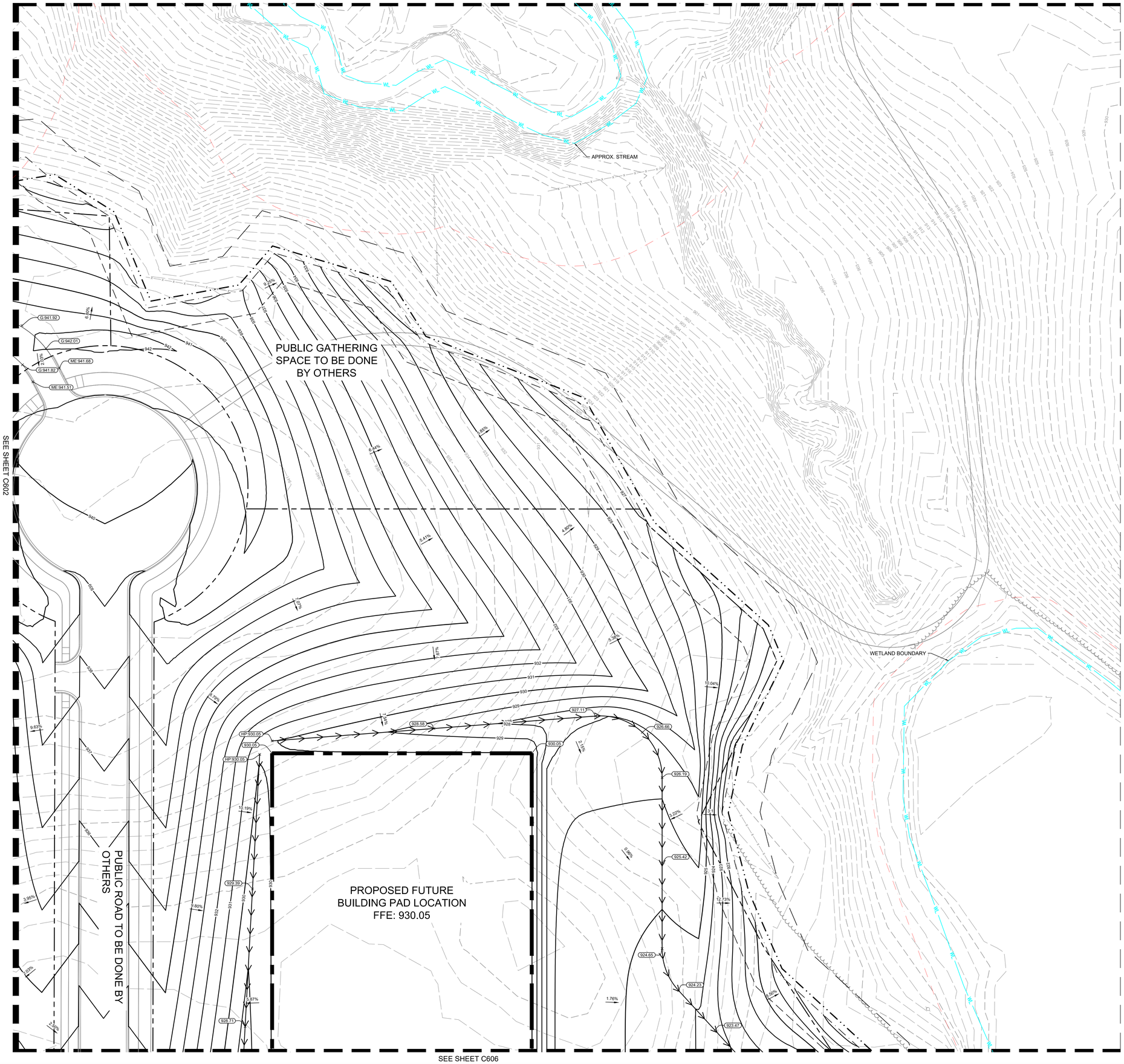

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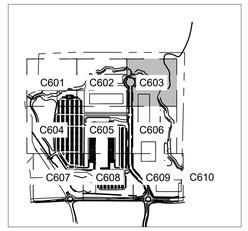

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

GRADING PLAN ENLARGEMENT

PREPARED FOR
SCANNELL PROPERTIES

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

CHASKA MN

SHEET NUMBER
C603

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LIC. NO. 53113
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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

60% PLAN SET

SHEET NUMBER **C604**

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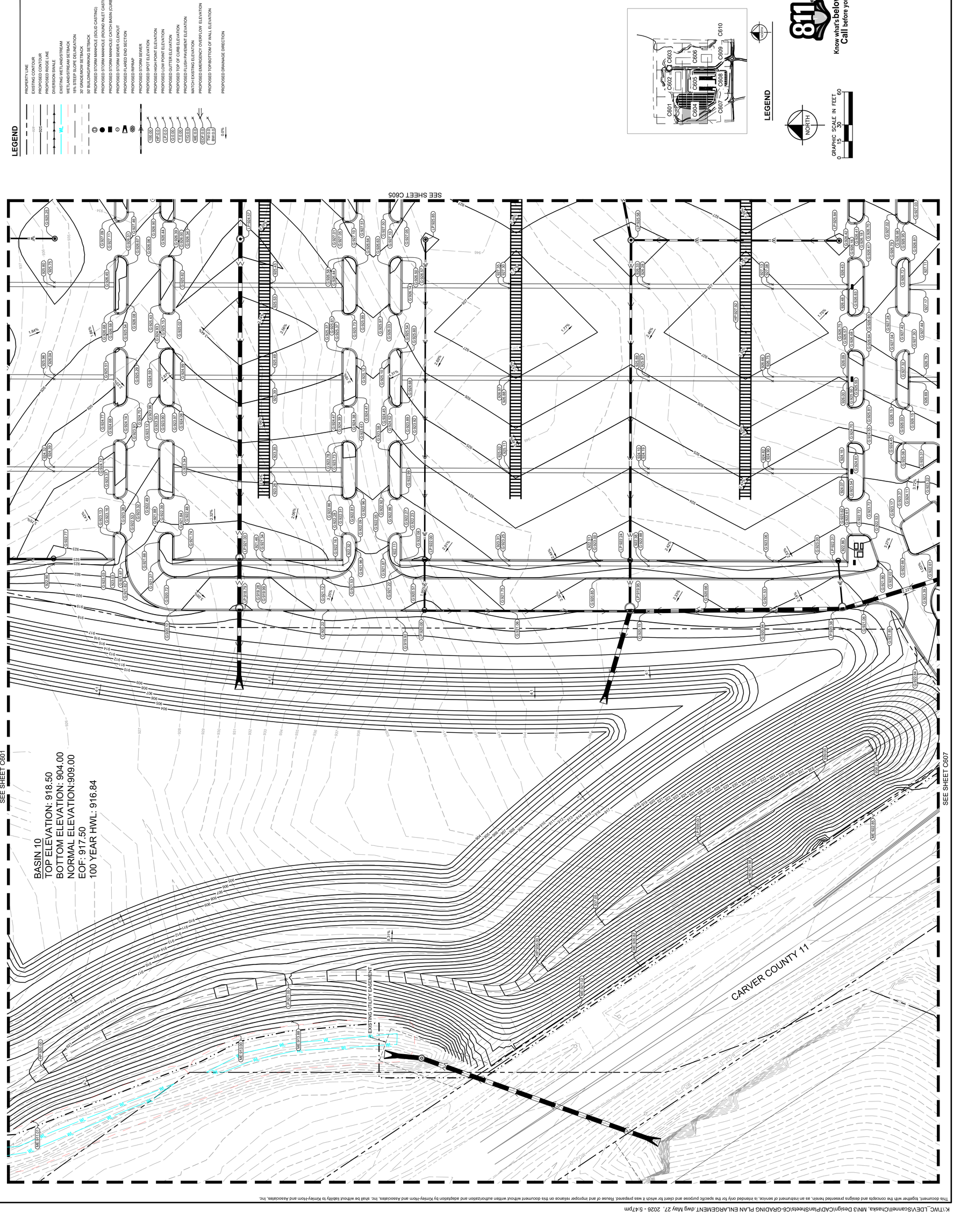

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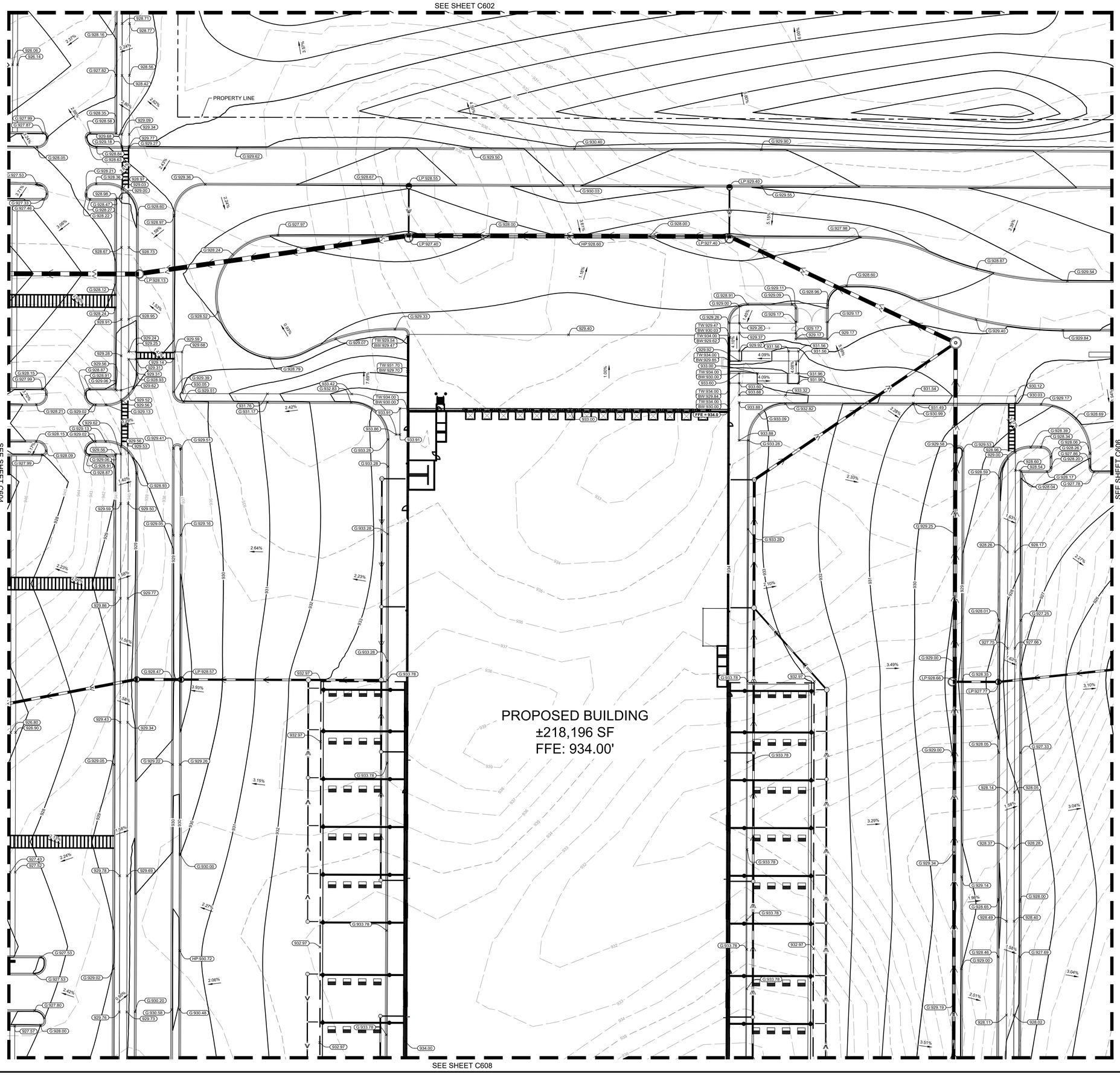

LEGEND

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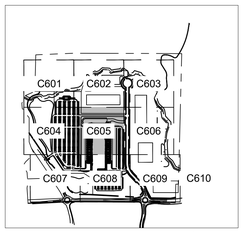

LEGEND

NORTH

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0 15 30 60

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
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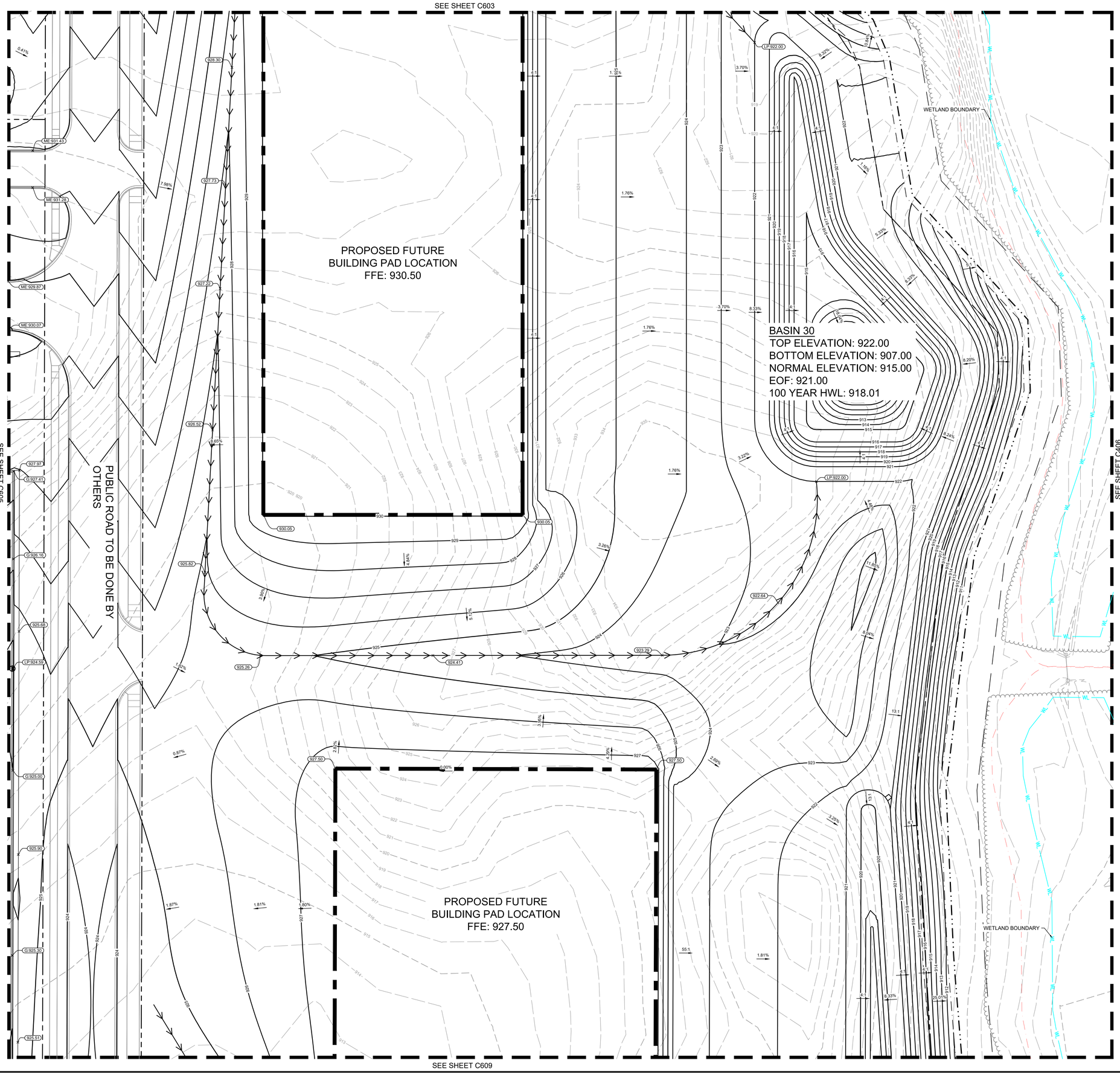
C605



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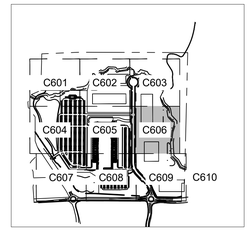

LEGEND

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GRADING PLAN ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
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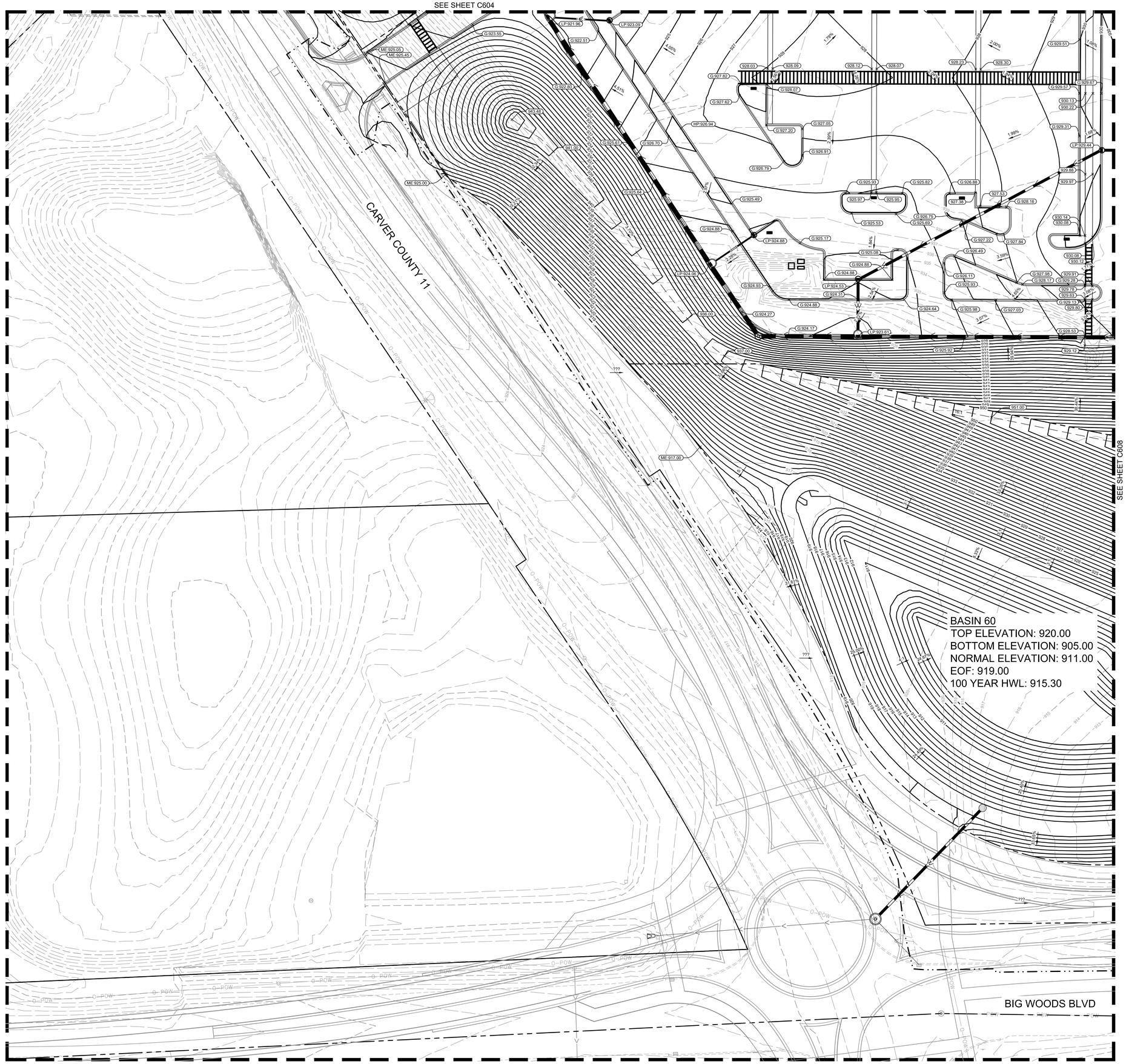

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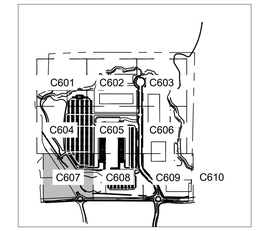

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

SHEET NUMBER
C607

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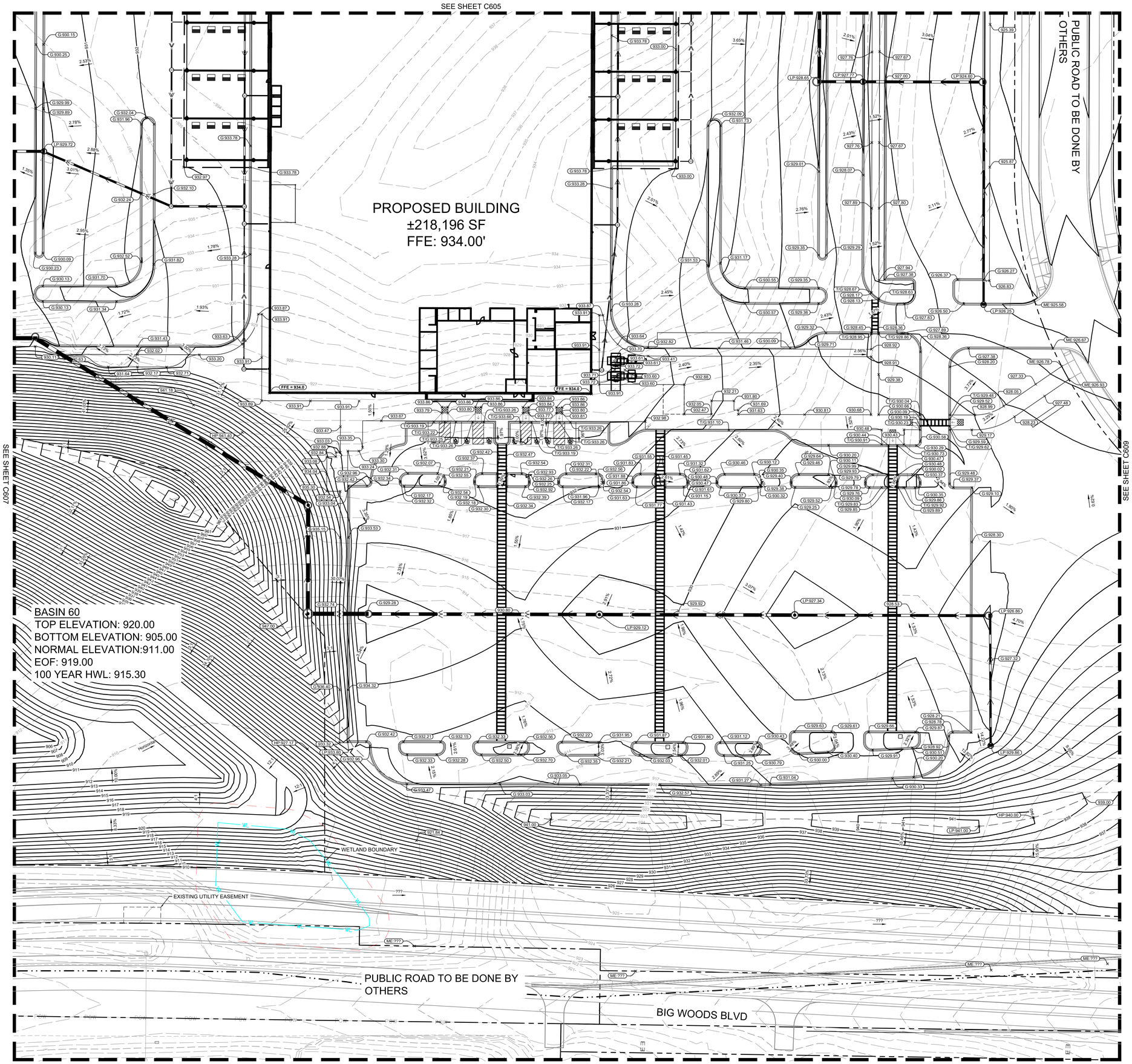

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- DIVERSION SWALE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
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- PROPOSED EMERGENCY OVERFLOW ELEVATION
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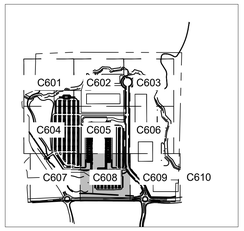

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C608

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BRIAN M. WURDEMAN, P.E.
MN
DATE: 05/27/2026 LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

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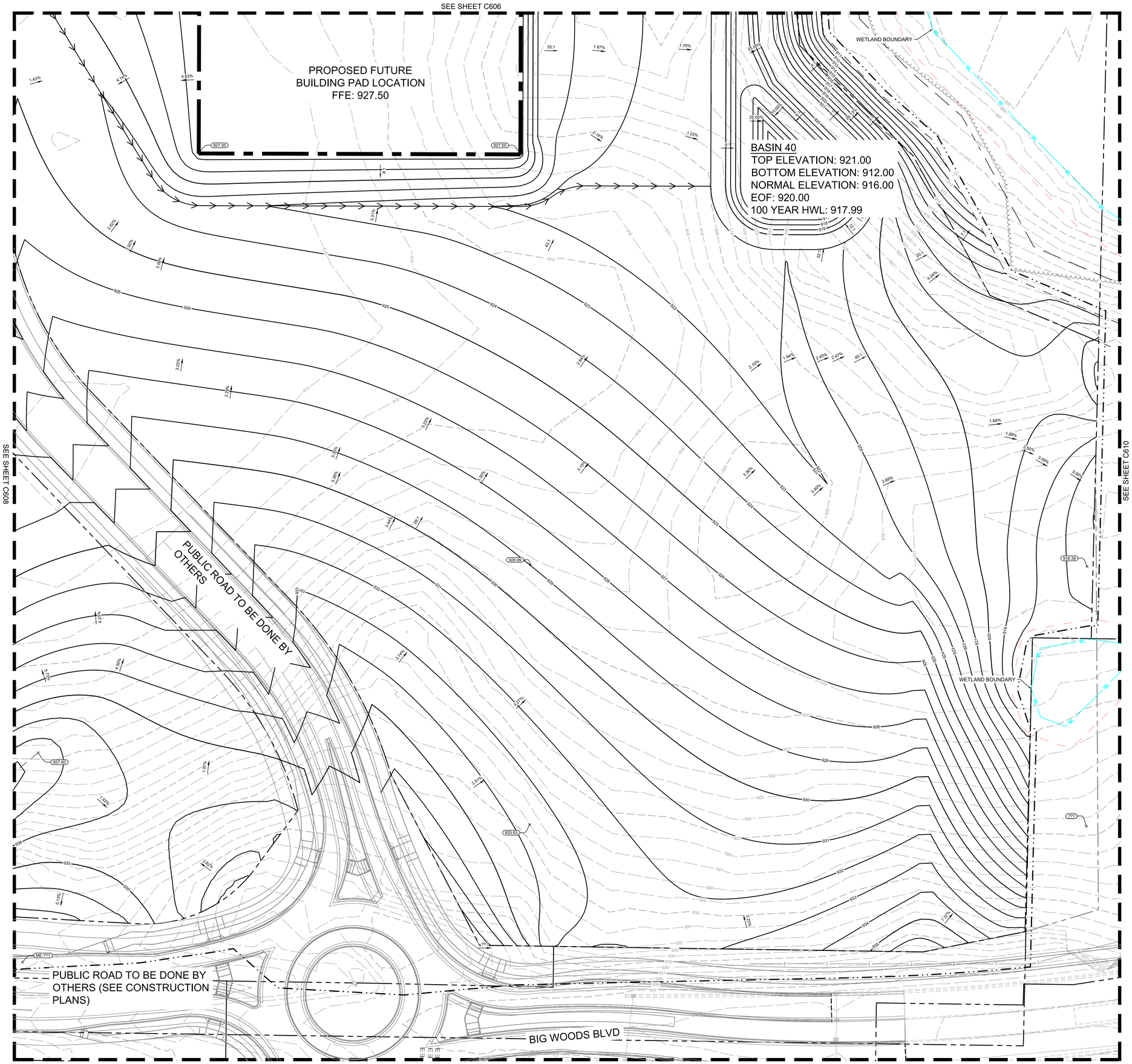

LEGEND

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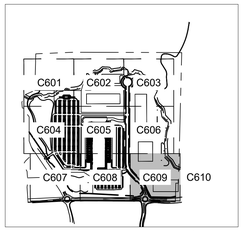

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

GRADING PLAN ENLARGEMENT

SHEET NUMBER
C609

No.	REVISIONS	DATE	BY

Kimley»Horn

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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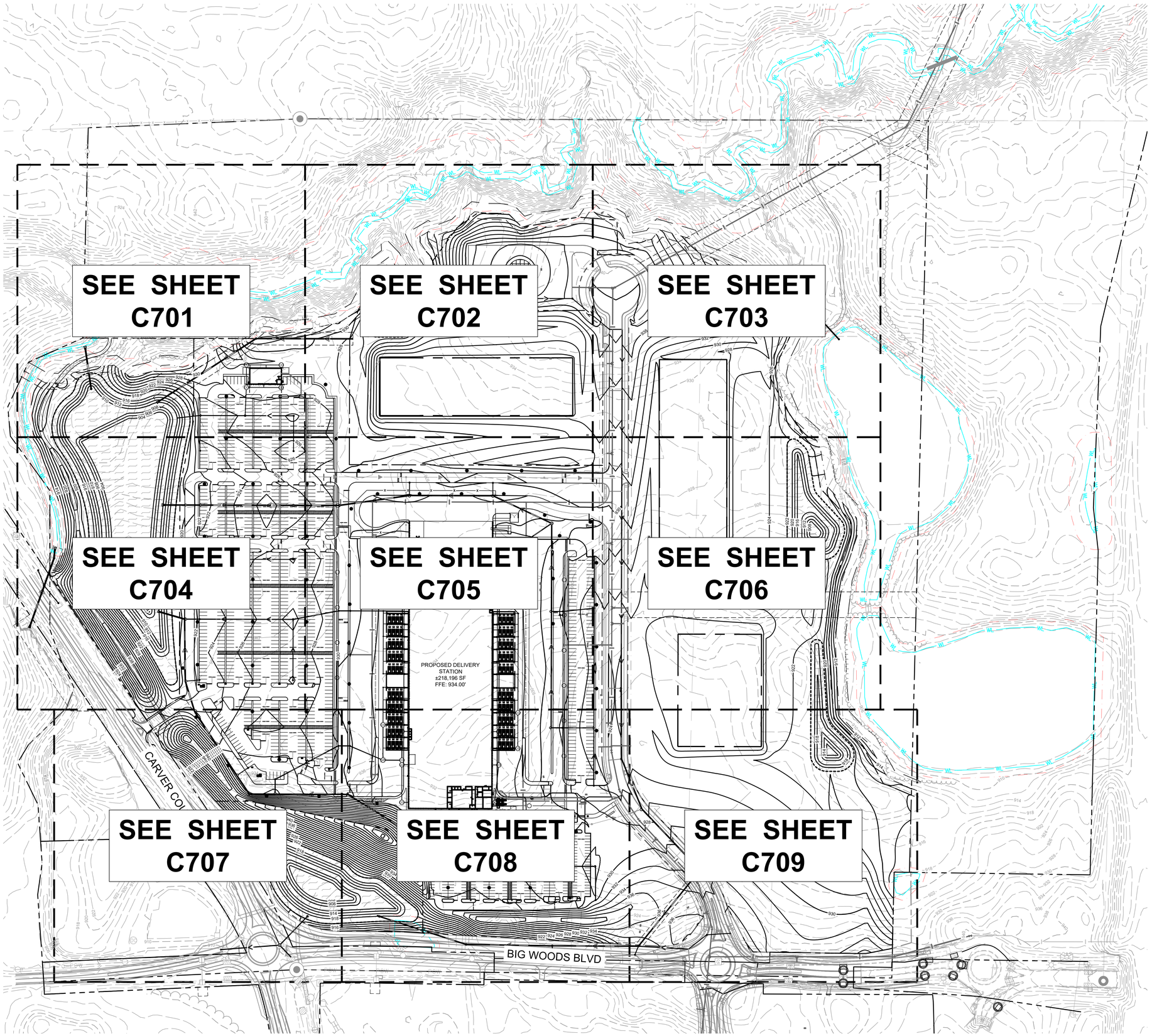

LEGEND

- PROPERTY LINE
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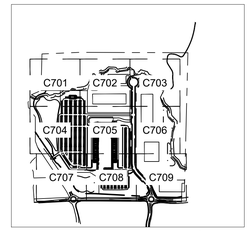
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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BRIAN M. WIRDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	193470040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

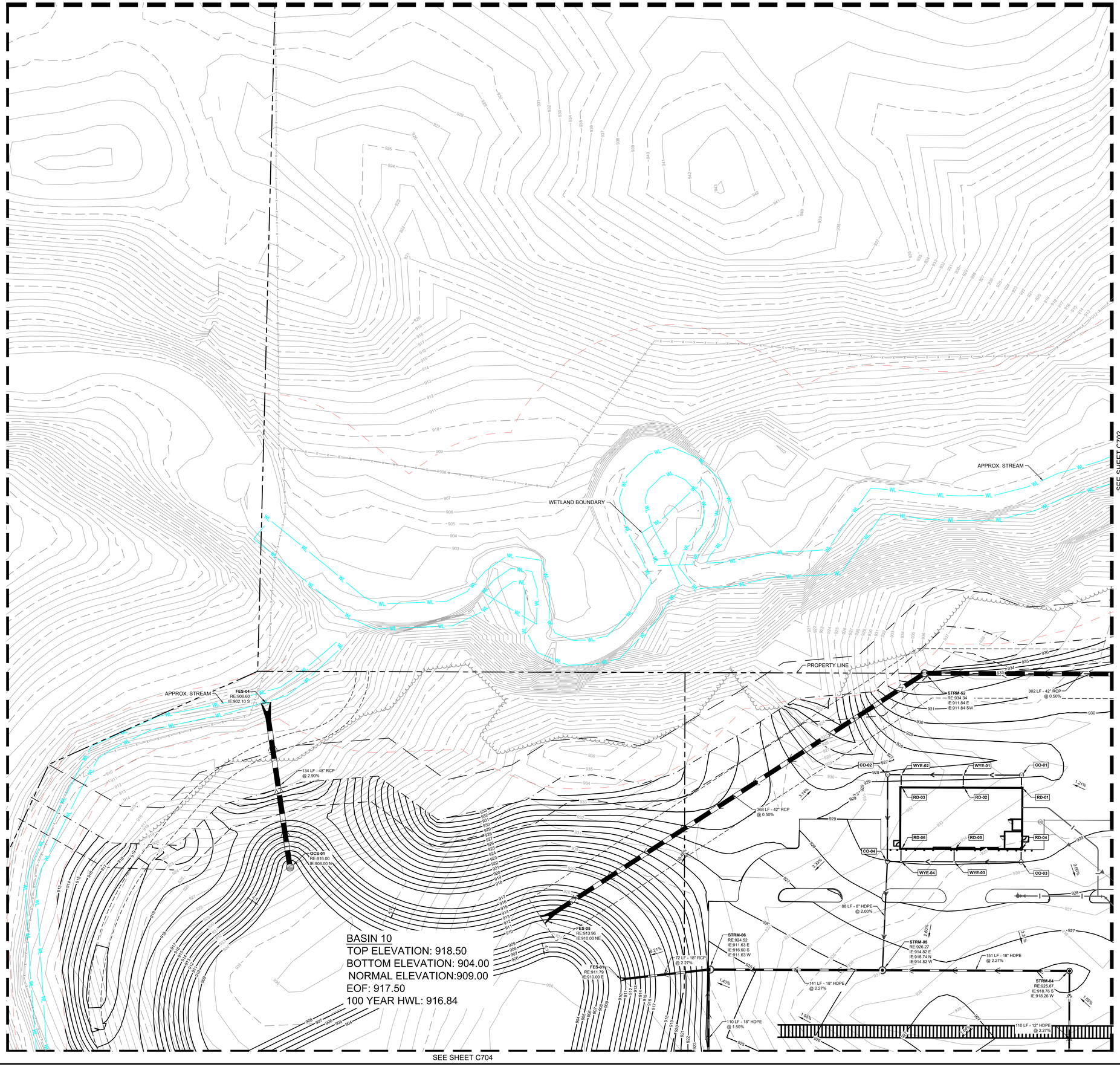
SCANNELL PROPERTIES

MN

STORM SEWER PLAN

CHASKA

SHEET NUMBER
C700



LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
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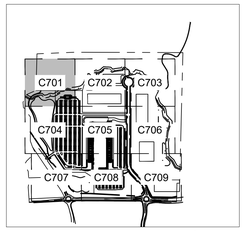

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

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CHASKA MN

SHEET NUMBER
C701

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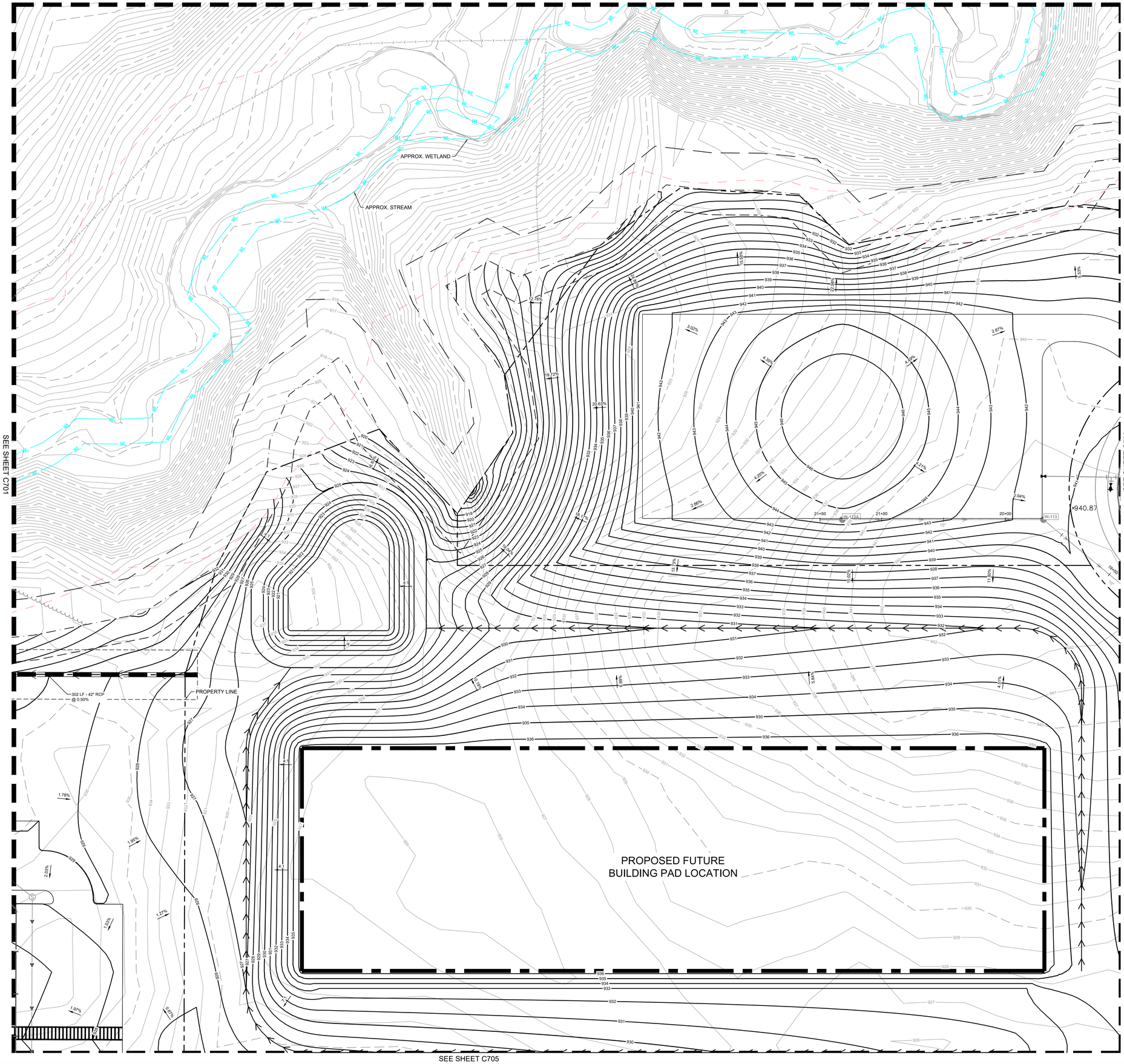

LEGEND

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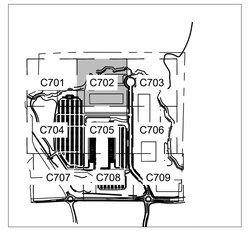

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
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SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C702

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DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

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STORM SEWER PLAN ENLARGEMENT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	ROW
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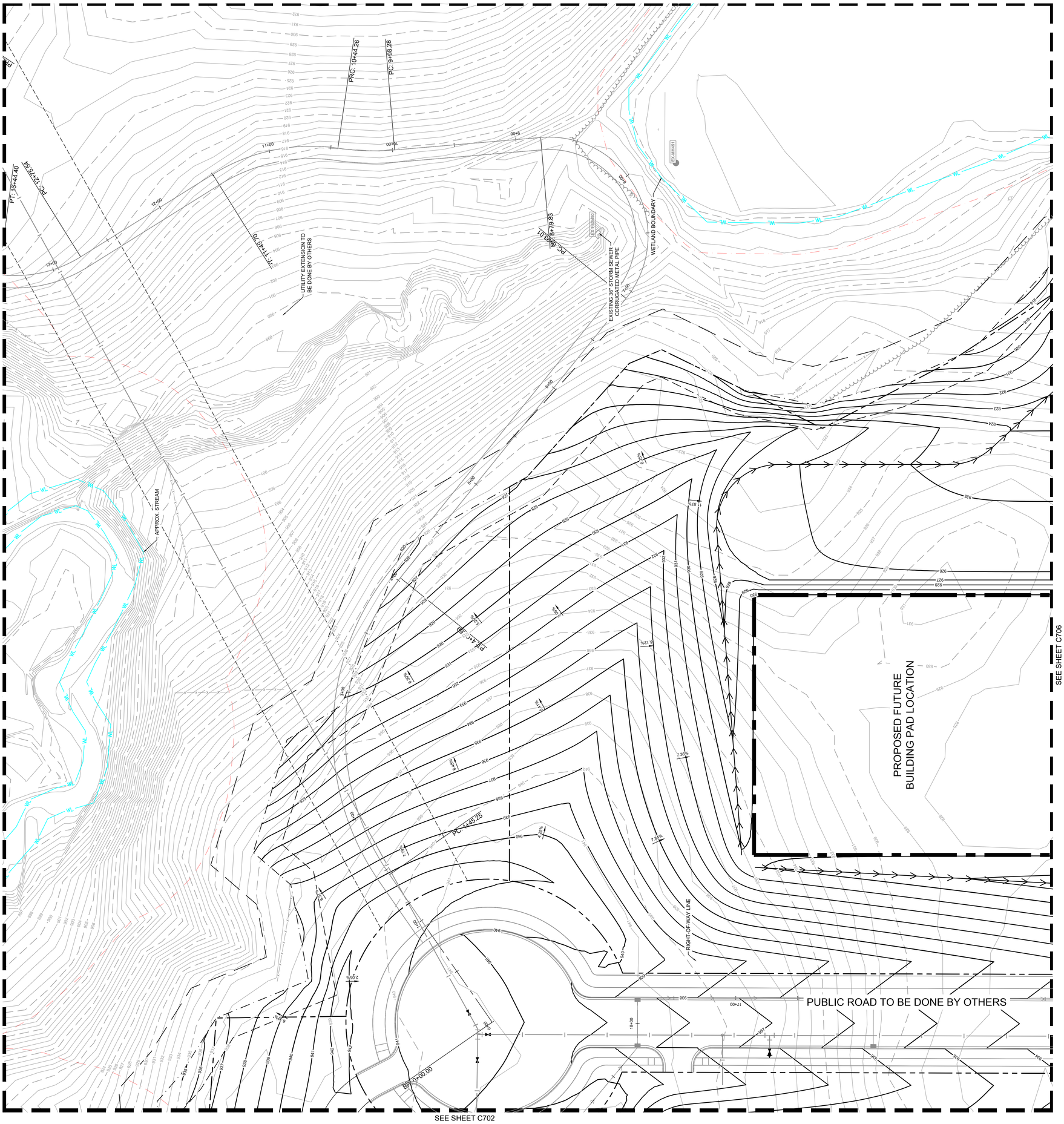
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER **C703**



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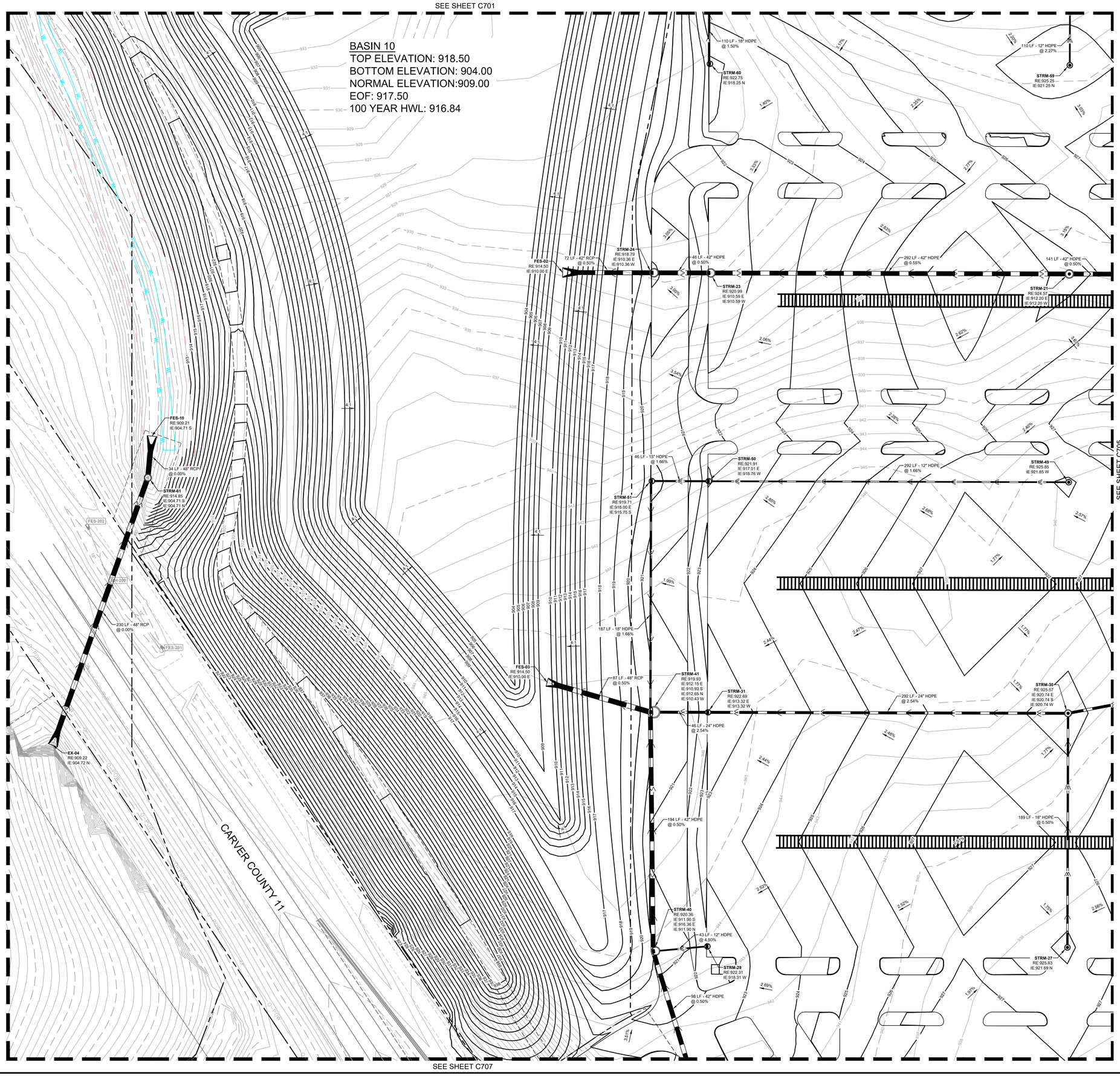

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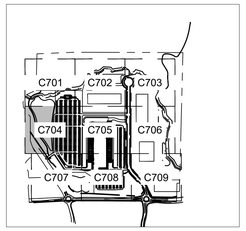

LEGEND

NORTH

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0 15 30 60

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

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CHASKA MN

SHEET NUMBER

C704

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KHA PROJECT 160846040
DATE 05/27/2026
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DESIGNED BY CCM
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STORM SEWER PLAN ENLARGEMENT

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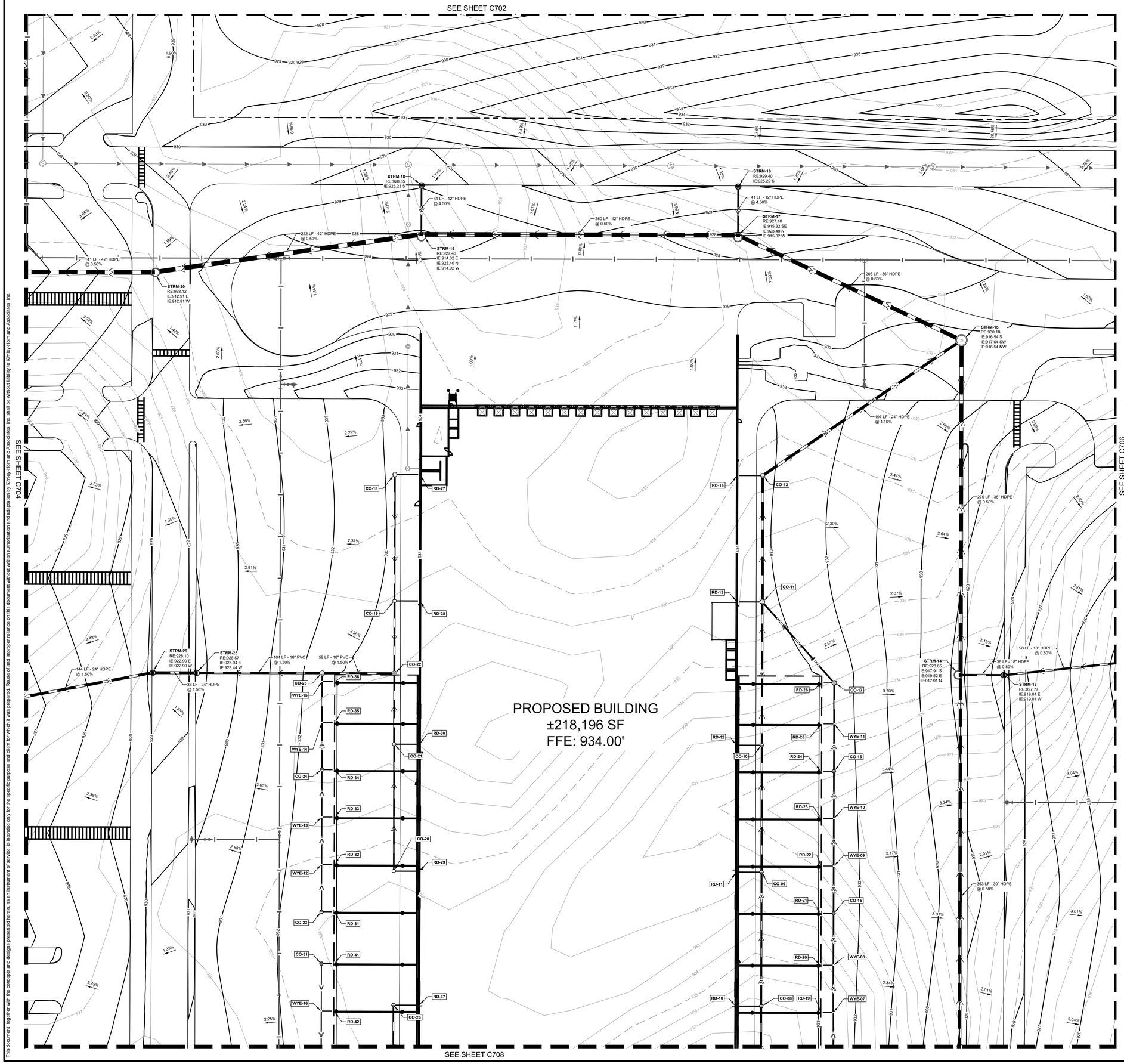

