

## Riley Purgatory Bluff Creek Watershed District Permit Application Review

**Permit No:** 2023-034

**Considered at Board of Managers Meeting:** July 12, 2023

**Received complete:** May 24, 2023

**Applicant:** Lifetime Fitness, Gage Thompson  
**Consultant:** Kristie Elfering, Elfering & Associates  
**Project:** Chanhausen Lifetime Fitness Pickleball Courts and Building – Construction of a 19,980 square foot outdoor pickleball court and 26,260 square foot building at 2970 Water Tower Place located in Chanhausen, Minnesota. A filtration basin with elevated drain tile to promote infiltration will provide rate control, volume control, and water quality.  
**Location:** 2970 & 2932 Water Tower Place, Chanhausen, MN  
**Reviewer:** Scott Sobiech, P.E., and Azeemuddin Ahmed, P.E., Barr Engineering

### Board Action

Manager \_\_\_\_\_ moved and Manager \_\_\_\_\_ seconded adoption of the following resolution based on the permit report that follows and the presentation of the matter at the July 12 2023 meeting of the managers:

Resolved that the application for Permit 2023-034 is approved, subject to the conditions and stipulations set forth in the Recommendations section of the attached report.

Resolved that on determination by the RPBCWD administrator that the conditions of approval have been affirmatively resolved, the RPBCWD president or administrator is authorized and directed to sign and deliver Permit 2023-034 to the applicant on behalf of RPBCWD.

Upon roll call vote, the resolutions were adopted, \_\_\_\_\_.

**Applicable Rule Conformance Summary**

Rule	Issue	Conforms to RBPCWD Rules?	Comments	
C	Erosion Control Plan	Yes	See rule-specific permit condition C1 related to name of individual responsible for on-site erosion control.	
J	Stormwater Management	Rate	Yes	
		Volume	See comments	1.1 inch of volume abstraction from the new and disturbed impervious surface area is provided to the maximum extent practicable.
		Water Quality	Yes	
		Low Floor Elev.	Yes	
		Maintenance	See comment	See rule-specific permit condition J1 related to recordation of stormwater facility maintenance declaration.
		Chloride Management	See comment	See stipulation #5 related to providing an executed chloride management plan prior to permit close-out.
		Wetland Protection	Yes	
L	Permit Fee Deposit	Yes	\$3,000 deposit fee received June 1, 2023. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of July 5, 2023 the amount due is \$4,291.	
M	Financial Assurance	See Comment	The financial assurance is calculated at \$158,249	

**Background**

The proposed redevelopment will involve the removal of the impervious surface associated with the parking lot constructed as part of RPBCWD permit 2019-028 to facilitate the construction of an outdoor pickleball court (19,980 square feet) and building (26,260 square feet), filtration basin, and landscaping on the site in Chanhassen, Minnesota. Because two projects have been permitted since the rules took effect (RPBCWD Permit 2016-046 and 2019-028), the current activities proposed must be considered in aggregate with the activities proposed under this application for purposes of determining the applicable stormwater-management requirements. A filtration basin with elevated draitile to promote infiltration will provide storm water quantity, volume, and quality control. The work is proposed on two of the five adjoining parcels under common ownership (e.g., a single site for purposes of the RPBCWD rules) by the applicant. The project site information is summarized in the table below:

**Common Scheme of Development Summary**

<b>Project Site Information</b>	<b>Permit 2016-046 Area (acres)</b>	<b>Permit 2019-028 Area (acres)</b>	<b>Current Permit 2023-034 Area (acres)</b>	<b>Aggregate (acres)</b>
Total Site Area	26.0	26.0	26.0	26.0
Existing Site Impervious	17.34	17.34	17.34	17.34
Disturbed Site Impervious Area	0.17 acres	0.6 acres	0.39 acres	1.16 acres
	(1% disturbance)	(3.5% disturbance)	(2.2% disturbance)	6.7% disturbance)
Proposed Site Impervious Area	17.38	18.8	19.7	19.7
Change in Site Impervious Area	0.04	1.42	0.91	2.37
	(0.2% increase)	(8.2% increase)	(5.2% increase)	(13.6% increase)
Total Disturbed Area	0.21	2.51	2.32	5.04

The following materials were reviewed in support of the permit request:

1. Permit Application received May 24, 2023 (Notified applicant on June 12, 2023 that submittal was complete and provided review comments; materials addressing review comments were received on June 22, 2023).
2. Stormwater Management Report dated May 15, 2022 (revised June 22, 2023)
3. Project Plan Set (10 sheets) dated May 15, 2022 (revised June 22, 2023)
4. Electronic HydroCAD models received on May 24, 2023 (revised June 22, 2023)
5. Electronic P8 models received on May 24, 2023 (revised June 22, 2023)
6. Geotechnical Evaluation Report by Braun Intertec dated July 3, 2013
7. Double Ring Infiltrometer Test Results by American Engineering Testing, Inc. dated August 1, 2019
8. Engineer’s Preliminary Estimate of Construction Costs received May 26, 2023
9. Engineer’s Response to Comments dated June 22, 2023

**Rule Specific Permit Conditions**

**Rule C: Erosion Prevention and Sediment Control**

Because the applicant proposes to alter 2.31 acres of land-surface area, the project must conform to the requirements in the RPBCWD Erosion Prevention and Sediment Control rule (Rule C, Subsection 2.1).

The erosion and sediment control plans prepared by Elfering and Associates include installation of silt fence, bio-logs, rock construction entrance, erosion control blanket, inlet protection, placement of a minimum of 6 inches of topsoil (at 5% organic matter),, construction sequencing, decompaction of

pervious areas compacted during construction, and retention of native topsoil onsite. To conform to RPBCWD Rule C requirements the following revisions are needed:

- C1. The applicant must provide the name, address and phone number of the individual who will remain responsible for performance under this rule and maintenance of erosion and sediment-control measures from the time the permitted activities commence until vegetative cover is established.

### **Rule J: Stormwater Management**

Because the applicant proposes to disturb 2.31 acres of land-surface area, the project must meet the criteria of RPBCWD's Stormwater Management rule (Rule J, Subsection 2.1). Under paragraph 2.5 of Rule J, Common scheme of development, activities subject to Rule J on a parcel or adjacent parcels under common or related ownership will be considered in the aggregate, and the requirements applicable to the activity under this rule will be determined with respect to all development that has occurred on the site or on adjacent sites under common or related ownership since the date this rule took effect (January 1, 2015). Because two projects have been permitted since the rules took effect (RPBCWD Permits 2016-046 and 2019-028), the current activities proposed must be considered in aggregate with the activities proposed under this application for purposes of determining the applicable stormwater-management requirements.

The criteria listed in Subsection 3.1 will apply to only runoff from the disturbed and reconstructed impervious areas on the project parcel because the aggregate impervious disturbance (6.7 percent) and aggregate imperviousness increase (13.6 percent), do not amount to a disturbance of more than 50 percent of the impervious surface of the parcel nor will the imperviousness be increased by more than 50 percent from the amount existing at the time of the 2016-046 application (Rule J, Subsection 2.3).

The applicant is proposing construction of a filtration basin to provide the rate control, volume abstraction (maximum extent practicable) and water quality management for the disturbed and replaced impervious area. Pretreatment for runoff entering the filtration basin is being provided by a grass filter strip and sump manhole.

### ***Rate Control***

In order to meet the rate control criteria listed in Subsection 3.1.a, the 2-, 10-, and 100-year post development peak runoff rates must be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The Applicant used a HydroCAD hydrologic model to simulate runoff rates for pre- and post-development conditions for the 2-, 10-, and 100-year frequency storm events using a nested rainfall distribution, and a 100-year frequency, 10-day snowmelt event. The existing and proposed 2-, 10-, and 100-year frequency discharges from the site are summarized in the table below. The proposed project conforms to RPBCWD Rule J, Subsection 3.1.a.

Modeled Discharge Location	2-Year Discharge (cfs)		10-Year Discharge (cfs)		100-Year Discharge (cfs)		10-Day Snowmelt (cfs)	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
South	3.4	2.8	6.5	5.7	9.8	9.7	0.6	0.6

**Volume Abstraction**

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from the new and disturbed impervious surface of the parcel. An abstraction volume of 5,195 cubic feet is required from the 1.30 acres (56,675 square feet) of new or reconstructed impervious area on the project for volume retention. The Applicant proposed a filtration basin for stormwater management. Grass filter strips and a sump manhole will provide pretreatment for the filtration basin.

Soil borings performed by Braun Intertec, Inc. show that soils in the project area are primarily fill above sandy lean clay and show no groundwater to a boring depth of 21 feet. This indicates that groundwater is at least 3 feet below the bottom of the filtration basin (Rule J, Subsection 3.1.b.ii). The applicant also provided infiltrometer testing by AET, Inc. at the proposed BMP location which produced a measured infiltration rate of 0.02 inches per hour.

Because the engineer concurs that the soil boring information and low infiltration rates support that the abstraction standard in Subsection 3.1 of Rule J cannot practicably be met, the site is considered a restricted site and stormwater runoff volume must be managed in accordance with Subsection 3.3 of Rule J. For restricted sites, Subsection 3.3 of Rule J requires rate control in accordance with Subsection 3.1a and that abstraction and water quality protection be provided in accordance with the following sequence: (a) Abstraction of 0.55 inches of runoff from site impervious surface determined in accordance with paragraphs 2.3, 3.1 or 3.2, as applicable, and treatment of all runoff to the standard in paragraph 3.1c; or (b) Abstraction of runoff onsite to the maximum extent practicable and treatment of all runoff to the standard in paragraph 3.1c; or (c) Off-site abstraction and treatment in the watershed to the standards in paragraph 3.1b and 3.1c. RPBCWD’s engineer concurs with a design infiltration rate of 0.02 inches per hour. The applicant incorporated storage below the drain tile in the filtration basin to promote infiltration to the maximum extent practicable to conform to Rule J, subsection 3.3b.

The table below summarizes the volume abstraction for the site.

	Abstraction Depth (inches)	Abstraction Volume (cubic feet)
Requirement	1.1	5,195
Provided	0.11	498

### **Water Quality Management**

Subsection 3.1.c of Rule J requires the Applicant provide for at least 60 percent annual removal efficiency for total phosphorus (TP), and at least 90 percent annual removal efficiency for total suspended solids (TSS) from site runoff, and no net increase in TSS or TP loading leaving the site from existing conditions.

The Applicant is proposing a filtration basin with elevated drain tile to promote infiltration to achieve the required TP and TSS removals and submitted P8 modeling to estimate the TP and TSS removals. The results of this modeling are summarized in tables below showing the annual TSS and TP removal requirements are achieved and that there is no net increase in TSS and TP leaving the site. The engineer concurs with the modeling and finds that the proposed project is in conformance with Rule J, Subsection 3.1.c.

**Annual TSS and TP removal summary:**

<b>Pollutant of Interest</b>	<b>Regulated Site Loading (lbs/yr)</b>	<b>Required Load Removal (lbs/yr)</b>	<b>Provided Load Reduction (lbs/yr)</b>
Total Suspended Solids (TSS)	823.5	741.2 (90%)	741.4 (90%)
Total Phosphorus (TP)	2.6	1.6 (60%)	1.6 (60%)

**Summary of net change in TSS and TP leaving the site**

<b>Pollutant of Interest</b>	<b>Existing Site Loading (lbs/yr)</b>	<b>Proposed Site Load after Treatment (lbs/yr)</b>	<b>Change (lbs/yr)</b>
Total Suspended Solids (TSS)	414.4	103.0	-311.4
Total Phosphorus (TP)	1.3	1.1	-0.2

### **Low floor Elevation**

All new buildings must be constructed such that the lowest floor is at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a stormwater-management facility according to Rule J, Subsection 3.6a. In addition, a stormwater-management facility must be constructed at an elevation that ensures that no adjacent habitable building will be brought into noncompliance with this requirement according to Rule J, Subsection 3.6b.

The low floor elevation of the proposed building (2970 Water Tower Place), adjacent existing building (2932 Water Tower Place), and the 100-year flood elevation in the filtration basin are summarized below. Because the low floor elevations are more than two feet above the proposed 100-year flood elevation, the proposed project is in conformance with Rule J, Subsection 3.6.

Location	Building Low Floor Elevation (ft)	Stormwater Facility	100-year Event Flood Elevation of Stormwater Facility (ft)	Freeboard to 100-year Event (ft)
Proposed Bldg. (2970 Water Tower Place)	1005.37	Filtration Basin	1002.34	3.03
Existing Bldg. (2932 Water Tower Place)	1004.57	Filtration Basin	1002.34	2.23

***Maintenance***

Subsection 3.7 of Rule J requires the submission of a maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. The stormwater management facilities include the filtration basin. To conform to the RPBCWD Rule J the following revisions are needed:

- J1. Permit applicant must provide a maintenance and inspection declaration as required by Rule J, Subsection 3.7. A draft declaration must be provided for District approval prior to recordation as a condition of issuance of the permit.

***Wetland Protection***

Because runoff from this site is tributary to an offsite wet detention stormwater facility, Rule J, subsection 3.10 does not impose requirements on the project.

***Chloride Management***

Subsection 3.8 of Rule J requires the submission of chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan. The chloride management plan requirement was in place for permit 2019-028 and a stipulation requiring the submission of the plan was included in the past permit approval. Because the application has not provided the required chloride management plan associated with permit 2019-028 and RPBCWD continues to hold the financial assurance for permit 2019-028, to close out this permit, permit 2019-028, and release the \$5,000 in financial assurance held for the purpose of chloride management, the permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.

**Rule L: Permit Fee Deposit:**

The RPBCWD permit fee schedule adopted in February 2020 requires permit applicants to deposit \$3,000 to be held in escrow and applied to cover the \$10 permit-processing fee and reimburse RPBCWD for permit review and inspection-related costs and when a permit application is approved, the deposit must be replenished to the applicable deposit amount by the applicant before the permit will be issued to cover actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules. A permit fee deposit of \$3,000 was received on June 1, 2023. The applicant must replenish the permit fee

deposit to the original amount due before the permit will be issued. Subsequently, if the costs of review, administration, inspections and closeout-related or other regulatory activities exceed the fee deposit amount, the applicant will be required to replenish the deposit to the original amount or such lesser amount as the RPBCWD administrator deems sufficient within 30 days of receiving notice that such deposit is due. The administrator will close out the relevant application or permit and revoke prior approvals, if any, if the permit-fee deposit is not timely replenished.

- L1. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of July 5, 2023 the amount due is \$4,291.

**Rule M: Financial Assurance:**

	Unit	Unit Cost	# of Units	Total
<b>Rule C: Erosion Control</b>				
Silt Fence or Bio-logs	LF	\$2.50	1,115	\$2,788
Inlet Protection	EA	\$100	6	\$600
Rock Entrance	EA	\$250	1	\$250
Restoration	Ac	\$2,500	2.31	\$5,775
<b>Rule J: Chloride Management</b>	LS	\$5,000	1	\$5,000
<b>Rule J: Stormwater Management</b>	EA	125% OPC	1	\$129,450
Filtration basin: 125% of engineer’s opinion of cost (\$103,560)				
Contingency (10%)		10%		\$14,386
<b>Total Financial Assurance</b>				<b>\$158,249</b>

**Applicable General Requirements:**

1. The RPBCWD Administrator and Engineer shall be notified at least three days prior to commencement of work.
2. Construction shall be consistent with the plans and specifications approved by the District as a part of the permitting process. The date of the approved plans and specifications is listed on the permit.
3. Construction must be consistent with the plans, specifications, and models that were submitted by the applicant that were the basis of permit approval. The date(s) of the approved plans, specifications, and modeling are listed on the permit. The grant of the permit does not in any way relieve the permittee, its engineer, or other professional consultants of responsibility for the permitted work.
4. The grant of the permit does not relieve the permittee of any responsibility to obtain approval of any other regulatory body with authority.
5. The issuance of this permit does not convey any rights to either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.

6. In all cases where the doing by the permittee of anything authorized by this permit involves the taking, using or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee, before proceeding therewith, must acquire all necessary property rights and interest.
7. RPBCWD's determination to issue this permit was made in reliance on the information provided by the applicant. Any substantive change in the work affecting the nature and extent of applicability of RPBCWD regulatory requirements or substantive changes in the methods or means of compliance with RPBCWD regulatory requirements must be the subject of an application for a permit modification to the RPBCWD.
8. If the conditions herein are met and the permit is issued by RPBCWD, the applicant, by accepting the permit, grants access to the site of the work at all reasonable times during and after construction to authorized representatives of the RPBCWD for inspection of the work.

### **Findings**

1. The proposed project includes the information necessary, plan sheets, and erosion control plan for review.
2. The proposed project will conform to Rules C and J if the Rule Specific Permit Conditions listed above are met.

### **Recommendation:**

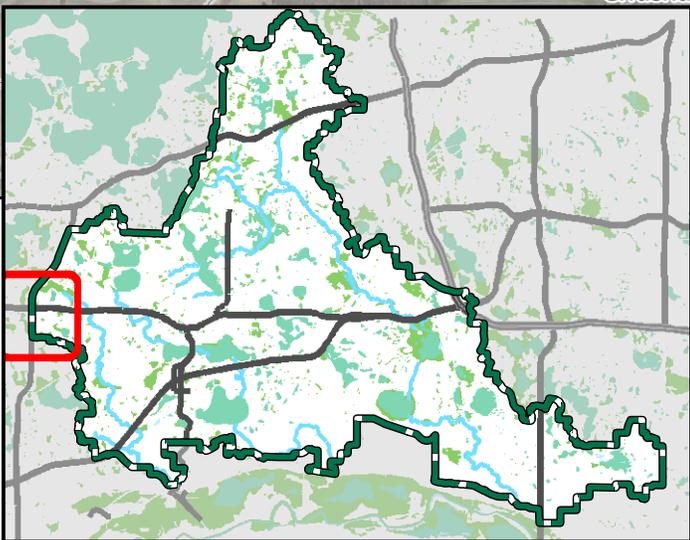
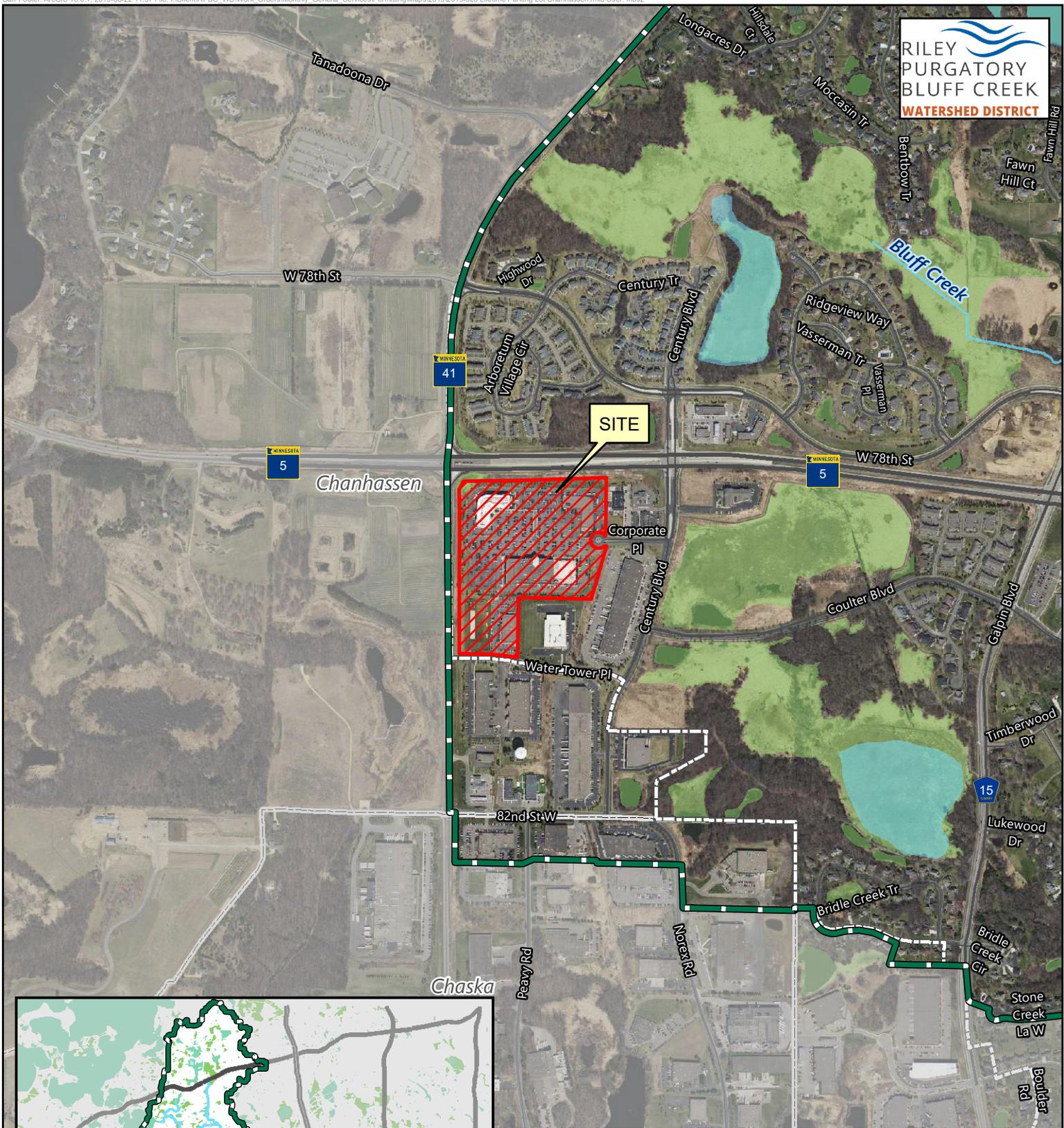
Approval, contingent upon:

1. Financial Assurance in the amount of \$158,249.
2. Applicant providing the name and contact information of the individual responsible for erosion and sediment control at the site.
3. Receipt in recordation a maintenance declaration for the operation and maintenance all stormwater management facilities. Drafts of all documents to be recorded must be approved by the District prior to recordation and proof of recordation must be provided to RPBCWD.
4. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of July 5, 2023 the amount due is \$4,291.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Continued compliance with General Requirements
2. Per Rule J Subsection 4.5, upon completion of the site work, the permittee must submit as-built drawings demonstrating that at the time of final stabilization, all the stormwater facilities conform to design specifications and function as intended and approved by the District. As-built/record drawings must be signed by a professional engineer licensed in Minnesota and include, but not limited to:
  - a. the surveyed bottom elevations, water levels, and general topography of all facilities;
  - b. the size, type, and surveyed invert elevations of all stormwater facility inlets and outlets;

- c. the surveyed elevations of all emergency overflows including stormwater facility, street, and other;
3. Providing the following additional close-out materials:
  - a. Documentation that disturbed pervious areas remaining pervious have been decompacted per Rule C, subsection 3.2c criteria
4. The work on the Life Time Pickleball Court and Building construction project under the terms of permit 2023-034, if issued, must have an impervious surface area and configuration materially consistent with the approved plans. Design that differs materially from the approved plans (e.g., in terms of total impervious area) will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.
5. To close out this permit (2023-034), permit 2019-028, and release the \$5,000 in financial assurance held for the purpose of the chloride management, the permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.
6. Replenish the permit fee deposit to the original amount or such lesser amount as the RPBCWD administrator determines sufficient within 45 days of receiving notice that such deposit is due in order to cover continued actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules.



Permit Location Map



Feet



LIFETIME PARKING LOT CHANHASSEN  
**Permit 2023-034**  
Riley Purgatory Bluff Creek  
Watershed District



# LIFE TIME

## LOT 1, BLOCK 1 ARBORETUM BUSINESS PARK 5TH ADDITION

CONSTRUCTION PLAN FOR: BUILDING, PARKING LOT CONSTRUCTION, GRADING, CONCRETE CURB & GUTTER  
INSTALLATION, STORM SEWER, AND OTHER RELATED WORK.