LEGEND

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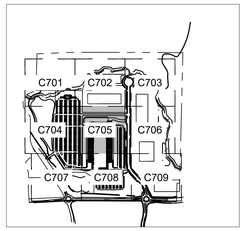
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

STORM SEWER PLAN ENLARGEMENT

SHEET NUMBER
C705

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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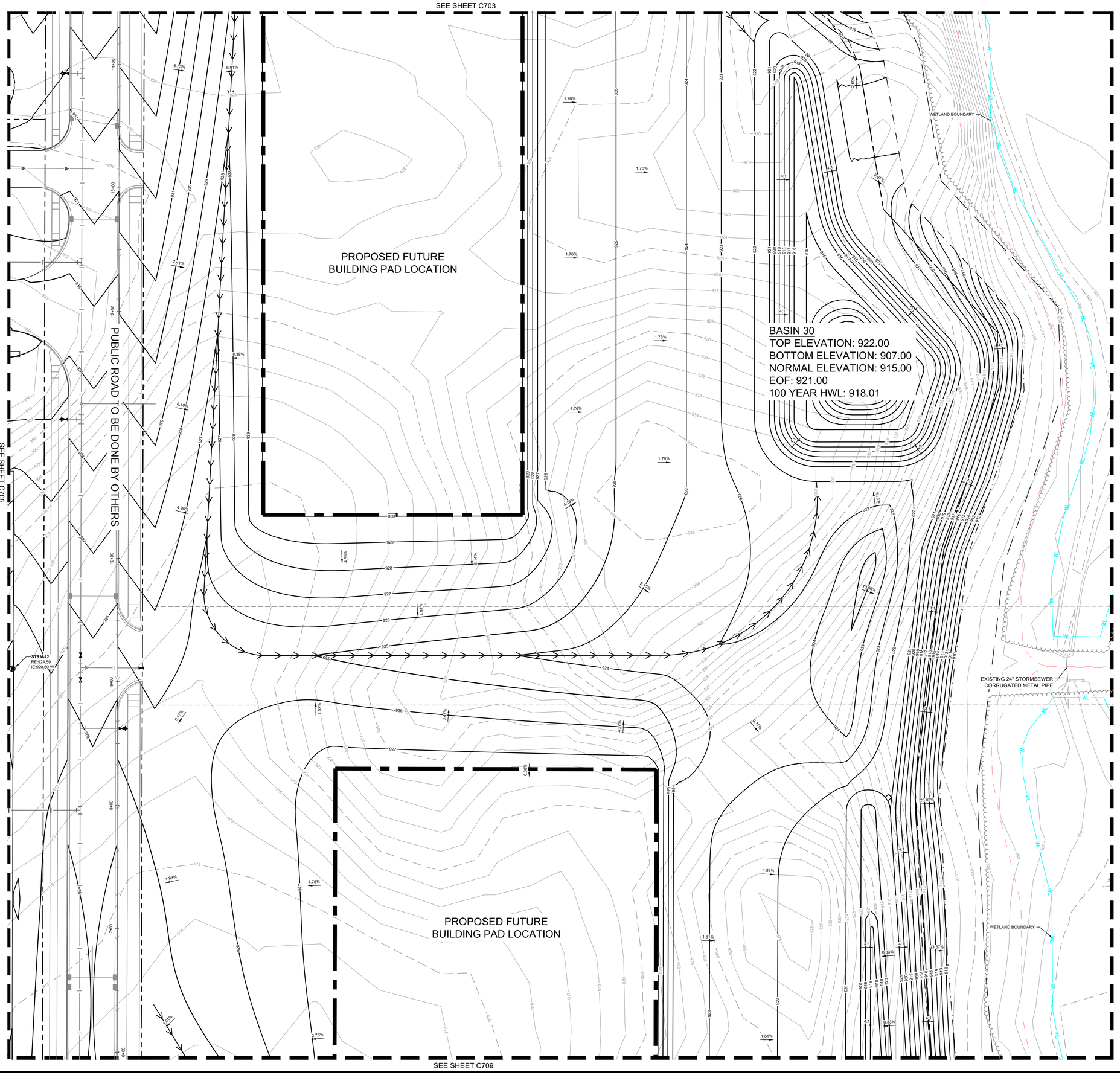

LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
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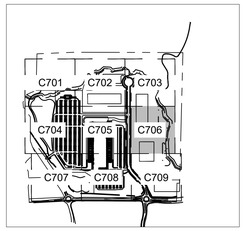

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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C706

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DATE: 04/29/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
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STORM SEWER PLAN ENLARGEMENT

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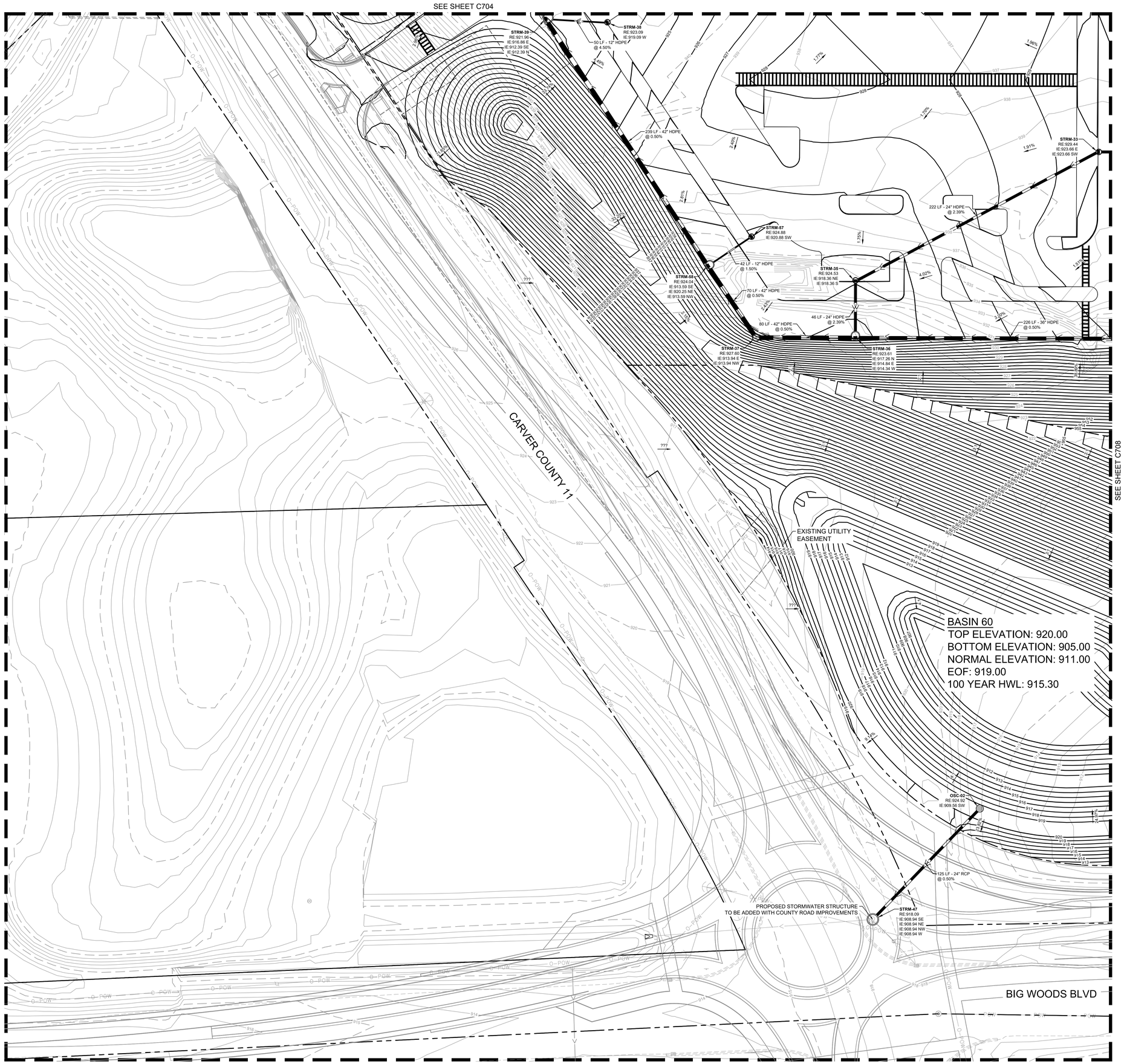

LEGEND

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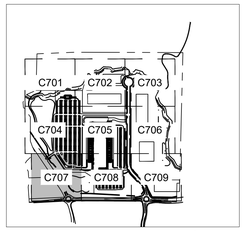

LEGEND

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0 15 30 60

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

STORM SEWER PLAN ENLARGEMENT

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SHEET NUMBER
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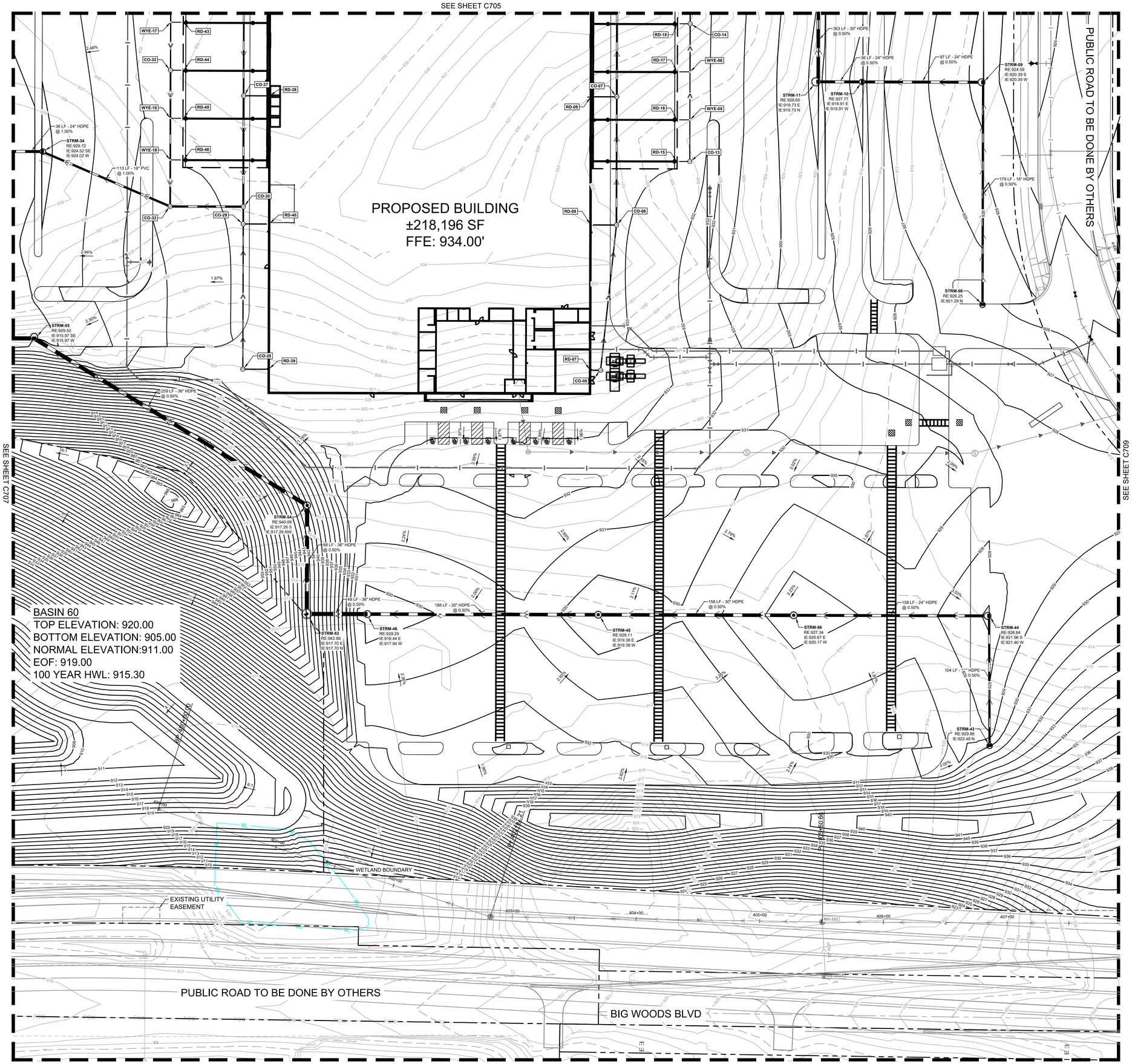

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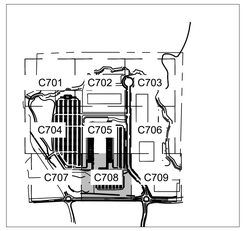

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CHASKA MN

SHEET NUMBER

C708

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KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PLAN ENLARGEMENT

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SEE SHEET C706

PROPOSED FUTURE
BUILDING PAD LOCATION

BASIN 40
TOP ELEVATION: 921.00
BOTTOM ELEVATION: 912.00
NORMAL ELEVATION: 916.00
EOF: 920.00
100 YEAR HWL: 917.99

WETLAND BOUNDARY

PUBLIC ROAD TO BE DONE BY OTHERS

BIG WOODS BLVD

SEE SHEET C708

LEGEND

- PROPERTY LINE
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C701 C702 C703
C704 C705 C706
C707 C708 C709

NORTH

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0 15 30 60

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MN LIC. NO. 53113
DATE: 04/29/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CQM
DRAWN BY RGW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION

STORM SEWER PLAN ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

MN
CHASKA

SHEET NUMBER
C709

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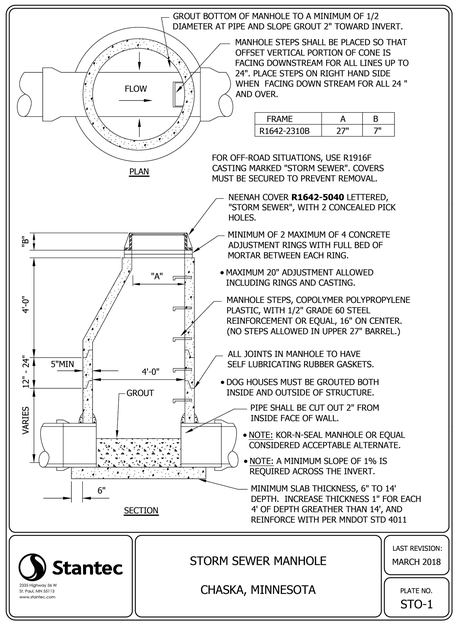


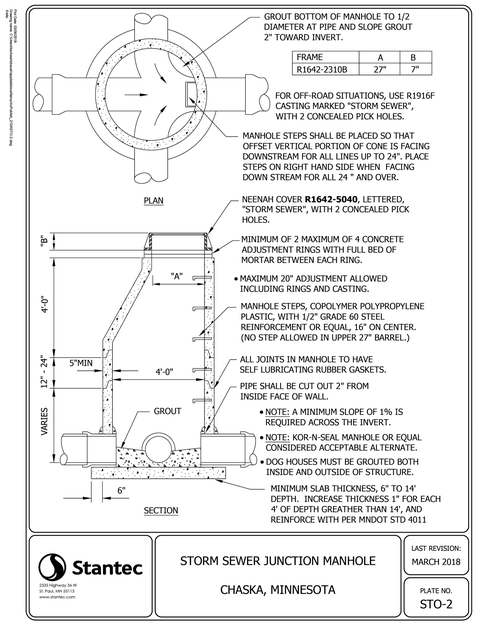
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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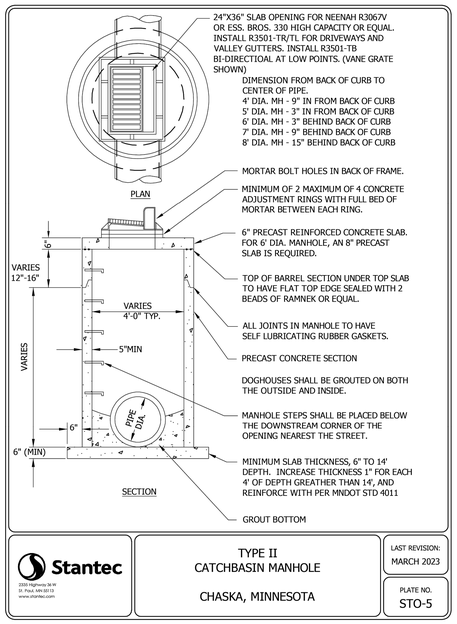
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



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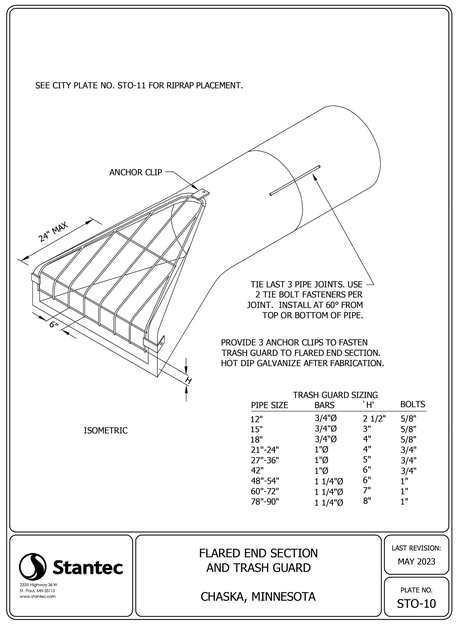
TYPE II
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. STO-5



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St. Paul, MN 55113
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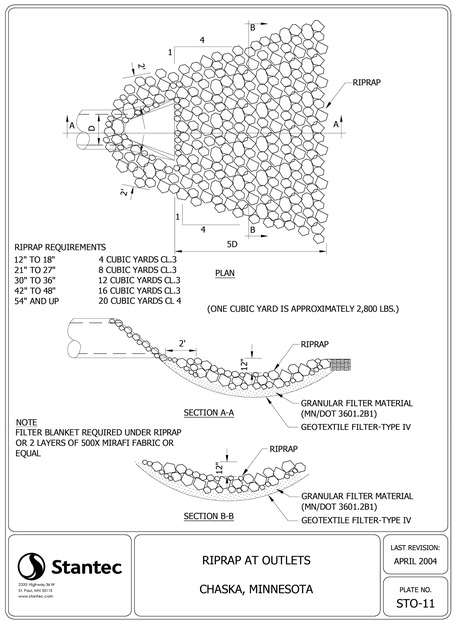
FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-10



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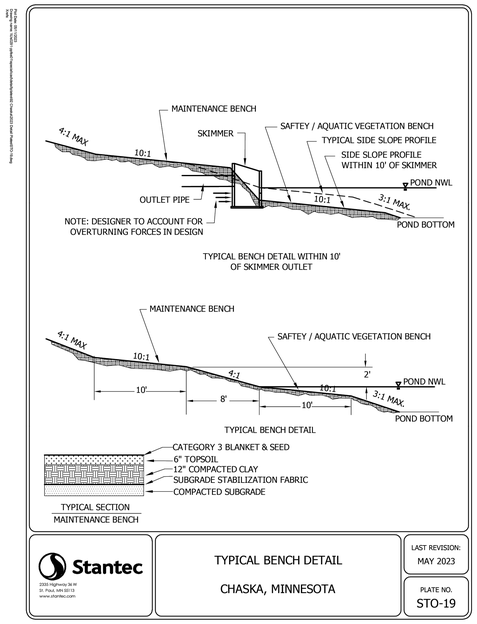
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



Stantec
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St. Paul, MN 55113
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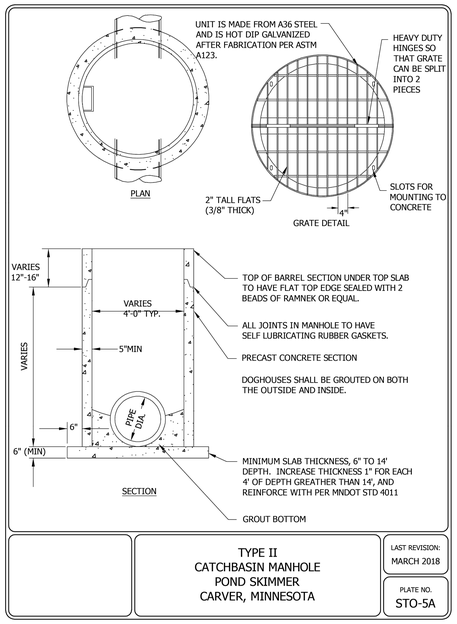
TYPICAL BENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION: MAY 2023

PLATE NO. STO-19



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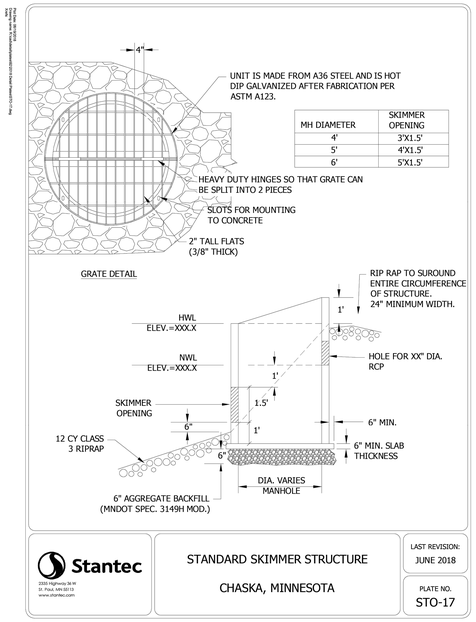
TYPE II
CATCHBASIN MANHOLE
POND SKIMMER
CARVER, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5A



Stantec
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St. Paul, MN 55113
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STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. STO-17

No.	REVISIONS	DATE	BY

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KHA PROJECT 180400040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

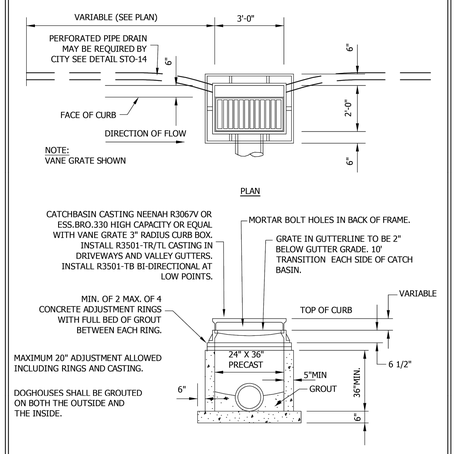
PREPARED FOR

SCANNELL PROPERTIES

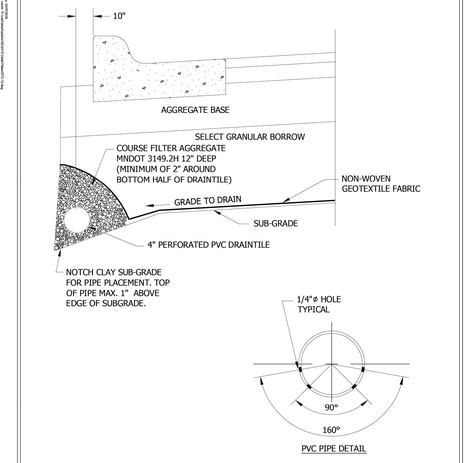
GRADING AND STORM SEWER DETAILS

CHASKA MN

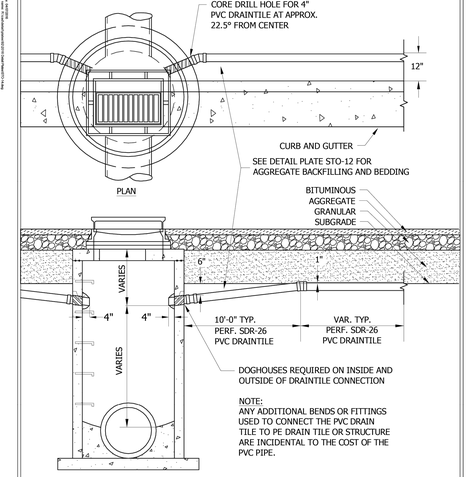
SHEET NUMBER
C720



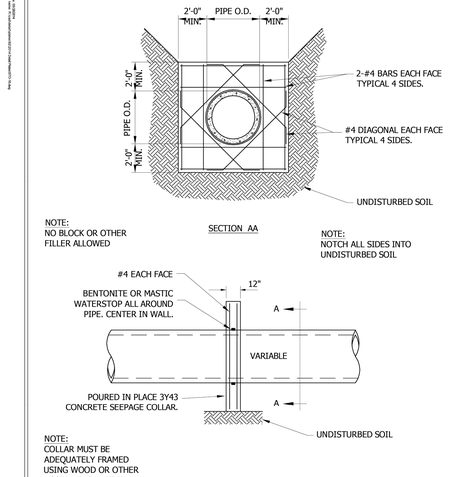
Stantec	TYPE II CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2023 PLATE NO. STO-6



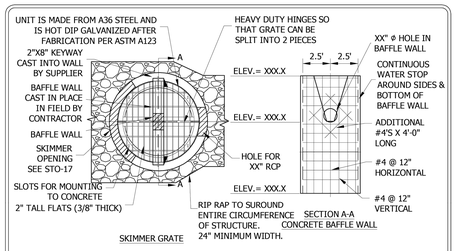
Stantec	PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB CHASKA, MINNESOTA	LAST REVISION: NOV. 2016 PLATE NO. STO-12



Stantec	DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STO-14



Stantec	SEEPAGE COLLAR CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. STO-16



Stantec	SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL WITH ORIFICE CHASKA, MINNESOTA	LAST REVISION: MAY 2023 PLATE NO. STO-18

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	180430040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CSM
DRAWN BY	RGW
CHECKED BY	BMW

GRADING AND STORM SEWER DETAILS

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

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CHASKA MN

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DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CO-01	STRM CO	928.89	S 924.16	6"	2.00%	W 924.16	6"	2.00%	PVC
CO-02	STRM CO	928.31	E 921.91	8"	2.00%	S 921.91	8"	2.00%	PVC
CO-03	STRM CO	929.01	N 924.04	6"	3.19%	W 924.04	6"	3.19%	PVC
CO-04	STRM CO	928.97	E 920.50 N 920.50	8" 8"	3.19% 2.00%	S 920.50	8"	2.00%	HDPE
CO-05	STRM CO	933.88	W 928.84	8"	2.00%	N 928.84	8"	1.10%	PVC
CO-06	STRM CO	933.19	W 927.54 S 927.54	8" 8"	7.15% 1.10%	N 927.37	12"	1.10%	PVC
CO-07	STRM CO	933.70	W 926.40 S 926.23	8" 12"	12.71% 1.10%	N 926.11	15"	1.10%	PVC
CO-08	NYLOPLAST 24" DIA.	933.70	W 925.27 S 924.98	8" 15"	18.23% 1.10%	N 924.98	15"	1.10%	PVC
CO-09	NYLOPLAST 24" DIA.	933.70	W 924.06 S 923.77	8" 15"	24.14% 1.10%	N 923.64	18"	1.10%	PVC
CO-10	NYLOPLAST 24" DIA.	933.70	W 922.92 S 922.50	8" 18"	29.71% 1.10%	N 922.50	18"	1.10%	PVC
CO-11	NYLOPLAST 36" DIA.	933.22	W 921.62 SE 921.45 S 921.20	8" 12" 18"	36.06% 1.38% 1.10%	N 920.95	24"	1.10%	HDPE
CO-12	STRM CO	933.19	W 920.48 S 919.81	8" 24"	41.63% 1.10%	NE 919.81	24"	1.10%	HDPE
CO-13	STRM CO	932.54	W 928.80	4"	2.00%	N 928.72	6"	1.38%	PVC
CO-14	STRM CO	932.61	W 927.27 S 927.10	4" 8"	17.27% 1.38%	N 927.10	8"	1.38%	PVC
CO-15	NYLOPLAST 24" DIA.	932.66	W 925.61 S 925.28	4" 12"	33.87% 1.38%	N 925.28	12"	1.38%	PVC
CO-16	NYLOPLAST 24" DIA.	932.62	W 924.00 S 923.67	4" 12"	49.97% 1.38%	N 923.67	12"	1.38%	PVC
CO-17	NYLOPLAST 36" DIA.	932.59	W 923.00 S 922.67	4" 12"	59.97% 1.38%	NW 922.67	12"	1.38%	PVC
CO-18	STRM CO	933.18	E 928.59	8"	2.00%	S 928.42	12"	1.00%	HDPE
CO-19	NYLOPLAST 24" DIA.	933.22	E 927.55 N 927.38	8" 12"	7.07% 1.00%	S 927.26	15"	1.00%	HDPE
CO-20	NYLOPLAST 24" DIA.	933.70	E 928.59	8"	2.00%	N 928.42	12"	1.01%	PVC
CO-21	NYLOPLAST 24" DIA.	933.70	E 927.54 S 927.37	8" 12"	7.15% 1.01%	N 927.25	15"	1.01%	PVC
CO-22	NYLOPLAST 36" DIA.	933.70	S 926.66 N 926.66	15" 15"	1.01% 1.00%	W 926.38	18"	1.50%	PVC
CO-23	NYLOPLAST 24" DIA.	932.75	E 928.80	4"	2.00%	N 928.72	6"	1.40%	PVC
CO-24	NYLOPLAST 24" DIA.	932.65	E 927.17 S 927.01	4" 8"	18.27% 1.40%	N 926.84	12"	1.40%	PVC
CO-25	NYLOPLAST 36" DIA.	932.58	S 925.74 E 925.49	12" 18"	1.40% 1.50%	W 925.49	18"	1.50%	PVC
CO-26	NYLOPLAST 24" DIA.	933.70	E 928.59	8"	2.00%	S 928.42	12"	1.00%	PVC
CO-27	STRM CO	933.70	E 927.43 N 927.39	8" 12"	7.68% 1.00%	S 927.14	15"	1.00%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
CO-28	STRM CO	933.71	E 928.59	8"	2.00%	N 928.59	8"	1.56%	PVC
CO-29	STRM CO	933.21	E 926.76 S 926.75	8" 8"	10.96% 1.56%	N 926.59	12"	1.56%	PVC
CO-30	STRM CO	933.23	N 926.24 S 926.37	15" 12"	1.00% 1.56%	W 926.24	18"	1.00%	HDPE
CO-31	NYLOPLAST 24" DIA.	932.76	E 928.80	4"	2.00%	S 928.72	6"	1.13%	PVC
CO-32	STRM CO	932.68	E 927.48 N 927.32	4" 8"	15.17% 1.13%	S 927.15	12"	1.13%	PVC
CO-33	STRM CO	932.33	E 925.65 N 925.90	18" 12"	1.00% 1.13%	NW 925.65	18"	1.00%	PVC
EX-01	CONNECT TO EXISTING STRM	916.35				SE 915.35	12"	5.22%	CMP
EX-02	CONNECT TO EXISTING STRM	919.40				NW 917.15	24"	15.95%	RCP
EX-03	EX FES 24"		E 908.02	24"	0.50%				
EX-04	FES 48"					N 904.72	48"	0.00%	RCP
FES-01	FES 18"		E 910.00	18"	2.27%				
FES-02	FES 48"		E 910.00	42"	0.50%				
FES-03	FES 42"		E 910.00	48"	0.50%				
FES-04	FES 48"		S 902.10	48"	2.90%				
FES-05	FES 42"		NE 910.00	42"	0.50%				
FES-10	FES 48"		S 904.71	48"	0.00%				
OCS-01	OCS 60"	916.00				N 906.00	48"	2.90%	RCP
OSC-02	OCS 60"	924.92				SW 909.56	24"	0.50%	RCP
RD-01	ROOF DRAIN	929.35				N 924.35	6"	2.00%	PVC
RD-02	ROOF DRAIN	929.35				N 924.35	6"	11.69%	PVC
RD-03	ROOF DRAIN	929.35				N 924.35	6"	21.94%	PVC
RD-04	ROOF DRAIN	929.34				S 924.35	6"	3.19%	PVC
RD-05	ROOF DRAIN	929.34				S 924.35	6"	20.92%	PVC
RD-06	ROOF DRAIN	929.34				S 924.35	6"	35.08%	PVC
RD-07	ROOF DRAIN	934.00				E 929.00	8"	2.00%	PVC
RD-08	ROOF DRAIN	934.00				E 929.00	8"	7.15%	PVC
RD-09	ROOF DRAIN	934.00				E 929.00	8"	12.71%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
RD-10	ROOF DRAIN	934.00				E 929.00	8"	18.23%	PVC
RD-11	ROOF DRAIN	934.00				E 929.00	8"	24.14%	PVC
RD-12	ROOF DRAIN	934.00				E 929.00	8"	29.71%	PVC
RD-13	ROOF DRAIN	934.00				E 929.00	8"	36.06%	PVC
RD-14	ROOF DRAIN	934.00				E 929.00	8"	41.63%	PVC
RD-15	ROOF DRAIN	932.97				E 929.00	4"	2.00%	PVC
RD-16	ROOF DRAIN	932.97				E 929.00	4"	6.57%	HDPE
RD-17	ROOF DRAIN	932.97				E 929.00	4"	11.97%	PVC
RD-18	ROOF DRAIN	932.97				E 929.00	4"	17.27%	PVC
RD-19	ROOF DRAIN	932.97				E 929.00	4"	22.67%	PVC
RD-20	ROOF DRAIN	932.97				E 929.00	4"	28.07%	PVC
RD-21	ROOF DRAIN	932.97				E 929.00	4"	33.87%	PVC
RD-22	ROOF DRAIN	932.97				E 929.00	4"	39.27%	PVC
RD-23	ROOF DRAIN	932.97				E 929.00	4"	44.57%	PVC
RD-24	ROOF DRAIN	932.97				E 929.00	4"	49.97%	PVC
RD-25	ROOF DRAIN	932.97				E 929.00	4"	55.27%	PVC
RD-26	ROOF DRAIN	932.97				E 929.00	4"	59.97%	PVC
RD-27	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-28	ROOF DRAIN	934.00				W 929.00	8"	7.07%	PVC
RD-29	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-30	ROOF DRAIN	934.00				W 929.00	8"	7.15%	PVC
RD-31	ROOF DRAIN	932.97				W 929.00	4"	2.00%	PVC
RD-32	ROOF DRAIN	932.97				W 929.00	4"	7.37%	PVC
RD-33	ROOF DRAIN	932.97				W 929.00	4"	12.77%	PVC
RD-34	ROOF DRAIN	932.97				W 929.00	4"	18.27%	PVC
RD-35	ROOF DRAIN	932.97				W 929.00	4"	23.67%	PVC
RD-36	ROOF DRAIN	932.97				W 929.00	4"	28.37%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
RD-37	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-38	ROOF DRAIN	934.00				W 929.00	8"	7.68%	PVC
RD-39	ROOF DRAIN	934.00				W 929.00	8"	2.00%	PVC
RD-40	ROOF DRAIN	934.00				W 929.00	8"	10.96%	PVC
RD-41	ROOF DRAIN	932.97				W 929.00	4"	2.00%	PVC
RD-42	ROOF DRAIN	932.97				W 929.00	4"	6.37%	PVC
RD-43	ROOF DRAIN	932.97				W 929.00	4"	10.77%	PVC
RD-44	ROOF DRAIN	932.97				W 929.00	4"	15.17%	PVC
RD-45	ROOF DRAIN	932.97				W 929.00	4"	19.57%	PVC
RD-46	ROOF DRAIN	932.97				W 929.00	4"	23.37%	PVC
STRM-04	CBMH 48"	925.67	S 918.76	12"	2.27%	W 918.26	18"	2.27%	HDPE
STRM-05	CBMH 60"	926.27	E 914.82 N 918.74	18" 8"	2.27% 2.00%	W 914.82	18"	2.27%	HDPE
STRM-06	CBMH 60"	924.52	E 911.63 S 916.60	18" 18"	2.27% 1.50%	W 911.63	18"	2.27%	RCP
STRM-08	CBMH 48"	926.25				N 921.29	18"	0.50%	HDPE
STRM-09	CBMH 60"	924.59	S 920.39	18"	0.50%	W 920.39	24"	0.50%	HDPE
STRM-10	CBMH 48"	927.77	E 919.91	24"	0.50%	W 919.91	24"	0.50%	HDPE
STRM-11	CBMH 72"	928.65	E 919.73	24"	0.50%	N 919.73	30"	0.50%	HDPE
STRM-12	CBMH 48"	924.59				W 920.60	18"	0.80%	HDPE
STRM-13	CBMH 48"	927.77	E 919.81	18"	0.80%	W 919.81	18"	0.80%	HDPE
STRM-14	CBMH 72"	928.65	S 917.91 E 919.52	30" 18"	0.50% 0.80%	N 917.91	36"	0.50%	HDPE
STRM-15	STMH 96"	930.18	S 916.54 SW 917.64	36" 24"	0.50% 1.10%	NW 916.54	36"	0.60%	HDPE
STRM-16	CBMH 48"	929.40				S 925.22	12"	4.50%	HDPE
STRM-17	CBMH 72"	927.40	SE 915.32 N 923.40	36" 12"	0.60% 4.50%	W 915.32	42"	0.50%	HDPE
STRM-18	CBMH 48"	928.55				S 925.23	12"	4.50%	HDPE
STRM-19	CBMH 72"	927.40	E 914.02 N 923.40	42" 12"	0.50% 4.50%	W 914.02	42"	0.50%	HDPE
STRM-20	CBMH 72"	928.12	E 912.91	42"	0.50%	W 912.91	42"	0.50%	HDPE
STRM-21	CBMH 72"	924.57	E 912.20	42"	0.50%	W 912.20	42"	0.55%	HDPE

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STRM-23	CBMH 72"	920.99	E 910.59	42"	0.55%	W 910.59	42"	0.50%	HDPE
STRM-24	CBMH 72"	918.79	E 910.36	42"	0.50%	W 910.36	42"	0.50%	RCP
STRM-25	CBMH 48"	928.57	E 923.94	18"	1.50%	W 923.44	24"	1.50%	HDPE
STRM-26	CBMH 48"	928.10	E 922.90	24"	1.50%	W 922.90	24"	1.50%	HDPE
STRM-27	CBMH 48"	925.83				N 921.69	18"	0.50%	HDPE
STRM-29	CBMH 48"	922.31				W 918.31	12"	4.50%	HDPE
STRM-30	CBMH 60"	925.57	E 920.74 S 920.74	24" 18"	1.50% 0.50%	W 920.74	24"	2.54%	HDPE
STRM-31	CBMH 48"	922.69	E 913.32	24"	2.54%	W 913.32	24"	2.54%	HDPE
STRM-33	CBMH 48"	929.44	E 923.66	24"	1.00%	SW 923.66	24"	2.39%	HDPE
STRM-34	CBMH 48"	929.72	SE 924.52	18"	1.00%	W 924.02	24"	1.00%	HDPE
STRM-35	CBMH 48"	924.53	NE 918.36	24"	2.39%	S 918.36	24"	2.39%	HDPE
STRM-36	CBMH 72"	923.61	N 917.26 E 914.84	24" 36"	2.39% 0.50%	W 914.34	42"	0.50%	HDPE
STRM-37	STMH 60"	927.60	E 913.94	42"	0.50%	NW 913.94	42"	0.50%	HDPE
STRM-38	CBMH 48"	923.09				W 919.09	12"	4.50%	HDPE
STRM-39	CBMH 84"	921.96	E 916.86 SE 912.39	12" 42"	4.50% 0.50%	N 912.39	42"	0.50%	HDPE
STRM-40	CBMH 72"	920.36	S 911.90 E 916.36	42" 12"	0.50% 4.50%	N 911.90	42"	0.50%	HDPE
STRM-41	CBMH 84"	919.93	E 912.15 S 910.93 N 912.65	24" 42" 18"	2.54% 0.50% 1.66%	W 910.43	48"	0.50%	RCP
STRM-43	CBMH 48"	929.86				N 922.48	18"	0.50%	HDPE
STRM-44	CBMH 60"	926.84	S 921.96	18"	0.50%	W 921.46	24"	0.50%	HDPE
STRM-45	CBMH 60"	929.11	E 919.38	30"	0.50%	W 919.38	30"	0.50%	HDPE
STRM-46	CBMH 60"	929.29	E 918.44	30"	0.50%	W 917.94	36"	0.50%	HDPE
STRM-47	STMH 96"	918.09	SE 908.94 NE 908.94 NW 908.94	24" 24" 12"	15.95% 0.50% 5.22%	W 908.94	24"	0.50%	RCP
STRM-49	CBMH 48"	925.85				W 921.85	12"	1.66%	HDPE
STRM-50	CBMH 48"	921.91	E 917.01	12"	1.66%	W 916.76	15"	1.66%	HDPE
STRM-51	CBMH 48"	919.71	E 916.00	15"	1.66%	S 915.75	18"	1.66%	HDPE
STRM-52	STMH 72"	934.34	E 911.84	42"	0.50%	SW 911.84	42"	0.50%	RCP
STRM-53	STMH 84"	942.86	E 917.70	36"	0.50%	N 917.70	36"	0.50%	HDPE

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
STRM-54	STMH 60"	940.09	S 917.26	36"	0.50%	NW 917.26	36"	0.50%	HDPE
STRM-55	CBMH 60"	929.52	SE 915.97	36"	0.50%	W 915.97	36"	0.50%	HDPE
STRM-56	CBMH 60"	927.34	E 920.67	24"	0.50%	W 920.17	30"	0.50%	HDPE
STRM-57	CBMH 48"	924.88				SW 920.88	12"	1.50%	HDPE
STRM-58	CBMH 72"	924.04	SE 913.59 NE 920.25	42" 12"	0.50% 1.50%	NW 913.59	42"	0.50%	HDPE
STRM-59	CBMH 48"	925.25				N 921.25	12"	2.27%	HDPE
STRM-60	CBMH 48"	922.75				N 918.25	18"	1.50%	HDPE
STRM-61	STMH 72"	914.85	S 904.71	48"	0.00%	N 904.71	48"	0.00%	RCP
STUB-01	STUB	927.60				W 913.35	42"	0.50%	RCP
WYE-01	WYE	928.69	S 923.21 E 923.21	6" 6"	11.69% 2.00%	W 923.21	6"	2.00%	PVC
WYE-02	WYE	928.45	S 922.21 E 922.21	6" 6"	21.94% 2.00%	W 922.12	8"	2.00%	PVC
WYE-03	WYE	929.06	E 922.31 N 922.31	6" 6"	3.19% 20.92%	W 922.31	6"	3.19%	PVC
WYE-04	WYE	929.03	E 920.93 N 920.93	6" 6"	3.19% 35.08%	W 920.85	8"	3.19%	PVC
WYE-05	WYE	932.59	W 928.34 S 928.26	4" 6"	6.57% 1.38%	N 928.26	6"	1.38%	PVC
WYE-06	WYE	932.60	W 927.80 S 927.72	4" 6"	11.97% 1.38%	N 927.64	8"	1.38%	PVC
WYE-07	WYE	932.62	W 926.73 S 926.57	4" 8"	22.67% 1.38%	N 926.40	12"	1.38%	PVC
WYE-08	WYE	932.64	W 926.19 S 925.86	4" 12"	28.07% 1.38%	N 925.86	12"	1.38%	PVC
WYE-09	WYE	932.66	W 925.07 S 924.74	4" 12"	39.27% 1.38%	N 924.74	12"	1.38%	PVC
WYE-10	WYE	932.64	W 924.54 S 924.21	4" 12"	44.57% 1.38%	N 924.21	12"	1.38%	PVC
WYE-11	WYE	932.60	W 923.47 S 923.14	4" 12"	55.27% 1.38%	N 923.14	12"	1.38%	PVC
WYE-12	WYE	932.72	E 928.26 S 928.18	4" 6"	7.37% 1.40%	N 928.09	8"	1.40%	PVC
WYE-13	WYE	932.68	E 927.72 S 927.55	4" 8"	12.77% 1.40%	N 927.55	8"	1.40%	PVC
WYE-14	WYE	932.61	E 926.63 S 926.30	4" 12"	23.67% 1.40%	N 926.30	12"	1.40%	PVC
WYE-15	WYE	932.59	E 926.16 S 925.83	4" 12"	28.37% 1.40%	N 925.83	12"	1.40%	PVC
WYE-16	WYE	932.74	E 928.36 N 928.28	4" 6"	6.37% 1.13%	S 928.20	8"	1.13%	PVC
WYE-17	WYE	932.73	E 927.92 N 927.76	4" 8"	10.77% 1.13%	S 927.76	8"	1.13%	PVC
WYE-18	WYE	932.59	E 927.04 N 926.71	4" 12"	19.57% 1.13%	S 926.71	12"	1.13%	PVC

DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE/ CASTING TYPE	RIM/GRATE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT	PIPE MATERIAL
WYE-19	WYE	932.64	E 926.66 N 926.33	4" 12"	23.37% 1.13%	S 926.33	12"	1.13%	PVC

No.	REVISIONS	DATE	BY

Kimley»Horn

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

BRIAN M. WURDEMAN, P.E.

DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER STRUCTURE SCHEDULE

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C722

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-08	STRM-09	921.29	920.39	18	HDPE	179.29	0.50%
STRM-09	STRM-10	920.39	919.91	24	HDPE	97.33	0.50%
STRM-10	STRM-11	919.91	919.73	24	HDPE	36.00	0.50%
STRM-11	STRM-14	919.73	917.91	30	HDPE	362.53	0.50%
STRM-14	STRM-15	917.91	916.54	36	HDPE	274.55	0.50%
STRM-15	STRM-17	916.54	915.32	36	HDPE	202.56	0.60%
STRM-16	STRM-17	925.22	923.40	12	HDPE	40.50	4.50%
STRM-17	STRM-19	915.32	914.02	42	HDPE	259.75	0.50%
STRM-18	STRM-19	925.23	923.40	12	HDPE	40.77	4.50%
STRM-19	STRM-20	914.02	912.91	42	HDPE	222.22	0.50%
STRM-23	STRM-24	910.59	910.36	42	HDPE	46.00	0.50%
STRM-24	FES-02	910.36	910.00	42	RCP	72.04	0.50%
RD-07	CO-05	929.00	928.84	8	PVC	8.00	2.00%
RD-08	CO-06	929.00	927.54	8	PVC	20.48	7.15%
RD-09	CO-07	929.00	926.40	8	PVC	20.48	12.71%
RD-10	CO-08	929.00	925.27	8	PVC	20.48	18.23%
RD-11	CO-09	929.00	924.06	8	PVC	20.48	24.14%
RD-12	CO-10	929.00	922.92	8	PVC	20.48	29.71%
RD-13	CO-11	929.00	921.62	8	PVC	20.48	36.06%
RD-14	CO-12	929.00	920.48	8	PVC	20.48	41.63%
RD-15	CO-13	929.00	928.80	4	PVC	10.00	2.00%
RD-16	WYE-05	929.00	928.34	4	HDPE	10.00	6.57%
RD-17	WYE-06	929.00	927.80	4	PVC	10.00	11.97%
RD-18	CO-14	929.00	927.27	4	PVC	10.00	17.27%
RD-19	WYE-07	929.00	926.73	4	PVC	10.00	22.67%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
RD-20	WYE-08	929.00	926.19	4	PVC	10.00	28.07%
RD-21	CO-15	929.00	925.61	4	PVC	10.00	33.87%
RD-22	WYE-09	929.00	925.07	4	PVC	10.00	39.27%
RD-23	WYE-10	929.00	924.54	4	PVC	10.00	44.57%
RD-24	CO-16	929.00	924.00	4	PVC	10.00	49.97%
RD-25	WYE-11	929.00	923.47	4	PVC	10.00	55.27%
RD-26	CO-17	929.00	923.00	4	PVC	10.00	59.97%
CO-13	WYE-05	928.72	928.26	6	PVC	33.66	1.38%
WYE-05	WYE-06	928.26	927.72	6	PVC	38.84	1.38%
WYE-06	CO-14	927.64	927.10	8	PVC	38.83	1.38%
CO-14	WYE-07	927.10	926.57	8	PVC	38.84	1.38%
WYE-07	WYE-08	926.40	925.86	12	PVC	38.83	1.38%
WYE-08	CO-15	925.86	925.28	12	PVC	42.50	1.38%
CO-15	WYE-09	925.28	924.74	12	PVC	38.83	1.38%
WYE-09	WYE-10	924.74	924.21	12	PVC	38.83	1.38%
WYE-10	CO-16	924.21	923.67	12	PVC	38.83	1.38%
CO-16	WYE-11	923.67	923.14	12	PVC	38.83	1.38%
WYE-11	CO-17	923.14	922.67	12	PVC	33.66	1.38%
CO-17	CO-11	922.67	921.45	12	PVC	88.76	1.38%
CO-05	CO-06	928.84	927.54	8	PVC	118.10	1.10%
CO-06	CO-07	927.37	926.23	12	PVC	103.67	1.10%
CO-07	CO-08	926.11	924.98	15	PVC	103.08	1.10%
CO-08	CO-09	924.98	923.77	15	PVC	109.92	1.10%
CO-09	CO-10	923.64	922.50	18	PVC	104.08	1.10%
CO-10	CO-11	922.50	921.20	18	PVC	117.50	1.10%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
CO-11	CO-12	920.95	919.81	24	HDPE	103.67	1.10%
CO-12	STRM-15	919.81	917.64	24	HDPE	197.28	1.10%
STRM-12	STRM-13	920.60	919.81	18	HDPE	97.92	0.80%
STRM-13	STRM-14	919.81	919.52	18	HDPE	36.00	0.80%
RD-27	CO-18	929.00	928.59	8	PVC	20.48	2.00%
RD-28	CO-19	929.00	927.55	8	PVC	20.48	7.07%
RD-30	CO-21	929.00	927.54	8	PVC	20.48	7.15%
RD-29	CO-20	929.00	928.59	8	PVC	20.48	2.00%
RD-37	CO-26	929.00	928.59	8	PVC	20.48	2.00%
RD-38	CO-27	929.00	927.43	8	PVC	20.48	7.68%
RD-40	CO-29	929.00	926.76	8	PVC	20.48	10.96%
RD-39	CO-28	929.00	928.59	8	PVC	20.48	2.00%
RD-36	WYE-15	929.00	926.16	4	PVC	10.00	28.37%
RD-35	WYE-14	929.00	926.63	4	PVC	10.00	23.67%
RD-34	CO-24	929.00	927.17	4	PVC	10.00	18.27%
RD-33	WYE-13	929.00	927.72	4	PVC	10.00	12.77%
RD-32	WYE-12	929.00	928.26	4	PVC	10.00	7.37%
RD-31	CO-23	929.00	928.80	4	PVC	10.00	2.00%
RD-41	CO-31	929.00	928.80	4	PVC	10.00	2.00%
RD-42	WYE-16	929.00	928.36	4	PVC	10.00	6.37%
RD-43	WYE-17	929.00	927.92	4	PVC	10.00	10.77%
RD-44	CO-32	929.00	927.48	4	PVC	10.00	15.17%
RD-45	WYE-18	929.00	927.04	4	PVC	10.00	19.57%
RD-46	WYE-19	929.00	926.66	4	PVC	10.00	23.37%
CO-28	CO-29	928.59	926.75	8	PVC	117.44	1.56%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
CO-26	CO-27	928.42	927.39	12	PVC	103.08	1.00%
CO-27	CO-30	927.14	926.24	15	PVC	89.68	1.00%
CO-29	CO-30	926.59	926.37	12	PVC	13.98	1.56%
CO-30	CO-33	926.24	925.65	18	HDPE	59.13	1.00%
CO-31	WYE-16	928.72	928.28	6	PVC	38.83	1.13%
WYE-16	WYE-17	928.20	927.76	8	PVC	38.84	1.13%
WYE-17	CO-32	927.76	927.32	8	PVC	38.83	1.13%
CO-32	WYE-18	927.15	926.71	12	PVC	38.84	1.13%
WYE-18	WYE-19	926.71	926.33	12	PVC	33.66	1.13%
WYE-19	CO-33	926.33	925.90	12	PVC	37.66	1.13%
CO-33	STRM-34	925.65	924.52	18	PVC	112.66	1.00%
CO-18	CO-19	928.42	927.38	12	HDPE	103.69	1.00%
CO-20	CO-21	928.42	927.37	12	PVC	104.08	1.01%
CO-21	CO-22	927.25	926.66	15	PVC	58.06	1.01%
CO-19	CO-22	927.26	926.66	15	HDPE	59.44	1.00%
CO-23	WYE-12	928.72	928.18	6	PVC	38.83	1.40%
WYE-12	WYE-13	928.09	927.55	8	PVC	38.83	1.40%
WYE-13	CO-24	927.55	927.01	8	PVC	38.83	1.40%
CO-24	WYE-14	926.84	926.30	12	PVC	38.83	1.40%
WYE-14	WYE-15	926.30	925.83	12	PVC	33.66	1.40%
WYE-15	CO-25	925.83	925.74	12	PVC	6.66	1.40%
CO-22	CO-25	926.38	925.49	18	PVC	59.13	1.50%
CO-25	STRM-25	925.49	923.94	18	PVC	103.67	1.50%
STRM-25	STRM-26	923.44	922.90	24	HDPE	36.00	1.50%
STRM-27	STRM-30	921.69	920.74	18	HDPE	189.42	0.50%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-26	STRM-30	922.90	920.74	24	HDPE	143.92	1.50%
STRM-30	STRM-31	920.74	913.32	24	HDPE	292.00	2.54%
STRM-31	STRM-41	913.32	912.15	24	HDPE	46.00	2.54%
STRM-41	FES-03	910.43	910.00	48	RCP	87.00	0.50%
STRM-29	STRM-40	918.31	916.36	12	HDPE	43.38	4.50%
STRM-33	STRM-35	923.66	918.36	24	HDPE	222.31	2.39%
STRM-36	STRM-37	914.34	913.94	42	HDPE	80.38	0.50%
STRM-37	STRM-58	913.94	913.59	42	HDPE	69.87	0.50%
STRM-39	STRM-40	912.39	911.90	42	HDPE	98.30	0.50%
STRM-40	STRM-41	911.90	910.93	42	HDPE	193.54	0.50%
STRM-34	STRM-33	924.02	923.66	24	HDPE	36.00	1.00%
STRM-38	STRM-39	919.09	916.86	12	HDPE	49.67	4.50%
STRM-35	STRM-36	918.36	917.26	24	HDPE	45.95	2.39%
STRM-20	STRM-21	912.91	912.20	42	HDPE	141.33	0.50%
STRM-21	STRM-23	912.20	910.59	42	HDPE	292.00	0.55%
RD-04	CO-03	924.35	924.04	6	PVC	9.75	3.19%
CO-03	WYE-03	924.04	922.31	6	PVC	54.22	3.19%
WYE-03	WYE-04	922.31	920.93	6	PVC	43.02	3.19%
WYE-04	CO-04	920.85	920.50	8	PVC	11.01	3.19%
RD-05	WYE-03	924.35	922.31	6	PVC	9.75	20.92%
RD-06	WYE-04	924.35	920.93	6	PVC	9.75	35.08%
RD-01	CO-01	924.35	924.16	6	PVC	9.75	2.00%
RD-02	WYE-01	924.35	923.21	6	PVC	9.75	11.69%
RD-03	WYE-02	924.35	922.21	6	PVC	9.75	21.94%
CO-01	WYE-01	924.16	923.21	6	PVC	47.08	2.00%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
WYE-01	WYE-02	923.21	922.21	6	PVC	50.26	2.00%
WYE-02	CO-02	922.12	921.91	8	PVC	10.95	2.00%
CO-02	CO-04	921.91	920.50	8	PVC	70.27	2.00%
CO-04	STRM-05	920.50	918.74	8	HDPE	88.08	2.00%
STRM-04	STRM-05	918.26	914.82	18	HDPE	151.35	2.27%
STRM-05	STRM-06	914.82	911.63	18	HDPE	140.65	2.27%
STRM-06	FES-01	911.63	910.00	18	RCP	71.64	2.27%
STRM-43	STRM-44	922.48	921.96	18	HDPE	104.47	0.50%
STRM-44	STRM-56	921.46	920.67	24	HDPE	158.00	0.50%
STRM-45	STRM-46	919.38	918.44	30	HDPE	188.00	0.50%
STRM-46	STRM-53	917.94	917.70	36	HDPE	47.58	0.50%
OCS-01	FES-04	906.00	902.10	48	RCP	134.47	2.90%
STRM-47	EX-03	908.94	908.02	24	RCP	184.62	0.50%
OSC-02	STRM-47	909.56	908.94	24	RCP	124.66	0.50%
EX-02	STRM-47	917.15	908.94	24	RCP	51.47	15.95%
EX-01	STRM-47	915.35	908.94	12	CMP	122.75	5.22%
STRM-49	STRM-50	921.85	917.01	12	HDPE	292.00	1.66%
STRM-50	STRM-51	916.76	916.00	15	HDPE	46.00	1.66%
STRM-51	STRM-41	915.75	912.65	18	HDPE	187.00	1.66%
STUB-01	STRM-52	913.35	911.84	42	RCP	301.79	0.50%
STRM-52	FES-05	911.84	910.00	42	RCP	367.96	0.50%
STRM-53	STRM-54	917.70	917.26	36	HDPE	87.74	0.50%
STRM-54	STRM-55	917.26	915.97	36	HDPE	258.75	0.50%
STRM-55	STRM-36	915.97	914.84	36	HDPE	225.86	0.50%
STRM-56	STRM-45	920.17	919.38	30	HDPE	158.00	0.50%

PIPE TABLE

START STRUCTURE NAME	END STRUCTURE NAME	STARTING INV. ELEV.	ENDING INV. ELEV.	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)
STRM-58	STRM-39	913.59	912.39	42	HDPE	239.10	0.50%
STRM-57	STRM-58	920.88	920.25	12	HDPE	42.00	1.50%
STRM-59	STRM-04	921.25	918.76	12	HDPE	110.00	2.27%
STRM-60	STRM-06	918.25	916.60	18	HDPE	110.00	1.50%
EX-04	STRM-61	904.72	904.71	48	RCP	229.70	0.00%
STRM-61	FES-10	904.71	904.71	48	RCP	33.86	0.00%

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No.	REVISIONS	DATE	BY

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

BRIAN M. WURDEMAN, P.E.
DATE: 05/27/2026 MN LIC. NO. 53113

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

STORM SEWER PIPE SCHEDULE

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C723

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K:\TWC_LDE\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\C8-UTILITY PLAN.dwg May 27, 2026 - 5:49pm

SEE SHEET C801

SEE SHEET C802

SEE SHEET C803

SEE SHEET C804

SEE SHEET C805

SEE SHEET C806

SEE SHEET C807

SEE SHEET C808

CARVER COUNTY 11

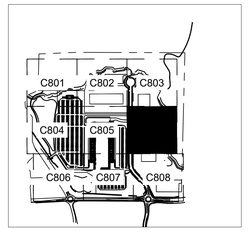
BIG WOODS BLVD

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
WL		EXISTING WETLAND/STREAM
		WETLAND/STREAM SETBACK

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF CHASKA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

811
Know what's below.
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
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BRIAN M. WIRDEMAN, P.E. | MN | LIC. NO. 53113 | DATE: 05/27/2026

KHA PROJECT	
183436040	
DATE	
05/27/2026	
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RGW
CHECKED BY	BMW

PRELIMINARY - NOT FOR CONSTRUCTION

UTILITY PLAN

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

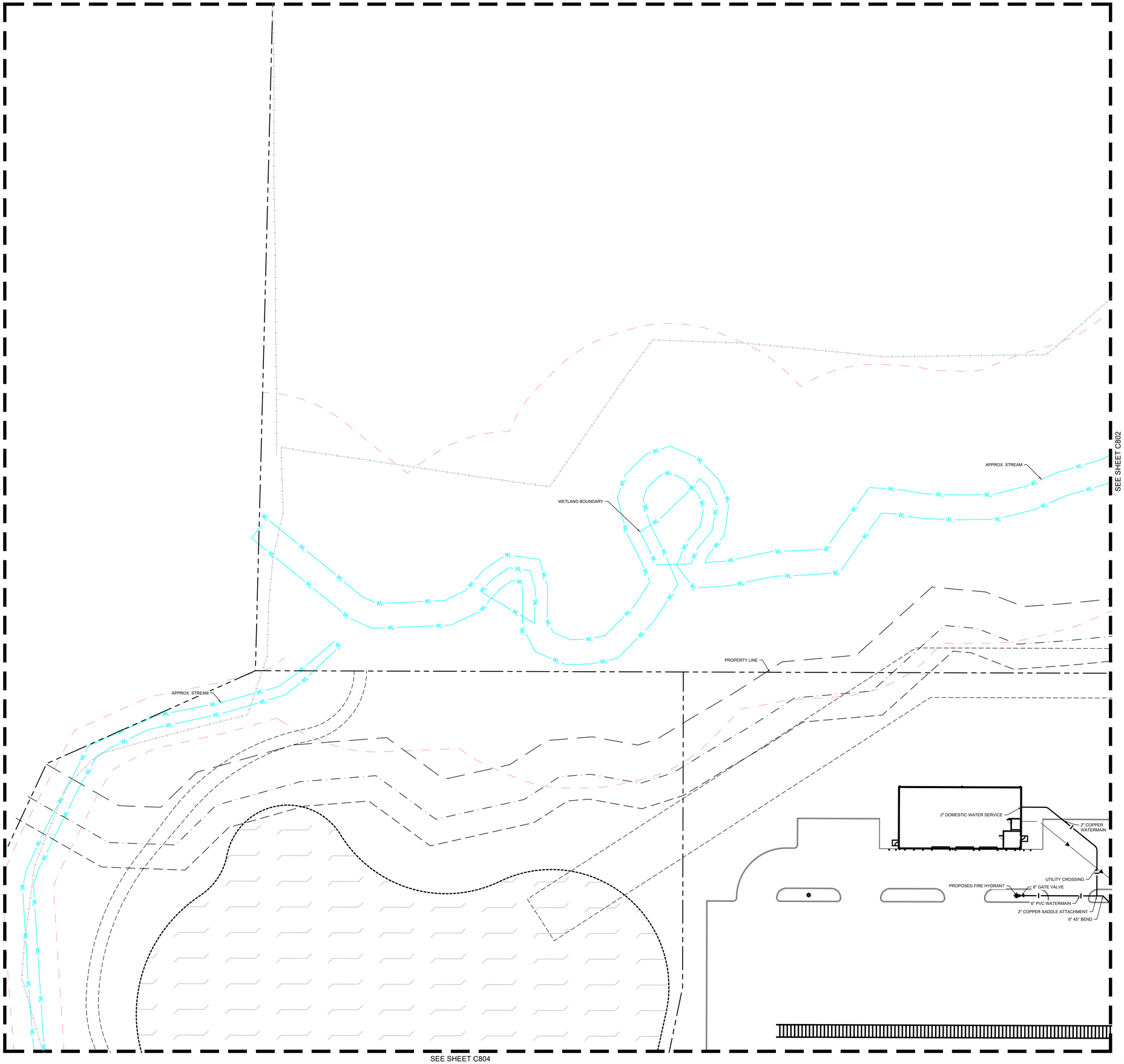
PREPARED FOR

SCANNELL PROPERTIES

MN

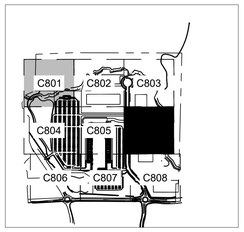
CHASKA

SHEET NUMBER
C800



LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
WL		EXISTING WETLAND/STREAM
		WETLAND/STREAM SETBACK



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C801

No.	REVISIONS	DATE	BY

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UTILITY PLAN ENLARGEMENT

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER **C802**

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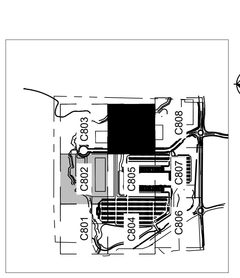

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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LEGEND

	EXISTING	PROPOSED
GATE VALVE		
HYDRANT		
REDUCER		
TEE		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
EXISTING WETLAND/STREAM		
WETLAND/STREAM SETBACK		

SEE SHEET C803

R940.87

FUTURE WATER TOWER LOCATION

PROPOSED FUTURE BUILDING PAD LOCATION

SEE SHEET C805

SEE SHEET C801

APPROX. WETLAND

APPROX. STREAM

PROPERTY LINE

6" 45° BEND

UTILITY CROSSING

UTILITY CROSSING

6" PVC WATERMAIN

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SHEET NUMBER	60% PLAN SET BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	MN CHASKA
C803	UTILITY PLAN ENLARGEMENT	

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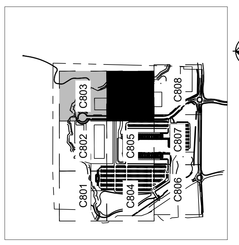
LEGEND

	EXISTING	PROPOSED
GATE VALVE		
HYDRANT		
REDUCER		
TEE		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
UNDERGROUND ELECTRIC		
TELEPHONE		
GAS MAIN		
EXISTING WETLAND/STREAM		
WETLAND/STREAM SETBACK		



LEGEND

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0 15 30 60

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WETLAND BOUNDARY

APPROX. STREAM

PROPOSED FUTURE BUILDING PAD LOCATION

PUBLIC ROAD TO BE DONE BY OTHERS

PROPOSED RIGHT-OF-WAY LINE

SEE SHEET C802

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60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

UTILITY PLAN ENLARGEMENT

SHEET NUMBER C804

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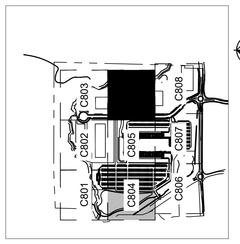
LEGEND

EXISTING / PROPOSED

- GATE VALVE
- HYDRANT
- REDUCER
- TEE
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- TELEPHONE
- GAS MAIN
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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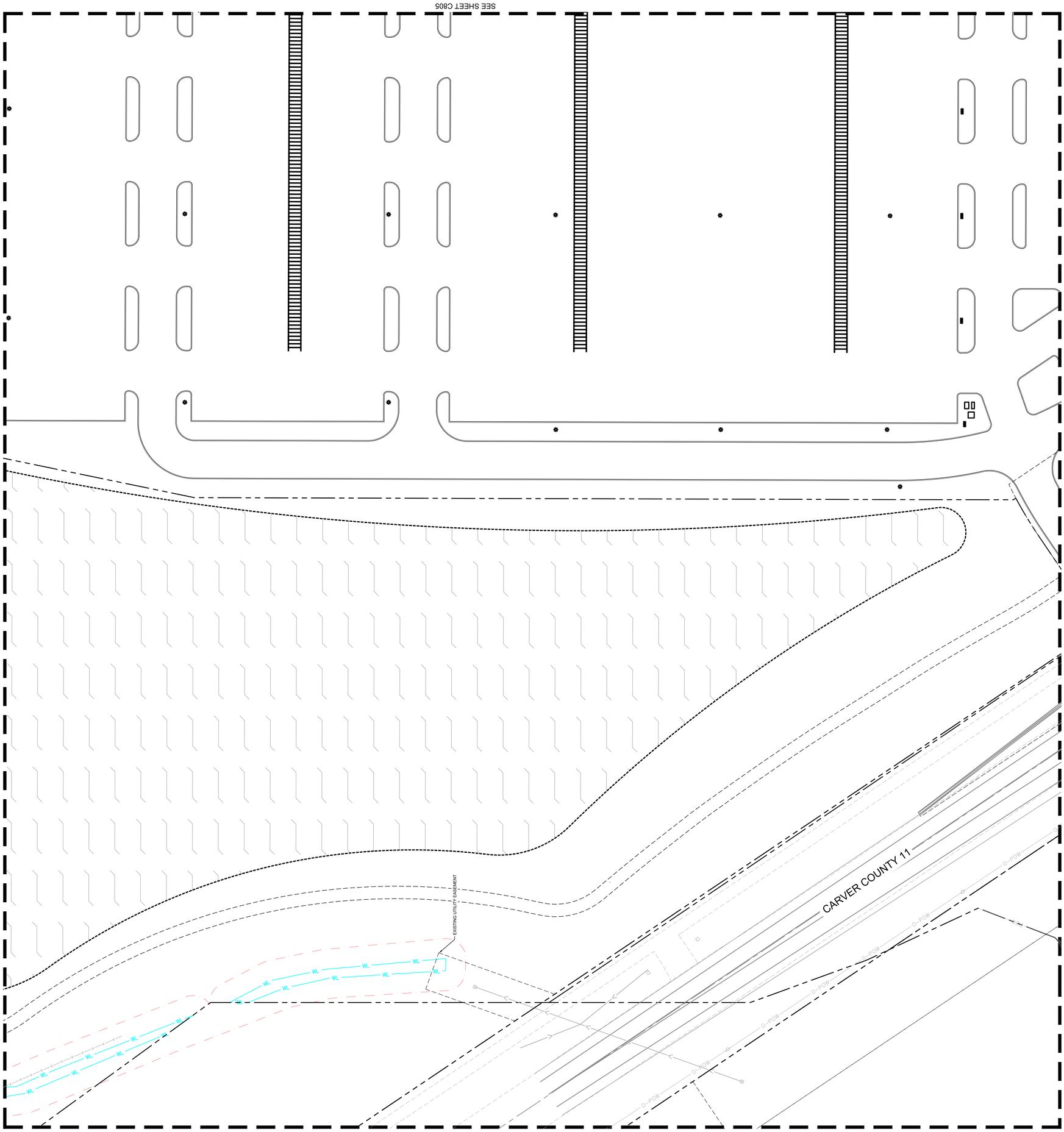

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SCANNELL PROPERTIES

CHASKA MN

UTILITY PLAN ENLARGEMENT

SHEET NUMBER **C805**

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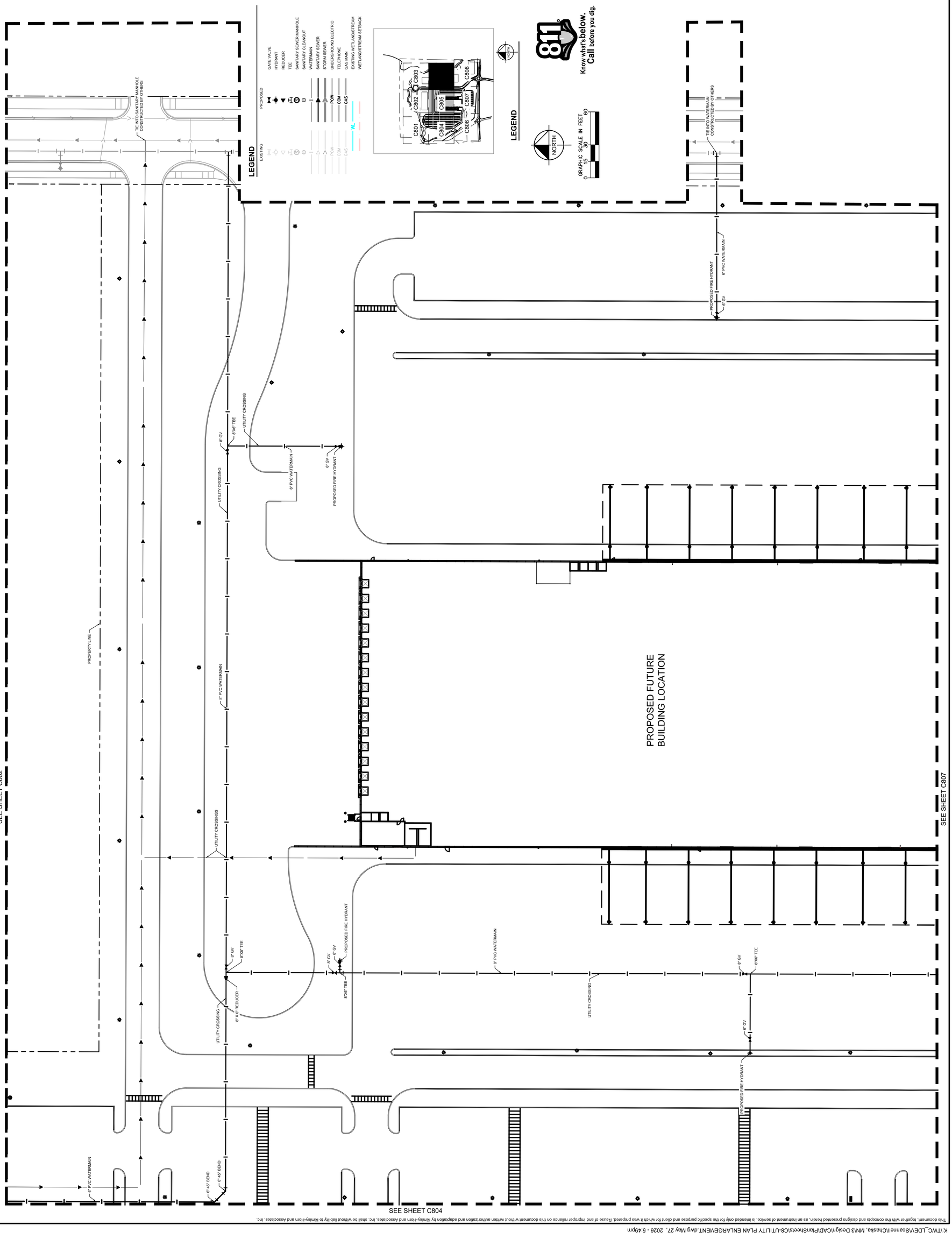

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CHASKA MN

UTILITY PLAN ENLARGEMENT

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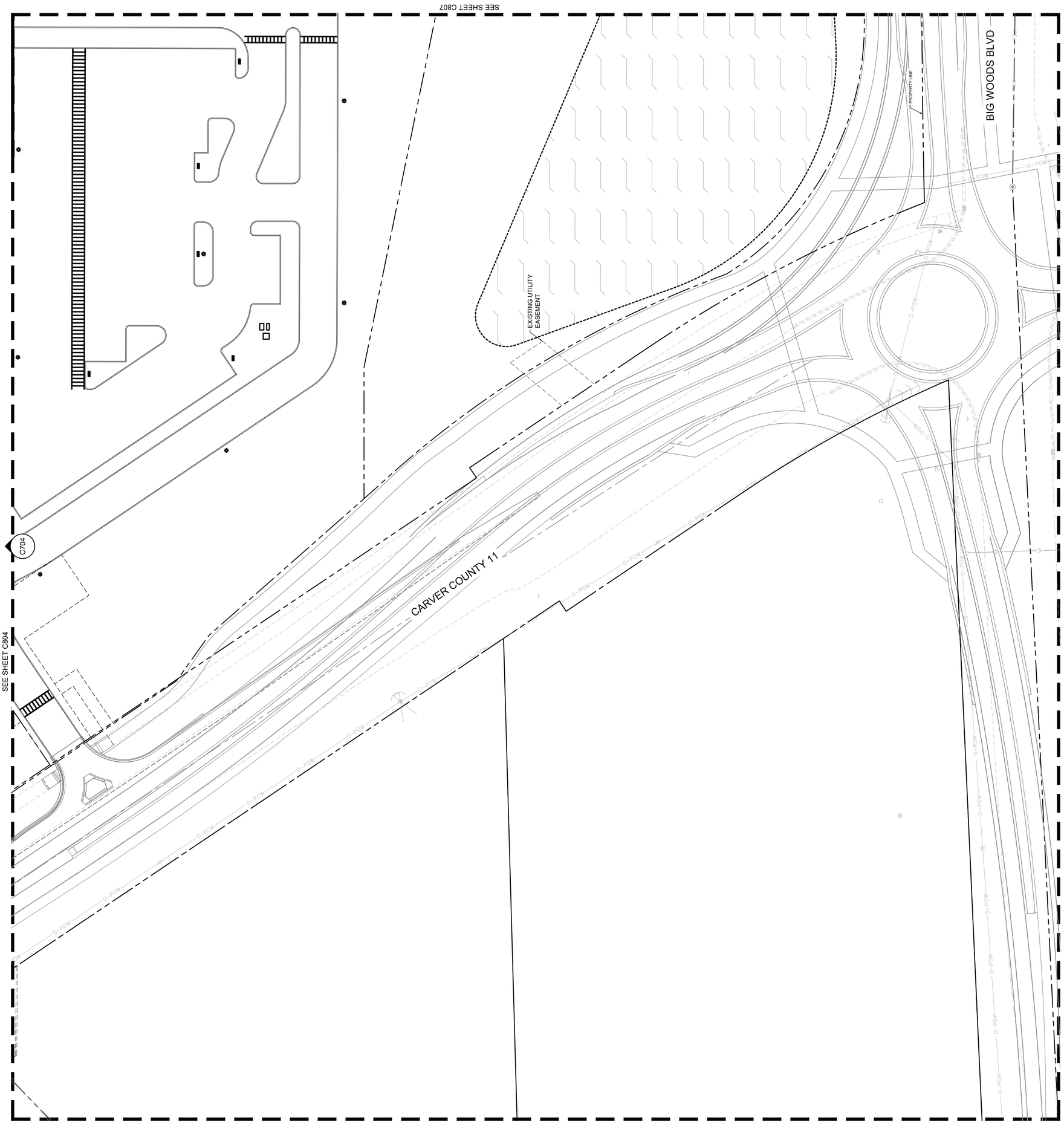

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CHASKA MN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

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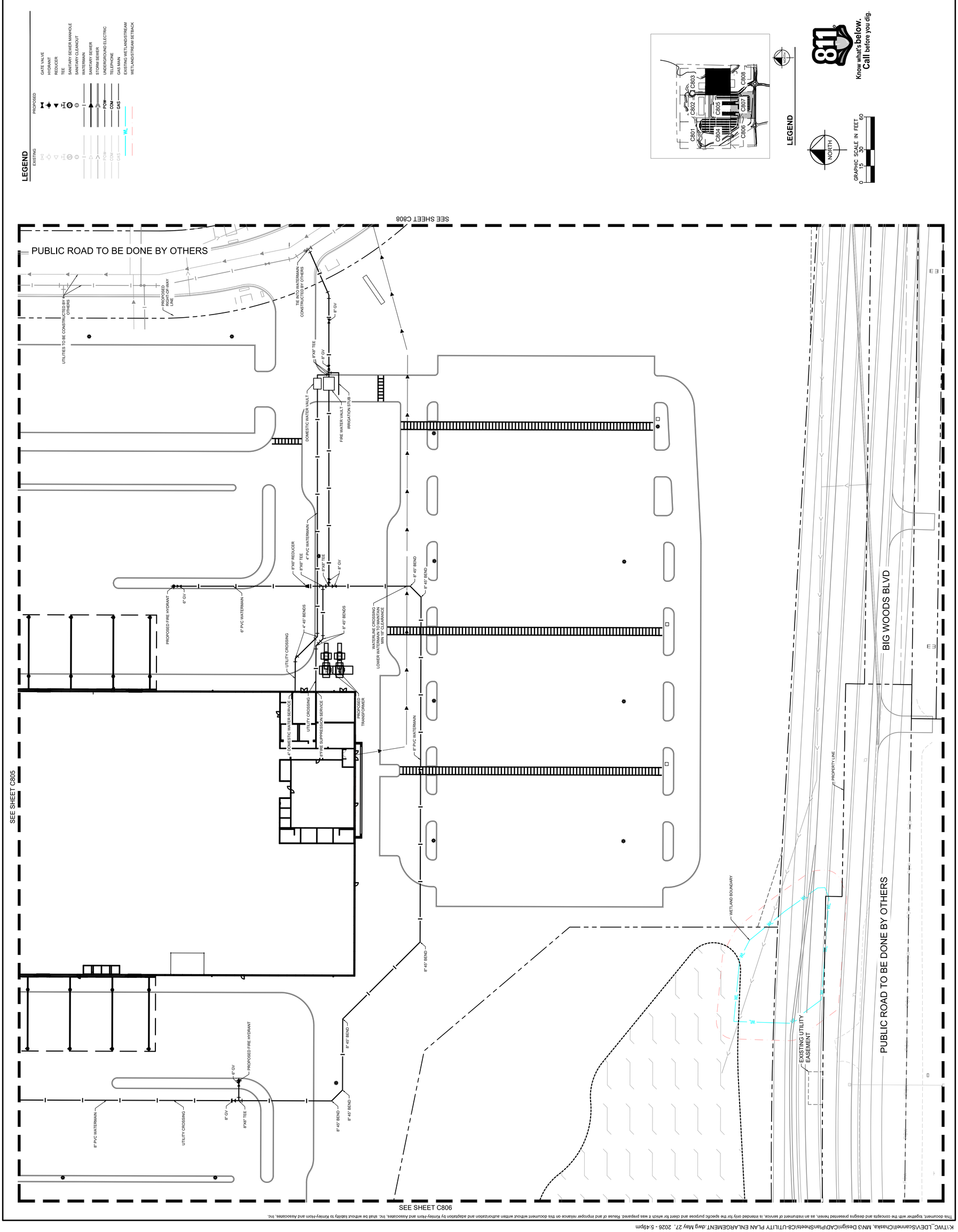

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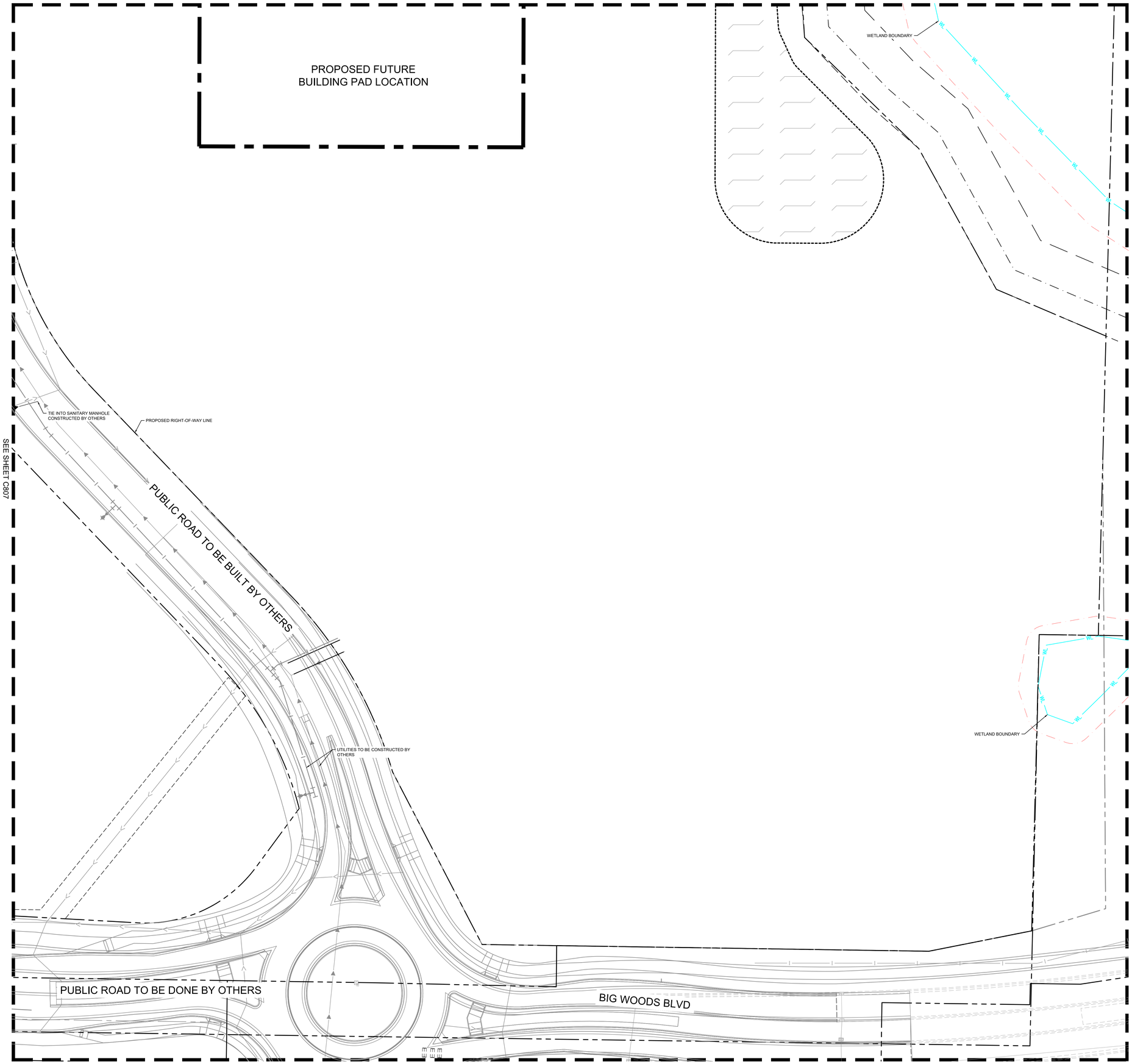
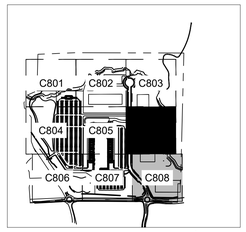


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
WL		EXISTING WETLAND/STREAM
		WETLAND/STREAM SETBACK



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

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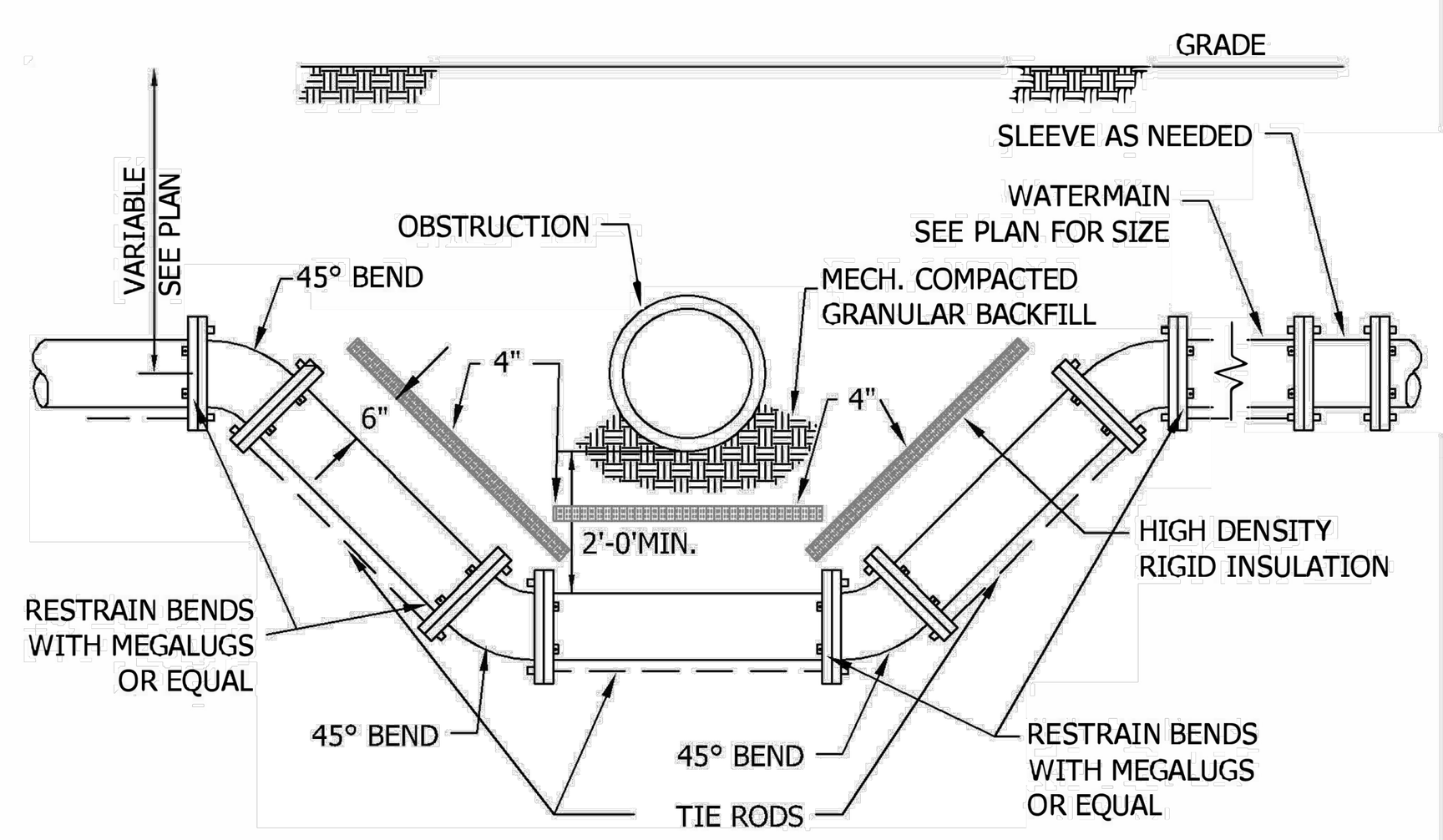

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

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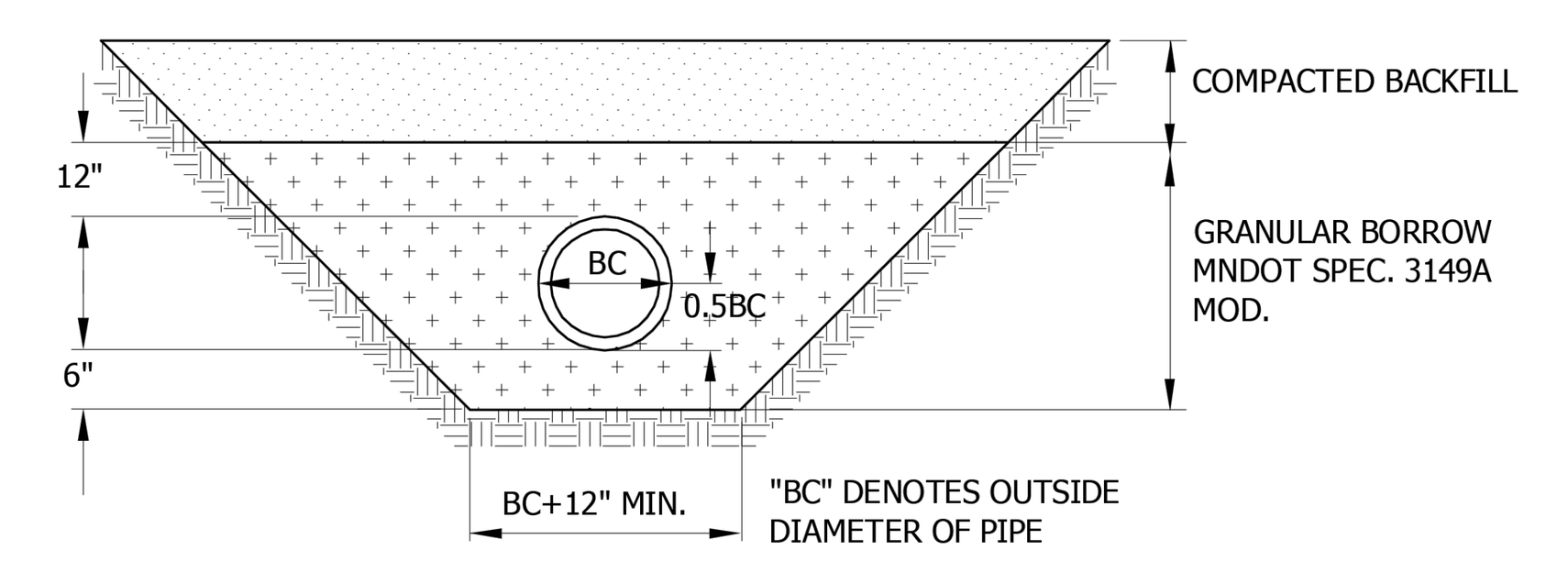
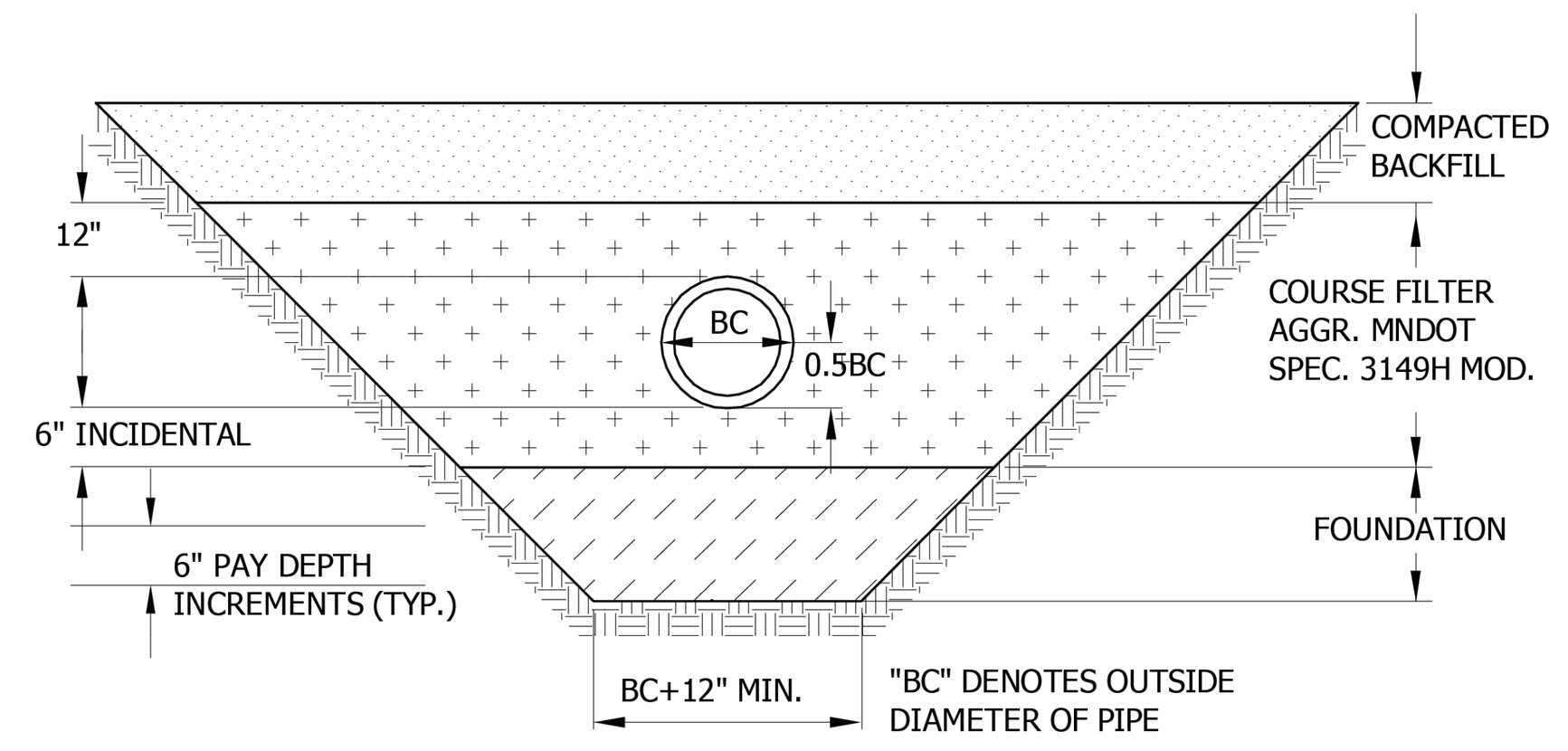
WATER MAIN LOWERING WITH INSULATION DETAIL
CHASKA, MINNESOTA
LAST REVISION: MARCH 2019
PLATE NO. WAT-6



PIPE FOUNDATION & BEDDING IN GOOD SOILS



IMPROVED PIPE FOUNDATION & BEDDING IN POOR SOILS

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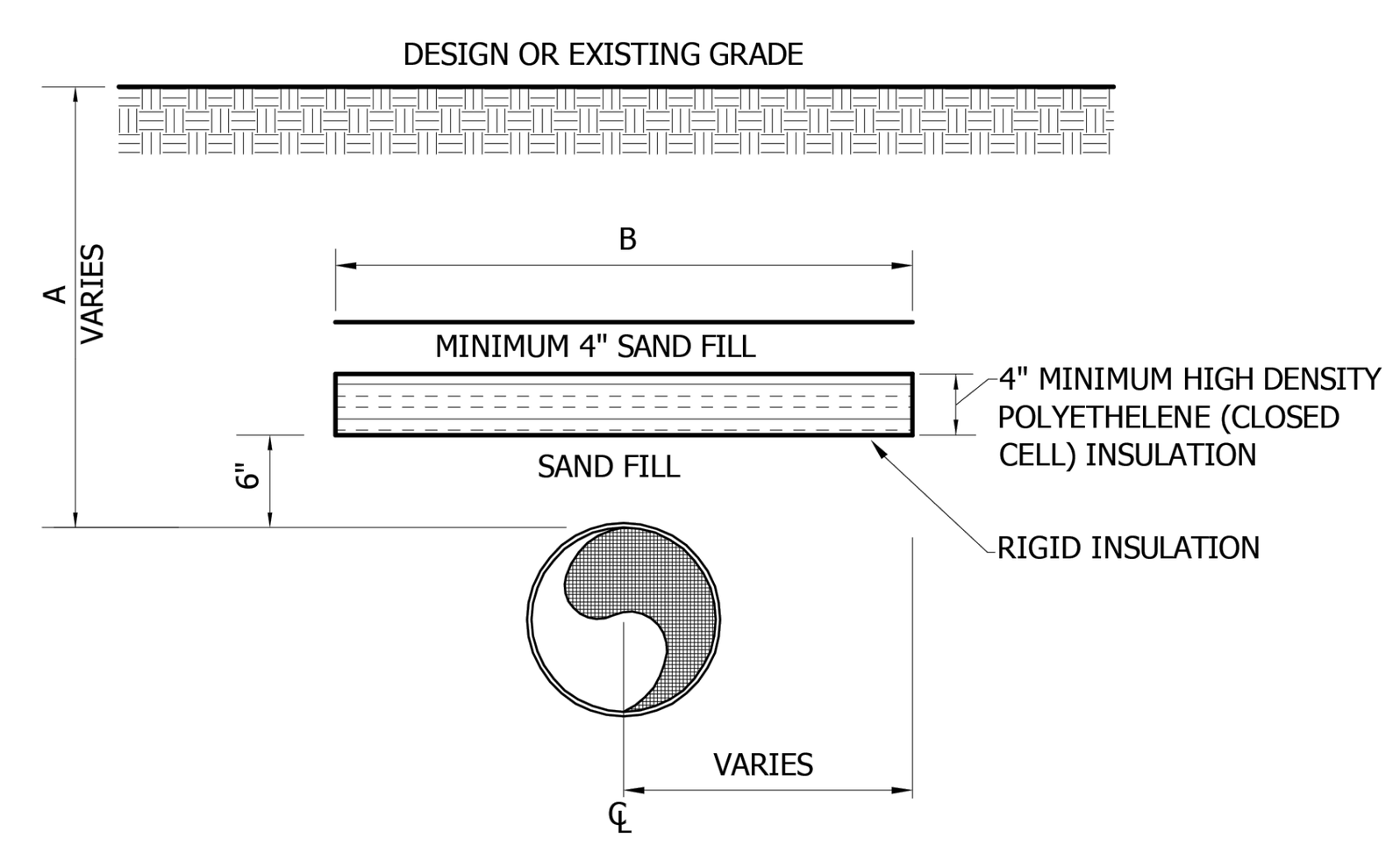
BEDDING METHODS FOR PVC
CHASKA, MINNESOTA
LAST REVISION: MARCH 2008
PLATE NO. GEN-7

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



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

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

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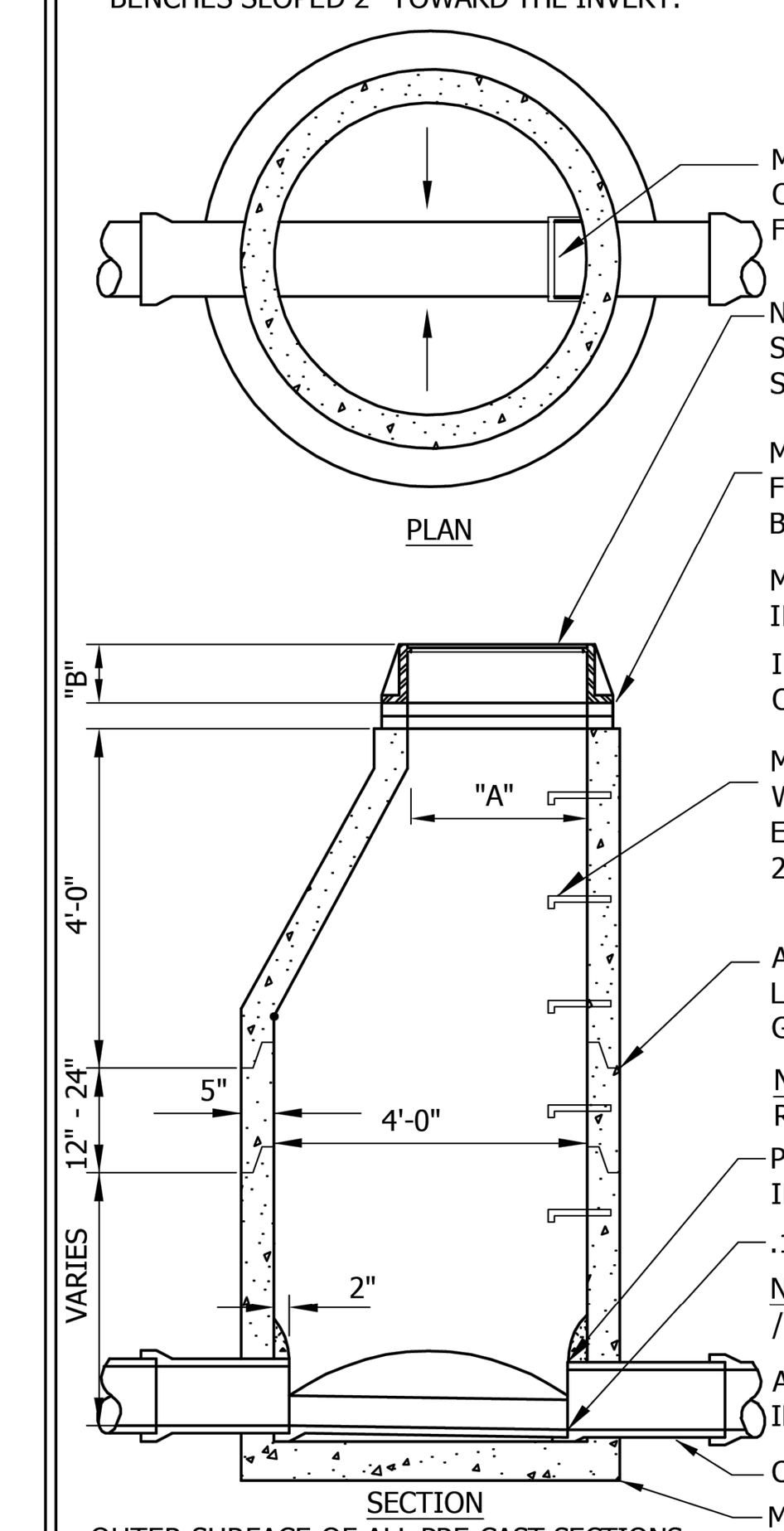
INSULATION DETAIL
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. GEN-8

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

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



- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
- NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK. AND GATOR WRAP.
- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.
- .1' DROP ACROSS INVERTS MIN.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
- COMPACT TO TOP OF PIPE, TO FIRST JOINT.
- MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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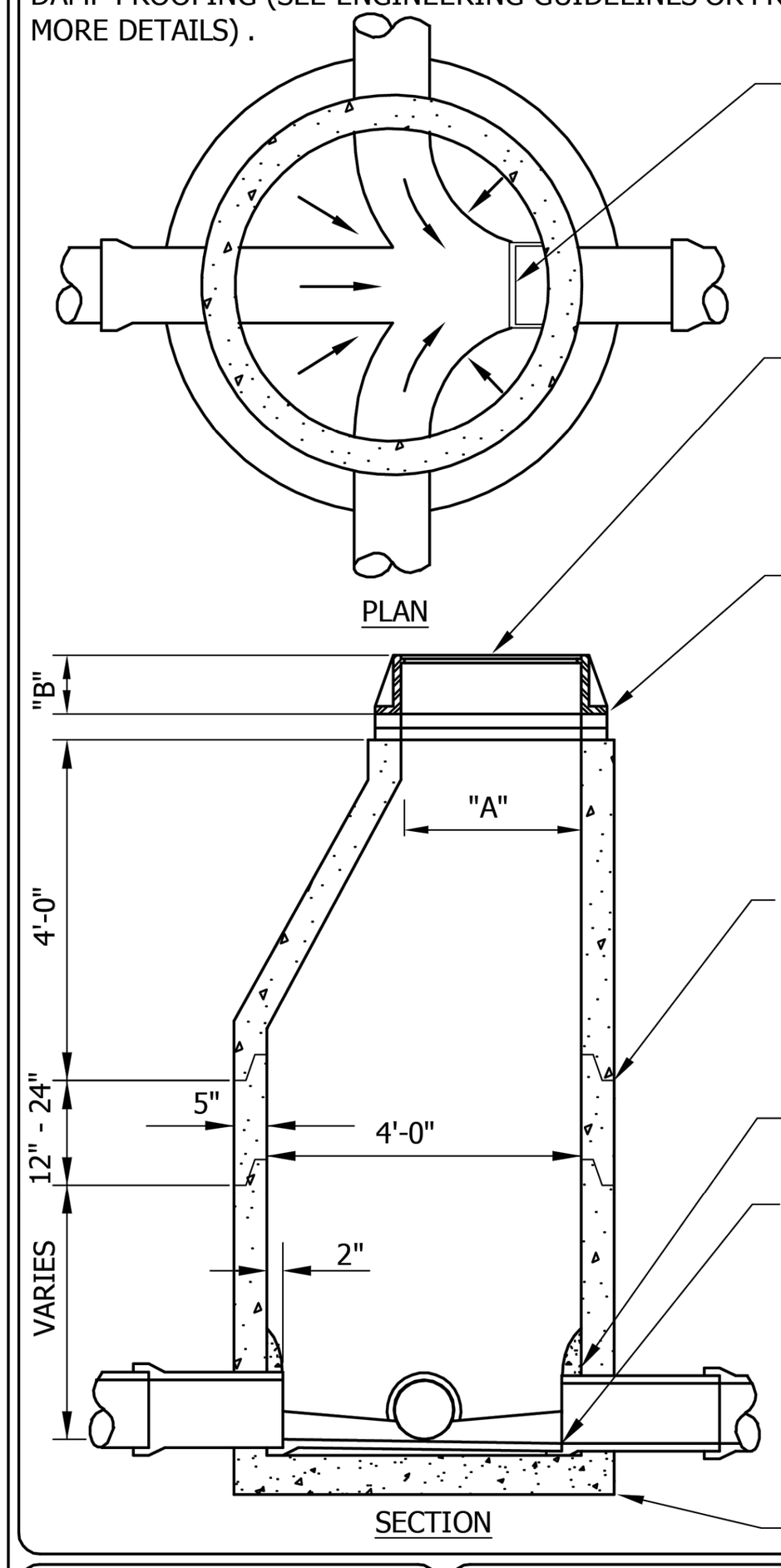
SANITARY SEWER MANHOLE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2023
PLATE NO. SAN-1

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .



- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
- NEENAH COVER **R1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTING RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING
- INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK AND GATOR WRAP.
- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.
- .1' DROP ACROSS INVERTS (MIN.)
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
- MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

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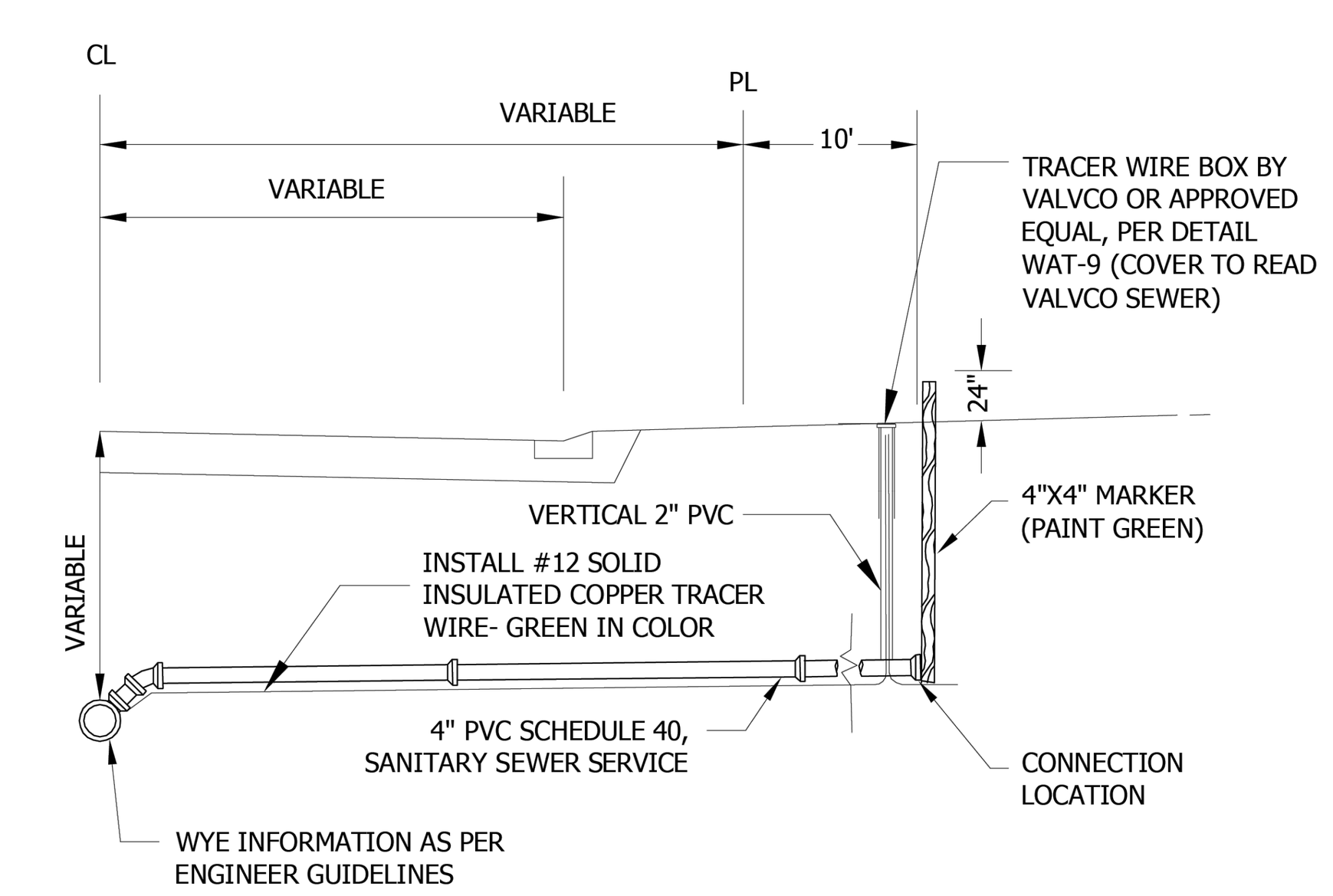
SANITARY SEWER JUNCTION MANHOLE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2023
PLATE NO. SAN-2



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

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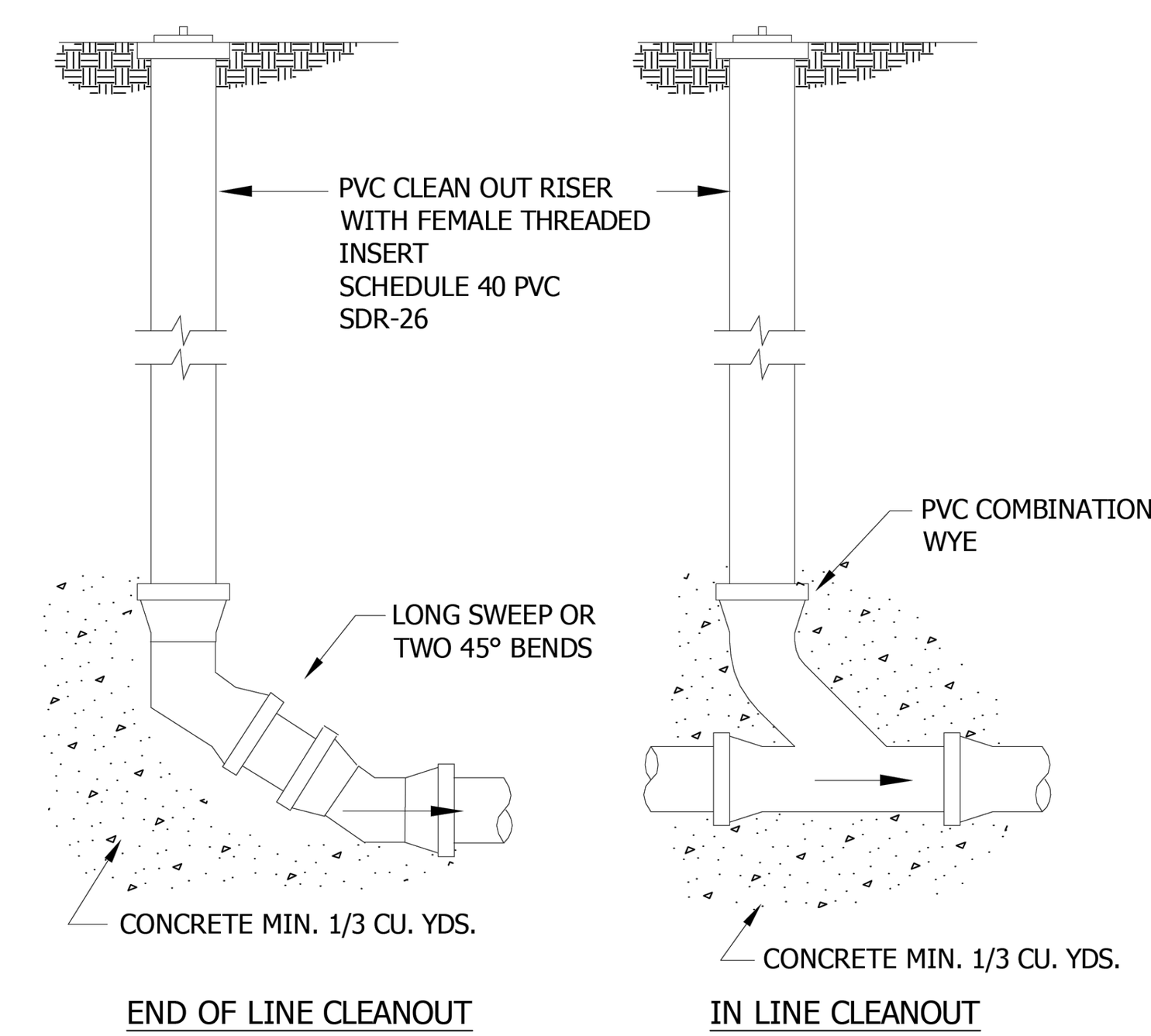
SEWER SERVICE CONNECTION
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. SER-1

NOTE: CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE: ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE: CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

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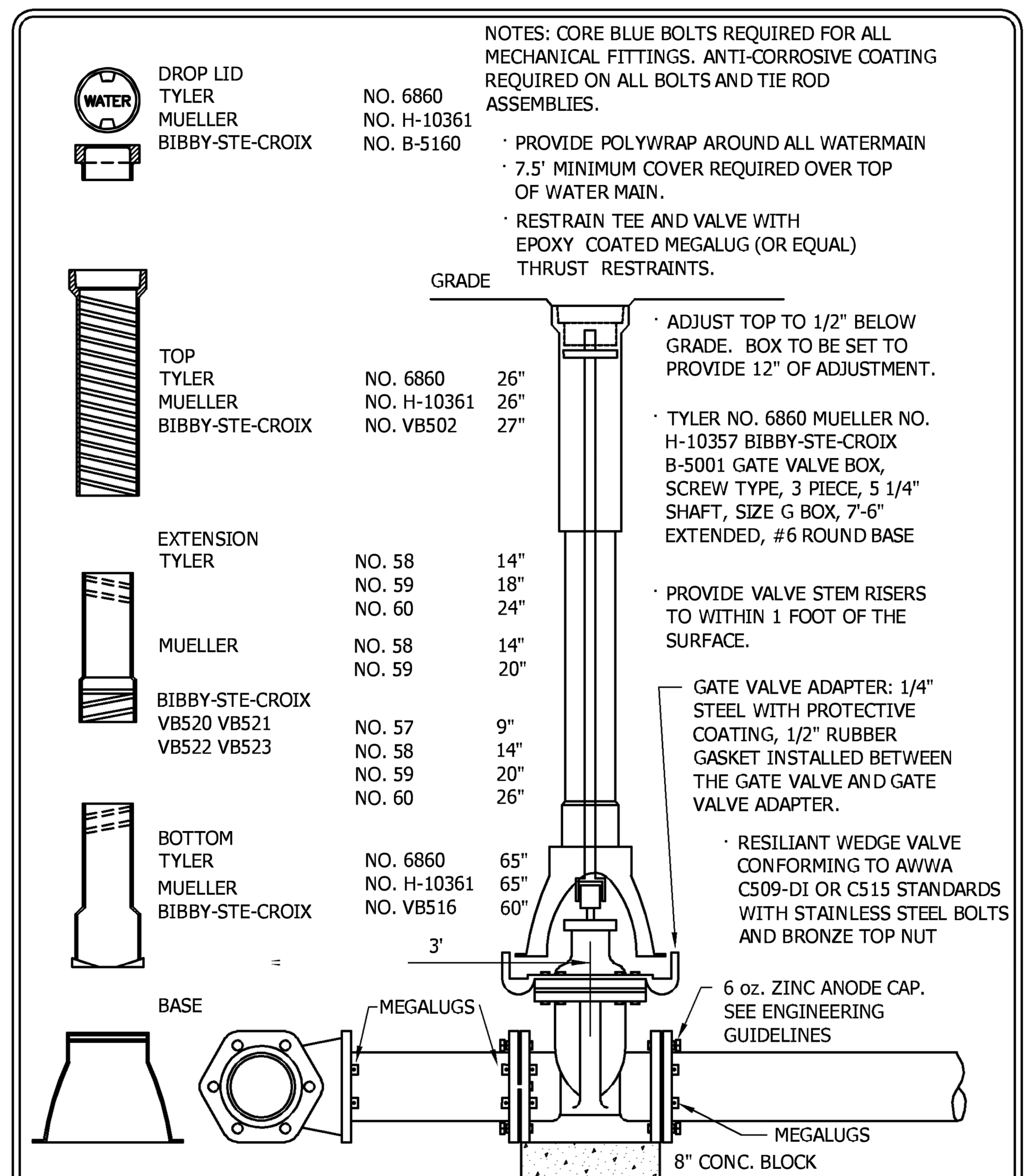
SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA
LAST REVISION: MARCH 2001
PLATE NO. SER-4

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.
- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.



- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT
- 6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

Stantec — 733 Marquette Ave Suite 1000, Minneapolis, MN 55402, www.stantec.com

GATE VALVE AND BOX INSTALLATION
CHASKA, MINNESOTA
LAST REVISION: MARCH 2019
PLATE NO. WAT-1

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160846040	05/27/2026	AS SHOWN	CGM	RCW	BMW

UTILITY DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
C820

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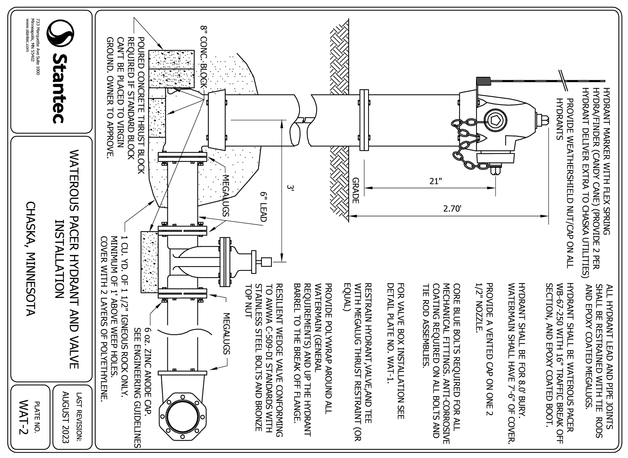


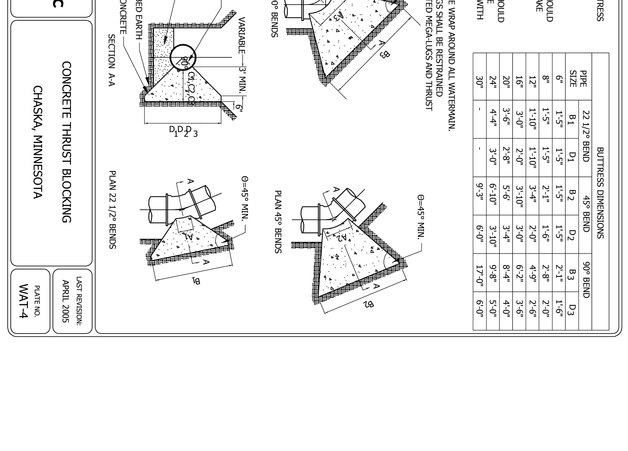
Stantec
2335 Highway 36 W Suite 311
Saint Paul, MN 55113
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023
PLATE NO. WAT-2

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE ADJUSTED AS REQUIRED TO MAKE ANGLE B EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH NO BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH MEGALUG EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS							
	22 1/2° BEND			45° BEND		90° BEND		
	B_1	D_1	B_2	D_2	B_3	D_3		
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"		
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"		
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-0"	2'-6"		
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"		
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"		
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"		
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"		



Stantec
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Saint Paul, MN 55113
www.stantec.com

CONCRETE THRUST BLOCKING
CHASKA, MINNESOTA

LAST REVISION: APRIL 2005
PLATE NO. WAT-4

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER C821

UTILITY DETAILS

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

FOR REFERENCE ONLY

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PHONE: 612-315-1272
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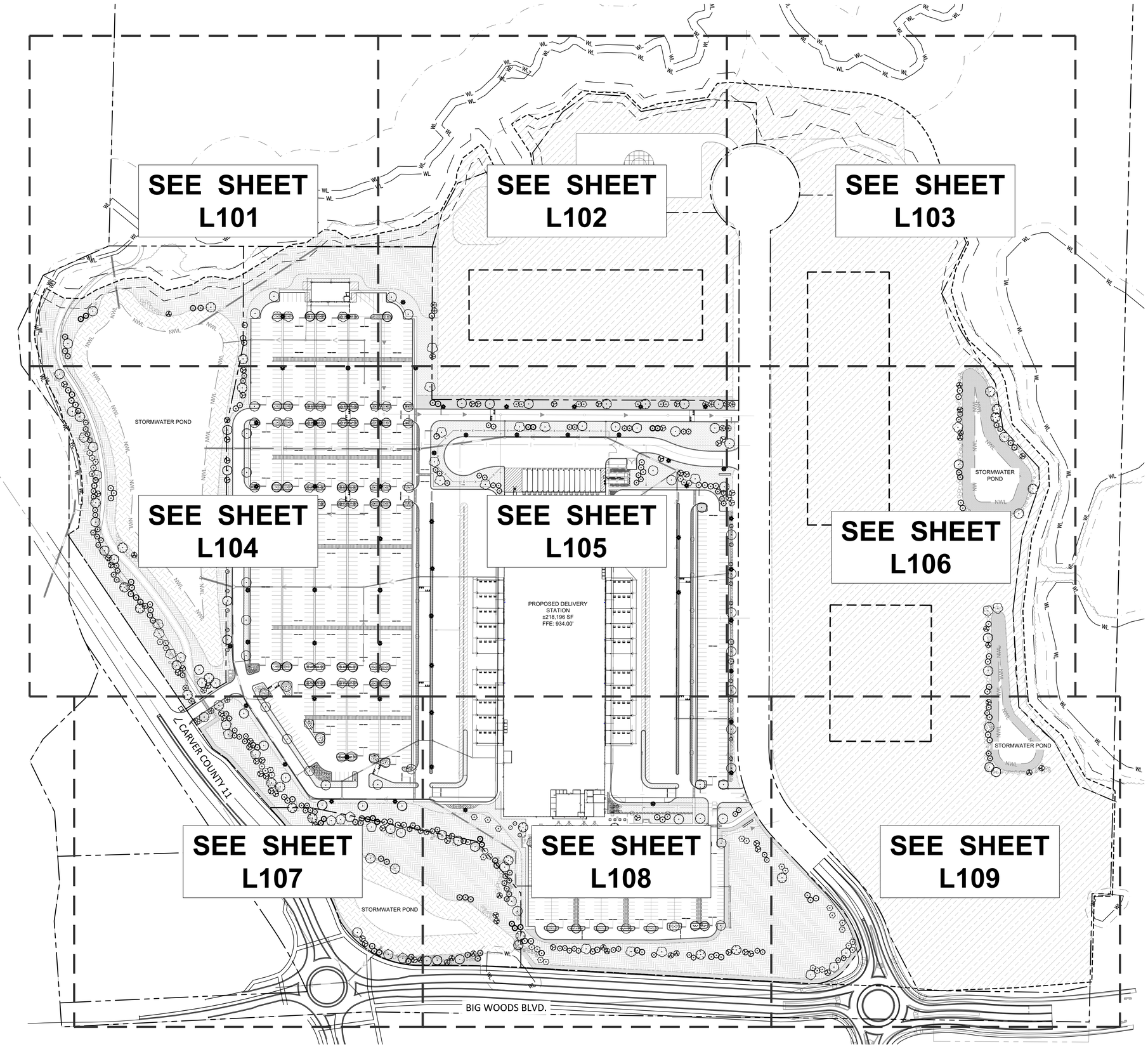
No.	REVISIONS	DATE	BY



LANDSCAPE SUMMARY

OVERALL LANDSCAPE REQUIREMENTS

OVERSTORY CALIPER INCHES REQUIRED: 1,364 CALIPER INCHES = (218,196 GROSS BUILDING S.F.*2) / 320
OVERSTORY CALIPER INCHES PROVIDED: 1,400 CALIPER INCHES

TWO-STORY CALIPER INCH BREAKDOWN:	TREES REQUIRED	TREES PROVIDED
60% @ 2.5" (OR 6' HT. CONIFER)	328 TREES / 818.4 CAL. IN.	328 / 818,4 CAL. IN.
10% @ 3.0" (OR 7' HT. CONIFER)	46 TREES / 136.4 CAL. IN.	46 / 136.4 CAL. IN.
10% @ 3.5" (OR 8' HT. CONIFER)	39 TREES / 136.4 CAL. IN.	39 / 136.4 CAL. IN.
10% @ 4.0" (OR 9' HT. CONIFER)	35 TREES / 136.4 CAL. IN.	35 / 136.4 CAL. IN.
10% @ 4.5" (OR 10' HT. CONIFER)	30 TREES / 136.4 CAL. IN.	30 / 136.4 CAL. IN.
TOTAL	478 TREES / 1,364 CAL. IN.	478 TREES / 1,364 INCHES

OVERSTORY TREES REQUIRED: 238 TREES
OVERSTORY TREES PROVIDED: 250 TREES

ORNAMENTAL TREES REQUIRED: 60 TREES = 2,472 *.25
ORNAMENTAL TREES PROVIDED: 104 TREES

SHRUBS REQUIRED: 727 SHRUBS = 218,196 GROSS S.F. / 300
SHRUBS PROVIDED: 804 SHRUBS

GREEN BELT REQUIREMENTS

SCREENING REQUIRED: 6' HT MINIMUM SCREEN INCLUDING BERMS, DECIDUOUS AND CONIFEROUS TREES, AND SHRUBS
SCREENING PROVIDED: SEE PLAN

STREET TREE REQUIREMENTS

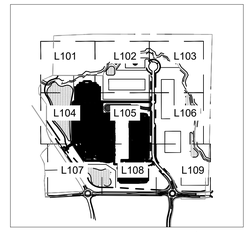
TREES REQUIRED: TREES REQUIRED TO BE PLACED EVERY 50' O.C.
TREES PROVIDED: SEE PLAN

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

SEED MIX LEGEND

- 38-641 — SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- WD — SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- RT — SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
- STR — SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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RYAN A. HYLLESTED, P.A. | DATE: 05/29/2026 | LIC. NO. 53926 | MN

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY EPP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L100

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\L1-LANDSCAPE PLAN.DWG May 27, 2026 - 5:24pm

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SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
WD	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
RT	SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
STR	SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
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- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

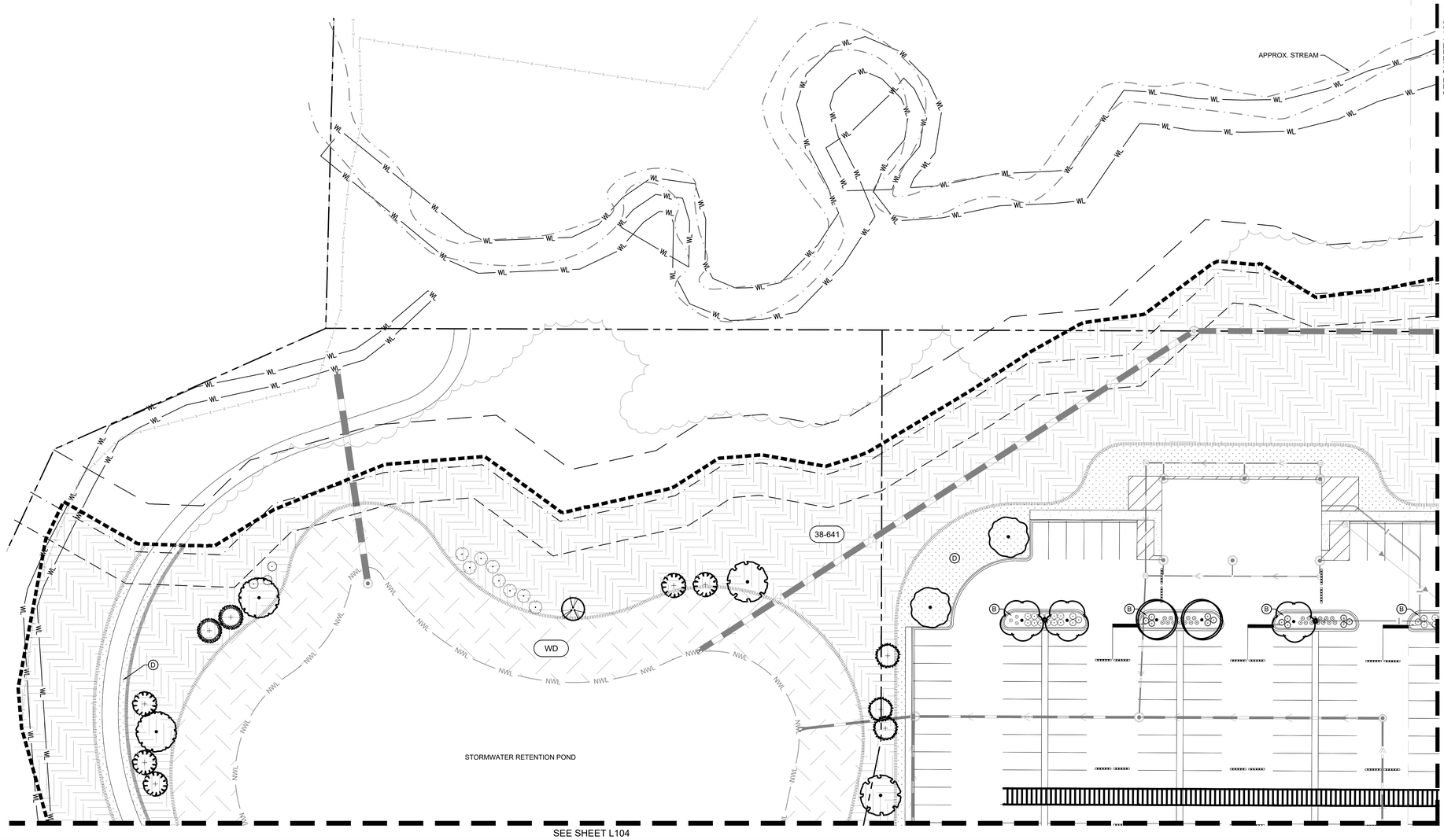
LANDSCAPE KEYNOTES

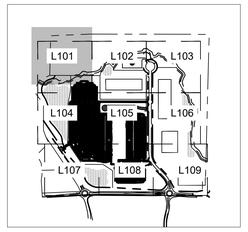
(A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	AUTUMN BRILLANCE SERVICEBERRY
	DAKOTA PINNACLE BIRCH
	PRAIRIE ROSE CRABAPPLE
	QUAKING ASPEN
	RIVER BIRCH MULTI-TRUNK
	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
	GREEN MOUNTAIN® SUGAR MAPLE
	COMMON HACKBERRY
	IMPERIAL HONEYLOCUST
	NORTHERN PIN OAK
	PRINCETON ELM
	REDMOND AMERICAN LINDEN
	FIRST EDITIONS® ST CROIX™ AMERICAN ELM
	SIENNA GLEN MAPLE
	SKINNY GENES OAK
	SWAMP WHITE OAK
CONIFEROUS SHRUBS	
	HETZ MIDGET ARBORVITAE
	SEA GREEN JUNIPER
	TECHNY ARBORVITAE
	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS	
	IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	ARTIC BLUE LEAF WILLOW
	DWARF BUSH HONEYSUCKLE
	GRAY DOGWOOD
	GARDEN GLOW DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	MOHICAN VIBURNUM
	SEM FALSE SPIRAEA
	SMOOTH SUMAC
ORNAMENTAL GRASSES	
	BLONDE AMBITION BLUE GRAMA GRASS
	HEAVY METAL SWITCHGRASS
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT





LEGEND

NORTH

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RYAN A. HYLLESTED, P.A. — MN — LIC. NO. 53928 — DATE 05/27/2026

KHA PROJECT	160436010
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	APP
CHECKED BY	RAH

LANDSCAPE PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

L101

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
WD	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
RT	SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
STR	SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

APPROX. WETLAND

APPROX. STREAM

FUTURE WATER TOWER LOCATION

FUTURE BUILDING LOCATION

SEE SHEET L101

SEE SHEET L103

SEE SHEET L105

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
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	PRAIRIE ROSE CRABAPPLE
	QUAKING ASPEN
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	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
	GREEN MOUNTAIN® SUGAR MAPLE
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DECIDUOUS SHRUBS	
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	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

LANDSCAPE LEGEND

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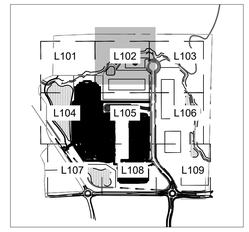

LEGEND

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PHONE: 952-746-1557
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A. — DATE: 04/29/2026 — MN LIC. NO. 53928

KHA PROJECT 160410040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY KDT
CHECKED BY RAH
APP

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L102

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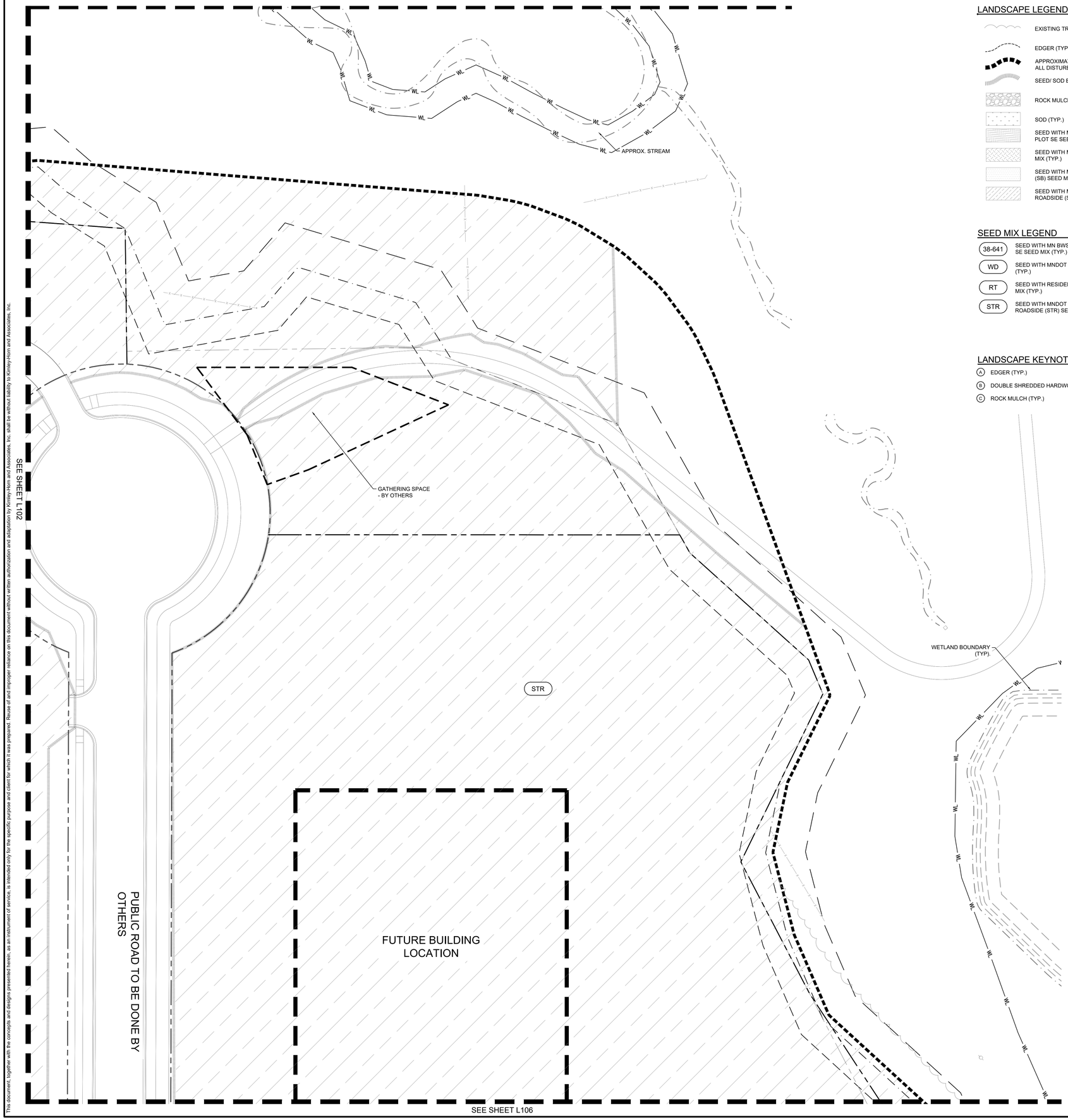

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
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LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)

PLANT KEY

SYMBOL — COMMON NAME

CONIFEROUS TREE
- BALSAM FIR
- BLACK HILLS SPRUCE
- CANADIAN HEMLOCK
- EASTERN RED CEDAR
- NORWAY SPRUCE
- WHITE CEDAR
- WHITE PINE

ORNAMENTAL TREE
- AUTUMN BRILLANCE SERVICEBERRY
- DAKOTA PINNACLE BIRCH
- PRAIRIE ROSE CRABAPPLE
- QUAKING ASPEN
- RIVER BIRCH MULTI-TRUNK
- THORNLESS COCKSPUR HAWTHORN

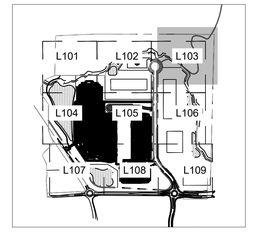
OVERSTORY TREE
- AUTUMN BLAZE MAPLE
- BOULEVARD LINDEN
- GREEN MOUNTAIN® SUGAR MAPLE
- COMMON HACKBERRY
- IMPERIAL HONEYLOCUST
- NORTHERN PIN OAK
- PRINCETON ELM
- REDMOND AMERICAN LINDEN
- FIRST EDITIONS® ST CROIX™ AMERICAN ELM
- SIENNA GLEN MAPLE
- SKINNY GENES OAK
- SWAMP WHITE OAK

CONIFEROUS SHRUBS
- HETZ MIDGET ARBORVITAE
- SEA GREEN JUNIPER
- TECHNY ARBORVITAE
- MUGO WHITE BUD PINE

DECIDUOUS SHRUBS
- IROQUOIS BEAUTY™ BLACK CHOKEBERRY
- ARTIC BLUE LEAF WILLOW
- DWARF BUSH HONEYSUCKLE
- GRAY DOGWOOD
- GARDEN GLOW DOGWOOD
- GRO-LOW FRAGRANT SUMAC
- ISANTI REDOSIER DOGWOOD
- LITTLE DEVIL NINEBARK
- MOHICAN VIBURNUM
- SEM FALSE SPIRAEA
- SMOOTH SUMAC

ORNAMENTAL GRASSES
- BLONDE AMBITION BLUE GRAMA GRASS
- HEAVY METAL SWITCHGRASS
- KARL FOERSTER FEATHER REED GRASS
- NORTHWIND SWITCH GRASS
- STANDING OVATION LITTLE BLUESTEM

PERENNIALS
- AUTUMN FIRE SEDUM
- APRICOT SPARKLES DAYLILY
- NARROW LEAF BLUE STAR
- WALKER'S LOW CATMINT



LEGEND

NORTH

GRAPHIC SCALE IN FEET
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PHONE: 763-541-1037
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A. — DATE: 05/27/2026 — LIC. NO. 53928 — MN

KHA PROJECT 163001460
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L103

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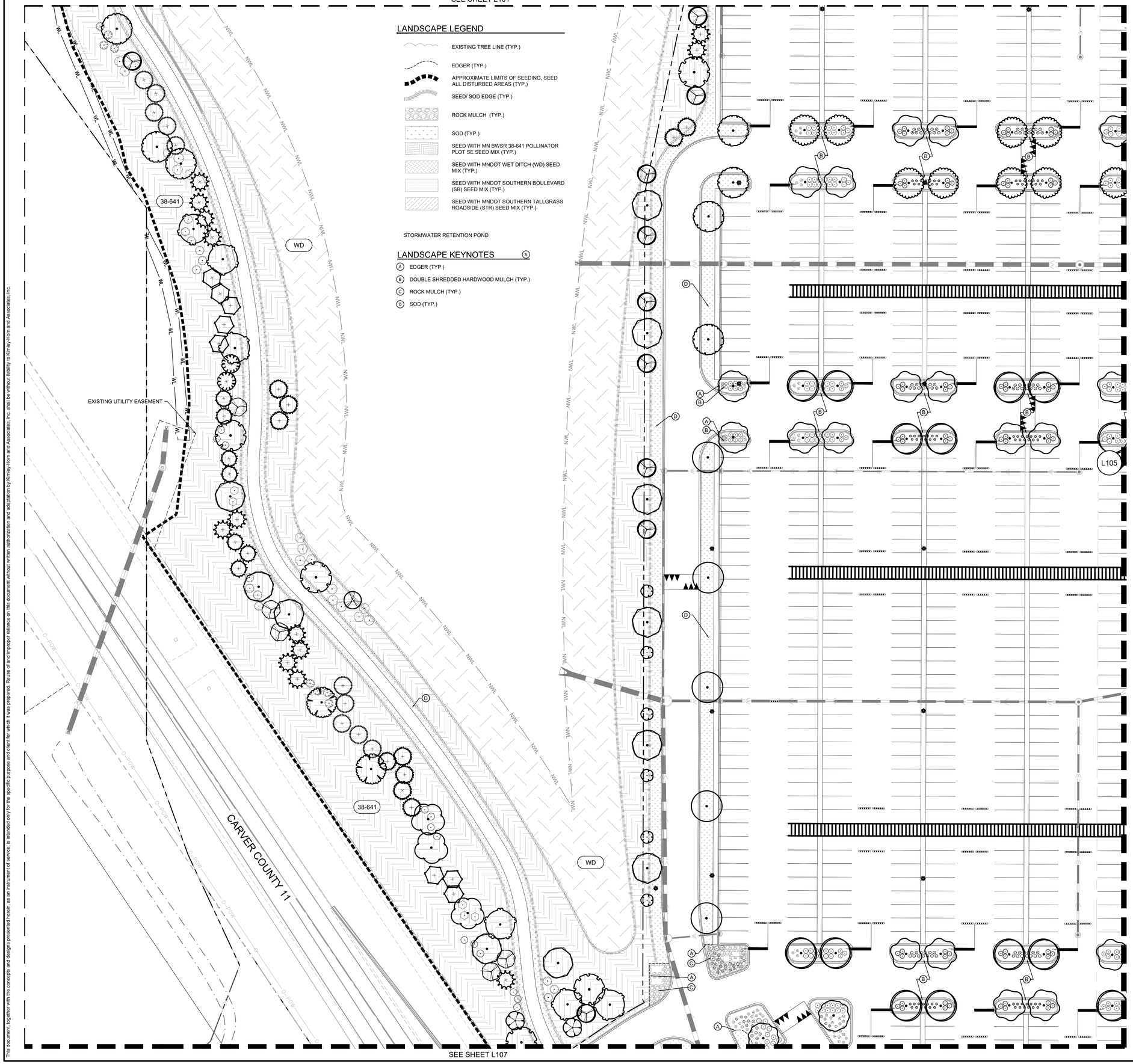
SEE SHEET L101



LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

STORMWATER RETENTION POND

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	AUTUMN BRILLANCE SERVICEBERRY
	DAKOTA PINNACLE BIRCH
	PRAIRIE ROSE CRABAPPLE
	QUAKING ASPEN
	RIVER BIRCH MULTI-TRUNK
	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
	GREEN MOUNTAIN® SUGAR MAPLE
	COMMON HACKBERRY
	IMPERIAL HONEYLOCUST
	NORTHERN PIN OAK
	PRINCETON ELM
	REDMOND AMERICAN LINDEN
	FIRST EDITIONS® ST CROIX™ AMERICAN ELM
	SIENNA GLEN MAPLE
	SKINNY GENES OAK
	SWAMP WHITE OAK
CONIFEROUS SHRUBS	
	HETZ MIDGET ARBORVITAE
	SEA GREEN JUNIPER
	TECHNY ARBORVITAE
	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS	
	IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	ARTIC BLUE LEAF WILLOW
	DWARF BUSH HONEYSUCKLE
	GRAY DOGWOOD
	GARDEN GLOW DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	MOHICAN VIBURNUM
	SEM FALSE SPIRAEA
	SMOOTH SUMAC
ORNAMENTAL GRASSES	
	BLONDE AMBITION BLUE GRAMA GRASS
	HEAVY METAL SWITCHGRASS
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
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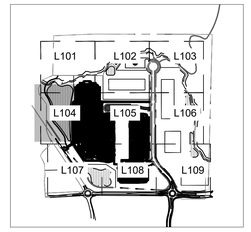

LEGEND

NORTH

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No.	REVISIONS	DATE	BY

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RYAN A. HYLLESTED, P.L.A.
MN
LIC. NO. 53926
DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET

LANDSCAPE PLAN ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L104

SEE SHEET L102

SEE SHEET L104

SEE SHEET L106

SEE SHEET L108

STR

SB

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
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SEED MIX LEGEND

- 38-641 — SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
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- RT — SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
- STR — SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
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PLANT KEY

SYMBOL	COMMON NAME
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	NORWAY SPRUCE
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ORNAMENTAL TREE	
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OVERSTORY TREE	
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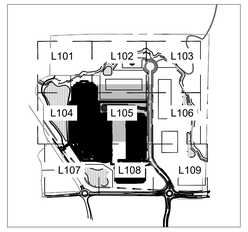

LEGEND

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn

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RYAN A. HYLLESTED, P.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 160436040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

LANDSCAPE PLAN ENLARGEMENT

CHASKA MN

SHEET NUMBER
L105

SEE SHEET L103

FUTURE BUILDING LOCATION

WETLAND BOUNDARY (TYP.)

WD

NWL

WL

STR

SEE SHEET L105

PUBLIC ROAD TO BE DONE BY OTHERS

FUTURE BUILDING LOCATION

SEE SHEET L109

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
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LANDSCAPE LEGEND

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LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
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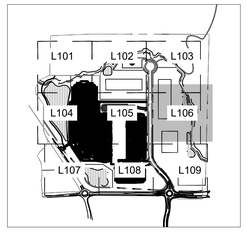

LEGEND

NORTH

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RYAN A. FYLLESTED, P.L.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 160400040
DATE: 05/27/2026
SCALE: AS SHOWN
DESIGNED BY: CFK
DRAWN BY: APP
CHECKED BY: RAH

LANDSCAPE PLAN ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
L106

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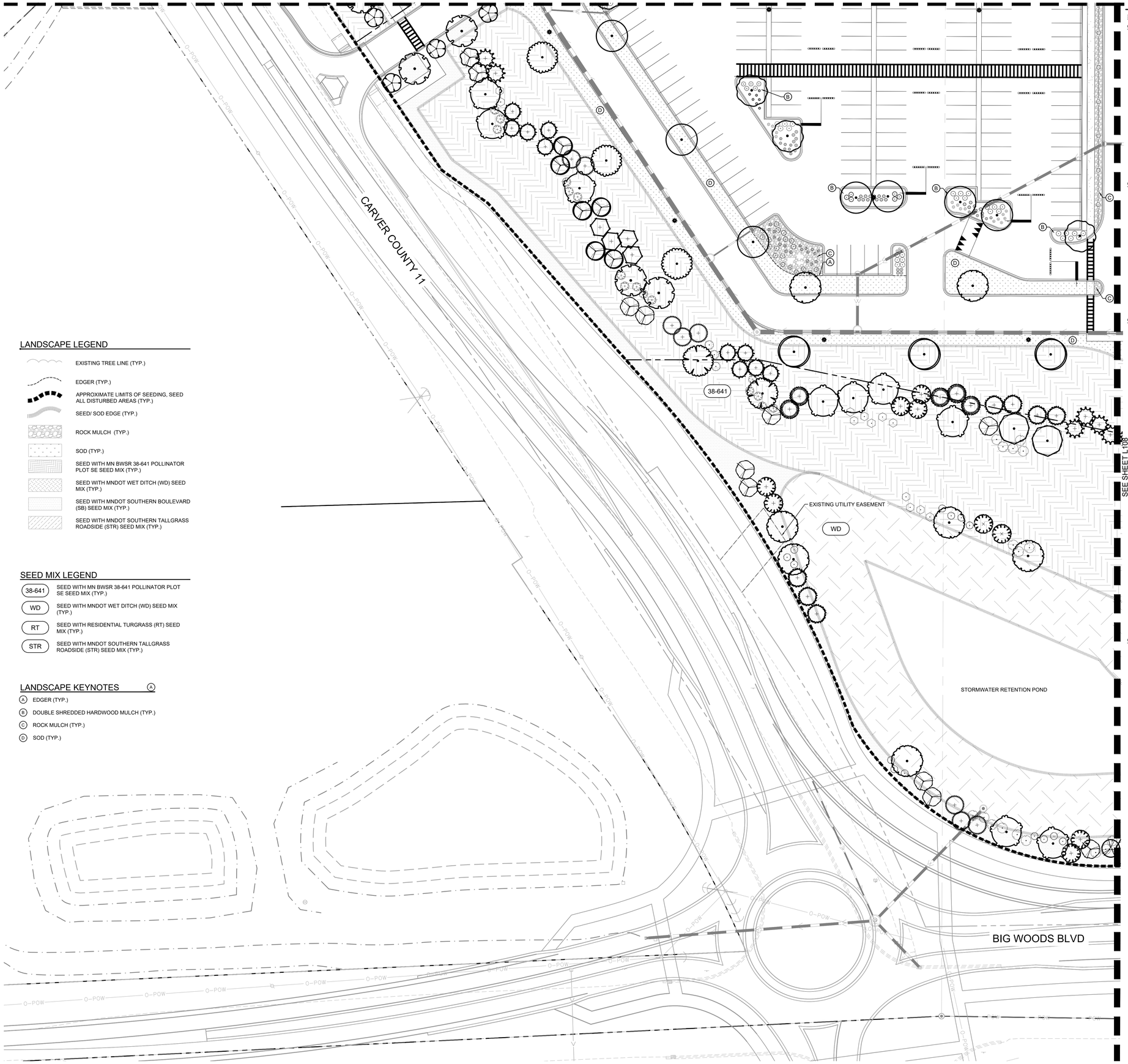
SEE SHEET L104



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LANDSCAPE KEYNOTES (A)

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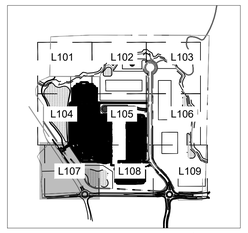

LEGEND

NORTH

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No.	REVISIONS	DATE	BY

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160436040	
DATE	
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DRAWN BY	APP
CHECKED BY	RAH

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SEE SHEET L105

SEE SHEET L107

SEE SHEET L109

LANDSCAPE LEGEND

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PROPOSED BUILDING
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FFE: 934.00'

PUBLIC ROAD TO BE DONE BY OTHERS

STORMWATER RETENTION POND

EXISTING UTILITY EASEMENT

BIG WOODS BLVD

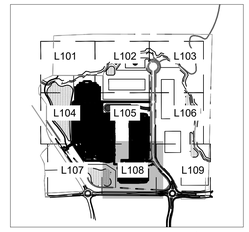
38-641 SB WD WL

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
	CANADIAN HEMLOCK
	EASTERN RED CEDAR
	NORWAY SPRUCE
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	AUTUMN BRILLANCE SERVICEBERRY
	DAKOTA PINNACLE BIRCH
	PRAIRIE ROSE CRABAPPLE
	QUAKING ASPEN
	RIVER BIRCH MULTI-TRUNK
	THORNLESS COCKSPUR HAWTHORN
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	BOULEVARD LINDEN
	GREEN MOUNTAIN® SUGAR MAPLE
	COMMON HACKBERRY
	IMPERIAL HONEYLOCUST
	NORTHERN PIN OAK
	PRINCETON ELM
	REDMOND AMERICAN LINDEN
	FIRST EDITIONS® ST CROIX™ AMERICAN ELM
	SIENNA GLEN MAPLE
	SKINNY GENES OAK
	SWAMP WHITE OAK
CONIFEROUS SHRUBS	
	HETZ MIDGET ARBORVITAE
	SEA GREEN JUNIPER
	TECHNY ARBORVITAE
	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS	
	IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	ARTIC BLUE LEAF WILLOW
	DWARF BUSH HONEYSUCKLE
	GRAY DOGWOOD
	GARDEN GLOW DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	MOHICAN VIBURNUM
	SEM FALSE SPIRAEA
	SMOOTH SUMAC
ORNAMENTAL GRASSES	
	BLONDE AMBITION BLUE GRAMA GRASS
	HEAVY METAL SWITCHGRASS
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\Building 10\L101 - LANDSCAPE PLAN ENLARGEMENT.dwg May 27, 2026 - 5:01pm

No.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 2251, EDEN PRAIRIE, MN 55344
PHONE: 612-435-1777
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.L.A. | MN | LIC. NO. 53928 | DATE: 05/27/2026

KHA PROJECT 163478040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

LANDSCAPE PLAN ENLARGEMENT

CHASKA MN

SHEET NUMBER
L108

SEE SHEET L106

FUTURE BUILDING LOCATION

STR

WETLAND BOUNDARY (TYP.)

WA

NWL

PUBLIC ROAD TO BE DONE BY OTHERS

SEE SHEET L108

38-641

SB

STR

WL

BIG WOODS BLVD

SEED MIX LEGEND

38-641	SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
WD	SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
RT	SEED WITH RESIDENTIAL TURGRASS (RT) SEED MIX (TYP.)
STR	SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	BALSAM FIR
	BLACK HILLS SPRUCE
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PERENNIALS	
	AUTUMN FIRE SEDUM
	APRICOT SPARKLES DAYLILY
	NARROW LEAF BLUE STAR
	WALKER'S LOW CATMINT

LANDSCAPE LEGEND

- EXISTING TREE LINE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEEDING, SEED ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MN BWSR 38-641 POLLINATOR PLOT SE SEED MIX (TYP.)
- SEED WITH MNDOT WET DITCH (WD) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD (SB) SEED MIX (TYP.)
- SEED WITH MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX (TYP.)

LANDSCAPE KEYNOTES

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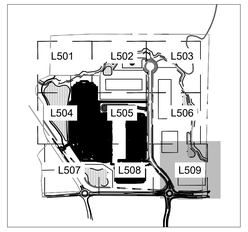
- (C) ROCK MULCH (TYP.)



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No.	REVISIONS	DATE	BY

Kimley»Horn

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DATE 05/27/2026
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60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

LANDSCAPE PLAN ENLARGEMENT

SHEET NUMBER
L109

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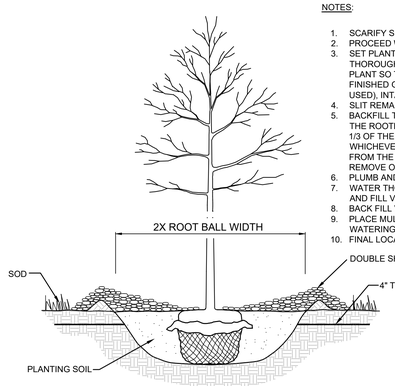
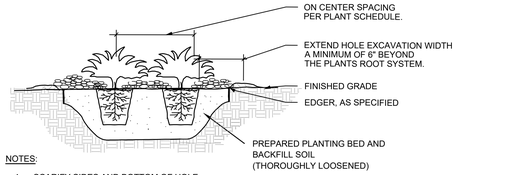


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L120

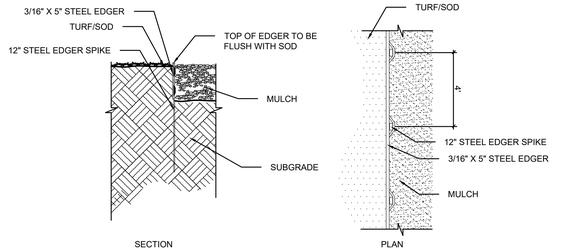


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

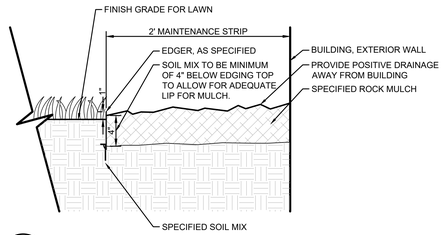
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L120



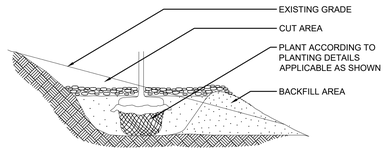
3 STEEL EDGER DETAIL

SCALE: N.T.S. L120



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L120



NOTE:

1. EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

5 STEEP SLOPE PLANTING

SCALE: N.T.S. L120

Wet Ditch

Abbreviation: WD

Purpose:	Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Statewide				
Replaces:	33-261 Stormwater S & W; 33-361 Stormwater NE				
Cost Estimate:	$1,000/acre (36-261 averages $900/acre & 33-361 averages $1,125/acre)				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Big Bluestem	*Andropogon gerardii*	1.00	5.00%	1.10%	3.67
Fringed Brome	*Bromus ciliatus*	1.50	7.50%	1.81%	6.06
Bluejoint	*Calamagrostis canadensis*	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	*Elymus canadensis*	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	*Elymus virginicus*	4.00	20.00%	1.85%	6.17
Tall Manna Grass	*Glyceria grandis*	0.15	0.75%	1.15%	3.86
Rice Cut Grass	*Leersia oryzoides*	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	*Lolium perenne*	6.00	30.00%	8.94%	29.89
Switchgrass	*Panicum virgatum*	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	*Poa palustris*	1.00	5.00%	14.28 %	47.75
	Grasses Subtotal	**16.50**	**82.50%**	**33.70 %**	**112.68**
Porcupine Sedge	*Carex hystericina*	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	*Carex stipata*	0.05	0.25%	0.19%	0.62
Fox Sedge	*Carex vulpinoidea*	0.10	0.50%	1.10%	3.67
Dudley's Rush	*Juncus dudleyi*	0.05	0.25%	17.58 %	58.77
Dark Green Bulrush	*Scirpus atrovirens*	0.10	0.50%	5.05%	16.90
Woolgrass	*Scirpus cyperinus*	0.10	0.50%	18.68 %	62.44
	Sedges & Rushes Subtotal	**0.50**	**2.50%**	**42.92 %**	**143.51**
Canada Anemone	*Anemone canadensis*	0.05	0.25%	0.04%	0.15
Marsh Milkweed	*Asclepias incarnata*	0.25	1.25%	0.13%	0.44
Common Milkweed	*Asclepias syriaca*	0.20	1.00%	0.09%	0.29
Canada Milkvetch	*Astragalus canadensis*	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	*Bidens cernua*	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	*Desmodium canadense*	0.50	2.50%	0.30%	1.01
Flat-topped Aster	*Doellingeria umbellata*	0.05	0.25%	0.37%	1.23
Common Boneset	*Eupatorium perfoliatum*	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	*Euthrochium maculatum*	0.06	0.30%	0.15% 0.63%	1.15% 2.09
Autumn Sneezeweed	*Helenium autumnale*	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	*Helianthus grosseserratus*	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	*Liatris pycnostachya*	0.17	0.85%	0.21%	0.69
Great Lobelia	*Lobelia siphilitica*	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	*Mimulus ringens*	0.03	0.15%	7.58%	25.34
Obedient Plant	*Physostegia virginiana*	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	*Rudbeckia laciniata*	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	*Solidago rigida*	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	*Symphyotrichum lanceolatum*	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	*Symphyotrichum puniceum*	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	*Thalictrum dasycarpum*	0.10	0.50%	0.22%	0.73
Blue Vervain	*Verbena hastata*	0.15	0.75%	1.53%	5.12
Culver's Root	*Veronicastrum virginicum*	0.03	0.15%	2.64%	8.82
Golden Alexanders	*Zizia aurea*	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	**3.00**	**15.00%**	**23.37 %**	**78.14**
	Total	**20.00**	**100%**	**100%**	**334.33**

Changes since 2014: Stormwater South & West combined with Stormwater Northeast to create a single mix for statewide use.

Changes since 2023s reviews:

- Removed giant goldenrod due to low availability, replaced with stiff goldenrod and sawtooth sunflower
- Removed marsh vetchling due to low availability, replaced with Tic Trefoil
- Added red-stemmed aster
- Removed muhly due to low availability, increased rate of Rice Cutgrass
- Removed water horehound due to low availability

Species considered but not included:

- New England Aster, Riddell's Goldenrod, Ironweed, not native to NE MN
- Bog Goldenrod - not native to southern MN
- Cordgrass - not known to do well from seed
- Water Plantain, Giant Bur Reed, Softstem Bullrush - too wet for expected conditions
- Riverbank Wild Rye - not known to be native to large parts of MN

Back to Seed Mix Index

Southern Tallgrass Roadside

Abbreviation: STR

Purpose:	backslopes and ditch bottoms; full sun to part-shade; any site with moderate moisture that will be mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Southern 2/3 of MN; MnDOT Districts 3B, 4, 6, 7, 8, & Metro.				22
Replaces:	35-241 Mesic Prairie General & 36-211 Woodland Edge S & W				
Cost Estimate:	$680/acre (35-241 averages $560/acre & 36-211 averages $1,200/acre)				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Big Bluestem	*Andropogon gerardii*	2.50	9.62%	7.87%	9.18
Side-oats Grama	*Bouteloua curtipendula*	2.00	7.69%	3.78%	4.41
Kalm's Brome	*Bromus kalmii*	0.90	3.46%	2.27%	2.64
Nodding Wild Rye	*Elymus canadensis*	4.00	15.38%	6.55%	7.64
Slender Wheatgrass	*Elymus trachycaulus*	5.00	19.23%	10.86%	12.67
Perennial Ryegrass	*Lolium perenne*	6.00	23.08%	25.62%	29.89
Switchgrass	*Panicum virgatum*	0.25	0.96%	1.10%	1.29
Indian Grass	*Sorghastrum nutans*	2.25	8.65%	8.50%	9.92
Prairie Dropseed	*Sporobolus heterolepis*	0.10	0.38%	0.50%	0.59
	Grasses Subtotal	**23.00**	**88.45%**	**67.05%**	**78.23**
Common Yarrow	*Achillea millefolium*	0.03	0.12%	1.68%	1.96
Marsh Milkweed	*Asclepias incarnata*	0.05	0.19%	0.08%	0.09
Common Milkweed	*Asclepias syriaca*	0.05	0.19%	0.06%	0.07
Butterfly Milkweed	*Asclepias tuberosa*	0.10	0.38%	0.14%	0.16
Canada Milkvetch	*Astragalus canadensis*	0.20	0.77%	1.07%	1.25
Partridge Pea	*Chamaecrista fasciculata*	0.50	1.92%	0.43%	0.50
Field Thistle	*Cirsium discolor*	0.05	0.19%	0.12%	0.14
White Prairie Clover	*Dalea candida*	0.50	1.92%	2.99%	3.49
Canada Tick Trefoil	*Desmodium canadense*	0.25	0.96%	0.43%	0.51
Maximilian's Sunflower	*Helianthus maximilianii*	0.10	0.38%	0.41%	0.48
Early Sunflower	*Heliopsis helianthoides*	0.10	0.38%	0.20%	0.23
Northern Plains Blazing Star	*Liatris ligulistylis*	0.05	0.19%	0.16%	0.18
Wild Bergamot	*Monarda fistulosa*	0.05	0.19%	1.10%	1.29
Common Evening Primrose	*Oenothera biennis*	0.05	0.19%	1.42%	1.65
Virginia Mountain Mint	*Pycnanthemum virginianum*	0.03	0.12%	2.08%	2.42
Gray-headed Coneflower	*Ratibida pinnata*	0.10	0.38%	0.94%	1.10
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.96%	7.24%	8.45
Compass Plant	*Solidago rigida*	0.06	0.23%	0.92% 0.77%	0.90
Smooth Blue Aster	*Symphyotrichum laeve*	0.05	0.19%	0.87%	1.01
New England Aster	*Symphyotrichum novae-angliae*	0.05	0.19%	1.02%	1.19
Smooth Wild Rose	*Rosa blanda*	0.06	0.23%	0.05%	0.06
Tall Meadow Rue	*Thalictrum dasycarpum*	0.06	0.23%	0.38%	0.44
Blue Vervain	*Verbena hastata*	0.05	0.19%	1.46%	1.71
Culver's Root	*Veronicastrum virginicum*	0.03	0.12%	7.56%	8.82
Golden Alexanders	*Zizia aurea*	0.08	0.31%	0.28%	0.32
	Forbs Subtotal	**3.00**	**11.50%**	**32.95%**	**38.44**
	Total	**26.00**	**100%**	**100%**	**116.67**

Species considered but not included:

- little bluestem – Not included because this is predominantly a tallgrass mix; sideoats grama is already included in case drier conditions are encountered.

Back to Seed Mix Index

Pollinator Plot Southeast Mix

38-641

Code	Common Name	Scientific Name	PLS lb/ac	% by PLS lb/ac	Seeds/ft2	% by Seeds/ft2
andger	Big Bluestem	Andropogon gerardii	0.14	0.69%	0.51	1.12%
boucur	Sideoats Grama	Bouteloua curtipendula	1.35	6.70%	2.98	6.47%
brokal	Prairie Brome	Bromus kalmii	0.03	0.15%	0.09	0.19%
elycan	Canada Wild Rye	Elymus canadensis	0.24	1.19%	0.46	1.00%
koemac	June Grass	Koeleria macrantha	0.01	0.05%	0.73	1.60%
panvir	Switchgrass	Panicum virgatum	0.10	0.50%	0.51	1.12%
schsco	Little Bluestem	Schizachyrium scoparium	0.54	2.68%	2.98	6.47%
sornut	Indiangrass	Sorghastrum nutans	0.15	0.74%	0.66	1.44%
spohet	Prairie Dropseed	Sporobolus heterolepis	0.09	0.45%	0.53	1.15%
		Grasses Subtotal	**2.65**	**13.15%**	**9.45**	**20.55%**
carbre	Plains Oval Sedge	Carex brevior	0.05	0.25%	0.53	1.16%
		Sedges & Rushes Subtotal	**0.05**	**0.25%**	**0.53**	**1.16%**
achmil	Common Yarrow	Achillea millefolium	0.02	0.10%	1.31	2.85%
amocan	Lead Plant	Amorpha canescens	0.08	0.40%	0.36	0.78%
anecan	Canada Anemone	Anemone canadensis	0.03	0.15%	0.09	0.19%
anecyl	Thimbleweed	Anemone cylindrica	0.02	0.10%	0.19	0.42%
ascsyr	Common Milkweed	Asclepias syriaca	0.14	0.69%	0.21	0.45%
asctub	Butterfly Milkweed	Asclepias tuberosa	0.06	0.30%	0.09	0.21%
astcan	Canada Milkvetch	Astragalus canadensis	0.02	0.10%	0.12	0.27%
chafas	Partridge Pea	Chamaecrista fasciculata	0.49	2.43%	0.49	1.06%
corpal	Prairie Coreopsis	Coreopsis palmata	0.01	0.05%	0.04	0.08%
dalcan	White Prairie Clover	Dalea candida	0.03	0.15%	0.21	0.46%
dalpur	Purple Prairie Clover	Dalea purpurea	0.36	1.79%	1.98	4.31%
descan	Showy Tick Trefoil	Desmodium canadense	0.05	0.25%	0.10	0.22%
dryarg	Prairie Cinquefoil	Drymocallis arguta	0.01	0.05%	0.84	1.84%
genand	Bottle Gentian	Gentiana andrewsii	0.01	0.05%	1.03	2.24%
helaut	Sneezeweed	Helenium autumnale	0.01	0.05%	0.48	1.04%
helmax	Maximilian's Sunflower	Helianthus maximiliani	0.02	0.10%	0.10	0.21%
helpau	Stiff Sunflower	Helianthus pauciflorus	0.03	0.15%	0.04	0.10%
helhel	Ox-eye Sunflower	Heliopsis helianthoides	0.22	1.09%	0.51	1.11%
heuric	Prairie Alumroot	Heuchera richardsonii	0.01	0.05%	2.57	5.59%
liaasp	Rough Blazing Star	Liatris aspera	0.01	0.05%	0.06	0.13%
lialig	Meadow Blazing Star	Liatris ligulistylis	0.03	0.15%	0.11	0.24%
liapyc	Prairie Blazing Star	Liatris pycnostachya	0.01	0.05%	0.04	0.09%
lupper	Wild Lupine	Lupinus perennis	0.02	0.10%	0.01	0.02%
lytala	Winged Loosestrife	Lythrum alatum	0.01	0.05%	1.10	2.40%
monfis	Wild Bergamot	Monarda fistulosa	0.04	0.20%	1.03	2.24%
monpun	Spotted Bee Balm	Monarda punctata	0.02	0.10%	0.66	1.44%
oenbie	Common Eveninig Primrose	Oenothera biennis	0.02	0.10%	0.66	1.44%
pedcan	Wood Betony	Pedicularis canadensis	0.01	0.05%	0.14	0.31%
pengra	Large-flowered Beardtongue	Penstemon grandiflorus	0.08	0.40%	0.41	0.89%
phlpil	Prairie Phlox	Phlox pilosa	0.01	0.05%	0.07	0.15%
pyevir	Virginia Mountain Mint	Pycnanthemum virginianum	0.01	0.05%	0.81	1.76%
ratpin	Yellow Coneflower	Ratibida pinnata	0.05	0.25%	0.55	1.20%
rudhir	Black-eyed Susan	Rudbeckia hirta	0.07	0.35%	2.37	5.14%
scrlan	Early Figwort	Scrophularia lanceolata	0.01	0.05%	0.68	1.48%
silper	Cup Plant	Silphium perfoliatum	0.02	0.10%	0.01	0.02%
solnem	Gray Goldenrod	Solidago nemoralis	0.01	0.05%	1.10	2.40%
solrig	Stiff Goldenrod	Solidago rigida	0.06	0.30%	0.90	1.96%
solspe	Showy Goldenrod	Solidago speciosa	0.03	0.15%	0.88	1.92%
symeri	Heath Aster	Symphyotrichum ericoides	0.01	0.05%	0.73	1.60%
symlae	Smooth Blue Aster	Symphyotrichum laeve	0.03	0.15%	0.61	1.32%
symnov	New England Aster	Symphyotrichum novae-angliae	0.03	0.15%	0.72	1.56%
symool	Sky Blue Aster	Symphyotrichum oolentangiense	0.02	0.10%	0.59	1.28%
trabra	Prairie Spiderwort	Tradescantia bracteata	0.03	0.15%	0.11	0.24%
verstr	Hoary Vervain	Verbena stricta	0.08	0.40%	0.82	1.79%
vervir	Culver's Root	Veronicastrum virginicum	0.01	0.05%	2.94	6.39%
vioped	Prairie Violet	Viola pedatifida	0.00	0.02%	0.05	0.11%
zizaur	Golden Alexanders	Zizia aurea	0.10	0.50%	0.40	0.88%
		Forbs Subtotal	**2.45**	**12.18%**	**29.33**	**63.76%**
cover	Oats/Winter Wheat	Avena sativa/Triticum aestivum	15.00	74.42%	6.68	14.53%
		Cover Crop Subtotal	**15.00**	**74.42%**	**6.68**	**14.53%**
		Total	**20.15**	**100.00%**	**46.99**	**100.00%**

Residential Turfgrass

Abbreviation: RT

Purpose:	Conventional turfgrass for use on the residential side of sidewalks and paved trails.				
Planting Area:	Statewide				
Replaces:	25-151				
Cost Estimate:	$550/acre				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**% of Mix (by weight)**	**% by Seed**	**Seeds/ sq ft**
Slender Creeping Red Fescue	*Festuca rubra ssp. littoralis*	16.00	8.00%	3.26%	166.76
Perennial Ryegrass	*Lolium perenne*	34.00	17.00%	3.31%	169.38
Kentucky Bluegrass	*Poa pratensis*	150.00	75.00%	93.44%	4785.95
	Total	**200.00**	**100%**	**100%**	**5,122.08**

Changes since 2014:

- Park Kentucky Bluegrass is no longer included. See the substitution table for acceptable cultivars.
- Slender Creeping Red Fescue has replaced the more general name Red Fescue

Notes:

- Kentucky Bluegrass – two different cultivars* are required

* Acceptable cultivars will be defined in the substitution table

Back to Seed Mix Index

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED

20. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED. PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. SEE ADDITIONAL SEED MAINTENANCE NOTES ON SHEET L121. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

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No.	REVISIONS	DATE	BY

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GROUND COVER MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A FIVE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE FIFTH GROWING SEASON, PROGRAM IS TO BE REDUCED TO TWO VISITS PER YEAR, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO MAINTENANCE ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL, WATER IF CONDITIONS GET VERY DRY AFTER GERMINATION. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT. TURF SEED AREAS SHOULD BE CUT BACK TO 6 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING TWO TO THREE TIMES BEFORE WEEDS FLOWER DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 6-10 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD, FOURTH, AND FIFTH YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE FIFTH YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY, APPLIED BY A TRAINED PERSONNEL, AND REQUIRED LICENSING PER AUTHORITY HAVING JURISDICTION (AHJ).

*PLANNED ON-SITE USE OF AN INSECTICIDE IS PROHIBITED.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

INDICATOR SPECIES TO EMERGE IN THREE TO FIVE WEEKS. WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX, MINIMUM OF 1 PERENNIAL PLANT PER SQUARE FOOT (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES). COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING. GRASSES FORMING CLUMPS ONE TO SIX INCHES APART IN DRILL ROWS, BUT STILL SHORT. SOME FLOWER SHOULD BE BLOOMING (BLACK-EYED SUSANS, BERGAMOT, ETC.)

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

IF PERFORMANCE STANDARD IS NOT MET AT EACH OBSERVATION, LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER AND DEVELOP CORRECTIVE ACTION SUCH AS SEEDING OR HERBICIDE TREATMENT

ESTABLISHMENT NOTES AND STANDARDS

SEED AREA ESTABLISHMENT

PREPARATION

-SOIL IN AREAS OF EXISTING AGRICULTURAL USAGE IS RECOMMENDED TO BE TESTED FOR HIGH LEVELS OF HERBICIDES, AND AMENDED APPROPRIATELY TO BRING CONCENTRATION DOWN TO LEVELS APPROPRIATE FOR COMMON GRASSES. SOILS IDENTIFIED TO BE HIGH IN HERBICIDES OR CONTAMINATES SHOULD BE EVALUATED BY AN ENVIRONMENTAL SPECIALIST OR SOIL SCIENTIST TO DETERMINE REQUIRED METHODS OF REMEDIATION.
-SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, RIDGES, OR LOW AREAS WHERE WATER MAY COLLECT.
-CLEAR SOIL OF TRASH, DEBRIS, AND INVASIVE SPECIES PRIOR TO FINAL SEEDING APPLICATION.
-SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

-TO PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIX, DORMANT SEASON SEED APPLICATION SHOULD BE UTILIZED IF POSSIBLE AND AS CONSTRUCTION TIMELINE PERMITS.
-DORMANT SEASON SEEDING SHOULD UTILIZE WINTER-TOLERANT SEED FROM THE SPECIFIED SEED MIX, ALONG WITH 20-30 LBS PER ACRE OF A WINTER NURSE CROP SUCH AS SECALE CEREALE (ANNUAL RYE), PISUM SATIVUM (WINTER PEA), OR AVENA SATIVA (OAT).
-TO APPLY DORMANT SEED, SITE SHOULD BE CLEARED OF INVASIVE WEEDS, LIGHTLY TILLED OR DISKED, THEN DRILL APPLIED ACROSS THE ENTIRE AREA OF AGRICULTURAL SOIL.
-ACTIVE SEASON SEED APPLICATION SHOULD BE PERFORMED BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED, FOR IDEAL ESTABLISHMENT AND MINIMIZING INVASIVE SPECIES COMPETITION.

APPLICATION

-SEED MIXTURES SHALL BE MECHANICALLY DRILLED.
-NO STRAW MULCH IS REQUIRED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION.
-SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER WHEAT, ANNUAL RYE, OR SPECIFIED CROP DEPENDENT ON SEASON AND SOIL CONDITIONS.
-SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE.
-FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION.
-FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
-IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED.
-SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
-IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED.
-FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
-ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
-TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS.
-HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

TREE AND SHRUB INSTALLATION

-ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
-TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
-THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
-ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
-PLANTS ARE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
-PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
-CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREE AND SHRUB AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4' WIDE TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
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No.	REVISIONS	DATE	BY

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

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RYAN A. HYLLESTED, PLA
DATE: 05/27/2026 MN LIC. NO. 53828

LANDSCAPE NOTES

PRELIMINARY - NOT FOR CONSTRUCTION
60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
L121

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HT	SRD
CONIFEROUS TREE							
	BFR	28	BALSAM FIR	ABIES BALSAMEA	B & B	6` HT.	40-60' H X 20-25' W
	BHS	45	BLACK HILLS SPRUCE	PICEA GLAUCA `DENSATA`	B & B	6` HT.	40-60' H X 15-30' W
	CNH	16	CANADIAN HEMLOCK	TSUGA CANADENSIS	B & B	6` HT.	40-60' H X 25-30' W
	ERC	46	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6` HT.	30-40' H X 15-20' W
	NWS	32	NORWAY SPRUCE	PICEA ABIES	B & B	6` HT.	40-60' H X 25-30' W
	WHC	47	WHITE CEDAR	THUJA OCCIDENTALIS	B & B	6` HT.	40-45' H X 10-15' W
	WHP	50	WHITE PINE	PINUS STROBUS	B & B	6` HT.	50-60' H X 30-40' W
ORNAMENTAL TREE							
	ALS	24	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	B & B	1.5" CAL.	15-20' H X 15-20' W
	DAK	17	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA `FARGO`	B & B	1.5" CAL	30-40' H X 10-15' W
	PRC	15	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS `PRAIRIE ROSE`	B & B	1.5" CAL.	15-20' H X 15-20' W
	QUA	22	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.	40-50' H X 25-30' W
	RVB	24	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B & B	1.5" CAL	40-70' H X 40-60' W
	TCH	10	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	B & B	1.5" CAL.	20-30' H X 15-20' W
OVERSTORY TREE							
	ABM	32	AUTUMN BLAZE MAPLE	ACER X FREEMANII `JEFFERSRED`	B & B	2.5" CAL.	40-50' H X 30-40' W
	BOL	22	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.	40-50' H X 25-30' W
	GSM	12	GREEN MOUNTAIN® SUGAR MAPLE	ACER SACCHARUM 'PNI 0285'	B & B	2.5" CAL.	40-60' H X 30-50' W
	HCK	23	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL.	40-60' H X 30-50' W
	IHL	30	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	B & B	2.5" CAL.	30-35' H X 30-35' W
	NPO	18	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	B & B	2.5" CAL.	40-60' H X 30-50' W
	PRE	23	PRINCETON ELM	ULMUS AMERICANA `PRINCETON`	B & B	2.5" CAL.	50-70' H X 40-50' W
	RAL	22	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	B & B	2.5" CAL.	40-50' H X 30-40' W
	SAE	20	FIRST EDITIONS® ST CROIX™ AMERICAN ELM	ULMUS AMERICANA 'ST. CROIX'	B & B	2.5" CAL.	60-70' H X 40-50' W
	SGM	17	SIENNA GLEN MAPLE	ACER X FREEMANII `SIENNA`	B & B	2.5" CAL.	40-50' H X 25-35' W
	SGO	3	SKINNY GENES OAK	QUERCUS ROBUR X ALBA 'JFS-KW2QX'	B & B	2.5" CAL.	30-40' H X 8-12' W
	SWO	30	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.	50-60' H X 50-60' W

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	MATURE HEIGHT X WIDTH
CONIFEROUS SHRUBS							
	HZA	54	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS `HETZ MIDGET`	#5 CONT.	4` O.C.	2-3' H X 2-3' W
	SGJ	60	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS `SEA GREEN`	#5 CONT.	5` O.C.	4-6' H X 6-8' W
	TCA	50	TECHNY ARBORVITAE	THUJA OCCIDENTALIS `TECHNY`	#5 CONT.	7` O.C.	10-15' H X 6-8' W
	WBM	90	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`	#5 CONT.	4` O.C.	3-5' H X 3-5' W
DECIDUOUS SHRUBS							
	ABC	70	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	#5 CONT.	4` O.C.	3-4' H X 3-4' W
	ABW	52	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	5` O.C.	4-6' H X 4-6' W
	DBH	14	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	3` O.C.	2-3' H X 3-4' W
	GDG	102	GRAY DOGWOOD	CORNUS RACEMOSA	#5 CONT.	8' O.C.	8-10' H X 8-10' W
	GGD	62	GARDEN GLOW DOGWOOD	CORNUS HESSEI `GARDEN GLOW`	#5 CONT.	5` O.C.	3-5' H X 3-5' W
	GLS	149	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.	2-3' H X 6-8' W
	IRD	87	ISANTI REDOSIER DOGWOOD	CORNUS SERICEA `ISANTI`	#5 CONT.	7` O.C.	5-6' H X 5-7' W
	LDN	97	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.	3-4' H X 3-4' W
	MOV	26	MOHICAN VIBURNUM	VIBURNUM LANTANA `MOHICAN`	#5 CONT.	7` O.C.	6-8' H X 6-8' W
	SEM	63	SEM FALSE SPIRAEA	SORBARIA SORBIFOLIA 'SEM'	#5 CONT.	4` O.C.	4-6' H X 4-6' W
	SMS	67	SMOOTH SUMAC	RHUS GLABRA	#5 CONT.	7` O.C.	10-12' H X 10-12' W
ORNAMENTAL GRASSES							
	BAG	11	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS `BLONDE AMBITION`	#1 CONT.	24" O.C.	2-3' H X 2-3' W
	HMS	102	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	30" O.C.	3-4' H X 3-4' W
	KFG	48	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	30" O.C.	
	NSG	228	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	30" O.C.	5-6' H X 2-3' W
	SLB	137	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	#1 CONT.	24" O.C.	2-3' H X 2-3' W
PERENNIALS							
	AFS	41	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.	1-2' H X 1.5' W
	ASD	44	APRICOT SPARKLES DAYLILY	HEMEROCALLIS X 'APRICOT SPARKLES'	#1 CONT.	2` O.C.	1' H X 1.5-2' W
	HBR	78	NARROW LEAF BLUE STAR	AMSONIA HUBRICHTII	#1 CONT.	2` O.C.	2-3' H X 2-3' W
	WLC	25	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	#1 CONT	24" O.C.	2-3' H X 2-3' W

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY

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RYAN A. HYLLESTED, P.A.
MN
LIC. NO. 53928
DATE 05/27/2026

KHA PROJECT 193410040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE SCHEDULE

60% PLAN SET

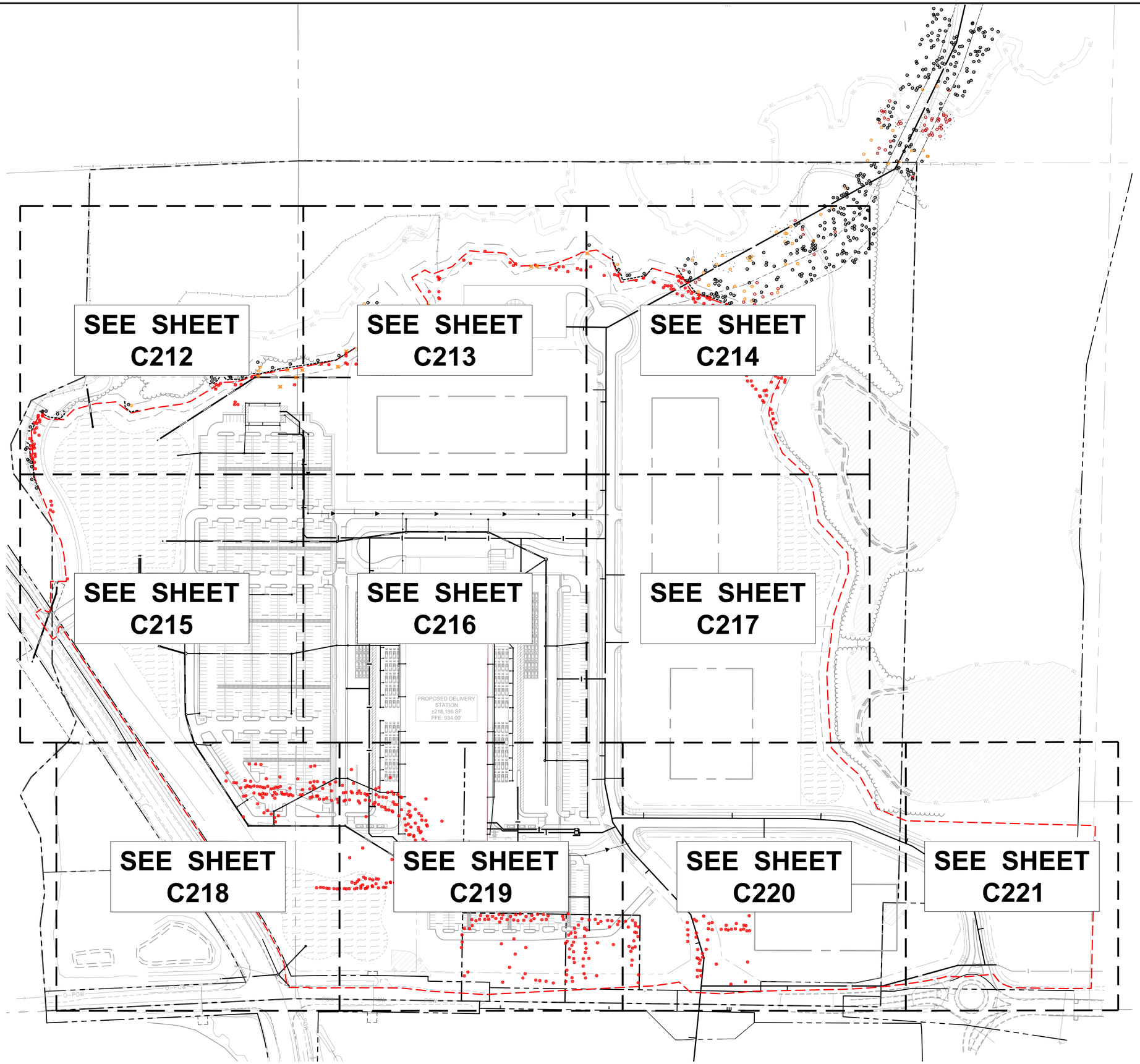
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
L122



LEGEND

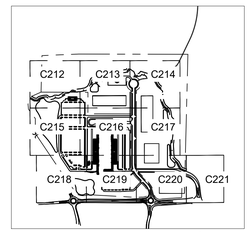
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

TREE MITIGATION DATA

TOTAL SIGNIFICANT TREES SURVEYED:	1,128 TREES: - 1,033 OVERSTORY - 95 UNDERSTORY
TOTAL SIGNIFICANT TREES REMOVED:	615 TREES: - 584 OVERSTORY - 31 UNDERSTORY
TOTAL SIGNIFICANT TREES SAVED:	513 TREES: -449 OVERSTORY -64 UNDERSTORY

TREE PROTECTION NOTES

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



LEGEND

NORTH

GRAPHIC SCALE IN FEET
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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C211

No.	REVISIONS	DATE	BY

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RYAN A. HYLLESTED, PLA
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DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
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TREE PRESERVATION PLAN

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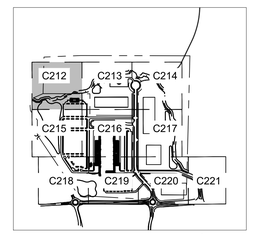
LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
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RYAN A. HYLLESTED, P.A.
MN
DATE: 04/24/2026 LIC. NO. 53928

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DATE 04/29/2026
SCALE AS SHOWN
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PRELIMINARY - NOT FOR CONSTRUCTION

TREE PRESERVATION ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C212

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APPROX. WETLAND

APPROX. STREAM

FUTURE WATER TOWER LOCATION

FUTURE BUILDING LOCATION

SEE SHEET C212

SEE SHEET C214

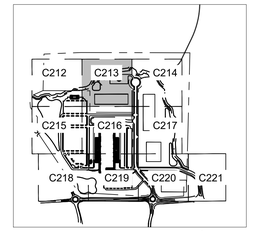
SEE SHEET C216

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, P.A.
MN
LIC. NO. 53928
DATE: 04/24/2026

KHA PROJECT 163018040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

TREE PRESERVATION ENLARGEMENT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C213

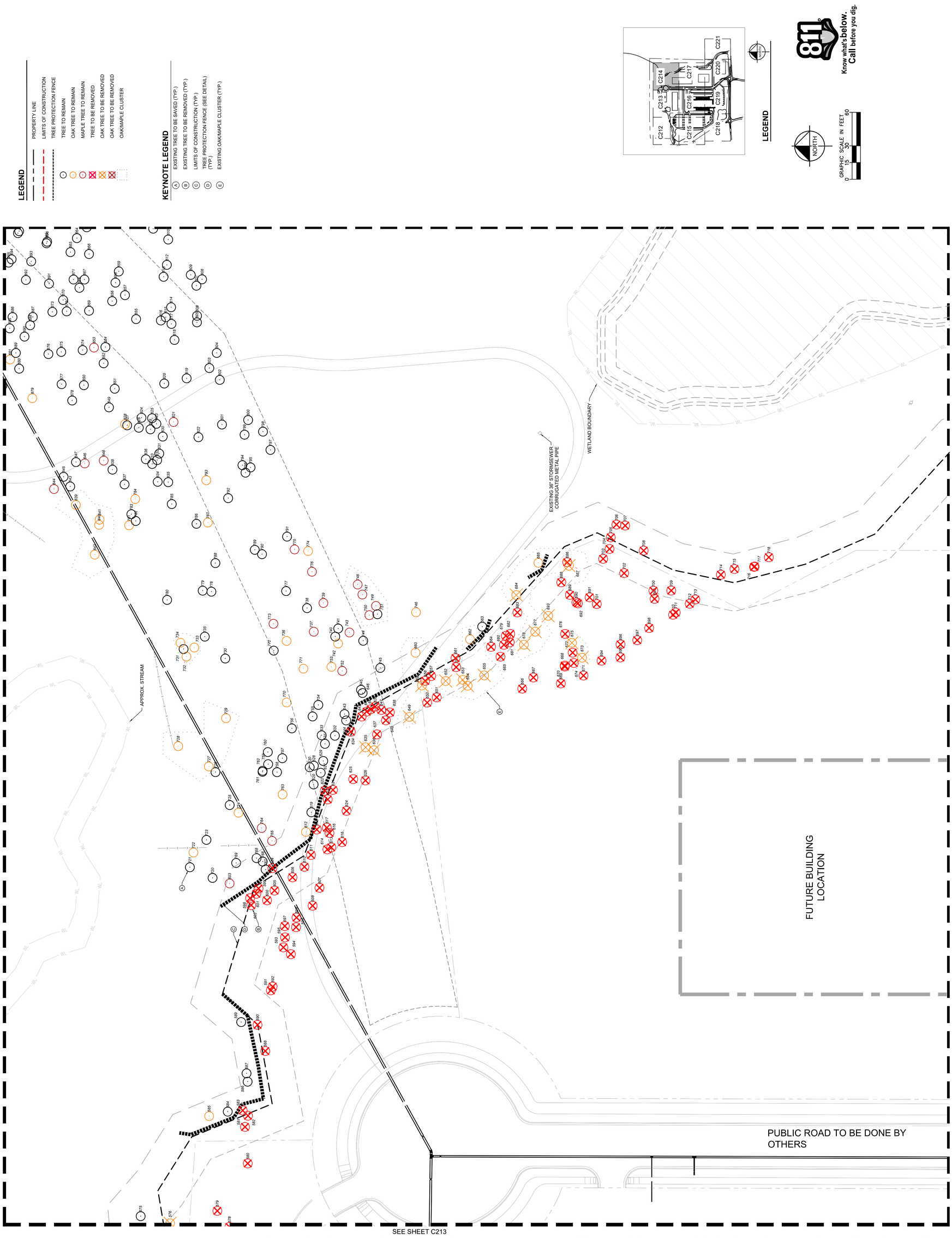
TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER C214

PRELIMINARY - NOT FOR CONSTRUCTION



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PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

TREE PRESERVATION ENLARGEMENT

KHA PROJECT	160846040
DATE	04/29/2026
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	APP
CHECKED BY	RAH

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RYAN A. HELLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

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11995 SINGLETREE LN. SUITE 255, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

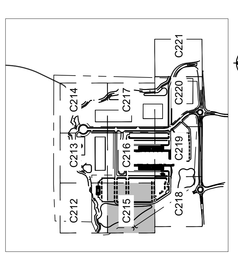
SHEET NUMBER **C215**

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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SEE SHEET C216

SEE SHEET C212

SEE SHEET C218

STORMWATER RETENTION POND

EXISTING UTILITY EASEMENT

CARVER COUNTY 11

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SEE SHEET C213

SEE SHEET C215

SEE SHEET C217

SEE SHEET C219

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

PROPOSED DELIVERY STATION
±218,196 SF
FFE: 934.00'

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
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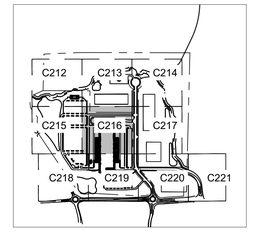

LEGEND

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RYAN A. HYLLESTED, P.A.
MN
LIC. NO. 53928
DATE 04/24/2026

KHA PROJECT 180480040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

TREE PRESERVATION ENLARGEMENT

CHASKA MN

SHEET NUMBER
C216

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SEE SHEET C214

FUTURE BUILDING LOCATION

WETLAND BOUNDARY

SEE SHEET C216

PUBLIC ROAD TO BE DONE BY OTHERS

EXISTING 24" STORMSEWER CORRUGATED METAL PIPE

FUTURE BUILDING LOCATION

WETLAND BOUNDARY

SEE SHEET C220

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
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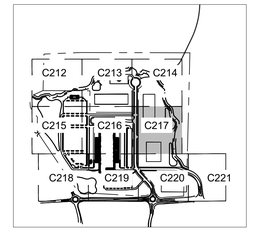
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

NORTH

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RYAN A. HYLLESTED, P.A. — MN — 04/24/2026 — LIC. NO. 53928

KHA PROJECT	
160640040	
DATE	
04/29/2026	
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	APP
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

TREE PRESERVATION ENLARGEMENT

SHEET NUMBER

C217

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SEE SHEET C215

SEE SHEET C219

CARVER COUNTY 11

BIG WOODS BLVD

EXISTING UTILITY EASEMENT

STORMWATER RETENTION POND

PROPOSED STORMWATER STRUCTURE
TO BE ADDED WITH COUNTY ROAD IMPROVEMENTS

O–POW

POW

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
- TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMOVED
- OAK/MAPLE CLUSTER

KEYNOTE LEGEND

- (A) EXISTING TREE TO BE SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)

C212 C213 C214
C215 C216 C217
C218 C219 C220 C221

LEGEND

NORTH

GRAPHIC SCALE IN FEET
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RYAN A. HYLLESTED, P.E.
MN
LIC. NO. 53928
DATE: 04/24/2026

KHA PROJECT 163736060
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
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TREE PRESERVATION ENLARGEMENT

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

SHEET NUMBER
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SEE SHEET C216

SEE SHEET C218

SEE SHEET C220

PUBLIC ROAD TO BE DONE BY OTHERS

PROPOSED BUILDING
±218,196 SF
FFE: 934.00'

STORMWATER RETENTION POND

WETLAND BOUNDARY

EXISTING UTILITY EASEMENT

BIG WOODS BLVD

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
- OAK TREE TO REMAIN
- MAPLE TREE TO REMAIN
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- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)

C212 C213 C214
C215 C216 C217
C218 C219 C220 C221

LEGEND

NORTH

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0 15 30 60

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RYAN A. HYLLESTED, P.A. | MN | 04/24/2026 | LIC. NO. 53808 | DATE

KHA PROJECT 163018040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

CHASKA

SHEET NUMBER
C219

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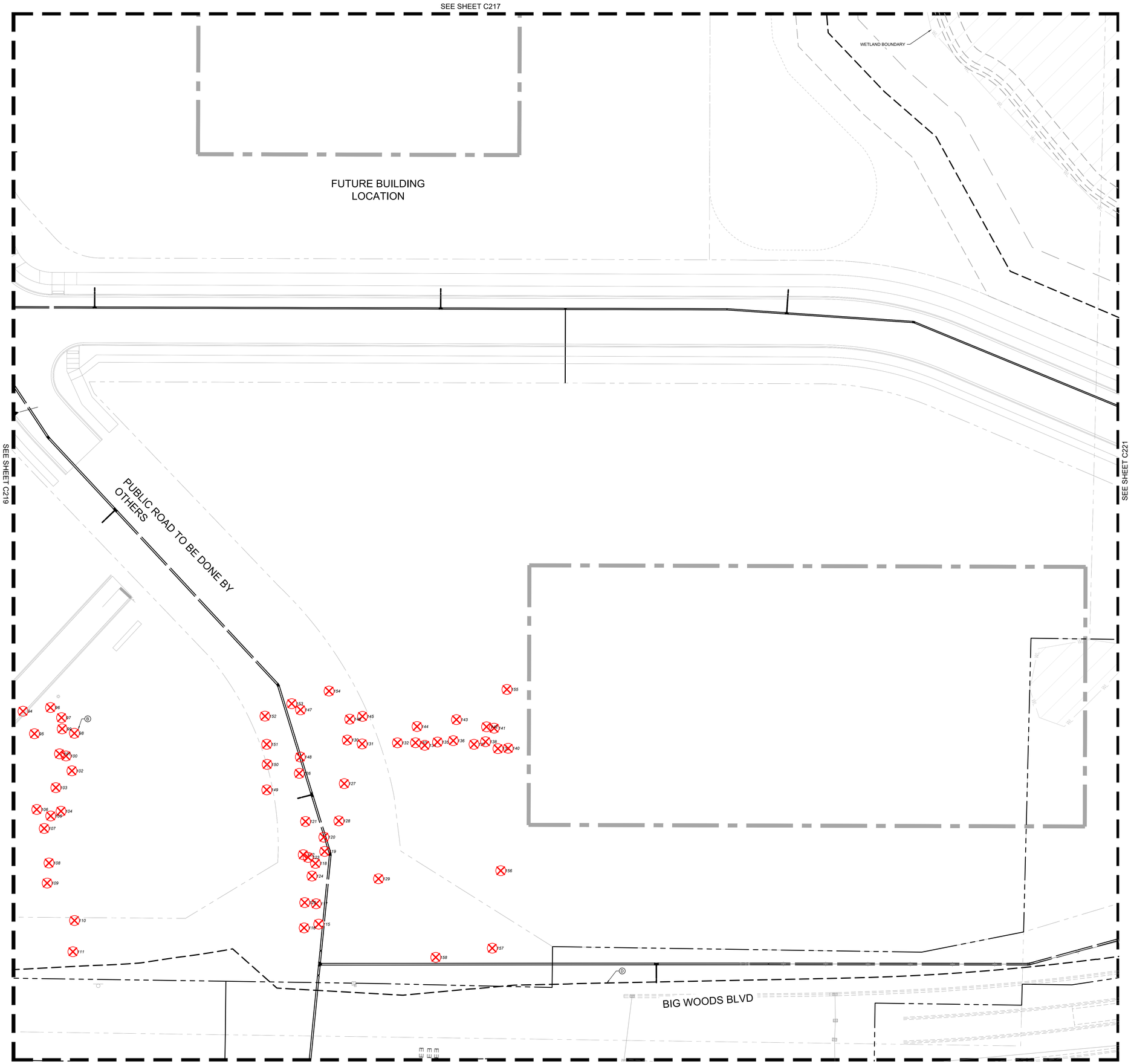

LEGEND

- PROPERTY LINE
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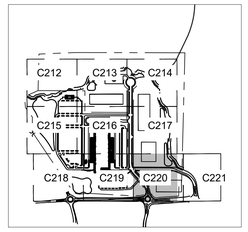
- (E) EXISTING OAK/MAPLE CLUSTER (TYP.)



LEGEND

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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RYAN A. HYLLESTED, PLA
MN
DATE: 04/04/2026 LIC. NO. 53828

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY APP
CHECKED BY RAH

TREE PRESERVATION ENLARGEMENT

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
C220

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SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT 60% PLAN SET PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
C221		

TREE PRESERVATION ENLARGEMENT

KHA PROJECT
160860/60
DATE
04/29/2026
SCALE AS SHOWN
DESIGNED BY CPK
DRAWN BY APP
CHECKED BY RAH

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RYAN A. HELLESTED, PLA

DATE 04/04/2026 LIC. NO. —

MN

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- TREE TO REMAIN
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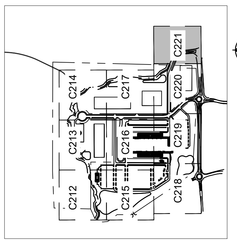

LEGEND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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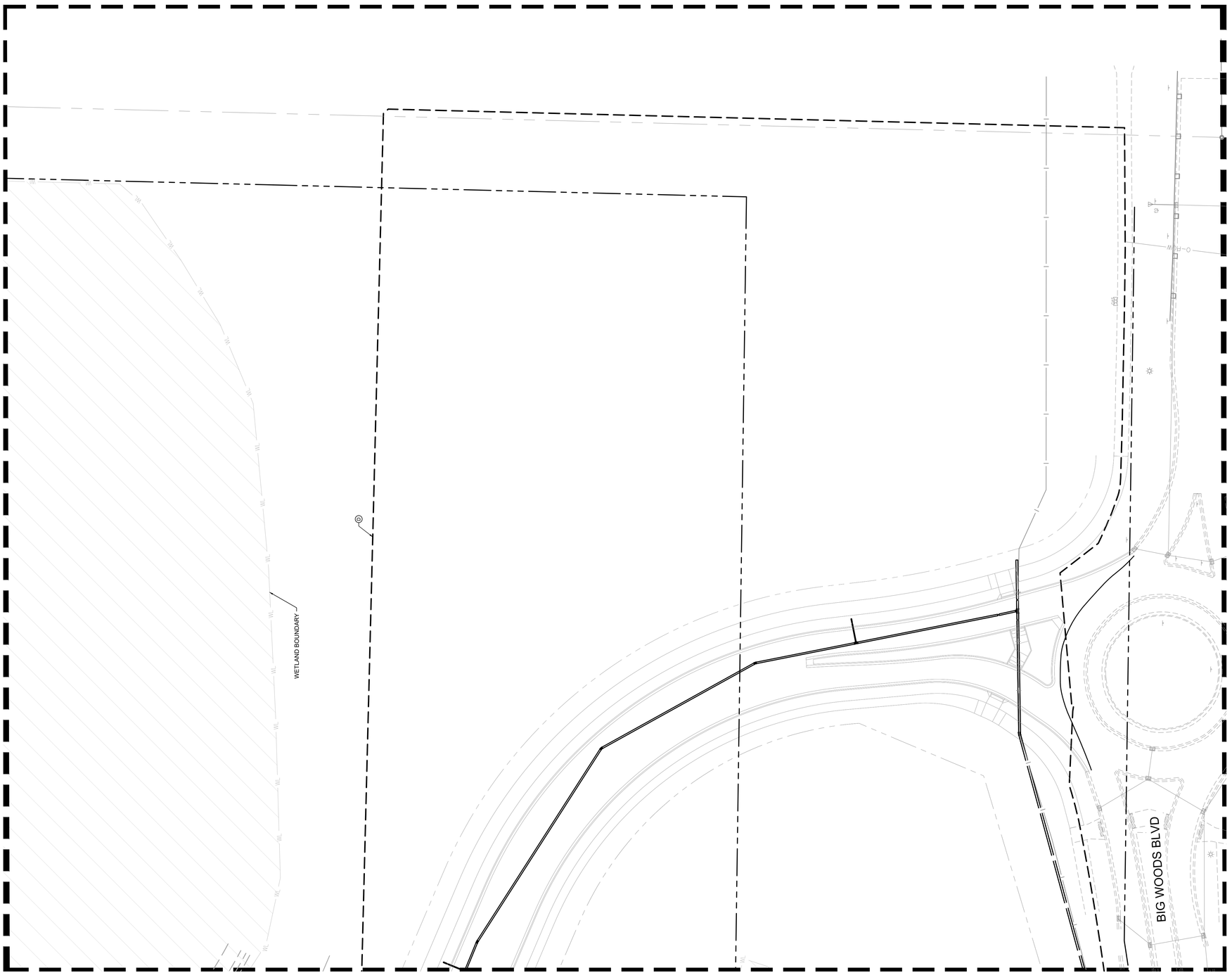

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NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.