### PLAN SYMBOLS

EXISTING RIGHT OF WAY LINE ————  
PROPOSED SETBACK ———— PSB

### UTILITIES SYMBOLS

UTILITY POLE ————  
GUY OR ANCHOR ————  
STREET LIGHT ————  
TELEPHONE PEDESTAL ———— TELE  
GAS MAIN ———— GAS  
EXISTING WATER MAIN ———— W  
ELECTRIC BOX ———— ELEC  
TELEPHONE CABLE ———— TELE  
ELECTRIC CABLE ———— ELEC  
EXISTING STORM SEWER ———— S  
EXISTING STORM MANHOLE ———— SM  
EXISTING SANITARY SEWER ———— SS  
EXISTING SANITARY MANHOLE ———— SM  
GATE VALVE ———— GV  
PROPOSED GATE VALVE ———— GV  
EXISTING HYDRANT ———— H  
CABLE TELEVISION BURIED ———— CATV  
FIBER OPTIC CABLE ———— FO  
MAILBOX ———— M  
TRAFFIC SIGNAL LINE ———— SIG  
TRAFFIC SIGNAL HAND HOLE ———— SHH  
EXISTING CATCH BASIN ———— CB  
PROPOSED WATERMAIN ———— WM  
PROPOSED HYDRANT ———— H  
PROPOSED STORM MANHOLE ———— SM  
PROPOSED CATCH BASIN ———— CB  
BITUMINOUS (LIGHT DUTY) ———— BLD  
CONCRETE ———— C  
PAVERS ———— P  
GUTTER OUT CURB ———— GOC



### INDEX

SHEET NO. C1.0	TITLE SHEET
SHEET NO. C2.0	EXISTING CONDITIONS (ORIGINAL SITE 2970 WATER TOWER)
SHEET NO. C3.0	INTERIM CONDITIONS (2970 WATER TOWER)
SHEET NO. C4.0	SITE PLAN AND UTILITIES
SHEET NO. C5.0	GRADING PLAN AND EROSION CONTROL
SHEET NO. C6.0	DETAILS
SHEET NO. C7.0	STORM WATER POLLUTION PREVENTION PLAN
SHEET NO. L1.00	PLANTING PLAN AND DETAILS
SHEET NO. E002	PHOTOMETRIC SITE PLAN
SHEET NO. E003	PHOTOMETRIC CUT SHEETS AND FIXTURE SCHEDULE

THIS PLAN CONTAINS 10 SHEETS

### PROJECT INFORMATION

LIFE TIME PICKLEBALL BUILDING  
2970 WATER TOWER PLACE  
CHANHASSEN, MN

### DRAWING LOG

REV	DATE	DESCRIPTION

### CONFIDENTIALITY NOTICE

BY ACCEPTING THIS MATERIAL, THE RECIPIENT ACKNOWLEDGES AND AGREES THAT THE INFORMATION CONTAINED HEREIN IS OF A CONFIDENTIAL NATURE AND THAT THE RECIPIENT WILL NOT COPY, DISCLOSE, DISTRIBUTE OR OTHERWISE TRANSMIT IN ANY WAY ANYTHING HEREIN, EITHER IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN PERMISSION OF LIFE TIME FITNESS, INC. OR ITS SUBSIDIARIES (THE "COMPANY"). COMPLETING THE POTENTIAL TRANSACTION CONTEMPLATED BY EXCEPT FOR THE SPECIFIC PURPOSE OF ANALYZING AND THIS MATERIAL, THIS MATERIAL REMAINS THE SOLE PROPERTY OF THE COMPANY AND THE COMPANY RESERVES THE RIGHT TO REQUIRE ITS RETURN AT ANY TIME.

### PROFESSIONAL OF RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
NAME: *Kevin E. Harty* REG. NO. 42350  
EXP. DATE: 03/02/24  
STAMP

TITLE SHEET

### SCALES

PLAN — 0 20'  
PROFILE—HORIZ.— 0 20'  
VERT.— 0 5'  
CROSS—SECTIONS— 0 10'

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOEPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

### GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND CITY OF CHANHASSEN'S STANDARD SPECIFICATIONS AND DETAIL PLATES SHALL GOVERN.

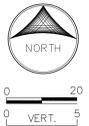
ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT  
ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS"  
ALL TRAFFIC CONTROL DEVICES SHALL HAVE RETROREFLECTIVE SHEETING.

PROJECT LOCATION

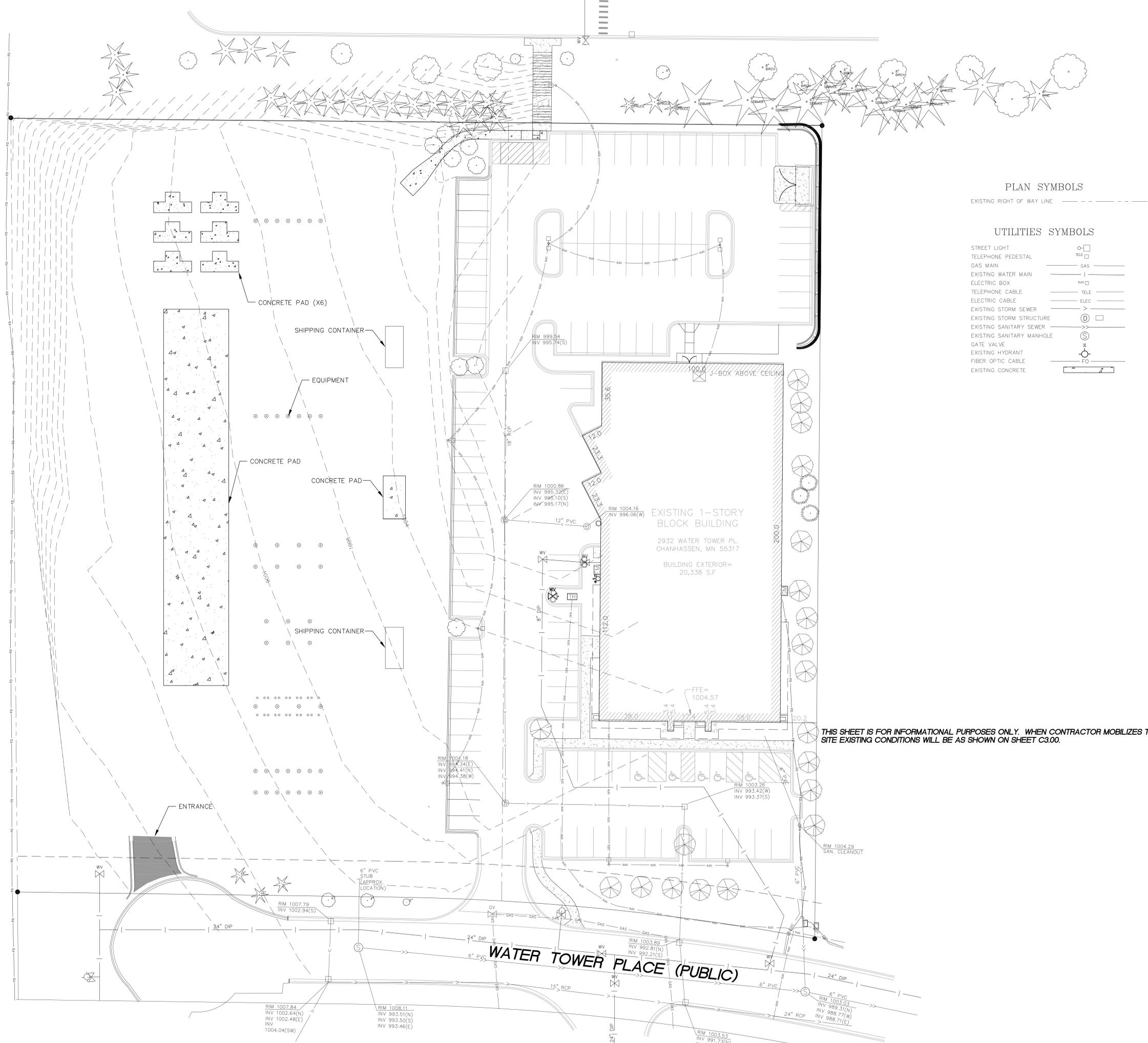
ISSUE DATE: 05/15/23

SHEET NO.  
**C1.00**

PUBLICATIONS  
Permit Plans



HAZELTINE BOULEVARD



PLAN SYMBOLS

EXISTING RIGHT OF WAY LINE

UTILITIES SYMBOLS

- STREET LIGHT
- TELEPHONE PEDESTAL
- GAS MAIN
- EXISTING WATER MAIN
- ELECTRIC BOX
- TELEPHONE CABLE
- ELECTRIC CABLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- GATE VALVE
- EXISTING HYDRANT
- FIBER OPTIC CABLE
- EXISTING CONCRETE

EXISTING 1-STORY  
BLOCK BUILDING  
2932 WATER TOWER PL.  
CHANHASSEN, MN 55317  
BUILDING EXTERIOR=  
20,338 S.F.

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. WHEN CONTRACTOR MOBILIZES TO THE SITE EXISTING CONDITIONS WILL BE AS SHOWN ON SHEET C3.00.

PROJECT INFORMATION  
**LIFE TIME ALPHA LOT**  
ORIGINAL CONDITION  
2970 WATER TOWER PLACE  
CHANHASSEN, MN

DRAWING LOG

REV	DATE	DESCRIPTION

CONFIDENTIALITY NOTICE  
BY ACCEPTING THIS MATERIAL THE RECIPIENT ACKNOWLEDGES AND AGREES THAT THE INFORMATION CONTAINED HEREIN IS A CONFIDENTIAL NATURE AND THAT THE RECIPIENT WILL NOT COPY, DISCLOSE, REPRODUCE OR OTHERWISE TRANSMIT IN ANY WAY ANYTHING HEREIN, EITHER IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN PERMISSION OF LIFE TIME FITNESS, INC. OR ITS SUBSIDIARIES (THE "COMPANY"), COMPLETING THE POTENTIAL TRANSACTION CONTEMPLATED BY EXCEPT FOR THE SPECIFIC PURPOSE OF ANALYZING AND THIS MATERIAL THIS MATERIAL REMAINS THE SOLE PROPERTY OF THE COMPANY AND THE COMPANY RESERVES THE RIGHT TO REQUIRE ITS RETURN AT ANY TIME.