NUMBER	SPECIES	DBH	CONDITION	STATUS
1	Spruce white	13	Good	Remove
2	Spruce white	20	Good	Remove
3	Maple sugar	19	Good	Remove
4	Spruce white	15	Good	Remove
5	Spruce blue	16	Good	Remove
6	Spruce blue	11	Good	Remove
7	Spruce blue	13	Good	Remove
8	Spruce blue	11	Good	Remove
9	Spruce blue	11	Fair	Remove
10	Spruce blue	14	Fair	Remove
11	Spruce blue	15	Fair	Remove
12	Spruce blue	12	Fair	Remove
13	Spruce blue	11	Fair	Remove
14	Spruce blue	11	Fair	Remove
15	Spruce blue	14	Fair	Remove
16	Spruce blue	16	Fair	Remove
17	Spruce blue	16	Fair	Remove
18	Spruce blue	14	Fair	Remove
19	Spruce blue	11	Fair	Remove
20	Spruce blue	11	Fair	Remove
21	Spruce blue	11	Fair	Remove
22	Spruce blue	10	Fair	Remove
23	Spruce blue	10	Fair	Remove
24	Spruce blue	13	Fair	Remove
25	Spruce blue	14	Fair	Remove
26	Spruce blue	14	Fair	Remove
27	Spruce blue	14	Fair	Remove
28	Spruce blue	14	Fair	Remove
29	Spruce blue	12	Fair	Remove
30	Spruce blue	14	Fair	Remove
31	Spruce blue	14	Fair	Remove
32	Spruce blue	14	Fair	Remove
33	Spruce blue	13	Fair	Remove
34	Spruce blue	14	Fair	Remove
35	Spruce blue	14	Fair	Remove
36	Spruce blue	12	Fair	Remove
37	Spruce blue	15	Fair	Remove
38	Spruce blue	14	Fair	Remove
39	Spruce blue	19	Fair	Remove
40	Spruce white	5	Fair	Remove
41	Spruce white	8	Fair	Remove
42	Spruce white	13	Fair	Remove
43	Spruce blue	13	Fair	Remove
44	Spruce blue	14	Fair	Remove
45	Spruce blue	18	Fair	Remove
46	Spruce blue	15	Fair	Remove
47	Basswood, american	24	Good	Remove
48	Maple sugar	17	Good	Remove
49	Maple, amur	14	Fair	Remove
50	Japanese tree lilac	8	Fair	Remove
51	Crabapple	12	Good	Remove
52	Crabapple	12	Fair	Remove
53	Basswood, american	27	Fair	Remove
54	Maple sugar	17	Fair	Remove
55	Maple, silver	22	Fair	Remove
56	Maple, amur	27	Fair	Remove
57	Maple, amur	36	Fair	Remove
58	Maple, amur	17	Fair	Remove
59	Maple, amur	19	Fair	Remove
60	Maple, amur	19	Fair	Remove
61	Maple, amur	26	Fair	Remove
62	Maple, amur	18	Fair	Remove
63	Maple, amur	20	Fair	Remove
64	Maple, amur	13	Fair	Remove
65	Spruce white	7	Fair	Remove
66	Spruce white	8	Fair	Remove
67	Spruce white	10	Fair	Remove
68	Spruce white	12	Fair	Remove
69	Spruce white	10	Fair	Remove
70	Spruce white	11	Fair	Remove
71	Spruce white	14	Fair	Remove
72	Spruce white	14	Fair	Remove
73	Spruce white	17	Fair	Remove
74	Spruce white	14	Fair	Remove
75	Fir, balsam	13	Fair	Remove
76	Spruce white	10	Fair	Remove
77	Spruce white	16	Fair	Remove
78	Spruce white	12	Fair	Remove
79	Fir, balsam	11	Fair	Remove
80	Spruce white	13	Fair	Remove
81	Spruce white	14	Fair	Remove
82	Spruce white	18	Fair	Remove
83	Spruce white	14	Fair	Remove
84	Spruce blue	15	Fair	Remove
85	Spruce blue	15	Fair	Remove
86	Spruce blue	18	Fair	Remove
87	Spruce blue	18	Fair	Remove
88	Spruce blue	11	Fair	Remove
89	Spruce blue	10	Fair	Remove
90	Spruce blue	8	Fair	Remove
91	Spruce white	12	Fair	Remove
92	Spruce blue	13	Fair	Remove
93	Spruce white	14	Fair	Remove
94	Spruce white	6	Fair	Remove
95	Spruce white	6	Fair	Remove
96	Spruce white	10	Fair	Remove
97	Spruce blue	7	Fair	Remove
98	Spruce blue	7	Fair	Remove
99	Spruce blue	13	Fair	Remove
100	Spruce blue	13	Fair	Remove
101	Spruce blue	11	Fair	Remove
102	Spruce blue	12	Fair	Remove
103	Spruce blue	12	Fair	Remove
104	Spruce blue	11	Fair	Remove
105	Spruce blue	11	Fair	Remove
106	Spruce blue	11	Fair	Remove
107	Maple, amur	20	Fair	Remove
108	Maple, amur	31	Fair	Remove
109	Maple, amur	36	Fair	Remove
110	Crabapple	10	Good	Remove
111	Japanese tree lilac	15	Good	Remove
112	Maple, silver	18	Fair	Remove
113	Crabapple	9	Fair	Remove
114	Maple, silver	20	Fair	Remove
115	Spruce white	9	Fair	Remove
116	Spruce white	15	Fair	Remove
117	Birch, river	25	Fair	Remove
118	Spruce white	11	Fair	Remove
119	Spruce white	11	Fair	Remove
120	Spruce white	11	Fair	Remove
121	Spruce white	8	Fair	Remove
122	Spruce white	11	Fair	Remove
123	Spruce white	11	Fair	Remove
124	Spruce white	12	Fair	Remove
125	Spruce white	3	Fair	Remove
126	Spruce white	5	Fair	Remove
127	Basswood, american	19	Fair	Remove
128	Basswood, american	24	Fair	Remove
129	Basswood, american	35	Fair	Remove
130	Spruce white	11	Fair	Remove
131	Spruce white	11	Fair	Remove
132	Spruce white	11	Fair	Remove
133	Spruce white	9	Fair	Remove
134	Spruce white	9	Fair	Remove
135	Spruce white	10	Fair	Remove
136	Spruce white	15	Fair	Remove
137	Spruce white	10	Fair	Remove
138	Spruce white	10	Fair	Remove
139	Spruce white	8	Fair	Remove
140	Spruce white	18	Fair	Remove
141	Spruce white	10	Fair	Remove
142	Spruce white	8	Fair	Remove
143	Spruce white	13	Fair	Remove
144	Spruce white	10	Fair	Remove
145	Spruce white	13	Fair	Remove
146	Spruce white	12	Fair	Remove
147	Spruce white	9	Fair	Remove
148	Spruce white	12	Fair	Remove
149	Basswood, american	18	Fair	Remove
150	Maple sugar	11	Fair	Remove
151	Maple sugar	11	Fair	Remove
152	Maple sugar	14	Fair	Remove
153	Maple sugar	12	Fair	Remove
154	Maple sugar	23	Fair	Remove
155	Maple sugar	20	Fair	Remove
156	Spruce blue	11	Fair	Remove
157	Spruce white	15	Good	Remove
158	Maple, silver	42	Fair	Remove
159	Spruce white	6	Fair	Remove
160	Spruce white	8	Fair	Remove
161	Spruce white	7	Good	Remove
162	Spruce white	13	Good	Remove
163	Spruce white	4	Fair	Remove
164	Spruce white	6	Fair	Remove
165	Spruce white	7	Fair	Remove
166	Spruce white	4	Fair	Remove
167	Spruce white	6	Fair	Remove
168	Spruce white	4	Fair	Remove
169	Spruce white	5	Fair	Remove
170	Spruce white	10	Fair	Remove
171	Spruce white	7	Fair	Remove
172	Spruce white	7	Fair	Remove
173	Spruce white	4	Fair	Remove
174	Spruce white	8	Fair	Remove
175	Spruce white	7	Fair	Remove
176	Spruce white	7	Fair	Remove
177	Spruce white	9	Fair	Remove
178	Spruce white	9	Fair	Remove
179	Spruce white	8	Fair	Remove
180	Spruce white	6	Fair	Remove
181	Spruce white	6	Fair	Remove
182	Spruce white	6	Fair	Remove
183	Spruce white	4	Fair	Remove
184	Spruce white	6	Fair	Remove
185	Spruce white	4	Fair	Remove
186	Spruce white	3	Fair	Remove
187	Spruce white	4	Fair	Remove
188	Spruce white	4	Fair	Remove
189	Spruce white	10	Fair	Remove
190	Spruce white	10	Fair	Remove
191	Spruce white	12	Fair	Remove
192	Spruce white	10	Fair	Remove
193	Spruce white	8	Fair	Remove
194	Spruce white	8	Fair	Remove
195	Spruce blue	8	Fair	Remove
196	Spruce blue	8	Fair	Remove
197	Spruce blue	10	Fair	Remove
198	Spruce blue	8	Fair	Remove
199	Spruce blue	8	Fair	Remove
200	Spruce blue	10	Fair	Remove
201	Spruce white	8	Fair	Remove
202	Spruce white	12	Fair	Remove
203	Spruce blue	14	Fair	Remove
204	Spruce blue	11	Fair	Remove
205	Spruce blue	11	Fair	Remove
206	Spruce blue	12	Fair	Remove
207	Spruce blue	14	Fair	Remove
208	Spruce blue	14	Fair	Remove
209	Spruce blue	11	Fair	Remove
210	Spruce blue	11	Fair	Remove
211	Spruce blue	11	Fair	Remove
212	Spruce blue	13	Fair	Remove
213	Spruce white	11	Fair	Remove
214	Spruce blue	14	Fair	Remove
215	Pine, scotch	7	Fair	Remove
216	Spruce blue	8	Fair	Remove
217	Spruce blue	12	Fair	Remove
218	Spruce blue	10	Fair	Remove
219	Spruce blue	10	Fair	Remove
220	Spruce blue	10	Fair	Remove
221	Spruce blue	8	Fair	Remove
222	Spruce blue	12	Fair	Remove
223	Spruce blue	12	Good	Remove
224	Spruce blue	21	Good	Remove
225	Maple, norway	8	Good	Remove
226	Birch, paper	17	Fair	Remove
227	Birch, paper	18	Good	Remove
228	Spruce blue	20	Fair	Remove
229	Cedar red	15	Good	Remove
230	Elm, american	13	Fair	Remove
231	Boxelder	14	Fair	Remove
232	Boxelder	10	Fair	Remove
233	Boxelder	7	Fair	Remove
234	Elm, american	7	Fair	Remove
235	Basswood, american	10	Fair	Remove
236	Elm, american	8	Fair	Remove
237	Elm, american	9	Fair	Remove
238	Spruce white	14	Fair	Remove
239	Spruce white	15	Good	Remove
240	Spruce white	17	Good	Remove
241	Spruce white	9	Fair	Remove
242	Spruce white	16	Good	Remove
243	Spruce white	12	Good	Remove
244	Spruce white	17	Good	Remove
245	Spruce white	13	Good	Remove
246	Hackberry	9	Fair	Remove
247	Boxelder	10	Fair	Remove
248	Spruce white	13	Good	Remove
249	Spruce white	12	Good	Remove
250	Spruce white	15	Good	Remove
251	Spruce white	10	Good	Remove
252	Spruce white	17	Good	Remove
253	Spruce white	10	Good	Remove
254	Spruce white	9	Fair	Remove
255	Spruce white	12	Good	Remove
256	Spruce white	12	Good	Remove
257	Spruce white	15	Good	Remove
258	Spruce white	11	Good	Remove
259	Spruce white	16	Good	Remove
260	Spruce white	12	Good	Remove
261	Spruce white	14	Fair	Remove
262	Spruce white	14	Fair	Remove
263	Spruce white	11	Fair	Remove
264	Spruce white	12	Fair	Remove
265	Spruce white	12	Fair	Remove
266	Spruce white	14	Good	Remove
267	Spruce white	19	Good	Remove
268	Spruce white	16	Good	Remove
269	Spruce white	15	Good	Remove
270	Spruce white	14	Good	Remove
271	Spruce white	14	Good	Remove
272	Spruce white	12	Good	Remove
273	Spruce white	15	Good	Remove
274	Spruce white	11	Good	Remove
275	Spruce white	11	Good	Remove
276	Spruce white	16	Good	Remove
277	Spruce white	16	Good	Remove
278	Spruce white	12	Good	Remove
279	Spruce white	16	Good	Remove
280	Spruce white	12	Fair	Remove
281	Spruce white	12	Fair	Remove
282	Spruce white	13	Fair	Remove
283	Spruce white	15	Fair	Remove
284	Spruce white	16	Fair	Remove
285	Spruce white	16	Fair	Remove
286	Spruce white	18	Fair	Remove
287	Spruce white	12	Fair	Remove
288	Spruce white	14	Fair	Remove
289	Spruce white	15	Fair	Remove
290	Spruce white	17	Fair	Remove
291	Spruce white	17	Fair	Remove
292	Spruce white	17	Good	Remove
293	Spruce white	12	Good	Remove
294	Spruce white	13	Good	Remove
295	Spruce white	13	Fair	Remove
296	Spruce white	13	Fair	Remove
297	Spruce white	13	Fair	Remove
298	Spruce white	15	Fair	Remove
299	Spruce white	15	Fair	Remove
300	Spruce white	12	Fair	Remove
301	Spruce white	13	Fair	Remove
302	Crabapple	16	Fair	Remove
303	Crabapple	20	Fair	Remove
304	Spruce white	20	Fair	Remove
305	Spruce white	20	Fair	Remove
306	Spruce white	10	Fair	Remove
307	Spruce white	10	Fair	Remove
308	Spruce white	12	Fair	Remove
309	Spruce white	12	Fair	Remove
310	Spruce white	9	Fair	Remove
311	Spruce white	9	Fair	Remove
312	Spruce white	10	Fair	Remove
313	Spruce white	11	Fair	Remove
314	Spruce white	15	Fair	Remove
315	Spruce white	12	Fair	Remove
316	Spruce white	9	Fair	Remove
317	Spruce white	9	Fair	Remove
318	Spruce white	9	Fair	Remove
319	Spruce white	10	Fair	Remove
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321	Spruce white	12	Fair	Remove
322	Spruce white	9	Fair	Remove
323	Spruce white	11	Fair	Remove
324	Spruce white	11	Fair	Remove
325	Spruce white	13	Fair	Remove
326	Spruce white	12	Good	Remove
327	Spruce white	12	Good	Remove
328	Spruce white	12	Fair	Remove
329	Spruce white	12	Fair	Remove
330	Spruce white	12	Fair	Remove
331	Spruce white	11	Fair	Remove
332	Spruce white	10	Fair	Remove
333	Spruce white	10	Fair	Remove
334	Spruce white	10	Fair	Remove
335	Spruce white	10	Fair	Remove
336	Spruce white	10	Fair	Remove
337	Spruce white	10	Fair	Remove
338	Spruce white	9	Fair	Remove
339	Spruce white	10	Fair	Remove
340	Spruce white	10	Fair	Remove
341	Spruce white	11	Fair	Remove
342	Spruce white	11	Fair	Remove
343	Spruce white	11	Fair	Remove
344	Spruce white	14	Fair	Remove
345	Spruce white	11	Fair	Remove
346	Spruce white	11	Fair	Remove
347	Spruce white	11	Fair	Remove
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407	Spruce white	10	Fair	Remove
408	Spruce white	10	Fair	Remove
409	Spruce white	10	Fair	Remove
410	Spruce white	10	Fair	Remove
411	Elm, american	10	Fair	Remove
412	Boxelder	10	Fair	Remove
413	Boxelder	10	Fair	Remove
414	Boxelder	10	Fair	Remove
415	Elm, american	10	Fair	Remove
416	Boxelder	10	Fair	Remove
417	Boxelder	10	Fair	Remove
418	Elm, american	10	Fair	Remove
419	Elm, american	8	Fair	Remove
420	Cottonwood, eastern	6	Fair	Remove
421	Cottonwood, eastern	6	Fair	Remove
422	Cottonwood, eastern	9	Fair	Remove
423	Cottonwood, eastern	10	Fair	Remove
424	Cottonwood, eastern	10	Fair	Remove
425	Elm, american	14	Fair	Remove
426	Cherry black	13	Fair	Remove
427	Spruce white	5	Fair	Remove
428	Spruce white	5	Fair	Remove
429	Spruce white	5	Fair	Remove
430	Spruce white	5	Fair	Remove
431	Spruce white	5	Fair	Remove
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433	Spruce white	5	Fair	Remove
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435	Spruce white	5	Fair	Remove
436	Spruce white	5	Fair	Remove
437	Spruce white	5	Fair	Remove
438	Spruce white	5	Fair	Remove
439	Spruce white	5	Fair	Remove
440	Spruce white	5	Fair	Remove
441	Cedar red	8	Fair	Remove
442	Cedar red	8	Fair	Remove
443	Cedar red	8	Fair	Remove
444	Cedar red	8	Fair	Remove
445	Cedar red	7	Fair	Remove
446	Cedar red	12	Fair	Remove
447	Spruce white	8	Fair	Remove
448	Spruce white	8	Fair	Remove
449	Spruce white	8	Fair	Remove
450	Spruce white	3	Fair	Remove
451	Spruce white	5	Fair	Remove
452	Spruce white	10	Fair	Remove
453	Spruce white	7	Fair	Remove
454	Spruce white	12	Fair	Remove
455	Spruce white	7	Fair	Remove
456	Spruce white	7	Fair	Remove
457	Spruce white	6	Fair	Remove
458	Spruce white	7	Fair	Remove
459	Spruce white	3	Fair	Remove
460	Spruce white	8	Fair	Remove
461	Spruce white	7	Fair	Remove
462	Spruce white	10	Fair	Remove
463	Cedar red	5	Fair	Remove
464	Cedar red	5	Fair	Remove
465	Cedar red	5	Fair	Remove
466	Cedar red	5	Fair	Remove
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471	Cedar red	7	Fair	Remove
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474	Cedar red	3	Fair	Remove
475	Cedar red	4	Fair	Remove
476	Cedar red	5	Fair	Remove
477	Cedar red	5	Fair	Remove
478	Cedar red	7	Good	Remove
479	Cedar red	4	Good	Remove
480	Elm, american	10	Fair	Remove
481	Elm, american	7	Fair	Remove
482	Cedar red	7	Fair	Remove
483	Cedar red	5	Fair	Remove
484	Cedar red	5	Fair	Remove
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657	Cedar red	5	Fair	Remove
658	Cedar red	5	Fair	Remove
659	Cedar red	5	Fair	Remove
660	Cedar red	5	Fair	Remove
661	Cedar red	5	Fair	Remove
662	Cedar red	5	Fair	Remove
663	Cedar red	5	Fair	Remove
664	Cedar red	5	Fair	Remove
665	Cedar red	5	Fair	Remove
666	Cedar red	5	Fair	Remove
667	Cedar red	5	Fair	Remove
668	Cedar red	5	Fair	Remove
669	Cedar red	5	Fair	Remove
670	Cedar red	5	Fair	Remove
671	Cedar red	5	Fair	Remove
672	Cedar red	5	Fair	Remove
673	Cedar red	5	Fair	Remove
674	Cedar red	5	Fair	Remove
675	Cedar red	5	Fair	Remove
676	Cedar red	5	Fair	Remove
677	Cedar red	5	Fair	Remove
678	Cedar red	5	Fair	Remove
679	Cedar red	5	Fair	Remove
680	Cedar red	5	Fair	Remove
681	Cedar red	5	Fair	Remove
682	Cedar red	5	Fair	Remove
683	Cedar red	5	Fair	Remove
684	Cedar red	5	Fair	Remove
685	Cedar red	5	Fair	Remove
686	Cedar red	5	Fair	Remove
687	Cedar red	5	Fair	Remove
688	Cedar red	5	Fair	Remove
689	Cedar red	5	Fair	Remove
690	Cedar red	5	Fair	Remove
691	Cedar red	5	Fair	Remove
692	Cedar red	5	Fair	Remove
693	Cedar red	5	Fair	Remove
694	Cedar red	5	Fair	Remove
695	Cedar red	5	Fair	Remove
696	Cedar red	5	Fair	Remove
697	Cedar red	5	Fair	Remove
698	Cedar red	5	Fair	Remove
699	Cedar red	5	Fair	Remove
700	Boxelder	17	Fair	Remove
701	Boxelder	17	Fair	Remove
702	Boxelder	12	Fair	Remove
703	Boxelder	9	Fair	Remove
704	Boxelder	7	Fair	Remove
705	Cherry black	7	Fair	Remove
706	Hickory bitternut	6	Fair	Remove
707	Basswood, american	6	Fair	Remove
708	Elm, american	22	Fair	Remove
709	Elm, american	8	Fair	Remove
710	Boxelder	7	Fair	Remove
711	Boxelder	7	Fair	Remove
712	Elm, american	7	Fair	Remove
713	Boxelder	7	Fair	Remove
714	Boxelder	8	Fair	Remove
715	Boxelder	7	Fair	Remove
716	Boxelder	14	Fair	Remove
717	Boxelder	16	Fair	Remove
718	Boxelder	16	Fair	Remove
719	Elm, american	12	Fair	Remove
720	Cedar red	11	Fair	Remove
721	Cedar red	8	Fair	Remove
722	Cedar red	34	Good	Remove
723	Hickory bitternut	6	Fair	Remove
724	Oak bur	24	Fair	Remove
725	Hickory bitternut	7	Fair	Remove
726	Basswood, american	7	Fair	Remove
727	Oak bur	49	Fair	Remove
728	Oak bur	19	Fair	Remove
729	Oak bur	22	Fair	Remove
730	Basswood, american	7	Fair	Remove
731	Ironwood	7	Fair	Remove
732	Oak bur	31	Good	Remove
733	Oak bur	13	Fair	Remove
734	Oak bur	23	Fair	Remove
735	Ironwood	10	Fair	Remove
736	Oak bur	26	Fair	Remove
737	Hickory bitternut	7	Fair	Remove
738	Hickory bitternut	12	Fair	Remove
739	Hickory bitternut	10	Fair	Remove
740	Hickory bitternut	8	Fair	Remove
741	Basswood, american	26	Good	Remove
742	Oak white	8	Fair	Remove
743	Hickory bitternut	22	Fair	Remove
744	Hickory bitternut	10	Fair	Remove
745	Oak white	25	Fair	Remove
746	Hickory bitternut	10	Fair	Remove
747	Hickory bitternut	12	Fair	Remove
748	Hickory bitternut	25	Fair	Remove
749	Hickory bitternut	10	Fair	Remove
750	Hickory bitternut	8	Fair	Remove
751	Cherry black	12	Good	Remove
752	Hickory bitternut	10	Fair	Remove
753	Hickory bitternut	10	Fair	Remove
754	Hickory bitternut	6	Fair	Remove
755	Hickory bitternut	6	Fair	Remove
756	Hickory bitternut	10	Fair	Remove
757	Hickory bitternut	9	Fair	Remove
758	Hickory bitternut	9	Fair	Remove
759	Hickory bitternut	9	Fair	Remove
760	Hickory bitternut	7	Fair	Remove
761	Hickory bitternut	7	Fair	Remove
762	Hickory bitternut	9	Fair	Remove
763	Oak white	26	Fair	Remove
764	Hickory bitternut	7	Fair	Remove
765	Hickory bitternut	7	Fair	Remove
766	Cedar red	8	Fair	Remove
767	Cedar red	8	Fair	Remove
768	Hickory bitternut	6	Fair	Remove
769	Hickory bitternut	6	Fair	Remove
770	Oak white	28	Fair	Remove
771	Oak white	24	Fair	Remove
772	Ironwood	6	Fair	Remove
773	Hickory bitternut	6	Fair	Remove
774	Hickory bitternut	26	Fair	Remove
775	Hickory bitternut	8	Fair	Remove
776	Hickory bitternut	9	Fair	Remove
777	Hickory bitternut	11	Fair	Remove
778	Basswood, american	8	Fair	Remove
779	Hickory bitternut	8	Fair	Remove
780	Basswood, american	11	Fair	Remove
781	Hickory bitternut	23	Fair	Remove
782	Aspen, quaking	8	Fair	Remove
783	Basswood, american	10	Fair	Remove
784	Oak bur	24	Fair	Remove
785	Aspen, quaking	12	Fair	Remove
786	Ironwood	7	Fair	Remove
787	Oak bur	33	Good	Remove
788	Elm, american	8	Fair	Remove
789	Hickory bitternut	16	Fair	Remove
790	Hickory bitternut	10	Fair	Remove
791	Hickory bitternut	10	Fair	Remove
792	Elm, american	8	Fair	Remove
793	Oak white	24	Fair	Remove
794	Boxelder	10	Fair	Remove
795	Cherry black	6	Fair	Remove
796	Hickory bitternut	7	Fair	Remove
797	Boxelder	12	Fair	Remove
798	Hickory bitternut	7	Fair	Remove
799	Hickory bitternut	7	Fair	Remove
800	Hickory bitternut	7	Fair	Remove
801	Hickory bitternut	20	Fair	Remove
802	Basswood, american	8	Fair	Remove
803	Hickory bitternut	8	Fair	Remove
804	Basswood, american	20	Fair	Remove
805	Hickory bitternut	10	Fair	Remove
806	Elm, american	12	Fair	Remove
807	Hickory bitternut	8	Fair	Remove
808	Cherry black	7	Fair	Remove
809	Ash green	7	Fair	Remove
810	Elm, american	10	Fair	Remove
811	Hickory bitternut	8	Fair	Remove
812	Elm, american	6	Fair	Remove
813	Elm, american	7	Fair	Remove
814	Elm, american	7	Fair	Remove
815	Hickory bitternut	8	Fair	Remove
816	Elm, american	8	Fair	Remove
817	Hickory bitternut	8	Fair	Remove
818	Hickory bitternut	7	Fair	Remove
819	Hickory bitternut	15	Fair	Remove
820	Cherry black	9	Fair	Remove
821	Hickory bitternut	9	Fair	Remove
822	Aspen, quaking	13	Fair	Remove
823	Aspen, quaking	12	Fair	Remove
824	Aspen, quaking	9	Fair	Remove
825	Aspen, quaking	26	Fair	Remove
826	Aspen, quaking	12	Fair	Remove
827	Aspen, quaking	24	Fair	Remove
828	Oak bur	12	Fair	Remove
829	Aspen, quaking	13	Fair	Remove
830	Aspen, quaking	14	Fair	Remove
831	Aspen, quaking	11	Fair	Remove
832	Aspen, quaking	13	Fair	Remove
833	Aspen, quaking	15	Fair	Remove
834	Aspen, quaking	6	Fair	Remove
835	Basswood, american	6	Fair	Remove
836	Hickory bitternut	6	Fair	Remove
837	Hickory bitternut	6	Fair	Remove
838	Hickory bitternut	6	Fair	Remove
839	Oak white	25	Good	Remove
840	Oak white	17	Good	Remove
841	Oak white	26	Good	Remove
842	Oak white	18	Fair	Remove
843	Aspen, quaking	7	Fair	Remove
844	Hickory bitternut	8	Fair	Remove
845	Ironwood	9	Fair	Remove
846	Hickory bitternut	12	Fair	Remove
847	Aspen, quaking	8	Fair	Remove
848	Aspen, quaking	14	Fair	Remove
849	Aspen, quaking	14	Fair	Remove
850	Cherry black	8	Fair	Remove
851	Hickory bitternut	6	Fair	Remove
852	Cherry black	6	Fair	Remove
853	Hickory bitternut	8	Fair	Remove
854	Cherry black	8	Fair	Remove
855	Elm, american	8	Fair	Remove
856	Elm, american	7	Fair	Remove
857	Elm, american	7	Fair	Remove
858	Cherry black	10	Fair	Remove
859	Cherry black	14	Fair	Remove
860	Elm, american	11	Fair	Remove
861	Cherry black	14	Fair	Remove
862	Elm, american	9	Fair	Remove
863	Elm, american	9	Fair	Remove
864	Basswood, american	21	Fair	Remove
865	Basswood, american	13	Fair	Remove
866	Hickory bitternut	9	Fair	Remove
867	Hickory bitternut	9	Good	Remove
868	Cherry black	8	Good	Remove
869	Basswood, american	8	Fair	Remove
870	Cherry black	11	Fair	Remove
871	Elm, american	8	Fair	Remove
872	Hickory bitternut	10	Fair	Remove
873	Cherry black	9	Fair	Remove
874	Hickory bitternut	8	Good	Remove
875	Cherry black	8	Good	Remove
876	Hickory bitternut	7	Fair	Remove
877	Cherry black	7	Fair	Remove
878	Cherry black	11	Fair	Remove
879	Oak white	20	Good	Remove
880	Cherry black	7	Fair	Remove
881	Oak white	20	Fair	Remove
882	Basswood, american	12	Fair	Remove
883	Birch, paper	9	Fair	Remove
884	Cherry black	8	Fair	Remove
885	Cherry black	8	Fair	Remove
886	Cherry black	8	Fair	Remove
887	Cherry black	8	Fair	Remove
888	Cherry black	8	Fair	Remove
889	Hickory bitternut	7	Fair	Remove
890	Cherry black	8	Fair	Remove
891	Cherry black	10	Fair	Remove
892	Cherry black	8	Fair	Remove
893	Elm, american	8	Fair	Remove
894	Basswood, american	8	Fair	Remove
895	Basswood, american	10	Fair	Remove
896	Hickory bitternut	8	Fair	Remove
897	Hickory bitternut	8	Fair	Remove
898	Cherry black	8	Fair	Remove
899	Cherry black	8	Fair	Remove
900	Elm, american	8	Fair	Remove
901	Cherry black	8	Fair	Remove
902	Basswood, american	10	Fair	Remove
903	Basswood, american	11	Fair	Remove
904	Birch, paper	8	Fair	Remove
905	Basswood, american	13	Fair	Remove
906	Elm, american	7	Fair	Remove
907	Basswood, american	9	Fair	Remove
908	Basswood, american	6	Fair	Remove
909	Oak white	21	Fair	Remove
910	Basswood, american	13	Fair	Remove
911	Basswood, american	8	Fair	Remove
912	Basswood, american	7	Fair	Remove
913	Basswood, american	10	Fair	Remove
914	Basswood, american	9	Fair	Remove
915	Basswood, american	8	Fair	Remove
916	Basswood, american	8	Fair	Remove
917	Basswood, american	9	Fair	Remove
918	Aspen, quaking	23	Fair	Remove
919	Cherry black	7	Fair	Remove
920	Basswood, american	7	Fair	Remove
921	Hickory bitternut	6	Fair	Remove
922	Cherry black	7	Fair	Remove
923	Cherry black	6	Fair	Remove
924	Basswood, american	16	Fair	Remove
925	Basswood, american	14	Fair	Remove
926	Elm, american	14	Fair	Remove
927	Elm, american	7	Fair	Remove
928	Basswood, american	7	Fair	Remove
929	Basswood, american	7	Fair	Remove
930	Oak white	26	Good	Remove
931	Maple red	6	Good	Remove
932	Maple, sugar	7	Good	Remove
933	Maple, sugar	7	Good	Remove
934	Basswood, american	12	Fair	Remove
935	Basswood, american	7	Fair	Remove
936	Oak white	29	Good	Remove
937	Oak white	8	Fair	Remove
938	Basswood, american	9	Fair	Remove
939	Elm, american	11	Fair	Remove
940	Elm, american	17	Fair	Remove
941	Elm, american	7	Fair	Remove
942	Hackberry	16	Good	Remove
943	Basswood, american	9	Fair	Remove
944	Elm, american	9	Fair	Remove
945	Basswood, american	10	Fair	Remove
946	Maple, sugar	8	Fair	Remove
947	Basswood, american	14	Fair	Remove
948	Basswood, american	14	Fair	Remove
949	Hackberry	16	Good	Remove
950	Cherry black	7	Fair	Remove
951	Oak red	13	Good	Remove
952	Oak red	14	Fair	Remove
953	Oak red	47	Poor	Remove
954	Basswood, american	9	Fair	Remove
955	Oak bur	21	Fair	Remove
956	Basswood, american	8	Fair	Remove
957	Elm, american	14	Fair	Remove
958	Basswood, american	8	Fair	Remove
959	Basswood, american	7	Fair	Remove
960	Hackberry	17	Fair	Remove
961	Ash black	8	Fair	Remove
962	Basswood, american	8	Fair	Remove
963	Basswood, american	10	Fair	Remove
964	Maple, sugar	8	Fair	Remove
965	Oak bur	49	Poor	Remove
966	Oak red	9	Fair	Remove
967	Oak white	38	Poor	Remove
968	Basswood, american	9	Fair	Remove
969	Maple, sugar	8	Fair	Remove
970	Basswood, american	14	Fair	Remove
971	Basswood, american	14	Fair	Remove
972	Maple, sugar	11	Fair	Remove
973	Maple, sugar	8	Fair	Remove
974	Maple, sugar	10	Fair	Remove
975	Maple, sugar	8	Fair	Remove
976	Basswood, american	9	Fair	Remove
977	Willow black	7	Fair	Remove
978	Maple, sugar	9	Fair	Remove
979	Basswood, american	10	Fair	Remove

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER C222

60% PLAN SET
BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

TREE INVENTORY TABLE

KHA PROJECT 160846040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

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

BRIAN M. WURDEMAN
DATE: 04/04/2026 MN LIC. NO. ---

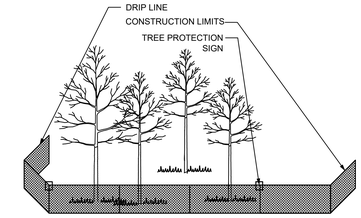
Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

980	Boxelder	15	Fair	Remain
981	Basswood, american	23	Fair	Remain
982	Maple, sugar	12	Fair	Remain
983	Maple, sugar	9	Fair	Remain
984	Maple, sugar	6	Fair	Remain
985	Basswood, american	8	Fair	Remain
986	Maple, sugar	9	Fair	Remain
987	Basswood, american	7	Fair	Remain
988	Oak, red	33	Fair	Remain
989	Basswood, american	26	Poor	Remain
990	Basswood, american	11	Poor	Remain
991	Ash, black	12	Fair	Remain
992	Hackberry	19	Good	Remain
993	Maple, red	11	Good	Remain
994	Maple, red	9	Fair	Remain
995	Maple, red	22	Fair	Remain
996	Maple, red	9	Fair	Remain
997	Maple, red	9	Fair	Remain
998	Maple, red	9	Fair	Remain
999	Maple, red	11	Fair	Remain
1000	Maple, red	8	Fair	Remain
1001	Maple, red	6	Fair	Remain
1002	Maple, sugar	8	Fair	Remain
1003	Maple, red	7	Fair	Remain
1004	Elm, american	10	Fair	Remain
1005	Basswood, american	17	Fair	Remain
1006	Hackberry	8	Fair	Remain
1007	Elm, american	9	Fair	Remain
1008	Maple, red	9	Fair	Remain
1009	Maple, sugar	6	Fair	Remain
1010	Maple, sugar	10	Fair	Remain
1011	Maple, sugar	9	Fair	Remain
1012	Maple, sugar	9	Fair	Remain
1013	Maple, sugar	8	Fair	Remain
1014	Maple, sugar	6	Fair	Remain
1015	Maple, sugar	6	Fair	Remain
1016	Maple, sugar	9	Fair	Remain
1017	Maple, sugar	8	Fair	Remain
1018	Maple, sugar	7	Fair	Remain
1019	Maple, sugar	7	Fair	Remain
1020	Maple, sugar	7	Fair	Remain
1021	Maple, sugar	6	Fair	Remain
1022	Maple, sugar	26	Good	Remain
1023	Elm, american	9	Fair	Remain
1024	Boxelder	11	Fair	Remain
1025	Boxelder	8	Fair	Remain
1026	Boxelder	10	Fair	Remain
1027	Boxelder	23	Fair	Remain
1028	Boxelder	10	Fair	Remain
1029	Boxelder	8	Fair	Remain
1030	Elm, american	10	Fair	Remain
1031	Boxelder	11	Fair	Remain
1032	Boxelder	13	Fair	Remain
1033	Boxelder	15	Fair	Remain
1034	Elm, american	9	Fair	Remain
1035	Ash, black	7	Fair	Remain
1036	Basswood, american	9	Fair	Remain
1037	Cherry, black	13	Good	Remain
1038	Hackberry	8	Good	Remain
1039	Elm, american	10	Fair	Remain
1040	Elm, american	7	Fair	Remain
1041	Maple, sugar	8	Fair	Remain
1042	Boxelder	12	Fair	Remain
1043	Elm, american	12	Fair	Remain
1044	Elm, american	12	Fair	Remain
1045	Basswood, american	21	Fair	Remain
1046	Cherry, black	12	Fair	Remain
1047	Basswood, american	11	Fair	Remain
1048	Hackberry	8	Fair	Remain
1049	Oak, red	16	Fair	Remain
1050	Hackberry	8	Fair	Remain
1051	Hackberry	10	Fair	Remain
1052	Boxelder	9	Fair	Remain
1053	Basswood, american	10	Fair	Remain
1054	Basswood, american	19	Fair	Remain
1055	Oak, red	19	Fair	Remain
1056	Basswood, american	18	Fair	Remain
1057	Basswood, american	8	Fair	Remain
1058	Basswood, american	7	Fair	Remain
1059	Basswood, american	7	Fair	Remain
1060	Basswood, american	14	Fair	Remain
1061	Elm, siberian	8	Fair	Remain
1062	Elm, american	7	Fair	Remain
1063	Cherry, black	14	Fair	Remain
1064	Basswood, american	7	Fair	Remain
1065	Elm, american	9	Fair	Remain
1066	Hickory, bitternut	6	Fair	Remain
1067	Hackberry	8	Fair	Remain
1068	Basswood, american	14	Fair	Remain
1069	Basswood, american	9	Fair	Remain
1070	Basswood, american	8	Fair	Remain
1071	Elm, american	11	Fair	Remain
1072	Boxelder	8	Fair	Remain
1073	Elm, american	10	Fair	Remain
1074	Boxelder	10	Fair	Remain
1075	Hackberry	13	Fair	Remain
1076	Boxelder	13	Fair	Remain
1077	Elm, american	7	Fair	Remain
1078	Boxelder	12	Fair	Remain
1079	Boxelder	13	Fair	Remain
1080	Boxelder	14	Fair	Remain
1081	Boxelder	16	Fair	Remain
1082	Boxelder	9	Fair	Remain
1083	Boxelder	15	Fair	Remain
1084	Boxelder	13	Fair	Remain
1085	Elm, american	10	Fair	Remain
1086	Elm, american	10	Fair	Remain
1087	Boxelder	9	Fair	Remain
1088	Elm, american	8	Fair	Remain
1089	Boxelder	21	Fair	Remain
1090	Boxelder	7	Fair	Remain
1091	Boxelder	11	Fair	Remain
1092	Boxelder	7	Fair	Remain
1093	Boxelder	10	Fair	Remain
1094	Boxelder	14	Fair	Remain
1095	Boxelder	12	Fair	Remain
1096	Boxelder	11	Fair	Remain
1097	Boxelder	11	Fair	Remain
1098	Boxelder	14	Fair	Remain
1099	Elm, american	17	Good	Remain
1100	Boxelder	10	Fair	Remain
1101	Basswood, american	9	Fair	Remain
1102	Elm, american	7	Fair	Remain
1103	Elm, american	7	Fair	Remain
1104	Elm, siberian	8	Fair	Remain
1105	Elm, american	7	Fair	Remain
1106	Basswood, american	28	Fair	Remain
1107	Basswood, american	11	Fair	Remain
1108	Boxelder	10	Fair	Remain
1109	Boxelder	10	Fair	Remain
1110	Boxelder	10	Fair	Remain
1111	Boxelder	10	Fair	Remain
1112	Elm, american	7	Fair	Remain
1113	Basswood, american	35	Fair	Remain
1114	Elm, american	9	Fair	Remain
1115	Boxelder	6	Fair	Remain
1116	Boxelder	8	Fair	Remain
1117	Boxelder	8	Fair	Remain
1118	Boxelder	7	Fair	Remain
1119	Boxelder	15	Fair	Remain
1120	Boxelder	10	Fair	Remain
1121	Boxelder	15	Fair	Remain
1122	Boxelder	23	Fair	Remain
1123	Walnut, black	7	Fair	Remain
1124	Boxelder	49	Fair	Remain
1125	Boxelder	19	Fair	Remain
1126	Boxelder	7	Fair	Remain
1127	Boxelder	8	Fair	Remain
1128	Boxelder	9	Fair	Remain

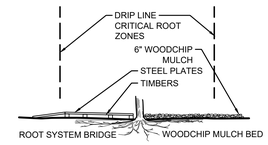
NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.



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

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT

SCALE: N.T.S. C223



IF CONSTRUCTION VEHICLES MUST PASS OVER ROOT ZONES, THE CONTRACTOR MUST EITHER:

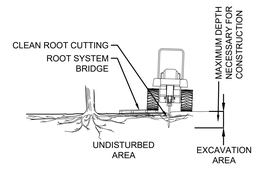
1. CONSTRUCT ROOT SYSTEM BRIDGES WITH STEEL PLATE SUPPORTED ON WOOD TIMBERS PLACED RADIALLY TO THE TREE TRUNK.

OR

2. PLACE A 6 INCH LAYER OF WOODCHIP MULCH OVER A TYPE III GEOTEXTILE (MnDOT 3733)

2 OTHER VEGETATION PROTECTION MEASURES

(MnDOT 2572.3A12) SCALE: N.T.S. C223



1. WHEN DESIGNATED IN THE PLAN OR DIRECTED BY THE ENGINEER, PRIOR TO EXCAVATION, ALL TREE ROOTS WILL BE CLEANLY CUT BY A VIBRATORY PLOW OR OTHER APPROVED ROOT CUTTER.
2. THE TREE ROOTS WILL BE CUT CLEANLY TO THE MINIMUM DEPTH NECESSARY FOR CONSTRUCTION.
3. IMMEDIATELY, AND CLEANLY CUT DAMAGED AND EXPOSED ROOTS.
4. ROOT ENDS EXPOSED BY EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY COVERED WITH A 6" LAYER OF ADJACENT SOIL.
5. EXPOSED CUT OAK ROOTS SHALL BE IMMEDIATELY (WITHIN 5 MINUTES) TREATED WITH A WOUND DRESSING MATERIAL CONSISTING OF LATEX PAINT OR SHELLAC.

3 CLEAN ROOT CUTTING

(MnDOT 2572.3A2) SCALE: N.T.S.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-615-1570
WWW.KIMLEY-HORN.COM

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

BRIAN N. WURDEMAN — DATE: 04/24/2026 — MN LIC. NO. —

KHA PROJECT 160140040
DATE 04/29/2026
SCALE AS SHOWN
DESIGNED BY COM
DRAWN BY ROW
CHECKED BY BMW

TREE INVENTORY TABLE

PRELIMINARY - NOT FOR CONSTRUCTION

60% PLAN SET

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER

C223

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K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\PlanSheets\L-1-TREE PRESERVATION PLAN.dwg April 29, 2026 - 10:25am

PRELIMINARY - NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

US 212

BUILDING 3
±169,000 S.F.

BUILDING 4
±117,000 S.F.

BUILDING 2
±169,000 S.F.

BUILDING 1
±218,196 S.F.

STORMWATER POND

STORMWATER POND

STORMWATER POND

STORMWATER POND

APPROX. STREAM

APPROX. STREAM

PUBLIC ROAD

PUBLIC ROAD

BIG WOODS BLVD

JONATHAN CARVER PKWY

GREENBELT AREA

WETLAND BOUNDARY (TYP.)

A EX-8

B EX-8

C EX-8

D EX-9

E EX-9

F EX-9

G EX-10

H EX-10

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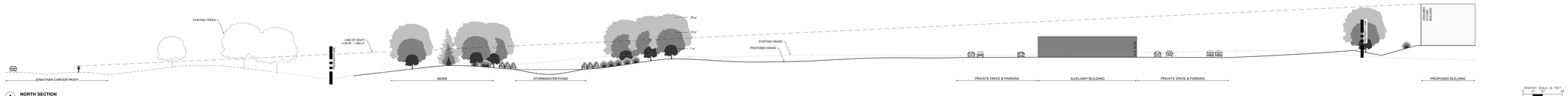
LANDSCAPE SECTION PLAN - NORTH

PREPARED FOR
SCANNELL PROPERTIES

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
60% PLAN SET

CHASKA MN

SHEET NUMBER ####



A **NORTH SECTION**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



B **NORTHWEST SECTION**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



C **WEST ENTRANCE**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80

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BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PARCEL 2 SECTION
SCANWELL PROPERTIES

SHEET NUMBER
####

LANDSCAPE SECTIONS

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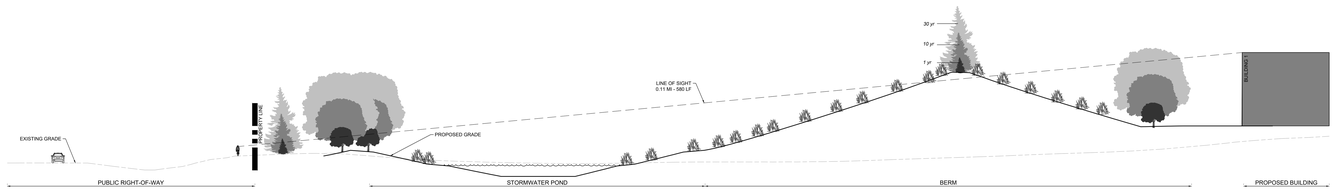
7700 FRANCE AVENUE SOUTH, SUITE 425, EDINA, MN 55435
PHONE 952-835-3170
WWW.KIMLEY-HORN.COM

NO.	DATE	BY
1	09/10/2009	

K:\TNC_LAND\Scanwell\Crosslake, MN\3 Design\Dgn\Plan\Sheets\ LANDSCAPE SECTIONS.dwg Mar 25, 2009 - 10:22am



D **SOUTHWEST SECTION**

1" = 20'

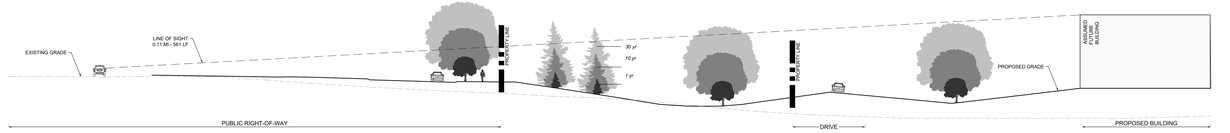
GRAPHIC SCALE IN FEET
0 10 20 40



E **SOUTH SECTION**

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40



F **SOUTHEAST SECTION**

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA

SHEET NUMBER

#####

LANDSCAPE SECTIONS

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K:\TNC_LSD\Exercise\Chaska, MN\3 Design\CAD\PlanSheets\ LANDSCAPE SECTIONS day May 29, 2020 - 10:29am
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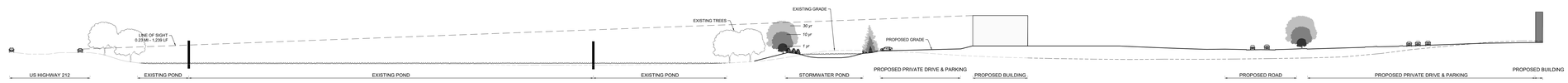
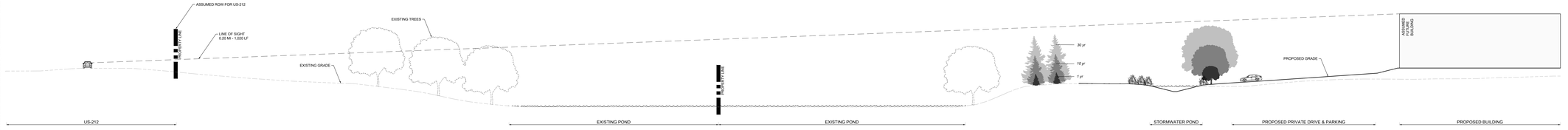


G **EAST SECTION**

1" = 40'

GRAPHIC SCALE IN FEET
0 20 40 80



H **NORTHEAST SECTION**

1" = 20'

GRAPHIC SCALE IN FEET
0 10 20 40

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PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

MN

PLSS/SCA

SHEET NUMBER

EX-10

LANDSCAPE SECTIONS

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K:\TNC_LDD\Exercise\Chaska, MN\3 Design\CAD\Plan\Sheets\ LANDSCAPE SECTIONS May 29, 2020 - 10:29am

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D1
D2
D3
D4
D5
5 year growth
LINCOLN BROWN ILLUSTRATION


20 year growth
LINCOLN BROWN ILLUSTRATION


D - 1
5 year growth
LINDEN BROWN ILLUSTRATION


D - 1
20 year growth
LINCOLN BROWN ILLUSTRATION


D-2
5 year growth
LINCOLN BROWN ILLUSTRATION


D-2
20 year growth
LINCOLN BROWN ILLUSTRATION


D - 3
5 year growth
LINCOLN BROWN ILLUSTRATION

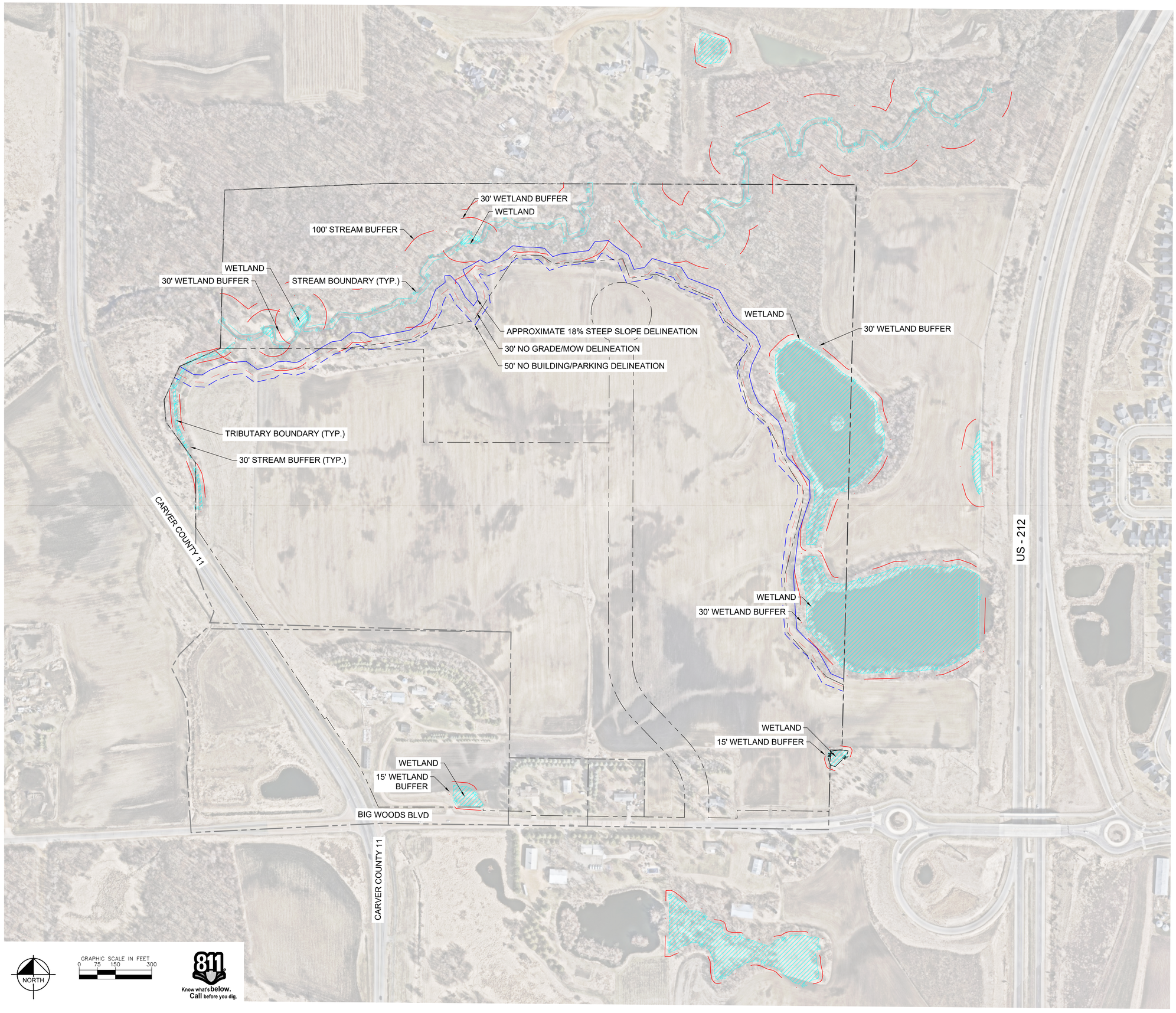

D - 3
20 year growth
LINCOLN BROWN ILLUSTRATION


D-4
5 year growth
LINCOLN BROWN ILLUSTRATION


D-4
20 year growth
LINCOLN BROWN ILLUSTRATION


D-5
5 year growth
LINCOLN BROWN ILLUSTRATION


D - 5
20 year growth
LINCOLN BROWN ILLUSTRATION



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND AREA
- 18% WOODED STEEP SLOPE SETBACK
- 30' NO-GRADE/NO-MOW SETBACK
- 50' NO BUILDING/NO PARKING SETBACK