PROFESSIONAL OF RECORD  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
NAME: KRISTINA ELFERING REG. NO. 42350  
EXP. DATE: 06/30/24  
STAMP

EXISTING CONDITIONS (ORIGINAL SITE)

PLAN SYMBOLS

EXISTING RIGHT OF WAY LINE

UTILITIES SYMBOLS

- STREET LIGHT
- TELEPHONE PEDESTAL
- GAS MAIN
- EXISTING WATER MAIN
- ELECTRIC BOX
- ELECTRIC CABLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- GATE VALVE
- EXISTING HYDRANT
- FIBER OPTIC CABLE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- EXISTING BITUMINOUS
- REMOVE BITUMINOUS
- CONCRETE
- NO PARKING DENOTATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE OR BIOLOG



0 20  
VERT. 5



PROJECT INFORMATION

**LIFE TIME PICKLEBALL BUILDING**  
**2970 WATER TOWER PLACE**  
**CHANHASSEN, MN**

DRAWING LOG

REV	DATE	DESCRIPTION
1	06/19/23	CITY COMMENTS

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EXP. DATE: 03/02/24  
STAMP

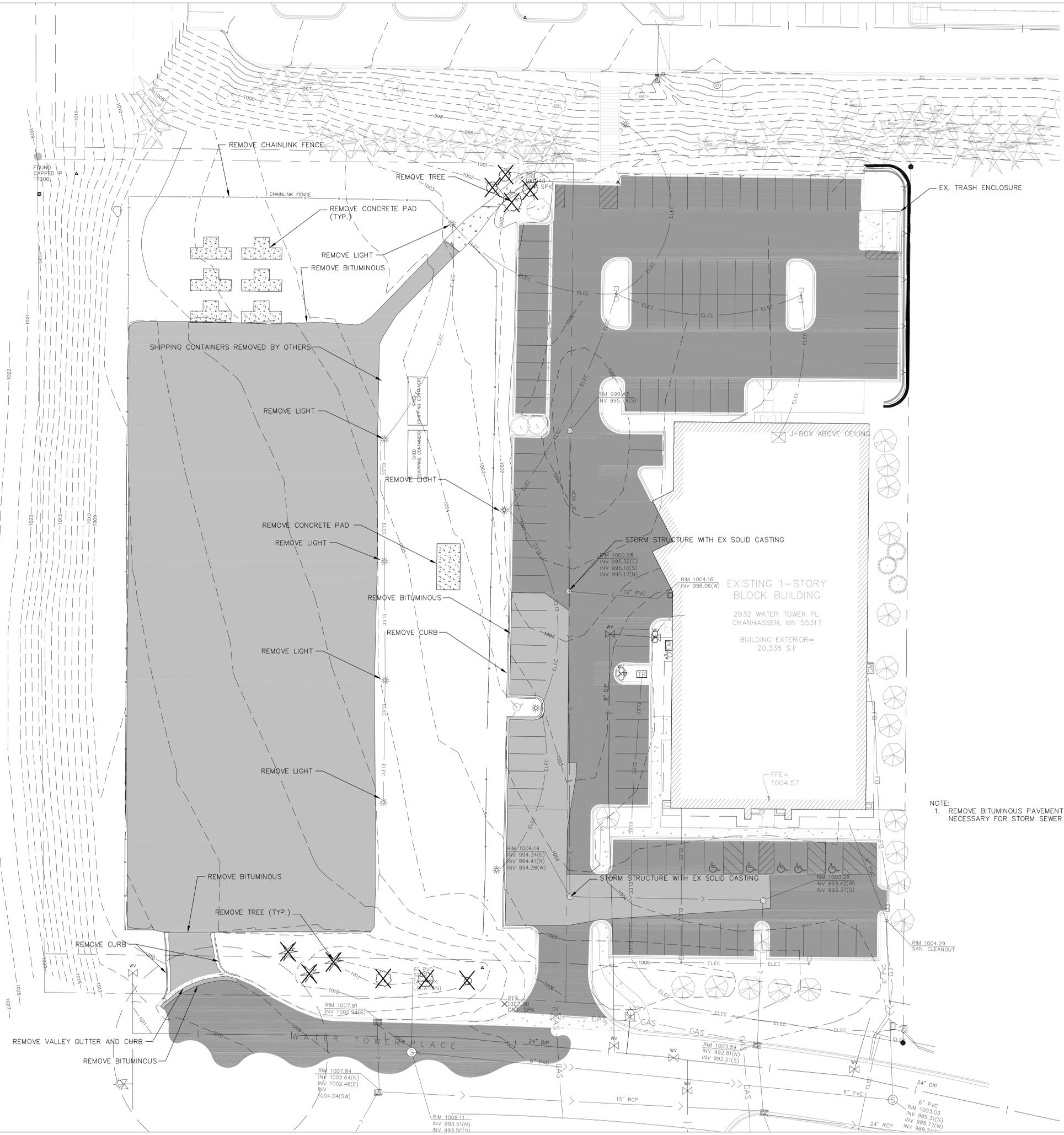
ISSUE DATE: 05/15/23

SHEET NO.

**C3.00**

PUBLICATIONS  
Permit Plans

EXISTING CONDITIONS AND REMOVALS



NOTE:  
1. REMOVE BITUMINOUS PAVEMENT AND CURB AS NECESSARY FOR STORM SEWER INSTALLATION

PLAN SYMBOLS

EXISTING RIGHT OF WAY LINE

UTILITIES SYMBOLS

- STREET LIGHT
- TELEPHONE PEDESTAL
- GAS MAIN
- EXISTING WATER MAIN
- ELECTRIC BOX
- ELECTRIC CABLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
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- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE OR BIOLOG



0 20  
VERT. 5

**LIFETIME**  
HEALTHY WAY OF LIFE  
2902 CORPORATE PLACE CHANHASSEN, MN 55317

CONSULTANT  
**ELFERING & ASSOCIATES**  
10062 FLANDERS CT NE  
BLAINE, MN 55449

PROJECT INFORMATION

**LIFE TIME PICKLEBALL BUILDING**  
**2970 WATER TOWER PLACE**  
**CHANHASSEN, MN**

DRAWING LOG

REV	DATE	DESCRIPTION
1	6/19/23	7 OUTDOOR COURTS

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PROFESSIONAL OF RECORD

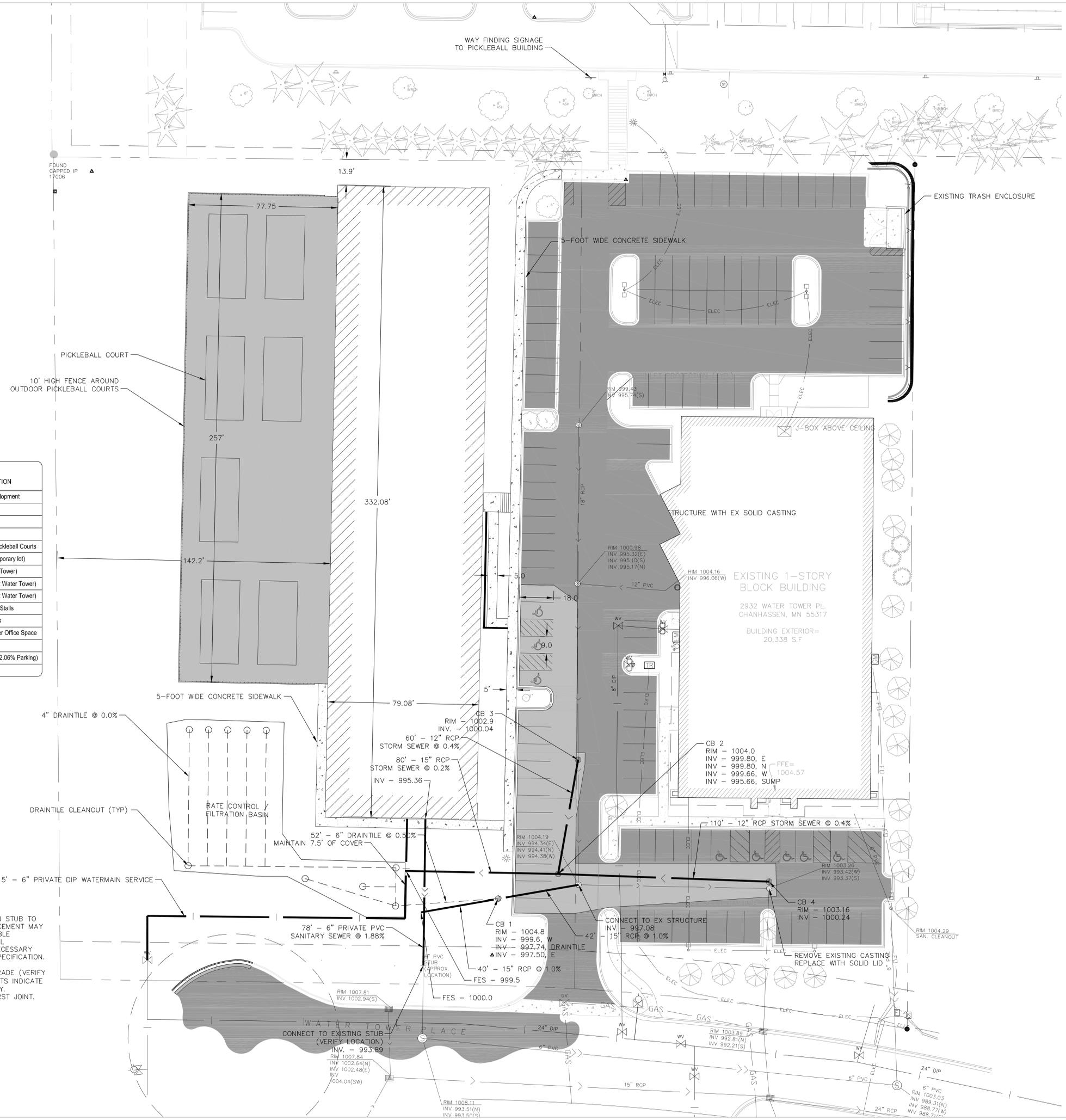
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NAME: *Scott E. Elfering* REG. NO. 42350  
EXP. DATE: 03/24

STAMP

ISSUE DATE: 05/15/23  
SHEET NO. **C4.00**  
PUBLICATIONS  
Permit Plans

SITE PLAN AND UTILITIES



2970 WATER TOWER PLACE  
LOT 1, BLOCK 1  
ARBORETUM BUSINESS PARK 5TH ADDITION

Existing Zoning	PUD - Planned Unit Development
Proposed Use	Life Time - Parking Lot
Lot Area	2.69 acres - 117,305 sq ft
Ex. Building Area	N/A
Prop. Building Area	25,410 sq ft - 8 Indoor Pickleball Courts
Ex. Impervious	21,745 sq ft (Prior to temporary lot)
Prop. Impervious	63,036 sq ft (2970 Water Tower)
Existing Parking	119 Stalls (Including 2932 Water Tower)
Proposed Parking	117 Stalls (Including 2932 Water Tower)
	8 Handicap, 109 Regular Stalls
Required Parking	50 For Pickleball Facilities
	102 For 2932 Water Tower Office Space
Lot Coverage	
Impervious	52.2% (22.4% Building, 12.06% Parking)
Pervious/Green Space	47.8%

OWNER:  
LIFE TIME  
2902 CORPORATE PLACE  
CHANHASSEN, MN 55317  
PH: 952-947-0000

ENGINEER:  
ELFERING & ASSOCIATES  
10062 FLANDERS COURT NE  
BLAINE, MN 55449  
PH: 763-780-0450

- UTILITY NOTES:
- COORDINATE CONNECTION TO EXISTING WATERMAIN STUB TO ASSESS VALVE CONDITION AND FUNCTION. REPLACEMENT MAY BE NECESSARY IF CITY DETERMINES. IF SERVICEABLE COORDINATE INSPECTION OF BOLTS FOR POTENTIAL REPLACEMENT. IF REPLACEMENT OF BOLTS IS NECESSARY REPLACE BOLTS PER CHANHASSEN WATERMAIN SPECIFICATION. ADD ANODE BAG FOR CATHODIC PROTECTION.
  - SANITARY TO BE EXTENDED AT EXISTING STUB GRADE (VERIFY 1.88%). MATCH EXISTING MATERIAL TYPE. ASBULTS INDICATE SDR 35. NO FERNCO FITTINGS ALLOWED PER CITY. CONTRACTOR MAY NEED TO REMOVE BACK TO FIRST JOINT.

PLAN SYMBOLS

EXISTING RIGHT OF WAY LINE

UTILITIES SYMBOLS

- STREET LIGHT
- TELEPHONE PEDESTAL
- GAS MAIN
- EXISTING WATER MAIN
- ELECTRIC BOX
- ELECTRIC CABLE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
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- PROPOSED STORM SEWER
- EXISTING BITUMINOUS
- REMOVE BITUMINOUS
- CONCRETE
- NO PARKING DENOTATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE OR BIOLOG



0 20  
VERT. 5

2902 CORPORATE PLACE CHANHASSEN, MN 55317

CONSULTANT



PROJECT INFORMATION

**LIFE TIME PICKLEBALL BUILDING**  
**2970 WATER TOWER PLACE**  
**CHANHASSEN, MN**

DRAWING LOG

REV	DATE	DESCRIPTION

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NAME: *Scott E. Johnson* REG. NO. 42350  
EXP. DATE: 03/02/24  
STAMP

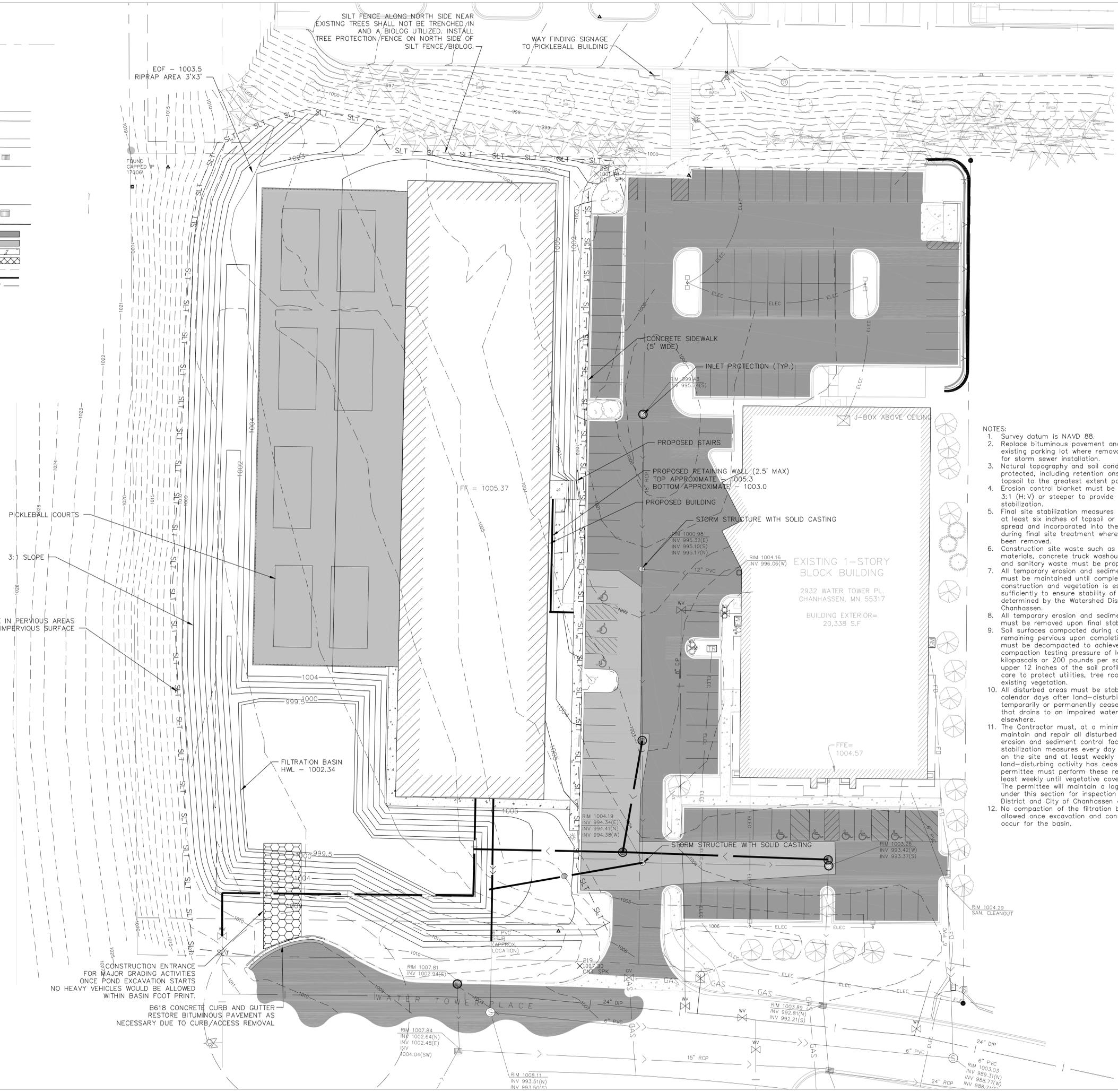
ISSUE DATE: 05/15/23

SHEET NO.

**C5.00**

PUBLICATIONS  
Preliminary Plans

GRADING PLAN AND EROSION CONTROL



- NOTES:
- Survey datum is NAVD 88.
  - Replace bituminous pavement and concrete curb in existing parking lot where removals were necessary for storm sewer installation.
  - Natural topography and soil conditions must be protected, including retention onsite of native topsoil to the greatest extent possible.
  - Erosion control blanket must be used on slopes of 3:1 (H:V) or steeper to provide adequate stabilization.
  - Final site stabilization measures must consist of at least six inches of topsoil or organic matter spread and incorporated into the underlying soil during final site treatment wherever topsoil has been removed.
  - Construction site waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste must be properly managed.
  - All temporary erosion and sediment control BMPs must be maintained until completion of construction and vegetation is established sufficiently to ensure stability of the site, as determined by the Watershed District and City of Chanhassen.
  - All temporary erosion and sediment control BMPs must be removed upon final stabilization.
  - Soil surfaces compacted during construction and remaining pervious upon completion of construction must be decompacted to achieve a soil compaction testing pressure of less than 1,400 kilopascals or 200 pounds per square inch in the upper 12 inches of the soil profile while taking care to protect utilities, tree roots, and other existing vegetation.
  - All disturbed areas must be stabilized within 7 calendar days after land-disturbing work has temporarily or permanently ceased on a property that drains to an impaired water, within 14 days elsewhere.
  - The Contractor must, at a minimum, inspect, maintain and repair all disturbed surfaces and all erosion and sediment control facilities and soil stabilization measures every day work is performed on the site and at least weekly until land-disturbing activity has ceased. Thereafter, the permittee must perform these responsibilities at least weekly until vegetative cover is established. The permittee will maintain a log of activities under this section for inspection by the Watershed District and City of Chanhassen on request.
  - No compaction of the filtration basin shall be allowed once excavation and construction activities occur for the basin.

CONSTRUCTION ENTRANCE FOR MAJOR GRADING ACTIVITIES ONCE POND EXCAVATION STARTS NO HEAVY VEHICLES WOULD BE ALLOWED WITHIN BASIN FOOT PRINT.

B618 CONCRETE CURB AND GUTTER RESTORE BITUMINOUS PAVEMENT AS NECESSARY DUE TO CURB/ACCESS REMOVAL

INSTALL SILT FENCE IN PERVIOUS AREAS AND BIOLOG IN IMPERVIOUS SURFACE

PICKLEBALL COURTS

3:1 SLOPE

SILT FENCE ALONG NORTH SIDE NEAR EXISTING TREES SHALL NOT BE TRENCHED/IN AND A BIOLOG UTILIZED. INSTALL TREE PROTECTION/FENCE ON NORTH SIDE OF SILT FENCE/BIOLOG.

WAY FINDING SIGNAGE TO PICKLEBALL BUILDING

EOF - 1003.5  
RIPRAP AREA 3'X3'

CONCRETE SIDEWALK (5' WIDE)

INLET PROTECTION (TYP.)

PROPOSED STAIRS

PROPOSED RETAINING WALL (2.5' MAX)  
TOP APPROXIMATE = 1005.3  
BOTTOM APPROXIMATE = 1003.0

PROPOSED BUILDING

STORM STRUCTURE WITH SOLID CASTING

EXISTING 1-STORY BLOCK BUILDING

2932 WATER TOWER PL.  
CHANHASSEN, MN 55317

BUILDING EXTERIOR = 20,338 S.F.

FILTRATION BASIN  
HWL = 1002.34

STORM STRUCTURE WITH SOLID CASTING

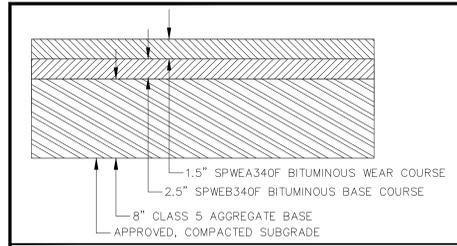
RIM 1004.29  
SAN. CLEANOUT

RIM 1007.81  
INV 1002.94(E)

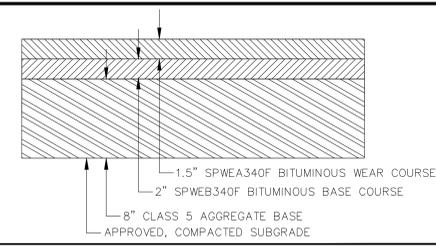
RIM 1007.84  
INV 1002.64(N)  
INV 1002.48(E)  
INV 1004.04(SW)

RIM 1008.11  
INV 993.51(N)  
INV 993.50(S)

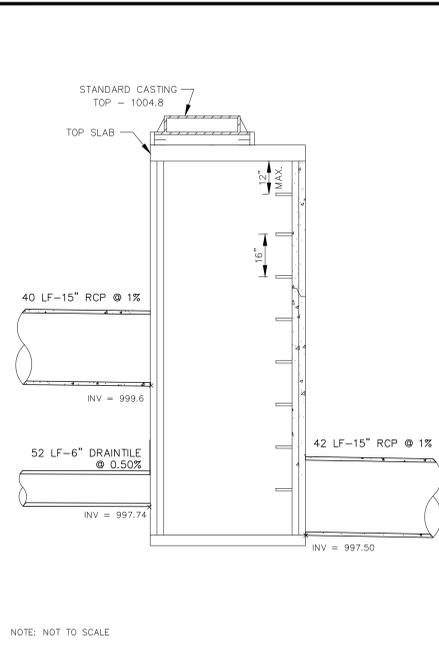
RIM 1003.03  
INV 989.31(N)  
INV 988.77(W)  
INV 988.21(S)



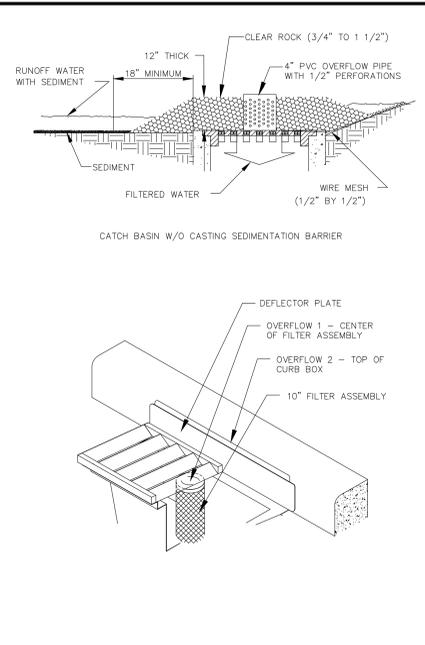
PAVEMENT SECTION (BITUMINOUS HEAVY DUTY)



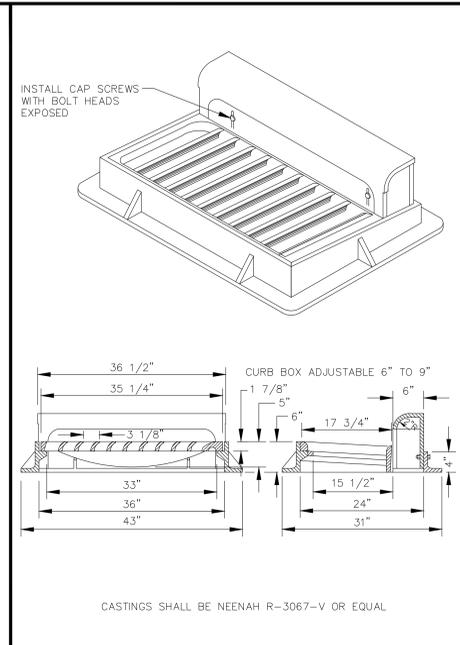
PAVEMENT SECTION (BITUMINOUS LIGHT DUTY)