No.	REVISIONS	DATE	BY

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FOR INFORMATIONAL PURPOSES ONLY

KHA PROJECT	160846040
DATE	03/03/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	MOB
CHECKED BY	JDE

AERIAL SITE EXHIBIT - CHASKA, MN - CIVIL

PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BLVD & JONATHAN
CARVER PKWY
CHASKA, MN 55318

CHASKA MN

SHEET NUMBER
EX - 1

K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Exhibits\Aerial Site Exhibit\Condition Analysis Exhibit.dwg February 27, 2026 - 1:04pm
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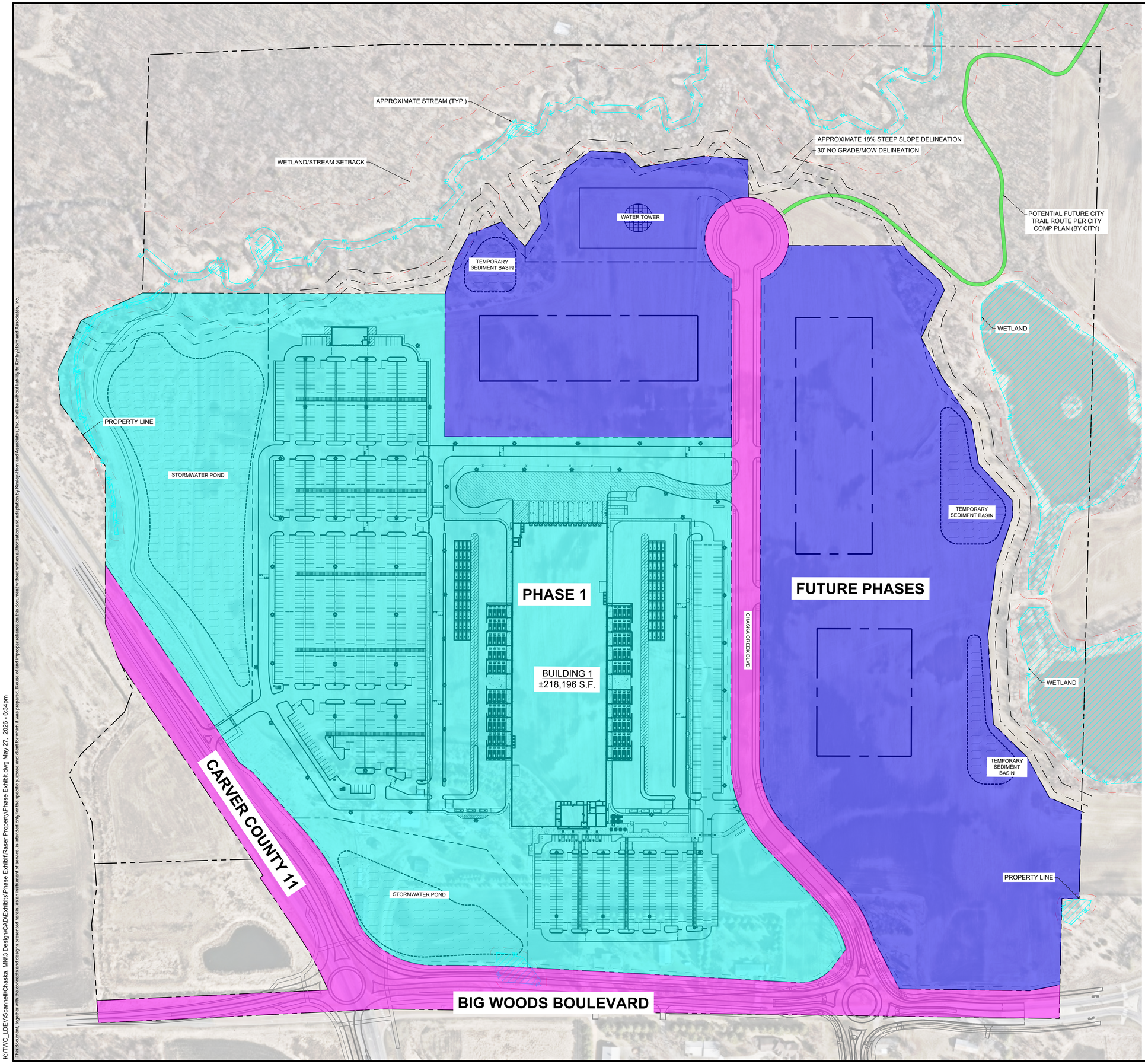

LEGEND

- DEDICATED RIGHT OF WAY - PUBLIC
- PHASE 1 - PRIVATE
- FUTURE PHASE - PRIVATE
- PHASE 1 CITY TRAIL - PUBLIC
- PROPOSED PROPERTY LINE
- 18% STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

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PHONE: 612-315-1272
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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

PHASE EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-11

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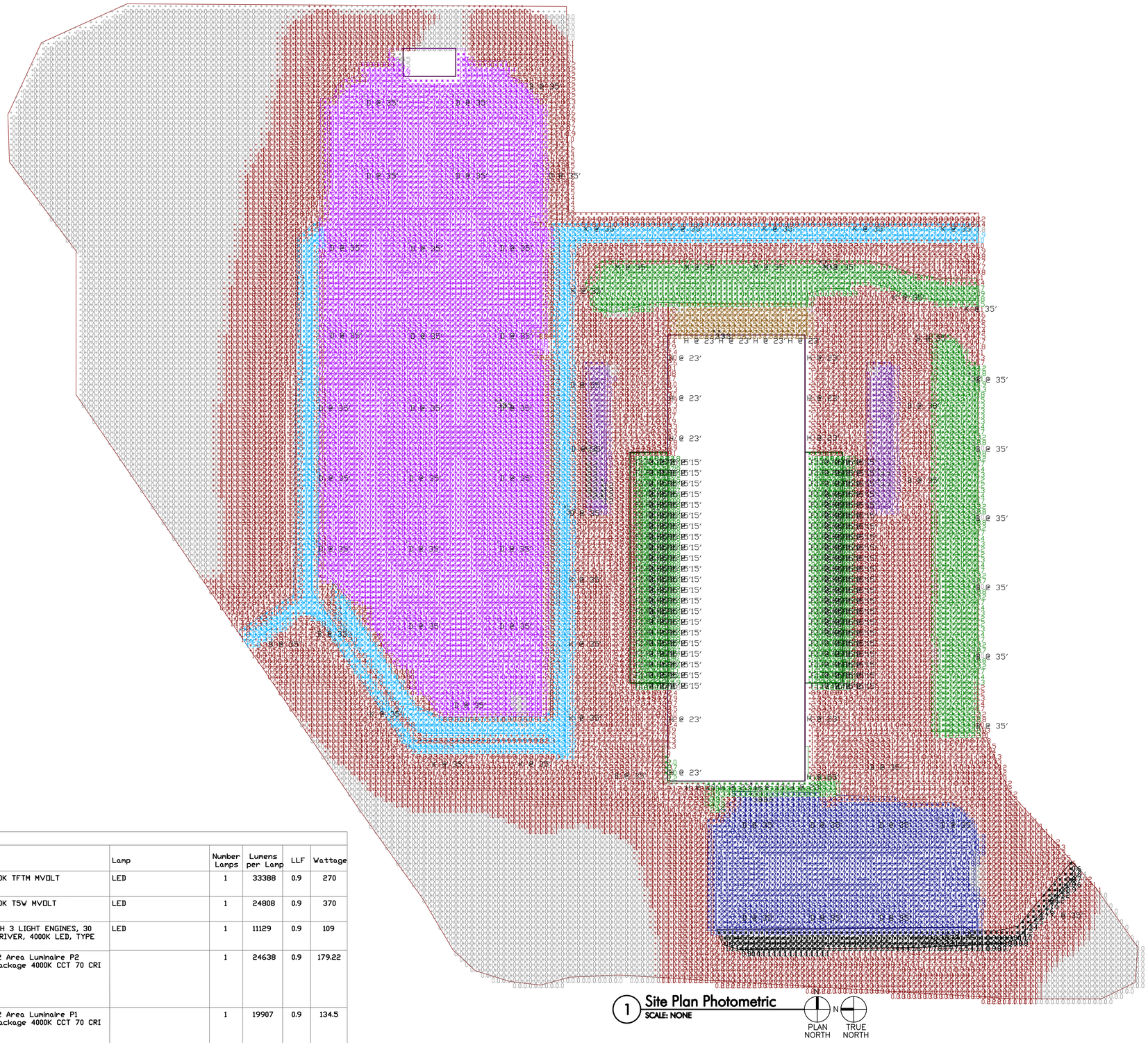
K:\TWC_LDEV\Scannell\Chaska, MN\3 Design\CAD\Exhibits\Phase Exhibit\Raser Property\Phase Exhibit.dwg May 27, 2026 - 6:34pm



1 Site Plan Photometric
SCALE: NONE

PLAN NORTH
TRUE NORTH

Note
LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE
AND LIGHTING CONTROLS INQUIRIES.
MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134
PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY EAST		23.3 fc	27.5 fc	12.1 fc	2.3:1	1.9:1
CANOPY WEST		23.3 fc	27.6 fc	12.3 fc	2.2:1	1.9:1
LOADING DOCK		2.0 fc	3.3 fc	1.1 fc	3.0:1	1.8:1
OPEN TRUCK YARD		1.4 fc	2.3 fc	0.6 fc	3.8:1	2.3:1
PARKING LOT EAST		1.9 fc	3.2 fc	1.0 fc	3.2:1	1.9:1
PARKING LOT SOUTH		1.9 fc	3.6 fc	0.7 fc	5.1:1	2.7:1
PARKING LOT WEST		1.9 fc	3.5 fc	0.5 fc	7.0:1	3.8:1
PEDESTRIAN AREA		3.1 fc	4.5 fc	1.6 fc	2.8:1	1.9:1
VAN QUEING EAST		2.0 fc	2.7 fc	1.2 fc	2.3:1	1.7:1
VAN QUEING WEST		1.8 fc	2.2 fc	0.9 fc	2.4:1	2.0:1
VEHICULAR ROADS		1.9 fc	3.7 fc	0.8 fc	4.6:1	2.4:1
VEHICULAR ROADS		1.4 fc	2.9 fc	0.4 fc	7.3:1	3.5:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	B	14	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	0.9	270
	D	34	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	0.9	370
	H	18	DSXW2 LED 30C 1000 40K T4M DSXW2BBW	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	11129	0.9	109
	K	15	DSX2 LED P2 40K 70CRI T2M	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 2 Medium		1	24638	0.9	179.22
	M	4	DSX2 LED P1 40K 70CRI TFTM	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Forward Throw		1	19907	0.9	134.5
	F1	176	VCPG LED P6 40K T5R MVOLT	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE		1	13268	0.9	107.69

pdms design group
Architecture + Engineering
2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200

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Project Address
Big Woods Business Park
DMP5 Delivery Station
Building 10
Chaska, MN 55318

Issue Date CD50 2/9/26

Revisions

Date	Description	By

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

DOCUMENTS FOR REVIEW ONLY, NOT FOR PERMIT OR CONSTRUCTION

Job Number 250265
Drawn By TQ
Appv'd By TQ
Sheet Title Site Plan Photometric
Sheet Number E1.01

CREEK RD

CARVER COUNTY 11

BIG WOODS BLVD

CARVER COUNTY 11

US - 212

LEGEND

SNOW STORAGE LOCATION

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

Know what's **below.**
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EX-8

SCANNELL
CHASKA, MN

SNOW STORAGE EXHIBIT
- OVERALL PROPERTY

KHA PROJECT	160846040
DATE	03/03/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	MOB
CHECKED BY	JDE

Kimley»Horn

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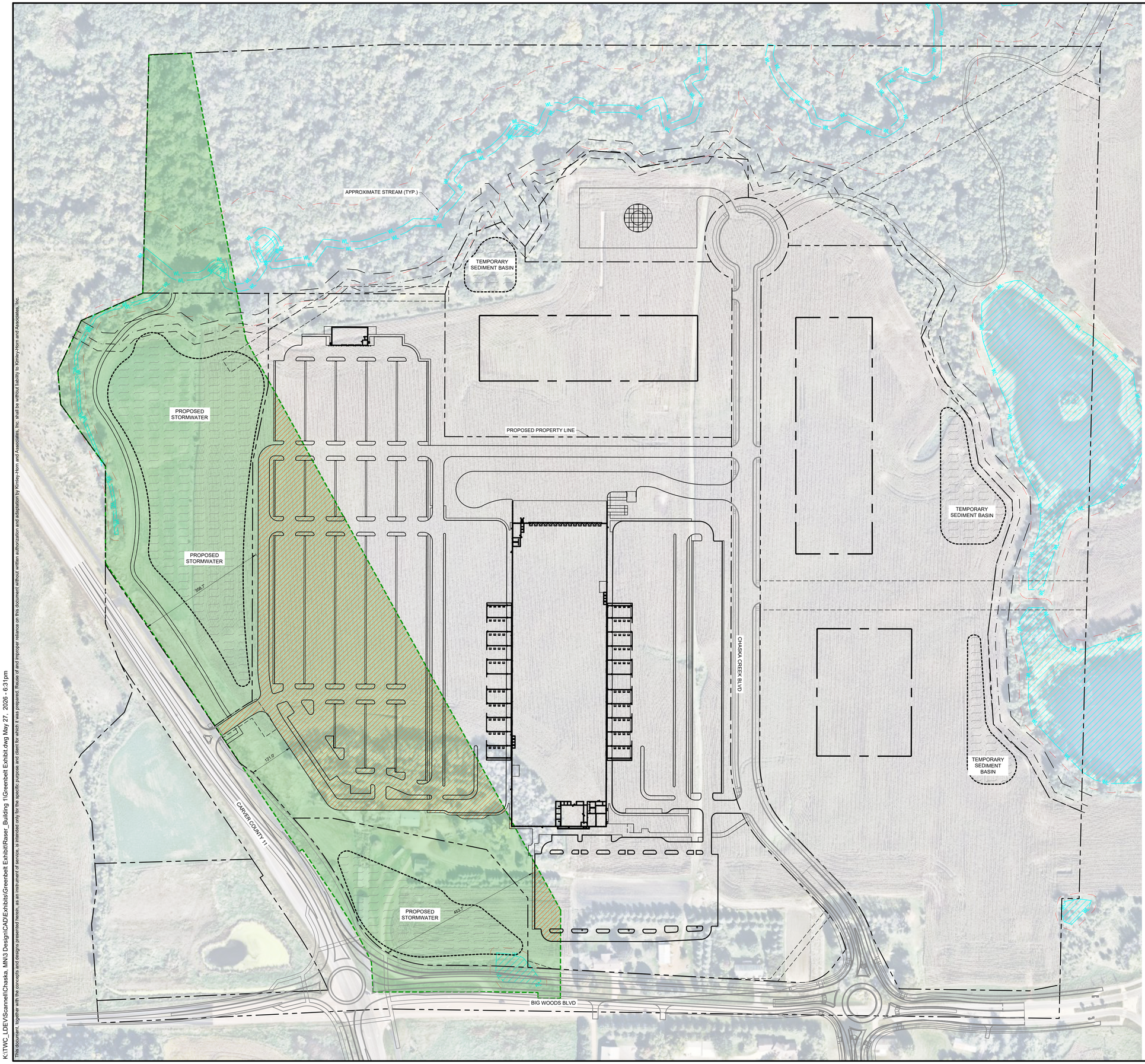
No.	REVISIONS	DATE	BY



LEGEND

- EXISTING GREENBELT AREA
- PROPOSED GREENBELT IMPERVIOUS AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK

RASER PROPERTY GREENBELT SUMMARY	
EXISTING GREENBELT AREA-WITHIN PROPERTY	±1,304,533 SF / ±29.95 AC
TOTAL PROPOSED GREENBELT IMPERVIOUS AREA	±399,547 SF / ±9.17 AC / 30.63%
TOTAL PROPOSED GREENBELT PERVIOUS AREA	±904,986 SF / ±20.78 AC / 69.37%

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CCM
DRAWN BY RCW
CHECKED BY BMW

GREENBELT EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-1

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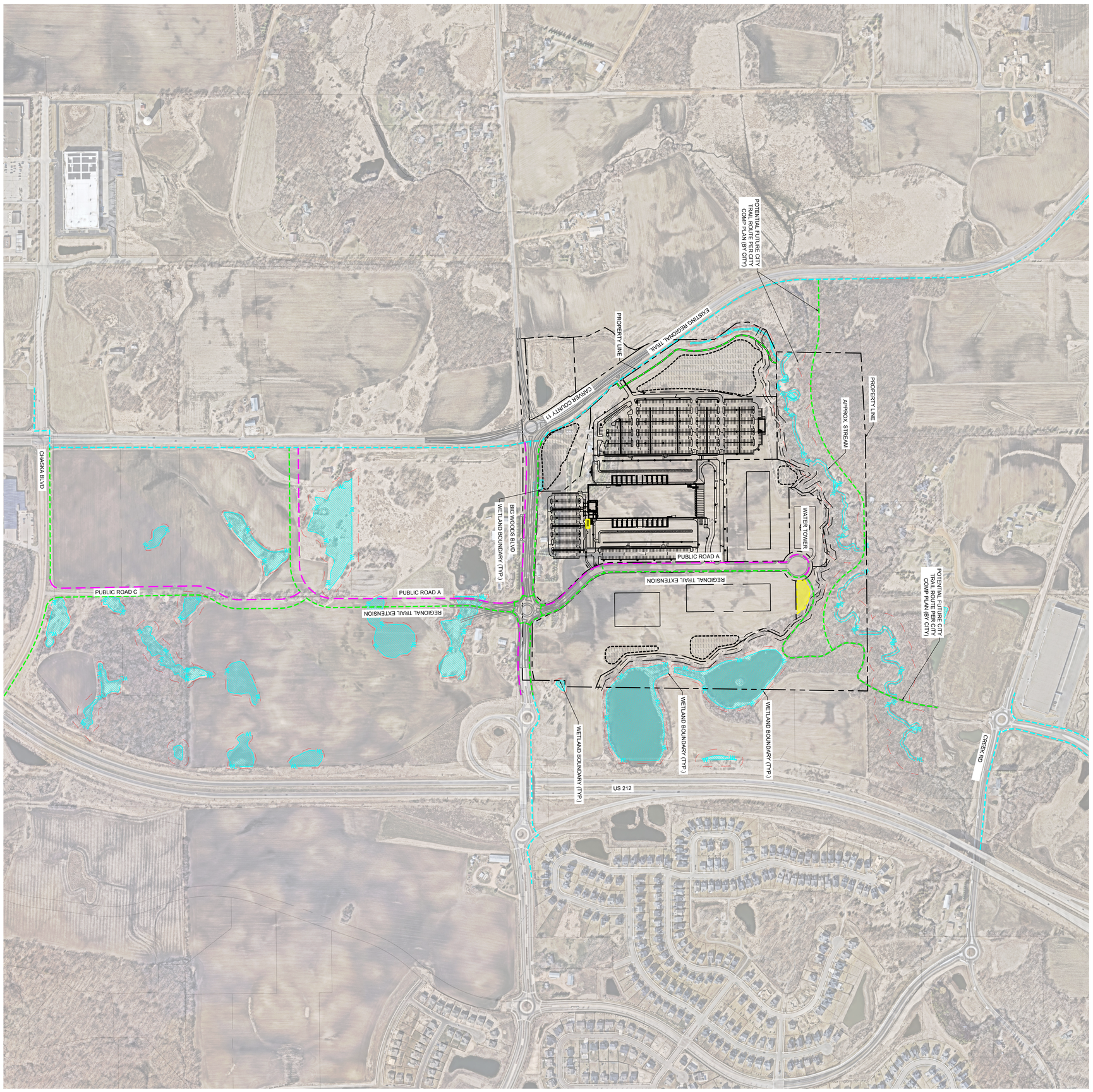

LEGEND

- PROPOSED OUTDOOR GATHERING AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- EXISTING PUBLIC PEDESTRIAN TRAIL
- PROPOSED PUBLIC PEDESTRIAN TRAIL
- EXISTING PUBLIC SIDEWALK
- PROPOSED PUBLIC SIDEWALK

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

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PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-2

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

PEDESTRIAN TRAIL- SIDEWALK EXHIBIT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
CHECKED BY	BMW

Kimley»Horn

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No.	REVISIONS	DATE	BY

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
EX-3		

PEDESTRIAL TRAIL - SIDEWALK EXHIBIT ENLARGEMENT

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY MOB
CHECKED BY BMW

kimley»horn
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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

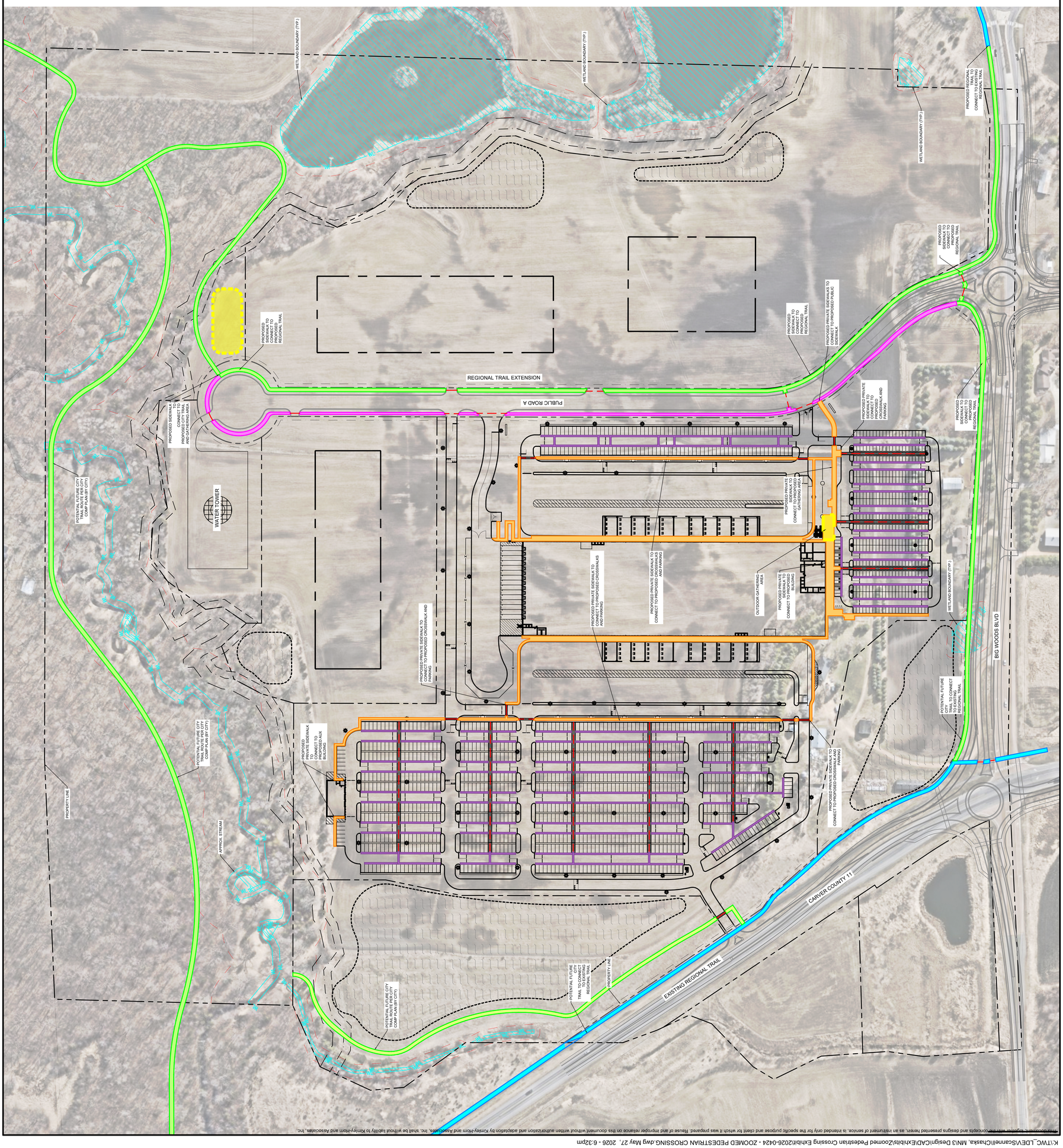
No.	REVISIONS	DATE	BY

LEGEND

- PROPOSED OUTDOOR GATHERING AREA
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- EXISTING PUBLIC PEDESTRIAN TRAIL
- PROPOSED PUBLIC PEDESTRIAN TRAIL
- PROPOSED PRIVATE SIDEWALK
- PROPOSED PRIVATE SUGGESTED WALKWAY
- PROPOSED PUBLIC SIDEWALK
- PROPOSED WALKWAY

GRAPHIC SCALE IN FEET
0 100 200
NORTH

811 Know what's below. Call before you dig.



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PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER	BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT PREPARED FOR SCANNELL PROPERTIES	CHASKA MN
EX-4		

STORMWATER ACCESS EXHIBIT

KHA PROJECT
160846040
DATE
05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY ROW
CHECKED BY BMW

kimley»horn
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No.	REVISIONS	DATE	BY

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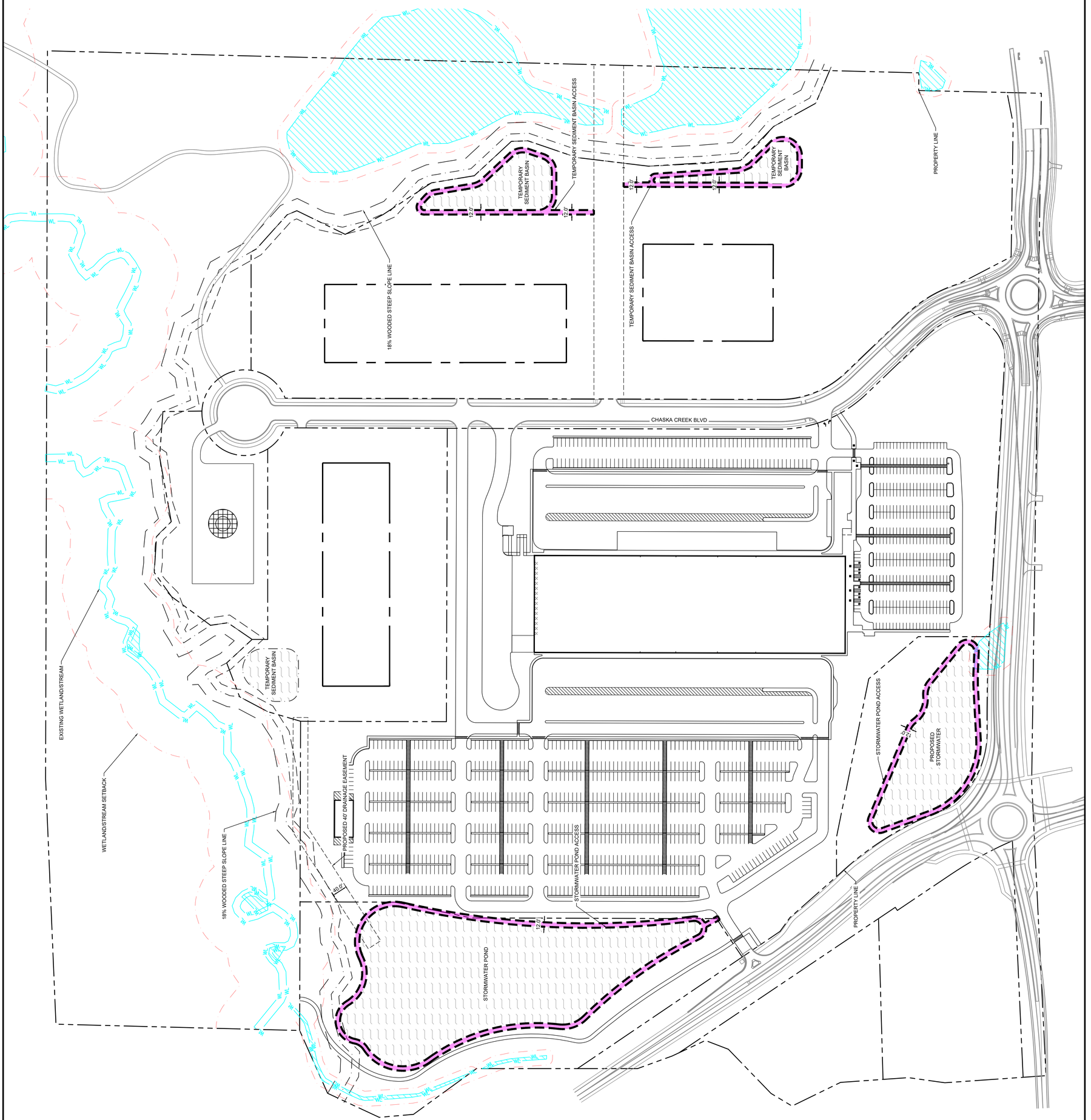
GRAPHIC SCALE IN FEET 0 50 100 200

NORTH

LEGEND

- STORM WATER POND ACCESS
- PROPOSED PROPERTY LINE
- 18% WOODED STEEP SLOPE DELINEATION
- 30' GRADE/MOW SETBACK
- 50' NO BUILDING/PARKING SETBACK
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK



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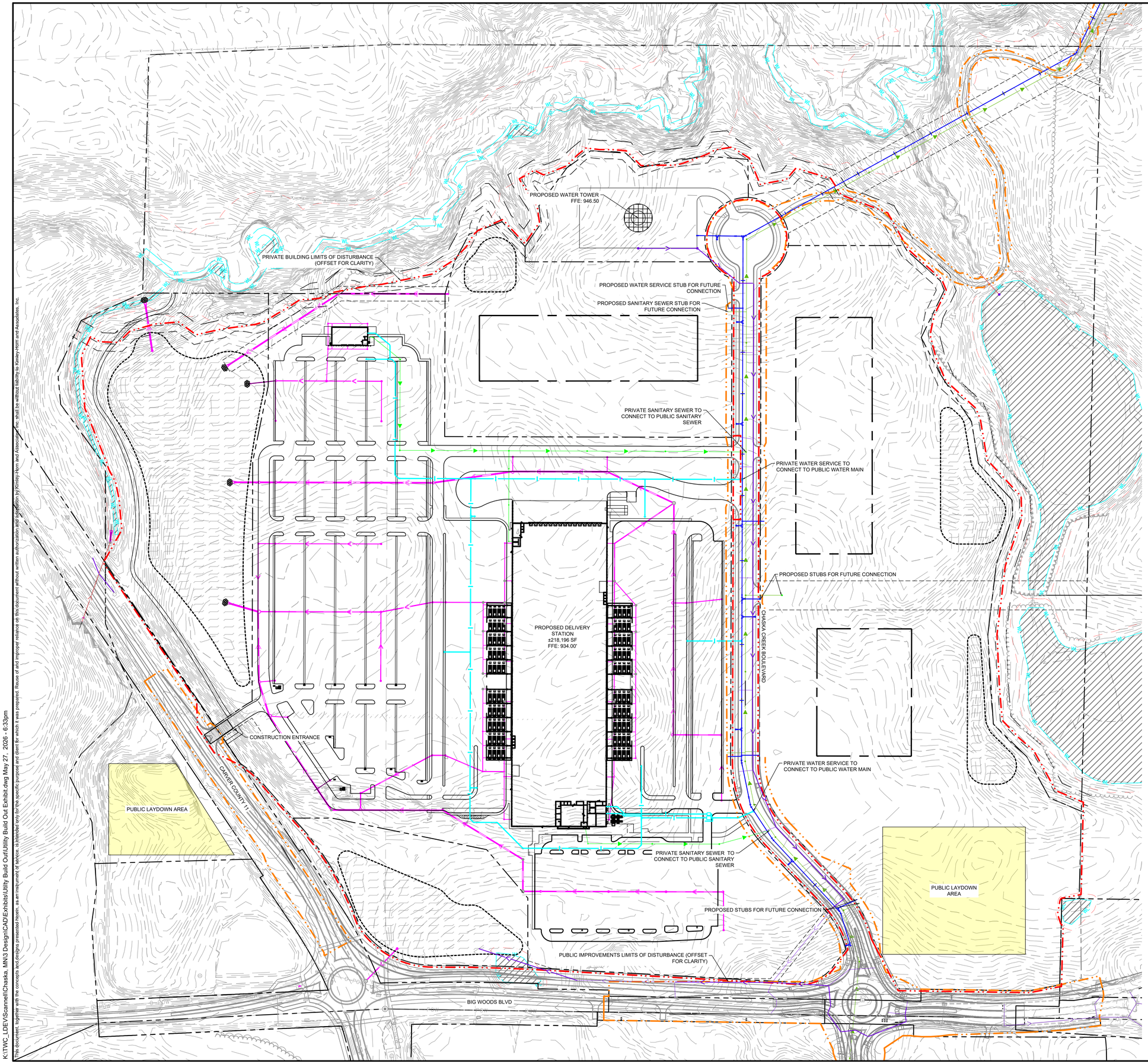
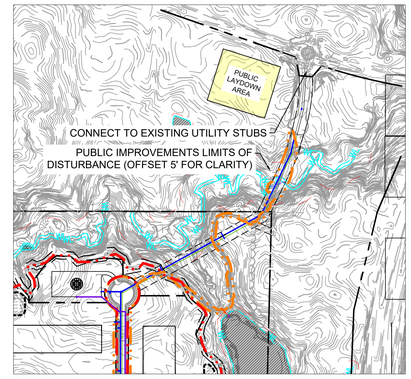


LEGEND

- PROPERTY LINE
- EXISTING WETLAND/STREAM
- WETLAND/STREAM SETBACK
- LIMITS OF DISTURBANCE PRIVATE (OFFSET 5' FOR CLARITY)
- LIMITS OF DISTURBANCE PUBLIC (OFFSET 5' FOR CLARITY)
- PROPOSED PRIVATE STORM SEWER
- PROPOSED PUBLIC STORM SEWER
- PROPOSED PRIVATE WATERMAIN
- PROPOSED PUBLIC WATERMAIN
- PROPOSED PRIVATE SANITARY SEWER
- PROPOSED PUBLIC SANITARY SEWER
- 18% STEEP SLOPE DELINEATION
- 30' NO-GRADE/MOW SETBACK
- 50' BUILDING/PARKING SETBACK
- LAYDOWN AREA



1 UTILITY BUILD OUT - NORTH OF BOUNDARY

Scale: 1" = 400'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 160846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

UTILITY BUILD OUT EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-5

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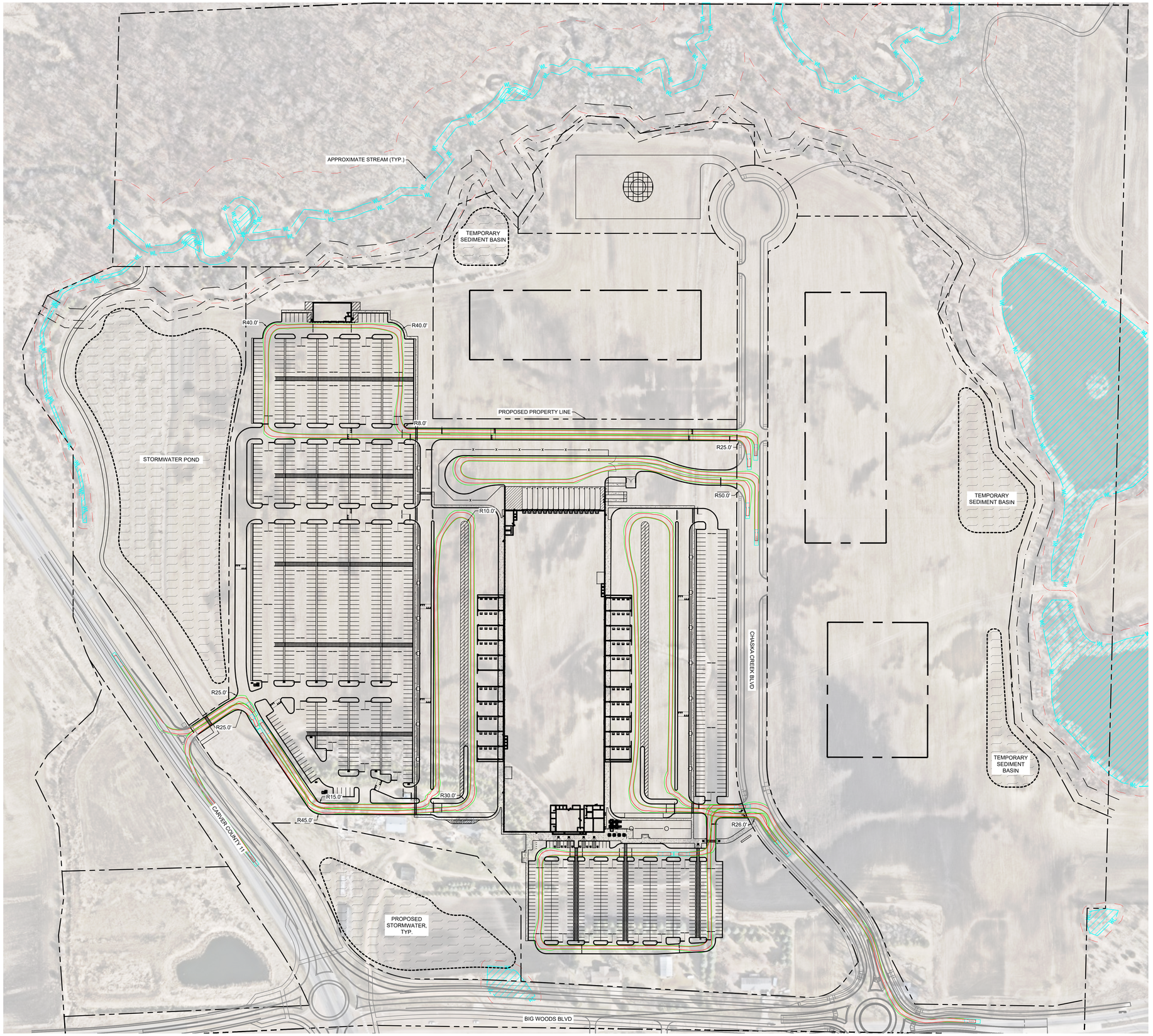

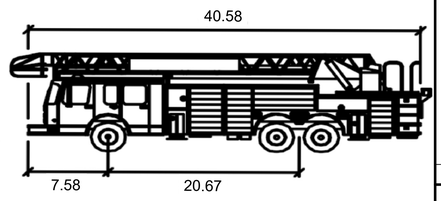

CHASKA LADDER TRUCK feet

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

1 **FIRE TRUCK TEMPLATE**

NTS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 168846040
DATE 05/27/2026
SCALE AS SHOWN
DESIGNED BY CGM
DRAWN BY RCW
CHECKED BY BMW

FIRE TRUCK TURN EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES

CHASKA MN

SHEET NUMBER
EX-6

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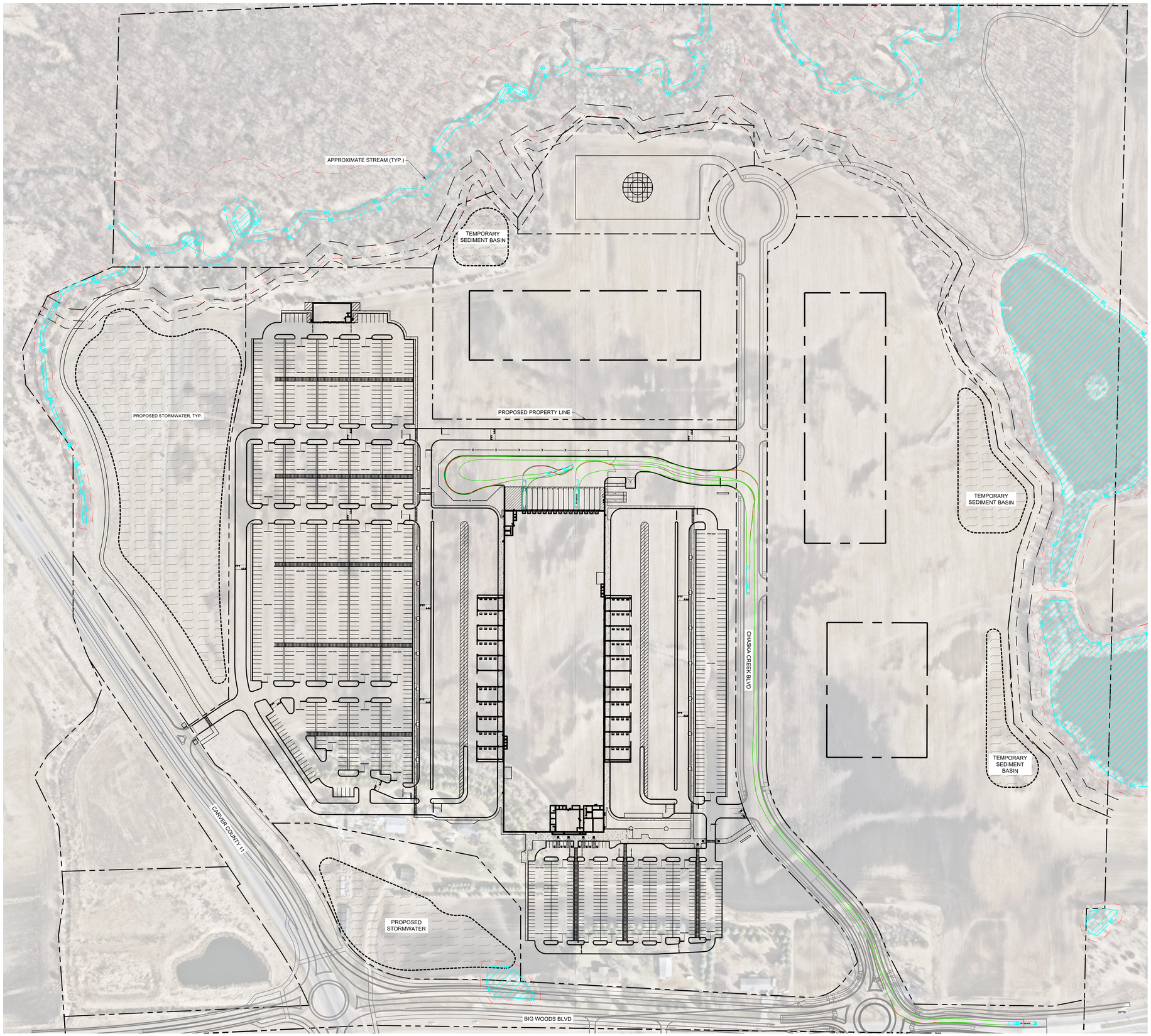

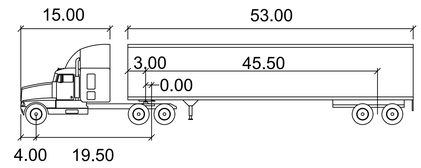

WB-67 SEMI TRUCK feet

Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 28.40
Articulating Angle	: 75.00

1 WB-67 TRUCK TEMPLATE
NTS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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WB-67 TRUCK TURN EXHIBIT

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
EX-7

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

RIGHT IN RIGHT OUT - 320' MILE SPACING FROM RAB

BIG WOODS BLVD

PROPOSED ROUNDABOUT

CHASKA CREEK BLVD

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
EX-8

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SITE ACCESS 1 EXHIBIT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	RCW
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PARCEL ID: 040010700
TAXPAYER: RANDAL F & ANN M WORM
TAXPAYER ADDRESS: 5135 KREEKWOOD RD
CHASKA MN 55318

PARCEL ID: 040010710
TAXPAYER: CHRISTY H HAASKEN
SCHULER REV TRUST
TAXPAYER ADDRESS: 9478 COUNTY ROAD 43
CHASKA MN 55318

PARCEL ID: 040010600
TAXPAYER: TIMOTHY W & ANN M RASER
TAXPAYER ADDRESS: 493 SKYVIEW LANE
CARVER MN 55315

776

CARVER COUNTY 11

BIG WOODS BLVD

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER EX-9

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT

PREPARED FOR

SCANNELL PROPERTIES

CHASKA MN

SITE ACCESS 2 EXHIBIT

KHA PROJECT	160846040
DATE	05/27/2026
SCALE	AS SHOWN
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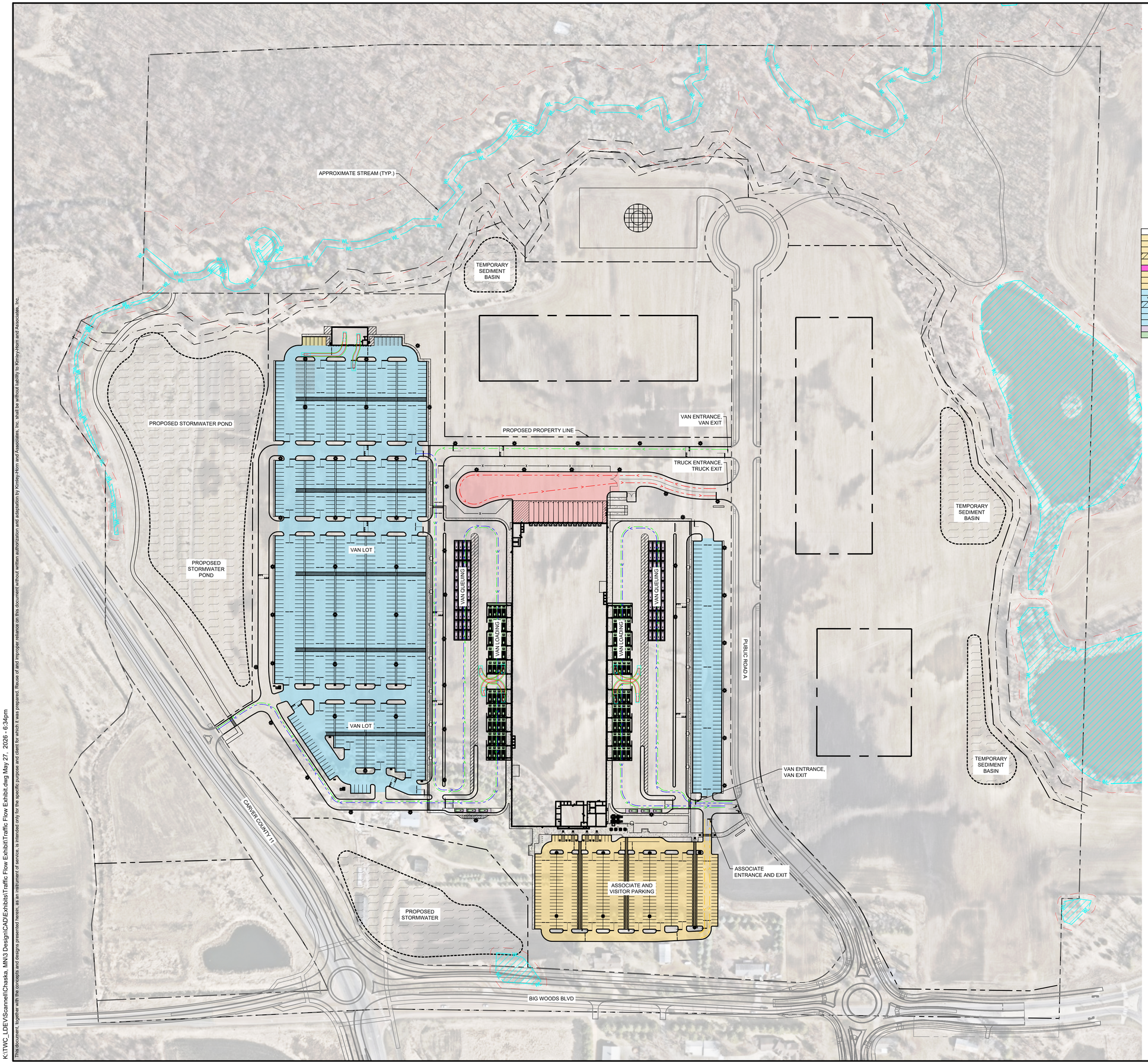

PRELIMINARY ZONING INFORMATION			
APPROXIMATE ACREAGE	43.81 ±AC	1,908,364 ±SF	
BUILDING AREA	±218,196 SF		
EXTERIOR CANOPY AREA	± 58,912 SF		
DISTURBED SITE AREA	38.66 ±AC	±1,684,317 ±SF	
AREA OF NEW OR REPLACED PAVEMENT	±1,138,477 SF		
ZONING	RURAL INDUSTRIAL		
MIN. LOT AREA	43,560 SF		
MIN. WIDTH	100 FT		
BUFFER ZONE	15 FT		
REQUIRED PARKING	1 PER EVERY 350 SF		
FRONT SETBACK (BIG WOOD BLVD.)	BLDG: 20 FT PARKING: 10 FT		
SIDE SETBACK (PUBLIC ROAD & JONATHAN CARVER PKWY.)	BLDG: 20 FT (CORNER LOT) PARKING: 10 FT		
REAR SETBACK (NORTH)	BLDG: 20 FT PARKING: 10 FT		

PARKING SUMMARY

STALL TYPE	REQUIRED	ONSITE	OFFSITE	DELTA
ASSOCIATE STALLS	172	313	0	141
AMZL MANAGER STALLS	21	21	0	0
DSP MANAGER STALLS	34	34	0	0
FSC TECHNICIAN PARKING	5	5	0	0
VISITOR STALLS	3	3	0	0
VAN DRIVER PERSONAL VEHICLE (9'X18')	0	0	0	0
ASSOCIATE PARKING LOT TOTAL (9'X18')	235	376	0	141
ACCESSIBLE STALLS (AUTO)		8	0	0
ACCESSIBLE STALLS (VAN)		8	0	0
VAN STALLS	590	743	0	153
VAN DRIVER PERSONAL STALLS - VAN-SIZED	160	160	0	0
FSC MAINTENANCE STALLS	24	24	0	0
VAN BUFFER STALLS	0	0	0	0
DRIVER TRAINING STALLS	10	10	0	0
VAN PARKING LOT TOTAL	784	937	0	191
VAN QUEUING SPOTS	80	80	0	0
VAN LOADING SPOTS	80	80	0	0

PARKING LEGEND

VAN PARKING

- QUEUING (11'–4" x 27')
- STANDARD (11' x 24')
- LOADING (12'–4" x 38'–10")
- BUFFER (11' x 24')
- VAN PROBLEM SOLVE (12'–4" x 33'–4")

CAR PARKING

- ASSOCIATE / VISITOR (9'x18')

NOTE: DIMENSIONS SHOWN ARE FROM CENTER OF 4" STRIPE TO CENTER OF 4" STRIPE, OR CENTER OF 4" STRIPE TO FACE OF CURB WHERE A STRIPE IS ADJACENT TO A CURB

NOTES:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
3. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
4. INTERIOR LAYOUT PROVIDED FOR DISCUSSION PURPOSES ONLY. LAYOUT AND OPERATION TO BE CONFIRMED BY ARCHITECT/OWNER.