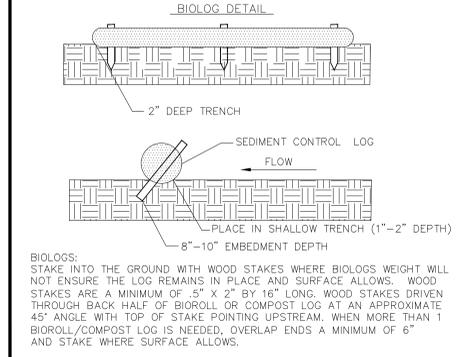
CB 1 - BASIN OUTLET STRUCTURE



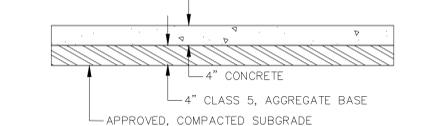
CATCH BASIN INLET PROTECTION



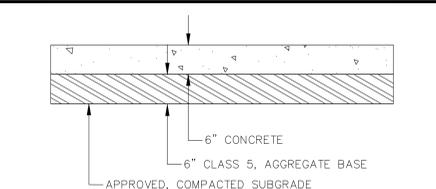
STANDARD INLET CASTING



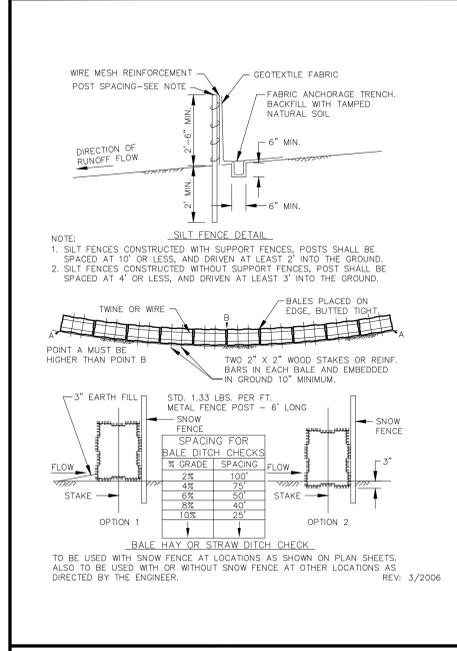
BIOLOG DETAIL



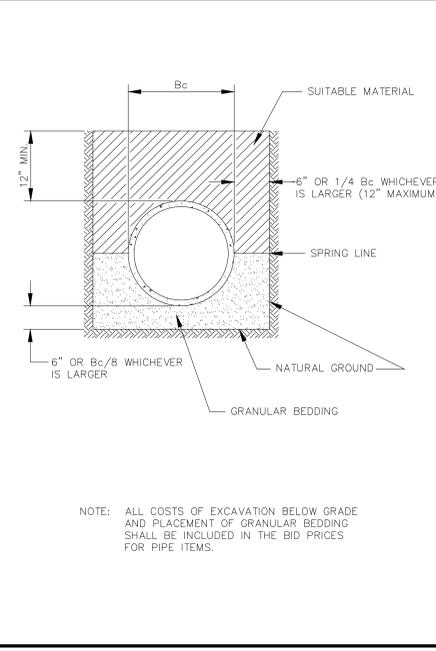
SIDEWALK SECTION (CONCRETE)



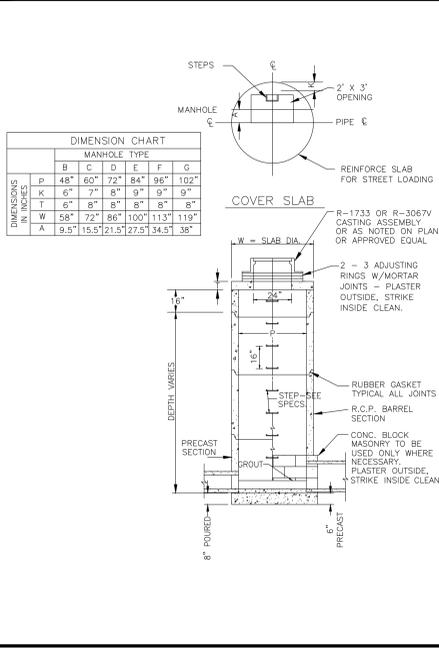
PAD SECTION (CONCRETE)



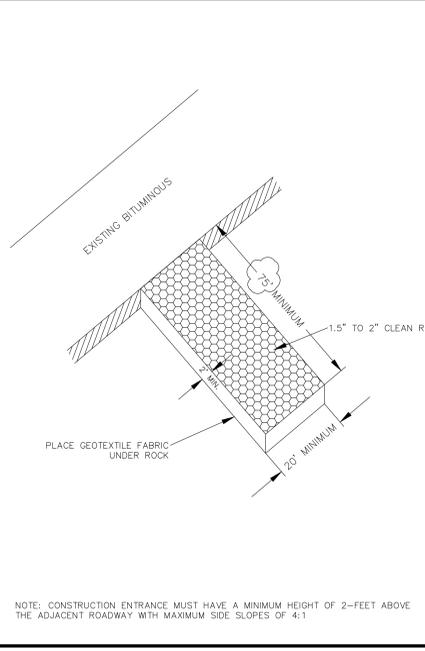
EROSION CONTROL DETAIL



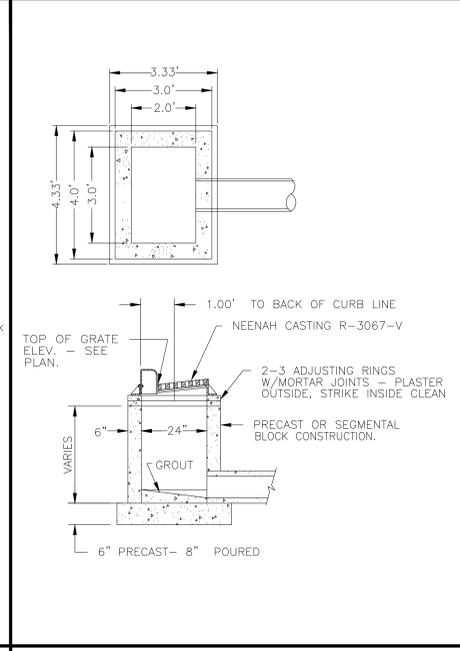
CLASS B TYPE BEDDING



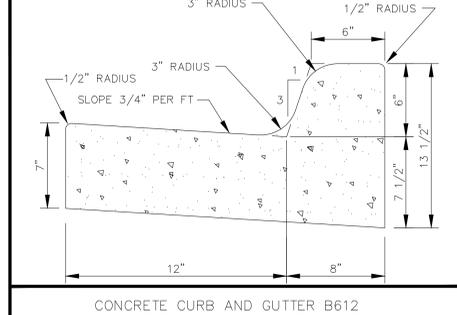
MANHOLE TYPE B THRU G



ROCK CONSTRUCTION ENTRANCE



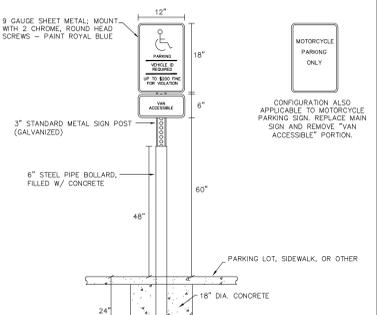
TYPE "B" CATCH BASIN



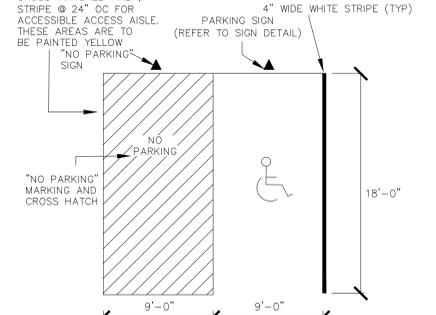
CONCRETE CURB AND GUTTER B612



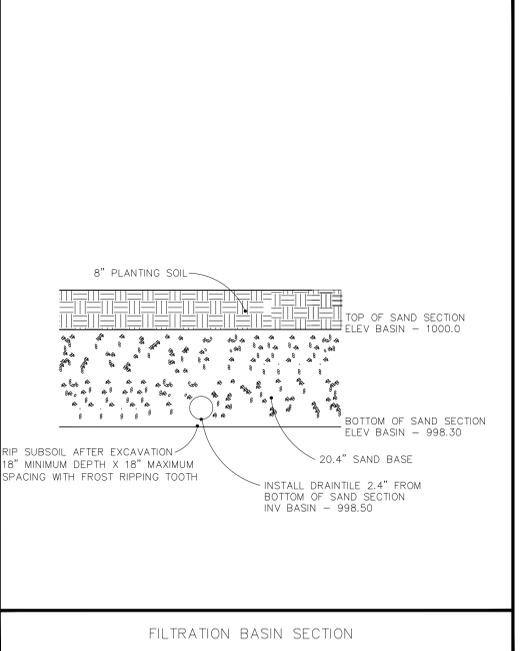
ADA PARKING SIGN



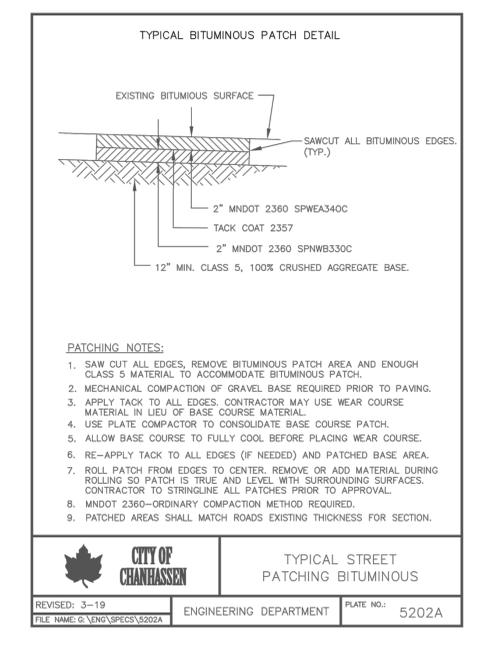
ACCESSIBLE PARKING BOLLARD



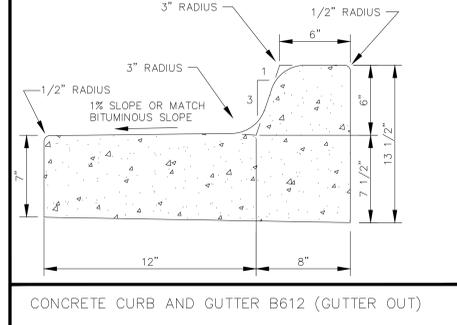
ACCESSIBLE PARKING



FILTRATION BASIN SECTION



TYPICAL BITUMINOUS PATCH DETAIL



CONCRETE CURB AND GUTTER B612 (GUTTER OUT)

DRAWING LOG

REV	DATE	DESCRIPTION
1	6/19/23	CITY COMMENTS

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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 REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF:  
*Kevin E. Ziegler* REG. NO. 42350  
DATE 06/30/24

**STAMP**

ISSUE DATE 05/15/23  
SHEET NO. **C6.00**  
PUBLICATIONS  
Permit Plans

DETAILS

**CITY OF CHANHASSEN**  
TYPICAL STREET PATCHING BITUMINOUS  
REVISED: 3-19  
FILE NAME: G:\LNO\SPCS\5202A  
ENGINEERING DEPARTMENT  
PLATE NO.: 5202A

Storm Water Pollution Prevention Plan  
Life Time Pickleball Building Addition

Life Time – Healthy Way of Life Company  
Project Site Address:  
2970 Water Tower Place, Chanhassen, MN

In Hennepin County, Minnesota

Section 16, Township 116N, Range 23W

Project Owner: Life Time – Healthy Way of Life  
2902 Corporate Place  
Chanhassen, MN 55317

I. Introduction

The purpose of this project is to construct a building and outdoor pickleball courts at 2970 Water Tower Place in Chanhassen, MN. The impervious surface will increase as a result of the new building and pickleball courts.

Project Area:

Total Project Size (Disturbed Area) – 2.31 acres  
Existing Area of Impervious Surface – 21,745 sq. ft.  
Post Construction Area of Impervious Surface – 61,290 sq. ft.  
Total New Impervious Surface Area Created – 39,5451 sq. ft.

Stormwater Design Specifications

2970 Water Tower Place:

Drainage Area – 3.35 acres

	Existing Discharge Rate	Proposed Discharge Rate
2–Year	3.41 cfs	2.83 cfs
10–Yea	6.49 cfs	5.74 cfs
100–Year	9.83 cfs	9.74 cfs
10 Day	0.63 cfs	0.61 cfs

Filtration Basin – 100–Year HWL – 1002.34

Planned Construction Start Date – Fall 2023  
Planned Construction Completion Date – Spring 2024

Special Environmental Considerations:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
Does any portion of this site discharge to a Calcareous fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of the site potentially affect properties listed on the National Register of Historic Places or known or discovered archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent storm water management design requirements infeasible for this project?	NO
Has the MN DNR promulgated "work in water restrictions" for any Public Water this site discharges to during fish spawning?	NO

General Stormwater Discharge Requirements:

All requirements listed in Part III of the Permit for the design of the permanent stormwater management systems and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

- The expected amount, frequency, intensity, and duration of precipitation.
- The nature of stormwater runoff and run-on at the site.
- Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
- The range of soil particle sizes expected to be present on the site.

Responsible Parties

- Owner – Life Time
- SWPPP Designer – Elfering & Associates. Contact: Kristina Elfering; Phone 763–780–0450 Training – University of Minnesota – Design of Construction SWPPP (May 31 2025)
- Contractor – To be determined
- Site Manager – To be determined
- Responsible Party for Long Term O&M – Life Time

Copies of a current Erosion and Stormwater Management card issued by the University of Minnesota shall be attached to the SWPPP as documentation of training.

II. SWPPP Coordination and Duties

The Contractor shall establish a chain of responsibility for their operations and their subcontractors' operations to ensure that the Storm Water Pollution Prevention Plan is implemented over the life of the contract. The Contractor shall furnish a certified Erosion Control Supervisor. This supervisor shall be identified by name at the preconstruction conference and a contact number provided. Issues that arise during construction that impact the permit will be addressed, and if necessary, the supervisor will notify the proper regulatory official.

It will be the responsibility of the Erosion Control Supervisor to implement the SWPPP during construction and maintain a quality control program. In addition, the Erosion Control Supervisor will:

- Oversee maintenance practices identified as BMP's.
- Conduct or provide for inspection and monitoring activities.
- Identify other potential pollutant services and add them to the plan.
- Ensure that any changes in construction plans are addressed in the SWPPP.

The City will have their inspector monitor and inspect the activities as well, which in no way relieves the Contractor from performing these duties.

SWPPP Amendments:

Permittee must amend the SWPPP as necessary to include additional requirements to correct problems identified or address the following situations:

- There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
- Inspections or investigations by site owner or operations, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standards exceedances.
- The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
- The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or continue to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

III. Project Description

A. Existing Conditions/ Site Location

The existing site use was an outdoor training facility (Alpha Field) and currently a temporary parking lot. The existing impervious surface consists of bituminous pavement, concrete pads and walks. Soil borings do not indicate the presence of any soil contamination and no groundwater is expected to be encountered.

B. Construction Type

The project includes the removal of the existing hard surfaces and construction of a proposed building and pickleball courts and associated stormwater features.

All sediment and erosion control measures consist of installation of silt fence, a rock construction entrance, and other methods, if necessary, to prevent the migration of sediment and material. Restoration shall be completed by sodding the disturbed vegetated areas upon completion of the grading operations.

Erosion Control Plan Sheet

– Sheet C5.00

C. Dewatering and Basin Draining:

Dewatering is not anticipated but if necessary turbid or sediment laden waters related to dewatering or basin draining shall be discharged to a temporary sedimentation basin on the project site. The site will be determined by the Contractor and approved by the Engineer prior to the start of dewatering operations. The area shall be excavated as a temporary measure to allow for collection of sediment laden water prior to discharge during construction of the project.

All water from dewatering or basin–draining activities must be discharged in a manner that does not cause nuisance conditions, erosion, or inundation of down stream waters. Discharge shall be clear, sediment free water on to a grassed area if discharged downstream or pumped and used on site in a manner that does not cause erosion.

D. Sediment Control Practices

Silt fence and/or biologs shall be placed at the downstream side of the disturbance area of the project.

E. Permanent Stormwater Treatment System

A stormwater basin with filtration will be constructed as part of the project to provide rate control and stormwater treatment.

IV. Identification of Potential Storm Water Contaminants

The purpose of this section is to identify pollutants that could impact storm water during construction operations. The possible pollutants that could be present in the storm water are listed in the following table.

Material	Physical Description	Storm Water Pollutant(s)	Location to be Used	Process for Containment
Concrete	White Solid	Limestone, sand	Curb & Gutter Structure Rings	Designated wash areas or complete removal from site
Hydraulic Oil/ Fluids	Brown oily petroleum	Mineral oil	Random leaks	Oil absorbing diapers, trained personnel
Gasoline	Colorless	Petroleum Hydrocarbon benzene	Machinery used in construction	Oil absorbing diapers, trained personnel
Antifreeze	Clear/ green/ yellow	Ethylene glycol, propylene glycol	Machinery used in construction	Trained personnel
Wastewater from Construction	Equipment washing	Water, soil, oil and grease	Not allowed within project limits	
Cleaning Solvents	Colorless, blue or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No cleaning equipment in project limits, Trained applicators for concrete cleaning and prep work	Tarps
Permanent Fertilizer	Liquid or solid grains	Nitrogen, phosphorous, potassium, chlorides	Newly seeded areas	Organic base, slow release forms only
Erosion	Solid Particles	Soil, sediment	Project limits	Rapid stabilization measures

V. Potential Areas for Storm Water Contamination

The following potential areas were identified as possible storm water contamination areas:

- Areas of pavement disturbance
- Areas of drain tile installation

VI. Storm Water Management Controls

The controls will provide soil stabilization for disturbed areas and structural controls to divert runoff and remove sediment. Care will be taken to provide restoration as soon as grading operations cease.

A. Temporary Erosion Control

The estimated quantities for the erosion prevention and sediment control items are as follows:

ITEM	QUANTITY
Silt Fence/Biologs	1,115 – Linear Feet
Rock Construction Entrance	1 – Each
Inlet Protection	6 – Each
Erosion Control Blanket	4,215 sy

Vegetation in areas not needed for construction shall be preserved. The allowable amount of time a site can remain without stabilization when not being worked on is 7 days. In the case where construction activity temporarily ceases for the amount of time listed above, stockpiles and disturbed portions of the site will be stabilized with temporary seed and mulch. The temporary seed shall be Mn/DOT Mixture 21–113 for seeding between May 1 and August 1 and Mn/DOT Mixture 100 after August 1. The Contractor will prepare each area for permanent restoration as soon as construction in that area is completed.

VII. Best Management Practices

A. Site Wide Control Measures

To prevent soil from being transported off site, for both the undisturbed and disturbed areas of the site, the following BMPs will be implemented onsite:

- Construction sequencing will allow areas to be undisturbed until necessary for construction.
- The smallest vegetated area possible will be disturbed during construction.
- After construction in an area is completed, the Contractor shall immediately restore that area to its existing condition.
- Topsoil stockpiles will be stabilized with temporary seed and mulch no later than 3 days from the last construction activities that formed the stockpiles. The Rapid Stabilization Method 3 will be used to stabilize the topsoil. The Rapid Stabilization method includes quick temporary seed and quick release fertilizer. If necessary, this work shall be incidental to the project.
- A weekly written erosion control schedule will be required. It will discuss, among other items listed in the Construction Specifications, how related work to offsite drainage will be incorporated into the weekly erosion plan schedule, how the SWPPP is functioning and any necessary changes that need to be discussed. A fine of \$1000 per day will be enforced if the Contractor fails to perform as outlined in the SWPPP and/or Specification.
- Remove all soils and sediments tracked or otherwise deposited onto public streets outside of the project area. If tracking occurs the City may order sweeping to be completed at no cost with a pick-up broom sweep.
- All measures contained in this document shall be completed by the contractor at no cost unless specific bid items are included.

B. Construction Practices to Minimize Storm Water Contamination

The Contractor's Erosion Control Supervisor will instruct all personnel by regarding the correct procedure for waste disposal. Good housekeeping and spill control practices will be followed during construction to minimize storm water contamination from petroleum products, fertilizer, and concrete.

- All nonhazardous waste materials will be collected and stored in a secure dumpster or another approved containment method at the end of each day.
- All trash and construction debris from the site will be deposited in the dumpster.
- No construction materials will be buried onsite.
- A licensed sanitary waste management contractor will collect all sanitary waste from any portable units at a rate necessary to maintain designated function.
- Partially used fertilizer bags will be transferred to a sealable bin to prevent spills.
- All vehicles left onsite will be monitored for leaks to reduce the chance of contamination.
- Petroleum products will be stored in tightly sealed, properly labeled containers. An effort will be made to store only enough product required to complete the job.
- Products will be kept in their original containers with the original manufacturer's label. Manufacturers' recommendations for proper use and disposal will be followed.

- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm conveyance system will be reported to the MPCA State Duty Officer at 1–800–422–0798.
- The Contractor shall comply with applicable State and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other government laws, rules and regulations, the more restrictive laws, rules or regulations shall govern.

VIII. Coordination of BMPs with Construction Activities

Structural BMPs shall be in place prior to construction. The following is a sequence of the major activities on the project:

- Silt Fence, rock construction entrance, and inlet protection shall be installed before any grading begins.
- Utility installation
- Complete grading
- Construct building and pickleball courts
- Stabilize disturbed areas as soon as possible according to the SWPPP.
- Permanent erosion control measures shall be installed (sod) by the Contractor.
- Remove temporary erosion control materials once construction has ceased.

Construction is anticipated to begin in Fall 2023. Final completion is set for Spring 2024.

IX. Maintenance/Inspection Procedures

Inspections

The following inspection and maintenance practices will be used to maintain erosion and sediment controls:

- All erosion control measures shall be inspected at least once per week and within 24 hours of all storm events greater than 0.5 inches. All measures will be maintained in good working order.
- Built up sediment shall be removed from silt fence within 24 hours when it has reached 1/3rd the height of the fence.
- Temporary and permanent seeding and/or planting will be inspected for bare spots and washouts.
- The outlets of all culverts are intact and functioning as designed.
- A maintenance inspection report will be completed by the Contractor and submitted to the Engineer for each inspection.
- If construction activities or design modifications are made to the site plan that could impact storm water, this SWPPP will be amended appropriately. The amended SWPPP will have a description of the new activities that contribute to the increased pollutant loading and the planned source control activities.

X. Soil Types

Soil borings indicate that the existing soils are fill over sandy lean clay (CL). The soils have been classified as Hydrologic Group D. The site is not conducive to infiltration and is further documented in the Storm Water Report. Infiltration is not achieved to the extent required and so filtration is being utilized

XI. Construction Notes

- Natural topography and soil conditions must be protected, including retention onsite of native topsoil to the greatest extent possible.
- All temporary erosion and sediment control BMPs must be maintained until completion of construction and vegetation is established sufficiently to ensure stability of the site, as determined by the Watershed District.
- All temporary erosion and sediment control BMPs must be removed upon final stabilization.
- Soil surfaces compacted during construction and remaining pervious upon completion of construction must be decompacted to achieve a soil compaction testing pressure of less than 1,400 kilopascals or 200 pounds per square inch in the upper 12 inches of soil.
- Utilities, tree roots, and other existing vegetation must be protected until final revegetation or other stabilization of the site.
- The Watershed permittee must, at a minimum, inspect, maintain and repair all disturbed surfaces and all erosion and sediment control facilities and soil stabilization measures every day work is performed on the site and at least weekly until land–disturbing activity has ceased. Thereafter, the permittee must perform these responsibilities at least weekly until vegetative cover is established. The permittee will maintain a log of activities under this section for inspection by the Watershed District on request.
- Final site stabilization measures require that a minimum of at least 6" of topsoil or organic matter be spread and incorporated into the underlying soil during final site treatment wherever topsoil has been removed.