TRAFFIC FLOW LEGEND:

- ASSOCIATE TRAFFIC FLOW DIRECTION
- DSP/FLEX TRAFFIC FLOW DIRECTION
- DSP/FLEX RETURN TRAFFIC FLOW DIRECTION
- TRUCK TRAFFIC FLOW DIRECTION

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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KHA PROJECT 180480080
DATE 05/27/2026
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DESIGNED BY CSM
DRAWN BY RCW
CHECKED BY BMW

SITE TRAFFIC FLOW PLAN EXHIBIT

PRELIMINARY - NOT FOR CONSTRUCTION

BIG WOODS BUSINESS PARK - INDUSTRIAL DEVELOPMENT
PREPARED FOR
SCANNELL PROPERTIES
CHASKA MN

SHEET NUMBER
EX-10

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EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
GLASS	7.8%	5.7%	6.7%	6.1%
FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- [X] — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- XX-# — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

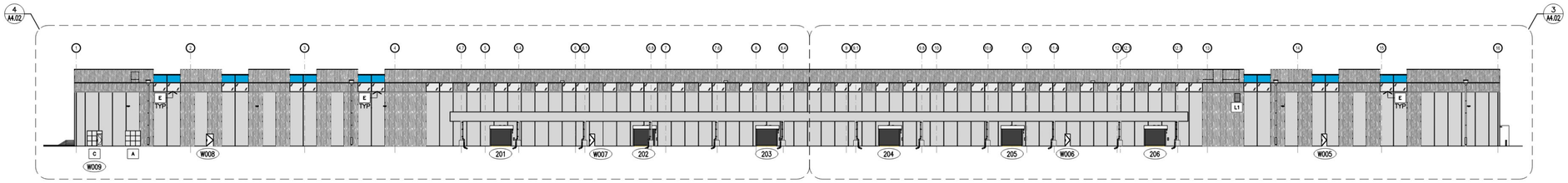
- P-5 — PANTONE 2995 C BLUE
- P-8 — OSHA CAUTION YELLOW
- P-1 — SHERWIN WILLIAMS SW 7646 FIRST STAR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- MP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: MATCH P-1 TEXTURE SMOOTH
- P-2 — SHERWIN WILLIAMS SW 7016 MINDFUL GRAY
- FLP-1 — RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)

KEY NOTES

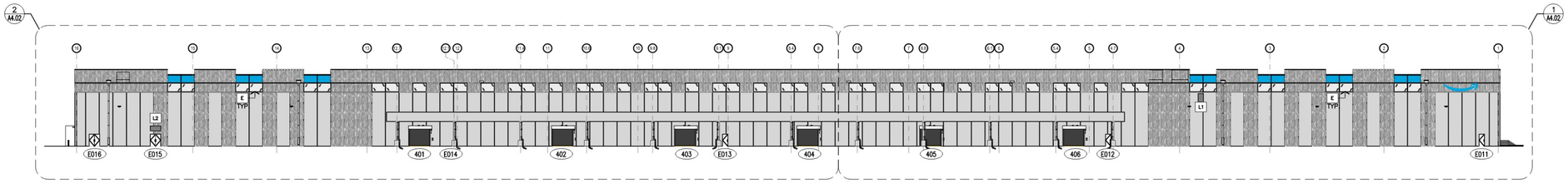
1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT P-1
5. ~~CONCRETE COLUMN PROTECTION, PAINT P-8~~
6. ~~ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS~~
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. ~~PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED; PAINT TO MATCH ADJACENT SIDING — CONNECT DIRECTLY TO STORM WATER SYSTEM — COORDINATE WITH CIVIL; REFER TO SHEET A2.24~~
10. ~~SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED); FACTORY PRIMED PAINTED, REFER TO A7.01~~
11. HM DOOR AND FRAME, PAINT P-2 TYP
12. SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL.PRE –PRIMED, FACTORY PAINT, TYP. REFER TO A7.01
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. PROVIDE GUARDRAIL AT STAIR
15. LAUNCH PAD CANOPY MP-2 FINISH ON FASCIA.
16. PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: 5/A1.13
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. WALL MOUNTED DAVIT CRANE.
19. ~~EXTERIOR ELECTRICAL OUTLET, REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS~~
20. ~~ROOF UNITS "SHOWN DASHED"~~
21. KNOCK OUT PANEL FOR FUTURE USE

GENERAL ELEVATION NOTES

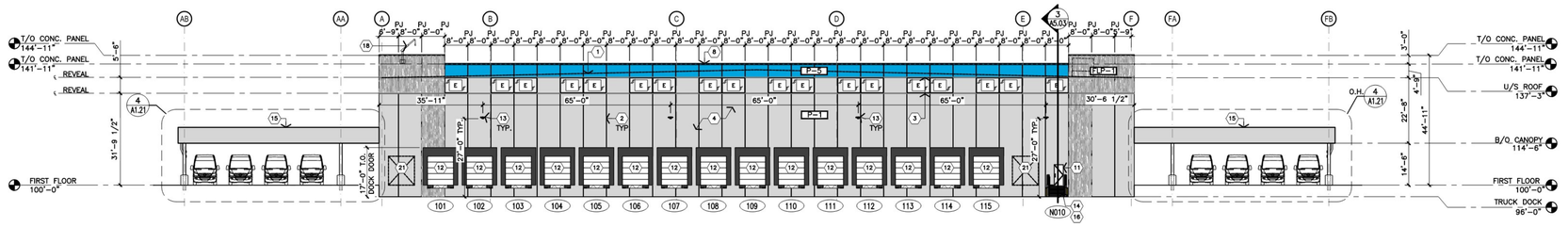
1. ELEVATION 100'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP. UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
5. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAXIMUM U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA.
6. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
7. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
8. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
9. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
10. REFER TO CANOPY PLANS AND DETAILS SHEET A1.21 AND CLIENT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
11. ALL SITE BOLLARDS TO BE PT-6



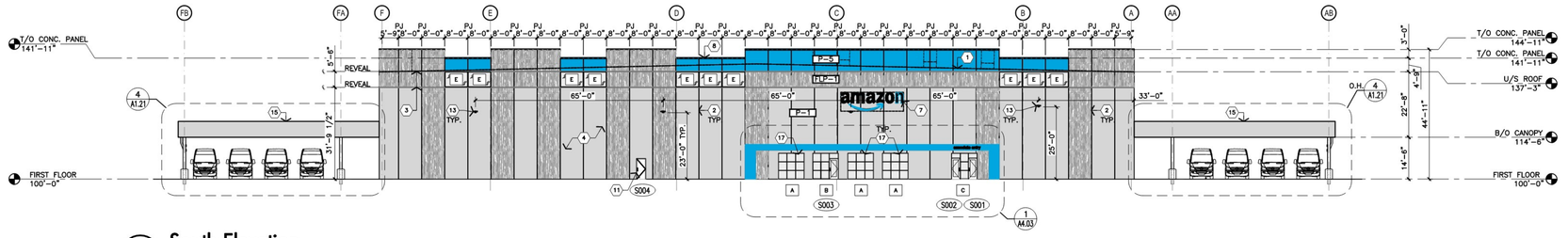
4 West Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 30'-0"



2 North Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 1" = 20'-0"

pdms design group
Architecture + Engineering
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Arlington, Texas 76011
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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date: CD90 3/23/26

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number: 250265
Drawn By: SM
Appv'd By: SV

Sheet Title: **Exterior Elevations**

Sheet Number: **A4.01**

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
GLASS	7.8%	5.7%	6.7%	6.1%
FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- (X) — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- (XX-#) — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

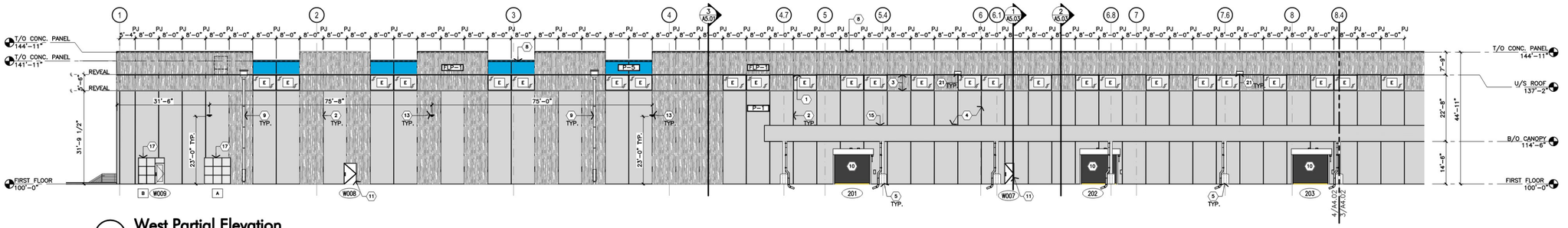
- P-5 — PANTONE 2995 C BLUE
- P-8 — OSHA CAUTION YELLOW
- P-1 — SHERWIN WILLIAMS SW 7646 FIRST STAR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- MP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: FACTORY WHITE; TEXTURE SMOOTH
- P-2 — SHERWIN WILLIAMS SW 7016 MINDFUL GRAY
- FLP-1 — RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)

KEY NOTES

1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT P-1
5. CONCRETE COLUMN PROTECTION, PAINT P-8
6. ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. PREFINISHED METAL DOWNSPOUT. TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING – CONNECT DIRECTLY TO STORM WATER SYSTEM – COORDINATE WITH CIVIL. REFER TO SHEET A2.24
10. SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED), FACTORY PRIMED PAINTED, REFER TO A7.01
11. HM DOOR AND FRAME, PAINT P-2 TYP
12. ~~SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL PRE- PRIMED, FACTORY PAINT, TYP. REFER TO A7.01~~
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. ~~PROVIDE GUARDRAIL AT STAIR~~
15. LAUNCH PAD CANOPY MP-2 FINISH ON FASCIA.
16. ~~PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: 5/A1.13~~
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. ~~WALL MOUNTED DAVIT CRANE.~~
19. ~~EXTERIOR ELECTRICAL OUTLET. REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS~~
20. ~~ROOF UNITS "SHOWN DASHED"~~
21. EMERGENCY OVERFLOW SCUPPER, REF: 8/A2.24

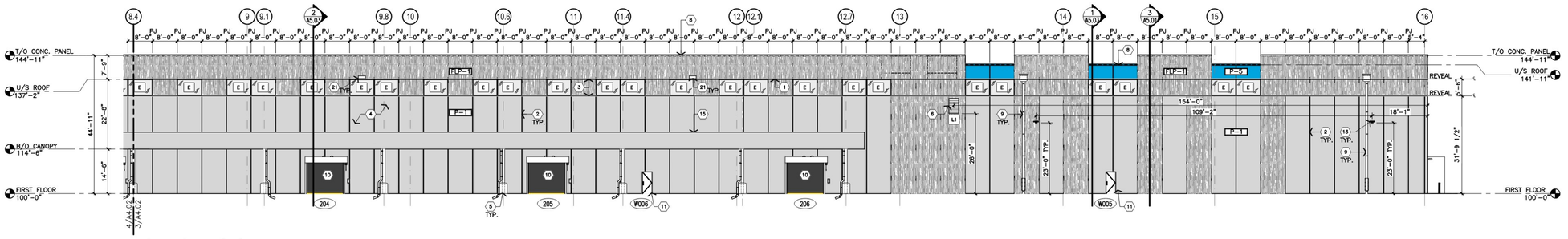
GENERAL ELEVATION NOTES

1. ELEVATION 100'-0"= FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP, UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
5. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAXIMUM U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA
6. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL
7. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
8. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
9. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
10. REFER TO CANOPY PLANS AND DETAILS SHEET A1.21 AND CLIENT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
11. ALL SITE BOLLARDS TO BE PT-6



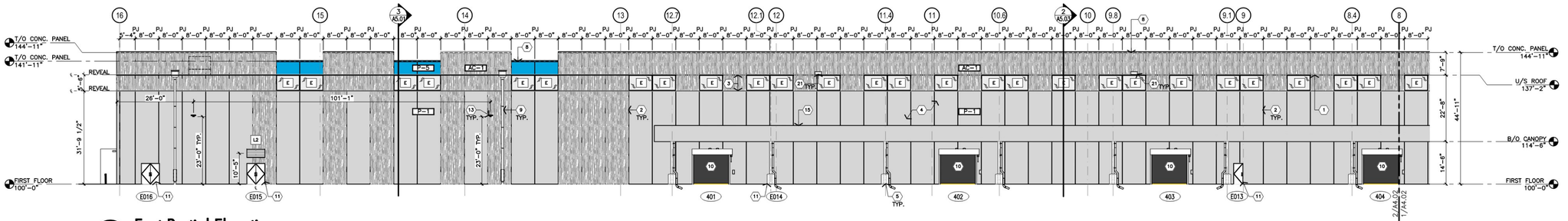
4 West Partial Elevation

SCALE 1/16" = 1'-0"



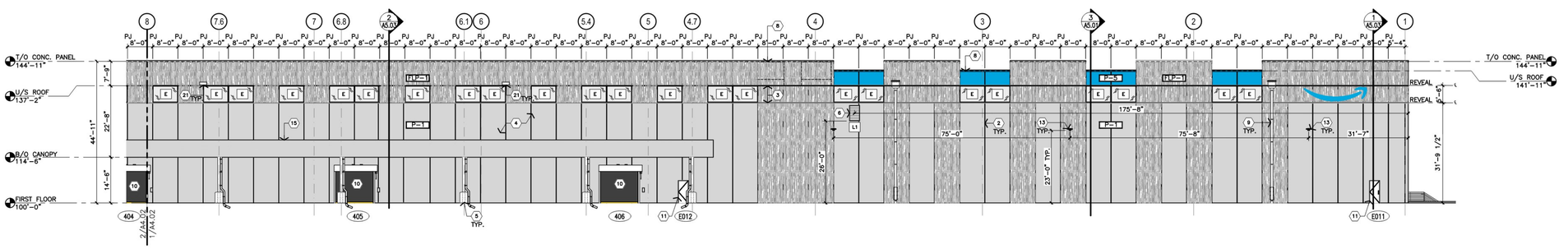
3 West Partial Elevation

SCALE 1/16" = 1'-0"



2 East Partial Elevation

SCALE 1/16" = 1'-0"



1 East Partial Elevation

SCALE 1/16" = 1'-0"

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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date: CD90 3/23/26

Revisions

	Date	Description	By

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number	250265
Drawn By	SM
Appv'd By	SV

Sheet Title: **Partial Exterior Elevations**

Sheet Number: **A4.02**

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		93,107 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	GLASS	5,772 SQ FT	37.5%
I	FLP-1	29,153 SQ FT	
II	PRECAST CONCRETE PANEL	56,610 SQ FT	60.8%
	PAINT P-5	3,281 SQ FT	3.6%

EXTERIOR FINISH PERCENTAGE PER SIDE

MATERIAL	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
GLASS	7.8%	5.7%	6.7%	6.1%
FLP-1	10.8%	34.1%	31.5%	34.1%
PRECAST CONCRETE PANEL	70.2%	59.7%	60.3%	59.5%
PAINT P-5	9.5%	1.3%	13%	1.3%

LEGEND

- T — TEMPERED GLAZING PER DESIGN CRITERIA
- PJ — PANEL JOINT
- ISF — INSIDE FACE
- (X) — WINDOW TAG. REF: A4.04
- (X) — EXTERIOR DOOR TAG. REF: A7.01
- XX-# — FINISH TAG. REF: A2.05

EXTERIOR FINISH LEGEND

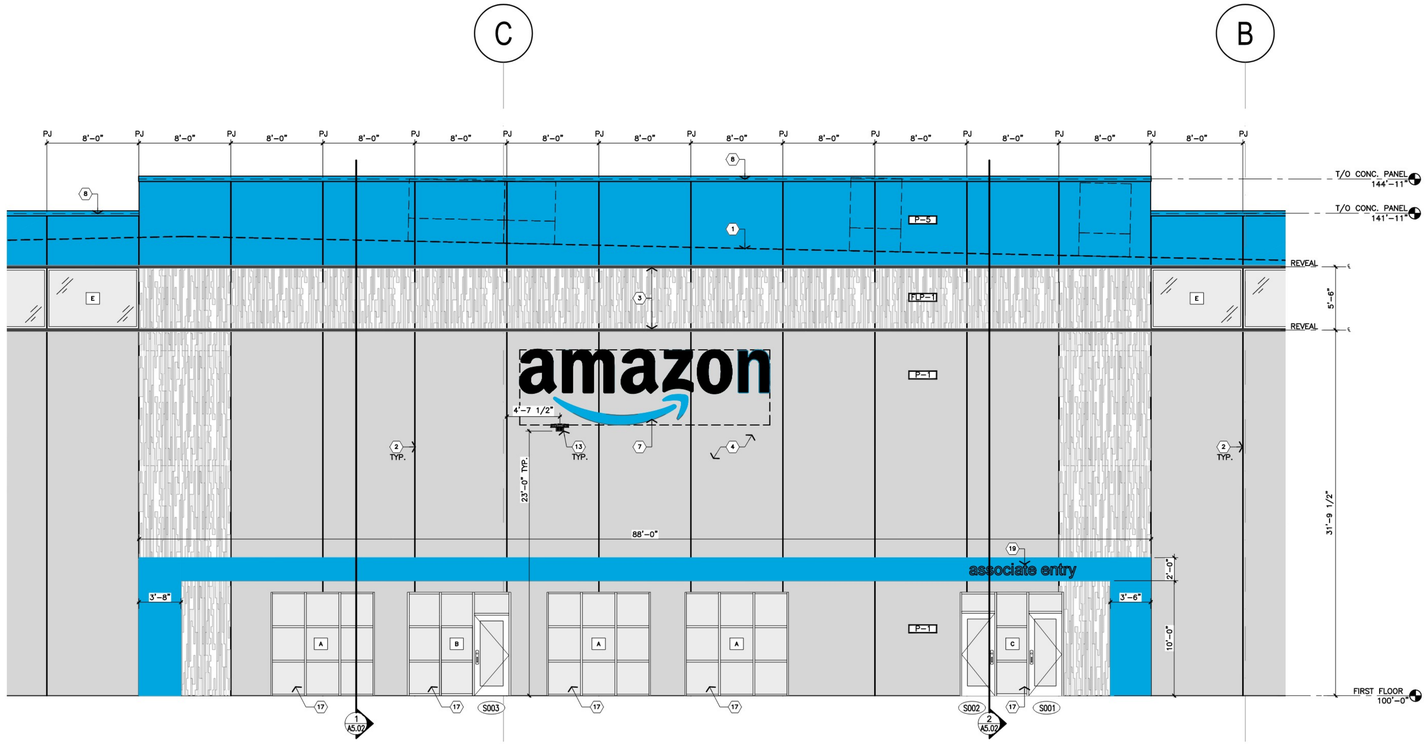
- P-5 — PANTONE 2995 C BLUE
- P-8 — OSHA CAUTION YELLOW
- P-1 — SHERWIN WILLIAMS SW 7646 FIRST STAR
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- UP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING. COLOR: FACTORY WHITE; TEXTURE SMOOTH
- FLP-1 — RANDOM DEPTH CONCRETE FORMLINER PATTERN 16021 SW 7018 (DOVE TAIL)

KEY NOTES

1. ROOF LINE BEYOND
2. PANEL JOINT, TYP. SEE DETAIL 2/A6.01
3. PANEL REVEAL, SEE DETAILS 3 & 5/A6.01
4. PRE-CAST CONCRETE PANEL, PAINT P-1
5. ~~CONCRETE COLUMN PROTECTION, PAINT P-8~~
6. ~~ALUMINUM LOUVER, FACTORY PRIMED AND PAINTED, REF MECHANICAL SHEETS~~
7. TENANT SIGNAGE (DEFERRED SUBMITTAL)
8. PRE-FINISHED METAL COPING CAP OVER 2X WOOD BLOCKING, EXPANSION ANCHOR TO CONCRETE PANEL @ 32-INCHES O.C.; REF STRUCTURAL & 2/A2.22.
9. ~~PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING — CONNECT DIRECTLY TO STORM WATER SYSTEM — COORDINATE WITH CIVIL. REFER TO SHEET A2.24~~
10. ~~SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED); FACTORY PRIMED PAINTED, REFER TO A7.01~~
11. ~~HM DOOR AND FRAME, PAINT P-2 TYP~~
12. ~~SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL PRE — PRIMED, FACTORY PAINT, TYP. REFER TO A7.01~~
13. EXTERIOR WALL MOUNTED LIGHT FIXTURE. REF: ELECTRICAL DRAWINGS
14. ~~PROVIDE GUARDRAIL AT STAIR~~
15. ~~LAUNCH PAD CANOPY P-2 FINISH ON FASCIA.~~
16. ~~PRE-FAD METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT) REF: S/A1.13~~
17. ANODIZED ALUMINUM STOREFRONT SYSTEM. REF: A4.04
18. ~~WALL MOUNTED DAVIT CRANE.~~
19. EXTERIOR ELECTRICAL OUTLET, REF: ELECTRICAL DRAWINGS FOR EXACT LOCATIONS AND PLACEMENTS
20. ~~ROOF UNITS "SHOWN DASHED"~~

GENERAL ELEVATION NOTES

1. ELEVATION 100'-0" = FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. SEE A4.04 FOR WINDOW TYPES.
4. EXTERIOR GLAZING TO BE INSULATED TYP, UNLESS NOTED OTHERWISE; VERIFY WITH AHJ FOR SITE REQUIREMENTS FOR TEMPERED INSULATED GLAZING BEFORE IMPLEMENTING.
5. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAXIMUM U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH THE VALUES LISTED IN THE DESIGN CRITERIA.
6. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL.
7. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
8. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
9. ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP, SEE DOOR SCHEDULE.
10. REFER TO CANOPY PLANS AND DETAILS SHEET A1.21 AND CLIENT CANOPY DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
11. ALL SITE BOLLARDS TO BE PT-6



1 South Enlarged Elevation
SCALE 3/16" = 1'-0"

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Project Address

Big Woods Business Park
DMP5 Delivery Station
Building 1
Chaska, MN 55318

Issue Date: CD90 3/23/26

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

Seal

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Job Number: 250265
Drawn By: SM
Appv'd By: SV

Sheet Title: Enlarged Exterior Elevations

Sheet Number: A4.03

ROOM SCHEDULE

101	ASSOCIATE ENTRY	122	WAREHOUSE
102	WARM WELCOME	123	HR STORAGE CAGE
103	TRAINING	124	MECH LITE RME CAGE
104	TRAINING	125	AUTOMATION RME CAGE
105	CIRCULATION	126	UNISEX RESTROOM
106	MEN'S RESTROOM	127	UNISEX RESTROOM
107	WOMEN'S RESTROOM	128	UNISEX RESTROOM
108	JANITOR	129	UNISEX RESTROOM
109	ASSOCIATE STORAGE	130	UNISEX RESTROOM
110	LACTATION ROOM	131	UNISEX RESTROOM
111	OFFICE A	132	UNISEX RESTROOM
112	OFFICE B	133	UNISEX RESTROOM
113	WOMEN'S MULTIFAITH ABLUTION	134	REGULATED WASTE CAGE
114	WOMEN'S MULTIFAITH	135	REMOTE MEN'S
115	MEN'S MULTIFAITH	136	REMOTE WOMEN'S
116	MEN'S MULTIFAITH ABLUTION	137	REMOTE BREAK ROOM
117	BREAK ROOM	138	REMOTE JANITOR
118	DEMARC	139	TRUCKER'S RESTROOM
119	FIRE RISER ROOM	140	TRUCKER'S ENTRY
120	ELECTRICAL ROOM	160	LAUNCH PAD
121	WELLNESS ROOM	161	LAUNCH PAD

GENERAL LEGEND

- (X) KEYNOTE
- X GLAZING TAG
- DOCK LEVER
- PRE-CAST CONCRETE PANEL
- INTERIOR PARTITION
- SAFETY LINE TAPE ON FLOOR
- # NAME ROOM NAME AND NUMBER
- (X) GRIDLINE
- EJ EXPANSION JOINT
- PJ PANEL JOINT
- ISF INSIDE FACE

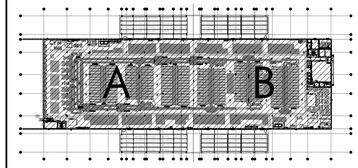
KEY NOTES

1. REINFORCED CONCRETE SLAB, TYP.
2. PRE-CAST CONCRETE PANEL WALL CONSTRUCTION, REFER TO STRUCTURAL DRAWINGS. PAINT PER ELEVATIONS
3. PRE-FAB METAL STAIR AT TRUCK COURT, PAINT RAILINGS AND 2" OF TREADS SAFETY YELLOW. SEE 5&6/A1.13
4. COLUMN PER STRUCTURAL. GRAY PERIMETER, PAINT SAFETY YELLOW TO 12' A.F.F.
5. DOWNSPOUT AND THROUGHWALL SCUPPER WITH OVERFLOW HOLES. ALIGN WITH PANEL JOINT, PAINT TO MATCH PRE-CAST CONCRETE PANEL. CONNECT TO UNDERGROUND STORMWATER SYSTEM. SEE ELEVATIONS FOR ADDITIONAL INFORMATION. REFER TO DETAILS SHEET A2.24.
6. CANOPY OVERHEAD- REFER A1.21
7. SECTIONAL OVERHEAD LOAD OUT DOOR (INSULATED), REF: A7.01 FOR DOOR COLOR.
8. SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL, REFER TO SG2.00 FOR SIGNAGE AROUND DOOR.
9. HIGH SPEED FABRIC ROLL-UP DOOR (EXTERIOR MOUNT)
10. HVAC EQUIPMENT WITH HOUSEKEEPING PAD, REFER TO MECHANICAL SHEETS.
11. HYDRAULIC DOCK LEVELER
12. CLEAR ZONE DEMARCATED, TYPICAL AT ALL HIGH-SPEED ROLL UP DOOR LOCATIONS. REFER TO DETAIL 9/A1.12
13. DOWNSPOUTS ABOVE CANOPY FLOW ON TO CANOPY TO INTERNAL GUTTER
14. REMOVABLE GUARDRAIL, REF: 8/A1.13

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK OR PROCUREMENT OF DIMENSION SENSITIVE PRODUCTS.
2. DIMENSIONS ARE TO OUTSIDE FACE OF STUDS, UNLESS OTHERWISE NOTED.
3. GYPSUM WALLBOARD
   A. WORK SHALL COMPLY WITH ASTM C840-STANDARD SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD.
   B. GYPSUM WALLBOARD TO RECEIVE LEVEL 4 FINISHES PER ASTM C840. SURFACE SHALL BE SMOOTH AND READY TO RECEIVE FINISH MATERIAL. PROVIDE MOISTURE RESISTANT GWB IN RESTROOM WET WALLS AND AT SINK COUNTERS.
   C. GYPSUM WALLBOARD NOT TO RECEIVE FINISHES SHALL BE FINISHED TO LEVEL 2 FINISH PER ASTM C840
   D. WATER RESISTANT GYPSUM TO BE 5/8" DENS ARMOR PLUS OR EQUAL COMPLYING WITH ASTM C1178, C1288 OR C1325. PROVIDE AT PARTITIONS ADJACENT TO PLUMBING FIXTURES.
   E. ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE. PROVIDE
   F. TYPE "X" GYPSUM WALLBOARD AT ALL FIRE RATED PARTITIONS.
4. WHERE PARTITIONS ARE ALIGNED, ALIGN FROM FINISH FACE OF BOTH. IF PARTITIONS ARE TO ATTACH, MAKE TRANSITION SMOOTH UNIFORM SURFACE.
5. UNIFORM LOAD AT PARTITIONS IS 5 PSF WITH ALLOWABLE DEFLECTION OF L/240 UNLESS SHELVING AND EQUIPMENT IS PROPOSED FOR ATTACHMENT.
6. ALL PARTITIONS TO BE BUILT TO DECK SHALL ENCOMPASS ANY STRUCTURE SUCH AS JOISTS AND BEAMS THAT MAY NEED TO BE FRAMED OUT TO PROVIDE DRYWALL TO DECK. ALL PENETRATIONS AND FLUTES IN DECK SHALL BE SEALED AS REQUIRED.
7. PROVIDE BRACING PER MANUFACTURER RECOMMENDATIONS OF ALL PARTITIONS THAT DO NOT EXTENDED FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
8. ALL PARTITION FRAMING THAT EXTENDS FROM SLAB TO STRUCTURE PROVIDE GALVANIZED STEEL SHEET DEEP LEG DEFLECTION TRACK (20 GA), "SLP-TRK" BY SLP TRACK SYSTEMS, INC. SECURE TO STRUCTURE WITH FASTENERS AT 2'-0" O.C. MAXIMUM. DO NOT SECURE TRACK TO VERTICAL STUDS. PROVIDE MINIMUM 2 1/2" TO TOP OF STUD.
9. ALL BOTTOM TRACK RUNNERS TO BE HELD IN PLACE WITH FASTENERS AT 2'-0" O.C. MAX. WITH HILTI POWDER DRIVER ANCHORS #2388, 0.145"DIA SHANK WITH 1 1/8" MIN. PENETRATION.
10. PROVIDE HORIZONTAL BRIDGING IN ALL PENETRATION FRAMING AT MAXIMUM OF 6'-0" O.C. VERTICALLY. UNLESS OTHERWISE NOTED.
11. METAL STUD NON-STRUCTURAL WALL SYSTEMS TO FOLLOW C754 AND ASTM 645.
12. FIRE STOPPING REQUIREMENTS: ALL PENETRATIONS WITHIN OR THROUGH RATED ASSEMBLIES SHALL BE TIGHTLY SEALED USING APPROVED LISTED MATERIAL & SYSTEMS COMPLYING WITH ASTM E 814 OR UL-1479 (AS PER CODE). SEALANT MEETING THESE REQUIREMENTS TO BE FLAME STOP OR APPROVED EQUAL.
13. PROVIDE COMPRESSIBLE FIRE STOPPING MATERIAL AT CEILING LEVEL OF ALL PARTITIONS IN WHICH THE GYP. BD. DOES NOT EXTEND TO DECK. HOLD FIRE STOPPING IN PLACE WITH 1" WIDE (25GA.) 1 1/2"x 1 1/2" IMPALING ANGLE ON EACH STUD TO SECURE EACH END OF MATERIAL.
14. PROVIDE ACOUSTICAL SEALANT AT THE CONNECTION OF ALL GYP. TO DECK OR SLAB CONDITIONS. HOLD GYP. BD. 3/8" OFF STRUCTURE FOR SEALANT. PROVIDE J-BEAD AT ALL SEALED EDGES.
15. PER 719.2 & 719.3 OF IBC, ALL CONCEALED AND EXPOSED INSULATION SHALL HAVE A CLASS A FLAME SPREAD AND SMOKE DEVELOPMENT INDEX PER ASTM E 84.
16. INSULATING MATERIALS WHEN INSTALLED IN BUILDINGS OF ANY TYPE CONSTRUCTION SHALL COMPLY WITH LOCAL JURISDICTION CODE.
17. ALL PLYWOOD & BLOCKING TO BE FIRE RETARDANT TREATED.
18. PROVIDE CONTROL JOINTS IN ALL WALLS EXCEEDING 30' IN LENGTH AND HEIGHT AND EVERY 30' THEREAFTER, USG#093
19. ALL SLABS TO BE PREPARED FOR SEALING AND TENANT FLOOR STRIPING. REPAIR ALL CONTROL JOINTS AS REQUIRED.
20. ALL DOORS SHALL BE LOCATED WITH HINGE SIDE OF FRAME 4" OFF FINISHED WALL (AT CORNER CONDITION), UNLESS OTHERWISE NOTED.
21. 5% BUT NOT LESS THAN 1% OF SEATING AND STANDING SURFACES AT DINING SURFACES SHALL BE ACCESSIBLE.
22. REF A2.01-A2.02 FOR KEY NOTES.
23. ALL EXPOSED CORNERS TO HAVE CORNER GUARD SET DIRECTLY ABOVE BASE

KEY PLAN



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Issue Date CD90 3/23/26

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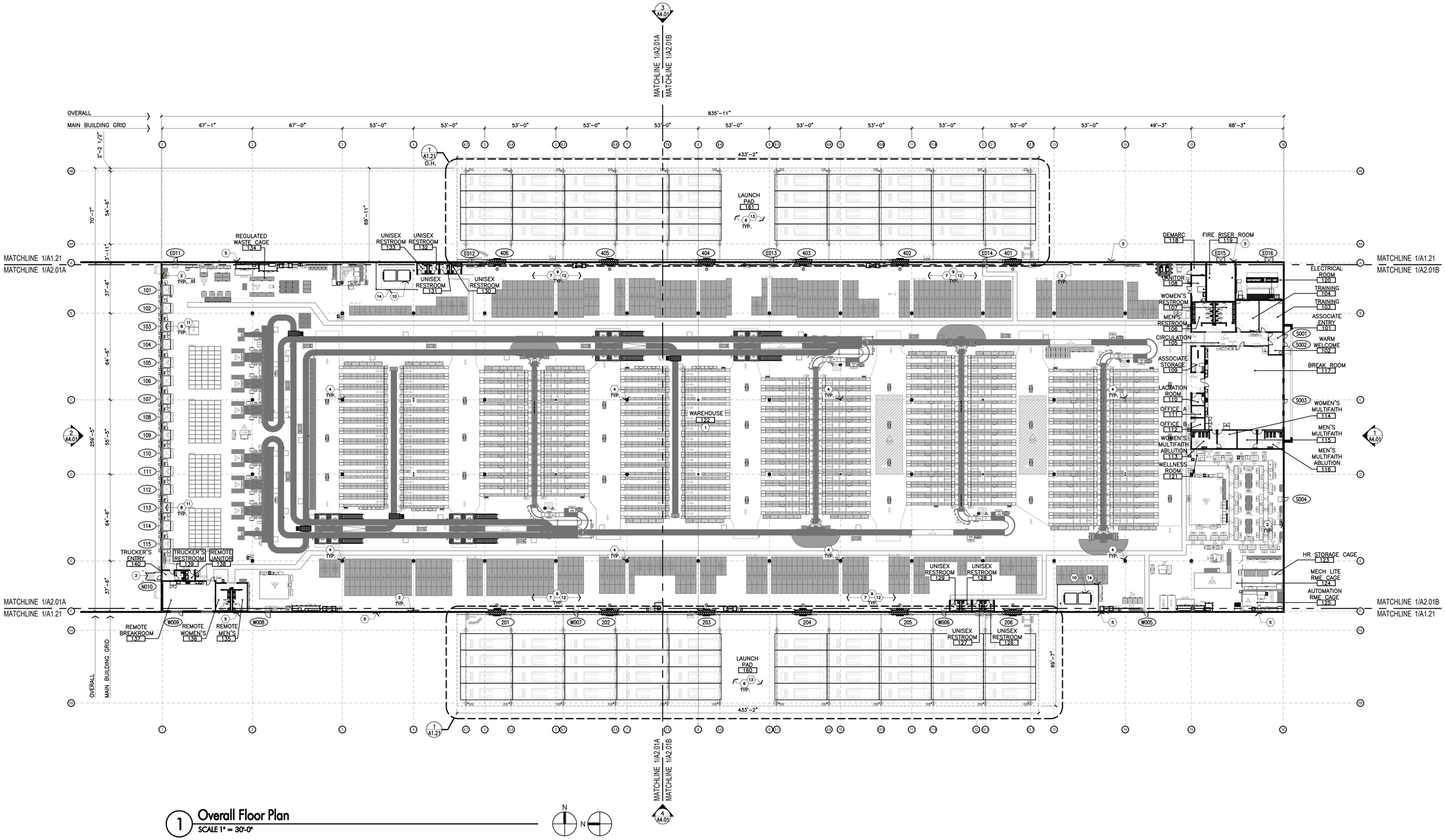

1 Overall Floor Plan

SCALE 1" = 30'-0"

PLAN NORTH TRUE NORTH

Seal

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Job Number	250265
Drawn By	CMS
Appv'd By	SV
Sheet Title	Overall Floor Plan
Sheet Number	A2.01

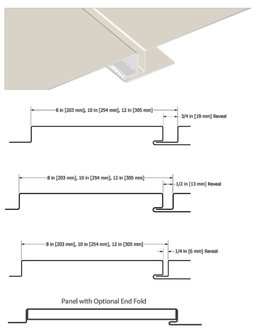
BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

P-1 SHERWIN WILLIAMS - SW 7646
Color: First start
Location: Main building paint color

P-5 PANTONE 2995 C
Color: Blue
Location: Main building accent color

MP-2 ATAS VERSA SEAM - 8" REVEAL.
Color: Factory white - Texture: Smooth
Location: Main building paint color
Link to the metal panels Website:
https://atas.com/products/metal-wall-panels/concealed-fastener/versa-seam

ATAS VERSA SEAM - SPEC SHEET:



VERSA-SEAM™
SKU: VSS080, VSS100, VSS120

MATERIAL
.032, .040 aluminum
16, 20 oz. copper*^
.8, 1.0 mm zinc*^
.0197 classic & tin matte stainless steel*^
^Inquire for available widths

PANEL SPECS
Coverage: 8", 10", 12" | Custom widths available*
Minimum Length: 3'-0"
Maximum Length: 20'-0"
Depth: 1"

AVAILABLE
Louvered
Optional End Folds
Perforations

TEXTURE
Smooth, Stucco Embossed, or Wood Grain
Embossed (.032 aluminum & .040 aluminum only)

www.atas.com/versaseam

P-8 OSHA CATION
Color: Yellow
Location: Van canopy column base

ANODIZED ALUMINUM STOREFRONT SYSTEM.





P-2 SHERWIN WILLIAMS - SW 7016
Color: Mindful gray
Location: Exterior doors

FLP-1 FITZGERALD FORMLINERS
Pattern: 16021
Color: Sherwin Williams - 7018 (Dove Tail)
Location: Main Building Pattern Finish.



Link to the Formliner Website: https://formliners.com/16021/

Real Life Example:



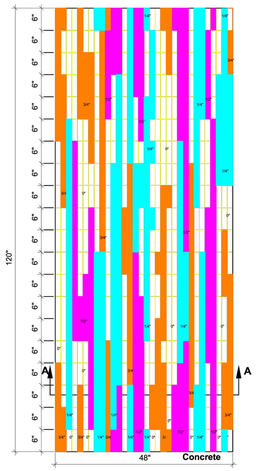
FormLiner Spec Sheet applied on Precast Concrete Panel: https://formliners.com/wp-content/uploads/2017/06/S-16021-VF-11-28-16.pdf
Please Press/Hold CTRL and click on the link to open

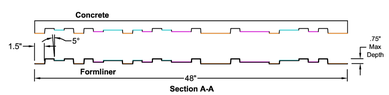
FITZGERALD FORMLINERS
Forming The Future ™

PATTERN 16021
1.5" Wide Plank, Random Depth

Vac-U-Form™
Styrene - Single Use.
ABS Plastic - Up to 15 reuses.

Wooden Plank
Part Size: 48" W x 120" H
Max Depth: 0.75"
Draft: 5°





Board Heights
0"
.25"
.50"
.75"

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FITZGERALD FORMLINERS
1500 East Chestnut Avenue • Santa Ana, CA 92701 • Fax (714) 245-9715
Ph: (800) 547-7760 • Ph (714) 547-6710 • www.formliners.com

Pattern can be requested in AutoCad format.

File Name: S-16021-VF 11-28-16 Page 1 of 2

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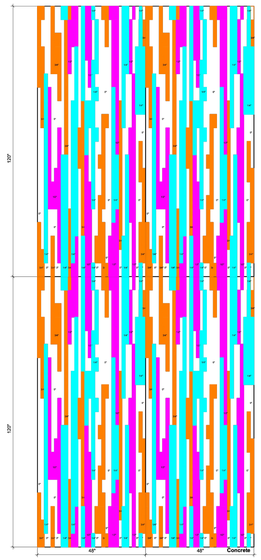

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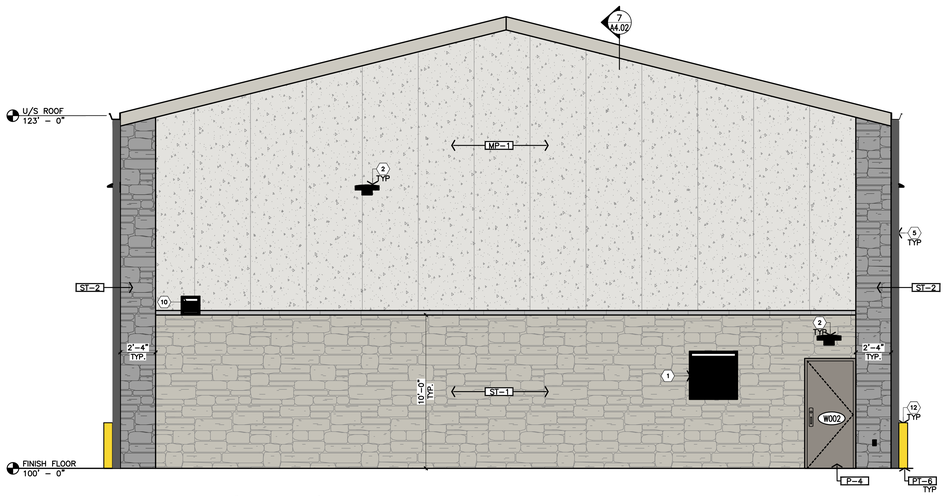
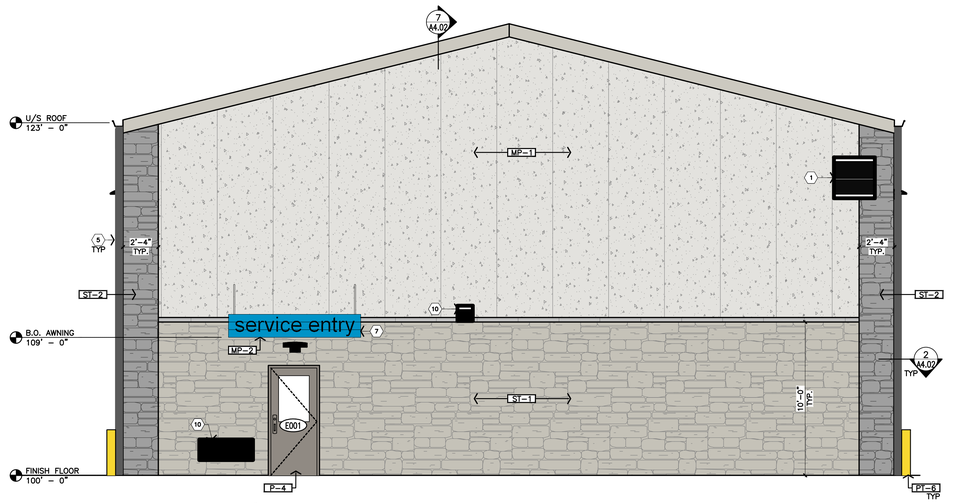
BIG WOODS BUSINESS PARK
DMP5 DELIVERY STATION
CHASKA, MN 55318

MAIN BUILDING - DIGITAL SAMPLE BOARD



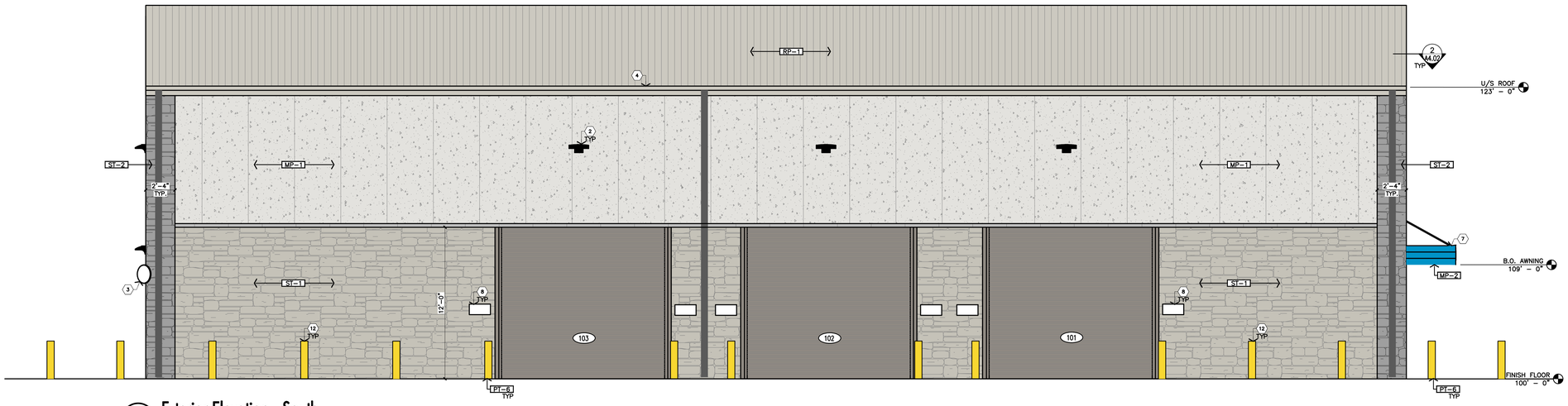
4 Exterior Elevation - West

SCALE 1/4" = 1'-0"



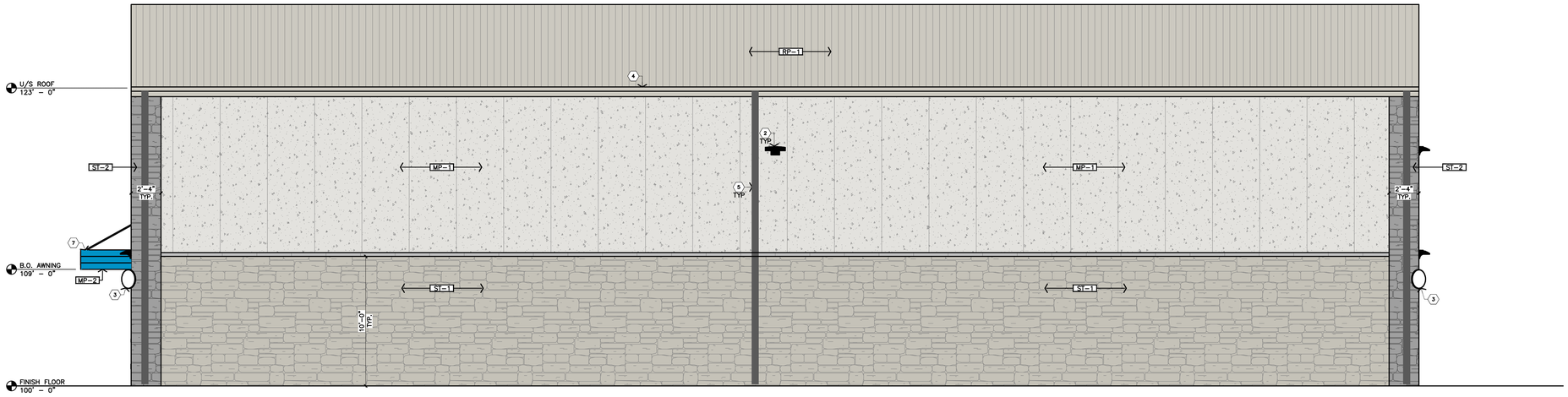
3 Exterior Elevation - East

SCALE 1/4" = 1'-0"



2 Exterior Elevation - South

SCALE 1/4" = 1'-0"



1 Exterior Elevation - North

SCALE 1/4" = 1'-0"

KEY NOTES

1. MECHANICAL UNITS, REF: MECHANICAL DRAWINGS
2. LIGHTING FIXTURES, REF: ELECTRICAL DRAWINGS
3. PLACE CONVEX MIRRORS AT ANY BUILDING CORNER THAT IS ADJACENT TO OR ALONG A DRIVE AISLE TO ALLOW FOR VISIBILITY AROUND OBSCURING CORNER
4. PRE-FINISHED METAL GUTTER, MATCH COLOR TO ROOF
5. PRE-FINISHED METAL DOWNSPOUT, CONFIRM LOCATION SIZE AND QUANTITY WITH SITE CONDITIONS; PAINT TO MATCH SIDING
6. ROOF VENT, PROVIDE CRICKETS (SLOPE MIN 2%) AT ALL ROOF PENETRATIONS; PAINT TO MATCH ROOF
7. PRE-ENGINEERED METAL CANOPY, REF: 2/A2.21.
8. SIGNAGE BY SIGNAGE VENDOR
9. NOT USED
10. EXHAUST VENT, REF: MECHANICAL DRAWINGS
11. PACKAGED TERMINAL AIR CONDITIONING UNIT, REF: MECHANICAL DRAWINGS
12. BOLLARDS, REF: 11/A8.01

GENERAL ELEVATION NOTES

1. ELEVATION 100'-0"= FINISH FLOOR ELEVATION INDICATED IN CIVIL DRAWINGS.
2. SEE PLANS AND WALL SECTIONS FOR ROUGH OPENING LOCATIONS AND WINDOW TYPES.
3. PROVIDE AND COORDINATE KNOXBOX: LOCATION WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALL
4. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.
5. CHANGE IN PAINT COLOR OCCURS AT BOTTOM OF REVEAL, TYP. U.N.O.
6. ALL SITE BOLLARDS TO BE PAINTED PT-9.

EXTERIOR FINISH LEGEND

- MP–1: QUALITY STONE STUCCO 48"X48" PANEL INSTALLED OVER RHINO METAL PANEL COLOR: P–1 FIRST STAR
- ST–1: QUALITY STONE STACKED STONE COLOR: LIMESTONE
- P–4: SHERWIN WILLIAMS COLOR: DOVETAIL SW #7018 SHERWIN WILLIAMS
- ST–2: QUALITY STONE STACKED STONE COLOR: MIDNIGHT SHADOW
- MP–2: ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH P–5; TEXTURE SMOOTH
- P–1: SHERWIN WILLIAMS SW 7645 FIRST STAR
- PT–6: BENJAMIN MOORE SUPER SPEC HP SAFETY SAFETY YELLOW BM #2022–10
- RP–1: METAL ROOF PANEL COLOR: MATCH P–2 SHERWIN WILLIAMS MINDFUL GRAY SW #7066

EXTERIOR FINISH PERCENTAGE

TOTAL ELEVATION AREA		6,448 SQ FT	
MATERIAL CLASS	MATERIAL	ELEVATION AREA	CLASS PERCENTAGE
I	ST–1	2,448 SQ FT	44.38%
I	ST–2	413 SQ FT	
II	MP–1	3,508 SQ FT	54.4%
	P–5	25 SQ FT	0.38%

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Project Address

Big Woods Business Park
DMP5 Fleet Service Center
Chaska, MN 55318

Issue Date: CD50

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

BIG WOODS BUSINESS PARK
DMP5 FLEET SERVICE CENTER
CHASKA, MN 55318

Seal

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Job Number: 260025
Drawn By: CMS
Appv'd By: SV

Sheet Title: **Exterior Elevation**

Sheet Number: A4.01