X11. Additional Information

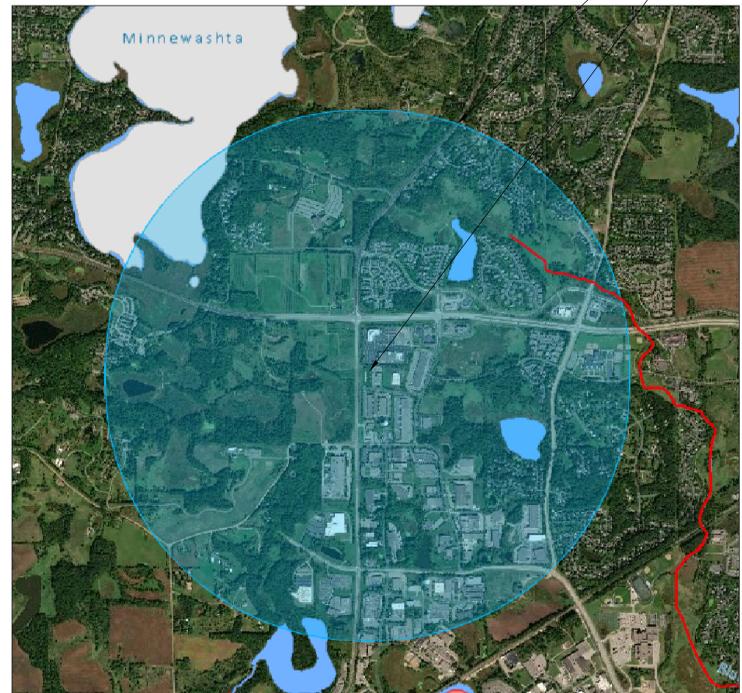
- The construction plans provide detail on the existing and final grades associated with the project. A site plan is included as Sheet C4.00 indicate areas of impervious surface and improvement locations.
- The drainage report associated with the project includes the drainage area boundaries and directions of flow.
- Site is not directly adjacent to any Public Waters of the State.

Receiving waters, including surface water, wetlands, and Public Waters are identified within one mile of the project boundary.

Name of Water Body	Type	Appendix A Special Water	Impaired Water within 1 Mile	USEPA Approved TMDL
Lake Minnewashta	Lake	10000900	No	N/A
Big Woods Lake	Lake	10024900	No	N/A
Bluff Creek	Creek		Yes	Yes, Fish Biomass
Misc Storm Ponds	Ponds		No	N/A

1 MILE RADIUS

PROJECT LOCATION



**LIFETIME**  
HEALTHY WAY OF LIFE  
2902 CORPORATE PLACE CHANHASSEN, MN 55317  
CONSULTANT  
**ELFERING & ASSOCIATES**  
10062 FLANDERS CT NE  
BLAINE, MN 55449  
TALL HOOD

PROJECT INFORMATION  
**LIFE TIME PICKLEBALL BUILDING**  
**2970 WATER TOWER PLACE**  
**CHANHASSEN, MN**

DRAWING LOG

REV	DATE	DESCRIPTION
1	06/19/23	CITY COMMENTS

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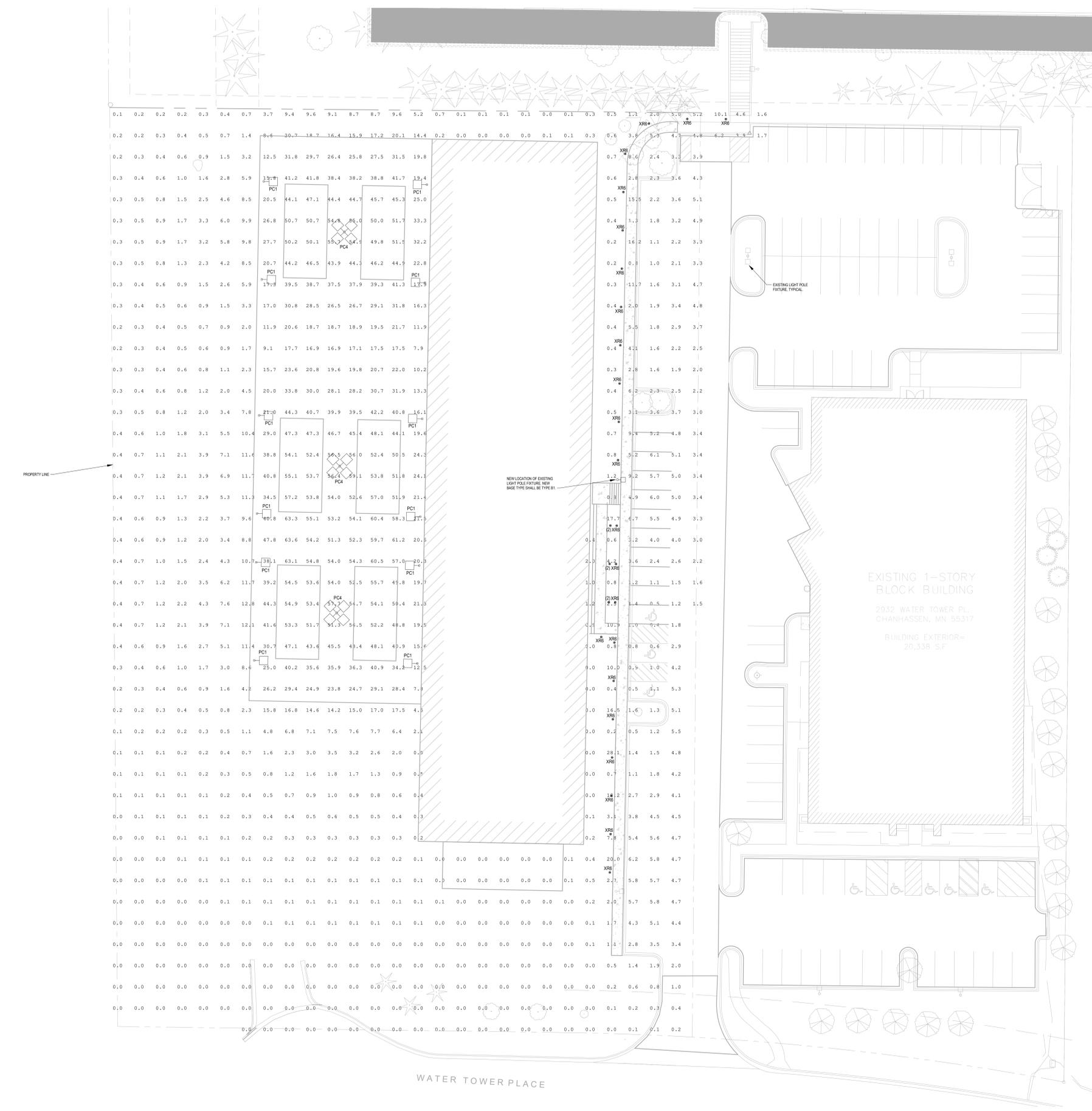
PROFESSIONAL OF RECORD  
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NAME: Kristina Elfering REG. NO. 42350  
EXP DATE: 03/01/24  
STAMP

ISSUE DATE: 05/15/23  
SHEET NO. **C7.00**  
PUBLICATIONS  
Permit Plans

STORM WATER POLLUTION PREVENTION PLAN

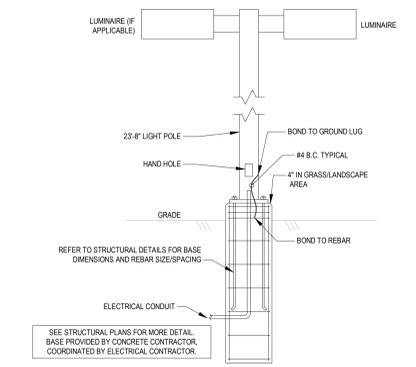


**1 PHOTOMETRIC SITE PLAN**  
SCALE: 1" = 20'-0"

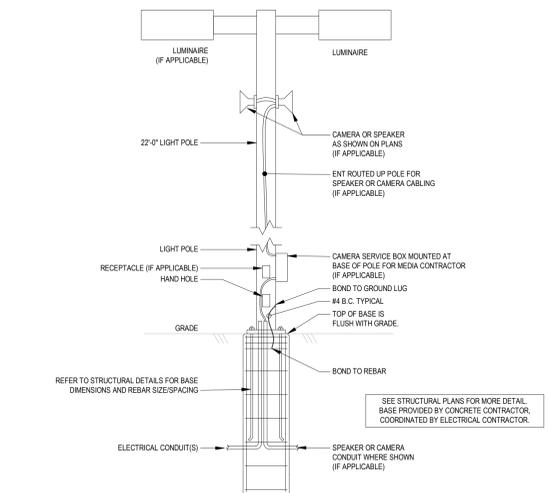


**GENERAL NOTES**

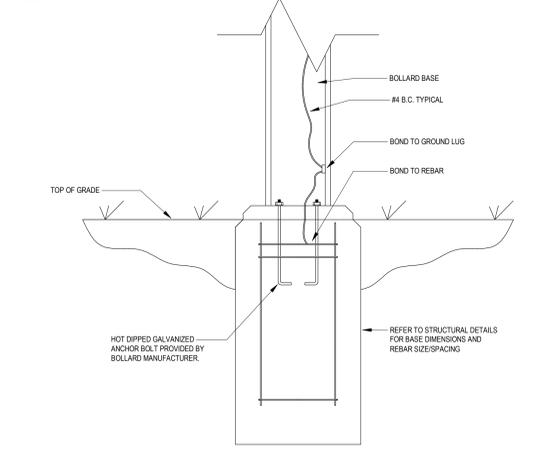
- A. LIGHT LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.85 WAS APPLIED TO ACCOUNT FOR LUMEN DEPRECIATION.
- B. ALL LIGHT POLES TYPE PC1 AND PC4 SHALL HAVE BASE TYPE B2 AND ARE 22'-0" HIGH. REFER TO DETAIL 3, THIS SHEET, FOR INFORMATION ON LIGHT POLE BASE TYPE B2.
- C. REFER TO DETAIL 4, THIS SHEET, FOR BOLLARD BASE INFORMATION FOR FIXTURE TYPE XRB.
- D. EXISTING LIGHT FIXTURES SHOWN ON ADJACENT LIFE TIME PROPERTY HAVE BEEN MODELED IN THIS PHOTOMETRIC.
- E. BOLLARD FIXTURES TYPE XRB SHALL BE AIMED TOWARD THE ADJACENT SIDEWALK.



**2 POLE BASE DETAIL - TYPE "B1"**  
NO SCALE



**3 POLE BASE DETAIL - TYPE "B2"**  
NO SCALE



**4 BOLLARD BASE DETAIL**  
NO SCALE

CALCULATION SUMMARY						
AREA	SWFET	FOOTCANDLES	AVG	MIN	AUGMIN	MAXMIN
MIDDLE COURTS - PLAN EAST	FOOTCANDLES	53.02	70.8	38.2	1.36	1.80
NORTH COURTS - PLAN WEST	FOOTCANDLES	53.32	70.8	38.2	1.36	1.80
NORTH COURTS - PLAN EAST	FOOTCANDLES	60.88	84.4	38.4	1.30	1.70
NORTH COURTS - PLAN WEST	FOOTCANDLES	62.23	85.4	38.4	1.31	1.70
CORNER SITE	FOOTCANDLES	18.82	85.1	38.1	N.A.	N.A.
PROPERTY LINE	FOOTCANDLES	0.05	0.2	0.0	N.A.	N.A.
SIDEWALK	FOOTCANDLES	9.87	88.2	53	33.25	19.62
SOUTH COURTS - PLAN EAST	FOOTCANDLES	12.98	70.2	38.8	1.37	1.80
SOUTH COURTS - PLAN WEST	FOOTCANDLES	53.12	70.4	38.8	1.37	1.81

**LIFETIME**  
HEALTHY WAY OF LIFE  
2900 CORPORATE PLACE  
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PROJECT INFORMATION  
**LIFE TIME PICKLEBALL BUILDING**  
**2970 WATER TOWER PLACE**  
**CHANHASSEN, MN**

DRAWING LOG

REV	DATE	DESCRIPTION

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PROJECT #: 2409.434C  
ISSUE DATE: 05/19/2023  
SHEET NO.: **E002**  
PUBLICATIONS  
SITE SUBMITTAL

PHOTOMETRIC SITE PLAN

